

When recorded mail to:

SURVEYOR
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

2018-0481726

12/11/2018 04:19 PM Fee: \$ 114.00

Page 1 of 6

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



127

FOR RECORDER'S OFFICE USE ONLY

**NOTE TO COUNTY RECORDER:
DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.**

Project: P17-0747
Por. APN: 257-060-015

DX -

1814

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **CITY OF RIVERSIDE, a California charter city and municipal corporation**, does hereby remise, release, and forever quitclaim to **Guthrie-Richter, LLC, a California limited liability company**, 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 October 4, 20 18

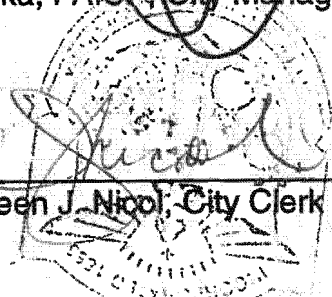
CITY OF RIVERSIDE, a California charter city and municipal corporation

Approved as to Form:

By Al Zelinka, FAICP, City Manager

By: Lauren M. Sanchez
Deputy City Attorney

Attest Colleen J. Nicol, City Clerk



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside } ss

On October 4, 2018, before me, Lorena Verdusco, Notary Public,
notary public, personally appeared, Al Zelinka and Colleen J. Nicol

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Lorena Verdusco
Notary Signature



EXHIBIT "A"
LEGAL DESCRIPTION FOR QUITCLAIM
FROM CITY OF RIVERSIDE TO GUTHRIE-RICHTER

All those portions of the Gage Canal as shown by Parcel Map, as filed in Book 20, Page 15 of Parcel Maps, Records of Riverside County, and that certain parcel of land as described in Grant Deed recorded December 29, 2000 as Document No. 2000-521659, Official Records of Riverside County, both State of California, lying within Section 17, Township 2 South, Range 4 West, San Bernardino Base and Meridian, said portions lying Southerly and Southeasterly of a line parallel and distant 25.00 feet Southerly and Southeasterly of, as measured at right angles to the centerline of Gage Canal as shown on said Parcel Map more particularly described as follows:

BEGINNING at the centerline intersection of said Gage Canal and Marlborough Avenue as shown on said Parcel Map, said point being the beginning a non-tangent 750.00 foot radius curve concave Southeasterly, a radial line bears North 56°49'03" West;

THENCE Southwesterly along the arc of said curve through a central angle of 13°45'42", a distance of 180.14 feet;

THENCE South 19°25'15" West, a distance of 227.35 feet to the beginning of a tangent 351.00 foot radius curve concave Northwesterly;

THENCE Southwesterly along the arc of said curve through a central angle of 16°05'30", a distance of 98.58 feet to the beginning of a compound 175.00 foot radius curve concave Northwesterly, a radial line bears South 54°29'15" East;

THENCE Southwesterly along the arc of said curve through a central angle of 44°20'30", a distance of 135.43 feet to the beginning of a compound 200.00 foot radius curve concave Northerly, a radial line bears South 10°08'45" East;

THENCE Westerly along the arc of said curve through a central angle of 41°29'15", a distance of 144.82 feet to the beginning of a reverse 200.00 foot radius curve concave Southerly, a radial line bears North 31°20'30" East;

THENCE Westerly along the arc of said curve through a central angle of 41°29'15", a distance of 144.82 feet to the **POINT OF TERMINATION**.

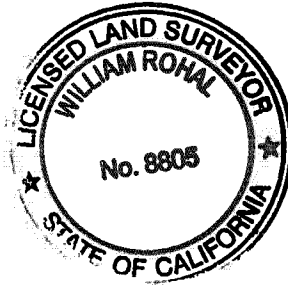
Containing 847 square feet, more or less.

This description was prepared by me or under my direction.



