

87261

When recorded mail to:

City Clerk's Office
City of Riverside
~~City Hall, 3711 Orange Street~~
Riverside, California 92501

Van Buren Widening

DOCUMENTARY TRANSFER TAX
\$ <u> </u> <input checked="" type="checkbox"/> None
Signature <u><i>[Signature]</i></u>
CITY OF RIVERSIDE

CITY DEED NO. _____

GRANT DEED

Bruce W. Wilkes

_____, Grantor

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 7, Block 25 1/4 of ARLINGTON HEIGHTS as shown by map on file 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 472.63 feet thru a central angle of 25° 27' 06" to the beginning of a tangent 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, 911.35 feet to a point in the northwest line of the Gage Canal right of way (50.00 feet wide) and to the TRUE POINT OF BEGINNING;

Thence North 57° 03' 06" East, along said northwest line, 18.99 feet to the beginning of a tangent curve concave northwest and having a radius of 107.00 feet;

Thence northeast, along said curve and continuing along said northwest line, an arc length of 31.40 feet thru a central angle of 16° 48' 47" to a non-tangent line;

Thence North 86° 13' 28" West, 69.82 feet;

Thence North 75° 01' 12" West, 100.08 feet;

Thence North 65° 53' 10" West, 100.72 feet;

Thence North 67° 23' 48" West, 142.00 feet to the northeast line of Lot 5, Block 25 1/4 of said ARLINGTON HEIGHTS;

Thence South 34° 00' 00" East, along said northeast line, 321.72 feet to a point in said northwest line of the Gage Canal right of way; said northwest line being a curve concave northeast and having a radius of 123.09 feet (recorded 116.00 feet); a radial line of said 123.09 foot curve to last mentioned point bears South 27° 26' 13" East;

Thence northeast, along said curve and said northwest line, an arc length of 11.84 feet thru a central angle 5° 30' 41" to a tangent line;

D-7664

RECEIVED FOR RECORD

JUN 30 1972

30 Min. Pass. 4 o'clock P.M.

At Request of City of Riverside

Book 1972, Page 87261

Recorded in Official Records of Riverside County, California

W.H. DeLoach Recorder

FEES \$ none

INDEXED

FOR RECORDER'S OFFICE USE ONLY

APPROVED AS TO FORM
[Signature]
ASST. CITY ATTORNEY

7664

none

Thence North 57° 03' 06" East, along said tangent line and continuing along said northwest line, 190.44 feet to the TRUE POINT OF BEGINNING.

Containing 0.8292 acres

DESCRIPTION APPROVAL
By [Signature]
Surveyor

Dated 6-29-72

[Signature: Bruce W. Wilkes]
6-29-72

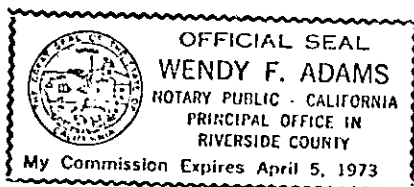
Witnessed by

87261

STATE OF CALIFORNIA,
COUNTY OF Riverside } ss.

June 29, 1972

ON June 29, 1972
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
and that he was present and saw Bruce W. Wilkes



personally known to him to be the same person described in and whose name subscribed to the within and annexed Instrument as a Part thereto, execute and deliver the same, and he acknowledged to said affiant that he executed the same; and that said affiant subscribed his name thereto as a Witness.
WITNESS my hand and official seal.

[Signature: Wendy F. Adams]

NAME (TYPED OR PRINTED)
Notary Public in and for said State.

