

This Indenture, Made the 25th day of October

in the year of our Lord one thousand nine hundred and thirteen

between RIVERSIDE LAND AND IRRIGATING COMPANY, a corporation organized and existing under the laws of the State of California,

, part y of the first part, and CITY OF RIVERSIDE, a municipal corporation, - - - -

, part y of the second part,

Witnesseth: That for and in consideration of the sum of \$10.00

Ten and no/100 DOLLARS,

in hand paid by the said part y of the second part, the receipt whereof is

hereby acknowledged, the said part y of the first part does by these presents

grant, bargain, sell and convey unto the said part y of the second part, and

to its successors and assigns forever, all that certain lot or parcel of land

situate in the County of Riverside, in the State of California, and bounded and

particularly described as follows, to-wit

Beginning at a point in the "New boundary line" of Fairmount

Park, as shown on a map of Fairmount Park Lake of record in Book of

Maps 4, page 82 thereof, records of Riverside County, California,

said point being in the course marked "South 79° 00' East 118 feet"

and 47.4 feet Westerly of the easterly end of said course for the

point of beginning; thence South 79° 00' East 47.4 feet; thence

South 67° 00' East 183 feet; thence North 41° 20' East 130 feet;

thence North 83° 11' East 40 feet; thence North 4° 56' East 450

feet; thence North 11° 26' West 140 feet; thence South 28° 10'

West 651.4 feet; thence on a curve concave to the east the long

chord of which bears South 22° 46' West and having a radius of

467.67 a distance of 88.16 feet, being 10° 48' of arc to the point

of beginning, and containing 3.14 acres of land, more or less, said

land being more particularly shown within the colored border line

of the map hereto attached and made a part hereof; said land being

deeded for the purposes of a Public Park to be used as a part of,

and in connection with, Fairmount Park, and this land is deeded

without water or water rights, except that the water and water rights

already owned by the City of Riverside in connection with said Fair-

mount Park shall be entitled to be used upon said land; but second

party shall not be entitled to sink any wells on said land or pump

any water therefrom, and said second party reserves the right to

itself, its successors and assigns forever, the right of way of

the natural channel of Spring Brook through said land for the un-

interrupted flow of the water of said stream, and the right to pipe

the same at any time. This land is deeded with the further reser-

vation by first party of the right of the flow of the storm waters

through the storm ditch on the west side of said Fairmount Park Lake, as such ditches are owned by the Riverside Water Company, a corporation, and as owned by second party hereto in connection with its storm ditch near the northern City limits, running from North Orange Street at the City limits, westerly to connect with the storm ditch of the Riverside Water Company, which in turn empties into the channel of Spring Brook southerly of Santa Ana Street, and thence through said channel of Spring Brook to a point near the present North-westerly corner of Fairmount Park, whence it is diverted into the said storm ditch on the west side of Fairmount Park Lake and thence carried around said Lake to a point near the present South-westerly corner of Fairmount Park, where it again enters the channel of Spring Brook on the land herein deeded. Said first party does hereby expressly reserve to itself, its successors and assigns forever, all water and water rights appurtenant to said land, and all the water and water rights in and to that certain stream known as "Spring Brook", except such rights as

are already owned by said second party.
 Said first party does also hereby expressly reserve to itself, its successors and assigns forever, the right to at any time in the future construct a new storm ditch through its own lands adjoining and connect it with the storm ditch already constructed through said Fairmount Park and discharging at the present time at or near the present southern boundary line of said Park west of Fairmount Park Lake, or to continue the present storm ditch in its same general course southerly and then connect with same, and that portion of the said storm ditch within the boundaries of said Fairmount Park, including the lands herein conveyed, shall be cared for by said second party.

Said first party does also hereby expressly reserve to itself, its successors and assigns forever, the free right of way for a pipe line connecting with the present outlet or discharge pipe from said Fairmount Park Lake at the bottom thereof, carrying such water through the land herein conveyed, together with the right to repair, enlarge or replace the same, and the right of entry therefore.

Said first party does also hereby expressly reserve to itself, its successors and assigns forever, the free right of way for a pipe line over and through the land herein conveyed and connecting with the present or future discharge box or outlet of said Fairmount Park Lake at the surface thereof, together with the right to repair, enlarge or replace the same, and the right of entry there-fore.

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[This section contains mirrored bleed-through text from the reverse side of the document, which is largely illegible due to the quality of the scan.]

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the said part Y of the second part, and to its successors XXXX and assigns forever.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, subject however to the reservations herein set forth.

To have and to hold, all and singular the said premises, together, with the appurtenances, unto the said part Y of the second part, and to its successors XXXX and assigns forever.

In witness whereof, The said part Y of the first part has hereunto set its name and affixed its corporate seal the day and year first above written.

RIVERSIDE LAND AND IRRIGATING COMPANY, *[Seal]*

By *[Signature]* President. *[Seal]*

ATTEST: *[Signature]* Secretary *[Seal]*

State of California, }
COUNTY OF RIVERSIDE, } ss.

On this _____ day of _____ in the year _____ of _____ thousand nine hundred and _____

State of California, }
COUNTY OF RIVERSIDE, } ss.

