

No Fee - C103 Government Code
123943

When recorded mail to:

City Clerk's Office

City of Riverside

City Hall - 3711 Orange

Riverside, Calif. 92501

Central Ave. Ext.

DOCUMENTARY TRANSFER TAX

\$ None

Signature

CITY OF RIVERSIDE

CITY DEED NO. _____

GRANT DEED

CLAUDE A. WAGNER, JR. and EDITH E. WAGNER, as their individual

interests may appear, _____, 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 the northwest quarter of Section 32, Township 2 South, Range 4 West, San Bernardino Meridian, described as follows:

Commencing at the northeast corner of that certain parcel of land conveyed to the City of Riverside, a municipal corporation, by deed recorded August 14, 1970, as Instrument No. 80235, Official Records of Riverside County, California; said corner being in a curve, concave to the west, having a radius of 2,055.00 feet; the radial line at said corner bears North 83° 46' 20" East;

Thence North 83° 46' 20" East, 35.00 feet to a point in the east line of that certain parcel of land conveyed to the City of Riverside, a municipal corporation, by deed recorded October 23, 1970, as Instrument No. 107140, Official Records of Riverside County, California; said point being the TRUE POINT OF BEGINNING.

Thence continuing North 83° 46' 20" East, 494.32 feet to the beginning of a tangent curve, concave southerly, having a radius of 1,000.00 feet;

Thence easterly along said curve, an arc length of 427.60 feet through a central angle of 24° 29' 58" to the northeast corner of that certain parcel of land conveyed to Norman N. Katz, trustee, by deed recorded September 11, 1970, as Instrument No. 89426, Official Records of Riverside County, California; the preceding two courses being along the northerly line of said parcel recorded September 11, 1970, as Instrument No. 89426;

Thence South 20° 16' 10" West, along the easterly line of said parcel recorded September 11, 1970, as Instrument No. 89426, 8.15 feet to a point in a curve, concave to the south, having a radius of 1,945.00 feet; a radial line to last mentioned point bears North 00° 35' 53" East;

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RECEIVED FOR RECORD

SEP 15 1972

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

Request of CITY CLERK

Book 1972, Page

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Recorded in Official Records of Riverside County, California

W.H. Balogh Recorder

FEES \$

INDEXED

FOR RECORDER'S OFFICE USE ONLY

APPROVED AS TO FORM
[Signature]
ASSY CITY ATTORNEY
7743

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Thence westerly, along said curve, an arc length of 154.01 feet through a central angle of 4° 32' 13" to a tangent line;

Thence South 86° 03' 40" West, along said tangent line, 753.58 feet to the south line of the aforementioned parcel of land conveyed to the City of Riverside, a municipal corporation, by deed recorded October 23, 1970, as Instrument No. 107140;

Thence North 83° 46' 20" East, along said south line of the parcel of land recorded October 23, 1970, as Instrument No. 107140, 1.10 feet to the southeast corner of said parcel;

Thence North 6° 13' 40" West, along the west line of said parcel, recorded October 23, 1970, as Instrument No. 107140, 55.00 feet to the TRUE POINT OF BEGINNING.

The above described parcel of land contains an area of 54,654.8 square feet or 1.25 acres.

EXEMPTION APPROVAL
By Richard H. Hatcher 8/23/72 by _____
Recorder

Dated Aug 25, 1972

Claude A. Wagner, Jr.
CLAUDE A. WAGNER, JR.
Edith E. Wagner
EDITH E. WAGNER

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated August 25, 1972 from Claude A. Wagner, Jr. & Edith E. Wagner

for All that por. NW 1/4 of Sec. 32, T5 2 S, R 4 W, SBM

to 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 on 12-29-66 by Inst. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated September 15, 1972

