

Please record on behalf of and for the benefit of the City of Riverside 125400

When recorded mail to:

Property Services Division

3711 Orange Street

Riverside, California 92501

CITY DEED NO. _____

R/S 1069 DOCUMENTARY TRANSFER TAX

\$ _____ None

Signature [Signature]

CITY OF RIVERSIDE

DOCUMENTARY STAMPS AFFIXED \$ _____

DOCUMENTARY TRANSFER TAX

\$ _____ None

Signature _____

CITY OF RIVERSIDE

The real property herein described is in the City of Riverside. APPROVED AS TO FORM

[Signature]
DEPUTY CLERK

DANA C. SMITH, JEAN S. GOODRICH, and GILBERT M. W. SMITH, as tenants in common, DANA D. SMITH, CALVIN GOODRICH, and GILBERT M. W. SMITH, as joint tenants and WALKER SMITH, JR.

and SUZANNE S. STOUT (formerly SUZANNE S. SICKLER) as trustees Grantor _____

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

Handwritten initials

Dated September 30 1969

[Signature]
DANA C. SMITH
[Signature]
JEAN S. GOODRICH
[Signature]
GILBERT M. W. SMITH
[Signature]
DANA D. SMITH
[Signature]
CALVIN GOODRICH
[Signature]
WALKER SMITH, JR., as trustee
[Signature]
SUZANNE S. STOUT, as trustee

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated Sept 30 1969 From [Signature] for [Signature] 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 12-29-68 by Inst. No. 125400, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 10/15/69 [Signature]
Property Manager

and Walker Smith, Jr. and Suzanne Stout as trustees -
For Par Lots 1-22 Par Lot 42 in Block 20 - Par Lot C - all in tract No. 401
Pleasant Addition - Map in book
Page 607 Maps - office of Planning
Records 6974

R/S 1069
CL 122-8

Index
4-5 HB
wall maps

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L-6974

All those portions of Lots 1 through 22, inclusive, that portion of Lot 42, all in Block 20, and that portion of Lot C, all in Tract No. 4 of Riverview Addition to City of Riverside, as per map recorded in Book 7, Page 6 of Maps, in the office of the County Recorder of Riverside County, California, more particularly described as follows:

PARCEL 1: (Jurupa Avenue)

Commencing at the point of intersection of the centerline of Jurupa Avenue, as shown on said Tract No. 4 with the west line of said Tract No. 4, said point being a 1½" iron pipe, as shown by Record of Survey recorded in Book 53, Page 48 of Records of Survey in the office of the County Recorder of Riverside County;

Thence South 89° 54' 51" East along said centerline of Jurupa Avenue, a distance of 1041.10 feet to the beginning of a tangent curve in the centerline of said Jurupa Avenue, concave to the north, having a radius of 3437.87 feet;

Thence North 00° 05' 09" East, radial to said curve, a distance of 40.00 feet to a point in the southerly line of said Block 20 for the TRUE POINT OF BEGINNING, said point being the beginning of a curve, concave to the north, having a radius of 3397.87 feet and being concentric with said curve having a radius of 3437.87 feet;

Thence easterly along said southerly line of Block 20 and along said curve having a radius of 3397.87 feet, to the left, through a central angle of 04° 49' 34", an arc distance of 286.21 feet to a point of compound curvature, with a curve in said southerly line of Block 20, concave to the northwest, having a radius of 165.00 feet, the radial line at said point bears North 04° 44' 25" West;

Thence easterly along said southerly line of Block 20 and along said curve having a radius of 165.00 feet, to the left, through a central angle of 25° 13' 20", an arc distance of 72.63 feet to a point of cusp with a curve, concave to the north, having a radius of 3382.87 feet and being concentric with said curve having a radius of 3437.87 feet, the center of said curve having a radius of 165.00 feet bears North 29° 57' 45" West. The center of said curve having a radius of 3382.87 feet bears North 05° 55' 52" West;

Thence westerly along said curve having a radius of 3382.87 feet, to the right, through a central angle of 06° 01' 01", an arc distance of 355.25 feet to the end thereof;

Thence North 89° 54' 51" West and parallel with the southerly line of said Block 20, a distance of 132.23 feet to a point in the northeasterly line of that certain parcel of land conveyed to The Metropolitan Water District of Southern California by deed recorded in Book 262, Page 194 of Official Records in the office of the County Recorder of Riverside County;

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Handwritten initials and scribbles

Thence South 48° 05' 43" East along said northeasterly line, a distance of 22.50 feet to a point in the southerly line of said Block 20;

Thence South 89° 54' 51" East along said southerly line, a distance of 115.46 feet to the true point of beginning.

