

U-174. old. Out! new. East. (43)

When recorded mail to:

Riverside Junior College District
720 Fairfax Ave
Riverside, Calif. 92506
Attn: R.J. Wheeler

RECEIVED FOR RECORD
JUN 11 1971
CITY OF RIVERSIDE
For Recorder's Office Use Only

63054

GRANT-DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF RIVERSIDE, a municipal corporation, as Grantor, hereby GRANTS to RIVERSIDE JUNIOR COLLEGE SCHOOL DISTRICT the real property in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lots 172, 173, and 191 of the Lands of the Southern California Colony Association, as shown by map recorded in Book 7 of Maps, Page 3 thereof, records of San Bernardino County, California, described as follows:
BEGINNING at the most west corner of said Lot 172;
Thence North 29° 01' 23" East, along the northwest line of said Lot 172, a distance of 150.31 feet;
Thence North 60° 57' 48" West, 633.00 feet to the southeast line of Terracina Court; said southeast line being parallel with and distant southeast 30.00 feet as measured at right angles to the northwest line of said Lot 173;
Thence North 28° 59' 12" East, along said southeast line, 155.10 feet (recorded 150.00 feet) to the southwest line of Terracina Drive (50.00 feet wide);
Thence South 60° 57' 48" East, along said southwest line, 72.50 feet;
Thence Course "HH," South 28° 59' 12" West, 100.00 feet;
Thence Course "GG," South 60° 57' 48" East, 100.00 feet;
Thence Course "AA," North 28° 59' 12" East, 100.00 feet to said southwest line;
Thence South 60° 57' 48" East, along said southwest line, 656.64 feet to a line that is parallel with and distant northwest 100.00 feet as measured at right angles to the northwest line of Olivewood Avenue (66 feet wide) as shown on Record of Survey on file in Book 15, Page 83 thereof, Records of Riverside County, California;
Thence Course "EE," South 29° 01' 23" West, along the last mentioned parallel line, 82.97 feet to a point hereinafter referred to as point "B";
Thence continuing Course "FF," South 29° 01' 23" West, along said last mentioned parallel line, 67.03 feet;
Thence Course "BB," South 60° 57' 48" East, 88.00 feet to the beginning of a non-tangent curve, concave to the southeast and having a radius of 844.00 feet;
Thence southwest along said curve an arc length of 0.08 feet, through a central angle of 0° 00' 19";
Thence tangent to said curve South 29° 01' 23" West, along a line that is parallel with and distant 12.00 feet northwest from, as measured at right angles to, said northwest line of Olivewood Avenue, a distance of 102.41 feet;
Thence Course "DD," South 30° 22' 12" West, 33.43 feet to a point hereinafter referred to as point "G";
Thence continuing Course "DD," South 30° 22' 12" West, 72.41 feet to a line that is parallel with and distant 14.50 feet northwest from, as measured at right angles to, said northwest line of Olivewood Avenue;
Thence South 29° 00' 52" East, along the last mentioned parallel line, 41.53 feet to a point hereinafter referred to as point "A";
Thence continuing South 29° 00' 52" West, along said last mentioned parallel line, 4.47 feet to the north line of Parcel 1, as shown on said Record of Survey;
Thence South 88° 46' 22" West, along said north line, 210.15 feet to a line that is parallel with and distant 100.00 feet southeast from, as measured at right angles to, the northwest line of said Lot 191;
Thence Course "CC," North 29° 00' 52" East, along last mentioned

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parallel line, 98.48 feet;

Thence Course "FF," North 60° 59' 08" West, 85.00 feet to a point hereinafter referred to as point "C";

Thence continuing Course "FF," North 60° 59' 08" West, 15.00 feet to said northwest line of Lot 191;

Thence North 29° 00' 52" East, along said northwest line of Lot 191, a distance of 106.56 feet to the POINT OF BEGINNING.

EXCEPTING and RESERVING therefrom to the Grantor, its successors and assigns, a perpetual easement for ingress to and egress from the hereinabove described real property.

