

When recorded mail to:  
City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92501

27770

DOCUMENTARY TRANSFER TAX  
\$ \_\_\_\_\_  None

Signature \_\_\_\_\_  
CITY OF RIVERSIDE

RECEIVED FOR RECORD  
3 Min. Past 2 o'clock  
At Request of  
*City Clerk*  
Book 1982, Page 27770

FEB 17 1982

Recorded in Official Records  
of Riverside County, California  
*Daniel S. Salzman* Recorder  
FELS 3

FOR RECORDER'S OFFICE USE ONLY

FREE RECORDING  
This instrument is for the benefit  
of the City of Riverside and is  
entitled to be recorded without  
fee. (Gov. Code 6103)

Project P.M. No. 17160

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

LAKERIDGE ASSOCIATES, a California limited partnership,

does hereby remise, release, and forever quitclaim to the CITY OF  
RIVERSIDE, a Municipal Corporation, the real property in the City of  
Riverside, County of Riverside, State of California, described as follows:

Those parcels lying within Sections 22, 23, and 27, Township 3 South, Range 6  
West, San Bernardino Base and Meridian, as shown by Sectionalized Survey of the Rancho  
El Sobrante de San Jacinto, as shown by map on file in Book 7 of Maps, at page 10  
thereof, Records of San Bernardino County, California, more particularly described  
as follows:

PARCEL 1:

Commencing at the intersection of the centerline of Pierce Street and the  
centerline of Indiana Avenue as shown by Parcel Map No. 16200 on file in Book 84 of  
Parcel Maps, at pages 23 and 24 thereof, Records of Riverside County, California;  
Thence North 33° 39' 00" West along the centerline of Pierce Street, a distance  
of 50.62 feet;

Thence South 56° 21' 00" West, a distance of 40.00 feet to the most easterly  
point of Lot 1 of the Combination Tract, as shown by map recorded in Book 7 of Maps,  
at page 14 thereof, Records of Riverside County, California;

Thence South 06° 50' 00" East, a distance of 470.50 feet;

Thence South 04° 26' 00" West, a distance of 301.90 feet;

Thence South 13° 17' 00" East, a distance of 15.75 feet;

Thence South 76° 49' 00" East, a distance of 150.91 feet;

Thence North 35° 06' 00" East, a distance of 1037.61 feet;

Thence North 63° 29' 00" West, a distance of 141.59 feet;

Thence South 69° 17' 00" West, a distance of 172.76 feet to the TRUE POINT

OF BEGINNING;

Thence continuing along last said course South 69° 17' 00" West, a distance of  
159.17 feet to a point hereinafter referred to as Point "1";

Thence South 89° 48' 35" East, a distance of 69.53 feet to a pipe;

Thence North 64° 12' 20" East, a distance of 53.86 feet to a pipe;

Thence North 42° 59' 15" East, a distance of 45.25 feet to the true point of  
beginning.

PARCEL 2:

Commencing at Point "1" referred to hereinabove;

Thence South 69° 17' 00" West, a distance of 447.66 feet to the TRUE POINT OF  
BEGINNING;

Thence continuing along last said course South 69° 17' 00" West, a distance of  
218.33 feet;

Thence South 71° 42' 00" West, a distance of 384.78 feet;

Thence South 82° 34' 00" West, a distance of 269.28 feet;

Thence South 68° 44' 00" West, a distance of 285.85 feet to a point hereinafter  
referred to as Point "2";

27770

Thence South 75° 11' 40" East, a distance of 36.81 feet to a pipe;  
 Thence North 87° 00' 00" East, a distance of 44.59 feet to a pipe;  
 Thence North 66° 33' 00" East, a distance of 173.71 feet to a pipe;  
 Thence North 73° 23' 15" East, a distance of 31.71 feet to a pipe;  
 Thence North 79° 53' 45" East, a distance of 31.71 feet to a pipe;  
 Thence North 86° 19' 45" East, a distance of 113.56 feet to a pipe;  
 Thence North 81° 12' 50" East, a distance of 29.33 feet to a pipe;  
 Thence North 76° 08' 00" East, a distance of 29.33 feet to a pipe;  
 Thence North 72° 25' 35" East, a distance of 507.26 feet to a pipe;  
 Thence North 65° 28' 50" East, a distance of 41.28 feet to a pipe;  
 Thence North 57° 12' 35" East, a distance of 130.77 feet to the true point of beginning.

