

59358

When recorded mail to:

City of Riverside
Property Services Division
3900 Main Street
Riverside, CA 92522

FREE RECORDING (Govt. Code 6103)

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MAR 22 1985

Recorded in Official Records
of Riverside County, California

Wilton K. Newby
RECORDED
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: R-42-834
VAC-13-834
PMW-30-845

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF RIVERSIDE, a Municipal Corporation, does hereby remise, release, and forever quitclaim to WILTON K. NEWBY AND LOIS WORTHENE NEWBY, TRUSTEE OF THE NEWBY FAMILY TRUST DATED MARCH 10, 1982 the real property in the City of Riverside, County of Riverside, State of California, described as follows:

Those certain rights of ways and easements granted to and reserved by the Twin Buttes Water Company as set out in Deed recorded August 11, 1919 in Book 508, page 101 of Deeds, records of said County, and The Citizens Domestic Water Company as set out in Deed recorded March 18, 1926 in Book 663, Page 591 of Deeds, records of said County and their successors and assigns for the construction and maintenance of all necessary water ditches, canals, pipelines, flumes, conduits and apparatus over and across the following described property:

"EXHBIT A"

That portion of Lots 1, 3, 5 and 7 in Block 57 of La Sierra Heights Tract No. 2, as shown by map on file in Book 7, page 66 of Maps, Lots 1 through 12, inclusive, and a portion of Lot 13 of La Sierra Academy Tract No. 1, as shown by map on file in Book 13, page 73 of Maps, and Parcel 2, as shown by map on file in Book 18, page 55 of Parcel Maps, all Records of Riverside County, California, more particularly described as follows:

COMMENCING at the most easterly corner of Lot 1 of said La Sierra Heights Tract No. 2, said point being the intersection of the south-westerly right of way line of La Sierra Avenue (formerly Holden Avenue) and the northwesterly right of way line of Schuyler Avenue as shown on said map;

THENCE South 56° 49' 48" West along the northwesterly right of way line of Schuyler Avenue, a distance of 250.20 feet to the TRUE POINT OF BEGINNING, said point being on the southwesterly line of Parcel 1 of said Parcel Map;

THENCE North 30° 51' 40" West along the southwesterly line of said Parcel 1, a distance of 160.00 feet to the most southerly corner of Parcel 2 of said Parcel Map;

THENCE North 56° 49' 48" East, a distance of 251.70 feet to a point on a nontangent curve, concave to the northeast, having a radius of 2755.00 feet, the radial bearing to said point bears South 60° 12' 08" West;

Please record for the benefit of the City of Riverside
Property Services Manager

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THENCE northwesterly along said curve, to the right, through a central angle of $02^{\circ} 36' 23''$, an arc distance of 125.33 feet to a point of reverse curvature, with a tangent curve, concave to the southwest, having a radius of 2645.00 feet, the radial bearing to said point bears South $62^{\circ} 48' 31''$ West;

THENCE northwesterly along said curve, to the left, through a central angle of $03^{\circ} 50' 41''$, an arc distance of 177.49 feet to the end thereof, the radial bearing to said point bears North $58^{\circ} 57' 50''$ East;

THENCE North $70^{\circ} 51' 40''$ West, a distance of 18.79 feet to a point in the southwesterly right of way line of La Sierra Avenue (formerly Holden Avenue) as shown on said maps of La Sierra Heights Tract No. 2 and La Sierra Academy Tract No. 1.

The last four courses and distances follow along the boundary line of Parcel 2 of said Parcel Map;

THENCE North $30^{\circ} 51' 40''$ West along said southwesterly right of way line, a distance of 890.09 feet, more or less, to a point therein, distant South $30^{\circ} 51' 40''$ East, 160.03 feet from the most northerly corner of Lot 16 of said La Sierra Academy Tract No. 1, said point being the most easterly corner of Parcel 2 conveyed to James G. Burkette, et ux, by deed recorded January 8, 1982, as Instrument No. 4273 of Official Records of Riverside County, California;

THENCE South $59^{\circ} 06' 30''$ West along the southeasterly line of the parcel so conveyed, a distance of 74.01 feet to the most southerly corner thereof;

THENCE North $29^{\circ} 23' 35''$ West along the southwesterly line of said parcel, a distance of 1.96 feet to the southeasterly line of the northwesterly 10.00 feet of Lot 13 of said La Sierra Academy Tract No. 1, said point also being in the southeasterly line of Parcel 1 conveyed to James G. Burkette et ux by said deed;

THENCE South $60^{\circ} 36' 25''$ West, a distance of 176.10 feet;

THENCE North $30^{\circ} 51' 40''$ West, a distance of 10.00 feet;

THENCE North $60^{\circ} 36' 25''$ East, a distance of 100.03 feet to the most southerly corner of Lot 14 of said La Sierra Academy Tract No. 1;

THENCE North $30^{\circ} 51' 40''$ West along the southwesterly line of said Tract No. 1, a distance of 119.99 feet to a point in a line parallel with and distant 30.00 feet southeasterly, measured at a right angle, from the northwesterly line of Lot 7, Block 57 of said La Sierra Heights Tract No. 2.

