

281989

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. Post. 2 o'clock P.M.

AUG 8 1989

Recorded in Official Records of Riverside County, California

William S. Egan
Recorder

Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: PMW-20-889
E'ly of Fremont St. &
N'ly of Jurupa Avenue

12505

GRANT DEED

OMEGA EMPIRE, a California limited partnership, as to an undivided 74% interest, EDWARD INMAN FISHER and LYNDA FISHER FITZPATRICK, Co-Trustees under that certain Declaration of Trust dated October 8, 1954, as to an undivided 13% interest, and RUTH INMAN FISHER, a widow, as to an undivided 13% interest, as tenants in common, Grantors, FOR 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:

See property description as described in Exhibit "A" attached hereto and incorporated into this document.

Dated 4/24/89

OMEGA EMPIRE, a California limited partnership

By *[Signature]*

Title Gen. Partner

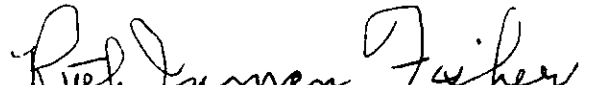
By _____

Title _____

EDWARD INMAN FISHER and LYNDA FISHER
FITZPATRICK, Co-Trustees under that
certain Declaration of Trust dated
October 8, 1954


EDWARD INMAN FISHER - Co-Trustee


LYNDA FISHER FITZPATRICK - Co-Trustee


RUTH INMAN FISHER

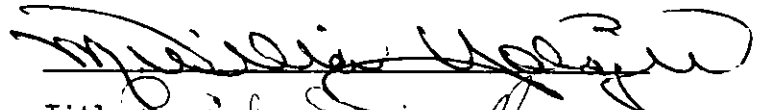
APPROVED AS TO FORM


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 8/18/89


Title Property Services Manager

0005u/m - 0544u/a

Legal Description of Industrial Avenue
to be Conveyed to the City of Riverside
P.M.W. 20-889
(Revised 1/23/89)

281989

That portion of Block A and that portion of Blocks 21, 23 and 24, as shown by map of Tract No. 2 of the Riverview Addition to the City of Riverside, on file in Book 6, Page 63 of Maps, records of Riverside County, California, together with that portion of those certain streets and alleys as shown by said map and as vacated by Resolution No. 4176 of the City Council of the City of Riverside, and that portion of Fremont Street as shown by said map and as shown by map of Tract No. 3 of the Riverview Addition to the City of Riverside, on file in Book 7, Page 5 of Maps, records of said Riverside County, which was vacated by the City Council of the City of Riverside by Resolution No. 14605, recorded September 22, 1982, as Instrument No. 163982 of Official Records of said Riverside County, described as follows:

Commencing at the intersection of the centerline of Fremont Street and Liberty Street, as shown on said map of Tract No. 3 of the Riverview Addition to the City of Riverside;

THENCE North 00° 07' 15" East along the centerline of said Fremont Street, a distance of 409.01 feet to a point therein;

THENCE South 89° 52' 45" East, a distance of 33.00 feet to the Southeast corner of that certain parcel of land conveyed to the City of Riverside by deed recorded December 11, 1981 as Instrument No. 229741, Official Records of Riverside County, California;

THENCE North 00° 07' 15" East along the east line of said parcel so conveyed, a distance of 107.18 feet to a point therein for the TRUE POINT OF BEGINNING;

THENCE continuing North 00° 07' 15" East along said east line of the parcel so conveyed, a distance of 36.44 feet to the beginning of a tangent curve, concave to the southwest having a radius of 76.01 feet;

THENCE northerly and northwesterly along said parcel so conveyed and along said curve, to the left, through a central angle of 55° 32' 19", an arc distance of 73.68 feet to a point therein, said point being in the centerline of that portion of said Fremont Street (vacated), the radial line at said point bears North 34° 34' 56" East;

THENCE North 00° 07' 15" East along said centerline, a distance of 6.33 feet to a point therein, said point being in a curve concave to the south having a radius of 702.92 feet, the radial line at said point bears North 12° 28' 08" East;

