

68706

Recording requested by:

138964

And when recorded, mail to:

FIRST AMERICAN TITLE INSURANCE COMPANY  
3625 - 14th STREET  
RIVERSIDE, CALIFORNIA 92502  
Attn: Helene Burton  
#1564028-HB

RECEIVED FOR RECORD  
AT 9 00 O'CLOCK A.M.  
FIRST AMERICAN TITLE COMPANY  
OF RIVERSIDE

Book 1979, Page  
JUL - 3 1979

Recorded in Official Records  
of Riverside County, California

Handwritten initials and "4" with a line through it.

This space for Recorder's use

JUL 3 1979

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE  
(Waiver of Parcel Map PMW-29-789)

Property Owner(s): Burton W. Tilden  
11725 Norwood Avenue  
Riverside, CA

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on March 22, 1979, a waiver of parcel map for a lot line adjustment was granted for the following described real property located in the City of Riverside, County of Riverside, State of California, which property thereby created complies with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

See Attached Description

(2) (3) (7) (9) & (11)

1560/55-8

138964

This action does not supersede, modify or affect any requirement of provisions of the Riverside Municipal Code pertaining to building or zoning regulations.

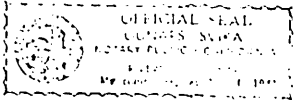
PLANNING COMMISSION OF THE  
CITY OF RIVERSIDE

Dated: March 10, 1979

By Burton W. Tilden  
Planning Director  
City of Riverside

STATE OF CALIFORNIA )  
                                  ) ss.  
COUNTY OF RIVERSIDE)

On March 10, 1979, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Burton W. Tilden, known to me to be the person who executed the within instrument on behalf of the Planning Commission of the City of Riverside, and acknowledged to me that said Planning Commission executed the same.



Burton W. Tilden  
Notary Public in and for said County and State

CL 125 (5/78)

PMW 29-789

Handwritten scribbles and signatures at the bottom right of the page.

Being a portion of Sections 9 and 10, Township 3 South, Range 6 West, of Rancho La Sierra Sepulveda, as shown by map on file in Book 6 of Maps, at Page 70 thereof, records of Riverside County, California; described as follows:

Beginning at the intersection of the centerline of Lot "B" (Gedney Way) and the Southwesterly line of Sierra Vista Rancho Subdivision No. 2 as shown by map on file in Book 27 of Maps, at Page 74 thereof, records of Riverside County, California;

Thence along the Southwesterly prolongation of the centerline of said Lot "B" (Gedney Way), South  $73^{\circ} 00' 50''$  West, a distance of 730.91 feet;

Thence South  $20^{\circ} 00' 00''$  West, a distance of 23.56 feet to the beginning of a tangent curve;

Thence Southerly along said curve concave Easterly, having a radius of 300.00 feet, a central angle of  $36^{\circ} 59' 10''$ , an arc length of 193.66 feet;

Thence South  $16^{\circ} 59' 10''$  East, a distance of 45.00 feet;

Thence South  $73^{\circ} 00' 50''$  West, a distance of 351.63 feet to the beginning of a tangent curve;

Thence Westerly along said curve concave Northerly, having a radius of 300.00 feet, a central angle of  $20^{\circ} 59' 10''$ , an arc length of 109.88 feet;

Thence North  $86^{\circ} 00' 00''$  West, a distance of 200.67 feet to the beginning of a tangent curve;

Thence Northwesterly along said curve concave to the Northeast, having a radius of 300.00 feet, a central angle of  $30^{\circ} 30' 00''$ , an arc length of 159.70 feet;

Thence North  $55^{\circ} 30' 00''$  West, a distance of 332.81 feet to the beginning of a non-tangent curve;

Thence Southwesterly along said curve concave to the Northwest, having a radius of 600.00 feet, through a central angle of  $27^{\circ} 57' 18''$ , an arc length of 292.74 feet (the initial radial line bears North  $56^{\circ} 27' 18''$  West);

Thence South  $28^{\circ} 30' 00''$  East, a distance of 575.30 feet;

Thence North  $75^{\circ} 35' 00''$  East, a distance of 654.20 feet;

Thence North  $08^{\circ} 50' 00''$  West, a distance of 72.00 feet;

Thence North  $67^{\circ} 24' 00''$  East, a distance of 330.80 feet;

Thence North  $82^{\circ} 17' 00''$  East, a distance of 511.07 feet;

Thence North  $21^{\circ} 08' 45''$  West, a distance of 111.87 feet;

Thence North  $74^{\circ} 42' 45''$  East, a distance of 472.98 feet;

Thence North  $21^{\circ} 08' 45''$  West, a distance of 398.22 feet to the point of beginning.

The above described parcel of land contains 17.98 acres, more or less.

DESCRIPTION APPROVAL

*George L. ...*

July 3, 1979

138964

pmw 29-789

506106

Order No. 1564028-SH  
Escrow No. 1564028-HB  
Loan No.

RECEIVED FOR RECORD  
AT 9 O'CLOCK A.M.  
FIRST AMERICAN TITLE COMPANY  
OF RIVERSIDE  
Book 1979, Page  
JUL - 8 1979  
Recorded in Official Records  
of Riverside County, California  
D. S. G. S. G.  
FEB 1 1979

SURVEYORS  
Monument Fund  
\$10.00

JUL 3 1979

138965

WHEN RECORDED MAIL TO:  
KENT LAND COMPANY  
17981 Skypark North  
Irvine, Ca. 92707

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:  
addressee shown above

DOCUMENTARY TRANSFER TAX \$11.00  
XX Computed on the consideration of value of property conveyed, OR  
..... Computed on the consideration of value less liens or encumbrances  
remaining at time of sale.  
Signature of Declarant or Agent determining tax - Firm Name

### GRANT DEED

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

BURTON W. TILDEN and MARY G. TILDEN, husband and wife  
hereby GRANT(S) to KENT LAND COMPANY, a California corporation

the real property in ANY/ANY/ANY UNINCORPORATED AREA OF THE State of California, described as  
County of RIVERSIDE

Legal description set forth as Exhibit "A" attached hereto and made a part hereof  
by reference.

