

273439

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 8:00 O'CLOCK

JUL 7 1994

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

FOR RECORDER'S OFFICE USE ONLY

Project: **Box Springs Blvd. Realignment**
S'ly of Fair Isle Dr.

107700

GRANT DEED

WELLS FARGO BANK, N. A., a national banking association, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, the real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of the south half of Section 33, Township 2 South, Range 4 West, San Bernardino Meridian and that portion of the north half of Section 4, Township 3 South, Range 4 West, San Bernardino Meridian, described as follows:

COMMENCING at the intersection of the centerline of Fischer Road with the centerline of Box Springs Boulevard as shown by Record of Survey on file in Book 77 of Record of Surveys, pages 59 through 63 thereof, records of Riverside County, California;

THENCE South 45°22'01" West, along the southwesterly prolongation of said centerline of Fischer Road, a distance of 31.37 feet to the beginning of a tangent curve concave southeasterly and having a radius of 1,200.00 feet;

THENCE southwesterly, along said curve, through a central angle of 01°20'38", an arc length of 28.14 feet to a point in a non tangent curve concave northeasterly and having a radius of 450.00 feet; the radial line to said

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point bears South $44^{\circ}55'22''$ West;

THENCE southeasterly, along said curve, through a central angle of $23^{\circ}34'18''$, an arc length of 185.13 feet to the **TRUE POINT OF BEGINNING**; said point being in a non tangent curve concave northeasterly and having a radius of 748.00 feet; the radial line to said point bears South $54^{\circ}22'26''$ West;

THENCE southeasterly, along said curve, through a central angle of $08^{\circ}22'23''$, an arc length of 109.31 feet;

THENCE South $43^{\circ}59'56''$ East, 205.29 feet to a point in a non tangent curve concave northerly and having a radius of 47.50 feet; the radial line to said point bears South $29^{\circ}18'56''$ West;

THENCE easterly, along said curve, through a central angle of $81^{\circ}32'12''$, an arc length of 67.60 feet;

THENCE North $26^{\circ}00'04''$ East, 16.72 feet to the beginning of a tangent curve concave southwesterly and having a radius of 60.00 feet;

THENCE easterly, southerly and westerly, along said curve, through a central angle of $220^{\circ}00'00''$, an arc length of 230.38 feet;

THENCE South $66^{\circ}00'04''$ West, 16.72 feet to a point in a non tangent curve concave easterly and having a radius of 47.50 feet; the radial line to said point bears North $35^{\circ}46'35''$ West;

THENCE southerly, along said curve, through a central angle of $81^{\circ}32'12''$, an arc length of 67.60 feet;

THENCE South $43^{\circ}59'56''$ East, 315.33 feet to the beginning of a tangent curve concave southwesterly and having a radius of 852.00 feet;

THENCE southeasterly, along said curve, through a central angle of $03^{\circ}23'57''$, an arc length of 50.55 feet to a point in the westerly line of that certain parcel of land conveyed to the County of Riverside by deed recorded December 4, 1893, in Book 8, page 172 et seq., of Deeds, records of Riverside County, California;

THENCE South $12^{\circ}16'34''$ East, along said westerly line, 404.23 feet;

THENCE South $77^{\circ}43'26''$ West, 2.00 feet to the beginning of a non tangent curve concave southwesterly and having a radius of 748.00 feet; the radial line to said curve bears North $77^{\circ}43'26''$ East;

THENCE northwesterly, along said curve, through a central angle of $31^{\circ}43'22''$, an arc length of 414.14 feet;

THENCE North $43^{\circ}59'56''$ West, 688.69 feet to the beginning of a tangent curve concave northeasterly and having a radius of 852.00 feet;

THENCE northwesterly, along said curve, through a central angle of $12^{\circ}30'04''$, an arc length of 185.89 feet;

THENCE North $31^{\circ}29'52''$ West, 20.58 feet;

THENCE North $88^{\circ}09'54''$ West, 39.75 feet to a point in a non tangent curve concave southeasterly and having a radius of 1,150.00 feet; the radial line to said point bears North $49^{\circ}45'47''$ West; said point also being in the southeasterly line of that **certain easement for street purposes** conveyed to the City of Riverside by document recorded November 7, 1990, as Instrument No. 409354 of Official Records of Riverside County, California;

THENCE northeasterly, along said curve, being also along said southeasterly line, through a central angle of $03^{\circ}53'09''$, an arc length of 77.99 feet to a point in a non tangent curve concave northeasterly and having a radius of 450.00 feet; the radial line to said point bears South $38^{\circ}32'52''$ West; said point also being in the southwesterly line of Box Springs Boulevard as shown by Record of Survey on file in Book 77 of Record of Surveys, pages 59 through 63 thereof, records of Riverside County, California;

THENCE southeasterly, along said curve, being also along said southwesterly line of said Box Springs Boulevard, through a central angle of $17^{\circ}11'49''$, an arc length of 135.06 feet to said **TRUE POINT OF BEGINNING**.

