

481316

481316

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
Min. Past 10 o'clock

DEC 17 1992

Recorded in Official Records of Riverside County, California

Recorder
Fees \$
William E. [Signature]

173

FOR RECORDER'S OFFICE USE ONLY

Project: C.F.D. 90-2
Parcel 5A

13437

GRANT DEED

JOHN DAVIS HAMNER, ROSEMARY HAMNER CLAYTON, KINGSLEY J. BIRD, Trustees under Declaration of Trust dated September 20, 1969 as to an undivided 9/16th interest; and JOHN DAVIS HAMNER, ROSEMARY HAMNER CLAYTON, KINGSLEY J. BIRD, Trustees under Declaration of Trust No. 2 dated October 31, 1969 as to an undivided 7/16th interest, Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do 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 10/14/92

JOHN DAVIS HAMNER, ROSEMARY HAMNER CLAYTON, KINGSLEY J. BIRD, Trustees under Declaration of Trust dated September 20, 1969 as to an undivided 9/16th interest

John Davis Hamner
JOHN DAVIS HAMNER, Trustee

13437

Rosemary Hamner Clayton, Trustee
ROSEMARY HAMNER CLAYTON, Trustee

Kingsley J. Bird, Trustee
KINGSLEY J. BIRD, Trustee

JOHN DAVIS HAMNER, ROSEMARY
HAMNER CLAYTON, KINGSLEY J.
BIRD, Trustees under
Declaration of Trust No. 2
dated October 31, 1969 as to an
undivided 7/16th interest

John Davis Hamner, Trustee
JOHN DAVIS HAMNER, Trustee

Rosemary Hamner Clayton, Trustee
ROSEMARY HAMNER CLAYTON, Trustee
Kingsley J. Bird, Trustee
KINGSLEY J. BIRD, Trustee

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 ~~10/17/92~~ Dec. 16, 1992

[Signature]
Real Property Services Manager
of the City of Riverside

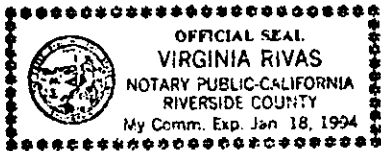
CLAYTON.GD/a
11/17/92

[Signature]
APPROVED AS TO FORM
ASST. CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF *Riverside*) ss.

On this 14th day of December, 1992, before me, the undersigned a Notary Public in and for said State, personally appeared **JOHN DAVIS HAMNER, ROSEMARY HAMNER CLAYTON, and KINGSLEY J. BIRD**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument, and known to me to be the Trustees under Declaration of Trust dated September 20, 1969, and declaration of Trust No. 2 dated October 31, 1969 and acknowledged to me that they executed the within instrument in their capacities as Trustees of said Trusts.

WITNESS my hand and official seal.



Virginia Rivas

Notary Public in and for said State

EXHIBIT "A"

PARCEL 5A-1

That portion of Parcel 1 of Parcel Map as shown by map on file in Book 2 of Parcel Maps, at Page 40 thereof, records of Riverside County, California, described as follows:

BEGINNING at the most northerly corner of said Parcel 1;

THENCE South $75^{\circ} 52' 29''$ East along the northeasterly line of said Parcel 1, a distance of 5.64 feet to an angle point therein;

THENCE South $34^{\circ} 00' 00''$ East continuing along said northeasterly line, a distance of 143.80 feet to a point of cusp;

THENCE northwesterly on a non-tangent curve concave southwesterly, having a radius of 94.00 feet, through an angle of $09^{\circ} 56' 11''$, an arc length of 16.30 feet (the initial radial line bears North $56^{\circ} 00' 00''$ East) to a point of reverse curvature;

THENCE northwesterly on said reverse curve concave northeasterly, having a radius of 106.00 feet, through an angle of $04^{\circ} 47' 07''$, an arc length of 8.85 feet (the initial radial line bears South $46^{\circ} 03' 49''$ West);

THENCE South $50^{\circ} 50' 56''$ West, a distance of 1.50 feet;

THENCE northwesterly on a non tangent curve concave northeasterly, having a radius of 107.50 feet, through an angle of $05^{\circ} 09' 04''$, an arc length of 9.66 feet to a line parallel with and 59.50 feet southwesterly, measured at right angles from the centerline of said Tyler Street (the initial radial line bears South $50^{\circ} 50' 56''$ West);

