

627

THIS INDENTURE, Made the 22d day of October, 1919,  
Between the RIVERSIDE TITLE COMPANY, a corporation duly  
organized and existing under the laws of the State of California,  
and having its principal place of business in Riverside, Calif-  
ornia, the party of the first part, and the CITY OF RIVERSIDE,  
a Municipal Corporation, the party of the second part,

WITNESSETH, That for and in consideration of the sum  
of Ten (\$10.00) Dollars, in hand paid by the party of the second  
part, the receipt whereof is hereby acknowledged, the said party  
of the first part does by these presents grant, bargain, sell and  
convey unto the said party of the second part, and to its suc-  
cessors and assigns forever, all that certain lot or parcel of  
land situate in the City of Riverside, County of Riverside, State  
of California, and bounded and described as follows, to-wit:-

Beginning at the intersection of the center lines of  
St. Lawrence Street and the Elsinore Road, as shown by Map of  
the Church Subdivision on file in Book 6 page 55 of Maps, records  
of Riverside County, California;

Thence North 12 degrees 26 minutes East, twenty-two  
and five-tenths (22.5) feet;

Thence South 69 degrees 22 minutes West, thirty-five  
and eight-tenths (35.8) feet to the initial point, said initial  
point being in the Westerly line of said Elsinore Road;

Thence South 69 degrees 22 minutes West, one hundred  
fifty-six and eight-tenths (156.8) feet;

Thence North 83 degrees 43 minutes West, five hundred  
sixty-six and four-tenths (566.4) feet;

Thence North 24 degrees 09 minutes East, two hundred  
three and eighty-eight one-hundredths (203.88) feet;

Thence North 59 degrees 00 minutes West, one hundred  
twenty-four (124) feet;

Thence North 15 degrees 38 minutes East, two hundred

twenty and seventy-five one-hundredths (220.75) feet;

Thence North 28 degrees 45 minutes East, two hundred sixty (260) feet;

Thence North 39 degrees 13 minutes East, two hundred (200) feet;

Thence North 49 degrees 52 minutes East, four hundred (400) feet;

Thence South 48 degrees 46 minutes East, four hundred sixty-seven and five-tenths (467.5) feet to a point in the Westerly line of said Elsinore Road;

Thence South 18 degrees 32 minutes West, one hundred Ninety-one and four-tenths (191.4) feet;

Thence South 23 degrees 32 minutes West, one hundred ninety-eight and two-tenths (198.2) feet;

Thence South 12 degrees 26 minutes West, four hundred forty-nine (449) feet to the initial point; estimated to contain 16.6 acres of land.

Also a strip of land thirty (30) feet in width for an entrance road to the above described land and described as follows:-

Beginning at the Northerly end of the course North 49 degrees 52 minutes East, four hundred (400) feet for an initial point;

Thence South 48 degrees 46 minutes East, thirty and three-tenths (30.3) feet to a point;

Thence North 49 degrees 52 minutes East, one hundred three and seventeen one-hundredths (103.17) feet to a point;

Thence on the arc of a circle of 275.20 feet radius and concave to the Southeast a distance of one hundred ninety-four and four one-hundredths (194.04) feet to a point;

Thence South 89 degrees 44 minutes East, one hundred thirty-one and seventy-three one-hundredths (131.73) feet to a point on the Southerly line of the Elsinore Road;

Thence North 18 degrees 27 minutes West, thirty-one and sixty-eight one-hundredths (31.68) feet along the Southerly line of said Road to a point;

Thence North 89 degrees 44 minutes West, one hundred twenty-one and fifty-four one-hundredths (121.54) feet to a point;

Thence on the arc of a circle of 305.20 feet radius and concave to the Southeast a distance of two hundred fifteen and twenty one-hundredths (215.20) feet to a point;

Thence South 49 degrees 52 minutes West, one hundred seven and seventy-two one-hundredths (107.72) feet to the initial point;

Subject to Restrictions, Reservations and Conditions contained in Deed from Bertha G. Church to the Riverside Title Company, a corporation, December 15, 1916, recorded in Book 455 page 43 of Deeds, records of Riverside County.

