

292251

When recorded mail to:

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

RECEIVED FOR RECORD
AT 2:00 O'CLOCK P.M.

OCT 8 1987
Recorded in Official Records
of Riverside County, California
William S. Bondy
Recorder
Fees \$

FREE RECORDING

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

FOR RECORDER'S OFFICE USE ONLY

Project: Tract 20312
Canyon Crest and Via Vista Drives

11966

GRANT DEED

VIA VISTA ASSOCIATES LTD., a California limited partnership, 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:

PARCEL 1

All that portion of Lot 4 in Block 4 of Olive Heights, as shown by map on file in Book 5, Page 163 of Maps, records of said Riverside County, described as follows:

COMMENCING at the southwest corner of said Lot 4;

THENCE North 89° 27' 37" East, along the south line of said Lot 4, a distance of 45.71 feet to the POINT OF BEGINNING of the parcel of land to be described;

THENCE North 0° 12' 40" East, a distance of 86.54 feet to the beginning of a tangent curve concave to the southwest and having a radius of 12.00 feet;

THENCE to the left along said curve through a central angle of 90° 46' 33", an arc length of 19.01 feet;

THENCE South 89° 26' 07" West, a distance of 33.53 feet to the west line of said Lot 4;

292251

THENCE North 00° 13' 15" East, along said west line, a distance of 1.00 foot to the north line of said Lot 4;

THENCE North 89° 27' 15" East, along said north line, a distance of 121.67 feet to the beginning of a non-tangent curve concave to the west and having a radius of 76.00 feet; a radial line at said beginning of said curve bears North 88° 42' 54" East;

THENCE to the right along said curve through a central angle 11° 29' 46", an arc length of 15.25 feet;

THENCE South 10° 12' 40" West, a distance of 43.50 feet to the beginning of a tangent curve concave to the east and having a radius of 85.00 feet;

THENCE to the left along said curve through a central angle of 10° 00' 00", an arc length of 14.84 feet;

THENCE South 0° 12' 40" West, a distance of 27.04 feet to said south line of Lot 4;

THENCE South 89° 27' 37" West, along said south line, a distance of 66.01 feet to said POINT OF BEGINNING.

Area - 7,026 square feet, more or less.

PARCEL 2

All that portion of Lot 4 in Block 4 of Olive Heights, as shown by map on file in Book 5, Page 163 of Maps, records of Riverside County, California, described as follows:

BEGINNING at a point in the south line of said Lot 4 distant thereon 216.72 feet easterly of the southwest corner of said Lot;

THENCE North 89° 27' 37" East, continuing along said south line, a distance of 82.01 feet to the southeast corner of said Lot 4;

THENCE North 0° 12' 40" East, along the east line of said Lot 4, a distance of 99.71 feet to the northeast corner of said Lot;

THENCE South 89° 27' 15" West, along the north line of said Lot 4, a distance of 82.01 feet to a point in a line parallel with a distant 82.00 feet westerly, as measured at right angle, from said east line;

THENCE South 0° 12' 40" West, along said parallel line, a distance of 99.70 feet to said POINT OF BEGINNING;

TOGETHER with the westerly 30.00 feet of Columbine Avenue, as shown by said map, lying between the easterly prolongation of the north and south lines of said Lot 4.

Area - 11,167 square feet, more or less.

DESCRIPTION APPROVAL 9/16/81
George P. Hutchinson by Kor
SURVEYOR, CITY OF RIVERSIDE

292251

VIA VISTA ASSOCIATES LTD.,
a California limited partnership
by, Concordia Development Corporation

Dated 9/22/87

By O. R. Hall

Title President

By _____

Title _____

APPROVED AS TO FORM

Kathleen M. Haggala
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 10/8/87

[Signature]
Title Property Services Manager

311.5/m - SURVEY.94/c

292251
3006 (4/87) Corporation as a Partner of a Limited Partnership
First American Title Company

STATE OF CALIFORNIA
COUNTY OF San Bernardino ss.

On 9/22/87 before me, the undersigned, a Notary Public in and for
said State, personally appeared O. R. Hall and

_____ 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, on behalf of _____

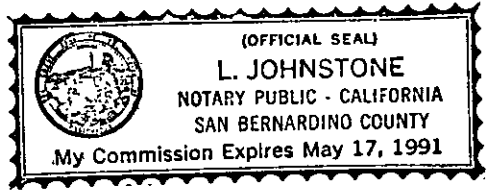
Concordia Dev. Corp.
the corporation therein named, and acknowledged to me that said
corporation executed the within instrument pursuant to its by-
laws or a resolution of its board of directors, said corporation being

known to me to be the general partner of Via Vista Assoc., Ltd.

the limited partnership that executed the within instrument, and
acknowledged to me that such corporation executed the same as
such partner and that such partnership executed the same.

