

134876

That portion of Lot 1 in Block 43 of the Lands of the Riverside Land and Irrigating Company, as shown by map recorded in Book 1 of Maps, at Page 70 thereof, records of San Bernardino County, California, described as follows:

BEGINNING at a point in the northeasterly line of Lot "A" of Town and Country Estates, as shown by map on file in Book 35 of Maps, at Pages 31 and 32 thereof, records of Riverside County, California, distant thereon South $33^{\circ} 46'$ East, 11.00 feet from the most northerly corner of said Lot "A";

THENCE continuing South $33^{\circ} 46'$ East, 394.00 feet;

THENCE North $56^{\circ} 14'$ East, 29.99 feet;

THENCE South $33^{\circ} 46'$ East, 165.00 feet to a point in the northwesterly boundary of Town and Country Estates, Unit No. 3, as shown by map on file in Book 36 of Maps, at Page 49 thereof, records of Riverside County, California; the preceding three courses being along the northeasterly boundary of said Town and Country Estates;

THENCE North $56^{\circ} 14'$ East, 210.00 feet;

THENCE North $58^{\circ} 02'$ East, 175.91 feet; the preceding two courses being along said northwesterly boundary of said Town and Country Estates, Unit No. 3;

THENCE North $33^{\circ} 47' 45''$ West, 40.00 feet;

THENCE North $56^{\circ} 12' 15''$ East, 22.00 feet;

THENCE South $33^{\circ} 47' 45''$ East, 24.00 feet to a point in said northwesterly boundary of Town and Country Estates, Unit No. 3;

THENCE North $56^{\circ} 12' 15''$ East, along said northwesterly boundary, 93.26 feet to a point in a line which is parallel with and distant 55.00 feet southwesterly, as measured at right angle, from the centerline of La Sierra Avenue, as shown by said map of Town and Country Estates;

THENCE North $33^{\circ} 47' 45''$ West, along said parallel line, 180.00 feet;

THENCE South $56^{\circ} 12' 15''$ West, 115.25 feet;

THENCE North $33^{\circ} 47' 45''$ West, 80.00 feet;

THENCE North $56^{\circ} 12' 15''$ East, 115.25 feet to a point in said line parallel with and distant 55.00 feet southwesterly, as measured at right angle, from said centerline of La Sierra Avenue;

THENCE North $33^{\circ} 47' 45''$ West, along said parallel line, 149.46 feet;

THENCE South $56^{\circ} 14'$ West, 135.04 feet;

THENCE North $33^{\circ} 47' 45''$ West, 139.01 feet to a point in a line parallel with and distant 77.00 feet southeasterly, as measured at right angle, from the centerline of Magnolia Avenue as shown by said map of Town and Country Estates; said point hereinafter being referred to as Point "A";

THENCE South $56^{\circ} 14'$ West, 15.00 feet to Point "B";

THENCE continuing South $56^{\circ} 14'$ West, 128.50 feet to Point "C";

THENCE continuing South $56^{\circ} 14'$ West, 24.00 feet to Point "D";

THENCE continuing South $56^{\circ} 14'$ West, 156.80 feet to Point "E";

THENCE continuing South $56^{\circ} 14'$ West, 41.00 feet to Point "F";

THENCE continuing South $56^{\circ} 14'$ West, 30.44 feet to said point of beginning;

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EXCEPTING and RESERVING therefrom openings for private driveway purposes between Points "A" and "B", between Points "C" and "D" and between Points "E" and "F" as said points are described above.

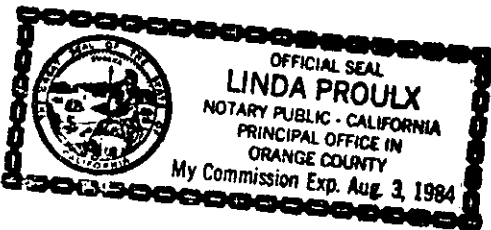
DESCRIPTION APPROVAL
Richard W. Beamish 6/6/84 LE

STATE OF CALIFORNIA
 COUNTY OF Orange } ss.

On this 14th day of June, in the year 1984
 before me, the undersigned, a Notary Public in and for said State, personally appeared
Richard W. & Ruth E. Beamish
 _____, personally known to me
 (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s)
are subscribed to the within instrument, and acknowledged to me that they
 executed it.

WITNESS my hand and official seal.

Linda Proulx
 Notary Public in and for said State.



ACKNOWLEDGMENT—General—Wolcotts Form 233CA—Rev. 5-82
 ©1982 WOLCOTTS, INC.