ALSO EXCEPTING and RESERVING therefrom to the Grantor, its successors and assigns, a perpetual easement for access to those certain parcels of land, described as follows:

PARCEL I

Beginning at the intersection of said southwest line of Terracina Drive with said northwest line of Olivewood Avenue;

Thence North 60° 57' 48" West, along said southwest line of Terracina Drive, 100.00 feet to said Course "EE";

Thence South 29° 01' 23" West, along said Course "EE," 150.00 feet to said Course "BB";

Thence South 60° 57' 48" East, along said Course "BB," 88.00 feet to the beginning of a non-tangent curve, concave southeast and having a radius of 844.00 feet; the initial radial line of said curve bears North 60° 58' 18" West;

Thence northeast, along said curve, an arc length of 51.90 feet, through a central angle of 3° 31' 24" to a line parallel with and distant 10.40 feet northwest from, as measured at right angles to, said northwest line of Olivewood Avenue;

Thence North 29° 01' 23" East, along said parallel line, 78.83 feet;

Thence South 60° 58' 37" East, 8.59 feet, to the beginning of a non-tangent curve, concave southeast and having a radius of 844.00 feet; the initial radial line of said curve bears North 52° 03' 46" West;

Thence northeast, along last mentioned curve, an arc length of 11.19 feet, through a central angle 0° 45' 34" to said northwest line of Olivewood Avenue;

Thence North 29° 01' 23" East, along said northwest line of Olivewood Avenue, 8.26 feet to the point of beginning.

PARCEL II

Beginning at the northwest corner of Parcel 3, as shown on said Record of Survey on file in Book 15, Page 83 thereof;

Thence North 29° 00' 52" East, along said northwest line of Lot 191, a distance of 120.00 feet to said Course "FF";

Thence South 60° 59' 08" East, along said Course "FF," 100.00 feet to said Course "CC";

Thence South 29° 00' 52" West, along said Course "CC," 98.48 feet to said north line of Parcel 3, as shown on said Record of Survey;

Thence South 88° 46' 22" West, along said north line, 21.23 feet;

Thence North 68° 30' 39" West, along said north line, 82.28 feet to the point of beginning.

PARCEL III

Beginning at the intersection of said southwest line of Terracina Drive with said Course "HH";

Thence South 28° 59' 12" West, along said Course "HH," 100.00 feet to said Course "GG";

Thence South 60° 57' 48" East, along said Course "GG," 100.00 feet to said Course "AA";

Thence North 28° 59' 12" East, along said Course "AA," 100.00 feet to said southwest line of Terracina Drive;

Thence North 60° 57' 48" West, along said southwest line of Terracina Drive, 100.00 feet to the point of beginning.

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ALSO EXCEPTING and RESERVING therefrom to the Grantor, its successors and assigns, a perpetual easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of public utilities facilities together with all necessary appurtenances, in, under, upon, over and along a strip of land 10.00 feet in width, the centerline of which is described as follows:

Beginning at said point "A" hereinabove described;
Thence North 75° 52' 26" West, 100.00 feet;

Thence North 64° 05' 06" West, 84.88 feet to said course "CC" and the end of this centerline description.
TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other material thereon by Grantor, its officers, agents and employees and by persons under contract with said Grantor and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said public utilities facilities.

ALSO EXCEPTING and RESERVING therefrom to the Grantor, its successors and assigns, a perpetual easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of public utilities facilities (water pipeline) together with all necessary appurtenances, in, under, upon, over and along those certain parcels of land, described as follows:

PARCEL IV

A strip of land 25.00 feet in width lying 15 feet northwest and 10 feet southeast of the following described line:

Beginning at said point "C" hereinabove described;
Thence North 29° 15' 09" East, 341.76 feet to a point hereinafter referred to as point "D"; said point being the end of this line description.

PARCEL V

A strip of land 30.00 feet in width, the centerline of which is described as follows:

Beginning at said point "D" hereinabove described;
Thence South 61° 43' 45" East, 179.68 feet to said Course "EE" and the end of this centerline description.

PARCEL VI

A strip of land 25.00 feet in width lying 15 feet northeast and 10 feet southwest of the following described line:

BEGINNING at said point "D" hereinabove described;
Thence North 56° 06' 21" West, 431.05 feet;
Thence North 78° 30' 12" West, 49.77 feet to said Course "AA" and the end of this line description.

TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other material thereon by Grantor, its officers, agents and employees and by persons under contract with said Grantor and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said public utilities facilities (water pipeline).