On this 25th day of October in the year of our Lord, one thousand nine hundred and thirteen before me Harry E. Courtney, a Notary Public, in and for said County and State, personally appeared A. B. Evans

known to me to be the _____ President, and M. M. Zapp known to me to be the _____

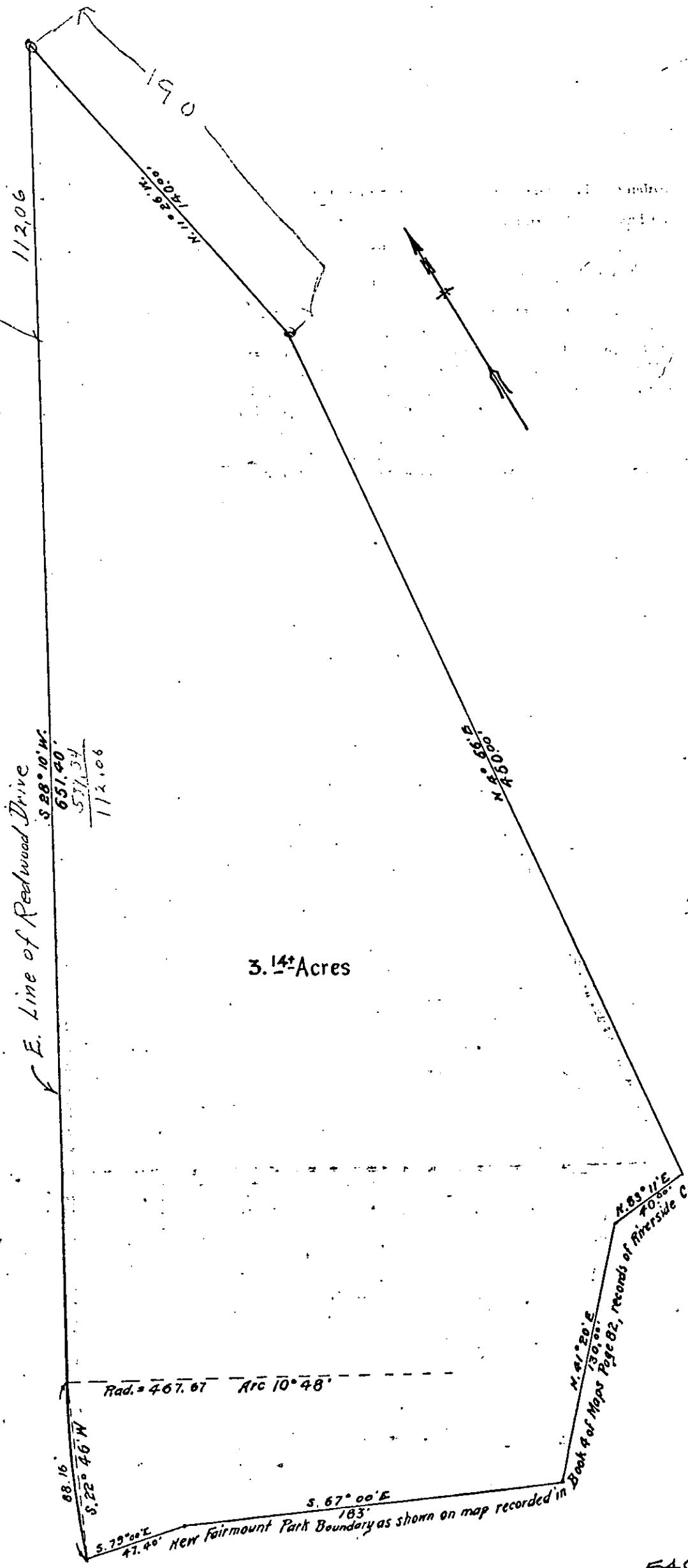
Secretary of the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal, the day and year in this Certificate first above written.

Harry E. Courtney
Notary Public in and for the County of Riverside, State of California.

(CORPORATION—Walter D. Clark, Print) 3-28-12-2m

RECORDED
INDEXED



E. Line of Redwood Drive

| | |
|---------------|---------------|
| S. 28° 10' W. | 651.40 |
| | <u>571.34</u> |
| | 112.06 |

3.14 Acres

Rad. = 467.67 Arc 10° 48'

88.16
S. 79° 00' E

S. 67° 00' E
183'

N. 89° 11' E
70.00

47.40

New Fairmount Park Boundary as shown on map recorded in

Book 9 of Maps Page 82, records of Riverside County, Calif.

545

Deed

Riverside Land and
Irrigating Company

-TO-

City of Riverside.

200-8-09
OK for description
as per [unclear]
City Engineer

OK as to form
W.S. Lewis
City Clerk

| | |
|--|---------------------|
| RECEIVED FOR RECORD | |
| NOV 10 1913 | |
| at 54 Min. past 12 o'clock P.M. at | |
| request of | City Clerk |
| Copied in Book No. 385 of | |
| Deeds | page 265 |
| Secy., Records of Riverside County, California. | |
| By | W.S. Lewis Recorder |
| Fees, \$ | 30c |
| | 3 |

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