

22502

When recorded mail to:

City Clerk's Office  
City of Riverside  
City Hall - 3711 Orange  
Riverside, Calif. 92501  
Tract #4413

DOCUMENTARY TRANSFER TAX  
\$             None  
Signature *M. Rice*  
CITY OF RIVERSIDE

CITY DEED NO. \_\_\_\_\_

RECEIVED FOR RECORD  
FEB 22 1972  
30 Min. Past 3 o'clock P.M.  
At Request of  
CITY CLERK  
Book 1972, Page 22502  
Recorded in Official Records  
of Riverside County, California  
*W.H. Dabugh* Recorder  
FEES \$           

FOR RECORDER'S OFFICE USE ONLY

APPROVED AS TO FORM 7543  
*[Signature]*

GRANT DEED

SUNSET RANCH, a limited partnership, Grantor

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do es hereby grant to the CITY OF RIVERSIDE, a Municipal Corporation, the real property in the City of Riverside, County of Riverside, State of California, described as

follows: Those portions of Lots 4, 5, and 6 of Tequesquite Heights, as shown by map on file in Book 10 of Maps, at page 31 thereof, Records of Riverside County, California, more particularly described as follows:

Commencing at the southwest corner of the parcel designated as "City Reservoir", as shown on said Map of Tequesquite Heights, said point also being the southwest corner of that certain parcel of land conveyed to the City of Riverside by deed recorded August 21, 1920 in Book 533, page 519 of Deeds, Records of Riverside County, California;

Thence South 82° 24' 30" East along the southerly line of the parcel conveyed to the City of Riverside as aforesaid, a distance of 155.00 feet to a point therein, said point being an angle point in the boundary line of that certain parcel of land conveyed to the City of Riverside by deed recorded August 25, 1967 as Instrument No. 74891 of Official Records in the Office of the County Recorder of Riverside County, California;

Thence South 64° 24' 30" East along the southerly boundary line of said last mentioned parcel conveyed to the City of Riverside, a distance of 139.52 feet to a point therein for the TRUE POINT OF BEGINNING;

Thence continuing South 64° 24' 30" East, a distance of 23.47 feet to a point on a curve, concave to the northwest, having a radius of 500.00 feet, from which the center of said curve bears North 54° 10' 42" West;

Thence Northerly along said curve, to the left, through a central angle of 28° 53' 08", an arc distance of 252.07 feet to the end thereof;

Thence North 06° 56' 10" East, a distance of 70.22 feet;

Thence North 82° 24' 30" West, a distance of 33.00 feet;

Thence North 06° 56' 10" East, a distance of 218.70 feet to the beginning of a tangent curve, concave to the southwest, having a radius of 22.00 feet;

Thence northwesterly along said curve, to the left, through a central angle of 86° 24' 16", an arc distance of 33.18 feet to a point of cusp, with a curve in the southerly line of that certain parcel of land conveyed to the City of Riverside by deed recorded June 5, 1964 as Instrument No. 69533 of Official Records in the Office of the County Recorder of Riverside County, California, said last mentioned curve being concave to the north, having a radius of 855.00 feet, the radial line of said point bears North 10° 31' 54" East;

Thence easterly along said southerly line and along said last mentioned curve, to the left, through a central angle of 07° 11' 28", an arc distance of 107.31 feet to a point of cusp with a curve concave to the southeast, having a radius of 22.00 feet, the radial line at said point bears North 03° 20' 26" East;

Thence southwestly along said last mentioned curve, to the left, through a central angle of 86° 24' 16", an arc distance of 33.18 feet to the end thereof;

D 7.1.72

22502

Thence South 06° 56' 10" West, a distance of 289.30 feet to the beginning of a tangent curve, concave to the west, having a radius of 533.00 feet;

Thence southerly along said curve, to the right, through a central angle of 21° 53' 50"; an arc distance of 203.70 feet to a point of reverse curvature with a curve concave to the east, having a radius of 267.00 feet, the radial line at said point bears North 61° 10' 00" West;

Thence southerly along said last mentioned curve, to the left, through a central angle of 51° 17' 00", an arc distance of 238.98 feet to the end thereof;

Thence South 22° 27' 00" East, a distance of 35.00 feet;

Thence South 67° 33' 00" West, a distance of 66.00 feet;

Thence North 22° 27' 00" West, a distance of 35.00 feet to the beginning of a tangent curve, concave to the east, having a radius of 333.00 feet;

Thence northerly along said curve, to the right, through a central angle of 40° 31' 30", an arc distance of 235.53 feet to the true point of beginning, from which the center of said curve bears South 71° 55' 30" East.

