

When recorded mail to:

Surveyor's Office
Public Works Department
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

FREE RECORDING
GOVT CODE §6103

DOC # 2000-351272

09/07/2000 08:00A Fee:NC

Page 1 of 6

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.	
	1		U							
								✓	AS	
A	R	L				COPY	LONG	REFUND	NCHG	EXAM

Ø

Project: California Avenue Extension
Parcel 37 - Surplus Property
A.P.N. 145-152-006

DX - 1218

**C
AS**

TRA: 009
DTT: \$0

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF RIVERSIDE, a municipal corporation of the State of California, does hereby remise, release, and forever quitclaim to **MARIE I. BUREN, an unmarried woman**, the real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Dated September 5, 20 00

CITY OF RIVERSIDE,
a municipal corporation

By John E. Holmes
City Manager

Attest Con Nicol
City Clerk

APPROVED AS TO FORM
Kathleen M. Boyer
ASST. CITY ATTORNEY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIA

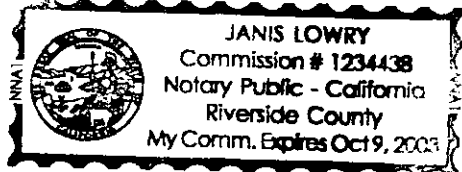
County of RIVERSIDE

On SEPTEMBER 5, 2000 before me, JANIS LOWRY, NOTARY PUBLIC
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared JOHN E. HOLMES and COLLEEN J. NICA
Name(s) of Signer(s)

- personally known to me
- 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
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

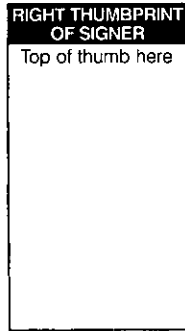
- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing:

Signer's Name: _____

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing:



DX1218

EXHIBIT "A"

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of the Northeast Quarter of Section 12, Township 3 South, Range 6 West, of the Rancho La Sierra, as shown by map on file in Book 6, Page 70 of Maps, records of Riverside County, California, and that portion of Lot 16 in Block 10 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 70 of Maps, records of San Bernardino County, California, described as follows:

That portion of Parcel 2 of Record of Survey on file in Book 89, Page 13 of Record of Surveys, records of said Riverside County, lying southerly of a line parallel with and distant 44.00 feet southerly, as measured at right angles, from the following described line:

BEGINNING at the intersection of the centerline of Bolton Avenue with the centerline of California Avenue, as shown by map of Tract No. 8583, on file in Book 142, Pages 81 through 84 of Maps, records of said Riverside County; said intersection being the beginning of a non-tangent curve concaving southeasterly having a radius of 680.00 feet and from which the radius bears South 44°27'43" East;

THENCE northeasterly to the right along said curve and along said centerline of California Avenue through a central angle of 40°13'37" an arc length of 477.42 feet;

THENCE North 85°45'53" East, continuing along said centerline of California Avenue, a distance of 192.44 feet to the beginning of a tangent curve concaving easterly and having a radius of 680.00 feet;

THENCE northeasterly to the left along said last mentioned curve and continuing along said centerline of California Avenue through a central angle of 15°20'10" an arc length of 182.01 feet;

THENCE North 70°25'44" East, continuing along said centerline of California Avenue and along the northeasterly prolongation of said centerline as shown on said map of Tract No. 8583, a distance of 788.57 feet to the beginning of a tangent curve concaving southeasterly and having a radius of 680.00 feet;

THENCE northeasterly to the right along said last mentioned curve through a central angle of 20°51'49" an arc length of 247.61 feet;

THENCE South 88°42'27" East, a distance of 108.36 feet to the point of beginning of a tangent curve concaving northerly and having a radius of 680.00 feet; this course is hereinafter referred to as **Course "A"**; said point is also hereinafter referred to as **Point "A"**;

THENCE easterly to the left along said last mentioned curve through a central angle of 33°37'40" an arc length of 399.10 feet to the end of said curve; the end of said curve also being



the intersection of the northerly centerline of California Avenue as shown by said Record of Survey on file in Book 89, Page 13 of Record of Surveys, with the northerly prolongation of the centerline of Acacia Street as shown by Record of Survey on file in Book 24, Page 21 of Record of Surveys, records of said Riverside County;

THENCE North $57^{\circ}39'53''$ East, along said northerly centerline of California Avenue, a distance of 370.15 feet to the centerline of Van Buren Boulevard as shown by said Record of Survey of file in Book 89, Page 13 of Record of Surveys, and the **END** of this line description;

EXCEPTING THEREFROM that portion of said Parcel 2 of Record of Survey filed in Book 89, Page 13 of Record of Surveys, lying easterly of a line parallel with and distant 33.00 feet westerly, as measured at right angles, from the following described line:

BEGINNING at the intersection of the centerline of Bolton Avenue with the centerline of Harrison Street, as shown by map of Tract No. 8583, on file in Book 142, Pages 81 through 84 of Maps, records of Riverside County, California;

