

186280

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
Min. Past 3 o'clock P.M.
CITY OF RIVERSIDE

Book 19c4, Page 186280

AUG 24 1984

Recorded in Official Records
of Riverside County, California

William J. Conroy
Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: Zoning Case R-35-834

10950

GRANT DEED

COUNTRYWOOD DEVELOPMENT, a general partnership,

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 3 in Block 43 of the Riverside Land and Irrigating Company, as shown by map on file in Book 1 of Maps, at Page 70 thereof, records of San Bernardino County, California, being more particularly described as follows:

COMMENCING at the most westerly corner of Lot 1 of Skylark Terrace, as shown by map on file in Book 31 of Maps, at Page 85 thereof, records of Riverside County, California;

THENCE North 33° 38' 38" West, along the northwesterly prolongation of the southwesterly line of said Lot 1, a distance of 4.00 feet to the true point of beginning; said point being 114.00 feet southeasterly of the centerline of Magnolia Avenue, as measured at right angles to said centerline;

THENCE continuing North 33° 38' 38" West, a distance of 48.00 feet to the most northerly corner of said Lot 3;

THENCE South 56° 22' 14" West, along the northwesterly line of said Lot 3, a distance of 330.42 feet to a point on the northwesterly prolongation of the northeasterly line of Lot 1 of Tract 9787, as shown by map on file in Book 143 of Maps, at Page 6 thereof, records of said Riverside County;

THENCE South 33° 39' 56" East, along last mentioned northwesterly prolongation, a distance of 73.46 feet to the most northerly corner of Lot 1 of said Tract 9787;

THENCE North 47° 24' 38" East, a distance of 7.70 feet to the beginning of a tangent curve, concave northwesterly and having a radius of 124.00 feet;

THENCE Northeasterly along said curve an arc length of 44.26 feet, through a central angle of 20° 26' 59" to a point of reverse curve with a curve concave southeasterly and having a radius of 76.00 feet;

THENCE Northeasterly along said curve having a radius of 76.00 feet, an arc length of 39.01 feet, through a central angle of 29° 24' 35" to a line that is parallel with and distant 114.00 feet southeasterly, as measured at right angles to the centerline of Magnolia Avenue;

THENCE North 56° 22' 14" East, along said parallel line a

distance of 243.88 feet to said true point of beginning.
Area - 16,933.2 square feet.

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DESCRIPTION APPROVAL
George J. Hutchinson 8/21/84
Notary

STATE OF CALIFORNIA	}	ss.
COUNTY OF <u>RIVERSIDE</u>		
 <p>OFFICIAL SEAL DOLORES M BAKER NOTARY PUBLIC - CALIFORNIA RIVERSIDE COUNTY My comm. expires MAY 22, 1987</p>	<p>On this <u>22ND</u> day of <u>AUGUST</u>, in the year <u>1984</u>, before me, the undersigned, a Notary Public in and for said State, personally appeared <u>JOHN VANDAELE AND</u> <u>GORDON M. COLYER</u> _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument on behalf of the <u>GENERAL</u> Partnership named therein, and acknow- ledged to me that the <u>GENERAL</u> Partnership executed it.</p>	
WITNESS my hand and official seal.		
		<p><i>Dolores M. Baker</i> _____ Notary Public in and for said State.</p>
<small>ACKNOWLEDGMENT—General or Limited Partnership—Wolcotts Form 236CA—Rev. 5-82 ©1982 WOLCOTTS, INC.</small>		

