

When recorded mail to:

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

389095

RECEIVED FOR RECORD
AT 8:00AM

SEP 14 1998

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$

**EXEMPT PURSUANT TO
GOV'T. CODE Sec. 6103**

FOR RECORDER'S OFFICE USE ONLY

DX- 1176

Project: **VC-002-967**
California Avenue
A.P.N. 145-192-021

QUITCLAIM

The CITY OF RIVERSIDE, a municipal corporation of the State of California, does hereby remise, release, and forever quitclaim to **JOHN M. COFFEY, Trustee of the Coffey Family 1991 Trust** as to an undivided 42% interest and **JOHN M. COFFEY and MARGARET J. COFFEY, husband and wife** as joint tenants as to an undivided 58% interest, as tenants in common, that certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

PARCEL 1

That portion of California Avenue as shown by a map of the Village of Arlington on file in Map Book 1 page 62, records of San Bernardino County, California, **BOUNDED AS FOLLOWS:**

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

Beginning at the centerline intersection of California Avenue and Van Buren Boulevard as shown by a Record of Survey on file in Record of Survey Book 89, Page 13, records of Riverside County, California;

Thence South $57^{\circ}39'53''$ West (recorded as North $56^{\circ}56'28''$ East,) along said centerline of California Avenue, a distance of 370.15 feet to the beginning of a tangent curve concave northerly and having a radius of 680.00 feet;

Thence westerly, to the right, along said curve through a central angle of $33^{\circ}37'39''$ an arc length of 399.10 feet to the end of said curve and the end of this line description.

ON THE EAST by the following described line:

Beginning at the most northerly corner of that certain parcel of land conveyed to John M. Coffey, et al, by deed recorded November 22, 1993, as Instrument No. 465094 of Official Records of Riverside County, California;

Thence North $33^{\circ}39'21''$ West, along the northwesterly prolongation of the northeasterly line of said parcel conveyed to said John M. Coffey, et al, to the intersection with said 44.00 foot parallel line bounding this parcel on the north and the end of this line description.

ON THE WEST by the following described line:

Commencing at the centerline intersection of Sequoia Street and California Avenue as shown by a map of Keller Park No. 4 on file in Map Book 25 Page 41, records of Riverside County California:

Thence South $33^{\circ}39'21''$ East along said centerline of Sequoia Street, a distance 44.50 feet;

Thence North $56^{\circ}20'39''$ East a distance of 18.00 feet to the radius point of a curve concave southwesterly and having a radius of 51.00 feet;

Thence N $51^{\circ}18'13''$ East a distance of 51.00 feet to the intersection of said curve with said southerly line of California Avenue as shown on said map of the Village of Arlington and the **BEGINNING** of this line description;

Thence northerly, to the left, along said curve through a central angle of $25^{\circ}20'00''$ an arc length of 22.55 feet to a point on a line parallel with and 62.00 feet northeasterly as measured at right angles with the centerline of said Sequoia Street;

Thence North $33^{\circ}39'21''$ West along said parallel line and its northwesterly prolongation, a distance of 40.77 feet, more or less, to the above described 44.00 foot parallel line bounding this parcel on the north and the **END** of this line description.

PARCEL 2

That portion of Lot 42 in Block 11 of the Village of Arlington as shown by map on file in Book 1, page 62 of Maps, records of San Bernardino County, California, described as follows:

Commencing at the centerline intersection of Sequoia Street and California Avenue as shown by a map of Keller Park No. 4 on file in Map Book 25 Page 41, records of Riverside County California:

Thence South $33^{\circ}39'21''$ East along said centerline of Sequoia Street, a distance 164.00 feet;

Thence North $56^{\circ}20'39''$ East, 33.00 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing North $56^{\circ}20'39''$ East, 29.00 feet to a line parallel with and distant 62.00 feet northeasterly, as measured at right angle from said centerline of Sequoia Street;

Thence North $33^{\circ}39'21''$ West, along said parallel line, 93.71 feet;


Thence South $03^{\circ}39'21''$ East, 31.20 feet to the beginning of a tangent curve concave northeasterly and having a radius of 100.00 feet;

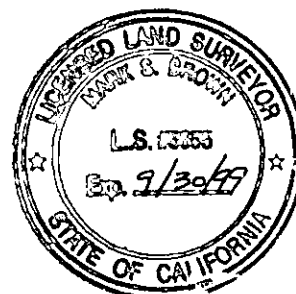
Thence southeasterly, along said curve, through a central angle of $30^{\circ}00'00''$, an arc length of 52.36 feet to a line parallel with and distant 33.00 feet from said centerline of Sequoia Street;

Thence South $33^{\circ}39'21''$ East, along said parallel line, 16.69 feet to said **TRUE POINT OF BEGINNING**.

RESERVING THEREFROM permanent easements for electrical energy facilities, sanitary sewers, storm drains, gas line facilities 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.

