



A. ANNIE BIDWELL DEED



FINAL BIDWELL PARK MASTER MANAGEMENT PLAN UPDATE

Accepted by Ordinance No. 57 of the City
of Chicago, passed July 19th 1905

O. H. Clark
President of the Board of Trustees
City of Chicago
C. E. Steinegal, City Clerk
B. J. Richardson, Deputy

Bidwell Park
(Original)
Deed

James C. H. Bidwell

City of Chicago

Dated July 10, 1905

Recorded at City of Chicago

July 22 1905
at 11:10 AM

In Book 123 Page 41 of

Deeds

CITY COUNTY RECORDS.

J. A. Tyler Recorder

F. C. Dyer, Recorder, 7-61
CHICAGO, BUTTE COUNTY, CALIFORNIA

NOTE: This deed represents the major portion of Bidwell Park. There are a number of other deeds representing several other smaller portions of Bidwell Park on file in the office of the City Manager.

THIS DEED made this Tenth day of July
A. D. 1908, between ANNIE E. K. BIEWELL of Butte County, California, first party and CITY OF CHICO, a municipal corporation of the fifth class duly created and organized under the laws of the State of California, second party

WITNESSETH:

In consideration of One Dollar to first party paid by second party, receipt whereof is hereby acknowledged, the first party has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey to second party all that tract of land situate in Butte County, California, (and most of the same being a part of the Rancho Arroyo Chico) and which is situate in Townships Twenty-two (22) North, Range One (1) East, Twenty-two (22) North, Range Two (2) East and Twenty-three (23) North, Range two (2) East, Mt. D. B. and M. and which is particularly bounded and described as follows to-wit:

Beginning at a stake at the intersection of the North line of Sierra Avenue with the East line of the Cemetery Road, in the City of Chico, Butte County, California, thence by said East line of Cemetery Road North 285.0 feet to a stake, thence generally following the fence along the north side of Big Chico Creek the following 37 courses and distances:

- 1- N. 62°30' E. 61.0 ft. to a stake.
- 2- Curving to left on the arc of a circle with a radius of 100 ft. a distance of 94.4 ft. to a stake.
- 3- N. 8°25' E. 49.3 ft. to a stake.
- 4- Curving to the right on the arc of a circle with a radius of 150 feet, a distance of 171.7 ft. to a stake.
- 5- N. 74°01' E. 235.6 ft. to a stake.
- 6- N. 66°30' E. 299.7 ft. to a stake.

- 7- Curving to the right on the arc of a circle with a radius of 637.3 ft. a distance of 584.0 ft. to a stake.
- 8- S. 61° E. 123.6 ft. to a stake.
- 9- Curving to the left on the arc of a circle with a radius of 300 ft. a distance of 173.2 ft. to a stake.
- 10- N. 85°55' E. 145.5 ft. to a stake.
- 11- Curving to the left on the arc of a circle with a radius of 175.0 ft. a distance of 179.3 ft. to a stake.
- (12- N. 27°12' E. 658.6 ft. to a stake.
- 13- N. 39°47' W. 242.4 ft. to a stake.
- 14- N. 61°52' E. 1745.1 ft. to a stake.
- 15- N. 43°42' E. 2159.0 ft. to a stake.
- 16- S. 44°18' E. 66.0 ft. to a stake.
- 17- N. 45°35' E. 1280.0 ft. to a stake.
- 18- N. 77°41' E. 227.0 ft. to a stake.
- 19- N. 53° 13' E. 664.7 ft. to a stake.
- 20- N. 72°13' E. 1137.3 ft. to a stake.
- 21- N. 54°00' E. 2707.0 ft. to a stake.
- 22 S. 21°07' E. 678.0 ft. to a stake.)
- 23- Curving to the left on the arc of a circle with a radius of 50 ft. a distance of 78.5 ft. to a stake.
- 24- N. 68°53' E. 117.0 ft. to a stake.
- 25- Curving to the right on the arc of a circle with a radius of 100 ft. a distance of 117.1 ft. to a stake.
- 26- Curving to the ^{left} ~~right~~ on the arc of a circle with a radius of 235.0 ft. a distance of 702.2 ft. to a stake.
- 27- N. 36°40' W. 199.7 ft. to a stake.
- 28- Curving to the right on the arc of a circle with a radius of 100 ft. a distance of 73.2 ft. to a stake.
- 29- N. 5°15' E. 483.9 ft. to a stake.
- 30- Curving to the right on the arc of a circle with a radius

of 1400 ft. a distance of 490.8 ft. to a stake.

