

71659

When recorded mail to:
City Clerk's Office
City of Riverside
City Hall, 3711 Orange Street
Riverside, California 92501

DOCUMENTARY TRANSFER TAX
\$ _____ None

Signature _____
CITY OF RIVERSIDE

RECEIVED FOR RECORD

JUN 11 1974

Min. Past 1 o'clock P.M.
At Request of
Book 1974, Page 71659
Recorded in Official Records
of Riverside County, California

W.H. Dalrymple Recorder
FEES \$ _____

INDEXED

FOR RECORDER'S OFFICE USE ONLY

GRANT DEED

APPROVED AS TO FORM
Barbara Purus
ASST. CITY ATTORNEY

SUN GOLD, INC., a California corporation, who acquired title as
VICTORIA INVESTMENT COMPANY, a California corporation, Grantor,
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
does 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

A strip of land 40.00 feet in width over a portion of the
SOUTHEAST QUARTER of the NORTHEAST QUARTER of Section 29,
Township 2 South, Range 4 West, San Bernardino Meridian,
the centerline of said strip being more particularly described
as follows:

BEGINNING at the intersection of the centerline of WATKINS
DRIVE with the southwesterly prolongation of the southeasterly
line of Lot 110 of UNIVERSITY HILLS UNIT 3, as shown by map
on file in Book 35 of Maps, pages 67 thru 69, inclusive
thereof, Records of Riverside County, California;

Thence South 42° 10' 30" East, along the southeasterly
prolongation of said centerline of Watkins Drive, 54.48 feet
to the beginning of a tangent curve concave southwesterly
and having a radius of 2,000.00 feet;

Thence southeasterly, along said curve, an arc length of
111.02 feet thru a central angle of 03° 10' 50" to a
tangent line;

Thence South 38° 59' 40" East, along said tangent line, 227.03
feet to the beginning of a tangent curve concave southwesterly
and having a radius of 2,000.00 feet;

Thence southeasterly, along said curve, an arc length of
75.40 feet thru a central angle of 02° 09' 36" to a tangent
line;

Thence South 36° 50' 04" East, along said tangent line, 131.68
feet to a point in the southerly boundary of said Southeast
Quarter of the Northeast Quarter of Section 29 and to the
end of this centerline description;

The sidelines of said 40.00 foot strip of land shall be
lengthened or shortened to terminate northwesterly in the
southerly boundary of said University Hills Unit 3, and
southerly in said southerly boundary of said Northeast
Quarter of Section 29.

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Area: 23,142.7 square feet or 0.531 acres

PARCEL II

That portion of the NORTH HALF of the NORTHWEST QUARTER of the SOUTHWEST QUARTER of Section 28, Township 2 South, Range 4 West, San Bernardino Meridian, described as follows:

BOUNDED Westerly by the westerly boundary of said Southwest Quarter of Section 28;

BOUNDED Southerly by the southerly line of said North Half of the Northwest Quarter of the Southwest Quarter of Section 28;

BOUNDED Northeasterly by the following described line:

COMMENCING at the intersection of the centerline of WATKINS DRIVE with the southwesterly prolongation of the southeasterly line of Lot 110 of UNIVERSITY HILLS UNIT 3, as shown by map on file in Book 35 of Maps, pages 67 thru 69, inclusive thereof, Records of Riverside County, California;

Thence South $42^{\circ} 10' 30''$ East, along the southeasterly prolongation of said centerline of Watkins Drive, 54.48 feet to the beginning of a tangent curve concave southwesterly and having a radius of 2,000.00 feet;

Thence southeasterly, along said curve, an arc length of 111.02 feet thru a central angle of $03^{\circ} 10' 50''$ to a tangent line;

Thence South $38^{\circ} 59' 40''$ East, along said tangent line, 227.03 feet to the beginning of a tangent curve concave southwesterly and having a radius of 2,000.00 feet;

Thence southeasterly, along said curve, an arc length of 75.40 feet thru a central angle of $02^{\circ} 09' 36''$ to a tangent line;

Thence South $36^{\circ} 50' 04''$ East, along said tangent line, 254.75 feet to the beginning of a tangent curve concave southwesterly and having a radius of 1,800.00 feet;

Thence southeasterly, along said curve, an arc length of 533.18 feet thru a central angle of $16^{\circ} 58' 18''$ to said westerly boundary of the Southwest Quarter of Section 28;

Thence North $00^{\circ} 57' 31''$ East, along said westerly boundary, 54.28 feet to a point in a curve concave southwesterly and having a radius of 1,820.00 feet; said curve being concentric with said hereinbefore mentioned curve having a radius of 1,800.00 feet; said point also being the TRUE POINT OF BEGINNING;

Thence southeasterly, along said curve having a radius of 1,820.00 feet, an arc length of 133.05 feet thru a central angle of $04^{\circ} 11' 19''$ to a tangent line;

Thence South $17^{\circ} 16' 18''$ East, along said tangent line, 54 feet more or less to the southerly line of said North Half of the Northwest Quarter of the Southwest Quarter of Section 28 and to the END of this line description.

Area: 5,843 square feet, more or less.

DESCRIPTION APPROVAL
by *George P. Hutchinson* S, 2, 7A by *J. J. C.*
Surveyor

MATCH LINE SHEET ONE

N 33°09'56" E (R) B.C.