This Deed is given and accepted in full satisfaction of a certain Agreement recorded in Book 462 page 216 of Deeds, records of Riverside County, California.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereto belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, subject to the reservations herein set forth.

TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances, unto the said party of the second part, and to its successors and assigns forever.

IN WITNESS WHEREOF, the said Riverside Title Company has caused these presents to be signed with its corporate name, and under its corporate seal, by its proper officers thereunto duly authorized by a resolution of its Board of Directors, duly

adopted February 25th, 1907, a copy of which resolution was re-  
corded on February 27, 1907, in Book 7, Page 43, of Miscellaneous  
Records of Riverside County, California.

RIVERSIDE TITLE COMPANY.

By

*George Frost*

President.

Attest:

*L. B. Scranton*

Secretary.

STATE OF CALIFORNIA, )  
County of Riverside. ) SS.

On this *4<sup>th</sup>* day of *November*, 1919 before me,  
Chas. E. Johnson, a Notary Public in and for said County person-  
ally appeared George Frost known to me to be the President, and  
L. B. Scranton known to me to be the Secretary of the corporation  
that executed the within instrument and known to me to be the  
persons who executed the within instrument on behalf of the cor-  
poration therein named and acknowledged to me that such cor-  
poration executed the same.

WITNESS my hand and official seal, the day and year  
in this certificate first above written.

*Chas. E. Johnson*

Notary Public in and for the County  
of Riverside, State of California.



DEED  
L. HESS

RIVERSIDE TITLE COMPANY,  
a corporation.

TO

CITY OF RIVERSIDE, a

municipal corporation.

NOV 5 1919  
City Clerk  
City  
627

RIVERSIDE TITLE COMPANY

RECEIVED FOR RECORD	
36	NOV 4 1919
at _____	Per. past _____
Request of RIVERSIDE TITLE COMPANY	
Copied in Book No. 512 of _____	
_____	page 376 of _____
Records of Riverside County	
<i>H. D. Murrell</i>	
Recorder	
Deposited	
Fees \$ <i>none</i>	
<i>16.</i>	

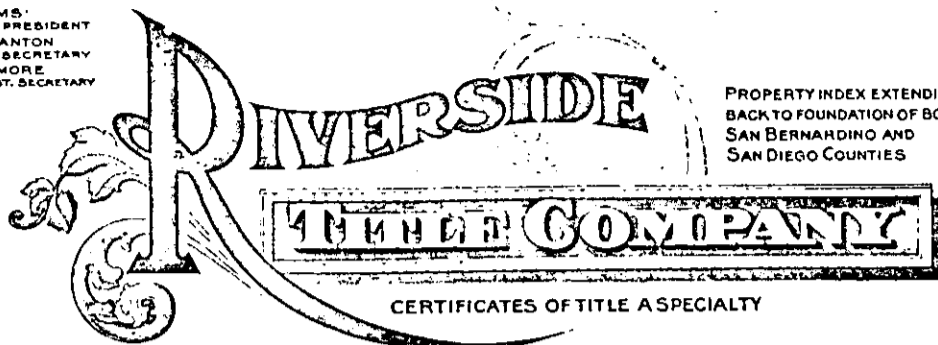
RIVERSIDE TITLE COMPANY

908 Main Street  
Riverside, California

627 19

J. A. SIMMS,  
PRESIDENT  
L. B. SCRANTON,  
SECRETARY  
F. E. DINSMORE,  
ASST. SECRETARY

LAW DEPARTMENT  
L. B. SCRANTON  
C. L. McFARLAND  
W. A. PURINGTON



PROPERTY INDEX EXTENDING  
BACK TO FOUNDATION OF BOTH  
SAN BERNARDINO AND  
SAN DIEGO COUNTIES

TELEPHONE  
MISSION 99

CHAS. E. JOHNSON  
MANAGER

908 MAIN STREET

No. 45076.

17/191.

