

When recorded mail to:

Jerome H. Thompson and  
Bonny L. Thompson, Trustees  
3297 Arlington Avenue, Suite 200  
Riverside, CA 92506

**COPY** of Document Recorded  
on 8/21/00 as No. 326432  
Has not been compared with original.  
GARY L. ORSO  
County Recorder  
RIVERSIDE COUNTY, CALIFORNIA

FOR RECORDER'S OFFICE USE ONLY

Project: Arlington Avenue Underpass  
A.P.N. 229-140-001

**DX -**

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged the CITY OF RIVERSIDE, a municipal corporation of the State of California, does hereby grant to JEROME H. THOMPSON and BONNY L. THOMPSON, as Trustees of the JEROME and BONNY THOMPSON REVOCABLE TRUST, dated January 14, 1997, the real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lots 1 and 2 in Block 11 of Orange Acres No. 3, as shown by map on file in Book 16, Page 47 of Maps, records of Riverside County, California, described as follows:

**BEGINNING** at the northeasterly corner of said Lot 1;

**THENCE** South 0°25'25" East, on the easterly line of said Lot 1, a distance of 75.72 feet to the southeasterly corner of said Lot 1;

**THENCE** South 47°15' West, on the southeasterly line of said Lot 1, a distance of 69.32 feet;

**THENCE** South 49°40' West, on the southeasterly line of said Lots 1 and 2, a distance of 103.64 feet;

THENCE North  $0^{\circ}10'$  West, 71.45 feet to a point that bears South  $0^{\circ}10'$  East, 118 feet from the northerly lines of said Lots 1 and 2;

THENCE South  $89^{\circ}50'$  West, parallel with the northerly lines of said Lots 1 and 2, a distance of 31 feet;

THENCE North  $0^{\circ}10'$  West, 118 feet to the northerly line of said Lot 1; said northerly line being also the southerly line of Arlington Avenue;

THENCE North  $89^{\circ}50'$  East, on the northerly line of said Lot 1, a distance of 160.91 feet to the **POINT OF BEGINNING**;

**RESERVING THEREFROM** a permanent easement and right-of-way for public street and highway purposes, together with all rights to construct and maintain utilities, sanitary sewers, storm drains and other improvements consistent with the use as a public street and highway, in under, upon, over and along that portion of said Lots 1 and 2, described as follows:

**BEGINNING** at the northeasterly corner of said Lot 1;

THENCE South  $0^{\circ}25'25''$  East, on the easterly line of said Lot 1, a distance of 1.75 feet to a line which is parallel with and distant 56.75 feet southerly, as measured at right angles, from the centerline of Arlington Avenue as shown by said map;

THENCE South  $89^{\circ}50'$  West, along said parallel line, a distance of 61.18 feet;

THENCE at right angle, South  $0^{\circ}10'00''$  East, a distance of 2.00 feet to a line which is parallel with and distant 58.75 feet southerly, as measured at right angles, from said centerline of Arlington Avenue;

THENCE South  $89^{\circ}50'$  West, along said last mentioned parallel line, a distance of 18.84 feet to the beginning of a tangent curve concaving southeasterly and having a radius of 15.50 feet;

THENCE westerly to the left along said curve through a central angle of  $36^{\circ}52'12''$  an arc length of 9.97 feet to a point of compound curvature with a curve having a radius of 25.50 feet and concaving southeasterly; the radial to said curve bears North  $37^{\circ}02'12''$  West;

THENCE southwesterly to the left along said last mentioned curve through a central angle of  $13^{\circ}10'26''$  an arc length of 5.86 feet;

THENCE South  $41^{\circ}15'52''$  West, a distance of 21.84 feet;

THENCE South  $4^{\circ}20'52''$  West, a distance of 6.35 feet to a line which is

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parallel with and distant 88.58 feet southerly, as measured at right angles, from said centerline of Arlington Avenue;

**THENCE** South  $89^{\circ}50'$  West, along said last mentioned parallel line, a distance of 31.18 feet;

**THENCE** North  $7^{\circ}20'26''$  West, a distance of 4.00 feet;

**THENCE** North  $36^{\circ}25'41''$  West, a distance of 22.27 feet;

**THENCE** North  $51^{\circ}05'34''$  West, a distance of 9.70 feet to the west line of Parcel No. 1 of Record of Survey on file in Book 31, Page 47 of Record of Surveys, records of said Riverside County;

