

40984

men recorded mail to:
City Clerk's Office
City of Riverside
City Hall - 3711 Orange
Riverside, Calif. 92501
Arlington Ave. Widening

DOCUMENTARY TRANSFER TAX
\$ None
Signature [Signature]
CITY OF RIVERSIDE

CITY DEED NO. _____

RECEIVED FOR RECORD
MAR 30 1973
Min. Past 1 o'clock P.M.
At Request of
CITY CLERK
Book 1973, Page 40984
Recorded in Official Records
of Riverside County, California
W.H. Dwyer Recorder
FEES \$ _____
INDEXED

FOR RECORDER'S OFFICE USE ONLY

GRANT DEED

7901
APPROVED AS TO FORM
[Signature]
ASST. CITY ATTORNEY

JOHN A. MC MAHON, WILLIAM F. MC MAHON AND WILLIAM FREDERICK MCMAHON TRUSTEE

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 those portions of the Riverside Industrial Development Project-McNew
Tract, as shown by map on file in Book 12 of Maps at page 18 thereof, Records of
Riverside County, California, more particularly described as follows:

DOMINION AVENUE and DIVISION STREET - Commencing at the southeast corner of Lot 229
of said McNew Tract;

Thence South 89° 30' 00" West along the south line of said McNew Tract, a
distance of 346.00 feet to a point therein;
Thence North 00° 28' 04" East and parallel with the east line of said McNew
Tract, a distance of 732.00 feet to an angle point in the boundary line of that
certain parcel of land conveyed to Jerome H. Thompson by deed recorded July 17, 1963
as Instrument No. 74558 of Official Records in the office of the County Recorder
of Riverside County, California;
Thence South 89° 30' 00" West along the boundary line of the parcel conveyed
to Thompson as aforesaid, a distance of 105.00 feet to an angle point therein;
Thence North 00° 28' 04" East along the westerly boundary line of the parcel
conveyed to Thompson as aforesaid, a distance of 66.01 feet to a point in a line
parallel with and distant northerly 33.00 feet from the northerly line of that certain
parcel of land conveyed to Jerome H. Thompson as Parcel 1 by deed recorded December 11,
1964 as Instrument No. 147708 of Official Records of Riverside County, California,
for the TRUE POINT OF BEGINNING;
Thence South 89° 30' 00" West along said parallel line, a distance of 11.80
feet to a point of cusp with a curve, concave to the northwest, having a radius of
12.00 feet, from which the center of said curve bears North 00° 30' 00" West;
Thence northeasterly along said curve, to the left, through a central angle
of 89° 01' 56", an arc distance of 18.65 feet to the end thereof, said point being
in the westerly boundary line of the parcel conveyed to Thompson as first mentioned
hereinabove;
Thence South 89° 30' 00" West along said westerly boundary line, a distance
of 11.80 feet to the true point of beginning.

DIVISION STREET and DAKOTA AVENUE - Commencing at the southeast corner of Lot 229
of said McNew Tract;

Thence South 89° 30' 00" West along the south line of said McNew Tract, a
distance of 346.00 feet to a point therein;
Thence North 00° 28' 04" East and parallel with the east line of said McNew
Tract, a distance of 732.00 feet to an angle point in the boundary line of that
certain parcel of land conveyed to Jerome H. Thompson by deed recorded July 17, 1963
as Instrument No. 74558 of Official Records in the office of the County Recorder of
Riverside County, California;
Thence South 89° 30' 00" West along the boundary line of the parcel conveyed
to Thompson as aforesaid, a distance of 105.00 feet to an angle point therein;

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Thence North 00° 28' 04" East along the westerly boundary line of the parcel conveyed to Thompson as aforesaid, a distance of 373.00 feet to the northwest corner thereof for the TRUE POINT OF BEGINNING;

Thence North 89° 30' 00" East along the northerly boundary line of the parcel conveyed to Thompson as aforesaid, a distance of 451.00 feet to the northeast corner thereof, said point being the east line of said McNew Tract;

Thence North 00° 28' 04" East along said east line, a distance of 25.06 feet to the beginning of a non-tangent curve, concave to the southwest, having a radius of 51.00 feet, from which the center of said curve bears South 60° 04' 49" West;

Thence northwesterly along said curve, to the left, through a central angle of 75° 31' 25", an arc distance of 67.23 feet to the end thereof;

Thence South 74° 33' 24" West, a distance of 50.00 feet to the beginning of a tangent curve, concave to the north, having a radius of 100.00 feet;

Thence westerly along said curve, to the right, through a central angle of 14° 56' 36", an arc distance of 26.08 feet to the end thereof, said point being in a line parallel with and distant northerly 33.00 feet, measured at right angles, from the northerly boundary line of the parcel conveyed to Thompson as aforesaid;

Thence South 89° 30' 00" West along said parallel line, a distance of 332.51 feet;

Thence South 00° 30' 00" East, a distance of 66.00 feet to the beginning of a curve, concave to the southwest, having a radius of 12.00 feet, from which the center of said curve bears South 00° 30' 00" East;

Thence southeasterly along said curve, to the right, through a central angle of 90° 58' 04", an arc distance of 19.05 feet to the end thereof, said point being in the westerly boundary line of the parcel conveyed to Thompson as aforesaid;

Thence North 00° 28' 04" East along said westerly boundary line, a distance of 45.21 feet to the true point of beginning.

