

No Fee - 6103 Government Code

46118

When recorded mail box
City Clerk's Office
City of Riverside
City Hall
3711 Orange Street
Riverside, California 92501
Van Buren Blvd. Widening

DOCUMENTARY TRANSFER TAX
\$ 17 None
Signature [Signature]
CITY OF RIVERSIDE

CITY DEED NO. _____

GRANT DEED

ERROL K. FLEMING and ALEXANDER PATRICK FLEMING, 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:

All that portion of Lot 5, Block 25 1/4 of ARLINGTON HEIGHTS
as shown by map recorded in Book 11, Pages 20 and 21 of
Maps, Records of San Bernardino County, California, described
as follows:

Commencing at a point in the centerline of Van Buren
Boulevard (80.00 feet wide) which bears South 34° 00' 00"
East, 1117.32 feet from the centerline of Dufferin Avenue
(80.00 feet wide);

Thence North 56° 00' 00" East, 66.00 feet to the beginning
of a curve concave northeast, having a radius of 1063.96 feet
and being tangent to a line that bears South 34° 00' 00"
East;

Thence southeast along said curve, an arc length of 286.64
feet thru a central angle of 15° 26' 10" to a point in the
southeast line of Lot 3, Block 25 1/4 of said ARLINGTON
HEIGHTS; last mentioned point being the TRUE POINT OF
BEGINNING;

Thence North 56° 00' 21" East, along said southeast line,
3.06 feet;

Thence South 54° 00' 00" East, 166.14 feet;

Thence South 64° 00' 00" East, 215.04 feet;

Thence South 74° 59' 39" East, 70.00 feet to a point in a
line that is parallel with and distant 133.00 feet northwest
as measured at right angles to the northwest line of the
Gage Canal right of way (50.00 feet wide); last mentioned
point being in a curve concave south and having a radius of
357.60 feet (recorded 360.00 feet); a radial line to last
mentioned point bears North 14° 47' 09" West;

Thence southwest, along said parallel line and last mentioned
curve, an arc length of 67.71 feet thru a central angle of
10° 50' 53" to a tangent line;

RECEIVED FOR RECORD

APR 10 1972

10 Min. Past 3 o'clock PM

CITY OF RIVERSIDE

Book 1972, Page 46118
Recorded in Official Rec. of
Riverside County, California

W.H. Dwyer Recorder

FEES \$2.00

INDEXED

FOR RECORDER'S OFFICE USE ONLY

APPROVED AS TO FORM
[Signature]
ASST. CITY ATTORNEY

7576

D-7576

DESCRIPTION APPROVAL
by George P. [Signature] 3/13/72
Surrey

Containing 1.1486 acres

~~ERROL V. BLFVING~~

ALEXANDER PATRICK FLEMING

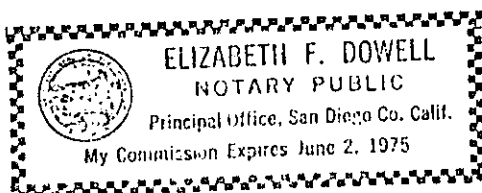
COUNTY OF_

SS

Elizabeth J. Dowell

Notary Public in and for said State.