PARCEL 3:

Commencing at Point "2" referred to hereinabove;  
 Thence South 68° 44' 00" West, a distance of 38.85 feet;  
 Thence South 29° 22' 00" West, a distance of 206.26 feet to a point which lies in the northeasterly boundary of the land conveyed to C. F. Heaston Investments, by deed recorded on February 26, 1965 as Instrument No. 21803, Records of Riverside County, California;  
 Thence South 33° 39' 00" East, a distance of 540.06 feet to the most easterly corner of said land conveyed to C. F. Heaston Investments;  
 Thence South 56° 08' 00" West, a distance of 486.20 feet to the most southerly corner of said land;  
 Thence North 33° 39' 00" West, a distance of 445.02 feet to the TRUE POINT OF BEGINNING;  
 Thence South 49° 09' 00" West, a distance of 162.98 feet;  
 Thence North 60° 28' 00" West, a distance of 149.16 feet;  
 Thence South 85° 35' 00" West, a distance of 134.64 feet;  
 Thence South 48° 41' 00" West, a distance of 139.92 feet;  
 Thence South 08° 00' 00" East, a distance of 7.52 feet to a point hereinafter referred to as Point "3";  
 Thence North 35° 52' 00" East, a distance of 22.79 feet to a pipe;  
 Thence North 52° 32' 20" East, a distance of 77.89 feet to a pipe;  
 Thence North 65° 44' 50" East, a distance of 51.55 feet to a pipe;  
 Thence South 84° 07' 10" East, a distance of 51.55 feet to a pipe;  
 Thence South 74° 17' 00" East, a distance of 186.40 feet to a pipe;  
 Thence North 74° 47' 00" East, a distance of 58.12 feet to a pipe;  
 Thence North 51° 27' 30" East, a distance of 122.64 feet to a pipe;  
 Thence North 33° 39' 00" West, a distance of 24.45 feet to the true point of beginning.

PARCEL 4:

Commencing at Point "3" referred to hereinabove;  
 Thence South 08° 00' 00" East, a distance of 327.76 feet;  
 Thence South 33° 41' 00" West, a distance of 488.40 feet;  
 Thence South 54° 12' 00" West, a distance of 43.00 feet to the TRUE POINT OF BEGINNING;  
 Thence continuing along last said course South 54° 12' 00" West, a distance of 373.79 feet to Station No. 50 of Riverside Land and Irrigating Company's lands, as shown by map on file in Book 1 of Maps, at page 70 thereof, Records of San Bernardino County, California;  
 Thence South 20° 51' 47" East, a distance of 16.46 feet to a pipe;  
 Thence North 56° 13' 30" East, a distance of 266.15 feet to a pipe;  
 Thence North 45° 30' 35" East, a distance of 73.81 feet to a pipe;  
 Thence North 34° 17' 15" East, a distance of 41.57 feet to the true point of beginning.

Each pipe referred to hereinabove is a 1" iron pipe tagged R.C.E. 9876.

