

043670

When recorded mail to:

City of Riverside
Property Services Division
3900 Main Street
Riverside, CA 92522

RECEIVED FOR RECORD

Min. Post. 2/27/90 J.M.

FEB - 2 1990

Recorded in Official Records
of Riverside County, California

William S. Conroy
Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: Tract 24582/Tract 22653

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF RIVERSIDE, a municipal corporation, does hereby remise, release, and forever quitclaim to A.S.D., a California limited partnership, the real property in the City of Riverside, County of Riverside, State of California, described as follows:

That certain easement for slope purposes, as conveyed to the City of Riverside, a municipal corporation, by Instrument No. 338601, recorded November 18, 1988, Official Records of Riverside County, California, and being more particularly described by Exhibit "A" attached, together with Parcels "A" through "H" inclusive thereof of those certain easements for drainage purposes as conveyed to the City of Riverside, a municipal corporation, by Instrument No. 338600, recorded November 18, 1988, Official Records of said Riverside County, and being more particularly described by Exhibit "B" attached hereto.

DESCRIPTION APPROVAL 12/27/89
George P. Hutchinson by F.
SURVEYOR, CITY OF RIVERSIDE

Dated January 18, 1990

CITY OF RIVERSIDE,
a municipal corporation

By Terry Fungil
Mayor

Attest ALICE A. HARE
City Clerk

APPROVED AS TO FORM
John Worell
CITY CLERK

BY Karen E. Lindquist
ASSISTANT CITY CLERK

Please record for the benefit of the City of Riverside
Property Services Manager

STATE OF CALIFORNIA) ss.
COUNTY OF RIVERSIDE)

On this 18th day of January, in the year 1990, before me,
Margaret I. Archambault a Notary Public in
and for said County and State, personally appeared Terry Frizzel and
Karen E. Lindquist personally known to me to
be the persons who executed this instrument as Mayor and ^{Assistant} City Clerk of the City
of Riverside, a municipal corporation, and acknowledged to me that the municipal
corporation executed the same.

Witness my hand and official seal.

Margaret I. Archambault
Notary Public in and for said State

0924u/k

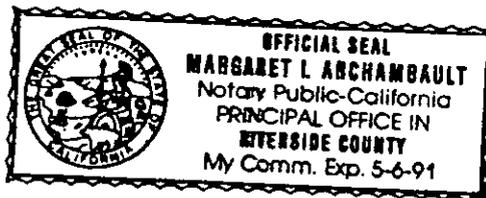


EXHIBIT "A"

That portion of Lots 1 and 2 in Block 29, Lots 1 and 4 in Block 38, Lots 1 and 2 in Block 39, the unnamed streets known as Gentian Avenue (vacated) and Brown Street (vacated), all being of the Alessandro Tract, as shown by map on file in Book 6 of Maps, at page 13 thereof, Records of San Bernardino County, California, lying within a strip of land 80.00 feet wide, 105.00 feet wide and 100.00 feet wide, the centerline and reference line being described as follows:

Commencing at the Southerly terminus of a course in the Easterly line of Orange Terrace Parkway (Lot "A") of Tract 22551, as shown by map on file in Book 187 of Maps, at pages 62 through 66 thereof, Records of Riverside County, California, as being N.37°50'26"E., a distance 586.60 feet;

Thence N.37°50'26"E. along said Easterly line, a distance of 87.60 feet to the point of beginning of said 80.00 foot strip of land, the centerline being described as follows:

Thence S.52°09'34"E., a distance of 539.83 feet;

Thence Southeasterly on a curve concave Northeasterly, having a radius of 395.00 feet through an angle of 38°15'43", an arc length of 263.78 feet;

Thence N.89°34'43"E., a distance of 629.39 feet to the termination of said 80.00 foot strip of land and said centerline description, also being the point of beginning of said 105.00 foot strip of land, being 55.00 feet Northerly and 50.00 feet Southerly of the following described line;

