

8626

GRANT DEED

RECEIVED FOR RECORD

JAN 22 1965

55 Min. Past 3 o'clock
At Request of

Recorded in Official Records

BOOK 3908 PAGE 158

Et. Seq., Records of Riverside County, California

W. W. DeLoach

FEES \$

INDEXED 5257
Page

LAWRENCE M. FLAHIVE and LYDIA R. FLAHIVE, husband and wife, and
IRVING L. DUDLEY and BETTY A. DUDLEY, husband and wife, as their
interests appear of record

(~~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.

BOOK 3908 PAGE 159

All those portions of Lots 4, 5 and 24 of a Record of Survey
on file in Book 2, page 110 of Record of Survey, Records of Riverside
County, California, said Record of Survey being a survey of portions
of the NW $\frac{1}{4}$ of Section 1 and the NE $\frac{1}{4}$ of Section 2, T3S, R5W, SBB&M,
per United States Government Survey, described as follows:

Commencing at a 3/4-inch iron pipe in the common line between
the Gage Canal right of way and Hawarden Drive as shown on said
Record of Survey, said point

RECORDED JAN 22 1965
BOOK 3908 PAGE 158
OFFICIAL RECORDS
INSTRUMENT NO. 8626

Dated JAN 16 1965

Lawrence M. Flahive

LAWRENCE M. FLAHIVE

LYDIA R. FLAHIVE

IRVING L. DUDLEY

BETTY A. DUDLEY

All those portions of Lots 4, 5 and 24 of a Record of Survey on file in Book 2, page 110 of Record of Survey, Records of Riverside County, California, said Record of Survey being a survey of portions of the NW $\frac{1}{4}$ of Section 1 and the NE $\frac{1}{4}$ of Section 2, T3S, R5W, SBB&M, per United States Government Survey, described as follows:

Commencing at a 3/4-inch iron pipe in the common line between the Gage Canal right of way and Hawarden Drive as shown on said Record of Survey, said point being the northerly end of a course shown on said Record of Survey as "N26°32'E, 156.65 feet" (taken herein as N26°30'02"E, 156.63 feet as basis of bearing);

Thence N13°17'02"E, 109.26 feet (recorded 109.35 feet) to a 3/4-inch iron pipe at an angle point in said easterly line of Gage Canal right of way as shown on said Record of Survey;

Thence N7°43'57"E, 77.92 feet;

Thence S53°59'13"E, 1.52 feet;

Thence N36°00'47"E, 55 feet, to the beginning of a curve concave northerly and having a radius of 645 feet, a radial of said curve to its beginning bears S36°00'47"W, said beginning of curve is also the TRUE POINT OF BEGINNING;

Thence easterly 478.40 feet, along said curve through a central angle of 42°29'47" to an end thereof;

Thence N83°31'E, 950.53 feet, tangent to said curve to a point in the westerly line 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, Records of Riverside County, California, as last said point lies N0°14'W, 94.01 feet, along said westerly line of Castro parcel from the southwesterly corner thereof;

Thence S0°14'E, 73.75 feet, along said westerly line of Castro parcel to the northerly line of that certain 20-foot wide public road easement reserved by City of Riverside in deed recorded December 31, 1927 in Book 748, page 280, of Deeds, Records of Riverside County, California;

Thence along said northerly road easement line the following five courses:

S80°37'35"W (recorded S80°46'W) 315.35 feet;

Thence S80°35'04"W (recorded S80°46'W) 201.58 feet;

Thence N85°32'11"W (recorded N85°21'W) 208.38 feet;

Thence S71°00'49"W (recorded S71°12'W) 96.45 feet;

Thence S70°58'43"W (recorded S71°12'W) 88.91 feet to the

westerly end-line of said road easement, said end-line being the westerly line of said Lot 5;

Thence S7°25'29"W (recorded S7°19'W) 10.16 feet along said westerly line of Lot 5 to a point 110 feet southerly of, as measured at right angles therefrom, the above described tangent course "N83°31'E, 950.53 feet";

Thence S83°31'W, 38.27 feet, parallel with said tangent course to the beginning of a tangent curve concave northerly and having a radius of 755 feet;

Thence westerly, 448.86 feet, along last said curve through a central angle of 34°03'49" parallel with the above first described curve and 110 feet radially southerly therefrom to an end of curve, a radial of last said curve to its end bears S27°34'49"W, said end of curve being also a point in the southerly line of said Lot 24, said southerly line of Lot 24 being also the northerly line of that certain road now known as Piedmont Drive and accepted for public use by City of Riverside per Council Resolution Number 306, Item Number 10 on July 1, 1902;

Thence N38°25'31"W (recorded N38°24'W) 72.92 feet along said southerly line of Lot 24 to the westerly line of said Lot 24 which is also the easterly line of Hawarden Drive;

Thence N5°06'29"E (recorded N5°08'E) 95.89 feet along said easterly line of Hawarden Drive;

Thence S53°59'13"E, 8.78 feet, tangent to first above described curve to the point of beginning.

