

364786

When recorded mail to:

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

RECEIVED FOR RECORD  
AT 8:00AM

AUG 28 1998

Recorded in Official Records  
of Riverside County, California

Recorder 0  
Fees \$ \_\_\_\_\_

**EXEMPT PURSUANT TO  
GOV'T CODE Sec. 6103**

FOR RECORDER'S OFFICE USE ONLY

**DX- 1170**

Project: **VC-002-967**  
**Tomlinson Avenue**  
**A.P.N. 145-111-003**

**QUITCLAIM**

The CITY OF RIVERSIDE, a municipal corporation of the State of California, does hereby remise, release, and forever quitclaim to **DENNIS D. OLSON and JOAN OLSON, husband and wife as joint tenants**, that certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

**That** portion of Tomlinson Avenue (vacated), being easterly of Mariposa Avenue and westerly of Alcazar Avenue, formerly Paloma Avenue, all as shown by a map of La Granada on file in Map Book 12, pages 42 through 51, records of Riverside County California and lying northerly of a line parallel with and 44.00 feet northerly as measured at right angles from the following described line:

**BEGINNING** at the intersection of the centerline of Tyler Street with the northeasterly prolongation of the centerline of California Avenue all as shown by map on Tract No. 8006, on file in Book 94, Pages 59 through 63 of Maps, records of said Riverside County;

**THENCE** North  $57^{\circ}55'23''$  East, along said northeasterly prolongation of the centerline of California Avenue, a distance of 281.62 feet to the beginning of a tangent curve concave southeasterly and having a radius of 680.00 feet;

**THENCE** northeasterly to the right along said curve through a central angle of  $37^{\circ}21'40''$  an arc length of 443.41 feet to a line parallel with and distant 19.00 feet southerly, as measured at right angles, from the centerline of Tomlinson Avenue as shown by map of La Granada, on file in Book 12, Pages 42 through 51 of Maps, records said Riverside County;

**THENCE** South  $84^{\circ}42'57''$  East, along said parallel line, a distance of 440.99 feet to the beginning of a tangent curve concave northerly and having a radius of 680.00 feet;

**THENCE** easterly to the left along said last mentioned curve through a central angle of  $45^{\circ}04'24''$  an arc length of 534.94 feet;

**THENCE** North  $50^{\circ}12'39''$  East, a distance of 698.12 feet to the beginning of a tangent curve concave northwesterly and having a radius of 680.00 feet;

**THENCE** northeasterly to the left along said last mentioned curve through a central angle of  $16^{\circ}21'13''$  an arc length of 194.09 feet;

**THENCE** North  $33^{\circ}51'26''$  East, a distance of 304.75 feet to the beginning of a tangent curve concave southeasterly and having a radius of 680.00 feet; said curve also being the southwesterly prolongation of the centerline California Avenue as shown by map of Tract No. 8492, on file in Book 92, Pages 49 through 51 of Maps, records of said Riverside County;

**THENCE** northeasterly to the right along said last mentioned curve and along said southwesterly prolongation of the centerline of California Avenue through a central angle of  $11^{\circ}40'51''$  an arc length of 138.63 feet to the intersection of said centerline of California Avenue with the centerline of Bolton Avenue as shown by said last mentioned map and the **END** of this line description;

**EXCEPTING** therefrom that portion of said Tomlinson Avenue (vacated) lying southwesterly of the southeasterly prolongation of the southwesterly line, and lying northeasterly of the southeasterly prolongation of the northeasterly line of that certain parcel of land conveyed to Dennis D. Olson, et ux, by deed recorded July 22, 1974, as Instrument No. 91808 of Official records of Riverside County, California, and being more particularly described as follows:

*That* portion of Lot 11 of La Granada Tract No. 2 as shown by map on file in Book 14, page 97 of Maps, records of Riverside County, California, described as follows:

**COMMENCING** at the most easterly corner of Lot 24 in Block 51 of La Granada as shown by map on file in Book 12, pages 42 through 51 inclusive of Maps, records of said Riverside County, California;

**THENCE** North 46°40' East along the northwesterly line of Lot A2 (Tomlinson Avenue) as shown in said map, 30.00 feet to the **TRUE POINT OF BEGINNING**;

**THENCE** North 43°20' West and parallel with the northeasterly line of said Lot 24 a distance of 150.00 feet;

**THENCE** North 46°40' East, 120.00 feet;

**THENCE** South 43°20' East, 150 feet, more or less, to a point in the northwesterly line of said Lot A2;

**THENCE** South 46°40' West, along said northwesterly line of said Lot A2, a distance of 120 feet, more or less, to said **TRUE POINT OF BEGINNING**.