THENCE North $34^{\circ} 00' 00''$ West along with said parallel line, a distance of 10.47 feet;

THENCE North $56^{\circ} 00' 00''$ East, distance of 1.50 feet to a line parallel with and 58.00 feet southwesterly, measured at right angles from the centerline of said Tyler Street;

THENCE North $34^{\circ} 00' 00''$ West along said parallel line, a distance of 58.91 feet;

THENCE northwesterly and southwesterly on a curve concave southerly, having a radius of 47.50 feet, through an angle of $68^{\circ} 12' 29''$, an arc length of 56.55 feet to the northwesterly line of said Parcel 1;

THENCE North $55^{\circ} 59' 29''$ East along said northwesterly line, a distance of 29.10 feet to the point of beginning.

The above described parcel of land contains 778.704 square feet, more or less.

PARCEL 5A-2

That portion of Parcel 2 of Parcel Map as shown by map on file in Book 2 of Parcel Maps, at Page 40 thereof, records of Riverside County, California, described as follows:

COMMENCING at the centerline intersection of Magnolia Avenue and Tyler Street as shown on said Parcel Map;

THENCE South 34° 00' 00" East along the said centerline of said Tyler Street, a distance of 291.73 feet;

THENCE South 56° 00' 00" West, a distance of 55.00 feet to a point on the northeasterly line of said Parcel 2, also being the southwesterly line of said Tyler Street, said point being the point of beginning of the parcel of land to be described;

THENCE South 34° 00' 00" East along said line, a distance of 41.47 feet;

THENCE South 56° 00' 00" West, a distance of 5.00 feet;

THENCE North 34° 00' 00" West, a distance of 13.81 feet;

THENCE North 01° 17' 17" West, a distance of 6.48 feet;

THENCE North 34° 00' 00" West, a distance of 22.21 feet;

THENCE North 56° 00' 00" East, a distance of 1.50 feet to the point of beginning.

The above described parcel of land contains 120.10 square feet, more or less.

PARCEL 5A-3

That portion of Parcel 2 of Parcel Map as shown by map on file in Book 2 of Parcel Maps, at Page 40 thereof, records of Riverside County, California, described as follows:

COMMENCING at the centerline intersection of Magnolia Avenue and Tyler Street as shown on said Parcel Map;

THENCE South 34° 00' 00" East along the centerline of said Tyler Street, a distance of 386.25 feet;

THENCE South 56° 00' 00" West, a distance of 55.00 feet to a point on the northeasterly line of said Parcel 2, also being the southwesterly line of said Tyler Street, said point being the point of beginning of the parcel of land to be described;

THENCE South 34° 00' 00" East along said line, a distance of 21.31 feet;
THENCE North 67° 41' 24" West, a distance of 9.01 feet;
THENCE North 34° 00' 00" West, a distance of 13.81 feet;
THENCE North 56° 00' 00" East, a distance of 5.00 feet to the point of beginning.

The above described parcel of land contains 87.82 square feet, more or less.

PARCEL 5A-4

That portion of Parcel 2 as shown on Parcel Map by map on file in Book 2 of Parcel Maps, at Page 40 thereof, records of Riverside County, California, lying within a strip of land 1.50 feet wide, the northeasterly line described as follows:

COMMENCING at the centerline intersection of Tyler Street and Magnolia Avenue as shown on said Parcel Map;

THENCE South 34° 00' 00" East along the centerline of said Tyler Street, a distance of 458.03 feet;

THENCE South 56° 00' 00" West, a distance of 55.00 feet to a point on the northeasterly line of said Parcel 2, also being the southwesterly line of said Tyler Street, also being the point of beginning of said line description;

THENCE South 34° 00' 00" East along said line, a distance of 20.00 feet to the termination of said centerline description.

The above described parcel of land contains 30.00 square feet, more or less.

PARCEL 5A-5

That portion of Parcel 3 of Parcel Map as shown by map on file in Book 2 of Parcel Maps, at Page 40 thereof, records of Riverside County, California, described as follows:

COMMENCING at the centerline intersection of Magnolia Avenue and Tyler Street as shown on said Parcel Map;

THENCE South 34° 00' 00" East along the centerline of said Tyler Street, a distance of 608.73 feet;

THENCE South 56° 00' 00" West, a distance of 55.00 feet to a point on the northeasterly line of said Parcel 3, also being southwesterly line of said Tyler Street, said point being the point of beginning of the parcel of land to be described;

THENCE South 34° 00' 00" East along said line, a distance of 28.07 feet;
 THENCE North 89° 00' 27" West, a distance of 16.10 feet;
 THENCE North 00° 59' 33" East, a distance of 23.00 feet to the point of beginning.

