

DOC # 2003-214278

03/27/2003 08:00A Fee:19.00

Page 1 of 5

Recorded in Official Records  
County of Riverside

Gary L. Orso  
Assessor, County Clerk & Recorder



19

When recorded mail to:

Surveyor  
Public Works Department  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

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Project: **Parcel Map 30646**  
**Via Dos Caminos**

**DX- 1281**



**QUITCLAIM**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF RIVERSIDE, a municipal corporation of the State of California does hereby remise, release, and forever quitclaim to **LAURA L. BAINBRIDGE, an unmarried woman**, the real property located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "A"** attached hereto and incorporated herein by this reference.

Dated March 14, 2003

CITY OF RIVERSIDE,  
A municipal corporation

By [Signature]  
City Manager

Attest [Signature]  
City Clerk

APPROVED AS TO FORM  
CITY ATTORNEYS OFFICE

BY [Signature]  
Deputy City Attorney

GENERAL ACKNOWLEDGEMENT

State of California

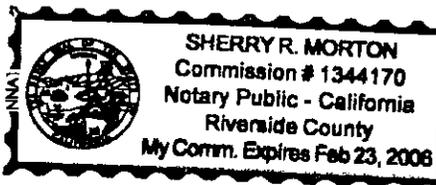
County of Riverside } ss

On March 14, 2003, before me Sherry R Morton, Notary Public  
(date) (name)

a Notary Public in and for said State, personally appeared

George Carvalho and Colleen J. Nicol  
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.

Sherry R. Morton  
Signature

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:

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



2003-214278  
03/27/2003 08:00A  
2 of 5

## EXHIBIT "A"

### Parcel 1

That certain parcel of land conveyed to the City of Riverside by deed recorded January 22, 1993, as Instrument No. 27193 of Official Records of Riverside County, California, described as follows:

That portion of Lot 11 of Grand Acres, as shown by map on file in Book 11 of Maps, at page 57 thereof, records of Riverside County, California, described as follows:

BEGINNING at the southeasterly corner of said Lot 11;

Thence North  $61^{\circ}08'02''$  West, along the southwesterly line of said Lot 11, a distance of 40.34 feet to a point in a curve concave southeasterly and having a radius of 48.00 feet; the radial line to said point bears South  $86^{\circ}04'08''$  West;

Thence northwesterly, northerly and easterly, along said curve, through a central angle of  $122^{\circ}48'34''$  an arc length of 102.88 feet to the southeasterly line of said Lot 11;

Thence South  $28^{\circ}52'42''$  West, along said southeasterly line of said Lot 11, a distance of 9.18 feet to a curve concave southerly and having a radius of 73.00 feet; the radial line to said point bears North  $01^{\circ}34'24''$  East;

Thence southwesterly, along said curve, through a central angle of  $03^{\circ}58'43''$ , an arc length of 5.07 feet;

Thence South  $02^{\circ}27'19''$  East, a distance of 8.56 feet to the southeasterly line of said Lot 11;

Thence South  $28^{\circ}52'42''$  West, along said southeasterly line, 55.00 feet to said POINT OF BEGINNING.

Area: 2,971 square feet.

### Parcel 2

That certain parcel of land conveyed to the City of Riverside by deed recorded July 22, 1983, as Instrument No. 147988 of Official Records of Riverside County, California, described as follows:

That portion of Lot 11 of Grand Avenue Acres as shown by map on file in Book 11 of Maps, page 57 thereof, records of said Riverside County, described as follows:

COMMENCING at the most southerly corner of said Lot 11;

Thence North  $29^{\circ}07'39''$  East, along the southeasterly line of said Lot 11, a distance of 55.00 feet to the TRUE POINT OF BEGINNING;

Thence continuing North  $29^{\circ}07'39''$  East, along said southeasterly line, a distance of 9.82 feet to a point in a curve concave to the south and having a radius of 73.00 feet; the initial radial line to said point bears North  $01^{\circ}46'21''$  East;

Thence southwesterly, along said curve, through a central angle of  $03^{\circ}58'43''$  an arc length of 5.07 feet;



Thence South 01°57'01" East, a distance of 8.56 feet to said TRUE POINT OF BEGINNING.

Area: 21.83 square feet

**Parcel 3**

That certain parcel of land conveyed to the City of Riverside by deed recorded July 22, 1983, as Instrument No. 147989 of Official Records of Riverside County, California, described as follows:

That portion of Lot 12 of Grand Avenue Acres, as shown by map on file in Book 11 of Maps, page 57 thereof, records of said Riverside County, described as follows:

BEGINNING at the southwesterly corner of said Lot 12;

Thence South 60°50'43" East, along the southwesterly line of said Lot 12, a distance of 56.00 feet to the southeasterly line of the northwesterly 56.00 feet of said Lot 12;

Thence North 29°07'39" East, along said southeasterly line, a distance of 70.17 feet;

Thence North 50°52'39" West, a distance of 9.94 feet to the beginning of a tangent curve concave to the south and having a radius of 73.00 feet; the initial radial line at said beginning bears North 39°07'21" East;

Thence northwesterly and westerly, along said curve, through a central angle of 37°21'00" an arc length of 47.59 feet to the northwesterly line of said Lot 12;

Thence South 29°07'39" West, along said northwesterly line, a distance of 64.82 feet to said POINT OF BEGINNING.

Area: 3,974.46 square feet

2003-214278  
03/27/2003 08:08A  
4 of 5

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

Mark S. Brown      2/19/03      Prep. WF  
Mark S. Brown, L.S. 5655      Date  
License Expires 9/30/03



