



1 described as follows, to-wit:

2 Beginning at the Northeast corner of Lot  
3 6, Block 15, H. P. Kyes Tract as Recorded in  
4 San Bernardino County, California, said point  
5 also being the Southwest corner of Seventh  
6 Street and Comer Avenue; thence West along  
7 the South line of Seventh Street, a distance  
8 of 57.73' to the beginning of a curve concave  
9 to the North and having a radius of 425.50';  
10 also said curve has a chord bearing of S. 88°  
11 36' 34" E. and a chord distance of 20.60';  
12 thence Easterly along said curve through an  
13 arc of 2° 45' 52" a distance of 20.61' to a  
14 point that is 0.50' South, at right angles,  
of the South line of Seventh Street; thence  
East parallel with the South line of Seventh  
Street a distance of 16.96' to the beginning  
of a curve concave to the South and having a  
radius of 24.50'; thence Southeasterly along  
said curve through an arc of 55° 07' 47" a  
distance of 23.57', more or less, to the West  
line of Comer Avenue; thence North along the  
West line of Comer Avenue a distance of 10.99'  
to the point of beginning.

15 Subject, however, to the condition that no assess-  
16 ment will be hereafter levied by the said City of Riverside,  
17 or by any of its Officers, against the following described  
18 real property belonging to the Estate of said decedent situ-  
19 ated in the City of Riverside, County of Riverside, State of  
20 California, more particularly described as follows:

21 All that certain real property situated  
22 in the City of Riverside, County of Riverside,  
State of California, described as follows:

23 Lots 5, 6, 7 and the Easterly 9 feet of  
24 Lot 8 in Block 15 of H. P. Kyes Tract, as  
25 shown by Map recorded in Book 7, Page 27 of  
Maps, records of San Bernardino County, Cali-  
26 fornia; also a strip of land 11.9 feet wide  
adjoining on the west of said Lot 5.


26 for the cost of any proposed improvement of any street or  
27 streets, sidewalks or gutters abutting or located on any of  
28 the property hereinabove described.

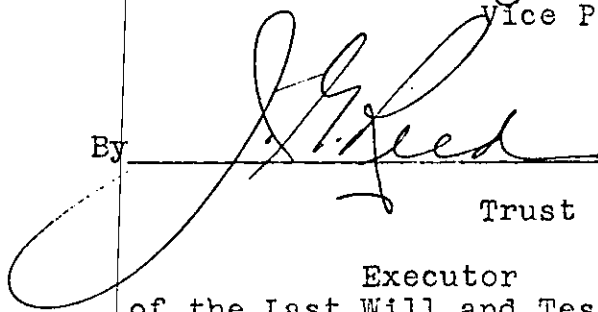
29 IN WITNESS WHEREOF the party of the first part, as  
30 such Executor, has caused its corporate name to be hereunto  
31 subscribed and its corporate seal to be hereto affixed by its

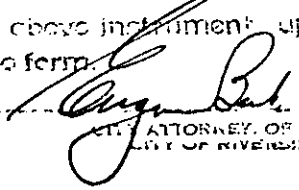
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31

Officers duly authorized so to do the day and year first above written.

CITIZENS NATIONAL TRUST AND SAVINGS BANK OF RIVERSIDE

By   
Vice President.

By   
Trust Officer.  
Executor  
of the Last Will and Testament of  
J. H. D. COX, Deceased.

The above instrument approved  
as to form.  
  
CITY ATTORNEY OF THE  
CITY OF RIVERSIDE, CALIF.

SARAU & THOMPSON  
ATTORNEYS AT LAW  
RIVERSIDE, CALIFORNIA



RESOLUTION NO. 3349 (NEW SERIES).

RESOLUTION OF THE COUNCIL OF THE CITY OF  
RIVERSIDE, CALIFORNIA, ACCEPTING A DEED.