**THENCE** North  $0^{\circ}10'$  West, along said west line of Parcel No. 1, a distance of 5.54 feet to said northerly line of Lot 1;

**THENCE** North  $89^{\circ}50'$  East, along said northerly line of Lot 1, a distance of 160.91 feet to the **POINT OF BEGINNING**;

**ALSO RESERVING THEREFROM** a permanent easement and right-of-way for roadway slope and support purposes, in, on, under, through, over and along that portion of said Lots 1 and 2, described as follows:

**BEGINNING** at the northeasterly corner of said Lot 1;

**THENCE** South  $0^{\circ}25'25''$  East, on the easterly line of said Lot 1, a distance of 26.88 feet;

**THENCE** North  $81^{\circ}30'15''$  West, a distance of 77.95 feet to the beginning of a tangent curve concaving southeasterly and having a radius of 16.00 feet;

**THENCE** westerly to the left along said curve through a central angle of  $77^{\circ}25'07''$  an arc length of 21.62 feet;

**THENCE** South  $21^{\circ}04'38''$  West, a distance of 40.72 feet;

**THENCE** North  $71^{\circ}15'32''$  West, a distance of 31.91 feet;

**THENCE** North  $24^{\circ}50'57''$  West, a distance of 25.00 feet;

**THENCE** North  $32^{\circ}08'15''$  West, a distance of 21.27 feet to a point in said west line of Parcel No. 1, distant 12.00 feet southerly from the northwest corner of said Parcel No. 1;

**THENCE** North  $0^{\circ}10'$  West, along said west line of Parcel No. 1, a distance of

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12.00 feet to said northerly line of Lot 1;  
**THENCE** North 89°50' East, along said northerly line of Lot 1, a distance of 160.91 feet to the **POINT OF BEGINNING**;

**ALSO RESERVING THEREFROM** a permanent easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of sanitary sewer facilities, together with all necessary appurtenances, in, under, upon, over and along a portion of said Lots 1 and 2, lying a strip of land 10.00 feet in width, the northerly line of said strip of land being described as follows:

**COMMENCING** at the northeasterly corner of said Lot 1;

**THENCE** South 0°25'25" East, on the easterly line of said Lot 1, a distance of 26.88 feet to the **POINT OF BEGINNING** of this line description;

**THENCE** North 81°30'15" West, a distance of 122.65 feet;

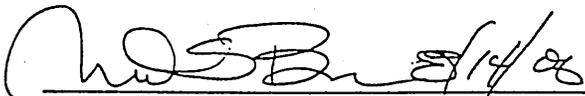
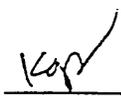
**THENCE** North 32°56'53" West, a distance of 10.00 feet to feet to said northerly line of Lot 1, and the **END** of this line description;

The sidelines of said strip of 10.00 feet in width shall be lengthened or shortened to terminate in said easterly line of Lot 1 and lengthened or shortened to terminate in said northerly line of Lot 1;

**ALSO RESERVING THEREFROM** that certain easement and right-of-way described in document recorded April 22, 1960, in Book 2680, Page 323, et seq., of Official Records of said Riverside County; said easement is shown as a 10' P.U.E. on Record of Survey filed in Book 31, Page 47 of Record of Surveys, records of said Riverside County;

**SUBJECT TO EXISTING EASEMENTS OF RECORD.**

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 8/14/03  
Mark S. Brown, L.S. 5655      Date      Prep. 



Dated August 17 2000

CITY OF RIVERSIDE,  
a municipal corporation

By [Signature]  
Kathi Head,  
Real Property Services Manager

**GENERAL ACKNOWLEDGEMENT**

State of California

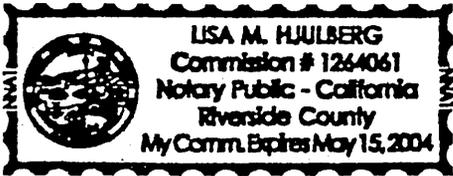
County of Riverside } ss

On August 17, 2000, before me Lisa M. Hjulberg  
(date) (name)

a Notary Public in and for said State, personally appeared

Kathi Head  
Name(s) of Signer(s)

personally known to me - OR -  proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

