

MAR. 2, 1964

25949

25949

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Alan H. Mendel  
9952 Santa Monica Boulevard  
Beverly Hills, California  
306507

RECEIVED FOR RECORD  
MAR 2 1964  
AT 9:00 O'CLOCK A.M.  
At Request of  
SECURITY TITLE INSURANCE CO  
Authenticated in Official Records

W.B. [Signature]  
REC'D

97

573

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFFIX I.R.S. \_\_\_\_\_ IN THIS SPACE

### Corporation Quitclaim Deed

TD 403 C

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
THE CITY OF RIVERSIDE, a Municipal Corporation, as successor to  
RIVERSIDE WATER COMPANY,  
a corporation organized under the laws of the state of California

hereby REMISES, RELEASES AND QUITCLAIMS to the owners of record of the hereinafter  
described real property, as their respective interests may appear, that certain  
easement reserved to the Riverside Water Company for the construction and main-  
tenance of water ditches and pipe lines over and across

the following described real property in the City of Riverside  
County of Riverside, State of California:

Ad 2/23 492

**PARCEL 1:** That portion of Lots 2 and 4 of Rancheria de Pachappa, as shown by map on file in Book 2 page 38 of Maps, Riverside County Records, described as follows:

Beginning at a point on the Northerly line of said Lot 2, being also the center line of Chase Drive as shown on said map, distant on said Northerly line North  $84^{\circ} 10' 30''$  West, 32.98 feet from a  $3/4$  inch iron pipe marking an angle point in said Northerly line, said angle point being the Easterly terminus of a line of record, "North  $84^{\circ} 48'$  West, 161.36 feet" as shown on said map; thence North  $84^{\circ} 10' 30''$  West on said Northerly line, 133.47 feet to the Northerly terminus of the westerly line of the Easterly 5 feet of said Lot 4, said westerly line being parallel with the Easterly line of said Lot 4; thence South  $20^{\circ} 05' 35''$  West on said westerly line of the Easterly 5 feet of said Lot 4, 342.91 feet; thence South  $85^{\circ} 08'$  East, 291.84 feet to the westerly line of that certain parcel conveyed to the State of California by Deed recorded October 23, 1953 as Instrument No. 51052; thence North  $04^{\circ} 52'$  East on said westerly line, 228.65 feet to the beginning of a curve concave to the Southwest, having a radius of 70 feet; thence Northwest on said curve through an angle of  $89^{\circ} 20' 30''$  an arc distance of 108.78 feet; thence North  $12^{\circ} 30'$  East 30 feet to the point of beginning;

*Excluding the portion of the parcel shown on the map of the City of Riverside*

EXCEPTING therefrom that portion included within the following described parcel: Beginning at the intersection of the Northerly terminus of the westerly line of the Easterly 5 feet of Lot 4 with the center line of Chase Drive, as shown on said map; thence South  $84^{\circ} 10' 30''$  East, 133.33 feet on the center line of Chase Drive; thence South  $05^{\circ} 49' 30''$  West 30 feet to an intersection with a curve concave Southwesterly, having a radius of 70 feet (a radial line of said curve through last said intersection bears North  $05^{\circ} 49' 30''$  East); thence South and East on the arc of said curve 108.79 feet through a central angle of  $89^{\circ} 02' 30''$ ; thence South  $04^{\circ} 52' 00''$  West, tangent to said curve, 764.61 feet to a tangent curve concave westerly, having a radius of 4000 feet; thence Southerly on the arc of the said curve, 181.05 feet through a central angle of  $02^{\circ} 35' 38''$ ; thence South  $07^{\circ} 27' 38''$  West and tangent to said last curve, 33.80 feet; thence North  $70^{\circ} 39'$  West 2.04 feet; thence North  $07^{\circ} 27' 38''$  East 33.40 feet to a tangent curve concave westerly having a radius of 3998 feet; thence Northerly on the arc of said last curve, 180.98 feet through a central angle of  $02^{\circ} 35' 38''$ ; thence North  $04^{\circ} 52'$  East and tangent to the said last curve 680.94 feet to a tangent curve concave Southwesterly, having a radius of 150 feet; thence North and West on the arc of said last curve, 233.11 feet through a central angle of  $89^{\circ} 02' 30''$ ; thence North  $84^{\circ} 10' 30''$  West, 61.79 feet, parallel with said center line of Chase Drive and tangent to the last said curve; thence North  $20^{\circ} 05' 35''$  East recorded (South  $19^{\circ} 24'$  West) 36.11 feet to a point in said center line of Chase Drive; thence South  $84^{\circ} 10' 30''$  East on said center line 5.16 feet to the point of beginning;

