

APPROVED AS TO FORM

Justin M. McGehee
ASST. CITY ATTORNEY

GRANT DEED

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

RIVERSIDE CITY HIGH SCHOOL DISTRICT, Grantor, for a

valuable consideration, receipt of which is hereby acknowledged,
does hereby grant to the CITY OF RIVERSIDE, a municipal corpora-
tion, the real property in the City of Riverside, State of Cali-
fornia, described as follows:

A part of Lots 11 and 12, Block 16, Riverside Land and
Irrigating Company Lands, as shown in Map Book 1 at page
70, Records of San Bernardino County, California, described
as follows:

Beginning at a point on the southwesterly line of said Lot
12 which bears South 33° 59' East along said southwesterly
line, a distance of 34.65 feet from the southwesterly corner
of Lot 1 of Jefferson Square as shown in Map Book 23, page
61, Records of Riverside County, California;

Thence North 55° 36' 36" East a distance of 421.62 feet;

Thence North 55° 59' 45" East a distance of 284.32 feet;

Thence South 34° 00' 15" East a distance of 300.75 feet
to a tangent curve concave northwesterly, having a radius
of 59.50 feet;

Thence southerly along the arc of said curve through an
angle of 90°, a distance of 93.46 feet;

Thence South 55° 59' 45" West and tangent to said curve,
a distance of 646.73 feet to a point on the southwesterly
line of said Lot 12, from which the point of beginning
bears South 33° 59' East a distance of 357.48 feet;

Thence North 33° 59' West along said southwesterly line,
357.48 feet to the point of beginning.

253,040.28 square feet or 5.809 acres.

This conveyance is made on the express condition that
the property shall be used solely for a public neighborhood park
and the land shall be developed by the city in a way which is ac-
ceptable to the grantor and the City of Riverside and which de-
velopment shall be in the best interest of joint use of said
facility by the city and the school district and, further, the
neighborhood park development shall be planned in such a manner
as to complement existing development, both in design and use,
with free access between the school property and the park property
maintained at all times.

APPROVED AS TO DESCRIPTION

J. F. MARTINEK
Director of Public Works

J. F. Martinek
Assistant City Engineer
Check by *BP 1/27/61*

- 1 -

RECORDED *Aug. 4, 1961*
BOOK *2957* PAGE *432*
OFFICIAL RECORDS, RIV. CO.
INSTRUMENT NO. *66271*

WALTER BULLIVANT, JR.
COUNTY CLERK
RIVERSIDE COUNTY
RIVERSIDE, CALIFORNIA

1 It is a further condition of this grant that the ware-
 2 house upon the property conveyed may be severed from the real prop-
 3 erty by the grantor at any time within two years from the date
 4 hereof and during said two year period there is reserved to the
 5 grantor an easement to go upon said property and utilize said
 6 warehouse as it sees fit. It is a further condition of this
 7 deed that the City of Riverside grants to the Riverside City High
 8 School District an option to purchase all of the land herein de-
 9 scribed for the sum of \$22,364.65. Conditions of this option are
 10 if at any time within the 20 years next following the delivery of
 11 the grant deed herein, the City of Riverside should decide to
 12 sell said property, it shall give written notice immediately to
 13 said school district of its decision and said school district
 14 shall have a period of six months within which to exercise said
 15 option by tendering said cash amount to the City of Riverside
 16 in return for which it shall receive the city's grant deed conveying
 17 marketable title to the said property to the said school district.

18 Dated July 17, 1961 RIVERSIDE CITY HIGH SCHOOL DISTRICT

20 By Richard E. Hampton, Jr.
 21 President, Board of Education
 of the City of Riverside

22 STATE OF CALIFORNIA)
 23 COUNTY OF RIVERSIDE)

24 On July 7 1961, before me, a Notary Public in and
 25 for said County and State, personally appeared Richard E. Hampton,
 26 Jr., President of the Riverside City Board of Education, known to
 27 me to be the person whose name is subscribed to the within instru-
 ment, and acknowledged to me that he executed the same on behalf
 of said Board of Education.

