

When recorded mail to:

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

2018-0481725

12/11/2018 04:19 PM Fee: \$ 108.00

Page 1 of 4

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



27

FOR RECORDER'S OFFICE USE ONLY

**NOTE TO COUNTY RECORDER:
DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.**

Project: P17-0747
Por. APN: 257-060-015

DX -

1813

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **the CITY OF RIVERSIDE, a California charter city and municipal corporation**, does hereby remise, release, and forever quitclaim to **Guthrie-Richter, LLC, a California limited liability company**, 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 October 4, 2018

CITY OF RIVERSIDE, a California charter city and municipal corporation

Approved as to Form:

By

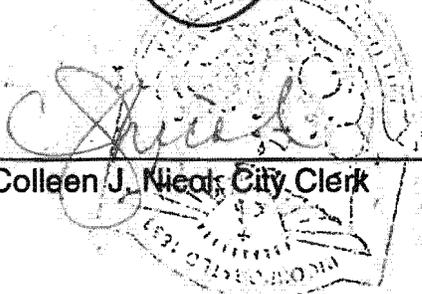
Al Zelinka, FAICP, City Manager

By:

Lauren M. Sanchez
Deputy City Attorney

Attest

Colleen J. Niemi, City Clerk



DX1813-1

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside } ss

On October 4, 2018, before me, Lorena Verducco, Notary Public,
notary public, personally appeared, Al Zelinka and Colleen J. Nicol

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Lorena Verducco
Notary Signature

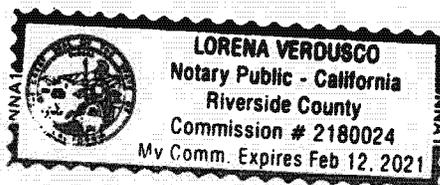


EXHIBIT "A"
LEGAL DESCRIPTION

Project: Marlborough Avenue Cul-de-sac at Gage Canal
Por. A.P.N.: 257-060-015

That certain real property located in the City of Riverside, County of Riverside, State of California being a portion of the Gage Canal as shown by Map of the Lands of East Riverside Land Co. as filed in Book 6, Page 44 of Maps, Records of San Bernardino County, California, lying within Section 17, Township 2 South, Range 4 West, San Bernardino Base and Meridian, portion more particularly described as follows:

BEGINNING at the Southeast corner of Parcel 4 as shown on Parcel Map 31936 as filed in Book 214, Pages 41 and 42 of Parcel Maps, Records of Riverside County, California, said corner being on the Northerly right of way line (33.00 foot half width) of Marlborough Avenue and the Northwesterly right of way line (25.00 foot half width) of said Gage Canal as shown on said Parcel Map, said corner also being the beginning of a non-tangent 775.00 foot radius curve concave Southeasterly, a radial line North 55°05'36" West;

Thence Southwesterly along the prolongation of the Southeasterly line of said Parcel 4, the Northwesterly right of way line of said Gage Canal and the arc of said curve through a central angle of 08°42'44" a distance of 117.85 feet;

Thence non-tangent to said curve, South 60°14'24" East, a distance of 32.84 feet to the beginning of a tangent 63.00 foot radius curve concave Northeasterly;

Thence Southeasterly along the arc of said curve through a central angle of 15°45'17" a distance of 17.32 feet to a point on the Southeasterly right of way line (25.00 foot half width) of said Gage Canal, said point being the beginning of a non-tangent 725.00 foot radius curve concave Southeasterly, a radial line bears North 63°51'52" West;

Thence Northeasterly along said Southeasterly right of way line and the arc of said curve through a central angle of 09°32'19", a distance of 120.70 feet to the beginning of a non-tangent 63.00 foot radius curve concave Southwesterly, a radial line bears North 47°48'16" East;

Thence Northwesterly along the arc of said curve through a central angle of 47°45'02", a distance of 52.50 feet to the **POINT OF BEGINNING**.

RESERVING THEREFROM all water rights together with an easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of Waterline and Canal Facilities, together with all necessary appurtenances, in, under, upon, over and along the above described parcel.

Area – 6,194 S.F. more or less

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


Curtis C. Stephens, L.S. 7519 9/12/18 Date Prep. 





