

GRANT DEED

THIS INSTRUMENT, made and entered into on 24 day of  
1 April, 1959, by and between Jennings Land Company, a  
2 limited partnership, and N. K. Mendelsohn, an unmarried man,  
3 parties of the first part, and the City of Riverside, a municipal  
4 corporation of the State of California, party of the second part:

5 WITNESSETH: That the above named parties of the first part,  
6 owners of property described below, for a valuable consideration,  
7 receipt whereof is hereby acknowledged, do by these presents  
8 grant, bargain, sell and convey to the party of the second part  
9 for public street purposes, each to the extent of their interest,  
10 all that certain real property situated in the City of Riverside,  
11 County of Riverside, State of California, and more particularly  
12 described as follows:

13 That portion of the southwest quarter of Section 31,  
14 Township 2 South, Range 5 West, San Bernardino Base  
and Meridian, described as follows:--

15 Beginning at the intersection of the northerly line  
16 of Arlington Avenue and the easterly line of Van  
17 Buren Boulevard, said point of intersection being  
33 feet northerly and 82 feet easterly of the south-  
west corner of said Section;

18 Thence easterly, parallel with the southerly line  
19 of said Section to the west line of the Mississinewa  
20 Tract, as shown by map on file in Book 3, page 22 of  
Maps, Records of Riverside County, California;

21 Thence northerly along said westerly line 22.00 feet;

22 Thence westerly, parallel with and a perpendicular  
23 distance of 55.00 feet from the southerly line of  
said Section, to a point which is a perpendicular  
distance of 132.00 feet from the westerly line of said  
Section;

24 Thence continuing westerly, through a deflection angle  
25 to the right of 2° 48' 20", a distance of 100.12 feet  
26 to a point on the easterly line of Van Buren Boulevard  
which is a perpendicular distance of 60.00 feet from  
the southerly line of said Section;

27 Thence southerly 27.00 feet to the point of begin-  
28 ning.

29 Excepting therefrom, that portion contained within  
30 that certain strip of land acquired by Rohr Aircraft  
31  
32

Company by deed recorded July 29, 1953 in Book  
1495 at Page 459, Official Records of Riverside  
County, California.

Containing an area of approximately 0.16 acres.

JENNINGS LAND COMPANY, a limited  
partnership

(S)

(S)

W. K. Mendelsohn

*Recorded May 15, 1959  
BR. 2472 pg. 151*

# PLAT

## LAND TO BE ACQUIRED FOR STREET PURPOSES

scale 1" = 100'

MISSISSINEWA

West line Mississinewa Tract

Rohr Aircraft Corp.  
R.S. 19/70

POB. SW 1/4  
SEC 31  
T. 2 S. R. 5 V. 2

TRACT

Krage, ex ut

M.B. 8/22 Riv. Co. Rec.

37

36

35

34

33

22 33 20 15 22

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15 141.69

22 33 20 13 22

22 33 20 13 22

20 30

24 46 50

Proposed R/W

be " acq. 0.35 ac. ±

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ARLINGTON AVENUE

EXIST. R/W

Proposed R/W

to be acquired

to be acquired

to be acquired

RIVERSIDE LAND AND IRRIGATING CO

M.B. 1/70 S.B. Co. Rec.

BLOCK 1

Farmer, ex ut

to be acquired

BLVD.

3472

24 46 50