COUNTRYWOOD DEVELOPMENT,
a general partnership,

Dated Aug. 22, 1984

By *John Vandaele*

By *Gordon M Colyer*

CONSENT TO RECORDATION

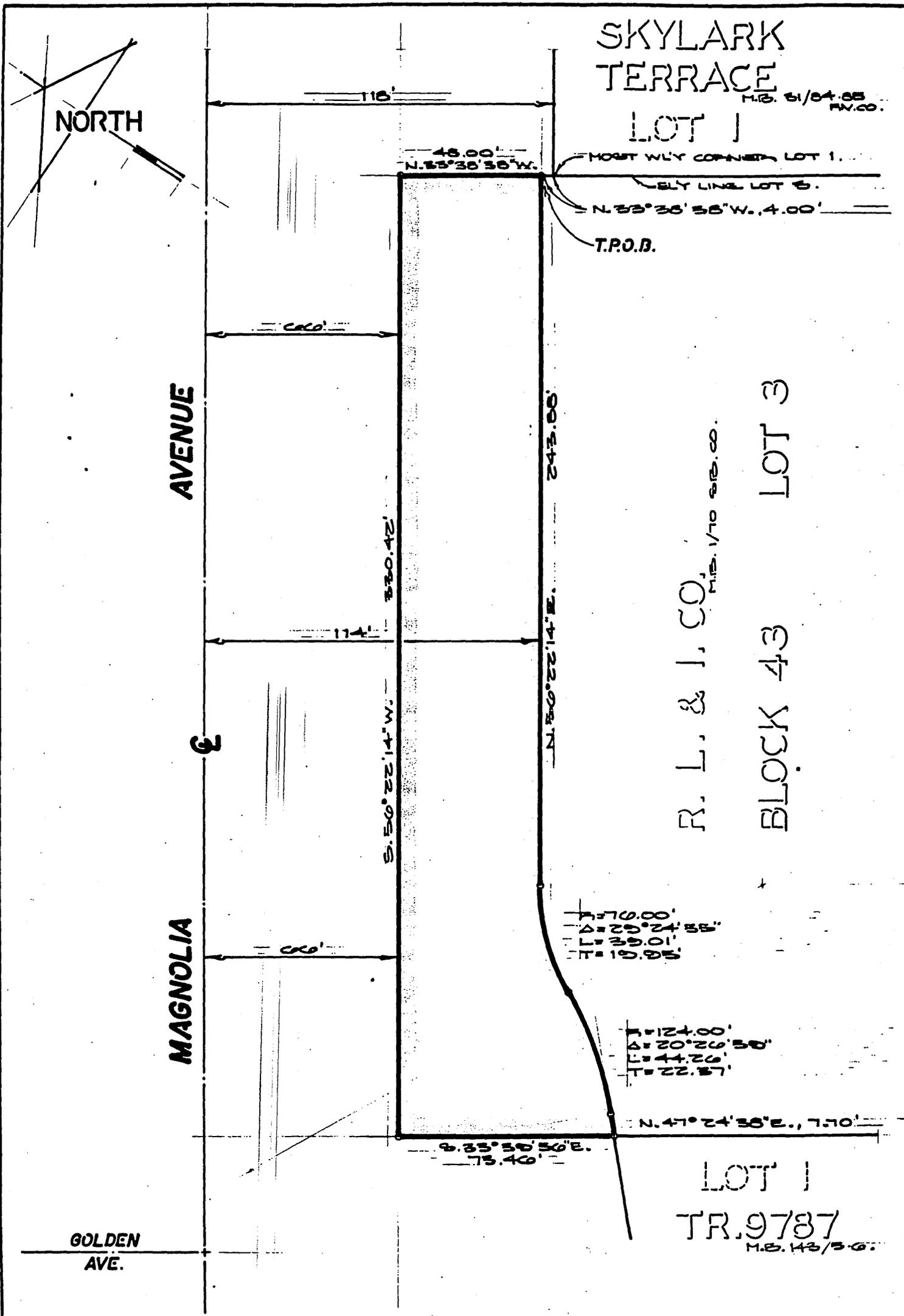
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 14883 of said City Council adopted on January 25, 1983, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated 8/24/84

[Signature]

Assistant City Manager
Title

186280



SKYLARK
TERRACE
LOT 1

M.B. 51/04-85
P.V. CO.

MOST WLY CORNER LOT 1.

ELY LINE LOT 5.

N. 33° 30' 50" W., 4.00'

T.P.O.B.

AVENUE

MAGNOLIA

R. L. & J. CO.

M.B. 170 S.B. CO.

BLOCK 43 LOT 3

R=70.00'
Δ=20° 24' 35"
L=39.01'
T=19.95'

R=124.00'
Δ=20° 26' 50"
L=44.26'
T=22.81'

N. 47° 24' 30" E., 7.70'

S. 33° 30' 50" E.
75.40'

LOT 1

TR. 9787

M.B. 143/36

GOLDEN
AVE.

• 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

6/34-2

SCALE: 1" = 40'

DRAWN BY ME DATE 7/24/84

SUBJECT Z.C. R-35-834

10950