

82800

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. Past 10 Clock M

APR 19 1985
Recorded in Official Records
of Riverside County, California
Wally E. Stoney
RECORDER
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: PRD-14-834
MONTE VISTA DRIVE
Parcel 6

11165

GRANT DEED

DONALD R. SHOFFEITT, a widower, Grantor, FOR A VALUABLE CONSIDERATION, receipt
of which is hereby acknowledged, does 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 the West half of the Northwest quarter of Section 32,
Township 2 South, Range 4 West, San Bernardino Base and Meridian, as
shown by United States Government Survey, described as follows:

BEGINNING at the most Northerly corner of Lot "A" (Via Pueblo) of
Tract 2721 as shown by Map on file in Book 51 at pages 58, 59 and 60
of Maps, Records of Riverside County, California;

THENCE South 54° 37' 50" West, along the Northerly line of said Lot
"A", a distance of 10.36 feet to a point on a line which is parallel
with and distant 10.00 feet Southwesterly as measured at right angle
from the centerline of a 20.00 foot road easement as conveyed to Harry
S. Smith, et. al., by deed filed for record February 11, 1947, in Book
818 at page 288 of Official Records, Records of Riverside County,
California, the centerline of said easement is shown on Record of
Survey on file in Book 41 at page 41 of Record of Surveys, Records of
Riverside County, California;

THENCE North 20° 09' 01" West, along said parallel line, a distance of
67.13 feet to a point on a line which is parallel with and 10.00 feet
Southwesterly as measured at right angle to the centerline of said
20.00 feet road easement;

THENCE North 26° 56' 27" West, along said parallel line, a distance of
57.20 feet;

THENCE Northwesterly on a tangent curve concave to the Southwest,
having a radius of 88 feet, through an angle of 25° 08' 08", an arc
distance of 36.61 feet to a point on a line which is parallel with and
distant 10.00 feet Southwesterly as measured at right angle from the
centerline of said 20.00 foot road easement;

THENCE North 52° 04' 35" West, along said parallel line, a distance of
80.26 feet;

THENCE North 56° 22' 46" West, a distance of 249.31 feet to a point on
a line which is parallel with and distant 12.00 feet Southwesterly as
measured at right angle from the centerline of said 20.00 foot road
easement;

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THENCE North 46° 23' 29" West, along said parallel line, a distance of 20.19 feet;

THENCE Northwesterly on a tangent curve concave to the South, having a radius of 26.00 feet through an angle of 47° 16' 04", an arc distance of 21.45 feet to a point of reverse curvature;

THENCE Northwesterly, Northeasterly and Southeasterly on a tangent curve concave to the Southeast, having a radius of 30.00 feet through an angle of 274° 32' 08", an arc length of 143.75 feet to a point of reverse curvature;

THENCE Southeasterly on a tangent curve concave to the East, having a radius of 26.00 feet, through an angle of 47° 16' 04", an arc distance of 21.45 feet to a point on a line which is parallel with and distant 12.00 feet Northeasterly as measured at right angle from the centerline of said 20.00 foot road easement;

THENCE South 46° 23' 29" East, along said parallel line, a distance of 18.09 feet;

THENCE South 56° 22' 46" East, a distance of 248.12 feet to a point on a line which is a parallel with and distant 14.00 feet Northeasterly as measured at right angle from the centerline of said 20.00 foot road easement;

THENCE South 52° 04' 35" East, along said parallel line, a distance of 81.16 feet;

THENCE Southeasterly on a tangent curve concave to the Southwest, having a radius of 112.00 feet through an angle of 25° 08' 08", an arc distance of 49.13 feet to a point on a line which is parallel with and distant 14.00 feet Northeasterly as measured at right angle from the centerline of said 20.00 foot road easement;

THENCE South 26° 56' 27" East, along said parallel line, a distance of 58.62 feet to a point on a line which is parallel with and 14.00 feet Northeasterly of the centerline of said 20.00 foot road easement;

THENCE South 20° 09' 01" East, along said parallel line, a distance of 76.52 feet;

THENCE South 16° 35' 25" West, a distance of 16.18 feet to the Northeasterly line of said Lot "A" (Via Pueblo);

THENCE North 30° 29' 57" West, along the Northeasterly line of said Lot "A", a distance of 24.04 feet to the Point of Beginning.

