

When recorded mail to:

City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

7943

FREE RECORDING  
This instrument is for the benefit  
of the City of Riverside and is  
entitled to be recorded without  
fee. (Government Code 6103)

RECEIVED FOR RECORD  
25 Min. Past 2 o'clock P.M.  
At Request of  
CITY CLERK  
Book 1979, Page 7943  
JAN 11 1979  
Recorded in Official Records  
of Riverside County, California  
David S. ... Recorder  
FEES \$

FOR RECORDER'S OFFICE USE ONLY

Project: Andulka Park Site -  
Parcel 2

GRANT DEED

9503

ANNE F. ROOS TRUST, a Copy of which is recorded in Book 5270, Page 406, Registers

Office, Davidson County, Tennessee Grantor s

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
do \_\_\_ 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 NW 1/4 of the NW 1/4 of Section 31, T. 2 S., R.  
4 W., San Bernardino Meridian, according to the Official United States  
Government Survey, more particularly described as follows:

BEGINNING at a point in the westerly line of said Section 31, distant  
278 feet southerly from the northwest corner of said Section 31; said  
point being also the most northerly corner of that certain parcel of  
land conveyed to Ben P. Snider, et ux., by deed recorded October 16,  
1956, as Instrument No. 71391 of Official Records of Riverside County;

THENCE Southeasterly along the southwesterly line of said Parcel so  
conveyed to Ben P. Snider, et ux., 316 feet, more or less, to the most  
northerly corner of Parcel 10 of Record of Survey, on file in Book 36  
of Record of Surveys, at Page 40 thereof, records of said Riverside  
County; said corner being also in the westerly line of Chicago Avenue  
as shown by said Record of Survey;

THENCE South 18° 11' 40" East, along said westerly line to the northerly  
line of that certain parcel of land conveyed as Parcel 2 to Lost Valley  
Ranch Incorporated, by deed recorded July 5, 1955, as Instrument No. 43472  
of Official Records of said Riverside County;

THENCE North 89° 55' 50" West, along said northerly line 242.33 feet to  
said westerly line of Section 31;

THENCE Northerly along said westerly line 522 feet to the point of beginning.

Area - 1.7 acres.

RESTRICTION APPROVAL  
George P. Hutchinson 12/11/78

RESERVATION OF SEWER EASEMENT

7943 The grantor reserves unto itself from the grant of the above described parcel, which is the servient tenement, an easement for the construction, installation, maintenance, repair, and replacement of underground sanitary sewage disposal facilities, consisting of leach lines and appurtenances, on the above described property;

Said easement shall be appurtenant to and for the benefit of the dominant tenement which is described in Exhibit "A" attached hereto and made a part hereof by reference.

Said appurtenant easement shall terminate upon the occurrence of one of the following:

- a. If alternate public sewer facilities are made available to the dominant tenement prior to construction of private facilities.
- b. If said dominant tenement does not construct said facilities by January 1, 1986;
- c. If said private facilities are abandoned;
- d. If said private facilities create a health hazard, said health hazard being declared by an action of the Riverside City Council at the request of the County of Riverside Department of Health.

Said appurtenant easement shall not be exercised or enjoyed without the owners of the dominant tenement first having obtained approval from the City of Riverside of all plans and specifications for said facilities. Said plans and specifications shall be approved, conditionally approved, or denied, however said approval shall not be unreasonably withheld.

Said appurtenant easement shall be for the benefit of the owners of the dominant tenement, their heirs, personal representatives, successors, and assigns.

RESERVATION OF WATER RIGHTS AND REVERSION

The Grantor reserves unto itself from the grant of the above described parcel, all water rights in and to the above described property.

Said reservation shall be limited to the use of water from the underground basin and shall not include any surface rights or the rights to place facilities within the described property.

The within described property is granted to the City of Riverside and its successors for use as part of a public park site to be known as Andulka Park.

Said grant shall include the right of the grantee herein to use portions of said park for other public purposes not incompatible with the primary use as a public park. Said uses shall be limited to the right to construct, operate, and maintain underground sewers, storm drains, and public utility facilities.

If, for any reason, the property is abandoned as a public park site, it shall revert to the heirs of Anne F. Roos.

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Dated Dec. 17, 1978

ANNE F. ROOS TRUST

By: Anne F. Roos, Trustee

APPROVED AS TO FORM

Clarence L. Sweeney  
S. DEPUTY CITY ATTORNEY

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by this Instrument to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-29-66 as Inst. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 1/11/79

[Signature]  
Property Services Manager

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STATE OF TENNESSEE)  
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State, ANNE F. ROOS, TRUSTEE, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 17th day of December, 1978.

