

No Fee - 6103 Government Code  
125269

When recorded mail to:  
City Clerk's Office  
City of Riverside  
City Hall, 3711 Orange Street  
Riverside, California 92501  
Watkins Dr. Extension -  
Mt. Vernon Extension

DOCUMENTARY TRANSFER TAX  
\$             None

Signature \_\_\_\_\_  
CITY OF RIVERSIDE

RECEIVED FOR RECORD

SEP 27 1974

15 Min. Past 11 o'clock A.M.  
At Request of  
CITY CLERK

Book 1974, Page 125269  
Recorded in Official Records  
of Riverside County, California

W.H. DeLoach Recorder  
FEES \$

INDEXED

FOR RECORDER'S OFFICE USE ONLY

8279

GRANT DEED

SUN GOLD, INC., a California corporation, who acquired title as  
VICTORIA INVESTMENT COMPANY, a California corporation, Grantor,  
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
does 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 NORTHEAST QUARTER of SECTION 29 and the  
NORTHWEST QUARTER of SECTION 28, both in 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, pages 67 thru 69 inclusive thereof,  
Records of Riverside County, California;

Thence South 42° 10' 30" East, along said centerline of WATKINS  
DRIVE and along its southeasterly prolongation, 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 last said tangent line,  
131.68 feet to the south line of said Northeast Quarter of  
Section 29;

Thence South 89° 12' 51" East, along said south line, 266.88  
feet to the TRUE POINT OF BEGINNING;

Thence North 36° 01' 51" East, a distance of 74.63 feet to a  
point in the most southerly line of Lot D (Mt. Vernon Avenue)  
of Tract 2213, as shown by map on file in Book 46 of Maps, at  
pages 7 and 8 thereof, Records of Riverside County, California;  
said point being situated North 53° 58' 09" West, 20.00 feet  
from the most southerly corner of said Lot D;

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Thence South 53° 58' 09" East (recorded as South 54° 40' East), along said southerly line of Lot D, a distance of 20.00 feet to the southwest corner of that certain strip of land, 30.00 feet in width, conveyed to the City of Riverside by a deed recorded March 8, 1973, as Instrument Number 23669, Official Records of said Riverside County;

Thence South 40° 12' 09" East (recorded as South 40° 54' East), along the southwesterly line of said strip of land 30.00 feet in width, a distance of 20.59 feet;

Thence South 36° 01' 51" West, a distance of 41.46 feet to said south line of said Northeast Quarter;

Thence North 89° 12' 51" West, along said south line of said Northeast Quarter, 48.98 feet to said TRUE POINT OF BEGINNING.

Area: 2,370.8 sq. ft. or 0.054 acres.

DESCRIPTION APPROVAL  
by George P. Hutchinson 8/9/74  
Surveyor

SUN GOLD, INC, a California corporation, who acquired title as VICTORIA INVESTMENT COMPANY, a California corporation

Dated Sept. 25, 1974

BY [Signature] Pres.

BY Virginia C. Hiller Asst. Secy.

APPROVED AS TO FORM

Edna J. [Signature]  
ASST. CITY ATTORNEY

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

STATE OF CALIFORNIA,

COUNTY OF Riverside

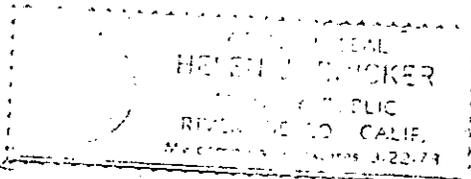
ss.

ON September 25, 1974, before me, the undersigned, a Notary Public in and for said State, personally appeared Fred C. Jennings and Virginia C. Hiller

\_\_\_\_\_, known to me to be the President and Assistant Secretary of the SunGold, Inc.

the Corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument, on behalf of the Corporation, therein named, and acknowledged to me that such Corporation executed the same.

WITNESS my hand and official seal.



[Signature] 8279  
Notary Public

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UNIVERSITY HILLS

PICACHO DR.

DR.

UNIT 3

110

M.B. 35/67-69  
RIV. CO.

109

SUBD'V'N

S'ELY LINE LOT 110  
S 47°49'30"W

BND'RY

BND'RY

S 47°49'30"W

N 47°49'30"E (R)

R=2000'  
Δ=3°10'30"  
L=111.02'

N 51°00'20"E (R)

SUBD'V'N

100' EASEMENT TO STATE  
OF CALIFORNIA INST. NO. 79016,  
REC. 8/3/66

S'LY BND'RY N.E. 1/4 SEC. 29

PARCEL 1

N 51°00'20"E (R)

R=2000'  
Δ=2°09'36"  
L=75.40'

N 53°09'56"E (R)

POR. N.E. 1/4 SEC. 29  
T. 2 S., R. 4 W., S.B.M.

POR. S.E. 1/4 SEC. 29  
T. 2 S., R. 4 W., S.B.M.

