

81502

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall
3711 Orange St.
Riverside, Calif. 92501

Grant Deed - Ramona Drive

DOCUMENTARY TRANSFER TAX
\$ _____ <input checked="" type="checkbox"/> None
Signature <i>M. Rice</i>
CITY OF RIVERSIDE

CITY DEED NO. _____

Microfilm recording from _____
no longer attached. Identify by account number
and year of filing.

RECEIVED FOR RECORD

JUL 22 1971

Min. Past 12 o'clock M

At Request of
CITY CLERK

Recorded in Official Records
of Riverside County, California

W. H. Dalglish
Recorder

Recorder

FEE \$ _____

FOR RECORDER'S OFFICE USE ONLY

7289

APPROVED AS TO FORM

M. H. [Signature]
ASST. CITY ATTORNEY

GRANT DEED

RIVERSIDE JUNIOR COLLEGE DISTRICT

_____, Grantor _____,

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

PARCEL I

That portion of Lot 2 of the Brentwood Place Tract as shown by
map on file in Book 8, page 83 of Maps, records of Riverside County,
California, described as follows:

BEGINNING at the most south corner of said Lot 2;

Thence North 28° 59' 57" East, along the southeast line of said
Lot 2, a distance of 14.00 feet to a line that is parallel with and
distant 44.00 feet northeast, measured at right angles from the
centerline of Ramona Drive as shown on said map of Brentwood Place
Tract;

Thence North 60° 57' 40" West, along said parallel line, 140.00
feet;

Thence North 15° 58' 54" West, 14.15 feet to the northwest line
of said Lot 2;

Thence South 28° 59' 57" West, along said northwest line, 24.00
feet to the most west corner of said Lot 2;

Thence South 60° 57' 40" East, along the southwest line of Lot
2, a distance of 150.00 feet to the POINT OF BEGINNING.

PARCEL II

The southwest 14.00 feet of Lots 10, 13, 14, 15, 17, 18, 19, 20
and 21 of the Brentwood Place Tract as shown by map on file in Book 8,
page 83 of Maps, records of Riverside County, California; said southwest
14.00 feet being measured at right angles northeast from the southwest
line of said Lots.

PARCEL III

That portion of Lots 43 through 47 inclusive, of the Amended Map
of Terrace Park Tract as shown by map on file in Book 9, page 8 of
Maps, records of Riverside County, California lying southwest of a
line that is parallel with and distant northeast 44.00 feet, as measured
at right angles to the centerline of Ramona Drive (60.00 feet wide) as
shown on said map of the Amended Map of Terrace Park Tract.

PARCEL IV

That portion of Lot 190 of the Lands of the Southern California
Colony Association, as shown by map recorded in Book 7 of Maps, D-7388

91502

page 3 thereof, records of San Bernardino County, California, described as follows:

Commencing at the point of intersection of the northwest line of said Lot 190 with the northeast line of Ramona Drive (60.00 feet wide) as shown on the map of the Brentwood Place Tract on file in Book 8, page 33 of Maps, records of Riverside County, California; -said point of intersection also being the beginning

of a tangent curve, concave southwest, having a radius of 541.00 feet; Thence southeast, along said curve, an arc length of 319.66 feet, thru a central angle of 33° 51' 17" to the TRUE POINT OF BEGINNING;

Thence, continuing along said curve, an arc length of 95.94 feet, thru a central angle of 10° 03' 55", to a point of cusp with a reverse curve concave southeast, having a radius of 15.00 feet; a radial line at said point bears North 72° 57' 32" East;

Thence northeast, along said curve having a radius of 15.00 feet, an arc length of 15.00 feet, thru a central angle of 57° 17' 03" to a point of reverse curve, having a radius of 45.00 feet and concave southwest; a radial line at last mentioned point bears North 49° 45' 25" West;

Thence northeast, north and northwest, along last mentioned reverse curve, an arc length of 196.51 feet thru a central angle of 135° 36' 49" to the TRUE POINT OF BEGINNING;

