

No Fee - 6103 Government Code
54067

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 *AMR*
CITY OF RIVERSIDE

RECEIVED FOR RECORDER
MAY 9 1975
30 Min. Past 3 o'clock P.M.
At Request of
CITY CLERK
Book 1975, Page 54067
Recorded in Official Records
of Riverside County, California
W.H. DeLoach Recorder
FEE \$ _____
INDEXED

FOR RECORDER'S OFFICE USE ONLY

GRANT DEED

APPROVED AS TO FORM
Julius
ASST. CITY ATTORNEY

8392

WELLS FARGO BANK NATIONAL ASSOCIATION, as Trustee Under the Will
of Peter C. Gernert, deceased, 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
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,
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' 16" 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;

8392

54067

Thence South 27° 43' 22" East, along said tangent line, 253.30 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 68.99 feet thru a central angle of 03° 57' 10" to a point in the northwesterly line of that certain parcel of land conveyed to Desert Outdoor Advertising, Inc. by deed recorded September 20, 1973 as Instrument No. 123758 of Official Records of Riverside County, California;

Thence North 69° 11' 51" East (recorded North 68° 40' 30" East), along said northwesterly line, 22.89 feet to a point in a non-tangent curve concave Northeasterly and having a radius of 1,054.91 feet (recorded as 1,055.37 feet); the radial line to said point of said curve bears North 69° 41' 19" East;

Thence Southeasterly, along said curve, an arc length of 29.65 feet through a central angle of 01° 36' 37" to the TRUE POINT OF BEGINNING;

Thence continuing Southeasterly, along said curve having a radius of 1,054.91 feet, an arc length of 102.76 feet thru a central angle of 05° 34' 53" to a tangent line;

Thence South 27° 30' 11" East (recorded South 28° 24' 30" East), along said tangent line, 347.25 feet (recorded as 348.76 feet) to the beginning of a tangent curve concave Northeasterly and having a radius of 1,532.69 feet;

Thence Southeasterly, along said curve, an arc length of 6.92 feet (recorded as 4.27 feet) thru a central angle of 00° 15' 32" to the southerly line of said Section 28; the preceding four courses being along said parcel of land conveyed to Desert Outdoor Advertising, Inc.;

Thence North 89° 29' 35" East (recorded North 88° 43' East), along said southerly line of Section 28, a distance of 33.46 feet;

Thence North 30° 42' 40" West, 416.19 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 980.00 feet;

Thence Northwesterly, along said curve, an arc length of 56.45 feet thru a central angle of 03° 18' 02" to said TRUE POINT OF BEGINNING.

Area: 7,469 square feet.

DESCRIPTION APPROVAL

by *George P. Hutchinson* 1/31/75 by *H.S.*
Surveyor

54067

WELLS FARGO BANK NATIONAL ASSOCIATION,
as Trustee under the will of Peter C.
Gernert, deceased

Dated 3-17-75

By [Signature]
Assistant Vice President

By [Signature]
ASSISTANT REAL PROPERTY OFFICER

STATE OF CALIFORNIA

CORPORATION ACKNOWLEDGEMENT

County of LOS ANGELES ss.

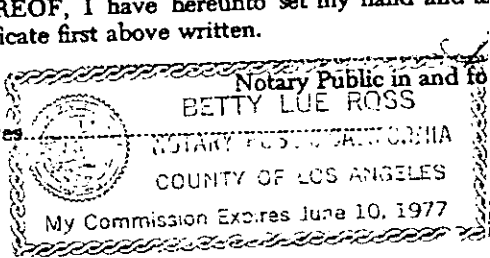
On this 17th day of MARCH in the year one thousand nine hundred and 75
before me, the undersigned, a Notary Public in and for

said County and State, residing therein duly commissioned and sworn, personally appeared
B. D. HEMBREE & R. C. McMILLAN

known to me to be the asst Vice President & asst Real Property Officer
of the corporation described in and that executed the within instruments, and also known to me
to be the person who executed the within instrument on behalf of the corporation therein named,
and they acknowledged to me that such corporation executed the same, pursuant to its by-
laws or a resolution of its board of directors.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day
and year in this Certificate first above written.