## UNLIMITED CERTIFICATE

MADE FOR BENEFIT OF

City of Riverside.

After a careful examination of the official records of the Counties of  
**San Bernardino** and Riverside, State of California, in relation to the title  
to that certain real property hereinafter described, the

### **RIVERSIDE TITLE COMPANY**

a Corporation having its principal place of business in the City of Riverside, State of California.

hereby certifies that the title to said property, as appears from said records,  
is vested in

**C I T Y O F R I V E R S I D E,**

a municipal corporation.

Free from all incumbrances,

Except:-

Restrictions, Reservations and Conditions  
as contained in Deed from Bertha G. Church to the  
Riverside Title Company, recorded December 15, 1916  
in Book 455 page 43 of Deeds, records of Riverside  
County, California, which said Deed provides that  
the hereinafter described road shall become a public  
road at the option of the second party, but first  
party reserves the right of ingress and egress across  
and along the same, said first party also reserves for

#45076-2.

herself and the Clear Water Company the right and privilege of excavating said road for purpose of laying and conducting pipes and culverts under and across the same, with the right of entry thereon.

Said Deed also provides that the first party shall be under no expense or liability by reason of owning property abutting on said road, or in any assessment district hereafter erected for the purpose of opening and improving the same.

Said Deed also contains a covenant against the selling or leasing of any of the property included in this Certificate to persons of the Negro or Mongolian race, and provision regarding the opening of a quarry and the planting of trees, all as fully set out in said Deed.

-: D E S C R I P T I O N :-

In the City of Riverside, County of Riverside, State of California, and described as follows:-

Beginning at the intersection of the center lines of St. Lawrence Street and the Elsinore Road, as shown by Map of the Church Subdivision on file in Book 6 page 55 of Maps, records of Riverside County, California;

Thence North 12 degrees 26 minutes East, twenty-two and five-tenths (22.5) feet;

Thence South 69 degrees 22 minutes West, thirty-five and eight-tenths (35.8) feet to the initial point, said point being in the Westerly line of said Elsinore Road;

Thence South 69 degrees 22 minutes West, one hundred fifty-six and eight-tenths (156.8) feet;

# 45076-3.

Thence North 83 degrees 43 minutes West, five hundred sixty-six and four-tenths (566.4) feet;

Thence North 24 degrees 9 minutes East, two hundred three and eighty-one one-hundredths (203.88) feet;

Thence North 59 degrees No minutes West, one hundred twenty-four (124) feet;

Thence North 15 degrees 38 minutes East, two hundred twenty and seventy-five one-hundredths (220.75) feet;

Thence North 28 degrees 45 minutes East, two hundred sixty (260) feet;

Thence North 39 degrees 13 minutes East, two hundred (200) feet;

Thence North 49 degrees 52 minutes East, four hundred (400) feet;

Thence South 48 degrees 46 minutes East, four hundred sixty-seven and five-tenths (467.5) feet to a point in the Westerly line of said Elsinore Road;

Thence South 18 degrees 32 minutes West, one hundred ninety-one and four-tenths (191.4) feet;

Thence South 23 degrees 32 minutes West, one hundred ninety-eight and two-tenths (198.2) feet;

Thence South 12 degrees 26 minutes West, four hundred forty-nine (449) feet to the initial point; estimated to contain sixteen and six-tenths (16.6) acres.

Also a strip of land thirty (30) feet in width for an entrance road to the above described land, and described as follows:-

Beginning at the Northerly end of the course North 49 degrees 52 minutes East, four hundred (400) feet for an



# 45076-4,

initial point;

Thence South 48 degrees 46 minutes East, thirty and three-tenths (30.3) feet to a point;

Thence North 49 degrees 52 minutes East, one hundred three and seventeen one-hundredths (103.17) feet to a point;

Thence on the arc of a circle of 275.20 feet radius and concave to the Southeast, a distance of one hundred ninety-four and four one-hundredths (194.04) feet to a point;

Thence South 89 degrees 44 minutes East, one hundred thirty-one and seventy-three one-hundredths (131.73) feet to a point on the Southerly line of the Elsinore Road;

