

When recorded mail to

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RECORDED 7-9-73  
BOOK 1973 PAGE 29511  
OFFICIAL RECORDS, RIV. CO.  
INSTRUMENT NO. 89511

DOCUMENTARY TRANSFER TAX  
\$           None  
Signature \_\_\_\_\_  
CITY OF RIVERSIDE

FOR RECORDER'S USE ONLY

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF RIVERSIDE, a municipal corporation, does hereby remise, release, and forever quitclaim to JULIA GARCIA, a married woman,

the real property in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lot 15 of EL ULTIMO TRACT, as shown by map on file in Book 16 of Maps, at page 27 thereof, records of said Riverside County, and that portion of Lot 13 of WOOLDRIDGE TRACT, as shown by map on file in Book 11 of Maps, at page 90 thereof, records of said Riverside County, more particularly described as follows:

Commencing at the intersection of the centerline of Fourteenth Street with the centerline of Bermuda Avenue (formerly Mariposa Street), as shown on said Map of EL ULTIMO TRACT;

Thence South 89° 29' 00" East, along said centerline of Fourteenth Street, 73.58 feet;

Thence at a right angle, South 0° 31' 00" West, 50.00 feet to the beginning of a curve with a radius of 645.00 feet, concaving to the southwest and being tangent with a line bearing South 89° 29' 00" East;

Thence easterly, along said curve, an arc length of 236.59 feet thru a central angle 21° 00' 58" to a point in the west line of said Lot 15; said point being THE TRUE POINT OF BEGINNING; the radial line at said point of said curve bears North 21° 31' 58" East.

Thence, Course "A", continuing southeasterly along said curve, an arc length of 155.33 feet thru a central angle of 13° 47' 52" to the south line of said Lot 13;

Thence North 89° 29' 00" West, along said south line of Lot 13 and along south line of said Lot 15, a distance of 136.70 feet to the southwest corner of said Lot 15;

Thence North 0° 20' 45" East, along said west line of Lot 15, a distance of 72.54 feet to said POINT OF BEGINNING.

EXCEPTING and RESERVING unto the City of Riverside, its successors and assigns, all rights of vehicular ingress to or egress from the land herein conveyed over and across the southwest line of FOURTEENTH STREET, designated hereinabove as Course "A", provided, however, that the above described parcel of land shall have access to said FOURTEENTH STREET at one location as approved by the City of Riverside.

7/10/73

ALSO RESERVING unto the City of Riverside, its successors and assigns a perpetual easement and right of way to construct and maintain embankment slopes that may be necessary due to the construction of improvements at their ultimate grade and location as approved by the City of Riverside. The slopes shall have a ratio no flatter than 2 feet horizontally to each 1 foot of vertical change as measured from a point 0.50 feet southwesterly of the back of future sidewalk.

DESCRIPTION APPROVAL

by George P. Hutchinson 7/2/73 by .....  
Surveyor

CITY OF RIVERSIDE, a municipal corporation

Dated \_\_\_\_\_ 19\_\_\_\_

By \_\_\_\_\_ Mayor

Attest \_\_\_\_\_ City Clerk

7/2/73

E GEORGIA AVE.  
(Virginia Ave.)

SEDGWICK

AVENUE

53' 33'

N 37°30'35"E  
(R)

N 35°19'50"E (R)

SCALE: 1" = 50'

WOOLDRIDGE TRACT  
M.B. 11/90

STREET

TRACT

TRACT M.B. 24/14  
SREETTER

FOURTEENTH

ULTIMO

EL

WACIPOGA ST.  
BERMUDA AVENUE

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

SCALE: 1" = 50' DRAWN BY: DATE: 5/12/14 SUBJECT: CITY OF RIVERSIDE, HOUSING DEVELOPMENT AGENCY

7105 (L.F.)