

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92501

140151

FREE RECORDING

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

RECEIVED FOR RECORD

JUL 22 1977

Min. Past 4 o'clock P.M.
At Request of
City of Riverside

Book 1977, Page 140151

Recorded in Official Records of Riverside County, California

W.H. DeBrygh Recorder

FEE \$

FOR RECORDER'S OFFICE USE ONLY

Project: 5188 Victoria Avenue
Building Permit

9302

GRANT DEED

RAYNO NARDUCCI and BEVERLY ANN NARDUCCI, 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 2 of VICTORIA HILL SUBDIVISION, on file in Book 7 of Maps, at Page 47 thereof, records of said Riverside County, together with that portion of Elsinore Road as vacated by the City Council of the City of Riverside by Resolution No. 6342, recorded September 30, 1954 in Book 1635 of Official Records, Page 487, et seq., records of said Riverside County, described as follows:

COMMENCING at the intersection of the centerline of Victoria Avenue with the centerline of Elsinore Road, as shown by Victoria Groves Unit No. 2, on file in Book 27 of Maps, at Page 17 thereof, records of said Riverside County;

THENCE South 51° 42' 20" East, along said centerline of Elsinore Road, 83.64 feet;

THENCE South 38° 17' 40" West, 25.00 feet to a point in the line which is parallel with and distant 25.00 feet southwesterly, as measured at right angle, from said centerline of Elsinore Road; said point being the beginning of a curve with a radius of 40.00 feet, concaving southerly and being tangent to said parallel line;

THENCE Northwesterly along said curve an arc length of 20.21 feet, thru a central angle of 28° 57' 15" to the southwesterly line of said Elsinore Road and to THE TRUE POINT OF BEGINNING;

THENCE continuing Northwesterly and Westerly along said curve an arc length of 23.19 feet, thru a central angle of 33° 12' 51" to the beginning of a curve with a radius of 675.00 feet and concaving northwesterly; the radial line of said curve with a radius of 675.00 feet at said beginning bears South 46° 50' 34" East;

THENCE Southwesterly along said curve with a radius of 675.00 feet an arc length of 65.79 feet, thru a central angle of 5° 35' 04" to the beginning of a reverse curve with a radius of 596.377 feet and concaving southeasterly;

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THENCE Southwesterly along said curve an arc length of 154.57 feet thru a central angle of 14° 51' 01" to the centerline of said vacated Elsinore Road;

THENCE South 89° 03' 00" West, along said centerline of vacated Elsinore Road, 60.78 feet to a point in the southeasterly line of said Victoria Avenue; said point being the beginning of a curve with a radius of 289.62 feet and concaving southeasterly;

THENCE Northeasterly along said curve an arc length of 38.86 feet, thru a central angle of 7° 41' 19" to the end of said curve;

THENCE North 48° 44' 30" East 173.20 feet to the beginning of a tangent curve with a radius of 603.43 feet and concaving northwesterly;

THENCE Northeasterly along said curve an arc length of 47.54 feet thru a central angle of 4° 30' 50" to the beginning of a reverse curve with a radius of 20.00 feet and concaving southerly;

THENCE Northeasterly, Easterly, and Southeasterly along said reverse curve an arc length of 29.34 feet thru a central angle of 84° 04' 00" to said southwesterly line of Elsinore Road; the preceding four courses being along said southeasterly line of said Victoria Avenue;

THENCE South 51° 42' 20" East, 17.43 feet to the point of beginning.

Area - 0.16 of an acre.

DESCRIPTION APPROVAL
By Ann Narducci 7/6/77 by [Signature]
Notary

Dated 7-6-77

[Signature]
RAYNO NARDUCCI
Beverly Ann Narducci
BEVERLY ANN NARDUCCI

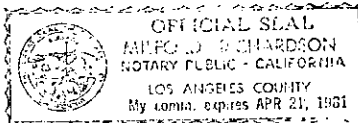
APPROVED BY
[Signature]
ASS. CITY ATTORNEY

STATE OF CALIFORNIA,
COUNTY OF Los Angeles } ss.

ON July 6, 1977
before me, the undersigned, a Notary Public in and for said State, personally appeared
Beverly Ann Narducci
Beverly Ann Narducci, known to me,
to be the person whose name S subscribed to the within instrument,
and acknowledged to me that she executed the same.

