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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. Paid *2.00*

JUL 11 1986

Recorded in Official Records
of Riverside County, California

William E. Smith
RECORDER

FOR RECORDER'S OFFICE USE ONLY
Project: R-66-856/Tract 21605

11515

GRANT DEED

STONE GATE PARTNERS, a California General Partnership, 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:

That portion of Lot 37 of McClaskey Tract, as shown by map on file in Book 10 of Maps, at pages 36 and 37 thereof, Records of Riverside County, California, together with that portion of Doolittle Avenue (formerly Pedley Road) as vacated by Quitclaim Deed recorded July 27, 1955 as Instrument No. 49044, Official Records of Riverside County, California, being more particularly described as follows:

BEGINNING at the point of intersection of the easterly prolongation of the southerly line of said Lot 37 with the easterly line of said vacated portion of Doolittle Avenue, said point being in a line that is parallel with and distant 60.00 feet westerly, as measured at right angles, to the easterly line of Section 36, Township 2 South, Range 6 West, San Bernardino Meridian;

THENCE South 89° 36' 07" West along said easterly prolongation and said southerly line, a distance of 70.81 feet to the beginning of a nontangent curve, concave southwesterly, having a radius of 1644.63 feet, a radial line at said point bears North 72° 10' 58" East;

THENCE northwesterly along said curve having a radius of 1644.63 feet through a central angle of 08° 32' 04", an arc length of 244.97 feet to a point of compound curvature with a curve concave southwesterly having a radius of 1353.46 feet, a radial line at said point bears North 63° 38' 54" East. Last mentioned curve also being concentric with and distant 80.00 feet southwesterly as measured radially to the centerline of said Doolittle Avenue;

163046

THENCE northwesterly along said curve having a radius of 1353.46 feet through a central angle of 14° 49' 36", an arc length of 350.24 feet to a point in the northwesterly line of said Lot 37, a radial line at said point bears North 48° 49' 18" East;

THENCE North 59° 39' 38" East along said northwesterly line, a distance of 40.71 feet to the most northerly corner of said Lot 37, said most northerly corner being the beginning of a nontangent curve, concave southwesterly, having a radius of 1393.46 feet, a radial line at said point bears North 49° 08' 11" East;

THENCE southeasterly along said curve having a radius of 1393.46 feet through a central angle of 18° 48' 43", an arc length of 457.52 feet to the northwest corner of said portion of Doolittle Avenue Vacated, a radial line at said point bears North 67° 56' 54" East;

THENCE South 89° 40' 21" East along the northerly line of said portion of Doolittle Avenue Vacated, a distance of 84.97 feet to the northeast corner thereof, said northeast corner being in said line that is parallel with and distant 60.00 feet westerly, as measured at right angles, to the east line of said Section 36;

THENCE South 00° 19' 39" West along said parallel line, a distance of 148.20 feet to said POINT OF BEGINNING.

The above described parcel of land contains 0.744 acres.

Dated July 3, 1986

STONE GATE PARTNERS, a California General Partnership

By Jeffrey R. Chambers
Jeffrey R. Chambers, Partner

By James V. Mohler
James V. Mohler, Partner

By MOHLER CORPORATION, a California corporation, partner

By James V. Mohler
James V. Mohler

Title Resident

APPROVED AS TO FORM
Carlyle Co. 7-3-86
ASST. CITY ATTORNEY

DESCRIPTION APPROVAL
George P. Hutchinson
Survivor

163046

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 7/11/86

[Handwritten Signature]
Title Property Services Manager

311.5/m - survey.29/b

STATE OF CALIFORNIA

COUNTY OF Orange

} ss.

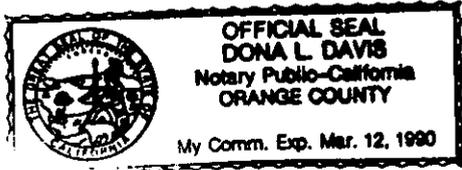
On this 3rd day of July, in the year 1986, before me, the undersigned, a Notary Public in and for said State, personally appeared James W. Hollen and

personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as President and Secretary, respectively, of the Corporation named therein, said Corporation being personally known to me (or proved to me on the basis of satisfactory evidence) to be the person that executed the within instrument on behalf of the _____ Partnership named therein, and acknowledged to me that the _____ Partnership executed it.

WITNESS my hand and official seal.

[Handwritten Signature]
Notary Public in and for said State.

163046



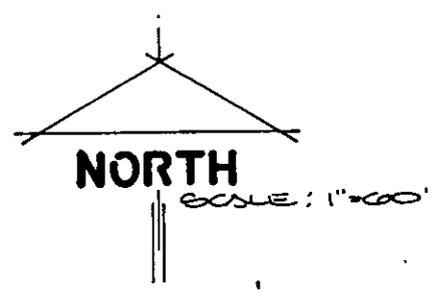
ACKNOWLEDGMENT BY CORPORATION WHICH IS A GENERAL PARTNER OF GENERAL OR LIMITED PARTNERSHIP - Wolcotts Form 230CA © 1982 WOLCOTT'S, INC

163046

LOT 38

N.W. LOT LINE LOT 37
(P) N. 48° 49' 18" E.
(P) N. 48° 08' 11" E.

DOOLITTLE AVENUE
(FORMERLY PEDLEY AVENUE)



AVENUE

LOT 37

BOULEVARD

McCLASKEY TRACT
M.B. 10/30-37 P.M. CO.

EAST LINE SECTION 30

VAN BUREN

ARLINGTON AVENUE

S.W. LOT LINE LOT 37

• 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	85-217
SCALE: 1" = 60'	DRAWN BY <i>WJH</i> DATE 1/25/80	SUBJECT P-60-850 DOOLITTLE AVENUE.	

11515