

GRANT DEED

APPROVED AS TO FORM


 CITY ATTORNEY

 J. FRANK BURKE, JR. and BETTY JANE BURKE, husband and wife,

 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: --

All that portion of the northwest quarter of Section 1, Township 3 South, Range 5 West, San Bernardino Base and Meridian, and all those portions of Lots 4 and 5 of Tequesquite Heights, as shown by map on file in Book 10 of Maps, at Page 31 thereof, Records of Riverside County, California, more particularly described as follows:

Commencing at a point on the westerly line of said Lot 4, distant thereon southerly 1417.5 feet from the northwest corner of Lot 1 of said Tequesquite Heights, said point being on the southerly boundary line of that certain parcel of land conveyed to the City of Riverside by deed recorded in Book 533 of Deeds, at Page 519 thereof, Records of Riverside County, California;

Thence North $82^{\circ} 24' 30''$ West (recorded as North $82^{\circ} 14'$ West) along said southerly line, a distance of 69.11 feet to a point thereon for the TRUE POINT OF BEGINNING;

Thence South $64^{\circ} 24' 30''$ East, a distance of 162.99 feet to a point on a curve, concave to the northwest, having a radius of 500.00 feet, from which the center of said curve bears North $54^{\circ} 10' 42''$ West;

Thence northerly along said curve, to the left, through a central angle of $28^{\circ} 53' 08''$, an arc distance of 252.07 feet to the end thereof;

Thence North $06^{\circ} 56' 10''$ East, a distance of 70.22 feet;

Thence North $82^{\circ} 24' 30''$ West, a distance of 281.96 feet;

Thence North $33^{\circ} 47' 01''$ East, a distance of 280.57 feet to a point on the southerly line of that certain parcel of land conveyed to the City of Riverside by deed recorded in Book 3714 of Official Records of Riverside County, California, at Page 95 thereof, said point being on a curve concave to the northeast, having a radius of 855.00 feet, from which the center of said curve bears North $17^{\circ} 23' 48''$ East;

5-75-1 & 5-75 NB

Thence northwesterly along said southerly line and along said curve, to the right, through a central angle of $02^{\circ} 46' 32''$, an arc distance of 41.42 feet to a point thereon, from which the center of said curve bears North $20^{\circ} 10' 20''$ East;

Thence leaving said curve, South $33^{\circ} 47' 01''$ West, a distance of 304.00 feet;

Thence South $56^{\circ} 30' 30''$ West, a distance of 97.19 feet to an angle point on

~~the boundary line of that certain parcel of land conveyed to the City of Riverside~~

veyed to the City of Riverside by deed recorded in Book 533 of Deeds, at Page 519 thereof, Records of Riverside County, California;

Thence North $82^{\circ} 24' 30''$ West (recorded as North $82^{\circ} 14'$ West) along said southerly line, a distance of 69.11 feet to a point thereon for the TRUE POINT OF BEGINNING;

Thence South $64^{\circ} 24' 30''$ East, a distance of 162.99 feet to a point on a curve, concave to the northwest, having a radius of 500.00 feet, from which the center of said curve bears North $54^{\circ} 10' 42''$ West;

Thence northerly along said curve, to the left, through a central angle of $28^{\circ} 53' 08''$, an arc distance of 252.07 feet to the end thereof;

Thence North $06^{\circ} 56' 10''$ East, a distance of 70.22 feet;

Thence North $82^{\circ} 24' 30''$ West, a distance of 281.96 feet;

Thence North $33^{\circ} 47' 01''$ East, a distance of 280.57 feet to a point on the southerly line of that certain parcel of land conveyed to the City of Riverside by deed recorded in Book 3714 of Official Records of Riverside County, California, at Page 95 thereof, said point being on a curve concave to the northeast, having a radius of 855.00 feet, from which the center of said curve bears North $17^{\circ} 23' 48''$ East;

