

268410

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)

Project: T-22641

RECEIVED FOR RECORD
AT 2:00 O'CLOCK P.M.

SEP 16 1988
Recorded in Official Records
of Riverside County, California
William J. Stovall
Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

GRANT DEED

DAVID THIESSEN, a married man as to an undivided one-half interest and DENNIS TROESH, a married man as to an undivided one-half interest, Grantors, FOR 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 Sections 9 and 10, Township 3 South, Range 6 West of Rancho La Sierra Sepulveda, in the City of Riverside, County of Riverside, State of California, as shown on a map recorded in Book 6, Page 70 of Maps, records of said County including portions of Lot D, as said lot is shown on a map recorded in Book 10, Page 20 of Records of Survey of said County described as follows:

BEGINNING at that certain angle point in the boundary line of the land conveyed to Kent Land Company by Deed recorded July 3, 1979 as Instrument No. 138965 of Official Records of said County said angle point being the northerly terminus of that certain course described in said Deed as "South 55° 30' 00" East 332.81 feet" said angle point also being a point on a nontangent curve concave northwesterly having a radius of 600.00 feet, the radial line of said curve to said point bears South 56° 27' 18" East;

THENCE along the southerly boundary of said land conveyed to said Kent the following courses: South 55° 30' 00" East 332.81 feet to the beginning of a tangent curve, concave northerly, having a radius of 300.00 feet;

THENCE southeasterly 159.70 feet along said curve through a central angle of 30° 30' 00";

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THENCE tangent to said curve South 86° 00' 00" East 200.67 feet to the beginning of a tangent curve concave northerly having a radius of 300.00 feet;

THENCE easterly 109.88 feet along said curve through a central angle of 20° 59' 10";

THENCE tangent to said curve North 73° 00' 50" East 351.63 feet;

THENCE North 16° 59' 10" West 45.00 feet to the beginning of a tangent curve, concave easterly having a radius of 300.00 feet;

THENCE northerly 193.66 feet along said curve through a central angle of 36° 59' 10";

THENCE tangent to said curve North 20° 00' 00" East 23.56 feet to the most southerly corner of the land conveyed to Alvord Unified School District by Deed recorded June 25, 1979 as Instrument No. 131624, Official Records of said County;

THENCE leaving said boundary of said Kent Land Company North 70° 00' 00" West 43.00 feet to a point on a line parallel with and distant westerly 43.00 feet measured at right angles to said boundary of said Kent Land;

THENCE along said parallel line South 70° 00' 00" West 23.56 feet to the beginning of a tangent curve concave easterly having a radius of 343.00 feet;

THENCE southerly 152.66 feet along said curve thru a central angle of 25° 30' 00";

THENCE tangent to said curve South 5° 30' 00" East 94.68 feet;

THENCE South 39° 30' 00" West 16.97 feet;

THENCE South 84° 30' 00" West 116.42 feet to the beginning of a tangent curve concave southerly having a radius of 433.00 feet; then Westerly 86.80 feet along said curve thru a central angle of 11° 29' 10";

THENCE tangent to said curve South 73° 00' 50" West 82.19 feet to the beginning of a tangent curve concave northerly having a radius of 257.00 feet, said curve being concentric with said curve having a radius of 300.00 feet and a central angle of 20° 59' 10";

THENCE westerly 94.13 feet along said curve thru a central angle of 20° 59' 10";

THENCE North 86 ° 00' 00" West 200.67 feet to the beginning of a tangent curve concave northeasterly having a radius of 257.00 feet, said curve being concentric with said curve having a radius of 300.00 feet and a central angle of 30° 30' 00";

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THENCE northwesterly 136.81 feet along said curve thru a central angle of 30° 30' 00";

THENCE tangent to said curve North 55° 30' 00" West 287.72 feet to the beginning of a tangent curve concave easterly having a radius of 12.00 feet;

THENCE northeasterly 18.85 feet along said curve thru a central angle of 90° 00' 00";

THENCE tangent to said curve North 34° 30' 00" East 45.00 feet to a point on the southeasterly prolongation of the southwesterly line of Lot 17 of Tract No. 6301 as said Tract is shown on a map recorded in Book 140 Pages 26 thru 28 of Map Books Records of Said County;

THENCE along said prolongation North 55° 30' 00" West 67.13 feet to a point on a nontangent curve concave northwesterly having a radius of 85.00 feet, the radial line of said curve to said point bears South 46° 09' 23" East;

THENCE southwesterly 0.97 feet along said curve thru a central angle of 0° 39' 22";

THENCE tangent to said curve South 44° 30' 00" West 43.50 feet to the beginning of a tangent curve concave easterly having a radius of 76.00 feet;

THENCE southwesterly 98.28 feet along said curve thru a central angle of 74° 05' 40" to a point on that certain curve previously mentioned having a radius of 600.00 feet;

The radial line of said 76.00 foot radius curve to said point bears North 60° 24' 19" East, and the radial line of said 600.00 foot radius curve bears North 5° 01' 58" West;

THENCE easterly 25.37 feet along said 600.00 foot curve thru a central angle of 2° 25' 20" to the Point of Beginning.