The above described parcel of land contains 185.13 square feet, more or less.

PARCEL 5A-6

That portion of Parcel 3 of Parcel Map as shown by map on file in Book 2 of Parcel Maps, at Page 40 thereof, records of Riverside County, California, described as follows:

COMMENCING at the centerline intersection of Magnolia Avenue and Tyler Street as shown on said Parcel Map;

THENCE South 34° 00' 00" East along the centerline of said Tyler Street, a distance of 676.97 feet;

THENCE South 56° 00' 00" West, a distance of 55.00 feet to a point on the northeasterly line of said Parcel 3, also being the southwesterly line of said Tyler Street, said point being the point of beginning of the parcel of land to be described;

THENCE South 34° 00' 00" East along said line, a distance of 29.03 feet;

THENCE North 71° 32' 59" West, a distance of 23.01 feet;

THENCE North 18° 27' 01" East, a distance of 17.69 feet to the point of beginning.

The above described parcel of land contains 203.55 square feet, more or less.

PARCEL 5A-7

That portion of Parcel 3 as shown on Parcel Map by map on file in Book 2 of Parcel Maps, at Page 40 thereof, records of Riverside County, California, lying within a strip of land 1.50 feet wide, the northeasterly line described as follows:

COMMENCING at the centerline intersection of Tyler Street and Magnolia Avenue as shown on said Parcel Map;

THENCE South 34° 00' 00" East along the centerline of said Tyler Street, a distance of 840.03 feet;

THENCE South 56° 00' 00" West, a distance of 55.00 feet to a point on the northeasterly line of said Parcel 3, also being the southwesterly

line of said Tyler Street, also being the point of beginning of said line description;

THENCE South 34° 00' 00" East along said line, a distance of 20.00 feet to the termination of said line description.

The above described parcel of land contains 30.00 square feet, more or less.

PARCEL 5A-8

That portion of Parcel 3 of Parcel Map as shown by map on file in Book 2 of Parcel Maps, at Page 40 thereof, records of Riverside County, California, described as follows:

COMMENCING at the centerline intersection of Magnolia Avenue and Tyler Street as shown on said Parcel Map;

THENCE South 34° 00' 00" East along the centerline of said Tyler Street, a distance of 900.13 feet;

THENCE South 56° 00' 00" West, a distance of 55.00 feet to a point on the northeasterly line of said Parcel 3, also being the southwesterly line of said Tyler Street, said point being the point of beginning of the parcel of land to be described;

THENCE South 34° 00' 00" East along said line, a distance of 21.31 feet;

THENCE South 56° 00' 00" West, a distance of 5.00 feet;

THENCE North 34° 00' 00" West, a distance of 13.81 feet;

THENCE North 00° 18' 36" West, a distance of 9.01 feet to the point of beginning.

The above described parcel of land contains 87.82 square feet, more or less.

PARCEL 5A-9

That portion of Parcel 4 of Parcel Map as shown by map on file in Book 2 of Parcel Maps, at Page 40 thereof, records of Riverside County, California, described as follows:

COMMENCING at the centerline intersection of Magnolia Avenue and Tyler Street as shown on said Parcel Map;

THENCE South 34° 00' 00" East along the centerline of said Tyler Street, a distance of 964.22 feet;

THENCE South 56° 00' 00" West, a distance of 55.00 feet to a point on the northeasterly line of said Parcel 4, also being the southwesterly

line of said Tyler Street, said point being the point of beginning of the parcel of land to be described;

THENCE South 34° 00' 00" East along said line, a distance of 39.06 feet;

THENCE South 56° 00' 00" West, a distance of 1.50 feet;

THENCE North 34° 00' 00" West, a distance of 22.26 feet;

THENCE North 67° 41' 24" West, a distance of 6.31 feet;

THENCE North 34° 00' 00" West, a distance of 11.55 feet;

THENCE North 56° 00' 00" East, a distance of 5.00 feet to the point of beginning.

The above described parcel of land contains 108.20 square feet, more or less.

