

147461

When recorded mail to:
City Clerk's Office
City of Riverside
City Hall, 3711 Orange Street
Riverside, California 92501
P.M. 200

RECEIVED FOR RECORD

NOV 15 1974

20 Min. Past 11 o'clock A
At Request of

CITY CLERK

Book 1974, Page 147461
Recorded in Official Records
of Riverside County, California

W.H. Dabagh Recorder
FEES \$

INDEXED

DOCUMENTARY TRANSFER TAX
\$ None

Signature _____
CITY OF RIVERSIDE

FOR RECORDER'S OFFICE USE ONLY

GRANT DEED

APPROVED AS TO FORM

Barbara P. Pius
ASST. CITY ATTORNEY

8301

WILLARD M. GARDNER and BETTY J. GARDNER, husband and wife as joint
tenants, _____, Grantors

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:

That portion of Lot 32 of the Subdivision of Lots 30, 31, 32
and 33 of LINCOLN HEIGHTS as shown by map on file in Book 5 of
Maps, at page 154 thereof, Records of Riverside County, California,
described as follows:

BEGINNING at the southwest corner of said Lot 32;

Thence North 00° 22' 00" East, along the westerly line of said
Lot 32, a distance of 16.95 feet to a point in a line which is
parallel with and distant 13.00 feet northeasterly as measured
at right angle to the southerly line of said Lot 32;

Thence South 49° 43' East, along said parallel line, 193.96
feet to the beginning of a tangent curve concave northeasterly
and having a radius of 168.93 feet;

Thence southeasterly, along said curve, an arc length of 71.06
feet thru a central angle of 24° 06' 00" to a tangent line;

Thence South 73° 49' East, along said tangent line, 150.85 feet
to the beginning of a tangent curve concave southwesterly and
having a radius of 233.00 feet;

Thence southeasterly, along said curve, an arc length of 116.41
feet thru a central angle of 28° 37' 30" to a point of a reverse
curve concave northeasterly and having a radius of 167.00 feet;
the radial line to said point bears South 44° 48' 30" West, said
point also being in the southerly line of said Lot 32;

Thence southeasterly, along said reverse curve, an arc length of
108.43 feet thru a central angle of 37° 12' 08" to a point in a
compound curve concave northwesterly and having a radius of
20.50 feet; the initial radial line to said point bears South
07° 36' 22" West;

Thence northerly, along said curve, an arc length of 34.79 feet
thru a central angle of 97° 14' 22" to a line which is parallel
with and distant 25.00 feet westerly, as measured at right angle,
to the easterly line of said Lot 32;

Thence North 00° 22' 00" East, along said parallel line, 379.60
feet to a point in the northerly line of that certain parcel of

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land conveyed to Willard M. Gardner, et ux, by Deed recorded November 20, 1968, as Instrument No. 111551, Official Records of Riverside County, California;

Thence South 89° 43' 00" East, along said northerly line, 25.00 feet to a point in said easterly line of Lot 32;

Thence South 00° 22' 00" West, along said easterly line of Lot 32, a distance of 414.29 feet to the southerly line of said Lot 32;

Thence North 89° 39' West, along said southerly line, 91.33 feet to the beginning of a tangent curve concave northeasterly and having a radius of 20.36 feet;

Thence northwesterly, along said curve, an arc length of 23.83 feet thru a central angle of 67° 04' to a point in a reverse curve concave southwesterly and having a radius of 141.19 feet (recorded 141.12 feet); the radial line to said point bears North 67° 25' East;

Thence northwesterly, along said reverse curve, an arc length of 126.25 feet thru a central angle of 51° 14' to a tangent line; said line being the southerly line of Lot 32;

Thence North 73° 49' West, along said southerly line, 198.18 feet to the beginning of a tangent curve concave northeasterly and having a radius of 181.93 feet;

Thence northwesterly, along said curve, an arc length of 76.52 feet thru a central angle of 24° 06' to a tangent line; said line being the southerly line of said Lot 32;

Thence North 49° 43' West, along said southerly line, 183.08 feet to said POINT OF BEGINNING.

Area; 18,434.2 square feet or 0.423 acre.

DESCRIPTION APPROVAL

by George P. Hutchinson 9/4/74 by [Signature]
Surveyor

Dated Oct 11, 1974

Willard M. Gardner
WILLARD M. GARDNER

Betty J. Gardner
BETTY J. GARDNER

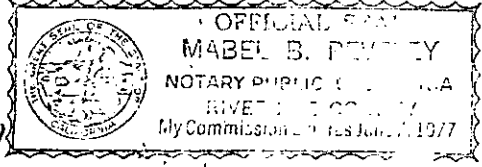
CONSENT TO RECORDATION

STATE OF CALIFORNIA,
COUNTY OF Riverside } ss.

