

Office Copy

China Town Ditch

GRANT DEED

ANAHIM CONSTRUCTION COMPANY, a California corporation,

(Grantor - ~~Grantors~~)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
do CS _____ hereby grant to the CITY OF RIVERSIDE, a municipal
corporation, the real property in the City of Riverside, County of
Riverside, State of California, described as follows: --

See description attached -

Dated JUNE 6, 1962

C. H. JONES & SONS, INC.
(FORMERLY)
ANAHIM CONSTRUCTION COMPANY

(S) By: C. J. JONES (PRES.)

(S) By: C. M. JONES (SECY)

RECORDED AUG. 27, 1962

BOOK 3209 PAGE 415

CITIZEN RECORDS, INC. CO.

INSTRUMENT NO. 80408

✓ X/1-B AB

4400

PARCEL 1 -

All that part of Lot 5 of Evans Rio Rancho as shown on map on file in Book 10, pages 52, 53, 54 of Maps, Records of Riverside County, California, described as follows:

Commencing at the most northwesterly corner of Lot 12 of said Evans Rio Rancho, which point is also the most easterly corner of a parcel of land described in Deed from P. T. Evans et ux to the City of Riverside, California, recorded March 13, 1934, in Book 163 at page 236 of Official Records, Records of Riverside County, California;

Thence South 25° 00' West along the northerly line of said Lot 12, a distance of 133.00 feet to the TRUE point of beginning;

Thence North 70° 31' 30" West, a distance of 350.00 feet to a point;

Thence South 86° 23' West, a distance of 1,060.00 feet, more or less, to the southeasterly right-of-way line of the Riverside County Flood Control District Channel, 800.0 feet in width;

Thence southwesterly along said southeasterly right-of-way line a distance of 900.0 feet, more or less, to the point of intersection of said southeasterly right-of-way line with the northeasterly line of Lot 11 of said Evans Rio Rancho;

Thence South 49° 07' 30" East along the said northeasterly line of Lot 11, a distance of 130.0 feet, more or less, to the most westerly corner of a parcel of land described in Deed to the City of Riverside, California, dated October 20, 1952, recorded in Book 1425, at page 245 of Official Records of Riverside County, California;

Thence North 60° 39' 25" East, along the northwesterly line of the last said parcel, a distance of 730.59 feet to the northeasterly corner thereof;

Thence South 65° 19' 15" East, a distance of 816.52 feet;

Thence North 70° 16' 20" East, a distance of 142.88 feet;

Thence North 25° 51' 55" East, a distance of 398.46 feet;

Thence South 77° 01' 35" East, a distance of 358.45 feet to the northerly line of said Lot 12;

Thence North 25° 00' East along the northerly line of said Lot 12, a distance of 103.01 feet to the TRUE point of beginning.

Parcel 2 -

All that part of Lot 12 of Evans Rio Rancho as shown on map on file in Book 10, pages 52, 53 and 54 of Maps, Records of Riverside County, California, described as follows:

Beginning at the corner common to Lots 5, 6, and 12 of said Evans Rio Rancho;

Thence South 42° 59' 20" East along the line between said Lots 6 and 12, a distance of 412.18 feet;

Thence North 77° 10' 35" West, a distance of 391.34 feet more or less to a point on the westerly line of said Lot 12, which said point bears South 25° 09' West (recorded as South 25° 00' West), a distance of 236.01 feet from the point of beginning;

Thence North 25° 09' East along the line between said Lots 5 and 12, a distance of 236.01 feet to the point of beginning.

EXCEPTING and reserving unto the Grantor all water rights in and under the above described property, but not the right to explore, or drill for from the surface of said property.