DESCRIPTION APPROVAL

by George P. Hutchinson 2/15/72 by EM  
Surveyor

SUNSET RANCH, a limited partnership

Dated 2/17/72

By Jane Hornsby

By B.R. Jabowski

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 2-17-72 from Sunset Ranch, a limited partnership

for Portions Lots 4, 5 & 6 of Tequesquite Heights, Bk. 10, P. 31 Riv

to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-29-66 by Inst. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

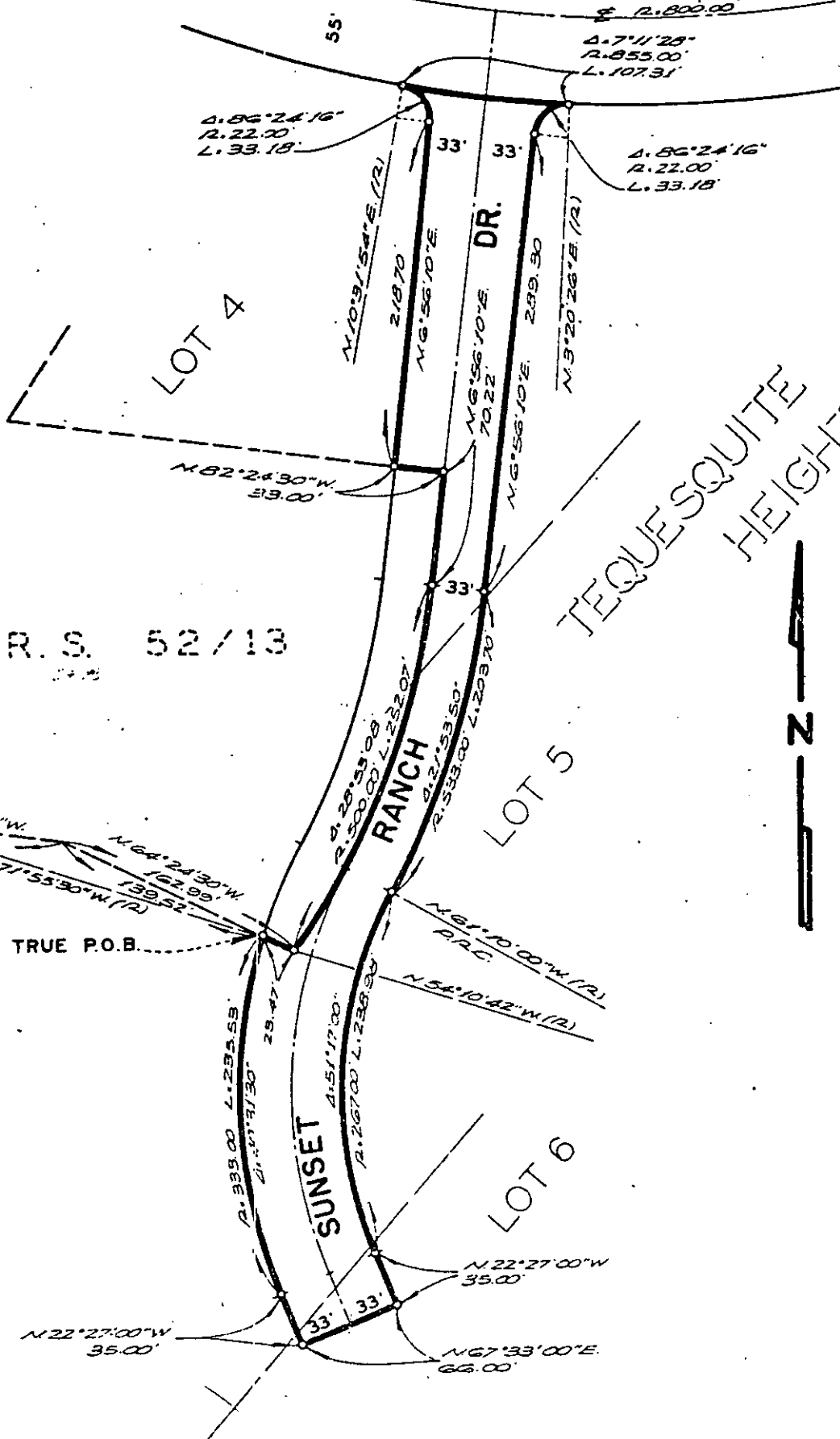
Dated 2-22-72

[Signature]  
Property Services Manager

22502

ARLINGTON

AVENUE



R. S. 52/13

CITY OF RIVERSIDE, CALIFORNIA

AM 5-75-1

PLAT OF PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT

WO.	71-230
FILE	2361.2
SHEET	

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.

