

**ORANGE COAST TITLE CO.**

When recorded mail to:

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

14669

RECEIVED FOR RECORD  
AT 3:00 O'CLOCK P.M.

JAN 19 1988

Recorded in Official Records  
of Riverside County, California

*William E. Smith*  
RECORDER  
Fees \$ 3

13/4

FOR RECORDER'S OFFICE USE ONLY

Project: Tract 21754

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 STANTON C. WATSON, executor of the estate of Juanita Mae Pinkerton, deceased the real property in the City of Riverside, County of Riverside, State of California, described as follows:

R-48759-4

That portion of the easement for pipelines as reserved by Riverside Water Company by Instrument recorded November 14, 1952, in Book 1415, Page 554 of Official Records of Riverside County, California together with that portion of easements for pipelines, ditches and flumes granted to Riverside Canal Company and Riverside Water Company by Instruments Recorded April 26, 1882 in Book 28, Page 635 of Deeds, and recorded August 14, 1885 in Book 42, Pages 294 thru 296 of Deeds, lying within the following described parcels of land:

Parcel No. 1:

COMMENCING on the westerly line of Lot 75 of the Lands of the Southern California Colony Association, 154 feet southwesterly thereon from the northwesterly corner of said lot, said point being the southwesterly corner of the lot deeded to Emily Bloom by deed recorded in Book 87, Page 372 of Deeds, records of Riverside County, California;

THENCE southerly along said westerly line, 400 feet;

THENCE at a right angle in an easterly direction to the lower canal of the Riverside Water Company;

845

14669

THENCE northerly following said canal to a point 154 feet southerly from the northerly line of said Lot 75, measured at a right angle thereto;

THENCE westerly and parallel with the northerly line of said Lot 75 to the POINT OF BEGINNING.

EXCEPTING therefrom the westerly 25 feet thereof, included in North Orange Street.

Parcel No. 2:

BEGINNING at the common corner of Lots 65, 66, 75 and 76 of the Lands of the Southern California Colony Association, as shown by map recorded in Book 7, Page 3 of Maps, records of San Bernardino County, California;

THENCE North 61° West, 118.3 feet to the easterly line of the right of way of the lower canal to the Riverside Water Company;

THENCE North 51° 3' East, 173.35 feet;

THENCE North 35° 14' East, 112.6 feet;

THENCE North 24° 18' East, 292 feet to the southwesterly corner of the land sold to W. W. Wilson, by the Riverside Land Company; (the last three courses follow the easterly line of the right of way of the lower canal of the Riverside Water Company);

THENCE South 53° 45' East, along the southerly line of the land as sold to Wilson, 482.65 feet to the westerly line, of a certain lot sold to Mrs. S. L. Terry by said Riverside Land Company;

THENCE South 29° West, along the westerly line of the lot so sold to Terry, 502.2 feet to the southerly line of said Lot 76;

THENCE North 61° West, 414 feet, along the southerly line of said Lot 76 to the POINT OF BEGINNING; being all in Lots 75 and 76 of said Lands of the Southern California Colony Association, and estimated to contain 5.7 acres.

Parcel No. 3:

All those portions of the lower canal of Riverside Water Company, .33 feet in width, located in Lot 75 of Lands of Southern California Colony Association, as shown by map recorded in Book 7, Page 3 of Maps, records of San Bernardino County, California, particularly described as follows:

18451

14669

(A) That portion of said lower canal of Riverside Water Company which lies westerly of the centerline of said canal, southwesterly of a line parallel with and distant 154 feet southwesterly from the northeasterly line of Lot 75 and northeasterly of a line drawn at right angle southwesterly to the northwesterly line of said Lot 75 from a point in said northwesterly line, distant 554 feet southwesterly from the most northerly corner thereof;

(B) COMMENCING at a point in the southwesterly line of said Lot 75 which bears North 61° West, 118.3 feet from the common corner of Lots 65, 66, 75 and 76 of said Lands of Southern California Colony Association, said point being in the easterly line of said lower canal of Riverside Water Company;

THENCE North 51° 03' East, 173.35 feet;

THENCE North 35° 14' East, 112.6 feet;

THENCE North 24° 13' East, 292 feet to the southwesterly corner of that certain parcel of land conveyed to W. W. Wilson by deed recorded June 22, 1900, in Book 97, Page 117 of Deeds, records of Riverside County, California.

The last three courses and distances following along the easterly line of said lower canal;

THENCE North 53° 45' West, along the northwesterly prolongation of the southwesterly line of said parcel so conveyed to W. W. Wilson, to a point in the centerline of said lower canal;

THENCE southwesterly along the centerline of said lower canal to a point in the southwesterly line of said Lot 75;

THENCE South 61° East, along the southwesterly line of said Lot 75 to the POINT OF BEGINNING.

EXCEPTING and reserving therefrom from the above described parcels, those portions lying within Lots "A" through "F" inclusive of Tract No. 21754, as shown by map on file in Book 178 of Maps, Pages through 50-53, inclusive thereof, records of Riverside County, California.

