

When recorded mail to:

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

461177

Free Recording  
Govt Code 6103

RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

DEC - 9 1994

Recorded in Official Records  
of Riverside County, California  
Recorder  
Fees \$  
ME  
[Signature]

FOR RECORDER'S OFFICE USE ONLY

Project: VC-005-934  
Stadium, Saunders, Terracina & Alley

QUITCLAIM Deed

The CITY OF RIVERSIDE, a municipal corporation of the State of California, does hereby  
remit, release, and forever quitclaim to **RIVERSIDE COMMUNITY COLLEGE DISTRICT**, a  
**Public Agency of the State of California**, that certain real property located in the City of  
Riverside, County of Riverside, State of California, described as follows:

**Parcel 1**

That portion of Lot 154 of the Lands of the Southern California Colony Association, as  
shown by map on file in Book 7 of Maps, at page 3 thereof, records of San Bernardino  
County, California, described as follows:

**COMMENCING** at the most easterly corner of Lot 1 of Syford's Business Block Addition, as  
shown by map on file in Book 14 of Maps, at page 55 thereof, records of Riverside County,  
California;

**THENCE** South 28°54'00" West, along the southeasterly boundary of said Syford's Business  
Block Addition, a distance of 634.23 feet to the **TRUE POINT OF BEGINNING**; said point also  
being the most southerly corner of Parcel 3 of those certain parcels of land described by  
document recorded February 29, 1984, as Instrument No.42163 of Official Records of

Riverside County, California;

**THENCE** continuing South 28°54'00" West, 335.86 feet to a point in a non-tangent curve concave easterly and having a radius of 36.00 feet; the radial line to said point bears South 25°40'48" West;

**THENCE** westerly, northerly and easterly, along said curve, through a central angle of 132°45'58", an arc length of 83.42 feet;

**THENCE** North 68°25'12" East, 24.57 feet to the beginning of a tangent curve concave northwesterly and having a radius of 113.00 feet;

**THENCE** northeasterly, along said curve, through a central angle of 06°06'03", an arc length of 12.03 feet;

**THENCE** North 28°54'00" East, 248.47 feet to the southwesterly line of said Parcel 3;

**THENCE** South 60°17'20" East, along said southwesterly line, 7.00 feet to said **TRUE POINT OF BEGINNING**.

**RESERVING THEREFROM** permanent easements and rights of way for gas line facilities and electrical energy distribution facilities.

**ALSO RESERVING THEREFROM** a permanent easement and right-of-way to construct, place, operate, inspect, maintain, repair, replace and remove such aerial and underground telephone, telegraph and communication structures as the company may from time to time require, consisting of poles, anchors, wires, cables, conduits, manholes, markers and necessary fixtures and appurtenances.

#### Parcel 2

Lot 1 of Block 6 of the map of Prospect Place, as shown by map on file in Book 5 of Maps, at page 88 thereof, records of San Bernardino County, California.

**RESERVING THEREFROM** permanent easements and rights of way for gas line facilities and electrical energy distribution facilities.

**ALSO RESERVING THEREFROM** a permanent easement and right-of-way to construct, place, operate, inspect, maintain, repair, replace and remove such aerial and underground telephone, telegraph and communication structures as the company may from time to time require, consisting of poles, anchors, wires, cables, conduits, manholes, markers and necessary fixtures and appurtenances.

**Parcel 3**

The southeasterly 4.00 feet of Lots 1, 2 and 3 of the Poly Tract, as shown by map on file in Book 8, page 56 of Maps, records of Riverside County, California.

**RESERVING THEREFROM** permanent easements and rights of way for electrical energy distribution facilities, sanitary sewer facilities and gas line facilities.

**ALSO RESERVING THEREFROM** a permanent easement and right-of-way to construct, place, operate, inspect, maintain, repair, replace and remove such aerial and underground telephone, telegraph and communication structures as the company may from time to time require, consisting of poles, anchors, wires, cables, conduits, manholes, markers and necessary fixtures and appurtenances.

**Parcel 4**

That portion of Lots 4, 5 13 and that portion of an alley (vacated) adjoining said Lots 4 and 13, as shown by map of the Poly Tract, on file in Book 8, page 56 of Maps, records of Riverside County, California, described as follows:

**COMMENCING** at the intersection of the centerline of Magnolia Avenue with the centerline of Terracina Drive as shown on said map; said centerline of Terracina Drive (formerly North Street) also being the northeast line of Lot 175 of the S.C.C. Association Lands, recorded in Book 7, page 3 of maps, records of San Bernardino County, California;

**THENCE** South 60°57'00" East, along said centerline of Terracina Drive, 248.03 feet;

**THENCE** South 29°03'00" West, 24.00 feet to the northeast line of said Lot 5;

**THENCE** North 60°57'00" West, along said northeast line of Lot 5, a distance of 0.63 feet to the **TRUE POINT OF BEGINNING**; said point also being the beginning of a non-tangent curve concave to the north and having a radius of 51.00 feet; the initial radial line of said curve bears South 51°55'27" East;

**THENCE** southwest, west and northwest, along said curve, an arc length of 99.90 feet through a central angle of 112°13'55" to the beginning of a non-tangent curve concave to the southeast and having a radius of 15.00 feet; the initial radial line of said curve bears North 48°35'01" West;

