

119815

When Recorded mail to:

DOCUMENTARY TRANSFER TAX
\$ _____ None
Signature _____
CITY OF RIVERSIDE

CITY DEED NO. _____

GRANT DEED

John F. Kirsch, Sr. and Mary R. Kirsch

APPROVED AS TO FORM
[Signature]
ASST. CITY ATTORNEY

_____, 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 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, 1,117.32
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 1,063.96 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 1,167.00
feet;

Thence southeast, along said compound curve, an arc length of
254.79 feet thru a central angle of 12° 30' 34" to a point in a
curve, concave southwest, having a radius of 357.60 feet and
being 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 the
TRUE POINT OF BEGINNING; a radial line of said 357.60 foot radius
curve to last mentioned point bears North 17° 16' 42" West;

Thence southwest, along last mentioned curve and said parallel
line, an arc length of 52.15 feet thru a central angle of
8° 21' 20" to a tangent line;

Thence South 64° 21' 58" West (recorded South 64° 13' 00" West)
along said tangent line and said parallel line, 153.03 feet to a
point in the northeast line of Van Buren Boulevard; last mentioned
point being in a curve, concave northeast and having a radius of
460.00 feet; a radial line to last mentioned point bears South
26° 14' 48" West;

RECEIVED FOR RECORD

SEP 7 1972

20 Min. Past 4 o'clock P.M.

City of Riverside

Book 1972, Page 119815

Recorded in Official Records
of Riverside County, California

W.H. DeLoach

Recorder
FEES \$ _____

FOR RECORDER'S OFFICE USE ONLY

7721

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Thence southeast, along said northeast line and last mentioned curve, an arc length of 130.44 feet (recorded 130.28 feet) thru a central angle of 16° 14' 48" (recorded 16° 30' 40") to a tangent line;

Thence South 80° 00' 00" East (recorded South 80° 02' 00" East), continuing along said northeast line and last mentioned tangent line, 73.97 feet (recorded 73.72 feet) to a point in said northwest line of Gage Canal right of way; last mentioned point being in a curve, concave southwest and having a radius of 224.60 feet (recorded 227.00 feet); a radial line to last mentioned point bears North 25° 22' 56" West;

Thence northeast, east and southeast, along said northwest line and last mentioned curve, an arc length of 224.54 feet (recorded 225.17 feet) thru a central angle of 57° 16' 47" (recorded 56° 50') to a tangent line;

Thence South 58° 06' 09" East (recorded South 58° 11' 00" East) continuing along said Gage Canal right-of-way line and last mentioned tangent line, 434.03 feet (recorded 436.25 feet) to the beginning of a tangent curve, concave northeast and having a radius of 123.09 feet (recorded 116.00 feet);

Thence southeast and east, continuing along said Gage Canal right-of-way line and along last mentioned curve, an arc length of 127.47 feet thru a central angle of 59° 20' 04" to the southwest line of Lot 7, Block 25 1/4 of said ARLINGTON HEIGHTS;

Thence North 34° 00' 00" West, along said southwest line, 428.76 feet to the most westerly corner of said Lot 7;

Thence South 56° 00' 21" West, along the southwest prolongation of the northwest line of said Lot 7, a distance of 112.19 feet to said line that is parallel with and distant 133.00 feet from the Gage Canal right-of-way line;

Thence North 58° 06' 09" West, along said parallel line, 102.70 feet to the beginning of a tangent curve, concave southwest and having a radius of 357.60 feet (recorded 360.00 feet);

Thence northwest and west, along last mentioned curve and said parallel line, an arc length of 306.92 feet thru a central angle of 49° 10' 33" to said TRUE POINT OF BEGINNING.

Containing 2.9424 acres.

DESCRIPTION APPROVAL
D. H. Johnson
Surveyor

Dated Aug 29, 1972

John F. Kirsch, Sr.