MATCH LINE SHEET TWO

N 53°09'56"E (R)

BASIS OF BEARINGS:

E WATKINS DR. S 42°10'30"E  
PER M.B. 35/67-69, RIV. CO.

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 2

12/25, 25-4

SCALE: 1" = 100'

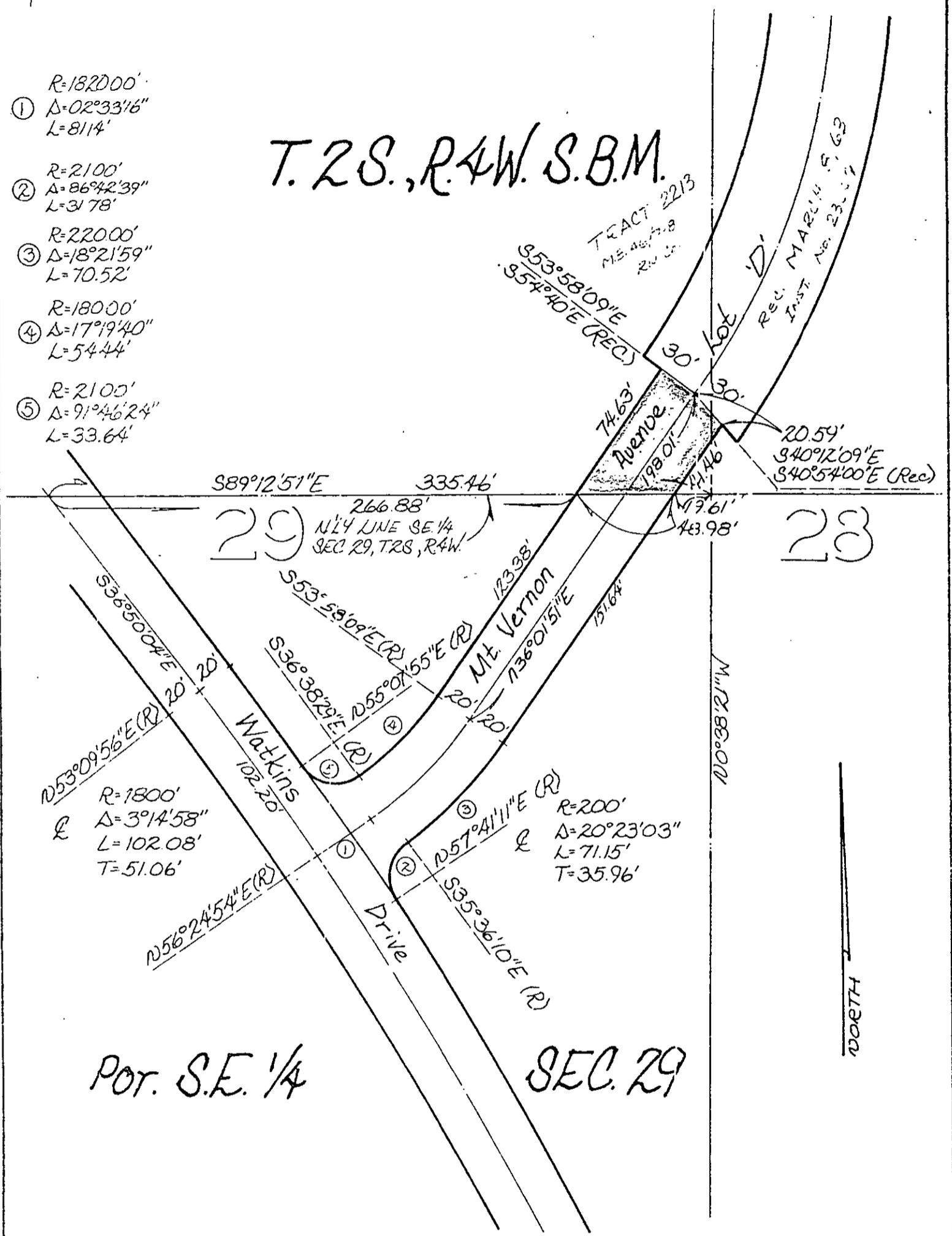
DRAWN BY W.F. DATE 4 / 26 / 74

SUBJECT Watkins Dr. Ext. - Picacho to U.S. 395

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# T. 2S., R. 4W. S.B.M.

- ① R=18200'  
Δ=02°33'16"  
L=8114'
- ② R=2100'  
Δ=86°42'39"  
L=3178'
- ③ R=22000'  
Δ=18°21'59"  
L=70.52'
- ④ R=18000'  
Δ=17°19'40"  
L=5444'
- ⑤ R=2100'  
Δ=91°46'24"  
L=33.64'



POR. S.E. 1/4

SEC. 29

## 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 2 OF 2

12/25/12/15

SCALE: 1" = 60'

DRAWN BY J.L. DATE 8/6/74

SUBJECT MT. VERNON AVE. EXTENSION

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