

283716

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 RECORDING
AT 8:30 O'CLOCK

AUG 16 1991

Recorded in Official Records
of Riverside County, California

Recorded
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: T-25486
Canyon Crest Dr.

13043

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, for the realignment of Canyon Crest Drive, a public street.

Dated MAY 14, 1991

BEREN, a limited partnership
By: BERGUM CONSTRUCTION COMPANY, GENERAL PARTNER

By Rob

Title PRESIDENT

By Luzia Bergum

Title SECRETARY

APPROVED AS TO FORM
[Signature]
ASST. CITY ATTORNEY

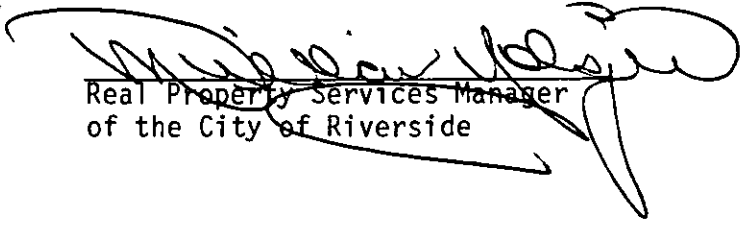
283716

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

Aug. 16, 1991


Real Property Services Manager
of the City of Riverside

1604u/b


J.F. Davidson Associates, Inc.

ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE

May 6, 1991

W.O.8911565

EXHIBIT "A"
LEGAL DESCRIPTION
CANYON CREST DRIVE R/W
PARCEL 1

That portion of the Northeast one-quarter of Section 6, Township 3 South, Range 4 West, S.B.M., in the City of Riverside, Riverside County, California, described as follows:

Beginning at the intersection of the Southerly line of said Northeast one-quarter with the Northwesterly line of Canyon Crest Drive as shown by map on file in Book 145 of Parcel Maps at pages 6 through 8 thereof, Records of Riverside County, California, from which the East one-quarter corner of said Section 6 bears N.89°40'00"E., a distance of 894.82 feet;

Thence N.36°33'50"E., along the Northerly prolongation of said Northwesterly line, a distance of 530.51 feet;

Thence Northeasterly, on a curve concave Northwesterly, having a radius of 1,543.00 feet through an angle of 13°29'14", an arc length of 363.22 feet;

Thence N.23°04'36"E., a distance of 434.46 feet;

Thence Northeasterly, Northerly and Northwesterly, on a curve concave Westerly, having a radius of 1,543.00 feet through an angle of 40°58'46", an arc length of 1,103.59 feet;

Thence N.17°54'10"W., a distance of 514.53 feet;

Thence Northwesterly, on a curve concave Northeasterly, having a radius of 1,457.00 feet through an angle of 13°09'25", an arc length of 334.57 feet;

EXHIBIT "A"
LEGAL DESCRIPTION
May 6, 1991
Page 2

Thence N.04°44'45"W., a distance of 9.03 feet to the Northerly line of said Section 6, as shown on Tract 3439, by map on file in Book 57 of Maps at pages 11 through 13 thereof, Records of Riverside County, California;

Thence N.89°52'52"E., along said Northerly line, a distance of 57.19 feet to the centerline of Canyon Crest Drive as shown on said Tract 3439;

Thence S.04°44'45"E. on the Southerly prolongation of said centerline, a distance of 4.42 feet;

Thence Southeasterly, on a curve concave Northeasterly, having a radius of 1,400.00 feet through an angle 13°09'25", an arc length of 321.48 feet;

Thence S.17°54'10"E., a distance of 321.37 feet to the Westerly line of that certain Right-of-Way Easement, 60.00 feet in width (Canyon Crest Drive), conveyed to the County of Riverside by deed recorded June 8, 1937 in Book 328, page 234, Official Records of Riverside County, California;

Thence Southeasterly, along said Westerly line on a non-tangent curve concave Northeasterly, having a radius of 430.00 feet through an angle of 17°24'16", an arc length of 130.62 feet (the initial radial line bears S.80°47'58"W.);

Thence S.17°54'10"E., a distance of 63.05 feet;

