

84014

For recordation, return

City Clerk's Office
City of Riverside
City Hall
3711 Orange Street
Riverside, California 92501

6883

Olivewood Avenue Widening Prospect to 13th - Parcel 1
Twoood's Orange Grove Tract

GRANT DEED

DOCUMENTARY TRANSFER TAX
\$ _____ None

Signature [Handwritten Signature]
CITY OF RIVERSIDE

APPROVED AS TO FORM
[Handwritten Signature]
DEPUTY CITY ATTORNEY

RAY C. MC CLELLAN and ARDELLE MC CLELLAN, husband and wife

Grantor s

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

Dated August 1 1969

Witnessed By Robert Mills

[Handwritten Signature]
RAY C. MC CLELLAN

ARDELLE MC CLELLAN
[Handwritten Signature]

84044

That portion of Block 7 of D. C. Twogood's Orange Grove Tract as shown by map on file in Book 7, Page 42 of Maps, records of San Bernardino County, California, described as follows:

Commencing at the intersection of the centerlines of Prospect Avenue and Lime Street (formerly South Lime Street) as said streets are shown on said map;

Thence South $60^{\circ} 51' 10''$ East, along the said centerline of Prospect Avenue, 14.05 feet;

Thence South $29^{\circ} 08' 50''$ West, 30.00 feet to the Southwesterly line of Prospect Avenue and the TRUE POINT OF BEGINNING; said point being the beginning of a non-tangent curve, concave Southwesterly and having a radius of 28.50 feet; the initial radial line to said curve bears North $47^{\circ} 49' 12''$ East;

Thence Southerly along said curve, through a central angle of $42^{\circ} 58' 15''$, an arc length of 21.38 feet;

Thence South $0^{\circ} 47' 27''$ West, 132.83 feet;

Thence South $0^{\circ} 42' 12''$ West, 112.33 to the Southwesterly line of said Block 7;

Thence South $60^{\circ} 53' 25''$ East, along said Southwesterly line, 9.90 feet to the Westerly right-of-way line of Olivewood Avenue;

Thence North $7^{\circ} 09' 45''$ East, 125.67 feet to the beginning of a non-tangent curve concave Westerly and having a radius of 270.00 feet; the initial radial line to said curve bears North $88^{\circ} 51' 03''$ East;

Thence Northerly along said curve, through a central angle of $2^{\circ} 56' 34''$, an arc length of 13.87 feet;

Thence North $4^{\circ} 05' 31''$ West, 107.00 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 25.00 feet;

Thence Northwesterly along said curve, through a central angle of $56^{\circ} 45' 39''$, an arc length of 24.77 feet to the said Southwesterly line of Prospect Avenue;

The preceding four courses being along the said Westerly right-of-way line of Olivewood Avenue;

Thence North $60^{\circ} 51' 10''$ West, along the said Southwesterly line of Prospect Avenue, 8.54 feet to the TRUE POINT OF BEGINNING.

Containing 4328 square feet or .099 Acres.

DESCRIPTION APPROVAL

by *[Signature]*
Surveyor

8401A
T1048

LIME ST.

PROSPECT AVE.

