

46115

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 *clock* M.

FEB - 8 1991

Recorded in Official Records
of Riverside County, California
Willie Blundy Recorder
Fees & *CB*

FOR RECORDER'S OFFICE USE ONLY

Project: Tract 23896-1
Offsite R/W

12887

GRANT DEED

DAVID M. DANNY, a married man as his sole and separate property, 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 1-8-91

[Signature]

DAVID M. DANNY

APPROVED AS TO FORM
[Signature]

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 February 8, 1991

[Signature]

Real Property Services Manager
of the City of Riverside

EXHIBIT "A"

THAT PORTION OF LOT 2 OF HORTON'S SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 3 OF MAPS, AT PAGE 20 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF WHITEGATE AVENUE (FORMERLY CONDUIT STREET) WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 2;

THENCE SOUTH 89° 57' 25" EAST, ALONG SAID WESTERLY PROLONGATION, A DISTANCE OF 10.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 2;

THENCE CONTINUING SOUTH 89° 57' 25" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 2, A DISTANCE OF 370.87 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO CHARLES W. MOHN, JR., A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, BY DEED RECORDED SEPTEMBER 21, 1987, AS INSTRUMENT NO. 273098, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO DAVID M. DANNY, A SINGLE MAN, BY DEED RECORDED JULY 8, 1987, AS INSTRUMENT NO. 194949, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

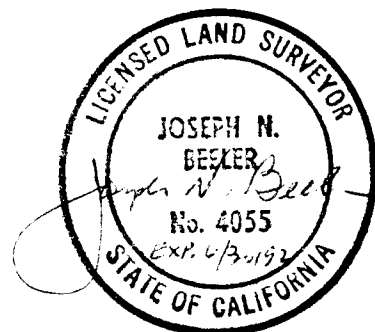
THENCE CONTINUING SOUTH 89° 57' 25" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 2 AND THE SOUTHERLY LINE OF SAID PARCEL OF LAND CONVEYED TO DAVID M. DANNY, A DISTANCE OF 25.86 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 48.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 51° 16' 29" EAST;

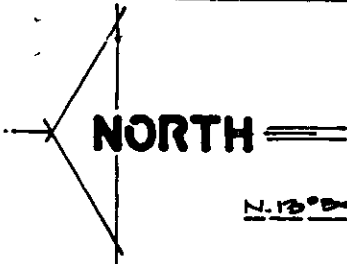
THENCE NORTHERLY ALONG SAID CURVE HAVING A RADIUS OF 48.00 FEET, THROUGH A CENTRAL ANGLE OF 114° 48' 56", AN ARC DISTANCE OF 96.19 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID PARCEL OF LAND CONVEYED TO DAVID M. DANNY, A RADIAL LINE TO SAID POINT OF INTERSECTION BEARS NORTH 13° 54' 35" EAST;

THENCE SOUTH 00° 02' 18" EAST ALONG LAST MENTIONED WESTERLY LINE AND THE EASTERLY LINE OF SAID PARCEL OF LAND CONVEYED TO CHARLES W. MOHN, JR., A DISTANCE OF 76.60 FEET TO THE POINT OF BEGINNING.

DESCRIPTION APPROVAL 6/19/80

Walter R. Joyce by DA
for SURVEYOR, CITY OF RIVERSIDE





107
= 14
94.48
6.190
90.56

N. 51° 16' 25" W. (P)

N. 13° 04' 35" E. (S)

N. 00° 02' 18" W.

S. 89° 57' 25" E.
25.06'

LOT 2
TRACT 23896
HORTON

P=48.00'
A=28° 52' 00"
L=24.18'

S. 75° 02' 35" W., 48.07'

P=103.00'
A=15° 00' 00"
L=20.87'

272.28'

BISHOP PLACE

310.87'

LOT 2.

TRACT 23896-J

LOT 10

TRACT 23896-I

LOT 9

TIGERTAIL DRIVE

TENT.

NO. 1015 N. GARDEN

N. 89° 57' 25" W.

BISHOP PLACE

S. 89° 57' 25" E.

SOUTHERLY

TENT.

LOT "C"

BRADLEY STREET

60.00'

N. 00° 02' 18" W.

WHITEGATE AVENUE (FORMERLY CONDUIT STREET)

CITY OF RIVERSIDE, CALIFORNIA

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCELS(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

80-148-11
12887

SCALE: 1"=50'

DRAWN BY ME DATE 2 / 8 / 00

SUBJECT BISHOP PL. DEDICATION TR. 23896-I