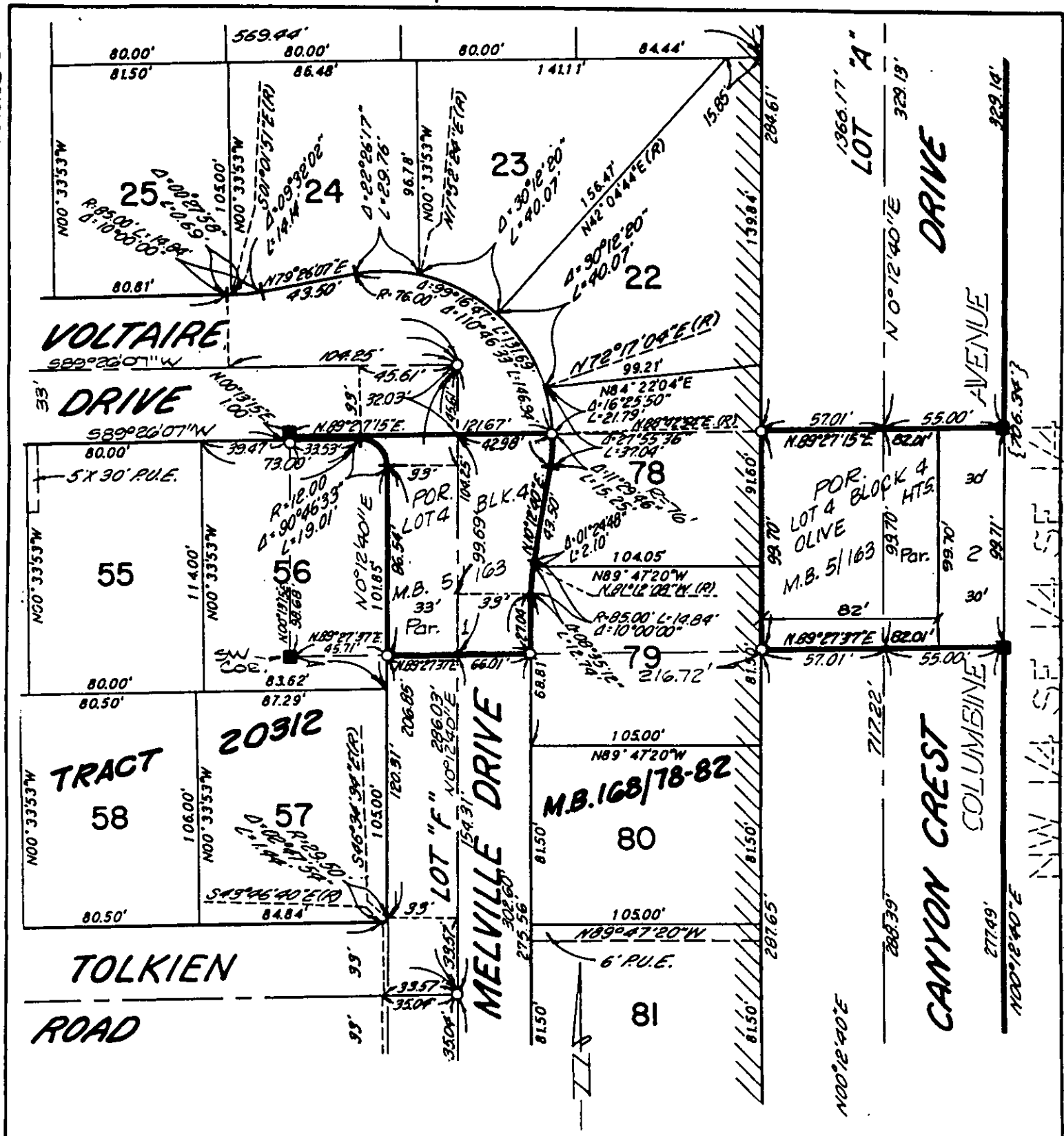
WITNESS my hand and official seal.

Signature L. Johnstone



(This area for official notarial seal)

292251



• 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

11/23-6

SCALE: 1" = 60'

DRAWN BY K9SDATE 9/14/87

SUBJECT T-20312 NAP

11/23-6