OLIVEWOOD

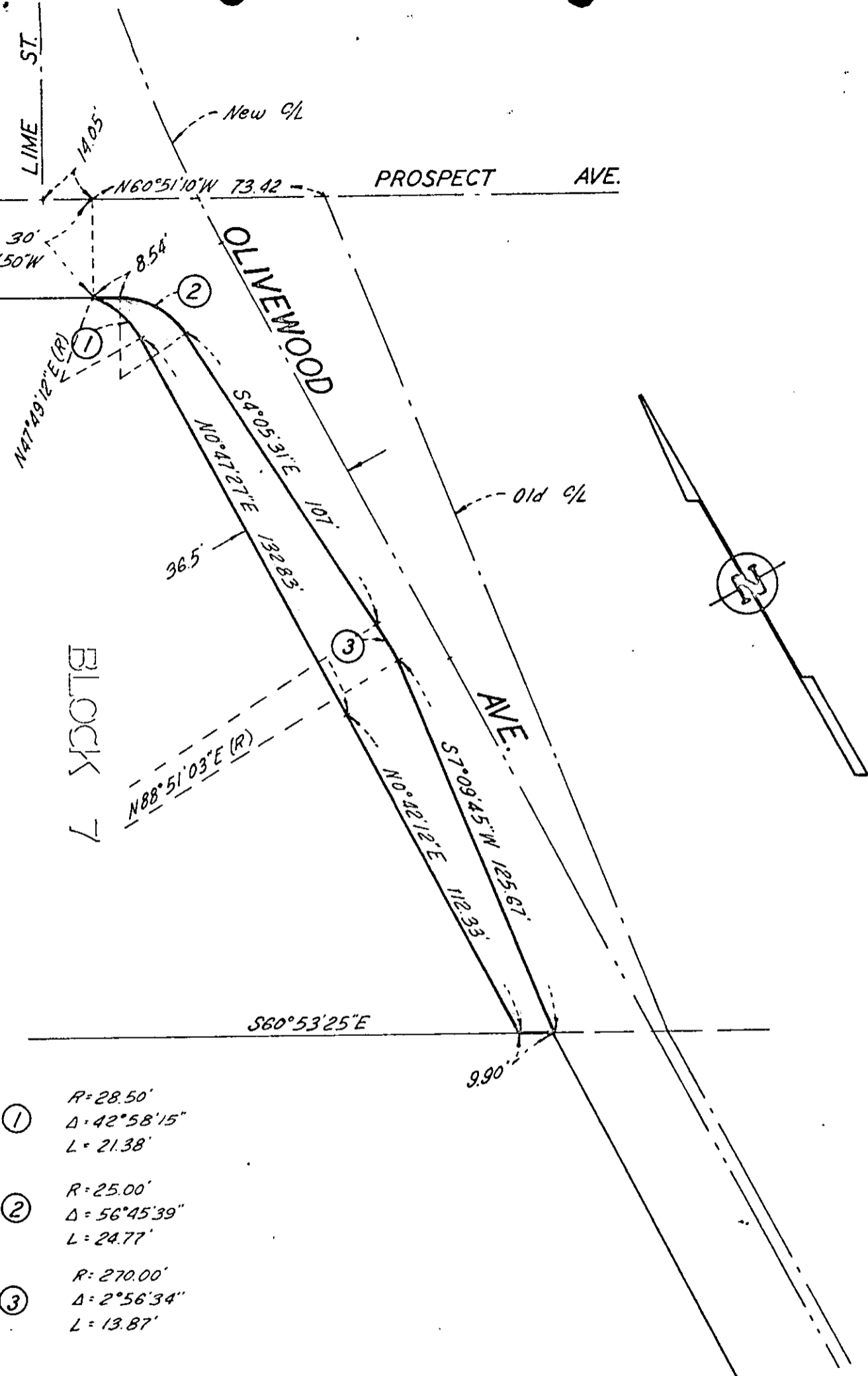
AVE.

TWOGOODS ORANGE GROVE

TRACT

M.B. 7/42 S.B. Co.

BLOCK 7



- ① R=28.50'
Δ=42°58'15\"/>
L=21.38'
- ② R=25.00'
Δ=56°45'39\"/>
L=24.77'
- ③ R=270.00'
Δ=2°56'34\"/>
L=13.87'

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.

2/12
SHEET

SCALE: 1" = 40'

DRAWN 8/14/68 BY BB.

SUBJECT Olivewood Ave. Widening

OF SHEETS

84044

6883

Number, date, identity by account number
no. to be assigned, and year of filing

RECEIVED FOR RECORD

AUG 15 1969

4:51 Min. Past 2 o'clock P M
At Request of
CITY OF RIVERSIDE

Recorded in Official Records
of Riverside County, California

By: *W.M. Dabryk*

Recorder

FEE \$ *1.00*

INDEXED
[Signature]