

No Fee - 6103 Government Code

When recorded mail to:  
Property Services  
4200 Orange Street  
Riverside, California 92502

123659

RECEIVED FOR RECORD  
SEP 25 1974

Min. Past To clock A.M.  
CALIFORNIA LAND TITLE  
123659  
Book 1974, Page  
Recorded in Official Records  
of Riverside County, California

W.H. Walsh, Recorder  
FEES \$  
INDEXED

DOCUMENTARY TRANSFER TAX  
\$             None

Signature  
CITY OF RIVERSIDE

FOR RECORDER'S OFFICE USE ONLY

GRANT DEED

ELMER H. V. HOFFMAN

\_\_\_\_\_, 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:

12305-5

That portion of Lot 24 of WINDSOR HEIGHTS as shown by  
map on file in Book 12 of Maps, at pages 8, 9 and 10,  
inclusive thereof, Records of Riverside County,  
California, described as follows:

Commencing at the northeast corner of said Lot;

Thence South 89° 39' 56" West (recorded as South 89°  
44' West), a distance of 10.20 feet to a point in the  
westerly line of FIRETHORN AVENUE (60.00 feet wide)  
as conveyed to the County of Riverside by a deed  
recorded August 29, 1968, as Instrument No. 83344 of  
Official Records of Riverside County, California; said  
point also being the TRUE POINT OF BEGINNING;

Thence South 10° 32' 00" West, along said westerly line,  
a distance of 174.25 feet to the beginning of a tangent  
curve concave to the northwest and having a radius of  
270.00 feet;

Thence southwesterly, along said curve, an arc length  
of 99.33 feet thru a central angle of 21° 04' 43" to  
a point in said westerly line of Firethorn Avenue; a  
radial line at said point of said curve bears South  
58° 23' 17" East;

Thence South 31° 36' 43" West, along said westerly  
a distance of 9.40 feet to the beginning of a ta  
curve concave to the northwest and having a radi  
70.00 feet;

Thence southwesterly, westerly and northwesterly  
said curve, an arc length of 107.72 feet thru a  
angle of 88° 09' 58" to a point on a reverse cur  
said reverse curve being concave to the southwes  
having a radius of 3,055.00 feet; a radial line  
said point of said curve bears North 29° 46' 41"  
said curve having a radius of 3,055.00 feet also  
on the northeasterly line of VAN BUREN BOULEVARD  
feet wide);

Lacks legal approval &  
improper Consent to  
Recordation....checked  
with legal dept. & okay  
to process.

k  
11-11-74

Thence northwesterly, along said curve having a r  
of 3,055.00 feet, an arc length of 44.52 feet thru a

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central angle of 00° 50' 06" to the westerly line of said Lot 24; the preceding five courses being along that certain line described by said deed recorded August 29, 1968 as Instrument No. 83844 of Official Records of said Riverside County, California;

Thence North 13° 43' 56" East, (recorded as North 13° 48' East), along said westerly line of said Lot, a distance of 216.54 feet;

Thence North 52° 26' 56" East (recorded as North 52° 31' East) a distance of 103.28 feet to the northwest corner of said Lot;

Thence North 89° 39' 56" East (recorded as North 89° 44' East), along said northerly line of said Lot, a distance of 72.19 feet to said TRUE POINT OF BEGINNING.

Area: 39,898.3 square feet (0.916 acres)

DESCRIPTION APPROVAL

by George P. Hutchinson 6/21/74 by *George P. Hutchinson*  
Survivor

Dated AUGUST 5<sup>th</sup> 1974

*Elmer H. V. Hoffman*  
ELMER H. V. HOFFMAN

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

STATE OF CALIFORNIA,

COUNTY OF Los Angeles } ss.

ON AUGUST 5<sup>th</sup> 1974, 19\_\_\_\_

before me, the undersigned, a Notary Public in and for said State, personally appeared Elmer H. V. Hoffman

\_\_\_\_\_, known to me, to be the person whose name is subscribed to the within Instrument, and acknowledged to me that he executed the same.

WITNESS my hand and official seal.