Witnessed by:
William K. MacFarlane

Mary R. Kirsch

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 8-29-72 from John F. Kirsch, Sr. and Mary R. Kirsch

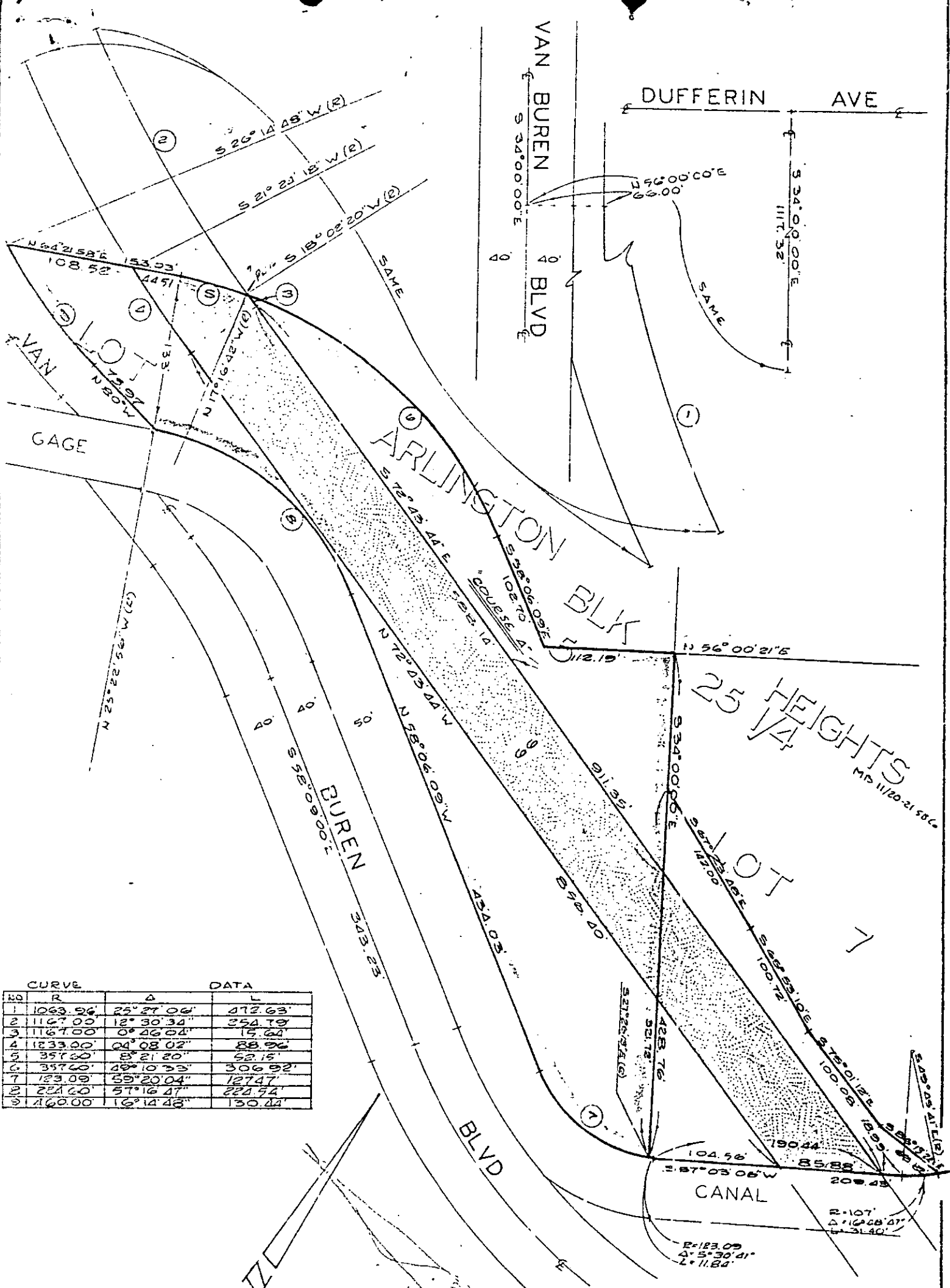
for Lot 5, Bk. 25 1/4, Arlington Hts., Bk. 11, P. 20 & 21.

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 12-29-66 by Inst. No. 123450, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 9-7-72

[Signature]
Property Services Manager

119815



CURVE	R	Δ	L
1	1063.96'	25° 27' 06"	472.63'
2	1167.00'	12° 30' 34"	354.19'
3	1167.00'	0° 46' 04"	15.64'
4	1233.00'	04° 08' 02"	88.96'
5	357.00'	8° 21' 20"	52.15'
6	357.00'	49° 10' 33"	306.92'
7	123.09'	59° 20' 04"	127.47'
8	221.00'	57° 16' 47"	224.54'
9	160.00'	16° 14' 48"	130.24'

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
OF ONE SHEETS

SCALE: 1" = 100'

DRAWN BY 22-T BY JLW

SUBJECT VAN BUREN WIDENING

7720