

by Arroyo Drive  
accepted by City  
Council 3/10/53

GRANT DEED

JOHNSON, INC., a corporation, Grantor, for a valuable consideration, receipt of which is hereby acknowledged, does hereby grant to CITY OF RIVERSIDE, a Municipal Corporation, the real property in the County of Riverside, State of California, described as:

That portion of Lots 10 and 11 as shown on Map of VICTORIA RANCH on file in Book 4 page 59 of Maps, records of Riverside County, California, particularly described as follows:

Beginning at a point in the center line of that certain Deed to the City of Riverside on file in Book 510 page 98 of Official Records of Riverside County, California, which bears North 88° 53' 30" East, a distance of 722.49 feet from the center line of Victoria Avenue as shown on said Map;

Thence North 88° 53' 30" East, a distance of 173.58 feet to the center line of Arroyo Drive;

Thence along the center line of Arroyo Drive on the following described courses and distances;

- Thence South 47° 01' 30" East, a distance of 43.63 feet;
- Thence South 53° 38' East, a distance of 22.75 feet;
- Thence South 67° 25' East, a distance of 25.70 feet;
- Thence South 74° 46' East, a distance of 80.50 feet;
- Thence South 54° 31' East, a distance of 70.60 feet;
- Thence South 68° 33' East, a distance of 76.44 feet;
- Thence South 50° 29' East, a distance of 78.55 feet;
- Thence South 60° 26' East, a distance of 85.80 feet;
- Thence South 49° 4' East, a distance of 88.09 feet;
- Thence South 63° 41' East, a distance of 30.26 feet;
- Thence North 81° 05' East, a distance of 42.30 feet;
- Thence North 60° 26' East, a distance of 66.32 feet;
- Thence South 78° 54' East, a distance of 97.52 feet;
- Thence North 76° 01' East, a distance of 151.95 feet;
- Thence North 67° 20' East, a distance of 72.45 feet to the

Northwest corner of Lot 9 of said Victoria Ranch, also shown on Record of Survey on file in Book 18 page 34 thereof, records of Recorder's Office, Riverside County, California;

Thence South 17° 53' East along the Westerly line of said Lot 9, a distance of 47.66 feet;

Thence South 67° 20' West, a distance of 45.70 feet;

Thence Westerly on a curve concave to the Northwest, having a radius of 347.5 feet through an angle of 8° 41', a distance of 52.66 feet;

Thence South 76° 01' West, a distance of 93.37 feet;

Thence Westerly on a curve, concave to the North, having a radius of 397 feet, through an angle of 20° 00', a distance of 136.57 feet;

Thence North 83° 59' West, a distance of 92.49 feet;

Thence Northwesterly on a curve, concave to the Northeast, having a radius of 277 feet through an angle of 23° 33', a distance of 113.86 feet;

Thence North 60° 26' West, a distance of 96.21 feet;

Thence Northwesterly on a curve concave to the Northeast, having a radius of 187.5 feet through an angle of 9° 57' 00", a distance of 32.56 feet;

*Posted Victoria  
Groves - Unit  
No 1 (#745-A)  
Bk 4 - Pg 36*

*4/35, 36  
413*

Thence North 50° 29' West, a distance of 40.86 feet;  
 Thence Northwesterly on a curve, concave to the Southwest,  
 having a radius of 112.5 feet, through an angle of 12° 21' 40", a  
 distance of 24.27 feet;  
 Thence North 62° 50' 40" West, a distance of 275.95 feet;  
 Thence Northwesterly on a curve concave to the Southwest,  
 having a radius of 225 feet, through an angle of 28° 15' 50", a  
 distance of 110.99 feet;  
 Thence South 88° 53' 30" West, a distance of 70.41 feet;  
 Thence North 00° 01' 30" West, a distance of 30 feet to the  
 point of beginning.

DATED: 1/15/53, 1953

JOHNSON, INC., a corporation,

By R. H. Walter  
 Vice President

By /s/J. L. Simpson  
 Asst. Secretary

STATE OF CALIFORNIA )  
 COUNTY OF RIVERSIDE ) ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 1953, before me  
 \_\_\_\_\_, a Notary Public in and for said  
 County and State, personally appeared \_\_\_\_\_  
 known to me to be the President and \_\_\_\_\_  
 known to me to be the Secretary of the Corporation that executed the  
 within instrument, and 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.

WITNESS my hand and official seal the day and year in this  
 certificate first above written.

\_\_\_\_\_  
 Notary Public in and for said  
 County and State.