D-7576



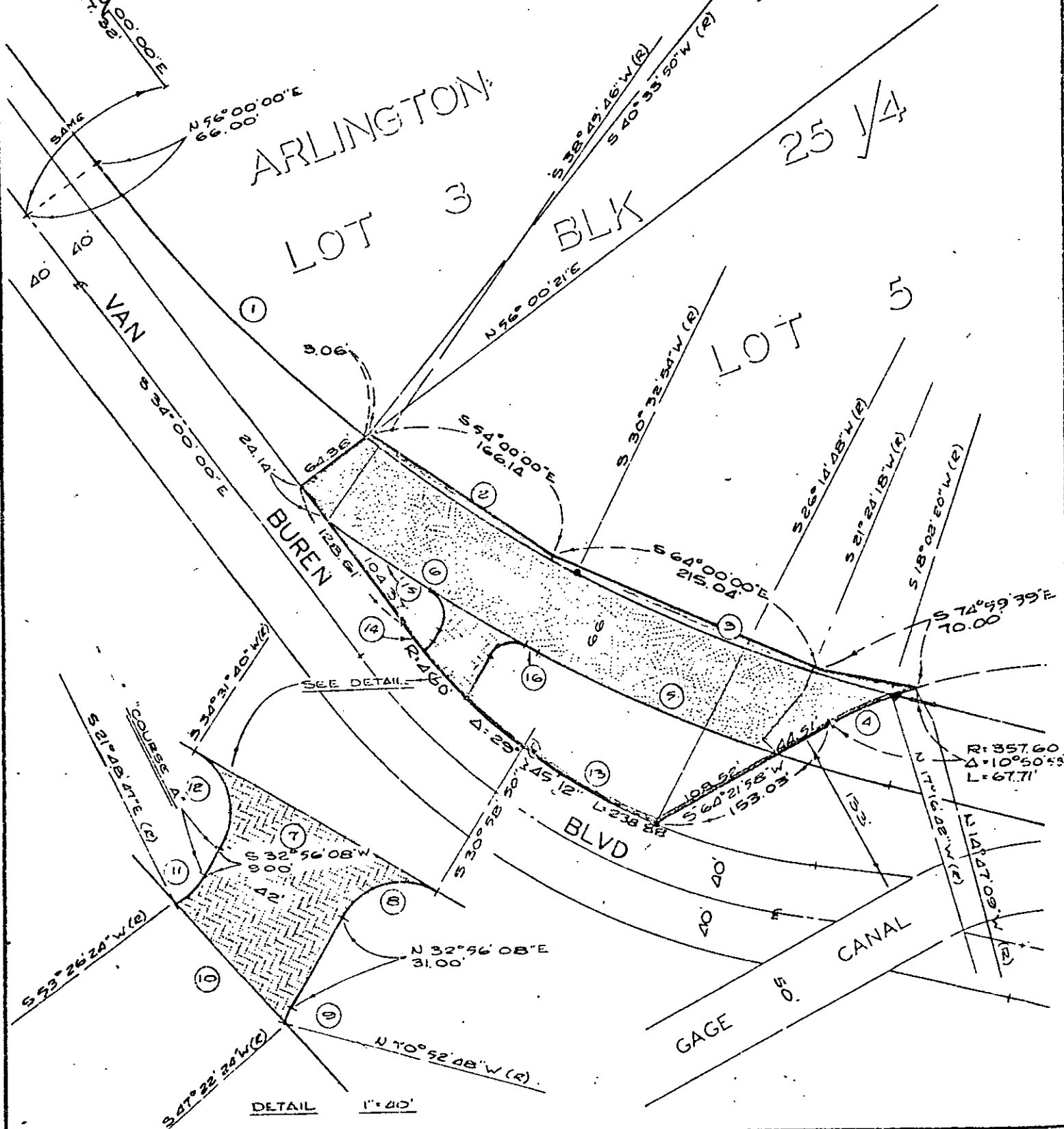
46118

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DUFFERIN AVE

CURVE		DATA	
NO	R	Δ	L
1	1063.96	15°26'10"	286.64
2	1063.96	10°00'58"	185.88
3	1167.80	12°30'34"	254.78
4	357.60	8°21'20"	52.16
5	1233.00	9°08'36"	196.76
6	1336.04	8°12'52"	191.53
7	1336.04	3°32'50"	82.72
8	21.00	88°02'42"	32.27
9	21.00	13°48'56"	5.06
10	460.00	6°04'00"	48.71
11	21.00	35°15'05"	12.92
12	21.00	38°22'28"	32.30
13	460.00	21°07'36"	163.62
14	460.00	2°33'36"	20.55
15	1336.04	4°14'06"	98.75
16	1336.04	0°25'56"	10.08

HEIGHTS
MB 11/20-21 586



CITY OF RIVERSIDE, CALIFORNIA

AM 5/56

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

SCALE: 1" = 100'

DRAWN 9-21-71

BY JLD

SUBJECT VAN BUREN BLVD WIDENING

OF 24 SHEETS

D-7576