

230401

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
AT 2:00 O'CLOCK P.M.

OCT 11 1985

Recorded in Official Records
of Riverside County, California

William J. Conroy
Recorder

Fees \$ 0

Handwritten mark

FOR RECORDER'S OFFICE USE ONLY

Project: PRD-23-834
4620 Van Buren Blvd.

11306

GRANT DEED

FREDRICK'S DEVELOPMENT CORPORATION, a California Corporation, Grantor, FOR VALUABLE CONSIDERATION, 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:

All that portion of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 1, Township 3 South, Range 6 West, San Bernardino Meridian, as shown by United States Government Survey, described as follows:

COMMENCING at the northwest corner of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter of said Section;

THENCE South 0° 14' 15" West, 96.97 feet to the TRUE POINT OF BEGINNING, said True Point of Beginning being the beginning of a curve concave northwesterly having a radius of 127.00 feet; a radial line to said beginning of curve bears South 0° 14' 15" West;

THENCE northeasterly, along said curve, through a central angle of 36° 52' 29" an arc length of 81.74 feet to a point of compound curve concave southerly having a radius of 39.00 feet;

11306

DESCRIPTION APPROVAL
of George H. Nishimura and 5980 m
230401

THENCE northerly, westerly and southerly, along said curve through a central angle of 221° 35' 34" an arc length of 150.83 feet to a reverse curve concave northwesterly having a radius of 18.00 feet;

THENCE southwesterly along said curve through a central angle of 68° 44' 01" an arc length of 21.59 feet.

THENCE South 0° 14' 15" West, 50.26 feet to said TRUE POINT OF BEGINNING.

AREA - 6,388.9 square feet.

FREDRICK'S DEVELOPMENT CORPORATION,
a California corporation.

Dated September 26, 1985

By [Signature]
Title
By Executive Vice President
Title
By Charlotte Yoder
Charlotte Yoder, Assistant Secretary

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 January 25, 1983, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 10/11/85

[Signature]
Title Property Services Manager

0043X/m - 6982M/b

APPROVED AS TO FORM
Ruthleen M. Gonzalez
SENIOR DEPUTY CITY ATTORNEY

230401

NW COR. OF SE 1/4,
SE 1/4, SE 1/4 SEC. 1
T.35, R.6W.

S 15° 18' 57" E (CR)
R=13'
L=14.73'

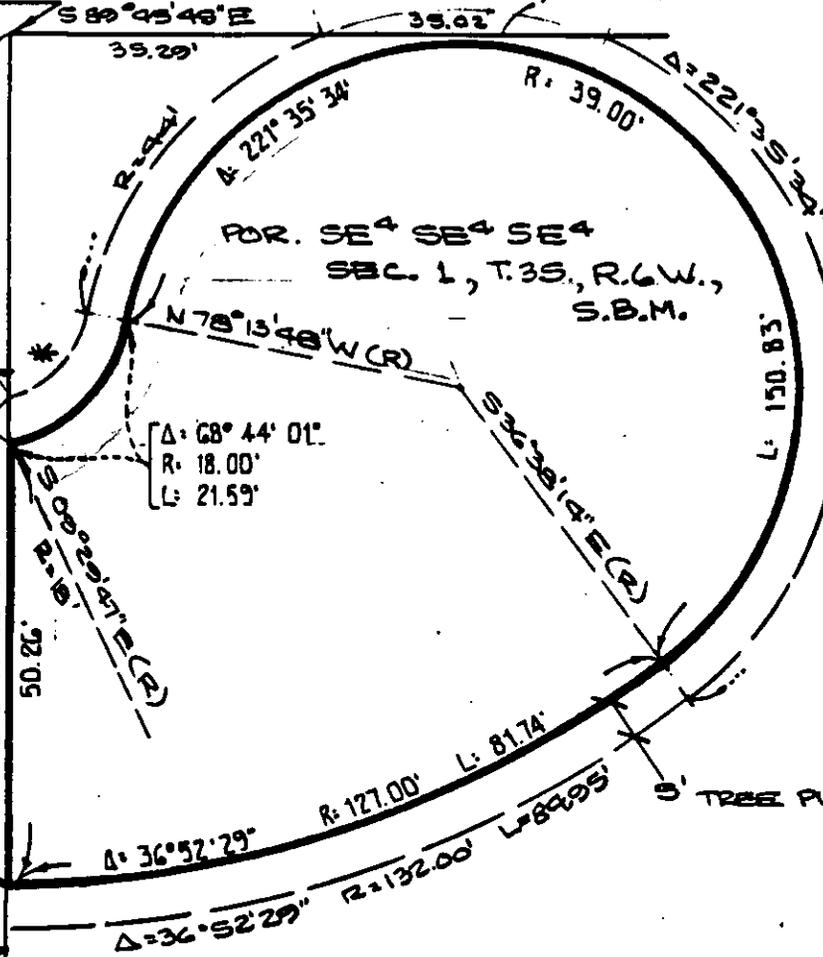
TR. 418
33'

KEY WEST
DRIVE

T.P.O.B.

54

* R=13'
Δ=64° 55' 41"
L=14.73'



SCALE: 1" = 20' ±

ADDTL DATA: W.F.P.C.
9/16/83

Boyer Engineering Company, Inc.
2950 Airway Avenue, B-2
Costa Mesa, CA 92626
(714) 966-0808

• 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

6/16-2

SCALE: 1" = N/A

DRAWN BY W.F.P.C. DATE 9/16/83

SUBJECT P.R.D.-23-834

11306