PARCEL V

That portion of Lots 172, 173, 190 and 191 of the Lands of the Southern California Colony Association, as shown by map recorded in Book 7 of Maps, page 3 thereof, records of San Bernardino County, California, described as follows:

BEGINNING at the intersection of the northeast line of Ramona Drive (60.00 feet wide) with the northwest line of said Lot 190 as shown on the map of the Brentwood Place Tract on file in Book 8, page 33 of Maps, records of Riverside County, California;

Thence North 29° 02' 20" East, along said northwest line, 10.00 feet to a line that is parallel with and distant 40.00 feet northeast as measured at right angles to the southeast prolongation of the centerline of said Ramona Drive;

Thence South 60° 57' 40" East, along said parallel line, 137.17 feet to the beginning of a tangent curve, concave to the northeast, and having a radius of 960.00 feet;

Thence southeast, along said curve, an arc length of 328.34 feet, thru a central angle of 19° 35' 47" to a reverse curve concave to the south, having a radius of 1040.00 feet;

Thence southeast along said reverse curve, an arc length of 355.70 feet, thru a central angle of 19° 35' 47", to a tangent line;

Thence South 60° 57' 40" East, along said tangent line, 117.23 feet to the beginning of a tangent curve, concave to the north, having a radius of 27.00 feet;

Thence southeast, east and northeast, along last mentioned curve, an arc length of 23.50 feet, thru a central angle of 49° 52' 15" to a point of cusp with a non tangent line;

Thence South 30° 22' 12" West, along said non tangent line, 90.68 feet;

Thence South 29° 00' 52" West, 8.96 feet to a point of cusp with a non-tangent curve, concave to the southwest having a radius of 27.00 feet; the preceding two courses being along the southeast line of that certain parcel of land conveyed to Riverside Junior College District by deed recorded June 11, 1971 as Instrument No. 63954, records of said Riverside County;

Thence northwest, along last mentioned curve, an arc length of 24.05 feet, thru a central angle of 51° 01' 52" to a tangent line;

Thence North 60° 57' 40" West, along last mentioned tangent line, 114.78 feet to the beginning of a tangent curve, concave to the south, having a radius of 960.00 feet;

Thence northwest, along last mentioned curve, an arc length of 328.34 feet, thru a central angle of 19° 35' 47" to the beginning of a reverse curve, concave to the northeast, having a radius of 1040.00 feet;

Thence northwest, along last mentioned curve, an arc length of 238.50 feet, thru a central angle of 13° 03' 21" to a non-tangent

81502

curve, concave to the southwest, having a radius of 541.00 feet; the initial radial line of the last mentioned curve bears North 57° 03' 23" East; said last mentioned curve also being said northeast line of Ramona Drive;

Thence northwest, along last mentioned curve and said northeast line, an arc length of 264.55 feet, thru a central angle of 28° 01' 03" to the TRUE POINT OF BEGINNING.

DESCRIPTION APPROVAL

by George P. Hitchcock 6/17/71 by EM
Surveyor

RIVERSIDE JUNIOR COLLEGE DISTRICT

Dated July 20, 1971

By Wilfred J. Airey
BY Leroy E. Gren

STATE OF CALIFORNIA,

COUNTY OF RIVERSIDE

ss.

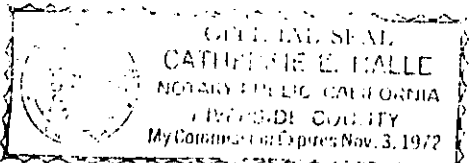
ON July 20, 1971, before me, the undersigned, a Notary Public in and for said State, personally appeared Wilfred J. Airey and Leroy E. Gren, known to me to be the President and Secretary, Board of Trustees of the Riverside Junior College District the Corporation that executed the within Instrument, known to me to be the person who executed the within Instrument, on behalf of the Riverside Junior College District therein named, and acknowledged to me that such Corporation executed the same.

