

28578

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

Mr. Past 3 o'clock P M

JAN 25 1991

Recorded in Official Records of Riverside County, California

Recorder Fees \$12

FOR RECORDER'S OFFICE USE ONLY

Project: Tract 23678
Wyndham Hill Drive - Offsite R/W

12868

GRANT DEED

HAWARDEN VIEW ESTATES, a California general 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 as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Dated 10/11/90

HAWARDEN VIEW ESTATES,
a California general partnership

APPROVED AS TO FORM
[Signature]

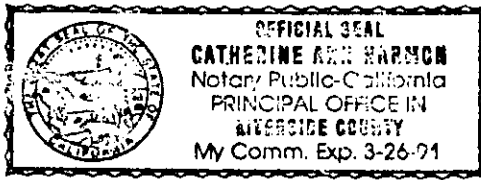
By [Signature]
Title President / General Partner

3005 (6/82) - (Corporation as Partner of Partnership)
First American Title Company

STATE OF CALIFORNIA ss. 28578
COUNTY OF Riverside
On 10/11/90 before me, the undersigned, a Notary Public in and for said State, personally appeared Andrew M. Bodewin 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
The President and Secretary, on behalf of Hawarden Development Corporation

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 one of the partners of Hawarden View Estates the 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 [Signature]
Catherine Ann Harmon



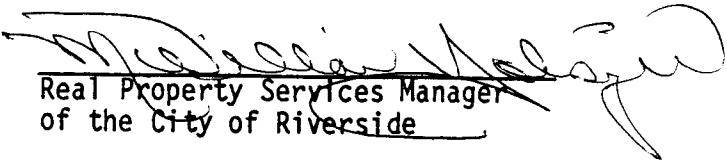
(This area for official notarial seal)

12868

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 January 25, 1991


Real Property Services Manager
of the City of Riverside

1097u/m

THAT PORTION OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT NO. 19176 AS SHOWN BY MAP ON FILE IN BOOK 178, PAGES 19 TO 25, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID CORNER ALSO BEING THE INTERSECTION OF THE NORTHERLY LINE OF OVERLOOK PARKWAY (HAVING A HALF-WIDTH OF 55.00 FEET) AND THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11 AS SHOWN ON SAID MAP;

THENCE NORTH $00^{\circ}16'03''$ WEST ALONG SAID EAST LINE A DISTANCE OF 161.38 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12 OF SAID TOWNSHIP AND RANGE;

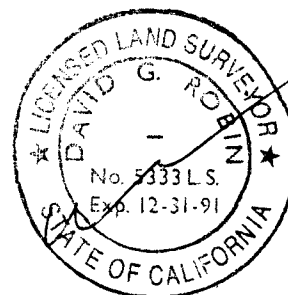
THENCE SOUTH $89^{\circ}10'34''$ WEST A DISTANCE OF 10.00 FEET TO A LINE WHICH IS PARALLEL WITH AND 10.00 FEET WEST OF THE EAST LINE OF SAID SECTION 11;

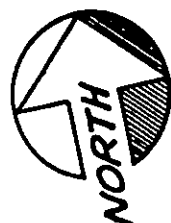
THENCE SOUTH $00^{\circ}16'03''$ EAST ALONG SAID PARALLEL LINE A DISTANCE OF 162.67 TO A POINT ON THE NORTHERLY LINE OF OVERLOOK PARKWAY; SAID NORTHERLY LINE BEING ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1255.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS NORTH $08^{\circ}22'45''$ WEST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $00^{\circ}27'39''$ AN ARC DISTANCE OF 10.09 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.037 OF AN ACRE

DESCRIPTION APPROVAL 10/10/90
George P. Hutchinson by DR
 SURVEYOR, CITY OF RIVERSIDE





SCALE 1" = 60'



N 1/4 COR. SEC. 11
T.35, R.5W, S.5M.

108° 29' 00" W, 50' 91.00"

N 89° 10' 34" E
1000'

N 89° 10' 34" E
1357.44'

SE COR. 1/4
NW 1/4, SW 1/4
SEC. 12,
T.35, R.5W, S.5M.

SW COR. 1/4
NW 1/4, SW 1/4
SEC. 12,
T.35, R.5W, S.5M.

TENTATIVE
TRACT NO. 21188

N.E. CORNER OF TRACT
NO. 19176 M.B. 178/19-25

80° 21' 59"
L = 10.00'
R = 1255.00'

OVERLOOK PARKWAY

TRACT NO. 19176
M.B. 178/19-25

11 12
4 13

• 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

S-73

SCALE: 1" = N.T.S.

DRAWN BY ENG DATE 10/9/90

SUBJECT TR 2367B-WYNDHAM HILL DRIVE - R/W