[Signature]  
Signature

**OPTIONAL SECTION**

**CAPACITY CLAIMED BY SIGNER**

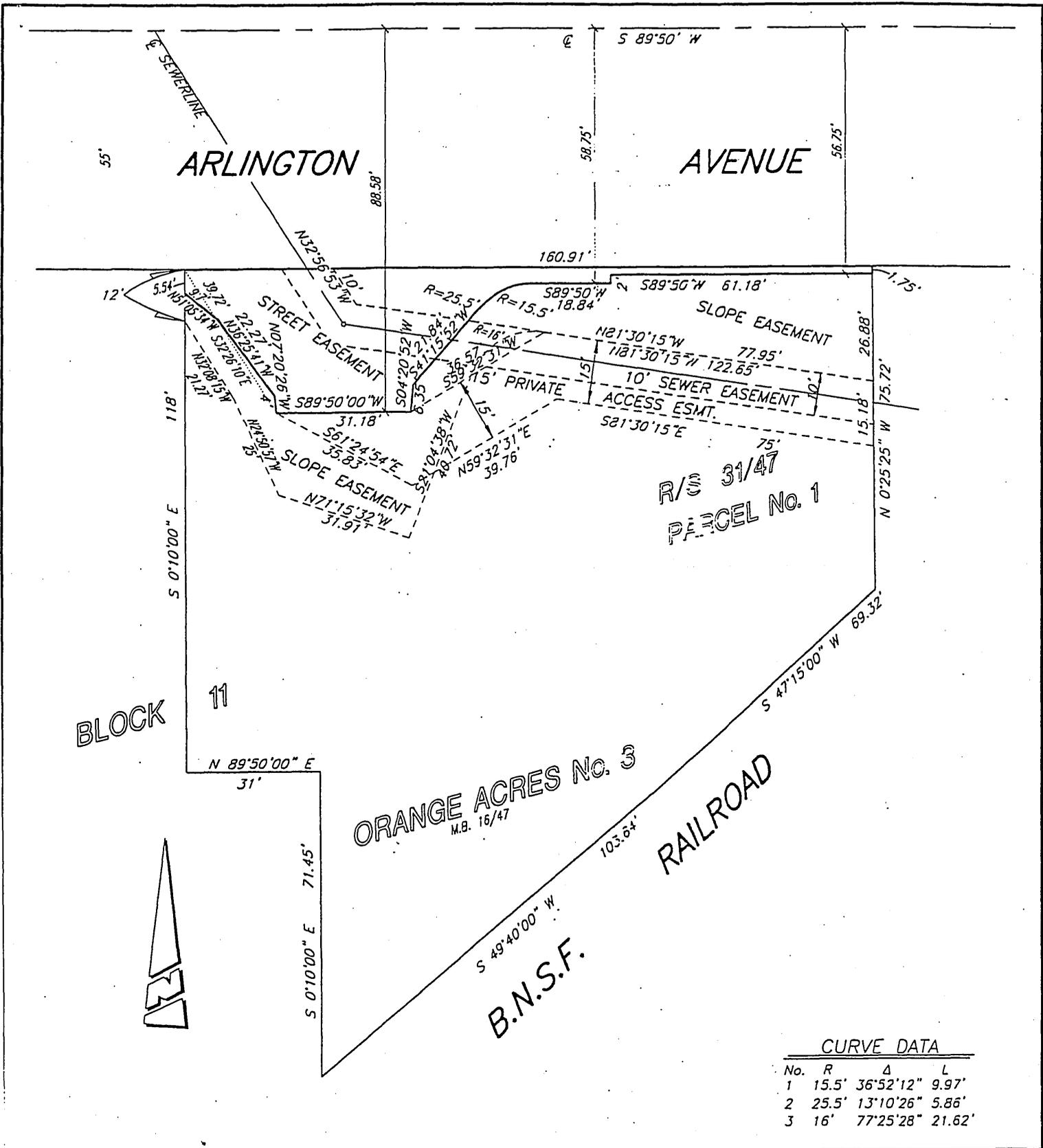
( ) Attorney-in-fact  
( ) Corporate Officer(s)  
Title \_\_\_\_\_  
Title \_\_\_\_\_

( ) Guardian/Conservator  
( ) Individual(s)  
( ) Trustee(s)  
( ) Other

( ) Partner(s)  
( ) General  
( ) Limited

The party(ies) executing this document is/are representing:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



R/S 31/47  
PARCEL No. 1

CURVE DATA

No.	R	Δ	L
1	15.5'	36°52'12"	9.97'
2	25.5'	13°10'26"	5.86'
3	16'	77°25'28"	21.62'

● 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: N.T.S.

DRAWN BY: Kgs 2/18/00

SUBJECT: ARLINGTON AVENUE UNDERPASS - THOMPSON PARCEL

DX 1069