

No Fee - 6103 Government Code

When recorded mail to:
City Clerk's Office
City of Riverside
City Hall, 3711 Orange St.
Riverside, California 92501
Bldg. Permit - 2680 E. LaCadena Dr.

34552

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

CITY DEED NO. _____

RECEIVED FOR RECORD

MAR 19 1973

Min. Past 10 o'clock P.M.

TITLE INSURANCE & TRUST CO.

Book 1973, Page 34552

Recorded in Official Records of Riverside County, California

W.H. DeLoach Recorder

FEES \$

INDEXED

FOR RECORDER'S OFFICE USE ONLY

7893

GRANT DEED

L. V. W. BROWN ESTATE, a Co-Partnership

, 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 Section 24, Township 2 South, Range 5 West, San Bernardino Base and Meridian, in the City of Riverside, County of Riverside, State of California, according to Official Plat thereof, described as follows:

Beginning at the most easterly corner of Parcel 1 of Record of Survey, filed in Book 23 of Records of Survey, at page 70 thereof, in the Office of the County Recorder of said County;

Thence North 49° 59' 31" East, a distance of 19.46 feet to the beginning of a tangent curve, concave to the northwest, having a radius of 1,000.00 feet;

Thence northeasterly along said curve, to the left, through a central angle of 06° 39' 17", an arc distance of 116.15 feet to a point of compound curvature with a curve concave to the northwest, having a radius of 150.00 feet; the radial line at said point bears South 46° 39' 46" East;

Thence northeasterly along said curve having a radius of 150.00 feet, to the left, through a central angle of 19° 53' 12", an arc distance of 52.06 feet to a point of compound curvature, with a curve concave to the west, having a radius of 350.00 feet; the radial line at said point bears South 66° 32' 58" East;

Thence northerly along said curve having a radius of 350.00 feet, to the left, through a central angle of 24° 54' 51", an arc distance of 152.19 feet to the end thereof;

Thence North 01° 27' 49" West, a distance of 54.16 feet to a point in the southwesterly line of that certain parcel of land conveyed to Sarah C. Waterman by deed recorded December 26, 1917 as Instrument No. 36 of Deeds, in the Office of the County Recorder of said County;

22/589-DA

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DESCRIPTION APPROVED
PUBLIC RECORDS DIV.

BY *[Signature]*
Surveyor

DESCRIPTION APPROVAL
BY *[Signature]*
Surveyor

Thence South 60° 14' 44" East along said southwesterly line, a distance of 19.29 feet to a point in a line parallel with and distant easterly 16.50 feet, measured at right angles, from that certain course hereinbefore described as having a bearing of North 01° 27' 49" West, 54.16 feet; said point being in the centerline of Riverside Water Company Canal;

Thence South 01° 27' 49" East along said parallel line, a distance of 44.16 feet to the beginning of a tangent curve, concave to the west, having a radius of 366.50 feet and being concentric with said curve hereinbefore described as having a radius of 350.00 feet;

Thence southerly along said curve having a radius of 366.50 feet, to the right, through a central angle of 24° 54' 51", an arc distance of 159.37 feet to a point of compound curvature with a curve, concave to the northwest, having a radius of 166.50 feet and being concentric with said curve hereinbefore described as having a radius of 150.00 feet; the radial line at said point bears South 66° 32' 58" East;

Thence southwesterly along said curve, having a radius of 166.50 feet, to the right, through a central angle of 19° 53' 12", an arc distance of 57.79 feet to a point of compound curvature with a curve, concave to the northwest, having a radius of 1,016.50 feet and being concentric with said curve hereinbefore described as having a radius of 1,000.00 feet; the radial line at said point bears South 46° 39' 46" East;

Thence southwesterly along said curve having a radius of 1,016.50 feet, to the right, through a central angle of 06° 39' 17", an arc distance of 118.06 feet to the end thereof;

Thence South 49° 59' 31" West, a distance of 13.38 feet to an intersection with the southeasterly prolongation of the northeasterly line of said Parcel 1, as shown on said Record of Survey; the last five courses follow said centerline of the Riverside Water Company Canal;

Thence North 60° 12' 29" West along said southeasterly prolongation, a distance of 17.58 feet to the point of beginning.

Containing 0.15 acres.

L. V. W. BROWN ESTATE,
a Co-Partnership

Dated Feb. 20, 1973

By *[Signature]*
Surviving Partner

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 2-20-73 from L.V.W. Brown Estate, a Co-Partnership

for All that por. Section 24, T5 S. R. 5 W. SBBM.

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 3-13-73

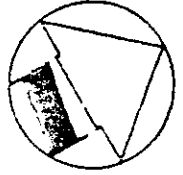
[Signature]
Property Services Manager

APPROVED AS TO FORM

DEPUTY CITY ATTORNEY

7893

EAST LA CADENA DRIVE



N. WILY. LINE PARCEL CONVEYED TO L.V. W. BROWN ESTATE, INSTR. # 50940, AUG. 7, 1955. O.R. L=377.37' T=190.97' R=1072.00'

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427.23' N. 60°12'29"W. 109.65'

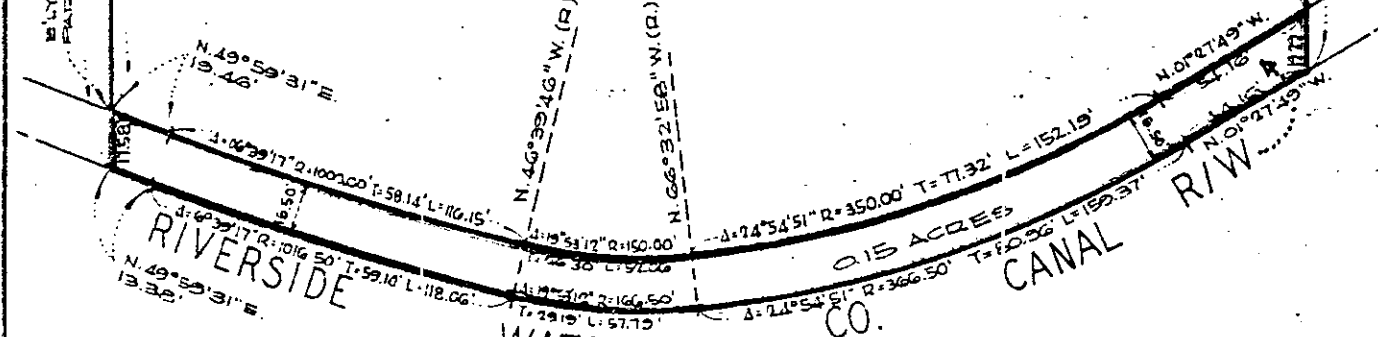
R.S. 23/70

PARCEL 1

ELY. COR. PARCEL 1

3.47 ACRES

S. WILY. LINE OF PARCEL CONVEYED TO SARAH C. WATERMAN INSTR. # 26, DEC. 26, 1917, OF DEEDS.



PLAT OF A PORTION OF SECTION 24 T.2 S., R.5 W. S.B.E.&M.

SCALE : 1" = 60'
DATE : 12-26-72
DR. BY : V.S.
W.O. 72-450
F. B. 1023/8

EAGLE PROPERTIES
 ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS
 RIVERSIDE CALIFORNIA

SHEET	1
OF	1 SHEETS
FILE NO.	2068.20

AM 3/7