

383569

When recorded mail to:

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

RECEIVED FOR RECORDS
5:30 Min. Past 8 o'clock

DEC 29 1988
Recorded in Official Records
of Riverside County, California
William E. Young
RECORDER

FOR RECORDER'S OFFICE USE ONLY

Project: Animal Shelter
Fremont Street and Industrial Avenue

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF RIVERSIDE, a municipal corporation, does hereby grant to RIVERSIDE COUNTY HUMANE SOCIETY, a nonprofit corporation, the real property in the City of Riverside, County of Riverside, State of California, described as follows:

That certain parcel of land conveyed to the City of Riverside by Grant Deed recorded March 4, 1955, as Instrument No. 14538 of Official Records of Riverside County, California, lying within a portion of Lots 1 through 3 in Block 5 of Tract No. 3 of the Riverview Addition to the City of Riverside, as shown by map on file in Book 7, Page 5 of Maps, records of said Riverside County, together with that portion of Fremont Street, as shown by said map, and as vacated by the City Council of the City of Riverside by Resolution No. 14605 recorded September 22, 1982, as Instrument No. 163982 of Official Records of said Riverside County, and that certain parcel of land conveyed to the City of Riverside by Quitclaim Deed recorded February 18, 1983, as Instrument No. 32241 of Official Records of said Riverside County, lying within a portion of Fremont Street (vacated) as shown by Tract No. 2 of the Riverview Addition to the City of Riverside, on file in Book 6, Page 63 of Maps, records of said Riverside County, described as follows:

BEGINNING at the southeasterly corner of said Lot 3; said corner being the beginning of a non-tangent curve concaving southerly having a radius of 667.72 feet and to which a radial line bears North 10° 30' 01" East;

THENCE westerly along said curve and along the southerly line of said Lot 3, through a central angle of 6° 03' 33" an arc length of 70.61 feet to a line parallel with an distant 70.00 feet westerly, as measured at right angles, from the easterly line of said Lots 1, 2 and 3;

THENCE North 0° 07' 15" East, along said parallel line and along the westerly line of said parcel of land so conveyed by said Grant Deed, a distance of 3.09 feet to a point hereinafter referred to as Point "A";

Please record for the benefit of the City of Riverside
Property Services Manager

880

383569

THENCE North 0° 07' 15" East, continuing along said parallel line and along said westerly line, a distance of 134.26 feet to the northwesterly corner of said parcel of land so conveyed by said Grant Deed; said northwesterly corner being in a line parallel with and distant 35.44 feet northerly, as measured at right angles, from the southerly line of said Lot 1;

THENCE South 89° 52' 45" East, along said last mentioned parallel line and along the northerly line of said parcel of land so conveyed by said Grant Deed and the easterly prolongation thereof, a distance of 100.00 feet to the northeasterly corner of said parcel of land conveyed by said Quitclaim Deed; said northeasterly corner being in a line parallel with and distant 15.00 feet easterly, as measured at right angles, from the westerly boundary of said Tract No. 2 of the Riverview Addition to the City of Riverside;

THENCE South 0° 07' 15" West, along said last mentioned parallel line and along the easterly line of said parcel so conveyed by said Quitclaim Deed, a distance 155.04 feet to the southeasterly corner of said parcel of land conveyed by said Quitclaim Deed; said southeasterly corner being the beginning of a non-tangent curve concaving southwesterly, having a radius of 76.01 feet and to which a radial line bears North 34° 34' 56" East;

THENCE northwesterly along said last mentioned curve, along the southerly line of said parcel of land so conveyed by said Quitclaim Deed and along the southerly line of that portion of said Fremont Street as vacated by said Resolution, through a central angle of 24° 36' 20" an arc length of 32.64 feet to the easterly line of said Lot 3;

THENCE South 0° 07' 15" West, along said easterly line of Lot 3, a distance of 3.55 feet to the POINT OF BEGINNING;

RESERVING THEREFROM a permanent easement and right-of-way for public street and highway purposes lying southerly of the following described line;

COMMENCING at Point "A" hereinabove described; said Point "A" being the beginning of a non-tangent curve concaving southerly having a radius of 702.92 feet and to which a radial line bears North 4° 13' 33" East;

