

82802

When recorded mail to:

City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

RECEIVED FOR RECORD  
3:05 Min. Past 3 o'clock PM

APR 19 1985

Recorded in Official Records  
of Riverside County, California  
*William E. Stoney*  
RECORDER

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee. (Government Code 6103)

*0*

FOR RECORDER'S OFFICE USE ONLY

Project: PRD-14-834  
MONTE VISTA DRIVE  
Parcel 2

11167

GRANT DEED

JOSEPH F. POPPLER, a single man, IRENE POPPLER, a single woman, and EMERSON L. POPPLER, a single man, all as joint tenants, Grantors, 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 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 foot 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

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measured at right angle from the centerline of said 20.00 foot road easement;

THENCE North  $46^{\circ} 23' 29''$  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  $47^{\circ} 16' 04''$ , 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  $274^{\circ} 32' 08''$ , 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  $47^{\circ} 16' 04''$ , 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  $46^{\circ} 23' 29''$  East, along said parallel line, a distance of 18.09 feet;

THENCE South  $56^{\circ} 22' 46''$  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  $52^{\circ} 04' 35''$  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  $25^{\circ} 08' 08''$ , 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  $26^{\circ} 56' 27''$  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  $20^{\circ} 09' 01''$  East, along said parallel line, a distance of 76.52 feet;

THENCE South  $16^{\circ} 35' 25''$  West, a distance of 16.18 feet to the Northeasterly line of said Lot "A" (Via Pueblo);

THENCE North  $30^{\circ} 29' 57''$  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 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.

Also excepting therefrom that portion of the above described parcel of land as conveyed to Wilton K. Newby and Lois Worthene Newby, trustee

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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 Donald R. Shoffeitt and Susie Shoffeitt, husband and wife, as joint tenants, by deed filed for record July 22, 1976, as Instrument No. 106998 of Official Records, Records of Riverside County, California.

Also excepting therefrom that portion of the above described parcel of land as conveyed to Donald R. Shoffeitt, a married man, by deed filed for record August 30, 1979, as Instrument No. 183879 of Official Records, Records of Riverside County, California.

Also excepting therefrom that portion of the above described parcel of land as conveyed to Donald R. Shoffeitt, et. al., by deed filed for record February 23, 1971, as Instrument No. 17566 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 that certain parcel of land conveyed to Joseph F. Poppler, et al. by deed recorded June 30, 1978, as Instrument No. 135974 of Official Records of said Riverside County.

