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388759

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SEP 14 1998

When recorded mail to:

Recorded in Official Records of Riverside County, California
Recorder 0
Fees \$ _____

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

FOR RECORDER'S OFFICE USE ONLY

DX- 1168

Project: **VC-002-967**
Alcazar Avenue
A.P.N. 145-131-003

QUITCLAIM

The CITY OF RIVERSIDE, a municipal corporation of the State of California, does hereby remise, release, and forever quitclaim to **BRENT A. DEINES and LORRAINE L. DEINES, husband and wife, as joint tenants**, that certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Alcazar Avenue, formerly Paloma Avenue as shown on a map of La Granada on file in Map Book 12, pages 42 through 51 records of Riverside County California, **BOUNDED AS FOLLOWS:**

ON THE WEST by a line parallel with and 44.00 feet south and southeasterly as measured at right angles from the following described line:

BEGINNING at the intersection of the centerline of Tyler Street with the northeasterly

prolongation of the centerline of California Avenue all as shown by map on Tract No. 8006, on file in Book 94, Pages 59 through 63 of Maps, records of said Riverside County;

THENCE North $57^{\circ}55'23''$ East, along said northeasterly prolongation of the centerline of California Avenue, a distance of 281.62 feet to the beginning of a tangent curve concave southeasterly and having a radius of 680.00 feet;

THENCE northeasterly to the right along said curve through a central angle of $37^{\circ}21'40''$ an arc length of 443.41 feet to a line parallel with and distant 19.00 feet southerly, as measured at right angles, from the centerline of Tomlinson Avenue as shown by map of La Granada, on file in Book 12, Pages 42 through 51 of Maps, records said Riverside County;

THENCE South $84^{\circ}42'57''$ East, along said parallel line, a distance of 440.99 feet to the beginning of a tangent curve concave northerly and having a radius of 680.00 feet;

THENCE easterly to the left along said last mentioned curve through a central angle of $45^{\circ}04'24''$ an arc length of 534.94 feet;

THENCE North $50^{\circ}12'39''$ East, a distance of 698.12 feet to the beginning of a tangent curve concave northwesterly and having a radius of 680.00 feet;

THENCE northeasterly to the left along said last mentioned curve through a central angle of $16^{\circ}21'13''$ an arc length of 194.09 feet;

THENCE North $33^{\circ}51'26''$ East, a distance of 304.75 feet to the beginning of a tangent curve concave southeasterly and having a radius of 680.00 feet; said curve also being the southwesterly prolongation of the centerline California Avenue as shown by map of Tract No. 8492, on file in Book 92, Pages 49 through 51 of Maps, records of said Riverside County;

THENCE northeasterly to the right along said last mentioned curve and along said southwesterly prolongation of the centerline of California Avenue through a central angle of $11^{\circ}40'51''$ an arc length of 138.63 feet to the intersection of said centerline of California Avenue with the centerline of Bolton Avenue as shown by said last mentioned map and the END of this line description;

ON THE NORTH by a line drawn perpendicular to the centerline of Alcazar Avenue and passing through the northwest corner of that certain parcel of land conveyed to Brent A. Deines, et al, by deed recorded April 3, 1987, as Instrument No. 92062 of Official Records of said Riverside County; said perpendicular line shall begin at said northwest corner and extend northwesterly to hereinbefore said line "**BOUNDED ON THE WEST**";

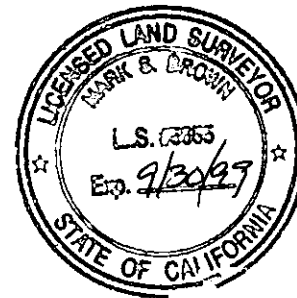
ON THE EAST by the westerly line of said parcel conveyed to said Brent A. Deines, et al;

ON THE SOUTH by a line drawn perpendicular to the centerline of Alcazar Avenue and passing through the southwest corner of said parcel of land conveyed to Brent A. Deines, et al; said perpendicular line shall begin at said southwest corner and extend northwesterly to hereinbefore said line "**BOUNDED ON THE WEST**";

RESERVING THEREFROM permanent easements and rights of way for electrical, gasline, telephone, telegraph and communication, cable television and any in place public utility facilities.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Mark S. Brown 8/28/98 Prep. MSB
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/99



Dated August 31, 1998

CITY OF RIVERSIDE,
a municipal corporation

By John E. Holmes
City Manager

Attest Colleen Nicol
City Clerk

GENERAL ACKNOWLEDGEMENT

State of California }
County of RIVERSIDE } ss

On AUGUST 31, 1988, before me JANIS LOWRY
(date) (name)

a Notary Public in and for said State, personally appeared

JOHN E. HOLMES and COLLEEN J. NICOL
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 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.