ALSO EXCEPTING and RESERVING therefrom to the Grantor, its successors and assigns, a perpetual easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of sanitary sewer facilities together with all necessary appurtenances, in, under, upon, over and along those certain parcels of land, described as follows:

PARCEL VII

A strip of land 15.00 feet in width lying 10 feet north-east and 5 feet southwest of the following described line:

Beginning at said point "G" hereinabove described;
Thence North 24° 57' 50" West, 33.64 feet to a point hereinafter referred to as point "P";

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Thence continuing North 24° 57' 50" West, 316.55 feet to a point in the northwest line of said Lot 172; said point hereinafter referred to as point "E";

Thence North 24° 59' 28" West, 136.66 feet to said southwest line of Terracina Drive and the end of this line description.

PARCEL VIII

A strip of land 10.00 feet in width, the centerline of which is described as follows:

Beginning at said point "F" hereinabove described; Thence North 29° 01' 23" East, 116.33 feet to said course "BB" and the end of this centerline description.

PARCEL IX

A strip of land 10.00 feet in width over that portion of said Lots 172 and 191 and Lots 173 and 190 of said Lands of the Southern California Colony Association, the centerline of which is described as follows:

Beginning at said point "E" hereinabove described; Thence South 29° 01' 23" West, along said northwest line of Lot 172, a distance of 225.14 feet to said most west corner of Lot 172;

Thence South 60° 56' 50" East, along the southwest line of said Lot 172, a distance of 282.80 feet, to said course "DD" and the end of this line description.

TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other material thereon by Grantor, its officers, agents and employees and by persons under contract with said Grantor and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said sanitary sewer facilities.

ALSO EXCEPTING and RESERVING therefrom to the Grantor, its successors and assigns, a perpetual easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of drainage facilities together with all necessary appurtenances, in, under, upon, over and along that certain parcel of land, described as follows:

A strip of land 25.00 feet in width lying 15 feet northeast and 10 feet southwest of the following described line;

Beginning at said point "B" hereinabove described; Thence North 45° 44' 22" West, 315.95 feet to said southwest line of Terracina Drive and the end of this line description.

TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other material thereon by Grantor, its officers, agents and employees and by persons under contract with said Grantor and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said drainage facilities.

ALSO EXCEPTING and RESERVING therefrom to the Grantor, its successors and assigns, a perpetual easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of public utilities facilities together with all necessary appurtenances, in, under, upon, over and along a strip of land 10.00 feet in width, the centerline of which is described as follows:

Commencing at the intersection of said southwest line of Terracina Drive with said Course "AA";

Thence South 28° 59' 12" West, along said Course "AA", 13.96 feet to the true point of beginning;

Thence North 71° 23' 33" East, 18.90 feet to said southwest line of Terracina Drive and the end of this centerline description.

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TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other material thereon by Grantor, its officers, agents and employees and by persons under contract with said Grantor and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said public utilities facilities.

DESCRIPTION APPROVAL
by *[Signature]* 4/23/71 by *[Signature]*

DESCRIPTION APPROVED
By *[Signature]*

APPROVED BY
[Signature]

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Ack. O.k.

