

75284

When recorded mail to:

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

Grant Deed - Central Ave. Ext.

DOCUMENTARY TRANSFER TAX
\$ None
Signature [Signature]
CITY OF RIVERSIDE

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

RECEIVED FOR RECORD

JUL 9 1971

20 Min. Past 10 o'clock A.M.
CITY OF RIVERSIDE

Recorded in Official Records
of Riverside County, California

[Signature]
Recorder

FEE \$ [Amount]

INDEXED

[Handwritten mark]

FOR RECORDER'S OFFICE USE ONLY

CITY DEED NO. _____

GRANT DEED

APPROVED AS TO FORM
[Signature]

7381

JACOB VERNON MILLER and GLADYS V. MILLER, husband and wife, as joint
tentants, _____, 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 the northeast quarter of the southwest quarter
of Section 36, Township 2 South, Range 5 West, San Bernardino Meridian,
described as follows:

Commencing at the point of intersection of the centerline of
Central Avenue with the centerline of Fairview Avenue, as shown on the
map of Victoria Ranch on file in Book 4, Page 59 of Maps, Records of
Riverside County, California; said point being North 88° 58' 00" East,
1,487.05 feet (formerly recorded 1,489.8 feet) from the northwest
corner of said southwest quarter;

Thence North 88° 58' 00" East, along said centerline of Central
Avenue, 15.89 feet to the most west corner of that certain parcel of
land conveyed to the City of Riverside, by deed recorded August 18,
1967, as Instrument No. 72830, Official Records of said County;

Thence North 18° 16' 00" East (formerly recorded North 19° 16' 00"
East), along the northwest line of said parcel of land, a distance of
16.09 feet to the most north corner of said parcel of land and to the
beginning of a non-tangent curve, concave southwest, having a radius
of 650.00 feet; the initial radial line of said curve bears North
17° 48' 14" East;

Thence southeast along said curve, an arc length of 207.47 feet,
thru a central angle of 18° 17' 16";

Thence South 53° 54' 30" East, along a line tangent to said curve,
84.19 feet to the beginning of a tangent curve, concave southwest,
having a radius of 650.00 feet;

Thence southeast along said curve, an arc length of 118.70 feet,
thru a central angle of 10° 27' 48" to the northwest line of that
portion of Fairview Avenue dedicated and accepted by the City of
Riverside by Resolution No. 9532 recorded October 5, 1962, as Instrument
No. 93110, Official Records of said County; the preceding three courses
being along the northeast line of that certain parcel of land conveyed
to the City of Riverside by deed recorded November 27, 1941, in Book
523 of Deeds, at Page 321 thereof, Official Records of said County;

Thence North 86° 49' 30" East (recorded as North 86° 50' 00"
East), 113.67 feet;

Thence North 68° 30' 40" East (recorded as North 68° 33' 00"
East), 51.70 feet to the southwest line of that certain parcel of land
conveyed to Jacob Vernon Miller et ux by deed recorded April 1, 1954,
as Instrument No. 16177, Official Records of said County, and the TRUE
POINT OF BEGINNING;

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Thence continuing North 68° 30' 40" East, 0.99 feet;
 Thence North 55° 43' 20" East (recorded as North 55° 48' 00"
 East), 51.25 feet;
 Thence North 47° 05' 20" East (recorded as North 47° 08' 00"
 East), 166.02 feet;
 Thence North 28° 36' 25" East (recorded as North 28° 41' 00"
 East), 29.72 feet to the south line of Fairview Avenue as shown on the
 hereinabove described map; said south line being parallel with and
 distant south 25.00 feet as measured at right angles to the north
 line of said southwest quarter; the preceding six courses being
 along said northwest line of that portion of Fairview Avenue dedicated
 and accepted by said Resolution No. 9532;
 Thence North 88° 58' 00" East, along said south line, 57.50
 feet to the northwest line of the Gage Canal;
 Thence South 15° 04' 40" West (recorded as South 15° 11' 00"
 West), 0.11 feet;
 Thence South 28° 36' 25" West (recorded as South 28° 41' 00"
 West), 66.19 feet;
 Thence South 47° 05' 20" West (recorded as South 47° 08' 00"
 West), 177.93 feet;
 Thence South 55° 43' 20" West (recorded as South 55° 48' 00"
 West), 60.63 feet;
 Thence South 68° 30' 40" West (recorded as South 68° 33' 00"
 West), 11.46 feet to the southeast prolongation of said southwest
 line; the preceding five courses being along said northwest line
 of the Gage Canal;
 Thence North 15° 56' 00" West, along said southeast prolongation,
 50.24 feet to the TRUE POINT OF BEGINNING.

DESCRIPTION APPROVAL

William K. Macfarlane 5/20/71 by *EM*
 for Surveyor

Dated June 18, 1971

Jacob Vernon Miller
 JACOB VERNON MILLER

Witnessed by:
William K. Macfarlane

Gladys V. Miller
 GLADYS V. MILLER

STATE OF CALIFORNIA,

COUNTY OF Riverside

ss.

