

No Fee - 6103 Government Code
54069

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3711 Orange Street
Riverside, California 92501
Watkins Dr. Ext.-Picacho to 395

DOCUMENTARY TRANSFER TAX
\$ _____ None

Signature _____
CITY OF RIVERSIDE

RECEIVED FOR RECORD
MAY 9 1975
30 Min. Past 3 o'clock P.M.
At Request of
CITY CLERK
Book 1975, Page 54069
Recorded in Official Records
of Riverside County, California
W.H. Walsh Recorder
FEES \$ _____

INDEXED

FOR RECORDER'S OFFICE USE ONLY

GRANT DEED

APPROVED AS TO FORM
[Signature]
ASSR. CITY CLERK

8394

BEVERLY HILLS NATIONAL BANK, as Trustee under the Will of Peter C.

Gernert, Deceased, Grantor

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a Municipal Corporation, the real property in the City of Riverside, County of Riverside, State of California, described as follows:

PARCEL 1

A strip of land 40.00 feet in width over a portion of the NORTHEAST QUARTER of the SOUTHEAST QUARTER of Section 29, Township 2 South, Range 4 West, San Bernardino Base and Meridian, the centerline of said strip more particularly described as follows:

Commencing at the intersection of the centerline of WATKINS DRIVE with the southwesterly prolongation of the southeasterly line of Lot 110 of UNIVERSITY HILLS UNIT 3, as shown by map on file in Book 35 of Maps, pages 67 thru 69, inclusive thereof, Records of Riverside County, California;

Thence South 42° 10' 30" East, along the southeasterly prolongation of said centerline of WATKINS DRIVE, 54.48 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 2,000.00 feet;

Thence southeasterly, along said curve, an arc length of 111.02 feet thru a central angle of 03° 10' 50" to a tangent line;

Thence South 38° 59' 40" East, along said tangent line, 227.03 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 2,000.00 feet;

Thence southeasterly, along said curve, an arc length of 75.40 feet thru a central angle of 02° 09' 36" to a tangent line;

Thence South 36° 50' 04" East, along said tangent line, 131.67 feet to a point in the northerly boundary of said SOUTHEAST QUARTER of Section 29; said point also being the TRUE POINT OF BEGINNING;

Thence continuing South 36° 50' 04" East, along said tangent line, 123.08 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 1,800.00 feet;

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54069 Thence southeasterly, along said curve, an arc length of 533.18 feet thru a central angle of $16^{\circ} 58' 18''$ to the easterly boundary of said SOUTHEAST QUARTER of Section 29 and the END of this centerline description;

The sidelines of said 40.00 foot wide strip shall be lengthened or shortened so as to terminate northerly in said northerly boundary of the SOUTHEAST QUARTER of Section 29, and southerly in said easterly boundary of the SOUTHEAST QUARTER of Section 29.

Area: 26,275.4 square feet of 0.603 Acres

PARCEL II

A strip of land 40.00 feet in width over a portion of the SOUTHWEST QUARTER of Section 28, Township 2 South, Range 4 West, San Bernardino Base and Meridian, the centerline of said strip more particularly described as follows:

BEGINNING at the intersection of the centerline of WATKINS DRIVE with the southwesterly prolongation of the southeasterly line of Lot 110 of UNIVERSITY HILLS UNIT 3, as shown by map on file in Book 35 of Maps, pages 67 thru 69, inclusive thereof, Records of Riverside County, California;

Thence South $42^{\circ} 10' 30''$ East, along the southeasterly prolongation of said centerline of WATKINS DRIVE, 54.48 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 2,000.00 feet;

Thence southeasterly, along said curve, an arc length of 111.02 feet thru a central angle of $03^{\circ} 10' 50''$ to a tangent line;

Thence South $38^{\circ} 59' 40''$ East, along said tangent line, 227.03 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 2,000.00 feet;

Thence southeasterly, along said curve, an arc length of 75.40 feet thru a central angle of $02^{\circ} 09' 36''$ to a tangent line;

Thence South $36^{\circ} 50' 04''$ East, along said tangent line, 254.75 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 1,800.00 feet;

Thence southeasterly, along said curve, an arc length of 614.58 feet thru a central angle of $19^{\circ} 33' 46''$ to a tangent line;

Thence South $17^{\circ} 16' 18''$ East, along said tangent line, 251.78 feet to the beginning of a tangent curve, concave northeasterly and having a radius of 1,000.00 feet;

Thence southeasterly, along said curve, an arc length of 182.41 feet thru a central angle of $10^{\circ} 27' 04''$ to a tangent line;

Thence South $27^{\circ} 43' 22''$ East, along said tangent line, 253.30 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 1,000.00 feet;

