

44717

When recorded mail to:

City Clerk's Office  
City of Riverside  
City Hall  
Riverside, California 92501

RECEIVED FOR RECORDER

APR 18 1975

Min. Fast. Clock  
At Request of  
*City Clerk*  
Book 19750 page 44717  
Recorded in Official Records  
of Riverside County, California  
W.H. Dabagh Recorder  
FEES \$ *none*

INDEXED

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

Signature \_\_\_\_\_  
CITY OF RIVERSIDE

FOR RECORDER'S OFFICE USE ONLY

FREE RECORDING  
This instrument is for the benefit  
of the City of Riverside and is  
entitled to be recorded without  
fee. (Gov. Code 6103)

8374

Project: Parcel Map #210

GRANT DEED

ROBERT L. BOUGHTON, JR., a married man as his separate property

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:

PARCEL 1

That portion of the NORTHWEST QUARTER of the SOUTHWEST  
QUARTER of SECTION 34, Township 2 South, Range 5 West,  
San Bernardino Meridian, and that portion of Lots 6 and  
7 in Block 6 of TIBBET'S TRACT, as shown by map  
recorded in Book 4 of Maps, at page 91 thereof, records  
of Riverside County, California, described as follows:

BEGINNING at the northwest corner of said Lot 7;

Thence North 0° 08' West, along the northerly prolongation  
of the westerly line of said Lot 7, a distance of 1.00  
foot to a line which is parallel with and distant 1.00  
foot northerly, as measured at right angle, from the  
northerly line of said Lots 7 and 6;

Thence North 89° 07' East, along said parallel line,  
91.35 feet to a point in the westerly line of Parcel 3  
of that certain parcel of land conveyed to Charles V.  
Brown et al, by deed recorded January 21, 1964, as  
Instrument No. 7953 of Official Records of Riverside  
County, California;

Thence South 0° 08' East, along said westerly line,  
5.00 feet to a line which is parallel with and distant  
4.00 feet southerly, as measured at right angle, from  
the northerly line of said Lots 6 and 7;

Thence South 89° 07' West, along said parallel line,  
91.35 feet to a point in said westerly line of said Lot 7;

Thence North 0° 08' West, along said westerly line, 4.00  
feet to said POINT OF BEGINNING.

Area: 456.75 square feet.

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PARCEL 2

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That portion of SCHOOL CIRCLE (formerly Park Avenue) vacated by Resolution of the Common Council of the City of Riverside on October 19, 1926, a certified copy of said Resolution being recorded October 26, 1926, in Book 697, page 99 of Deeds, records of Riverside County, California, described as follows:

Commencing at the northeast corner of Lot 8 of PARENT NAVEL ORANGE TRACT, as shown by map on file in Book 20 of Maps, at page 8 thereof, records of said Riverside County;

Thence South 0° 08' East, along the easterly line of said Lot 8, a distance of 20.24 feet to the TRUE POINT OF BEGINNING; said point being a point in the southerly line of said School Circle (vacated); said point also being a point in a curve concave southeasterly and having a radius of 263.00 feet; the radial line to said point bears North 35° 09' 26" West;

Thence Northeasterly, along said curve (being along said southerly line of School Circle vacated), an arc length of 100.65 feet thru a central angle of 21° 55' 35" to the southwest corner of Parcel 1 of that certain parcel of land conveyed to Charles V. Brown, et al, by deed recorded January 21, 1964, as Instrument No. 7953 of Official Records of said Riverside County;

Thence North 0° 08' West, along the westerly line of said parcel conveyed to Charles V. Brown, et al, 3.03 feet to a point in a curve concave southeasterly and having a radius of 266.00 feet; the radial line to said point bears North 13° 04' 50" West; said curve having a radius of 266.00 feet being concentric to said curve having a radius of 263.00 feet;

Thence southwesterly, along said curve having a radius of 266.00 feet, an arc length of 100.39 feet thru a central angle of 21° 37' 30" to a point in said easterly line of Lot 8;

Thence South 0° 08' East, along said easterly line, 3.65 feet to said TRUE POINT OF BEGINNING.

Area: 301.53 square feet

DESCRIPTION APPROVAL  
by George P. Hutchinson 3/26/78 by LF  
Surveyor

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DATED 3-31-75

Robert L. Boughton, Jr.  
ROBERT L. BOUGHTON, JR.

APPROVED AS TO FORM

Edith S. ...  
... ATTORNEY

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) ss.

