

When recorded mail to:

82778
City Clerk's Office
City of Riverside
City Hall, 3711 Orange
Riverside, Calif. 92501
Van Buren Widening

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

RECEIVED FOR RECORD
JUN 23 1972
By Request of
CITY CLERK
Book 1972, Page 82778
Recorded in Official Records
of Riverside County, California
W.H. DeLoach Recorder
FEES \$
INDEXED

FOR RECORDER'S OFFICE USE ONLY

765.1
APPROVED AS TO FORM
[Signature]
ASSY. CITY ATTORNEY

GRANT DEED

CLAUDE C. POND

, 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:

All that portion of Lot 1, Block 24 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:

BEGINNING at the most northerly corner of that certain parcel of land conveyed to the City of Riverside by deed recorded May 28, 1965 as Instrument No. 62807, Official Records of Riverside County, California; said corner being in the southeast line of Victoria Avenue;

Thence North 56° 00' 02" East, along said southeast line, 5.00 feet to a line that is parallel with and distant 55.00 feet northeast as measured at right angles to the existing centerline of Van Buren Boulevard;

Thence South 34° 00' 00" East, along said parallel line, 20.00 feet to the beginning of a tangent curve, concave northeast and having a radius of 1945.00 feet;

Thence southeast, along said curve, an arc length of 206.96 feet thru a central angle of 6° 05' 48" to a non-tangent line that is parallel with and distant 66.00 feet northeast as measured at right angles to said existing centerline of Van Buren Boulevard;

Thence South 34° 00' 00" East, along last mentioned parallel line, 425.00 feet to the northwest line of Lot 3, Block 24 of said ARLINGTON HEIGHTS;

Thence South 56° 00' 25" West, along said northwest line, 26.00 feet to the northeast line of said Van Buren Boulevard;

Thence North 34° 00' 00" West, along said northeast line, 451.57 feet to the most southerly corner of said parcel of land conveyed to the City of Riverside;

Thence North 56° 00' 02" East, along the southeast line of said parcel of land, 10.00 feet to the most easterly corner of said parcel of land;

Thence North 34° 00' 00" West, along the northeast line of said parcel of land, 200.00 feet to the point of BEGINNING.

Containing 0.3031 acres.

DESCRIPTION APPROVAL
by [Signature] Surveyor 8/27/71

82778

Dated 6/13/72

Claude C. Pond

CLAUDE C. POND
Lena T. Pond

STATE OF CALIFORNIA
COUNTY OF

RIVERSIDE

SS.

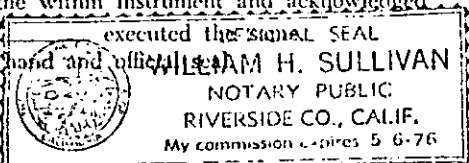
On JUNE 13, 1972
before me, the undersigned, a Notary Public in and
for said County and State, personally appeared
CLAUDE C. POND +
LENA T. POND

RECORDATION

real property conveyed by the Deed or
from Claude C. Pond

s., Bk. 11, P. 20 & 21

known to me to be the persons whose names ARE
subscribed to the within instrument and acknowledged
that THEY executed the same.



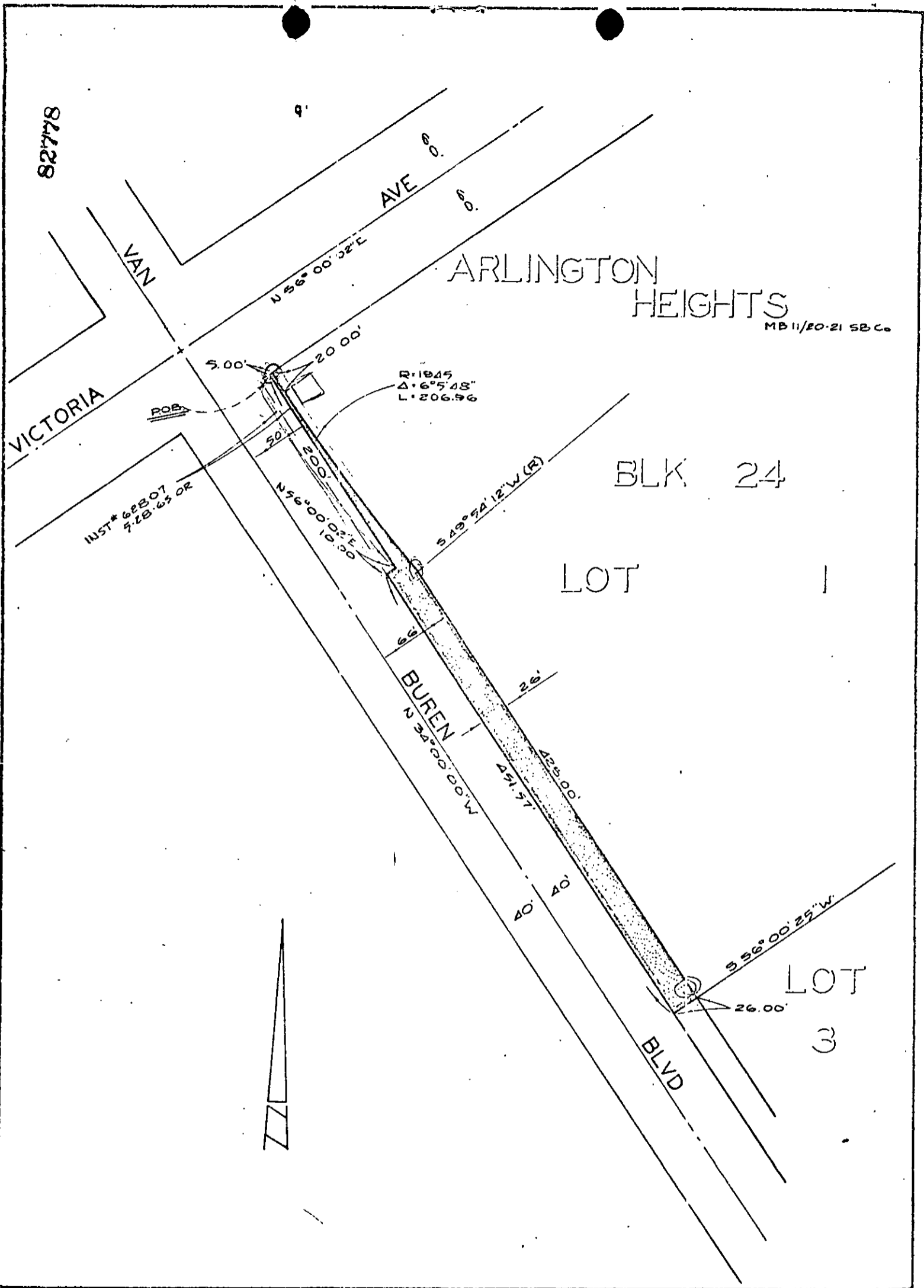
incorporation, is hereby accepted for and on
behalf of the City Council thereof recorded
in the County Records, and the Grantee hereby
consent through the undersigned.

(Seal) William H. Sullivan
Notary Public in and for said County and State

Chas. Rice
Property Services Manager

D-7654

ACKNOWLEDGMENT - GENERAL - WALTER D. CLARK FORM 223-S 57166



CITY OF RIVERSIDE, CALIFORNIA

5/44

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
1
OF 1 SHEETS

SCALE: 1" = 100'

DRAWN 8-23-71 BY JLD

SUBJECT VAN BUREN WIDENING

D-7654