

250407

When recorded mail to:
City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

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

DEC 16 1977

40 Min. Past 2 o'clock P.M.
Request of
CITY CLERK

Book 1977, Page 250407
Recorded in Official Records
of Riverside County, California

W.W. Dalglish Recorder
FEES 1-24-77

FOR RECORDER'S OFFICE USE ONLY

Project: Zoning Case R-35-745
4374 Central Avenue

GRANT DEED

SAM ARMSTRONG REALTY, INC., a California corporation,

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:

That portion of Lot 1 of PARENT NAVAL ORANGE TRACT, on file in
Book 20 of Maps, at Page 8 thereof, records of said Riverside
County, more particularly described as follows:

BEGINNING at the southwesterly corner of said Lot;

THENCE North 89° 07' East, along the southerly line of said Lot
a distance of 6.18 feet to the beginning of a non-tangent curve with a
radius of 65.51 feet, concaving Easterly and being concentric with
the centerline curve of Navel Court as shown by said map;

THENCE Northeasterly along said curve an arc length of 17.44 feet
thru a central angle of 15° 15' 25" to a line which is parallel with
and distant 33.00 feet Easterly, as measured at right angle, from said
centerline of Navel Court;

THENCE North 0° 08' West, along said parallel line 79.12 feet to a
line which is parallel with and distant 44.00 feet southerly, as
measured at right angle, from the centerline of Central Avenue;

THENCE North 89° 07' East, along said parallel line 60.00 feet to the
easterly line of said Lot;

THENCE North 0° 08' West, along said easterly line 5.00 feet to the
southeasterly corner of that certain parcel of land conveyed to the
City of Riverside by deed recorded January 12, 1966, as Instrument
No. 4150 of Official Records of said Riverside County;

THENCE South 89° 07' West, 50.26 feet to the beginning of a tangent
curve with a radius of 15.95 feet and concaving southeasterly;

THENCE Westerly, Southwesterly and Southerly along said curve an arc
length of 24.84 feet, thru a central angle of 89° 15' 00" to the
westerly line of said Lot; the preceding two courses being along
the southerly line of said parcel so conveyed to the City of Riverside;

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THENCE South 0° 08' East, along said westerly line 68.30 feet to the beginning of a tangent curve with a radius of 71.51 feet, concaving easterly and being concentric with said centerline curve of Navel Court;

THENCE Southerly along said curve an arc length of 17.49 feet, thru a central angle of 14° 01' 00" to the point of beginning.

Area - 856.3 square feet.

DESCRIPTION APPROVAL
By George P. Hutchinson 12/7/77 by OS

STATE OF CALIFORNIA
 COUNTY OF RIVERSIDE ss. DECEMBER 9 19 77
 before me, the undersigned, a Notary Public in and for said State, personally appeared
SAM J. ARMSTRONG, known to me to be the
PRESIDENT
 of the SAM ARMSTRONG REALTY, INC.
 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.

Jane F. Johnston
 Notary Public in and for said State.

OFFICIAL SEAL
 JANE F. JOHNSTON
 NOTARY PUBLIC - CALIFORNIA
 RIVERSIDE COUNTY
 My comm. expires SEP 18, 1981

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ACKNOWLEDGMENT—Corporation—Welch's Form 222—Rev. 3-64

SAM ARMSTRONG REALTY, INC., a California corporation

Dated Dec 9 1977

By: Sam J. Armstrong, Pres.

APPROVED AS TO FORM

George P. Hutchinson
DEPUTY CITY ATTORNEY
Dec. 15, 1977

By: _____

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 as Inst. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 12/16/77

Sam Rice
Property Services Manager

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CENTRAL AVENUE

N 89° 07' E

7' PD
7' 6" 66
7' 25"

EXISTING CURB

R=15.95'
Δ=89°15'
L=86.86'

JAN. 12, 1966
#2150 OFF. REC.
50.26'

60.00'

NAVEL COURT
N 0° 08' W

15'
12'
27'
33'
65.30'
79.12'

PARENT NAVEL
ORANGE TRACT
M.B. 2018 RIV. CO.

M. 80.00'

LOT 2

LOT 1

R=77.51'
Δ=14°01'
L=17.69'

R=65.51'
Δ=15°15'25"
L=17.46'

S 75° 31' W (R)
S 74° 36' 35" W (R)

N 89° 07' E

6.18'

• 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

4122

SCALE: 1" = 20'

DRAWN BY: [signature] DATE: 12/15/77

SUBJECT: P-35-715, 1870 CENTRAL AVE.

9219