

268954

Recording Requested By:

When recorded mail to:

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

RECEIVED FOR RECORD
—Min. Past 10 o'clock—AM

NOV 27 1985

Recorded in Official Records
of Riverside County, California

William E. Stoney
RECORDER
Fees \$ *50*

FOR RECORDER'S OFFICE USE ONLY

Project: VAC-18-845
Ocotillo Drive

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 FRANK M. SCHIAVONE CONSTRUCTION, INC., a California corporation, the real property in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lot "A" of Osborne Heights as shown by map on file in Book 12 of Maps, Page 39 thru 41, inclusive thereof, Records of Riverside County, California, described as follows:

COMMENCING at the most southerly corner of Lot 14 of Tract 9006-1, as shown by map on file in Book 140 of Maps, Pages 43 thru 45, inclusive thereof, Records of Riverside County, California;

THENCE North 60° 41' 12" West, along the southwesterly line of said lot, a distance of 169.92 feet to the most northerly corner of Parcel 1 of those certain parcels of land conveyed to the City of Riverside, a municipal corporation by Deed recorded June 2, 1965, as Instrument No. 64082 of Official Records of said Riverside County;

THENCE South 00° 33' 12" East, along the westerly line of said Parcel 1, a distance of 13.22 feet (formerly recorded as 14.10 feet) to a point in the northerly line of Parcel 2 of said parcels conveyed to the City of Riverside by Instrument No. 64082; said point being in a non-tangent curve concave northeasterly and having a radius of 267.00 feet, the radial line to said point bears South 28° 39' 23" West;

1023

Please record for the benefit of the City of Riverside
[Signature]
Property Services Manager

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THENCE northwesterly, along said curve, an arc length of 101.40 feet thru a central angle of 21° 45' 32";

THENCE North 39° 35' 05" West, 86.10 feet to the beginning of a tangent curve concave southwesterly and having a radius of 283.00 feet;

THENCE northwesterly, along said curve, an arc length of 18.49 feet thru a central angle of 03° 44' 34" to a cusp of a curve concave westerly and having a radius of 45.00 feet; the radial line to said cusp bears North 86° 19' 40" East;

THENCE southerly, along said curve, an arc length of 58.79 feet, thru a central angle of 74° 50' 49" East to a point in the southerly line of said Lot "A"; said point being the TRUE POINT OF BEGINNING;

THENCE South 39° 35' 05" East, along said southerly line, 88.89 feet to the beginning of a tangent curve concave northeasterly and having a radius of 320.00 feet;

THENCE southeasterly, along said curve, an arc length of 86.21 feet thru a central angle of 15° 26' 09";

THENCE North 34° 58' 46" East, 20.00 feet to a point in the center line of said Lot "A"; said point being in a non-tangent curve concave northeasterly and having a radius of 300.00 feet; the radial line to said point bears South 34° 58' 46" West;

THENCE northwesterly, along said curve, an arc length of 80.82 feet thru a central angle of 15° 26' 09";

THENCE North 39° 35' 05" West, 86.15 feet to a point in a non-tangent curve concave westerly and having a radius of 45.00 feet; the radial line to said point bears South 44° 44' 54" East;

THENCE southwesterly, along said curve, an arc length of 20.36 feet thru a central angle of 25° 55' 23" to said true POINT OF BEGINNING.

Reserving therefrom a permanent easement and right-of-way for drainage facilities.

AREA - 3,405.2 square feet

DESCRIPTION APPROVAL
Henry P. Hutchinson, 9/13/85, by J. U.
Surveyor

Dated Nov. 19 1985

CITY OF RIVERSIDE,
a municipal corporation

By [Signature]
Mayor

Attest [Signature]
City Clerk

APPROVED AS TO FORM

[Signature]
CITY ATTORNEY

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STATE OF CALIFORNIA) ss.
COUNTY OF RIVERSIDE)

On this 19th day of November, in the year 1985, before me,
Margaret I. Allen, a Notary Public
in and for said County and State, personally appeared Ab Brown and
Alice A. Hare personally known to me
to be the persons who executed this instrument as Mayor and 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. Allen
Notary Public in and for said State

0046X/m - 6773M/b



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OSBORNE HTS.