100' EASEMENT TO STATE OF CALIFORNIA INST. NO. 79016, REC. 8/3/66

POR. S.E. 1/4 SEC. 29
T. 2 S., R. 4 W., S.B.M.

TOTAL E CURVE
R=1800'
Δ=19°33'46"
L=614.58'

N 68°32'23" E (R)

N 70°08'14" E (R)

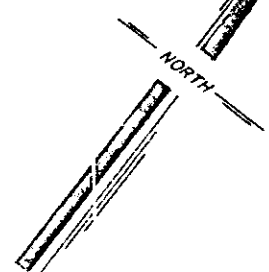
N 71°54'06" E (R)

N 72°43'42" E (R) E.C.

R=1780'
Δ=00°49'36"
L=25.68'

PARCEL 2
R=1820'
Δ=40'11"19"
L=133.05'

N 1/2 OF N.W. 1/4 OF
S.W. 1/4 SEC. 28
T. 2 S., R. 4 W., S.B.M.



CITY OF RIVERSIDE, CALIFORNIA

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.

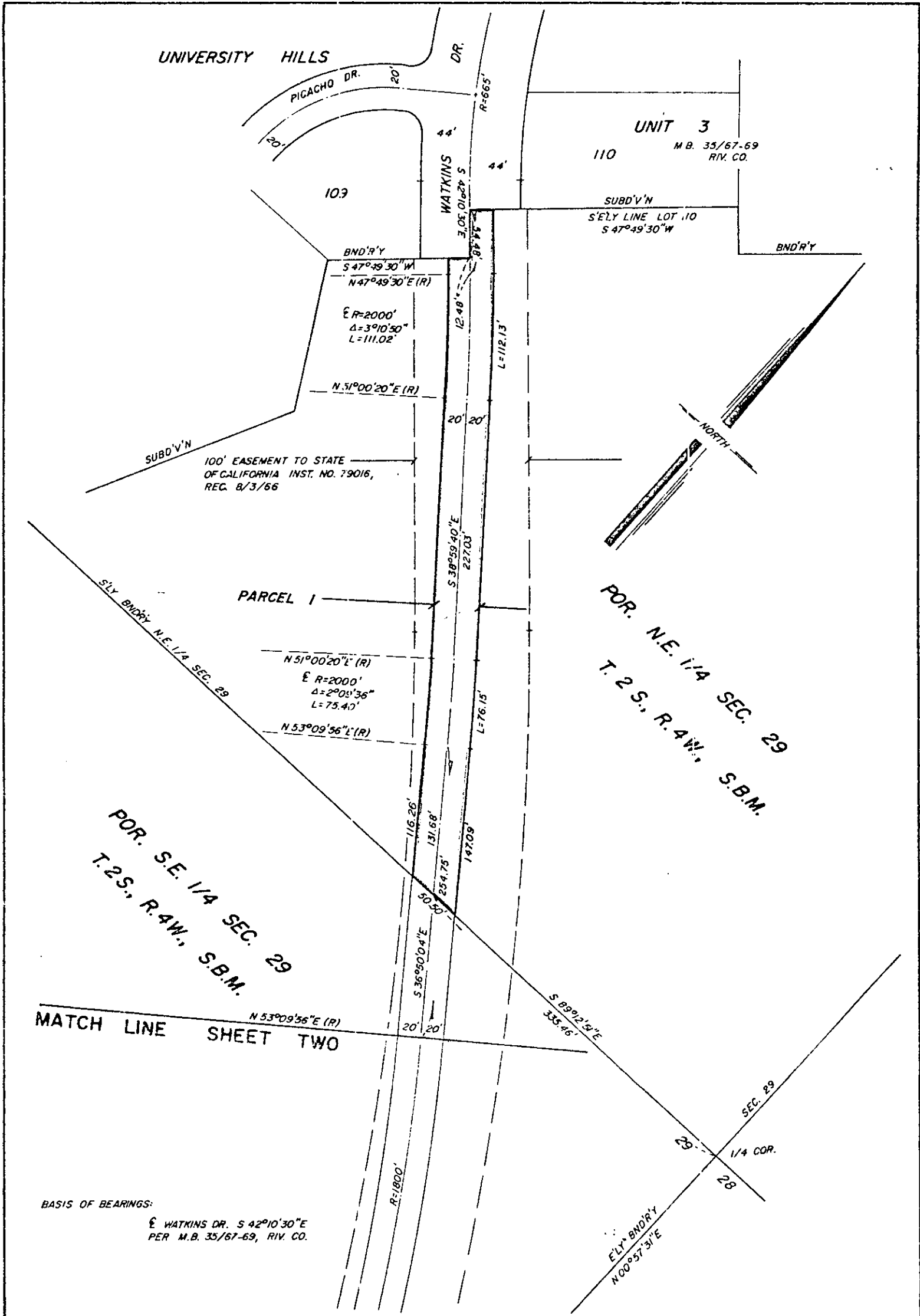
SHEET 2 OF 2

12/25, 25-4

SCALE: 1" = 100'

DRAWN BY W.F. DATE 4/26/74

SUBJECT Watkins Dr. Ext. - Picocho to U.S. 395



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12/25, 25-4

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Handwritten signature or initials