AREA - 62,264 square feet

DESCRIPTION APPROVAL 1/28/88
George P. Hutchman
SURVEYOR, CITY OF RIVERSIDE

Dated March 10, 1933

David Thiessen
DAVID THIESSEN

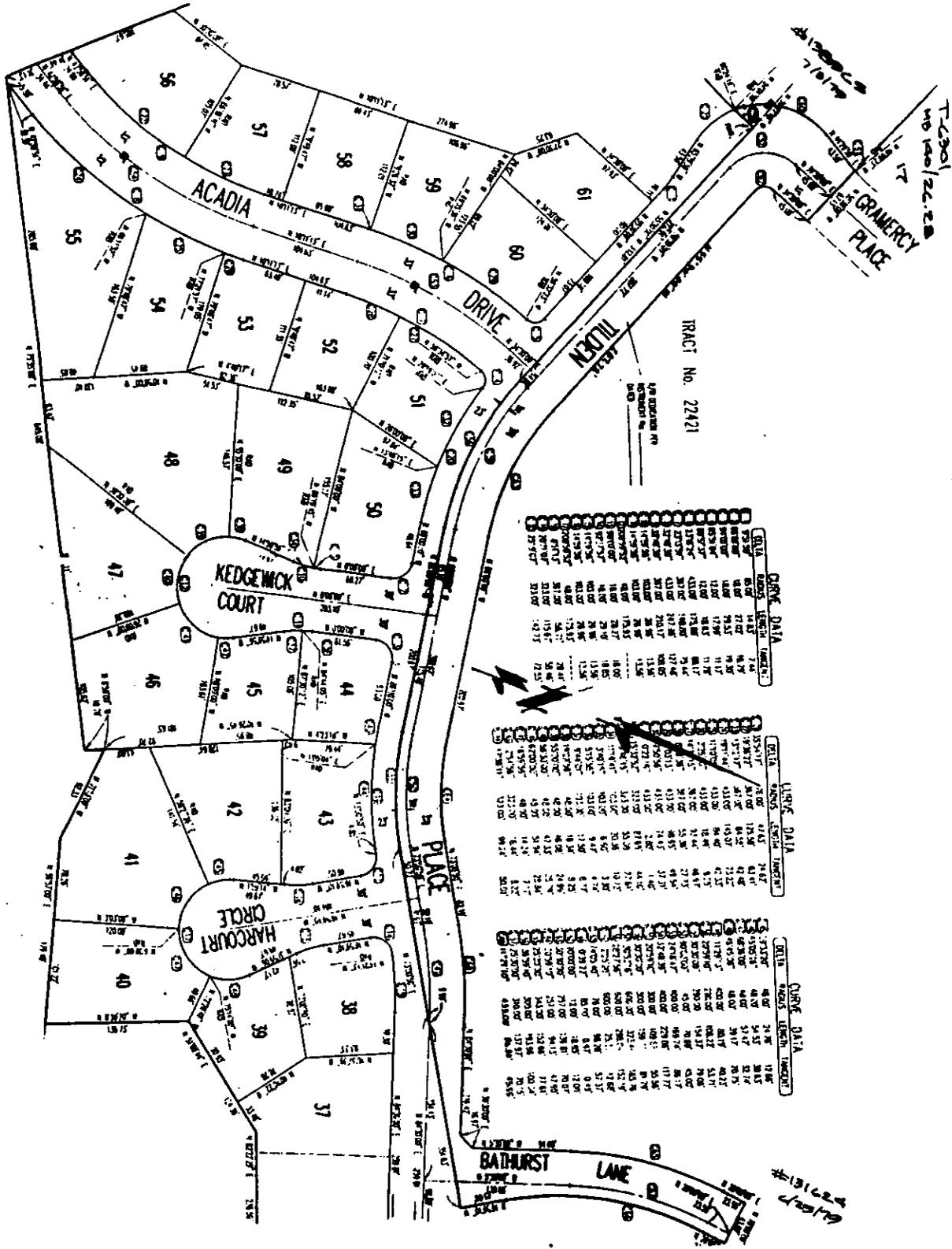
Jane M. Thiessen
WIFE OF ABOVE

Dennis Troesh
DENNIS TROESH

Carol Troesh
WIFE OF ABOVE

Baba
ASSISTANT CITY ENGINEER

268410



• 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

0/25

SCALE: 1" =

DRAWN BY WP DATE 1/22/88

SUBJECT T-22641 OFFSITE R/W