Thence continuing N.89°34'43"E., a distance of 400.00 feet to the termination of said 105.00 foot strip of land and said line description, also being the point of beginning of said 80.00 foot strip of land, the centerline being described as follows:

Thence continuing N.89°34'43"E., a distance of 520.52 feet;

Thence Northeasterly on a curve concave Northwesterly, having a radius of 400.00 feet through an angle of 36°08'24", an arc length of 252.31 feet;

Thence Northeasterly on a non-tangent curve concave Northwesterly, having a radius of 305.00 feet through an angle of $45^{\circ}16'59''$, an arc length of 241.05 feet (the initial radial line bears $S.44^{\circ}47'24''E.$);

Thence $N.00^{\circ}04'23''W.$, a distance of 539.06 feet to the termination of said 80.00 foot strip of land and said centerline description, also being the point of beginning of said 105.00 foot strip of land, being 55.00 feet Westerly and 50.00 feet Easterly of the following described line;

Thence continuing $N.00^{\circ}04'23''W.$, a distance of 554.17 feet to the termination of said 105.00 foot strip of land and said line description, also being the point of beginning of said 80.00 foot strip of land, the centerline being described as follows:

Thence continuing $N.00^{\circ}04'23''W.$, a distance of 168.20 feet;

Thence Northwesterly on a curve concave Southwesterly, having a radius of 400.00 feet through an angle of $20^{\circ}55'01''$, an arc length of 146.03 feet;

Thence $N.00^{\circ}04'23''W.$, a distance of 306.00 feet;

Thence Northeasterly on a non-tangent curve concave Northwesterly, having a radius of 400.00 feet through an angle of $22^{\circ}50'21''$, an arc length of 159.45 feet (the initial radial line bears $S.67^{\circ}14'02''E.$);

Thence $N.00^{\circ}04'23''W.$, a distance of 516.15 feet to the termination of said 80.00 foot strip of land and said centerline description, also being the point of beginning of said 100.00 foot strip of land, being 60.00 feet Westerly and 40.00 feet Easterly of the following described line;

Thence continuing $N.00^{\circ}04'23''W.$, a distance of 400.00 feet to the termination of said 100.00 foot strip of land and said line description, also being the point of beginning of said 80.00 foot strip of land, the centerline being described as follows:

Thence continuing $N.00^{\circ}04'23''W.$, a distance of 608.41 feet;

Thence Northwesterly on a curve concave Southwesterly, having a radius of 400.00 feet through an angle of $24^{\circ}14'20''$, an arc length of 169.22 feet;

Thence N.00°04'23"W., a distance of 148.00 feet to the termination of
said 80.00 foot strip of land and said centerline description.

DESCRIPTION APPROVAL 12/27/89
George P. Hutchinson by E
SURVEYOR, CITY OF RIVERSIDE

SEE SHEET 2

SECTION 21, T.3S., R.4W., S.B.M.

ALESSANDRO TRACT
M.B. 6/13 S.B.CO.

4

R=395.00'
Δ=35°15'43"
L=263.78'

SLOPE EASEMENT

SEWER EASEMENT

STREET

(Vacated)

