

161325

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3711 Orange Street
Riverside, California 92501
Tract 5522-1

DOCUMENTARY TRANSFER TAX
\$ _____ None

Signature _____
CITY OF RIVERSIDE

RECEIVED FOR RECORD

DEC 20 1974

45 Min. Past 2 o'clock P.M.
At Request of

CITY OF RIVERSIDE

Book 1974, Page 161325

Recorded in Official Records of Riverside County, California

W.H. DeLoach Recorder

FEES \$ _____

INDEXED

FOR RECORDER'S OFFICE USE ONLY

GRANT DEED

APPROVED AS TO FORM

Barbara Jones
ASST. CITY ATTORNEY

BIXMILL ASSOCIATES, a Limited 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 Lot 5 of the Bixmill Tract, as shown by map on file in Book 16 of Maps, at pages 28 through 30 inclusive thereof, Records of Riverside County, California, more particularly described as follows:

Commencing at the northeast corner of Tract No. 4054-3, as shown by map on file in Book 79 of Maps, at pages 1 and 2 thereof, Records of Riverside County, California, said point being in the northerly line of that certain parcel of land conveyed to Crest Development by deed recorded August 1, 1973, as Instrument No. 100902 of Official Records of Riverside County, California;

Thence South 89° 36' 51" East along said northerly line, a distance of 634.74 feet to the northeast corner of the parcel so conveyed for the TRUE POINT OF BEGINNING;

Thence continuing South 89° 36' 51" East along the easterly prclongation of said northerly line, a distance of 23.00 feet to a point in the westerly line of that certain parcel of land conveyed to the City of Riverside by deed recorded February 16, 1972 as Instrument No. 20557 of Official Records of Riverside County, California;

Thence North 00° 23' 09" East along said westerly line, a distance of 30.00 feet to a point therein;

Thence South 37° 51' 43" West, a distance of 37.80 feet to the true point of beginning.

BIXMILL ASSOCIATES, a Limited Partnership,

Donald C. Smith
DONALD C. SMITH

Claude H. Scott
CLAUDE H. SCOTT

Ellis J. Williams
ELLIS J. WILLIAMS

Jay A. Andrews
JAY A. ANDREWS

Lee M. Wight
LEE M. WIGHT

Dated December 11, 1974

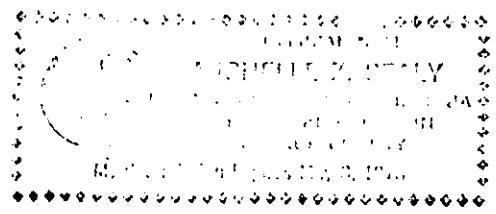
STATE OF CALIFORNIA,

COUNTY OF Orange

TO RECORDATION

ON December 11, 19 74,
before me, the undersigned, a Notary Public in and for said State, personally appeared Donald C. Smith, Claude H. Scott, Ellis J. Williams, Jay A. Andrews, Lee M. Wight _____, known to me, to be one of the partners of the partnership that executed the within Instrument, and acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal.



Michael J. ... 8321

APPROVAL
by George L. ... 15/74 by P.A. ...
Surveyor

BIXMILL TRACT

M.B. 16/28-30



01

Parcel conveyed to City of Riverside by deed rec. Feb. 16, 1972 as Instr. No 20557

