

When recorded mail to:

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

42914

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
Min. Past 4 o'clock P.M.
At Request of
SAFECO TITLE INSURANCE CO.
Book 1979, Page 12914
MAR - 21 1979
Recorded in Official Records
of Riverside County, California
D. S. S. Recorder
FEES \$ 2.00

FOR RECORDER'S OFFICE USE ONLY

Project: Andulka Park Site -
Parcel 4

GRANT DEED

0514

ANNE F. ROOS, TRUSTEE of the
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 Lot 5 of THE MARTIN & ORMAND TRACT, on file in Book 6 of Maps, at Page 84 thereof, records of said Riverside County, more particularly described as follows:

BEGINNING at the northwesterly corner of said Lot;

THENCE Southerly along the westerly line of said Lot a distance of 601 feet, more or less, to the northwesterly corner of Parcel 7 of Record of Survey, on file in Book 52 of Record of Surveys, at Page 6 thereof, records of said Riverside County;

THENCE North 83° 03' 07" East, 58.79 feet to the beginning of a tangent curve with a radius of 5,951.00 feet and concaving northerly;

THENCE Easterly along said curve an arc length of 218.20 feet, thru a central angle of 02° 06' 03" to the end thereof;

THENCE North 80° 57' 04" East, 155.00 feet;

THENCE North 77° 09' 50" East, 115.50 feet;

THENCE North 20° 55' 01" East, 52.14 feet;

THENCE North 14° 33' 15" West, 113.00 feet to the westerly line of Chicago Avenue, as shown by Record of Survey on file in Book 36 of Record of Surveys, at Page 40 thereof, records of said Riverside County; the preceding six courses being along the northerly line of said Parcel 7;

THENCE North 18° 11' 40" West, along said westerly line of Chicago Avenue to the northerly line of said Lot 5;

THENCE Westerly along said northerly line 413.5 feet, more or less, to the point of beginning.

Area - 6.5 acres.

DESCRIPTION APPROVAL
by George P. Hutchins 12/11/78 by CAVA
S. CLERK

RESERVATION OF SEWER EASEMENT

The Grantor reserves unto itself, from the grant of the above-described parcel, which is the servient tenement, across the northerly fifteen (15) feet of said property, an easement for the construction, installation, maintenance, repair, and replacement of a private sewer line. Said easement is 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.

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

Dated Jan. 2, 1979

ANNE F. ROOS TRUST

By: Ann F. Roos, Trustee

APPROVED AS TO FORM

Clarice Turner
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 2-6-1979

Ann F. Roos
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 2nd day of January, 1979.

Patty D. Welch
NOTARY PUBLIC

MY COMMISSION EXPIRES:

January 18, 1982

EXHIBIT "A"

DOMINANT TENEMENT

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;

ALSO 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.

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:

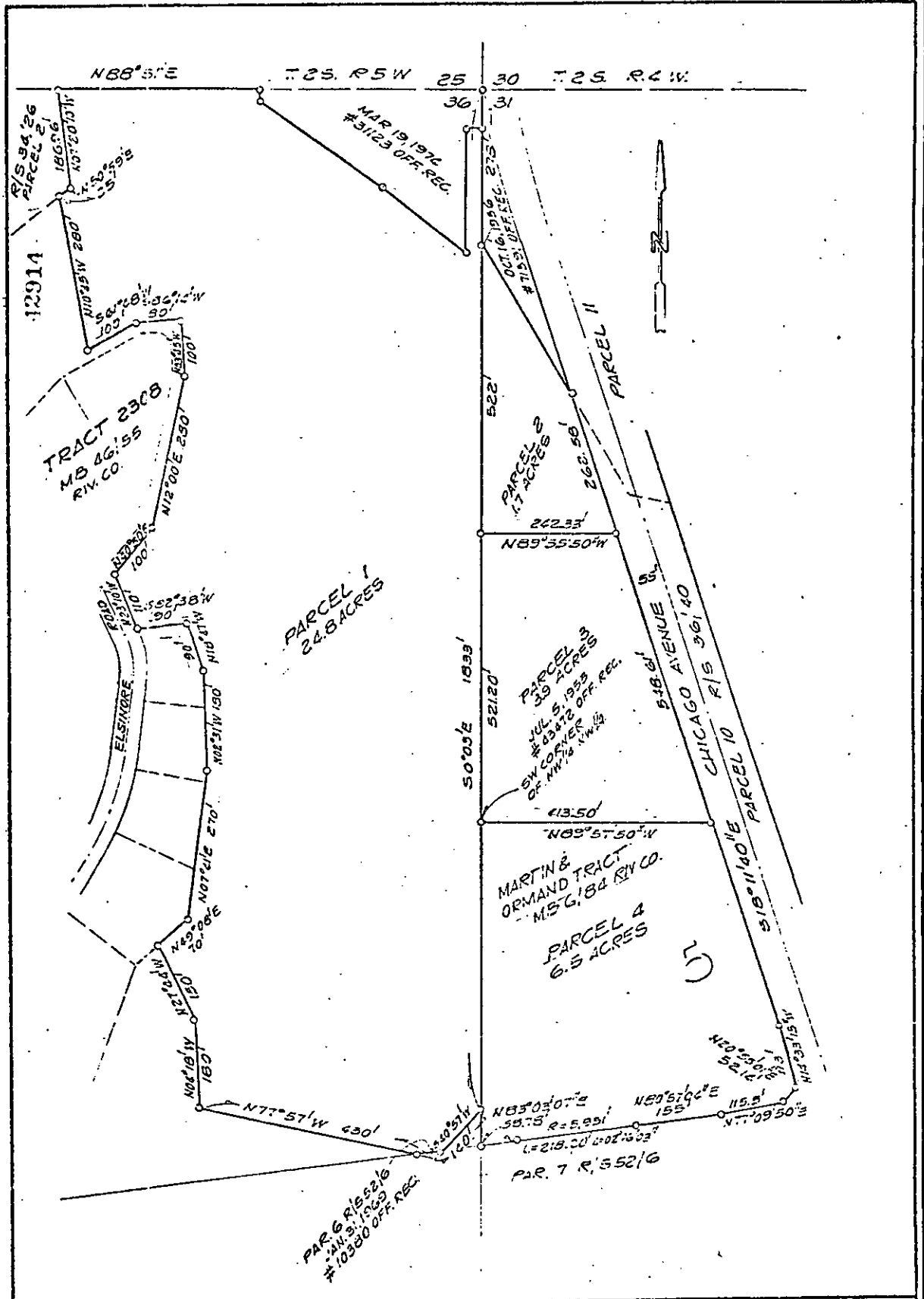
BEGINNING at a point on the West line of said Northwest quarter, which bears South 278 feet from the Northwest corner of said Section 31; THENCE South 70° 33' East, 255.28 feet to the most Westerly corner of that certain parcel of land conveyed to Jasper A. Payton, by Deed recorded July 5, 1955 as Instrument No. 43479 of Official Records of Riverside County, California; THENCE South 27° 25' East, 111.15 feet; THENCE South 05° 30' West, 269 feet; THENCE South 77° 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° 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° 33' 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° 25' East, 111.15 feet; THENCE South 05° 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, 1956 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 5/15/78

SUBJECT ANDULKA PARK SITE

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