ALSO EXCEPTING therefrom the following described portion: Beginning at the most Northerly corner of Parcel 1 of Record of Survey on file in Book 36 page 84 of Records of Survey, Riverside County Records; thence South  $84^{\circ} 50' 50''$  East on the Northerly line of said parcel, (recorded South  $84^{\circ} 10' 30''$  East) 61.79 feet to a tangent curve concave Southwesterly, having a radius of 150 feet; thence Southerly on said curve, 233.11 feet through a central angle of  $89^{\circ} 02' 30''$ ; thence South  $04^{\circ} 11' 40''$  West (recorded South  $04^{\circ} 52'$  West) 19.06 feet to a point of cusp with a curve concave Southwesterly having a radius of 150 feet; thence Northerly on said last curve 198.98 feet through a central angle of  $76^{\circ} 00' 30''$ ; thence North  $71^{\circ} 48' 50''$  West 99.14 feet to the westerly line of said Parcel 1; thence North  $19^{\circ} 25' 15''$  East (recorded North  $20^{\circ} 05' 35''$  East 0.55 feet to the point of beginning.

**PARCEL 2:** An easement for egress and ingress to be used in common with others included within a strip of land 12 feet wide over that portion of Lot 4 of Rancheria de Pachappa, as shown by Map on file in Book 2 page 38 of Maps, Riverside County Records, the Southeasterly line of said strip being described as follows:

Commencing at the Southwest corner of that certain parcel conveyed to the City of Riverside by deed recorded April 27, 1962 as Instrument No. 39221; thence

North  $06^{\circ} 47' 18''$  East on the westerly line of said parcel, 33.40 feet to the beginning of a tangent curve, concave westerly having a radius of 3998 feet; thence North on said curve, through an angle of  $02^{\circ} 35' 38''$  an arc distance of 180.93 feet; thence North  $04^{\circ} 11' 40''$  East, 535.96 feet to the Southeast corner of Parcel 1 as shown on Record of Survey on file in book 36 page 84 of Records of Survey, Riverside County Records; thence North  $85^{\circ} 48' 20''$  West on the Southerly line of said Parcel 1, 289.84 feet to the southwest corner thereof, the true point of beginning; thence North  $19^{\circ} 25' 15''$  East to the center line of Panorama Road as shown on Record of Survey on file in Book 36 page 84 of Records of Survey, Riverside County Records;

MAR. 2, 1964

5

25949

to the center line of Panoram Road as shown on \_\_\_\_\_  
Book 36 page 84 of Records of Survey, Riverside County Records;

EXCEPTING therefrom that portion in Panoram Road.

The side lines of said strip of land are to be lengthened or shortened so as to terminate Southerly on a line that bears North 85° 48' 20" West from the true point of beginning.

AR. 2,1904

5

25949

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its \_\_\_\_\_ President and \_\_\_\_\_ Secretary thereto duly authorized.

Dated: February 25, 1964

STATE OF CALIFORNIA }  
COUNTY OF \_\_\_\_\_ } SS.

On \_\_\_\_\_ before me, the undersigned, a Notary Public in and for said State, personally appeared

\_\_\_\_\_ known to me to be the \_\_\_\_\_ President, and \_\_\_\_\_ known to me to be

Secretary of the corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the corporation therein named, and it is known to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

(Seal)

Signature \_\_\_\_\_

Name (Typed or Printed) \_\_\_\_\_  
Notary Public in and for said State

APPROVED AS TO FORM

*City Wood*

CITY OF RIVERSIDE

By *E. V. Sales* Mayor

Attest: By *[Signature]* City Clerk

Title Order No. \_\_\_\_\_

Escrow or Loan No. \_\_\_\_\_

ACK. QK.