

When recorded mail to:

**SURVEYOR**, City of Riverside  
 City of Riverside  
 City Hall, 3900 Main Street  
 Riverside, California 92522



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FOR RECORDER'S OFFICE USE ONLY

Project: Twin Buttes - Hernandez  
 APN: 149-090-031 &-032  
 Address: 10961 Cypress Ave

DX - 1390



DTT 66.00 T009

**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 ENRIQUE HERNANDEZ and SANDRA HERNANDEZ Husband and Wife as Joint Tenants, the real property located in the City of Riverside, County of Riverside, State of California as described in **EXHIBIT A** attached hereto and incorporated herein by this reference.

Dated January, 26 2006

CITY OF RIVERSIDE,  
 a municipal corporation

By

Thomas M. DeSantis  
 (print name)

Title Assistant City Manager

**APPROVED AS TO FORM**  
  
 SUPERVISING DEPUTY CITY ATTORNEY

Attest:   
 City Clerk  
 Colleen J. Nicol

Attest \_\_\_\_\_  
 \_\_\_\_\_  
 (print name)  
 Title \_\_\_\_\_

**GENERAL ACKNOWLEDGEMENT**

State of California }  
 County of Riverside } ss  
 On January 26, 2006, before me Lorena Verdusco, Notary Public  
 (date) (name)

a Notary Public in and for said State, personally appeared  
Thomas M. DeSantis 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.  
Lorena Verdusco  
 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  
Utilities to Hernandez

**PARCEL 1**

THOSE PORTIONS OF LOT 2 OF TWIN BUTTES BLOCK AS SHOWN BY MAP ON FILE IN BOOK 10 PAGE 39 OF MAPS, RECORDS OF RIVERSIDE COUNTY CALIFORNIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(A) THE NORTHEASTERLY 10.00 FEET OF SAID LOT 2;

EXCEPTING THEREFROM AN EASEMENT IN FAVOR OF THE PUBLIC FOR STREET AND HIGHWAY PURPOSES OVER THAT PORTION THEREOF INCLUDED WITHIN CYPRESS AVENUE 44.00' FEET IN WIDTH;

**TOGETHER WITH** THAT PORTION OF SAID LOT 2 DESCRIBED AS FOLLOWS:

(B) BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 2 WHICH BEARS NORTH 28° 07' WEST, A DISTANCE OF 481.17 FEET FROM THE SOUTHEASTERLY CORNER THEREOF, SAID SOUTHEASTERLY CORNER BEING ON THE CENTERLINE OF CYPRESS AVENUE AS SHOWN ON SAID MAP;

THENCE NORTH 75° 56' WEST, A DISTANCE OF 130.49 FEET;

THENCE SOUTH 14° 04' WEST, A DISTANCE OF 83.05 FEET;

THENCE SOUTH 75° 56' EAST, A DISTANCE OF 205.27 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 2,

THENCE NORTH 28° 07' WEST ALONG THE NORTHEASTERLY LINE OF SAID LOT A DISTANCE OF 111.76 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION THEREOF INCLUDED IN THE NORTHEASTERLY 10.00 FEET OF SAID LOT 2.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN LOT 7 OF CLAWSON TRACT, AS SHOWN BY MAP ON FILE IN BOOK 36, PAGE 100 OF MAPS RECORDS OF RIVERSIDE COUNTY CALIFORNIA

ALSO EXCEPTING FROM A PORTION THEREOF ONE-HALF OF ANY MINERAL RIGHTS, AS RESERVED IN DEED FROM MOSS JEWELRY MANUFACTURING COMPANY, A CORPORATION. RECORDED APRIL 25, 1949 IN BOOK 1071, PAGE 16 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SUBJECT TO RIGHTS OF WAY, RESERVATIONS, AND RESTRICTIONS OF RECORD.

**TOGETHER WITH** THAT PORTION SAID LOT 2 DESCRIBED AS FOLLOWS:



(C) COMMENCING AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 2 WHICH BEARS NORTH 28°07' WEST A DISTANCE OF 481.17 FEET FROM THE SOUTHEASTERLY CORNER THEREOF, SAID SOUTHEASTERLY CORNER BEING ON THE CENTERLINE OF CYPRESS AVENUE, AS SHOWN ON SAID MAP;

THENCE NORTH 76° 56' WEST, A DISTANCE OF 130.49 FEET TO THE NORTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO TWIN BUTTES WATER COMPANY BY DEED RECORDED NOVEMBER 18, 1952, IN BOOK 1416, PAGE 442 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, FOR THE TRUE POINT OF BEGINNING;

THENCE SOUTH 14° 04' WEST ALONG THE NORTHWESTERLY LINE OF THE ABOVE DESCRIBED PARCEL, A DISTANCE OF 59.00 FEET TO A POINT IN THE EASTERLY LINE OF LOT 7 OF CLAWSON TRACT, AS SHOWN BY MAP ON FILE IN BOOK 36, PAGE 100 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;