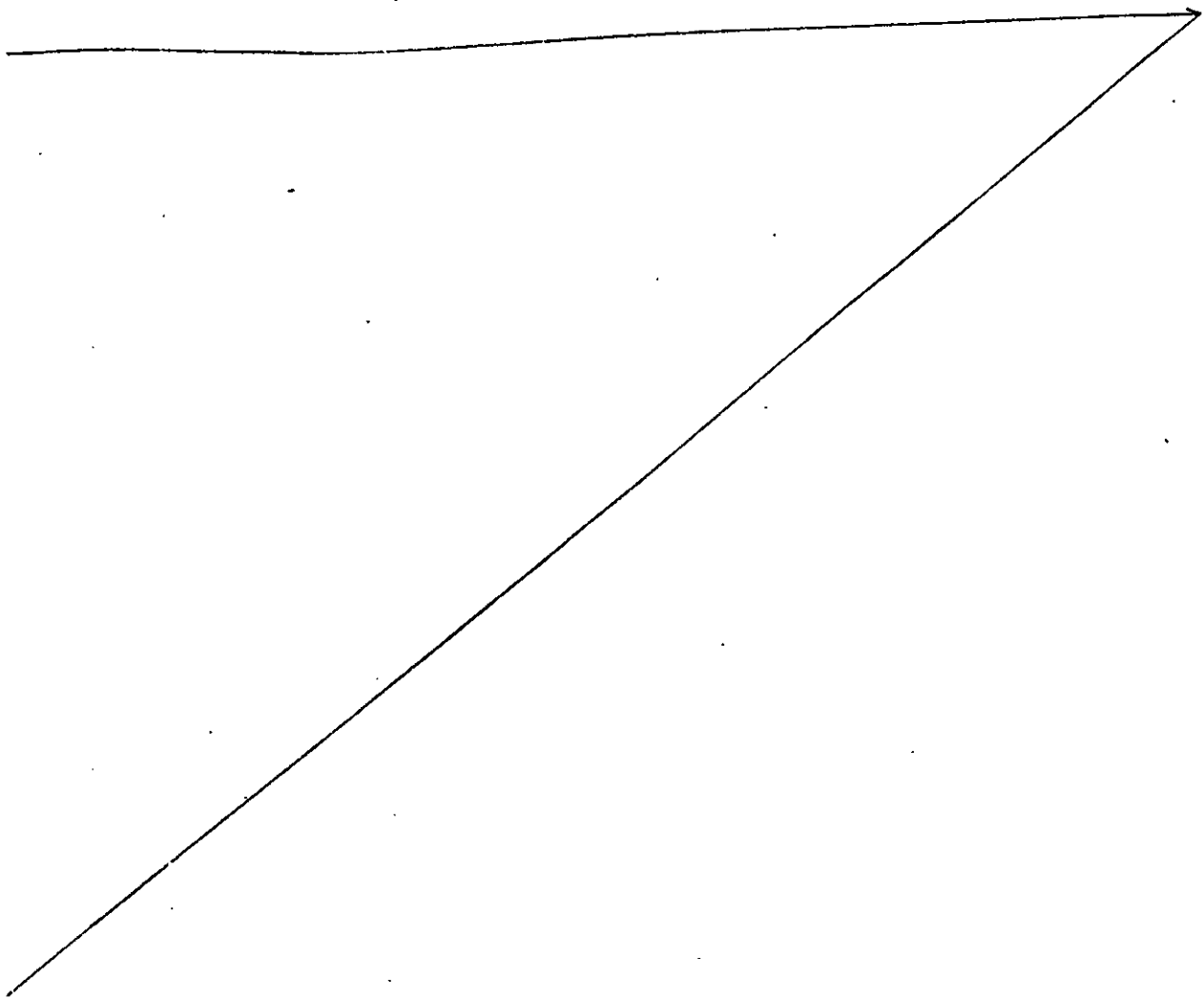
Thence North 18 degrees 27 minutes West, thirty-one and sixty-eight one-hundredths (31.68) feet along the Southerly line of said road to a point;

Thence North 89 degrees 44 minutes West, one hundred twenty-one and fifty-four one-hundredths (121.54) feet to a point;

Thence on the arc of a circle of 305.20 feet radius and concave to the Southeast, a distance of two hundred fifteen and twenty one-hundredths (215.20) feet to a point;

Thence South 49 degrees 52 minutes West, one hundred seven and seventy-two one-hundredths (107.72) feet to the initial point.

