

200230

Recording requested by:

And when recorded, mail to:

City of Riverside
Public Works Department
3900 Main Street
Riverside, CA 92522

RECEIVED FOR RECORD
5:00 Min. Past 2:00 o'clock P.M.
At Request of
City of Riverside
Book 1980, Page 200230
OCT 28 1980

Recorded in Official Records
of Riverside County, California
Dennis D. Johnson Recorder
FEES \$

This space for Recorder's use

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE
(Waiver of Parcel Map PMW-41-790)

Property Owner(s): RAY L. KELSON and PHYLLIS S. KELSON

11

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on April 17, 19 80, a waiver of parcel map for a lot line adjustment was granted for the following described real property located in the City of Riverside, County of Riverside, State of California, which property thereby created complies with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

See attached description

This action does not supersede, modify or affect any requirement of provisions of the Riverside Municipal Code pertaining to building or zoning regulations.

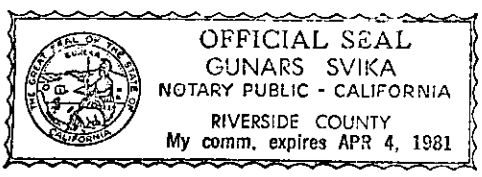
PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

Dated: Oct. 22, 1980

By Melville Gardner
Planning Director
City of Riverside

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

On Oct. 22, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MELVILLE GARDNER, known to me to be the Planning Director of the City of Riverside and known to me to be the person who executed the within instrument on behalf of the Planning Commission of the City of Riverside, and acknowledged to me that said Planning Commission executed the same.



Gunars Svika
Notary Public in and for said County and State

200230

That portion of the Northeasterly rectangular one-half of Lot 1 in Block 9 of the Lands of Riverside Land and Irrigating Company, as shown by map on file in Book 1 of Maps, at Page 70 thereof, records of San Bernardino County, California, described as follows:

COMMENCING at the most northerly corner of said Lot 1;

THENCE South $34^{\circ} 15' 26''$ East, along the northeasterly line of said Lot 1, a distance of 662.02 feet to the most easterly corner thereof;

THENCE South $55^{\circ} 44' 15''$ West, along the southeasterly line of said Lot 1, a distance of 214.00 feet to a point which bears North $55^{\circ} 44' 15''$ East, along said southeasterly line, a distance of 117.47 feet from the most southerly corner of the northeasterly rectangular one-half of said Lot 1, said point also being the point of beginning of the parcel of land to be described;

THENCE North $34^{\circ} 15' 26''$ West, a distance of 91.47 feet;

THENCE North $75^{\circ} 18' 34''$ West, a distance of 41.80 feet;

THENCE South $55^{\circ} 44' 34''$ West, a distance of 90.00 feet to the southwesterly line of said northeasterly rectangular one-half of Lot 1;

THENCE South $34^{\circ} 15' 03''$ East, along said southwesterly line, a distance of 123.00 feet to the most southerly corner of said northeasterly rectangular one-half of Lot 1;

THENCE North $55^{\circ} 44' 15''$ East, along said southeasterly line of Lot 1, a distance of 117.47 feet to the point of beginning.

EXCEPTING therefrom that portion as conveyed to the City of Riverside by deed recorded 9-26-80 as Instrument No. 176893 of Official Records of Riverside County California.

DESCRIPTION APPROVAL
George P. Hutchinson 10/21/80 by *ORC*
Surveyor

200229

Recording requested by:

And when recorded, mail to:

City of Riverside
Public Works Department
3900 Main Street
Riverside, CA 92522

RECEIVED FOR RECORD
5:00 Min. Past 10 o'clock A.M.
At Request of
City of Riverside
Book 1980, Page 200229
OCT 28 1980

Recorded in Official Records
of Riverside County, California
Donald D. Sigmund Recorder
FEES \$

This space for Recorder's use

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE
(Waiver of Parcel Map PMW-41-790)

Property Owner(s): RAY L. KELSON and PHYLLIS S. KELSON

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on April 17, 1980, a waiver of parcel map for a lot line adjustment was granted for the following described real property located in the City of Riverside, County of Riverside, State of California, which property thereby created complies with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