Thence northwesterly along said southerly line and along said curve, to the right, through a central angle of $02^{\circ} 46' 32''$, an arc distance of 41.42 feet to a point thereon, from which the center of said curve bears North $20^{\circ} 10' 20''$ East;

Thence leaving said curve, South $33^{\circ} 47' 01''$ West, a distance of 304.00 feet;

Thence South $56^{\circ} 30' 30''$ West, a distance of 97.19 feet to an angle point on the boundary line of that certain parcel of land conveyed to the City of Riverside by deed recorded in Book 2629 of Official Records of Riverside County, California, at Page 525 thereof;

Thence South $82^{\circ} 24' 30''$ East, a distance of 209.10 feet;

Thence South $56^{\circ} 30' 30''$ West, a distance of 14.50 feet;

Thence South $26^{\circ} 30' 30''$ West, a distance of 16.60 feet to a point on the northerly line of said parcel of land conveyed to the City of Riverside by said deed recorded in Book 533 of Deeds, at Page 519 thereof, Records of Riverside County, California;

The last three courses and distances follow the boundary line of said parcel conveyed to the City of Riverside by deed recorded in Book 2629 of Official Records of Riverside County, California, at Page 525 thereof;

Thence South $82^{\circ} 18' 56''$ East, a distance of 117.03 feet;

Thence South $07^{\circ} 39' 08''$ West, a distance of 159.81 feet;

Thence North $82^{\circ} 24' 30''$ West, a distance of 117.11 feet to the true point of beginning.

The last three courses and distances follow the boundary line of said parcel conveyed to the City of Riverside by said deed recorded in Book 533 of Deeds, at Page 519 thereof.

Containing 1.434 acres.

DESCRIPTION APPROVED
PUBLIC UTILITIES DEPT.
By *Harold L. Cronson*

74891

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 8-22-67

From: J. Frank Burke, Jr. & Betty Jane Burke

For: Par. Sect. 1, T3S, R.5W, S8, B4 M.

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 O.R. pg. 339 Et Seq. Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 8-25-67