# 45076-5.



**This Certificate Does Not Include an Examination of, or a Report on:—**

1. Exceptions and rights reserved in United States Patents, existing roads, water rights, water locations, mining claims; or records of any local district or city or matters affecting title resulting therefrom, except the City of Riverside.
2. The validity of any tax sales, public assessments, attachments, leases, easements, declarations of homestead, or money judgments mentioned in this certificate.
3. The official records of the Counties of San Bernardino or San Diego, subsequent to the date of the formation of Riverside County.

In Testimony Whereof, THE RIVERSIDE TITLE COMPANY has caused these presents to be duly signed by its ----- President and attested by its ----- Secretary, under its corporate seal, and countersigned by its Manager, this 4th day of November, 1919, at 1:30 o'clock P. M.

**RIVERSIDE TITLE COMPANY**

By George Frost President

Attest L. B. Berantow Secretary

Countersigned Phar E. Johnson  
Manager

J. W. PURINGTON, VICE PRES.  
 W. A. PURINGTON, VICE PRESIDENT  
 CHAS. E. WAITE, VICE PRESIDENT  
 L. B. SCRANTON, SEC'Y  
 F. E. DINSMORE, ASST SEC'Y  
 CHAS. E. JOHNSON, MANAGER  
 C. L. MCFARLAND




Telephones  
 PACIFIC 99  
 HOME 1099

Property index extending  
 back to foundation of both  
 San Bernardino and  
 San Diego Counties

