

112024

Recorded at request of, and return to:  
City Clerk's Office  
City of Riverside  
City Hall 3711 Orange Street  
Riverside, California 92501

RECEIVED FOR RECORD

SEP 12 1975

35 MIN. Part of City of Riverside  
At Request of  
CITY CLERK

Book 1975, Page 112024  
Recorded in Official Records  
of Riverside County, California

W. W. Dalglish Recorder

FEES \$

*[Handwritten signature]*

FREE RECORDING

This instrument is for the benefit of  
The City of Riverside, and is entitled  
to be recorded without fee.  
(Govt. Code 6103)

Parcel 1220-101 (Portion)

Project: Box Springs  
Drain

8477

QUITCLAIM DEED

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

does hereby remise, release, and forever quitclaim to

THE CITY OF RIVERSIDE,  
A Municipal Corporation

all right, title and interest in and to the real property in the City  
of Riverside, County of Riverside, State of California, described as:

That portion of Lot 29 of CASTLEMAN'S ADDITION TO  
RIVERSIDE, as shown by map on file in Book 3,  
page 19 of Maps, Records of San Bernardino County,  
California, described as follows:

Commencing at the intersection of the centerline of  
Pennsylvania Avenue (formerly Center Street) with  
the centerline of Kansas Avenue, as said streets  
are shown on said map;

Thence South 00° 12' 40" West, along said center-  
line of Kansas Avenue, 93.53 feet;

Thence North 89° 47' 20" West, 33.00 feet to the  
True Point of Beginning; said point being in the  
easterly line of said Lot 29; said point also  
being the beginning of a curve concave southwest-  
erly and having a radius of 23.50 feet; said curve  
also being tangent to said easterly line of Lot 29;

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Thence northeasterly, northerly and northwesterly, along said curve, an arc length of 36.92 feet through a central angle of  $90^{\circ} 01' 40''$  to a line which is parallel with and distant 70.00 feet southerly, as measured at right angle, from said centerline of Pennsylvania Avenue;

Thence North  $89^{\circ} 49' 00''$  West, along said parallel line, 37.02 feet to the beginning of a tangent curve concave northeasterly and having a radius of 805.00 feet;

Thence northwesterly, along said curve, an arc length of 208.30 feet through a central angle of  $14^{\circ} 49' 32''$  to a point in the southerly line of Parcel 3 of that certain parcel of land conveyed to the City of Riverside, a municipal corporation, by "Final Order of Condemnation" No. 70680 of the Superior Court of the State of California for the County of Riverside, dated March 18, 1966, and recorded March 24, 1966, as Instrument No. 31070 of Official Records of said Riverside County;

Thence North  $86^{\circ} 28' 52''$  East, along said southerly line of Parcel 3 as conveyed to the City of Riverside by Instrument No. 31070, a distance of 157.98 feet to the northerly line of said Lot 29;

Thence South  $89^{\circ} 49' 00''$  East, along said northerly line of Lot 29, a distance of 108.88 feet to the northeast corner of said Lot;