E IRIS

TRACT 22653

PROPOSED

BLK 38

ORANGE TERRACE PARKWAY

LOT 15

TRACT 22551
M.B. 1

• CITY OF RIVERSIDE, CALIFORNIA •

914

11-34

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

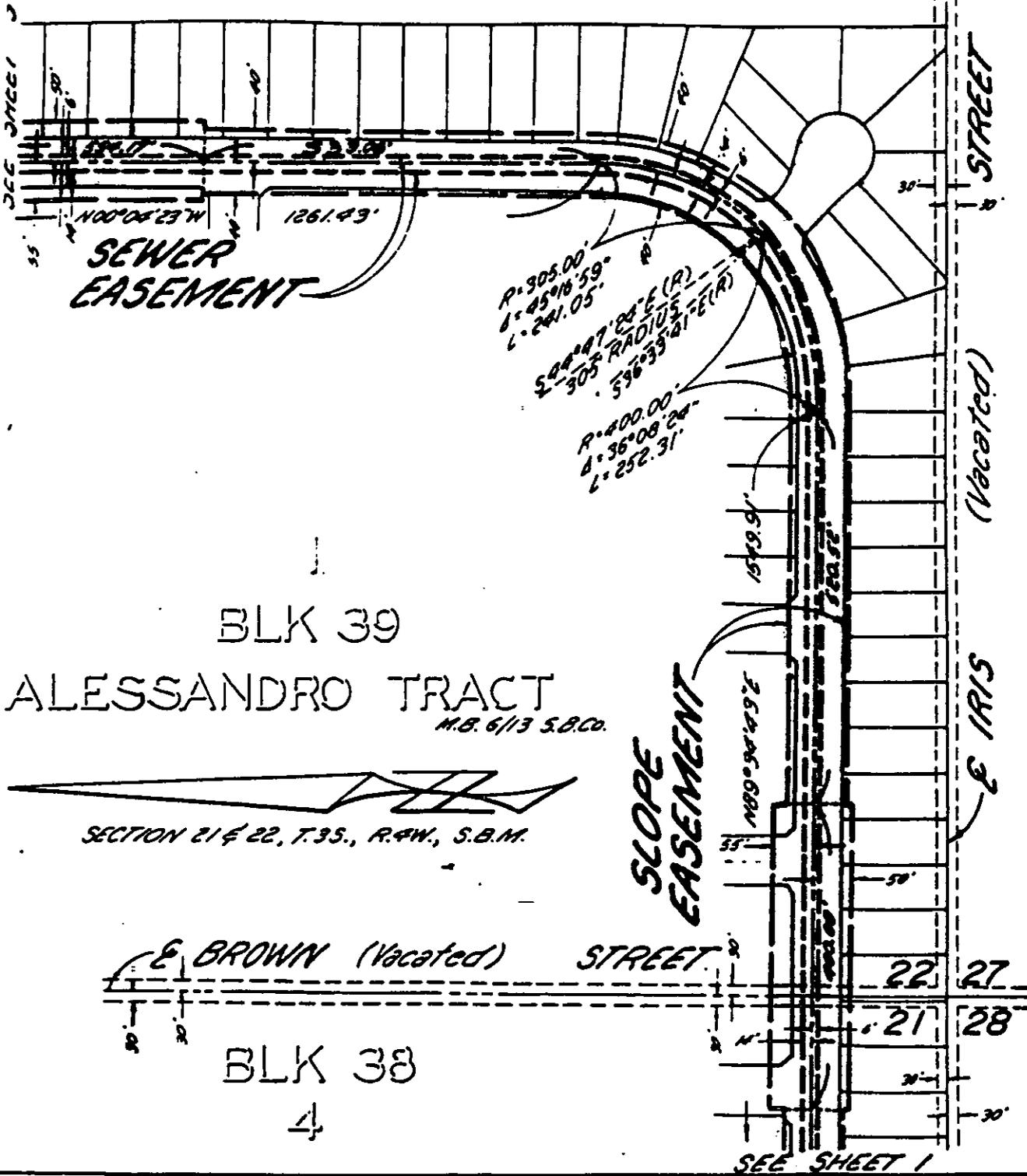
87-9755(P)

SCALE 1" = 200'

DRAWN BY DC DATE 6/15/89

SUBJECT SEWER AND SLOPE EASEMENT - TR. 22653

4



BLK 39

ALESSANDRO TRACT
M.B. 6/13 S.B.CO.

SECTION 21 & 22, T.35., R.4W., S.B.M.

BLK 38

4

SEE SHEET 1

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 2 OF

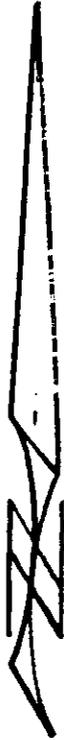
87
9755(P)

SCALE: 1" = 200'

DRAWN BY AE DATE 6/15/88

SUBJECT SEWER AND SLOPE EASEMENT, TR. 22653

ALESSANDRO TRACT
N.B. 6113 S.B.C.V.