#### RESTRICTIONS & RESERVATIONS

Grantors reserve unto themselves the right to approve, prior to construction, the plans for  
any structure to be built upon the property herein granted, except that it is acknowledged  
that any construction that would be accomplished in accordance with those certain architec-  
tural drawings and/or renderings earlier submitted to them by Kent Land Company on or about  
July 22, 1977 for the property referred to as Subdivision Tract 6301, shall be approved.

In no event should rock or composition shingle roofs be utilized.

Grantors approval shall be deemed given if no disapproval is made within thirty (30) days  
of receipt of drawings and/or renderings. Such approval shall not be unreasonably withheld.

Said restrictions and prohibitions shall be applicable to all successors, assigns and trans-  
ferees of the Grantee.

PARCEL 1 - ERRORED DESCRIPTION!  
(INCLUDES ADJACENT PROPERTY!) wt 10/22/79

Dated April 12, 1979

STATE OF CALIFORNIA  
COUNTY OF  
RIVERSIDE

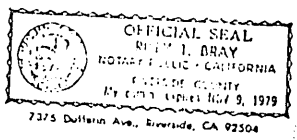
On May 9, 1979

before me, the undersigned, a Notary Public in and for said  
State personally appeared Burton W. Tilden  
and Mary G. Tilden

known to me to be the person S whose name S  
subscribed to the within instrument and acknowledged that  
they executed the same

WITNESS my hand and seal.  
Signature [Signature]

[Signature]  
Burton W. Tilden by  
[Signature]  
Mary G. Tilden by



(This area for official notario seal)

1002 (10/89)

1564028-SH

138965

pmw 29-789

"EXHIBIT A"

PARCEL 1:

Being a portion of Sections 9 and 10, Township 1 South, Range 6 West, of Rancho La Sierra Sepulveda, as shown by Map on file in Book 6 of Maps, at Page 70 thereof, records of Riverside County, California, described as follows:

BEGINNING at the intersection of the centerline of Lot "C" (Crameroy Place) and the Southeasterly line of Sierra Vista Rancho Subdivision No. 3, as shown by Map on file in Book 31 of Maps, at page 52 thereof, records of Riverside County, California;

THENCE South 21° 08' 45" East, along said Southeasterly line a distance of 8.01 feet to a line parallel with and distant Southeasterly 8.00 feet measured at right angles from the Southeasterly prolongation of the centerline of said Lot "C" (Crameroy Place);

THENCE South 65° 32' 15" West, along said parallel line a distance of 561.85 feet to the true point of beginning;

THENCE South 65° 32' 15" West, continuing along said parallel line, a distance of 360.45 feet to the beginning of a tangent curve;

THENCE Southwesterly along said curve concave to the Southeast having a radius of 292.00 feet, a central angle of 27° 47' 15", an arc length of 116.13 feet;

THENCE South 42° 45' 00" West, a distance of 331.40 feet to the beginning of a tangent curve;

THENCE Southwesterly along said curve concave to the Southeast having a radius of 292.00 feet a central angle of 08° 15' 00", an arc length of 42.05 feet;

THENCE North 34° 30' 00" West, a distance of 380.02 feet;

THENCE North 55° 30' 00" West a distance of 188.41 feet to the most Southerly corner of that certain parcel of land conveyed to Burton W. Tilden, et ux, by Deed recorded in Book 1270 of Official Records of Riverside County, California, at page 523 thereof; The previous six (6) courses are the Southeasterly line of that certain parcel of land conveyed to Calmark Properties, Inc., a Delaware corporation by Instrument No. 139921, issued August 4, 1977, Official Records of Riverside County, California;

THENCE South 73° 30' 00" West, a distance of 294.45 feet;

THENCE South 78° 30' 00" East, a distance of 137.40 feet to the beginning of a non-tangent curve;

THENCE Northerly along said curve concave to the Northwest, having a radius of 600.00 feet, a central angle of 27° 57' 18" an arc length of 292.74 feet (the initial radial line bears North 28° 30' 00" West);

THENCE South 55° 30' 00" East, a distance of 332.81 feet to the beginning of a tangent curve;

THENCE Southwesterly along said curve concave to the Northeast having a radius of 300.00 feet a central angle of 10° 30' 00" an arc length of 159.70 feet;

THENCE South 86° 00' 00" East, a distance of 200.67 feet to the beginning of a tangent curve;

THENCE Easterly along said curve concave Northerly, having a radius of 300.00 feet, a central angle of 20° 50' 10", an arc length of 109.88 feet;

THENCE North 73° 00' 50" East, a distance of 351.63 feet;

THENCE North 16° 59' 10" West, a distance of 45.00 feet to the beginning of a tangent curve;

THENCE Northerly along said curve concave Easterly, having a radius of 300.00 feet, a central angle of 36° 59' 10" an arc length of 193.66 feet;

THENCE North 20° 00' 00" East, a distance of 23.56 feet;

THENCE North 73° 00' 50" East, a distance of 730.91 feet;

THENCE North 21° 08' 45" West, a distance of 894.06 feet to the true point of beginning.

