

71684

When recorded mail to:

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

RECEIVED FOR RECORD
Min. Past 3 o'clock PM

APR - 5 1985

Recorded in Official Records
of Riverside County, California

William E. Smith
RECORDER
F-035

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

Parcel A portion of Parcel 6-1040-1

Project: Box Springs Dam

11152

QUITCLAIM DEED

RIVERSIDE COUNTY FLOOD CONTROL AND
WATER CONSERVATION DISTRICT

do es hereby remise, release, and forever quitclaim to

The City of Riverside

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 the West half of the Northwest quarter of Section 32, Township 2 South, Range 4 West, San Bernardino Base and Meridian, as shown by United States Government Survey, described as follows:

BEGINNING at the most Northerly corner of Lot "A" (Via Pueblo) of Tract 2721 as shown by Map on file in Book 51 at pages 58, 59 and 60 of Maps, Records of Riverside County, California;

THENCE South 54° 37' 50" West, along the Northerly line of said Lot "A", a distance of 10.36 feet to a point on a line which is parallel with and distant 10.00 feet Southwesterly as measured at right angle from the centerline of a 20.00 foot road easement as conveyed to Harry S. Smith, et. al., by deed filed for record February 11, 1947, in Book 818 at page 288 of Official Records, Records of Riverside County, California, the centerline of said easement is shown on Record of Survey on file in Book 41 at page 41 of Record of Surveys, Records of Riverside County, California;

THENCE North 20° 09' 01" West, along said parallel line, a distance of 67.13 feet to a point on a line which is parallel with and 10.00 feet Southwesterly as measured at right angle to the centerline of said 20.00 feet road easement;

71684

THENCE North 26° 56' 27" West, along said parallel line, a distance of 57.20 feet;

THENCE Northwesterly on a tangent curve concave to the Southwest, having a radius of 88 feet, through an angle of 25° 08' 08", an arc distance of 36.61 feet to a point on a line which is parallel with and distant 10.00 feet Southwesterly as measured at right angle from the centerline of said 20.00 foot road easement;

THENCE North 52° 04' 35" West, along said parallel line, a distance of 80.26 feet;

THENCE North 56° 22' 46" West, a distance of 249.31 feet to a point on a line which is parallel with and distant 12.00 feet Southwesterly as measured at right angle from the centerline of said 20.00 foot road easement;

THENCE North 46° 23' 29" West, along said parallel line, a distance of 20.19 feet;

THENCE Northwesterly on a tangent curve concave to the South, having a radius of 26.00 feet through an angle of 47° 16' 04", an arc distance of 21.45 feet to a point of reverse curvature;

THENCE Northwesterly, Northeasterly and Southeasterly on a tangent curve concave to the Southeast, having a radius of 30.00 feet through an angle of 274° 32' 08", an arc length of 143.75 feet to a point of reverse curvature;

THENCE Southeasterly on a tangent curve concave to the East, having a radius of 26.00 feet, through an angle of 47° 16' 04", an arc distance of 21.45 feet to a point on a line which is parallel with and distant 12.00 feet Northeasterly as measured at right angle from the centerline of said 20.00 foot road easement;

THENCE South 46° 23' 29" East, along said parallel line, a distance of 18.09 feet;

THENCE South 56° 22' 46" East, a distance of 248.12 feet to a point on a line which is a parallel with and distant 14.00 feet Northeasterly as measured at right angle from the centerline of said 20.00 foot road easement;

THENCE South 52° 04' 35" East, along said parallel line, a distance of 81.16 feet;

THENCE Southeasterly on a tangent curve concave to the Southwest, having a radius of 112.00 feet through an angle of 25° 08' 08", an arc distance of 49.13 feet to a point on a line which is parallel with and distant 14.00 feet Northeasterly as measured at right angle from the centerline of said 20.00 foot road easement;

THENCE South 26° 56' 27" East, along said parallel line, a distance of 58.62 feet to a point on a line which is parallel with and 14.00 feet Northeasterly of the centerline of said 20.00 foot road easement;

THENCE South 20° 09' 01" East, along said parallel line, a distance of 76.52 feet;

THENCE South 16° 35' 25" West, a distance of 16.18 feet to the Northeasterly line of said Lot "A" (Via Pueblo);

THENCE North 30° 29' 57" West, along the Northeasterly line of said Lot "A", a distance of 24.04 feet to the Point of Beginning.