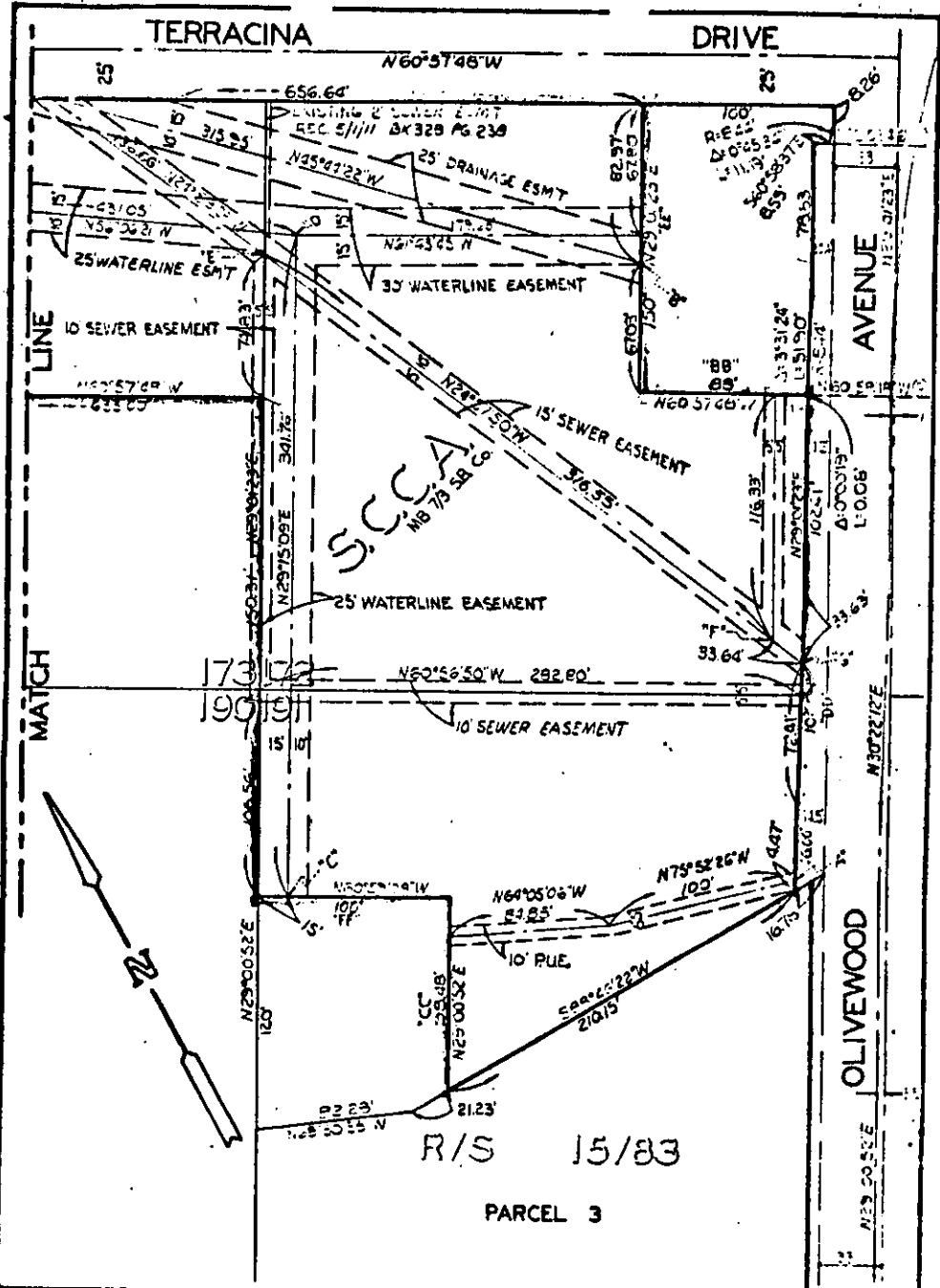
Acceptance Attached

Dated May 4, 19 71

APPROVED BY
[Signature]
DEPUTY CITY CLERK

CITY OF RIVERSIDE a municipal corporation

By *[Signature]* Mayor
Attest *[Signature]* City Clerk



S.C.C.A.
M.B. 7/3/83

R/S 15/83
PARCEL 3

CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED
IN THE ATTACHED DOCUMENT

AM 2/10/83

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.

SCALE: 1" = 40' DRAWN BY: SUBJECT: SHEET 1 OF 2

11.10.11

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AMENDED MAP OF TERRACE PARK TRACT

26	25	24	23	22
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MB 9/3 R.I.C.

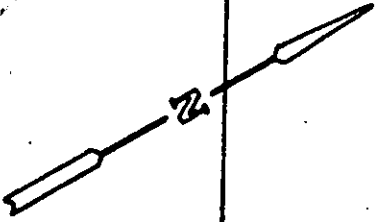
TERRACINA COURT

N28°59'12" E

47

173
190

150.00
(REC 150.00)

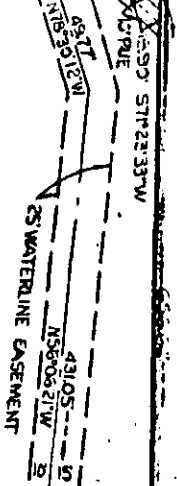
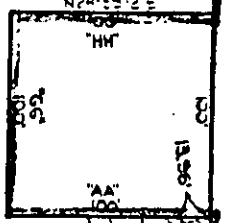


S.C.C.A.
MB 7/13 S.B.G.

TERRACINA

N60°57'49" W

DRIVE



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