THENCE, NORTHWESTERLY ALONG THE EASTERLY LINE OF LOT 7 OF CLAWSON TRACT HEREINABOVE REFERRED TO, A DISTANCE OF 70.00 FEET MORE OR LESS, TO A POINT WHICH BEARS NORTH 75°56' WEST FROM THE POINT OF BEGINNING;

THENCE SOUTH 75° 56' EAST, A DISTANCE OF 36.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

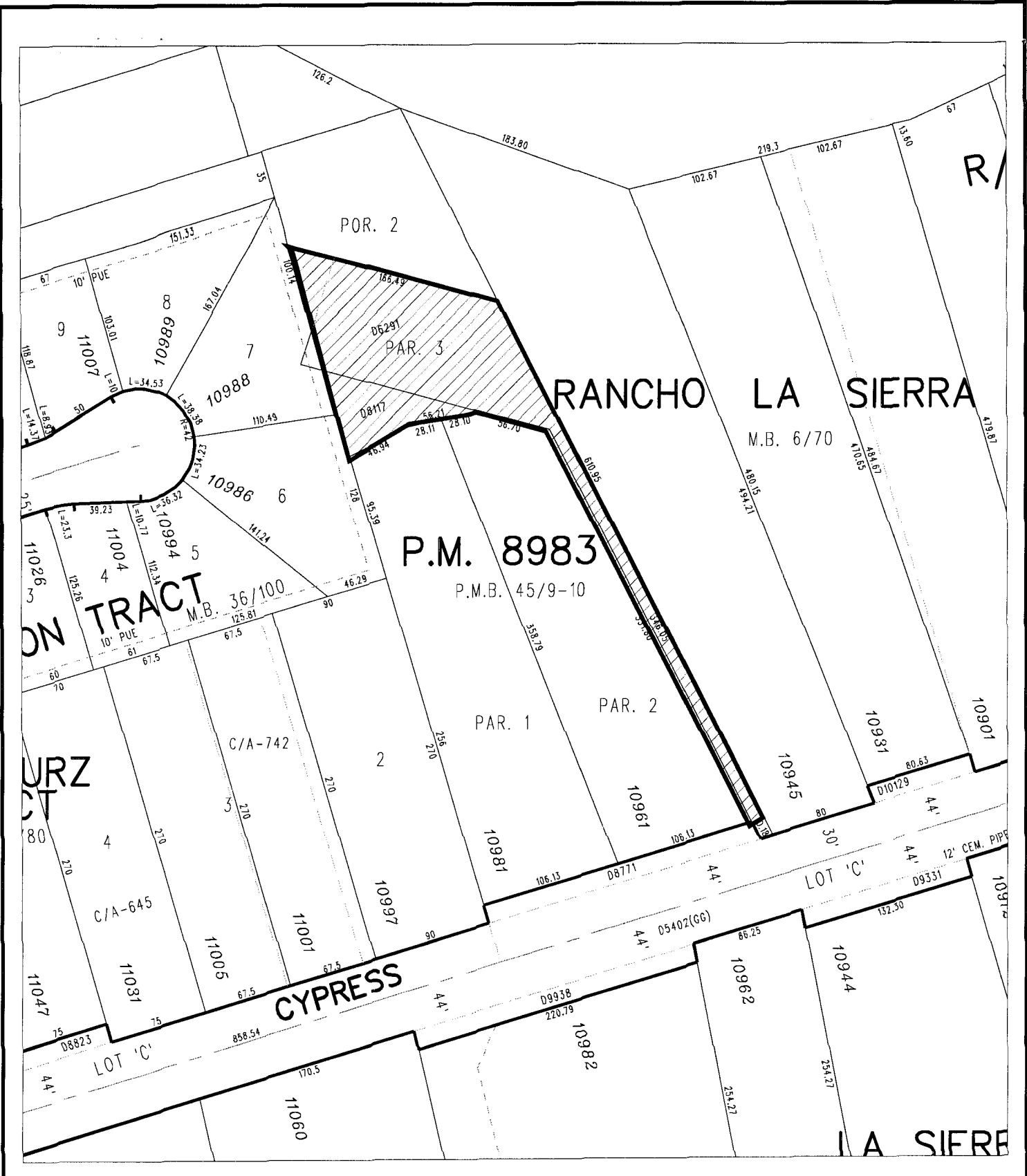
(A) AND (B) DESCRIBED ABOVE WERE GRANTED TO TWIN BUTTES WATER COMPANY AS PARCELS (B) AND (C) BY DEED RECORDED NOVEMBER 18, 1952 IN BOOK 1416, PAGE 442 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

(C) DESCRIBED ABOVE WAS GRANTED TO TWIN BUTTES WATER COMPANY BY DEED RECORDED JANUARY 8, 1960 IN BOOK 2612, PAGE 37 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

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

 1/12/07 Prep. \_\_\_\_\_  
Mark S. Brown, L.S. 5655 Date  
License Expires 9/30/07





◆ CITY OF RIVERSIDE, CALIFORNIA ◆

48-6  
48-6

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" = 100'

Drawn by: bmark

Date: 01/12/06

Subject: Hernandez QC

DX1390