

208504
199129

208504

RECEIVED FOR RECORD
AT 9:00 O'CLOCK A.M.
At Request of
FIRST AMERICAN TITLE COMPANY
OF RIVERSIDE

Book 1984, Page 208504
SEP 26 1984

Recorded in Official Records
of Riverside County, California

William E. Egan
Recorder

Fees \$

ORIGINAL

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

FREE RECORDING

This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee. (Government Code 6103)

RECEIVED FOR RECORD
43 Min. Past 3 o'clock P.M.
At Request of
City of Riverside
Book 1984, Page 199129

SEP 1 2 1984

Recorded in Official Records
of Riverside County, California

William E. Egan
Recorder

Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: ILS Westerly Clear Zone

UIC LAW DEPT.DOC.NO. 2-3923

10981

QUITCLAIM DEED

UPLAND INDUSTRIES CORPORATION, a Nebraska corporation
(successor in interest by mergers to Las Vegas Land and Water
Company, a Nevada corporation), Grantor, FOR A VALUABLE CONSIDER-
ATION, receipt of which is hereby acknowledged, hereby remises,
releases and quitclaims to the CITY OF RIVERSIDE, a municipal
corporation, Grantee, the real property in the City of Riverside,
County of Riverside, State of California, described in Exhibit
"A", attached hereto and hereby incorporated herein.

EXCEPTING from this quitclaim and RESERVING unto the
Grantor, its successors and assigns, forever, all minerals and
all mineral rights of every kind and character now known to exist
or hereafter discovered, including, without limiting the general-
ity of the foregoing, oil and gas and rights thereto, together

1.

First American Title Company has recorded this instru-
ment by request as an accommodation only and has not
examined it for regularity and sufficiency or as to its
effect upon the title to any real property that may be
described herein.

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with the sole, exclusive and perpetual right to explore for, re-
move and dispose of, said minerals by any means or methods suitable
to Grantor, its successors and assigns, but without entering upon
or using the surface of the land hereby quitclaimed, and in such
manner as not to damage the surface of said land or to interfere
with the use thereof by Grantee, Grantee's successors or assigns.

This deed is given in fulfillment of that certain con-
dition of approval of Parcel Map Waiver Case No. PMW-9-845, ap-
proved by the City of Riverside Planning Commission August 9,
1984, which requires that the above-described property be deeded
to the City of Riverside for the purpose of widening Acorn Street
to 33 feet from monument centerline, Jurupa Avenue to 55 feet
from monument centerline, and Central Avenue to 44 feet from monu-
ment centerline.

DATED this 5TH day of SEPTEMBER, 1984.

Attest:

UPLAND INDUSTRIES CORPORATION

M. J. Phillips
Assistant Secretary

By [Signature]
President

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by
the within instrument to the City of Riverside, California, a
municipal corporation, is hereby accepted by the undersigned of-
ficer on behalf of the City Council of said City pursuant to
authority conferred by Resolution No. 14883 of said City Council
adopted on January 25, 1983, and the Grantee consents to the
recordation thereof by its duly authorized officer.

Dated: 9/4/84

[Signature]
Property Services Manager
Title

2.

[Signature]
ASSISTANT CITY ATTORNEY

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EXHIBIT "A"

That portion of Lots 46, 50, 51, 52 and 53 inclusive of McClaskey Tract, as shown by map on file in Book 10 of Maps at Page 37 thereof, records of Riverside County, California, being more particularly described as follows:

BEGINNING at the northeast corner of said Lot 53;

THENCE along the northerly line of said Lots 53, 52, 51 and 50 South $80^{\circ} 01' 00''$ West 1643.61 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 670.00 feet, said beginning of curve being the easterly terminus of that certain 670 foot radius curve, described in deed of conveyance to the County of Riverside by deed, recorded July 1, 1954 in Book 1604 at Page 191, Official Records of said County;

THENCE Southwesterly, along said curve, and along the southeasterly boundary of said parcel deeded to the County of Riverside through a central angle of $31^{\circ} 40' 02''$ an arc distance of 370.31 feet to a point of compound curvature with a curve concave easterly, having a radius of 50.00 feet, said point being the northeasterly terminus of that certain 50 foot radius curve described in deed of conveyance to the County of Riverside, recorded May 18, 1959, as Instrument No. 42728, Official Records of said County;

THENCE Southwesterly, Southerly, and Southeasterly, along said curve, and along the easterly boundary of last said parcel deeded to the County of Riverside through a central angle of $98^{\circ} 03' 08''$ an arc distance of 85.57 feet to a point in the northeasterly boundary line of said parcel of land conveyed to the County of Riverside, recorded in Book 1604, Page 191, Official Records of said County;

