

97148

When recorded mail to:

Property Services Division
City of Riverside
City Hall, 3903 Main Street
Riverside, CA 92501

RECEIVED FOR RECORD

MAY 27 1977

Min. Post 10 o'clock

City Clerk

Book 1977 Page 97148

Recorded in Official Records

of Riverside County, California

W.H. Dwyer Recorder

FEES \$ 8

FOR RECORDER'S OFFICE USE ONLY

Project Tract No. 9275

8941

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 SUNSET RANCH, a Limited Partnership.

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

See description attached

Please record for the benefit of the City of
Riverside. *[Signature]*
Property Services Manager

97148

CITY OF RIVERSIDE, a Municipal Corporation

Dated May 24, 1977

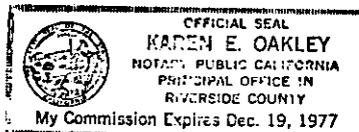
By *Ben H. Lewis* Mayor

Attest *Alice A. Hare* City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.

On this 26th day of May, 1977, before me, Karen E. Oakley, a Notary Public in and for said County and State, personally appeared Ben H. Lewis, Mayor, and Alice A. Hare, City Clerk of the City of Riverside, California, the municipal corporation described in and which executed the within instrument, and acknowledged to me that such municipal corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in the certificate first above written.



Karen E. Oakley
Notary Public in and for the County of Riverside, State of California

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All those portions of Easement No. 1, Easement No. 2, Easement No. 3, and Easement No. 4, conveyed to the City of Riverside by deed recorded January 31, 1968 as Instrument No. 9399 of Official Records of Riverside County, California, lying within the northwest quarter of Section 1, Township 3 South, Range 5 West, San Bernardino Meridian, and within portions of Lots 6, 9, 12, and 13 of Tequesquite Heights, as shown by map on file in Book 10 of Maps, at page 31 thereof, Records of Riverside County, California, more particularly described as follows:

PARCEL A

That portion of said Easement No. 1, described as follows:

A strip of land 50.00 feet in width, the centerline of which is described as follows:

Commencing at a point on the south line of said northwest quarter of Section 1, distant thereon South 88° 02' 45" West, a distance of 1445.95 feet from the southeast corner of said northwest quarter; Thence at a right angle North 01° 57' 15" West, a distance of 540.00 feet; Thence, at a right angle South 88° 02' 45" West, a distance of 210.00 feet; Thence, at a right angle South 01° 57' 15" East, a distance of 185.00 feet; Thence South 29° 33' 51" East, a distance of 120.00 feet; Thence South 20° 53' 51" East, a distance of 33.00 feet; Thence North 69° 06' 09" East, a distance of 155.00 feet to the TRUE POINT OF BEGINNING; Thence continuing North 69° 06' 09" East, a distance of 50.00 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 300.00 feet; Thence Easterly along said curve, to the right, through a central angle of 15° 50' 00", an arc distance of 82.90 feet to the end thereof; Thence North 84° 56' 09" East, a distance of 280.05 feet to the beginning of a tangent curve, concave to the northwest, having a radius of 500.00 feet; Thence Northeasterly along said curve, to the left, through a central angle of 32° 13' 19", an arc distance of 281.19 feet to the end thereof; Thence North 52° 42' 50" East, a distance of 188.57 feet, more or less, to a point on a line parallel with and distant 16.75 feet northeasterly from, measured at right angles to, the centerline of that certain easement, 16.50 feet in width, conveyed to Southern Counties Gas Company of California and Southern California Gas Company, by deed recorded April 24, 1950, as Instrument No. 2388 of Official Records of Riverside County, California.

EXCEPTING THEREFROM the portion thereof which lies northeasterly of the southwesterly line of the easement conveyed to Southern Counties Gas Company et al as aforesaid.

ALSO EXCEPTING THEREFROM the portion thereof lying within that certain parcel of land conveyed to the City of Riverside by deed recorded January 31, 1968 as Instrument No. 9398 of Official Records of Riverside County, California.

PARCEL B

Those portions of said Easement No. 1 and Easement No. 2, more particularly described as follows:

Beginning at the most easterly corner of Lot "A" (Century Avenue) of Tract No. 4351, as shown by map on file in Book 71 of Maps, at pages 47 through 50 inclusive thereof, Records of Riverside County, California; Thence North 53° 33' 30" East along the southeasterly line of said Tract No. 4351, a distance of 21.75 feet to a point in the northeasterly line of said Easement No. 1; Thence South 37° 30' 08" East along said northeasterly line and along the northeasterly line of said Easement No. 2, a distance of 386.31 feet to a point in said northeasterly line of said Easement No. 2, said point is hereinafter referred to as Point "A"; Thence South 55° 00' 00" West, a distance of 8.37 feet; Thence North 81° 15' 04" West, a distance of 19.36 feet to a point in the southeasterly prolongation of the northeasterly line of said Lot "A" (Century Avenue); Thence North 37° 30' 08" West along said southeasterly prolongation, a distance of 372.36 feet to the point of beginning.