See attached description

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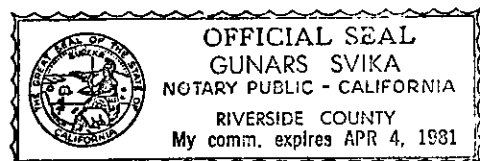
PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

Dated: Oct. 22, 1980

By *Mark Rardam*
Planning Director
City of Riverside

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

On Oct. 22, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared *MICHAEL GARDNER*, known to me to be the Planning Director of the City of Riverside and known to me to be the person who executed the within instrument on behalf of the Planning Commission of the City of Riverside, and acknowledged to me that said Planning Commission executed the same.



Gunars Svika
Notary Public in and for said County and State

200229

That portion of the northeasterly rectangular one-half of Lot 1 in Block 9 of the Lands of Riverside Land and Irrigating Company, as shown by map on file in Book 1 of Maps, at Page 70 thereof, records of San Bernardino County, California, described as follows:

BEGINNING at the most northerly corner of said Lot 1;

THENCE South $34^{\circ} 15' 26''$ East, along the northeasterly line of said Lot 1, a distance of 662.02 feet to the most easterly corner thereof;

THENCE South $55^{\circ} 44' 15''$ West, along the southeasterly line of said Lot 1, a distance of 214.00 feet to a point which bears North $55^{\circ} 44' 15''$ East, along said southeasterly line, a distance of 117.47 feet from the most southerly corner of the northeasterly rectangular one-half of said Lot 1;

THENCE North $34^{\circ} 15' 26''$ West, a distance of 91.47 feet;

THENCE North $75^{\circ} 18' 34''$ West, a distance of 41.80 feet;

THENCE South $55^{\circ} 44' 34''$ West, a distance of 90.00 feet to the southwesterly line of said northeasterly rectangular one-half of Lot 1;

THENCE North $34^{\circ} 15' 03''$ West, along said southwesterly line, a distance of 539.05 feet to the most westerly corner of said northeasterly rectangular one-half of Lot 1;

THENCE North $55^{\circ} 44' 34''$ East, along the northwesterly line of said Lot 1, a distance of 331.39 feet to the point of beginning.

The above described parcel of land contains 4.72 acres more or less.

DESCRIPTION APPROVAL
by *George Hutchinson*, 12/21/80 by *ASD*
Surveyor

Order No. 1578345
Escrow No. 1-10622
Loan No.

WHEN RECORDED MAIL TO:

Thomson & Thomson
320 Via Lido Nord, #5
Newport Beach, CA 92663

RECEIVED FOR RECORD
2/24/80, Part of Book 178, Page 14
At Request of
JAMES R. THOMSON, TITLE CO.
Book 1780, Page

OCT 14 1980

Recorded in Official Records
of Riverside County, California
Dwight S. Jaglowski
Notary Public

OCT 14 1980

189527

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

Addressee above.

DOCUMENTARY TRANSFER TAX \$ 275.10

X. Computed on the consideration or value of property conveyed. OR
Computed on the consideration of value less liens or encumbrances
remaining at time of sale.

Signature of Declarant or Agent determining tax - Firm Name
Saddleback Escrow Company

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

RAY L. KILSON AND PHYLLIS S. KILSON, Co-Trustees U-D-T, dated March 19, 1976
F.B.O. The Kelson Family

hereby GRANT(S) to

THOMSON & THOMSON, a limited partnership

the real property in the City of Riverside
County of Riverside

State of California, described as

LEGAL DESCRIPTION CONTAINED ON EXHIBIT "AA" ATTACHED HERETO AND MADE A PART HEREOF.

189527

191-210-
010
003
010
017

Dated September 16, 1980

STATE OF CALIFORNIA
COUNTY OF
Riverside

On September 16, 1980

before me, the undersigned, a Notary Public in and for said

State, personally appeared

Ray L. Kelson and

Phyllis S. Kelson

known to me to be the person(s) whose name(s) are

subscribed to the within instrument and acknowledged that

they executed the same.

