

128288

When recorded mail to:

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

RECEIVED FOR RECORD

Min. Post. of Oct. 11 A.M.

APR 21 1989

Recorded in Official Records
of Riverside County, California

William S. Conroy
Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: Parcel Map 15771
2080 & 2088 Westminster Drive

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 J.C.C. ENTERPRISES, INC., a California corporation, the real property in the City of Riverside, County of Riverside, State of California, described as follows:

A portion of that certain easement as conveyed to the City of Riverside, a municipal corporation, by Water Line Easement recorded October 26, 1962, Instrument No. 99712 of Official Records of said Riverside County, lying within Parcels 1 and 2 of Parcel Map 15771, on file in Book 95, Pages 51 and 52 of Parcel Maps, said easement is described as follows:

A strip of land 10.0 feet in width within Lots 17 and 21 of Osborne Heights, as shown on plat on file in Book 12, pages 39, 40 and 41 of Maps, records of Riverside County, California, lying 5.0 feet on each side of the following described center line:

BEGINNING at a point in the most westerly southwesterly line of said Lot 21 distant South 19 ° 44' East, 6.75 feet along said westerly southwesterly line from the most westerly corner of said Lot 21;

THENCE North 28° 03' West, 24.11 feet parallel with said most westerly southwesterly line of Lot 21;

THENCE northwesterly in a straight line a distance of 604 feet, more or less, to a point in the southeasterly line of Lot B of Tract No. 2490, as shown on plat on file in Book 45, pages 5, 6, 7 and 8 of Maps, Records of Riverside County, California; last said point being distant North 35° 54' East, 25.00 feet along said southeasterly line of Lot B from the most southerly corner thereof, and last said point being the end of this center line description.

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

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The side lines of the above described 10.0 foot strip shall be lengthened to terminate southerly in the most westerly southwesterly line of said Lot 21 of Osborne Heights and northerly in the southeasterly line of said Lot B of Tract No. 2490.

Dated April 18, _____ 1989

CITY OF RIVERSIDE,
a municipal corporation

By *Ab Brown*
Mayor

Attest *Alice A. Hare*
City Clerk

STATE OF CALIFORNIA) ss.
COUNTY OF RIVERSIDE)

On this 19th day of April, in the year 1989, 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.

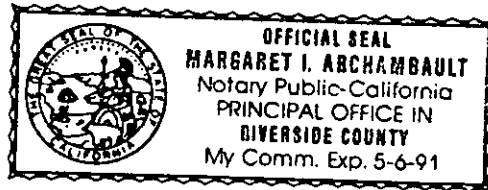
Witness my hand and official seal.

Margaret I. Archambault
Notary Public in and for said State

0008u/m - GS/0553u/w
04/10/89

DESCRIPTION APPROVAL 4/11/89
George P. Hutchinson by GS
SURVEYOR, CITY OF RIVERSIDE