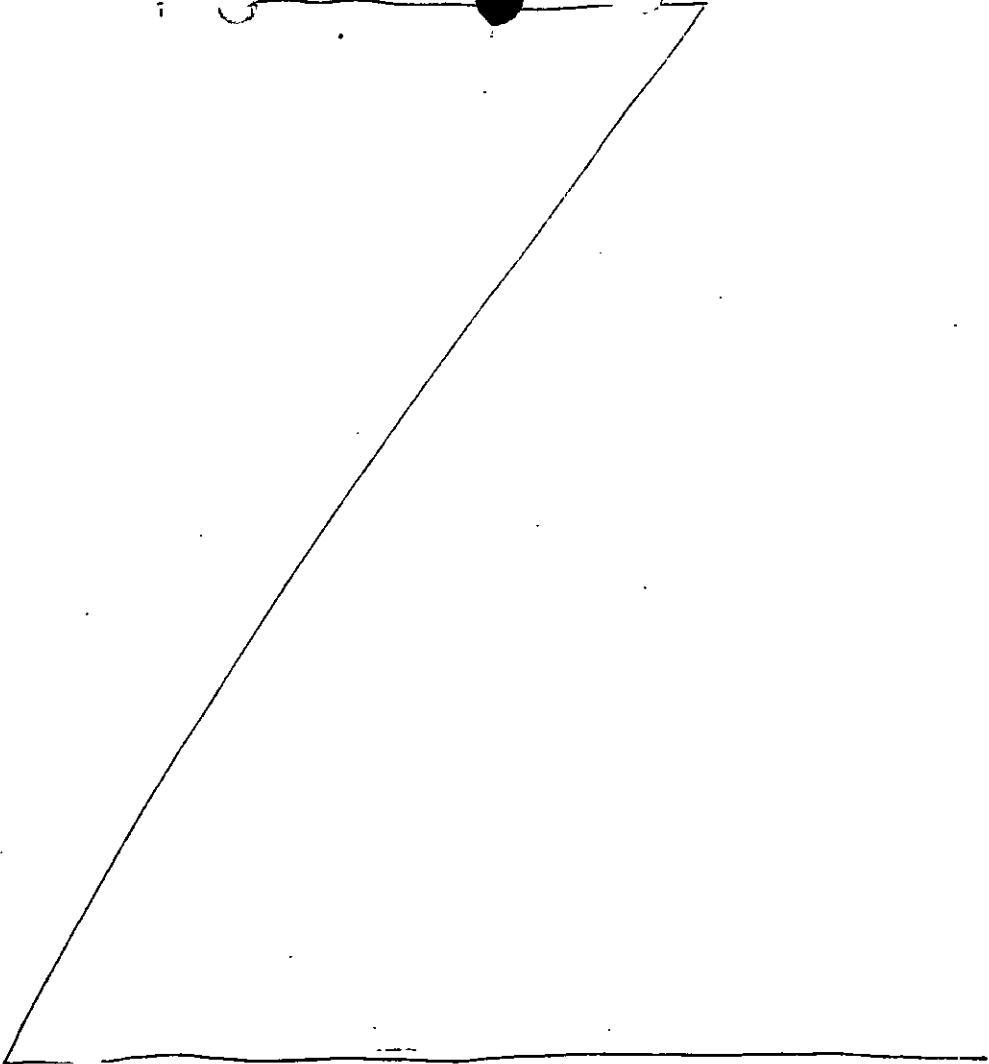
The sole purpose of this document is to establish a common boundary between the Riverside Water Company's Canal and the parcels lying north and south of the above described parcels.

DESCRIPTION APPROVAL  
 by George P. Hitchcock / 2/2/82 by ASW  
 Surveyor

*Handwritten signature*

10275

01112  
27770



Dated Feb. 1, 1982.

LAKERIDGE ASSOCIATES, a California partnership

By: C C RIVERSIDE, INC., a California corporation

Its: General Partner

By: [Signature]

Lenard B. McQuarrie  
Its: Vice President

By: [Signature]

