

308

2/5 1964

GRANT DEED

APPROVED AS TO FORM

5514

DEPUTY CITY ATTORNEY

MATHEA A. MCKINLEY, A Widow

(Grantor - Grantors)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do es 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: --

98815

PARCEL 1 (Sunset Drive)

All that portion of the southwest quarter of Section 36, Township 2 South, Range 5 West, San Bernardino Base and Meridian, more particularly described as follows:

Commencing at the most westerly corner of Lot 18 of Tract 2827, as shown by map on file in Book 52 of Maps, at Pages 80 and 81 thereof, Records of Riverside County, California;

Thence South 12° 52' West, a distance of 10.00 feet to a point on the northerly line of that certain easement and right of way granted to the City of Riverside by deed recorded June 25, 1946 in Book 762 of Official Records of Riverside County, California, at Page 21 thereof; for the True POINT OF BEGINNING; said point being on the northerly line of that certain parcel of land conveyed to Mathea A. McKinley by deed recorded August 3, 1964 as Instrument No. 94357 of Official Records of Riverside County;

Thence North 77° 08' West along said northerly lines and along the northerly line of that certain parcel of land conveyed to Mathea A. McKinley by deed recorded December 7, 1961 as Instrument No. 105300, a distance of 231.74 feet to the most northerly corner of said last mentioned parcel of land conveyed to McKinley;

Thence South 12° 52' West along the westerly line of said last mentioned parcel conveyed to McKinley, a distance of 30.00 feet to a point on the southerly line of said easement conveyed to the City of Riverside;

Thence South 77° 08' East, a distance of 231.74 feet to the beginning of a tangent curve, concave to the southwest, having a radius of 85.00 feet;

Thence southeasterly along said curve, to the right, through a central angle of 60° 50', an arc distance of 90.25 feet to the end thereof;

Thence South 16° 18' East, a distance of 49.90 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 115.00 feet;

Thence southeasterly along said curve, to the left, through a central angle of 36° 21', an arc distance of 72.96 feet to a point thereon, from which the center of said curve bears North 37° 21' East, said point also being an angle point in the easterly boundary line of the said parcel of land conveyed to Mathea A. McKinley by said deed recorded as Instrument No. 94357;

The last four courses and distances follow the southerly line of said 30.00 foot easement and right of way so conveyed to the City of Riverside;

Thence North 37° 21' East along said easterly boundary line, a distance of 30.00 feet to the northeast corner of the parcel so conveyed to McKinley, said point also being on the northerly line of said 30.00 foot easement and right of way conveyed to the City of Riverside, said point being on a curve, concave to the northeast, having a radius of

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PARCEL 1 (Sunset Drive)

All that portion of the southwest quarter of Section 36, Township 2 South, Range 5 West, San Bernardino Base and Meridian, more particularly described as follows:

Commencing at the most westerly corner of Lot 18 of Tract 2827, as shown by map on file in Book 52 of Maps, at pages 80 and 81 thereof, Records of Riverside County, California;

Thence South $12^{\circ} 52'$ West, a distance of 10.00 feet to a point on the northerly line of that certain easement and right of way granted to the City of Riverside by deed recorded June 25, 1946 in Book 762 of Official Records of Riverside County, California, at Page 21 thereof; for the True POINT OF BEGINNING; said point being on the northerly line of that certain parcel of land conveyed to Mathea A. McKinley by deed recorded August 3, 1964 as Instrument No. 94357 of Official Records of Riverside County;

Thence North $77^{\circ} 08'$ West along said northerly lines and along the northerly line of that certain parcel of land conveyed to Mathea A. McKinley by deed recorded December 7, 1961 as Instrument No. 105300, a distance of 231.74 feet to the most northerly corner of said last mentioned parcel of land conveyed to McKinley;

Thence South $12^{\circ} 52'$ West along the westerly line of said last mentioned parcel conveyed to McKinley, a distance of 30.00 feet to a point on the southerly line of said easement conveyed to the City of Riverside;

Thence South $77^{\circ} 08'$ East, a distance of 231.74 feet to the beginning of a tangent curve, concave to the southwest, having a radius of 85.00 feet;

Thence southeasterly along said curve, to the right, through a central angle of $60^{\circ} 50'$, an arc distance of 90.25 feet to the end thereof;