PARCEL 2: (Columbus Avenue and Gage Street)

Commencing at the point of intersection of the centerline of Jurupa Avenue, as shown on said Tract No. 4, with the west line of said Tract No. 4, said point being a 1½" iron pipe, as shown by Record of Survey recorded in Book 53, Page 48 of Records of Survey in the office of the County Recorder of Riverside County;

Thence South 89° 54' 51" East along said centerline of Jurupa Avenue, a distance of 1041.10 feet to the beginning of a tangent curve in the centerline of said Jurupa Avenue, concave to the north, having a radius of 3437.87 feet;

Thence North 00° 05' 09" East, radial to said curve, a distance of 40.00 feet to a point in the southerly line of said Block 20, said point being the beginning of a curve, concave to the north, having a radius of 3397.87 feet and being concentric with said curve having a radius of 3437.87 feet;

Thence easterly along said southerly line of Block 20 and along said curve having a radius of 3397.87 feet, to the left, through a central angle of 04° 49' 34", an arc distance of 286.21 feet to a point of compound curvature, with a curve in said southerly line of Block 20, concave to the northwest, having a radius of 165.00 feet, the radial line at said point bears North 04° 44' 25" West;

Thence northerly along the southerly and easterly line of said Block 20 and along said curve having a radius of 165.00 feet, to the left, through a central angle of 102° 37' 23", an arc distance of 295.53 feet to the end thereof;

Thence North 17° 21' 48" West along the easterly line of said Block 20, a distance of 116.08 feet to a point therein for the TRUE POINT OF BEGINNING;

Thence continuing North 17° 21' 48" West along said easterly line, a distance of 53.28 feet to the beginning of a tangent curve in said easterly line, concave to the east, having a radius of 471.68 feet;

Thence northerly along said easterly line and along said curve, to the right, through a central angle of 43° 41' 22", an arc distance of 359.67 feet to the northeast corner of said Block 20, from which the center of said curve bears South 63° 40' 26" East;

Thence South 89° 57' 39" West along the northerly line of said Block 20, a distance of 160.38 feet to a point on a curve, concave to the east, having a radius of 51.00 feet, from which the center of said curve bears North 60° 36' 27" East;

Thence southeasterly along said curve, to the left, through a central angle of 75° 35' 24", an arc distance of 67.28 feet to the end thereof;

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Thence North $75^{\circ} 01' 03''$ East, a distance of 50.00 feet to the beginning of a tangent curve, concave to the south, having a radius of 100.00 feet;

Thence easterly along said curve, to the right, through a central angle of $14^{\circ} 56' 36''$, an arc distance of 26.03 feet to a point of compound curvature with a curve concave to the southwest, having a radius of 14.00 feet, the radial line at said point bears South $00^{\circ} 02' 21''$ East;

Thence southeasterly along said curve having a radius of 14.00 feet, to the right, through a central angle of $112^{\circ} 33' 31''$, an arc distance of 27.50 feet to a point of reverse curvature with a curve, concave to the east, having a radius of 474.68 feet and being concentric with said curve having a radius of 471.68 feet, the radial line at said point bears North $67^{\circ} 28' 50''$ West;

Thence southerly along said curve having a radius of 474.68 feet, to the left, through a central angle of $46^{\circ} 19' 37''$, an arc distance of 383.81 feet to the true point of beginning, from which the center of said curve bears North $66^{\circ} 11' 33''$ East.