\*\*\*

Resolved, that that certain deed dated November 28, 1939, from the Citizens National Trust and Savings Bank of Riverside, a National Banking Association, as Executor of the last Will and Testament of J.H.D.Cox, Deceased, conveying to the City of Riverside, a Municipal Corporation, an easement, for street purposes, over and across that certain real property situate in the City of Riverside, County of Riverside, State of California, and more particularly described as follows, to-wit:

Beginning at the Northeast corner of Lot 6, Block 15, H. P. Kyes Tract as Recorded in Book 7 of Maps at Page 27 thereof, Records of San Bernardino County, California, said point also being the Southwest corner of Seventh Street and Comer Avenue; thence West along the South line of Seventh Street, a distance of 57.73' to the beginning of a curve concave to the North and having a radius of 425.50'; also said curve has a chord bearing of S. 88° 36' 34" E. and a chord distance of 20.60'; thence Easterly along said curve through an arc of 2° 45' 52" a distance of 20.61' to a point that is 0.50' South, at right angles, of the South line of Seventh Street; thence East parallel with the South line of Seventh Street a distance of 16.96' to the beginning of a curve concave to the South and having a radius of 24.50'; thence Southeasterly along said curve through an arc of 55° 07' 47" a distance of 23.57', more or less, to the West line of Comer Avenue; thence North along the West line of Comer Avenue a distance of 10.99' to the point of beginning,

subject to the conditions set forth in said deed, be, and the same is hereby, accepted.

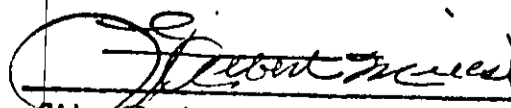
I, G. Albert Mills, City Clerk of the City of Riverside, California, hereby certify that the foregoing resolution was duly and regularly introduced and adopted by the Council of the said City, at its meeting held on the 28th day of November, 1939, by the following vote:

Ayes: Councilmen Redman, Williams, Carter, Barger, Dales, Rathgeber and Harris.

Noes: None.

Absent: None.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside, California, this 28th day of November, 1939.

  
City Clerk of the City of Riverside.

2:3349(NS)

I hereby approve the foregoing Resolution this 28th day of November,  
1939.



Mayor of the City of Riverside.

1477

Return to  
City Clerk  
City

INDEXED

Book 3 Page 1

RECEIVED FOR RECORD

NOV 28 1939

at 5:00 P.M. post. H. O'Clock. L. J. at  
REQUEST OF

City of Riverside

Copied in book No. 449 of

Official Records, page 145 of

seq., Records of Riverside County,

California.

JACK A. ROSS Recorder

D. A. Ross Deputy Recorder

DEPUTY RECORDER

Fees: \$ 2.00

COMMERCIAL BANKING  
Document  
A. SUNSTEDT

11/28/39

EASEMENT DEED

CITIZENS NATIONAL TRUST AND SAVINGS BANK OF RIVERSIDE, a National Banking Association, as Executor of the last Will and Testament of J. H. D. COX, Deceased, First Party, and CITY OF RIVERSIDE, a Municipal Corporation, Second Party.

DATED: November \_\_\_\_\_, 1939

SARAU & THOMPSON  
ATTORNEYS AT LAW  
SUITE 405 CITIZENS NAT'L BANK BLDG.  
RIVERSIDE, CALIFORNIA

1 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA  
2 IN AND FOR THE COUNTY OF RIVERSIDE

3 -----  
4 In the Matter of the Estate of :  
5 J. H. D. COX, : NO. 8223  
6 : ORDER AUTHORIZING EXECUTOR  
7 : TO EXECUTE EASEMENT DEED  
8 Deceased. :  
9 -----

8 Comes now the CITIZENS NATIONAL TRUST AND SAVINGS  
9 BANK OF RIVERSIDE, a National Banking Association, as Executor  
10 of the last Will and Testament of the above named decedent, by  
11 Messrs. Sarau and Thompson, its Attorneys, and respectfully  
12 presents its verified Petition for an Order and Decree of this  
13 Court authorizing said Executor to make, execute and deliver  
14 to the City of Riverside, a Municipal Corporation, an easement  
15 deed over, across and upon the property described in said Peti-  
16 tion and belonging to the Estate of said decedent,