THENCE North $0^{\circ}57'09''$ East, along said centerline of Harrison Street, a distance of 283.49 feet to the beginning of a tangent curve concaving easterly and having a radius of 368.26 feet;

THENCE northerly to the right along said curve through a central angle of $29^{\circ}50'42''$ an arc length of 191.82 feet to a point of reverse curvature with a tangent curve concaving westerly and having a radius of 370.00 feet; the radial line to said point bears South $59^{\circ}12'09''$ East;

THENCE northerly to the left along said last mentioned curve through a central angle of $33^{\circ}53'46''$ an arc length of 218.89 feet to the **END** of this line description; this course is hereinafter referred to as Course "B";

ALSO EXCEPTING THEREFROM that portion of said Parcel 2 of Record of Survey filed in Book 89, Page 13 of Record of Surveys, lying easterly and northeasterly of the following described line:

COMMENCING at Point "A" as described hereinabove;

THENCE South $1^{\circ}17'33''$ West, at right angles to said **Course "A"** as described hereinabove, a distance of 44.00 feet to a line which is parallel with and distant 44.00 feet southerly, as measured at right angles, from said **Course "A"**;

THENCE North $88^{\circ}42'24''$ West, along said parallel line, a distance of 4.49 feet to the **POINT OF BEGINNING** of this line description;

THENCE South $38^{\circ}52'51''$ East, a distance of 33.82 feet to said line which is parallel with and distant 33.00 feet westerly, as measured at right angles, from said **Course "B"** as described hereinabove, and the **END** of this line description;



ALSO EXCEPTING THEREFROM that portion of said Parcel 2 of Record of Survey filed in Book 89, Page 13 of Record of Surveys, lying southerly and southwesterly of a line defined by a circular arc having a radius of 47.00 feet and the Radius Point of said arc being described as follows:

COMMENCING at the intersection of the centerline of Bolton Avenue with the centerline of Lionhead Avenue, Lot "C", as shown by map of Tract No. 8583, on file in Book 142, Pages 81 through 84 of Maps, records of Riverside County, California;

THENCE North 0°58'22" East, along said centerline of Lionhead Avenue, a distance of 484.44 feet to a point distant 47.00 feet southerly, as measured radially, from the northeasterly corner of said Lot "C" and the RADIUS POINT of the aforementioned circular arc;

RESERVING THEREFROM a permanent easement and right of way for electric energy distribution facilities within the following described parcel of land;

BEGINNING at the most easterly corner of Parcel 2 of that certain described in Easement document recorded December 16, 1966, as Instrument No. 120385 of Official Records of said Riverside County;


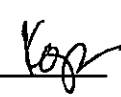
THENCE northwesterly along the northeasterly line of said Parcel 2, a distance of 25.00 feet;

THENCE northeasterly, parallel with the northwesterly line of said Parcel 2, a distance of 5.00 feet;

THENCE southeasterly, parallel with said northeasterly line, a distance of 25.00 feet to the northwesterly line of California Avenue as described in said Easement document;

THENCE southwesterly along said northwesterly line of California Avenue, a distance of 5.00 feet to the POINT OF BEGINNING.

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

 8/2/03 Prep. 
Mark S. Brown, L.S. 5655 Date License Expires 9/30/03



NE 1/4 SECTION 12
T3S R6W
RANCHO LA SIERRA
M.B. 6/70

LOT 16
BLOCK 10

R. L. & I. CO.
M.B. 1/70 S.B. CO.

LA GRANADA
M.B. 12/42-51
BLOCK 46

CALIFORNIA

N70°25'44"E

8-26-1976
#126876 O.R.

R=680' Δ=20°51'49"
L=247.61'

R/S 89/13
PAR. 2

L=160.39' Δ=14°26'58"
R=636'

R/S 89/13
PAR. 2

COURSE "A" POINT "A"
108.35' S88°42'27"E
R=680' Δ=33°37'40"
L=399.10'

AVE.

9/1/77
#171710 O.R.

CALIFORNIA AVENUE

SEQUOIA STREET

TRACT NO. 8583
M.B. 142/81-84

LOT 7

LOT 8

LOT 9

LOT 10

BOLTON

LIONHEAD AVE.

HARRISON ST.
AVE

CURVE DATA

R	Δ	L
① 47'	32°08'06"	26.36'
② 47'	36°09'07"	29.66'
③ 47'	36°42'47"	30.12'
④ 368.26'	29°50'42"	191.82'
⑤ 370'	33°53'46"	218.89'
⑥ 724'	1°33'32"	19.70'
⑦ 337'	5°41'37"	33.49'
⑧ 401.26'	7°16'08"	50.91'

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

65-4

SCALE: 1"=100'

DRAWN BY: Kgs DATE: 7/25/00

SUBJECT: CALIFORNIA AVENUE EXTENSION - BUREN



2000-351272
09/07/2000 08:00A
6 of 6

DX1218