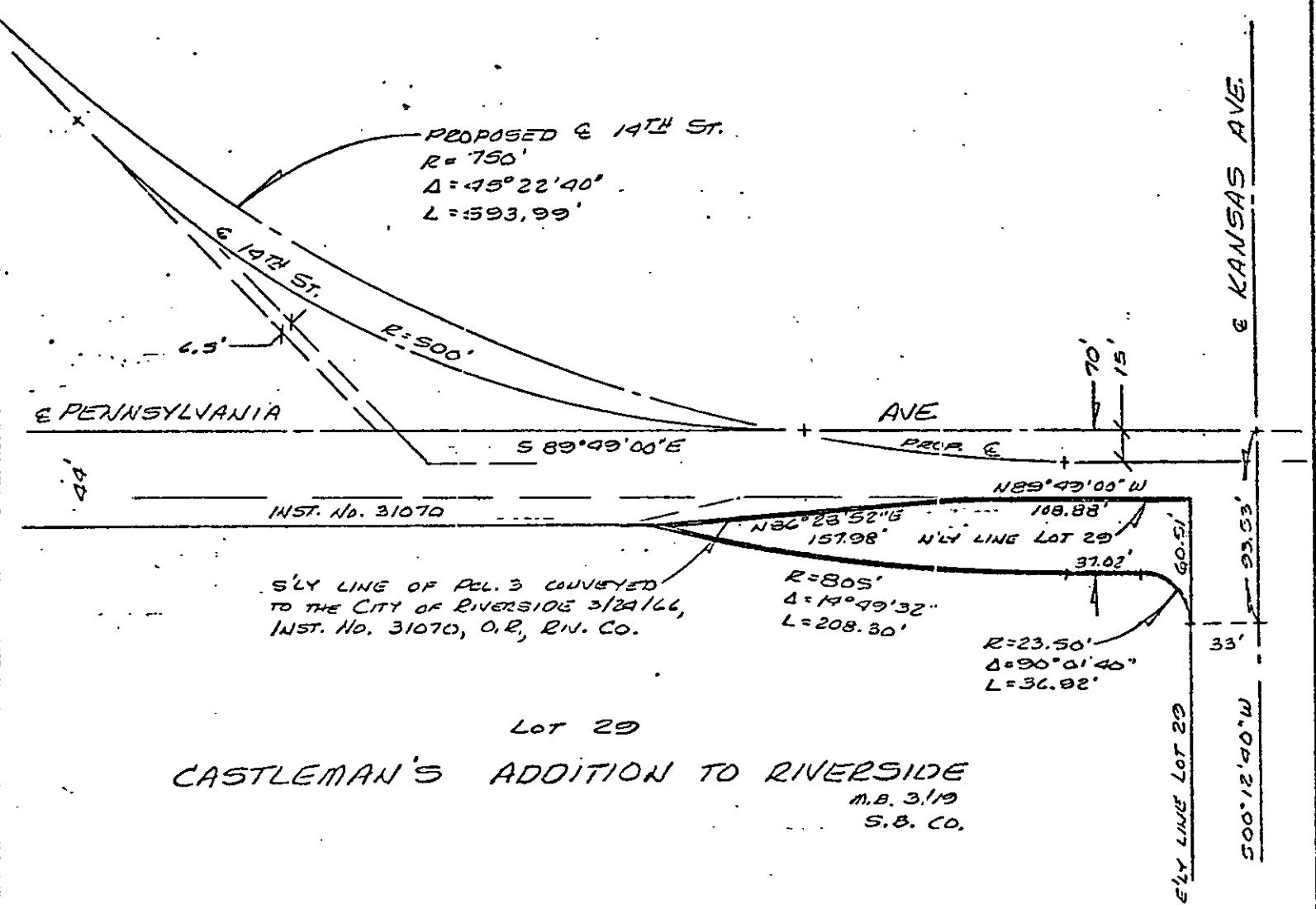
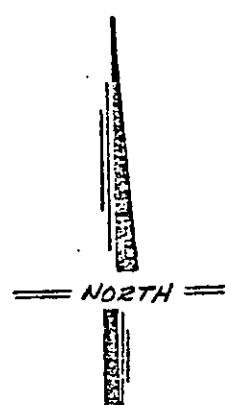
Thence South  $00^{\circ} 12' 40''$  West, along said easterly line of Lot 29, a distance of 60.51 feet to said True Point of Beginning.

DESCRIPTION APPROVAL  
By *George P. Hutchinson* 9.4.75 by *RF*  
Surveyor



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BASIS OF BEARINGS: E OF PENNSYLVANIA  
AVE. TAKEN AS S 89°49'00"E AS SHOWN  
PER TRACT 4739, M.B. 79/26, RIV. CO.



◦ 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

3/24-1

SCALE: 1" = 30'

DRAWN BY UF DATE 7/25/75

SUBJECT PENNSYLVANIA AVE. R/W

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