SCALE: 1" = 100'

DRAWN 2-15-72 BY R.m.

SUBJECT TRACT NO. 4413

OF 1 SHEETS



RECORDING REQUESTED BY

22501

AND WHEN RECORDED MAIL TO

NAME City of Riverside  
ADDRESS City Clerk's Office  
3711 Orange Street  
CITY STATE Riv erside, Calif. 92501

RECEIVED FOR RECORD

FEB 22 1972

30 Min. Past 3 o'clock P.M.  
At Request of  
CITY CLERK 22501  
Book 1972, Page  
Recorded in Official Records  
of Riverside County, California

W.H. DeLoach Recorder  
FEES \$ None

INDEXED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# Partial Reconveyance

Register No. 82960

SECURITY TITLE INSURANCE COMPANY, a corporation, as trustee under the deed of trust made by Ana Verde Investment Co., Inc., a corporation, and A. Fletcher Harris, a married man,

and recorded as Instrument No. 97257, on November 6, 1967, in Book

Page --, of Official Records in the office of the County Recorder of Riverside County, CA.,

having been requested in writing by the holder of the obligations secured by said deed of trust, to reconvey a portion of the estate granted to said trustee under said deed of trust, DOES HEREBY RECONVEY unto the person or persons legally entitled thereto, without warranty, all the estate, title and interest acquired by said trustee under that deed of trust in and to that portion of the property described as follows:

As per attached sheet:

The remaining property described in said deed of trust shall continue to be held by said trustee under the terms thereof. As provided in said deed of trust this Partial Reconveyance is made without affecting the personal liability of any person for payment of the indebtedness secured by said deed of trust.

SECURITY TITLE INSURANCE COMPANY

Dated February 18, 1972

By *Donald R. Willis*  
Assistant Secretary

STATE OF CALIFORNIA  
COUNTY OF

SS.

RIVERSIDE

On February 18, 1972  
before me, the undersigned, a Notary Public in and for said County and State, personally appeared

Donald R. Willis

known to me to be an Assistant Secretary of SECURITY TITLE INSURANCE COMPANY, the corporation that executed the within instrument, and known to me to be the person who executed said instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

*Gerald A. Mercer*  
Name (Typed or Printed)  
Notary Public in and for said State

FOR NOTARY SEAL OR STAMP

OFFICIAL SEAL  
GERALD A. MERCER  
NOTARY PUBLIC-CALIFORNIA  
PRINCIPAL OFFICE IN  
RIVERSIDE COUNTY  
My Commission Expires Oct. 7, 1973

Title Order No. 308170

Escrow No.

2-22-72 A.M. Rice, Property Services  
Please record on behalf of and for the benefit of the City of Riverside.

22501

In the City of Riverside County of Riverside, State of California, described as

follows: Those portions of Lots 4, 5, and 6 of Tequesquite Heights, as shown by map on file in Book 10 of Maps, at page 31 thereof, Records of Riverside County, California, more particularly described as follows:

Commencing at the southwest corner of the parcel designated as "City Reservoir", as shown on said Map of Tequesquite Heights, said point also being the southwest corner of that certain parcel of land conveyed to the City of Riverside by deed recorded August 21, 1920 in Book 533, page 519 of Deeds, Records of Riverside County, California;

Thence South 82° 24' 30" East along the southerly line of the parcel conveyed to the City of Riverside as aforesaid, a distance of 155.00 feet to a point therein, said point being an angle point in the boundary line of that certain parcel of land conveyed to the City of Riverside by deed recorded August 25, 1967 as Instrument No. 74891 of Official Records in the Office of the County Recorder of Riverside County, California;

Thence South 64° 24' 30" East along the southerly boundary line of said last mentioned parcel conveyed to the City of Riverside, a distance of 139.52 feet to a point therein for the TRUE POINT OF BEGINNING;

Thence continuing South 64° 24' 30" East, a distance of 23.47 feet to a point on a curve, concave to the northwest, having a radius of 500.00 feet, from which the center of said curve bears North 54° 10' 42" West;

Thence Northerly along said curve, to the left, through a central angle of 28° 53' 08", an arc distance of 252.07 feet to the end thereof;

Thence North 06° 56' 10" East, a distance of 70.22 feet;