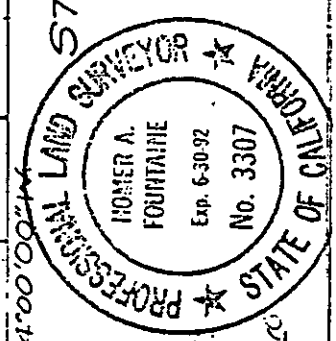
TYLERCFD.EXA/a

DESCRIPTION APPROVAL 11/23/92
George P. Hutchinson
 SURVEYOR CITY OF RIVERSIDE



E MAGNOLIA AVENUE

TYLER STREET



PREPARED UNDER THE SUPERVISION OF
Clayton J. Fontaine 12/26/90 Date
 J. F. Davidson Associates, Inc.

5A

CITY OF RIVERSIDE, CALIFORNIA

5/20/92

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

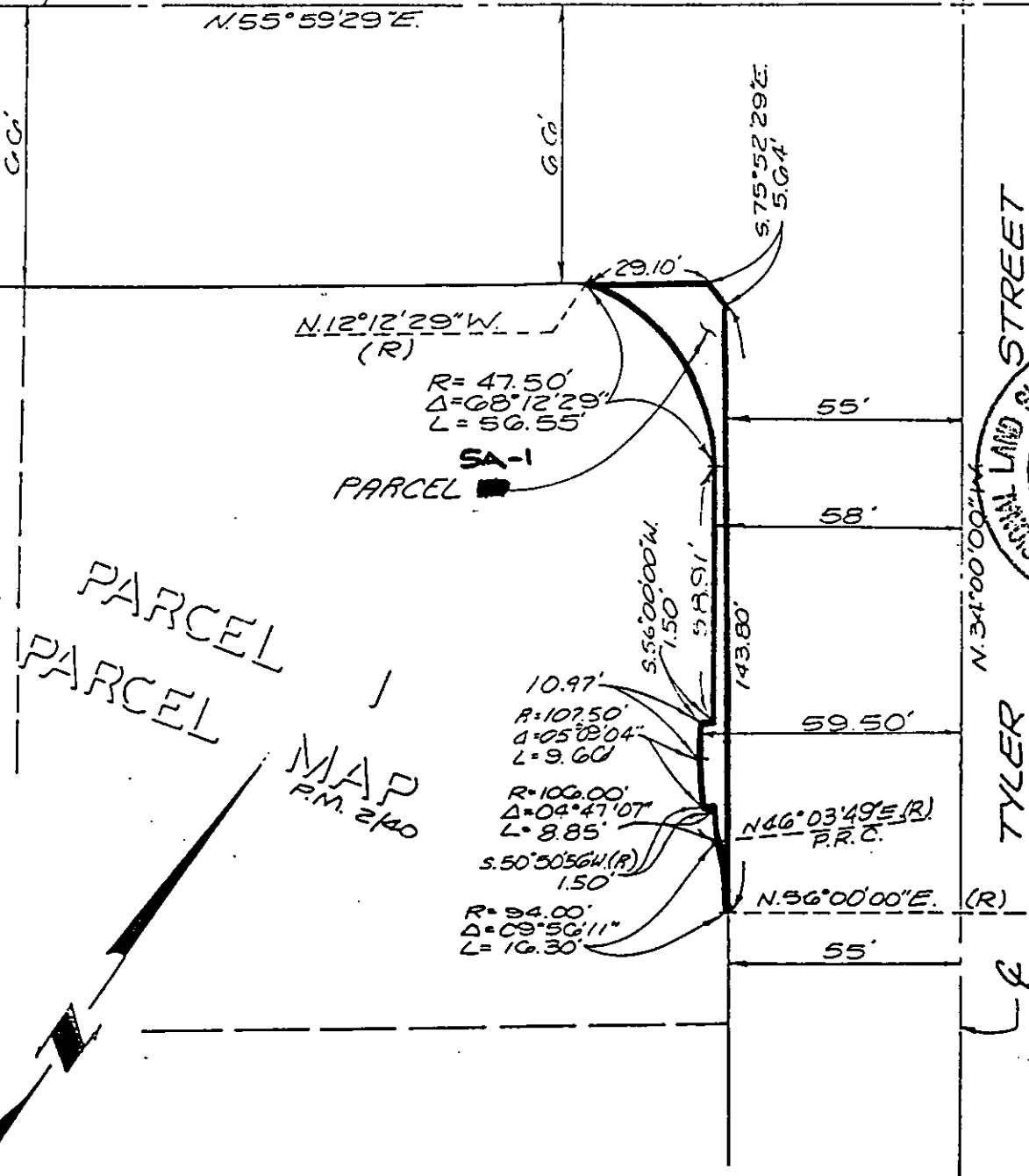
SHEET 1 OF 5

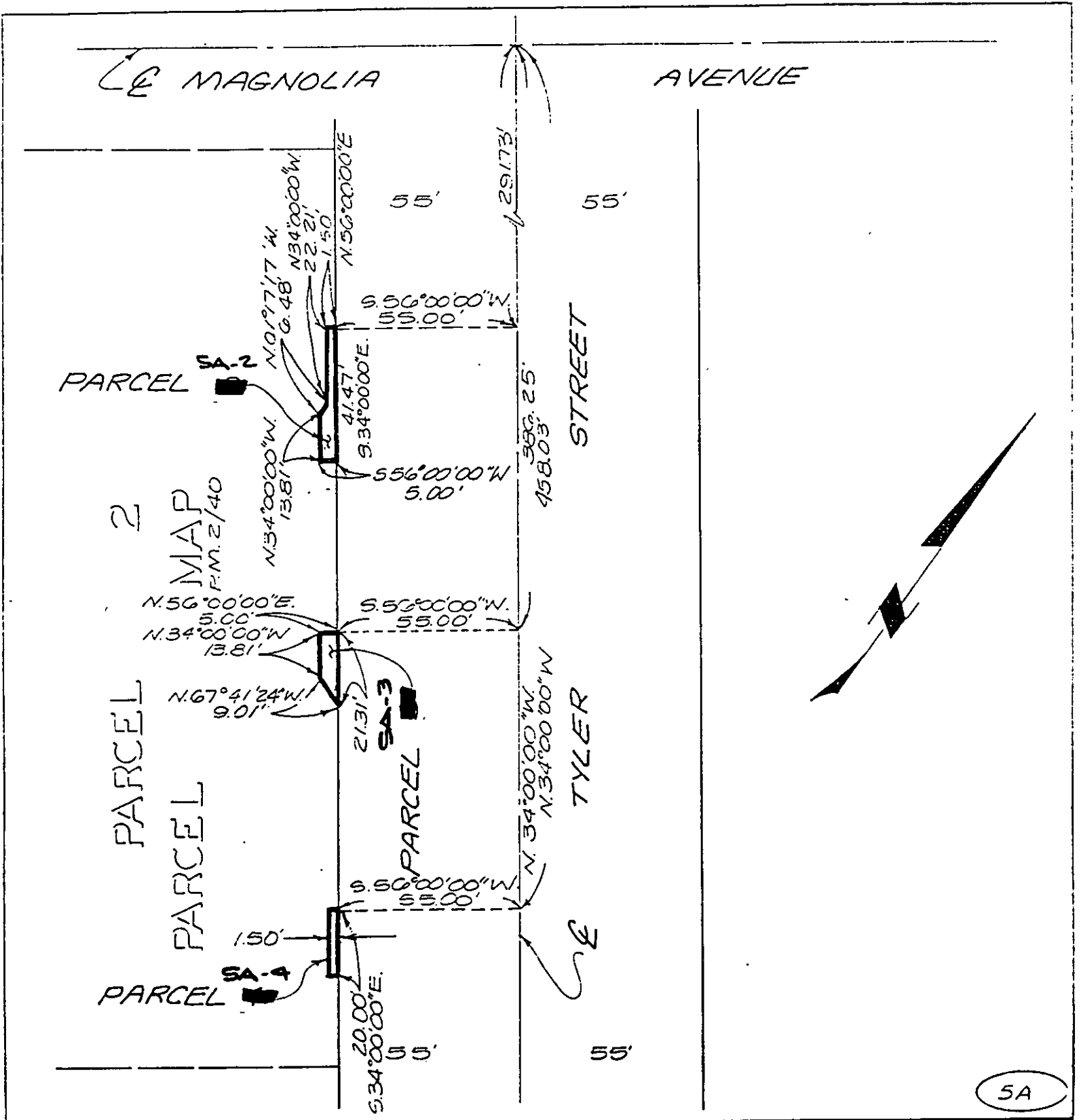
89
11175 (P)

