

Recording Requested By:

First American Title Insurance Company

When recorded mail to:

**SURVEYOR**

City of Riverside

Public Works Department

3900 Main Street

Riverside, California 92522

NCS-892270-ONT1

\*\*This document was electronically submitted to the County of Riverside for recording\*\*  
Received by: MARY #420

**FOR RECORDER'S OFFICE USE ONLY**

**NOTE TO COUNTY RECORDER:**

**DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.**

Project: PM 37475 – La Cadena RW

APN:

**DX -**

**1867**

**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 **AFG Development, 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 May 4 20 22

**CITY OF RIVERSIDE, a California charter city and municipal corporation**

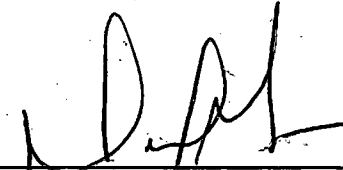
By

  
\_\_\_\_\_  
Al Zelinka, FAICP, City Manager

**APPROVED AS TO FORM:**

BY:   
\_\_\_\_\_  
**ASSISTANT CITY ATTORNEY**

Attest

  
\_\_\_\_\_  
Donesia Gause, City Clerk

**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 May 4, 2022, before me, Lorena Verdusco, Notary Public,

notary public, personally appeared, Al Zelinka and Donesia Gause

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 Verdusco  
Notary Signature



**EXHIBIT "A"**

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:

**PARCEL "A"**

THAT PORTION OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY GRANT DEED RECORDED OCTOBER 17, 1986 AS INSTRUMENT NO. 260016, OFFICIAL RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE MOST SOUTHERLY CORNER OF THAT PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY GRANT DEED RECORDED JUNE 8, 2004 AS DOCUMENT NO. 2004-0436160, RECORDS OF SAID COUNTY, BEING SHOWN AS PARCEL 17767-1 ON CALTRANS RIGHT-OF-WAY MAP NO. 982000-38;

THENCE NORTH 20°37'25" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL 17767-1, A DISTANCE OF 13.50 FEET TO A POINT ON THE NORTHWESTERLY LINE OF LA CADENA DRIVE, CONVEYED BY GRANT DEED RECORDED OCTOBER 17, 1986, AS DOCUMENT NO. 260016, OFFICIAL RECORDS OF SAID COUNTY, SAID LINE BEING A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 322.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 48°45'26" EAST;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°01'08", AN ARC LENGTH OF 134.98 FEET TO THE SOUTHWEST CORNER OF SAID LA CADENA, ALSO BEING A POINT IN THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL 1, CONVEYED BY DOCUMENT NO. 128830, RECORDED APRIL 19, 1991, OFFICIAL RECORDS OF SAID COUNTY;

THENCE SOUTH 60°14'00" EAST, ALONG SAID SOUTHWESTERLY LINE OF PARCEL 1, A DISTANCE OF 6.12 FEET TO THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND SHOWN AS SEGMENT "E" BY MAP OF RELINQUISHMENT RECORDED MARCH 28, 1961, IN BOOK 3, PAGES 1 THROUGH 10, INCLUSIVE OF STATE HIGHWAY MAPS, RECORDS OF RIVERSIDE COUNTY, SAID LINE BEING THE NORTHWESTERLY LINE OF LA CADENA DRIVE, SAID LINE BEING A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 327.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 25°21'39" EAST;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°10'52", AN ARC LENGTH OF 120.89 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 639 SQUARE FEET, MORE OR LESS.

**PARCEL "B"**

THAT CERTAIN PORTION OF THAT PARCEL OF LAND SHOWN AS SEGMENT "E" BY MAP OF RELINQUISHMENT RECORDED MARCH 28, 1961, IN BOOK 3, PAGES 1 THROUGH 10, INCLUSIVE, OF STATE HIGHWAY MAPS, RECORDS OF RIVERSIDE COUNTY, AND RELINQUISHMENT OF STATE HIGHWAY RECORDED JANUARY 2, 1962 AS INSTRUMENT NO. 329, OFFICIAL RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE MOST SOUTHERLY CORNER OF THAT PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY GRANT DEED RECORDED JUNE 8, 2004 AS DOCUMENT NO. 2004-0436160, RECORDS OF SAID COUNTY, BEING SHOWN AS PARCEL 17767-1 ON CALTRANS RIGHT-OF-WAY MAP NO. 982000-38, BEING A POINT ON A CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 327.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 46°32'31" EAST;

THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID SEGMENT "E", BEING ON SAID CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 21°10'52, AN ARC LENGTH OF 120.89 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL 1, CONVEYED BY DOCUMENT NO. 128830, RECORDED APRIL 19, 1991, OFFICIAL RECORDS OF SAID COUNTY;

THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°55'11", AN ARC LENGTH OF 56.61 FEET;

