

GRANT DEED

IRWIN J. RICHLAND AND JEAN RICHLAND, husband and wife, and DAVID VICKTER,  
a married man, jointly and severally as their respective interests  
appear of record ~~XXXXXXXX~~ - 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 42 feet in width lying northwesterly of and contiguous with the northwesterly line of Magnolia Avenue (132 feet wide) and being the southeasterly 42 feet of that portion of Lot 16, Block 13 of the Lands of the Riverside Land and Irrigating Company, as shown on map on file in Book 1, page 70, of Maps, Records of San Bernardino County, California, described as follows:

Beginning at the intersection of said northwesterly line of Magnolia Avenue (132 feet wide) with the southwesterly line of Monroe Street (105 feet wide) said intersection being the most easterly corner of said Lot 16;

Thence S56°00'15"W, 165 feet along said northwesterly line of Magnolia Avenue to a point distant N56°00'15"E, 165 feet along said northwesterly line from the most southerly corner of the northeasterly 1/2 of said Lot 16;

Thence N34°00'W, 286 feet parallel with said southwesterly line of Monroe Street;

Thence N56°00'15"E, 165 feet parallel with said northwesterly line of Magnolia Avenue to a point in said southwesterly line of Monroe Street;

Thence S34°00'E, 286 feet along said southwesterly line to the point of beginning.

For public street purposes.

NOV. 1, 63  
3526 213  
116323

Dated Aug 19 19 63

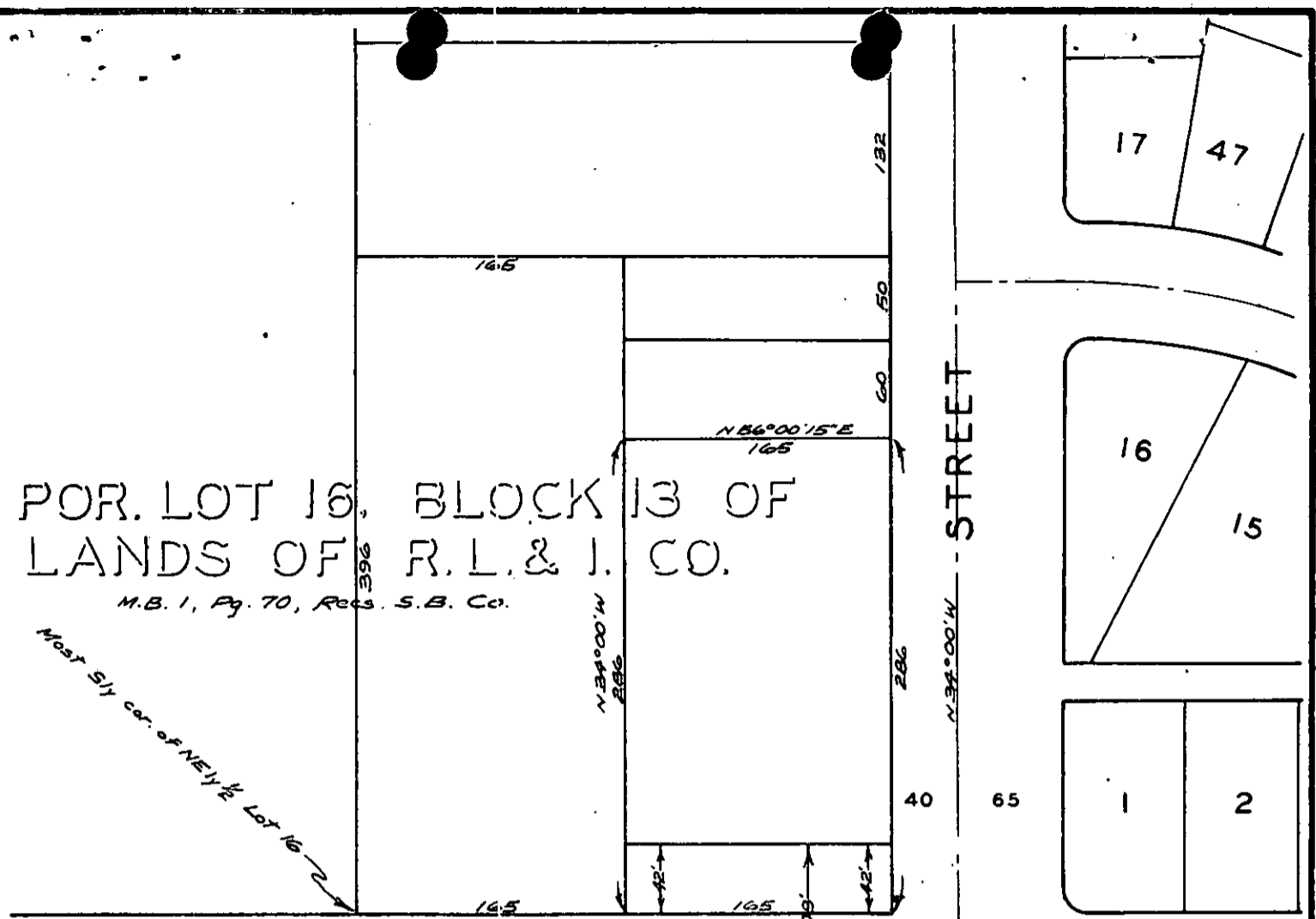
(S) \_\_\_\_\_  
IRWIN J. RICHLAND  
(S) \_\_\_\_\_  
JEAN RICHLAND  
(S) \_\_\_\_\_  
DAVID VICKTER

