

GRANT DEED

CIPRIANO T. CASTRO and VENTURA M. CASTRO, 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: --

That portion of the NW $\frac{1}{4}$ of Section 1, T3S-R5W, SBB&M,
according to Official U. S. Government Survey described as
follows:

Commencing at a point on the northerly line of said Section
at a point 122.10 feet easterly of the northwesterly corner
thereof;

Thence S15°30'E, 432.1 feet;

Thence S7°25'29"E, 202.3 feet;

Thence N70°58'43"E, 98.84 feet;

Thence N71°00'49"E, 92.30 feet;

Thence S85°32'11"E, 206.66 feet;

Thence N80°35'04"E, 204.00 feet;

Thence N80°37'35"E, 312.13 feet to the TRUE POINT OF BEGIN-
NING, said point being also the southwesterly corner of that
certain parcel of land conveyed to Cipriano T. Castro and wife
by deed recorded September 24, 1946 in Book 782, page 105 of
Official Records of Riverside County, California;

Thence N00°14'W along the westerly line of said parcel
conveyed to Castro et ux. 94.01 feet;

Thence leaving last said westerly line, N83°31'E, 33.24 feet
to the beginning of a tangent curve, concave southerly and having
a radius of 910 feet;

Thence easterly along said curve, through a central angle
of 13°00', an arc distance of 206.47 feet;

Thence S83°29'E tangent to last said curve, 671.59 feet to
the beginning of a tangent curve, concave southwesterly and having
a radius of 755 feet;

Thence southeasterly along said curve through a central angle
of 24°09'19" an arc distance of 318.30 feet;

Thence S59°19'41"E, tangent to last said curve, 8.27 feet;

Thence S42°59'45"W, 28.40 feet;

Thence S52°56'15"E, 27.48 feet;

Thence N80°13'20"W, 443.66 feet;

Thence N85°48'W, 284.35 feet;

Thence S81°44'45"W, 68.45 feet;

Thence N83°29'W, 201.63 feet to the beginning of a tangent
curve, concave southerly and having a radius of 800 feet;

Thence westerly along said curve through a central angle of 12°34'01"
an arc distance of 175.47 feet;

Thence N77°59'06"W, 52.22 feet to the TRUE POINT OF BEGINNING.

Dated APR. 20 19 64

RECORDED MAY. 15. 1964.

BOOK 3695 PAGE 178

OFFICIAL RECORDS, RIV. CO.

INSTRUMENT NO. 60354

CL 304-418 (5/29/63)

(S)

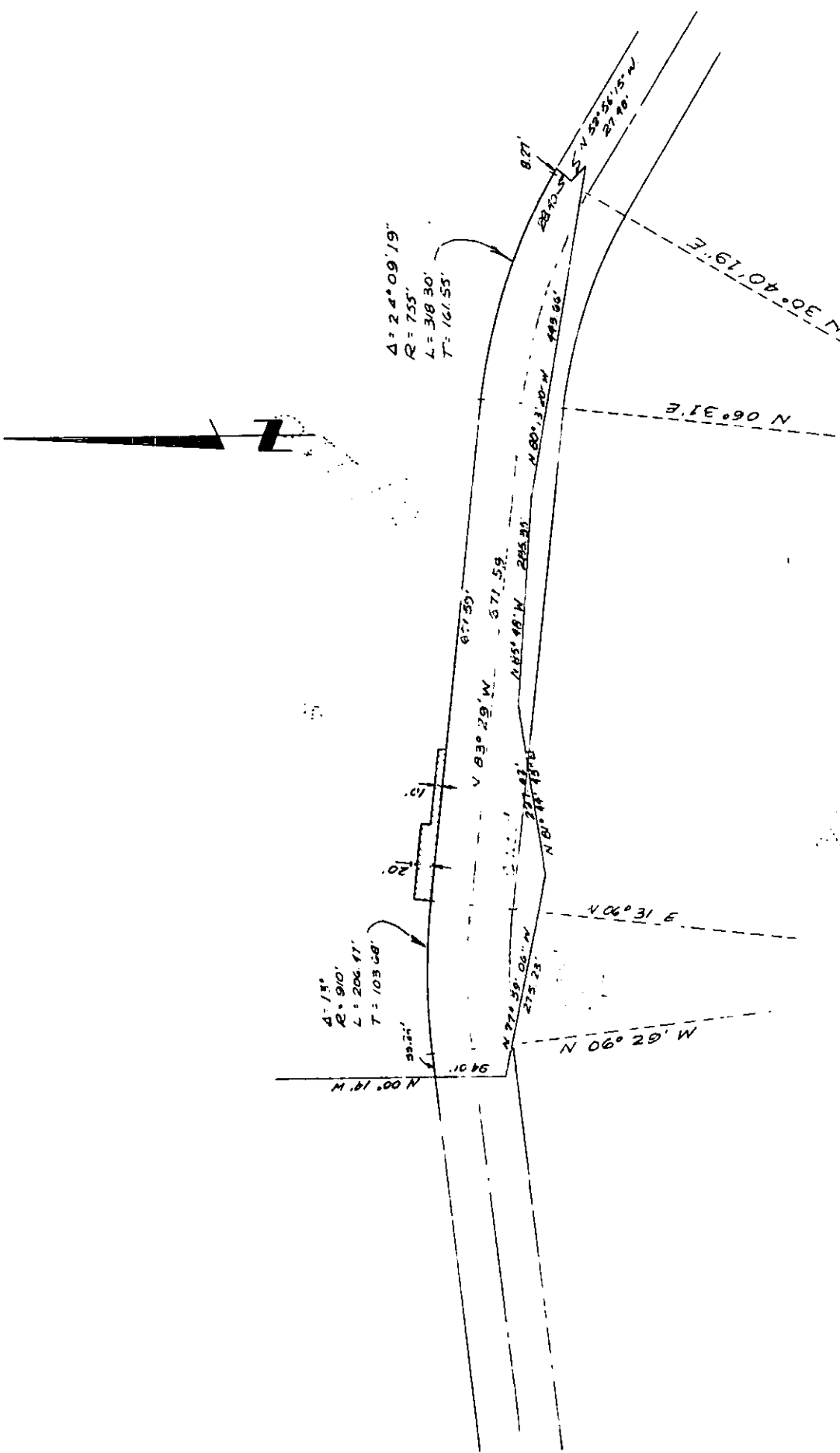
Cipriano T. Castro

(S)

Ventura M. Castro

54/75

4953



$\Delta = 24^{\circ} 09' 19''$
 $R = 755'$
 $L = 318.30'$
 $T = 167.55'$

$\Delta = 14^{\circ}$
 $R = 910'$
 $L = 206.47'$
 $T = 103.68'$

POR LOT 16 BLK F ARLINGTON HEIGHTS
 BEING IN THE NW 14 SEC 1 T3S-R5W

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: $1'' = 200'$ DRAWN 1/28/69 BY RG:m SUBJECT ARLINGTON AVE EXTENSION 5/1/11

4953.