

When recorded mail to:

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

DOC # 2004-0087787

02/06/2004 08:00A Fee:NC

Page 1 of 5

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



2

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Project: 3395 Winstrom Street
A.P.N. 230-241-014 & 015

DX - 1315



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 **FRED E. EDGETT and GENEVIEVE EDGETT, husband and wife as joint tenants**, 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 February 5 2004

CITY OF RIVERSIDE,
a municipal corporation

By *Fenelope Cullinan*
City Manager

Attest *Cory [Signature]*
City Clerk

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

[Signature]
Deputy City Attorney

GENERAL ACKNOWLEDGEMENT

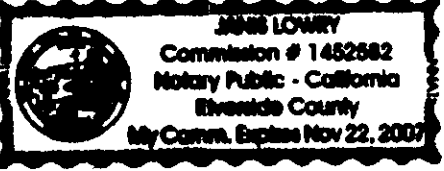
f State of California

County of RIVERSIDE } ss

On February 5, 2004, before me JANIS LOWRY
(date) (name)

a Notary Public in and for said State, personally appeared
Penelope Culbreth-Graft and COLBEN 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
Signature

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:





EXHIBIT "A"

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

That portion of Lot 2 in Block 65 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, and that portion of Lot 21 of S.C. Evans Jr. Surplus Addition, as shown by map on file in Book 4, Page 96 of Maps, records of Riverside County, California, and that portion of Lot 1 of El Grande, as shown by map on file in Book 5, Page 174 of Maps, records of said Riverside County, lying northerly and westerly of the following described line;

BEGINNING at the most westerly corner of Parcel 1 of Record of Survey on file in Book 20, Page 51 of Record of Surveys, records of said Riverside County;

THENCE North 34°00'00" West, along the northwesterly line of said Parcel 1, a distance of 150.00 feet to the southwesterly line of Lot 17 of said S.C. Evans Jr. Surplus Addition;

THENCE North 34°00'00" West, along said southwesterly line, a distance of 57.00 feet to the most westerly corner of said Lot 17;

THENCE North 80°29'43" East, along the northerly line of said Lot 17, a distance of 54.60 feet to the most westerly corner of Lot 16 of said S.C. Evans Jr., Surplus Addition;

THENCE North 78°57'00" East, along the northerly line of said Lot 16, a distance of 10.71 feet to the southeasterly prolongation of the southwesterly line of Parcel 1 of Parcel Map on file in Book 4, Page 84 of Parcel Maps, records of Riverside County, California;

THENCE North 34°01'00" West, along said southeasterly prolongation and along said southwesterly line of Parcel 1, a distance of 105.48 feet to the most westerly corner of Parcel 1 of said Parcel Map, and the END of this line description;

EXCEPTING THEREFROM any portion lying northwesterly of a line that is parallel with and distant 44.00 feet southeasterly, as measured at right angles, from the centerline of Indiana Avenue as shown by said Parcel Map and the END of this line description;

ALSO EXCEPTING THEREFROM any portion lying southwesterly of a line that is parallel with and distant 33.00 feet northeasterly, as measured at right angles, from the centerline of Winstrom Street as shown by said Record of Survey;

ALSO EXCEPTING THEREFROM those portions described in deed to the City of Riverside by document recorded October 14, 1977, as Instrument No. 204297 and by document recorded August 17, 1990, as Instrument No. 307502, both of Official Records of said Riverside County;

ALSO EXCEPTING THEREFROM that portion of the Riverside Water Company's Canal right-of-way lying within Section 4, Township 3 South, Range 5 West, San Bernardino Meridian, described as follows:

COMMENCING at the most westerly corner of Parcel 1 of Parcel Map on file in Book 4, Page 84 of



Parcel Maps, records of Riverside County, California;

THENCE South 34°01'00" East, along the southwesterly line of said Parcel 1, a distance of 69.64 feet to the most southerly corner of said Parcel 1;

THENCE South 71°37'22" West, a distance of 76.15 feet to the beginning of a non-tangent curve concaving southeasterly, having a radius of 519.16 feet and to which the radius bears South 16°06'10" East;

THENCE southwesterly to the left along said curve through a central angle of 14°19'58" an arc length of 129.87 feet to a line that is parallel with and distant 33.00 feet northeasterly, as measured at right angles, from the centerline of Winstrom Street as shown by Record of Survey on file in Book 20, Page 51 of Record of Surveys, records of said Riverside County;

THENCE South 34°00'00" East, along said parallel line, a distance of 27.06 feet to the beginning of a non-tangent curve concaving southeasterly, having a radius of 492.16 feet, being concentric with the previously described curve, and to which the radius bears South 30°14'23" East;

THENCE northeasterly to the right along said curve through a central angle of 16°51'43" an arc length of 144.84 feet to the southwesterly line of Lot 17 of S.C. Evans Jr. Surplus Addition, as shown by map on file in Book 4, Page 96 of Maps, records of said Riverside County;



THENCE North 34°00'00" West, along said southwesterly line, a distance of 3.88 feet to the most westerly corner of said Lot 17;

THENCE North 80°29'43" East, along the northerly line of said Lot 17, a distance of 54.60 feet to the most westerly corner of Lot 16 of said S.C. Evans Jr., Surplus Addition;

THENCE North 78°57'00" East, along the northerly line of said Lot 16, a distance of 10.71 feet to the southeasterly prolongation of said southwesterly line of Parcel 1;

THENCE North 34°01'00" West, along said southeasterly prolongation, a distance of 35.84 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.

 1/5/04 Date
Prep. 
Mark S. Brown, L.S. 5655
License Expires 9/30/05





8/17/90 #307502 O.R.
10/14/77 #204297 O.R.

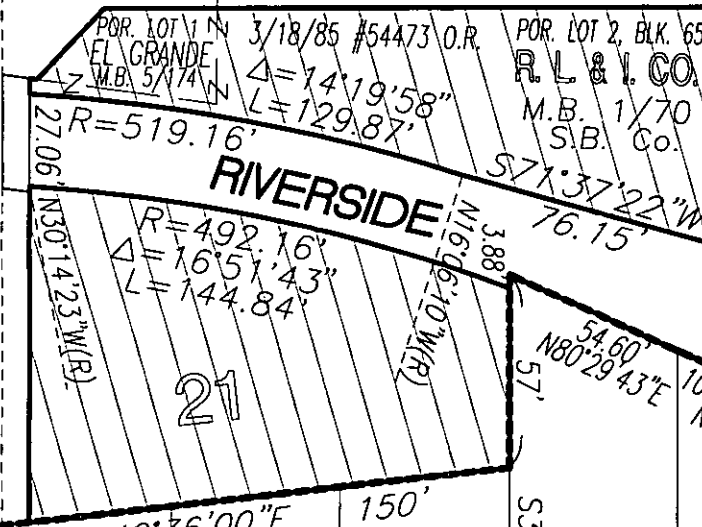
INDIANA

N55°59'00"E

AVENUE

WINSTROM

STREET



PARCEL MAP
P.M.B. 4/84
PARCEL 1

R/S 20/51
PARCEL 1

SC EVANS JR
SURPLUS ADDITION

M.B. 4/96

SECTION 4
T3S, R.5W. S.B.M.

CASA BLANCA STREET

• 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

68-1

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 12/26/03

SUBJECT: RIVERSIDE WATER CO. CANAL - 3395 WINSTROM ST.