

Documentary Transfer Tax \$ None

STICO

Signed - Party or Agent Firm Name
On Behalf of City of Riv. CAM

105225

VAN BUREN BOULEVARD

Microfilm recording from 4-1-65. Book and page no longer assigned. Identify by account number and year of filing.

RECEIVED FOR RECORD

NOV 1 1968

AT 9:00 O'CLOCK A.M.

At Request of

SECURITY TITLE INSURANCE CO.
Recorded in Official Records
of Riverside County, California

W.H. DeLoach

Recorder
FEES \$ 2.00

6595

INDEXED

June, 1968

GRANT DEED

DONALD D. RANDALL and JEAN E. RANDALL, as to an undivided one-half interest, and

C. L. FENDER and ESTHER FENDER, as to an undivided one-half interest

Grant to the City of Riverside, a municipal corporation, all that real property in the city of Riverside, Riverside County, California, described as follows:

Parcel 1

Those portions of Block "C" of Arlington Heights, as shown by map on file in Book 11, pages 20 and 21, of Maps, San Bernardino County Records, and those portions of Lots 1, 2, and 3 of Van Buren Heights, as shown by map on file in Book 8, page 3 of Maps, Riverside County Records, described as follows:

A strip of land 110 feet in width, the center line of which is described as follows:

Beginning at a point on the westerly line of the northeast one-quarter of Section 28, T. 3 S., R. 5 W., said point being southerly 98.36 feet from the north quarter corner of said Section 28;

Thence N. 66°01'03" W., a distance of 587.09 feet to the beginning of a tangent curve concave to the northeast and having a radius of 3000 feet;

Thence continuing along the arc of said curve, through an angle of 17°54'33", a distance of 937.72 feet to a tangent point on the center line of that certain strip of land 80 feet in width, conveyed to the City of Riverside for road purposes by deed recorded November 16, 1940, in Book 480, page 564, of Official Records, Riverside County Records;

Thence tangent to said curve N. 48°06'30" W., being also the center of said 80-foot wide strip, a distance of 320.55 feet to a point of termination.

The side lines of said 110-foot wide strip of land to be prolonged or shortened so as to extend from the northwesterly termination of described center line and terminate in the northerly line of said Section 28.

EXCEPTING therefrom any portion of that certain strip of land 80 feet in width conveyed to the City of Riverside for road purposes by deed recorded November 16, 1940, in Book 480, page 564, of Official Records, Records of Riverside County, that lies within the above described parcel of land.

Containing 1.46 acres, more or less.

Reference is hereby made to Right of Way Map of Van Buren Boulevard, File No. 786-XX, on file in the Riverside County Surveyor's office.

36332

Van Buren Blvd. 5-60 HB
5-62 HB

6595

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Parcel 2

An easement for slope purposes over the following described property:

That portion of Block "C" of Arlington Heights as shown by map on file in Book 11, pages 20 and 21, of Maps, Records of San Bernardino County, California, being in the southwest quarter of Section 21, T. 3 S., R. 5 W., S.B.M., described as follows:

Beginning at the intersection of the southwesterly line of that certain parcel of land conveyed to the City of Riverside by "Judgement in Eminent Domain and Final Order of Condemnation" recorded June 9, 1965, as Instrument No. 66796, Records of Riverside County, California, with the southerly line of the southwest quarter of said Section 21;

Thence S. 89°40' W., along the southerly line of said Section 21, a distance of 41.91 feet;

Thence N. 66°01'03" W., a distance of 166 feet;

Thence S. 85°14'53" E., a distance of 45.54 feet;

Thence S. 75°28'47" E., a distance of 48.66 feet;

Thence S. 65°49'11" E., a distance of 107.26 feet to the southwesterly line of the parcel conveyed to said City of Riverside;

Thence S. 23°52' E. along last said southwesterly line, a distance of 8.01 feet to the point of beginning.

Containing 0.079 acre, more or less.

Parcel 3

An easement for slope purposes over the following described property:

That portion of Lot 1, Van Buren Heights, as shown by map on file in Book 8, page 3 of Maps, Riverside County Records, described as follows:

Commencing at a point on the southerly line of Section 21, T. 3 S., R. 5 W., S.B.M., which bears S. 89°40' W., a distance of 351.95 feet from the south one-quarter corner of said Section 21;

Thence N. 66°01'03" W., a distance of 50 feet to the true point of beginning;

Thence continuing N. 66°01'03" W., a distance of 176.50 feet;

Thence northwesterly along the arc of a tangent curve concave northeasterly and having a radius of 3055 feet, through a central angle of 2°20'40", an arc distance of 125 feet;

Thence S. 61°16'03" E., a distance of 272.40 feet;

Thence N. 80°17'33" E., a distance of 36.06 feet to the true point of beginning.

Containing 0.06 acre, more or less.

Parcel 4

An easement for slope purposes over the following described property:

That portion of Block "C" of Arlington Heights, as shown by map on file in Book 11, pages 20 and 21, of Maps, Records of San Bernardino County,

6595

Grant Deed
Van Buren Boulevard
Page Three

105225

California, lying within the southwest quarter of Section 21, T. 3 S., R. 5 W., S.B.M., described as follows:

Commencing at a point on the southerly line of said Section 21, which bears S. 89°40' W., a distance of 84.81 feet from the south one-quarter of said Section 21;
Thence N. 66°01'03" W., a distance of 469.94 feet;
Thence northwesterly along the arc of a tangent curve concave north-easterly and having a radius of 2945 feet, through an angle of 6°27'40", an arc distance of 332.07 feet to the point of beginning;
Thence continuing northwesterly along the arc of said curve concave northeasterly and having a radius of 2945 feet, through an angle of 1°04'12", an arc distance of 55 feet;
Thence N. 60°08'18" E., a distance of 51.39 feet;
Thence S. 2°45'10" E., a distance of 53.96 feet to the true point of beginning.

