

12636

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FEB 7 1969

At Request of
CITY OF RIVERSIDE

Recorded in Official Records
of Riverside County, California

W.A. DeLoach

Recorder

FEE \$ ~~2.00~~

Microfilm recording from 4-1-65. Book and page
no longer assigned. Identify by account number
and year of filing.

DOCUMENTARY TRANSFER TAX
\$ _____ None
Signature *[Signature]*
CITY OF RIVERSIDE 6700

INDEXED

APPROVED AS TO FORM

[Signature]
ASST. CITY ATTORNEY

GRANT DEED

CHARLES E. ROOS and ANNE F. ROOS, husband and wife, Grantors,
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:

All 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 said
County, described as follows:

BEGINNING at the most southerly corner of said Lot;

Thence North 0° 00' 20" East, along the westerly line of
said Lot, a distance of 148.35 feet to the southwest corner of Parcel
7, as shown by record of survey on file in Book 52, Pages 4 through
8, inclusive, of Records of Survey, records of said County;

Thence North 83° 03' 07" East, 70.74 feet to the beginning
of a tangent curve, concave northwesterly and having a radius of
6,049.00 feet;

Thence northeasterly, along said curve, an arc length of
221.80 feet, through a central angle of 02° 06' 03" thereof;

Thence North 80° 57' 04" East, 205.00 feet;

Thence North 85° 34' 49" East, 70.00 feet;

Thence South 55° 31' 38" East, 74.77 feet;

Thence South 18° 21' 21" East, 5.47 feet to the northwesterly
line of that certain parcel of land conveyed to the City of Riverside,
by deed recorded June 9, 1965, Instrument No. 66796 as Parcel 6;
the preceding six courses being along the southerly line of Parcel 7
of said Record of Survey;

Thence South 70° 16' 40" West, along said northwesterly line
of parcel of land so conveyed to the City of Riverside, a distance
of 332.81 feet to the northerly line of Gage Canal right of way;

Thence South 78° 08' 10" West, along said northerly line of
Gage Canal right of way, a distance of 319.00 feet to the POINT OF
BEGINNING.

The above described parcel contains an area of 69,764 square
feet or 1.60 Acres.

Subject to the condition subsequent that the hereinabove
described property shall neither be used for the dispensing of
petroleum products nor for gasoline service station uses to January 31,
1994. Should the property be used for dispensing of petroleum products
or service station uses prior to January 31, 1994, title shall be
revested and shall revert to the Grantors.

Dated 6, 1969

Charles E. Roos
CHARLES E. ROOS

Anne F. Roos
ANNE F. ROOS

DESCRIPTION APPROVAL
by *[Signature]* 11/31/68 by *[Signature]*
Surveyor

12-22 HB

6700

