

364785

When recorded mail to:

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

RECEIVED FOR RECORD
AT 8:00AM

AUG 28 1998

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$ 0

**EXEMPT PURSUANT TO
GOVT. CODE Sec. 6102**

FOR RECORDER'S OFFICE USE ONLY

DX- 1177

Project: **VC-002-967**
Tomlinson Avenue
A.P.N. 145-111-004

QUITCLAIM

The CITY OF RIVERSIDE, a municipal corporation of the State of California, does hereby
remit, release, and forever quitclaim to **RALPH JEFFERY MOORHOUSE and FRANCES L.**
MOORHOUSE, 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 Tomlinson Avenue (vacated), being easterly of Mariposa Avenue
and westerly of Alcazar Avenue, formerly Paloma Avenue, all as shown by a
map of La Granada on file in Map Book 12, pages 42 through 51, records of
Riverside County California and lying northerly of a line parallel with and 44.00
feet northerly 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;

EXCEPTING therefrom that portion of said Tomlinson Avenue (vacated) lying southwesterly of the southeasterly prolongation of the southwesterly line, and lying northeasterly of the southeasterly prolongation of the northeasterly line of that certain parcel of land conveyed to RALPH JEFFREY MOORHOUSE, et ux, by deed recorded March 10, 1971, as Instrument No. 23589 of Official Records of Riverside County, California, and being described as follows:

That portion of Lot 11 of La Granada Tract No. 2 as shown by map on file in Book 14, page 97 of Maps, records of Riverside County, California, described as follows:

COMMENCING at the most easterly corner of Lot 24 in Block 51 of La Granada, as shown by map on file in Book 12, pages 42 through 51 of Maps, records of Riverside County, California;

THENCE North $46^{\circ}40'$ East, along the northwesterly line of Lot A2 (Tomlinson Avenue) as shown on said map, 30.00 feet to the **TRUE POINT OF BEGINNING**;

THENCE North $43^{\circ}20'$ West, parallel with the northeasterly line of said Lot 24, a distance of 150.00 feet;

THENCE North $46^{\circ}40'$ East, 283.40 feet;

THENCE South $32^{\circ}29'$ East, 136.27 feet to a point in the northwesterly line of said Lot A2;

THENCE South $37^{\circ}31'$ West, along the northwesterly line of said Lot A2, 97.25 feet to an angle point in said northwesterly line of said Lot A2;

THENCE South $46^{\circ}40'$ West, along said northwesterly line, 209.05 feet to said **TRUE POINT OF BEGINNING**.

EXCEPTING from the immediate above portion thereof that portion described as follows:

COMMENCING at the most easterly corner of Lot 24 in Block 51 of La Granada as shown by map on file in Book 12, pages 42 through 51 inclusive of Maps, records of said Riverside County, California;

THENCE North $46^{\circ}40'$ East along the northwesterly line of Lot A2 (Tomlinson Avenue) as shown in said map, 30.00 feet to the **TRUE POINT OF BEGINNING**;

THENCE North $43^{\circ}20'$ West and parallel with the northeasterly line of said Lot 24 a distance of 150.00 feet;

THENCE North $46^{\circ}40'$ East, 120.00 feet;

THENCE South $43^{\circ}20'$ East, 150 feet, more or less, to a point in the

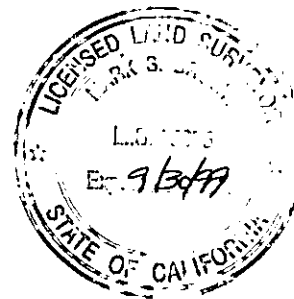
northwesterly line of said Lot A2;

THENCE South 46°40' West, along said northwesterly line of said Lot A2, a distance of 120 feet, more or less, to said **TRUE POINT OF BEGINNING**.

RESERVING therefrom easements for *gas line facilities and any in place public utility facilities that are in use.*

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

Mark S. Brown 12/19/97 Prep. WF
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/99



Dated March 20 19 98

CITY OF RIVERSIDE,
a municipal corporation

By John E. Holmes
City Manager

Attest W. A. Correa
City Clerk

GENERAL ACKNOWLEDGEMENT

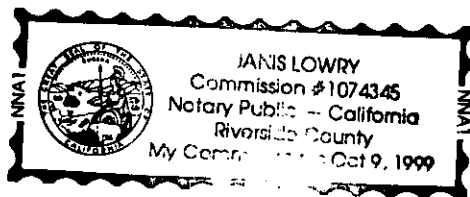
State of California }
County of Riverside } ss

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)