APPROVED AS TO FORM

[Signature]
ASSN. CITY ATTORNEY

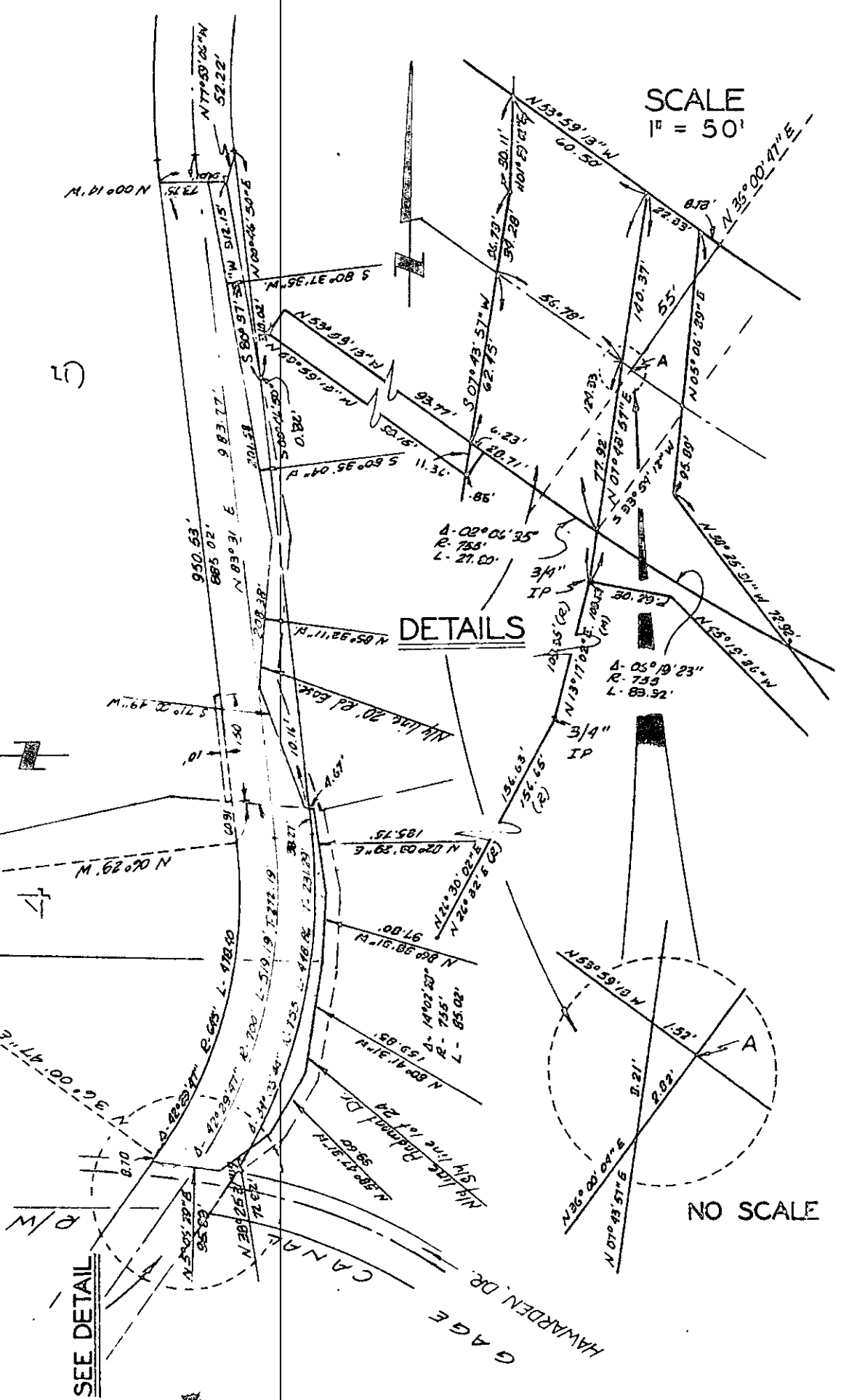
APPROVED AS TO DESCRIPTION

J. F. MARTINEZ
Director of Public Works

By *[Signature]*
Assistant City Engineer
by ES 9-14-64

VBP

FOR R/S 2/110



CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL (3) DESCRIBED
IN THE ATTACHED DOCUMENT

This plat is solely an aid in locating the parcels described in the
attached document. It is not a part of their description.