

When recorded mail to:

City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

142146

142146

**FREE RECORDING**

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

RECEIVED FOR RECORD  
2 Min. Fast Clock  
At Request of  
C. E. Clark  
Book 1984, Page

JUN 29 1984

Recorded in Official Records  
of Riverside County, California

William J. Somers  
Recorder  
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: Zoning Case R-10-834  
SW cor. Magnolia & La Sierra

WAIVER OF VEHICULAR ACCESS

10892

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

RICHARD W. BEAMISH and RUTH E. BEAMISH, husband and wife, as community property,

hereby forever waive(s) and relinquish(es) all rights of vehicular ingress and egress from La Sierra Avenue,

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

"See attached Legal Description"

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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; said point being referred to as Point "A";

THENCE North  $33^{\circ} 47' 45''$  West, along said parallel line, 20.00 feet to Point "B";

THENCE continuing North  $33^{\circ} 47' 45''$  West, 111.00 feet to Point "C";

THENCE continuing North  $33^{\circ} 47' 45''$  West, 28.00 feet to Point "D";

THENCE continuing North  $33^{\circ} 47' 45''$  West, 21.00 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, 25.00 feet to Point "E";

THENCE continuing North  $33^{\circ} 47' 45''$  West, 39.00 feet to Point "F";

THENCE continuing North  $33^{\circ} 47' 45''$  West, 85.46 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;

THENCE South 56° 14' West, along said parallel line, 395.74 feet to said point of beginning;

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" described above.

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DESCRIPTION APPROVAL  
George P. Heston 6/19/84 by LE  
Surveyor

STATE OF CALIFORNIA

COUNTY OF Orange

} ss.

On this 21st day of June, in the year 1984, before me, the undersigned, a Notary Public in and for said State, personally appeared

Richard W. Beamish and 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) were subscribed to the within instrument, and acknowledged to me that they executed it.

WITNESS my hand and official seal.

Katherine L. Schickler  
Notary Public in and for said State.

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

Dated

June 21, 1984

Richard W. Beamish

RICHARD W. BEAMISH

Ruth E. Beamish

RUTH E. BEAMISH

APPROVED AS TO FORM

Clarice Sweeney  
ASST. CITY ATTORNEY

CONSENT TO RECORDATION

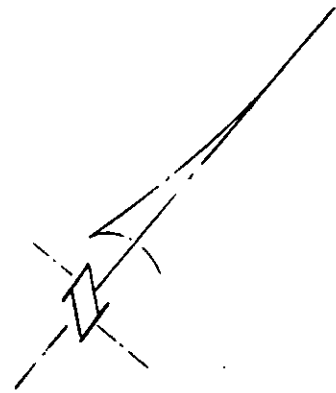
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 14883 of said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

Dated

6/29/84

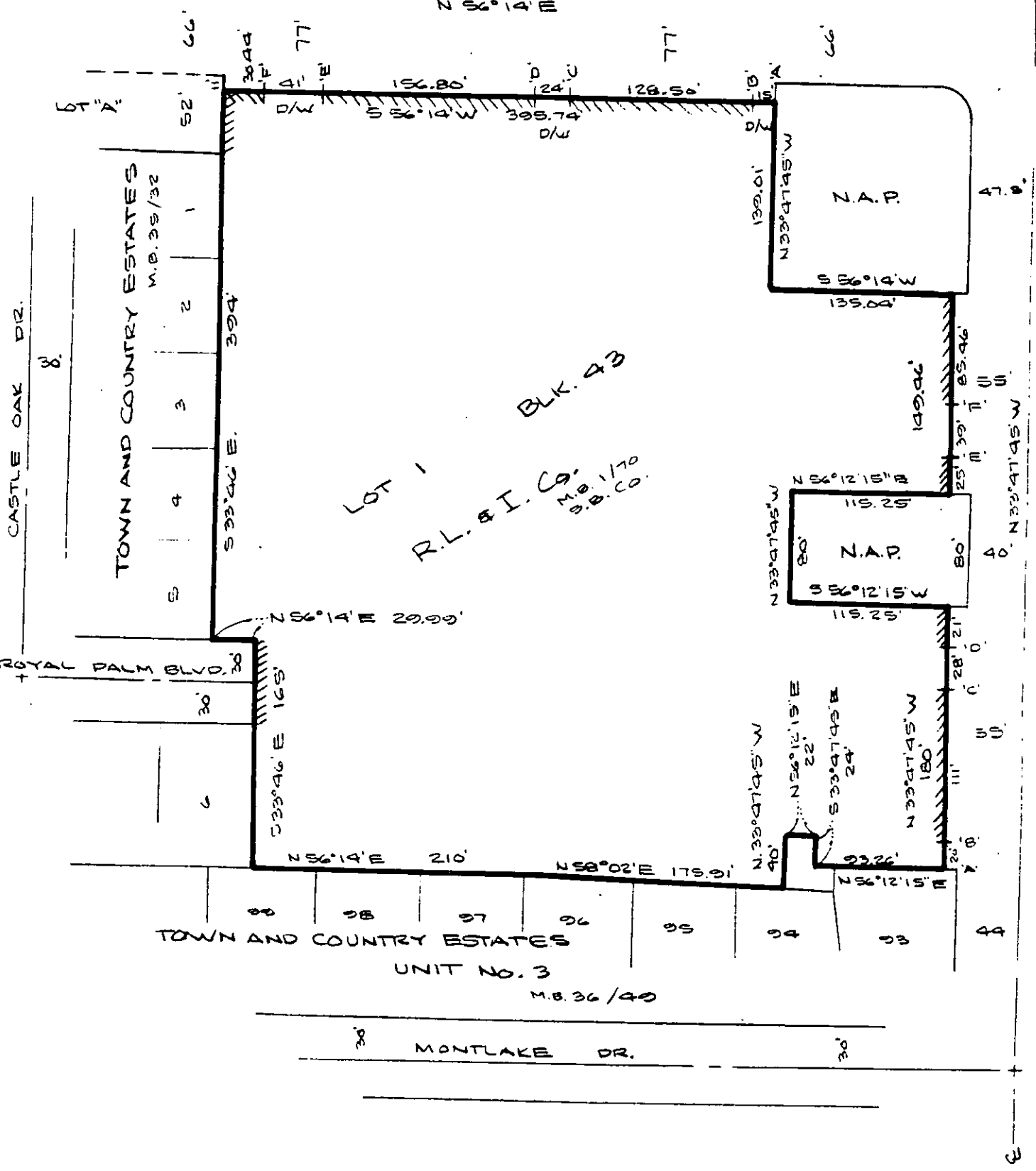
[Signature]  
Property Services Manager  
Title

142146



MAGNOLIA AVENUE

N 86°14' E



CASTLE OAK DR.

TOWN AND COUNTRY ESTATES  
M.B. 35/32

LOT 1  
R.L. & I. Co.  
M.B. 170  
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 REV. 6/11/84 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

6/30

SCALE: 1" = 100'

DRAWN BY WF DATE 4/10/84

SUBJECT R-10-834

10892