WITNESS my hand and official seal.

Janis Lowry

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

() Guardian/Conservator

() Individual(s)

() Trustee(s)

() Other

() Partner(s)

() General

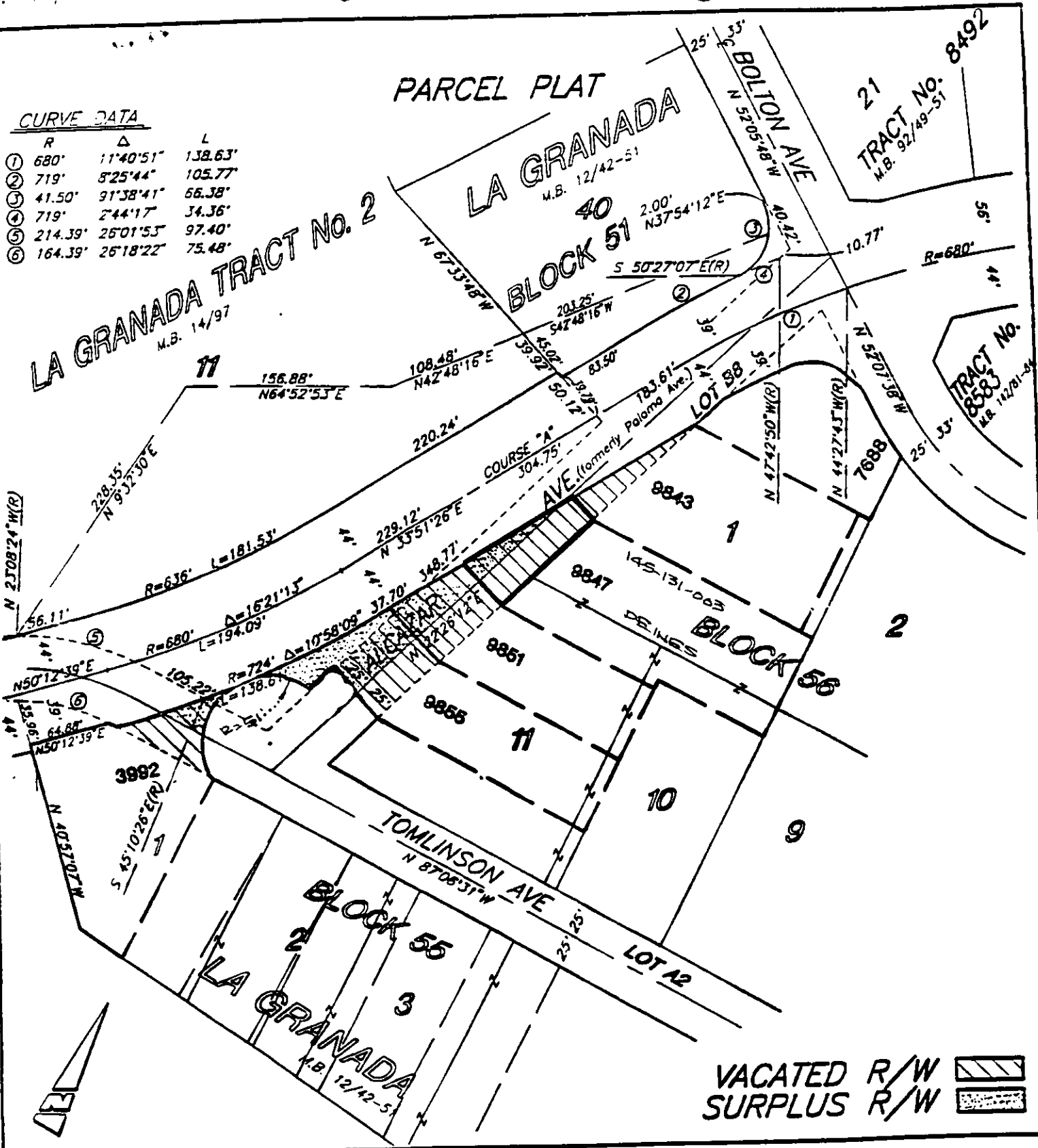
() Limited

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

PARCEL PLAT

CURVE DATA

①	R	Δ	L
①	680'	11°40'51"	138.63'
②	719'	8°25'44"	105.77'
③	41.50'	91°38'41"	66.38'
④	719'	2°44'17"	34.36'
⑤	214.39'	25°01'53"	97.40'
⑥	164.39'	25°18'22"	75.48'



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.

SCALE: 1"=N.T.S.

DRAWN BY: Kqs

DATE: 1/7/97

SUBJECT: CALIFORNIA AVENUE EXTENSION - VACATIONS