

297385

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 3 o'clock P.M.

NOV 21 1986
Recorded in Official Records
of Riverside County, California
William E. Stoney
RECORDER
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: PMW-28-867
Sycamore Canyon Park Site

11003

GRANT DEED

HUTTON ASSOCIATES, a California corporation, 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 east half of Section 32, Township 2 South, Range 4 West, San Bernardino Meridian, according to the Official Plat thereof, being more particularly described as follows:

COMMENCING at the east quarter corner of said Section 32;

THENCE South 00° 42' 12" West, along the east line of the southeast quarter of said Section 32, a distance of 231.99 feet to the TRUE POINT OF BEGINNING;

THENCE continuing South 00° 42' 12" West, along said east line, a distance of 357.94 feet;

THENCE South 83° 59' 59" West, a distance of 595.57 feet;

THENCE 08° 59' 59" West, a distance of 658.23 feet to a point on the easterly prolongation of the south line of the northwest quarter of said southeast quarter;

THENCE North 89° 50' 56" West, along said easterly prolongation and along said south line, a distance of 1,930.15 feet to the southwest corner of said northwest quarter of the southeast quarter;

THENCE North 00° 02' 06" East, along the west line of said southeast quarter, a distance of 1,314.49 feet to the northwest corner thereof;

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THENCE North 00° 04' 10" East, along the west line of the northeast quarter of said Section 32, a distance of 267.44 feet to the southwest corner of that certain parcel of land (Central Avenue) conveyed to the City of Riverside by deed recorded August 11, 1972 in Book 1972 of Deeds, at Page 107764 thereof, Official Records of Riverside County, California, said southwest corner being on a curve concave northerly, having a radius of 2,055.00 feet, a radial line at said southwest corner bears North 05° 09' 35" East;

THENCE easterly along the southerly line of said parcel conveyed to the City of Riverside (Central Avenue) and along said curve having a radius of 2,055.00 feet through a central angle of 39° 15' 10", an arc length of 1,407.86 feet;

THENCE North 55° 54' 25" East, along last mentioned southerly line, a distance of 130.00 feet;

THENCE South 34° 05' 35" East, a distance of 120.00 feet;

THENCE South 55° 54' 25" West, a distance of 320.00 feet;

THENCE South 11° 54' 25" West, a distance of 180.00 feet;

THENCE South 30° 05' 35" East, a distance of 185.00 feet;

THENCE South 86° 05' 35" East, a distance of 90.00 feet;

THENCE North 80° 54' 25" East, a distance of 250.00 feet;

THENCE South 36° 05' 35" East, a distance of 340.00 feet;

THENCE South 48° 35' 35" East, a distance of 200.00 feet;

THENCE South 62° 35' 35" East, a distance of 140.00 feet;

THENCE South 83° 35' 35" East, a distance of 300.00 feet;

THENCE North 13° 22' 27" East, a distance of 172.03 feet to a point of cusp with a curve concave northerly, having a radius of 540.00 feet, a radial line at said point bears North 13° 22' 27" East;

THENCE easterly along said curve having a radius of 540.00 feet through a central angle of 12° 40' 15", an arc length of 119.42 feet;

THENCE South 89° 17' 48" East, a distance of 59.00 feet to a point on the east line of the southeast quarter of said Section 32 and the TRUE POINT OF BEGINNING.

The above described parcel of land contains 74.76 acres.

DESCRIPTION APPROVAL
Revised Hutchins 10/29/80 by [Signature]
Surveyor

Dated November 4, 1986

HUTTON ASSOCIATES,
a California corporation

By Thomas C. Parker
Title President

By Betty L. Hutton
Title Secretary

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APPROVED AS TO FORM

Clarice Turney
ASST. CITY ATTORNEY

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 11/21/86

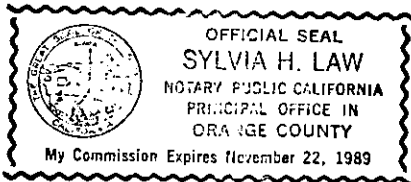
Melvin H. Hays
Title Property Services Manager

311.5/m - survey.241/k

STATE OF CALIFORNIA

COUNTY OF ORANGE } ss.

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On this 4th day of November, in the year 1986, before me, the undersigned, a Notary Public in and for said State, personally appeared Thomas C. Parker

and Betty L. Hutton, personally known to me

(or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as President and Secretary, respectively, of the Corporation therein named, and acknowledged to me that the Corporation executed it pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Sylvia H. Law
Notary Public in and for said State.