31- N. 25°20' E. 291.6 ft. to a stake.

32- N. 38°02' W. 294.6 ft. to a stake.

33- N. 52°40' E. 763.3 ft. to a stake.

34- Curving to the left on the arc of a circle with a radius of 300 ft. a distance of 158.9 ft. to a stake.

35- N. 20°25' E. 258.3 ft. to a stake.

36- N. 41°55' E. 127.4 ft. to a stake.

37- Curving to the left on the arc of a circle with a radius of 50 ft. a distance of 96.7 ft. to a stake.

Thence N. 68°57' W. crossing Lindo Channel or Sandy Gulch sometimes called, a distance of 2715.2 ft. to a stake.

Thence N. 40°10' E. 776.6 ft. to a stake.

Thence N. 85°34' E. 1120.0 ft. to a stake.

Thence N. 86°00' E. 1160.0 ft. to a stake.

Thence N. 43°45' E. 5800.0 ft. to a stake, near edge of bluff on the north side of big Opico Canon.

Thence generally along near said edge of bluff the following ^{ten} courses and distances to the 1/4 section line between the north and south half of Section 34, Tp. 23 N., R. 2 E.

1- N. 69°36' E. 950 ft.

2- N. 71°26' E. 700 ft.

3- S. 86°08' E. 1519 ft.

4- N. 56°32' E. 1031 ft.

5- S. 86°07' E. 1054 ft.

6- N. 60°27' E. 1216 ft.

7- N. 38°54' E. 1108 ft.

8- N. 47°00' E. 2940 ft.

9- N. 51°08' E. 2750 ft.

10- N. 24°40' E. 5050 ft.

Thence by aforesaid 1/4 section line East 2000 ft. to the

center of Big Chico Creek.

Thence following the center of Big Chico Creek the following 15 courses and distances to a line dividing the North and South half of the S.E. 1/4 Section of Section 9, Tp. 22 N., R. 2 E.

- 1- S.10°15' W. 738.5 ft.
- 2- S.22° W. 750.0 ft.
- 3- S.41°15' W. 2046.0 ft.
- 4- S.15°15' W. 1155.0 ft.
- 5- S.23°30' W. 2508.0 ft.
- 6- S. 0°30' W. 561.0 ft.
- 7- S.19°30' W. 858.0 ft.
- 8- S.65°30' W. 1650.0 ft.
- 9- S.19°00' W. 792.0 ft.
- 10- S.27°00' W. 528.0 ft.
- 11- S.46°45' W. 1584.0 ft.
- 12- S.57°15' W. 1056.0 ft.
- 13- S.40°15' W. 330.0 ft.
- 14- S.63°00' W. 422.0 ft.
- 15- S.80°30' W. 558.5 ft.

Thence along aforesaid dividing line between the North and South half of the S.E. 1/4 Section of Sec.9 and North and South half of S.W. 1/4 section, of Sec.9, Tp.22 N., R.2 E. East 1915 ft. to the edge of bluff along the South side of Big Chico Canon thence following said edge of bluff the following three courses and distances:

- 1- S.63°30' W. 4580. ft.
- 2- N.65°20' W. 1760. ft.
- 3- S.75°00' W. 1400. ft.

Thence N.15°00' W. 240 ft. to near the South Bank of Big Chico Creek.

