

Pack

When recorded mail to:
City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92501

107991

DOCUMENTARY TRANSFER TAX
\$ _____ None

Signature _____
CITY OF RIVERSIDE

RECEIVED FOR RECORD
JUL 23 1976
11 Min. Past 3 o'clock P.M.
At Request of
CITY OF RIVERSIDE
Book 1976, Page 107991
Recorded in Official Records
of Riverside County, California
W.W. Dwyer Recorder
FEES \$ _____

FOR RECORDER'S OFFICE USE ONLY

8716

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

Project Calif. Ave. Extension

GRANT DEED

TITLE INSURANCE AND TRUST COMPANY, a California corporation, Trustee
Under Trust No. RS11760 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:

All that portion of the north half of the northeast quarter
of Section 12, Township 3 South, Range 6 West of the Rancho
La Sierra, as shown by map on file in Book 6 of Maps, at Page
70 thereof, Records of Riverside County, California, those
portions of Lots 1, 8, 9, 16 thru 21 inclusive of Block 57,
portions of Lots 1 thru 4 inclusive of Block 58, Lots 1 thru
4 inclusive of Block 59, and those portions of Lot C1 (Tampa
Avenue), Lot C2 (Utica Avenue), Lot B6 (Paloma Avenue), and
Lot C4 (Warren Avenue), all of La Granada, as shown by map on
file in Book 12 of Maps, at pages 42 through 51 inclusive
thereof, Records of Riverside County, California, more part-
icularly described as follows:

COMMENCING at the Southwest corner of Tract No. 4096, as shown
by map on file in Book 68 of Maps at Page 31 thereof, Records
of Riverside County, California;

THENCE North 72° 46' 50" West, 65.00 feet to the beginning of
a tangent curve in the northerly right of way of Challen
Avenue as shown by said Tract 4096;

THENCE South 17° 13' 10" West, 80.00 feet to the southerly
right of way of said Challen Avenue and the TRUE POINT OF
BEGINNING;

THENCE continuing South 17° 13' 10" West, 650.46 feet to the
beginning of a tangent curve, concave to the east, and having
a radius of 500.00 feet;

THENCE southerly along said curve, to the left, through a
central angle of 40° 42' 56", an arc distance of 355.31 feet
to the end thereof;

THENCE South 23° 29' 46" East, a distance of 392.25 feet to the
intersection of a non-tangent curve, concave to the south, and
having a radius of 724.00 feet, the initial radial line of said
curve bears North 23° 29' 46" West;

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THENCE easterly along said curve, to the right, thru a central angle of 18° 32' 38", an arc distance of 234.32 feet to the end thereof;

THENCE North 85° 02' 52" East, a distance of 192.45 feet to the beginning of a tangent curve, concave to the north, and having a radius of 636.00 feet;

THENCE Easterly and Northeasterly along said curve, to the left, thru a central angle of 15° 19' 36", an arc distance of 170.13 feet to the end thereof;

THENCE North 69° 43' 16" East, a distance of 645.28 feet to the beginning of a tangent curve, concave to the south, and having a radius of 724.00 feet;

THENCE easterly along said curve to the right, thru a central angle of 8° 17' 33", an arc distance of 104.79 feet to the westerly line of Lionhead Avenue (formerly Virginia Avenue 25.00 feet wide, as shown on the Map of La Granada, on file in Book 12 of Maps, at Pages 42 thru 51 inclusive, records of said Riverside County;

THENCE North 0° 15' 09" East along said westerly line of Lionhead Avenue, a distance of 229.02 feet to the northeast corner of Lot 4 in Block 59 of said La Granada;

THENCE North 89° 44' 51" West, a distance of 475.00 feet;

THENCE North 0° 15' 09" East, a distance of 434.10 feet;

THENCE North 89° 53' 39" East, a distance of 256.35 feet to the beginning of a non-tangent curve, concave to the south, having a radius of 237.68 feet, the radial bearing at said point bears North 54° 16' 03" East;

THENCE westerly along said curve, to the left through a central angle of 51° 33' 09", an arc distance of 213.86 feet to the end thereof, the radial bearing at said point bears North 02° 42' 54" East;

The last five courses and distances follow the boundary line of said Block 59, said Lot C2 (Utica Avenue) and said Block 57 of La Granada;

THENCE North 00° 22' 30" West, a distance of 12.80 feet to a point in the south line of Challen Avenue, as shown on Tract No. 4146 recorded in Book 68 of Maps, at pages 45 through 43 inclusive thereof, Records of Riverside County, California;

THENCE South 89° 37' 30" West, a distance of 180.12 feet to the beginning of a tangent curve, concave to the north, having a radius of 541.01 feet;

THENCE westerly along said curve, to the right, through a central angle of 17° 35' 40", an arc distance of 166.13 feet to the end thereof;

THENCE North 72° 46' 50" West, 555.75 feet to the POINT OF BEGINNING.

Containing an area of 28.06 Acres.

DESCRIPTION APPROVAL
by *[Signature]* 2/11/26
Surveyor

STATE OF CALIFORNIA,)
COUNTY OF San Bernardino) ss.
ON June 18, 1976, 19____
before me, the undersigned, a Notary Public in and for said State, personally appeared
R. E. Branch and D. Y. Huckaby known to me to be the
Vice President and Assistant Secretary
of the Title Insurance and Trust Company
the Corporation that executed the within instrument, known to me to be the person who
executed the within instrument, on behalf of the Corporation, therein named, and acknowledged
to me that such Corporation executed the same.

