

When recorded mail to:

City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

207258

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  
SEP 29 1978 P.M.  
Min. Post. Collect  
CITY OF RIVERSIDE  
Book 1978, Page 207258  
Recorded in Official Records  
of Riverside County, California  
D. S. ... Recorder  
FEES \$10.00

FOR RECORDER'S OFFICE USE ONLY

Project: Zoning Case R-36-745

9452

GRANT DEED

J. A. ANDREWS DEVELOPMENT CO.; 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:

All that portion of Lots 1 and 6, Lot "A" (Ohio Avenue), and  
Lot "C" (Jurupa Avenue) of the Bixmill Tract, as shown by map on file  
in Book 16 of Maps, at pages 28 to 30 inclusive thereof, Records of  
Riverside County, California;

COMMENCING at the northwesterly corner of Lot "F" (1' barrier strip),  
as shown by map of Tract No. 6537-1 on file in Book 84, pages 79 to  
81 inclusive thereof, Records of Riverside County, California, said  
point also being a point on the northeasterly right of way line of  
Lot "D" (Tyler Avenue) as per said Bixmill Tract;

THENCE North 25° 31' 28" West along said northeasterly line of said  
Lot "D" (Tyler Avenue), a distance of 296.95 feet to the TRUE POINT  
OF BEGINNING;

THENCE continuing North 25° 31' 28" West along said northeasterly  
line, a distance of 275.00 feet to the beginning of a tangent curve,  
concave to the east, having a radius of 700.00 feet;

THENCE leaving said northeasterly line, northerly along said curve,  
to the right, through a central angle of 27° 51' 56", an arc  
distance of 340.44 feet to the end thereof;

THENCE North 02° 20' 28" East, a distance of 138.15 feet to a point  
in a curve, concave to the south, having a radius of 1000.00 feet,  
the radial line through said point bears North 02° 20' 28" East;

THENCE easterly along said curve, to the right, through a central  
angle of 27° 41' 48", an arc distance of 483.40 feet to the end thereof;

THENCE South 59° 57' 44" East, a distance of 250.00 feet;

THENCE South 30° 02' 16" West, a distance of 55.00 feet;

THENCE North 59° 57' 44" West, a distance of 250.00 feet to the  
beginning of a tangent curve, concave to the south, having a radius  
of 945.00 feet;

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THENCE westerly along said curve, to the left, through a central angle of 22° 50' 37", an arc distance of 376.77 feet to a point therein, a radial line through said point bears North 07° 11' 59" East;

THENCE South 49° 46' 03" West, a distance of 33.88 feet;

THENCE South 02° 20' 28" West, a distance of 56.85 feet to the beginning of a tangent curve, concave to the east, having a radius of 645.00 feet;

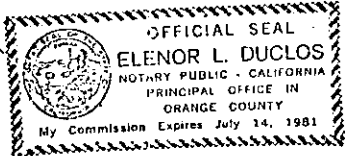
THENCE southerly along said curve, to the left, through a central angle of 27° 51' 56", an arc distance of 313.69 feet to the end thereof;

THENCE South 25° 31' 28" East, a distance of 275.00 feet;

THENCE South 64° 28' 32" West, a distance of 55.00 feet to said true point of beginning.

DESCRIPTION APPROVAL  
By: *[Signature]* Attorney

STATE OF CALIFORNIA, } ss.  
 COUNTY OF Orange }  
 ON August 15, 1977  
 before me, the undersigned, a Notary Public in and for said State, personally appeared  
Jay A. Andrews  
 \_\_\_\_\_, known to me to be the  
**President**  
 of the J. A. Andrews Development Co.  
 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.



*Elenor L. Duclos*  
 Notary Public in and for said State.