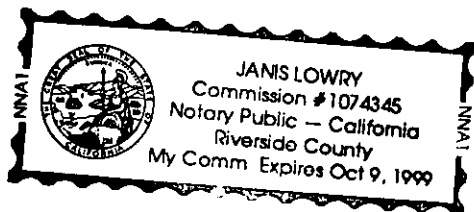
personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on 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

moorhose.com



OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

() Guardian/Conservator

() Individual(s)

() Trustee(s)

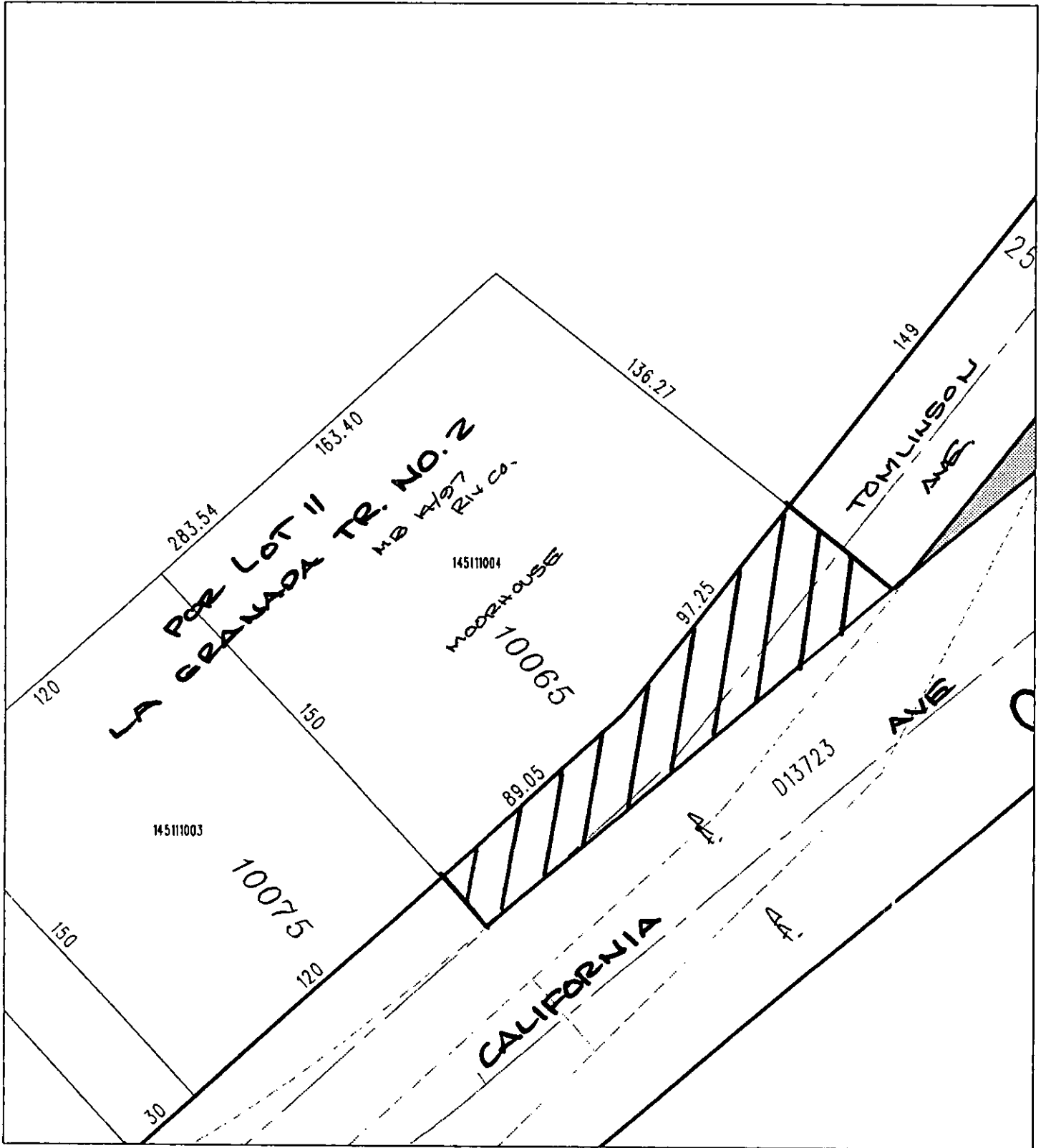
() Other

() Partner(s)

() General

() Limited

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



◆ 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" = 50'

Drawn by: fwally

Date: 12/17/97

Subject: moorhouse

DX1177