Louis A. Huskins  
Its: Assistant Secretary

01112  
27770

APPROVED AS TO FORM

Charlie [Signature]  
ASSISTANT CITY ATTORNEY

RECORDATION

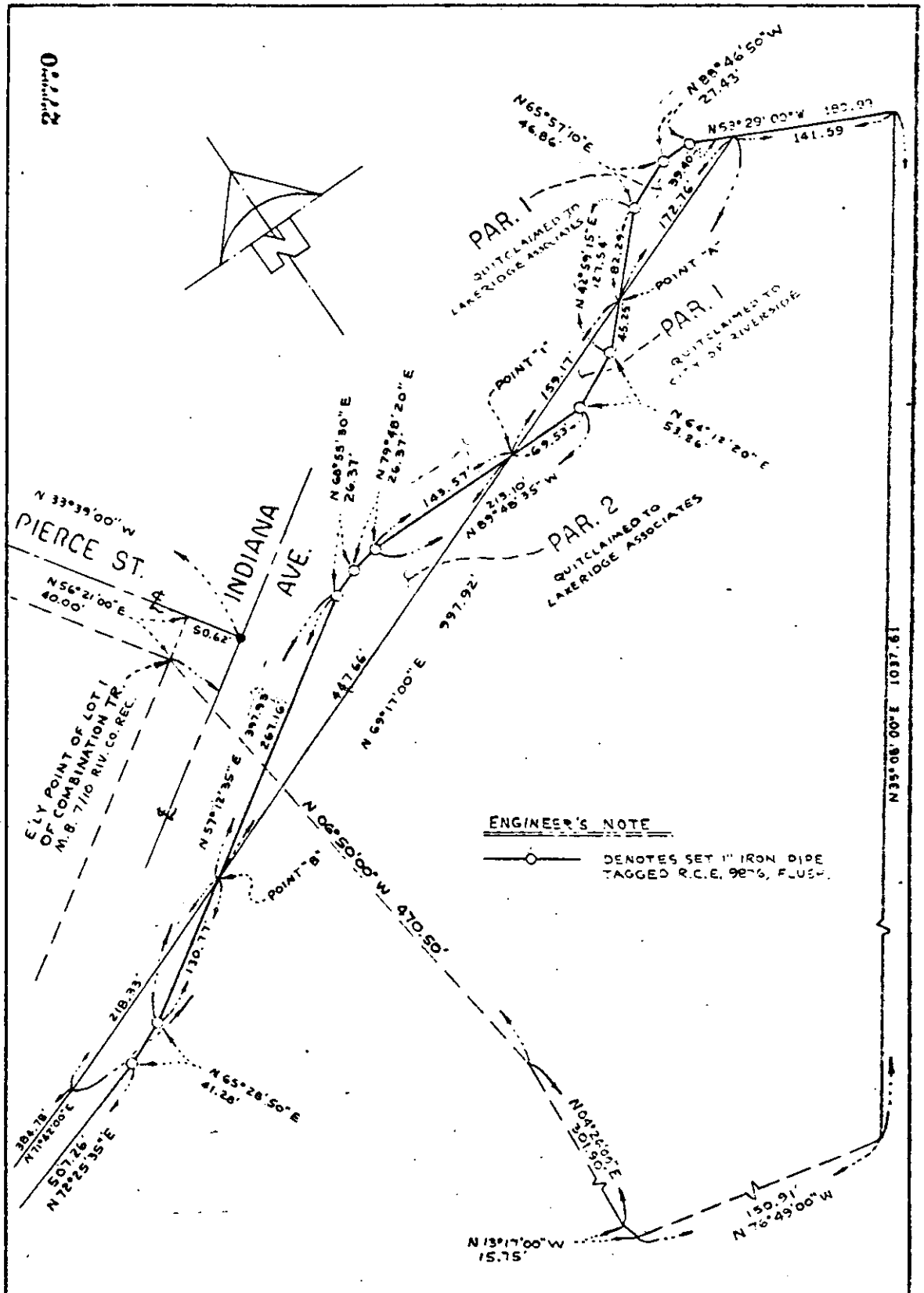
CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by this instrument dated 2-1-82 from Lakeridge Associates, a California Limited Partnership for Tracts lying within Sps 22, 23 & 27 T2S R16W SBM Ranches II Salanti of San Jacinto SBL 2 of Maps 14, 10 Pys of SBLs to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof, recorded on January 7, 1982, as Instrument No. 3490 of Official Records of Riverside County, and the grantee hereby consents to recordation of this instrument through the undersigned duly authorized officer.

01112  
27770

Dated 2-16-82

[Signature]  
Assistant City Manager.



27770

N 33°08'00" E 1037.61

• 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.

