

GRANT DEED

ANN ELLA GAINES, who acquired title as  
 GEORGE A. GAINES and ANNA ELLA GAINES, husband and wife

A strip of land 13 feet in width lying northerly of and contiguous with the northerly line of La Loma Place (40 feet wide) and being that portion of the southerly 13 feet of Lot 10 of Balmoral Heights as shown by Map on file in Book 11, page 93 of Maps, Records of Elverdale County, California described as follows:

Beginning at the most westerly corner of said Lot 10, said point being in the northerly line of La Loma Place;  
 Thence N24°43'00"E, 15.58 feet along the northwesterly line of said Lot 10;  
 Thence northeasterly, easterly and southeasterly, parallel with the southerly line of said Lot 10, the following five courses:

N79°10'00"E, 107.54 feet to the beginning of a tangent curve, concave southwesterly, having a radius of 331 feet;  
 Thence easterly along said curve through a central angle of 36°12', an arc distance of 209.13 feet;  
 Thence S64°38'00"E tangent to last said curve, 38.84 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 157.71 feet;  
 Thence easterly along said curve through a central angle of 32°48' an arc distance of 90.28 feet to the beginning of a compound curve concave northwesterly, having a radius of 277.00 feet;

Thence northeasterly along said curve through a central angle of 5°55'40" an arc distance of 28.66 feet;  
 Thence leaving said parallel line, S13°21'40"E 13.00 feet to a point in the northerly line of La Loma Place said point being on a curve in the southerly line of said Lot 10;

Thence northwesterly, westerly and southwesterly along said southerly line of Lot 10 the following six courses and distances:

Northwesterly along last said curve, being concave northeasterly and having a radius of 290.00 feet, through a central angle of 5°55'40" an arc distance of 30.00 feet to the beginning of a compound curve concave northeasterly having a radius of 170.71 feet;

Thence northwesterly along said curve, through a central angle of 32°48' an arc distance of 97.73 feet;  
 Thence N64°38'00"W, tangent to last said curve 38.84 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 318 feet;

Thence southwesterly along said curve, through a central angle of 36°12' an arc distance of 200.92 feet;  
 Thence S79°10'00"W tangent to last said curve 108.58 feet to the beginning of a tangent curve concave northwesterly and having a radius of 100.00 feet;

Thence southwesterly along said curve through a central angle of 04°35' an arc distance of 8.03 feet to the point of beginning.

For public street purposes.

5A/42 RK

4762  
 4762  
 7/1/44

GRANT DEED

ANN ELLA GAINES, who acquired title as  
GEORGE A. GAINES and ANNA ELLA GAINES, husband and wife

(Grantors - Grantors)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do \_\_\_\_\_  
hereby grant to the CITY OF RIVERSIDE, a municipal corporation, the real property in the  
City of Riverside, County of Riverside, State of California, described as follows: --

See attached description.