SECTION 22, T.3S, R.41W, S.B.M.

2

SCOPE
EASEMENT

P=400.00'
Δ=22°50'21"
L=159.45'
S67°14'02"E (R)

P=400.00'
Δ=20°55'01"
L=146.03'
N69°00'36"E (R)

SEE SHEET 4

BLK 29

E GENTIAN (Vacated)

AVENUE

22653

TRACT

PROPOSED

SEWER
EASEMENT

3

BLK 39

SEE SHEET 2

• 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 3 OF 4

87
9755(P)

SCALE: 1" = 200'

DRAWN BY AE DATE 6/15/88

SUBJECT SEWER AND SCOPE EASEMENT - TR. 22653

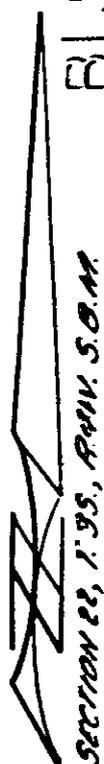
5th line of parcel conveyed to A.S.D. by Deed recorded January 9, 1985 as Ins. No. 4583, O.R. Riv. Co., Calif.

SEE SHEET 5

2

3

ALESSANDRO TRACT
M.B. 6/13 S.B. Co.



BLK 29

POINT "A"
100°04'23"W
20.00'

160°04'23"W
148.00'

189°55'37"E
209.66'

NECESSARY E (R)
R = 400.00'
θ = 24°14'20"
L = 169.22'

SLOPE EASEMENT

SEWER EASEMENT

22653

TRACT

PROPOSED

SEE SHEET 3

4

• 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 4 OF 4

87-9755(P)

SCALE: 1" = 200'

DRAWN BY DE DATE 6/15/88

SUBJECT SEWER AND SLOPE EASEMENT - TR. 22653

EXHIBIT "B"

That portion of Lot 1 in Block 19, Lot 1 in Block 29, Lot 4 in Block 38, Lots 1 and 2 in Block 39, and the unnamed street known as Brown Street (vacated), all being of the Alessandro Tract, as shown by map on file in Book 6 of Maps, at page 13 thereof, Records of San Bernardino County, California, described as follows:

PARCEL A

A strip of land 20.00 feet wide, the centerline being described as follows:

Commencing at the Southerly terminus of a course in the Easterly line of Orange Terrace Parkway (Lot "A") of Tract 22551, as shown by map on file in Book 187 of Maps, at pages 62 through 66 thereof, Records of Riverside County, California, as being N.37°50'26"E., a distance of 586.60 feet;

Thence N.37°50'26"E. along said Easterly line, a distance of 87.60 feet;

Thence S.52°09'34"E., a distance of 478.00 feet to a point hereinafter referenced to as Point "A";

Thence N.12°09'34"W., a distance of 60.00 feet to the point of beginning of said centerline description;

Thence S.12°09'34"E., a distance of 120.00 feet to the termination of said centerline description.

PARCEL B

A strip of land 20.00 feet wide, the centerline being described as follows:

Commencing at the hereinbefore mentioned Point "A";

Thence S.52°09'34"E., a distance of 61.83 feet;

Thence Southeasterly on a curve concave Northeasterly, having a radius of 395.00 feet through an angle of $38^{\circ}15'43''$, and arc length of 263.78 feet;

Thence $N.89^{\circ}34'43''E.$, a distance of 719.39 feet to a point hereinafter referred to as Point "B";

Thence $N.50^{\circ}25'17''W.$, a distance of 75.00 feet to the point of beginning of said centerline description.

Thence $S.50^{\circ}25'17''E.$, a distance of 160.00 feet to the termination of said centerline description.