**THENCE** southwest, along last mentioned curve, an arc length of 3.24 feet through a central angle of 12°21'59" to a line which is parallel with and distant 4.00 feet southeast, as measured at right angle, to the northwest line of Lot 4;

**THENCE** South 29°03'00" West, along said parallel line, 71.19 feet to the beginning of a

tangent curve concave to the east and having a radius of 25.00 feet;

THENCE southwest, south and southeast, along last said curve, an arc length of 39.27 feet through a central angle of 90°00'00";

THENCE South 29°03'00" West, 12.00 feet to the beginning of a non-tangent curve concave to the south and having a radius of 25.00 feet; the initial radial line of said curve bears North 29°03'00" East;

THENCE northwest, west and southwest, along said curve, an arc length of 39.27 feet through a central angle of 90°00'00" to a line which is parallel with and distant 4.00 feet southeast, as measured at right angle to the southwest prolongation of said northwest line of Lot 4;

THENCE South 29°03'00" West, along said parallel line, 5.36 feet to the southwest line of said Lot 13;

THENCE North 60°57'00" West, along said southwest line of Lot 13, a distance of 4.00 feet to the most west corner of said Lot 13;

THENCE North 29°03'00" East, along the northwest line of Lot 13, along the northeast prolongation of said northwest line of Lot 13 and along said northwest line of Lot 4, a distance of 177.36 feet to the most north corner of said Lot 4;

THENCE South 60°57'00" East, 81.18 feet to said TRUE POINT OF BEGINNING.

RESERVING THEREFROM permanent easements and rights of way for sanitary sewer facilities, gas line facilities and electrical energy distribution facilities;

ALSO RESERVING THEREFROM a permanent easement and right-of-way to construct, place, operate, inspect, maintain, repair, replace and remove such aerial and underground telephone, telegraph and communication structures as the company may from time to time require, consisting of poles, anchors, wires, cables, conduits, manholes, markers and necessary fixtures and appurtenances.

Dated October 21, 1994

CITY OF RIVERSIDE,  
a municipal corporation

By John E. Holmes  
City Manager

Attest Karen E. Lundquist  
City Clerk

DESCRIPTION APPROVAL 10/21/94  
M. S. [Signature] by WF  
SURVEYOR, CITY OF RIVERSIDE

APPROVED AS TO FORM  
[Signature]  
ASST. CITY ATTORNEY

GENERAL ACKNOWLEDGEMENT

State of California }  
County of Riverside } ss

On October 21, 1994, before me Margaret I. Archambault  
(date) (name)

a Notary Public in and for said State, personally appeared

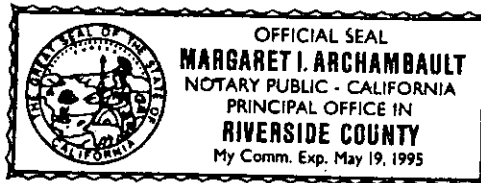
John E. Holmes & Karen E. Lindquist

Name(s) of Signer(s)

personally known to me - OR -  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~~ they executed the same in ~~his/her/their~~ their authorized capacity(ies), and that by ~~his/her/their~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Margaret I. Archambault  
Signature



vc005934.qcd

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact
- ( ) Corporate Officer(s)

Title \_\_\_\_\_

Title \_\_\_\_\_

- ( ) Guardian/Conservator
- (XX) Individual(s)
- ( ) Trustee(s)
- ( ) Other

- ( ) Partner(s)
- ( ) General
- ( ) Limited

The party(ies) executing this document is/are representing:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

S. C. C. A.

LANDS  
M.B. 7/3 58 Co.

PARCEL 3 OF  
C.O.C. REC. ON  
2/29/84 AS  
INST. NO. 42163  
O.R. RIV. CO. CA.

R=36'  
Δ=132°45'58"  
L=83.42'

154  
R=113'  
Δ=06°06'03"  
L=12.03'

#035864  
1/31/92

(Vacated)

STADIUM

AVENUE

40'

325.86'

635.23'

2

3

4

5

6

7

8

9

10

11

12

EMMA

(Vacated)

STREET

PAR. 2

#73864 5/24/76

AVENUE

PROSPECT

15<sup>TH</sup> STREET

60'

80'

80'

80'

90' PROSPECT

AVENUE 90'

90' SAUNDERS ST.

BLK. 5

1 2

9

8

7

6

5

4

3

2

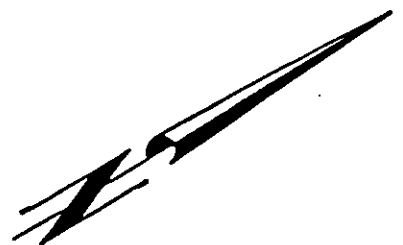
1

BLK. 3

ORANGE ST.

M.B. 5/28/58 Co.

PROSPECT



REV. 8/2/94

J. F. DAVIDSON ASSOCIATES, INC.

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCELS DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 2

91-12656(P)

SCALE: 1" = 100'

DRAWN BY M.C. DATE 11/16/93

SUBJECT STREET VACATION - R.C.C.