Thence southeasterly, along said curve, an arc length of 271.42 feet thru a central angle of $15^{\circ} 33' 05''$ to a tangent line;

Thence South $12^{\circ} 10' 17''$ East, along said tangent line, 330.66 feet to the beginning of a tangent curve, concave northeasterly and having a radius of 1,000.00 feet;

Thence southeasterly, along said curve, an arc length of 164.88 feet thru a central angle of $09^{\circ} 26' 49''$ to a tangent line;

Thence South $21^{\circ} 37' 06''$ East, along said tangent line, 249.76 feet to the beginning of a tangent curve, concave northeasterly and having a radius of 1,000.00 feet;

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Thence southeasterly, along said curve, an arc length of 68.99 feet thru a central angle of 03° 57' 10" to the northwesterly line of that certain parcel of land conveyed to Desert Outdoor Advertising, Inc., by Deed recorded September 20, 1973, as Instrument No. 123758 of Official Records of Riverside County, California, and to the END of this centerline description;

EXCEPTING therefrom that portion lying in the NORTHEAST QUARTER and the SOUTHEAST QUARTER of Section 29, Township 2 South, Range 4 West, San Bernardino Base and Meridian;

ALSO EXCEPTING therefrom that portion lying in the NORTH HALF of the NORTHWEST QUARTER of the SOUTHWEST QUARTER of said Section 28, T.2 S., R.4 W., S.B.B. & M.;

ALSO EXCEPTING therefrom that portion lying in that certain parcel of land conveyed to Frances S. Ryan, a married woman, by deed recorded June 25, 1954, as Instrument No. 31939, Official Records of Riverside County, California;

The sidelines of said 40.00 foot strip of land shall be lengthened or shortened so as to terminate northerly in the southerly line of said NORTH HALF of the NORTHWEST QUARTER of the SOUTHWEST QUARTER of said Section 28.

Area: 68,838 square feet, more or less.

DESCRIPTION APPROVAL
[Signature]
Surveyor

BEVERLY HILLS NATIONAL BANK
as Trustee under the Will of
Peter C. Gernert

Dated JAN 31 1975

BY *[Signature]*
Assistant Vice President

BY *[Signature]*
R. C. McMILLAN ASSISTANT REAL PROPERTY OFFICER

STATE OF CALIFORNIA,
COUNTY OF LOS ANGELES

ss.

ON FEBRUARY 7th, 1975,
before me, the undersigned, a Notary Public in and for said State, personally appeared
B. D. HEMBREE &
R. C. McMILLAN, known to me to be the
Asst Vice President & Asst Real Property Officer
of the BEVERLY HILLS NATIONAL BANK as Trustee
the Corporation that executed the within instrument, known to me to be the persons who
executed the within instrument, on behalf of the Corporation, therein named, and acknowledged
to me that such Corporation executed the same.

Betty Lue Ross
WITNESS my hand and official seal.

 BETTY LUE ROSS
NOTARY PUBLIC-CALIFORNIA
COUNTY OF LOS ANGELES
My Commission Expires JUN 10 1977

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UNIVERSITY HILLS

UNIT 3

M.B. 35/67-69
RIV. CO.

110

SUBD'V'N
S'E'LY LINE LOT 110
S 47°49'30"W

109

WATKINS DR.

BND'RY

S 47°49'30"W
1147°49'30"E (R)

E R=2000'
Δ=3°10'50"
L=1111.02'

N 5°00'20"E (R)

SUBD'V'N

100' EASEMENT TO STATE
OF CALIFORNIA INST. NO. 73016,
REC. 8/3/66

PARCEL 1

N 51°00'20"E (R)

E R=2000'
Δ=2°09'36"
L=75.40'

N 53°09'56"E (R)

POR. S.E. 1/4 SEC. 29
T. 2 S., R. 4 W., S.B.M.

POR. N.E. 1/4 SEC. 29
T. 2 S., R. 4 W., S.B.M.

MATCH LINE SHEET TWO

BASIS OF BEARINGS:

E WATKINS DR. S 42°10'30"E
PER M.B. 35/67-69, RIV. CO.

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 5

12/25, 25-4

SCALE: 1" = 100'

DRAWN BY W.F. DATE 4 / 26 / 74

SUBJECT Watkins Dr. Ext. - Picacho to U.S. 395

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MATCH LINE SHEET ONE

N 53°09'36" E (R) B.C.

100' EASEMENT TO STATE OF CALIFORNIA INST. NO. 79016, REC. 8/3/66

POR. S.E. 1/4 SEC. 29
T. 2S., R. 4W., S.B.M.

