

185193

When recorded mail to:  
City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

RECEIVED FOR RECORD  
At Request of  
City of Riverside  
15 Min. Past 2 o'clock P.M.

Book 1983, Page 185193  
SEP - 9 1983

Recorded in Official Records  
of Riverside County, California

William J. Emery  
Recorder  
Fees \$

FREE RECORDING  
This instrument is for the benefit  
of the City of Riverside and is  
entitled to be recorded without  
fee. (Government Code 6103)

FOR RECORDER'S OFFICE USE ONLY

Project: Zoning Case R-12-789  
3167 Van Buren Boulevard

WAIVER OF VEHICULAR ACCESS

10003

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
PYRAMID LAND COMPANY, a general partnership,

hereby forever waive(s) and relinquish(es) all rights of vehicular  
ingress and egress from  
Van Buren Boulevard,

a public street in the City of Riverside, California, to the below de-  
scribed property, and this waiver and relinquishment shall be binding upon  
the undersigned and upon the heirs, successors and assigns of the under-  
signed, all of whom shall not permit vehicular  
ingress or egress from said street to said property, which property is  
described as follows:

All that portion of Fractional Lot 5 in Block 30 of Lands of  
the Riverside Land and Irrigating Company, as shown by map  
on file in Book 1, Page 70 of Maps, records of San Bernardino  
County, California, more particularly described as follows:

COMMENCING at a point in the southwesterly line of said Lot  
distant thereon South 34° 00' 00" East, 345.56 feet from the  
most westerly corner of said Lot;

THENCE North 56° 01' 00" East, and parallel with the north-  
westerly line of said Lot 5, a distance of 20.00 feet to the  
true point of beginning; said true point of beginning being  
in a line which is parallel with and distant 20.00 feet north-  
easterly as measured at right angle from said southwesterly  
line of Lot 5;

THENCE continuing North 56° 01' 00" East, 334.00 feet;

THENCE North 34° 00' 00" West, 82.00 feet;

THENCE North 56° 01' 00" East, 307.00 feet to the north-  
easterly line of said Lot 5;

THENCE South 33° 59' 00" East, 60.54 feet to the westerly  
line of the Riverside Water Company canal;

THENCE South 57° 32' 00" West, 16.44 feet;

THENCE South 45° 14' 00" West, 50.00 feet;

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THENCE South 31° 17' 00" West, 50.00 feet;

THENCE South 26° 35' 00" West, 50.00 feet;

THENCE South 12° 44' 00" West, 50.00 feet;

THENCE South 02° 47' 00" East, 50.00 feet;

THENCE South 09° 14' 00" East, 61.23 feet; the preceding seven courses being along said westerly line of the Riverside Water Company canal;

THENCE South 56° 01' 00" West, 398.62 feet to said line which is parallel with and distant 20.00 feet northeasterly as measured at right angle from said southwesterly line of Lot 5;

THENCE North 34° 00' 00" West, along said parallel line 165.45 feet to said true point of beginning;

EXCEPTING and RESERVING therefrom an opening for private driveway purposes to and from said Van Buren Boulevard the following opening;

BEGINNING at a point in said parallel line distant thereon, South 34° 00' 00" East 55.30 feet from said true point of beginning;

THENCE continuing South 34° 00' 00" East, 48.00 feet to the end of this opening.

DESCRIPTION APPROVAL  
George H. Hutchins  
Surveyor  
8/14/83

PYRAMID LAND COMPANY,  
a general partnership,

Dated 8-15-83

By Byron B. Ray  
PARTNER

By Melba P. Baumgartner  
PARTNER

APPROVED AS TO FORM  
Ronald M. Christman  
SENIOR DEPUTY CITY ATTORNEY

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 14883 of said City Council adopted on January 25, 1983, and the grantee consents to the recordation thereof by its duly authorized officer.