SCALE: 1" = 40'

DRAWN BY L.O. DATE 12/26/90

SUBJECT RIW ACQUISITION - P.M. 23114





5A

• CITY OF RIVERSIDE, CALIFORNIA •

5/20-a

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 5

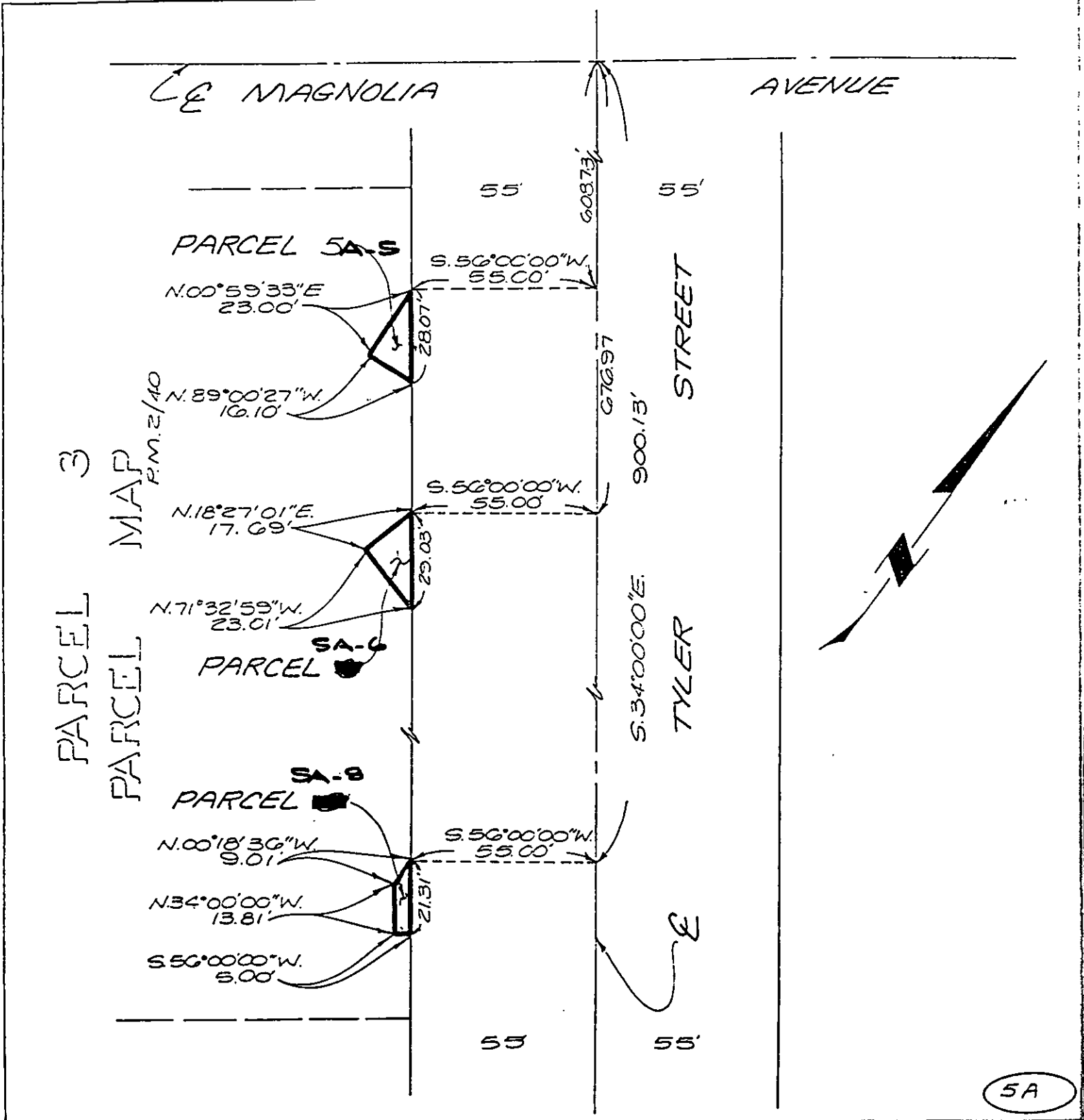
89 - (P)
11175

SCALE: 1" = 40'

