

210267

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.

JUN 21 1991

Recorded in Official Records
of Riverside County, California

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 25486
Ransom Road/Via Pito

12996

GRANT DEED

BEREN, a 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 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 4-22-91


BEREN, a Limited Partnership
By BERGUM CONSTRUCTION COMPANY
Title GENERAL PARTNER
By RB
Title PRESIDENT
BY: [Signature]
TITLE: SECRETARY.

APPROVED AS TO FORM
[Signature]
ASSI. 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

June 21, 1991
Real Property Services Manager
of the City of Riverside

1485u/b


J.F. Davidson Associates, Inc.

ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE

December 14, 1990
 Revised April 2, 1991

EXHIBIT "A"

 LEGAL DESCRIPTION
 RANSOM ROAD & VIA PITO R/W

That portion of the Northeast and Northwest quarters of Section 6, Township 3 South, Range 4 West, San Bernardino Meridian, in the City of Riverside, County of Riverside, State of California, according to the official plat thereof, described as follows:

Commencing at the centerline intersection of Claridge Drive and Ransom Road as shown on Tract No. 3111 on file in Book 51 of Maps, at pages 93 and 94 thereof, Records of Riverside County, California;

Thence S.79°42'12"E., a distance of 10.00 feet to a point on the Easterly line of said Claridge Drive as shown on Tract No. 3111, said point being the point of beginning of the parcel to be described;

Thence Northerly along said Easterly line on a non-tangent curve concave to the East having a radius of 490.00 feet, through an angle of 02°01'07", an arc length of 17.26 feet (the initial radial line bears N.79°42'12"W.);

Thence N.12°18'55"E., continuing along said Easterly line a distance of 101.34 feet;

Thence S.77°41'05"E., a distance of 23.00 feet to a line parallel with and 33.00 feet Easterly, measured at right angles from the centerline of said Claridge Drive as shown on said Tract No. 3111;

Thence S.12°18'55"W., along said parallel line a distance of 49.98 feet;

Thence S.28°04'05"E., a distance of 35.42 feet;

Thence S.79°42'12"E., a distance of 167.70 feet;

Thence Easterly on a curve concave to the North having a radius of 485.00 feet, through an angle of 25°05'52", an arc length of 212.45 feet;

Thence N.75°11'56"E., a distance of 110.15 feet;

Thence Easterly on a curve concave to the South having a radius of 610.00 feet, through an angle of $02^{\circ}35'57''$, an arc length of 27.67 feet;

Thence $N.69^{\circ}03'58''E.$, a distance of 23.18 feet;

Thence $N.07^{\circ}15'44''W.$, a distance of 26.79 feet;

Thence $N.82^{\circ}44'16''E.$, a distance of 60.00 feet;

Thence $S.07^{\circ}15'44''E.$, a distance of 26.79 feet;

Thence $S.83^{\circ}35'26''E.$, a distance of 23.18 feet;

Thence Easterly on a non-tangent curve concave to the South having a radius of 610.00 feet, through an angle of $28^{\circ}08'13''$, an arc length of 299.56 feet (the initial radial line bears $N.02^{\circ}19'21''W.$);

Thence $S.77^{\circ}07'28''E.$, a distance of 20.50 feet;

Thence $N.28^{\circ}25'19''E.$, a distance of 121.45 feet;

Thence Northeasterly on a curve concave to the Southeast having a radius of 333.00 feet, through an angle of $22^{\circ}09'06''$, an arc length of 128.74 feet;

Thence $N.50^{\circ}34'25''E.$, a distance of 96.59 feet;

Thence Northerly on a curve concave to the Northwest having a radius of 267.00 feet, through an angle of $57^{\circ}17'44''$, an arc length of 267.00 feet;

Thence $N.06^{\circ}43'19''W.$, a distance of 100.00 feet to the Southwest corner of Lot "G" (1' barrier strip) as shown by map of Tract 20329-1 on file in Book 173 of Maps, at pages 54 through 58 thereof, Records of Riverside County, California;

Thence $N.83^{\circ}16'41''E.$, along the Southerly line of said Lot "G" a distance of 66.00 feet to the Southeast corner of said Lot "G";

