

364983

**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.

DEC 13 1988

Recorded in Official Records  
of Riverside County, California

*William E. Farney*  
Recorder

Fees \$     

FOR RECORDER'S OFFICE USE ONLY

8804447.3

Project: Riverside Water Company's 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 certain easement conveyed to Riverside Water Company and its assigns, for the construction and maintenance of all necessary water ditches, pipes, flumes and apparatus, recorded August 14, 1885 in Book 42, Page 296 of Deeds, records of San Bernardino County, California, over and across the following described properties:

Parcel 1

That portion of the Southwest Quarter of the Southwest Quarter of Section 32, Township 2 South, Range 5 West, San Bernardino Meridian, according to an Official Plat of said land filed in the District Land Office, described as follows:

BEGINNING 25 feet North of the southeast corner of the Southwest Quarter of the Southwest Quarter of said Section;

THENCE North 70 feet to the bank of the lateral irrigation ditch of the Riverside Water Company;

THENCE South 59° 47' West, 38 feet;

THENCE North 74° 25' West, 388.3 feet;

THENCE South 27° 36' West, 175.13 feet to the northerly line of Arlington Avenue; the last three courses and distances follow on the southerly line of said Riverside Water Company ditch;

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THENCE East, 488.2 feet on the northerly line of Arlington Avenue to the POINT OF BEGINNING;

EXCEPTING THEREFROM that portion described as follows:

BEGINNING at the southeast corner of the Southwest Quarter of the Southwest Quarter of said Section;

THENCE North 95 feet on the east line thereof, to the bank of the lateral irrigating ditch of Riverside Water Company;

THENCE South 59° 47' West, 38 feet;

THENCE North 74° 25' West, 181.55 feet;

THENCE South 5° 31' West, 125.30 feet to the south line of the Southwest Quarter of the Southwest Quarter of said Section;

THENCE East, 219.9 feet on said south line to the POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM that portion included in the south 33 feet acquired by the City of Riverside for the widening of Arlington Avenue of Final Judgement of Condemnation in Case No. 37085 recorded May 22, 1945, in Book 624, Page 412 of Official Records of Riverside County records;

ALSO EXCEPTING THEREFROM that portion as described in the deed to the City of Riverside, recorded September 29, 1975, as Instrument No. 119068, Official Records;

ALSO RESERVING THEREFROM permanent easements and rights-of-way for water line facilities over the southerly 55.00 feet; said southerly 55.00 feet being measured at right angles 55.00 feet northerly from said centerline of Arlington Avenue.

#### Parcel 2

That portion of the Southwest Quarter of the Southwest Quarter of Section 32, Township 2 South, Range 5 West, San Bernardino Meridian, described as follows:

BEGINNING at the southeast corner of the Southwest Quarter of the Southwest Quarter of said Section 32;

THENCE North on the east line of the Southwest Quarter of the Southwest Quarter of said Section 32, 95 feet to the bank of the lateral of the irrigation ditch of the Riverside Water Company;

THENCE South 59° 47' West, 38 feet;

THENCE North 74° 25' West, 181.55 feet;

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THENCE South 5° 31' West, 125.30 feet to the south line of the Southwest Quarter of the Southwest Quarter of said Section;

THENCE East along said south line 219.9 feet to the POINT OF BEGINNING;

EXCEPTING THEREFROM that portion thereof included in the 66 foot strip of land conveyed to the City of Riverside by deed recorded March 20, 1942, in Book 533, Page 425 of Official Records of Riverside County, California;

ALSO EXCEPTING THEREFROM that portion thereof included in the south 33 feet, as acquired by the City of Riverside by Decree of Condemnation recorded May 22, 1945;

ALSO EXCEPTING THEREFROM that portion described in the deeds to the City of Riverside recorded January 9, 1981, as Instrument No.'s 4366 and 4367 Official Records;

ALSO RESERVING THEREFROM permanent easements and rights-of-way for water line facilities over the southerly 55.00 feet; said southerly 55.00 feet being measured at right angles 55.00 feet northerly from said centerline of Arlington Avenue.