Reserving unto the Grantor herein an easement for ingress, egress and public utilities together with the right to dedicate the same to others within a strip of land 33 feet in width, the Southerly and Easterly lines of which is described as follows:

COMMENCING at the intersection of the centerline of Lot "C" (Crameroy Place) and the Southeasterly line of Sierra Vista Rancho Subdivision No. 3, as shown by Map on file in Book 31 of Maps, at Page 52 thereof, records of Riverside County, California;

THENCE South 21° 08' 45" East, along said Southeasterly line, a distance of 8.01 feet to a line parallel with and distant Southeasterly 8.00 feet measured at a right angle from the Southeasterly prolongation of the centerline of said Lot "C" (Crameroy Place);

THENCE South 65° 32' 15" West, along said parallel line a distance of 561.85 feet to the true point of beginning of the line to be described;

THENCE South 24° 27' 45" East, a distance of 409.24 feet to the beginning of a tangent curve;

THENCE Southwesterly along said curve concave to the Northwest having a radius of 300.00 feet, a central angle of 10° 27' 45", an arc length of 232.81 feet;

THENCE South 20° 00' 00" West, a distance of 203.15 feet to the beginning of a tangent curve;

Signature

*Handwritten signature*

1003 (10/60)

SEE STATEMENTS AS DIRECTED ABOVE

JULY 3 1979

1138965

BOUND DEFINITION

PMW 29-789

July 3, 1979

1138965

THENCE Southerly along said curve concave easterly having a radius of 300.00 feet, a central angle of 36° 59' 10" an arc length of 193.66 feet;  
THENCE South 16° 59' 10" East, a distance of 45.00 feet;  
THENCE South 73° 00' 50" West, a distance of 351.63 feet to the beginning of a tangent curve;  
THENCE Westerly along said curve concave Northerly, having a radius of 300.00 feet, a central angle of 20° 59' 10" an arc length of 109.88 feet;  
THENCE North 86° 00' 00" West, a distance of 200.67 feet to the beginning of a tangent curve;  
THENCE Northwesterly along said curve concave to the Northeast, having a radius of 300.00 feet a central angle of 30° 30' 00" an arc length of 159.70 feet;  
THENCE North 55° 30' 00" West, a distance of 332.81 feet to the terminus of the line herein described.

PARCEL 2:

An easement for ingress, egress and public utilities over that portion of Sections 9 and 10, Township 3 South, Range 6 West, of Rancho La Sierra Sepulveda as shown by Map on file in Book 6 of Maps, at page 70 thereof, records of Riverside County, California, within a strip of land 25 feet in width and 33 feet in width, the Northerly and Westerly line of which is described as follows:

COMMENCING at the intersection of the centerline of Lot "C" (Cramer Place) and the Southwesterly line of Sierra Vista Rancho Subdivision No. 3 as shown by Map on file in Book 31 of Maps, page 52 thereof, records of Riverside County, California;  
THENCE South 71° 08' 45" East, along said Southwesterly line, a distance of 8.01 feet to a line parallel with and distant Southeasterly 9.00 feet measured at right angles from the Southwesterly prolongation of the centerline of said Lot "C" (Cramer Place) for the true point of beginning;  
THENCE South 65° 32' 15" West, along said parallel line, a distance of 561.85 feet;  
The previous course is the Northerly line of said easement 25 feet in width;  
THENCE South 24° 27' 45" East, a distance of 409.24 feet to the beginning of a tangent curve;  
THENCE Southwesterly along said curve concave to the Northwest having a radius of 300.00 feet, a central angle of 44° 27' 45" an arc length of 232.81 feet;  
THENCE South 20° 00' 00" West, a distance of 203.15 feet to the beginning of a tangent curve;  
THENCE Southerly along said curve concave Easterly having a radius of 300.00 feet, a central angle of 36° 59' 10" an arc length of 193.66 feet;  
THENCE South 16° 59' 10" East, a distance of 45.00 feet;  
THENCE South 73° 00' 50" West, a distance of 351.63 feet to the beginning of a tangent curve;  
THENCE Westerly along said curve concave Northerly, having a radius of 300.00 feet, a central angle of 20° 59' 10" an arc length of 109.88 feet;  
THENCE North 86° 00' 00" West, a distance of 200.67 feet to the beginning of a tangent curve;  
THENCE Northwesterly along said curve concave to the Northeast, having a radius of 300.00 feet a central angle of 30° 30' 00" an arc length of 159.70 feet;  
THENCE North 55° 30' 00" West, a distance of 332.81 feet to the terminus of the land herein described;  
The previous ten (10) courses are the Northerly line and the Westerly line of said easement 33 feet in width.

Signature *[Handwritten Signature]*

LA 72304

FMW 29-789

RECORDING REQUESTED BY

131624

ALVORD SCHOOL DISTRICT  
10365 Keller Avenue  
Riverside, Ca. 92505

Attn: J. Miskofski

N/A

RECEIVED FOR RECORD  
FIRST AMERICAN TITLE CO.  
BOOK 1979, PAGE

JUN 25 1979

Recorder in Official Capacity  
of Riverside County, California

RECORDED

FEE \$ 1.60

June 25, 1979

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Individual Grant Deed

THIS FORM FURNISHED BY TILOR TITLE INSURERS

A.P.M.

The undersigned grantor(s) hereby  
Documentary transfer tax is \$ 385.00  
(X) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and encumbrances remaining at time of sale.  
( ) Unincorporated area: ( ) City of Riverside and

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

BURTON W. TILDEN and MARY G. TILDEN, husband and wife

hereby GRANT(S) to ALVORD UNIFIED SCHOOL DISTRICT

the following described real property in the  
County of Riverside, State of California:

See attached.

Legal Description and Exhibit "A" includes restrictions  
and reservations.