Excepting therefrom that portion of the above described parcel of land lying with Lot "I" (Pollard Way) of Tract 3081 as shown by Map on File in Book 54 at pages 56, 57, 58, and 59 of Maps, Records of Riverside County, California.

Also excepting therefrom that portion of the above described parcel of land as conveyed to E. J. Briggs and June Briggs, husband and wife, as joint tenants by deed filed for record February 5, 1974, as Instrument No. 14054 of Official Records, Records of Riverside County, California.

Also excepting therefrom that portion of the above described parcel of land as conveyed to Joseph F. Poppler, a single man; Irene Poppler, a single woman; and Emerson L. Popplar, a single man; All as joint tenants by deed filed for record June 30, 1978 as Instrument No. 135974 of Official Records, Records of Riverside County, California.

Also excepting therefrom that portion of the above described parcel of land as conveyed to Adrienne C. Burke, a widow by deed filed for record September 22, 1978, as Instrument No. 200770 of Official Records, Records of Riverside County, California.

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Also excepting therefrom that portion of the above described parcel of land as conveyed to Wilton K. Newby and Lois Worthene Newby, trustee of the Newby family trust dated March 10, 1982, by deed filed for record September 1, 1982, as Instrument No. 151957 of Official Records, Records of Riverside County, California.

Also excepting therefrom that portion of the above described parcel of land as conveyed to Riverside County Flood Control and Water Conservation District by deed filed for record May 26, 1960, as Instrument No. 47430 of Official Records, Records of Riverside County, California.

Also excepting therefrom that portion of the above described parcel of land as conveyed to F. A. Tetley Jr. by deed on file in Book 697, at page 558 of Deeds, Records of Riverside County, California, not lying within those certain parcels of land conveyed to Donald R. Shoffeitt by deeds recorded August 30, 1979, as Instrument No. 183879, July 22, 1976, as Instrument No. 106998 and February 23, 1971, as Instrument No. 17566, all of Official Records of said Riverside County.

DESCRIPTION APPROVAL
George L. Hutchinson 1/23/85 by WE

Dated 1-11-85

Donald R. Shoffeitt
DONALD R. SHOFFEITT

Approved as to Description

Surveyor, City of Riverside / / by

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 4/19/85

Property Services Manager
Title

3M/Cp - 1/M13/CCs

APPROVED AS TO FORM
Suban...
ASSOCIATE ATTORNEY

STATE OF CALIFORNIA }
 COUNTY OF Riverside } ss.

On this 11th day of January, in the year 1985
 before me, the undersigned, a Notary Public in and for said State, personally appeared
DONALD R. SHOFFEITT

_____ personally known to me
 (or proved to me on the basis of satisfactory evidence) to be the person whose name
IS subscribed to the within instrument, and acknowledged to me that he
 executed it.