DESCRIPTION APPROVAL 8/26/87  
*George P. H. [Signature]*  
SURVEYOR, CITY OF RIVERSIDE

Dated Sept. 2, 1987

CITY OF RIVERSIDE,  
a municipal corporation

By *Ed Brown*  
Mayor

Attest *Alice A. Hare*  
City Clerk

APPROVED AS TO FORM  
*Kathleen M. Horel*  
ASST. CITY ATTORNEY

1845

14669

STATE OF CALIFORNIA) ss.  
COUNTY OF RIVERSIDE)

On this 2nd day of September, in the year 1987, before me,  
Margaret I. Archambault 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.

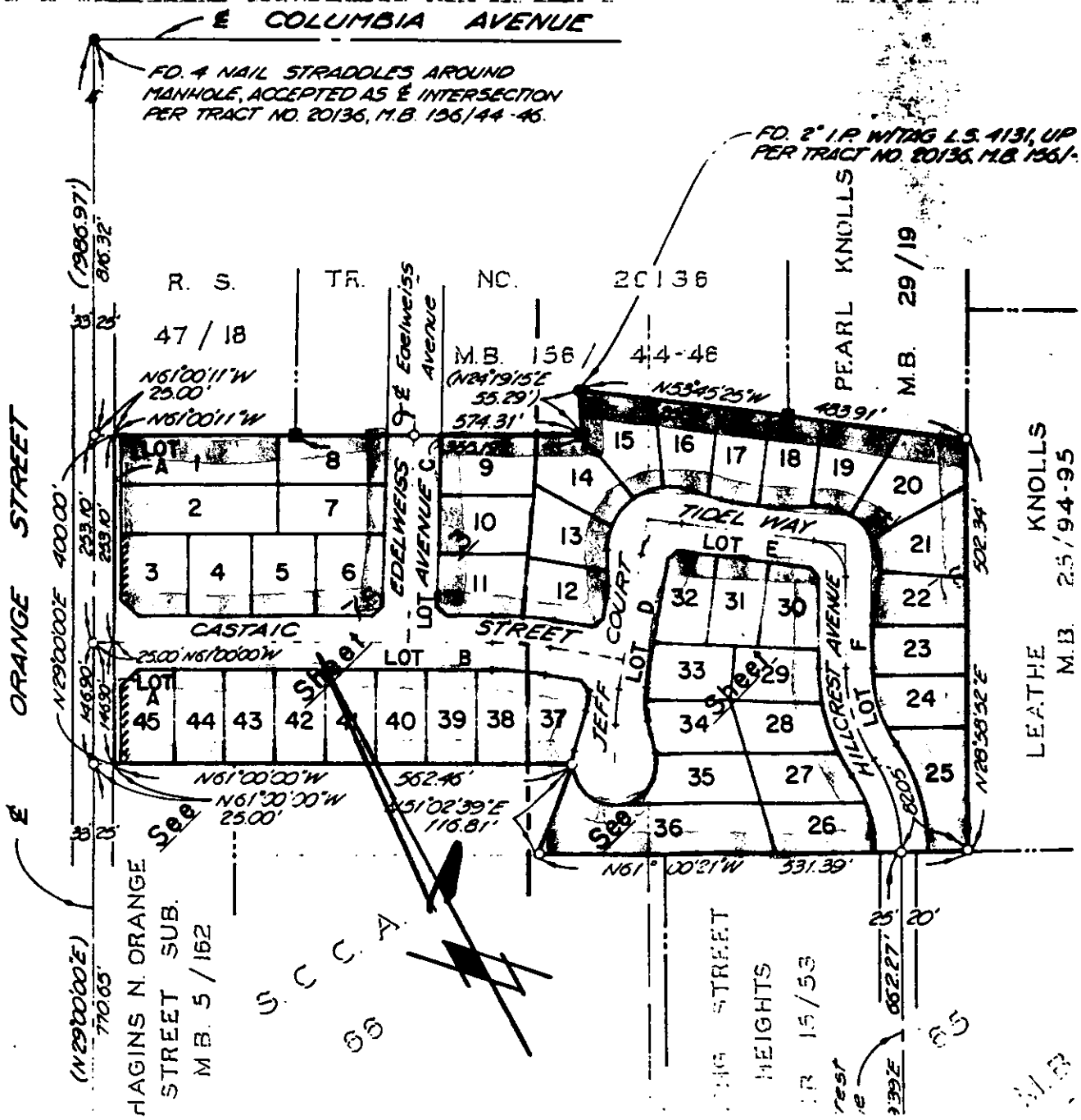
Margaret I. Archambault  
Notary Public in and for said State

311.8/m - SURVEY.96/n



845

14669



• 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

2/88

SCALE: 1" = \_\_\_\_\_

DRAWN BY UE DATE 03/12/87

SUBJECT 2754

1345