Dated Sept 23 1963

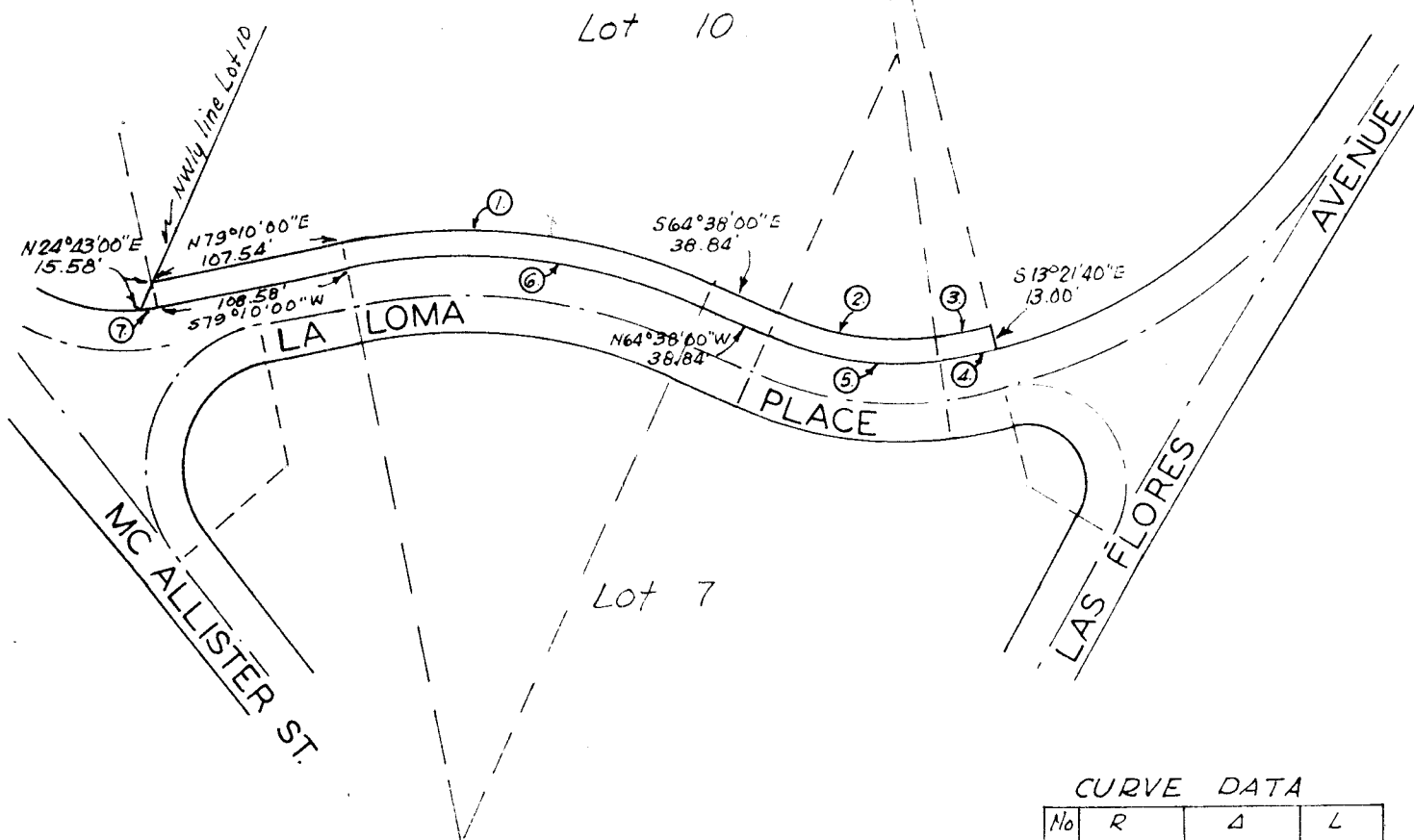
(S) \_\_\_\_\_  
George A. Gaines  
(S) \_\_\_\_\_  
Anna Ella Gaines  
\_\_\_\_\_  
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RECORDED Oct. 4, 63  
BOOK 3503 PAGE 159  
OFFICIAL RECORDS, S.S. CO.  
INSTRUMENT NO. 105190

# BALMORAL

## HEIGHTS

Rec. M.B. 11/93 Riv. Co. Rec.



CURVE DATA

No	R	Δ	L
1	331.00'	36°12'	209.13'
2	157.71'	32°48'	90.28'
3	277.00'	5°55'40"	28.66'
4	290.00'	5°55'40"	30.00'
5	170.71'	32°48'	97.73'
6	318.00'	36°12'	200.92'
7	100.00'	4°36'	8.03'

CITY OF RIVERSIDE, CALIFORNIA

### PLAT OF PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT

*This plat is solely an aid in locating the parcel(s) described in the attached document. It is not a part of the written description therein.*

SCALE: 1" = 100'

DRAWN 9/19/63 BY H.L.P.

SUBJECT RS 764

5A-42

4767<sup>3</sup>