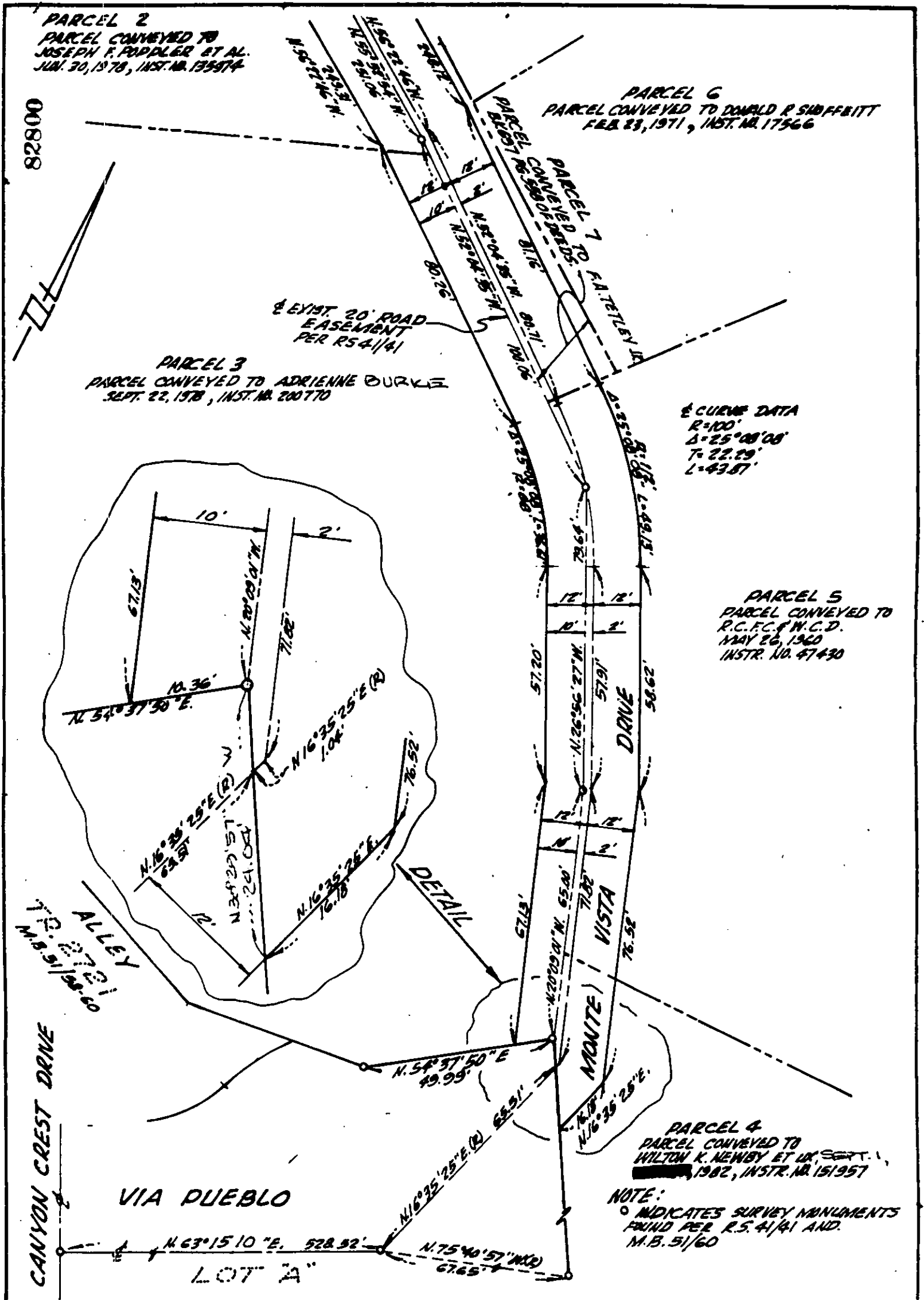
WITNESS my hand and official seal.

Sheila K. Eastwood
 Notary Public in and for said State. 11165

82800

OFFICIAL SEAL
 SHEILA K. EASTWOOD
 NOTARY PUBLIC-CALIFORNIA
 RIVERSIDE COUNTY
 My Commission Expires Dec. 26, 1987

