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GRANT DEED

VIRGIL G. VIAL, sometimes known as V. G. VIAL, and CLARA G. VIAL, sometimes known as CLARA VIAL, husband and wife, hereby grant to the COUNTY OF RIVERSIDE in fee simple for a freeway and other road purposes the real property in the County of Riverside, State of California, a portion of Parcel 2 thereof being in the City of Riverside, described as follows:

Parcel 1.

A portion of the easterly 60 feet of Section 36, Township 2 South, Range 6 West, S.B.B. & M., as shown by map of Rancho La Sierra on file in Book 6, page 78 of Maps, records of the Recorder of Riverside County, California, bounded on the east by the west line of Van Buren Street, bounded on the northeast by the westerly line of Pedley Road, bounded on the west by a line 60 feet west of and parallel with the east line of said Section 36, and bounded on the south by that certain parcel acquired by Estelle M. Krupacs, Donald A. Groves and Zelda E. Groves by Deed recorded March 6, 1947, in Book 618, page 550, Official Records of Riverside County, California.

Also, the underlying fee interest appurtenant to the above described parcel in the public highways (heretofore known as Van Buren Street and Pedley Road) adjoining said parcel on the east.

Containing 0.211 acres, more or less, in addition to the part thereof in said public highways.

Together with any abutter's rights of access, appurtenant to the remainder of the property, of which the above described parcel is a part, in and to said freeway, over and across the westerly line of the above described parcel of land, and also over and across that portion of the northerly prolongation of said westerly line, a distance of 295 feet, more or less, from the intersection of said westerly line and the westerly right of way boundary of Pedley Road.

Parcel 2.

The westerly rectangular 82 feet of Lot 78, and all of that portion of North Van Buren Street, a public highway, lying between the west line of said Lot 78, the east line of Lot 38, the easterly line of Pedley Road, as described in Deed to Riverside County, recorded February 25, 1915, in Book 410, page 246, of Deeds, records of Riverside County, California, and south of the westerly extension of the north line of said Lot 78, and north of the south line of the McCluskey Tract as said Lots 78, 38 and North Van Buren Street are shown on said map of the Rancho La Sierra

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Containing 1.403 acres, more or less, in addition to the part thereof in said public highway.

Together with any abutter's right of access, appurtenant to the remainder of the property of which the above described parcel is a part, in and to said freeway, excepting and reserving, however, to the grantors, their successors and assigns, the right of access appurtenant to said remainder, through an opening to the freeway, for the purpose of moving farm machinery, farm produce and animals only, over and across the southerly 40 feet of the easterly boundary of said parcel.

Parcel 3.

Any abutter's rights of access appurtenant to Lot 38 of the McClaskey Tract, as per map on file in Book 10, pages 36 and 37 of Maps, records of the Recorder of Riverside County, California, over and across the east line of said Lot 38.

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Parcel 4.

A portion of the McClaskey Tract as shown by map on file in Book 10, page 37 of Maps, records of the Recorder of Riverside County, California, more particularly described as follows:

All that portion of Lots 40, 41, 44 and 45, North Van Buren Street and Morris Street of said McClaskey Tract, described by metes and bounds as follows:

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Commencing at the southeast corner of Lot 45; thence westerly along the south line of Lots 45 and 44, a distance of 712.44 feet; thence N.00°17'25" East, parallel with Van Buren Street, a distance of 119.76 feet to the true point of beginning of the parcel of land conveyed;

Thence continuing N.00°17'25" East, a distance of 185.47 feet; thence S.49°40'25" East, a distance of 140.57 feet;

Thence southeasterly on the arc of a 2,094 foot radius curve, tangent to the last described course and concave to the southwest, through an angle of 25°58'25" for an arc distance of 949.26 feet;

Thence N.66°18' East, a distance of 75.19 feet to a point on the center line of Van Buren Street;

Thence S.00°17'25" West, along said center line, a distance of 208.35 feet to the center line of Morris Street; thence S.89°41'55" West, along said center line, a distance of 149.58 feet;

Thence northwesterly on the arc of a 1,952 foot radius curve, tangent to a line that bears N.19°52'08" West, and concave to the southwest, through an angle of 29°48'17" for an arc distance of 1,015.41 feet; thence N.49°40'25" West, a distance of 21.26 feet to the true point of beginning.

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Also, the underlying fee interest appurtenant to the above described parcel in the remainder of the public highways (heretofore known as Van Buren Street and Morris Street) adjoining said parcel on the east and south respectively.

Containing 3.708 acres, more or less, in addition to the part thereof in said public highways.

Together with any abutter's rights of access, appurtenant to the remainder of the property of which the above described parcel is a part, in and to said freeway, (a) over and across the southwesterly line of the said parcel and over and across the southeasterly prolongation of said southwesterly boundary included within the side lines of said Morris Street, as shown on said Map, excepting and reserving, however, to the granters, their successors and assigns, the right of access appurtenant to the remainder of the property adjacent on the southwest, through a 30 foot opening to said freeway over and across the southeasterly 30 feet of the southwesterly boundary of said parcel, for the purpose of moving farm machinery, farm produce and animals only, and (b) over and across the north-easterly line of said parcel.

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The Grantors jointly and severally, for themselves, their successors and assigns, hereby waive all claims for damages to their remaining property contiguous to the property herein conveyed by reason of the location, construction, landscaping and maintenance of the freeway on the land herein conveyed and any and all claims arising out of action No. 59453 in the Superior Court of the State of California in and for the County of Riverside, other than claims under the public liability laws applicable to counties.

Dated: July 2, 1955.

Virgil G. Vial
Virgil G. Vial

Clara G. Vial
Clara G. Vial

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS.

On July 2, 1955, before me, a Notary Public in and for said County and State, personally appeared VIRGIL G. VIAL and CLARA G. VIAL, known to me to be the persons whose names are subscribed to the foregoing instrument and that they executed the same.

Harry G. [Signature]
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