Area: 126,759 square feet or 2.910 acres

DESCRIPTION APPROVAL *A 119/94*
[Signature] by *LF*
 SURVEYOR, CITY OF RIVERSIDE



Dated 5-2-94

WELLS FARGO BANK, N.A., a national
banking association

By: Wells Fargo Real Estate Group, Inc.,
Agent

By: Deborah L. Behrend
Name DEBORAH K. BEHREND
Title VICE PRESIDENT

By : SV Bush Jr
Name George N. Bush Jr
Title FRM VP

GENERAL ACKNOWLEDGEMENT

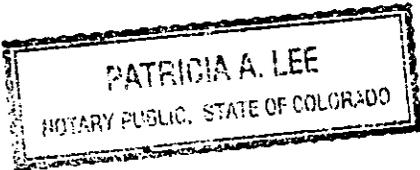
State of Colorado }
County of Denver } ss

On 5-2-94, before me Patricia A. Lee
(date) (name)

a Notary Public in and for said State, personally appeared

Deborah K. Behrend - George N. Bishop
Name(s) of Signer(s)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.
Patricia A. Lee
Signature

MY COMMISSION EXPIRES: Jan. 14, 1996
Bonded Thru NOTARY PUBLIC AGENCY

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other

- () Partner(s)
 - () General
 - () Limited

The party(ies) executing this document is/are representing:

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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

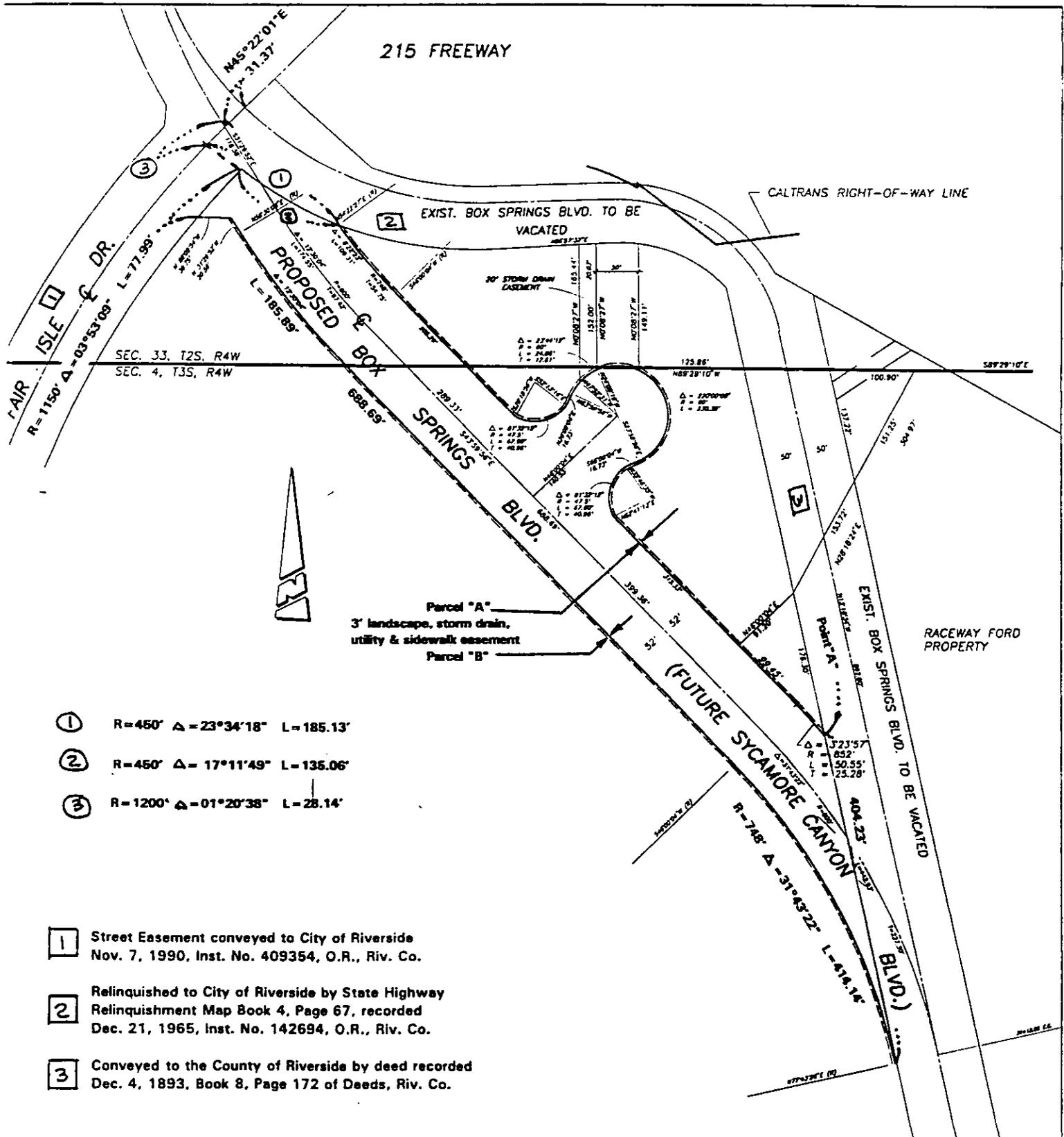
Dated 7/6/94

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

boxwfbgd.ded

APPROVED AS TO FORM

[Signature]
Stan T. Yamamoto, City Attorney



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

00/00

SCALE: 1"=160'

DRAWN BY: KARL W. DATE: 2/10/94

SUBJECT: BOX SPRINGS REALIGNMENT

12/24-5

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