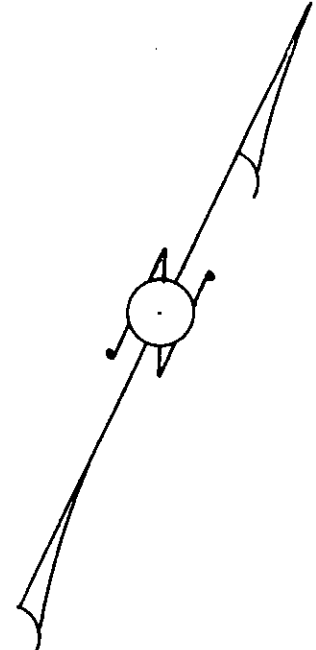
28
 29 (Seal)
 30
 31
 32

Notary Public
 KATHERINE M. OSSEY
 My Comm. expires 12/31/61

JEFFERSON							
49	48	47	16	45	44	43	42
65	59	59	59	59	59	59	59

Lot "A"							
50	51	52	53	54	55	56	
65	59	59	59	59	59	59	

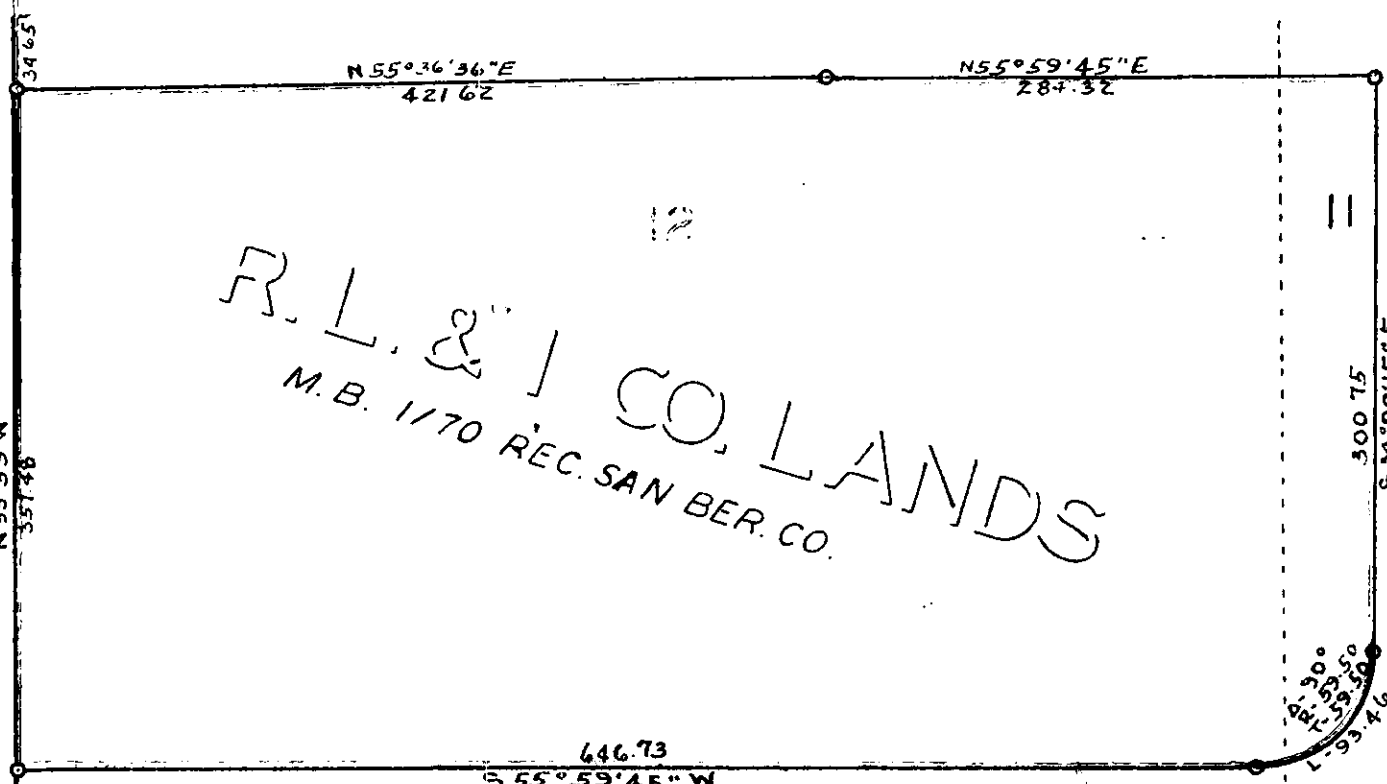
M.B. 23/61 RIV. CO REC											
87	86	85	84	83	82	81	80	79	78	77	76
65	59	59	59	59	59	59	59	59	59	59	59



SCALE: 1" = 100'

JEFFERSON

Lot "B"											
1	2	3	4	5	6	7	8	9	10	11	12
65	59	59	59	57	57	57	57	57	57	57.15	57.75



R. L. & I CO. LANDS
 M.B. 1170 REC. SAN BER. CO.

PLAT
 PROPOSED PARK AREA
 RAMONA HIGH SCHOOL