

1698/491

1698 491

Arlington-Mira Loma Road

February, - 1955  
2-25-55

GRANT DEED

ROSA SOLAZZO, a widow, hereby grants in fee to the COUNTY OF RIVERSIDE, for the purpose of a freeway and certain frontage roads, the real property in the County of Riverside, State of California, described as follows:

Parcel 1.

A portion of the McClaskey Tract as shown by map on file in Book 10, page 37 of Maps, records of the Recorder of Riverside County, California, more particularly described as follows:

All that portion of Lots 43 and 44 of said McClaskey Tract described by metes and bounds as follows: Commencing at the southeast corner of Lot 45 in said McClaskey Tract; thence westerly along the south line of Lots 45 and 44, a distance of 712.44 feet; thence N.00°17'25" East, parallel with Van Buren Street a distance of 119.76 feet to the true point of beginning of the parcel of land to be conveyed; thence continuing N.00°17'25" East, a distance of 185.47 feet; thence N.49°40'25" West, a distance of 534.81 feet to a point on the center line of Hanton Street; thence S.89°59'55" West, along said center line, a distance of 219.43 feet; thence S.49°40'25" East, a distance of 821.40 feet to the true point of beginning.

SEE  
4306-F  
PAR. 9-A

Also, the underlying fee interest appurtenant to the above described parcel in the public street (heretofore known as Hanton Street) adjoining said parcel on the north.

Containing 2.059 acres, more or less, in addition to the part thereof in said public highway.

Together with any abutter's rights of access, appurtenant to the remaining portion of the above described property, in and to said freeway, and over and across the northerly line of said parcel included within the side lines of Hanton Street, 60 feet wide, as shown on said map.

Parcel 2.

All that portion of Lots 15 and 16 of said McClaskey Tract described by metes and bounds as follows: Beginning at a point on the westerly line of Pedley Road, said point being also the most easterly corner of Lot F (Jurupa Avenue) of the Randolph Subdivision as shown by map on file in Book 16, page 39 of Maps, records of the Recorder of Riverside County, California; thence northwesterly along the southerly line of Lot F, on the arc of a 15 foot radius curve for an arc distance of 20.99 feet; thence S.81°56'05" West, along said southerly line of Lot F, a distance of 112.09 feet; thence S.49°40'25" East, a distance of 52.15 feet; thence S. 37°13'19" East, a distance of 288.50 feet to a point on the westerly line of Pedley Road; thence N.17°54'25" West, along said westerly line, a distance of 282.67 feet to the point of beginning.

SEE  
4306 F  
PAR 9B

4306-I

Also, the underlying fee interest appurtenant to the above described parcel in the adjoining public highway (heretofore known as Pedley Road) adjoining said parcel on the east.

Containing 0.386 acres, more or less, in addition to the part thereof in said public highway.

Together with any abutter's rights, including access rights appurtenant to the remaining portion of Lots 15 and 16, in and to said freeway, provided, however, that such remaining portion of Lots 15 and 16 shall abut upon and have access as hereinafter provided, to a frontage road which will be connected to the freeway only at such points as may be established by public authority. The said right of access to said frontage road is hereby expressly limited to the southeasterly 80 feet of said parcel.

Parcel 3.

All that portion of Lot 13 and Jurupa Avenue of the McClaskey Tract as shown by map on file in Book 10, page 37 of Maps, records of the Recorder of Riverside County, California, described by metes and bounds as follows:

Beginning at the intersection of the center lines of Pedley Road and Jurupa Avenue as shown on the McClaskey Tract; Thence N.80°02'55" E. along the center line of Jurupa Avenue a distance of 101.37 feet;

Thence N.49°40'25" W., a distance of 190.70 feet to a point on the center line of Pedley Road; thence S.17°54'25" E., along said center line a distance of 148.10 feet to the point of beginning.

EXCEPTING that portion thereof contained in the River Farm Tract, as shown by map on file in Book 7, page 52 of maps, records of the Recorder of Riverside County, California.

Also, the underlying fee interest appurtenant to the above described parcel in the adjoining public highway (heretofore known as Jurupa Avenue) adjoining said parcel on the south.

Containing 0.0069 acres, more or less, in addition to the part thereof in said public highway.

Together with any abutter's rights, including access rights, appurtenant to the remaining portion of said Lot 13, in and to said freeway, provided, however, that such remaining portion of Lot 13 shall abut upon and have access to a frontage road which will be connected to the freeway only at such points as may be established by public authority.

SEE  
A306 F  
Per. 9C

4306-I