Thence Southeasterly, on a curve concave Southwesterly, having a radius of 1,600.00 feet through an angle of 05°11'38", an arc length of 145.04 feet to a point on the Westerly line of said right of way easement;

Thence S.00°50'16"W., along said Westerly line a distance of 139.23 feet;

Thence Southeasterly, continuing along said Westerly line on a curve concave Easterly, having a radius of 227.45 feet through an angle of 34°57'48", an arc length of 138.80 feet;

Thence Southerly and Southwesterly, on a non-tangent curve concave Westerly, having a radius of 1,600.00 feet through an angle of 26°00'33", an arc length of 726.32 feet (the initial radial line bears N.87°04'03"E.);

Thence S.23°04'36"W., a distance of 306.18 feet to a point on said Westerly right of way line;

Thence Southwesterly, along said Westerly line on a non-tangent curve concave Southeasterly, having a radius of 430.00 feet through an angle of 26°03'21", an arc length of 195.55 feet (the initial radial line bears N.49°28'23"W.);

Thence S.14°28'16"W., continuing along said Westerly line, a distance of 64.96 feet;

Thence Southwesterly, along a non-tangent curve concave Northwesterly, having a radius of 1,600.00 feet through an angle of 08°51'15", an arc length of 247.25 feet (the initial radial line bears S.62°17'25"E.);

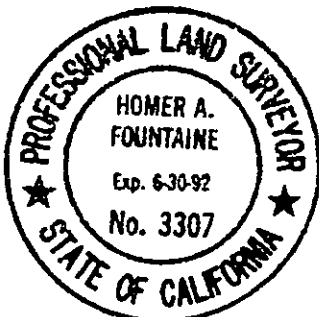
Thence S.36°33'50"W., a distance of 487.72 feet to said Southerly line of the Northeast one-quarter of Section 6:

Thence S.89°40'00"W., along said Southerly line, a distance of 71.28 feet to the point of beginning.

The above described parcel of land contains 4.103 acres, more or less.

ALB:HAF:bn
leg/eo6

DESCRIPTION PREPARED UNDER THE SUPERVISION OF:



Homer A. Fountaine 5/8/91
Homer A. Fountaine Date
J. F. DAVIDSON ASSOCIATES, INC.

DESCRIPTION APPROVAL 5/10/91
George P. Hutchins by WF
SURVEYOR, CITY OF RIVERSIDE