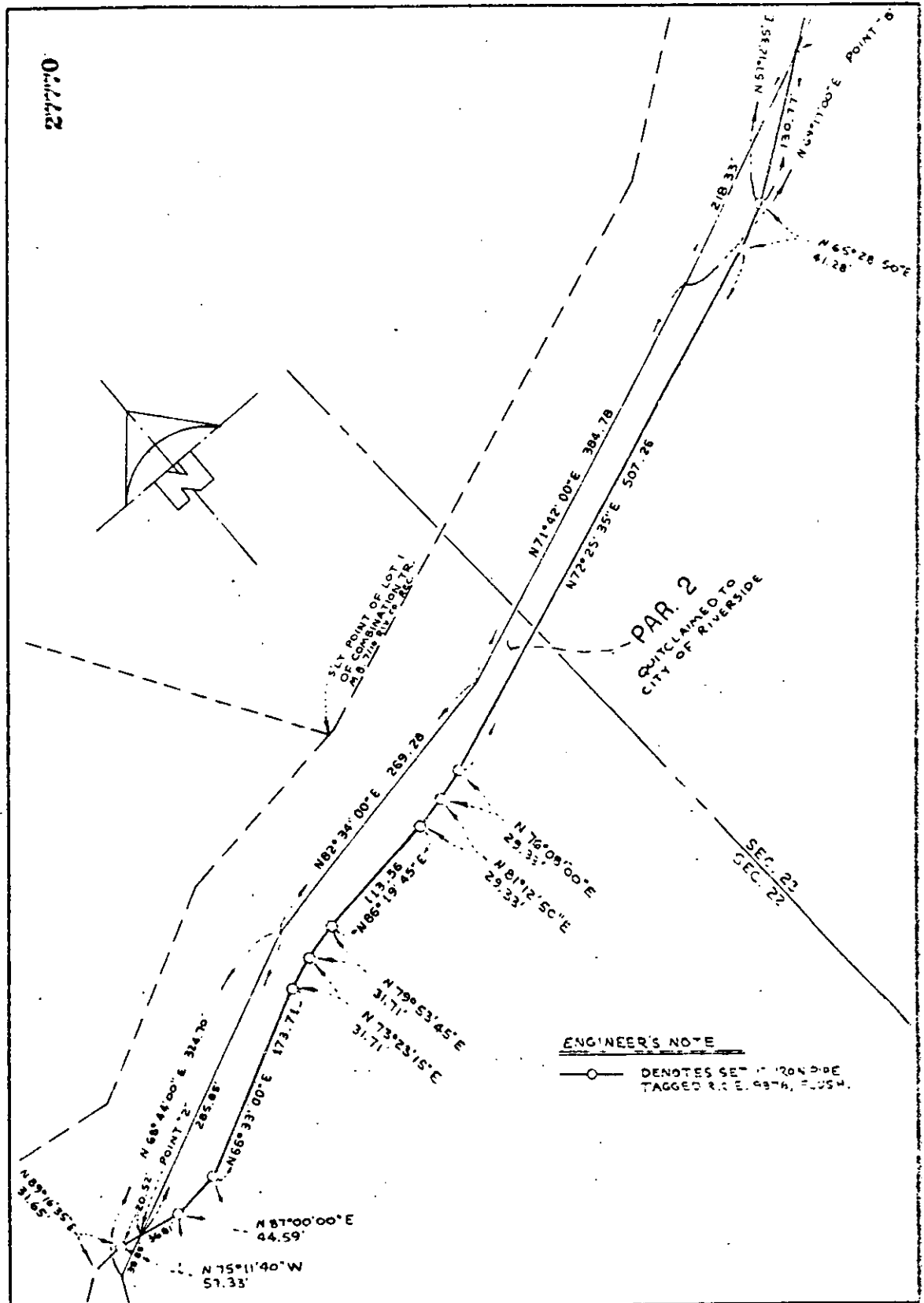
SHEET 1 OF 5

SCALE: 1" = 100'

DRAWN BY M.H. DATE 2 / 1 / 82

SUBJECT QUITCLAIM DEEDS, PARCEL MAP 17160

10275



2777'0

PAR. 2  
QUITCLAIMED TO  
CITY OF RIVERSIDE

ENGINEER'S NOTE

○ DENOTES SET POINTS  
TAGGED R.S.E. 9376, P. 054.

• 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.

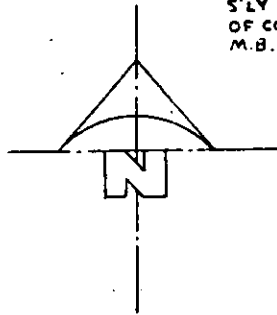
SHEET 2 OF 5

SCALE: 1" = 100'

