

No Fee - 6103 Govern.  
80725

deducted from...

City Clerk's Office  
City of Riverside  
City Hall, 3711 Orange St.  
Riverside, Calif. 92501  
Van Buren Widening

80725

RECEIVED FOR REC...

JULY

City of Riverside  
CITY OF RIVERSIDE

Book 1972, P...

W.H.S.

FEE \$...

DOCUMENTARY TRANSFER TAX  
 \$ \_\_\_\_\_ None  
 Signature Mark Hill  
 CITY OF RIVERSIDE

FOR RECORDER'S OFFICE USE ONLY

7651

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

GRANT DEED

DONALD D. RANDALL and JEAN E. RANDALL, husband and wife and  
C. L. FENDER and ESTHER FENDER 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:

All those portions of Lots 10, 11, 12 & 13 of VAN BUREN HEIGHTS as shown by map on file in Book 8, Page 3 of Maps, Records of Riverside County, California described as follows:

PARCEL 1

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 472.63 feet thru a central angle of 25° 27' 06" to the beginning of a compound curve concave northeast and having a radius of 1167.00 feet;  
 Thence southeast, along said compound curve, an arc length of 270.43 feet thru a central angle of 13° 16' 38" to a tangent line;  
 Thence South 72° 43' 44" East, along said tangent line, 974.50 feet to a point in the southeast line of the Gage Canal right of way (50.00 feet wide) and to the TRUE POINT OF BEGINNING; said southeast line being a curve concave northwest and having a radius of 157.00 feet; a radial line to last mentioned point bears South 40° 47' 16" East;  
 Thence northeast, along said southeast line and last mentioned curve, an arc length of 36.68 feet thru a central angle of 13° 23' 08" to a tangent line;  
 Thence North 35° 49' 36" East, continuing along said southeast line and along said tangent line, 50.00 feet;  
 Thence South 3° 18' 13" East, 54.30 feet;  
 Thence South 69° 11' 32" East, 100.00 feet;  
 Thence South 61° 49' 42" East, 101.40 feet to a point hereinafter described as Point "A";  
 Thence South 69° 11' 51" East, 120.29 feet to a point in the northeast line of said Van Buren Boulevard; said northeast line bears

80735

concave southwest and having a radius of 540.00 feet; a radial line to last mentioned point bears North 14° 56' 51" East;

Thence west and southwest, along said northeast line of Van Buren Boulevard and last mentioned curve, an arc length of 344.92 feet thru a central angle of 36° 35' 51" to a tangent line;

Thence South 68° 21' 00" West, continuing along said northeast line and along last mentioned tangent line, 21.45 feet to the beginning of a tangent curve concave north and having a radius of 460.00 feet;

Thence southwest, continuing along said northeast line and along last mentioned curve, an arc length of 309.25 feet thru a central angle of 38° 31' 09" to a point in said southeast line of the Gage Canal right of way; last mentioned southeast line being a curve concave north and having a radius of 173.09 feet; a radial line of said 173.09 foot curve to last mentioned point bears South 7° 20' 50" West;

Thence northeast, along said southeast line of the Gage Canal right of way and last mentioned curve, an arc length of 121.73 feet thru a central angle 40° 17' 44" to a tangent line;

Thence North 57° 03' 06" East, continuing along last mentioned southeast line and along last mentioned tangent line, 209.44 feet to the beginning of a tangent curve concave northwest and having a radius of 157.00 feet;

Thence northeast, continuing along last mentioned southeast line and along last mentioned curve, an arc length of 21.48 feet thru a central angle of 7° 50' 22" to said TRUE POINT OF BEGINNING. Containing an area of 1.0401 acres.