THENCE leaving said northeasterly boundary line North $15^{\circ} 28' 08''$ East, 58.95 feet to the beginning of a non-tangent curve, concave southeasterly, having a radius of 645.00 feet, a radial line at said beginning bears North $41^{\circ} 39' 02''$ West, said curve also being concentric with that certain curve hereinabove described as having a radius of 670.00 feet;

THENCE Northeasterly, along said concentric curve through a central angle of $31^{\circ} 40' 02''$ an arc distance of 356.49 feet to a point that is 25.00 feet southerly, measured at right angles from the southerly line of said Jurupa Avenue;

THENCE parallel with said southerly line North $80^{\circ} 01' 00''$ East, 1607.54 feet;

THENCE leaving said parallel line South $50^{\circ} 54' 15''$ East, 36.06 feet to a point that is 3.00 feet westerly, as measured at right angle from the westerly line of Acorn Street (North Van Buren Street);

THENCE parallel with said westerly line South $0^{\circ} 12' 47''$ West, 1093.17 feet;

THENCE leaving said parallel line South $46^{\circ} 19' 48''$ West, 33.18 feet to a point that is 14.00 feet northerly, measured at right angles from the northerly line of Central Avenue (Hanton Street);

THENCE parallel with said northerly line North $89^{\circ} 59' 30''$ West, 224.73 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 844.00 feet;

THENCE Southwesterly, along said curve through a central angle of $10^{\circ} 27' 01''$ an arc distance of 153.94 feet to a point on the northerly line of said Central Avenue (Hanton Street), said point being in the southerly line of said Lot 46;

THENCE along the northerly line of said Central Avenue (Hanton Street) and along the southerly line of said Lot 46, South $89^{\circ} 59' 30''$ East, 404.68 feet to a point on the easterly line of said Lot 46, said point being on the westerly line of Acorn Street (North Van Buren Street);

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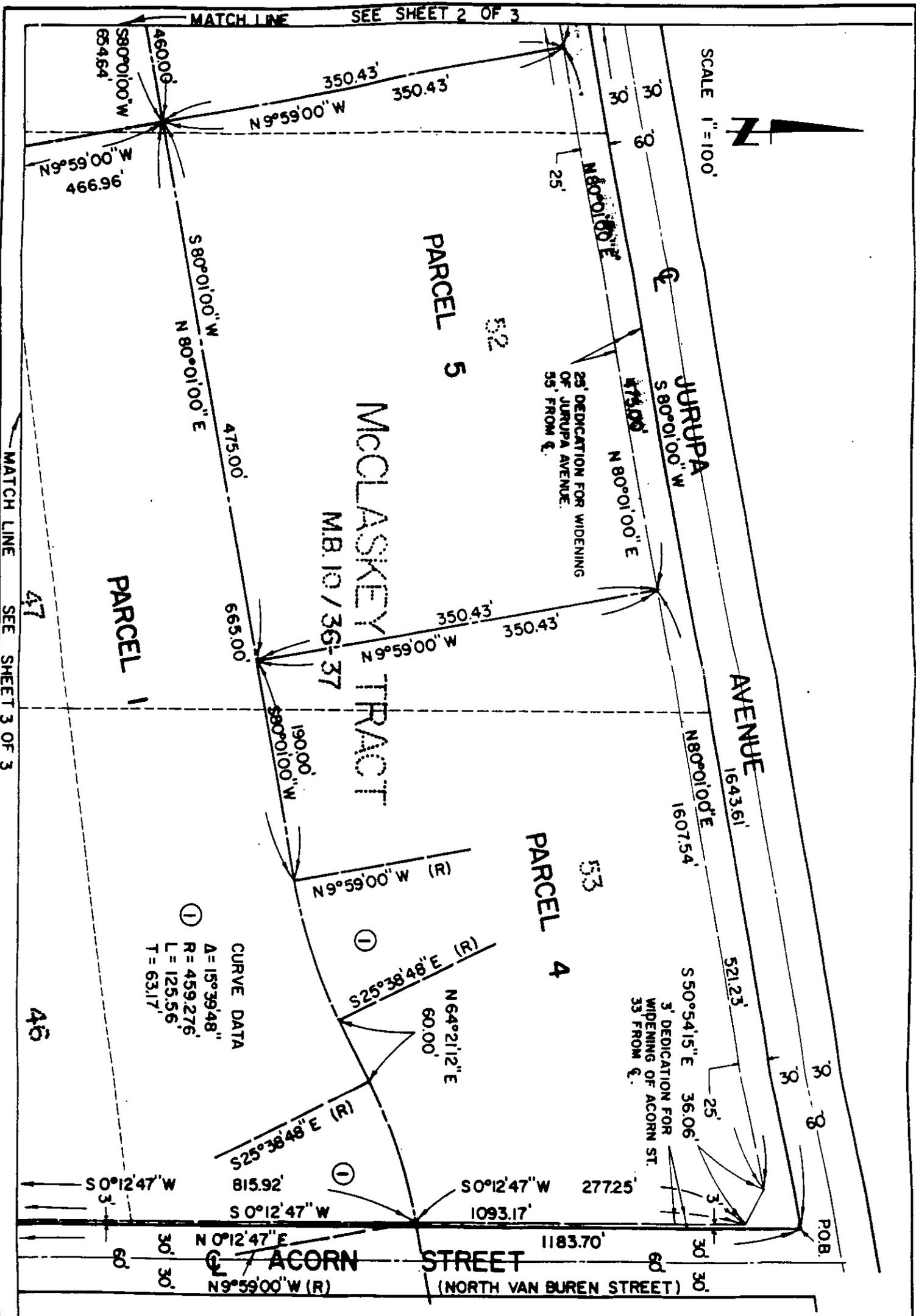
THENCE along the easterly line of said Lots 46 and 53, and along the westerly line of Acorn Street (North Van Buren Street) North $0^{\circ} 12' 47''$ East, 1183.70 feet to the point of beginning.