PARCEL 3: (Jurupa Avenue and Columbus Avenue)

Commencing at the point of intersection of the centerline of Jurupa Avenue, as shown on said Tract No. 4, with the west line of said Tract No. 4, said point being a $1\frac{1}{2}$ " iron pipe, as shown by Record of Survey recorded in Book 53, Page 48 of Records of Survey in the office of the County Recorder of Riverside County;

Thence South $89^{\circ} 54' 51''$ East along said centerline of Jurupa Avenue, a distance of 1041.10 feet to the beginning of a tangent curve in the centerline of said Jurupa Avenue, concave to the north, having a radius of 3437.87 feet;

Thence North $00^{\circ} 05' 09''$ East, radial to said curve, a distance of 40.00 feet to a point in the southerly line of said Block 20, said point being the beginning of a curve, concave to the north, having a radius of 3397.87 feet and being concentric with said curve having a radius of 3437.87 feet;

Thence easterly along said southerly line of Block 20 and along said curve having a radius of 3397.87 feet, to the left, through a central angle of $04^{\circ} 49' 34''$, an arc distance of 286.21 feet to a point of compound curvature, with a curve in said southerly line of Block 20, concave to the northwest, having a radius of 165.00 feet, the radial line at said point bears North $04^{\circ} 44' 25''$ West;

Thence easterly along said southerly line of Block 20 and along said curve having a radius of 165.00 feet, to the left, through a central angle of $25^{\circ} 13' 20''$, an arc distance of 72.63 feet to a point of cusp with a curve, concave to the north, having a radius of 3382.87 feet and being concentric with said curve having a radius of 3437.87 feet, the center of said curve having a radius of 165.00 feet bears North $29^{\circ} 57' 45''$ West. The center of said curve having a radius of 3382.87 feet bears North $05^{\circ} 55' 52''$ West;

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D.C. 12

Thence easterly along said curve having a radius of 3382.87 feet, to the left, through a central angle of $01^{\circ} 43' 15''$, an arc distance of 101.60 feet to a point of cusp with a curve in the westerly line of said Lot C, concave to the east, having a radius of 10.00 feet for the TRUE POINT OF BEGINNING, the center of said curve having a radius of 3382.87 feet bears North $07^{\circ} 39' 07''$ West. The center of said curve having a radius of 10.00 feet bears South $67^{\circ} 43' 44''$ East;

Thence southerly along said westerly line and along said curve having a radius of 10.00 feet, to the left, through a central angle of $120^{\circ} 04' 11''$, an arc distance of 20.96 feet to a point of compound curvature with a curve in the southerly line of said Lot C, concave to the north, having a radius of 3397.87 feet; the radial line at said point bears North $07^{\circ} 47' 55''$ West;

Thence easterly along said southerly line and along said curve, to the left, through a central angle of $03^{\circ} 26' 06''$, an arc distance of 203.71 feet to a point of compound curvature with a curve in the easterly line of said Lot C, concave to the west, having a radius of 10.00 feet; the radial line at said point bears North $11^{\circ} 14' 01''$ West;

Thence northerly along said easterly line and along said curve having a radius of 10.00 feet, to the left, through a central angle of $120^{\circ} 04' 05''$, an arc distance of 20.96 feet to a point of cusp with a curve having a radius of 3382.87 feet, concave to the north, and being concentric with said curve having a radius of 3437.87 feet, the center of said curve of 10.00 feet bears South $48^{\circ} 41' 54''$ West. The center of said curve having a radius of 3382.87 feet bears North $11^{\circ} 22' 48''$ West;

Thence westerly along said curve having a radius of 3382.87 feet, to the right, through a central angle of $00^{\circ} 08' 38''$, an arc distance of 8.50 feet to a point of compound curvature with a curve concave to the northeast, having a radius of 20.00 feet, the radial line at said point bears North $11^{\circ} 14' 10''$ West;

Thence northwesterly along said curve, having a radius of 20.00 feet, to the right, through a central angle of $78^{\circ} 26' 54''$, an arc distance of 27.38 feet to a point of reverse curvature with a curve, concave to the southwest, having a radius of 333.00 feet; the radial line at said point bears North $67^{\circ} 12' 44''$ East;