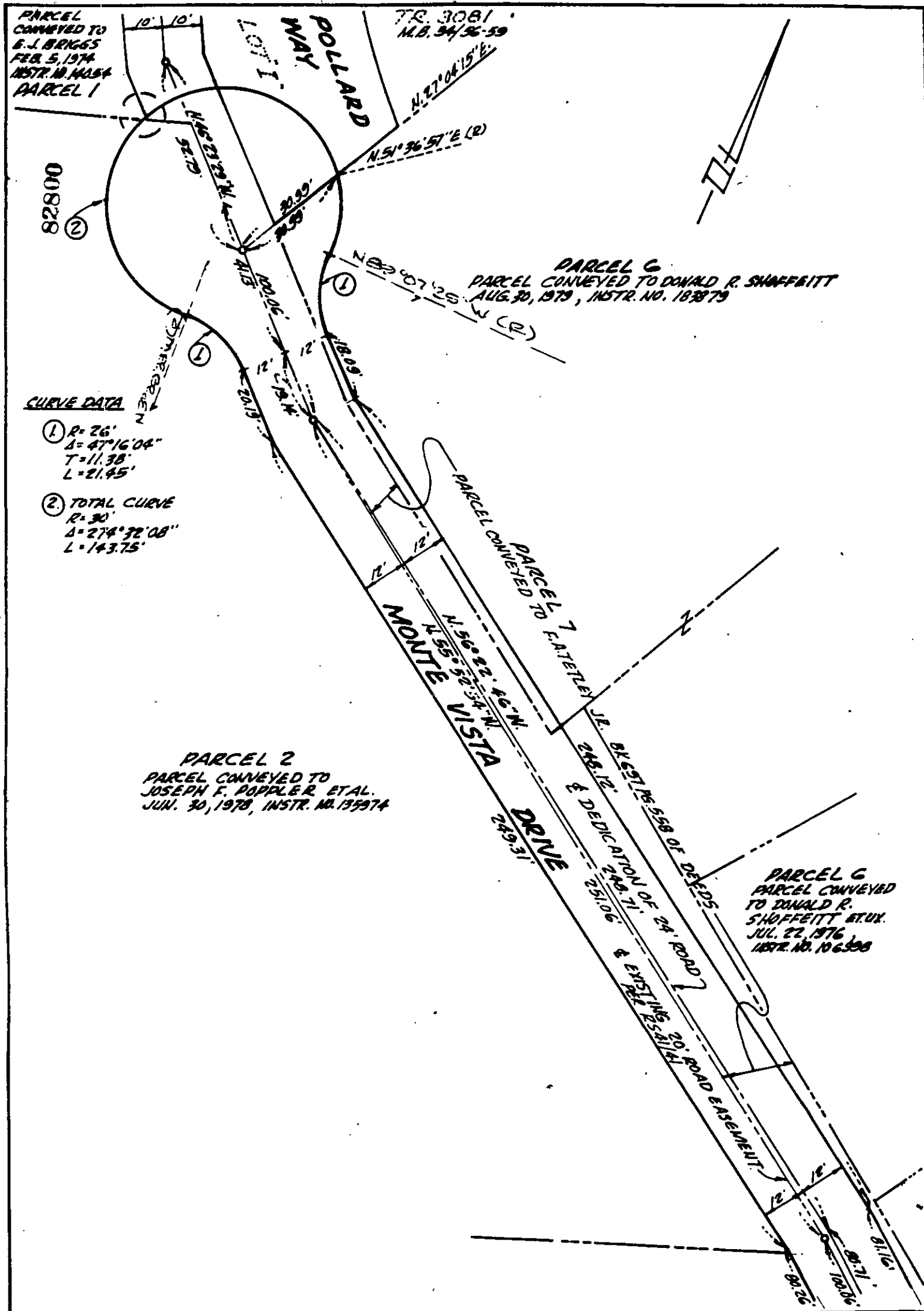
ACKNOWLEDGMENT—General—Wolcotts Form 233CA—Rev. 5-82
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• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCELS DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.		SHEET 1 OF 2	3462 B
SCALE: 1" = 30'	DRAWN BY <i>GH</i> DATE 12/5/84	SUBJECT: Z.C. PRD 14-834	

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PARCEL CONVEYED TO E. J. BRIGGS FEB. 5, 1974 INSTR. NO. 10054 PARCEL 1

TR. 3081 M.B. 34/35-39

PARCEL 6 PARCEL CONVEYED TO DONALD R. SHOFFETT AUG. 30, 1979, INSTR. NO. 183879

PARCEL 2 PARCEL CONVEYED TO JOSEPH F. POPPLER ET AL. JUN. 30, 1978, INSTR. NO. 135974

PARCEL 6 PARCEL CONVEYED TO DONALD R. SHOFFETT ET UX. JUL. 22, 1976 INSTR. NO. 106308

- CURVE DATA**
- ① R=26'
Δ=47°16'04"
T=11.38'
L=21.45'
 - ② TOTAL CURVE
R=30'
Δ=274°32'08"
L=143.75'

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SCALE: 1" = 30'	DRAWN BY <i>[Signature]</i> DATE 12/10/84	SUBJECT: Z.C. P.R.D. 14-834	

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