

181854

When recorded mail to:

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

RECEIVED FOR RECORD  
AT 2:00 O'CLOCK P.M.

JUN 30 1988

Recorded in Official Records  
of Riverside County, California

*William J. Forney*  
Recorder

Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: VAC-14-878  
4510 Seventh Street  
Building Permit

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 JAMES B. HENDERSON, JR., and NANCY R. HENDERSON, husband and wife as joint tenants, the real property in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lot 1 in Block 18 of Rubidoux Heights, as shown by map on file in Book 6, Page 22 of Maps, records of Riverside County, California, also being that portion of that certain parcel of land conveyed to the City of Riverside by deed recorded March 25, 1932, in Book 70, Page 324, et seq., of Official Records of said Riverside County, described as follows:

BEGINNING at the most northerly corner of said Lot;

THENCE South 61° 00' 00" East, along the northeasterly line of said Lot, a distance of 86.63 feet to the beginning of a non-tangent curve concaving westerly and having a radius of 28.00 feet; the radial line to the beginning of said curve bears North 73° 24' 53" East;

THENCE southeasterly to the right along said curve through a central angle of 45° 29' 53", an arc length of 22.24 feet to a line parallel with and distant 5.00 feet northwesterly, as measured at right angles, from the southeasterly line of said Lot;

THENCE South 28° 54' 46" West, along said parallel line a distance of 91.04 feet;

Please record for the benefit of the City of Riverside  
*William J. Forney*  
Property Services Manager



181854

THENCE South 61° 05' 14" East, a distance of 1.00 foot to a line parallel with and distant 4.00 feet northwesterly, as measured at right angles, from said southeasterly line;

THENCE South 28° 54' 46" West, along said last mentioned parallel line, a distance of 45.00 feet to a point distant therein 4.00 feet northeasterly, as measured at right angles, from the southwesterly line of said Lot;

THENCE North 58° 01' 07" West, a distance of 4.86 feet to the westerly boundary of said parcel so conveyed to the City of Riverside;

THENCE North 20° 26' 20" East, along said boundary, a distance of 88.58 feet to the beginning of a tangent curve concaving westerly and having a radius of 80.00 feet;

THENCE northeasterly to the left along said last mentioned curve and continuing along said boundary through a central angle of 80° 47' 10", an arc length of 112.80 feet to the northwesterly line of said Lot;

THENCE North 28° 54' 46" East, along said northwesterly line, a distance of 0.07 of a foot to the POINT OF BEGINNING.

Area - 3365.7 square feet.

DESCRIPTION APPROVAL 5/17/88  
*George P. North*  
SURVEYOR, CITY OF RIVERSIDE

Dated May 26, 1988

CITY OF RIVERSIDE,  
a municipal corporation

By *Ab Brown*  
Mayor

APPROVED AS TO FORM  
*Carolyn Confer 5/19/88*  
CAROLYN CONFER  
ASSISTANT CITY ATTORNEY

Attest *Alice A. Hare*  
City Clerk

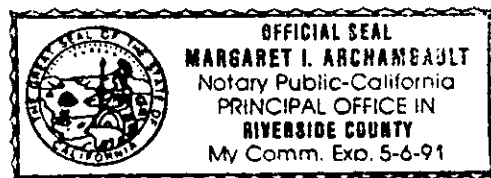
STATE OF CALIFORNIA) ss.  
COUNTY OF RIVERSIDE)

On this 26th day of May, in the year 1988, 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.553/k



*869*

181854

N 61° 0' W

SEVENTH STREET

49.5'

SEE DETAIL "A"

S 81° 00' 00" E 100.00'

86.63'

180° 47' 10" L=112.80' R=80.98'

DETAIL "A"  
SCALE: N.T.S.

0.07'

100'

86.63'

R=80'

N 28° 54' 46" E

160'

N 29° 33' 10" E (B)

151'

N 29° 33' 10" E (R)

151'

N 28° 54' 46" E

151'

151'

151'

151'

151'

151'

151'

151'

151'

151'

151'

151'

151'

151'

151'

151'

BLOCK RUBIDOUX

18 HEIGHTS  
M.B. 6/22

REDWOOD DRIVE

N 28° 54' 46" E  
(FAMILY PEPPER ST.)

9-22-78#201621 O.R.  
11-23-77#234688 O.R.

96.14'  
S 55° 01' 07" E 91.28'

N 61° 00' 00" W 91.78'

ALLEY

25'

15'

12

• 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

1/19

SCALE: 1" = 30'

DRAWN BY K95 DATE 4/17/88

SUBJECT VAC-14-878 - 4510 7th St. BLDG. PMT.

867