

95358

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 2 o'clock P.M.

APR 25 1986
Recorded in Official Records
of Riverside County, California
William E. Stoney
RECORDER

FOR RECORDER'S OFFICE USE ONLY

Project: Parcel Map 21260

11451

GRANT DEED

EDWARD C. LAST, a married man, Grantor, FOR 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 Southwest Quarter of Section 21, T.2 S., R.4 W., San Bernardino Meridian, described as follows:

COMMENCING at the southwest corner of said Section 21, as shown by Record of Survey on file in Book 34, Page 24 of Records of Survey, records of Riverside County, California;

THENCE North 89° 54' 24" East, along the south line of said Section 21, a distance of 293.41 feet to the TRUE POINT OF BEGINNING; said point being the intersection of the southerly prolongation of the easterly line of Parcel 1 of said Record of Survey with said south line of Section 21;

THENCE continuing North 89° 54' 24" East, along said south line of Section 21, a distance of 1,025.46 feet to the easterly line of the Southwest Quarter of the Southwest Quarter of said Section 21;

THENCE North 00° 17' 50" West, along said easterly line, 992.54 feet to the northerly line of the south 30 acres of the Southeast Quarter of the Southwest Quarter of said Section 21;

THENCE North 89° 52' 40" East, along said northerly line, 172.72 feet to a point in the westerly line of that certain railroad right-of-way, 100 feet in width, granted to the California Southern Railroad Company, by Deed recorded in Book 29, Page 261 of Deeds, San Bernardino County

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Records; said point being in a non-tangent curve concave southwesterly and having a radius of 522.96 feet; the radial line to said point bears South 85° 05' 11" East;

THENCE Northwesterly, along said curve, being also along said westerly right-of-way, an arc length of 318.04 feet through a central angle of 34° 50' 40" to a line which is parallel with and distant 25.00 feet southerly, as measured at right angle, from the northerly line of the Southwest Quarter of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter of said Section 21;

THENCE South 89° 51' 59" West, along said parallel line, 631.27 feet;

THENCE South 08° 49' 49" East, 394.71 feet to the beginning of a tangent curve concave northwesterly and having a radius of 560.00 feet;

THENCE Southerly and Southwesterly, along said curve, an arc length of 970.32 feet through a central angle of 99° 16' 36" to a point in the easterly line of said Parcel 1 of said Record of Survey;

THENCE South 00° 41' 51" East, along said easterly line and along the southerly prolongation of said easterly line, 262.85 feet to said TRUE POINT OF BEGINNING.

Reserving to grantor, their heirs, successors or assigns the right to construct a temporary access road across the westerly 50 feet of the southerly 262.85 feet of the property described herein for the purpose of providing temporary access from Big Springs Road to grantors remaining property which is described as Parcel 1 as shown on Parcel Map No. 21260. Said access easement shall be used for temporary access to facilitate the initial sales of homes to be constructed on said Parcel 1.

Grantor shall have the right to install temporary paving within said easement (subject to the prior approval of the plans thereof). Said construction must be completed within three years from the date of the recording of this deed and when completed the paving may exist for a period of one year at which time the paving must be removed and the ground restored to its original condition by grantor. If not so removed by said date by grantor, the City of Riverside shall have the right to remove the paving at Grantor's expense.

Grantor agrees to hold the City of Riverside harmless from all claims arising out of the exercise or the rights reserved herein.

Grantor agrees to advise the purchasers of homes to be constructed on said Parcel 1 that such access from Big Springs Road is temporary and that it will be removed as described herein.

AREA - 20.1 acres

DESCRIPTION APPROVAL
George P. Hutchinson 2/24/88
Surveyor

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Dated February 28, 1986

Edward C. Last
EDWARD C. LAST

McWilliam Holsinger
Subscribing Witness

Nancy L. Last
WIFE OF ABOVE

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 3/7/86

McWilliam Holsinger
Title Property Services Manager

0043X/m - 0871m/b

APPROVED AS TO FORM
John Woodell
CITY ATTORNEY

STATE OF CALIFORNIA,) ss.
COUNTY OF Riverside

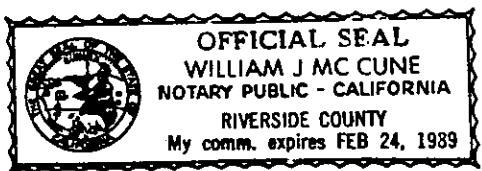
On March 4, 1986 before me, the undersigned, a Notary Public in and for said State, personally appeared M. William Holsinger, personally

known to me (or proved to me on the basis of the oath of _____, a credible witness who is personally known to me) to be the person whose name is subscribed to the within instrument, as a witness thereto, who being by me duly sworn, deposed and said:

That he/she resides in County of Riverside, that he/she was present and saw Edward C. Last and Nancy L. Last, personally

known to him/her to be the same person(s) described in and who executed the within instrument, as a party(ies) thereto, sign, seal and deliver the same and that said party(ies) duly acknowledged in the presence of said affiant, that he/she/they executed the same, and that said affiant, thereupon at the party's(ies) request, subscribed his/her name as a witness thereto.

WITNESS my hand and official seal.
Signature William J. Mc Cune



(This area for official notarial seal)

3000 (6/82) - (Witness) First American Title Company

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MT. VERNON AVE.

LINDEN AVE.

N 89° 51' 59" E
681.27'

N 60° 04' 09" E (R)

R = 522.96'
Δ = 34° 50' 40"
L = 318.04'

S 85° 05' 11" E (R)

RIGHT OF WAY
A.T.S.F. K.R.

S 08° 49' 19" E
504.71'

S 81° 10' 11" W (R)

TENT. P.M.

21260

FOR SEC. 21
T2S RAW S.B.M.

AREA 20.1 ACRES

LA R = 440.00'
L = 90° 16' 00"
L = 170.52'

N 89° 52' 40" E
172.72'

E'LY LINE
SW 1/4 SW 1/4
SEC. 21

N 0° 17' 50" W
302.51'

N 00° 26' 47" E (R)

N 00° 41' 51" E
228.85'

50'

PAR. 1
RS. 39/29

BIG SPRINGS RD. N 89° 54' 24" E
1023.46'

• 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

12/26-4

SCALE: 1" = 200'

DRAWN BY D.A. DATE 12/12/85

SUBJECT ISLANDER PARK EXPANSION