71684

Excepting therefrom that portion of the above described parcel of land lying with Lot "I" (Pollard Way) of Tract 3081 as shown by Map on File in Book 54 at pages 56, 57, 58, and 59 of Maps, Records of Riverside County, California.

Also excepting therefrom that portion of the above described parcel of land as conveyed to E. J. Briggs and June Briggs, husband and wife, as joint tenants by deed filed for record February 5, 1974, as Instrument No. 14054 of Official Records, Records of Riverside County, California.

Also excepting therefrom that portion of the above described parcel of land as conveyed to Joseph F. Poppler, a single man; Irene Poppler, a single woman; and Emerson L. Poppler, a single man; all as joint tenants by deed filed for record June 30, 1978, as Instrument No. 135974 of Official Records, Records of Riverside County, California.

Also excepting therefrom that portion of the above described parcel of land as conveyed to Adrienne C. Burke, a widow by deed filed for record September 22, 1978, as Instrument No. 200770 of Official Records, Records of Riverside County, California.

Also excepting therefrom that portion of the above described parcel of land as conveyed to Wilton K. Newby and Lois Worthene Newby, trustee of the Newby family trust dated March 10, 1982, by deed filed for record September 1, 1982, as Instrument No. 151957 of Official Records, Records of Riverside County, California.

Also excepting therefrom that portion of the above described parcel of land as conveyed to Donald R. Shoffeitt and Susie Shoffeitt, husband and wife, as joint tenants, by deed filed for record July 22, 1976, as Instrument No. 106998 of Official Records, Records of Riverside County, California.

Also excepting therefrom that portion of the above described parcel of land as conveyed to Donald R. Shoffeitt, a married man, by deed filed for record August 30, 1979, as Instrument No. 183879 of Official Records, Records of Riverside County, California.

Also excepting therefrom that portion of the above described parcel of land as conveyed to Donald R. Shoffeitt, et. al., by deed filed for record February 23, 1971, as Instrument No. 17566 of Official Records, Records of Riverside County, California.

Also excepting therefrom that portion of the above described parcel of land as conveyed to F. A. Tetley Jr. by deed on file in Book 697, at page 558 of Deeds, Records of Riverside County, California, not lying within that certain parcel of land conveyed to Riverside County Flood Control and Water Conservation District by deed recorded May 26, 1960, as Instrument No. 47430 of Official Records of said Riverside County.

Reserving to Grantor a permanent point of access to the road along the top of Box Springs Dam should future grade changes or curbing be installed.

It is mutually understood and agreed that the lands involved herein shall revert to the District or its successors in interest should the street ever be vacated.

DESCRIPTION APPROVAL
George P. Hutchins
Surveyor

PARCEL 2
 PARCEL CONVEYED TO
 JOSEPH F. PADDLER ET AL.
 JUN. 30, 1978, INSTR. NO. 175574

PARCEL 6
 PARCEL CONVEYED TO DONALD R. SHOFFBITT
 FEB. 23, 1971, INSTR. NO. 17566

PARCEL 3
 PARCEL CONVEYED TO ADRIENNE BURKE
 SEPT. 22, 1978, INSTR. NO. 200770

◌ CURVE DATA
 R=100'
 Δ=25°08'08"
 T=22.29'
 L=43.87'