THENCE easterly along said curve, to the right, through a central angle of 00° 37' 07", an arc distance of 7.59 feet;

THENCE South 76° 54' 45" East, a distance of 525.00 feet to the beginning of a tangent curve concave to the west having a radius of 333.00 feet;

THENCE southerly along said curve, to the right, through a central angle of 120° 37' 29", an arc distance of 701.06 feet to the end thereof;

THENCE South 43° 42' 44" West, a distance of 100.88 feet to the beginning of a tangent curve concave to the southeast having a radius of 267.00 feet;

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THENCE southwesterly along said curve, to the left, through a central angle of 00° 09' 16", an arc distance of 0.72 feet to a point in the north line of that certain parcel of land conveyed to Livingstone Material Company by deed recorded December 16, 1953 as Instrument No. 59937, Official Records of Riverside County, California, the radial line at said point bears North 46° 26' 32" West;

THENCE North 89° 52' 45" West along said north line, a distance of 59.94 feet to the northwest corner thereof;

THENCE South 00° 07' 15" West along the west line of said parcel, a distance of 249.88 feet to the southwest corner thereof, said point being in a curve concave to the north having a radius of 548.94 feet, said point also lying on the northerly line of Parcel No. 1 as conveyed to Rohr Aircraft Corporation by deed recorded July 29, 1953 as Instrument No. 37239, Official Records of Riverside County, California, the radial line at said point bears South 02° 42' 57" East;

THENCE westerly along said northerly line and along said curve, to the right, through a central angle of 15° 04' 19", an arc distance of 144.40 feet to a point in a curve concave to the east having a radius of 1033.00 feet, the radial line at said point having a radius of 548.94 feet bears South 12° 21' 22" West, the radial line at said point having a radius of 1033.00 feet bears North 65° 06' 20" West;

THENCE northeasterly along said last mentioned curve, to the right, through a central angle of 01° 21' 20", an arc distance of 24.44 feet to the end thereof;

THENCE North 26° 15' 00" East, a distance of 199.48 feet to the beginning of a tangent curve concave to the southeast having a radius of 333.00 feet;

THENCE northeasterly along said curve, to the right, through a central angle of 17° 27' 44", an arc distance of 101.49 feet to the end thereof;

THENCE North 43° 42' 44" East, a distance of 100.88 feet to the beginning of a tangent curve concave to the west having a radius of 267.00 feet;

THENCE northerly along said curve, to the left, through a central angle of 120° 37' 29", an arc distance of 562.11 feet to the end thereof;

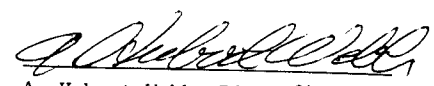
THENCE North 76° 54' 45" West, a distance of 453.38 feet;

THENCE South 51° 36' 15" West, a distance of 37.56 feet to the true point of beginning.

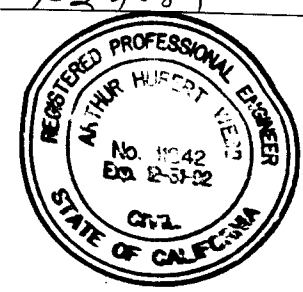
Area - 2.422 acres.

