

Res # 4453  
Book - 1018  
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## GRANT FOR STREET PURPOSES

THIS INDENTURE, Made the 23rd day of July, 1948, by and between MARION A. MAYER , as the duly appointed, qualified and acting guardian of the estate of Winnie I. Knoll, an incompetent person, the party of the first part, and the CITY OF RIVERSIDE, a municipal corporation of the County of Riverside, State of California, the party of the second part.

### W I T N E S S E T H:

That, whereas, the party of the first part, on the 29th day of May, 1948, filed in the Superior Court of the County of Riverside, State of California, her petition for authority to convey to the second party for street purposes the land in said petition and hereinafter described, and,

WHEREAS, After due notice according to law, the said Superior Court on the 28th day of June, 1948, made its order and decree authorizing the party of the first part to convey to the second party the said property for the use of the public, which order and decree was duly recorded in the office of the County Recorder on the 6th day of July, 1948, in Book 991 at page 470 of Official Records of said County, which said record is hereby referred to for greater certainty,

NOW, THEREFORE, The said Marion A. Mayer, as guardian of the estate of Winnie I. Knoll, an incompetent person, as aforesaid, pursuant to the order last aforesaid of the said Superior Court, in consideration of the premises and of the benefit accruing to the estate of said Winnie I. Knoll, as will appear from said petition aforesaid, does by these presents grant and convey to the party of the second part for street purposes, the following described parcel of land situated in the City of Riverside, County of Riverside, State of California, to-wit:

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A perpetual easement upon, over and across;

That portion of Lot 248 of the Lands of Southern California Colony Association, as shown by Map recorded in Book 7, Page 3 of Maps, records of San Bernardino County, California, particularly described as follows:

Beginning at the most Northerly corner of said Lot 248;

Thence South 29° 00' West along the Northwesterly line of Lot 248, 33 feet;

Thence South 60° 57' East, parallel with and 33 feet Southerly from the Northeasterly line of said Lot, to the Southwesterly extension of the Southeasterly line of Lot 14 of Garden Home Tract, as shown by Map on file in Book 10, Page 83 of Maps, records of said Riverside County;

Thence on a tangent curve concave to the North, with a radius of 153 feet, through an angle of 29° 05', an arc distance of 77.66 feet;

Thence tangent to said curve North 89° 58' East, 8.63 feet;

Thence on a tangent curve concave to the South, with a radius of 82 feet, through an angle of 20° 51', an arc distance of 29.84 feet to the most Easterly corner of said Lot 248;

Thence North 60° 57' West along the North-easterly line of said Lot 248, to the point of beginning;

Excepting therefrom any portion thereof included in Brockton Avenue;

Reserving to the said Winnie I. Knoll, right of reversion in case of abandonment or non-user of said land by the second party.

IN WITNESS WHEREOF, The said party of the first part, as guardian of the estate of Winnie I. Knoll, an incompetent person, as aforesaid, has executed these presents the day and year first above written.

/s/ Marian A. Mayer  
Marian A. Mayer

1 STATE OF CALIFORNIA )  
2 County of Riverside ) ss.

3 On this 23rd day of July, 1948, before me, John D. Kridner,  
4 a Notary Public in and for said County of Riverside, State of  
5 California, appeared Marion A. Mayer, personally known to me to be  
6 the person whose name is subscribed to the foregoing instrument  
7 as the guardian of the estate of Winnie I. Knoll, and incompet-  
8 ent person, and acknowledged to me that she, as such guardian,  
9 executed the same.

10 IN WITNESS WHEREOF, I have hereunto set my hand and affixed  
11 my official seal the day and year in this Certificate first above  
12 written.

13 /s/ John D. Kridner  
14 Notary Public in and for the County  
of Riverside, State of California

15 My Commission Expires March 17, 1951

17 The above instrument approved as to  
18 form.

19 /s/ Miguel Estudillo  
20 City Attorney of the City of Riverside,  
California.

21 Approved as to description  
22 /s/M. H. Irvine, City Engineer

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