

420798

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.

NOV 16 1990

Recorded in Official Records
of Riverside County, California

W. J. [Signature]
Recorder
Fees \$

X

FOR RECORDER'S OFFICE USE ONLY

Project: R-67-889
Arlington Avenue & Palomar Way

12820

GRANT DEED

CHARLES A. BEACH and TERE E PENNY-BEACH, husband and wife, and JOSEPH E. PENNY, a single man, all as joint tenants, Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby grant to the CITY OF RIVERSIDE, a municipal corporation, the real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Dated 9/20/90

Charles A. Beach
CHARLES A. BEACH

Teree Penny-Beach
TEREE PENNY-BEACH

Joseph E. Penny
JOSEPH E. PENNY
leg. witness Ann Penny Beach his atty-in fact

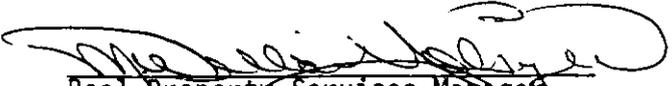
Lisa Penny-Beach (JPB)

APPROVED AS TO FORM
[Signature]

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 November 16, 1990


Real Property Services Manager
of the City of Riverside

1111u/m

EXHIBIT "A"

THOSE PORTIONS OF LOTS 2, 17, AND 18 OF HARDMAN TRACT NO. 5, AS SHOWN BY MAP ON FILE IN BOOK 24 OF MAPS, AT PAGE 59 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 18;

THENCE SOUTH $89^{\circ} 19' 19''$ WEST, ALONG THE SOUTHERLY LINES OF SAID LOTS 18, 17, AND 2, A DISTANCE OF 200.12 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 2, SAID SOUTHWESTERLY CORNER ALSO BEING THE SOUTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED FEBRUARY 17, 1961, AS INSTRUMENT NO. 14250, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH $00^{\circ} 01' 47''$ WEST, ALONG THE WESTERLY LINE OF SAID LOT 2, THE EASTERLY LINE OF SAID PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE AND THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED DECEMBER 22, 1988, AS INSTRUMENT NO. 377541, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, A DISTANCE OF 17.00 FEET TO THE POINT OF INTERSECTION WITH A LINE PARALLEL WITH AND DISTANT 60.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF ARLINGTON AVENUE, AS SHOWN ON SAID MAP OF HARDMAN TRACT NO. 5, SAID POINT OF INTERSECTION BEING THE NORTHEASTERLY CORNER OF LAST MENTIONED PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE;

THENCE NORTH $89^{\circ} 19' 19''$ EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 182.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 41.50 FEET, A RADIAL LINE AT SAID POINT BEARS NORTH $22^{\circ} 35' 50''$ WEST;

THENCE NORTHEASTERLY, ALONG SAID CURVE HAVING A RADIUS OF 41.50 FEET, THROUGH A CENTRAL ANGLE OF $31^{\circ} 16' 30''$, AN ARC LENGTH OF 22.65 FEET TO A POINT OF CUSP WITH THE EASTERLY LINE OF SAID LOT 18, SAID POINT OF CUSP ALSO BEING ON A LINE PARALLEL WITH AND DISTANT 33.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF PALOMAR WAY, AS SHOWN ON SAID MAP OF HARDMAN TRACT NO. 5, A RADIAL LINE AT SAID POINT OF CUSP BEARS NORTH $53^{\circ} 52' 20''$ WEST;

THENCE SOUTH $00^{\circ} 02' 45''$ EAST, ALONG THE EASTERLY LINE OF SAID LOT 18 AND LAST MENTIONED PARALLEL LINE, A DISTANCE OF 30.64 FEET TO THE POINT OF BEGINNING.

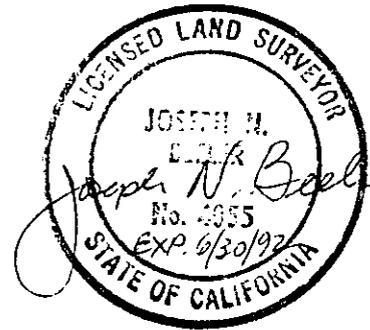
EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED APRIL 7, 1961, AS INSTRUMENT NO. 29768, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED APRIL 7, 1961, AS INSTRUMENT NO. 29772, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

