

364981

8009948-3

CHICAGO TITLE COMPANY

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.

DECI 3 1988

Recorded In Official Records
of Riverside County, California

William F. P. [Signature]

Fees \$ Recorder

FOR RECORDER'S OFFICE USE ONLY

Project: Riverside Water Company's Canal R/W

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 CLEARWATER DEVELOPMENT CORPORATION, the real property in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of the Southwest 1/4 of the Southwest 1/4 of Section 32, Township 2 South, Range 5 West, San Bernardino Meridian, according to the Official United States Government Survey, described as follows:

BEGINNING at the southeasterly corner of Lot 38 of Tract No. 2327, on file in Book 47, Pages 97 through 99 of Maps, records of said Riverside County;

THENCE North 74° 51' 50" West, along the southerly boundary of said Tract No. 2327, a distance of 373.26 feet to the most easterly corner of Lot 45 of said Tract No. 2327;

THENCE South 27° 09' 10" West, along the southeasterly line of said Lot 45, a distance of 158.85 feet to the southeast corner of said Lot 45; said southeast corner being in a line which is parallel with and distant 55.00 feet northerly as measured at right angle from the centerline of Arlington Avenue;

THENCE North 89° 33' 10" East, along said parallel line 11.76 feet to the bank of the lateral of the irrigation ditch of the Riverside Water Company;

THENCE North 27° 09' 10" East, 141.25 feet;

THENCE South 74° 51' 50" East, 365.28 feet to a point in the westerly line of Hillside Avenue; said point being the beginning of a non-tangent curve with a radius of 183.00 feet and concaving

B94

364981

southeasterly; the radial line of said non-tangent curve at said beginning bears North 75° 44' 57" West; the preceding two courses being along the southeasterly line and the southerly line of said Riverside Water Company's ditch;

THENCE northeasterly along said non-tangent curve an arc length of 14.05 feet through a central angle of 04° 23' 51" To the POINT OF BEGINNING.

RESERVING THEREFROM an easement for the electric energy distribution facilities over the northerly 5.00 feet; said northerly 5.00 feet lying 5.00 feet southerly and being contiguous with said southerly boundary of Tract No. 2327;

ALSO RESERVING THEREFROM an easement for the electric energy distribution facilities over the northwesterly 10.00 feet of the southerly 15.00 feet of the northerly 20.00 feet; said northwesterly 10.00 feet lying 10.00 feet southeasterly and being contiguous with said southeasterly line of said Lot 45, and said northerly 20.00 feet being measured along said southeasterly line of Lot 45.

Area - 6,745.01 square feet more or less.

Dated September 14, 1988

CITY OF RIVERSIDE,
a municipal corporation

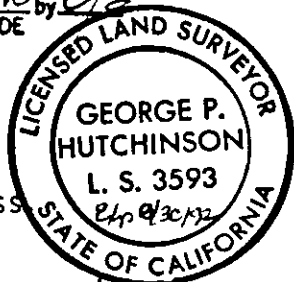
By *Ab Brown*
Mayor

DESCRIPTION APPROVAL 8/18/88
George P. Hutchinson by *[Signature]*
SURVEYOR, CITY OF RIVERSIDE

Attest *Alice A. Hare*
City Clerk

APPROVED AS TO FORM

Carolyn Confer 9/19/88
CAROLYN CONFER
ASSISTANT CITY ATTORNEY



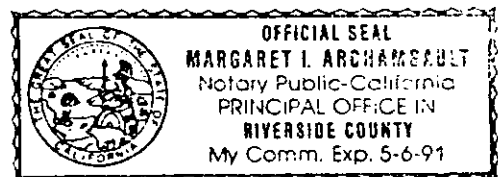
STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

On this 14th day of September, 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.