283716

SEE SHEET 2

NE 1/4

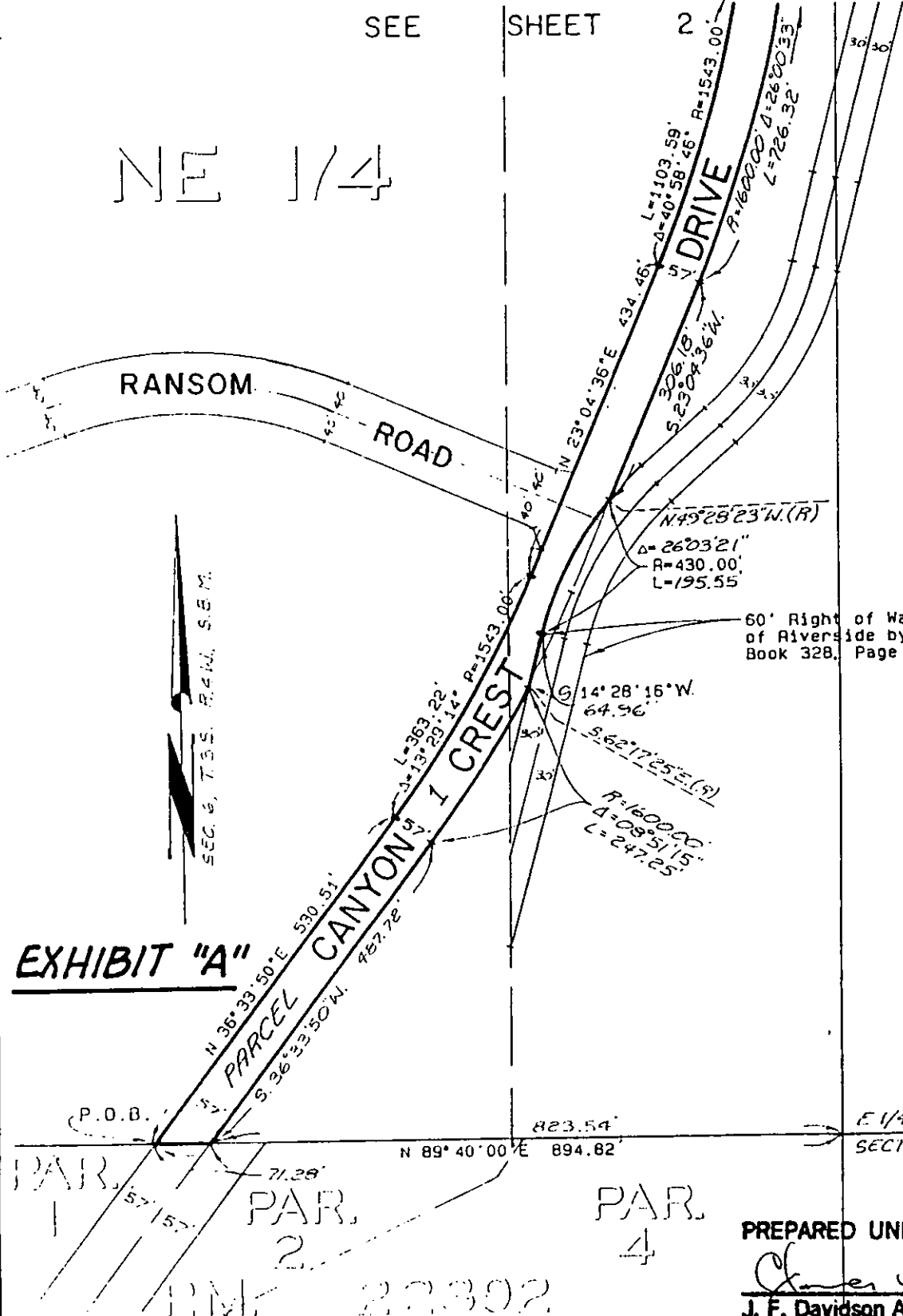


EXHIBIT "A"



PREPARED UNDER THE SUPERVISION OF:
J. F. Davidson 5/8/91
 J. F. Davidson Associates, Inc. Date

CITY OF RIVERSIDE, CALIFORNIA

11/23 23-7

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 2 8911565

SCALE: 1" = 40' DRAWN BY *NLM* DATE 04/08/91 SUBJECT CANYON CREST R/W - TRACT 25786

13043

TRACT 3439

M.B. 57/11-13

N 89° 52' 52" E
57.19'

TRACT 3820

M.B. 63/36-37

283716

N 04° 44' 45" W
9.03'

S 04° 44' 45" E
4.42'

NE COR.
SECTION 6

60' Right of Way conveyed to the County of Riverside by Decd Rec. June 8, 1937, Book, 328, Page 234, O.R. Riv. Co., Ca.

R=1100.00'
Δ=130° 25'
L=321.48'

S 17° 54' 10" E
321.37'

S 80° 41' 58" W (R)
Δ=17° 24' 10"
R=430.00'
L=130.62'

S 63° 23' 42" N (R)
S 17° 54' 10" E
63.05'

R=1600.00'
Δ=05° 11' 38"
L=145.04'

N 77° 17' 28" E (R)

N 0° 50' 16" E
139.23'

Δ=31° 51' 48"
R=227.45'
L=138.80'

S 55° 52' 28" W (P.R.C.)
R=227.45'

N 87° 04' 03" E (P.R.C.)
R=1600.00'

R=1600.00'
Δ=20° 00' 33"
L=726.32'

L=1103.59'
Δ=40° 58' 46" R=1543.00'

SEE SHEET 1

SEC. 6, T.3S., R.4W., S.B.M.

EXHIBIT "A"

NE 1/4

CITY OF RIVERSIDE, CALIFORNIA

11/23
23-7

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 2 OF 2

8911565

SCALE: 1"=200'

DRAWN BY *IDM* DATE 04/08/91

SUBJECT CANYON CREST DRIVE R/W - TRACT 25196

13043