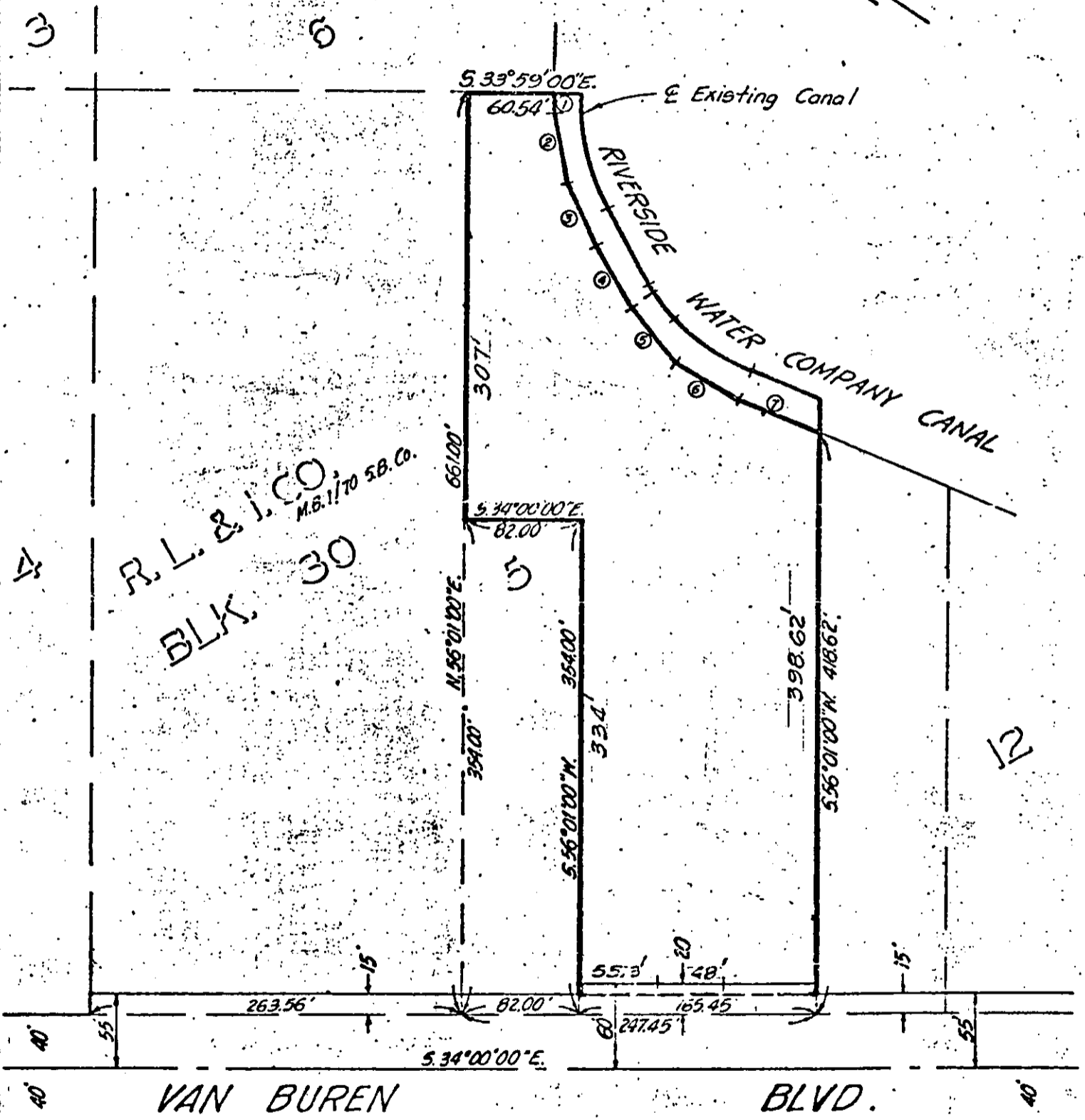
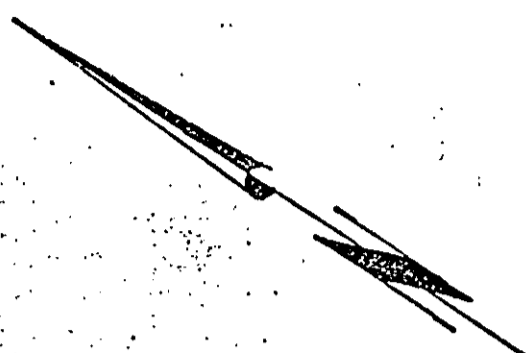
Dated 9/9/83

[Signature]  
Property Services Manager  
Title

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NO.	BEARING	DIST.
1	S. 57° 32' 00" W.	16.44'
2	S. 45° 14' 00" W.	50.00'
3	S. 31° 17' 00" W.	50.00'
4	S. 26° 35' 00" W.	50.00'
5	S. 12° 44' 00" W.	50.00'
6	S. 02° 47' 00" E.	50.00'
7	S. 09° 14' 00" E.	61.23'



• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1      C.B. 5/10-2

SCALE: 1" = 100'      DRAWN BY K22 DATE 10/20/82      SUBJECT R-12-788

10698