

154420

When recorded mail to:  
City of Riverside, 3900 Main St.  
Riverside, CA. 92522  
Attn: City Engineer

RECEIVED FOR RECORD  
AT 9 00 O'CLOCK A.M.  
At Request of  
FIRST AMERICAN TITLE COMPANY  
OF RIVERSIDE

Book 1983, Page 154420  
AUG - 1 1983

Recorded in Official Records  
of Riverside County, California

*William J. Egan*  
Recorder  
Fees

7-

5/20-2

FOR RECORDER'S OFFICE USE ONLY

Project: Tentative Tract 19265

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 BANBURY ASSOCIATES, a general partnership,

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

That certain 10 foot wide electrical easement conveyed to  
Southern California Edison Company, a corporation, by document  
recorded October 10, 1958, as Instrument No. 73248 of Official  
Records of Riverside County, California; said easement being  
more particularly described as follows:

A strip of land 10 feet in width lying within Lot 6, Block 36,  
Riverside Land and Irrigating Company, as per plat recorded in  
Book 1 of Maps, Page 70, records of San Bernardino County,  
with the center of the 10 foot strip of land being described  
as follows:

BEGINNING at a point on the southwesterly line of said Lot 6,  
distant 885 feet southeasterly of and measured at right angles  
to the southeasterly line of Magnolia Avenue, as the same now  
exists;

THENCE Northeasterly parallel with the northwesterly line of  
said Lot 6, a distance of 300 feet.

DESCRIPTION APPROVAL  
*George H. Hutchins* 8/83 by *W.F.*  
Surveyor

SEE  
25880-411

728

154420

APPROVED AS TO FORM  
Ronald M. Chapman  
SENIOR DEPUTY CITY ATTORNEY

CITY OF RIVERSIDE, a Municipal Corporation

Dated June 29, 1983

[Signature]  
BY \_\_\_\_\_ Mayor

[Signature]  
Attest \_\_\_\_\_ City Clerk

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) ss.

On this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_, before me a Notary Public in and for said County and State, personally appeared \_\_\_\_\_, Mayor, and \_\_\_\_\_, 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.

\_\_\_\_\_  
Notary Public in and for the County of Riverside, State of California

154120

MAGNOLIA

LOT 3  
R.L. & J. CO.  
BLOCK 36  
M.D. 1/70 S.D. CO. REC.

POR. LOT 6

LOT 1  
894 AC NET

PARCEL NO. 2

TENT. TR. 19265

EXIST 50 CALIF EDISON CO EASMT.

50 CALIF EDISON CO & CITY OF RIV. EASMT  
#73248 10/10/58

ARLINGTON GARDENS

M.B. 14/04

8  
9  
10  
11  
12  
13

885'

576' 80"

EXIST. CURB

100'

252'

906'

5300'

20'

594.40'

3100'

EXIST CURB & GUTTER  
R=479.15' L=230.85'

BANGOR

EXIST CURB & GUTTER  
R=413.15' L=259.41'

104.91'

EXIST 6" WATER LINE  
R=413.15' L=259.46'

EXIST 6" RUE

R=413.15'

R=479.15'

EXIST 6" RUE

R=413.15'

R=479.15'

EXIST 6" RUE

R=413.15'

R=479.15'

EXIST 6" RUE

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

5/20.2

SCALE: 1"=100'

DRAWN BY L.F. DATE 6/12/53

SUBJECT TRACT 19265

728