APPROVED AS TO FORM
Carolyn Confer 4/13/89
CAROLYN CONFER
ASSISTANT CITY ATTORNEY



LOT

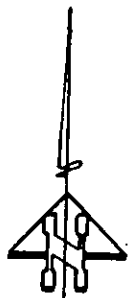
17

PARCEL MAP 15771

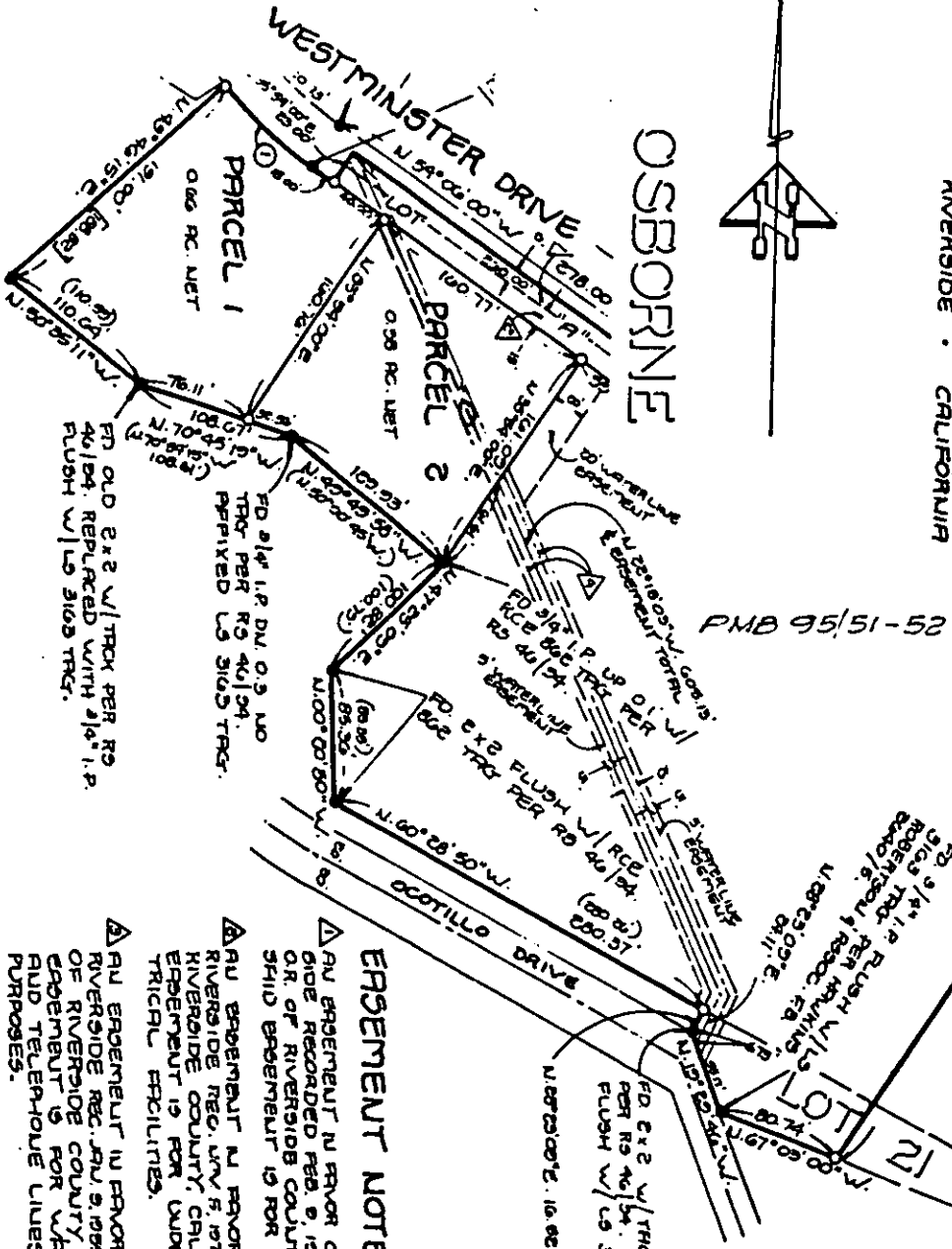
HEIGHTS

BEING A DIVISION OF A PORTION OF LOTS 17, 18, 19 AND 21 OF OSBORNE HEIGHTS RE SHOWN BY MAP ON FILE IN BOOK 12, PAGES 39, 40 AND 41 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

HAWKINS, ROBERTSON ASSOCIATES
RIVERSIDE • CALIFORNIA



OSBORNE



PMB 95/51-52

883821

① R-033.00'
A-13'49'00\"

ERSEMENT NOTES

- ▲ AN AGREEMENT IN FAVOR OF THE CITY OF RIVERSIDE RECORDED FEB. 9, 1971, RE INST. NO. 19094 OR OF RIVERSIDE COUNTY, CALIFORNIA, SAID AGREEMENT IS FOR WATER LINES
- ▲ AN AGREEMENT IN FAVOR OF THE CITY OF RIVERSIDE REC. NOV. 5, 1971, INST. NO. 19739 OR OF RIVERSIDE COUNTY, CALIFORNIA SAID AGREEMENT IS FOR UNDERGROUND ELECTRICAL APPLIANCES.
- ▲ AN AGREEMENT IN FAVOR OF THE CITY OF RIVERSIDE REC. JAN. 9, 1959, BK. 1294, PG. 60 OR OF RIVERSIDE COUNTY, CALIFORNIA, SAID AGREEMENT IS FOR WATER LINES, ELECTRIC AND TELEPHONE LINES AND PUBLIC ROAD PURPOSES.
- ▲ AN AGREEMENT IN FAVOR OF THE CITY OF RIVERSIDE RECORDED OCT. 22, 1966 AS INST. NO. 99712 OR OF RIVERSIDE COUNTY CALIFORNIA, SAID AGREEMENT IS FOR WATER LINES.

• 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

5/70-4

SCALE: 1" = 20' N.T.S.

DRAWN BY DATE 4/7/89

SUBJECT PM 15771 2080-58 WESTMINSTER DR.

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