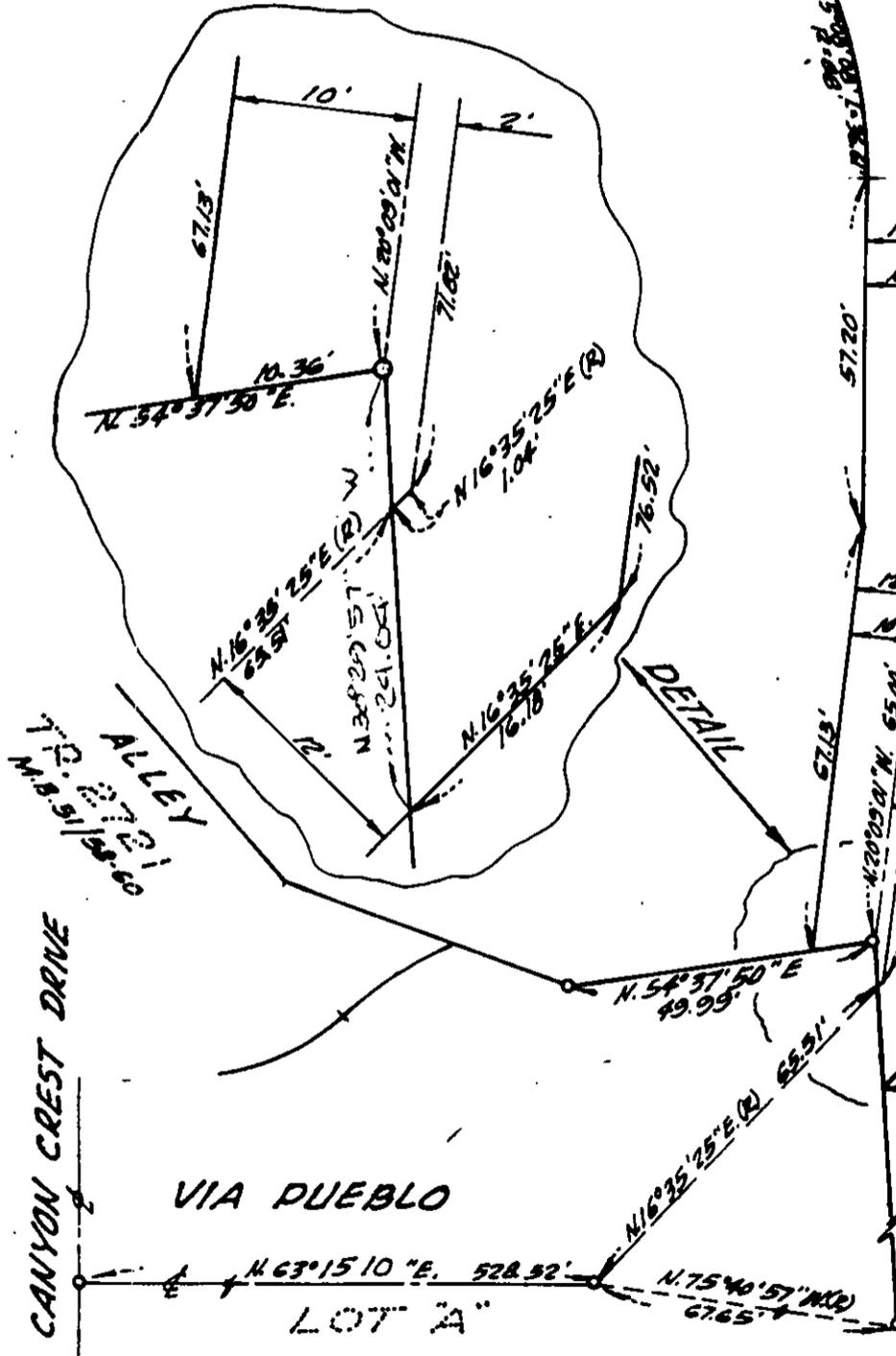
PARCEL 5
 PARCEL CONVEYED TO
 R.C.F.C. & N.C.D.
 MAY 26, 1960
 INSTR. NO. 47430

PARCEL 4
 PARCEL CONVEYED TO
 WILTON K. NEWBY ET UX, SEPT. 1,
 1982, INSTR. NO. 151957

NOTE:
 ◌ INDICATES SURVEY MONUMENTS
 FOUND PER R.S. 41/41 AND
 M.B. 51/60

71684

◌ EXIST. 20' ROAD
 EASEMENT
 PER R54/41



• CITY OF RIVERSIDE, CALIFORNIA •

12/29-7

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCELS DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 2

3462 B

SCALE: 1" = 30'

DRAWN BY *CH* DATE 12/15/84

SUBJECT: Z.C. PRD 14-834

11152