

Box Springs Boulevard
Eucalyptus Avenue

February, 1974

Grant Deed

75740

Box Springs Company (a partnership)

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

All those portions of Lots 34, 35, 36 and 38, and those certain unnamed streets adjacent to the southerly and westerly boundaries, all of Tract No. Twelve, as shown by map on file in Book 10 of Maps, at pages 7 and 8 thereof, Records of Riverside County, California, more particularly described as follows:

Beginning at the most southerly corner of Lot "C" (Box Springs Boulevard) of Tract No. 4510-1, as shown by map on file in Book 72 of Maps, at pages 94 through 96, inclusive thereof, Records of Riverside County, California;
Thence South 35° 28' 00" East along the southeasterly prolongation of the south-westerly line of said Lot "C" (Box Springs Boulevard), a distance of 655.00 feet to the beginning of a tangent curve, concave to the west, having a radius of 256.00 feet; thence southerly along said curve, to the right, through a central angle of 35° 02' 20", an arc distance of 156.55 feet to the end thereof; thence South 00° 25' 40" East, a distance of 63.93 feet; thence South 44° 34' 20" West, a distance of 32.53 feet to a line parallel with and distant northerly 44.00 feet, measured at right angles, from the south line of said Tract No. Twelve, said south line also being the south line of Section 3, Township 3 South, Range 4 West, San Bernardino Base and Meridian; thence South 89° 34' 20" West along said parallel line, a distance of 1200.54 feet to a point in the west line of said Tract No. Twelve, said line also being the west line of said Section 3; thence South 00° 33' 20" East along said west line, a distance of 44.00 feet to the southwest corner of said Tract No. Twelve, said corner also being the southwest corner of said Section 3; thence North 89° 34' 20" East along the south line of said Tract No. Twelve and the south line of said Section 3, a distance of 1856.04 feet to a point in the westerly right of way line of the Atchafalaya, Topeka, and Santa Fe Railroad right of way; thence North 11° 16' 35" West along said westerly line, a distance of 44.80 feet to a line parallel with and distant northerly 44.00 feet, measured at right angles, from said south line of Tract No. Twelve and the south line of said Section 3; thence South 89° 34' 20" West along said parallel line, a distance of 513.17 feet to a point therein; thence North 45° 25' 40" West, a distance of 32.53 feet; thence North 00° 25' 40" West, a distance of 63.93 feet to the beginning of a tangent curve, concave to the west, having a radius of 344.00 feet and being concentric with said curve hereinbefore mentioned having a radius of 256.00 feet; thence northwesterly along said curve having a radius of 344.00 feet through a central angle of 35° 02' 20", an arc distance of 210.37 feet to the end thereof, said point being in the southeasterly prolongation of the northeasterly line of said Lot "C" (Box Springs Boulevard); thence North 35° 28' 00" West along said southeasterly prolongation, a distance of 655.00 feet to the most southerly corner of Lot 2 of said Tract No. 4510-1; thence South 34° 32' 00" West along the southeasterly line of said Lot "C" (Box Springs Boulevard), a distance of 88.00 feet to the point of beginning.

NO TAX DUE

Date: *February 22, 1973*

Ernest H. Webb
Subscribing witness

Box Springs Company
(a partnership)
by Wilbur D. Leggett
authorized signator

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

On *February 22, 1973*, before me personally appeared *Ernest H. Webb*, whose address is *Courthouse, Riverside, California*, and who is known to me to be the person whose name is subscribed as a witness to the foregoing deed, who, being by me duly sworn, deposes and says that *he saw Wilbur D. Leggett*,

personally known to him to be the person whose name *is* subscribed to said deed, execute the same, and that said witness subscribed his name thereto as a witness.

ORHALD D. SU. LIVAN, County Clerk

b, Deputy

After recording return to Road Commissioner, Courthouse, Riverside, California.

75740
RECEIVED FOR RECORD
JUN 19 1974
J. W. ...
Book 1174, Page 75740
Riverside, California
W. D. Leggett

D10476 (L)

75740

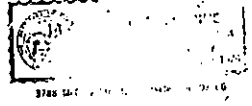
STATE OF CALIFORNIA
COUNTY OF Riverside
February 22, 1973

I, the undersigned, a Notary Public in and for the State of California, do hereby certify that the within and annexed instrument is the true and correct copy of the original instrument as the same appears from the records of the County of Riverside, California, and that the same was presented and acknowledged to me by the person whose name is subscribed to the within instrument, to-wit: Ernest M. Webb, personally known to me to be the person whose name is subscribed to the within instrument, as a witness therein, who being by me duly sworn, depose and affirm that he is the person who executed the same; and that said witness personally known to him to be the same person as described in the within instrument as the witness therein, and that said witness personally known to him to be the same person as described in the within instrument as the witness therein, and that said witness personally known to him to be the same person as described in the within instrument as the witness therein.

The person described in the within instrument as the witness therein, Ernest M. Webb, personally known to me to be the person whose name is subscribed to the within instrument, as a witness therein, who being by me duly sworn, depose and affirm that he is the person who executed the same; and that said witness personally known to him to be the same person as described in the within instrument as the witness therein.

WITNESS my hand and official seal this 22nd day of February, 1973.

Signature Alice A. Flodine
Name (Typed or Printed) Alice A. Flodine



CERTIFICATE OF ACCEPTANCE OF DEED
(Gov. Code 27281)

75740

THIS IS TO CERTIFY that the interest in real property conveyed by the deed dated
February 22, 1974 from BOX SPRINGS COMPANY

to
COUNTY OF RIVERSIDE, a political corporation and/or governmental agency, is hereby accepted by order of the Board of Supervisors on the date below and the grantee consents to recordation thereof by its duly authorized officer.

Date June 11, 1974

DONALD D. SULLIVAN, County Clerk

By [Signature] deputy

END RECORDED DOCUMENT W. D. BALOGH, COUNTY RECORDER

10476 (L)