My Commission Expires

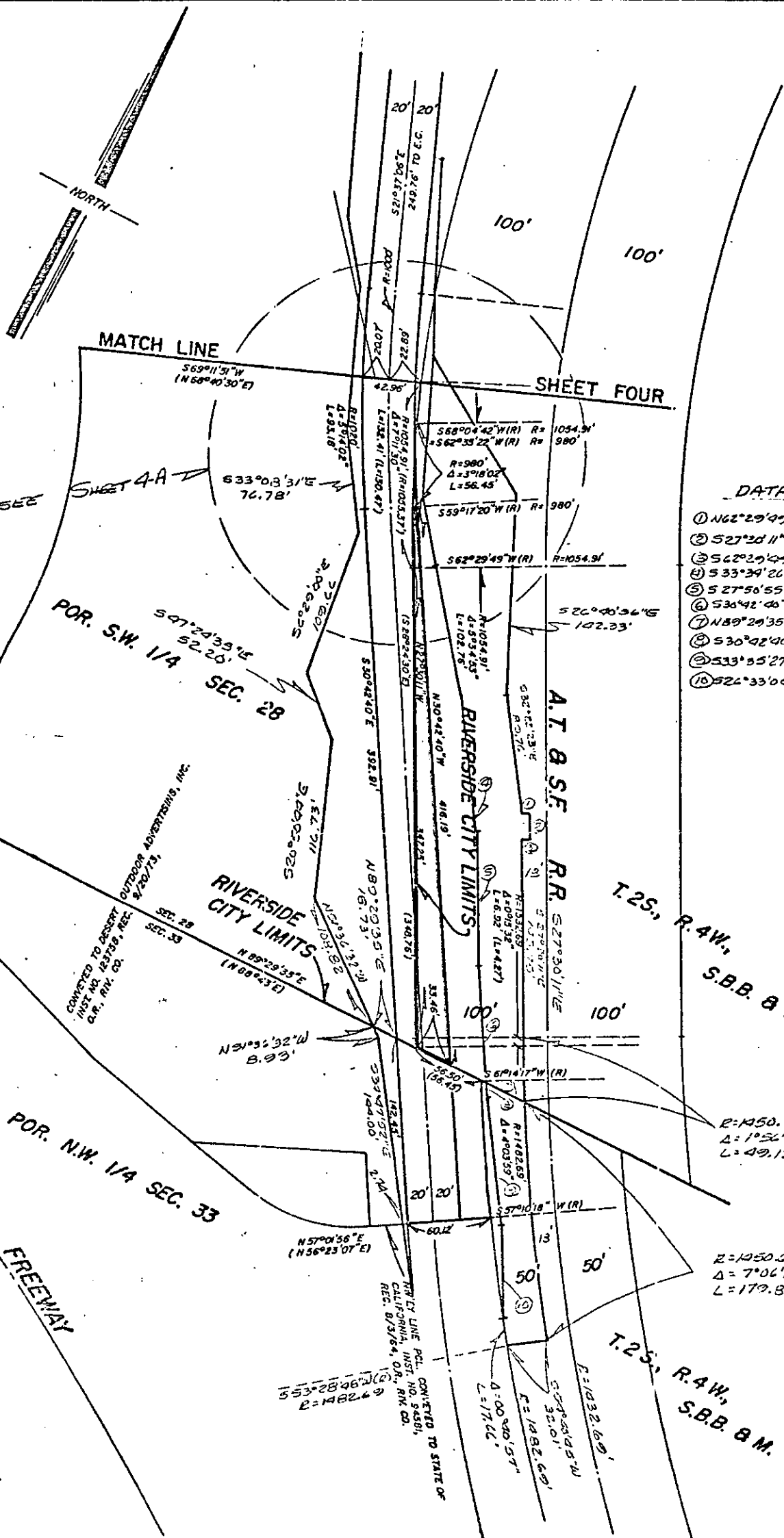


Betty Lue Ross
Notary Public in and for said County and State

54067

8392

54067



DATA

①	N62°29'47"E	5.00'
②	S27°20'11"E	20.00'
③	S42°29'47"W	5.00'
④	S33°39'26"E	100.12'
⑤	S27°50'55"E	100.12'
⑥	S36°42'46"E	88.91'
⑦	N89°20'35"E	30.56'
⑧	S30°42'40"E	11.09'
⑨	S33°35'27"E	99.84'
⑩	S24°33'00"E	69.32'

R=1450.60'
 Δ=1°56'24"
 L=49.12'

R=1450.60'
 Δ=7°06'12"
 L=179.85'

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.

SCALE: 1" = 100' DRAWN BY v.f. DATE 5 / 8 / 74 SHEET 5 OF 5 SUBJECT Watkins Dr. Ext. - Picacho to U.S. 395 12/25

8397