Date: February 13, 1979

Burton W. Tilden

Mary G. Tilden

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

I, Notary Public, do hereby certify that the undersigned  
Burton W. Tilden and Mary G. Tilden

Witness my hand and official seal  
this 13th day of February, 1979, at Riverside, California.

MARILYN CUNNINGHAM  
NOTARY PUBLIC  
RIVERSIDE COUNTY  
CALIFORNIA  
My Commission Expires July 2, 1982

Title Order No.

Location of Loan No.

ILLEGAL  
DIVISION  
10/22/79 wf.

131624

PMLO 29-789

per. Lot D

1569079-00

"EXHIBIT A"

PARCEL 1:

*W. La Sierra*

Being a portion of Sections 9 and 10, Township 1 South, Range 5 West of Range 14, Sierra Nevada, as shown by Map on file in Book 6 of Maps, at Page 70 thereof, records of Riverside County, California, described as follows:

BEING that the intersection of the centerline of Lot "C" (Carmery Place) and the southeasterly line of Sierra Vista Tract Subdivision No. 3, as shown by Map on file in Book 4 of Maps, at Page 52 thereof, records of Riverside County, California:

THAT with 212° 50' 00" East, along said southeasterly line, a distance of 9.01 feet; then a curved line of 157 feet radius, bearing 157° 00' 00" East, measured at right angles to the southeasterly end of the centerline of said Lot "C" (Carmery Place) to the true point of beginning; then a curved line of 157 feet radius, bearing 157° 00' 00" East, along said southeasterly line, a distance of 501.95 feet; then a curved line of 157 feet radius, bearing 157° 00' 00" East, to the beginning of a tangent curve; then a southeasterly along said curve (curve to the Southeast, having a radius of 157 feet, a central angle of 90° 22' 00" and an arc length of 242.91 feet; then a curved line of 157 feet radius, bearing 157° 00' 00" East, a distance of 157 feet; then a curved line of 157 feet radius, bearing 157° 00' 00" East to the centerline of Lot "A" (Carmery Place) and its West line of said Sierra Vista Tract Subdivision No. 3; then a curved line of 157 feet radius, bearing 157° 00' 00" West, following along said West line, a distance of 157 feet to the true point of beginning.

THAT the above described parcel is a portion of the interest, common and public utility, easements with the right to dedicate the same to others, over the "Southeasterly 157 feet" and the "Southeasterly 157 feet" of the "Partially 157 feet" of the above described parcel.

WITNESSETH:

That I, the undersigned, and public utilities together with the right to dedicate the same to others, over the "Southeasterly 157 feet" and the "Southeasterly 157 feet" of the "Partially 157 feet" of the above described parcel, as shown by Map on file in Book 6 of Maps, at Page 70 thereof, records of Riverside County, California, within a certain lot and 12 feet in width, the true line of which is described as follows:

THAT the intersection of the centerline of Lot "C" (Carmery Place) and the southeasterly line of Sierra Vista Tract Subdivision No. 3, as shown by Map on file in Book 4 of Maps, at Page 52 thereof, records of Riverside County, California, within a certain lot and 12 feet in width, the true line of which is described as follows: THAT with 212° 50' 00" East, along said southeasterly line, a distance of 9.01 feet; then a curved line of 157 feet radius, bearing 157° 00' 00" East, measured at right angles to the southeasterly end of the centerline of said Lot "C" (Carmery Place) to the true point of beginning; then a curved line of 157 feet radius, bearing 157° 00' 00" East, along said southeasterly line, a distance of 501.95 feet; then a curved line of 157 feet radius, bearing 157° 00' 00" East, to the beginning of a tangent curve; then a southeasterly along said curve (curve to the Southeast, having a radius of 157 feet, a central angle of 90° 22' 00" and an arc length of 242.91 feet; then a curved line of 157 feet radius, bearing 157° 00' 00" East, a distance of 157 feet; then a curved line of 157 feet radius, bearing 157° 00' 00" East to the centerline of Lot "A" (Carmery Place) and its West line of said Sierra Vista Tract Subdivision No. 3; then a curved line of 157 feet radius, bearing 157° 00' 00" West, following along said West line, a distance of 157 feet to the true point of beginning.

Barton M. Talbot and party et al.

Witness my hand and official seal.

MARILYN CUNNINGHAM  
NOTARY PUBLIC  
RIVERSIDE COUNTY  
CALIFORNIA  
My Commission Expires July 2, 1982

*Marilyn Cunningham*

Title Order No. \_\_\_\_\_ Excess or Loan No. \_\_\_\_\_

June 25, 1979

1131621

PMW 29-789

The boundary line of said strip of Land shall be extended southerly so as to terminate in a line which bears South 70° 00' 00" West from said southerly terminus hereinafter described.

PARCEL 3:

An agreement for ingress and egress and public utilities together with the right to dedicate the same to others over that portion of Sections 9 and 10, Township 3 South, Range 5 East, Tunksa in Sierra County, as shown by Map on file in Book 6 of Maps, Page 73 thereon, in said County, California, within a strip of Land 37 feet in width the boundary line of which is described as follows:

beginning at the intersection of the centerline of Lot "A" (Chester Place) and the centerline line of Sierra County subdivision No. 4, as shown by Map on file in Book 6 of Maps at Page 73 thereof, in said County, California; thence southerly 70° 00' 00" East along said centerline line a distance of 3.01 feet to a line parallel with and tangent to centerline of said Lot "A" (Chester Place); thence southerly along said line a distance of 3.01 feet to a line parallel with and tangent to the centerline of said Lot "A" (Chester Place); thence southerly 70° 00' 00" East along said line a distance of 301.85 feet; thence southerly 70° 00' 00" East along said line a distance of 9.01 feet to the beginning of a tangent curve;

SAID TANGENT CURVE SHALL BE A CIRCLE CONCERNING TO THE NORTHEAST, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 109° 20' 00" AN ARC LENGTH OF 242.81 FEET;

THENCE SOUTHERLY 70° 00' 00" EAST, A DISTANCE OF 175.99 FEET;

THENCE SOUTH 70° 00' 00" EAST, A DISTANCE OF 700.01 FEET TO THE CENTERLINE OF LOT "A" (Chester Place) AND THE WEST LINE OF SAID SIERRA COUNTY SUBDIVISION NO. 4, BEING THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED;

THENCE SOUTHERLY 70° 00' 00" EAST, A DISTANCE OF 187.00 FEET TO THE WESTERLY TERMINATION OF SAID LINE HEREIN DESCRIBED.

