

No Fee - 6103 Government Code
3443

When recorded mail to:
City Clerk's Office
City of Riverside
City Hall, 3711 Orange Street
Riverside, California 92501
Watkins Dr. Ext.-Picacho to 395

DOCUMENTARY TRANSFER TAX
\$ _____ None

Signature _____
CITY OF RIVERSIDE

RECEIVED FOR RECORD
JAN 10 1975
Min. Past 10 o'clock A.M.
At Request of
CITY CLERK
Book 1975, Page 3443
Recorded in Official Records
of Riverside County, California
W.H. DeLoach Recorder
FEES \$ _____
INDEXED

FOR RECORDER'S OFFICE USE ONLY

GRANT DEED

APPROVED AS TO FORM 8335
Edward Dwyer
ASST. CITY ATTORNEY

FRANCES S. RYAN, a married woman,

_____, 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:

That portion of the SOUTHWEST QUARTER of SECTION 28, Township
2 South, Range 4 West, San Bernardino Base and Meridian,
described as follows:

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, page 67 thru 69, inclusive thereof,
Records of Riverside County, California;

Thence South 42° 10' 30" East, along the southeasterly pro-
longation 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, 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 614.58
feet thru a central angle of 19° 33' 46" to a tangent line;

Thence South 17° 16' 18" East, along said tangent line, 251.78
feet to the beginning of a tangent curve concave northeasterly
and having a radius of 1,000.00 feet;

Thence southeasterly, along said curve, an arc length of 182.41
feet thru a central angle of 10° 27' 04" to a tangent line;

Thence South 27° 43' 22" East, along said tangent line, 253.30

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feet to the beginning of a tangent curve concave southwesterly and having a radius of 1,000.00 feet;

Thence southeasterly, along said curve, an arc length of 271.42 feet thru a central angle of 15° 33' 05" to a tangent line;

Thence South 12° 10' 17" East, along said tangent line, 330.66 feet to the beginning of a tangent curve concave northeasterly and having a radius of 1,000.00 feet;

Thence southeasterly, along said curve, an arc length of 164.88 feet thru a central angle of 09° 26' 49" to a tangent line;

Thence South 21° 37' 06" East, along said tangent line, 249.76 feet to the beginning of a tangent curve concave northeasterly and having a radius of 1,000.00 feet;

Thence southeasterly, along said curve, an arc length of 33.61 feet thru a central angle of 01° 55' 32" to a point in said curve; the radial line to said point of said curve bears South 66° 27' 22" West;

Thence South 66° 27' 22" West, along the southwesterly prolongation of said radial line, 20.00 feet to a point in the northeasterly line of that certain parcel of land conveyed to Frances S. Ryan, a married woman, by deed recorded June 25, 1954 as Instrument No. 31939, Official Records of Riverside County, California; said point also being in a curve with a radius of 1,020.00 feet and concaving northeasterly; said curve also being concentric to hereinabove last mentioned curve having a radius of 1,000.00 feet; said point also being the TRUE POINT OF BEGINNING;

Thence southeasterly, along said curve having a radius of 1,020.00 feet, an arc length of 34.42 feet thru a central angle of 01° 56' 00" to a point in the southeasterly line of said parcel of land conveyed to Frances S. Ryan;

Thence North 69° 11' 51" East (recorded South 68° 40' 30" West), along said southeasterly line, 9.30 feet to said northeasterly line of said parcel of land conveyed to Frances S. Ryan;

Thence North 39° 21' 14" West (recorded South 39° 52' 35" East), along said northeasterly line, 36.23 feet to said TRUE POINT OF BEGINNING.

Area: 163.2 square feet

Dated

8/21/74

Frances S. Ryan
FRANCES S. RYAN

DESCRIPTION APPROVAL
BY *[Signature]* Subscribed by *[Signature]*

CONSENT TO RECORDATION

STATE OF CALIFORNIA,

COUNTY OF SACRAMENTO

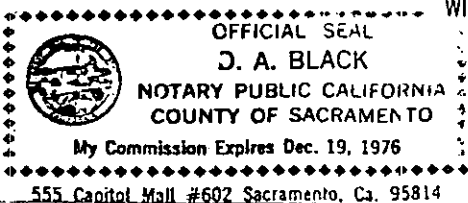
ss.