[Signature]
Property Management Officer

Return Deed to: Office of City Clerk
Riverside, California

74891

Dated August 22 1967

J. Frank Burke, Jr.
J. Frank Burke, Jr.

Betty Jane Burke
Betty Jane Burke

DEED PLAT

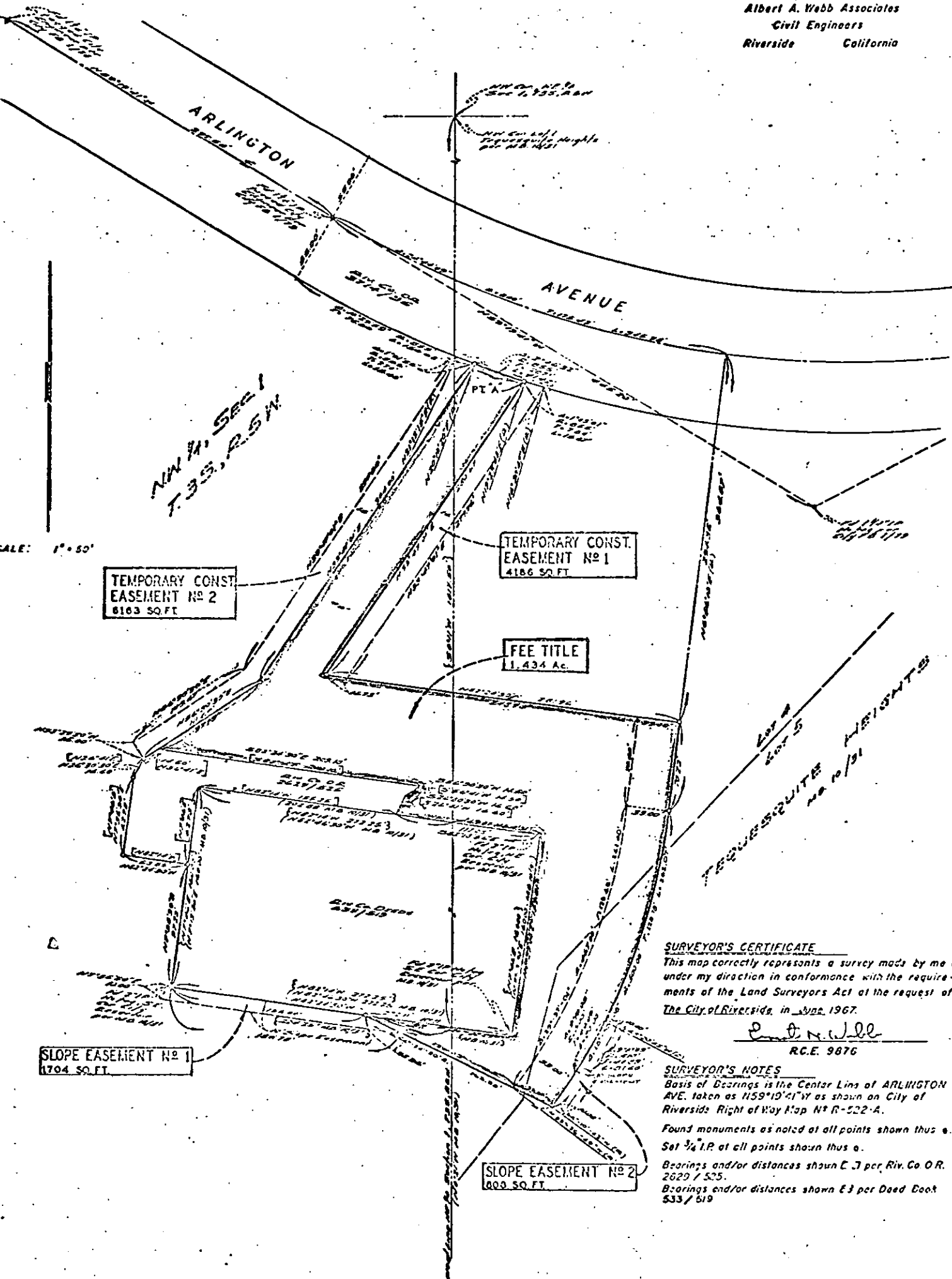
OF A PORTION OF THE NW 1/4 OF SECTION 1, T.35, R.5W. S.B.D. B.M. AND A PORTION OF LOTS 4 & 5 OF TEQUESQUITE HEIGHTS PER MAP BOOK 10, PAGE 31, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

JUNE, 1967

SCALE 1" = 50'

Albert A. Webb Associates
Civil Engineers
Riverside California

74891



TEMPORARY CONST. EASEMENT No 2
8163 SQ. FT.

TEMPORARY CONST. EASEMENT No 1
4186 SQ. FT.

FEE TITLE
1.434 Ac.

SLOPE EASEMENT No 1
1704 SQ. FT.

SLOPE EASEMENT No 2
800 SQ. FT.

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Land Surveyors Act at the request of The City of Riverside, in June, 1967.

Albert A. Webb
R.C.E. 9876

SURVEYOR'S NOTES
Basis of Bearings is the Center Line of ARLINGTON AVE. taken as N59°19'41"W as shown on City of Riverside Right of Way Map N° R-522-A.
Found monuments as noted at all points shown thus o.
Set 3/4 I.P. at all points shown thus o.
Bearings and/or distances shown E 3 per Riv. Co. O.R. 2629 / 525.
Bearings and/or distances shown E 3 per Deed Book 533 / 519.

6306

74891

Documents recording from 4-1-65. Book and
page no longer assigned. Identify by docun
number and year of filing.

RECEIVED FOR RECORD
AUG 25 1967

25 Min. Past 3 o'clock M

At Request of
CITY OF RIVERSIDE

Recorded in Official Records
of Riverside County, California

W. H. Dalglish

FEE \$ *1.00*

INDEXED

[Handwritten signature]

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