Dated 6/14/84

Richard W. Beamish
 RICHARD W. BEAMISH
Ruth E. Beamish
 RUTH E. BEAMISH

APPROVED AS TO FORM

Clairice Turney
 ASST. CITY ATTORNEY

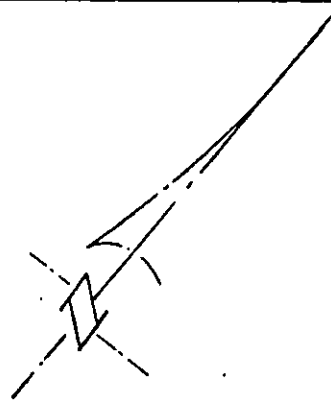
CONSENT TO RECORDATION

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 6/22/84

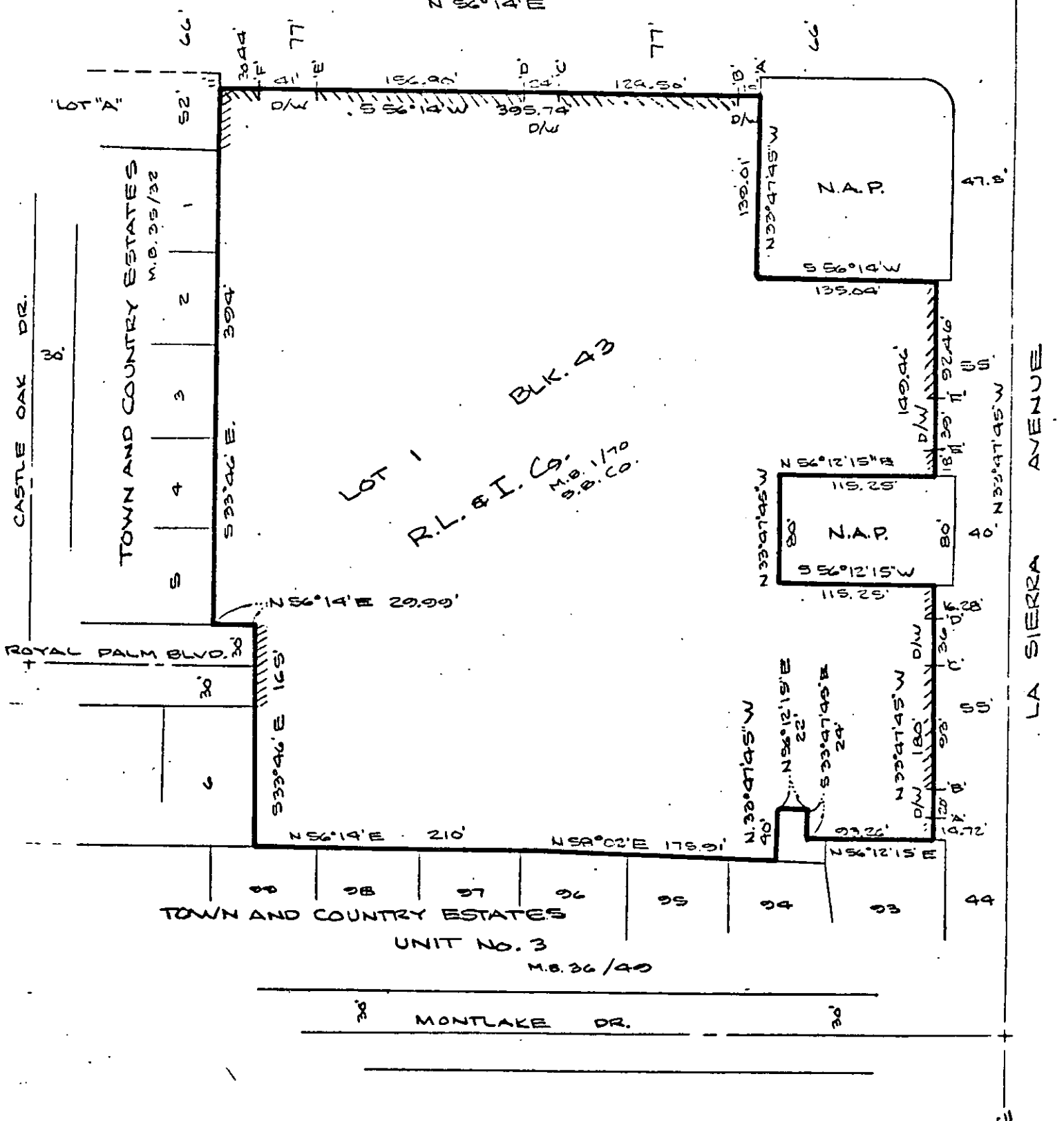
[Signature]
 Property Services Manager
 Title

134876



MAGNOLIA AVENUE

N 8° 14' E



CASTLE OAK DR.

TOWN AND COUNTRY ESTATES
M.B. 35/32

LOT 1
R.L. & I. Co.
M.B. 1/70
S.B. Co.

BLK. 43

LA SIERRA AVENUE

TOWN AND COUNTRY ESTATES

UNIT No. 3

M.B. 36/40

MONTLAKE DR.

-----: INDICATES ACCESS RIGHTS WAIVED

REV. 6/6/84 WF

• 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

6/50

SCALE: 1" = 100'

DRAWN BY WF DATE 4/10/84

SUBJECT R-10-834

10090