

65811

When recorded mail to:

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

RECEIVED FOR RECORD
— Min. Past 2 o'clock P.M. —

MAR 2 1 1986
Recorded in Official Records
of Riverside County, California
William E. Stoney
RECORDER
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: 11080 Magnolia Avenue
(PUE in PM 8155)

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 JOSEPH C. VITTONI, a married man as his sole and separate property, the real property in the City of Riverside, County of Riverside, State of California, described as follows:

That certain easement for public utilities facilities conveyed to the City of Riverside as Parcel 2, by a deed recorded May 15, 1970, Instrument No. 46031 of Official Records of said Riverside County, described as follows:

That portion of Lot 5 in Block 39 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, described as follows:

COMMENCING at the most southerly corner of that certain parcel of land conveyed as Parcel 2 to the City of Riverside, a Municipal Corporation, by deed recorded August 11, 1969, Instrument No. 82040 of Official Records, records of Riverside County, California;

THENCE North 33° 40' 01" West, along the northeast line of said Parcel 2, a distance of 53.31 feet to the true POINT OF BEGINNING;

THENCE North 56° 19' 59" East, 280.00 feet;

THENCE South 33° 40' 01" East, 66.00 feet;

THENCE North 56° 19' 59" East, 10.00 feet;

Please record for the benefit of the City of Riverside
[Signature]
Property Services Manager

65811

THENCE North 33° 40' 01" West, 78.00 feet;

THENCE South 56° 19' 59" West, 10.00 feet;

THENCE South 33° 40' 01" East, 6.00 feet;

THENCE South 56° 19' 59" West, 280.00 feet to said northeast line of Parcel 2;

THENCE South 33° 40' 01" East, along said northeast line, 6.00 feet to the true POINT OF BEGINNING.

Dated March 12, 19 86

CITY OF RIVERSIDE,
a municipal corporation

By Ab Brown
Mayor

Attest Alice A. Hare
City Clerk

DESCRIPTION APPROVAL
George P. Hutchison 3/4/86
Surveyor

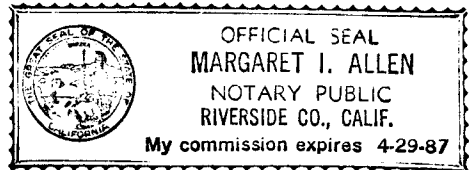
STATE OF CALIFORNIA) ss.
COUNTY OF RIVERSIDE)

On this 12th day of March, in the year 1986, 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.

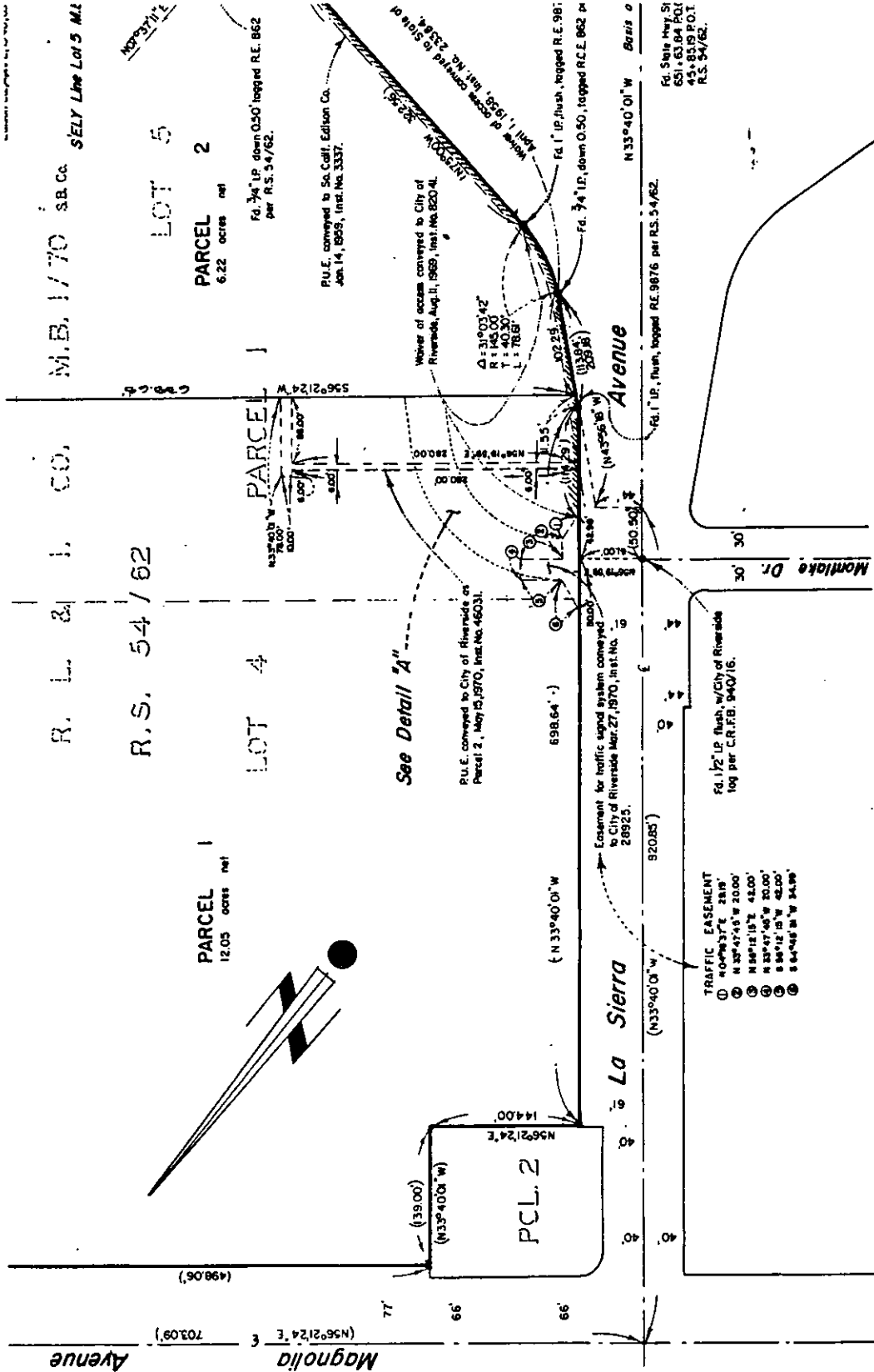
Witness my hand and official seal.