Containing 0.03 acre, more or less.

Dated JULY 30, 1968

Donald D. Randall
Donald D. Randall

DESCRIPTION APPROVAL
by Donald D. Randall, S. 120/68 by OS
Surveyor

Jean E. Randall
Jean E. Randall

C. L. Fender
C. L. Fender

Esther Fender
Esther Fender

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STATE OF CALIFORNIA
COUNTY OF

Orange

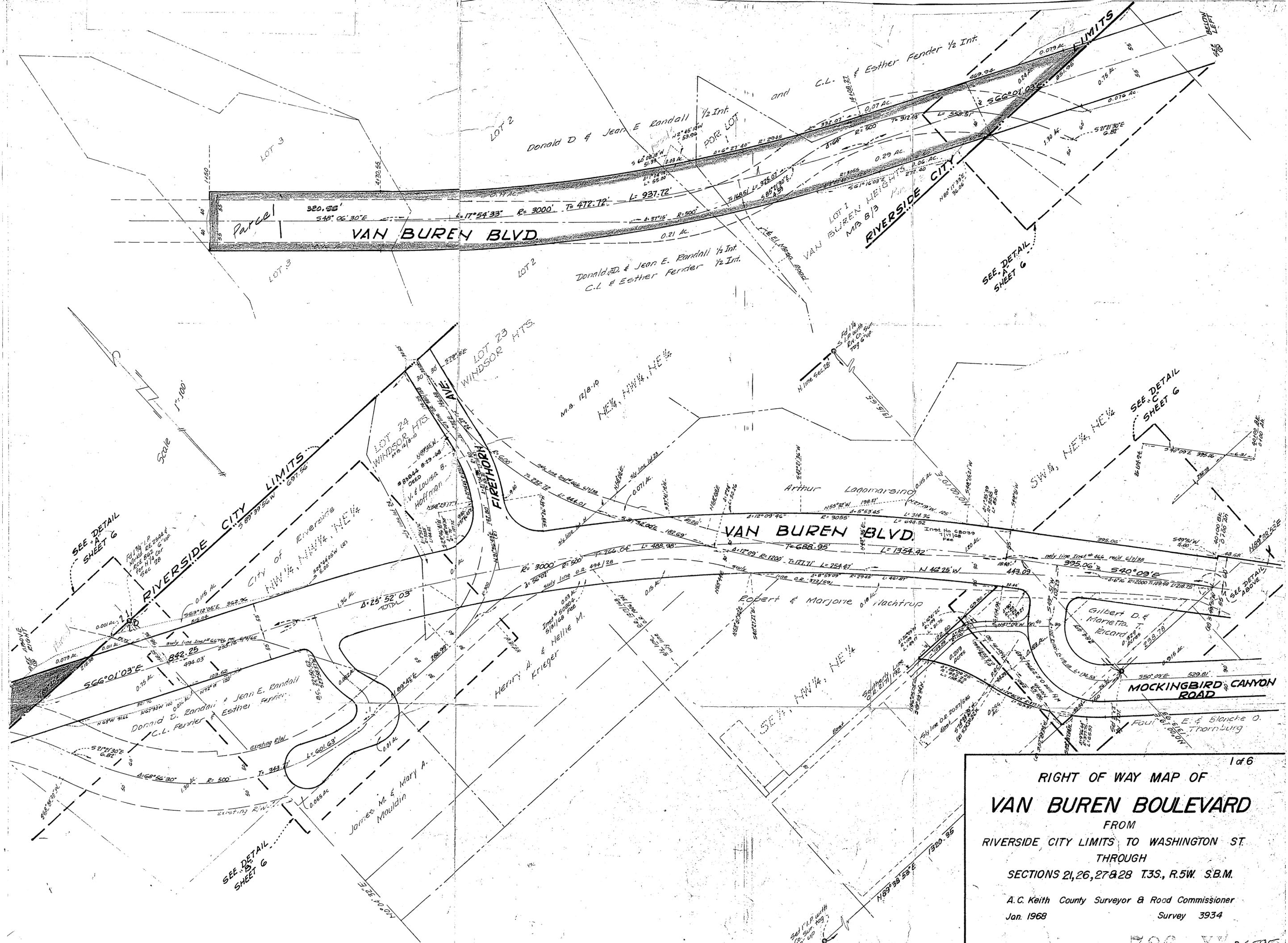
SS.

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 7-30-68
From: Donald D. Randall, et al.
For: City of Riverside
to the City of Riverside, a municipal corporation, is hereby accepted for, and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-3-58 in Bk. 2374 O.R. pg. 339 et Seq. Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned,
Dated 8-21-68
W. M. Rice
Property Management Officer

APPROVED AS TO FORM
M. J. ...
CITY ATTORNEY

Return Deed to: Office of City Clerk
Riverside, California



Scale 1"=100'

1 of 6

RIGHT OF WAY MAP OF
VAN BUREN BOULEVARD
 FROM
 RIVERSIDE CITY LIMITS TO WASHINGTON ST.
 THROUGH
 SECTIONS 21, 26, 27 & 28 T.3S., R.5W. S.B.M.
 A. C. Keith County Surveyor & Road Commissioner
 Jan. 1968 Survey 3934

786 XX D659