

6138
No Fee - 6103 Government Code

When recorded mail to:
City Clerk's Office
City of Riverside
City Hall, 3711 Orange Street
Riverside, California 92501
R-48-689 & R-S-1063

DOCUMENTARY TRANSFER TAX
\$ None
Signature
CITY OF RIVERSIDE

RECEIVED FOR RECORD
JAN 15 1973
40 Min. Past 3 o'clock P.M.
At Request of
CITY CLERK
Book 1973, Page 6138
Recorded in Official Records
of Riverside County, California
W.H. DeLoach Recorder
FEES \$
INDEXED

FOR RECORDER'S OFFICE USE ONLY

CITY DEED NO. _____

7848

GRANT DEED

LEE A. SIGLOCH and NORMA JEANNE SIGLOCH, husband and wife
_____, Grantors

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

All those portions of Lot 4 in Block 21 of the Lands of the Riverside Land & Irrigating Company, as shown by map on file in Book 1 of Maps, at page 70 thereof, Records of San Bernardino County, California, more particularly described as follows:

PARCEL 1

Commencing at the most westerly corner of said Lot 4;
Thence North 56° 00' 00" East along the northwesterly line of said Lot 4, a distance of 150.00 feet to a line parallel with and distant northeasterly 150.00 feet, measured at right angles, from the southwesterly line of said Lot 4 for the TRUE POINT OF BEGINNING;
Thence South 34° 00' 30" East along said parallel line, a distance of 52.87 feet;
Thence North 41° 58' 11" East, a distance of 44.82 feet to a line parallel with and distant southeasterly 42.00 feet, measured at right angles, from the northwesterly line of said Lot 4;
Thence North 56° 00' 00" East along said parallel line, a distance of 136.51 feet to the most westerly corner of Lot 3 of Walnut Acres, as shown by map on file in Book 35 of Maps, at page 26 thereof, Records of Riverside County, California;
Thence North 34° 00' 30" West along the southwesterly line of said Walnut Acres, a distance of 42.00 feet to said northwesterly line of said Lot 4;
Thence South 56° 00' 00" West along said northwesterly line, a distance of 180.00 feet to the true point of beginning.

PARCEL 2

Beginning at the most southerly corner of Lot C of Walnut Acres, as shown by map on file in Book 35 of Maps, at page 26 thereof, Records of Riverside County, California;
Thence North 34° 00' 30" West along the southwesterly line of said Lot C, a distance of 20.00 feet to the most westerly corner of said Lot C;
Thence South 10° 59' 45" West, a distance of 28.28 feet to a line parallel with and distant southwesterly 20.00 feet, measured at right angles, from the southwesterly line of Walnut Acres Unit No. 2, as shown by map on file in Book 38 of Maps, at page 23 thereof, Records of Riverside County, California;

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Thence South 34° 00' 30" East along said parallel line, a distance of 46.37 feet to the beginning of a tangent curve, concave to the west, having a radius of 25.00 feet;

Thence southerly along said curve, to the right, through a central angle of 90° 01' 30", an arc distance of 39.28 feet to a point; said point being in a line parallel with and distant northwesterly 20.00 feet, measured at right angles, from the northwesterly line of that certain parcel of land conveyed to Oscar Swanson, et ux, by deed recorded February 2, 1923, in Book 564 of Deeds, at page 391 thereof, Records of Riverside County, California;

Thence South 56° 01' 00" West along last mentioned parallel line, a distance of 134.99 feet to a line parallel with and distant northwesterly 150.00 feet, measured at right angles, from the southwesterly line of said Lot 4;

Thence South 34° 00' 30" East along last mentioned parallel line, 20.00 feet to a point in the northwesterly line of the parcel conveyed to Swanson as aforesaid;

Thence North 56° 01' 00" East along said northwesterly line, a distance of 180.00 feet to a point in said southwesterly line of Walnut Acres Unit No. 2;

Thence North 34° 00' 30" West along said southwesterly line, a distance of 91.39 feet to the point of beginning.