Thence northerly along said curve having a radius of 333.00 feet, to the left, through a central angle of $00^{\circ} 43' 41''$, an arc distance of 4.23 feet, to a point of cusp with a curve in the northeasterly line of said Lot C, concave to the northeast, having a radius of 471.68 feet, the center of said curve having a radius of 333.00 feet bears South $66^{\circ} 29' 03''$ West, the center of said curve having a radius of 471.68 feet bears North $23^{\circ} 38' 22''$ East;

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Thence northwesterly along said northeasterly line and along said curve having a radius of 471.68 feet, to the right, through a central angle of $18^{\circ} 20' 45''$, an arc distance of 151.03 feet to a point of reverse curvature with a curve in the northerly line of said Lot C, concave to the south, having a radius of 10.00 feet, the radial line at said point bears North $41^{\circ} 59' 07''$ East;

Thence along said northerly line and along said curve having a radius of 10.00 feet; to the left, through a central angle of $69^{\circ} 30' 04''$, an arc distance of 12.13 feet to a point thereon, from which the center of said curve bears South $27^{\circ} 30' 57''$ East;

Thence South $39^{\circ} 52' 04''$ East, a distance of 58.17 feet to the beginning of a tangent curve, concave to the southwest, having a radius of 267.00 feet;

Thence southeasterly along said curve, to the right, through a central angle of $11^{\circ} 34' 00''$, an arc distance of 53.91 feet to a point of compound curvature with a curve concave to the west, having a radius of 20.00 feet, the radial line at said point bears North $61^{\circ} 41' 59''$ East;

Thence southwesterly along said curve having a radius of 20.00 feet, to the right, through a central angle of $108^{\circ} 56' 03''$, an arc distance of 38.03 feet to a point of compound curvature with a curve concave to the north, having a radius of 3382.87 feet and being concentric with said curve having a radius of 3437.87 feet, the radial line at said point bears North $09^{\circ} 21' 58''$ West;

Thence westerly along said curve having a radius of 3382.87 feet, to the right, through a central angle of $01^{\circ} 42' 51''$, an arc distance of 101.21 feet to the true point of beginning, from which the center of said curve bears North $07^{\circ} 39' 07''$ West.