The last four courses and distances follow along the boundary line of said Parcel 1 conveyed to Burkette;

THENCE South $60^{\circ} 36' 25''$ West along said parallel line, a distance of 100.03 feet to a point in a line parallel with and distant South $60^{\circ} 36' 25''$ West 250.08 feet from said southwesterly right of way line of La Sierra Avenue.

THENCE North $30^{\circ} 51' 40''$ West and parallel with said southwesterly right of way line, a distance of 5.00 feet to a point in a line parallel with and distant 25.00 feet southeasterly, measured at a right angle, from said northwesterly line of Lot 7, Block 57 of La Sierra Heights Tract No. 2;

THENCE South $60^{\circ} 36' 25''$ West along said parallel line, a distance of 64.96 feet to a point in the northeasterly line of Parcel 1 conveyed to the City of Riverside by deed recorded April 23, 1965 as Instrument No. 47647 of Official Records of Riverside County, California;

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THENCE South 30° 51' 40" East along said northeasterly line, a distance of 1025.08 feet to the southeast corner of said Parcel 1;

THENCE South 60° 36' 43" West along the southeasterly line of said Parcel 1, a distance of 10.00 feet to the southwest corner of said Parcel 1;

THENCE South 30° 51' 40" East, a distance of 498.50 feet to said northwesterly right of way line of Schuyler Avenue;

THENCE North 56° 49' 48" East along said northwesterly right of way line, a distance of 75.00 feet to the true point of beginning.

EXCEPTING THEREFROM Parcel 2 of Parcel Map filed in Book 18, page 55 of Parcel Maps, Records of Riverside County, California.

ALSO EXCEPTING THEREFROM, a strip of land ten (10.00) feet in width over a portion of Lots 5 and 7 in Block 57 of La Sierra Heights Tract No. 2, as shown by Map on file in Book 7 of Maps, at page 66 thereof, Records of Riverside County, California the centerline of said 10.00 foot wide strip of land being more particularly described as follows:

COMMENCING at the the centerline intersection of Pierce Place, 60.00 feet in width, and La Sierra Avenue, formerly Holden Avenue, 120.00 feet in width, as shown on said map of La Sierra Heights Tract No. 2.

THENCE southeasterly along the centerline of said La Sierra Avenue, distance of 345.00 feet;

THENCE South 59° 42' West, a distance of 60.00 feet, more or less, to a point in the southwesterly right-of-way of said La Sierra Avenue, and the TRUE POINT OF BEGINNING;

THENCE South 59° 42' West, a distance of 150.00 feet;

THENCE South 30° 03' East, a distance of 370.00 feet to the centerline of that certain easement conveyed to the Southwest Water Company by deed recorded June 15, 1965 as Instrument No. 69284, Official Records of Riverside County, California;

THENCE South 59° 42' West, a distance of 30.00 feet;

THENCE South 30° 03' East, a distance of 160.00 feet;

THENCE South 75° 03 East, a distance of 30.00 feet;

THENCE North 59° 42' East, a distance of 155.00 feet, more or less, to a point in the southwesterly right-of-way line of said La Sierra Avenue and the end of this centerline description.

The last four courses being on the centerline of said easement conveyed to Southwest Water Company.

APPROVED AS TO FORM

DESCRIPTION APPROVAL
George P. Hutchinson
SURVEYOR
C. [Signature] 3-12-85
SENIOR DEPUTY CITY ATTORNEY

Dated March 19 19 85

CITY OF RIVERSIDE, a Municipal Corporation

By [Signature] Mayor

Attest Alice A. Hall City Clerk

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STATE OF CALIFORNIA) ss.
COUNTY OF RIVERSIDE)

On this 19th day of March, in the year 1985, before me,
Margaret I. Allen a Notary Public
in and for said County and State, personally appeared Ab Brown and
Alice A. Hare personally known to me
to be the persons who executed this instrument as Mayor and City Clerk of the
City of Riverside, a municipal corporation, and acknowledged to me that the
municipal corporation executed the same.

Witness my hand and official seal.

Margaret I. Allen

Notary Public in and for said State

3M/Up - 1/M3/Gb



