

53651

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
10 Min. Past 10 o'clock AM

MAR 15 1985

Recorded in Official Records
of Riverside County, California

William E. Stoney
RECORDER
Fees \$12

FOR RECORDER'S OFFICE USE ONLY

Project: Zoning Case C-41-834
3981 Tyler Street

11135

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ENVIRONS WEST, a general partnership, formed under the laws of California whose partners are JOHN WARBURTON, MARION WARBURTON, DAVID WARBURTON, GAIL WARBURTON, CHARLES BUTTNER, MARTHA BUTTNER, AND PARK/ABRAMS VENTURE, a general partnership formed under the laws of California whose partners are S.C. PARK, ASSOCIATES, A CALIFORNIA CORPORATION, and MICHAEL D. ABRAMS, INC., A CALIFORNIA CORPORATION, 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:

All that portion of Parcel 1 of Record of Survey, as shown by map on file in Book 37, Page 80 of Record of Surveys, records of said Riverside County, more particularly described as follows:

COMMENCING at the intersection of the centerline of Tyler Street with the centerline of Hole Avenue as shown on said Record of Survey;

THENCE South 34° 16' 31" East, along said centerline of Tyler Street 280.00 feet;

THENCE North 55° 43' 29" East, a distance of 55.00 feet to its intersection with a line which is parallel with and distant 55.00 feet northeasterly as measured at right angle from said centerline of Tyler Street and to the true point of beginning; said intersection also being the beginning of a tangent curve with a radius of 805.00 feet, concaving southwesterly and being tangent to said parallel line;

THENCE Southeasterly to the right along said curve an arc length of 92.99 feet, through a central angle of 06° 37' 08" to the southeasterly line of said Parcel 1;

THENCE South 58° 17' 47" West, along said southeasterly line 5.64 feet to its intersection with the northeasterly line of the southwesterly 4.00 feet of said Parcel 1;

THENCE North 34° 16' 31" West, along said northeasterly line 195.85 feet to the beginning of a tangent curve with a radius of 25.00 feet and concaving easterly;

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THENCE Northeasterly to the right along said curve an arc length of 59.07 feet, through a central angle of 135° 22' 31" to the southerly line of the northerly 10.00 feet of said Parcel 1;

THENCE South 78° 54' 00" East, along said southerly line of the northerly 10.00 feet of said Parcel 1 a distance of 8.35 feet to the beginning of a tangent curve with a radius 22.00 feet and concaving easterly.

THENCE Northwesterly to the left along said curve an arc length of 51.98 feet, through a central angle of 135° 22' 31" to said line which is parallel with and distant 55.00 feet northeasterly as measured at right angle from said centerline of Tyler Street;

THENCE South 34° 16' 31" East, along said parallel line 99.48 feet to said true point of beginning.

Area - 0.056 of an acre.

Dated March 7, 1985

DESCRIPTION APPROVAL
George Hutchings 3/1/85 By [Signature]
SUTVATOR

APPROVED AS TO FORM
[Signature]
ASST. CITY ATTORNEY

ENVIRONS WEST, a general partnership formed under the laws of California whose partners are JOHN WARBURTON, MARION WARBURTON, DAVID WARBURTON, GAIL WARBURTON, CHARLES BUTTNER, MARTHA BUTTNER, AND PARK/ABRAMS VENTURE, a general partnership formed under the laws of California whose partners are S.C. PARK, ASSOCIATES, A CALIFORNIA CORPORATION, and MICHAEL D. ABRAMS, INC., A CALIFORNIA CORPORATION

By [Signature]
JOHN WARBURTON

By [Signature]
MARION WARBURTON

By [Signature]
DAVID WARBURTON

By [Signature]
GAIL WARBURTON

By [Signature]
CHARLES BUTTNER

By [Signature]
MARTHA BUTTNER

S.C. PARK ASSOCIATES, A CALIFORNIA CORPORATION

By [Signature]

MICHAEL D. ABRAMS, INC., A CALIFORNIA CORPORATION

[Signature]

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, a Municipal Corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 14883 of said City Council adopted on January 25, 1983, and the grantee consents to the recordation thereof by its duly authorized officer.

53651'

STREET

(FMLY TYLER AVE.)

TYLER

280.00'

40'

N 34° 16' 31" W

44'

N 55° 43' 29" E

55'

R=150'

195.85'

99.48'

R=805' L=92.99' A=6° 37' 08"

HOLE

578° 54' 00" E

10'

OCT. 30, 1963 #115140

50'

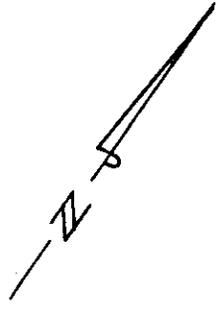
AVENUE

R/S 37/80
PAR. 1

S 58° 17' 47" W 5.64'

① R=25'
Δ=135° 22' 31"
L=59.07'

② R=22'
Δ=135° 22' 31"
L=51.98'



• 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

6/24-3

SCALE 1" = 50'

DRAWN BY Kgs DATE 2/20/85

SUBJECT C-41-834

3981 TYLER ST.