ON JANUARY 8, 1975, before me, the undersigned, a Notary Public in and for said State, personally appeared

FRANCES S. RYAN

known to me, to be the person whose name is subscribed to the within Instrument, and acknowledged to me that she executed the same.

WITNESS my hand and official seal.



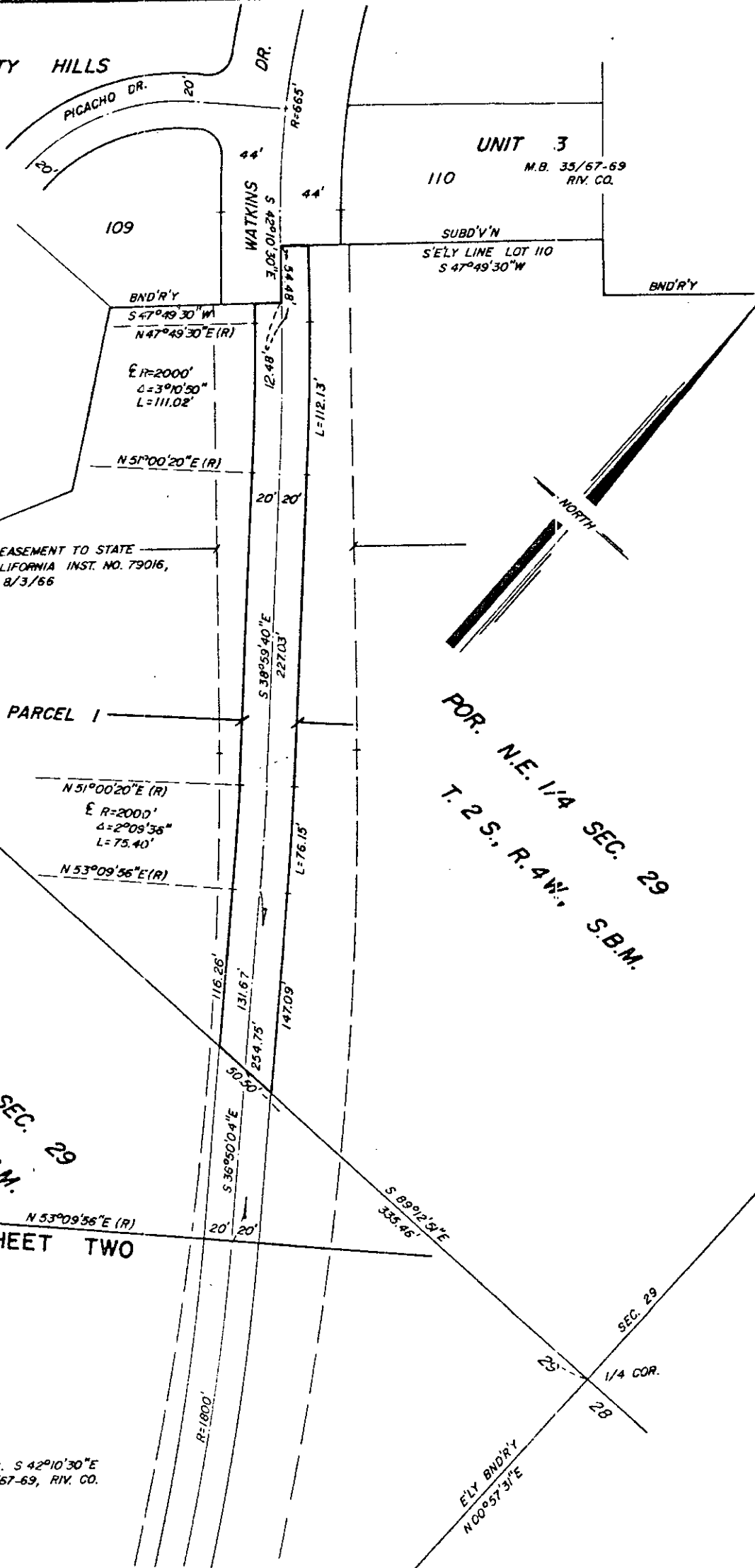
[Signature]
Notary Public in and for said State.