PARCEL C

A strip of land 20.00 feet wide, the centerline being described as follows:

Commencing at the hereinbefore mentioned Point "B";

Thence $N.89^{\circ}34'43''E.$, a distance of 260.00 feet to a point hereinafter referred to as Point "C";

Thence $N.15^{\circ}25'17''W.$, a distance of 55.00 feet to the point of beginning of said centerline description;

Thence $S.15^{\circ}25'17''E.$, a distance of 110.00 feet to the termination of said centerline description.

PARCEL D

A strip of land 20.00 feet wide, the centerline being described as follows:

Commencing at the hereinbefore mentioned Point "C";

Thence $N.89^{\circ}34'43''E.$, a distance of 570.52 feet;

Thence Easterly on a curve concave Northerly, having a radius of 400.00 feet through an angle of $01^{\circ}21'28''$, an arc length of 9.48 feet to a point hereinafter referred to as Point "D";

Thence N.40°25'17"W., a distance of 60.00 feet to the point of beginning of said centerline description;

Thence S.40°25'17"E., a distance of 110.00 feet to the termination of said centerline description.

PARCEL E

A strip of land 20.00 feet wide, the centerline being described as follows:

Commencing at the hereinbefore mentioned Point "D";

Thence Northeasterly on a curve concave Northwesterly, having a radius of 400.00 feet through an angle of 34°46'56", an arc length of 242.83 feet (the initial radial line bears S.01°46'45"E.);

Thence Northeasterly on a non-tangent curve concave Northwesterly, having a radius of 305.00 feet through an angle of 45°16'59", an arc length of 241.05 feet (the initial radial line bears S.44°47'24"E.);

Thence N.00°04'23"W., a distance of 1089.06 feet to a point hereinafter referred to as Point "E";

Thence S.89°55'37"W., a distance of 45.00 feet to the point of beginning of said centerline description;

Thence N.89°55'37"E., a distance of 90.00 feet to the termination of said centerline description.

PARCEL F

A strip of land 20.00 feet wide, the centerline being described as follows:

Commencing at the hereinbefore mentioned Point "E";

Thence N.00°04'23"W., a distance of 172.37 feet;

Thence Northwesterly on a curve concave Southwesterly, having a radius of 400.00 feet through an angle of 20°55'01", an arc length of 146.03 feet;

Thence N.00°04'23"W., a distance of 206.60 feet to a point hereinafter referred to as Point "F";

Thence S.89°55'37"W., a distance of 40.00 feet to the point of beginning of said centerline description;

Thence N.89°55'37"E., a distance of 80.00 feet to the termination of said centerline description.

PARCEL G

A strip of land 44.00 feet wide, the centerline being described as follows:

Commencing at the hereinbefore mentioned Point "F";

Thence N.00°04'23"W., a distance of 99.40 feet;

Thence Northeasterly on a non-tangent curve concave Northwesterly, having a radius of 400.00 feet through an angle of 10°49'44", an arc length of 75.60 feet to a point hereinafter referred to as Point "G";

Thence N.78°03'46"W., a distance of 35.00 feet to the point of beginning of said centerline description;

Thence S.78°03'46"E., a distance of 85.00 feet to the termination of said centerline description.

PARCEL H

A strip of land 44.00 feet wide, the centerline being described as follows:

Commencing at the hereinbefore mentioned Point "G";

Thence Northeasterly on a non-tangent curve concave Northwesterly, having a radius of 400.00 feet through an angle of 12°00'37", an arc length of 83.85 feet (the initial radial line bears S.78°03'46"E.);

Thence N.00°04'23"W., a distance of 1401.15 feet to a point hereinafter referred to as Point "H";

Thence S.69°55'37"W., a distance of 50.00 feet to the point of
beginning of said centerline description;

Thence N.69°55'37"E., a distance of 125.00 feet to the termination of
said centerline description.

DESCRIPTION APPROVAL 12/21/89
George P. Hutchinson by F
SURVEYOR, CITY OF RIVERSIDE

SEE SHEET 2



SECTION 21, T.3S., R.4W., S.B.M.

ALESSANDRO TRACT
A.B. 6/13 S.B.C.