DRAWN BY L.O. DATE 12/25/90

SUBJECT R/W ACQUISITION

PM
23114



• CITY OF RIVERSIDE, CALIFORNIA •

5/20-2

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 3 OF 5

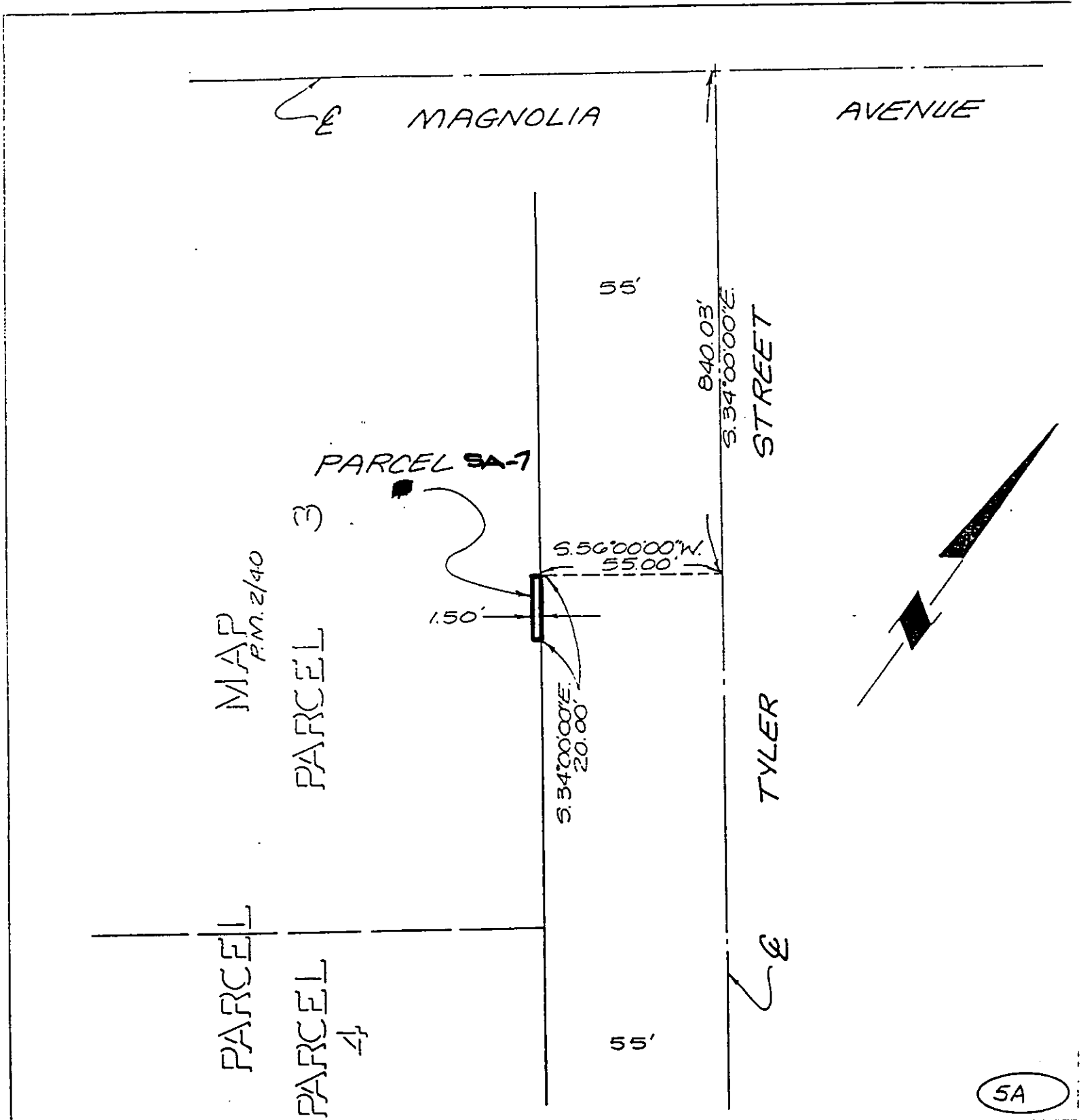
89 (P)
11175

SCALE: 1" = 40'

DRAWN BY L.O. DATE 12/26/90

SUBJECT R/W ACQUISITION

F.M. 2/14



• CITY OF RIVERSIDE, CALIFORNIA •

5/20-2

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.