DESCRIPTION APPROVAL

By George P. Hitchcock 9/14/69 by
Surveyor

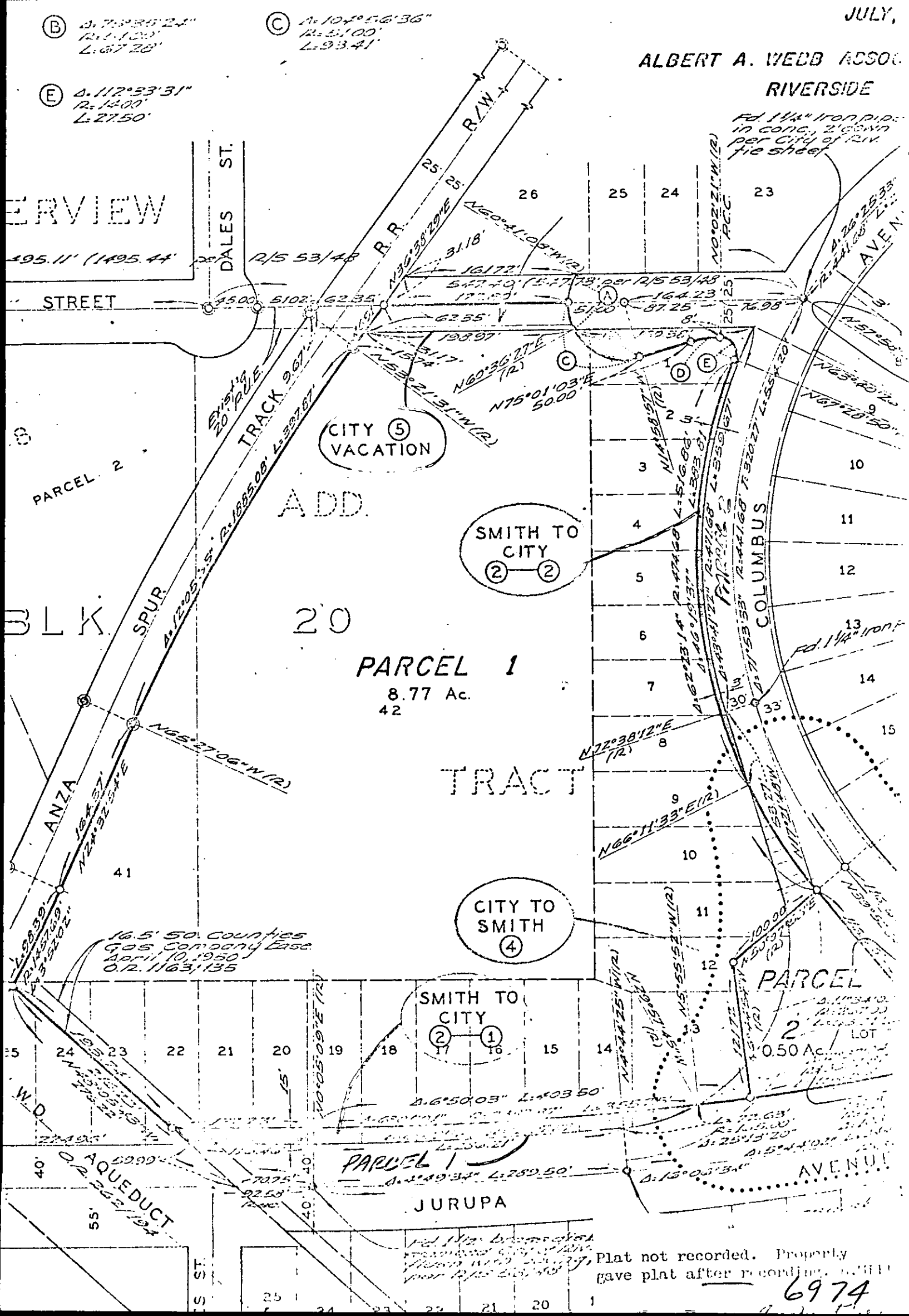
6974

LOTS 1-11 AND PART OF LOTS 12 AND 13 OF TRACT NO. 4 OF THE RIVERSIDE PER MAP BOOK 7, RECORDS III SECTION 39, T.2 S. LA SIERRA PER MAP BOOK 6, RECORDS III SECTION 39, T.2 S.