Thence $S.06^{\circ}43'19''E.$, a distance of 100.00 feet;

Thence Southerly on a curve concave to the Northwest having a radius of 333.00 feet, through an angle of $57^{\circ}17'44''$, an arc length of 333.00 feet;

Thence $S.50^{\circ}34'25''W.$, a distance of 96.59 feet;

Thence Southwesterly on a curve concave to the Southeast having a radius of 267.00 feet, through an angle of $22^{\circ}09'06''$, an arc length of 103.23 feet;

Thence $S.28^{\circ}25'19''W.$, a distance of 120.81 feet;

Thence S.46°12'07"E., a distance of 20.74 feet;
Thence S.28°25'19"W., a distance of 80.00 feet;
Thence N.61°34'41"W., a distance of 78.00 feet;
Thence Westerly on a curve concave to the South having a radius of 530.00 feet, through an angle of 43°13'23", an arc length of 399.82 feet;
Thence S.75°11'56"W., a distance of 110.15 feet;
Thence Westerly on a curve concave to the North having a radius of 565.00 feet, through an angle of 25°05'52", an arc length of 247.49 feet;
Thence N.79°42'12"W., a distance of 164.72 feet;
Thence S.45°57'22"W., a distance of 37.31 feet to a concentric curve 33.00 feet Easterly of said centerline of Claridge Drive, measured along a radial line to said curve;

Thence Southerly along said concentric curve on a non-tangent curve concave to the East having a radius of 467.00 feet, through an angle of 02°27'14", an arc length of 20.00 feet (the initial radial line bears N.88°21'46"W.);

Thence S.89°11'00"W., a distance of 23.00 feet to said Easterly line of Claridge Drive as shown on said Tract No. 3111;

Thence Northerly along said Easterly line on a non-tangent curve concave to the East having a radius of 490.00 feet, through an angle of 11°06'48", an arc length of 95.04 feet (the initial radial line bears S.89°11'00"W.) to the point of beginning.

The above described parcel of land contains 3.20 acres, more or less.