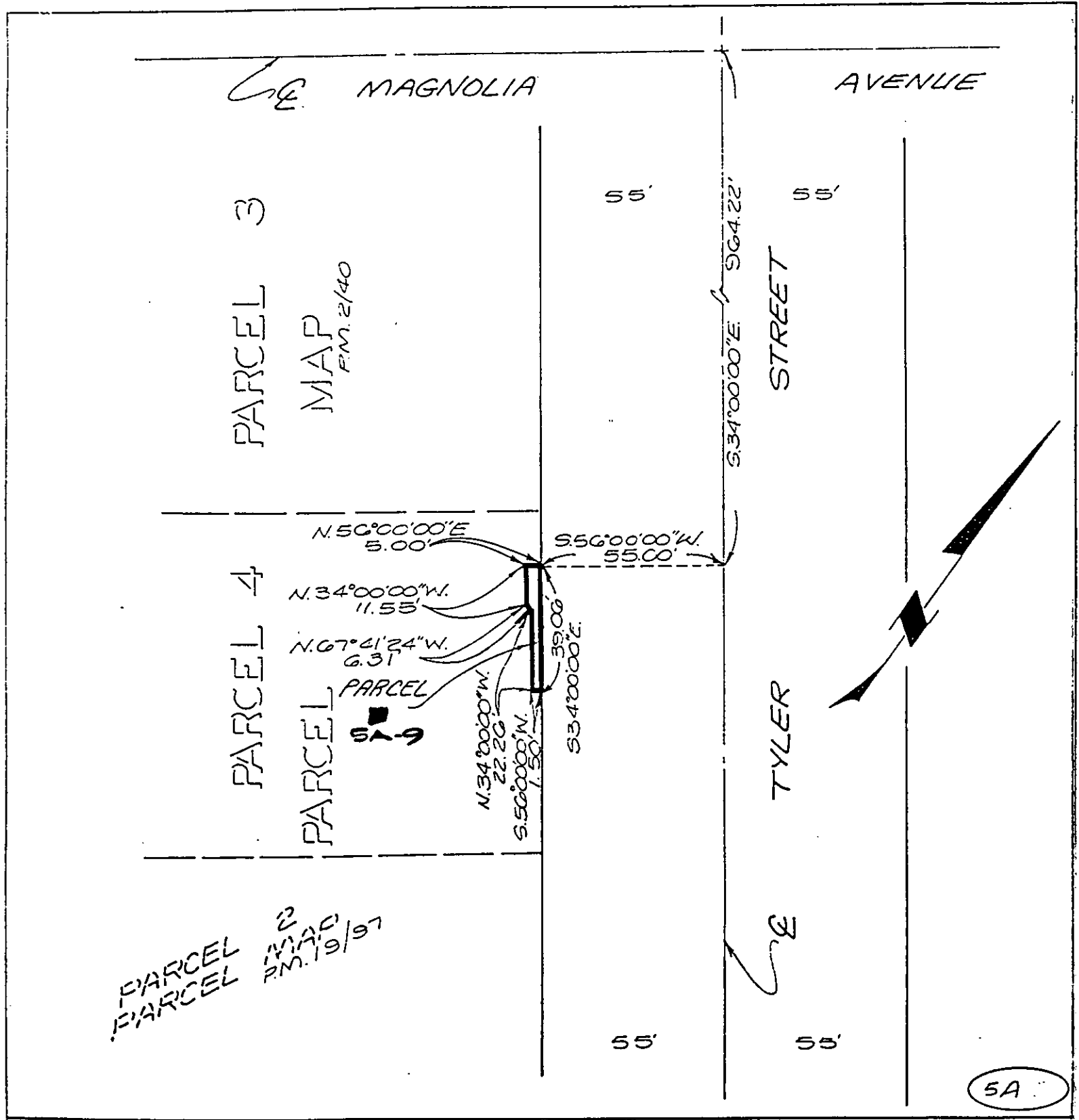
SHEET 9 OF 5

89-(P)
11175

SCALE: 1" = 40'

DRAWN BY L.O. DATE 12/26/20

SUBJECT R/W ACQUISITION. - P.M. 23114



• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 5 OF 5

89. (P)
11175

SCALE: 1" = 40'

DRAWN BY L.O. DATE 12/26/90

SUBJECT R/W ACQUISITION

PM
29114