Containing an area of 60,691 square feet, more or less, 1.393 acres, more or less.

DESCRIPTION APPROVAL

for *Walter R. Inge*... 2/11/84 by *D*
Surveyor

621661
405802



• 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 3

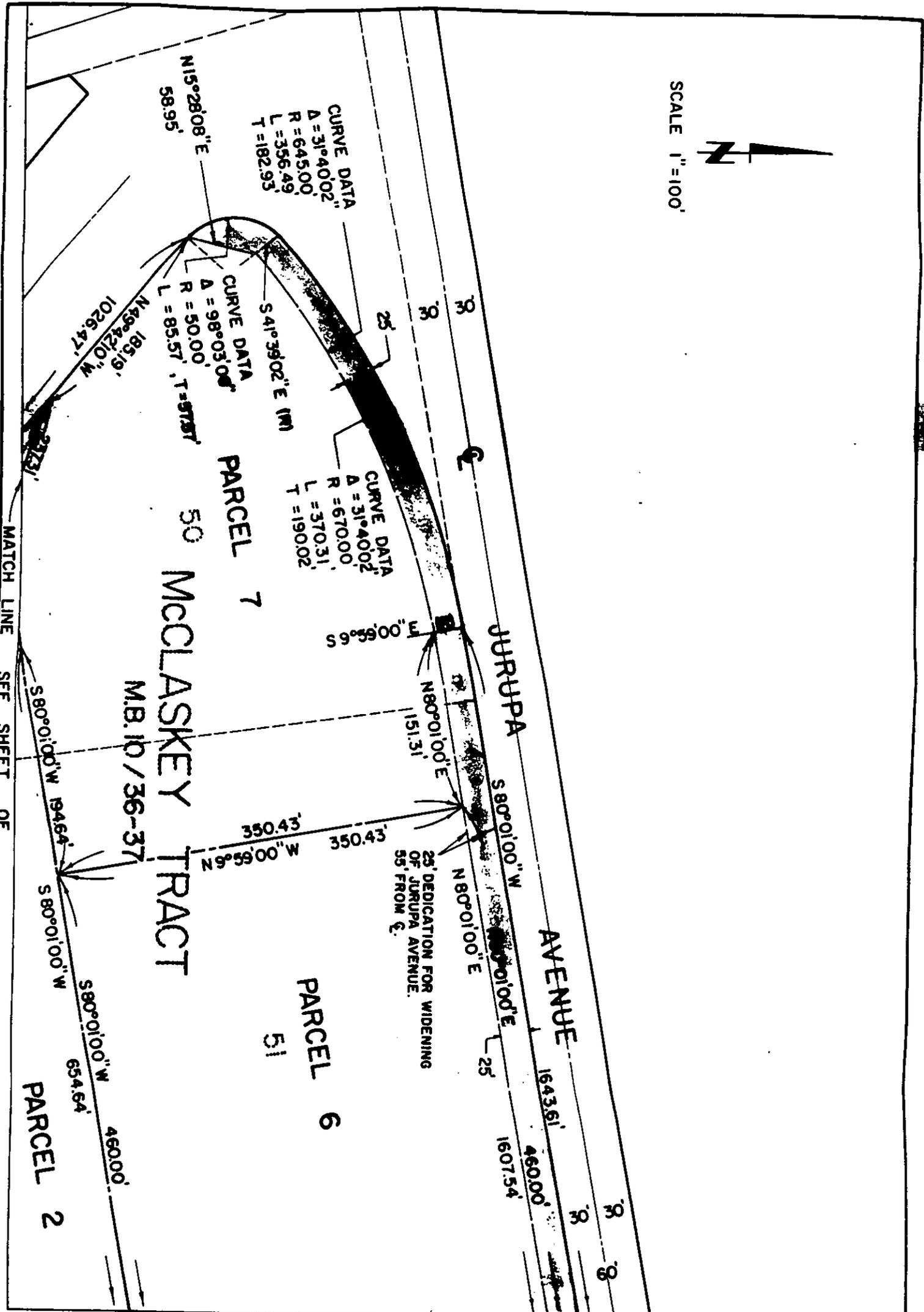
SCALE: 1" = 100'