On MARCH 31, 1975 before me, the undersigned, a Notary Public in and for said State, personally appeared ROBERT L. BOUGHTON, JR., 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

Lila D. Felker  
Notary Public

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated March 31, 1975 from Robert L. Boughton, Jr., a married man as his separate property for Par. 1-That por. NW 1/4 SW 1/4 Sec. 34, TS2S, R5W, SBM & that por. Lots 6 & 7 Blk. 6 Tibbet's Tract, Bk. 4, P. 91.

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

Dated 4-18-75

...  
Property Services Manager

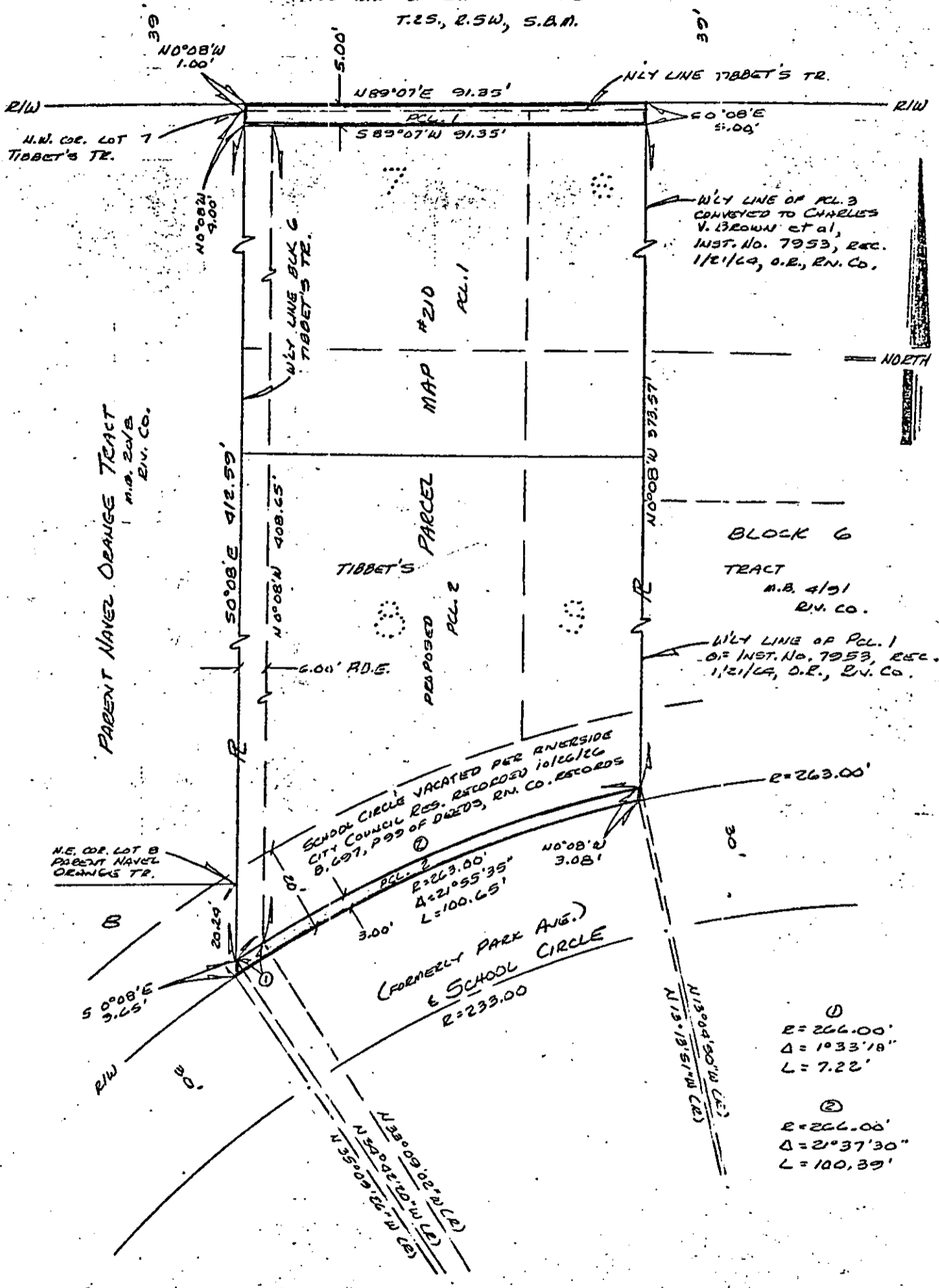
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TO PALM AVE

E. CENTRAL AVE.

TO SCHOOL CIRCLE

POB N.W. 4 OF S.W. 4 SEC. 34  
T.25, R.5W, S.8N.



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

4/22

SCALE: 1" = 30'

DRAWN BY IF DATE 3/26/75

SUBJECT PARCEL MAP # 210

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