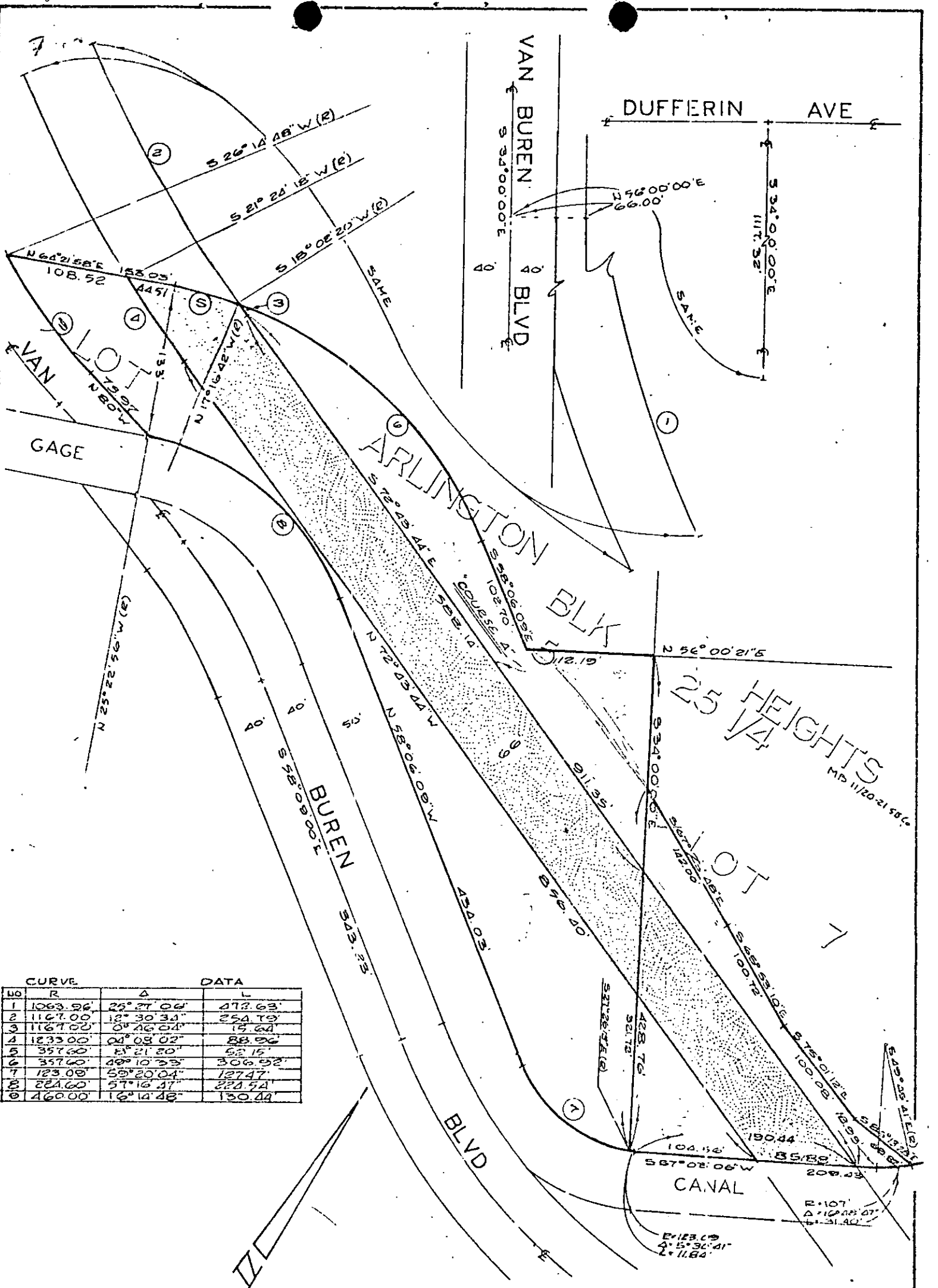
ACKNOWLEDGMENT—Witness—Walcotts Form 262—Rev. 3-64

Dated 6/30/72

[Signature]
Property Services Manager

D-7660

100710



NO	R	Δ	L
1	1063.96	25° 27' 04"	472.63
2	1167.00	12° 30' 34"	254.19
3	1167.00	0° 46' 04"	15.64
4	1233.00	04° 03' 02"	88.96
5	357.60	8° 21' 20"	62.15
6	357.60	48° 10' 33"	306.92
7	123.00	59° 20' 04"	127.47
8	221.60	57° 16' 47"	221.54
9	460.00	16° 14' 48"	130.44

CITY OF RIVERSIDE, CALIFORNIA

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 9-22-71 BY JLV

SUBJECT VAN BUREN WIDENING

OF FOUR SHEETS

D-7664