ON October 11th, 1974,
before me, the undersigned, a Notary Public in and for said State, personally appeared
Willard M. Gardner and
Betty J. Gardner

known to me,
to be the persons whose names are subscribed to the within Instrument,
and acknowledged to me that they executed the same.

WITNESS my hand and official seal. [Signature]
Mabel B. Revsley
Notary Public in and for said State.



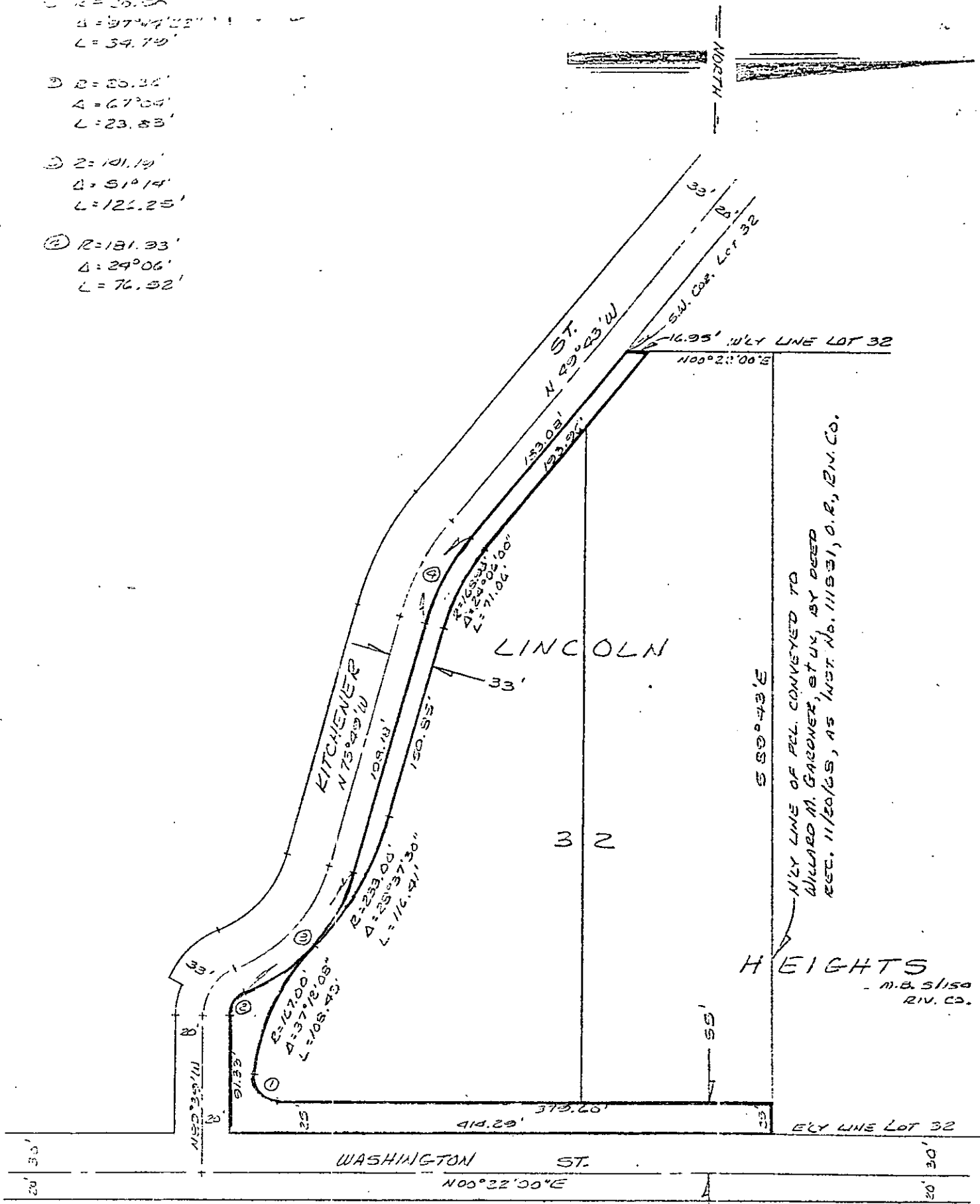
2343 University Ave., Riverside, CA. 92507

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- ① R=20.50'
Δ=97°47'22"
L=34.79'
- ② R=20.32'
Δ=67°04'
L=23.83'
- ③ R=101.19'
Δ=51°14'
L=122.25'
- ④ R=181.93'
Δ=29°06'
L=76.52'



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

5/66

SCALE: 1" = 100'

DRAWN BY [signature] DATE 12/3/74

SUBJECT PARCEL MAP 200

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