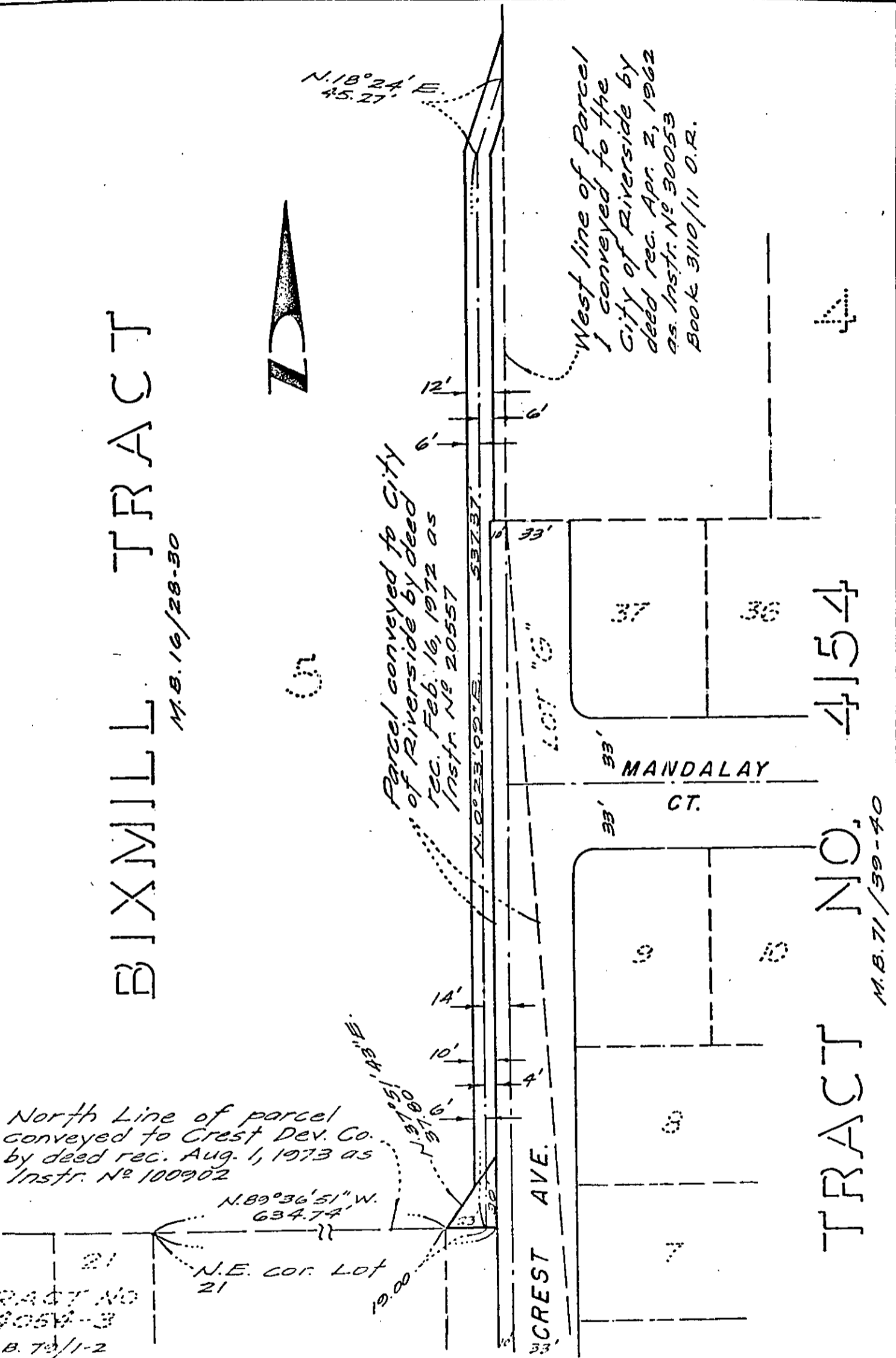
West line of Parcel 1 conveyed to the City of Riverside by deed rec. Apr. 2, 1962 as Instr. No 30053 as Book 3110/11 O.R.

North Line of parcel conveyed to Crest Dev. Co. by deed rec. Aug. 1, 1973 as Instr. No 100902

N. 89° 36' 51" W. 634.74'

N.E. cor. Lot 21

TRACT NO 4054-3
M.B. 79/1-2



4154

TRACT NO.

M.B. 71/39-40

○ CITY OF RIVERSIDE, CALIFORNIA ○ c/r-9, B-6

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 7-1-212

SCALE: 1" = 60' DRAWN BY DATE 11/8/74 SUBJECT TRACT NO. 5522-1

837