

364783

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

Fees \$

EXEMPT PURSUANT TO
GOV'T. CODE Sec. 6103

FOR RECORDER'S OFFICE USE ONLY

DX- 1173

Project: **VC-002-967**
Tomlinson Avenue
A.P.N. 145-132-017

QUITCLAIM

The CITY OF RIVERSIDE, a municipal corporation of the State of California, does hereby remise, release, and forever quitclaim to **CHRISTINE M. VALENTINE, an unmarried woman**, that certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Tomlinson Avenue as shown on a map of La Granada on file in Map Book 12, pages 42 through 51 records of Riverside County California together with that portion of Lot 11 of La Granada Tract No. 2, as shown by map on file in Book 14 of Maps, at page 97 thereof, records of said Riverside County and **BOUNDED AS FOLLOWS:**

ON THE WEST by a line parallel with and 44.00 feet southeasterly 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;

ON THE EAST by a line defined by a circular arc, having a radius of 51.00 feet, said radius point being POINT A and described as follows:

Beginning at the centerline intersection of Alcazar Avenue, formerly Paloma Avenue, and Tomlinson Avenue as shown on said map of La Granada;

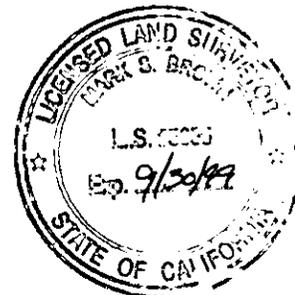
Thence North $87^{\circ}06'31''$ West along said centerline of Tomlinson Avenue a distance of 11.21 feet;

Thence North 02°53'29" East a distance of 18.00 feet to POINT A and the radius of the
aforementioned circular arc.

ON THE SOUTH by the north line of Lot 1 in Block 55 of La Granada as shown by map on
file in Book 12 of Maps, pages 42 through 51 thereof, records of said Riverside County,
California.

RESERVING THEREFROM permanent easements for sanitary sewers, gas line facilities and
any in place public utility facilities.

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



Mark S. Brown 2/18/98 Prep. WF
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/99

Dated March 20, 1998 1998

CITY OF RIVERSIDE,
a municipal corporation

By John E. Holmes
City Manager

Attest Eva A. Correa, Assistant
City Clerk

GENERAL ACKNOWLEDGEMENT

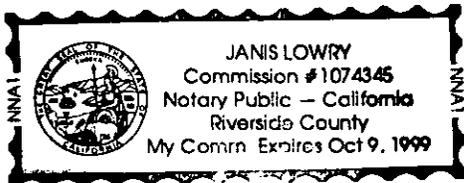
State of California }
County of Livermore } ss

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

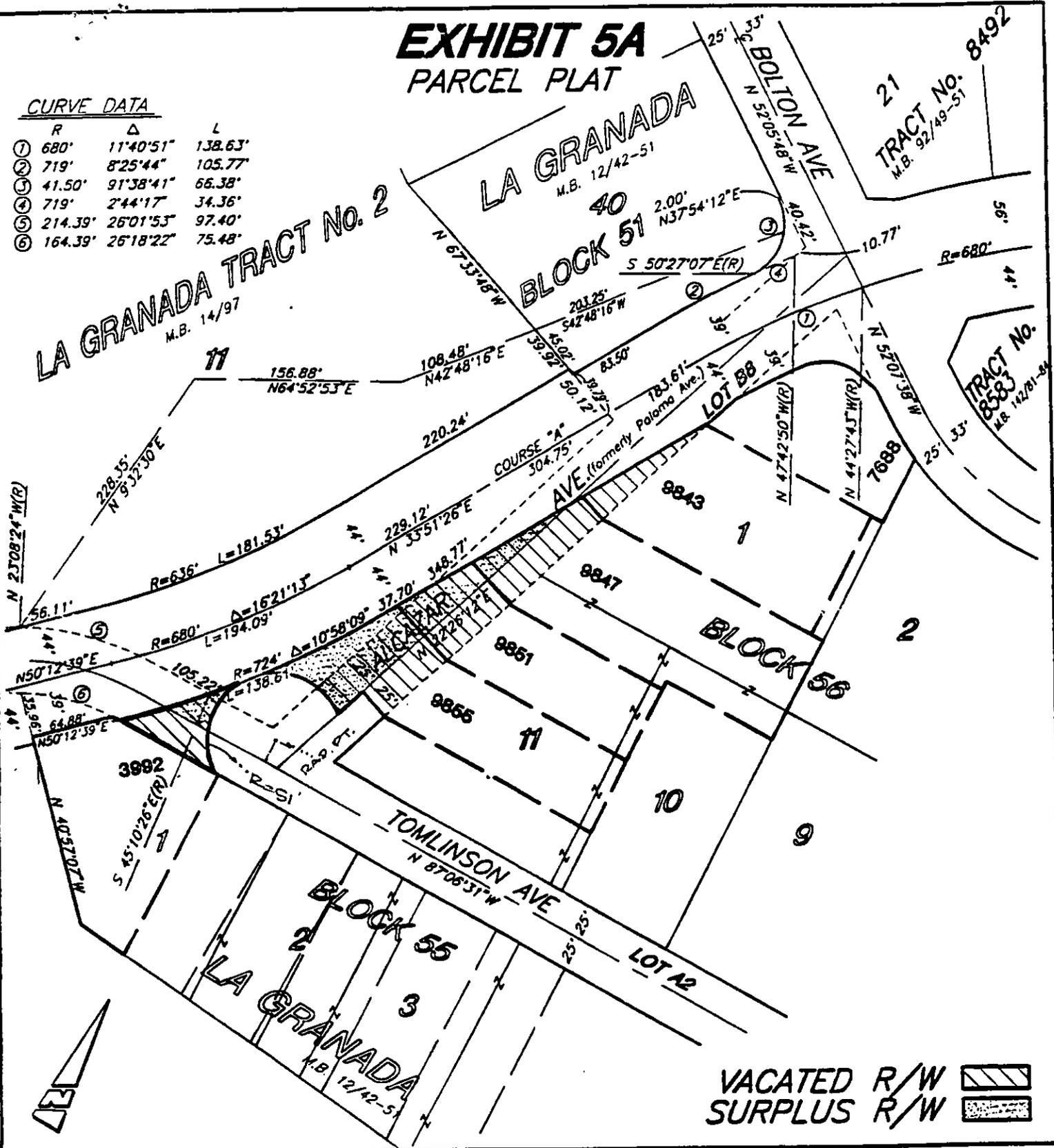
() Limited

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

EXHIBIT 5A PARCEL PLAT

CURVE DATA

R	Δ	L
① 680'	11°40'51"	138.63'
② 719'	8°25'44"	105.77'
③ 41.50'	91°38'41"	66.38'
④ 719'	2°44'17"	34.36'
⑤ 214.39'	26°01'53"	97.40'
⑥ 164.39'	26°18'22"	75.48'



• 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.

SCALE: 1"=N.T.S.	DRAWN BY: Kgs	DATE: 1/7/97	SUBJECT: CALIFORNIA AVENUE EXTENSION - VACATIONS
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