PARCEL "A"
DRAINAGE EASEMENT

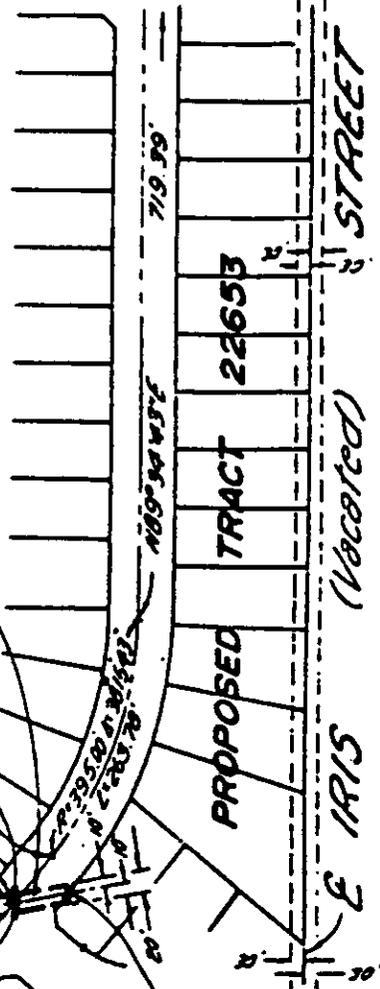
4

POINT "A"
S52°09'34"E
61.83'
N12°09'34"W
60.00'
P.O.B.

BLK
38

6
TRACT 22551
M.B. 1

ORANGE TERRACE PARKWAY
87.00' LOT "A"



S12°09'34"E
120.00'

REV. 12/20/00 F

• 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 2

87-9755(P)

SCALE: 1" = 200'

DRAWN BY [Signature] DATE 6/15/08

SUBJECT DRAINAGE EASEMENT - TR 22653

4

PROPOSED TRACT 22653

N00°04'23"W 1089.06'

PARCEL "D"
DRAINAGE EASEMENT

R=305.00
0°45'16"59"
L=241.05'
R=400.00'
0°34'46"56"
L=242.83'

N40°25'17"N
60.00'

S40°25'17"E
110.00'

R=400.00'
0°04'21"28"
L=9.98'

BLK 39

ALESSANDRO TRACT

M.B. 6/13 S.B.CO.

PARCEL "C"

SECTION 21 & 22, T.3S., R.4W., S.B.M.

DRAINAGE EASEMENT

E BROWN (Vacated) STREET

BLK 38

PARCEL "B"

N50°25'17"W
75.00'

S15°25'17"E
110.00'

POINT "C"

S50°25'17"E
180.00'

POINT "B"

SEE SHEET 1 R24 12/26/89 F

CITY OF RIVERSIDE, CALIFORNIA

914

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.

