

46116

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

Mr. Past 3 o'clock P.M.

FEB - 8 1991

Recorded in Official Records of Riverside County, California

Recorder Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: Tract 23896-1
Offsite R/W

12888

GRANT DEED

CHARLES W. MOHN JR., a married man as his sole and separate property, Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does 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 12-5-90

Charles W Mohn Jr
CHARLES W. MOHN JR.

I, TERESA L. MOHN, spouse of Charles W. Mohn Jr., join in the above conveyance and hereby waive any further requirement to join in the execution of any document required for this transaction, and further agree to execute a quitclaim deed of any interest I may have, if requested by the City of Riverside.

Dated 12-5-90

Teresa L Mohn
TERESA L. MOHN

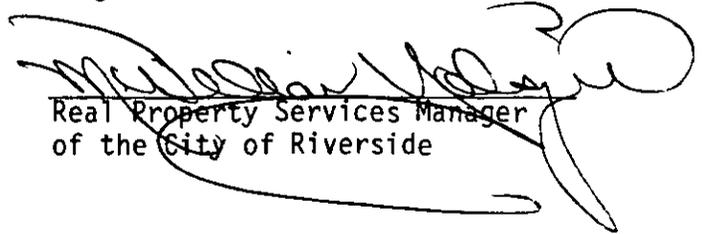
DESCRIPTION APPROVAL 12/4/90

Walter R. Foye by [Signature]
SURVEYOR, CITY OF RIVERSIDE

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 February 8, 1991


Real Property Services Manager
of the City of Riverside

1363u/a

APPROVED AS TO FORM

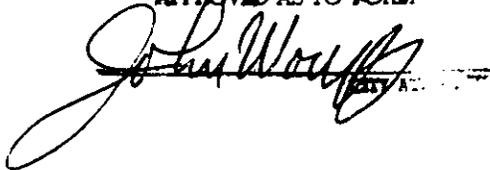

John W. Wolff

EXHIBIT "A"

THAT PORTION OF LOT 2 OF HORTON'S SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 3 OF MAPS, AT PAGE 20 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF WHITEGATE AVENUE (FORMERLY CONDUIT STREET) WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 2;

THENCE SOUTH $89^{\circ} 57' 25''$ EAST, ALONG SAID WESTERLY PROLONGATION, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY LINE OF SAID WHITEGATE AVENUE, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF SAID LOT 2;

THENCE CONTINUING SOUTH $89^{\circ} 57' 25''$ EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 2, A DISTANCE OF 370.87 FEET TO THE SOUTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO CHARLES W. MOHN, JR., A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, BY DEED RECORDED SEPTEMBER 21, 1987, AS INSTRUMENT NO. 273098, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH $00^{\circ} 02' 18''$ WEST, ALONG A LINE PARALLEL WITH THE CENTERLINE OF SAID WHITEGATE AVENUE AND BEING THE EASTERLY LINE OF LAST MENTIONED PARCEL OF LAND, A DISTANCE OF 76.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 48.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH $13^{\circ} 54' 35''$ EAST;

THENCE WESTERLY, ALONG SAID CURVE HAVING A RADIUS OF 48.00 FEET, THROUGH A CENTRAL ANGLE OF $28^{\circ} 52' 00''$, AN ARC DISTANCE OF 24.18 FEET;

THENCE SOUTH $75^{\circ} 02' 35''$ WEST, A DISTANCE OF 49.67 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 103.00 FEET;

THENCE WESTERLY, ALONG SAID CURVE HAVING A RADIUS OF 103.00 FEET, THROUGH A CENTRAL ANGLE OF $15^{\circ} 00' 00''$, AN ARC DISTANCE OF 26.97 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 60.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID LOT 2;

THENCE NORTH $89^{\circ} 57' 25''$ WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 237.30 FEET;

THENCE NORTH $38^{\circ} 38' 54''$ WEST, A DISTANCE OF 19.20 FEET TO THE POINT OF INTERSECTION WITH A LINE PARALLEL WITH AND DISTANT 33.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID WHITEGATE AVENUE;

THENCE NORTH $00^{\circ} 02' 18''$ WEST, ALONG LAST MENTIONED PARALLEL LINE, A DISTANCE OF 30.40 FEET;

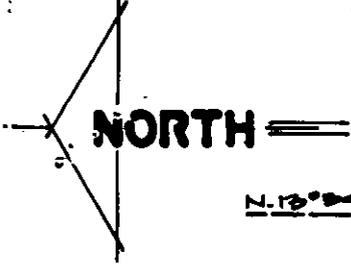
THENCE SOUTH 89° 57' 42" WEST, A DISTANCE OF 23.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 2 AND THE EASTERLY LINE OF SAID WHITEGATE AVENUE;

THENCE SOUTH 00° 02' 18" EAST, ALONG THE WESTERLY LINE OF SAID LOT 2 AND THE EASTERLY LINE OF SAID WHITEGATE AVENUE, A DISTANCE OF 105.35 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.558 ACRES.



DESCRIPTION APPROVAL 12/4/20
Walter R. Ingo by _____
for SURVEYOR, CITY OF RIVERSIDE



P=4
Δ=114°40'
L=96.19'

N. 51° 10' 25" W. (P)

S. 89° 57' 25" E.
25.00'

N. 13° 04' 35" E. (P)

N. 00° 02' 18" W.

HORTONS
TRACT 23896

LOT 2
TRACT 23896

P=40.00'
Δ=28° 52' 00"
L=24.18'

S. 75° 02' 35" W., 48.07'

P=103.00'
Δ=18° 00' 00"
L=20.87'

N. 88° 57' 25" W. 257.30'

BISHOP PLACE

310.87'

LOT 2.

TRACT 23896-J

TRACT 23896

LOT 1

TRACT 23896

TIGERTAIL DRIVE

TENT.

N. 88° 58' 54" W.
19.20'
30.40'

S. 89° 57' 42" E.
25.00'

108.35

N. 00° 02' 18" W.

SOUTHERLY

S. 89° 57' 25" E.

TENT.

LOT "C"

BRADLEY STREET

WHITEGATE (FORMERLY CONDUIT STREET) AVENUE

CITY OF RIVERSIDE, CALIFORNIA

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

86-148-11
17888

SCALE: 1"=50'

DRAWN BY ME DATE 2 / 8 / 00

SUBJECT BISHOP PL. DEDICATION TR. 23896-1