

COPY

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SURVEYOR
City of Riverside
Public Works Department
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)

FOR RECORDER'S OFFICE USE ONLY

Project: Van Buren Interchange Surplus
APN: 233-063-012
Address: 9475 Indiana avenue

DX - 1834

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **CITY OF RIVERSIDE, a California charter city and municipal corporation**, as Grantor does hereby grant to **Mohammad Mike Sadeghian and Klara M. Sadeghian, husband and wife as joint tenants**, the real property as described in **EXHIBIT "A"** attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Dated December 10, 2019

CITY OF RIVERSIDE, a California charter city and municipal corporation

By 
Al Zelinka, FAICP, City Manager

Attest 
Colleen J. Nicol, City Clerk

Approved as to Form:

By: 

**Ruthann M. Salera
Deputy City Attorney**

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside } ss

On December 19, 2019, before me, Iesha J. Shabazz,

notary public, personally appeared, Al Zelinka and Colleen J. Nicol

_____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in ~~his~~/~~her~~/their authorized capacity(ies), and that by ~~his~~/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Iesha J. Shabazz
Notary Signature

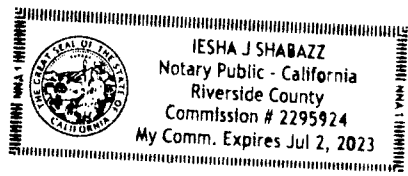


EXHIBIT "A"

Project: Van Buren Interchange Surplus
APN: 233-063-012
Address: 9475 Indiana avenue

Parcel 23512-1 and City Parcel 3: For Remnant Parcel description purposes and for freeway purposes, the extinguishment of all easements of access in and to Van Buren Boulevard, State Route 91 and a portion of Indiana Avenue, that certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lot 10 in Block 25 of the Village of Arlington, as shown by map on file in Book 1, Page 62 of Maps, records of San Bernardino County, California, described as follows:

COMMENCING at the most southerly corner of said Lot 10;

THENCE along the southwesterly line of said Lot 10, North 33°38'07" West, a distance of 18.523 meters (60.77 feet) to the southeasterly terminus of that certain tangent curve described as having a radius of 3.048 meters (10 feet) in deed to the State of California by document recorded February 17, 1959, in Book 2416, Page 236, et seq., of Official Records of Riverside County, California; said southeasterly terminus also being a point in the southeasterly boundary line of State Route 91 as shown by State Right-Of-Way Map VIII RIV 43 RIV Sheet 6 of 23 Sheets on file with the County Surveyor of Riverside County, California;

THENCE northwesterly to the right along said tangent curve and along the southeasterly boundary line as described in said deed through a central angle of 85°48'11" an arc length of 4.564 meters (14.98 feet);

THENCE continuing along said southeasterly boundary line as described in said deed, North 52°10'04" East, a distance of 23.479 meters (77.03 feet) to the POINT OF BEGINNING of the parcel of land being described;

THENCE South 12°34'56" West, a distance of 5.317 meters (17.45 feet) to a line that is parallel with and distant 34.594 meters (113.50 feet) northeasterly, as measured at right angles, from the centerline of Van Buren Boulevard as shown by said State Highway Right-Of-Way Map;

THENCE along said parallel line, South 33°38'07" East, a distance of 14.522 meters (47.64 feet);

THENCE South 59°20'03" East, a distance of 3.027 meters (9.93 feet);

THENCE North 72°02'53" East, a distance of 4.217 meters (13.83 feet) to a line that is parallel with and distant 13.411 meters (44.00 feet) northwesterly, as measured at right angles, from the centerline of Indiana Avenue as shown by said State Highway Right-Of-Way Map; the preceding four courses are hereinafter referred to as Course "A";

THENCE along said last described parallel line and along the northwesterly line of that certain parcel of land described in Grant Deed in favor of the City of Riverside by document recorded February 8, 1974, as Instrument No. 15153 of Official Records of Riverside County, California,

North 56°22'48" East, a distance of 27.773 meters (91.12 feet) to the most easterly corner of that certain parcel of land described Grant Deed in favor of the City of Riverside by document recorded May 6, 2008, per Document No. 2008-0236570 of Official Records of Riverside County, California;

THENCE along the northeasterly line of said last described parcel of land, North 33°39'12" West, a distance of 24.227 meters (79.48 feet) to the southeasterly line of that certain parcel of land described in deed to the State of California by document recorded November 8, 1956, in Book 1996, Page 159, et seq., of Official Records of Riverside County, California, said southeasterly line also being said southeasterly boundary line of State Route 91;

THENCE along said last described southeasterly line, and along said southeasterly boundary line of said parcel of land described in document recorded February 17, 1959 and along said southeasterly boundary line of State Route 91, South 52°10'04" West, a distance of 29.378 meters (96.38 feet) to the POINT OF BEGINNING.


