

Please record on behalf of and for the benefit of the City of Riverside. 1-3-75  
No Fee - 6103 Government Code

978

recovered mail to:

Property Services Division

City of Riverside

P. O. Box 1574

Riverside, California 92502

Magnolia Ave. Sewer Replacement

DOCUMENTARY TRANSFER TAX	
\$ _____	<input checked="" type="checkbox"/> None
Signature <i>in Rice</i>	
CITY OF RIVERSIDE	

RECEIVED FOR RECORD  
JAN 3 1975

45 Min. Past 2 o'clock P.M.  
At Request of  
*City of Riverside*

Book 1975, Page 1  
978  
Recorded in Official Records  
of Riverside County, California

W.D. Brough Recorder  
INDEXED & FILED

FOR RECORDER'S USE ONLY

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF RIVERSIDE, a municipal corporation, does hereby remise, release, and forever quitclaim to RIVERSIDE COMMUNITY COLLEGE DISTRICT

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

That certain Easement conveyed to the City of Riverside by a deed recorded February 15, 1974 as Instrument No. 18857 of Official Records of Riverside County, California, more particularly described as follows:

A uniform strip of land 10.00 feet in width over a portion of Lots 154, 165 and 166 of the lands of the SOUTHERN CALIFORNIA COLONY ASSOCIATION, as shown by map on file in Book 7, page 3 of Maps, Records of San Bernardino County, California, lying 5.00 feet on each side of the following described centerline:

Commencing at the most westerly corner of Lot 166, a distance of 46.28 feet to its intersection with the centerline of Magnolia Avenue, said southwesterly line being the centerline of Terracina Drive;

Thence North 42° 18' 00" East, along said centerline of Magnolia Avenue, 909.90 feet to the centerline of that certain sewer easement, 15 feet in width, as conveyed to the City of Riverside by Deed recorded April 7, 1965, as Instrument No. 40100, Official Records of Riverside County, California;

Thence North 55° 03' 36" West, along the centerline of said sewer easement 105 feet to the TRUE POINT OF BEGINNING;

Thence South 51° 16' West, a distance of 90 feet;

Thence South 42° 46' West, a distance of 437 feet to the beginning of a tangent curve concaved southeasterly and having a radius of 300 feet;

Thence southwesterly along said curve an arc length of 44 feet thru a central angle of 8° 23';

Thence South 34° 23' West, a distance of 44 feet;

Thence North 55° 37' West, a distance of 14 feet to the END of this centerline description.

*572*

EXCEPTING therefrom the portion thereof lying westerly of the southeasterly line of said Lot 165.

DESCRIPTION APPROVAL  
by George Hutchinson 12/2/74 by W.A.  
SURVEYOR

CITY OF RIVERSIDE, a municipal corporation

Dated \_\_\_\_\_ 19\_\_\_\_

\_\_\_\_\_  
By Mayor

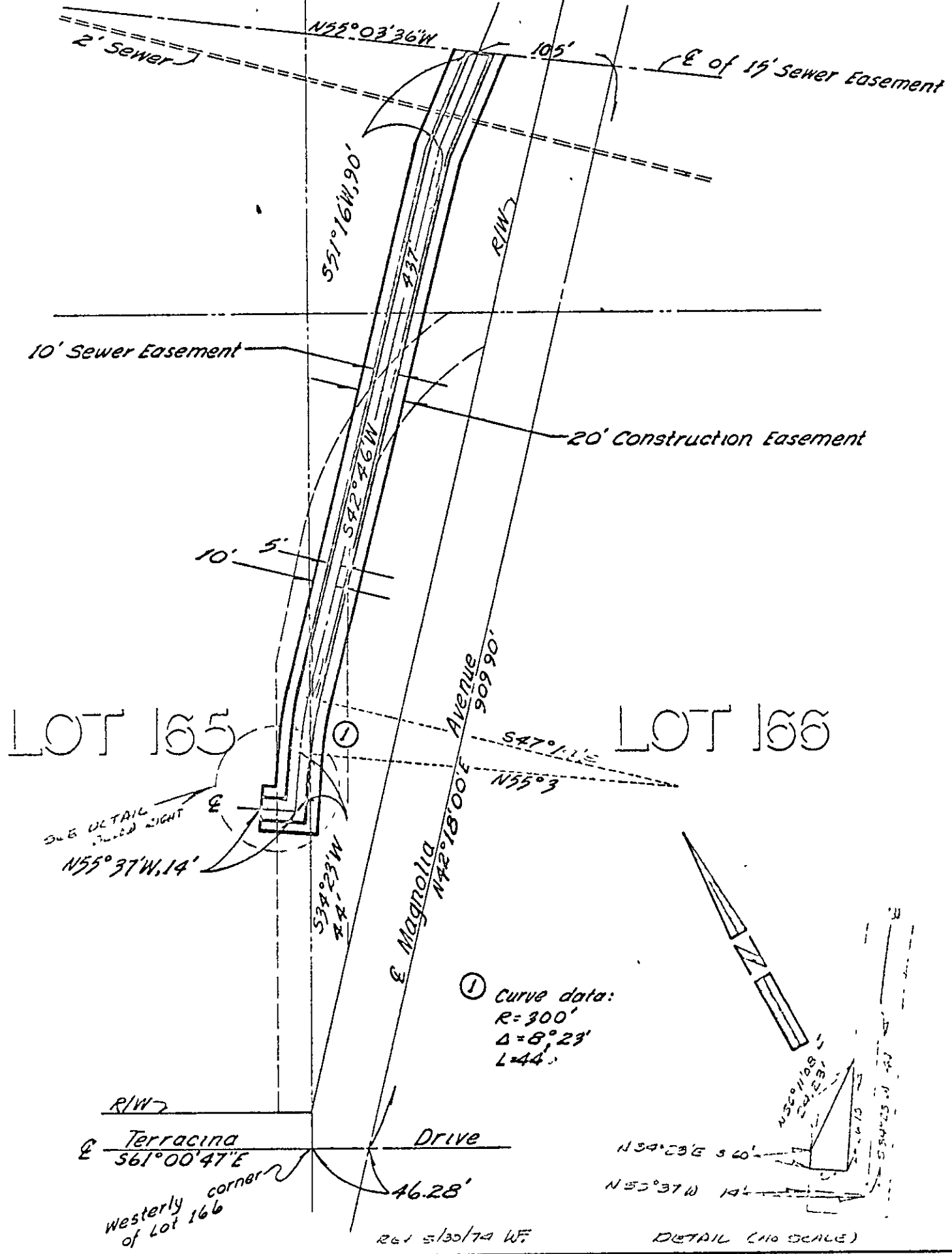
\_\_\_\_\_  
Attest City Clerk

# SOUTHERN CALIF COLONY ASSOC.

M.B. 7/3 San Bernardino Co.

LOT 155

LOT 154



° 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

2/13/16

SCALE 1" = none

DRAWN BY JMW DATE 9/13/13

SUBJECT Magnolia Ave Sewer Replacement