*L. O. Wiles*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: January 18, 1982.

EXHIBIT "A"

DOMINANT TENEMENT

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PARCEL 1:

That portion of the Northwest quarter of Section 31, Township 2 South, Range 4 West, San Bernardino Base and Meridian, according to the Official Plat thereof, described as follows:

BEGINNING at the Southwest corner of the Northwest quarter of the Northwest quarter of said Section;  
THENCE South  $89^{\circ} 56'$  East, 943.6 feet;  
THENCE North  $06^{\circ} 50'$  West, 234.85 feet;  
THENCE North  $24^{\circ} 30'$  West, 338 feet;  
THENCE South  $84^{\circ} 00'$  West, 175 feet;  
THENCE West, 602 feet to the Westerly line of said Section;  
THENCE South, 521.2 feet on said Westerly line to the point of beginning;

EXCEPTING therefrom that portion lying Westerly of the Easterly line of Chicago Avenue, as conveyed to the City of Riverside, by Deed recorded May 13, 1966 as Instrument No. 50570 of Official Records of Riverside County, California.

PARCEL 2:

That portion of Lot 5 of MARTIN AND ORMAND TRACT, as shown by Map on file in Book 6 page 84 of Maps, Records of Riverside County, California, described as follows:

BEGINNING at the point of intersection of the Northerly right of way line of the Gage Canal, and the Westerly line of said Lot 5;  
THENCE North  $78^{\circ} 09'$  East, 319 feet on said Northerly right of way line;  
THENCE North  $70^{\circ} 23'$  East, 1073.75 feet to its intersection, with a line bearing North  $15^{\circ} 02'$  West, 8.40 feet from the Northerly right of way line of the Gage Canal, said line (North  $15^{\circ} 02'$  West) is the same line which is described as the closing line in the excepted portion of that certain conveyance dated December 5, 1911, and recorded in Book 342 page 313 of Deeds, Records of Riverside County, California;  
THENCE North  $15^{\circ} 02'$  West, 190 feet;  
THENCE North  $61^{\circ} 29'$  West, 36.90 feet;  
THENCE North  $68^{\circ} 24'$  West, 42.60 feet;  
THENCE North  $00^{\circ} 48'$  East, 198.40 feet to the Northeast corner of said Lot 5;  
THENCE Westerly, 1201 feet to the Northwest corner of said Lot 5;  
THENCE South  $00^{\circ} 11'$  East, 846.90 feet to the point of beginning;

EXCEPTING therefrom that portion lying Westerly of the Easterly line of Chicago Avenue;

ALS) EXCEPTING that portion shown as Parcel 12 on file in Book 52 page 4

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of Records of Survey, Records of Riverside County, California, as conveyed to the City of Riverside, by Deed recorded January 31, 1969 as Instrument No. 10380 of Official Records of Riverside County, California.

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PARCEL 3:

That portion of the Northwest quarter of Section 31, Township 2 South, Range 4 West, San Bernardino Base and Meridian, according to the Official Plat thereof, described as follows:

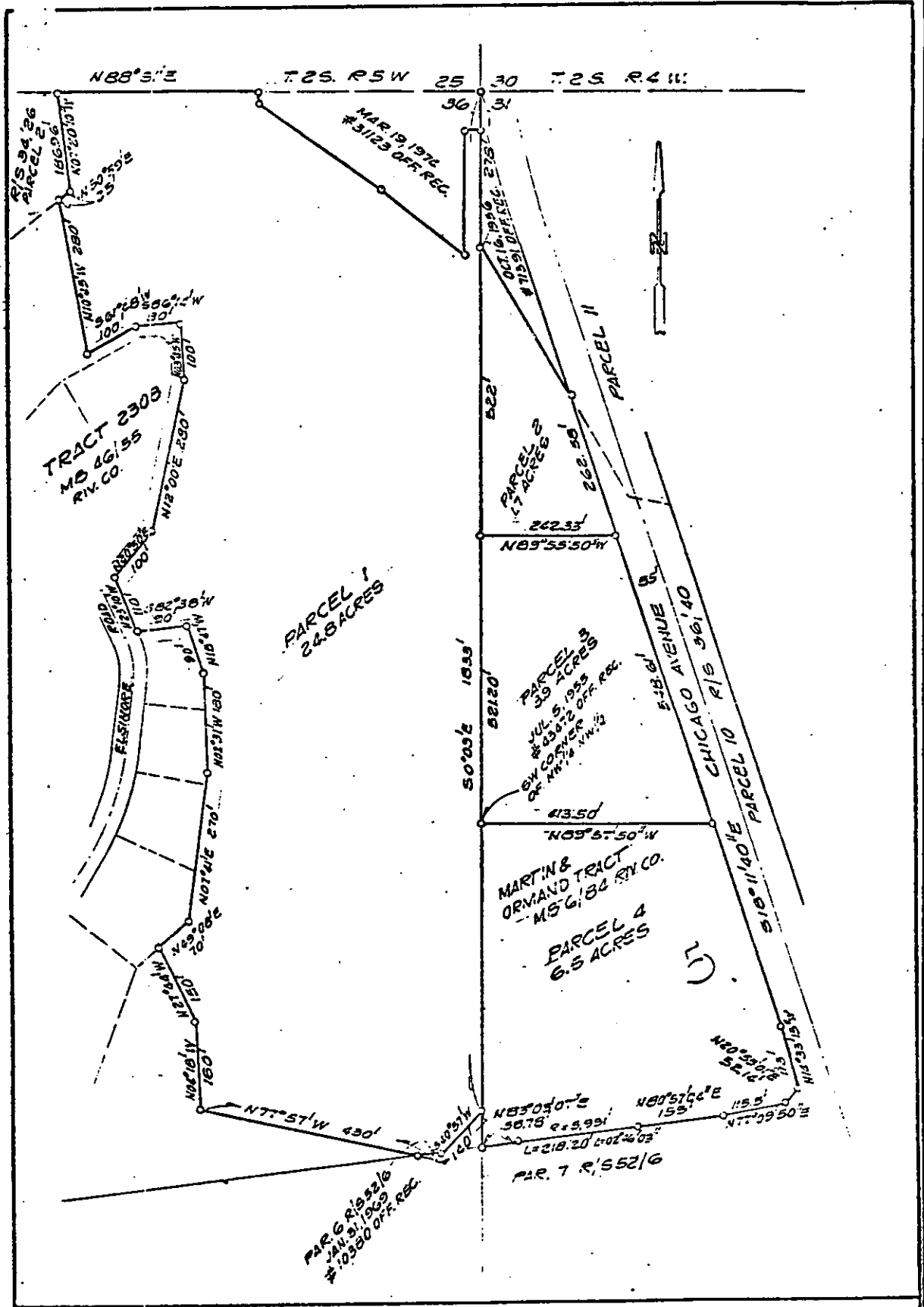
BEGINNING at a point on the West line of said Northwest quarter, which bears South 278 feet from the Northwest corner of said Section 31;  
THENCE South  $70^{\circ} 38'$  East, 255.28 feet to the most Westerly corner of that certain parcel of land conveyed to Jasper A. Payton, by Deed recorded July 5, 1955 as Instrument No. 43479 of Official Records of Riverside County, California;  
THENCE South  $27^{\circ} 25'$  East, 111.15 feet;  
THENCE South  $05^{\circ} 30'$  West, 269 feet;  
THENCE South  $77^{\circ} 53'$  East, 341.46 feet to the Northerly line of that certain parcel of land described as Parcel 2, conveyed to Lost Valley Ranch Incorporated, by Deed recorded July 5, 1955 as Instrument No. 43472 of Official Records of Riverside County, California;  
THENCE North  $89^{\circ} 55'$  West, 600.10 feet on said Northerly line above referred to, to the West line of said Northwest quarter;  
THENCE North, 522 feet on said West line, to the point of beginning;

EXCEPTING therefrom that portion conveyed to Ben F. Snider and Lou Ella Snider, husband and wife, by Deed from Los Valley Ranch Incorporated, a corporation, recorded October 16, 1956 as Instrument No. 71391 of Official Records of Riverside County, California, described as follows:

BEGINNING at the Northwest corner of said Section 31;  
THENCE South, 278 feet for the TRUE POINT OF BEGINNING;  
THENCE South  $70^{\circ} 38'$  East, 255.28 feet to the most Westerly corner of that certain parcel of land conveyed to Jasper A. Payton, by Deed recorded July 5, 1955 in Book 1762 page 21 of Official Records of Riverside County, California;  
THENCE South  $27^{\circ} 25'$  East, 111.15 feet;  
THENCE South  $05^{\circ} 30'$  West, 269 feet;  
THENCE Northwesterly, in a straight line, to the TRUE POINT OF BEGINNING;

ALSO EXCEPTING therefrom that portion lying Westerly of the Easterly line of Chicago Avenue, conveyed to the City of Riverside, by Deed recorded May 31, 1966 as Instrument No. 50670 of Official Records of Riverside County, California.

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• 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 1

SCALE: 1" = 200'      DRAWN BY: SS      DATE: 5/18/79      SUBJECT: ANDULKA PARK SITE

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