

GRANT DEED

APPROVED AS TO FORM

DEPUTY CITY ATTORNEY

128778

5593

RECEIVED FOR RECORD
NOV 12 1965

BEN F. SNIDER and LOU ELLA SNIDER, husband and wife,

(Grantors - Grantors)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do 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: --

Those portions of the northwest quarter of the northwest quarter of Section 31, Township 2 South, Range 4 West, San Bernardino Base and Meridian, described as follows:

PARCEL NO. 1 -

Beginning at the northwest corner of said Section, thence S.00°00'50"E. along the west line of the northwest quarter of the northwest quarter of said Section, 15.57 feet to a point on a curve concave easterly and having a radius of 2,555 feet, the center of said curve bears N.77°50'45"E. from said point;

Thence southerly along said curve through an angle of 01°30'25" an arc length of 67.20 feet to intersect a line parallel with and 15 feet easterly of west quarter of said Section;

Thence N.00°00'50"W. along said parallel line, 81.64 feet to the north line of said Section;

Thence S.89°48'30"W. along said north line, 15 feet to the point of beginning.

The above described parcel being also shown as Parcel 14 on plat of a Record of Survey on file in Book 36, page 40, Records of Surveys, Records of Riverside County.

PARCEL NO. 2 -

Commencing at a point on the west line of the northwest quarter of the northwest quarter of said Section 31, distant thereon S.00°00'50"E. 15.57 feet from the northwest corner of said Section 31, said point being also on a curve concave easterly and having a radius of 2555 feet, the center of said curve bears N.77°50'45"E. from said point;

Thence southerly along said curve through an angle of 02°21'45", an arc length of 105.35 feet to the TRUE point of beginning;

Thence continuing southerly along said 2555 foot radius curve, through an angle of 03°40'20" an arc length of 163.76 feet;

Thence S.18°11'40"E. 288.61 feet to a point on the southwesterly line of that certain parcel conveyed to Ben F. Snider and Lou Ella Snider by Deed recorded October 16, 1956, as Instrument No. 71391, Riverside County Records;

Thence S.30°32'E., 207.82 feet;

Thence S.77°53'E., 75.99 feet;

Thence N.18°11'40"W., 434.81 feet to a point on the southwesterly line of that certain parcel conveyed to California Pools, Incorporated by Deed recorded June 3, 1960, as Instrument No. 49554, Riverside County Records;

Thence N.49°42'30"W., along said southwesterly line, 82.54 feet to the most westerly corner of said parcel conveyed to California Pools Incorporated;

Thence N.46°24'E., 76.82 feet to the southwesterly line of Lot "A" as shown on map of University Mesa, Unit No. 1, on file in Map Book 40, pages 43, 44 and 45, Riverside County Records;

Thence northwesterly along the southwesterly line of said Lot "A" to the TRUE point of beginning.

The above described parcel being also shown as Parcel 11 on plat of a Record of Survey on file in Book 36, page 40, Records of Surveys, Records of Riverside County.

PARCEL NO. 3 -

An easement for drainage and slope purposes described as follows:

Commencing at a point on the north line of the northwest quarter of the northwest quarter of said Section 31, distant thereon N.89°48'30"E., 108.98 feet from the northwest corner of said Section; said point being also on a curve concave easterly and having a radius of 2445 feet, the center of said curve bears N.77°41'10"E., from said point;

Thence southerly along said curve through an angle of 05°52'50", an arc length of 250.94 feet;

Thence S.18°11'40"E., 95.17 feet to a point on the southwesterly line of that certain parcel conveyed to California Pools Incorporated by Deed recorded June 3, 1960, as Instrument No. 49554, Riverside County Records;

Thence continuing S.18°11'40"E., 434.81 feet to a point on a northerly line of that certain parcel of land conveyed to Charles E. Roos, et ux, by Deed recorded September 18, 1957, as Instrument 66993, Riverside County Records, for the TRUE point of beginning;

Thence S.77°53'E., along said northerly line, 31.13 feet;

Thence N.49°09'18"W., 52.24 feet to the easterly line of the hereinabove described Parcel No. 2;

Thence S.18°11'40"E., along said easterly line 29.08 feet to the TRUE point of beginning.