The southerly line of said strip of Land shall be and must be bordered so as to conform to the line of said West Line of Sierra County subdivision No. 4, and to conform to the line that is parallel with said line and which is described in the description hereinafter described.

EXEMPTION FROM PUBLIC UTILITY AND EGRESS AND EGRESS

In witness whereof the parties hereto have hereunto set their hands and seals, the date hereof, and they will be and shall be authorized to execute and deliver for the purpose hereof, and to be used for that purpose, any and all instruments in interest in the premises hereinafter described, the same to be duly acknowledged and/or certified to by the said parties hereto in writing. In witness whereof, I, the undersigned, will hereunto set my hand and seal, and shall hereunto subscribe my name and official title.

Witness my hand and seal, this 2nd day of July, 1982, at San Francisco, California.

On this 2nd day of July, 1982, personally appeared  
 Burton W. Tilden and Mary G. Tilden

Witness to me  
 in the presence of whom I am subscribed to the within  
 instrument and who declared that they executed the same  
 WITNESS my hand and official seal

*Marilyn Cunningham*

MARILYN CUNNINGHAM  
 NOTARY PUBLIC  
 RIVERSIDE COUNTY  
 CALIFORNIA  
 My Commission Expires July 2, 1982

Title Order No. \_\_\_\_\_  
 Form of Loan No. \_\_\_\_\_

June 25, 1979

FA

1131624

MAIL TAX STATEMENTS AS DIRECTED ABOVE

PMW 29-789



CERTIFICATE OF ACCEPTANCE OF DEED  
(Gov. Code 27281)

THIS IS TO CERTIFY that the interest in real property conveyed  
by the deed dated February 13, 1979 from Burton W. Tilden and  
Mary G. Tilden to Alvord Unified School District

SCHOOL DISTRICT OF RIVERSIDE COUNTY, a political corporation, is  
hereby accepted by order of the Governing Board or Board of Trustees  
on the date below and the grantee consents to recordation thereof  
by its duly authorized officer.

Dated June 7, 1979

SCHOOL DISTRICT OF RIVERSIDE COUNTY

By Edna Ruffridge  
Edna Ruffridge  
President  
Board of Education

June 25, 1979

1131624

On April 10, 1979 before me, the under-  
signed a Notary Public in and for said State, personally appeared  
Burton W. Tilden and Mary G. Tilden

MARY G. TILDEN

Known to me to be the person(s) whose name(s) are subscribed to the within  
instrument and acknowledged that they executed the same.  
WITNESS my hand and official seal.

Marilyn Cunningham

MARILYN CUNNINGHAM  
NOTARY PUBLIC  
RIVERSIDE COUNTY  
CALIFORNIA  
My Commission Expires July 2, 1982

Title Order No.

Escrow or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

PMW 29-789

Ag # 706

ording requested by:

And when recorded, mail to:

ALVORD UNIFIED SCHOOL DISTRICT  
10365 Keller Avenue  
Riverside, Ca. 92505

RECEIVED FOR RECORD  
FIRST AMERICAN TITLE COV  
Book 1979, Page  
JUN 25 1979  
Approved as Official Record  
of Riverside County, California  
REC'D  
6183

June 25, 1979

This space for Recorder's use

131623

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE  
(Waiver of Parcel Map PMW-29-789)

Property Owner(s): Burton W. Tilden  
11725 Norwood Avenue  
Riverside, CA

8 12 13

w.f.

Pursuant to Section 18.35.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on March 22, 1979, a waiver of parcel map for a lot line adjustment was granted for the following described real property located in the City of Riverside, County of Riverside, State of California, which property thereby created complies with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

See Attached Description

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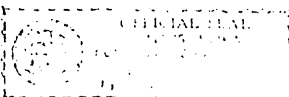
PLANNING COMMISSION OF THE  
CITY OF RIVERSIDE

Dated: 6/22/79

By [Signature]  
Planning Director  
City of Riverside

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) ss.

On 6/22/79, before me, the undersigned, a Notary Public in and for said County and State, personally appeared [Signature], known to me to the Planning Director of the City of Riverside and known to me to be the person who executed the within instrument on behalf of the Planning Commission of the City of Riverside, and acknowledged to me that said Planning Commission executed the same.