THENCE easterly along said curve through a central angle of 8° 14' 35" an arc length of 101.13 feet to said line parallel with and distant 15.00 feet easterly, as measured at right angles, from the westerly boundary of said Tract No. (2) of the Riverview Addition to the City of Riverside and the END of this line description;

ALSO RESERVING THEREFROM a permanent easement and right-of-way for aerial and underground telephone, telegraph and communication facilities lying southerly of the following described line;

COMMENCING at Point "A" hereinabove described;

880

383569

THENCE North 0° 07' 15" East, a distance of 2.68 feet to the POINT OF BEGINNING of the line to be described;

THENCE South 89° 52' 45" East, a distance of 100.00 feet to said line which is parallel with and distant 15.00 feet easterly, as measured at right angles, from said westerly boundary of Tract No. 2 of the Riverview Addition to the City of Riverside, and the END of this description;

ALSO RESERVING THEREFROM a permanent easement and right-of-way for electric energy distribution and transmission facilities lying southerly of the following described line;

COMMENCING at Point "A" hereinabove described;

THENCE North 0° 07' 15" East, a distance of 17.68 feet to the POINT OF BEGINNING of the line to be described;

THENCE South 89° 52' 45" East, a distance of 100.00 feet to said line which is parallel with and distant 15.00 feet easterly, as measured at right angles, from said westerly boundary of Tract No. 2 of the Riverview Addition to the City of Riverside, and the END of this line description;

ALSO RESERVING THEREFROM a permanent easement and right-of-way for waterline facilities lying within the easterly 30.00 feet of the hereinabove described parcel of land and lying southerly of the following described line:

COMMENCING at Point "A" hereinbove described;

THENCE North 0° 07' 15" East, a distance of 31.72 feet;

THENCE South 89° 52' 45" East, a distance of 70.00 feet to the easterly line of said Lot 3 and the POINT OF BEGINNING of the line to be described;

THENCE South 89° 52' 45" East, a distance of 30.00 feet to the END of this line description.

TOGETHER with an easement and right-of-way for an electronic entry system described as follows:

That certain easement and right-of-way for an electronic entry system as shown by document recorded March 30, 1984, as Instrument No. 66086 of Official Records of said Riverside County, lying within the following described parcel of land;

All that portion of Fremont Street (vacated) of Tract No. 2 of the Riverview Addition to the City of Riverside as shown by map on file in Book 6, Page 63 of Maps, records of said Riverside County, more particularly described as follows:

393569

BEGINNING at a point in the centerline of said Fremont Street distant thereon North 0° 07' 15" East, 688.90 feet from the intersection of said centerline of Fremont Street with the centerline of Liberty Street;

THENCE continuing North 0° 07' 15" East, 4.50 feet;

THENCE South 89° 52' 45" East, 4.50 feet;

THENCE South 0° 07' 15" West, 4.50 feet;

THENCE North 89° 52' 45" West, 4.50 feet to the point of beginning.

Area - 20.25 square feet.

In the event said electronic entry system is abandoned or relocated, this easement shall be terminated in a timely manner and quitclaimed by said grantee to the underlying fee owner of record in accordance with the letter from the City of Riverside to E. L. Yeager Construction Co., Inc., dated March 15, 1984, and incorporated into said electronic entry system easement. Grantee also agrees to bear any administrative costs necessary to process said quitclaim.

Area - 0.329 of an acre, more or less



DESCRIPTION APPROVAL 12/21/88
George P. Hutchinson
SURVEYOR, CITY OF RIVERSIDE by Kgs

Dated December 22 19 88

CITY OF RIVERSIDE,
a municipal corporation

By Ab Brown
Mayor

Attest Alice A. Hare
City Clerk

APPROVED AS TO FORM

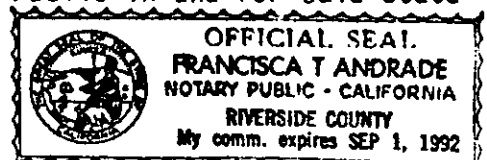
Kathleen M. Gonzales
ASST. CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.

On this 22nd day of December, in the year 1988, before me,
Francisca T. Andrade 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.

