

AFTER RECORDATION RETURN TO:

City Clerk's Office
City of Riverside-City Hall
3711 Orange St.
Riverside, Calif. 92501

DOCUMENTARY TRANSFER TAX

\$ None

Signature *Austin T. Courson*
CITY OF RIVERSIDE

APPROVED AS TO FORM

Raymond K. Hoff
DEPUTY CITY ATTORNEY

GRANT DEED

Parcel # 44 -Olivewood Ave. Wide.
Prospect to 13th

7246

AUSTIN T. COURSON and SYLVIA H. COURSON, 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: --

That portion of Lot 3 of Bedford Place as shown by map on file in
Book 2, Page 10 of Maps, records of Riverside County, California described
as follows:

Commencing at the intersection of the centerlines of Fourteenth
Street and Olivewood Avenue as said intersection is shown on Record of
Survey on file in Book 33, Page 44 of Records of Survey, records of said
County;

Thence South 29° 11' 01" West, along the said centerline of
Olivewood Avenue, 236.48 feet;

Thence North 60° 48' 59" West, 40.00 feet to the TRUE POINT OF
BEGINNING, said point being the beginning of a non-tangent curve,
concave northwesterly and having a radius of 403.50 feet; the initial
radial line to said curve bears South 60° 48' 59" East;

Thence Northeasterly along said curve, through a central angle of
7° 36' 45", an arc distance of 53.61 feet to the Northeasterly line of
said lot;

Thence South 60° 52' 03" East, along said Northeasterly line,
18.56 feet to the most easterly corner of said lot;

Thence South 29° 11' 01" West, along the southeasterly line of
said lot, a distance of 60.00 feet to the most southerly corner of
said lot;

Thence North 60° 52' 03" West, along the southwesterly line of
said lot, a distance of 15.00 feet;

Thence North 29° 11' 01" East, 6.54 feet to the TRUE POINT OF
BEGINNING.

Containing 963 square feet or .022 Acres.

DESCRIPTION APPROVAL

by *E. Lind. Pinter 672768* by *BB*
Surveyor

Dated NOVEMBER 25, 1970

WITNESS: *Richard H. Andrey*

Austin T. Courson
AUSTIN T. COURSON

Sylvia H. Courson
SYLVIA H. COURSON

CL 304-418 (6/66)

7246

FOURTEENTH
N60°52'03"W

N60°50'08"W
68.70'

ST.

33'

3.31'
S60°52'03"E

4.83'
S29°08'36"E

S10°34'19"W
69.69'

N29°11'01"E
133.03'

PLACE
M.B. 2/10 Riv. Co

N60°52'03"W
43.88'

Proposed E

S29°11'01"W
236.48'

AVE.

BEDFORD

S68°34'23"E (R)
S68°25'44"E (R)
18.56'

S60°52'03"E

N29°11'01"E
6.54'

S60°48'59"E (R)

N10°11'01"W
60.00'

S22°48'59"W
90.00'

OLIVEWOOD

15.00'
N60°52'03"W

25'

35'

CURVE DATA

NO.	R	Δ	L
1	403.50	7°36'45"	53.61'
2	396'	10°51'18"	75.02'

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.

7246.

124734

Microfilm recording from 4-1-53. Book and page
no longer assigned. Identify by account number
and year of filing.

RECEIVED FOR RECORD

DEC 11 1970

[Signature]
Min. Post *[Signature]* o'clock M

At Request of
CITY CLERK

Recorded in Official Records
of Riverside County, California

W. W. Walsh

Recorder

FEE \$ *[Signature]*

[Signature]

7240