

88197

When recorded mail to:

City Clerk's Office  
City of Riverside  
City Hall  
3711 Orange St.  
Riverside, Calif. 92501  
  
Grant Deed -- R-94-701

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

CITY DEED NO. \_\_\_\_\_

GRANT DEED

JOHN P. STRADER

APPROVED AS TO FORM  
[Signature]  
DEPUTY CITY ATTORNEY

7412

\_\_\_\_\_, 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:

That portion of Lot 22 of the Bixmill Tract, as per map on file  
in Book 16, pages 28, 29 and 30, of Maps, Records of Riverside  
County, California, described as follows:

BEGINNING at the Southwest corner of Lot 53, Arlington North  
Subdivision Unit No. 1, as per map on file in Book 26, pages 38,  
39 and 40 of Maps, Riverside County Records;  
Thence South 79° 26' 40" East, along the Southerly line of said  
Lot 53, a distance of 3.05 feet to a point 33.00 feet east, measured  
at right angles, from the centerline of Ben Lomond Way;  
Thence South 0° 29' 20" West, parallel with said centerline,  
364.62 feet to the beginning of a tangent curve, concave Northeasterly  
and having a radius of 20.00 feet;  
Thence Southeasterly along said curve, through a central angle  
89° 59' 20", an arc distance of 31.41 feet to a point in the North  
line of Arlington Avenue, 110.00 feet in width;  
Thence North 89° 30' 00" West along said North line, 3.00 feet  
to the beginning of a tangent curve, concave Northeasterly, and  
having a radius of 20.00 feet;  
Thence Northwesterly along last mentioned curve, through a  
central angle 89° 59' 20", an arc distance of 31.41 feet to the east  
line of said Ben Lomond Way;  
Thence North 0° 29' 20" East, along said east line, 365.15  
feet to the POINT OF BEGINNING.

APPROVAL  
5/13/74  
[Signature]  
SUTTOR

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

RECEIVED FOR RECORD  
30 AUG 6 1974  
Min. Past o'clock M  
At Request of  
CITY OF RIVERSIDE  
Recorded in Official Records  
of Riverside County, California  
W.H. Balogh  
FEE \$ [Signature]

FOR RECORDER'S OFFICE USE ONLY

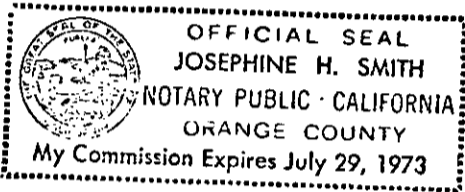
7412

STATE OF CALIFORNIA,

COUNTY OF Orange

ss.

ON June 28th, 1971,  
before me, the undersigned, a Notary Public in and for said State, personally appeared  
John P. Strader



\_\_\_\_\_ known to me,  
to be the person whose name is subscribed to the within Instrument,  
and acknowledged to me that he executed the same.

WITNESS my hand and official seal.

Josephine H. Smith  
Notary Public in and for said State.

ACKNOWLEDGMENT—General—Wolcotts Form 233—Rev. 3-64

88497

Dated 28 JUNE 1971

John P. Strader  
JOHN P. STRADER

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or  
Grant dated 6/28/71 from John P. Strader

for Por. of Lot 22 of Bixmill Tr. map on file in book 16, page 28, 29 & 30,  
Rec. of Riv. Co.

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 12-29-66 by Inst. No. 123460, Riverside County Records, and the Grantee hereby  
consents to recordation of this instrument through the undersigned.

Dated 8/6/71

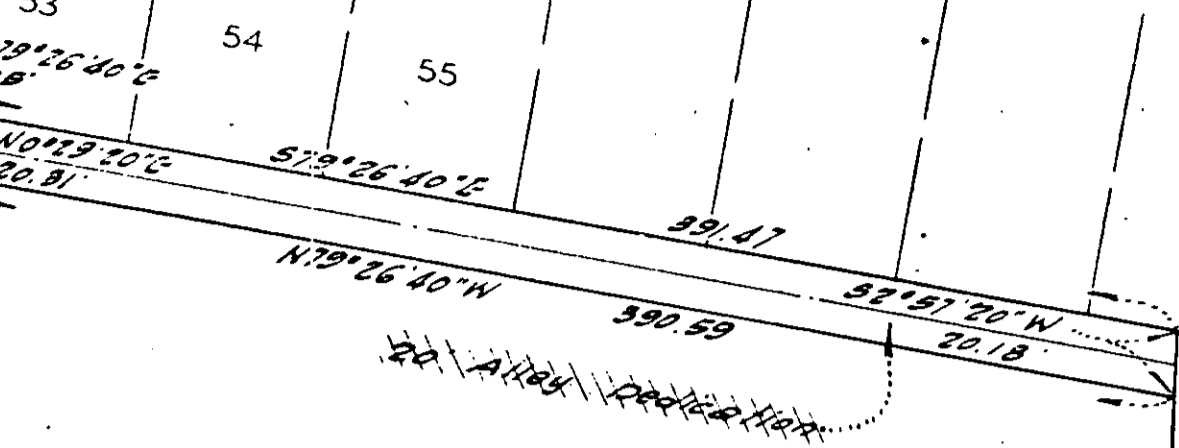
[Signature]  
Property Services Manager

7412

ARLINGTON NORTH SUB UNIT NO J  
MB 24/38,39,40

LOMOND

BEN



BIXMILL

TRACT  
MB 14/28-30

FOR. LOT 22

9' Additional Dedication  
To BEN LOMOND WAY

EAST LINE PER INST # 36846 4.8.71 O.R.

ARLINGTON AVENUE

CITY OF RIVERSIDE, CALIFORNIA

6/8-1

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 /

SCALE: 1" = 60'

DRAWN 5/24/71 BY

SUBJECT STREET & ALLEY DEDICATION

OF / SHEETS

2112