Dated 1/14/85

Joseph F. Poppler  
JOSEPH F. POPPLER

Irene Poppler  
IRENE POPPLER

Emerson L. Poppler  
EMERSON L. POPPLER

DESCRIPTION APPROVAL  
George W. Hutchinson 1/17/85 WF

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

[Signature]  
Property Services Manager  
Title

3M/Cp - 2/M12/Oa

APPROVED FOR THE CLERK  
[Signature]  
ASSISTANT CITY CLERK

PARCEL 2  
 PARCEL CONVEYED TO  
 JOSEPH F. FODDLE ET AL.  
 JUN. 20, 1978, INSTR. NO. 135974

PARCEL 6  
 PARCEL CONVEYED TO DONALD R. SHOFFITT  
 FEB. 23, 1971, INSTR. NO. 17566

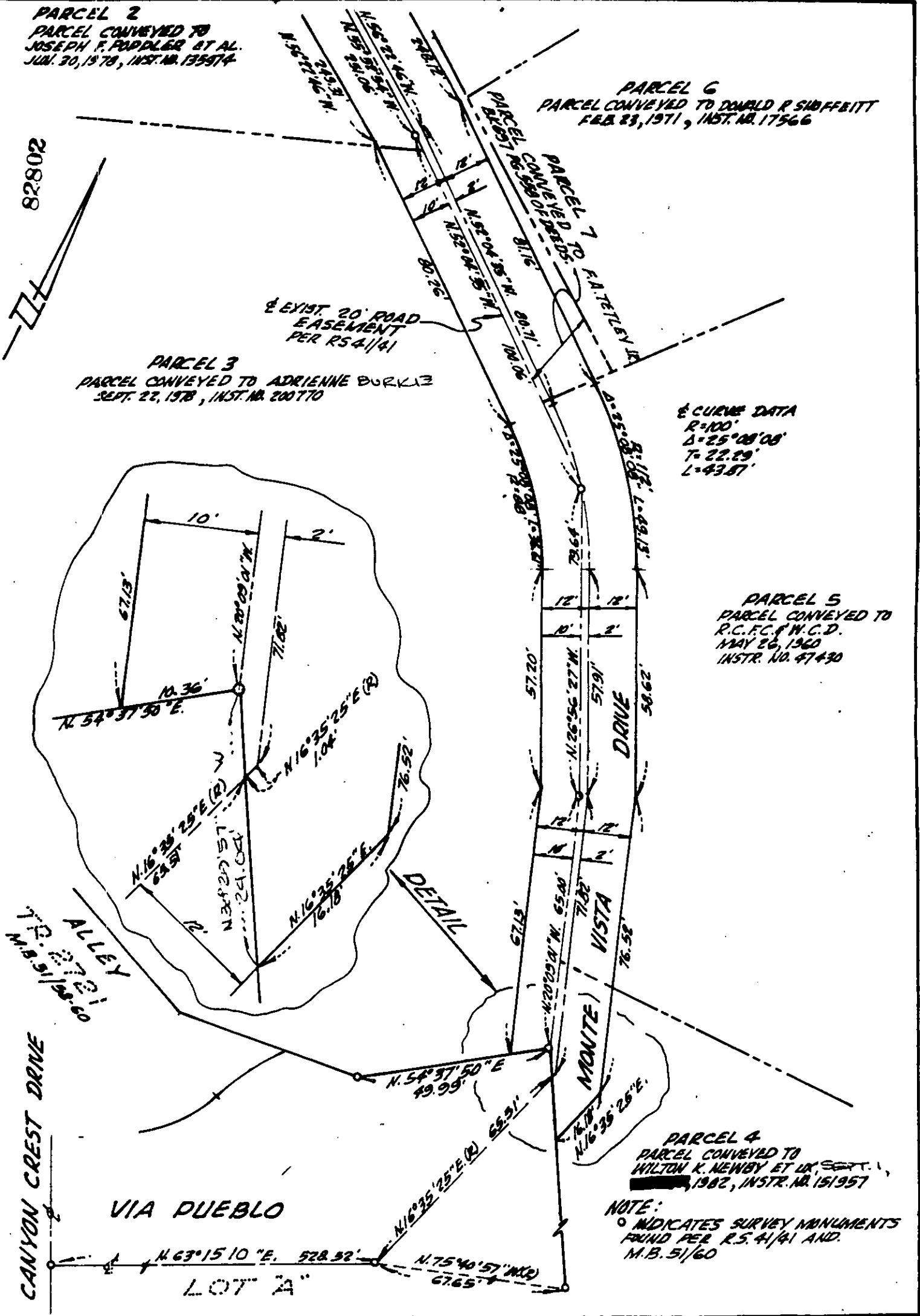
PARCEL 3  
 PARCEL CONVEYED TO ADRIENNE BURKE  
 SEPT. 22, 1978, INSTR. NO. 200770

CURVE DATA  
 R=100'  
 Δ=25°08'08"  
 T=22.29'  
 L=43.87'

PARCEL 5  
 PARCEL CONVEYED TO  
 R.C.F.C. & W.C.D.  
 MAY 26, 1960  
 INSTR. NO. 47430

PARCEL 4  
 PARCEL CONVEYED TO  
 WILTON K. NEWBY ET AL.  
 [REDACTED], 1982, INSTR. NO. 151957

NOTE:  
 ○ INDICATES SURVEY MONUMENTS  
 FOUND PER R.S. 41/41 AND  
 M.B. 51/60



• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL & 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 *CH* DATE 12/5/84

SUBJECT: Z.C. PRD 14-834

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