

105226

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

W. W. Dwyer
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APPROVED AS TO FORM
W. W. Dwyer
ASSISTANT CLERK
CIVIL DIVISION

W. W.

VAN BUREN BOULEVARD

April, 1968

GRANT DEED

CITY OF RIVERSIDE, a Municipal Corporation

grants to the County of Riverside all that real property in the unincorporated area of Riverside County, California, described as follows:

That portion of the North one-half of Section 28, T. 3 S., R. 5 W., as shown by Sectionized Survey of Rancho El Sobrante de San Jacinto, on file in Book 1, page 8 of Maps, Records of San Bernardino County, California, as described in "Judgement in Eminent Domain and Final Order of Condemnation," recorded June 9, 1965, as Instrument No. 66796, Records of Riverside County, California, lying Southerly of the Northeasterly line of a strip of land 110-feet wide and being 55 feet on each side of the following described center line:

Beginning at a point on the Northerly line of said Section 28, which bears S. 89°40' W. a distance of 218.38 feet from the North one-quarter corner thereof;
Thence S. 66°01'03" E., a distance of 494.03 feet;
Thence Southeasterly along the arc of a tangent curve concave Southwesterly and having a radius of 3000 feet, through a central angle of 25°52'03", an arc distance of 1354.42 feet;

36333

Together with an easement for slope purposes over the following described land:

That portion of the North one-half of Section 28, T. 3 S., R. 5 W., as shown by Sectionized Survey of the Rancho El Sobrante de San Jacinto, on file in Book 1, page 8 of Maps, Records of San Bernardino County, California, as 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, described as follows:

Beginning at a point on the Northerly line of said Section 28, which bears S. 89°40' W., a distance of 30.00 feet from the North quarter corner of said Section 28;
Thence S. 63°12'05" E., a distance of 362.96 feet;
Thence S. 24°44'05" W., a distance of 5.00 feet;

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Grant Deed
City of Riverside
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Thence northeasterly along the arc of a non-tangent curve concave Southwesterly and having a radius of 3055 feet, through a central angle of $9^{\circ}45'08''$, an arc distance of 40.11 feet from a radial line bearing $S. 24^{\circ}44'05'' W.$;

Thence $N. 66^{\circ}01'03'' W.$, a distance of 315.04 feet to the Southwesterly line of said parcel conveyed to the City of Riverside;

Thence $N. 23^{\circ}52' W.$, along said Southwesterly line, a distance of 25.72 feet to the Northerly line of said Section 28;

Thence $N. 89^{\circ}40' E.$, along the Northerly line of said Section 28, a distance of 12.90 feet to the point of beginning.

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

Grantor reserves the right to flood that portion of the herein conveyed real property that lies northerly of the highway to be constructed on the property by Grantee.

Grantee acknowledges that stored flood waters may rise to a depth level against the northerly side of the fill slope supporting said highway to a height equal to the boundary line limits of Grantor's contiguous property lying northerly of the herein conveyed property, described as Parcel 4 in Judgment of Condemnation recorded June 9, 1965, as instrument number 66796, Records of Riverside County, California.