[Signature]  
Notary Public in and for said County and State

CL 125 (5/78)

131623

PMW 29-789

Being a portion of Sections 9 and 10, Township 3 South, Range 6 West of Rancho La Sierra Sepulveda, as shown by map on file in Book 6 of Maps, at Page 70 thereof, records of Riverside County, California, described as follows:

Beginning at the intersection of the centerline of Lot "C" (Gramercy Place) and the Southwesterly line of Sierra Vista Rancho Subdivision No. 3, as shown by map on file in Book 31 of Maps, at Page 52 thereof, record of Riverside County, California;

Thence South  $21^{\circ} 08' 45''$  East, along said Southwesterly line, a distance of 8.01 feet to a line parallel with and a distance Southeasterly 8.00 feet, measured at right angles, from the Southwesterly prolongation of the centerline of said Lot "C" (Gramercy Place) for the true point of beginning;

Thence South  $65^{\circ} 32' 15''$  West, along said parallel line, a distance of 922.30 feet to the beginning of a tangent curve;

Thence Southwesterly along said curve concave to the Southeast, having a radius of 292.00 feet, a central angle of  $22^{\circ} 47' 15''$ , an arc length of 116.13 feet;

Thence South  $42^{\circ} 45' 00''$  West, a distance of 331.44 feet to the beginning of a tangent curve;

Thence Southwesterly along said curve concave to the Southeast, having a radius of 292.00 feet, a central angle of  $08^{\circ} 15' 00''$ , an arc length of 42.05 feet;

Thence South  $34^{\circ} 30' 00''$  West, a distance of 380.02 feet;

Thence North  $55^{\circ} 30' 00''$  West, a distance of 188.41 feet to the most Southerly corner of that certain parcel of land conveyed to Burton W. Tilden, et ux. by Deed recorded in Book 1270 of Official Records of Riverside County, California, at Page 523 thereof;

The previous six (6) courses are the Southeasterly line of that certain parcel of land conveyed to Calmark Properties, Inc., a Delaware Corporation by Instrument No. 149921, Recorded August 4, 1977, Official Records of Riverside County, California;

Thence South  $73^{\circ} 30' 00''$  West, a distance of 294.95 feet;

Thence South  $28^{\circ} 30' 00''$  East, a distance of 337.40 feet to the beginning of a non-tangent curve;

Thence Northeasterly along said curve concave to the Northwest, having a radius of 600.00 feet, a central angle of  $27^{\circ} 57' 18''$ , an arc length of 292.74 feet (the initial radial line bears North  $23^{\circ} 30' 00''$  West);

Thence South  $55^{\circ} 30' 00''$  East, a distance of 332.81 feet to the beginning of a tangent curve;

Thence Southeasterly along said curve concave to the Northeast, having a radius of 300.00 feet, a central angle of  $30^{\circ} 30' 00''$ , an arc length of 159.70 feet;

Thence South  $86^{\circ} 00' 00''$  East, a distance of 200.67 feet to the beginning of a tangent curve;

Thence Easterly along said curve concave Northerly, having a radius of 300.00 feet, a central angle of  $20^{\circ} 59' 10''$ , an arc length of 109.88 feet;

Thence North  $73^{\circ} 00' 50''$  East, a distance of 351.63 feet;

Thence North  $16^{\circ} 59' 10''$  West, a distance of 45.00 feet to the beginning of a tangent curve;

Thence Northerly along said curve concave Easterly, having a radius of 300.00 feet, a central angle of  $36^{\circ} 59' 10''$ , an arc length of 193.66 feet;

Thence North  $20^{\circ} 00' 00''$  East, a distance of 23.56 feet;

Thence North  $73^{\circ} 00' 50''$  East, a distance of 730.91 feet;

Thence North  $21^{\circ} 08' 45''$  West, a distance of 844.06 feet to the true point of beginning.

