

233704

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  
5 Min. Post-Record Clock  
At Request of  
*[Signature]*  
Book 1980/Page 233704  
DEC 12 1980  
Recorded in Official Records  
of Riverside County, California  
*[Signature]* Recorder  
FEE \$

FOR RECORDER'S OFFICE USE ONLY

Project: Zoning Case C-55-767  
Atlanta Between Spruce  
and Massachusetts

GRANT DEED

9975

TIMOTHY JAMES DAVIS, a single man, and CARL M. DAVIS and VIRGINIA P. DAVIS, husband  
and wife, as community property 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 Lots 7 and 10 in Section 19, T. 2 S., R. 4 W., S.B.M.,  
as shown by map of the Lands of the East Riverside Land Company,  
recorded in Book 6 Page 44 of Maps, records of San Bernardino County,  
California, described as follows:

BEGINNING at the southeast corner of said Lot 10;

THENCE North 0° 47' 11" East, along the easterly line of said Lot 10,  
and the easterly line of said Lot 7, a distance of 667.00 feet to the  
beginning of a tangent curve concave to the southwest and having a  
radius of 1,470.00 feet; said point being the most southerly corner  
of that certain parcel of land conveyed to the State of California  
by deed recorded December 16, 1957 in Book 2192 Page 540 et seq. of  
Official Records of Riverside County, California;

THENCE Northwesterly, along said curve, through a central angle of  
06° 37' 16" an arc length of 169.87 feet;

THENCE North 05° 50' 05" West, 175.63 feet to the beginning of a tangent  
curve concave to the northeast and having a radius of 1,530.00 feet;

THENCE Northerly, along said curve, through a central angle of 06° 37' 16"  
an arc length of 176.81 feet;

THENCE North 0° 47' 11" East, 42.62 feet to the beginning of a tangent  
curve concave to the southwest and having a radius of 25.00 feet;

THENCE Northeasterly, Northerly and Northwesterly, along said curve,  
through a central angle of 89° 44' 01" an arc length of 39.15 feet  
to the northerly line of said Lot 7; the preceding five courses being  
along the westerly lines of said parcel conveyed to the State of California;

THENCE North 88° 56' 50" West, along said northerly line of Lot 7, a  
distance of 413.86 feet to the southeasterly line of that certain parcel  
of land conveyed to the Southern Pacific Railroad Company by deed  
recorded January 2, 1897 in Book 53 Page 80 of Deeds, records of said  
Riverside County;

233704

THENCE South  $51^{\circ} 51' 29''$  West, along said southeasterly line, 17.40 feet to a line which is parallel with and distant 11.00 feet southerly, as measured at right angle, from said northerly line of Lot 7;

THENCE South  $88^{\circ} 56' 50''$  East, along said parallel line, 437.18 feet to a point in a non-tangent curve concave to the southwest and having a radius of 39.50 feet; the radial line to said point of said curve bears North  $30^{\circ} 11' 44''$  East;

THENCE Southeasterly, along said curve, through a central angle of  $23^{\circ} 28' 43''$  an arc length of 16.19 feet to a line which is parallel with and distant 3.00 feet westerly, as measured at right angle, from the northerly prolongation of the hereinbefore course described as North  $0^{\circ} 47' 11''$  East, 42.62 feet;

THENCE South  $0^{\circ} 47' 11''$  West, along said parallel line, 46.00 feet to the beginning of a tangent curve concave to the northeast and having a radius of 1,533 feet;

THENCE Southeasterly, along said curve, through a central angle of  $06^{\circ} 37' 16''$  an arc length of 177.15 feet;

THENCE South  $05^{\circ} 50' 05''$  East, 175.63 feet to the beginning of a tangent curve concave to the southwest and having a radius of 1,467.00 feet;

THENCE Southerly, along said curve, through a central angle of  $06^{\circ} 37' 16''$  an arc length of 169.53 feet to a line which is parallel with and distant 3.00 feet westerly, as measured at right angle, from said easterly line of Lot 7;

THENCE South  $0^{\circ} 47' 11''$  West, along said parallel line, 663.70 feet to a point in a non-tangent curve concave to the northwest and having a radius of 29.50 feet; the radial line to said point of said curve bears South  $46^{\circ} 00' 04''$  East;

THENCE Southwesterly, along said curve, through a central angle of  $09^{\circ} 35' 26''$  an arc length of 4.94 feet to the southerly line of said Lot 10;

THENCE South  $89^{\circ} 13' 14''$  East, along said southerly line, 6.67 feet to said Point of Beginning.

Area: 8,566 square feet.

DESCRIPTION APPROVAL  
by *Eric W. Hutchinson*, 2/6/80 *wf*  
Surveyor

233704

233704

Dated 2-20-80

Timothy James Davis  
TIMOTHY JAMES DAVIS

APPROVED AS TO FORM

Carla Widen  
SENIOR DEPUTY CITY ATTORNEY

Carl M. Davis  
CARL M. DAVIS

Virginia P. Davis  
VIRGINIA P. DAVIS

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 12-29-65 as Inst. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated Dec. 12, 1980

Carl M. Davis  
Property Services Manager

233704

NORTH  
ELEV. LINE B.S. 11/2/97 CIV. CO. REC.

U. 0°47'17"E 502.77'

EAST RIVERSIDE LAND CO.  
SEC. 19, T. 2 S., R. 4 W., S.B.M.

M.B. 644  
S.B. CO.

N 89°12'11"W 316.20'

LOT 10

N 0°47'17"E 500.25'

WID. LINE OF ELEV. 1/2 LOT 10

R=20.50'  
Δ=90°26'26"  
L=4.04'  
SCALE: 1"=20'

S 89°13'14"E 6.67'  
S 0°47'17"W 627.00'  
N 0°47'17"E 627.00'

S 0°47'17"W 627.00'  
S.E. COR. LOT 10

MASSACHUSETTS AVE.

SPRUCE ST.

N 88°06'50"W 437.18'

088°06'50"E 437.18'

WAIVER OF ACCESS RIGHTS

S.P.C. 2.  
N 51°51'32"E 179.74'

N 88°06'50"W 437.18'

S 88°06'50"E 437.18'

R=39.50'  
Δ=23°28'43"  
L=16.19'

N 39°11'24"E (C)  
SCALE: 1"=20'  
S 59°06'27"E (C)

LOT 7

S 0°47'17"W 46.00'  
N 0°47'17"E 46.00'

R=1467.00'  
Δ=63°31'16"  
L=1160.63'

R=1467.00'  
Δ=63°31'16"  
L=1160.63'

R=1467.00'  
Δ=63°31'16"  
L=1160.63'

R=1467.00'  
Δ=63°31'16"  
L=1160.63'

R=1467.00'  
Δ=63°31'16"  
L=1160.63'

R=1467.00'  
Δ=63°31'16"  
L=1160.63'

R=1467.00'  
Δ=63°31'16"  
L=1160.63'

B. 2192 P. 340

B. 2192 P. 340

B. 2192 P. 340

B. 2192 P. 340

B. 2192 P. 340

ATLANTA ST.

S.B. CO. REC. CONVEYED BY THE STATE OF CALIF. B. 2192 P. 340 12/16/97 O.E., CIV. CO. CA.

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

12/18-4

SCALE: 1"=100'

DRAWN BY WF DATE 2/19/90

SUBJECT C-55-76T

9975