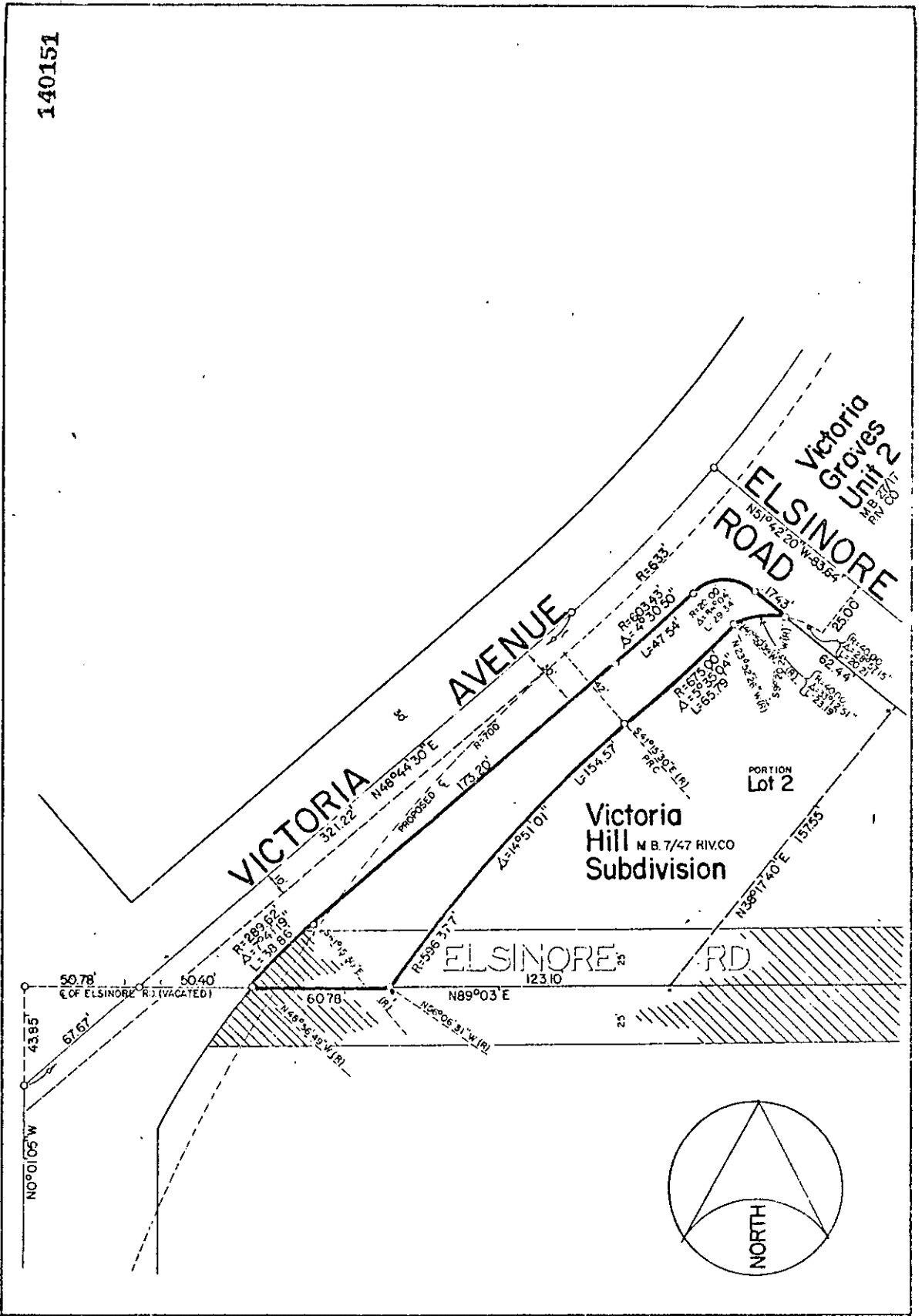
WITNESS my hand and official seal.

[Signature]
Notary Public in and for said State.



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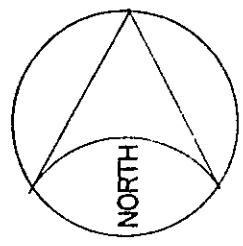


CITY OF RIVERSIDE, CALIFORNIA

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" = 50' DRAWN BY JV DATE 2.28.77 SUBJECT 5188 VICTORIA AVENUE

SHEET 1 OF 1



9002