PARCEL 3

All that portion of Lot 6 of Walnut Acres Unit No. 2, as shown by map on file in Book 38 of Maps, at page 23 thereof, Records of Riverside County, California, more particularly described as follows:

Beginning at the most westerly corner of said Lot 6;

Thence North 56° 00' 00" East along the northwesterly line of said Lot 6, a distance of 34.65 feet to a point therein;

Thence South 10° 59' 45" West, a distance of 49.00 feet, more or less, to the most southwesterly corner of said Lot 6;

Thence North 34° 00' 30" West along the southwesterly line of said Lot 6, a distance of 34.65 feet to the point of beginning.

DESCRIPTION, APPROVAL
by *George P. Hill* 5/21/77
Clerk

Dated Sept. 7, 1972

Lee A. Sigloch
LEE A. SIGLOCH
Norma Jeanne Sigloch
NORMA JEANNE SIGLOCH

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 9-7-72 from Lee A. Sigloch & Norma Jeanne Sigloch

for All those portions Lot 4, Bk. 21 LRLIC Bk. I, P. 70, SB

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 1-15-73

[Signature]
Property Services Manager

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Thence South 34° 00' 30" East along said parallel line, a distance of 46.37 feet to the beginning of a tangent curve, concave to the west, having a radius of 25.00 feet;

Thence southerly along said curve, to the right, through a central angle of 90° 01' 30", an arc distance of 39.28 feet to a point; said point being in a line parallel with and distant northwesterly 20.00 feet, measured at right angles, from the northwesterly line of that certain parcel of land conveyed to Oscar Swanson, et ux, by deed recorded February 2, 1923, in Book 564 of Deeds, at page 391 thereof, Records of Riverside County, California;

Thence South 56° 01' 00" West along last mentioned parallel line, a distance of 134.99 feet to a line parallel with and distant northeasterly 150.00 feet, measured at right angles, from the southwesterly line of said Lot 4;

Thence South 34° 00' 30" East along last mentioned parallel line, 20.00 feet to a point in the northwesterly line of the parcel conveyed to Swanson as aforesaid;

Thence North 56° 01' 00" East along said northwesterly line, a distance of 180.00 feet to a point in said southwesterly line of Walnut Acres Unit No. 2;

Thence North 34° 00' 30" West along said southwesterly line, a distance of 91.39 feet to the point of beginning.

PARCEL 3

All that portion of Lot 6 of Walnut Acres Unit No. 2, as shown by map on file in Book 38 of Maps, at page 23 thereof, Records of Riverside County, California, more particularly described as follows:

Beginning at the most westerly corner of said Lot 6;

Thence North 56° 00' 00" East along the northwesterly line of said Lot 6, a distance of 34.65 feet to a point therein;

Thence South 10° 59' 45" West, a distance of 49.00 feet, more or less, to the most southwesterly corner of said Lot 6;

Thence North 34° 00' 30" West along the southwesterly line of said Lot 6, a distance of 34.65 feet to the point of beginning.

DESCRIPTION APPROVAL
by *George P. Hatcher* Surveyor 5/26/77

Dated Sept. 7, 1972

Lee A. Sigloch
LEE A. SIGLOCH
Norma Jeanne Sigloch
NORMA JEANNE SIGLOCH

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated _____ from _____

for _____

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 12-29-65 by Inst. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated _____

Property Services Manager

APPROVED AS TO FORM
[Signature]
DEPUTY CITY ATTORNEY

6138

MAGNOLIA AVE.

ST.

JEFFERSON

Waiver of Vehicular Access

PARCEL I

PARCEL 1

LOT 4

BLK 21
RLAI Co
MB 1/70 58 C

5' Drainage Easement

W.A. L. V. N. V. T.
A.C.S. E.S.
MB 95/26

PARCEL II

PARCEL 2

PARCEL 3

OSCAR SWANSON et. ux
911 664, 2791 FEB 2, 1923

CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED
IN THE ATTACHED DOCUMENT

WO.
69-141

FILE
2436.0

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" = 50' DRAWN 5/19/71 BY: i.l.m. SUBJECT Zoning Case R-48-689 & R-S-1063

SHEET
1
OF
1648