

49698

City Clerk's Office
City of Riverside
City Hall, 3711 Orange Street
Riverside, CA 92501

DOCUMENTARY TRANSFER TAX	
\$	<input checked="" type="checkbox"/> None
Signature	<i>[Handwritten Signature]</i>
CITY OF RIVERSIDE	

RECEIVED FOR RECORD

APR 26 1978

20 Min. Past 1 o'clock P.M.

City Clerk

Book 1974, Page 19698

Recorded in Official Records of Riverside County, California

W. W. D. [Handwritten] Recorder

FEES \$

INDEXED

FOR RECORDER'S OFFICE USE ONLY

QUITCLAIM DEED

APPROVED AS TO FORM
[Handwritten Signature]
ASST. CITY ATTORNEY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, DONALD W. RICKER and ALICE L. RICKER, husband and wife as joint tenants, do hereby remise, release, and forever quitclaim to the CITY OF RIVERSIDE the real property in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lot 31 and those portions of Lot 30 of EAST RIVERSIDE LAND CO., Subdivision of Section 19, T.2 S., R.4 W., San Bernardino Meridian, as shown by map on file in Book 6 of Maps, at page 44 thereof, records of San Bernardino County, California, described as follows:

BEGINNING at the northwest corner of said Lot 31; said corner also being the southwest corner of Lot "F" of TRACT NO. 2062, as shown by map on file in Book 40 of Maps, at page 84 thereof, records of Riverside County, California;

Thence North 89° 56' 02" East (Recorded North 89° 59' 57" West), along the southerly line of said Lot "F" and along the southerly line of Lot 17 of said Tract, 43.00 feet to the beginning of a curve, concave northeasterly and having a radius of 167.00 feet;

Thence southerly, along said curve, an arc length of 66.18 feet thru a central angle of 22° 42' 20" to the beginning of a reverse curve, concave southwesterly and having a radius of 233.00 feet; a radial line to the point of said reverse curve bears North 67° 13' 42" East;

Thence southerly, along said curve, an arc length of 92.42 feet thru a central angle of 22° 43' 35" to a line which is parallel with and distant 74.00 feet easterly as measured at right angle to the westerly line of said Lot 31; said westerly line of Lot 31 also being the easterly line of said Lot 30;

Thence South 00° 02' 43" East, along said parallel line, 441.51 feet to the beginning of a tangent curve, concave northeasterly and having a radius of 20.00 feet;

Thence southeasterly, along said curve, an arc length of 31.40 feet thru a central angle of 89° 57' 39";

Thence South 00° 00' 22" East, 14.04 feet to the northerly line of BLAINE STREET;

Thence South 89° 59' 38" West, along said northerly line, 93.93 feet to its intersection with the southwest corner of said Lot 31;

8161

Thence continuing South 89° 59' 38" West, along said northerly line of BLAINE STREET, 12.02 feet;

Thence North 00° 00' 22" West, 13.96 feet to the beginning of a curve, concave northwesterly and having a radius of 20.00 feet;

Thence northeasterly, along said curve, an arc length of 12.88 feet thru a central angle of 36° 54' 33" to a point in said westerly line of Lot 31;

Thence continuing northeasterly, along said curve, an arc length of 18.55 feet thru a central angle of 53° 07' 48" to a line which is parallel with and distant 8.00 feet easterly as measured at right angle to said westerly line of Lot 31;

Thence North 00° 02' 43" West, along said parallel line, 441.51 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 167.00 feet;

Thence northerly, along said curve, an arc length of 51.90 feet thru a central angle of 17° 48' 24" to a point in said westerly line of Lot 31;

Thence continuing northerly, along said curve, an arc length of 14.34 feet thru a central angle of 04° 55' 11" to the beginning of a reverse curve, concave northeasterly and having a radius of 233.00 feet; a radial line to the point of said reverse curve bears South 67° 13' 42" West;

Thence northerly, along said curve, an arc length of 92.34 feet thru a central angle of 22° 42' 20" to a point in the northerly line of said Lot 30;

Thence North 89° 56' 02" East, along said northerly line, 23.00 feet to said POINT OF BEGINNING.

EXCEPTING therefrom that portion lying within said Lot 31 of said EAST RIVERSIDE LAND CO. SUBDIVISION.

Area: 1,754 square feet or 0.04 acres.

DESCRIPTION APPROVAL
by George P. Hutchins 4/2/74 by [Signature]
Surveyor

Dated April 8, 1974

[Signature]
DONALD W. RICKER
[Signature]
ALICE L. RICKER

CONSENT TO RECORDATION
THAT IS TO CERTIFY that the interest

STATE OF CALIFORNIA,
COUNTY OF RIVERSIDE } ss.

ON APRIL 8, 1974
before me, the undersigned, a Notary Public in and for said State, personally appeared
DONALD W. RICKER & ALICE L. RICKER

to be the persons whose names ARE subscribed to the within instrument, and acknowledged to me that They executed the same.

WITNESS my hand and official seal.

[Signature]
Notary Public in and for said State.



10698

MASSACHUSETTS AVE.

TRACT No. 2062

M.B. 40/84
RIV. CO.

19

17

18

19

N.W. COR. LOT 31

RUSTIN AVE.
LOT 4

NO⁰⁰358"W

N 89°56'02"E

LOT 1' 18" S.

(N 89°59'57"W)

NORTH

R=233'
Δ=22°42'20"
L=92.34'

R=167'
Δ=22°42'20"
L=66.18'

S 67°13'42"W (R)

N 67°13'42"E (R)
Δ=4°55'11" L=14.34'

N 72°08'53"E (R)

R=157'
Δ=17°48'24"
L=51.50'

N 89°57'17"E (R)

R=233'
Δ=22°43'35"
L=92.42'

LAND CO. SUB.
M.B. 6/44
S.B. CO.

R. & W.

30

31

EAST RIVERSIDE
OF SEC. 19 T.2 S.

PROPOSED E

RUSTIN AVE. EXTENSION

LOT 31

W'LY LINE

NO⁰⁰02'43"W

441.51'

508.51'

33'

1202'

PROPOSED E

RUSTIN AVE. EXTENSION

441.51'

500°02'43"E

N 89°57'17"E (R)

R=20'
Δ=89°57'33"
L=31.40'

TOTAL
R=20'
Δ=90°02'21"
L=31.43'

R=20'
Δ=36°54'33"
L=12.86'

NO⁰⁰00'22"W 13.96'

93.98'

500°00'22"E 14.04'

TO IOWA AVE.

BLAINE ST.

TO CANYON CREST DR.

N 89°59'38"E

BASIS OF BEARINGS: E RUSTIN AVE. NO⁰⁰358"W
PER TRACT NO. 2062, M.B. 40/84,
RIV. CO. REC.

C.R.F.B. 969/33

CITY OF RIVERSIDE, CALIFORNIA

THIS PLAT IS SOLELY AN AID IN LOCATING THE PROPERTY SHOWN HEREIN IN THE
ATTACHED DOCUMENT. IT IS NOT A PART OF THE METHOD OF LOCATING THEREIN.

SHEET 1 OF 1

12/18-2

SCALE 1"=60'

DRAWN BY W.F. DATE 3 29 /74

SUBJECT RUSTIN AVE. EXTENSION

8/61