DRAWN BY M.W. DATE 2/1/92

SUBJECT QUITCLAIM DEEDS, PARCEL MAP 17 60

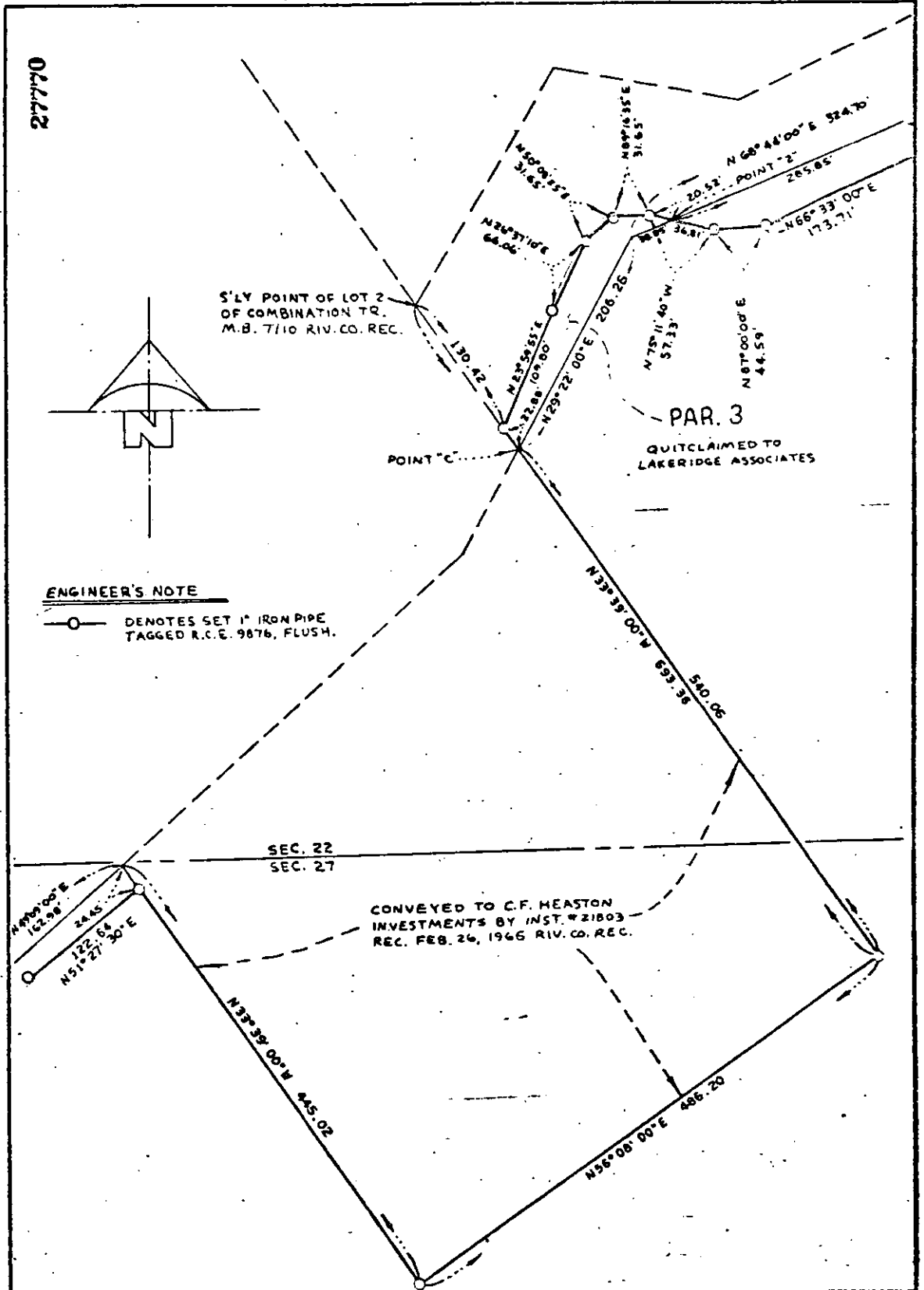
27770



S'LY POINT OF LOT 2  
OF COMBINATION TR.  
M.B. 7110 RIV. CO. REC.

**ENGINEER'S NOTE**

○ DENOTES SET 1" IRON PIPE  
TAGGED R.C.E. 9876, FLUSH.



PAR. 3

QUITCLAIMED TO  
LAKERIDGE ASSOCIATES

SEC. 22  
SEC. 27

CONVEYED TO C.F. HEASTON  
INVESTMENTS BY INST. #21803  
REC. FEB. 26, 1966 RIV. CO. REC.

