

GRANT DEED

THIS INSTRUMENT, made and entered into on the 23 day of  
October, in the year of our Lord, Nineteen Hundred and Fifty-one,

by and between BEN E. LEWIS and CATHERINE D. LEWIS, husband and wife as joint  
tenants, parties of the first part, and the CITY OF RIVERSIDE, a municipal  
corporation of the State of California, party of the second part:

WITNESSETH: That the said parties of the first part, for and in  
consideration of the sum of One Dollar (\$1.00), lawful money of the United  
States of America, to them in hand paid by the party of the second part,  
receipt whereof is hereby acknowledged, do by these presents grant, bargain,  
sell and convey to the party of the second part, for use as a PUBLIC STREET,  
all that certain real property situated in the City of Riverside, County of  
Riverside, State of California, and more particularly described as follows:

A portion of Lot 5 of Norton Tract No. 3 shown on a map recorded in Map Book 19, Page 91, Records of Riverside County, California, described as follows:

Beginning at the most northerly corner of said Lot 5, thence south-  
westerly along the northwesterly line of said Lot 5, a distance  
of eight feet (8.0') to the true point of beginning; thence south-  
westerly on a curve concave to the northeast having a radius of  
five hundred one and forty-four hundredths feet (501.44') a  
distance of fifty-four feet (54.0'), thence southerly along a  
curve concave to the east having a radius of twenty feet (20.0')  
through a central angle of eighty-three degrees (83°) to a point in  
the southwesterly line of said Lot 5 which is distant twenty-nine  
feet more or less (29.0') northerly from the northerly end of a  
curve in the westerly line of said Lot 5, having a radius of four  
hundred seventy feet (470.0'), thence northerly along the westerly  
line of said Lot 5, a distance of two and seventy-two hundredths  
feet more or less (2.72') to the beginning of a curve in the  
westerly line of said Lot 5 having a radius of twenty feet (20.0'),  
thence northerly and northeasterly along the westerly and northwesterly  
lines of said Lot 5 to the true point of beginning.

TOGETHER with all rights to any easement or right-of-way within or  
appurtenant to the above-described property.

THE GRANTORS UNDERSTAND that the present intention of the grantees of  
the lands hereby conveyed in fee is to construct and maintain thereon a City  
Street. The grantors hereby waive any claim for any and all damages to any  
other real property owned by the grantors contiguous to the lands hereby  
conveyed, by reason of the location, construction and/or maintenance of said

1 street. The grantors hereby waive any claim for any and all damages to the  
2 real property owned by the grantors contiguous to the lands herein conveyed,  
3 by reason of the relocation of the street or sidewalk, it being the under-  
4 standing that in the event the City installs a sidewalk on the property  
5 herein conveyed, by the excavating and lowering of said sidewalk to the  
6 present street grade, that it shall be the duty of the grantors to provide  
7 all necessary retaining walls and that the City shall not be liable for any  
8 damage of any nature or kind by the lowering of said sidewalk to street grade.  
9 This provision shall be binding upon not only the grantors, but their heirs,  
10 successors and transferees.

11 IN WITNESS WHEREOF, the said parties of the first part have hereunto  
12 executed the within instrument the day and year first above-written.

13  
14 /s/ Ben H. Lewis

15 BEN H. LEWIS

16  
17 /s/ Catherine D. Lewis

18 CATHERINE D. LEWIS

19  
20 State of California ) ss  
County of Riverside )

21  
22 ON THIS \_\_\_\_\_ day of \_\_\_\_\_, A. D., 1951, before me,

23 \_\_\_\_\_, a Notary Public in and for said County  
24 and State, personally appeared BEN H. LEWIS and CATHERINE D. LEWIS

25 known to me to be the persons whose names are subscribed to the within instru-  
26 ment and acknowledged to me that they executed the same.

27 IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal  
28 the day and year in this certificate first above-written.

29  
30 \_\_\_\_\_  
Notary Public in and for said County and State

PLAT  
 SHOWING LAND TO BE ACQUIRED  
 FOR THE WIDENING OF  
 BROCKTON AVENUE AT RICE ROAD  
 CITY OF RIVERSIDE, CALIFORNIA

SCALE: 1"=20'

