

221386

When recorded mail to:

Property Services Division  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

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

AUG - 5 1988

Recorded in Official Records  
of Riverside County, California

*William J. Edmister*  
Recorder

Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: Tract 20111

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF RIVERSIDE, a municipal corporation, does hereby grant to STEPHEN A. CAMPBELL and LISA J. CAMPBELL, husband and wife as joint tenants, the real property in the City of Riverside, County of Riverside, State of California, described as follows:

The easterly 6.00 feet 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 Riverside County, California, adjoining Lot 19 of said Tract and lying northerly of the southwesterly prolongation of the southeasterly line of said Lot 19, and lying southerly of a line parallel with and distant 57.00 feet southeasterly, as measured at right angles, from the centerline of Overlook Parkway, as shown by said map; said easterly 6.00 feet lying 6.00 feet westerly, as measured radially and at right angles, from the westerly boundary of said Lot 19;

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 tangent curve 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;

18731

Please record for the benefit of the City of Riverside  
*William J. Edmister*  
Property Services Manager

221386

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

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 for storm drain facilities over a portion of said Lot 21 described as follows:

COMMENCING at the most westerly corner of said Lot 19; said corner being the beginning of a non-tangent curve concaving easterly and having a radius of 35.00 feet; the radial line at the beginning of said curve bears North 60° 17' 17" West;

THENCE northerly to the right along said curve and along said westerly boundary of Lot 19, through a central angle of 3° 47' 17" an arc length of 2.31 feet;

THENCE North 33° 30' 00" East, continuing along said westerly boundary, a distance of 52.71 feet to the POINT OF BEGINNING of the parcel of land being described;

THENCE continuing North 33° 30' 00" East, a distance of 14.66 feet to the beginning of a tangent curve concaving easterly and having a radius of 132.00 feet;

THENCE northerly to the left along said last mentioned curve and continuing along said westerly boundary, through a central angle of 11° 44' 35" an arc length of 27.05 feet;

THENCE North 56° 30' 00" West, a distance of 6.03 feet to the beginning of a non-tangent curve concaving westerly being concentric with the last mentioned curve and having a radius of 126.00 feet; the radial line at the beginning of said curve bears South 68° 29' 07" East;

THENCE southerly to the right along said last mentioned non-tangent curve through a central angle of 11° 59' 07" an arc length of 26.36 feet;

THENCE South 33° 30' 00" West, parallel to said westerly boundary a distance of 14.66 feet;

THENCE South 56° 30" 00" East, a distance of 6.00 feet to said POINT OF BEGINNING;

Area - 1,602.9 square feet (net).

DESCRIPTION	APPROVAL
<i>[Signature]</i>	<i>[Signature]</i> 62288
SURVEYOR, CITY OF RIVERSIDE by <i>[Signature]</i>	

8731

221386

Dated July 27, 1988

CITY OF RIVERSIDE,  
a municipal corporation

By *Ab Brown*  
Mayor

APPROVED AS TO FORM  
*Carolyn Confer 7/1/88*  
/CAROLYN CONFER  
ASSISTANT CITY ATTORNEY

Attest *Alice A. Hare*  
City Clerk

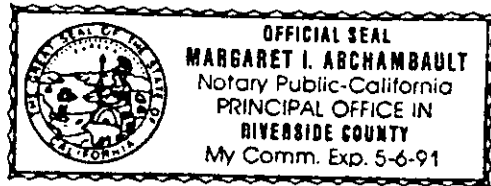
STATE OF CALIFORNIA)  
COUNTY OF RIVERSIDE) ss.

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.