(OFFICIAL SEAL)
LUCINDA D. ALCOCK
NOTARY PUBLIC
SAN BERNARDINO COUNTY
CALIFORNIA
My Commission Expires June 11, 1978

WITNESS my hand and official seal.

Lucinda Alcock
Notary Public in and for said State

ACKNOWLEDGMENT—Corporation—Volcotts Form 222—Rev. 3-64

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TITLE INSURANCE AND TRUST COMPANY,
a California corporation, Trustee
under Trust No. RS11760

Dated June 18, 1976

BY *R. E. Branch*
R. E. Branch, Vice President

BY *D. Y. Huckaby*
D. Y. Huckaby, Assistant Secretary

APPROVED AS TO FORM

Clarice Loney July 22, 1976
DEPUTY CITY ATTORNEY

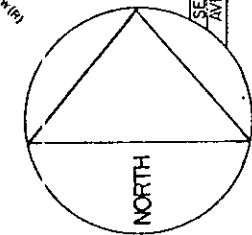
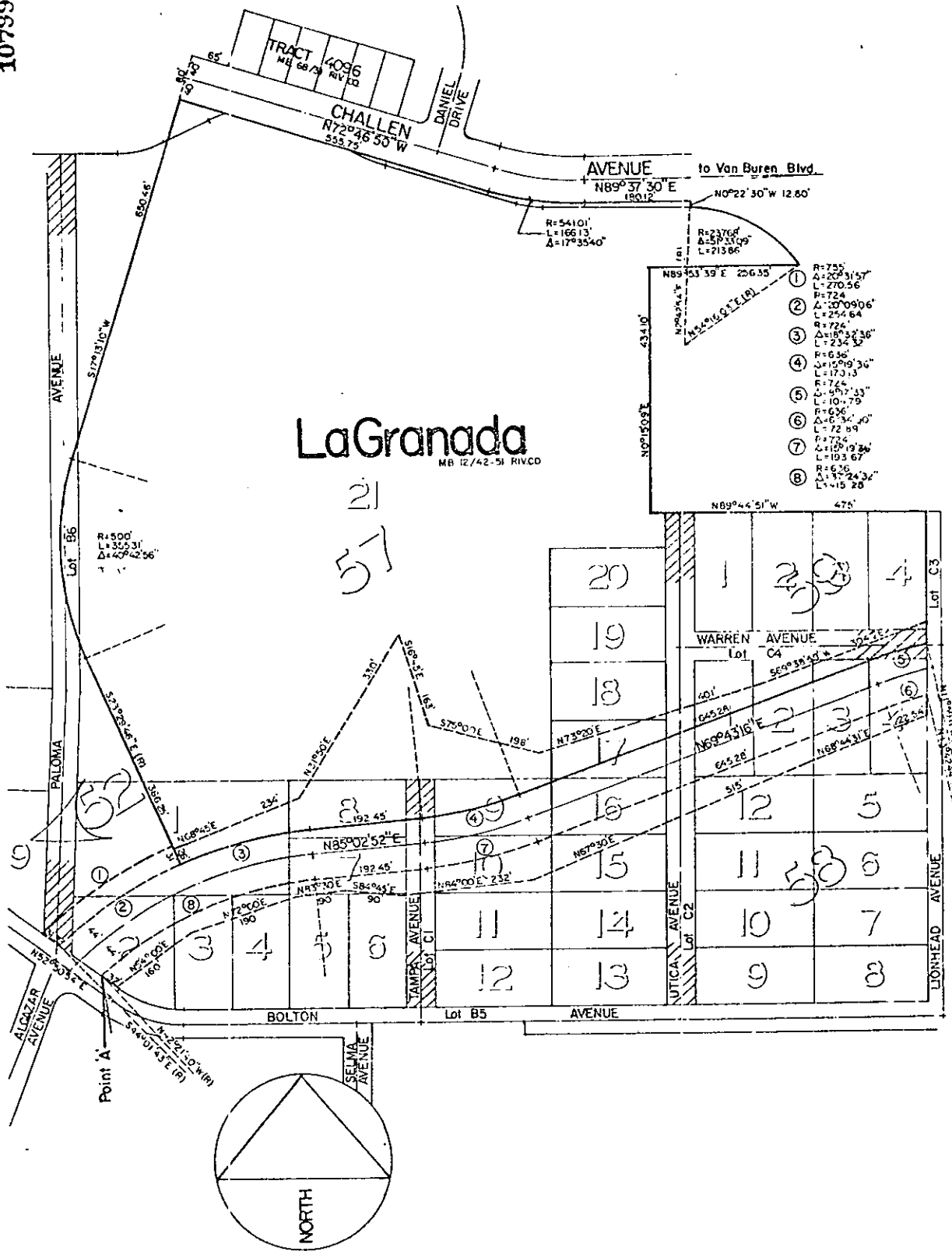
CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by this
Instrument 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 7-23-76

Ann Rice
Property Services Manager

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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.

SCALE 1" = 200' DRAWN BY *NV* DATE 6/11/76 SUBJECT _____

SHEET 1 OF 1

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