

131036

Where 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 5103)

RECEIVED FOR RECORD
At Request of
City Clerk
Book 1981, Page
JUL 10 1981 131036
Recorded in Official Records
of Riverside County, California
D. J. S. Recorder
MS 3

FOR RECORDER'S OFFICE USE ONLY

Project: Tract No. 8907

GRANT DEED 131036

DAVID J. COOK and ROGER CHAUSSEE, both married men,
Grantor s,

FOR A 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:

THAT PORTION OF LOTS 22 AND 23 OF RECORD OF SURVEY, AS SHOWN
BY MAP ON FILE IN BOOK 2, PAGE 110 OF RECORD OF SURVEYS,
RECORDS OF SAID RIVERSIDE COUNTY, WITHIN A STRIP OF LAND 60
FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS
FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF HAWARDEN
DRIVE WITH THE CENTERLINE OF PIEDMONT DRIVE AS SHOWN ON MAP
OF PIEDMONT HILLS, ON FILE IN BOOK 30, PAGE 81 OF MAPS,
RECORDS OF SAID RIVERSIDE COUNTY;

THENCE NORTH 32° 52' 00" EAST, ALONG SAID CENTERLINE 198.41
FEET TO THE BEGINNING OF A TANGENT CURVE WITH A RADIUS OF
300.00 FEET AND CONCAVING NORTHWESTERLY;

THENCE NORTHEASTERLY TO THE LEFT ALONG SAID CURVE AN ARC
LENGTH OF 43.55 FEET, THRU A CENTRAL ANGLE OF 8° 19' 05"
TO A POINT OF TANGENCY;

THENCE NORTH 24° 32' 55" EAST, 124.64 FEET TO THE BEGINNING
OF A TANGENT CURVE WITH A RADIUS OF 300.00 FEET AND CONCAVING
SOUTHEASTERLY;

THENCE NORTHEASTERLY TO THE RIGHT ALONG SAID CURVE AN ARC
LENGTH OF 61.48 FEET, THRU A CENTRAL ANGLE OF 11° 44' 32"
TO A POINT OF TANGENCY;

THENCE NORTH 36° 17' 27" EAST, 343.39 FEET TO THE BEGINNING
OF A TANGENT CURVE WITH A RADIUS OF 300.00 FEET AND CONCAVING
NORTHWESTERLY;

THENCE NORTHEASTERLY TO THE LEFT ALONG SAID CURVE AN ARC
LENGTH OF 50.47 FEET, THRU A CENTRAL ANGLE OF 9° 38' 21"
TO A POINT OF TANGENCY;

THENCE NORTH 26° 39' 06" EAST, 33.48 FEET TO THE BEGINNING
OF A TANGENT CURVE WITH A RADIUS OF 300.00 FEET AND CONCAVING
WESTERLY;

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THENCE NORTHERLY TO THE LEFT ALONG SAID CURVE AN ARC LENGTH OF 100.66 FEET, THRU A CENTRAL ANGLE OF 19° 13' 31" TO A POINT OF TANGENCY;

THENCE NORTH 7° 25' 35" EAST, 192.72 FEET TO THE CENTERLINE OF ARLINGTON AVENUE AND TO THE END OF THIS CENTERLINE DESCRIPTION;

EXCEPTING THEREFROM ALL THAT PORTION THEREOF WHICH LIES SOUTHERLY OF THE NORTHERLY BOUNDARY OF SAID PIEDMONT HILLS;

ALSO EXCEPTING THEREFROM ALL THAT PORTION THEREOF WHICH LIES WESTERLY OF THE EASTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL 1 BY RESOLUTION NO. 11166 OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, ACCEPTING PORTIONS OF HAWARDEN DRIVE AS PUBLIC STREET, RECORDED DECEMBER 23, 1968, AS INSTRUMENT NO. 124625 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY.

AREA - 0.623 OF AN ACRE.

DESCRIPTION APPROVED
by *[Signature]* 2-25-81
Recorder

APPROVED AS TO FORM
[Signature] 7-1-81
CITY CLERK

Dated 6/26/81

[Signature]
McCUTCHEAN & ASSOCIATES INC.
GARRY N. VANDER WENDE, Vice President

Dated 3-6-81

[Signature]
DAVID J. COOK
[Signature]
ROGER CHAUSSEE

APPROVED AS TO FORM
[Signature]
DEPUTY CITY ATTORNEY

[Signature]
ALPHARETTA R. COOK, Spouse
[Signature]
MARY ANN CHAUSSEE, Spouse

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by this Instrument to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-29-66 as Inst. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