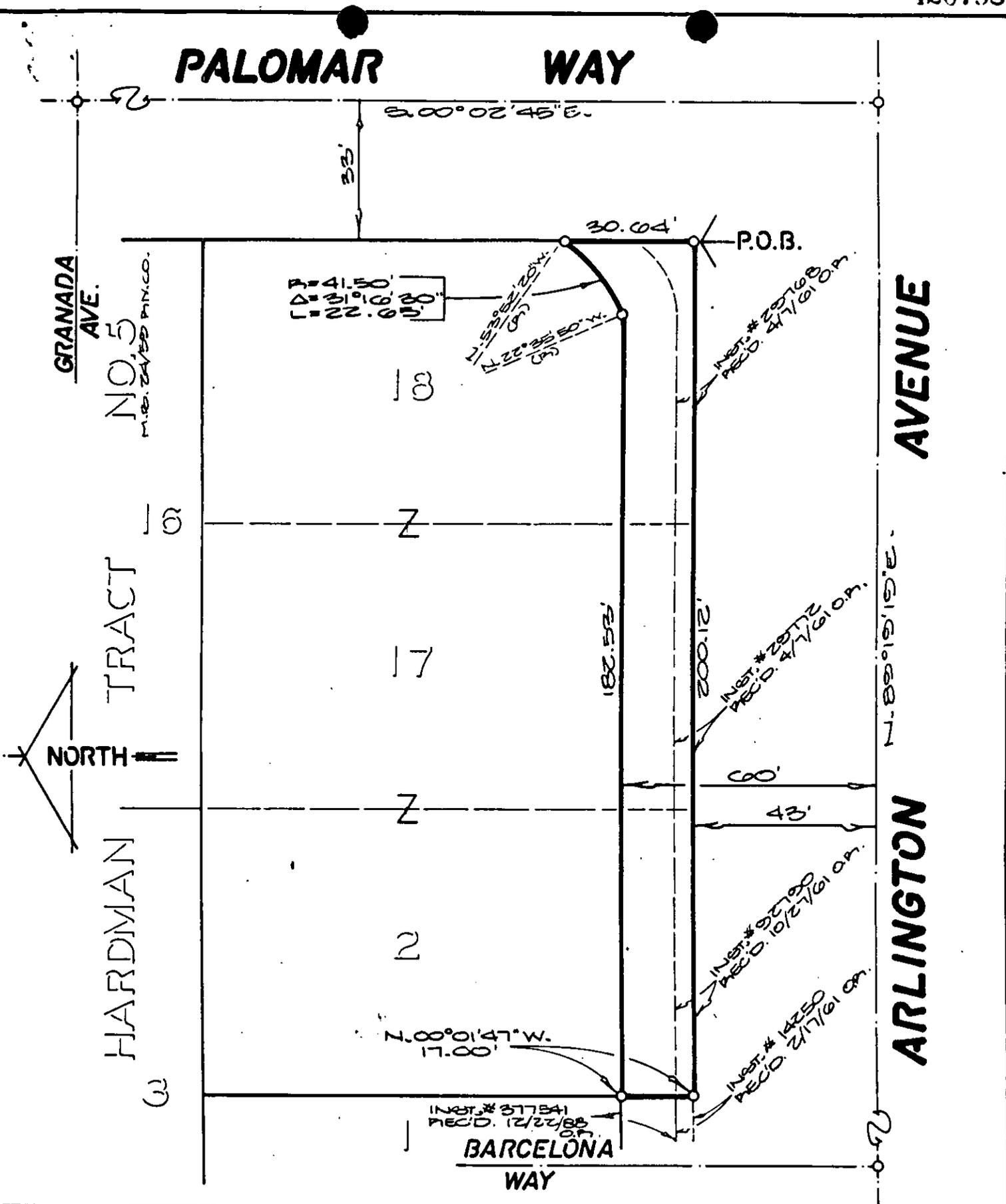
ALSO EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED OCTOBER 27, 1961, AS INSTRUMENT NO. 92790, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.061 ACRES, MORE OR LESS.

DESCRIPTION APPROVAL 11/16/90
George P. Hutchinson by Exp
SURVEYOR, CITY OF RIVERSIDE



PALOMAR WAY



CITY OF RIVERSIDE, CALIFORNIA

00-230-01

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCELS(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

4-15

SCALE: 1" = 30'

DRAWN BY ME DATE 3/3/90

SUBJECT ST. DEDICATION: B-07-889

17870