Thence North 82° 24' 30" West, a distance of 33.00 feet;

Thence North 06° 56' 10" East, a distance of 218.70 feet to the beginning of a tangent curve, concave to the southwest, having a radius of 22.00 feet;

Thence northwesterly along said curve, to the left, through a central angle of 86° 24' 16", an arc distance of 33.18 feet to a point of cusp, with a curve in the southerly line of that certain parcel of land conveyed to the City of Riverside by deed recorded June 5, 1964 as Instrument No. 69533 of Official Records in the Office of the County Recorder of Riverside County, California, said last mentioned curve being concave to the north, having a radius of 855.00 feet, the radial line of said point bears North 10° 31' 54" East;

Thence easterly along said southerly line and along said last mentioned curve, to the left, through a central angle of 07° 11' 28", an arc distance of 107.31 feet to a point of cusp with a curve concave to the southeast, having a radius of 22.00 feet, the radial line at said point bears North 03° 20' 26" East;

Thence southwesterly along said last mentioned curve, to the left, through a central angle of 86° 24' 16", an arc distance of 33.18 feet to the end thereof;

Thence South 06° 56' 10" West, a distance of 289.30 feet to the beginning of a tangent curve, concave to the west, having a radius of 533.00 feet;

Thence southerly along said curve, to the right, through a central angle of 21° 53' 50", an arc distance of 203.70 feet to a point of reverse curvature with a curve concave to the east, having a radius of 267.00 feet, the radial line at said point bears North 61° 10' 00" West;

Thence southerly along said last mentioned curve, to the left, through a central angle of 51° 17' 00", an arc distance of 238.98 feet to the end thereof;

Thence South 22° 27' 00" East, a distance of 35.00 feet;

Thence South 67° 33' 00" West, a distance of 66.00 feet;

Thence North 22° 27' 00" West, a distance of 35.00 feet to the beginning of a tangent curve, concave to the east, having a radius of 333.00 feet;

Thence northerly along said curve, to the right, through a central angle of 40° 31' 30", an arc distance of 235.53 feet to the true point of beginning, from which the center of said curve bears South 71° 55' 30" East.

DESCRIPTION APPROVAL

by *George P. Hutchinson* 7/19/72 *EM*  
Surveyor

D-7-11

22503

AND WHEN RECORDED MAIL TO

NAME City Clerk's Office  
ADDRESS City of Riverside  
City Hall - 3711 Orange St.  
CITY & STATE Riverside, Calif. 92501

RECEIVED FOR RECORD

FEB 22 1972

30 Min. Past 2 o'clock P.M.  
At Request of  
CITY CLERK

Book 1972, Page 22503

Recorded in Official Records  
of Riverside County, California

W.H. Dwyer Recorder  
FEES \$

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# Partial Reconveyance

Reg No. 82961

SECURITY TITLE INSURANCE COMPANY, a corporation, as trustee under the deed of trust made by

SUNSET RANCH, a Limited Partnership

, trustor,

and recorded as Instrument No. 97450, on November 6, 1967, in Book - -  
Page - - , of Official Records in the office of the County Recorder of Riverside

having been requested in writing by the holder of the obligations secured by said deed of trust, to reconvey a portion of the estate granted to said trustee under said deed of trust, DOES HEREBY RECONVEY unto the person or persons legally entitled thereto, without warranty, all the estate, title and interest acquired by said trustee under that deed of trust in and to that portion of the property described as follows:

Please record on behalf of and for the benefit of the City of Riverside.  
A.M. Rice, Property Services Mgr.  
2-22-72  
22503

The remaining property described in said deed of trust shall continue to be held by said trustee under the terms thereof. As provided in said deed of trust this Partial Reconveyance is made without affecting the personal liability of any person for payment of the indebtedness secured by said deed of trust.

SECURITY TITLE INSURANCE COMPANY

Dated February 22, 1972

By *Donald R. Willis*  
Assistant Secretary

STATE OF CALIFORNIA  
COUNTY OF

SS.

RIVERSIDE

On February 22, 1972  
before me, the undersigned, a Notary Public in and for said County and State, personally appeared

*Donald R. Willis*

known to me to be an Assistant Secretary of SECURITY TITLE INSURANCE COMPANY, the corporation that executed the within instrument, and known to me to be the person who executed said instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

*Gerald A. Mercer*  
Name (Typed or Printed)  
Notary Public in and for said State

FOR NOTARY SEAL OR STAMP

OFFICIAL SEAL  
GERALD A. MERCER  
NOTARY PUBLIC-CALIFORNIA  
PRINCIPAL OFFICE IN  
RIVERSIDE COUNTY  
My Commission Expires Oct. 7, 1973

Title Order No.