DESCRIPTION APPROVAL 4/20/89
George P. Hatcher
SURVEYOR, CITY OF RIVERSIDE

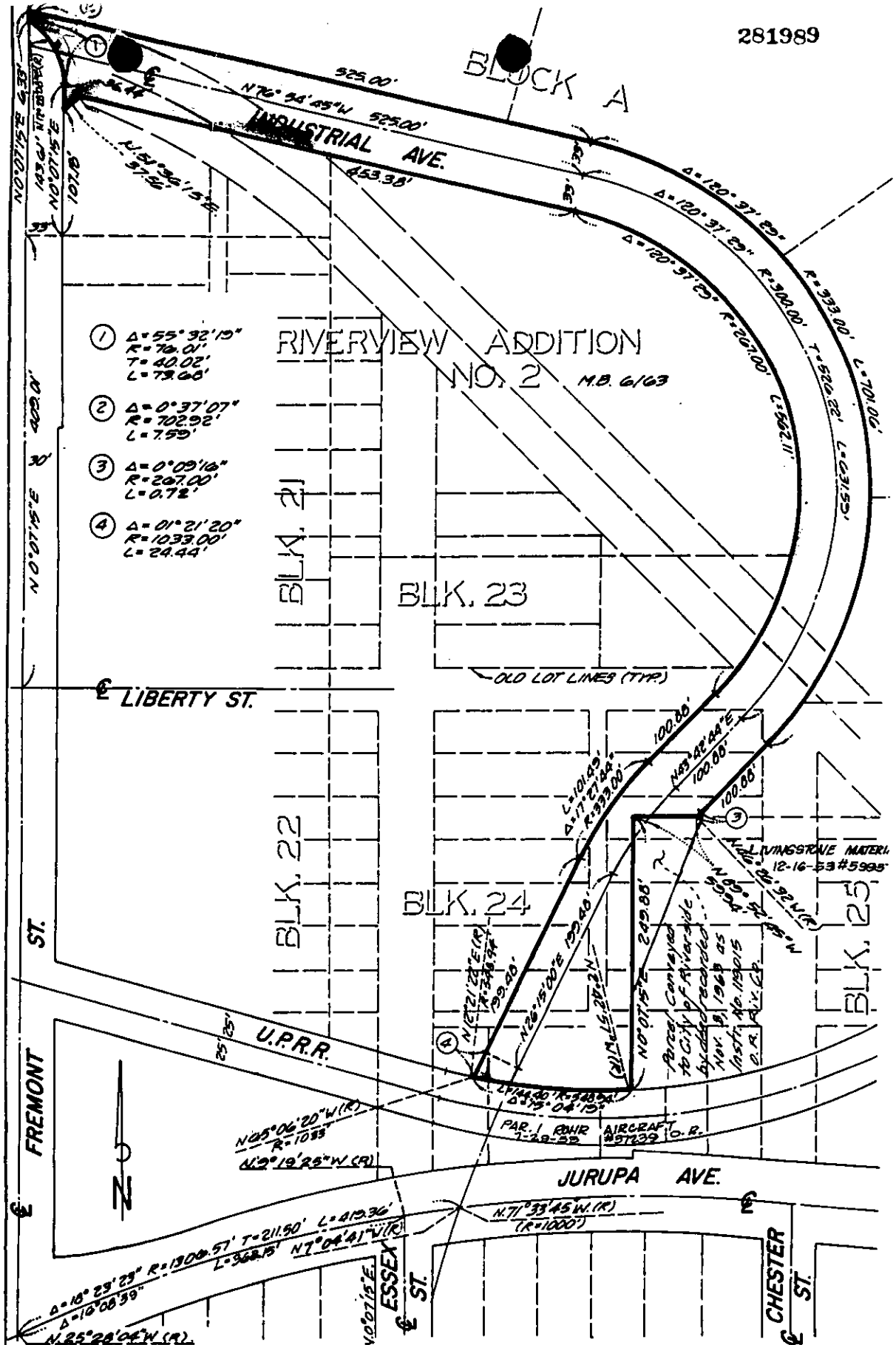
PREPARED UNDER MY SUPERVISION:


A. Hubert Webb, RCE 11842

Date 1-24-89



Prepared by: HLM
Checked by: HLM
4/DESC4/88-263I



- ① Δ=55°32'13" R=70.01' T=40.02' L=73.68'
- ② Δ=0°37'07" R=702.92' L=7.59'
- ③ Δ=0°09'16" R=207.00' L=0.78'
- ④ Δ=01°21'20" R=1033.00' L=24.44'

RIVERVIEW ADDITION
NO. 2 M.B. 6163

BLK. 21

BLK. 23

BLK. 22

BLK. 24

BLK. 25

LIBERTY ST.

FREMONT ST.

U.P.R.R.

JURUPA AVE.

CHESTER ST.

CITY OF RIVERSIDE, CALIFORNIA

4/3

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	88-263
SCALE 1" = 100'	DRAWN BY <i>DFY</i> DATE 11/21/88	SUBJECT R.M.W. - 20-889	