

123945

No Fee - 6103 Government Code

When recorded mail to:

City Clerk's Office

City of Riverside

City Hall - 3711 Orange

Riverside, Calif. 92501

Central Ave. Extension

13

DOCUMENTARY TRANSFER TAX

\$             None

Signature

CITY OF RIVERSIDE

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

GRANT DEED

LAVERN A. JOHNSON, as his individual interest may appear

\_\_\_\_\_, Grantor

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does

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, Town-  
 ship 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;

DESCRIPTION APPROVAL  
 by            Clerk  
 1/6/72 by Stagle

123945

RECEIVED FOR RECORD

SEP 15 1972

9:55 Min. Past 1 o'clock P.M.  
Clerk Request 9/15/72

Book 1972, Page 123945

Recorded in Official Records  
of Riverside County, California

W.H. Dyer  
Recorder

FEES \$

INDEXED

FOR RECORDER'S OFFICE USE ONLY

APPROVED AS TO FORM

          

7745

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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.

Dated 5/9/72

Lavern A. Johnson  
LAVERN A. JOHNSON

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 5-9-72 from Lavern A. Johnson

for 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

7293

123945

ROFOCO WOOD  
PAR 6-1040-3C

INST# 89217  
OCT. 21, 1953

N 71° 50' E (E)  
S 20° 16' 21" W  
95.00'

L=10.03'  
Δ=0° 34' 28"

N 1° 22' 25" E (E)  
N 18° 41' 52" E (E)  
S 20° 16' 12" W

L=154.01'  
Δ=4° 32' 3"

EAST LINE

N. LINE OF KATZ PROPERTY  
PER INST# 89426  
SEPT. 11, 1970 O.R.

S. LINE OF KATZ PROPERTY  
PER INST# 25338  
MAR 18, 1970 O.R.

SEC 32  
SBM

T2S R4W

NW 1/4

N 53° 46' 20" E 1.10'  
N 5° 15' 45" W  
N 8° 03' 40" E

494.32'

N 83° 46' 20" E 1.10'

DETAIL 1"=1'

EAST LINE PER INST# 107140  
OCT. 23, 1970 O.R.

SEE DETAIL

R. 2055'

INST# 80235  
AUG. 14, 1970 O.R.

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

OF SHEETS

788