Containing approximately 0.009 acres.

PARCEL NO. 4 -

An easement for drainage and slope purposes described as follows:

Beginning at a point on the west line of the northwest quarter of the northwest quarter of said Section 31, distant thereon S.00°00'50"E., 15.57 feet from the northwest corner of said Section 31, said point being also on a curve concave easterly and having a radius of 2555 feet, the center of said curve bears N.77°50'45"E. from said point of beginning;

Thence southerly along said curve through an angle of 06°02'05", an arc length of 269.10 feet;

Thence S.18°11'40"E., 288.61 feet;

Thence N.30°32'W., 315.32 feet, more or less, to a point on the west line of the northwest quarter of the northwest quarter of said Section 31;

Thence N.00°00'50"W., along said west line, 262.43 feet to the point of beginning.

EXCEPTING therefrom that portion within Lot "A" of University Mesa, Unit No. 1, as shown by map on file in Map Book 40, pages 43, 44 and 45, Riverside County Records.

The above described parcel being also shown as a portion of Parcel "M" on plat of a Record of Survey on file in Book 36, page 40, Records of Surveys, Records of Riverside County.

PARCEL NO. 5 -

An easement for disposal of excess earthen material upon the hereinafter described parcel, said material to be deposited and graded in such manner as to fill the low-lying areas.

Said easement being more particularly described as follows:

Commencing at a point on the north line of the northwest quarter of said Section 31, distant thereon N.89°48'30"E., 108.98 feet from the northwest corner of said Section, said point being also on a curve concave easterly and having a radius of 2445 feet, the center of said curve bears N.77°41'10"E. from said point;

Thence southerly along said curve through an angle of 05°52'50" an arc length of 250.94 feet;

Thence S.18°11'40"E., 95.17 feet to a point on the southwesterly line of that certain parcel conveyed to California Pools Incorporated by Deed recorded June 3, 1960, as Instrument No. 49554, Riverside County Records, for the TRUE point of beginning;

Thence continuing S.18°11'40"E., 434.81 feet to a point on a northerly line of that certain parcel conveyed to Charles E. Roos, et ux, by Deed recorded September 18, 1957, as Instrument No. 66993, Riverside County Records;

Thence S.77°53'E. along said northerly line, 142.99 feet;

Thence N.33°08'42"E., 2.00 feet;

Thence N.18°11'40"W., 150.00 feet;

Thence N.04°09'30"W., 206.15 feet

Thence N.46°13'12"W., 182.85 feet to the southeasterly line of the said parcel conveyed to California Pools, Incorporated;

Thence S.36°08'W. along said southeasterly line, 79.12 feet to the southerly corner of the said conveyed parcel;

Thence N.49°42'30"W., along the southwesterly line of the said conveyed parcel, 47.46 feet to the TRUE point of beginning.

EXCEPTING THEREFROM that portion within that certain parcel conveyed to Jasper A. Payton by Deed recorded July 5, 1955, as Instrument No. 43479, Riverside County Records.

Containing approximately 1.17 acres.

APPROVED AS TO DESCRIPTION
J. F. MARTINEZ
Director of Public Works

By *[Signature]*
Assistant City Engineer

7/22/65 - 3-10-65

RECORDED Nov 12 1965

BOOK PAGE

OFFICIAL RECORDS, REV. 63

INSTRUMENT NO. 128778

D-5593

128778

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 10-2-65 From: Ben F. & Lou Ella Snider For: Par. Sect. 31, T. 2. S, R. 4 W, S. 8 E. 4 N

the City of Riverside, a municipal corporation, is here-accepted for and on behalf of said City pursuant Resolution of the City Council thereof recorded on 3-58 in Bk. 2374 O.R. pg. 339 Et Seq. Riverside County cords, and the Grantee hereby consents to recordation this instrument through the undersigned,

dated 11-12-65 L. H. Hailey
Property Management Officer

Return Deed to: Office of City Clerk
Riverside, California

128778

10-2 1965

Witness: A. M. Rice

Ben F. Snider
Ben F. Snider

Lou Ella Snider
Lou Ella Snider