Thence South $16^{\circ} 18'$ East, a distance of 49.90 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 115.00 feet;

Thence southeasterly along said curve, to the left, through a central angle of $36^{\circ} 21'$, an arc distance of 72.93 feet to a point thereon, from which the center of said curve bears North $37^{\circ} 21'$ East, said point also being an angle point in the easterly boundary line of the said parcel of land conveyed to Mathea A. McKinley by said deed recorded as Instrument No. 94357;

The last four courses and distances follow the southerly line of said 30.00 foot easement and right of way so conveyed to the City of Riverside;

Thence North $37^{\circ} 21'$ East along said easterly boundary line, a distance of 30.00 feet to the northeast corner of the parcel so conveyed to McKinley, said point also being on the northerly line of said 30.00 foot easement and right of way conveyed to the City of Riverside, said point being on a curve, concave to the northeast, having a radius of 85.00 feet, from which the center of said curve bears North $37^{\circ} 21'$ East;

Thence northwesterly along said curve, to the right, through a central angle of $36^{\circ} 21'$, an arc distance of 53.93 feet to the end thereof;

Thence North $16^{\circ} 18'$ West, a distance of 49.90 feet to the beginning of a tangent curve, concave to the southwest, having a radius of 115.00 feet;

Thence northwesterly along said curve, to the left, through a central angle of $60^{\circ} 50'$, an arc distance of 122.10 feet to the end thereof, said point being the TRUE POINT OF BEGINNING;

SUBSTITUTION APPROVED
BY: [Signature]
DATE: 5/21/65

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The last three courses and distances follow the northerly line of said 30.00 foot easement and right of way so conveyed to the City of Riverside.

PARCEL 2 (Knob Hill Drive)

All that portion of the southwest quarter of Section 36, Township 2 South, Range 5 West, San Bernardino Base and Meridian, more particularly described as follows:

Beginning at the most northerly corner of Lot F of Tract 2109, as shown by map on file in Book 44 of Maps, at Pages 27 and 28 thereof, Records of Riverside County, California, said point being on the southeasterly boundary line of that certain parcel of land conveyed to Mathea A. McKinley by deed recorded August 3, 1964 as Instrument No. 94357, of Official Records of Riverside County;

Thence South $48^{\circ} 16'$ West along the northwesterly line of said Lot F and along said southeasterly line, a distance of 74.84 feet to the most southerly corner of the parcel so conveyed to McKinley;

Thence North $09^{\circ} 11'$ West along the southwesterly line of the parcel so conveyed to McKinley, a distance of 17.80 feet to a point in a line parallel with and distant 15.00 feet northwesterly from, measured at right angles to, said southeasterly boundary line;

Thence North $48^{\circ} 16'$ East along said parallel line, a distance of 210.00 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 115.00 feet;

Thence northeasterly along said curve, to the right, through a central angle of $23^{\circ} 43' 47''$, an arc distance of 47.63 feet to a point thereon, from which the center of said curve bears South $18^{\circ} 00' 13''$ East, said point being on the easterly boundary line of the parcel of land so conveyed to McKinley;

Thence South $15^{\circ} 00'$ East along said easterly boundary line, a distance of 5.91 feet to the most easterly corner of the parcel so conveyed;

Thence South $48^{\circ} 16'$ West along said southeasterly boundary line, a distance of 188.36 feet to the point of beginning.

DESCRIPTION APPROVAL
BY [Signature] 8/18/64
Surveyor

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 8-5-65

From: Margaret A. McKinley

For: Par. Sect. 36, T. 2 S. R. 5 W. S. 40 S. 17 N.

to the City of Riverside, a municipal corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-3-58 in Bk. 2374 C.R. pg. 339 et Seq. Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 8/26/65 J. H. Hailey
Property Management Officer

Return Deed to: Office of City Clerk
Riverside, California

Dated August 15 1965

Margaret A. McKinley

CS 30-418 (4-6-61)

98815

Microfilm recordings from 1-1-65. Book end
page no longer available. Identify by exact
number and year of recording.

RECEIVED FOR RECORD

AUG 26 1965

55 min. Past *W. B. Dabagh*
At Request of *W. B. Dabagh*

Recorded in Official Records
of Riverside County, California

W. B. Dabagh

FEES \$ *0.00*
Registrar

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