Dated: October 22, 1968

CITY OF RIVERSIDE, a Municipal Corporation

By: [Signature] Mayor

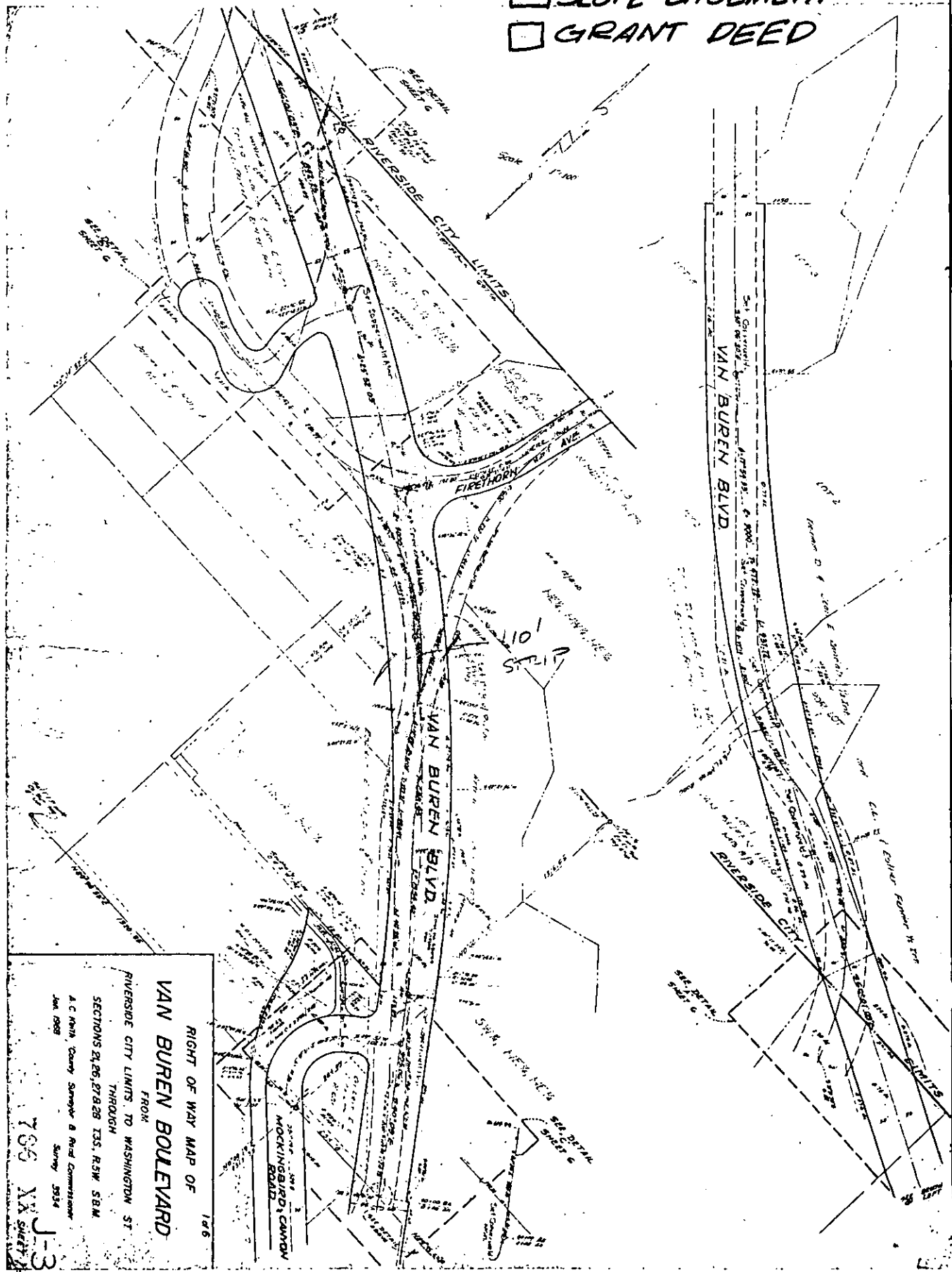
Attest: [Signature] City Clerk

AFTER RECORDING, RETURN TO ROAD DEPARTMENT

NO TAX DUE

727

SLOPE EASEMENT
 GRANT DEED



RIGHT OF WAY MAP OF
VAN BUREN BOULEVARD
 FROM
 RIVERSIDE CITY LIMITS TO WASHINGTON ST.
 THROUGH
 SECTIONS R.26, 27 & 28 T.3S., R.5W., S.B.M.
 A.C. HORN, County Surveyor & Road Commissioner
 JAN. 1968 Survey 2834
 796 XA SHEET 2
 J-36