TOTAL E CURVE
R=1800'
Δ=19°33'45"
L=614.58'

N 68°32'23" E (R)

N 70°08'14" E (R)

N 71°54'05" E (R)

N 72°43'42" E (R) E.C.

R=1780'
Δ=00°49'36"
L=25.68'

R=1800'
Δ=49°11'19"
L=183.05'

PARCEL 2

S 17°16'19" E
251.79'
TO U.S. 395

MATCH LINE SHEET THREE

PARCEL 1

R=1800'
L=498.36'

L=533.18'

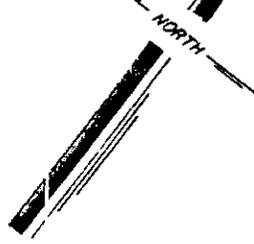
S 36°40'04" E
123.08'

S 89°12'51" E
WLY BNDRY S.E. 1/4 SEC. 29

1/4 COR.
29
28

N 00°57'31" E
WLY BNDRY SEC. 28

N 1/2 OF N.W. 1/4 OF
S.W. 1/4 SEC. 28
T. 2S., R. 4W., S.B.M.



CITY OF RIVERSIDE, CALIFORNIA

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SHEET 2 OF 5

12/25, 25-4

SCALE 1" = 100'

DRAWN BY W.F. DATE 4 / 26 / 74

SUBJECT Walkins Dr. Ed. - Picacho to U.S. 395

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POR. S.E. 1/4 SEC. 29
T.2S., R.4W., S.B.B. & M.

MATCH LINE SHEET TWO
S'LY LINE N 1/2 OF NW 1/4 OF SW 1/4 SEC. 28

NORTH

N 72° 43' 42" E (R)

N 62° 16' 36" E (R)

POR. S.W. 1/4 SEC. 28
T.2S., R.4W., S.B.B. & M.

SEC. 29
SEC. 28

N 62° 16' 36" E (R)

100' EASEMENT CONVERTED TO STATE OF
CALIFORNIA, INST. NO. 75016,
REC. B/S/86, C.R. R.V. CO.

MATCH LINE

N 77° 49' 43" E (R)

SHEET FOUR

CITY OF RIVERSIDE, CALIFORNIA

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ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 3 OF 5

12/25, 25-4

SCALE 1" = 100'

DRAWN BY W.F. DATE 5 / 8 / 74

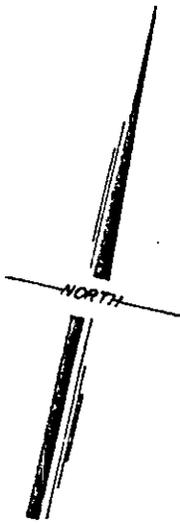
SUBJECT Watkins Dr. Ext - Picacho to U.S. 395

839A

54069

MATCH LINE

SHEET THREE



POR. S.W. 1/4 SEC. 28

R=1,000'
S12°01'2"E
330.66'
PARCEL 2
R=1,000'
L=164.88'
Δ=9°26'49"

LIMITS

100'

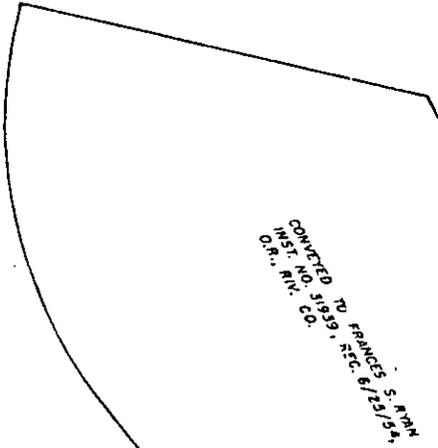
100'

T.2S., R.4W., S.B.B. & M.

CITY

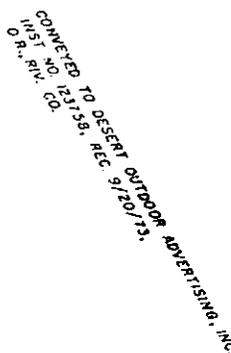
RIVERSIDE

A. T. & S. F. R.R.
R=954.91' (R.S. 23/27)



MATCH LINE SHEET FIVE

R=1,020'
Δ=0°56'00"
L=34.42'



S68°22'54"W (R)
R=1,000'

S66°27'22"W (R)

S64°31'22"W (R)
R=1,020'

S59°17'21"W (R)

S62°19'49"W (R)
R=1034.91'

S30°42'40"E
R=1,000'
L=8.50'

CITY OF RIVERSIDE, CALIFORNIA

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SHEET 4 OF 5

12/25

SCALE: 1" = 100'

DRAWN BY w.f. DATE 5 / 8 / 74

SUBJECT Watkins Dr. Ext. - Picacho to U.S. 395

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