Together with the extinguishment of all easements of access appurtenant to the above described real property in and to said Van Buren Boulevard and Indiana Avenue over and across Course "A" hereinabove described. Said lands abutting said freeway shall have no right or easement of access thereto.

Said legal description is pursuant to Parcel 1 of Certificate of Compliance CO-P14-0687 recorded September 18, 2014 as Document No. 2014-0355830 of Official Records of Riverside County, California described as follows:

Area – 750.354 square meters (8,076.71 square feet).

The bearings and distances used in the above description are based on the California Coordinate System of 1983, Zone 6. Multiply all distances shown by 1.000033361 to obtain ground level distances.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Curtis C. Stephens 11/25/19 Prep. 
Curtis C. Stephens, L.S. 7519 Date



DATA TABLE

1. R=3.048M Δ=85°48'11" L=4.564M
1. (R=10' Δ=85°48'11" L=14.98')
2. S12°34'56"W 5.317M (17.45')
3. S33°38'07"E 14.522M (47.64')
4. S59°20'03"E 3.027M (9.93')
5. N72°02'53"E 4.217M (13.83')



RIVERSIDE

FREEWAY

VAN BUREN

BOULEVARD

(FORMERLY VAN BUREN STREET)

N33°38'07"W

VILLAGE OF ARLINGTON

M.B. 1/62 S.B. Co.

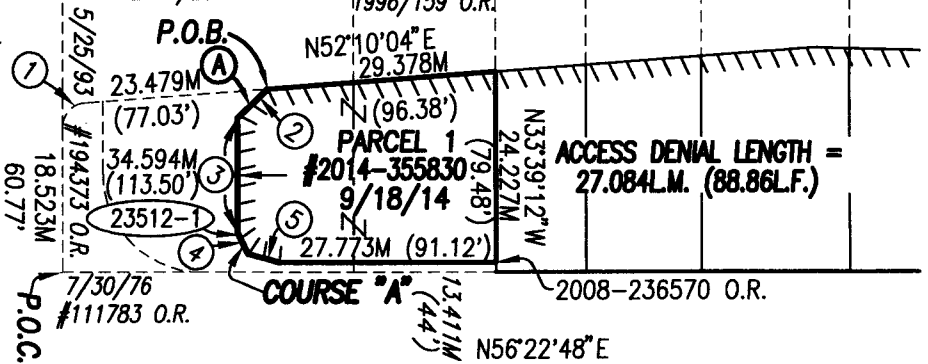
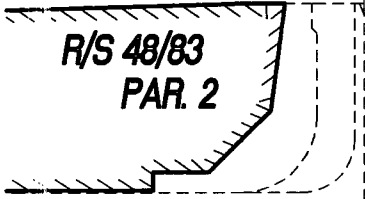
LOT 10

BLOCK 25

Ⓐ INDICATES ACCESS DENIAL 9/18/2014 #2014-0355829 O.R.
 2/17/59 11/8/56
 2416/236 O.R. 1996/159 O.R.

P.O.B.

N52°10'04"E
 29.378M



INDIANA AVENUE

R/S 52/85

BEARINGS AND DISTANCES SHOWN ARE BASED ON CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000033361 TO OBTAIN GROUND LEVEL DISTANCES.



////// INDICATES ACCESS DENIAL LINE

• 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: N.T.S.

DRAWN BY: Kgs DATE: 9/18/14

SUBJECT: VAN BUREN BOULEVARD SR91 IMPROVEMENTS

DEPARTMENT HEAD APPROVAL FORM
Contracts/Agreements

DATE: **December 3, 2019**

PARTIES: **Mohammad Mike Sadeghian and Klara M. Sadeghian**

PROJECT DESCRIPTION: **Grant Deed Out
Van Buren Interchange Surplus
APN 233-063-012**

SCOPE OF CONTRACT/SERVICE: **N/A**

IF AN AMENDMENT, REASON FOR AMENDMENT (e.g., more time needed, additional scope added, extension permitted from original contract, etc.):

DEPARTMENT: **Community & Economic Development/Real Property Services Division**

BUDGET ACCOUNT (GL Key and Object): **N/A**

DEPT. HEAD APPROVAL: 

David Welch
Community & Economic Development Director

PROCUREMENT: N/A

Verification that procurement of goods, services, construction, etc., was done in conjunction with the City's purchasing policies and procedure:

- () Formal Procurement (Bid #, RFP #, panel, etc.): _____
- () Informal Procurement (Three quotes, single/sole source, under non-bidding threshold, etc.): _____
- () Emergency Procurement (date, event, etc.): _____
- () Requisition Number: _____
- () Date Approved by City Council/Board: _____

Purchasing Division Validation: _____ Date: _____

PLEASE RETURN TO: City Clerk's Office, Ext. 4276, DAlegria@riversideca.gov
g:\deptcommon\masters\agreements\Dept Head Approval Slip_122017