When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

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

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

JUN 2 1989

Recorded in Official Records
of Riverside County, California

Recorder

Fees $

FOR RECORDER'S OFFICE USE ONLY

12450

Project: Tract 23154 - Offsite R/W

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ALBERT S. JOHNSON, JR. and ELLENORE M. JOHNSON, husband and wife as joint tenants, do 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:

That portion of the Southeast Quarter of Section 34, Township 2 South, Range 6 West, as shown by map of Sectionalized Survey of Rancho La Sierra, on file in Book 6, Page 70 of Maps, records of Riverside County, California, described as follows:

BEGINNING at the northwest corner of that certain parcel of land containing 52.34 acres, set out in Deed to F. Von Balluseck and A.M.C. Von Balluseck, recorded March 19, 1924 in Book 600, Page 418 of Deeds, records of said Riverside County, and shown on Map of Tract No. 21809 on file in Book 179, Pages 90 through 95 of Maps, records of said County;

THENCE along the south line of said Tract South 89° 09' 39" East 16.72 feet to a point of cusp with a non-tangent curve, concave easterly, having a radius of 189.65 feet, to which point a radial line bears North 72° 46' 28" West;

THENCE leaving said south line of said Tract southerly along said curve an arc distance of 10.23 feet, through a central angle of 3° 05' 28";

THENCE tangent to said curve South 14° 08' 04" West 36.60 feet to the beginning of a tangent curve, concave easterly, having a radius of 290.00 feet;

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THENCE southerly along last said curve an arc distance of 61.75 feet, through a central angle of 12° 11' 59" to a point in the west line of said parcel of land set out in Deed to F. Von Balluseck, et ux.;

THENCE along said west line of said parcel of land set out in Deed to F. Von Balluseck et ux., North 01° 56' 05" East 106.67 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM that portion lying easterly of a line parallel with and distant 10.00 feet easterly, as measured at right angles, from said west line of said parcel of land set out in Deed to F. Von Balluseck, et ux.

Area: 560 square feet, more or less

Dated *May 24, 1989*

Albert S. Johnson Jr.
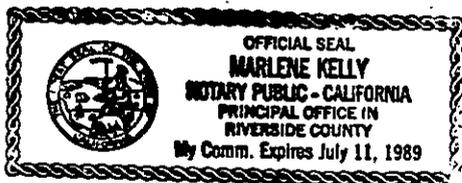ALBERT S. JOHNSON, JR.

Ellenore M. Johnson
ELLENORE M JOHNSON

DESCRIPTION APPROVAL *5/23/89*
George P Hutchinson by *DH*
SURVEYOR, CITY OF RIVERSIDE

LICENSED LAND SURVEYOR
GEORGE P. HUTCHINSON
L. S. 3593
STATE OF CALIFORNIA

APPROVED AS TO FORM
ASST. CITY ATTORNEY

STATE OF CALIFORNIA

COUNTY OF *RIVERSIDE* } ss.

181686

On this *24* day of *MAY* , in the year 19_
before me, the undersigned, a Notary Public in and for said State, personally appea.
ALBERT S. Johnson, JR. AND ELLENORE M. Johnson
, personally known to me
(or proved to me on the basis of satisfactory evidence) to be the person *S* whose name *S* *ARE* subscribed to the within instrument, and acknowledged to me that *They*
executed it.

WITNESS my hand and official seal.

OFFICIAL SEAL
MARLENE KELLY
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
RIVERSIDE COUNTY
My Comm. Expires July 11, 1989

Marlene Kelly
Notary Public in and for said State.

ACKNOWLEDGMENT—General—Wolcotts Form 233CA—Rev. 5-82
©1982 WOLCOTTS, INC.   (price class 8-2)

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TRACT 21805
M.B. 170/90-95

POINT OF BEGINNING

N 89°09'39" W ~ 16.72'

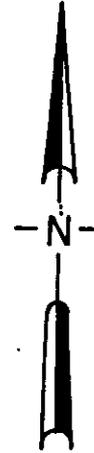Δ = 3°05'28"
R = 189.65'
L = 10.23'

10'

TENTATIVE
TRACT 23154

MITCHELL AVENUE

WEST LINE OF 52.54 AC.
PARCEL DESCRIBED IN
DEED REC. 3/19/24,
BK 600, PG. 418 OF
DEEDS, RIV. CO. REC.

POR. SEC. 34

T. 2 S., R. 6 W.
M.B. 6/70

106.67'

20.27'

16.55'

N 01° 56' 05" E   R = 290.00'   L = 57.65'
Δ = 12° 11' 59"

-N-

LICENSED LAND SURVEYOR
MICHAEL PAUL REED
EX 6-30-89
NO. 6043
STATE OF CALIFORNIA

• 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_ | 6/4-1 |

| SCALE: 1" = N.T.S | DRAWN BY E.H.E. DATE 5/23/89 | SUBJECT TRACT 23154 - OFFSITE R/W |

12450