Margaret I. Allen
Notary Public in and for said State

0046X/m - 1282m/k



APPROVED AS TO FORM
Kathleen M. Angulo
SENIOR DEPUTY CITY ATTORNEY 3/6/86



M.B. 1770 SB. Co. SELY Line Lot 5 ML

R. L. & I. CO.

R.S. 54/62

LOT 5

PARCEL 2
6.22 acres net

PARCEL 1
12.05 acres net

LOT 4

PARCEL 1

See Detail "A"

PCL. 2

La Sierra Avenue

Montlake Dr.

- TRAFFIC EASEMENT
- ① 40°43'37"E 2818'
 - ② N 33°40'01"W 20.00'
 - ③ N 88°15'18"W 42.00'
 - ④ N 33°47'40"W 30.00'
 - ⑤ S 88°12'15"W 42.00'
 - ⑥ S 44°48'31"W 34.98'

Fd. 1" IP, flush, topped RE. 9876 per R.S. 54/62.

N 33°40'01"W Basis o

Fd. State Hwy. 51
6511.63 84 PCL
453.317 PCL
R.S. 54/62.

P.U.E. conveyed to Sa. Calif. Edison Co.
Jan. 14, 1959, Inst. No. 3337.

Waiver of easement conveyed to City of
Riverside, Aug. 11, 1969, Inst. No. 820 AL

P.U.E. conveyed to City of Riverside as
Parcel 2, May 15, 1970, Inst. No. 46031.

Easement for traffic signal system conveyed
to City of Riverside Mar. 27, 1970, Inst. No. 28925.

Fd. 1/2" IP, flush, w/ City of Riverside
top per C.R.P.B. 940316.

Δ = 31°03'42"
R = 145.00'
T = 40.50'
T = 78.8'

Fd. 1" IP, flush, topped R.E. 981

Fd. 3/4" IP, down 0.50', topped R.C.E. 862 in

Waiver of easement conveyed to City of
Riverside, Aug. 11, 1969, Inst. No. 23584

596.64'

(N 33°40'01"W

(N 33°40'01"W 920.85'

(N 33°40'01"W

(N 33°40'01"W

(N 33°40'01"W

(N 33°40'01"W

(N 33°40'01"W

(N 33°40'01"W

(N 33°40'01"W

(N 33°40'01"W

Magnolia Avenue

(N 56°21'24" E 703.09')

(498.06')

(14.00')

(39.00')

(N 33°40'01"W

(N 33°40'01"W

(N 33°40'01"W

(N 33°40'01"W

(N 33°40'01"W

(N 33°40'01"W

(N 33°40'01"W