PARCEL 2

Commencing at Point "A" hereinbefore described;

Thence South 13° 27' 17" West, 107.40 feet to a point in the southwest line of Van Buren Boulevard; last mentioned point being the TRUE POINT OF BEGINNING;

Thence South 57° 34' 34" East, 456.60 feet;

Thence South 70° 29' 31" East, 42.79 feet;

Thence South 41° 18' 42" East, 109.32 feet;

Thence South 32° 41' 13" East, 48.25 feet;

Thence South 39° 52' 52" East, 201.72 feet;

Thence South 47° 03' 58" East, 23.23 feet to the northwest line of that certain parcel of land conveyed to Francis P. Locke, a married man, by deed recorded October 22, 1971 as Instrument No. 121081, Official Records of said Riverside County;

Thence North 51° 25' 47" East (recorded North 51° 08' 17" East) along said northwest line, 11.75 feet to a point in said southwest line of Van Buren Boulevard; said southwest line being a curve concave northeast and having a radius of 1040.00 feet; a radial line to last mentioned point bears South 48° 58' 19" West;

Thence northwest, along said southwest line and last mentioned curve, an arc length of 3.84 feet thru a central angle of 0° 12' 41" to a tangent line;

Thence North 40° 49' 00" West, continuing along said southwest line and along last mentioned tangent line, 505.95 feet to the beginning of a tangent curve concave southwest and having a radius of 460.00 feet;

Thence northwest, continuing along said southwest line and along said curve, an arc length of 393.03 feet thru a central angle of 48° 57' 13" to said TRUE POINT OF BEGINNING.

Containing an area of 0.6376 acres

PARCEL 3

Commencing at the hereinbefore described Point "A";

Thence South 69° 11' 51" East, 120.29 feet to a point in the northeast line of said Van Buren Boulevard; said northeast line being a curve concave southwest and having a radius of 540.00 feet; a radial line to last mentioned point bears North 14° 56' 51" East;

Thence southeast, along said northeast line and said curve, an arc length of 322.67 feet thru a central angle of 34° 14' 09" to a tangent line;

Thence South 40° 49' 00" East, continuing along said northeast line and along said tangent line, 40.98 feet to the TRUE POINT OF BEGINNING.

D. 765-1

80735

Thence South 57° 18' 04" East, 102.20 feet;  
Thence South 26°-39' 48" East, 118.60 feet to said northeast  
line of Van Buren Boulevard;  
Thence North 40° 49' 00" West, along said northeast line,  
213.00 feet to said TRUE POINT OF BEGINNING.  
Containing an area of 0.0709 acres

DESCRIPTION APPROVAL  
by George P. Hutchinson, 929775, by order  
Surveyor

Dated MAY 6, 1972

Donald D. Randall  
DONALD D. RANDALL

Jean E. Randall  
JEAN E. RANDALL

C. L. Fender  
C. L. FENDER

STATE OF CALIFORNIA,  
COUNTY OF ORANGE } ss.

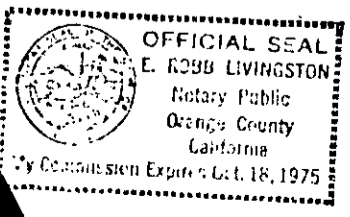
ON MAY 6, 1972  
before me, the undersigned, a Notary Public in and for said State, personally appeared