11003

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N00°00'10"E
267.44'

SW. COR.
NW & SE

INST. N. 107764
RE. 8/11/72, O.R.
TRACT 14540
R=2055.00'
Δ=30°15'10"
L=1467.86'

N55°54'25"E
130.00'

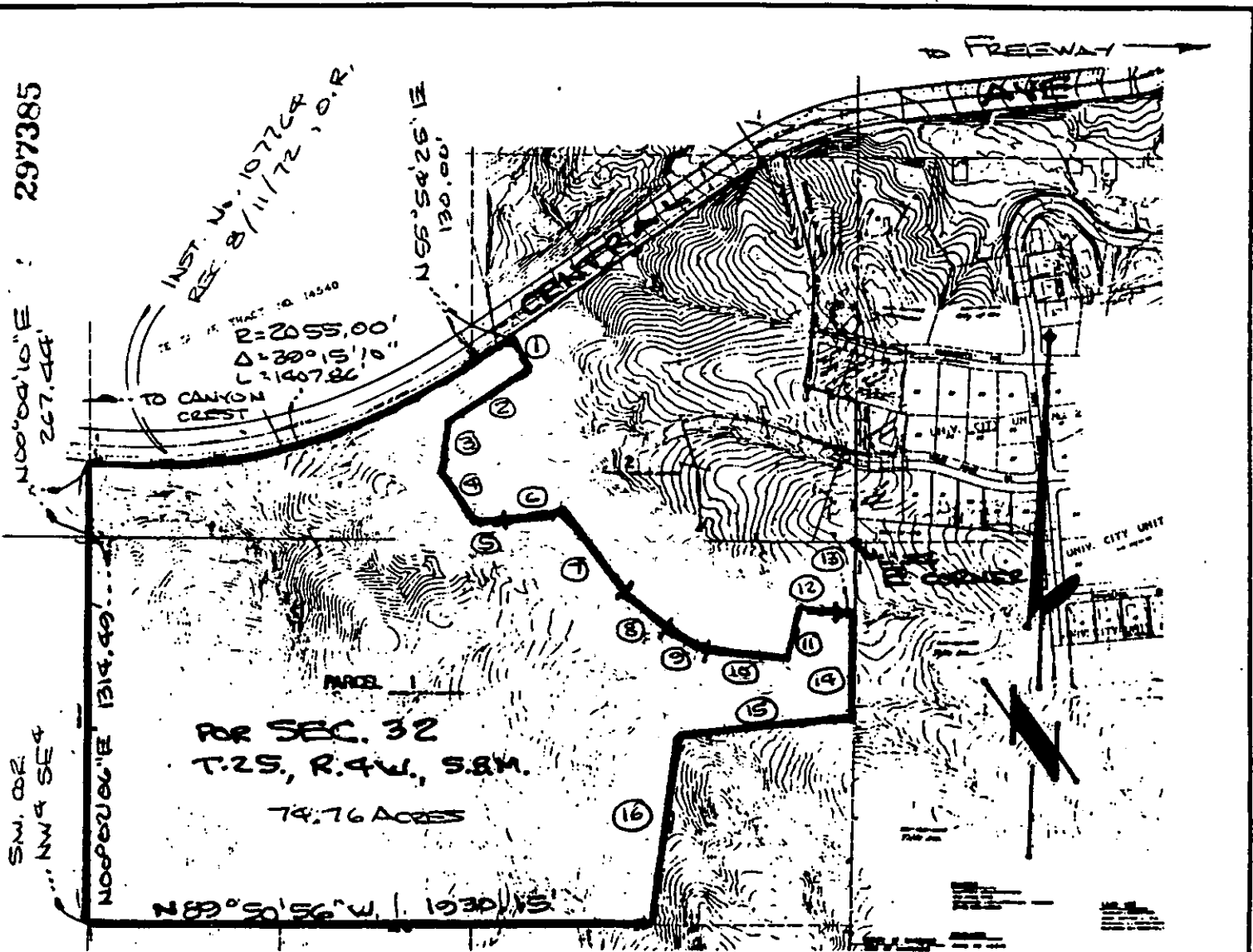
TO CANYON
CREST

N00°00'10"E 1314.49'

FOR SEC. 32
T.2S, R.4W, S.8M.
74.76 ACRES

N 89°05'56" W, 1930.15'

TO FREEWAY



0	BEARING	DIST.
1	S 34°05'35" E	120.00'
2	S 55°54'25" W	320.00'
3	S 11°54'25" W	180.90'
4	S 30°05'35" E	185.00'
5	S 86°05'35" E	90.00'
6	N 80°54'25" E	250.00'
7	S 36°05'35" E	340.00'
8	S 48°35'35" E	200.00'
9	S 62°35'35" E	140.00'
10	S 87°35'35" E	300.00'
11	N 13°22'27" E	172.03'

0	BEARING/CURVE	DIST.
12	R=540' Δ=12°40'15" L=110.42'	
13	S 89°17'48" E	59.00'
14	S 00°42'12" W	357.94'
15	S 89°59'59" W	595.57'
16	S 08°59'59" W	658.23'

• 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

12/28

SCALE: 1" = NA

DRAWN BY WF DATE 10/28/86

SUBJECT PMW-28-867 / SYCAMORE PARK

11403