• 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 3 OF 5

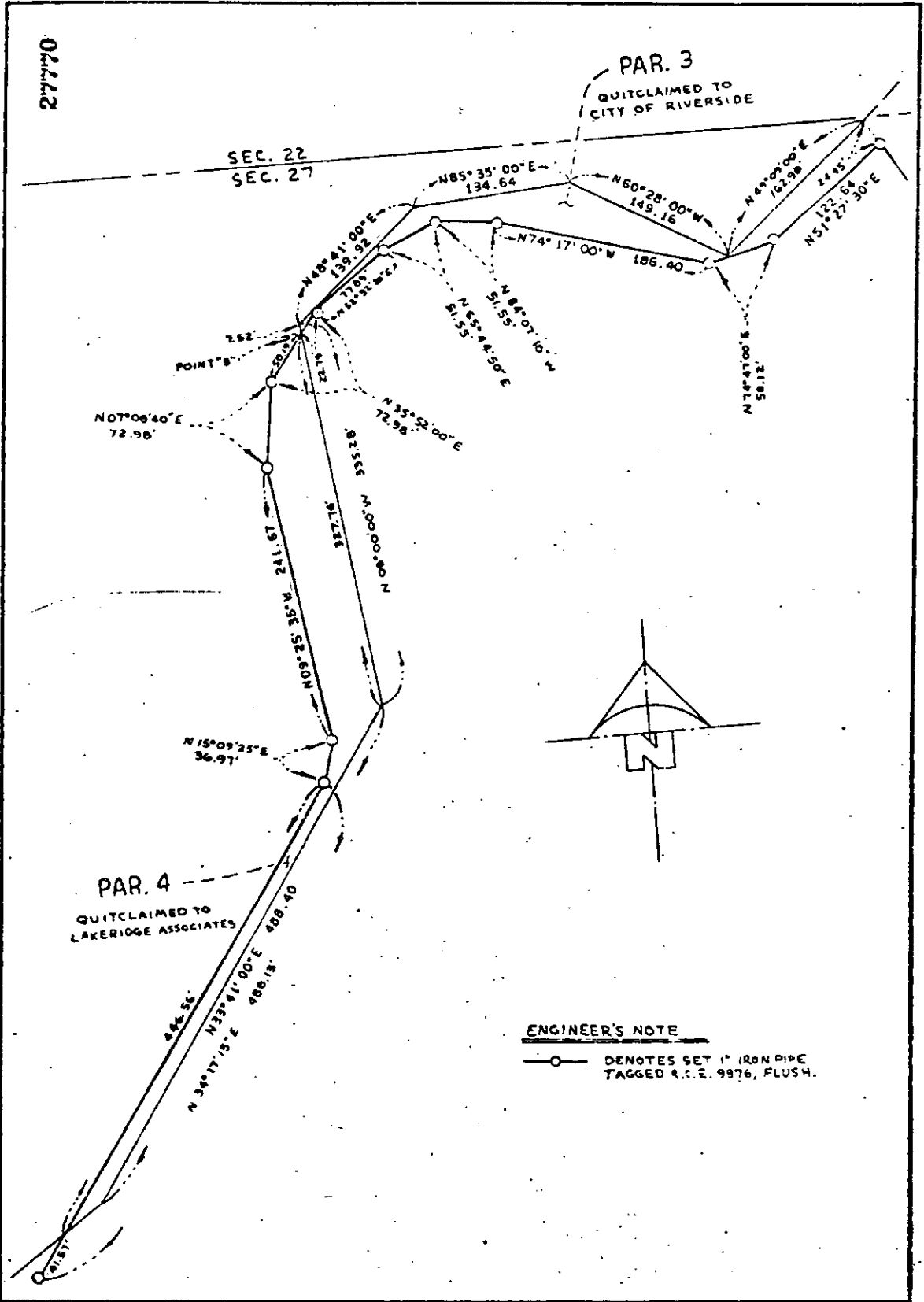
SCALE: 1" = 100'

