

067880

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. Post 2/3/90 J.M.

FEB 23 1990  
Recorded in Official Records  
of Riverside County, California

William S. Bony  
Recorder  
Fees \$

X

FOR RECORDER'S OFFICE USE ONLY

Project: COC-1-890  
W'ly side of Mt. Vernon Dr.  
N'ly of Massachusetts Avenue

12632

GRANT DEED

JONAS SENTER and SYLVIA SENTER, husband and wife, 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 in  
the City of Riverside, County of Riverside, State of California, described as  
follows:

See property description as described in Exhibit "A" attached hereto  
and incorporated into this document.

Dated FEB 12<sup>th</sup> 1990

Jonas Senter  
JONAS SENTER

Sylvia Senter  
SYLVIA SENTER

APPROVED AS TO FORM

John Wood  
RECORDER

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 2/23/90

  
Title Property Services Manager

0950u/a

## EXHIBIT "A"

That portion of the Northwest quarter of the Northwest quarter of Section 21, Township 2 South, Range 4 West, San Bernardino Meridian, in the City of Riverside, County of Riverside, State of California according to the Official Plat thereof described as follows;

COMMENCING at the southwest corner of said Northwest quarter of the Northwest quarter of Section 21;

Thence South  $89^{\circ} 53' 00''$  East along the south line of said Northwest quarter of the Northwest quarter, a distance of 263.20 feet to a point therein for the TRUE POINT OF BEGINNING, said point being in a line parallel with and distant northwesterly 3.00 feet, measured at right angle, from the northwesterly line of that certain easement (60 feet in width) conveyed to the County of Riverside by deed recorded December 29, 1942 in Book 564, Page 171 of Official Records of Riverside County, California and as shown on right of way Plat No. 623-P on file in the Office of the Riverside County Surveyor;

Thence North  $13^{\circ} 32' 00''$  East along said parallel line, a distance of 7.69 feet to the beginning of a tangent curve concave to the southeast having a radius of 333.00 feet;

Thence northeasterly along said curve, to the right, through a central angle of  $20^{\circ} 30' 00''$ , an arc distance of 119.14 feet to the end thereof;

Thence North  $34^{\circ} 02' 00''$  East, a distance of 15.92 feet to the beginning of a tangent curve concave to the west having a radius of 217.00 feet;

Thence northerly along said curve, to the left, through a central angle of  $75^{\circ} 00' 00''$ , an arc distance of 284.05 feet to the end thereof;

Thence North  $40^{\circ} 58' 00''$  West, a distance of 399.94 feet to the beginning of a tangent curve concave to the northeast having a radius of 333.00 feet;

Thence northwesterly along said curve, to the right, through a central angle of  $14^{\circ} 55' 36''$ , an arc distance of 86.75 feet to a point in the west line of said Section 21, the radial line at said point bears South  $63^{\circ} 57' 36''$  West;

The last six (6) courses and distances follow a line parallel with or concentric with and distant 3.00 feet northwesterly, westerly and southwesterly of the parcel conveyed to the County of Riverside as aforesaid, and as shown on said Plat No. 623-P;

Thence North  $00^{\circ} 19' 00''$  West along the west line of said Northwest quarter of the Northwest quarter of Section 21, a distance of 7.05 feet to a point in the southwesterly line of said easement conveyed to the County of Riverside as aforesaid and as shown on said

Plat No. 623-P, said point being in a curve concave to the northeast having a radius of 330.00 feet, the radial line at said point bears South 65° 03' 48" West;

Thence southeasterly along said curve, to the left, through a central angle of 16° 01' 48", an arc distance of 92.33 feet to the end thereof;

Thence South 40° 58' 00" East, a distance of 399.94 feet to the beginning of a tangent curve concave to the west having a radius of 220.00 feet;

Thence southerly along said curve, to the right through a central angel of 75° 00' 00", an arc distance of 287.98 feet to the end thereof;

Thence South 34° 02' 00" West, a distance of 15.92 feet to the beginning of a tangent curve concave to the southeast having a radius of 330.00 feet (formerly recorded as 230.00 feet);

Thence southwesterly along said curve, to the left, through a central angle of 20° 30' 00", an arc distance of 118.07 feet to the end thereof;

Thence South 13° 32' 00" West, a distance of 6.98 feet to a point in the south line of the said Northwest quarter of the Northwest quarter of section 21;

The last six (6) courses and distances follow the southerly, westerly and northwesterly right of way line of said easement as shown by said Plat No. 623-P;

Thence North 89° 53' 00" West along said south line, a distance of 3.08 feet to the TRUE POINT OF BEGINNING.

PREPARED UNDER MY SUPERVISION:

Matthew E. Webb

Matthew E. Webb, L.S. 5529

2/2/90

Date

Prepared by [Signature]

Checked by [Signature]

DESCRIPTION APPROVAL 2/8/90  
George P. Hutchinson by [Signature]  
SURVEYOR, CITY OF RIVERSIDE



