

90564

GRANT DEED

APPROVED AS TO FORM

Muel Huser
DEPUTY CITY ATTORNEY

6339

HYROSEN PROPERTIES, INC., a corporation

Grantor

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: --

SEE ATTACHED DESCRIPTION

CONSENT TO RECORDATION

90564

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 10-5-67
From: Hyrosen Properties, Inc.
For: Lot 8, 9 & 16, Bl. 32, R.D. 1, Cal.

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 4th Seq. Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 10-13-67 [Signature]
Property Management Clerk

Return Deed to: Office of City Clerk
Riverside, California

HYROSEN PROPERTIES, INC.,
a corporation

Dated NOV 5 1967

[Signature]
By [Signature]
By _____

CL 304-418 (E/66)

5-27
NB 5-27-1

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HYROSEN PROPERTIES, INC., a corporation

Grantor

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: --

All that portion of Lots 8, 9, and 16 in Block 23 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 70 of Maps, Records of San Bernardino County, California, more particularly described as follows:

Commencing at the most Southerly corner of said Lot 16;

Thence North 33° 39' 04" West along the Southwesterly line of said Lot 16, a distance of 420.00 feet to the TRUE POINT OF BEGINNING;

Thence continuing North 33° 39' 04" West along said Southwesterly line of Lot 16, a distance of 2.26 feet to a point thereon, said point being on a curve, concave to the Northwest, having a radius of 4968.00 feet; the initial radial line of said curve bears South 36° 42' 52" East;

Thence Northeasterly along said curve, to the left, through a central angle of 01° 29' 37", an arc distance of 129.51 feet to the end thereof;

Thence North 51° 47' 31" East, a distance of 390.88 feet to the beginning of a tangent curve, concave to the Northwest, having a radius of 68.00 feet;

Thence Northeasterly along said curve, to the left, through a central angle of 16° 12' 01", an arc distance of 19.23 feet to the end thereof;

Thence North 35° 35' 30" East, a distance of 122.68 feet to a point on a non-tangent curve, concave to the West, having a radius of 28.00 feet; the initial radial line of said curve bears South 88° 48' 18" East;

Thence Northwesterly along said curve, to the left, through a central angle of 34° 49' 36", an arc distance of 17.02 feet to the end thereof, said point being on a line parallel with and distant 4.00 feet Southwesterly from, measured at right angles to, the Southwesterly right of way line of Adams Street;

Thence North 33° 37' 54" West along said parallel line a distance of 873.65 feet to an intersection with the centerline of the abandoned Riverside Water Company Lower Canal, said centerline being the Northwesterly line of that certain parcel of land conveyed to Hyrosen Properties, Inc., by deed recorded January 15, 1964, as Instrument No. 5481 of Official Records of Riverside County, California;

Thence North 52° 08' 36" East along said centerline 4.02 feet to the most Northerly corner of the parcel so conveyed to Hyrosen Properties, Inc., said point being on said Southwesterly right of way line of Adams Street;

Thence South 33° 37' 54" East along said Southwesterly right of way line of Adams Street, a distance of 891.11 feet to the most Northerly corner of that certain parcel of land conveyed to the State of California by deed recorded in Book 1853, Page 546 of Official Records of Riverside County, California;

Thence South 36° 47' 08" West, a distance of 143.22 feet;

Thence South 51° 47' 31" West, a distance of 493.57 feet;

Thence South 54° 11' 59" West, a distance of 34.36 feet to the TRUE POINT OF BEGINNING.

The last three courses and distances follow along the Northwesterly line of the parcel so conveyed to the State of California.

Reference is made to Right of Way Map of State Highway VIII - Riverside - 43 - Riverside, Sheet 11 of 23. Duplicate Tracing filed with County Surveyor of Riverside County, January 5, 1962.

DESCRIPTION APPROVAL

90564

90564

Official recording from 4-1-65, book 104-227
no longer assigned. Identify by account number
and year of filing.

RECEIVED FOR RECORDS

OCT 13 1967

45 Min. Past 4 o'clock P.M.

At Request of

CITY OF RIVERSIDE

Recorded in Official Records
of Riverside County, California

W. H. D. D. D.

Recorder

FEE \$2.00

INDEXED

90564

33/99
PARCEL 1

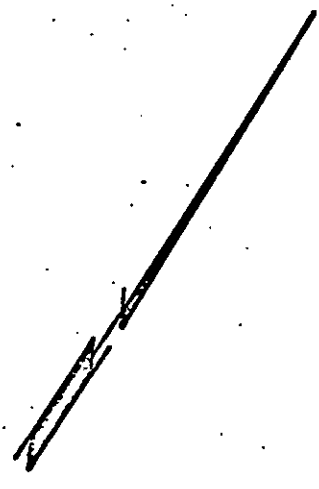
4.01 50°22'06"E
N52°08'36"E
4.02

E Riverside Water Co. Lower Canal (Abandoned)
NWly Line Hyrosen Properties Inc.
Inst. N# 5481, Jan 15, 1964.

STREET

BLOCK 23
R.L. & I. Co.
M.B. 1/70 S.B. Co.

9



44' 44'
40'
873.69'
891.11'
1045.22'
N 33°37'54"W 873.69'
N 45°48'E 891.11'
N 92°37'54"W 1045.22'

ADAMS

16

N 88°48'18"W (a)

R=68
42672'01"
L=19.23

R=28'
4134'49'36"
L=17.02

N 35°35'30"E
122.68

N 30°47'08"E
143.22

N 35°35'30"E
88.38

N 51°47'31"E

DIANA AVENUE

MONUMENTED LINE
DIANA AVENUE
Ely. Col. Lot 16

REV. 10-4-67

CITY OF RIVERSIDE, CALIFORNIA

5/27-1

PLAT OF PARCEL(S) DESCRIBED
IN THE ATTACHED DOCUMENT

WO. 66-215

FILE 20630

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.

SHEET 1

SCALE: 1" = 100'

DRAWN 9 12 67 BY BEL

SUBJECT Street Widening 20 R102-645

6-18
OF 1 SHEETS