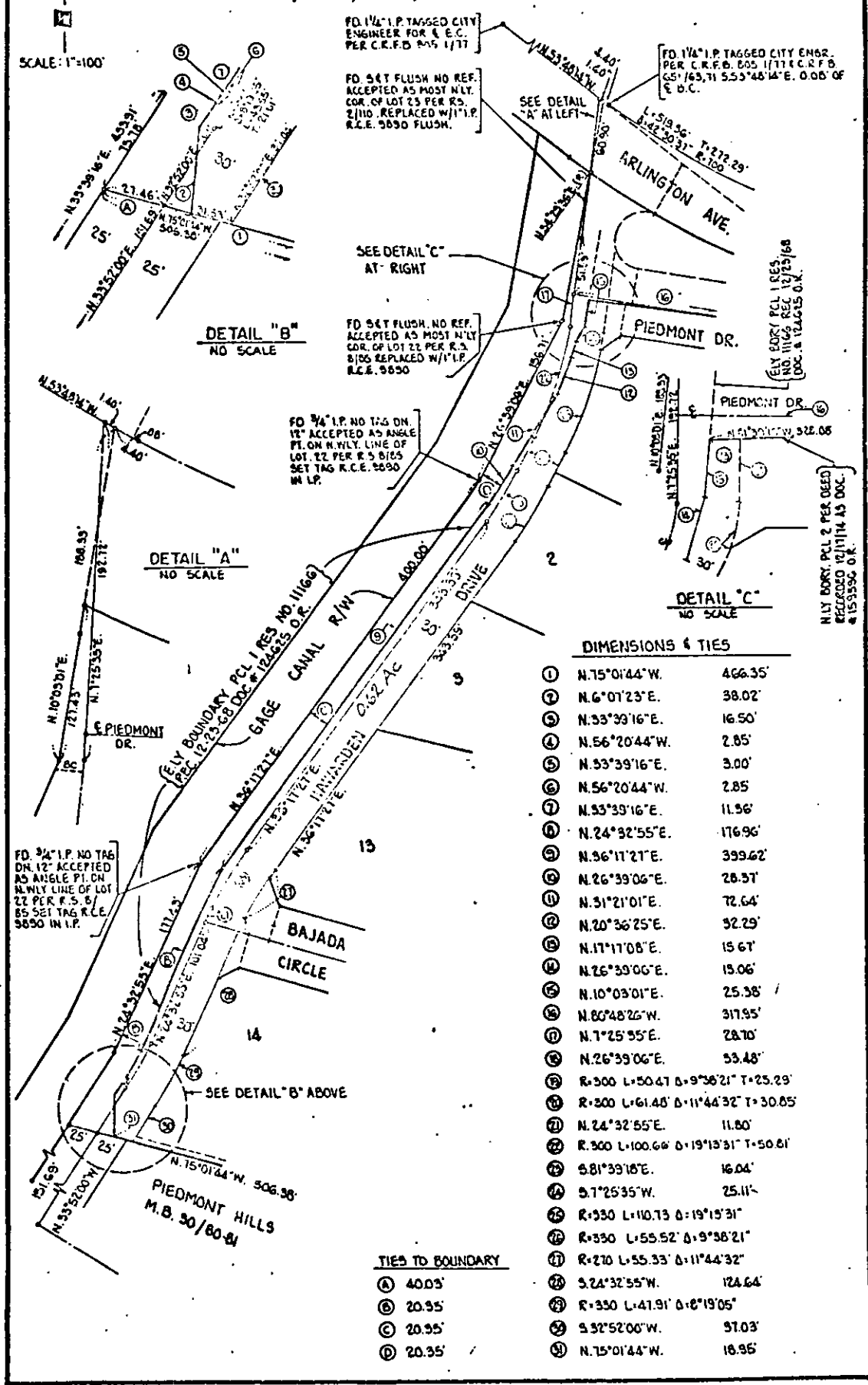
Dated 7-10-81

[Signature]
Property Services Manager

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LOT A (HAWARDEN DRIVE), TRACT 8907 TO BE TRANSFERRED TO CITY OF RIVERSIDE. SEC. 2, T.39., R.S.W., S.8.M.

SCALE: 1"=100'



DIMENSIONS & TIES

①	N.75°01'44"W.	466.35'
②	N.6°01'23"E.	38.02'
③	N.33°39'16"E.	16.50'
④	N.56°20'44"W.	2.85'
⑤	N.33°39'16"E.	3.00'
⑥	N.56°20'44"W.	2.85'
⑦	N.33°39'16"E.	11.56'
⑧	N.24°32'55"E.	176.96'
⑨	N.36°11'21"E.	399.62'
⑩	N.26°39'06"E.	28.31'
⑪	N.31°21'01"E.	72.64'
⑫	N.20°36'25"E.	32.29'
⑬	N.17°17'08"E.	15.61'
⑭	N.26°39'06"E.	15.06'
⑮	N.10°03'01"E.	25.38'
⑯	N.80°48'26"W.	317.95'
⑰	N.7°25'55"E.	28.70'
⑱	N.26°39'06"E.	53.48'
⑲	R.300 L.50.47 Δ.9°36'21" T.25.23'	
⑳	R.300 L.61.48 Δ.11°44'32" T.30.85'	
㉑	N.24°32'55"E.	11.80'
㉒	R.300 L.100.64 Δ.19°13'31" T.50.81'	
㉓	S.81°39'18"E.	16.04'
㉔	S.7°25'35"W.	25.11'
㉕	R.330 L.110.73 Δ.19°13'31"	
㉖	R.330 L.55.52 Δ.9°36'21"	
㉗	R.270 L.55.33 Δ.11°44'32"	
㉘	S.24°32'55"W.	124.64'
㉙	R.330 L.41.91 Δ.8°19'05"	
㉚	S.32°52'00"W.	51.03'
㉛	N.75°01'44"W.	16.95'

TIES TO BOUNDARY

- Ⓐ 40.05'
- Ⓑ 20.95'
- Ⓒ 20.95'
- Ⓓ 20.35'

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