

When recorded mail to:
City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

257661

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
5:55 Min. Past 5:00 o'clock P.M.
At Request of
City Clerk
Book 2584, Page 257661
NOV 30 1984
Recorded in Official Records
of Riverside County, California
William S. Conroy
Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: PRD-24-834

GRANT DEED

11049

PONDEROSA EQUITIES, 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:

All that portion of Lot 22 of Bixmill Tract, as shown by map
on file in Book 16, Page 30 of Maps, records of said Riverside
County, more particularly described as follows:

COMMENCING at the intersection of the centerline of Arlington
Avenue with the centerline of Ben Lomond Way (formerly Delmar
Road) as said intersection is shown on map of Arlington North
Subdivision Unit No. 1, on file in Book 26, Page 40 of Maps,
records of said Riverside County;

THENCE North 89° 30' 00" West, along said centerline of
Arlington Avenue 53.03 feet;

THENCE North 00° 30' 00" East, 55.00 feet to the north right
of way line of Arlington Avenue and to the true point of
beginning;

THENCE North 41° 30' 02" East, 30.48 feet to a line which is
parallel with and distant 33.00 feet west as measured at
right angle from said centerline of Ben Lomond Way;

THENCE North 00° 28' 49" East, along said parallel line
370.40 feet to an angle point;

THENCE North 10° 32' 56" East, continuing along said parallel
line 2.91 feet to the south boundary line of said Arlington
North Subdivision Unit No. 1;

THENCE South 79° 26' 25" East, along said south boundary
line 3.00 feet to the westerly right of way line of Ben
Lomond Way;

THENCE South 10° 35' 56" West, along said westerly right of
way line 2.64 feet to an angle point;

THENCE South 00° 28' 49" West, continuing along said westerly
right of way line 373.14 feet to the beginning of a tangent
curve, concave to the northwest, having a radius of 20.00
feet;

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THENCE southerly to the right along said curve an arc length of 31.42 feet, thru a central angle of 90° 01' 11" to the point of tangency with said north right of way line of Arlington Avenue;

THENCE North 89° 30' 00" West, along said north right of way line 3.00 feet to said true point of beginning.

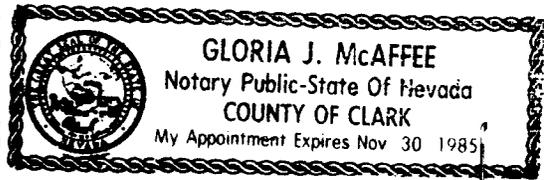
Area - 0.031 of an acre.

DESCRIPTION APPROVAL
George L. Hildreth
Survivor

3076 (6/82) - (Corporation as a Partner of a Limited Partnership)
First American Title Company 257661

STATE OF Nevada ss.
COUNTY OF Clark
On Nov. 26, 1984, before me, the undersigned, a Notary Public in and for said State, personally appeared Lewis Hildreth and _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as _____ President and _____ Secretary, on behalf of _____

PONDEROSA EQUITIES Corporation
the corporation therein named, and acknowledged to me that said corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors, said corporation being known to me to be the general partner of _____
PONDEROSA EQUITIES
the limited partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.



WITNESS my hand and official seal.
Signature Gloria J McAfee

(This area for official notarial seal)

PONDEROSA EQUITIES,
a limited partnership,
BY: PONDEROSA EQUITIES CORPORATION
a Nevada corporation,
General Partner

Dated November 26, 1984

By _____

APPROVED AS TO FORM

Clarice Lumez
ASST. CITY ATTORNEY

By [Signature]
President

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. 14383 of said City Council adopted on January 25, 1983, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated 11/30/84

[Signature]
Property Services Manager
Title

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South line Arlington
North Subdivision Unit No. 1
S79°26'25"E 3.00'
N10°35'56"E 2.91'



N10°32'56"E

S10°35'56"W 2.64'

BIXMILL LOT

(N00°30'00"E Record Per MB 26/40)
N00°29'49"E 370.40'
S00°28'49"W 373.14'

22 TRACT

BEN LOMOND WAY
(formerly Delmar Road)

TRUE POINT OF BEGINNING

N4°30'02"E 30.48'
A: 90°01'11"
R: 20.00'
L: 31.42'
N89°30'00"W 5303'
S00°28'49"W 373.14'

ARLINGTON AVENUE

REV. 10/16/84 K95

Basis of bearings:
15 the E of Arlington Av
Per MB 26/40 taken as N89°30'W

Area of subject
property = 0.031 ACRES

L.D. LANSING & ASSOCIATES, INC.
ENGINEERS · PLANNERS
1881 BUSINESS CENTER DRIVE · SUITE 9
SAN BERNARDINO, CALIFORNIA 92408
714-825-5373 714-889-0203

SUBJECT
**SHELTER CREEK APARTMENT SITE
R/W DEDICATION**

This plat is solely an aid in locating the
parcel described in the attached document.

LEGAL 26

SCALE: 1" = 40'

DATE: 10-2-84

DRAWN BY: JFW

W.O. 84017

SHEET 2 OF 2

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