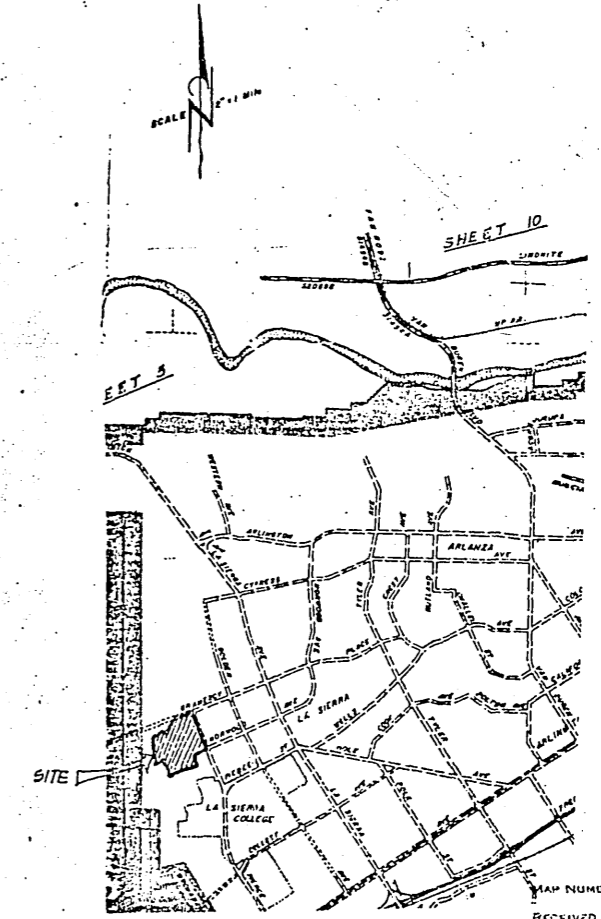
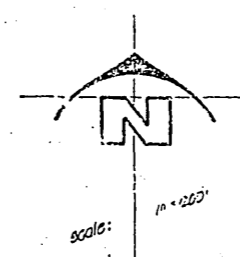
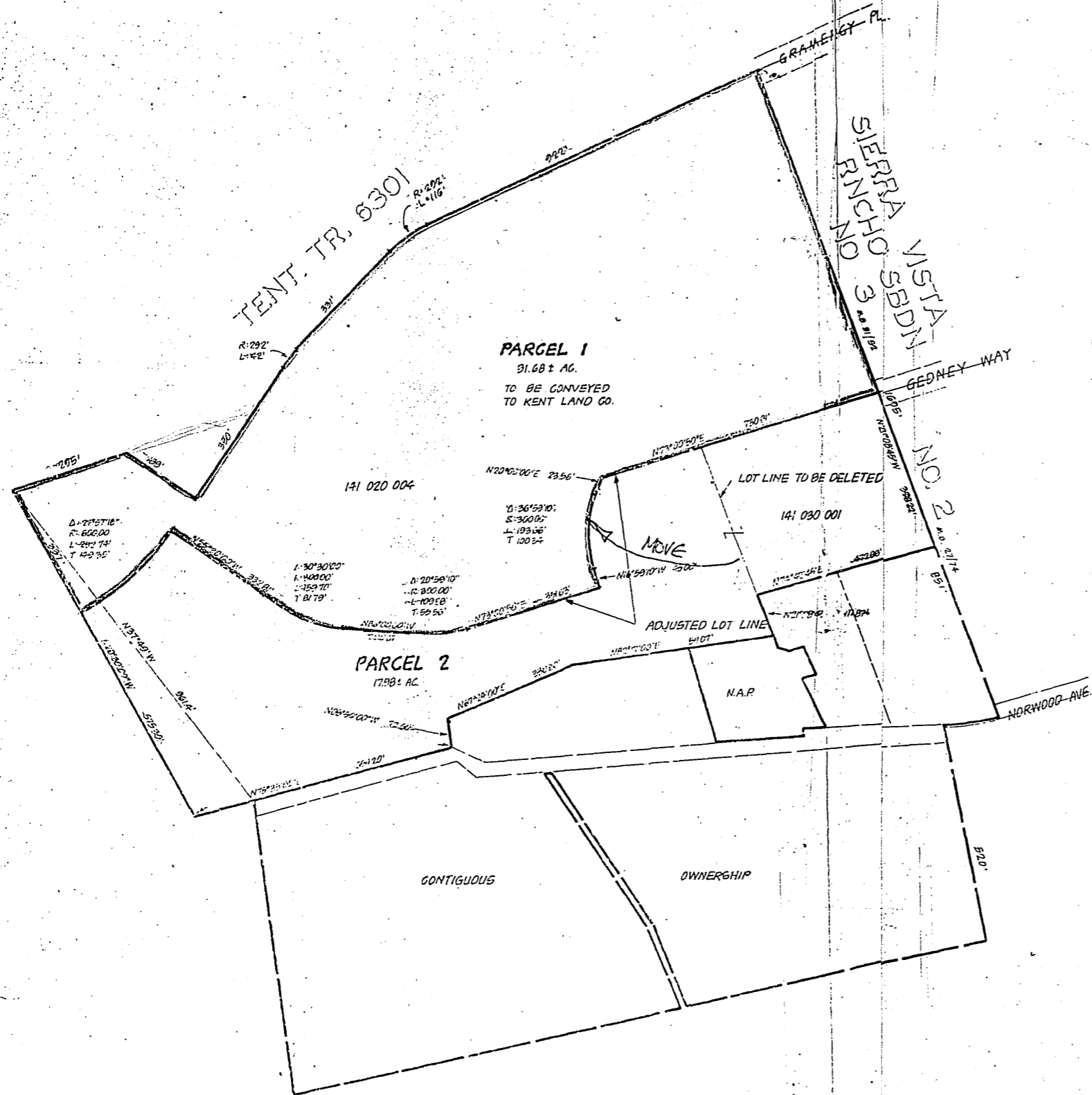
The above described parcel of land contains 31.68 acres, more or less.

