

GRANT DEED

WILLIAM D. BELL and ELIZABETH W. BELL, 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: --

A strip of land 5.0 feet in width in a part of Lot 2 of Victoria Arroyo Tract as shown by map on file in Book 8, page 49 of Maps, Records of Riverside County, California, the southerly line of said strip being described as follows:

Commencing at Station 12 as shown on said map, said point being on the center line of Arroyo Drive and being also the most southerly corner of said Lot;

Thence N05°42'30"W (Recorded N05°42'W) 50.00 feet along the westerly line of said Lot 2 to the beginning of a non-tangent curve, concave northerly and having a radius of 211 feet, the initial radial line at said point bearing S12°37'35"W, said point being the TRUE POINT OF BEGINNING of this line description;

Thence leaving said westerly line and easterly along said curve through a central angle of 6°37'35" an arc distance of 24.40 feet;

Thence S84°00'E tangent to last said curve, 92.49 feet to the beginning of a tangent curve, concave northerly and having a radius of 331.00 feet;

Thence easterly along said curve through a central angle of 20°00'00" an arc distance of 115.54 feet;

Thence N76°00'E tangent to last said curve 93.15 feet to the beginning of a tangent curve, concave northwesterly and having a radius of 281.50 feet;

Thence northeasterly along said curve through a central angle of 8°46' an arc distance of 43.07 feet;

Thence N67°14'E tangent to last said curve 30.70 feet to a point in the northeasterly line of said Lot 2 which bears N51°53'W, 21.18 feet from the most easterly corner of said Lot 2, and the end of said line description.

The northerly line of said 5.0 foot strip to be prolonged or shortened so as to terminate in the westerly and northeasterly lines of said Lot 2.

For tree planting purposes only.

RECORDED
INDEXED
FILED
NOV 1 1963
RIVERSIDE COUNTY, CALIF.

Dated Nov. 1st 19 63

(S) William D. Bell

(S) Elizabeth W. Bell

RECORDED Nov. 1, 63
BOOK 3526 PAGE 206
OFFICIAL RECORDS DIV. CO.
INSTRUMENT NO. 116317

CL 304-418 (5/29/63)

4/36 POSTED 1/13 AAW

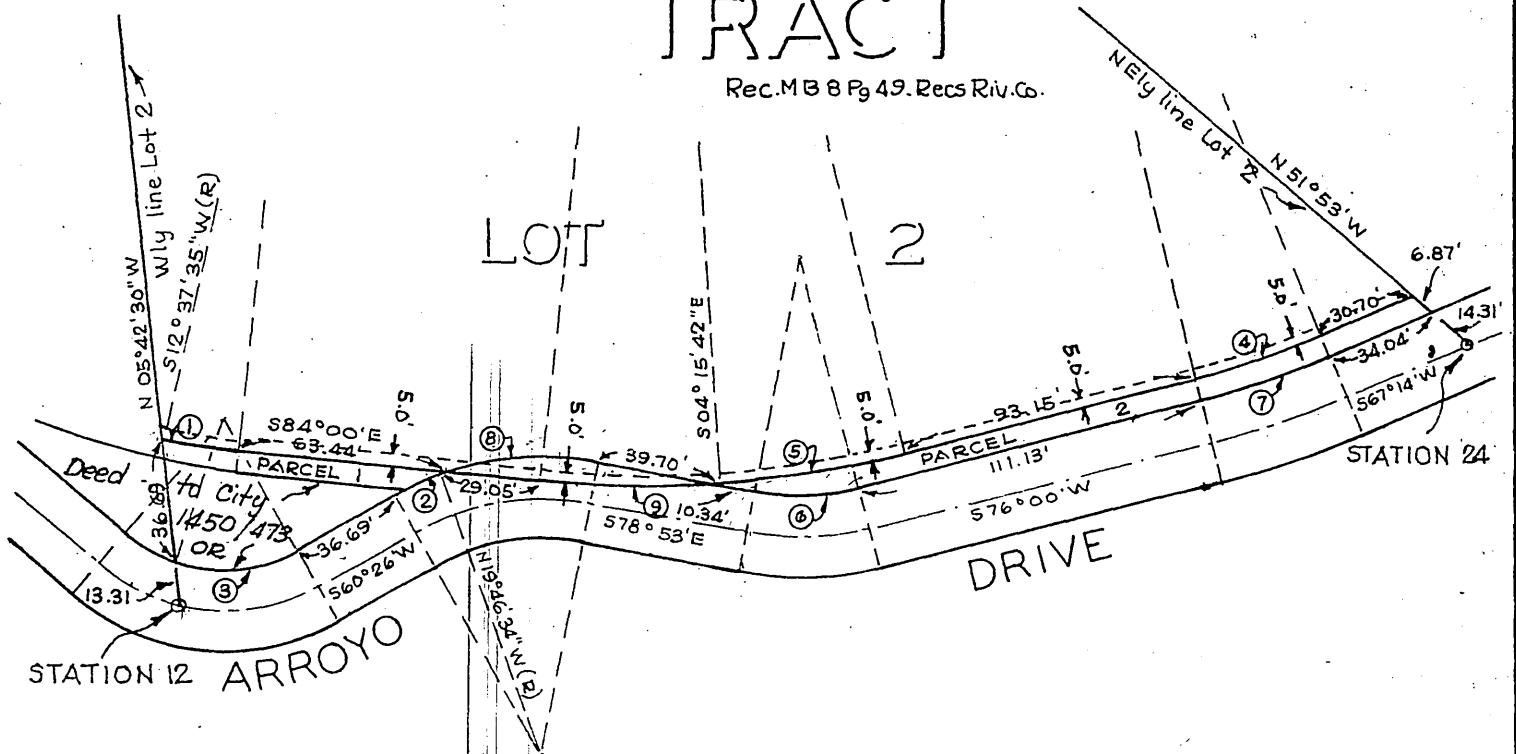
4772

VICTORIA

ARROYO

TRACT

Rec. MB 8 Pg 49. Recs Riv. Co.



CURVE DATA

| No. | RADIUS | ANGLE | LENGTH |
|-----|---------|-----------|--------|
| 1 | 211.00' | 6°37'35" | 24.40' |
| 2 | 92.50' | 9°47'26" | 15.81' |
| 3 | 47.50' | 46°05'50" | 38.22' |
| 4 | 281.50' | 8°46' | 43.07' |
| 5 | 331.00' | 9°44'18" | 56.26' |
| 6 | 67.50' | 25°07' | 29.59' |
| 7 | 287.50' | 8°46' | 43.99' |
| 8 | 92.50' | 30°53'34" | 49.87' |
| 9 | 331.00' | 10°15'42" | 59.28' |

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" = 60'

DRAWN 9/25/63 BY HLP

SUBJECT R/S 754

4/36

4772