THENCE SOUTH 74°33'32" WEST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 136.09 FEET TO THE NORTHEASTERLY LINE OF CHARLES STREET (30.00 FEET WIDE), CONVEYED BY DEED RECORDED OCTOBER 3, 1929, IN BOOK 827 OF DEEDS, PAGE 564, RECORDS OF RIVERSIDE COUNTY, SAID STREET VACATED PER RESOLUTION NO. 17318, RECORDED MAY 5, 1993, AS DOCUMENT NO. 167305, OFFICIAL RECORDS OF SAID COUNTY;

THENCE SOUTH 60°14'00" EAST, ALONG SAID NORTHEASTERLY LINE AND ALONG THE SOUTHWESTERLY LINE OF SAID SEGMENT "E", A DISTANCE OF 64.82 FEET TO THE NORTHWESTERLY RIGHT OF WAY OF SAID STATE ROUTE 215 AS SHOWN ON SAID RIGHT-OF-WAY MAP NO. 982000-38;

THENCE NORTH 74°33'32" EAST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY AND ALONG THE SOUTHEASTERLY LINE OF SAID SEGMENT "E", A DISTANCE OF 90.42 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 373.00 FEET;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY AND SAID SOUTHEASTERLY LINE, THROUGH A CENTRAL ANGLE OF 12°14'00", AN ARC LENGTH OF 79.64 FEET;

THENCE NORTH 31°18'47" EAST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY, A DISTANCE OF 123.38 FEET TO THE **POINT OF BEGINNING**.

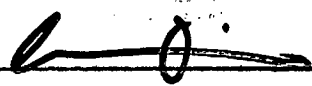
CONTAINING 10,763 SQUARE FEET, MORE OR LESS.

PREPARED BY ME OR UNDER MY DIRECTION

  
RICHARD DAIL REAVES, PLS 9386



DESCRIPTION APPROVAL:

BY:  5/4/22  
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR

SHEET 1 OF 1



1" = 40'

PAR. 1 DESC. IN DEED REC. 04/19/91,  
INST. NO. 128830, OFFICIAL RECORDS OF  
RIVERSIDE COUNTY, CALIFORNIA.

PORTION OF SEGMENT "E" OF RELINQUISHMENT RECORDED  
03-28-1961 IN BOOK 3, PAGES 1-10, INCLUSIVE OF  
STATE HIGHWAY MAPS, RECORDS OF RIVERSIDE COUNTY,  
CALIFORNIA, AND RELINQUISHMENT OF STATE HIGHWAY  
RECORDED 01-02-1962 AS INSTRUMENT NO. 329,  
OFFICIAL RECORDS OF RIVERSIDE COUNTY.

PORTION OF GRANT DEED  
RECORDED 10/17/1986 AS INST.  
NO. 260016, OFFICIAL RECORDS  
OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 17767-1 PER GRANT  
DEED REC. 06/08/2004 AS  
INST. NO. 2004-0436160,  
OFFICIAL RECORDS OF  
RIVERSIDE COUNTY, CALIFORNIA

N20°37'25"E  
13.50'

P.O.B.,  
PARCELS  
"A" & "B"

S'LY COR. OF PAR. 17767-1 PER INST.  
2004-0436160, REC. 06/08/2004 AS  
SHOWN ON CALTRANS RW MAP 982000-38

CHARLES STREET, VACATED  
BY RESOLUTION NO. 17318,  
REC. 05-05-1993 AS  
INST. 167305, O.R.

GRANT DEED, REC. 03-13-2017  
DOCUMENT. NO. 2017-0101440, OFFICIAL  
RECORDS OF RIVERSIDE COUNTY.

S74°33'32"W 136.09'

N74°33'32"E 90.42'

PARCEL "B"  
10,763 SQ.FT.

W. LA CADENA DRIVE  
Δ=12°14'00"  
R=373.00'  
L=79.64'

INTERSTATE 215  
CALTRANS RW  
MAP 982000-38

S24°44'18"E(R)  
560'14'00"E  
6.12'

Δ=9°55'11"  
R=327.00'  
L=56.61'


S23°21'39"E(R)

Δ=21°10'52"  
R=327.00'  
L=120.89'

N31°18'47"E 123.38'

S46°32'31"E(R)

S48°45'26"E(R)  
Δ=24°01'08"  
R=322.00'  
L=134.98'

JOB NO. 9179	05-04-2022	CLIENT: AFG DEVELOPMENT, LLC
APPROVED BY:		SEGMENT E RELINQUISHMENT TO THE CITY OF RIVERSIDE, CA
 RICHARD DAIL REAVES, PLS 9386		

PREPARED BY:

# adkian ENGINEERS

Civil Engineering · Surveying · Planning  
6820 Airport Drive, Riverside, CA 92504  
Tel: (951) 688-0241 · Fax: (951) 688-0599