WITNESS my hand and official seal.

Catherine E. Halle

Catherine E. Halle
NAME (TYPED OR PRINTED)
Notary Public in and for said State.

7388

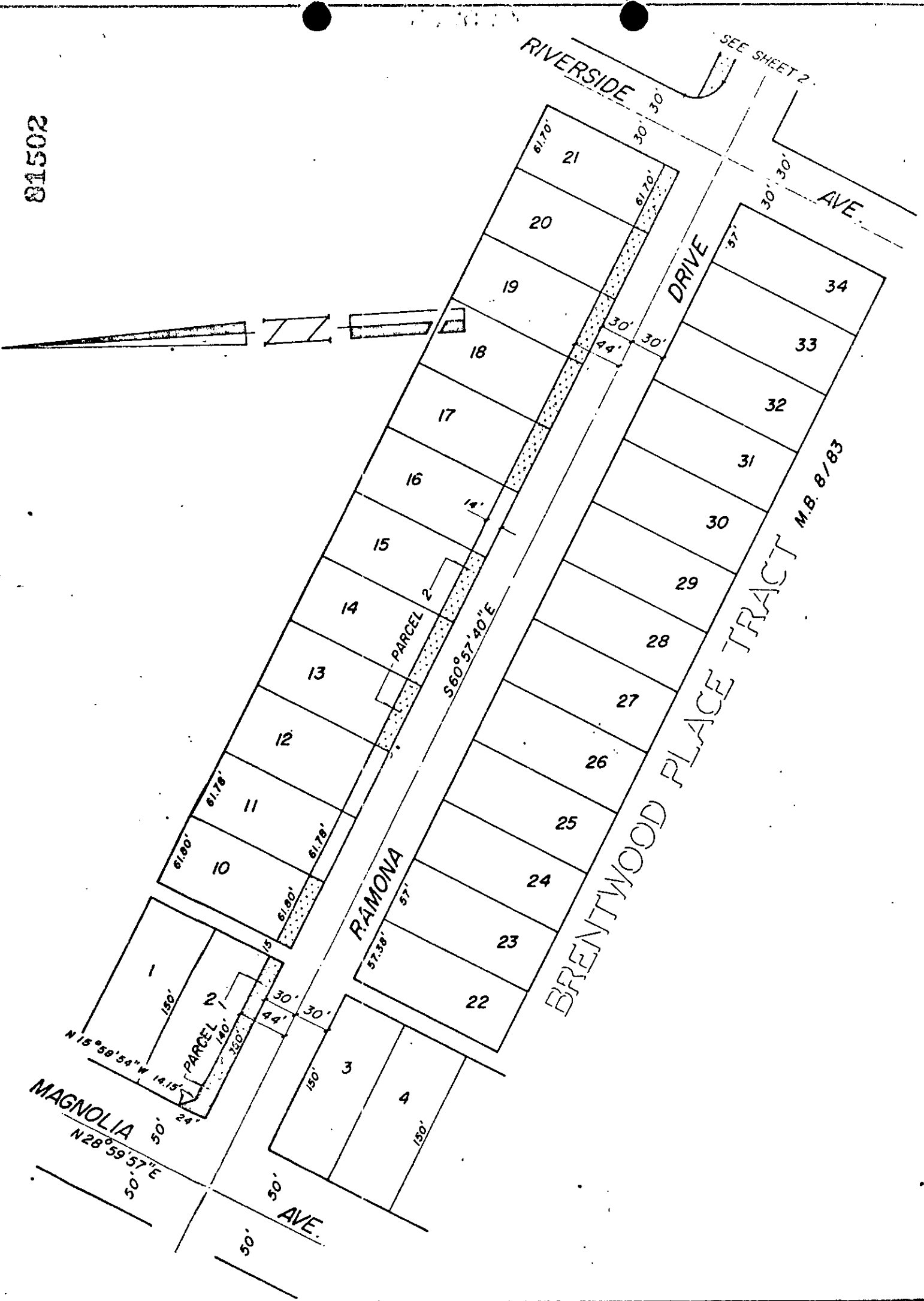


3650 Fairfax Avenue, Riverside, Calif. 92506

81502

81502

SEE SHEET 2



CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED
IN THE ATTACHED DOCUMENT