17 And it appearing to the satisfaction of the Court  
18 that notice of the time and place of the hearing of said Peti-  
19 tion had been given for the time, in the manner and in all  
20 respects as required by law, and no objections or exceptions  
21 having been made or filed against said Petition, and witnesses  
22 having been sworn and examined, the Court proceeds to hear the  
23 evidence produced by said Petitioner and from said evidence  
24 finds that each and every allegation in said Petition contained  
25 is true and that it will be for the best interests of the Estate  
26 of said decedent and of those interested therein that said Peti-  
27 tion be granted,

28 NOW THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED by  
29 the Court that said Citizens National Trust and Savings Bank of  
30 Riverside, as Executor of the last Will and Testament of said  
31 J. H. D. Cox, Deceased, be and it is hereby authorized, em-

SARAU & THOMPSON  
ATTORNEYS AT LAW  
RIVERSIDE, CALIFORNIA



1 powered and directed to make, execute and deliver to the said  
2 City of Riverside, a Municipal Corporation, without considera-  
3 tion, an easement deed for street purposes over, across and  
4 upon all that portion of the real property belonging to the  
5 Estate of said decedent situated in the City of Riverside,  
6 County of Riverside, State of California, described as follows:

7 All that certain real property situated  
8 in the City of Riverside, County of Riverside,  
9 State of California, described as follows:

10 Lots 5, 6, 7 and the Easterly 9 feet of  
11 Lot 8 in Block 15 of H. P. Kyes Tract, as  
12 shown by Map recorded in Book 7, Page 27 of  
13 Maps, records of San Bernardino County, Cali-  
14 fornia; also a strip of land 11.9 feet wide  
15 adjoining on the west of said Lot 5.

16 and which said portion to be conveyed to the said City of  
17 Riverside for street purposes is more particularly described  
18 as follows, to-wit:

19 Beginning at the Northeast corner of Lot  
20 6, Block 15, H. P. Kyes Tract as Recorded in  
21 Book 7 of Maps at Page 27 thereof, Records of  
22 San Bernardino County, California, said point  
23 also being the Southwest corner of Seventh  
24 Street and Comer Avenue; thence West along  
25 the South line of Seventh Street, a distance  
26 of 57.75' to the beginning of a curve concave  
27 to the North and having a radius of 425.50';  
28 also said curve has a chord bearing of S. 88°  
29 36' 34" E. and a chord distance of 20.60';  
30 thence Easterly along said curve through an  
31 arc of 2° 45' 52" a distance of 20.61' to a  
point that is 0.50' South, at right angles,  
of the South line of Seventh Street; thence  
East parallel with the South line of Seventh  
Street a distance of 16.96' to the beginning  
of a curve concave to the South and having a  
radius of 24.50'; thence Southeasterly along  
said curve through an arc of 55° 07' 47" a  
distance of 23.57', more or less, to the West  
line of Comer Avenue; thence North along the  
West line of Comer Avenue a distance of 10.99'  
to the point of beginning.

Subject, however, to the condition that no assessment will be  
hereafter levied by the said City of Riverside, or by any of  
its Officers, against the real property belonging to the Estate  
of said decedent for the cost of the proposed improvement on

1 either Seventh Street or Corner Avenue, in said City of River-  
2 side.

3 Said Executor is further authorized, empowered and  
4 directed to make and execute any and all instruments in writ-  
5 ing necessary to convey to the said City of Riverside said  
6 easement over, across and upon the real property hereinabove  
7 described for street purposes but subject to the conditions  
8 hereinabove set forth.

9 DATED: October 30th, 1939.

10  
11  
12 G. A. PEQUEGNAT

13 Judge.

14  
15 ENDORSED

16  
17 FILED

18 Oct 30 - 1939

19 G. A. PEQUEGNAT, Clerk  
20 By *E. Dewey* Deputy

21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
Approved  
of to form

*Reginald B. ...*  
CITY ATTORNEY OF THE  
CITY OF RIVERSIDE, CALIF.