DESCRIPTION APPROVAL  
By \_\_\_\_\_

June 29, 1979

131623

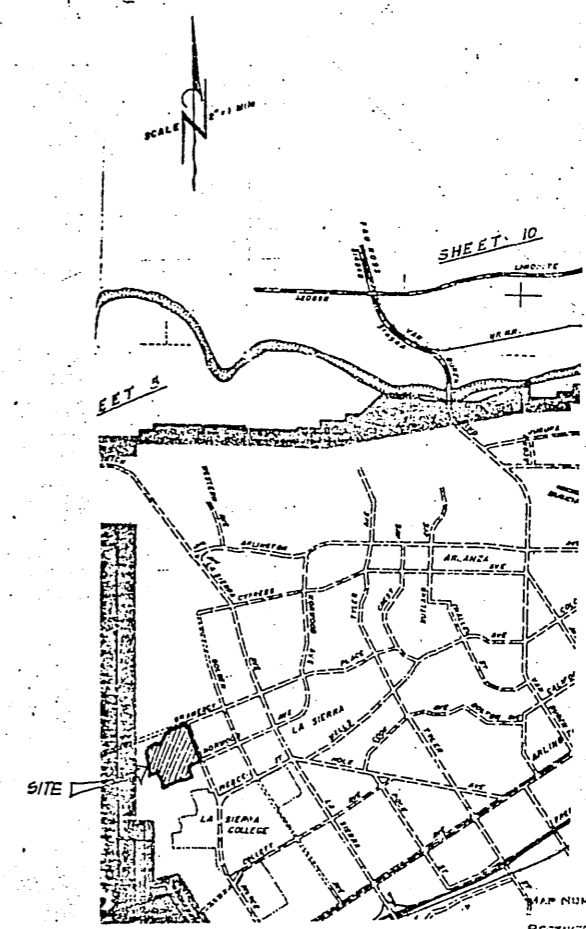
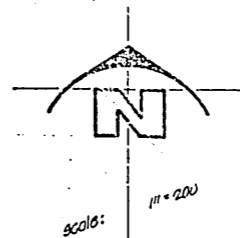
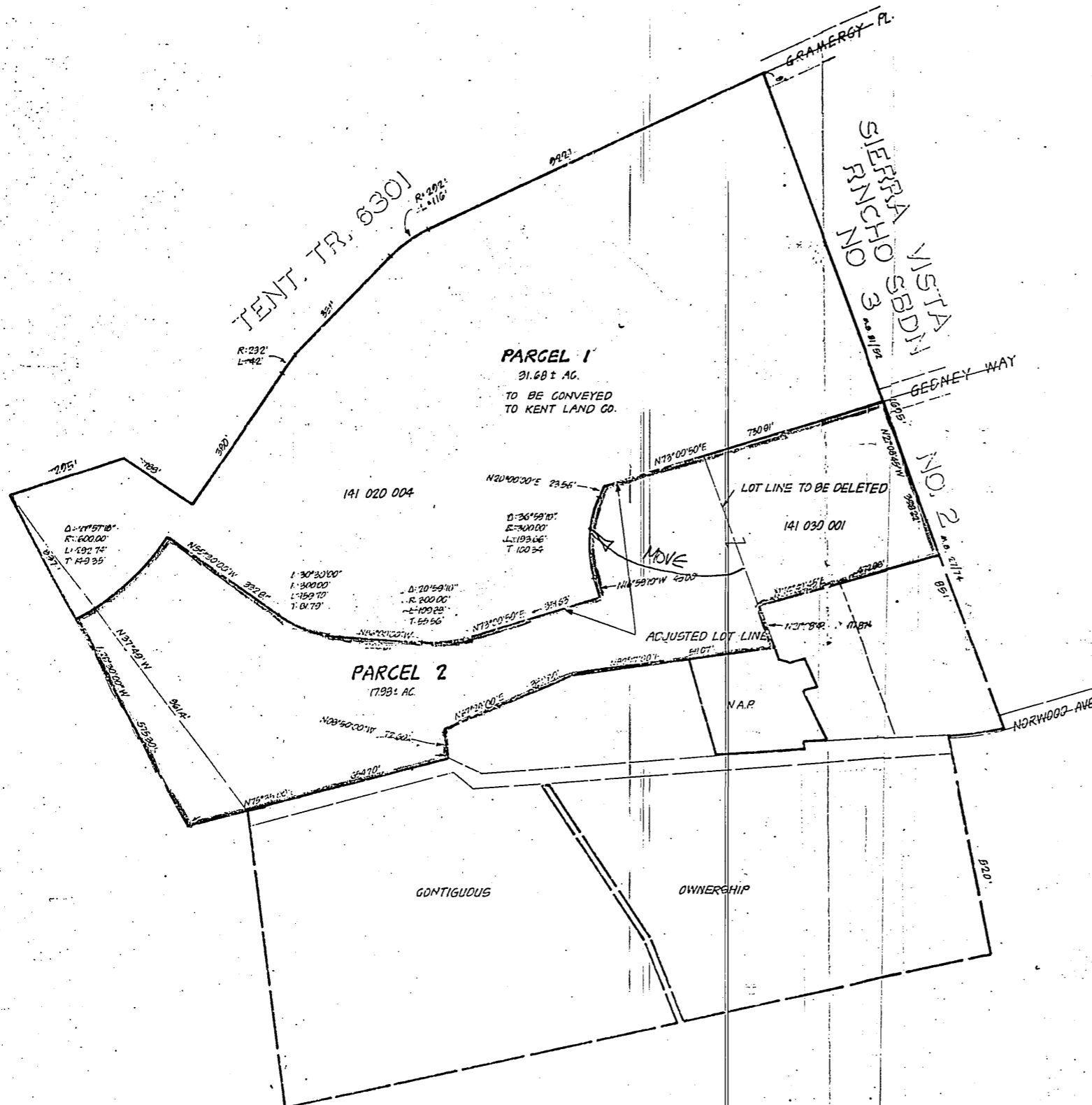
PMW 29-789



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 PMW-29-789  
 MAP NUMBER \_\_\_\_\_  
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 PAID \_\_\_\_\_  
 SUBDIVISION COMMITTEE \_\_\_\_\_  
 CITY PLANNING COMMISSION 3/22/79  
 ROUTED TO 310

**J. F. DAVIDSON ASSOCIATES**  
 CIVIL ENGINEERS • SURVEYORS • PLANNERS  
 3426 TENTH STREET RIVERSIDE, CALIFORNIA  
 SCALE: 1" = 200'  
 BENCH MARK \_\_\_\_\_  
 DATE FEBRUARY 10, 1979

**LOT LINE ADJUSTMENT**  
 BEING A PORTION OF SECTIONS 9, 10 & 16,  
 T. 9 S., R. 6 W., S. B. B. & M., ALSO IN RANCHO  
 LA SIERRA YORBA.  
 IN THE CITY OF RIVERSIDE  
 N.O. 5420 FOR KENT LAND F3



VICINITY MAP  
NO SCALE

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PMW-25-789

MAP NUMBER \_\_\_\_\_  
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SUBDIVISION COMMITTEE \_\_\_\_\_  
CITY PLANNING COMMISSION 3/22/79  
ROUTED TO: P.W.D.

**J. F. DAVIDSON ASSOCIATES**  
CIVIL ENGINEERS SURVEYORS PLANNERS  
3426 TENTH STREET RIVERSIDE, CALIFORNIA

**LOT LINE ADJUSTMENT**

BEING A PORTION OF SECTIONS 9, 10 & 16,  
T. 35. N. R. 6 W. (S.B.B.M.) ALSO IN RANCHO  
LA SIERRA YORBA  
IN THE CITY OF RIVERSIDE

SCALE  
1" = 200'

BENCH MARK:  
DATE FEBRUARY 1979

W.D. 5470 FOR KENT LAND F.B.