ACKNOWLEDGMENT—Corporation—Wolcotts form 222—Rev. 3-64

Dated August 15, 1977 corporation  
 By: *[Signature]*  
 By: \_\_\_\_\_  
 APPROVED AS TO FORM  
*Clarice Sumner* Aug 22, 1977  
 DEPUTY CITY ATTORNEY

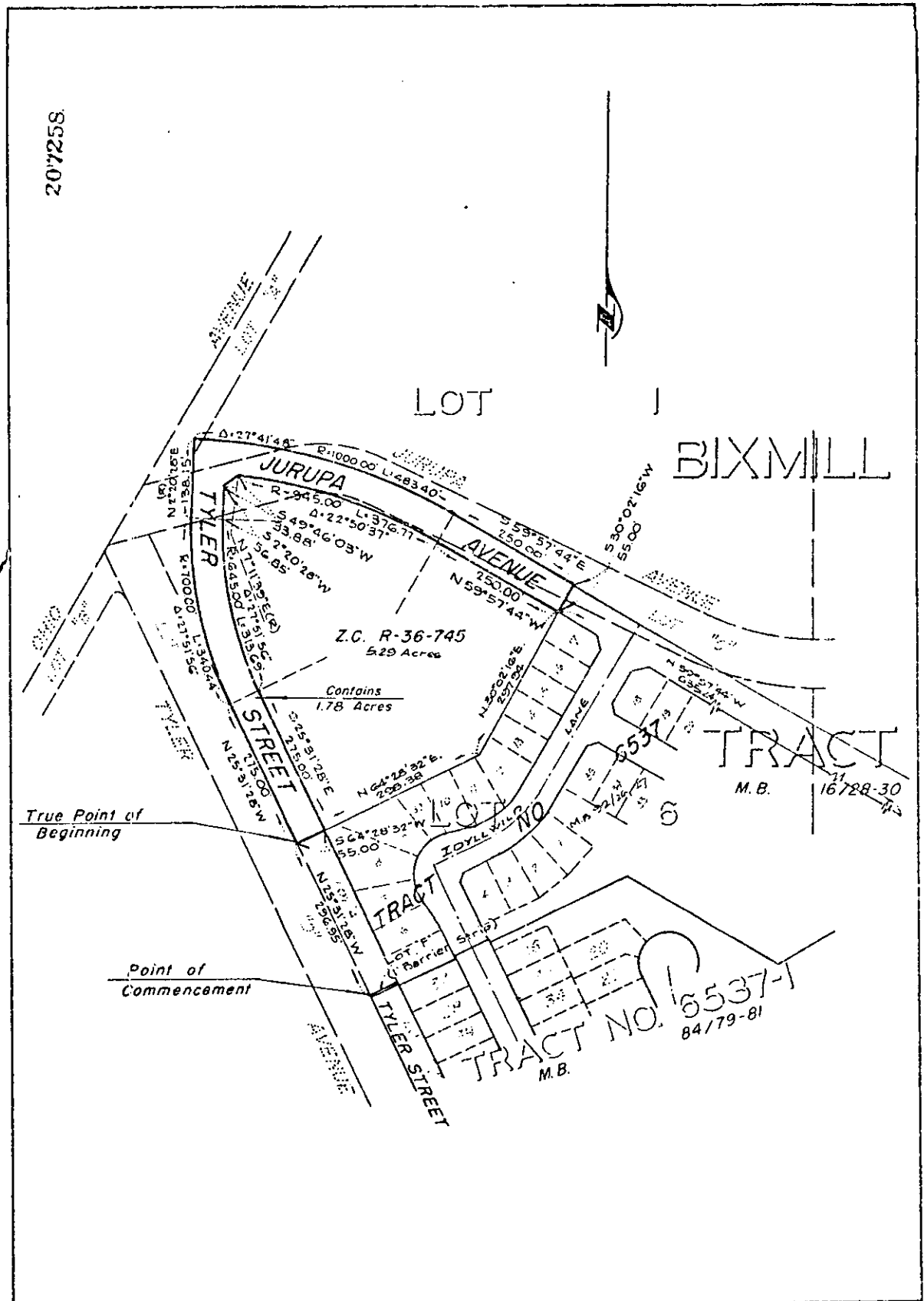
CONSENT TO RECORDATION

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

Dated 9-29-78  
*[Signature]*  
 Property Services Manager

945?

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<b>• CITY OF RIVERSIDE, CALIFORNIA •</b>		
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 <u>1</u> OF <u>1</u>
SCALE: 1" = 200'	DRAWN BY P.H. DATE <u>8/4/76</u>	W.O. 75-146
SUBJECT <u>ZONING CASE - Z.C. R-36-745</u>		

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