ON July 6, 1971

before me, the undersigned, a Notary Public in and for said State, personally appeared
William K. Macfarlane

personally known to me to be the person whose name is subscribed to the within Instrument, as a Witness
 thereto, who being by me duly sworn, deposes and says:

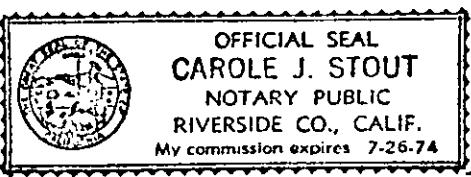
That he resides in Riverside County
 and that he was present and saw Jacob Vernon Miller and Gladys V. Miller

personally known to him to be the same person S described in and whose name S subscribed
 to the within and annexed Instrument as Part ies thereto, execute and deliver the
 same, and they acknowledged to said affiant that they executed the same;
 and that said affiant subscribed his name thereto as a Witness.

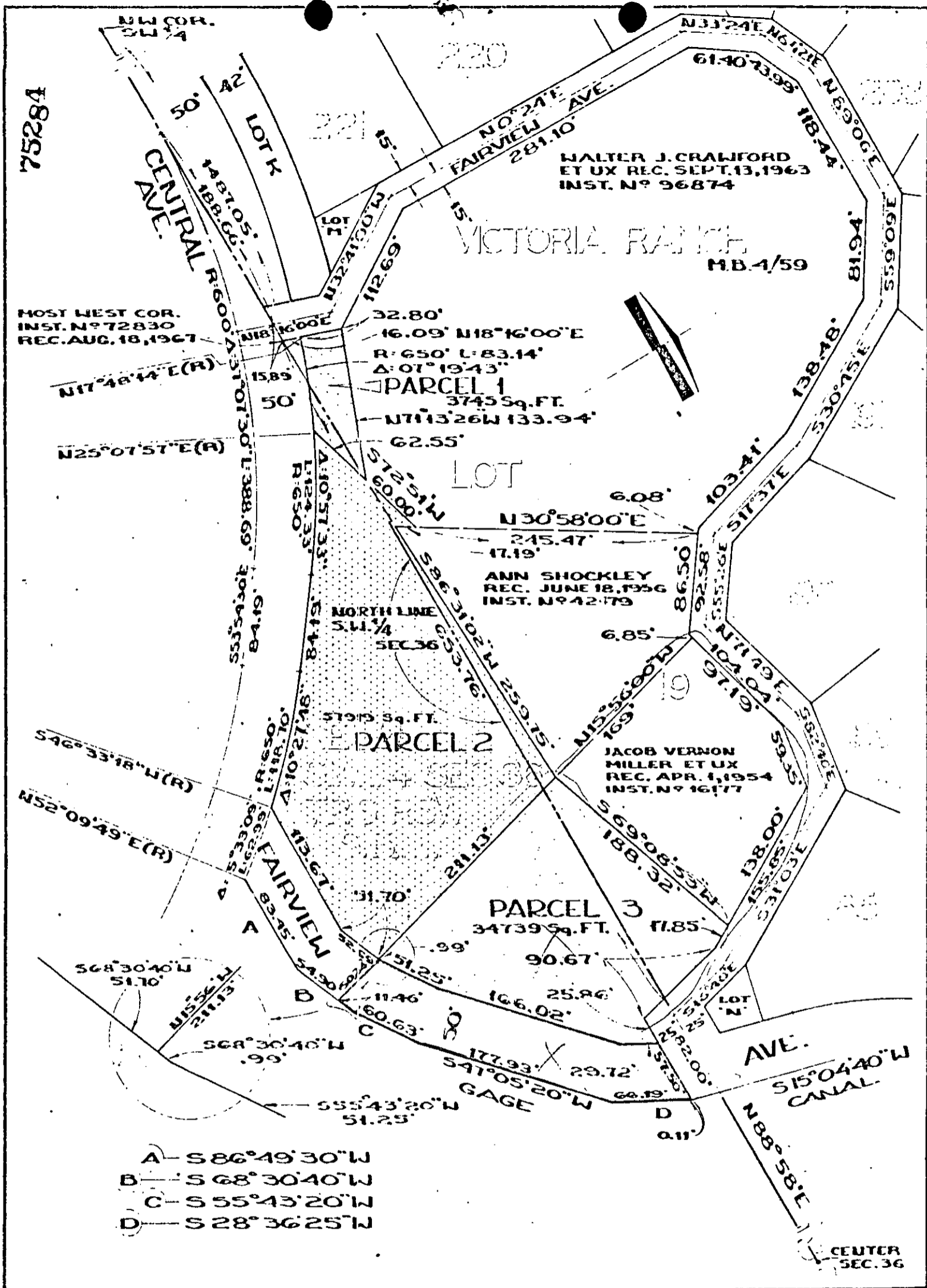
WITNESS my hand and official seal.

Carole J. Stout
 Carole J. Stout

Notary Public in and for said State.



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- A - S 86° 49' 30" W
- B - S 68° 30' 40" W
- C - S 55° 43' 20" W
- D - S 28° 36' 25" W

CITY OF RIVERSIDE, CALIFORNIA

AM 1-39
1-40

**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.

SHEET
ONE
OF SHEETS

SCALE: 1" = 100'

DRAWN 11 18 70 BY ME

SUBJECT CENTRAL AVE. EXT.

ACCT. 392