

VAN BUREN BOULEVARD

AUGUST - 1958

GRANT OF EASEMENT

The Santa Ana River Development Company, Grantor, grants to the County of Riverside certain real property in the County of Riverside, State of California, described as follows:

That portion of Fractional Section 25, Township 2 South, Range 6 West, as shown by Map of Surupa Rancho, on file in Book 9, Page 11 of Maps, Records of San Bernardino County, California, described by lot and bounds as follows:

Commencing at Section 25 as shown on Map of Santa Ana River Development Company property on file in Book 16, Page 55 of Record of Surveys, Records of Riverside County, California;

Thence S.52°54'05" West, along the northerly boundary of said property, a distance of 173.50 feet to the east line of that parcel of land conveyed to the County of Riverside in a Record of Surveys, Book 9, Page 11, Map 474, Records of said Riverside County and true point of beginning of the parcel of land to be conveyed;

Thence S.76°56'00" West, a distance of 53.12 feet to a point on a 1475 foot radius curve, from which point a radial line of said curve bears S.76°56'00" West;

Hence, along the arc of said 1475 foot radius curve, concave westerly, through an angle of 25°13'48", for an arc distance of 203.19 feet;

Thence S.05°09'56" East, a distance of 929.88 feet;

Hence, in the arc of a tangent curve, having a radius of 1005 feet, being concave easterly through an angle of 21°11'54", for an arc distance of 324.35 feet to a point on the northerly line of Tract No. 1 of the River Park Tract, as shown by map on file in Book 7, Page 52 of Maps, Records of said Riverside County, which bears S.66°13' West, a distance of 283.84 feet from Corner No. 4 of said Tract No. 1, as shown on said map;

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Thence N.66°13' West, along said northerly line, a distance of 26.84 feet to a point on the easterly line of that parcel of land conveyed to the County of Riverside by deed recorded December 6, 1938, in Book 401, Page 141, Records of said Riverside County, from which point a 925.3 foot radius curve, concave northeasterly, bears N.54°13'48" East;

Thence northerly along said easterly line, on the arc of said 925.3 foot radius curve, through an angle of 08°48'07", for an arc distance of 142.17 feet to the point of a compound 825 foot radius curve, from which point a radial line bears N.63°07'55" East;

Thence continuing northerly along said easterly line, on the arc of said 825 foot radius curve, concave easterly, through an angle of 24°11'40" for an arc distance of 348.37 feet to the end thereof;

Thence N.02°40'35" West, along said easterly line, a distance of 695.96 feet to the southwest corner of that parcel of land conveyed to the Santa Ana River Development Company by Quitclaim Deed recorded April 15, 1958, in Book 2255, Page 172 of Official Records of said Riverside County;

Thence northerly along the westerly line of said parcel of land, on the arc of a 1475 foot radius curve, concave westerly, through an angle of 02°50'08", for an arc distance of 73.0 feet;

Thence on a radial line of said curve along the northerly line of said parcel of land, N.84°29'27" East, a distance of 25.0 feet to the easterly line of said parcel conveyed to said Riverside County by deed recorded June 16, 1954, in said Book 1598, Page 472 of Official Records;

Thence northerly along said easterly line, on the arc of a 1,000.00 foot radius curve, concave westerly, through an angle of 06°49', for an arc distance of 178.46 feet to the true point of beginning.

This conveyance is made for the purpose of a freeway and Grantor does hereby release and relinquish to the Grantee any and all abutter's rights of easement between said freeway and Grantor's remaining property now lying adjacent thereto, except for one private entrance - 30 feet in width, appurtenant to Grantor's remaining property, said entrance being 15 feet wide on each side and located on the easterly boundary of the property herein conveyed.

FOR A VALUABLE

a corporation organ hereby GRANTED the following deed Lot 53, Deed of Maps, in

- (4) No action or lawsuit shall be brought by any person against the corporation or any officer or director of the corporation on account of any act or omission in the performance of their duties as such officers or directors, provided that such act or omission was in good faith and in the best interests of the corporation.

In Witness whereof I have hereunto set my hand and seal this 2nd day of July, 1959.

STATE OF CALIFORNIA

On July 2 before me, the undersigned and for said County:

known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and consideration therein expressed.

WITNESS my hand and seal this 2nd day of July, 1959.

Notary Public

RECORDED & INDEXED BY Mr. & Mrs. 1959 ARRIE Hollywood Title Order No. Bureau of Land N

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Grantor reserves the right to use for any purpose, which does not unreasonably interfere with the Grantee's full and paramount right to use any and all of said easement for freeway road purposes, any and all portions of the herein conveyed easement. Grantor, its representatives or tenants, shall be considered the persons in lawful possession, pursuant to Penal Code Section 602, as to all portions of the land affected by the herein conveyed easement that are not actually occupied by bridge structures, the traveled portions of the road, parking strips adjacent thereto, or enclosed within a fence installed and maintained by Grantee. Grantee agrees to install and maintain a fence enclosing the portion of the easement which Grantee intends to occupy, which fence will not cross the river bottom but will attach to the bridge abutments on both sides of the river.

Dated: Aug. 6, 1958.

SANTA ANA RIVER DEVELOPMENT COMPANY

By: C. M. McCall
President

W. K. Thompson
Secretary

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