C. L. FENDER AND ESTHER FENDER

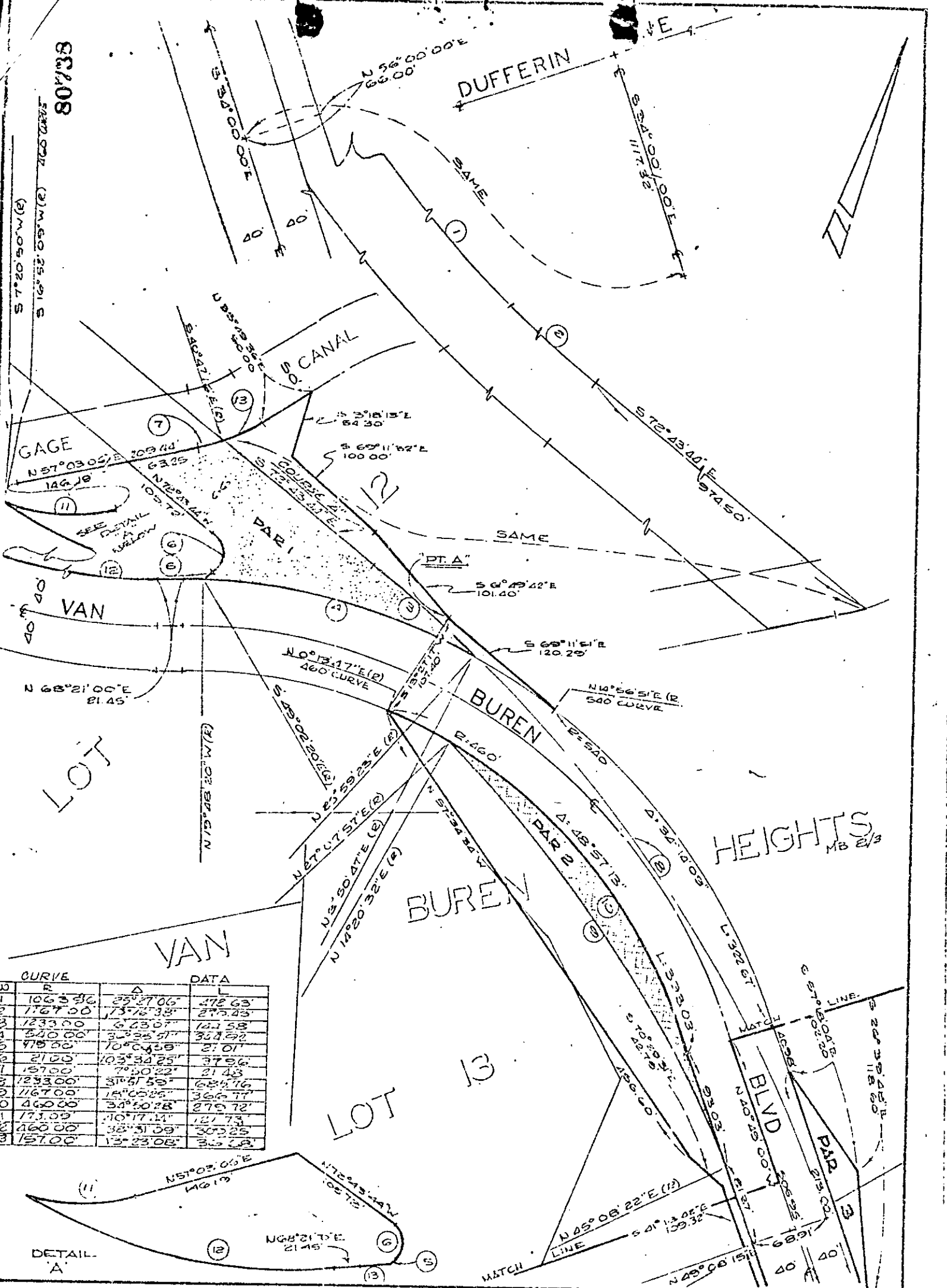
known to me,  
to be the persons whose names ALL subscribed to the within instrument,  
and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

Errol Light  
Notary Public in and for said State.



D-1657



NO	R	Δ	DATA
1	106' 3.36'	25° 27' 06"	472.63'
2	1767' 00'	173° 75' 38"	275.43'
3	1233' 00'	6° 23' 01"	141.58'
4	340' 00'	30° 25' 51"	357.62'
5	475' 52'	10° 04' 35"	27.01'
6	21' 00'	103° 34' 25"	37.96'
7	137' 00'	7° 50' 22"	21.43'
8	1233' 00'	31° 51' 59"	624.16'
9	1167' 00'	18° 05' 25"	366.77'
10	460' 00'	34° 50' 28"	275.72'
11	173' 00'	10° 17' 11"	121.73'
12	460' 00'	38° 51' 09"	303.25'
13	157' 00'	13° 23' 08"	33.28'

CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED  
IN THE ATTACHED DOCUMENT

APR 5/60

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'