Thence generally following fence near said South Bank of Big Chico Creek, the following 28 courses and distances:

- 1- S. 75°00' W. 1550 ft. to a stake.
- 2- S. 75°35' W. 356 ft. to a stake.
- 3- S. 68°48' W. 560 ft. to a stake.
- 4- N. 69°40' W. 549 ft. to a stake.
- 5- S. 63°50' W. 556.4 ft. to a stake.
- 6- S. 38°39' W. 231.6 ft. to a stake.
- 7- S. 5°43' E. 504 ft. to a stake.
- 8- S. 66°35' W. 291.2 ft. to a stake.
- 9- Curving to the left on the arc of a circle with a radius of 500 ft. a distance of 490.1 ft. to a stake.
- 10- S. 10°25' W. 170.2 ft. to a stake.
- 11- S. 41°50' W. 819.0 ft. to a stake.
- 12- S. 63°53' W. 470.0 ft. to a stake.
- 13- S. 55°18' W. 138.0 ft. to a stake.
- 14- S. 24°16' W. 600.0 ft. to a stake.
- 15- S. 32°10' W. 600.0 ft. to a stake.
- 16- S. 38°30' W. 350.0 ft. to a stake.
- 17- S. 25°53' W. 264.0 ft. to a stake.
- 18- S. 17°28' W. 177.0 ft. to a stake.
- 19- S. 0°53' W. 229.0 ft. to a stake.
- 20- S. 15°58' W. 110.2 ft. to a stake.
- 21- Curving to the left on the arc of a circle with a radius of 200 ft. a distance of 157.0 ft. to a stake.
- 22- S. 29°00' E. 249.2 ft. to a stake.
- 23- S. 13°35' E. 290.1 ft. to a stake.
- 24- Curving to the right on the arc of a circle with a radius of 75 ft. a distance of 77.9 ft. to a stake.
- 25- S. 45°57' W. 233.1 ft. to a stake.
- 26- S. 64°34' W. 83.0 ft. to a stake.

27- Curving to the left on the arc of a circle with a radius of 125 ft. a distance of 210.2 ft. to a stake.

28- S. 31°46' E. 154.0 ft. to a stake in the dividing line between lands of the Bidwell Estate and those formerly owned by C. Lemm, thence by said dividing line S. 56°04' W. 1092.0 ft. to a stake; thence S. 70°10' W. 757.0 ft. to a stake at the East line of the State Forestry Station; thence along the East and North boundary of the State Forestry the following 10 courses and distances:

1- N. 22°05' W. 127 ft.

2- N. 86°38' W. 800 ft.

3- S. 68°35' W. 240 ft.

4- S. 20°20' W. 150 ft.

5- S. 56°10' W. 150 ft.

6- S. 69°55' W. 180 ft.

7- S. 68°30' W. 150 ft.

8- S. 56°26' W. 600 ft.

9- S. 51°06' W. 242 ft.

10- S. 16°36' E. 20 ft. to a stake. Thence generally following fence along the South side of Big Chico Creek, the following 30 courses and distances:

1- N. 76°52' E. 70.7 ft. to a stake.

2- N. 89°15' E. 201.3 ft. to a stake.

3- Curving to the left on the arc of a circle with a radius of 400 ft. a distance of 120.1 ft. to a stake.

4- S. 73°33' W. 324.2 ft. to a stake.

5- Curving to the left on the arc of a circle with a radius of 250 ft. a distance of 135.3 ft. to a stake.

6- S. 42°33' W. 155.7 ft. to a stake.

7- S. 35°08' W. 206.2 ft. to a stake.

8- Curving to the left on the arc of a circle with a radius of 500 ft. a distance of 158.2 ft. to a stake.

9- S. 17°00' W. 366.2 ft. to a stake.