PARCEL MAP 31936
PMB 214/41-42
PARCEL 4

P.O.B. S.E. CORNER
 PARCEL 4

GAGE CANAL

PARCEL MAP 29161
PMB 195/20-22
LOT D

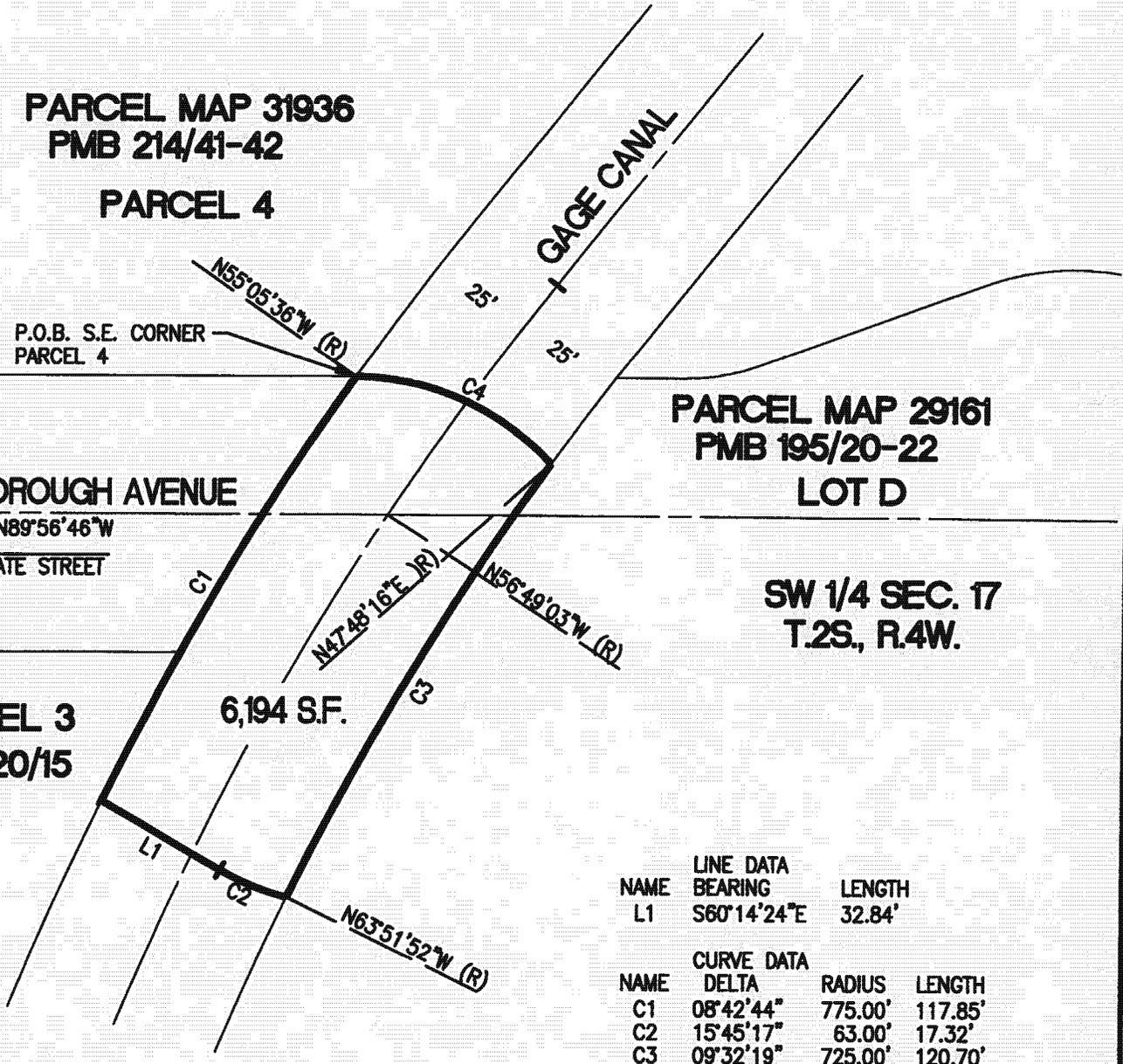
MARLBOROUGH AVENUE
 N89°56'46"W

TO NORTHGATE STREET

SW 1/4 SEC. 17
T.2S., R.4W.

PARCEL 3
PMB 20/15

6,194 S.F.



LINE DATA		
NAME	BEARING	LENGTH
L1	S60°14'24"E	32.84'

CURVE DATA			
NAME	DELTA	RADIUS	LENGTH
C1	08°42'44"	775.00'	117.85'
C2	15°45'17"	63.00'	17.32'
C3	09°32'19"	725.00'	120.70'
C4	47°45'02"	63.00'	52.50'

• 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"=40'

DRAWN BY: CURT

DATE: 7/27/18

SUBJECT: MARLBOROUGH AVENUE AT GAGE CANAL