Posted 1/13 Ave  
5/16

POR. LOT 16, BLOCK 13 OF  
LANDS OF R. L. & I. CO.

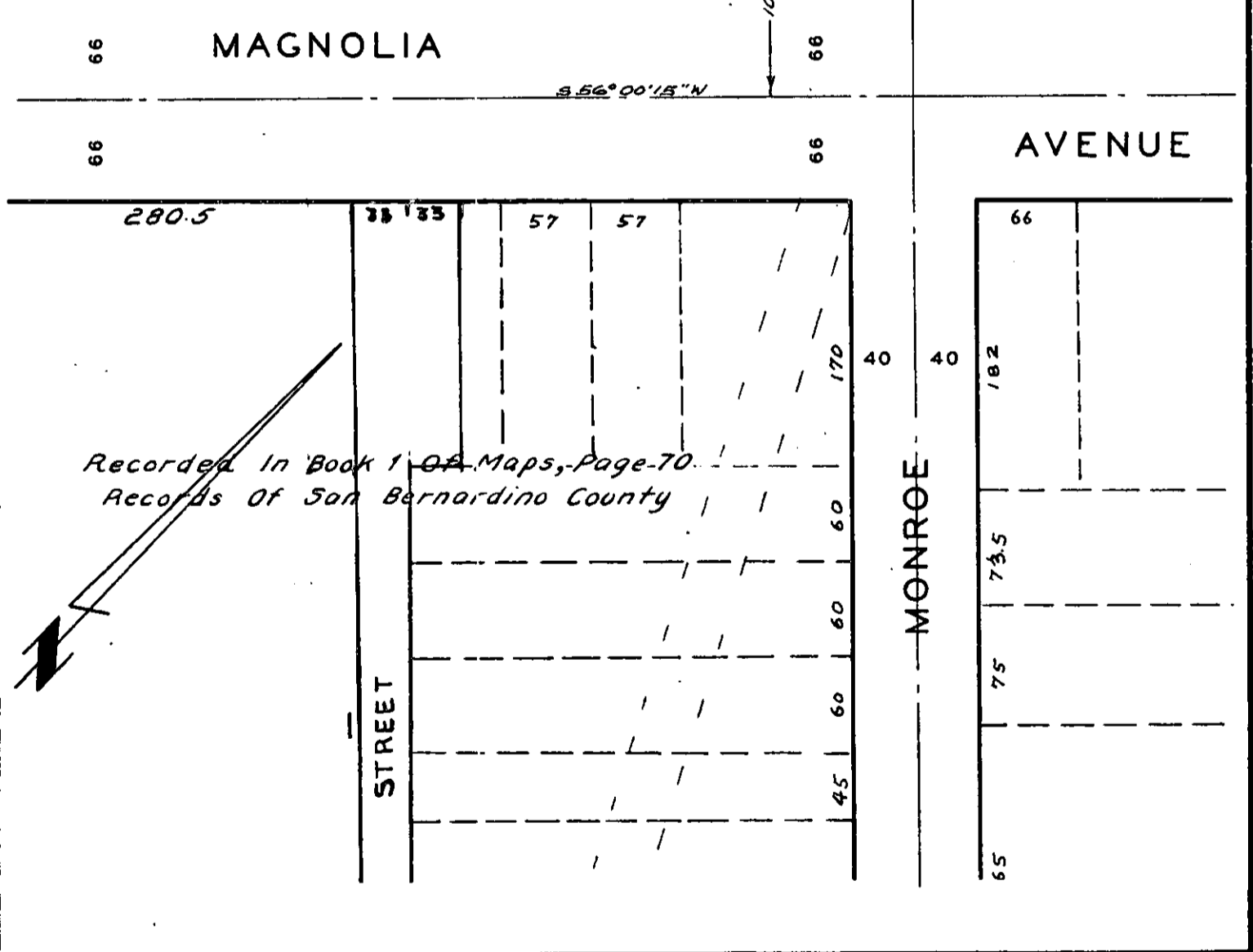
M.B. 1, Pg. 70, Rets. S.B. Co.

Most Sly cor. of NE 1/4 Lot 16-2



MAGNOLIA

AVENUE



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 5/22/63 BY RFE

SUBJECT R-63-623

5/16

4774