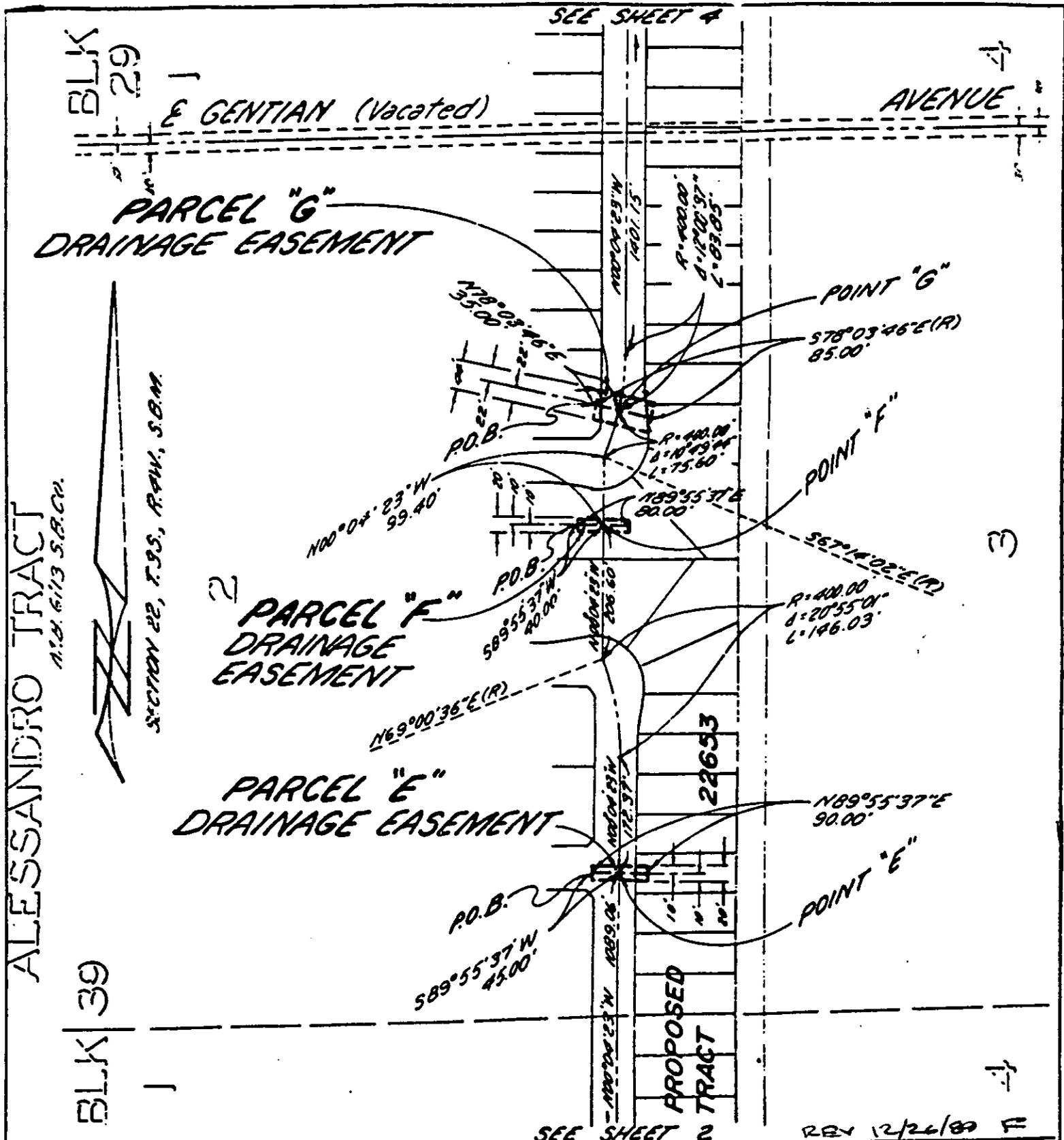
SHEET 2 OF 4

87
9755(P)

SCALE: 1" = 200'

DRAWN BY [Signature] DATE 6/15/88

SUBJECT DRAINAGE EASEMENT - TR. 22653



• CITY OF RIVERSIDE, CALIFORNIA •

914

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 3 OF 4

87
9755(E)