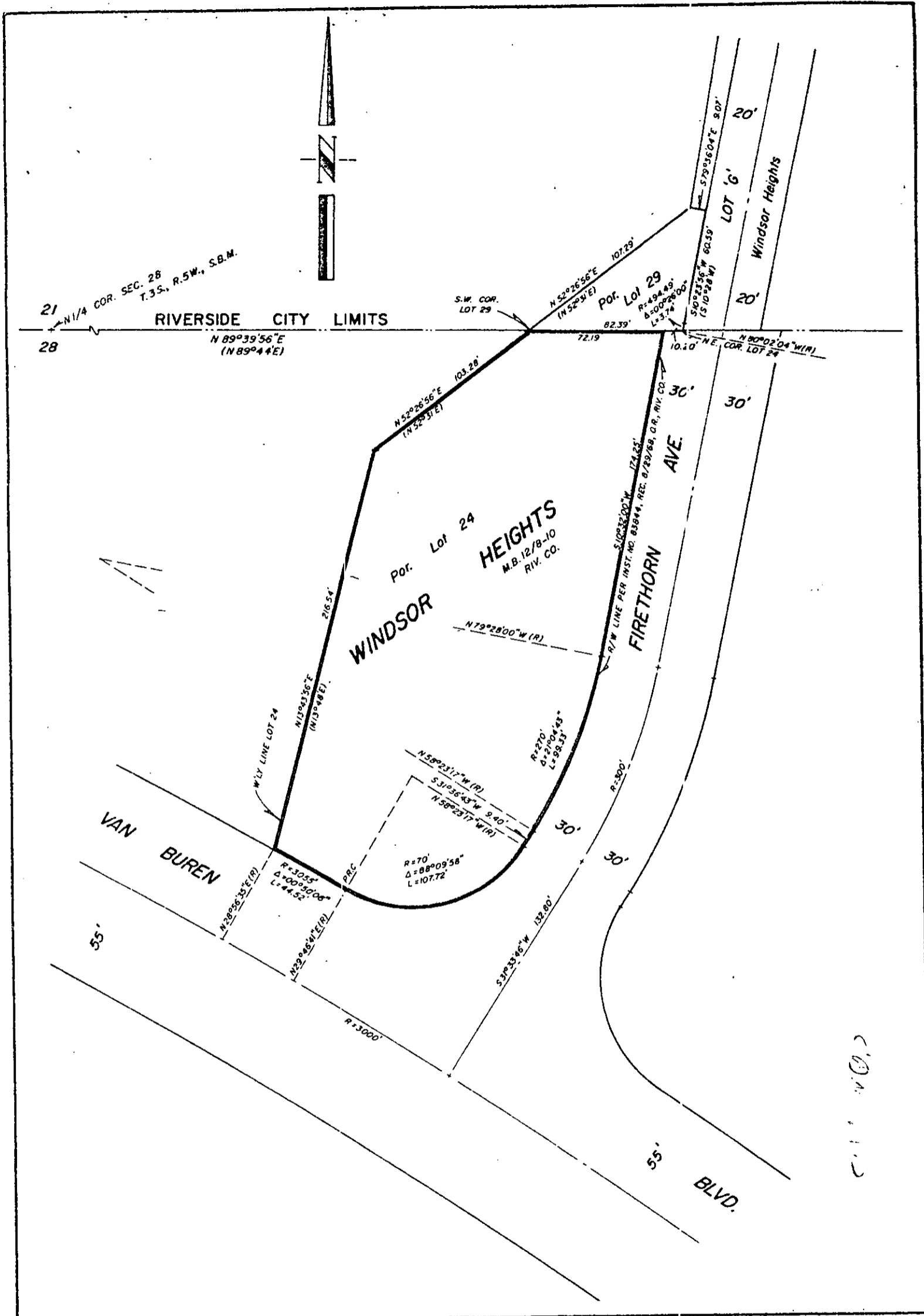
*Fredric Bettin*  
\_\_\_\_\_  
Notary Public in and for said State.



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• 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 6

5/62

SCALE: 1" = 60'

DRAWN BY w.f. DATE 11/23/73

SUBJECT MOCKINGBIRD PARK

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