[Signature]
Property Services Manager

123943

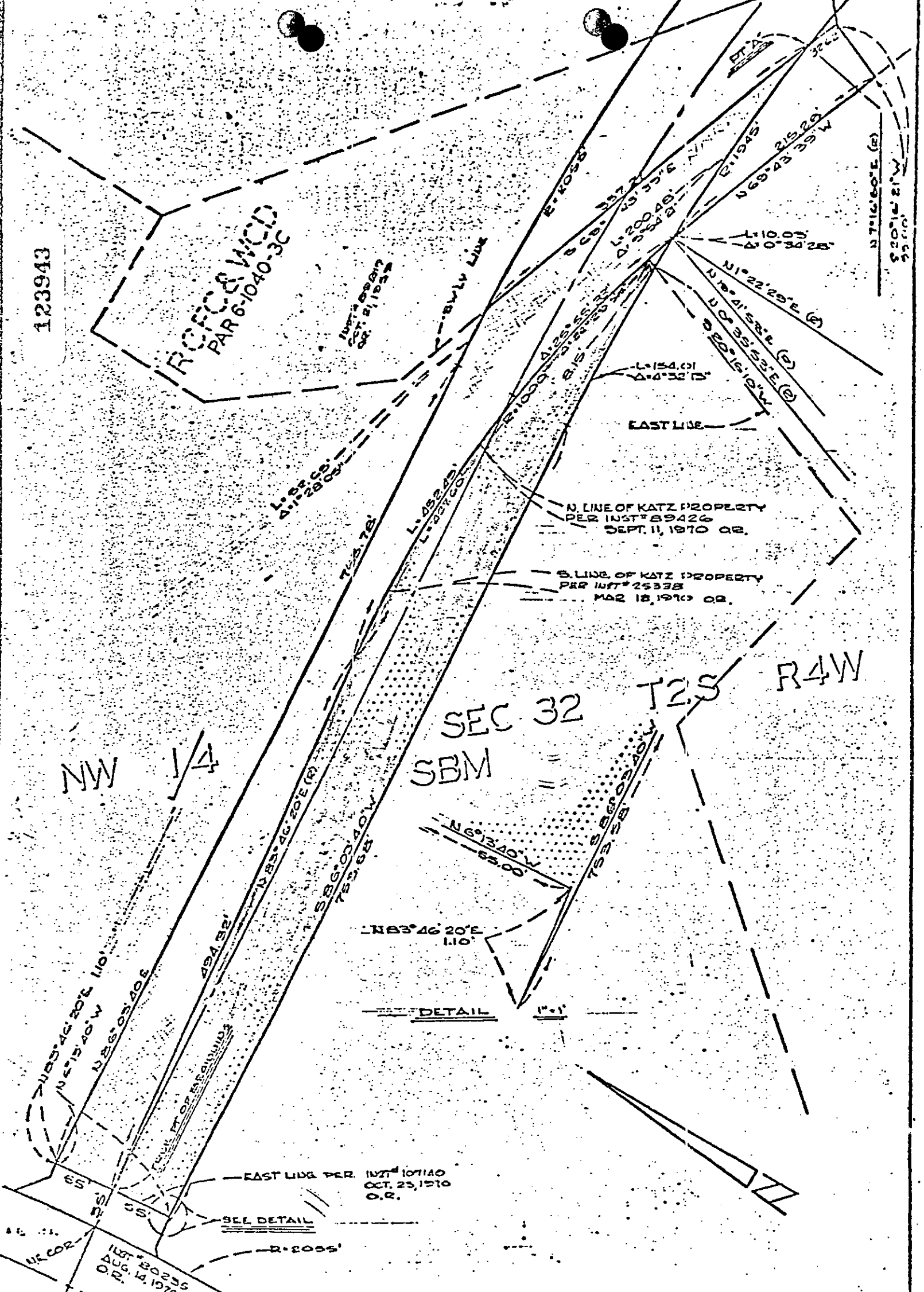
ROBERT W. COLE
PAR 6-1040-3C

INST. # 20217
AUG. 21, 1970
O.R.

NW 1/4

SEC 32
SBM

T2S R4W



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 1-4-72 BY Steele

SUBJECT CENTRAL AVENUE EXT

7/11/72