

No Fee - 6103 Government Code

When recorded mail to:

40031 City Clerk's Office  
City of Riverside  
City Hall, 3711 Orange Street  
Riverside, California 92501

40031

DOCUMENTARY TRANSFER TAX  
\$ \_\_\_\_\_  None

Signature [Signature]  
CITY OF RIVERSIDE

RECEIVED FOR RECORD  
APR 5 1974  
40 Min. Past 4 o'clock P.M.  
At Request of  
CITY CLERK  
Book 1974, Page 40031  
Recorded in Official Records  
of Riverside County, California  
W.H. Dalglish Recorder  
FEES \$

INDEXED

FOR RECORDER'S OFFICE USE ONLY

APPROVED AS TO FORM

[Signature]  
ASST. CITY ATTORNEY

GRANT DEED

THE REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE, CALIFORNIA, a  
Public Body Corporate and Politic, 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:

That portion of Lot 9 of JOHNSON'S SUBDIVISION, on file in  
Book 6 of Maps, at page 57 thereof, records of Riverside  
County, California, more particularly described as follows:

Commencing at the intersection of the centerline of  
FOURTEENTH STREET with a line which is parallel with and  
distant 5.00 feet westerly as measured at right angle to  
the centerline of LANGSTON PLACE (Lot B), as said streets  
are shown by Map of THE HAPPY KNOLL TRACT, on file in Book  
11 of Maps, at page 9 thereof, records of said Riverside  
County;

Thence North 0° 00' 55" West, along said parallel line, a  
distance of 165.40 feet to the beginning of a tangent curve  
with a radius of 200.00 feet and concaving to the east; the  
initial radial line of said curve bears South 89° 59' 05"  
West;

Thence North 89° 59' 05" East, along the easterly prolonga-  
tion of said radial line, 25.00 feet to its intersection  
with the easterly line of said LANGSTON PLACE;

Thence North 0° 00' 55" West, along said easterly line, 0.10  
feet to the southwest corner of said Lot 9; said corner also  
being a point in a curve, concave southeasterly and having a  
radius of 175.00 feet; the radial line to said curve at said  
point bears North 89° 58' 55" West; said point also being the  
TRUE POINT OF BEGINNING;

Thence northeasterly, along said curve, an arc length of 27.60  
feet thru a central angle of 9° 02' 07" to the beginning of a  
reverse curve, concave northwesterly and having a radius of  
225.00 feet;

Thence northerly, along said curve, an arc length of 20.66 feet  
thru a central angle of 5° 15' 44" to a point in the northerly  
line of said Lot 9;

Thence South 89° 52' 00" West, along said northerly line, 4.50  
feet to a point in said easterly line of LANGSTON PLACE;

40031

Thence South 0° 00' 55" East, along said easterly line, 48.00 feet to said TRUE POINT OF BEGINNING.

Area: 91.98 square feet.

DESCRIPTION APPROVAL  
by George P. Hutchinson 3/14/74 by Agee  
SURVEYOR

THE REDEVELOPMENT AGENCY OF THE  
CITY OF RIVERSIDE, CALIFORNIA,  
a Public Body Corporate and Politic

Dated 3-22-74

BY *C.E. Stearns*  
Chairman

BY *D.R. Shackelton*  
Executive Director

STATE OF CALIFORNIA  
COUNTY OF Riverside ss

40031

ON March 22 19 74 before me, the undersigned, a Notary Public in and for said State, personally appeared C.E. Stearns and D.R. Shackelton, known to me to be the Chairman and Executive Director of the Redevelopment Agency of the City of Riverside, California the Corporation that executed the within Instrument, known to me to be the person(s) who executed the within Instrument, on behalf of the Corporation, therein named, and acknowledged to me that such Corporation executed the same.

WITNESS my hand and official seal.



OFFICIAL SEAL  
TERESA L. LA ROCCA  
NOTARY PUBLIC-CALIFORNIA  
PRINCIPAL OFFICE IN  
RIVERSIDE COUNTY  
My Commission Expires Sept. 23, 1977

*Teresa L. La Rocca*  
Notary Public in and for said State 813.3

40031

JOHNSON'S

7

8

HAPPY KNOLL

17

16

LANGSTON

PL.

PROPOSED E

PROPOSED W

N 0°00'55"W

PROPOSED R/W

FOURTEENTH

ST.

N 89°52'E (PER HAPPY KNOLL TRACT)

10

9

SUBDIVISION

M.B. 6/57  
RIV CO

N 80°56'18"W (R)

R=175'  
Δ=9°02'07"  
L=27.60'

S 81°59'05"W (R)

SEE DETAIL

TRACT

M.B. 11/9  
RIV CO

15

14

NORTH

E'LY LINE LANGSTON PL.

N 0°00'55"W

R=175'

S.W. COR. LOT 9

S'LY LINE LOT 9

N 89°58'55"W (R)

S 89°59'05"W (R)

DETAIL  
No Scale

CITY OF RIVERSIDE, CALIFORNIA

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 1 OF 1

3/15

SCALE: 1" = 30'

DRAWN BY W.F. DATE 3 / 12 / 74

SUBJECT EASTSIDE N.D.P. REDEVELOPMENT PROJECT

8/33