Francisca T. Andrade
Notary Public in and for said State

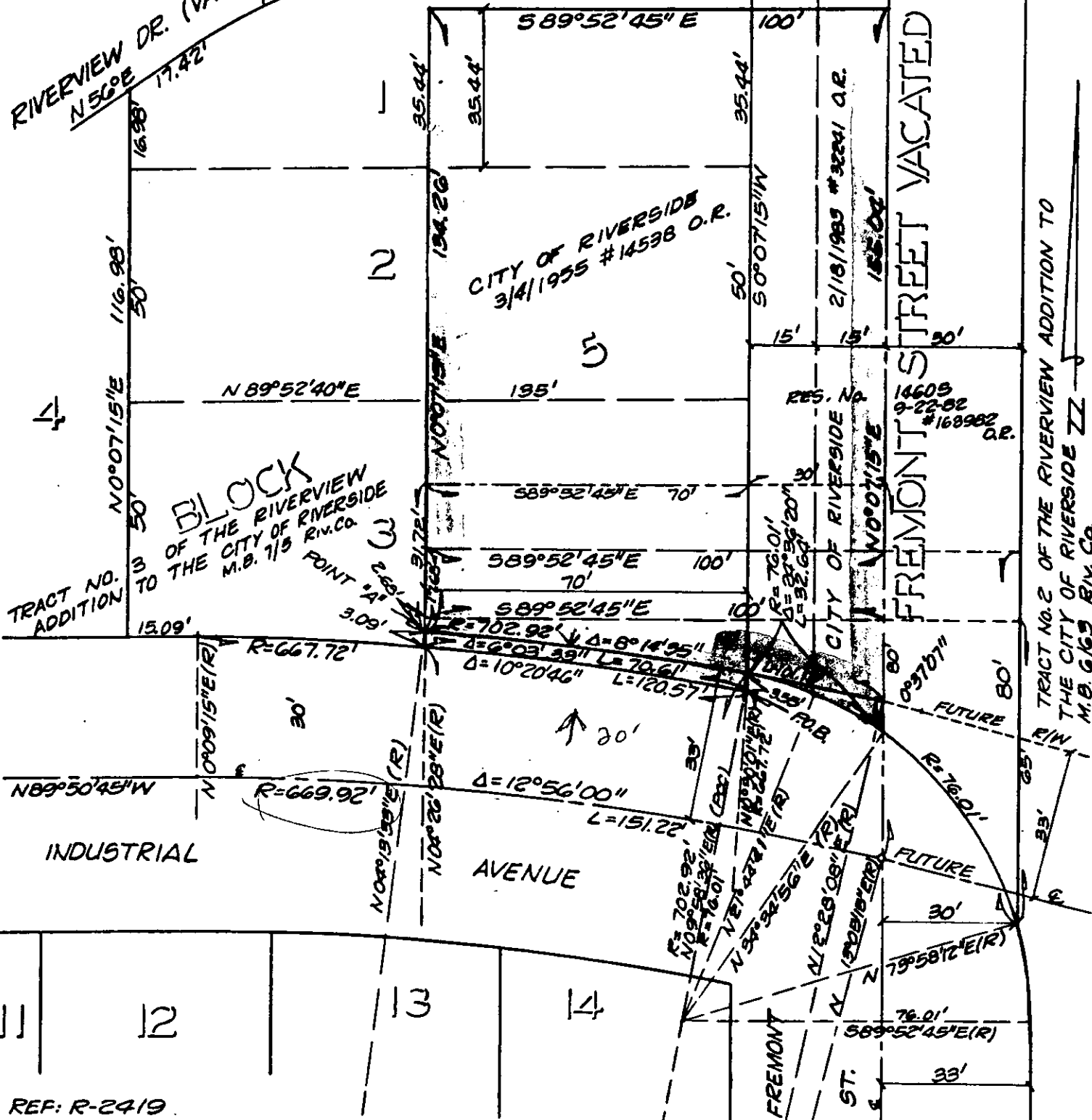


13801

383569

RIVERVIEW DR. (VAC.)
N56°E 17.42'
R=125'

W'LY LINE TR. No. 2.