Escrow No.

22503  
in the City of Riverside, County of Riverside, State of California, described as

follows: Those portions of Lots 4, 5, and 6 of Tequesquite Heights, as shown by map on file in Book 10 of Maps, at page 31 thereof, Records of Riverside County, California, more particularly described as follows:

Commencing at the southwest corner of the parcel designated as "City Reservoir" as shown on said Map of Tequesquite Heights, said point also being the southwest corner of that certain parcel of land conveyed to the City of Riverside by deed recorded August 21, 1920 in Book 533, page 519 of Deeds, Records of Riverside County, California;

Thence South  $82^{\circ} 24' 30''$  East along the southerly line of the parcel conveyed to the City of Riverside as aforesaid, a distance of 155.00 feet to a point therein, said point being an angle point in the boundary line of that certain parcel of land conveyed to the City of Riverside by deed recorded August 25, 1967 as Instrument No. 74891 of Official Records in the Office of the County Recorder of Riverside County, California;

Thence South  $64^{\circ} 24' 30''$  East along the southerly boundary line of said last mentioned parcel conveyed to the City of Riverside, a distance of 139.52 feet to a point therein for the TRUE POINT OF BEGINNING;

Thence continuing South  $64^{\circ} 24' 30''$  East, a distance of 23.47 feet to a point on a curve, concave to the northwest, having a radius of 500.00 feet, from which the center of said curve bears North  $54^{\circ} 10' 42''$  West;

Thence Northerly along said curve, to the left, through a central angle of  $28^{\circ} 53' 08''$ , an arc distance of 252.07 feet to the end thereof;

Thence North  $06^{\circ} 56' 10''$  East, a distance of 70.22 feet;

Thence North  $82^{\circ} 24' 30''$  West, a distance of 33.00 feet;

Thence North  $06^{\circ} 56' 10''$  East, a distance of 218.70 feet to the beginning of a tangent curve, concave to the southwest, having a radius of 22.00 feet;

Thence northwesterly along said curve, to the left, through a central angle of  $86^{\circ} 24' 16''$ , an arc distance of 33.18 feet to a point of cusp, with a curve in the southerly line of that certain parcel of land conveyed to the City of Riverside by deed recorded June 5, 1964 as Instrument No. 69533 of Official Records in the Office of the County Recorder of Riverside County, California, said last mentioned curve being concave to the north, having a radius of 855.00 feet, the radial line of said point bears North  $10^{\circ} 31' 54''$  East;

Thence easterly along said southerly line and along said last mentioned curve, to the left, through a central angle of  $07^{\circ} 11' 28''$ , an arc distance of 107.31 feet to a point of cusp with a curve concave to the southeast, having a radius of 22.00 feet, the radial line at said point bears North  $03^{\circ} 20' 26''$  East;

Thence southwesterly along said last mentioned curve, to the left, through a central angle of  $86^{\circ} 24' 16''$ , an arc distance of 33.18 feet to the end thereof;

Thence South  $06^{\circ} 56' 10''$  West, a distance of 289.30 feet to the beginning of a tangent curve, concave to the west, having a radius of 533.00 feet;

Thence southerly along said curve, to the right, through a central angle of  $21^{\circ} 53' 50''$ , an arc distance of 203.70 feet to a point of reverse curvature with a curve concave to the east, having a radius of 267.00 feet, the radial line at said point bears North  $61^{\circ} 10' 00''$  West;

Thence southerly along said last mentioned curve, to the left, through a central angle of  $51^{\circ} 17' 00''$ , an arc distance of 238.98 feet to the end thereof;

Thence South  $22^{\circ} 27' 00''$  East, a distance of 35.00 feet;

Thence South  $67^{\circ} 33' 00''$  West, a distance of 66.00 feet;

Thence North  $22^{\circ} 27' 00''$  West, a distance of 35.00 feet to the beginning of a tangent curve, concave to the east, having a radius of 333.00 feet;

Thence northerly along said curve, to the right, through a central angle of  $40^{\circ} 31' 30''$ , an arc distance of 235.53 feet to the true point of beginning, from which the center of said curve bears South  $71^{\circ} 55' 30''$  East.

DESCRIPTION APPROVAL

By *George P. Hutchinson* 3.15.72 *EM*  
Surveyor

D 7 1