THE FOREGOING INSTRUMENT IS A CORRECT COPY OF  
THE ORIGINAL ON FILE IN THIS OFFICE

ATTEST *October 31st 1939*  
G. A. PEQUEGNAT, Clerk and Clerk of the Superior Court  
County of Riverside, California.

BY *[Signature]* DEPUTY

**RIVERSIDE TITLE COMPANY**

3940 MAIN STREET  
RIVERSIDE, CALIFORNIA

AFFILIATED WITH  
TITLE INSURANCE AND TRUST CO.  
OF LOS ANGELES  
CAPITAL AND SURPLUS OVER  
\$14,000,000.00

**LOT BOOK REPORT**

Issued after examination of the office records comprising the Title Plant of RIVERSIDE TITLE COMPANY, to the extent that such records contain direct posted references to specific property which clearly describe the land described in this report, excepting tax and assessment matters, for the purpose of showing, so far as disclosed by such limited examination, (a) the apparent record owner of said land and (b) any lien or encumbrance now appearing to affect the same, without examination, however, of any such instrument or proceeding or as to the sufficiency, validity or effect thereof.

Account: 44/64

Number: 92577

Date- July 18, 1939  
8:00 A.M.

Issued for the sole use and benefit of

CITY OF RIVERSIDE.

After examination, for the purposes stated in that section above set out, with reference to matters affecting property or encumbrances upon property in the County of Riverside, State of California;

**RIVERSIDE TITLE COMPANY**  
a corporation,

in consideration of payment of its fee and acceptance hereof, with liability not exceeding \$ 7.50 the amount of such fee, reports that with respect to

Lots 5, 6, 7 and the East nine-tenths of a foot of Lot 8 in Block 15 of H. P. Kyes Tract, as shown by Map recorded in Book 7 page 27 of Maps, records of San Bernardino County, California,

the title thereto appears vested in

J. H. D. COX, an incompetent person.  
(See Note)

FREE FROM ALL ENCUMBRANCES.

Note: Action No. 7178 of the Superior Court of the State of California, in and for the County of Riverside, in the matter of the Estate of John H. D. Cox, also known as J. H. D. Cox, an incompetent person, was begun April 23, 1936 and it appears that Citizens National Trust and Savings Bank of Riverside is the duly appointed, qualified and acting Guardian of the Estate of said incompetent.

*Chester A. Vaughn*  
- For the Company -

AVENUE

SCALE: 1"=40'



R=424.5'

2°46'52"

42.5'  
42.5'

150°07'40"

SEVENTH ST.

69.92'

40'

40'

N. 90°00'00" E

57.73'

Arc = 23.57'  
Chord = 22.68'  
N. 62°26'07" W

30°24'40"

Arc = 20.61'  
Chord = 20.60'  
N. 88°36'34" W

7.93'

R=224.5'

55°07'45"

S. 0°24'40" W

32.5'

32.5'

8

7

6

H.P. KYES TRACT

BLOCK #15

BK. 3 - Pg. 67

S-B - Co.

160'

49'

49'

49'

COMER

1977

1476

Return to  
City Clerk  
City

INDEXED

Book & Page

RECEIVED FOR RECORD

NOV 28 1933  
at 50 Min. post. 44.0000

REQUEST OF

City of Riverside

Copied in book No. 437

Official Records, page 522

seq., Records of Riverside County,  
California.

JACK A. ROSS

By *[Signature]*

UNIT 15322

Fees \$ 20.00

COMPILED

By *[Signature]*

*[Signature]*

7/2/10

No. 8223

Superior Court

County of Riverside

State of California

In the Matter of the Estate of

J. H. D. COX,

DECEASED

ORDER AUTHORIZING EXECUTOR  
TO EXECUTE EASEMENT DEED

SARAU & THOMPSON

ATTORNEYS FOR EXECUTOR.

SUITE 405 CITIZENS NAT'L BANK BLDG.  
RIVERSIDE, CALIFORNIA