William Rohal L.S. 8805

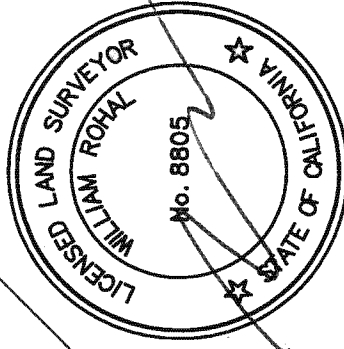
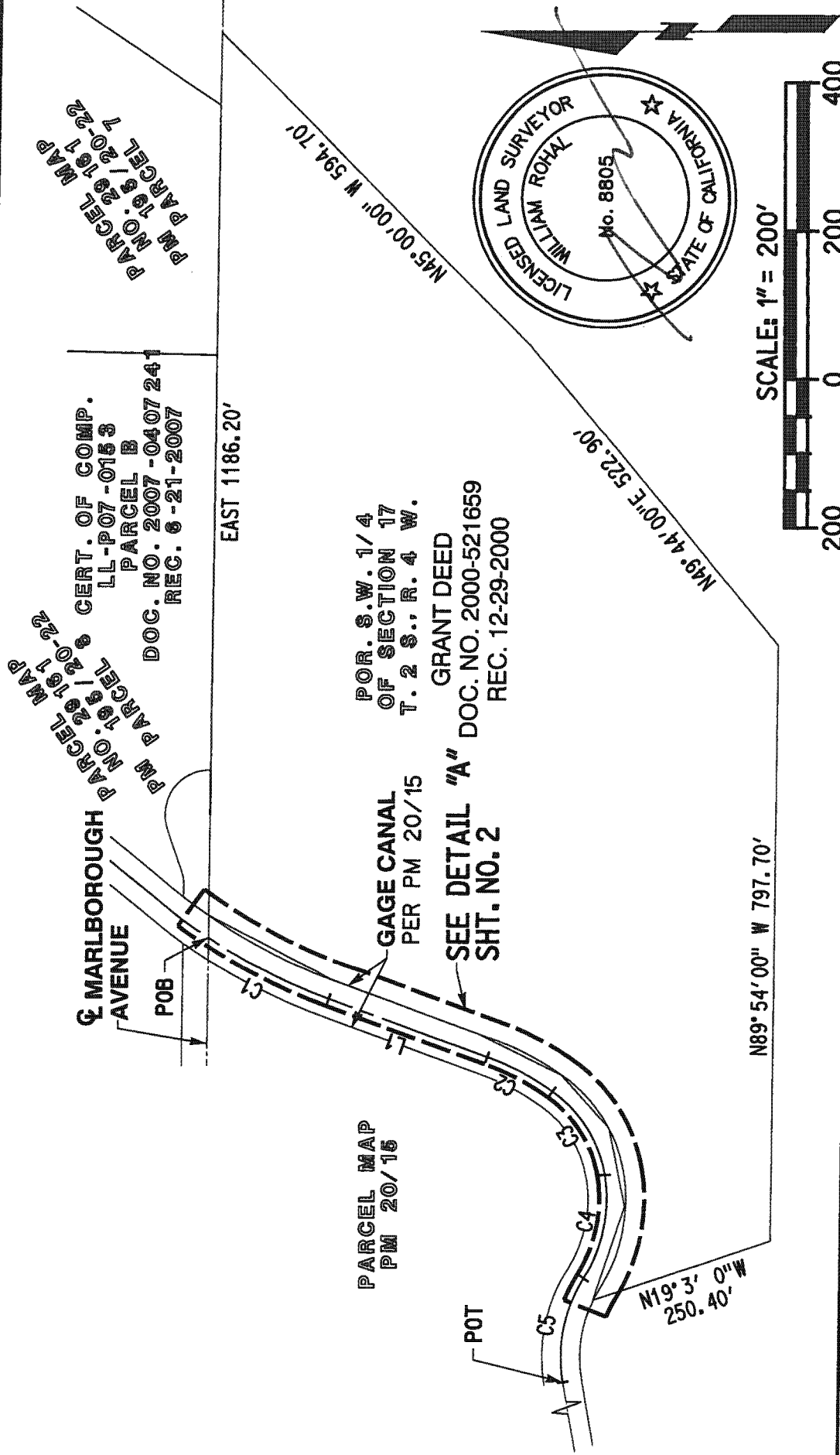
8-1-2018
Date



DESCRIPTION APPROVAL:

BY: [Signature] 9/12/18
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR



CITY OF RIVERSIDE

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL (S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 2

RICK
ENGINEERING COMPANY
Riverside

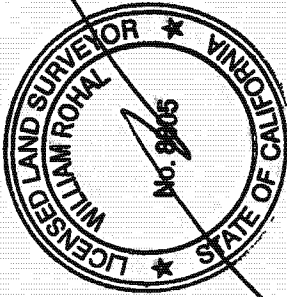
1770 IOWA AVENUE - SUITE 100
RIVERSIDE, CA 92507
951.782.0707
(FAX) 951.782.0723

rickengineering.com
San Diego - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson

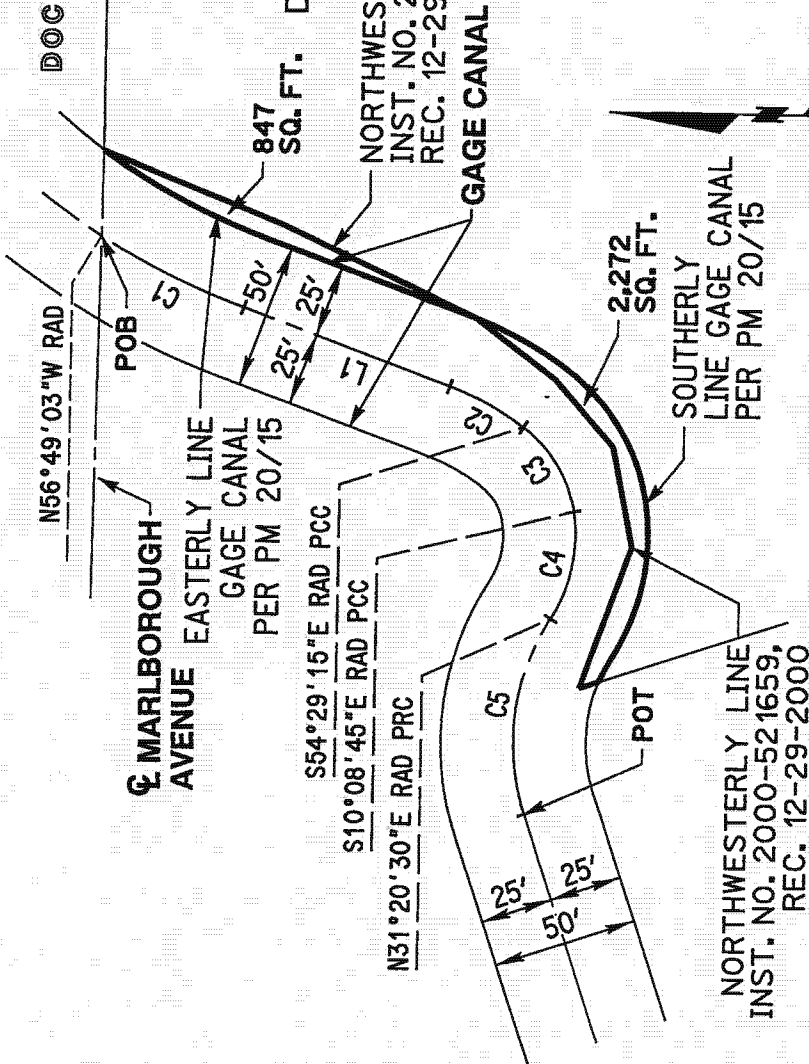
QUITCLAIM

SCALE: 1"=200' DATE: JULY 11, 2018

CERT. OF COMP.
 LL-P07-0153
 PARCEL B
 DOC. NO. 2007-0407 241
 REC. 6-21-2007



POR. S.W. 1/4
 OF SECTION 17
 T. 2 S., R. 4 W.
 GRANT DEED
 SQ. FT. DOC. NO. 2000-521659
 REC. 12-29-2000
 NORTHWESTERLY LINE
 INST. NO. 2000-521659,
 REC. 12-29-2000



NAME	DIRECTION	LENGTH
L1	S 19°25'15" W	227.35'

NAME	DELTA	RADIUS	ARC
C1	13°45'42"	750.00'	180.14'
C2	16°05'30"	351.00'	98.58'
C3	44°20'30"	175.00'	135.43'
C4	41°29'15"	200.00'	144.82'
C5	41°29'15"	200.00'	144.82'

DETAIL "A"
 N.T.S.

CITY OF RIVERSIDE

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SHEET 2 OF 2

1770 IOWA AVENUE - SUITE 100
 RIVERSIDE, CA 92507
 951.782.0707
 (FAX) 951.782.0723



rickengineering.com
 San Diego · Orange · San Luis Obispo · Bakersfield · Sacramento · Phoenix · Tucson

QUITCLAIM

SCALE: N/A

DATE: JULY 11, 2018