

205855

When recorded mail to:

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

RECEIVED FOR RECORD
30 Min. Past 2 o'clock P.M.
At Request of
City Clerk
Book 1984, Page 205855
SEP 2 1 1984
Recorded in Official Records
of Riverside County, California
William E. Conroy
Recorder
Fees \$

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

FOR RECORDER'S OFFICE USE ONLY 10980

Project: C-38-834
10700 & 10800 Blks of Magnolia

GRANT DEED

KAISER FOUNDATION HOSPITALS, A Corporation, Grantor, FOR A VALUABLE CONSIDERA-
TION, receipt of which is hereby acknowledged, does 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 PARCEL 1 OF PARCEL MAP NO. 16073, AS SHOWN ON A MAP FILED
IN BOOK 116 OF PARCEL MAPS, AT PAGE 93 THEREOF, IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF MAGNOLIA AVENUE AND PARK
SIERRA DRIVE AS SHOWN ON SAID PARCEL MAP; THENCE ALONG THE CENTERLINE OF
SAID PARK SIERRA DRIVE SOUTH 33°38'10" EAST, 93.99 FEET TO A POINT HEREIN
DESIGNATED AS POINT "A"; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH
33°38'10" EAST, 255.88 FEET; THENCE AT RIGHT ANGLES TO SAID CENTERLINE
NORTH 56°21'50" EAST, 33.00 FEET TO A POINT IN THE NORTHEASTERLY LINE OF
SAID PARK SIERRA DRIVE, SAID POINT BEING THE TRUE POINT OF BEGINNING AND
THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 139.00
FEET WHICH IS TANGENT TO SAID NORTHEASTERLY LINE; THENCE NORTHWESTERLY
ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°15'37" AN ARC
DISTANCE OF 39.45 FEET TO A POINT OF REVERSE CURVE WITH A CURVE CONCAVE
SOUTHWESTERLY HAVING A RADIUS OF 161.00 FEET, THE NORTHWESTERLY TERMINUS OF
WHICH IS TANGENT TO A LINE PARALLEL WITH AND DISTANT NORTHEASTERLY 45.00
FEET FROM SAID CENTERLINE OF PARK SIERRA DRIVE; THENCE NORTHWESTERLY ALONG
THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°15'37" AN ARC DISTANCE
OF 45.69 FEET TO SAID PARALLEL LINE; THENCE ALONG SAID PARALLEL LINE NORTH
33°38'10" WEST 171.88 FEET TO A POINT ON SAID PARALLEL LINE WHICH LIES
NORTH 56°21'50" EAST, 45.00 FEET FROM POINT "A" DESCRIBED ABOVE; THENCE
NORTH 21°02'58" EAST, 29.41 FEET TO THE SOUTHEASTERLY LINE OF SAID MAGNOLIA
AVENUE; THENCE ALONG SAID SOUTHEASTERLY LINE SOUTH 56°21'15" WEST, 12.00
FEET TO THE NORTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS NORTH
21°02'58" EAST, 29.41 FEET IN SAID NORTHEASTERLY LINE OF PARK SIERRA DRIVE;
THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 21°02'58" WEST 29.41 FEET, AND
SOUTH 33°38'10" EAST 255.88 FEET TO THE TRUE POINT OF BEGINNING.

AREA - 2,783.00 SQUARE FEET.