PARCEL C

That portion of said Easement No. 2 described as follows:

Commencing at Point "A" described hereinabove, said point being in the northeasterly line of said Easement No. 2; Thence South 37° 30' 08" East along said northeasterly line, a distance of 66.06 feet to a point therein for the TRUE POINT OF BEGINNING; Thence continuing South 37° 30' 08" East along said northeasterly line, a distance of 209.01 feet to an angle point therein; Thence South 47° 32' 00" East along said northeasterly line, a distance of 262.03 feet to a point in the south line of the northwest quarter of said Section 1; Thence South 88° 02' 45" West along said south line, a distance of 31.07 feet to a point therein, said point being in a line parallel with and distant southwesterly 21.75 feet, measured at a right angle, from said northeasterly line of Easement No. 2; Thence North 47° 32' 00" West along said parallel line, a distance of 200.77 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 467.00 feet; Thence Northwesterly along said curve, to the right, through a central angle of 10° 01' 52", an arc distance of 81.76 feet to the end thereof, said point being in said parallel line; Thence North 37° 30' 08" West, along said parallel line, a distance of 156.26 feet to a point therein; Thence North 08° 44' 56" East, a distance of 20.23 feet; Thence North 53° 00' 00" East, a distance of 7.14 feet to the true point of beginning.

PARCEL D

Easement No. 3 as described hereinabove, being the southerly 20.00 feet of the easterly 200.00 feet of the northwest quarter of said Section 1.

EXCEPTING THEREFROM that portion thereof lying within Parcel C described hereinabove.

PARCEL E

Easement No. 4 as described hereinabove, being the southerly 20.00 feet of the westerly 125.00 feet of said Tequesquite Heights.

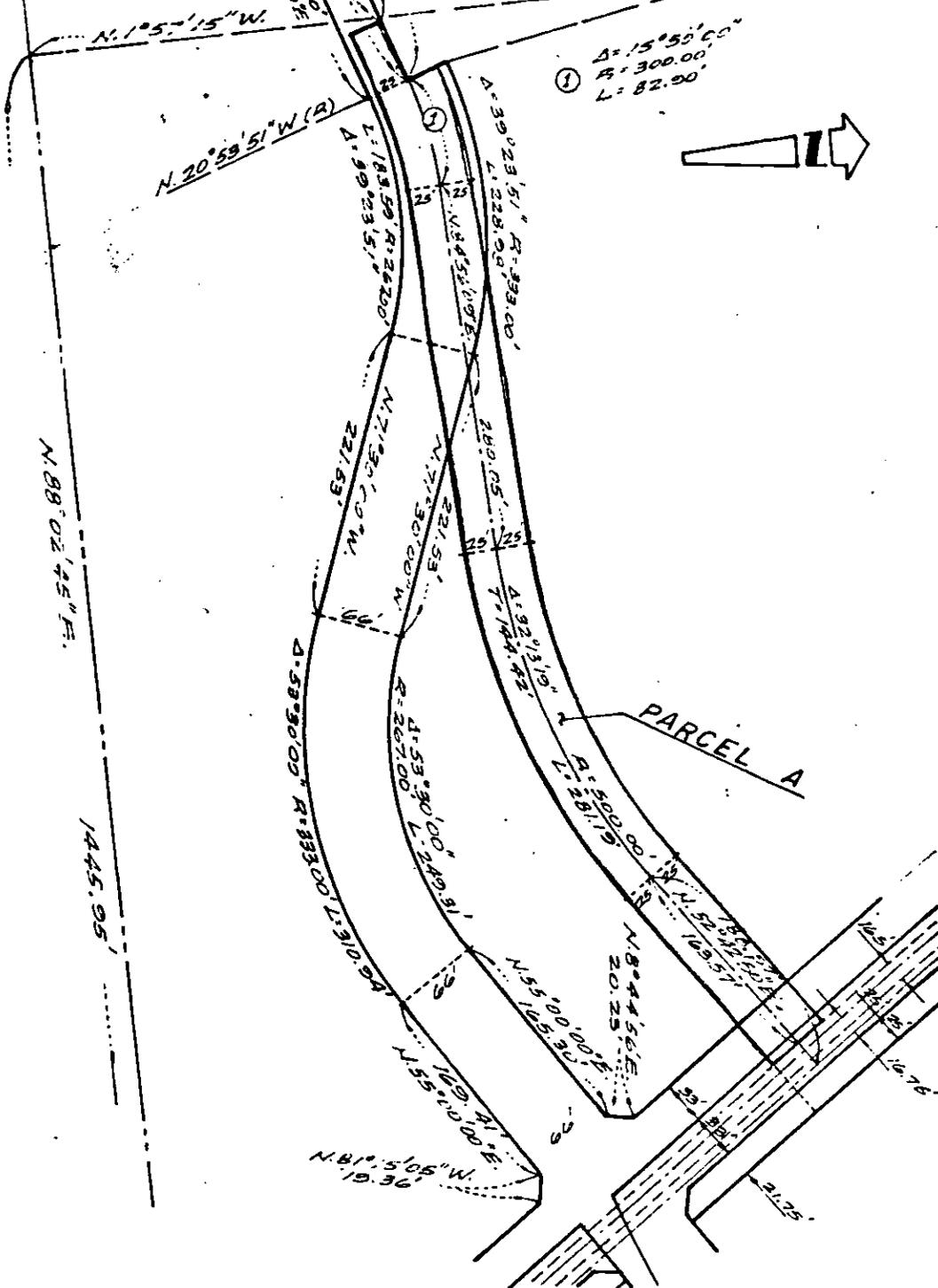
EXCEPTING THEREFROM that portion thereof lying easterly of the west line of Tract No. 5423-2, recorded in Book 87 of Maps, at pages 62 to 64 inclusive thereof, Records of Riverside County, California.

DESCRIPTION APPROVAL
George P. Hildner, 5/9/77 by [Signature]

97148



$\Delta = 15^\circ 52' 00''$
 $R = 300.00'$
 $L = 82.90'$



PARCEL A

• 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 2

77-21

SCALE: 1" = 100'

DRAWN BY *lhm* DATE 3/10/77

SUBJECT TRACT NO. 9275

