

286071

RECORDING REQUESTED BY
FIRST AMERICAN TITLE INSURANCE COMPANY

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

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

OCT - 3 1988
Recorded in Official Records
of Riverside County, California
William J. Bondy
Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: Tract 20111

to tax due

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF RIVERSIDE, a municipal corporation, does hereby grant to FARWEST AMERICAN CAPITAL AND DEVELOPMENT, a California corporation, the real property in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lots 9 and A (Ocotillo Drive vacated), of Osborne Heights, as shown by map on file in Book 12, Pages 39 through 41 of Maps, records of Riverside County, California, together with that portion of Lot 21 (Whitegate Avenue vacated) of Tract No. 8126, as shown by map on file in Book 108, Pages 88 through 93 of Maps, records of said Riverside County, lying northerly of the northerly line of Muirfield Road and the westerly prolongation thereof, as shown by said Tract No. 8126, and lying southeasterly of a line 57.00 feet southeasterly of, as measured at right angles, and being parallel with and concentric to the centerline of Overlook Parkway, as shown by said Tract No. 8126;

EXCEPTING THEREFROM that portion of said Lot 21 described as follows:

COMMENCING at the most northerly corner of said Lot 21; said corner being the beginning of a curve tangent to the southeasterly line of said Overlook Parkway, concaving easterly and having a radius of 35.00 feet;

THENCE southwesterly along said curve through a central angle of 19° 27' 47" an arc length of 11.89 feet to said line parallel with and distant 57.00 feet southeasterly, as measured at right angles, from said centerline of Overlook Parkway and the POINT OF BEGINNING of the parcel of land being described;

THENCE continuing southwesterly along said curve through a central angle of 07° 55' 00" an arc length of 4.84 feet to the most westerly corner of that certain parcel of land conveyed to the City of Riverside as Parcel 1 by Grant Deed recorded November 14, 1980, as Instrument No. 214245 of Official Records of said Riverside County;

THENCE South 54° 50' 10" West, along the southwesterly prolongation of the southeasterly line of said Parcel 1, a distance of 12.48 feet to said parallel line;

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THENCE North 45° 58' 50" East, along said parallel line, a distance of 16.76 feet to said POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM the easterly 6.00 feet of said Lot 21 adjoining Lots 18 and 19 of said Tract No. 8126; said easterly 6.00 feet lying 6.00 feet westerly, as measured radially and at right angles, from the westerly boundary of said Lots 18 and 19;

RESERVING unto the grantor herein, all rights of vehicular and pedestrian ingress and egress from Overlook Parkway, a public street, to the hereinabove described parcel of land. Said reservation shall constitute a waiver and relinquishment of access rights which shall be binding upon the grantee herein, their heirs, successors and assigns, all of whom shall not permit vehicular and pedestrian ingress and egress from said street to said parcel of land;

ALSO RESERVING THEREFROM an easement and right-of-way for public street and highway purposes, together with all rights to construct and maintain utilities, sewers, drains and other improvements consistent with the use as a public street and highway over that portion of said Lot A, described as follows:

COMMENCING at the most westerly corner of said Lot 21;

THENCE South 89° 56' 15" West, along the westerly prolongation of the northerly line of said Muirfield Road, a distance of 2.49 feet to the beginning of a tangent curve concaving northerly, having a radius of 153.78 feet, and being the POINT OF BEGINNING of the parcel of land being described;

THENCE westerly to the right along said curve through a central angle of 07° 00' 53" an arc length of 18.83 feet to the southerly corner of Parcel 1 of that certain Grant of Easement conveyed to the City of Riverside by document recorded July 25, 1986, as Instrument No. 176499 of Official Records of said Riverside County;

THENCE South 0° 03' 45" East, along the most westerly line of said Lot A, a distance of 1.15 feet to said westerly prolongation of the northerly line of Muirfield Road;

THENCE North 89° 56' 15" East, along said westerly prolongation, a distance of 18.78 feet to said POINT OF BEGINNING;