SCALE: 1" = 200' DRAWN BY AE DATE 6/15/88 SUBJECT DRAINAGE EASEMENT - TR 22653

SEE SHEET 5

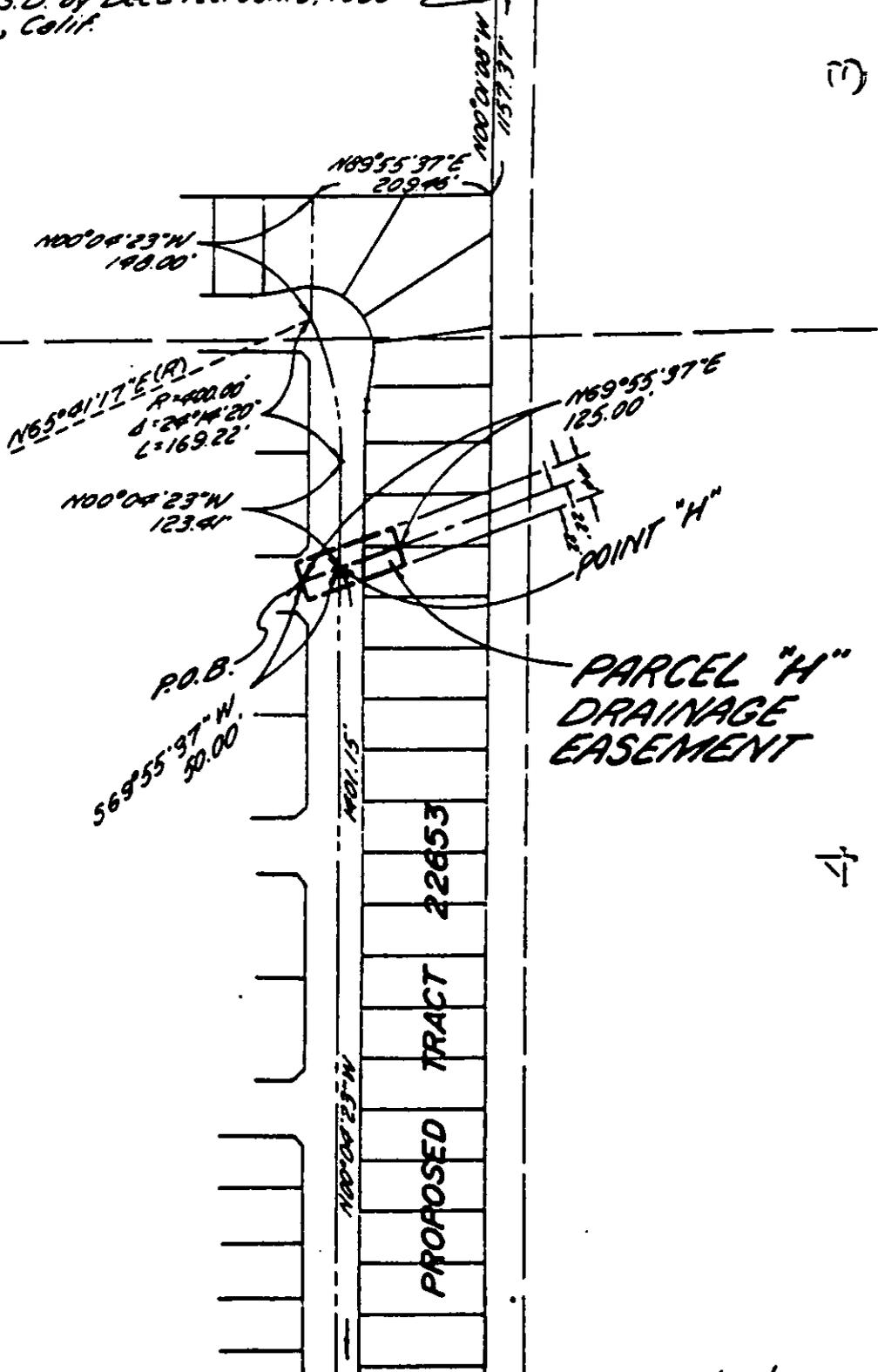
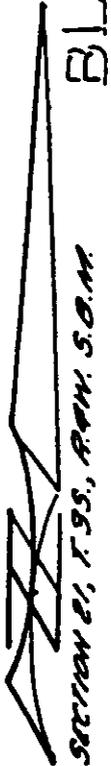
E'ly line of parcel conveyed to A.S.D. by Deed rec. Jan. 9, 1985
as Inst. No. 4583, O.R., Riv. Co., Calif.

2

1

BLK 29

ALESSANDRO TRACT
M.B. 6113 S.B.C.



SEE SHEET 3

REV 12/26/89 F

• CITY OF RIVERSIDE, CALIFORNIA •

914

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 4 OF 4

87-
9755

SCALE 1" = 200'

DRAWN BY DE DATE 6/15/88

SUBJECT DRAINAGE EASEMENT - TR. 22653