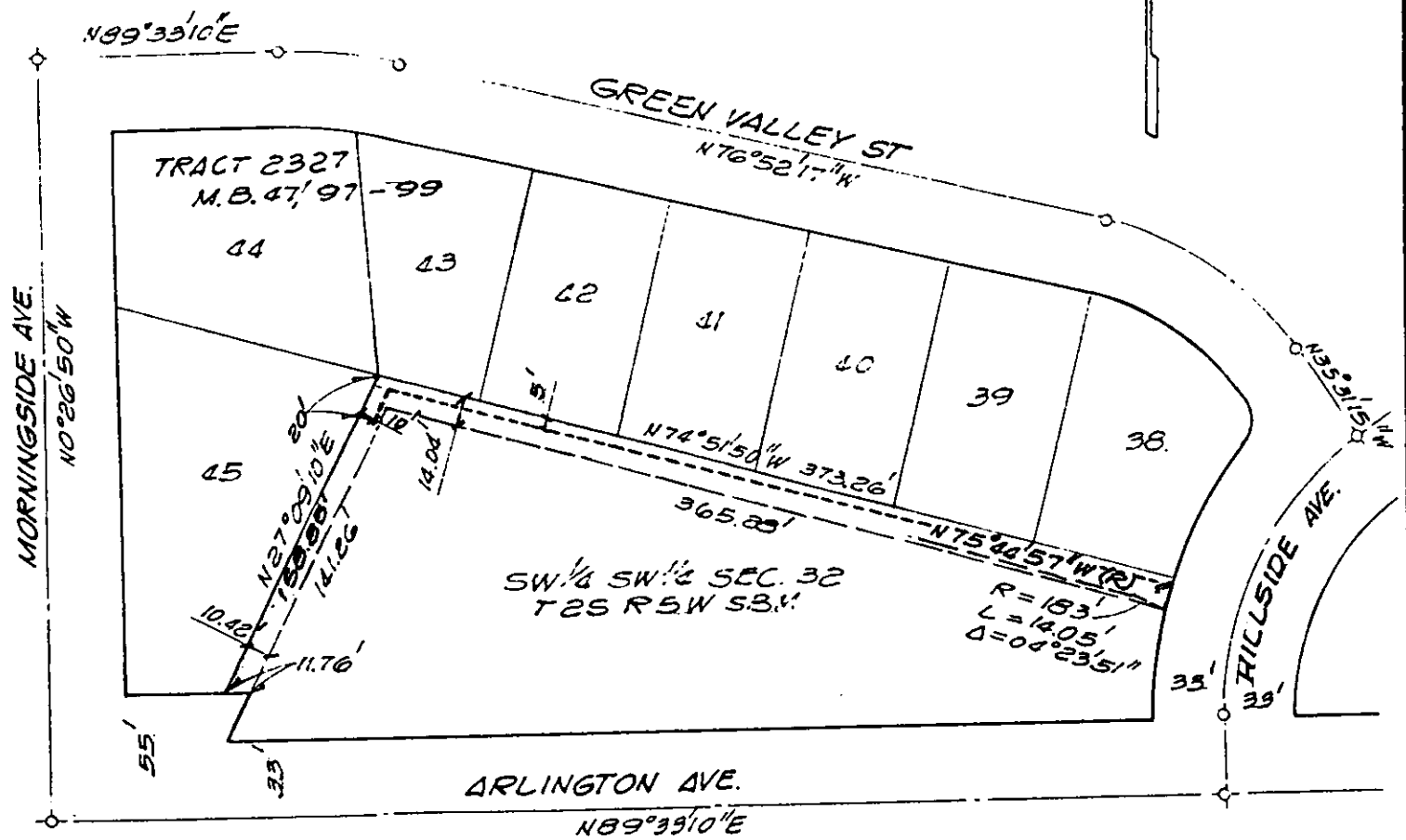
Margaret I. Archambault
Notary Public in and for said State

311.8/m - SURVEY.701/k



894

364981



• 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

4/10-2

SCALE: 1" = 80'

DRAWN BY GS DATE 9/1/88

SUBJECT ARLINGTON AVE. WIDENING

894