ALSO RESERVING THEREFROM an easement for storm drain facilities over a portion of said Lots A, 9 and 21 described as follows:

COMMENCING at the intersection of the westerly line of said Lot A with said westerly prolongation of the northerly line of said Muirfield Road;

THENCE North 0° 03' 45" West, along said westerly line, a distance of 30.00 feet to the POINT OF BEGINNING of the parcel of land being described;

THENCE North 44° 56' 15" East, a distance of 123.47 feet;

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THENCE South 56° 30' 00" East, a distance of 33.83 feet to a line parallel with and distant 6.00 feet northwesterly, as measured at right angles, from the easterly line of said Lot 21;

THENCE North 33° 30' 00" East, along said parallel line, a distance of 14.66 feet to the beginning of a tangent curve concaving easterly and having a radius of 126.00 feet;

THENCE northerly to the left along said curve through a central angle of 11° 59' 07" an arc length of 26.36 feet;

THENCE North 63° 10' 07" West, a distance of 48.94 feet;

THENCE South 79° 45' 45" West, a distance of 32.00 feet;

THENCE South 44° 56' 15" West, a distance of 32.00 feet;

THENCE South 89° 56' 15" West, a distance of 38.00 feet to the westerly line of said Lot 9;

THENCE South 0° 03' 45" East, along said westerly line of Lots 9 and A, a distance of 98.00 feet to said POINT OF BEGINNING;

ALSO RESERVING THEREFROM a right of entry from Muirfield Road, a public street, for such purposes as necessary for enjoyment of the hereinabove described storm drain easement.

Area - 28,270.9 square feet, (net).

Dated July 27, 1988

APPROVED AS TO FORM
Carolyn Confer
CAROLYN CONFER
ASSISTANT CITY ATTORNEY

CITY OF RIVERSIDE,
a municipal corporation

By *Ab Brown*
Mayor

Attest *Alice A. Hare*
City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.

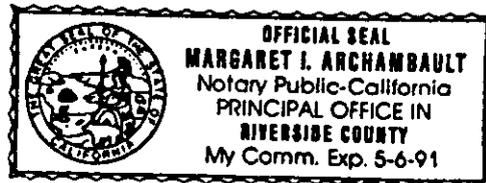
On this 27th day of July, in the year 1988, before me,
Margaret I. Archambault a Notary Public in
and for said County and State, personally appeared Ab Brown and

Alice A. Hare personally known to me to
be the persons who executed this instrument as Mayor and City Clerk of the City
of Riverside, a municipal corporation, and acknowledged to me that the municipal
corporation executed the same.

Witness my hand and official seal.