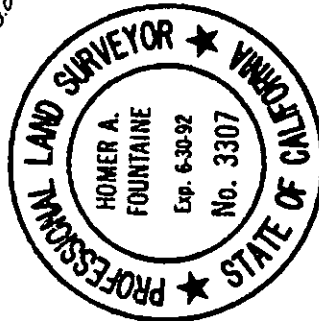
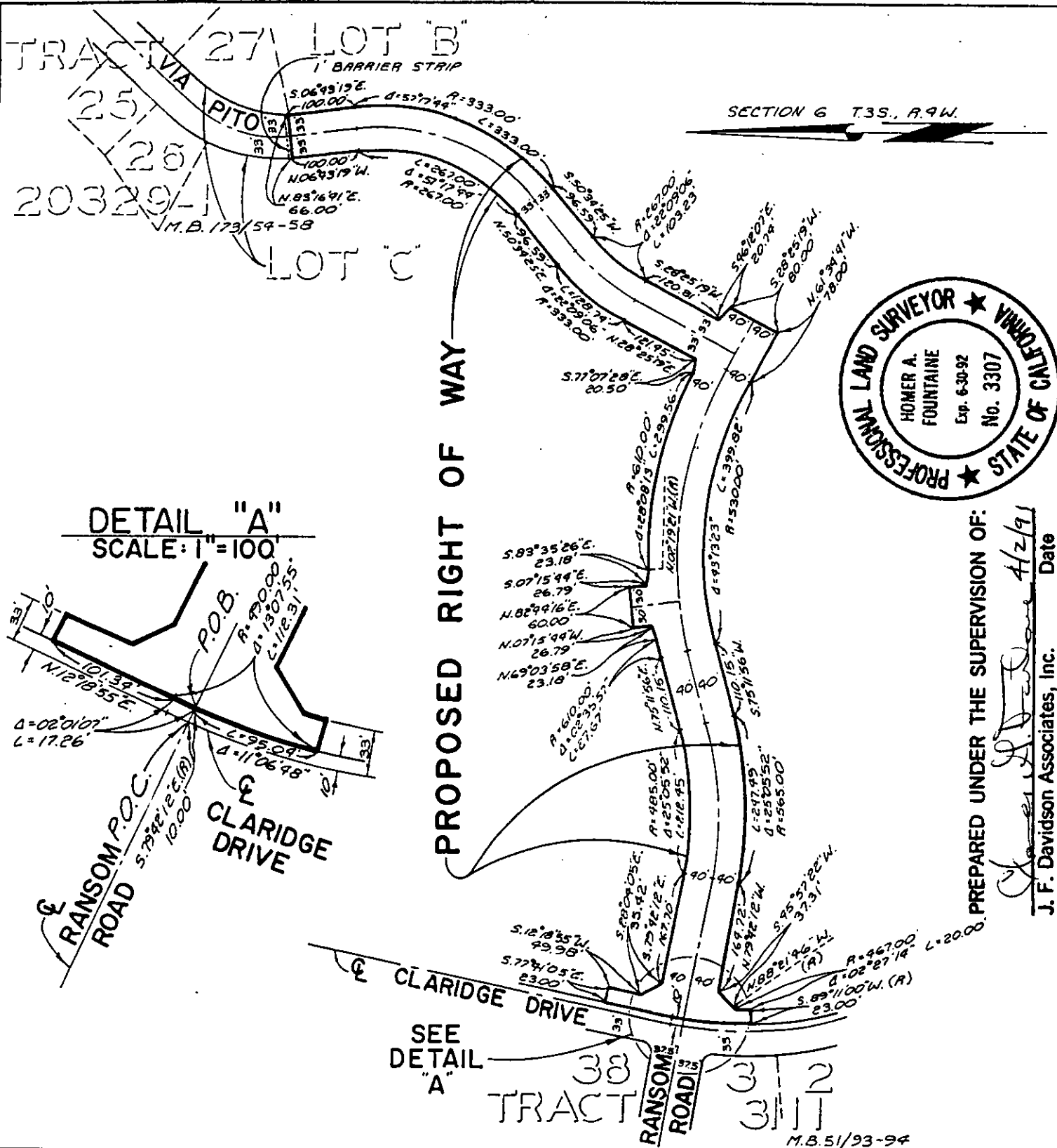
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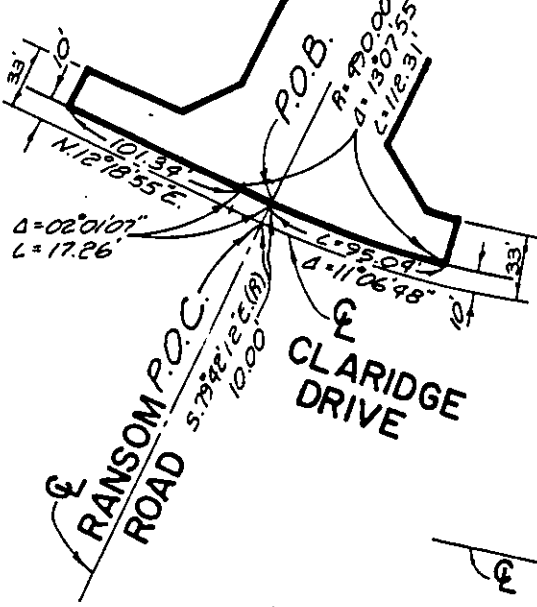
DESCRIPTION PREPARED UNDER THE SUPERVISION OF:

Homer A. Fountaine 4/2/91
Homer A. Fountaine Date
J. F. DAVIDSON ASSOCIATES, INC.

DESCRIPTION APPROVAL 4/4/91
Walter R. Inge by _____
SURVEYOR, CITY OF RIVERSIDE



DETAIL "A"
SCALE: 1" = 100'



PROPOSED RIGHT OF WAY

PREPARED UNDER THE SUPERVISION OF:

J. F. Davidson
J. F. Davidson Associates, Inc. Date 4/2/91

• 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

89
11565(P)

SCALE: 1" = 200'

DRAWN BY MDM DATE 12/3/90

SUBJECT: R/W DEDICATION FOR RANSOM RD. & VIA PITO