This plat is solely an aid in locating the parcel(s) described in the
attached document. It is not a part of the written description therein

SHEET /

SCALE: 1" = 100'

DRAWN 6 / 7 / 71

BY ME

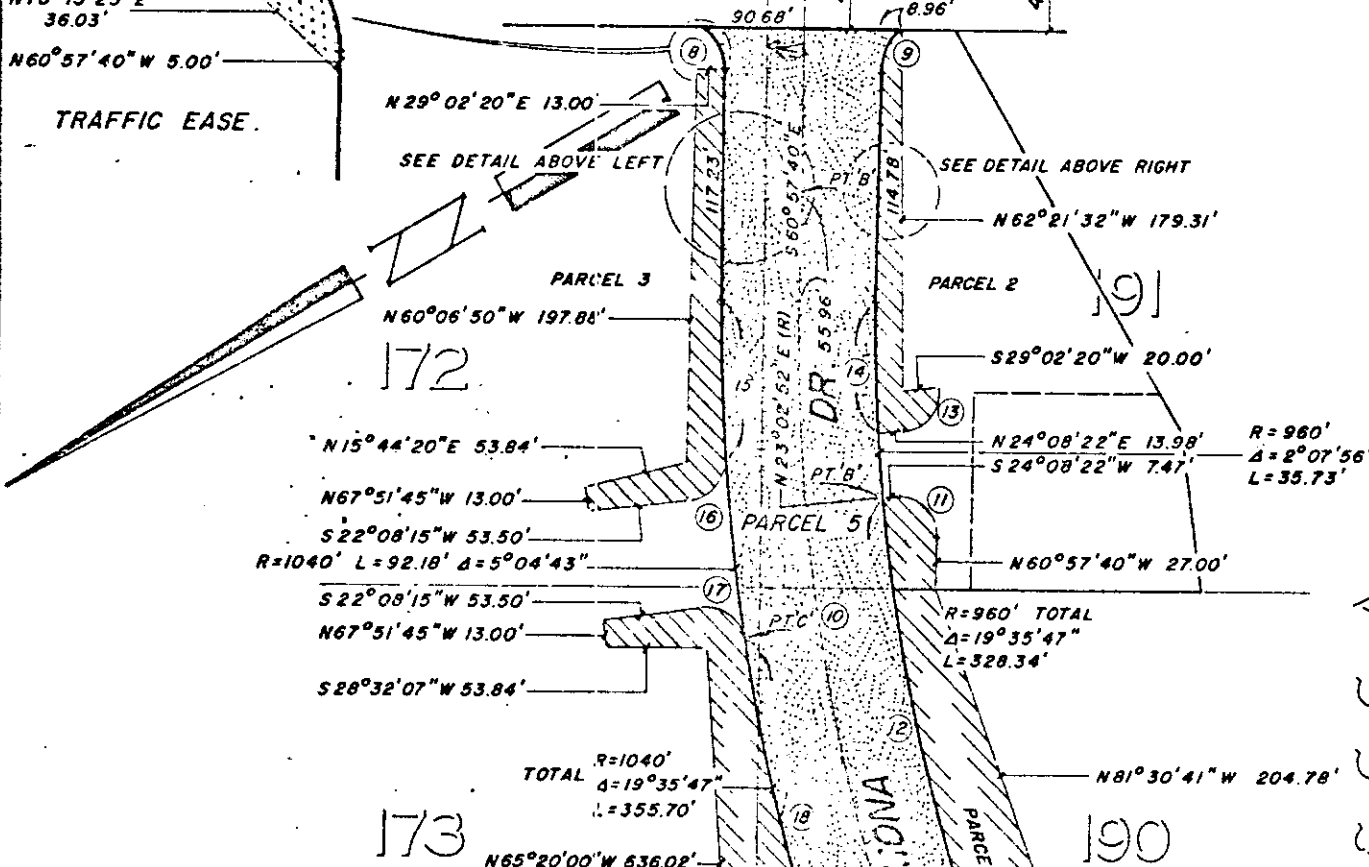
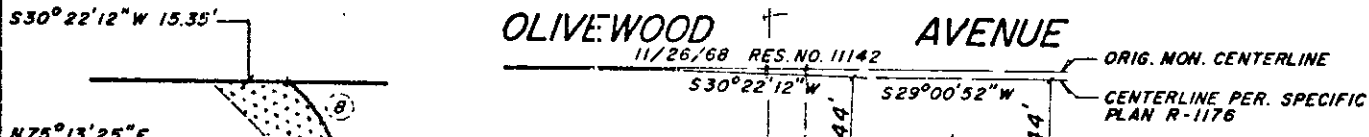
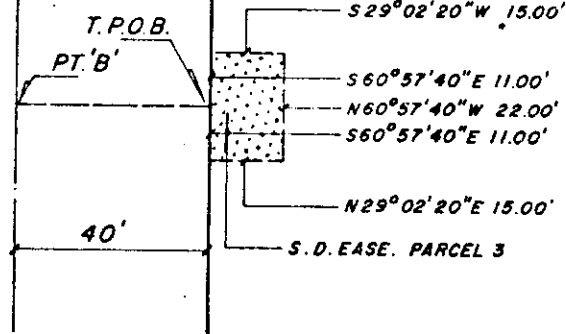
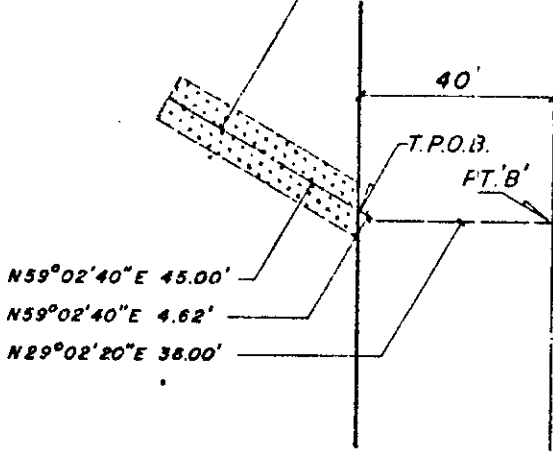
SUBJECT RAMONA DR

OF 3 SHEETS

7388

81502

PARCEL 2
CENTERLINE 10' S.D. EASE.



S. C. C. A.
M.B. 7/3 S.B.CO.

R	Δ	L	
⑧	27'	49°52'15"	23.50'
⑨	27'	51°01'52"	24.05'
⑩	1000'	19°35'47"	342.02'
⑪	20'	94°53'58"	33.13'
⑫	960'	13°36'19"	227.96'
⑬	20'	85°06'02"	29.71'
⑭	960'	3°51'32"	64.66'

SLOPE & LANDSCAPE EASE.

⑮	1040'	4°22'00"	79.26'
⑯	19'	87°27'55"	29.01'
⑰	19'	87°27'22"	29.00'
⑱	1040'	10°09'04"	184.26'

CITY OF RIVERSIDE, CALIFORNIA

2/18

PLAT OF PARCEL(S) DESCRIBED
IN THE ATTACHED DOCUMENT

This plat is solely an aid in locating the parcel(s) described in the attached document. It is not a part of the written description therein

SHEET 3

SCALE: 1" = 100'

DRAWING / R / ZI BY ME

SUBJECT RAMONA DR

OF 3 SHEETS

7388