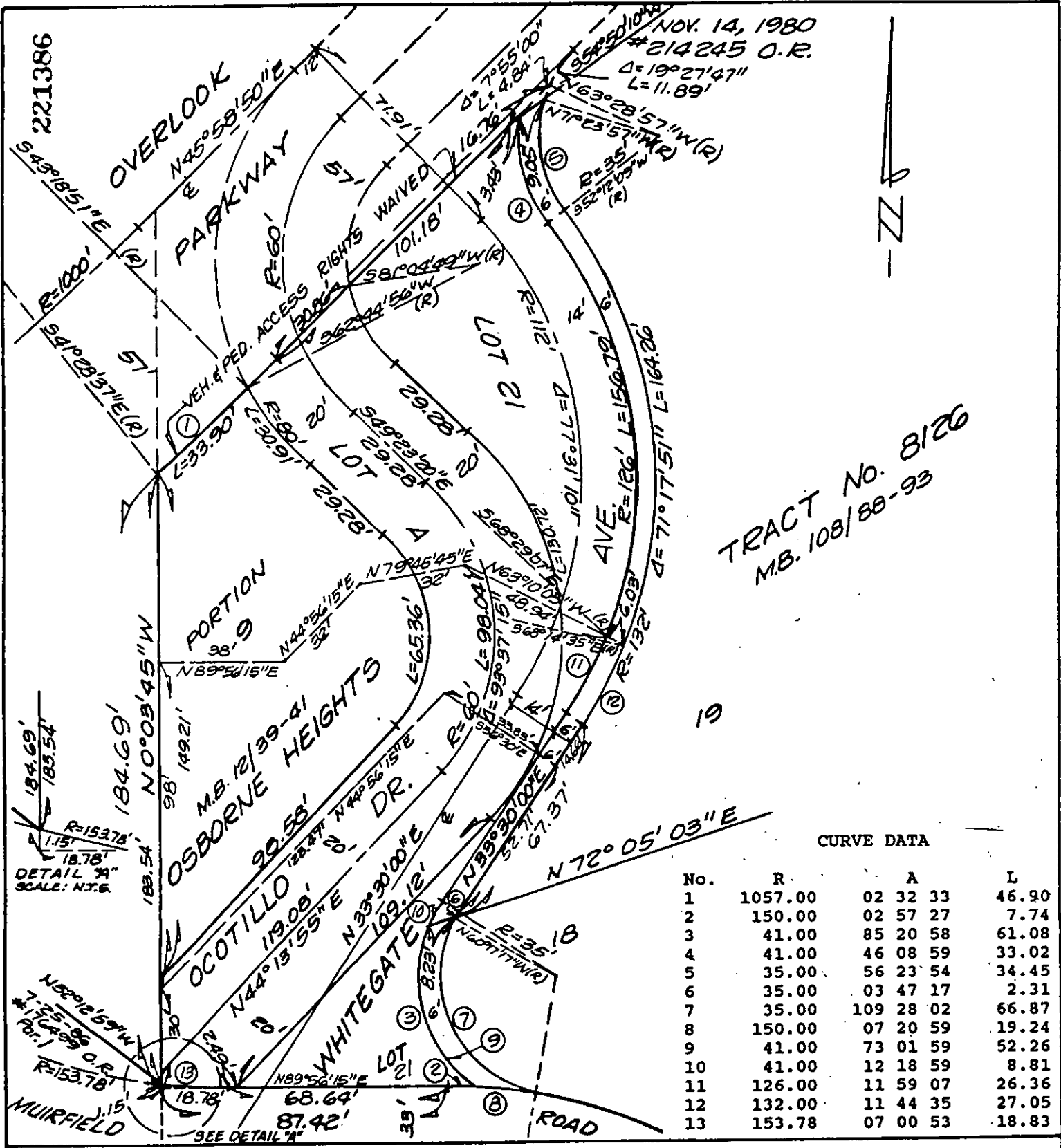
Witness my hand and official seal.

*Margaret I. Archambault*  
Notary Public in and for said State

311.6/m - SURVEY.440/c



873



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

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

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

5/10-3

SCALE: 1" = 40'

DRAWN BY KGS DATE 3/1/89

SUBJECT VAC-13-878