**RESERVING** therefrom easements for *gas line facilities and any in place public utility facilities that are in use.*

this description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

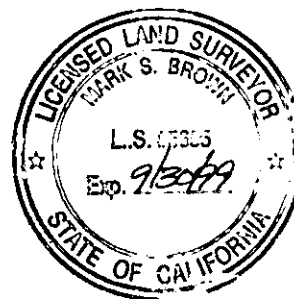
*Mark S. Brown*

Mark S. Brown, L.S. 5655  
License Expires 9/30/99

*12/19/97*

Date

Prep. *WP*



Dated March 20 19 98

CITY OF RIVERSIDE,  
a municipal corporation

By John E. Holmes  
City Manager

Attest Eva A. Correa Assistant  
City Clerk

**GENERAL ACKNOWLEDGMENT**

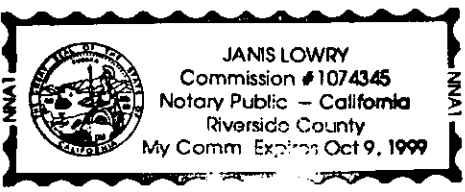
State of California }  
County of Riverside } ss

On March 20, 1998 before me Janis Lowry  
(date) (name)

a Notary Public in and for said State, personally appeared

John E. Holmes and Eva A. Correa  
Name(s) of Signer(s)

personally known to me - OR -  proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Janis Lowry

**OPTIONAL SECTION**

**CAPACITY CLAIMED BY SIGNER**

( ) Attorney-in-fact  
( ) Corporate Officer(s)  
Title \_\_\_\_\_  
Title \_\_\_\_\_

( ) Guardian/Conservator

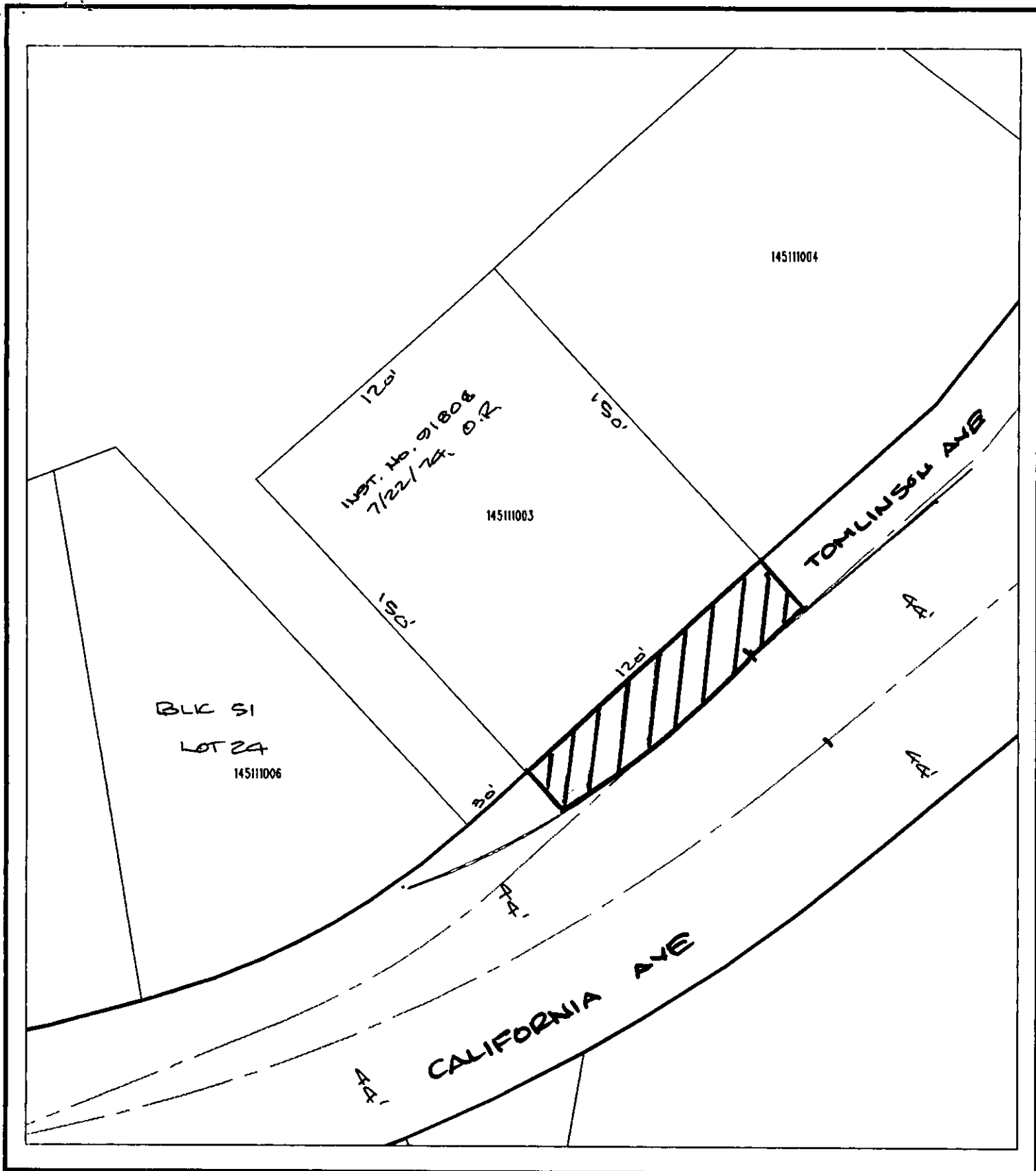
( ) Individual(s)

( ) Trustee(s)  
( ) Other

( ) Partner(s)  
( ) General  
( ) Limited

The party(ies) executing this document is/are representing:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



◆ 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



Scale: 1" = 50'

Drawn by: fwally

Date: 12/16/97

Subject: olson

DX 1170