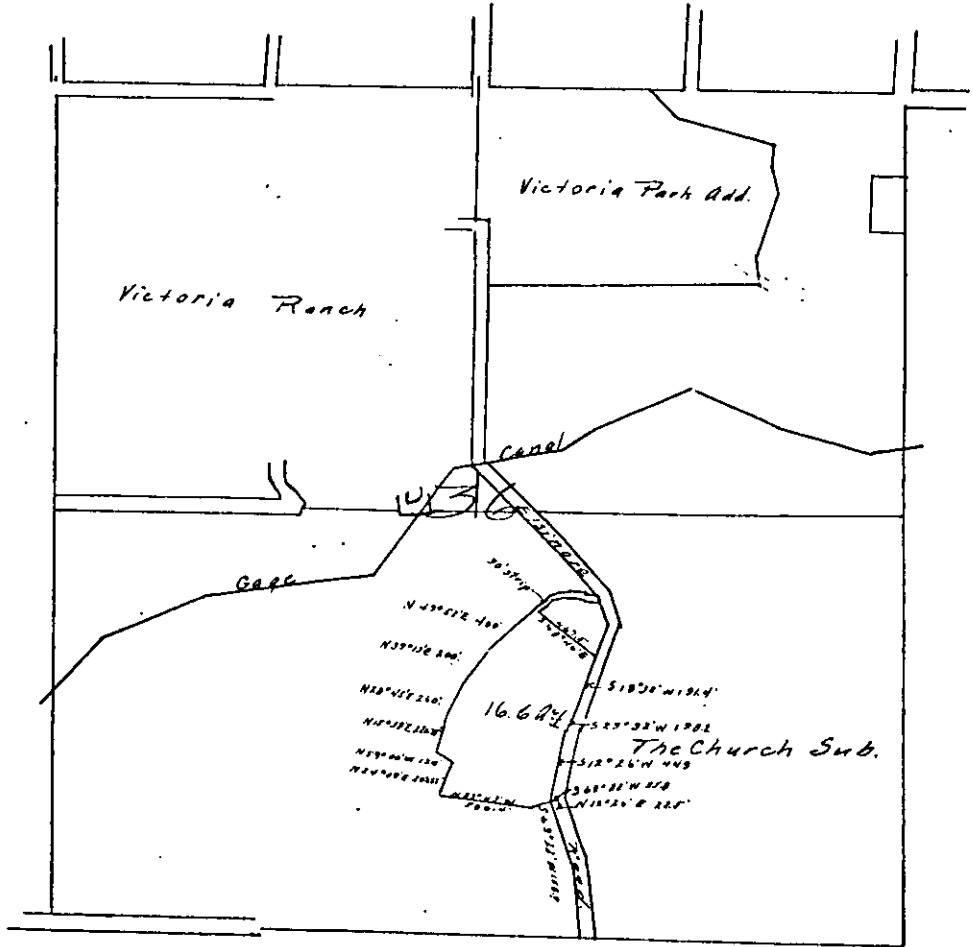
Incorporated January 25th, 1901

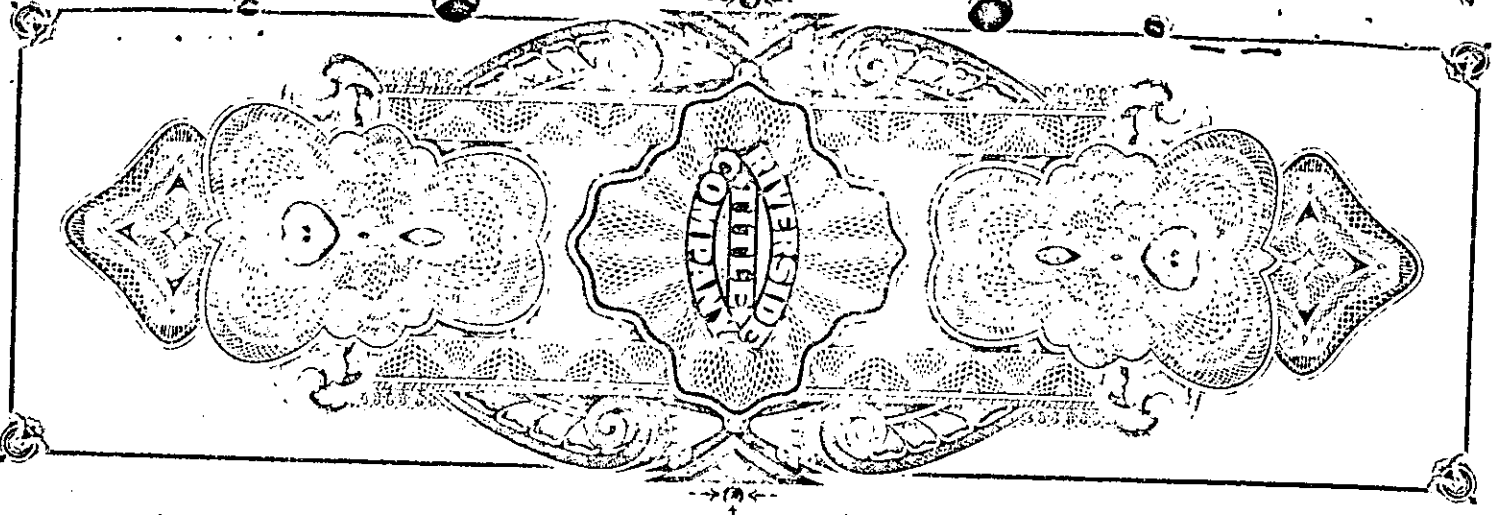
908 Main Street

Plat  Showing

Section 36 - T25 - SW S.B.M

Map Co., Cal.  
 Scale 1200 ft. = 1 in.





**RIVERSIDE  
TITLE  
COMPANY**

No. 45076.

CERTIFICATE OF TITLE  
TO

Portion of the

Church Subdivision,

Riverside.

**FILED**

NOV 5 1919

*W. H. G. S. E. T.*  
**RIVERSIDE,**  
CAL.