• 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

4/4

SCALE: 1" = 30'

DRAWN BY K95 DATE 11/16/83

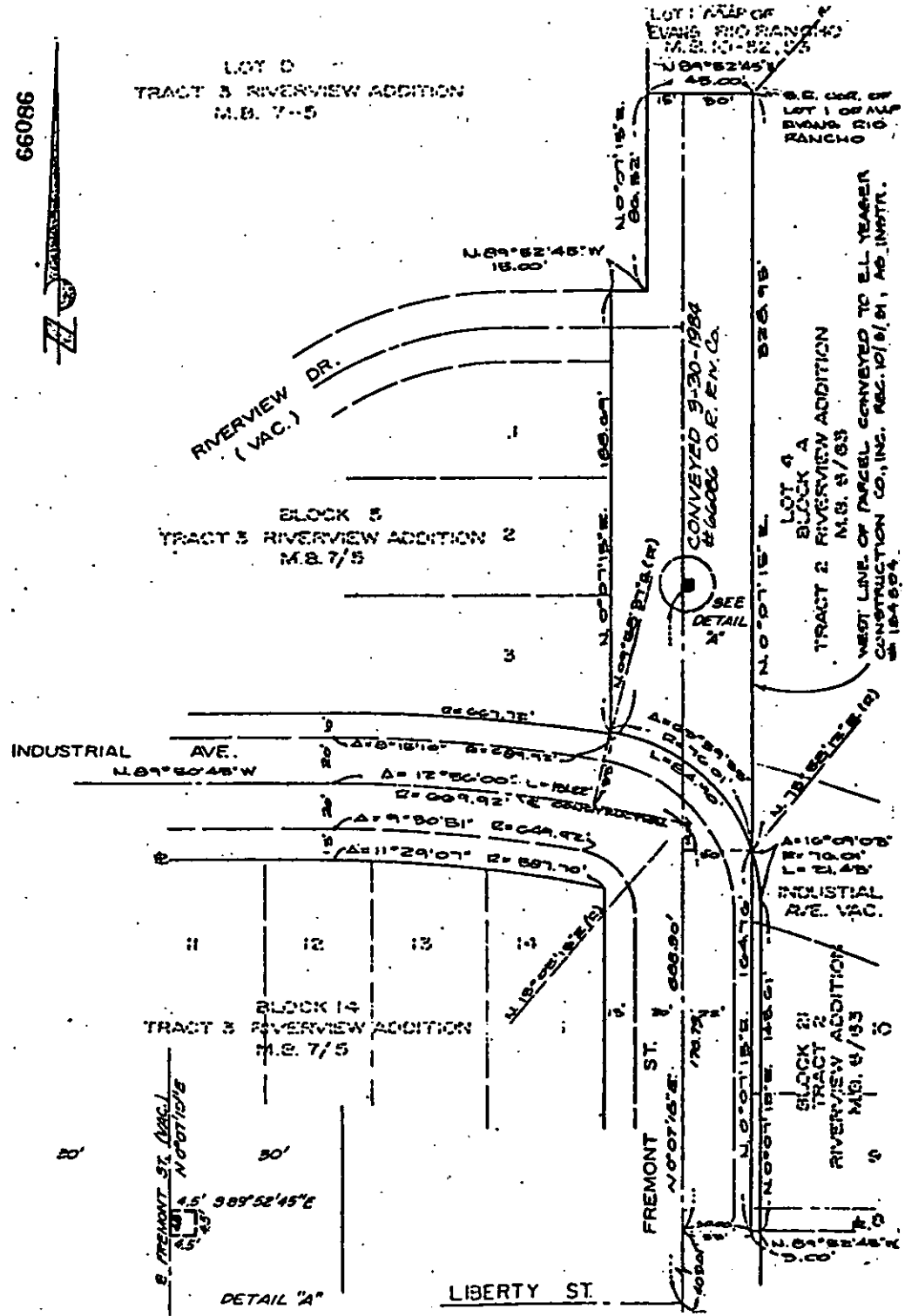
SUBJECT ANIMAL SHELTER

880

ELECTRONIC ENTRY SYSTEM EASEMENT PLAT

383569

66086



• 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>	4/3-4
SCALE: 1" = NTS	DRAWN BY <u>K95</u> DATE <u>12/21/88</u>	SUBJECT <u>ANIMAL SHELTER - ENTRY EASEMENT</u>

880