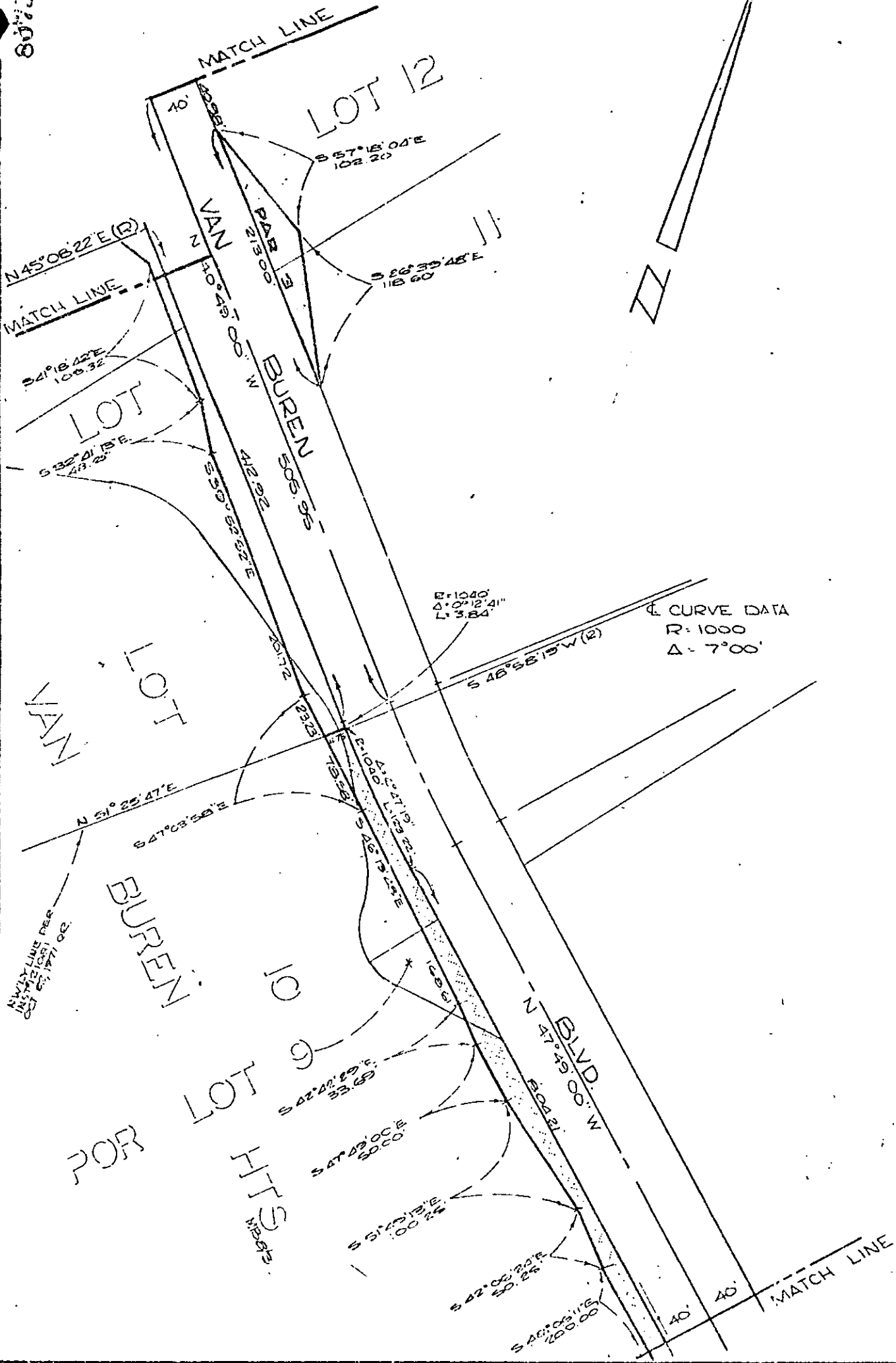
DRAWN 9-23-71 BY J.L.J.

SUBJECT VAN EUREKA BLVD WIDENING

OF 3 SHEETS

0-16-57

80738



CITY OF RIVERSIDE, CALIFORNIA

*a.m. 5/60*

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  
TWO  
OF 3 SHEETS

SCALE: 1" = 100'

DRAWN Oct 20, 1971 BY *Single*

SUBJECT VAN BUREN BLVD.

*D-7651*