DRAWN BY M.W. DATE 2 / 1 / 82

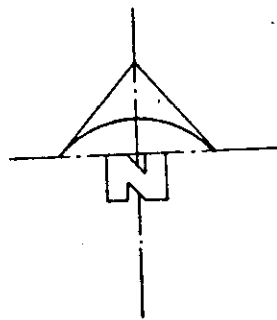
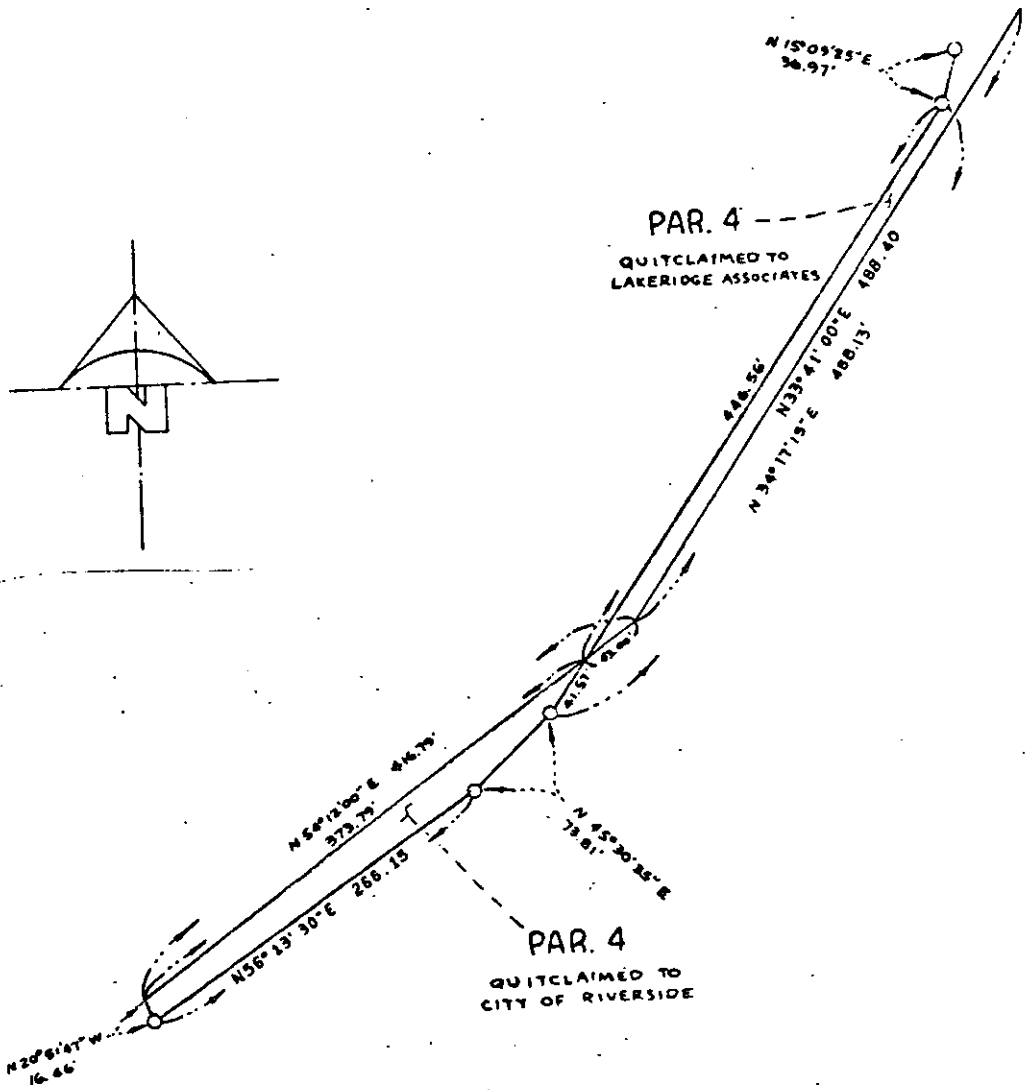
SUBJECT QUITCLAIM DEEDS, PARCEL MAP 17160

10275

27770



277770



PAR. 4  
QUITCLAIMED TO  
LAKERIDGE ASSOCIATES

PAR. 4  
QUITCLAIMED TO  
CITY OF RIVERSIDE

ENGINEER'S NOTE

—○— DENOTES SET 1" IRON PIPE  
TAGGED R.C.E. 9876, FLUSH.

• 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 5 OF 5
SCALE: 1" = 100'	DRAWN BY <u>MW</u> DATE <u>2 / 1 / 82</u>	SUBJECT <u>QUITCLAIM DEEDS, PARCEL MAP 17160</u>

10275