DESCRIPTION APPROVAL
by George P. Hutchinson 3/21/73
Surveyor

Dated April 6 - 1970

John A. McMahon

William F. McMahon

William Frederick McMahon, Trustee

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 4-6-70 from John A. McMahon, William F. McMahon and William Frederick McMahon, Trustee

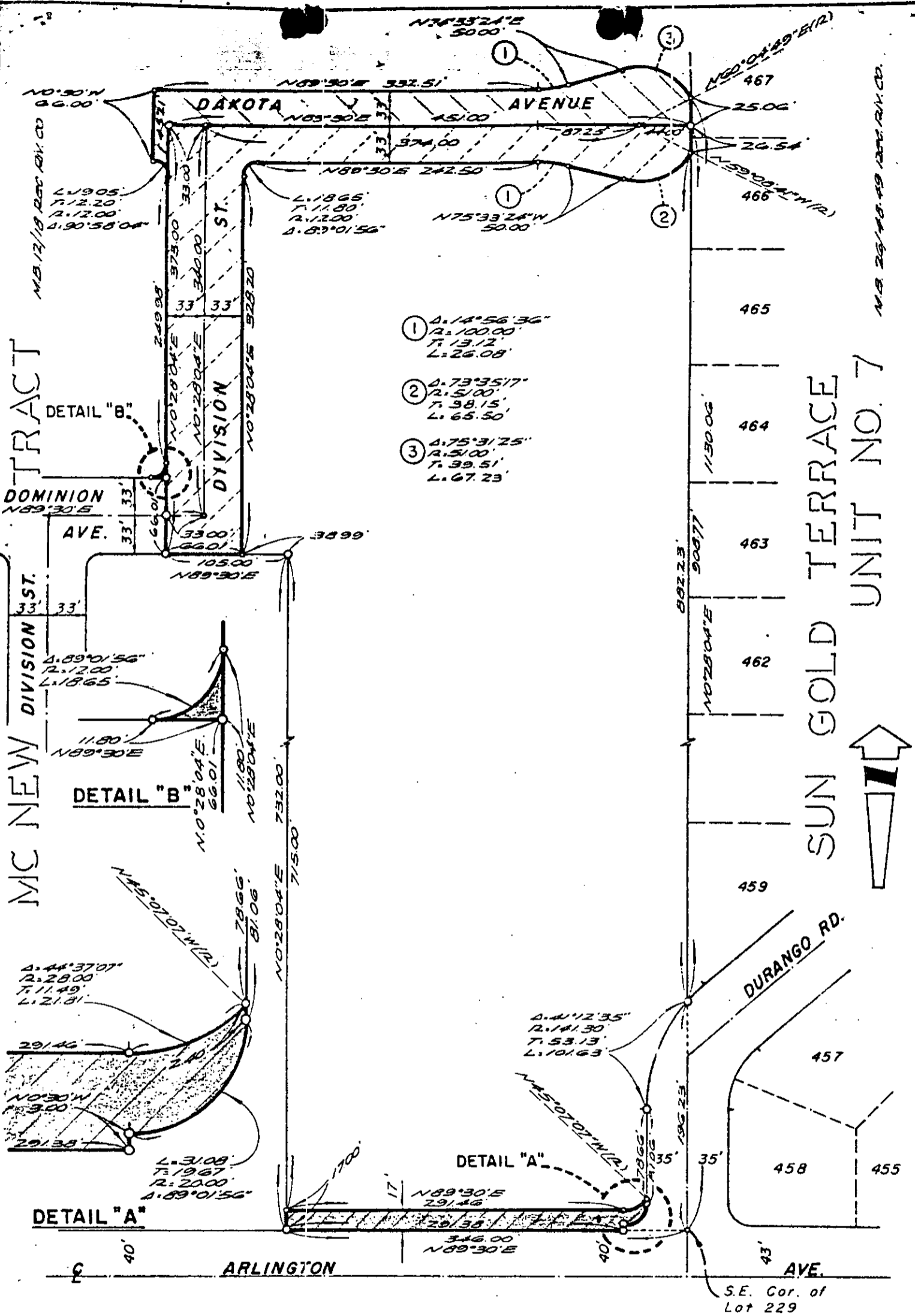
for All those portions Riv. Industrial Dev. Project-McNew Tr. Bk. 12, P. 18, Riv.

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

3-30-73

[Signature]
Property Services Manager

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- ① $\Delta: 14^{\circ}56'36''$
 $R: 100.00'$
 $T: 13.12'$
 $L: 26.08'$
- ② $\Delta: 73^{\circ}35'17''$
 $R: 51.00'$
 $T: 38.15'$
 $L: 65.50'$
- ③ $\Delta: 75^{\circ}31'25''$
 $R: 51.00'$
 $T: 39.51'$
 $L: 67.23'$

SUN GOLD TERRACE UNIT NO. 7



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.

WO.
69-247
 FILE
2307.0
 SHEET

 OF 1 SHEETS

SCALE: 1" = 100'

DRAWN 2-17-70 BY R.M.

SUBJECT C-18-690