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UNIVERSITY HILLS



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

PARCEL 1

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

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

MATCH LINE SHEET TWO

BASIS OF BEARINGS:
E WATKINS DR. S 42° 10' 30" E
PER M.B. 35/67-69, RIV. CO.

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 1 OF 5	12/25, 25-4
SCALE: 1" = 100'	DRAWN BY W.F. DATE 4 / 26 / 74	SUBJECT Watkins Dr. Ext. - Picacho to U.S. 395

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MATCH LINE SHEET ONE

N 53°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.2S., R.4W., S.B.M.

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

N 68°32'23" E (R)

N 70°09'14" 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'

TO U.S. 395
R=1100'
S 17°06'18" E
251.78'

PARCEL 2
R=1820'
Δ=49°11'09"
L=1333.05'

MATCH LINE SHEET THREE
S'LY LINE N 1/2 OF NW 1/4 OF SW 1/4 SEC. 28

S 36°50'04" E
123.08'

PARCEL 1
R=1800'
L=533.18'
L=488.36'

S 89°12'51" E
NLY BNDRY S.E. 1/4 SEC. 29

N 00°57'31" E
WLY BNDRY SEC. 28

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



CITY OF RIVERSIDE, CALIFORNIA

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SHEET 2 OF 5

12/25, 25-4

SCALE: 1" = 100'

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

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

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

MATCH LINE SHEET TWO
S'LY LINE N 1/2 OF NW 1/4 OF SW 1/4 SEC. 28

NORTH

N 72° 43' 42" E (R)

N 62° 16' 38" E (R)

POR. S.W. 1/4 SEC. 28
T. 2 S., R. 4 W., S.B.B. & M.

SEC. 29
SEC. 28

N 62° 16' 38" E (R)

100' EASEMENT CONVERTED TO STATE OF
CALIFORNIA, INST. NO. 78016,
REC. 8/3/66, C.R. RIV. CO.

MATCH LINE

N 77° 49' 43" E (R)

SHEET FOUR

E.C.
20' 20'
S 17° 06' 18" E
251.78
Δ = 10° 27' 04"
R = 1,000'
L = 182.4'
S 27° 43' 22" E
253.30'
PARCEL 2
Δ = 15° 33' 00"
R = 1,000'
L = 271.42'
20' 20'
B.C.
330.66' TO B.C.

• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 3 OF 5

12/25, 25-4

SCALE: 1" = 100'

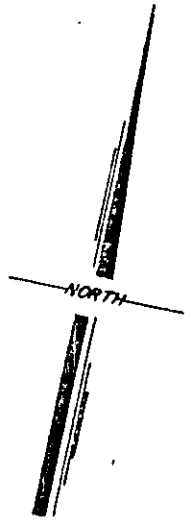
DRAWN BY W.F. DATE 5/8/74

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MATCH LINE

SHEET THREE



POR. S.W. 1/4 SEC. 28

R=1,000'

20' 20'

S 2°10'17"E
330.66'

PARCEL 2

Δ=9°26'49"
R=1,000'
L=164.88'

N 77°49'43"E (R)

LIMITS

100'

100'

T. 2S., R. 4W., S.B.B. & M.

CITY

RIVERSIDE

A. T. & S. F. R.R.
R=954.91' (R. S. 23/27)

CONVEYED TO FRANCES S. RYAN
INST. NO. 31839, REC. 5/22/74, P. 15
O.R. INV. CO.

S 33°21'14"E
(S 39°52'35"E)

S 21°07'06"E Δ=3°31'
249.76' L=33.61'

R=1,020'
Δ=0°56'00"
L=34.42'

S 69°11'31"W
(S 68°40'30"W)

CONVEYED TO DESERT OUTDOOR ADVERTISING, INC.
INST. NO. 123156, REC. 9/20/73
O.R. INV. CO.

S 68°22'54"W (R)
R=1,000'

S 66°27'22"W (R)

S 64°31'22"W (R)
R=1,020'

S 39°17'20"W (R)

S 62°25'49"W (R)
R=1051.91'

S 30°42'40"E
R=1,000'

20' 20'

MATCH LINE SHEET FIVE

CITY OF RIVERSIDE, CALIFORNIA

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SHEET 4 OF 5

12/25

SCALE: 1" = 100'

DRAWN BY W.F. CATE 5 / 8 / 74

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

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