

When recorded mail to:

City of Riverside, **Public Works Department**
City Hall, 3900 Main Street
Riverside, California 92522

Attn: Mark Brown, Surveyor

DOC # 2000-383929

09/29/2000 08:00A Fee:18.00

Page 1 of 5

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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FOR RECORDER'S OFFICE USE ONLY

Project: Iowa Avenue Streetscape

A.P.N. 250-180-002

DX - 1219

QUITCLAIM DEED

C
LB

The CITY OF RIVERSIDE, a municipal corporation of the State of California, does hereby remise, release, and forever quitclaim to **BRYAN H. RICHTER, Successor Trustee of the RICHTER FAMILY TRUSTS**, as to undivided 82.5% interest, and **BRYAN H. RICHTER**, as Successor Trustee of the **MARY WOODILL TRUST** for the benefit of **BARBARA RICHTER**, as to an undivided 17.5% interest, that portion of that certain easement located in the City of Riverside, County of Riverside, State of California, described in Exhibit "A", attached hereto and incorporated herein by this reference.

Dated August 15 2000

CITY OF RIVERSIDE,
a municipal corporation

By Richard D. McGrath
Richard D. McGrath, Public Works Director

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY Juanita L. Daniel
Deputy City Attorney

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

On August 15, 2000, before me Eva A. Correa
(date) (name)

a Notary Public in and for said State, personally appeared

Richard D. McGrath

Name(s) of Signer(s)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Eva A. Correa

Signature



OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact
() Corporate Officer(s)
Title _____
Title _____

() Guardian/Conservator
() Individual(s)
() Trustee(s)
() Other

() Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:



EXHIBIT "A"

That portion of that certain easement for storm drain facilities, described in Easement document recorded December 3, 1982, as Instrument No. 209917 of Official Records of Riverside County, California, lying within the following described parcel of land:

That portion of Lot 53 in Section 19, T. 2 S., R. 4 W., of the Lands of East Riverside Land Co., as shown by map on file in Book 6, Page 44 of Maps, records of San Bernardino County, California, more particularly described as follows:

COMMENCING at the intersection of the centerline of Linden Street with the centerline of Iowa Avenue as shown by map of Tract No. 21907, on file in Book 171, Pages 19 through 21 of Maps, records of Riverside County, California;

THENCE North $89^{\circ}47'28''$ West, along said centerline of Linden Street, a distance of 90.00 feet;

THENCE South $0^{\circ}12'32''$ West, at right angle to said centerline of Linden Street, a distance of 44.00 feet to a line which is parallel with and distant 44.00 feet southerly, as measured at right angles, from said centerline of Linden Street;

THENCE North $89^{\circ}47'28''$ West, along said parallel line, a distance of 80.01 feet;

THENCE South $0^{\circ}12'32''$ West, a distance of 60.77 feet;

THENCE South $51^{\circ}52'03''$ East, a distance of 46.08 feet;

THENCE South $89^{\circ}47'28''$ East, a distance of 52.12 feet;

THENCE South $17^{\circ}34'34''$ East, a distance of 38.75 feet to the northerly boundary of that certain parcel of land described in said Easement document recorded December 3, 1982, and the POINT OF BEGINNING of the parcel of land being described; the preceding five courses being along the boundary of that certain parcel of land described in Easement document recorded November 24, 1999, per document No. 1999-518324 of Official Records of said Riverside County;

THENCE South $47^{\circ}12'20''$ West, a distance of 32.84 feet;

THENCE North $60^{\circ}47'40''$ West, a distance of 50.00 feet;

THENCE South $29^{\circ}12'20''$ West, a distance of 65.00 feet;

THENCE South $60^{\circ}47'40''$ East, a distance of 130.31 feet to a line which is parallel with and distant 55.00 feet westerly, as measured at right angles, from said centerline of Iowa Avenue; the preceding four courses being along the boundary of that certain parcel of land described in said Easement document recorded December 3, 1982;

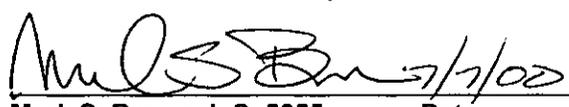
2000-383323
09/29/2000 08:09A
3 of 5



THENCE North 0°12'20" East, along said last mentioned parallel line, a distance of 72.32 feet to the most southerly corner of said parcel of land described in Easement document recorded November 24, 1999;

THENCE North 17°34'34" West, along the southwesterly line of said last mentioned parcel of land, a distance of 48.16 feet to the POINT OF BEGINNING.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.


Mark S. Brown, L.S. 5655 Date 5/7/00 Prep. Kap
License Expires 9/30/03



2000-383929
09/29/2000 08:08R
4 of 5

TRACT NO. 23765
M.B. 171/19-21

44

LINDEN STREET

N89°47'28"W 90.00'

P.O.C.

44'

⊕ N89°47'28"W

N00°12'32"E 44.00'

P.M. 14/10

N89°47'28"W 122.72'

55'

53

EAST RIVERSIDE LAND CO. SUBD.
M.B. 6/44 S.B. REC.

IOWA AVENUE

⊕ N0°12'20"E

55'

LINE DATA

LINE	BEARING	DISTANCE
L1	N89°47'28"W	80.01'
L2	N00°12'32"E	60.77'
L3	N51°52'03"W	46.08'
L4	N89°47'40"W	52.12'
L5	N17°34'34"W	86.91'
L6	N00°12'20"E	136.85'
L7	N44°47'34"W	49.50'
L8	S00°12'32"W	45.00'
L9	N17°34'34"W	38.75'
L10	S47°12'20"W	32.84'
L11	N60°47'40"W	50.00'
L12	S29°12'20"W	65.00'
L13	S60°47'40"E	130.31'
L14	N00°12'20"E	72.32'
L15	N17°34'34"W	48.16'
L16	S47°12'20"W	26.95'

(A) STORM DRAIN EASEMENT CONVEYED TO CITY OF RIVERSIDE BY DEED REC. 12/3/82 AS INSTR. NO. 209917 O.R.

(B) STORM DRAIN EASEMENT CONVEYED TO CITY OF RIVERSIDE BY DEED REC. 11/24/99 AS INSTR. NO. 518324 O.R.



• 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

4i-2

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 6/30/00

SUBJECT: IOWA AVENUE STREETSCAPE - QUITCLAIM DEED

DX1219

2800-383929
99/09/2000 08:00A
5 of 5