 2/18/98 Prep. WF
 Mark S. Brown, L.S. 5655 Date
 License Expires 9/30/99



Dated March 20 1998

CITY OF RIVERSIDE,
a municipal corporation

By John E. Holmes
City Manager

Attest Eva A. Correa Amata
City Clerk

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On March 20, 1998 before me Janis Lowry
(date) (name)

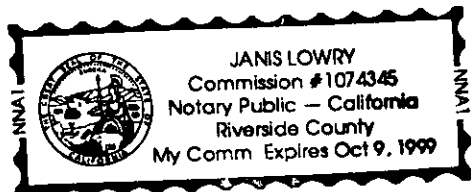
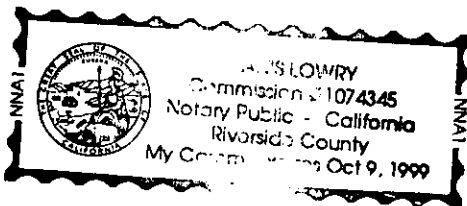
a Notary Public in and for said State, personally appeared

John E. Holmes and Eva A. Correa
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



coffey.cal

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

() Guardian/Conservator

() Individual(s)

() Trustees)

() Other

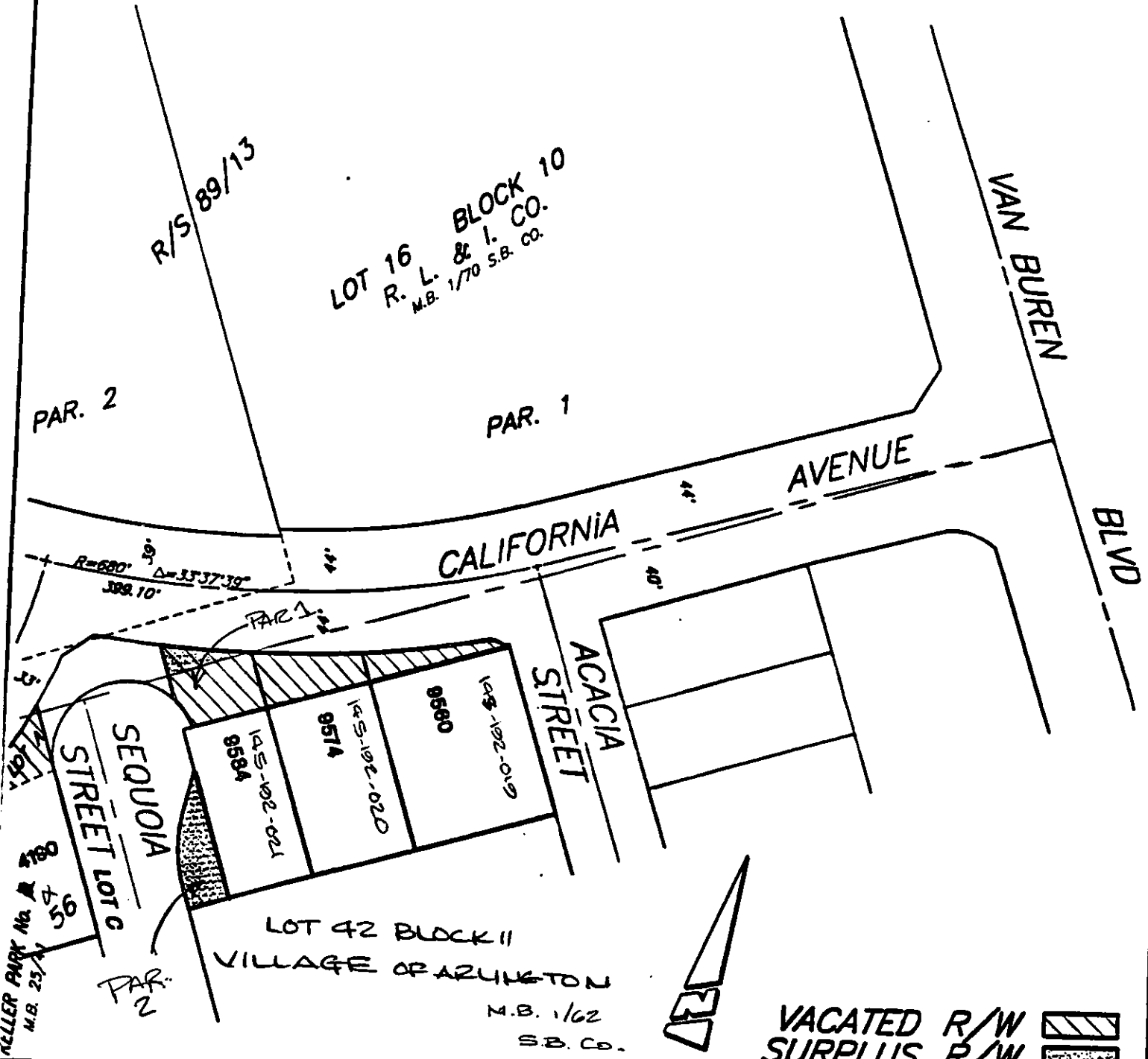
() Partner(s)

() General

() Limited

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

PARCEL PLAT



• 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"=100'	DRAWN BY: Ksp	DATE: 1/7/97	SUBJECT: CALIFORNIA AVENUE EXTENSION - VACATIONS
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