

Arlington - Mira Loma Road.
5-17-55

GRANT DEED

1
2 Leander L. James, sometimes known as L. L. James, and
3 Sybil S. James, husband and wife, hereby grant to the County of
4 Riverside in fee simple for purposes of a freeway and adjacent
5 frontage road, the real property in the County of Riverside,
6 State of California, described as follows:

7 That portion of Tract 4 of the River Farm Tract as
8 shown by map on file in Book 7, Page 52 of Maps,
9 Records of Riverside County, California, described
10 as follows:

11 Beginning at the intersection of the center lines of
12 Pedley Road and Jurupa Avenue as shown on the McClaskey
13 Tract on file in Book 10, page 37 of Maps, records of
14 the Recorder of said County; thence N.80°02'55" E.,
15 along the center line of Jurupa Avenue, a distance of
16 101.37 feet; thence N. 49°40'25" W., a distance of
17 190.70 feet to a point on the center line of Pedley
18 Road; thence S.17°54'25" E., along said center line,
19 a distance of 148.10 feet to the point of beginning.

20 EXCEPTING that portion thereof contained in the McClas-
21 key Tract as shown by map on file in Book 10, page 37
22 of Maps, records of the Recorder of said County, and,

23 EXCEPTING that portion thereof contained in Pedley Road
24 as acquired by the County of Riverside by deed recorded
25 January 5, 1923 in Book 722, page 99 of Deeds, records
26 of the Recorder of Riverside County, California.

27 Also the underlying fee interest appurtenant to the
28 above described parcel in the adjoining public highways
29 (heretofore known as Pedley Road and Jurupa Avenue) ad-
30 joining said parcel on the west and southeast, respect-
31 ively.

32 Containing 0.024 acres - more or less, in addition to
the part thereof in said public highways.

Together with any abutter's rights, including access
rights, appurtenant to the remaining portion of said par-
cel, in and to said freeway, provided, however, that
such remaining portion of said parcel shall abut upon
and have access to said frontage road which will be
connected to the freeway only at such points as may be
established by public authority.

Dated May 4th, 1955

Leander L. James
Leander L. James

STATE OF CALIFORNIA)
CITY & OF SAN FRANCISCO) ss.
COUNTY)
On May 4th, 1955, before me,

Sybil S. James
Sybil S. James

31 Leander L. James, III, a Notary Public
32 in and for said County and State, personally
appeared LEANDER L. JAMES and SYBIL S. JAMES,
known to me to be the persons whose names are
subscribed to the within instrument and ac-
knowledged that they executed the same.

WITNESS my hand and official seal.

(Seal) Leander L. James

RAY T. SULLIVAN, JR.
COUNTY CLERK
COUNTY HOUSE
RIVERSIDE, CALIFORNIA