

Cal Ave P/W

126876

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

RECEIVED FOR REC
AUG 26 1976
AT 9:00 O'CLOCK A.M.
At Request of
TITLE INS. & TRUST CO.
Book 1976, Page 126876
Recorded in Official Records
of Riverside County, California
W.W. DeLoach Recorder
FEB 5

DOCUMENTARY TRANSFER TAX
\$ None None
Signature [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)

8741

Project : California Avenue
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,
do eshereby 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 those portions of Lots 1 thru 4 inclusive and Lot 12 of
Block 58, Lots 1 thru 3 inclusive, Lots 7 thru 10 inclusive,
Lots 15, 16 and 17 of Block 57, Lot B6 (Paloma Avenue), Lot
C1 (Tampa Avenue), Lot C4 (Warren Avenue) and Lot C2 (Utica
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, more particularly described as follows:

COMMENCING at the Northeast corner of Lot 4 of Block 59
of said La Granada, said point being on the westerly right-
of-way line of Lionhead Avenue (formerly Virginia Avenue)
25.00 feet wide as shown on said map of La Granada;

THENCE South 0° 15' 09" West, along said westerly right of
way, a distance of 229.02 feet to the Point of Beginning;

THENCE continuing South 0° 15' 09" West along said westerly
line, a distance of 90.36 feet to the intersection of a non-
tangent curve, concave to the south and having a radius of
636.00 feet, the initial radial of said curve bears North
13° 42' 44" West;

THENCE Southwesterly along said curve, to the left, thru a
central angle of 06° 34' 00", an arc distance of 72.89 feet
to the end thereof;

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

THENCE westerly along said curve, to the right, thru a central
angle of 15° 19' 36", an arc distance of 193.67 feet to the
end thereof;

126876

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

THENCE southwesterly along said curve, to the left, thru a central angle of 37° 24' 32", an arc distance of 415.25 feet to the northerly right-of-way line of Bolton Avenue (50.00 feet wide), as said line is shown on said map of La Granada;

THENCE North 52° 50' 54" West along said northerly right of way of Bolton Avenue a distance of 89.32 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 43° 38' 52" West;

THENCE Northeasterly along said curve, to the right, thru a central angle of 38° 41' 44", an arc distance of 488.96 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 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 Northeasterly along said curve, to the right, thru a central angle of 8° 17' 33", an arc distance of 104.79 feet to the Point of Beginning.

Contains 3.15 Acres

APPROVED AS TO FORM

Clarice Susner Aug. 9, 1976
REALTOR ATTORNEY

DESCRIPTION APPROVAL
by *George P. Hutchins* 6/4/76 by _____
Surveyor

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

DESCRIPTION APPROVAL
by *George P. Hutchins* 6/4/76 by _____
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.

WITNESS my hand and official seal.

Lucinda D. Alcock
Notary Public in and for said State.

126876

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

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

8744