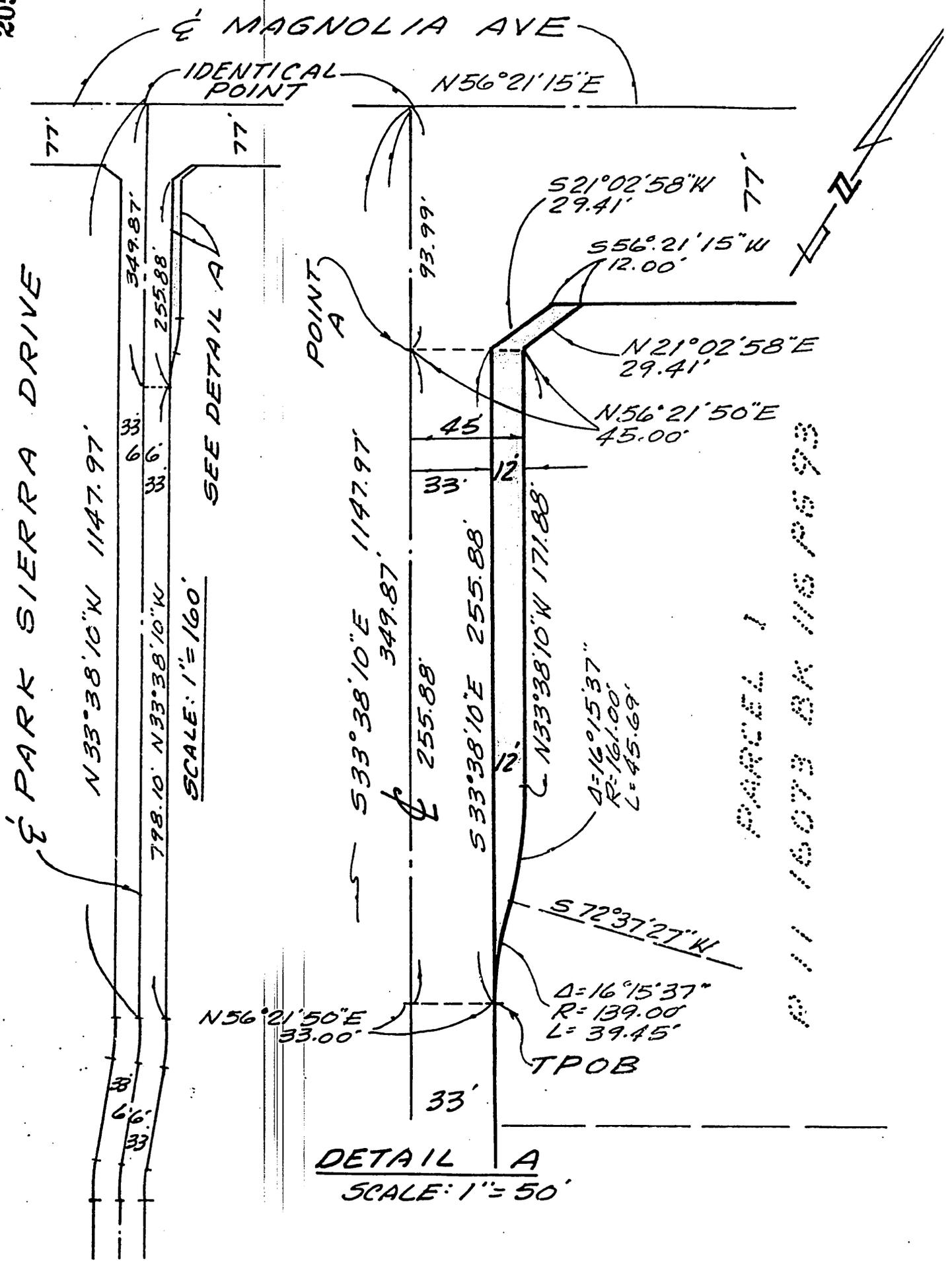
Dated September 4, 1984

KAISER FOUNDATION HOSPITALS,
A Corporation
By *Carl E. Berner, Jr.*
Carl E. Berner, Jr., Senior Vice President
By *James W. Baldwin*
James W. Baldwin, Assistant Secretary

DESCRIPTION APPROVAL
George P. Hutchins
Surveyor

APPROVED AS TO FORM
[Signature]
CITY ATTORNEY

205855



• 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

6/51-2

SCALE: 1"=50'

DRAWN BY CH DATE 8/6/84

SUBJECT C-38-834

10980