

87306

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. Past 2 o'clock P.M.

MAR 15 1991

Recorded in Official Records
of Riverside County, California
Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: PM 24511
Magnolia Bird Farm

12917

GRANT DEED

MAGNOLIA BIRD FARM, 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 located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lot 4 in Block 51 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 70 of Maps, records of San Bernardino County, California, described as follows:

BEGINNING at the most westerly corner of said Lot;

THENCE North 54° 41' 30" East, along the northwesterly line of said Lot, a distance of 662.20 feet to the most northerly corner of said Lot;

THENCE South 35° 19' 29" East, along the northeasterly line of said Lot, a distance of 11.00 feet to a line parallel with and distant 11.00 feet southeasterly, as measured at right angles, from said northwesterly line;

THENCE South 54° 41' 30" West, along said parallel line, a distance of 631.70 feet to the beginning of a curve concaving easterly having a radius of 31.50 feet;

THENCE southerly along said curve an arc length of 31.49 feet through a central angle of 57° 16' 23" to a line parallel with and distant 4.00 feet northeasterly, as measured at right angles, from the southwesterly line of said Lot;

X

THENCE South 35° 18' 25" East, along said parallel line, a distance of 44.74 feet to a line parallel with and distant 120.00 feet northwesterly, as measured at right angles, from the centerline of the Atchison, Topeka and Santa Fe Railroad right-of-way;

THENCE South 66° 14' 10" West, along said parallel line, a distance of 4.08 feet to said southwesterly line;

THENCE North 35° 18' 25" West, along said southwesterly line, a distance of 69.39 feet to the POINT OF BEGINNING.

Area - 7,632.6 square feet.

Dated 3-13-91

MAGNOLIA BIRD FARM,
a California corporation

By Frank Donald Musie Jr
Title Vice President

By _____
Title _____



DESCRIPTION APPROVAL 3/14/91
Richard Mc Grath by SW
SURVEYOR, CITY OF RIVERSIDE
for

CONSENT TO RECORDATION

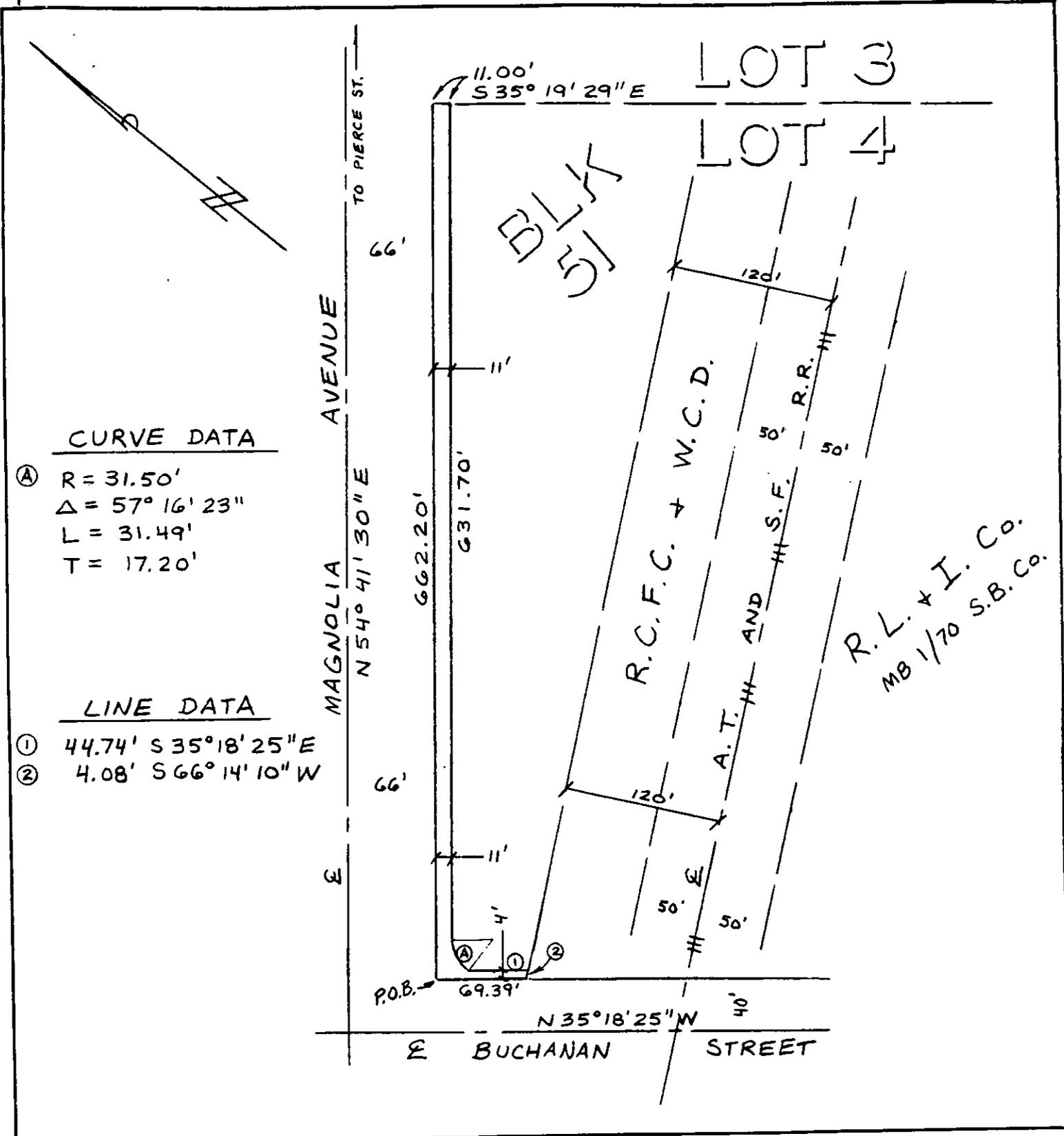
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a Municipal Corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 14883 of said City Council adopted January 25, 1983, and the grantee consents to recordation thereof by its duly authorized officer.

Dated March 15, 1991

[Signature]
Real Property Services Manager
of the City of Riverside

SW/1491u/w
03/11/91

APPROVED AS TO FORM
[Signature]
CITY ATTORNEY



CURVE DATA

① R = 31.50'
 $\Delta = 57^\circ 16' 23''$
 L = 31.49'
 T = 17.20'

LINE DATA

① 44.74' S 35° 18' 25" E
 ② 4.08' S 66° 14' 10" W

• 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 <u>1</u> OF <u>1</u>	6/49-2
SCALE: 1" = 100'	DRAWN BY <u>DW</u> DATE <u>3/7/91</u>	SUBJECT <u>MAGNOLIA BIRD FARM PM 24511</u>