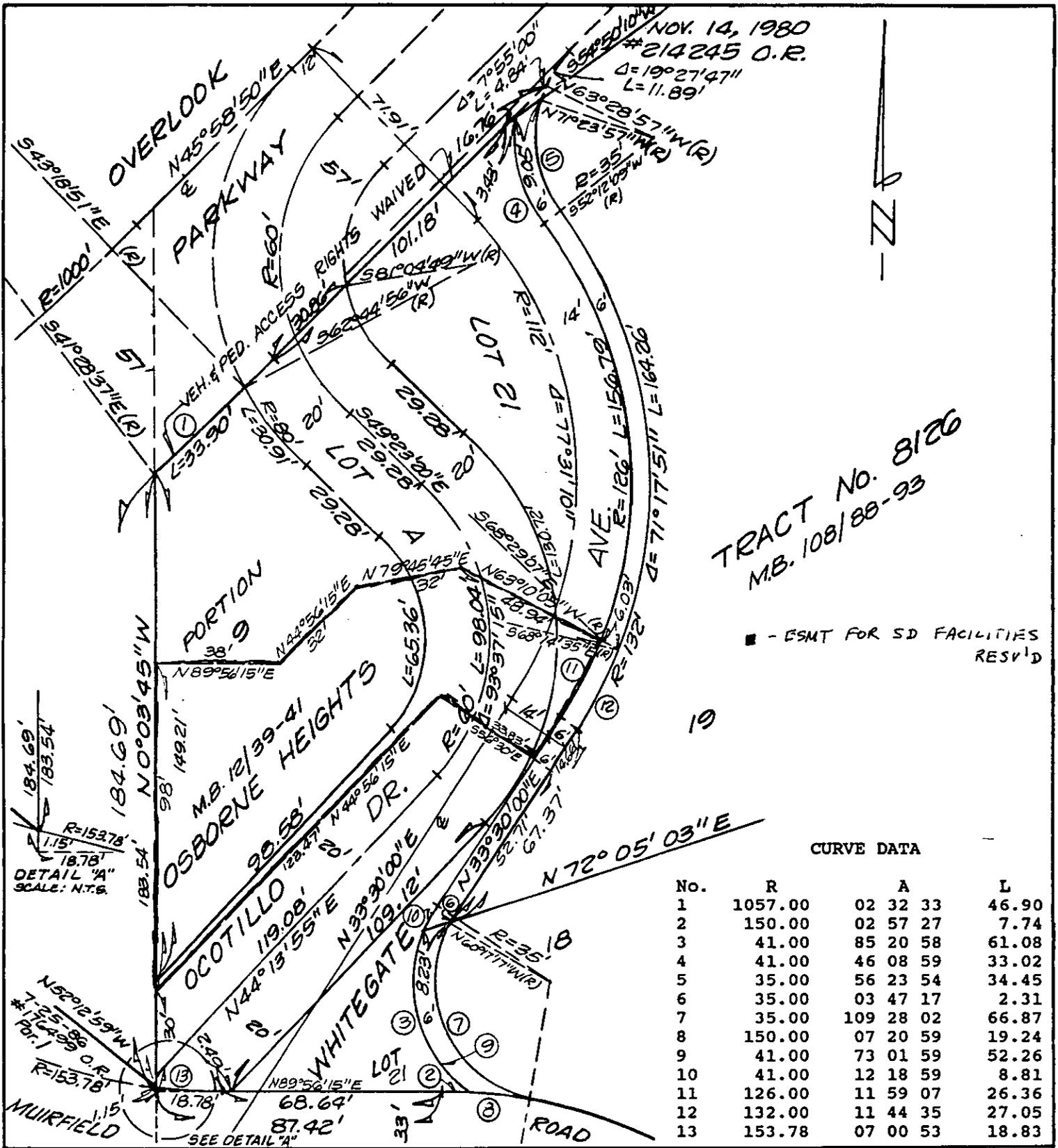
Margaret I. Archambault
Notary Public in and for said State

311.6/m - SURVEY.442/c



DESCRIPTION APPROVAL 6/30/88
Alvin P. Heston
SURVEYOR, CITY OF RIVERSIDE

868



NOV. 14, 1980
 #214245 O.R.
 Δ = 19° 27' 47"
 L = 11.89'

TRACT No. 8126
 M.B. 108/88-93

■ - ESMT FOR SD FACILITIES
 RESV'D

CURVE DATA

No.	R	A	L
1	1057.00	02 32 33	46.90
2	150.00	02 57 27	7.74
3	41.00	85 20 58	61.08
4	41.00	46 08 59	33.02
5	35.00	56 23 54	34.45
6	35.00	03 47 17	2.31
7	35.00	109 28 02	66.87
8	150.00	07 20 59	19.24
9	41.00	73 01 59	52.26
10	41.00	12 18 59	8.81
11	126.00	11 59 07	26.36
12	132.00	11 44 35	27.05
13	153.78	07 00 53	18.83

• 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 5/70-3

SCALE 1" = 40' DRAWN BY KGB DATE 3/1/88 SUBJECT VAC-13-878

NOT RECORDED AS PART OF THIS DOCUMENT