- 10- S. 7°13' W. 612.0 ft. to a stake.
- 11- S. 22°52' W. 129.0 ft. to a stake.
- 12- S. 29°45' W. 235.0 ft. to a stake.
- 13- S. 38°22' E. 190.0 ft. to a stake.
- 14- S. 51°38' W. 402.0 ft. to a stake.
- 15- S. 59°04' W. 444.5 ft. to a stake.
- 16- S. 54°53' W. 301.3 ft. to a stake.
- 17- S. 52°21' W. 228.3 ft. to a stake.
- 18- S. 44°04' W. 232.7 ft. to a stake.
- 19- S. 64°10' W. 392.1 ft. to a stake.
- 20- S. 56°13' W. 860.1 ft. to a stake.
- 21- S. 70°48' W. 100.5 ft. to a stake.
- 22- S. 63°24' W. 1060.7 ft. to a stake.
- 23- S. 77°24' W. 920.1 ft. to a stake.
- 24- N. 19°38' W. 65.8 ft. to a stake.
- 25- N. 68°36' W. 427.2 ft. to a stake.
- 26- N. 76°28' W. 137.5 ft. to a stake.
- 27- Curving to the left on the arc of a circle with a radius of 200 ft. a distance of 141.0 ft. to a stake.
- 28- S. 63°09' W. 379.9 ft. to a stake.
- 29- Curving to the left on the arc of a circle with a radius of 100 ft. a distance of 105.1 ft. to a stake.
- 30- S. 2°55' W. 83.0 ft. to a stake in the East line of Orient Street in the City of Chico, thence by said East line of Orient Street, N. 40°06' W. 25.0 ft. to a stake in the North line of Sierra Ave. thence by said North line of Sierra Avenue S. 78°24' W. 189.8 ft. to the place of beginning, ---containing 1902.83 acres, strict measure.

This land is conveyed subject to any right of way owned by the Sierra Lumber Company for the purpose of constructing and maintaining thereon its flume for the conveyance of lumber.

First party reserves for herself, her heirs, assigns, executors and administrators all irrigation ditches taken out of Chico Creek or Lindo Channel, together with the right to maintain and use the same and to convey the waters of said creeks therein.

This land is sold and conveyed upon the following conditions, to-wit;

First-- Second party shall not use, cause to be used or allow to be used, directly or indirectly, said land or any part thereof for the purpose of making or selling intoxicating liquors of any kind, or variety, or for the purpose of giving the same away.

Second-- That the second party shall use the same for the purpose of a Public Park for the benefit of the citizens and residents of said City of Chico; provided, it may rent the pasturage on the same to raise revenue for the care and maintenance of said Park so as in its judgment as not to interfere with its enjoyment by the public in a reasonable manner.

Third-- That second party shall preserve, as far as reasonably possible, for the beauty of said Park as well as for the preservation and protection of the waters of Chico Creek, all of the trees, shrubs and vines therein, and it shall sacredly guard the same and only remove such thereof as it may find absolutely necessary.

Fourth-- Second party is not to permit the hunting therein of wild animals or birds; but this shall not be construed to prevent second party from destroying or removing any of such animals or birds as may be of noxious nature or habits.

Fifth-- Second party shall not use or cause to be used or

allow to be used directly or indirectly, said land or any part thereof for the purpose of holding, permitting or allowing to be held thereon, public picnics on Sunday, - that is to say, picnics given by Orders, Lodges, Organizations or Associations, or any public picnic, or any advertized picnic or picnics given in aid of any purpose, public or otherwise, or picnics to which the public generally or all of a certain class are invited or at liberty to go.

Should said conditions or any or either of them be broken or disregarded by said second party, then the title here-in granted and conveyed by this deed, shall cease and revert to and be vested in the first party, her heirs or assigns.

The said party of the first part hereby reserves to herself the use and occupation of said premises for and during the term of her natural life.

It is the wish of the party of the first part, and is to be fully considered and understood, that the said Park is the joint gift of her late husband, John Bidwell, and herself to the City of Chico, as a token of their love and affection and that that grand work of God may be preserved to his glory and the happiness and pleasure of the people of said City for all time.

Together with all the tenements, hereditaments and appurtenances, whatever to the same belonging, or in anywise appertaining:

TO HAVE AND TO HOLD all and singular, the above mentioned and described premises, together with the appurtenances unto said party of the second part, forever.

IN WITNESS WHEREOF first party has hereunto set her hand and seal, the day and year first above written.

Annie E. R. Bidwell.

ate of California, } ss.
COUNTY OF BUTTE.

On this eleventh day of July A. D. one
thousand nine hundred and four, before me Jo D. Sproul, a
Notary Public in and for the said County of Butte, personally appeared

Annie O. K. Bidwell

known to me to be the same person whose name is subscribed to
the foregoing instrument and acknowledged to me that
she executed the same.

In Witness Whereof, I have hereunto set my hand and affixed
my official seal.

Jo D. Sproul
Notary Public, Butte County, Cal.