Dated September 14, 1988

CITY OF RIVERSIDE,  
a municipal corporation

DESCRIPTION APPROVAL 9/18/88  
George P. Hutchinson by [Signature]  
SUCCESSION, CITY OF RIVERSIDE

By [Signature]  
Mayor



Attest [Signature]  
City Clerk

STATE OF CALIFORNIA) ss.  
COUNTY OF RIVERSIDE)

APPROVED AS TO FORM  
[Signature] 9/19/88  
CAROLYN CONFER  
ASSISTANT CITY ATTORNEY

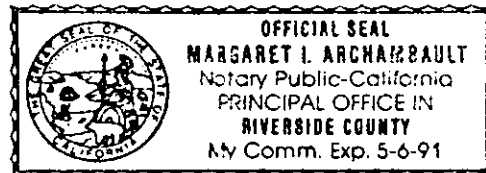
On this 14th day of September, in the year 1988, before me,  
Margaret I. Archambault a Notary Public in  
and for said County and State, personally appeared Ab Brown and  
Alice A. Hare

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.

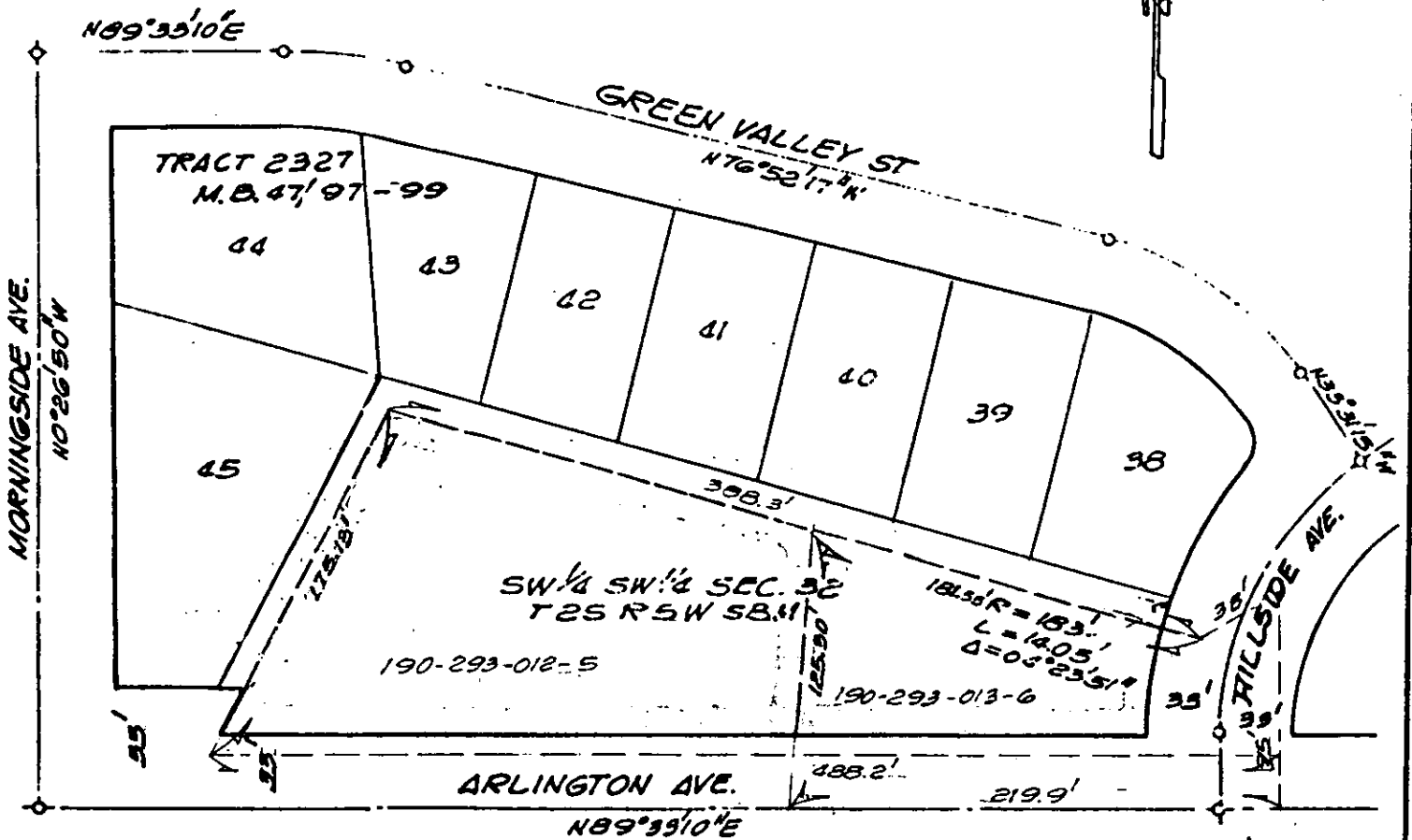
[Signature]  
Notary Public in and for said State

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• 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 9/1/99

SUBJECT ARLINGTON AVE. WIDENING

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