JULY,

ALBERT A. WEBB ASSOC.
RIVERSIDE

Fd. 1 1/4" Iron pipe in conc. 2' dia. per City of Riv. tie sheet



(B) $\Delta = 75^{\circ}35'22''$
 $R = 1400'$
 $L = 67'28''$

(E) $\Delta = 112^{\circ}33'31''$
 $R = 1400'$
 $L = 27'50''$

(C) $\Delta = 104^{\circ}56'36''$
 $R = 5100'$
 $L = 93'41''$

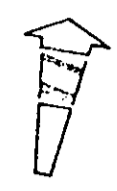
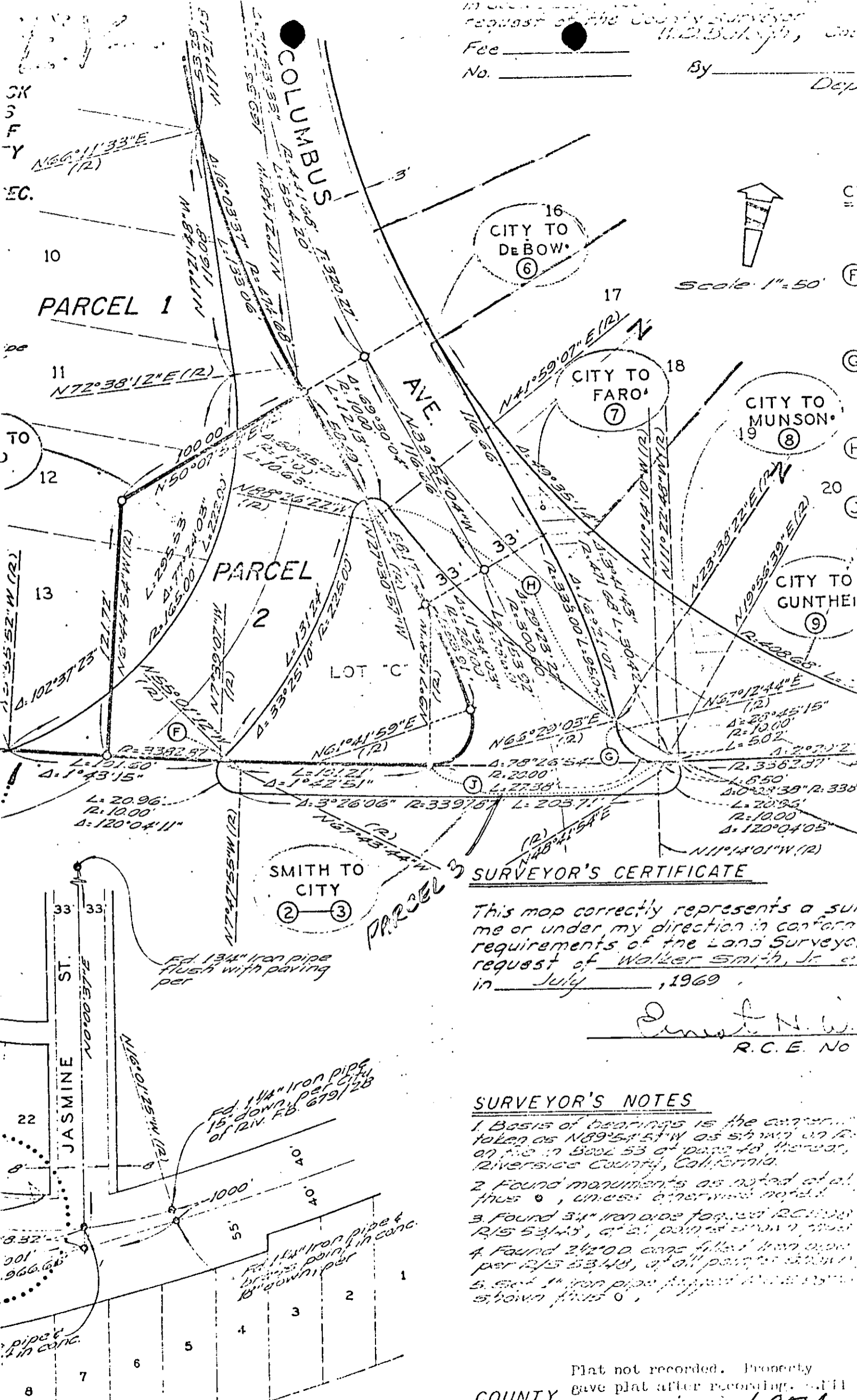
PARCEL 1
8.77 Ac.
42

PARCEL 2
0.50 Ac.

Plat not recorded. Property gave plat after recording. 6974

6974

In accordance with the request of the County Surveyor
 Fee _____
 No. _____ By _____ Dep



Scale 1" = 50'

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made or under my direction in conformity with the requirements of the Land Surveyors Act, Chapter 107, Section 10700, of the Statutes of the State of California, at the request of Walker Smith, Jr. on July 15, 1969.

Ernest H. W.
 R.C.E. No. _____

SURVEYOR'S NOTES

1. Basis of bearings is the meridian taken as N89°54'54"W as shown on R/S 27 on page 53 of page 48, thereof, Riverside County, California.
2. Found monuments as noted at all, thus 0, unless otherwise noted.
3. Found 3/4" iron pipe found at R/S 27 on page 53 of page 48, at all points shown, thus.
4. Found 2 1/2" o.d. conc. filled iron pipe per R/S 27 on page 53 of page 48, at all points shown.
5. Set 1" iron pipe found at all points shown thus 0.

Plat not recorded. Property gave plat after recording. 6974

COUNTY _____

129202

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

RECEIVED FOR RECORD

DEC 18 1969
5 Min. Part 3 o'Clock M
At Request of
CITY CLERK

Recorded in Official Records
of Riverside County, California

W. W. DeLoach

Recorder

FEE \$

INDEXED

10/21/70

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