DRAWN BY TYK DATE 8/15/84

SUBJECT STREET R/W DEDICATION PMW-9-845

18501

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MATCH LINE SEE SHEET 1 OF 3

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SHEET 2 OF 3

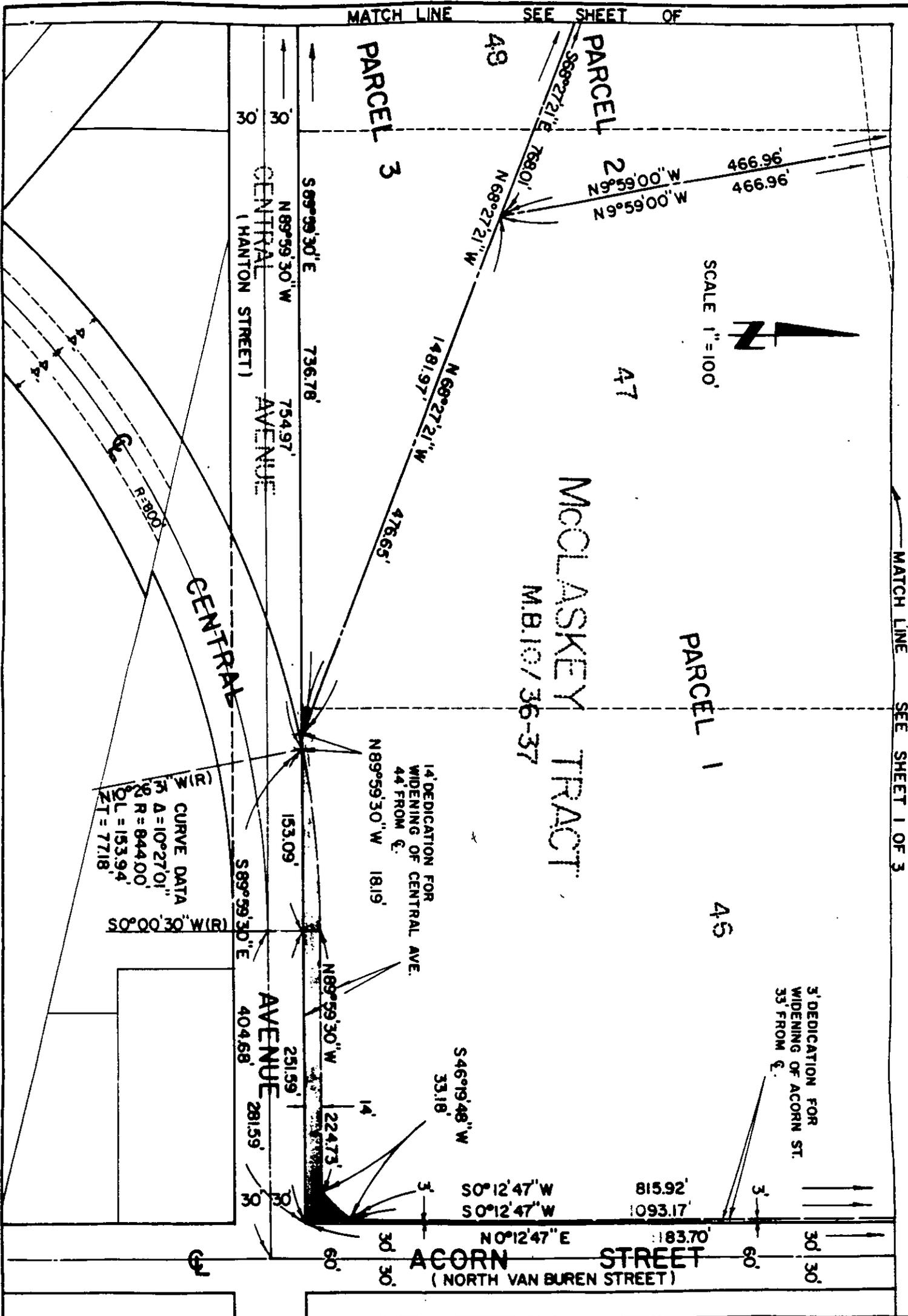
SCALE: 1" = 100'

DRAWN BY TYK DATE 8/15/84

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SHEET 3 OF 3

SCALE: 1" = 100'

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