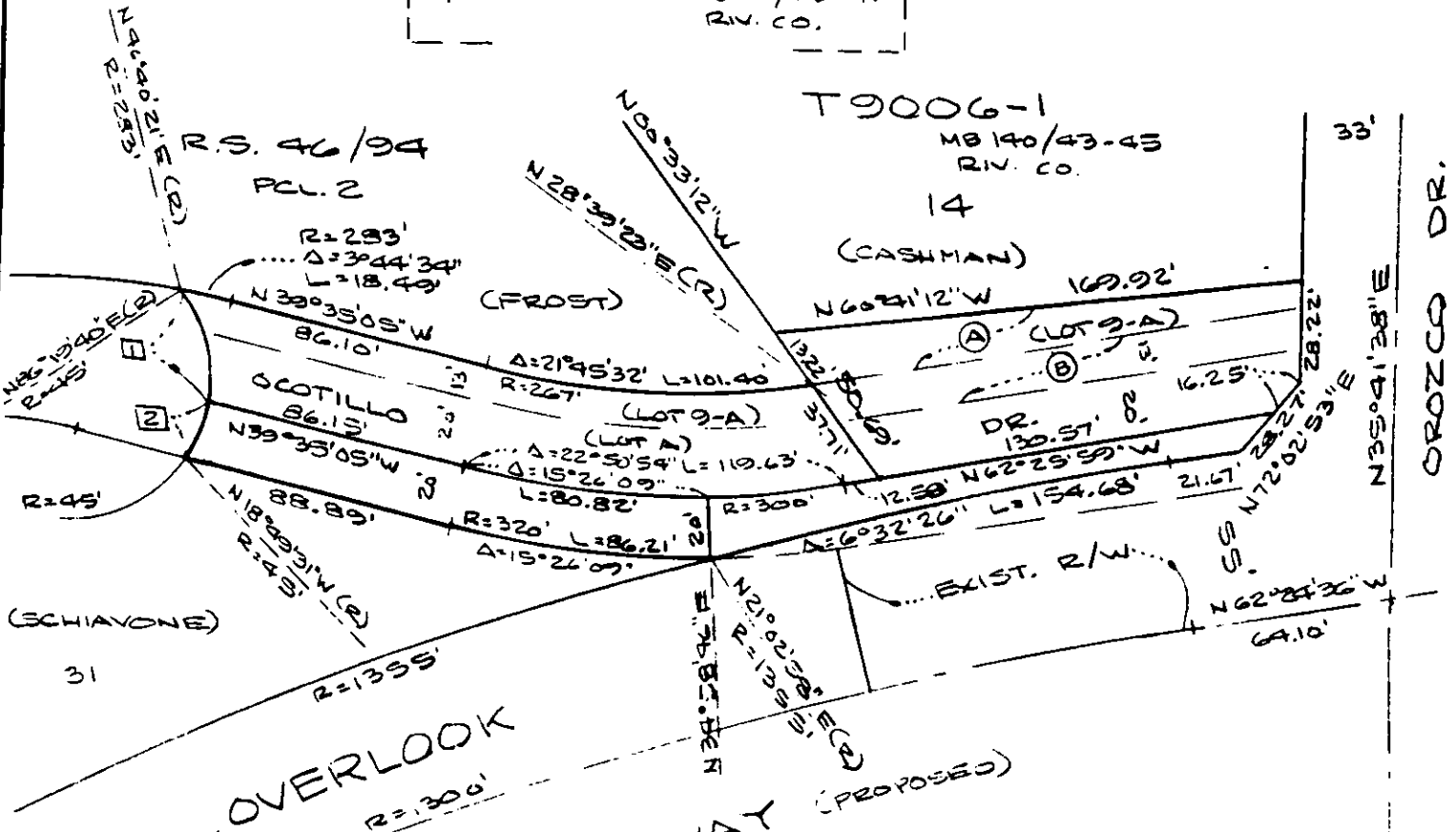
MB. 12/39-41
RIV. CO.

T 9006-1

MB 140/43-45
RIV. CO.

14

(CASHMAN)



OROZCO DR.

OVERLOOK
PARKWAY (PROPOSED)

TENT. TR. 19851

CURVE DATA

- R=45'
Δ=48° 53' 26"
L=39.42'
- ② R=43'
Δ=25° 33' 23"
L=20.36'
- TOTAL CURVE
R=43'
Δ=74° 20' 49"
L=59.78'

- Ⓐ PCL. 1 INST NO.
64082 6/2/63
- Ⓑ PCL. 2 INST NO.
64082 6/2/63

• 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 1

SCALE: 1" = 60'

DRAWN BY W DATE 9/11/85

SUBJECT VAC-18-845