WITNESS my hand and official seal

Signature *Cindy Jaglowski*

Ray L. Kelson
Ray L. Kelson

Phyllis S. Kelson
Phyllis S. Kelson



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1003 (10-69)

F-110-41-100

EXHIBIT "AA"

That property in the City of Riverside, County of Riverside, State of California, described as follows:

PARCEL 1: That portion of the Northeasterly rectangular one-half of Lot 1 in Block 9 of the Lands of Riverside Land and Irrigating Company, as shown by Map on file in Book 1 of Maps, at Page 70 thereof, records of San Bernardino County, California, described as follows:

Beginning at the most Northerly corner of said Lot 1:
Thence South 34° 15' 26" East, along the Northeasterly line of said Lot 1, a distance of 662.02 feet to the most Easterly corner thereof;
Thence South 55° 44' 15" West, along the Southeasterly line of said Lot 1, a distance of 214.00 feet to a point which bears North 55° 44' 15" East, along said Southeasterly line, a distance of 117.47 feet from the most Southerly corner of the Northeasterly rectangular one-half of said Lot 1;
Thence North 34° 15' 26" West, a distance of 91.47 feet;
Thence North 75° 18' 34" West, a distance of 41.80 feet;
Thence South 55° 44' 34" West, a distance of 90.00 feet to the Southwesterly line of said Northeasterly rectangular one-half of Lot 1;
Thence North 34° 15' 03" West, along said Southwesterly line, a distance of 539.05 feet to the most Westerly corner of said Northeasterly rectangular one-half of Lot 1;
Thence North 55° 43' 34" East, along the Northwesterly line of said Lot 1, a distance of 331.39 feet to the point of beginning.

PARCEL 2: That portion of the Northeasterly rectangular one-half of Lot 1 in Block 9 of the Lands of Riverside Land and Irrigating Company, as shown by map on file in book 1 of Maps, at Page 70 thereof, Records of San Bernardino County, California, described as follows:

Commencing at the most Northerly corner of said Lot 1;
Thence South 34° 15' 26" East, along the Northeasterly line of said Lot 1, a distance of 662.02 feet to the most Easterly corner thereof;
Thence South 55° 44' 15" West, along the Southeasterly line of said Lot 1, a distance of 214.00 feet to a point which bears North 55° 44' 15" East, along said Southeasterly line, a distance of 117.47 feet from the most Southerly corner of the Northeasterly rectangular one-half of said Lot 1, said point also being the point of beginning of the parcel of land to be described;
Thence North 34° 15' 26" West, a distance of 91.47 feet;
Thence North 75° 18' 34" West, a distance of 41.80 feet;
Thence South 55° 44' 34" West, a distance of 90.00 feet to the Southwesterly line of said Northeasterly rectangular one-half of Lot 1;
Thence South 34° 15' 03" East, along said Southwesterly line, a distance of 123.00 feet to the most Southerly corner of said Northeasterly rectangular one-half of Lot 1;
Thence North 55° 44' 15" East, along said Southeasterly line of Lot 1, a distance of 117.47 feet to the point of beginning.

EXCISE THEREFROM that portion described as follows:

Beginning at the Northwest corner of Lot 79 of Tract 5061 as shown by Map on file in Book 86 of Maps, at pages 66 through 68 inclusive, thereof, records of Riverside County, California;

Thence South 55° 44' 15" West, along the Northeasterly prolongation of the centerline of Duncan Avenue, as shown on said Tract 5061, a distance of 51.00 feet to the most Easterly corner of Lot "A" of Arlington Suburban Estates, as shown by Map on file in Book 11 of Maps, at Page 73 thereof, records of Riverside County, California;

Thence North 34° 15' 03" West, along the Northeasterly line of said Lot "A" and Lot 2 of said Arlington Suburban Estates, a distance of 51.00 feet;

Thence Easterly and Southeasterly along a non-tangent curve concave Southerly, having a radius of 51.00 feet, through a central angle of 89° 59' 18", an arc length of 80.10 feet to the point of beginning. (The initial radial line bears North 34° 15' 03" West.)

Oct. 14-1980

PA

189527

41-783