

COPY

When recorded mail to:

SURVEYOR
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

FOR RECORDER'S OFFICE USE ONLY

Project: Parcel 4 P14-0075 s'ly of Paige St.
Por. APN's: 249-032-003, 249-032-004,
249-032-012 and 249-032-013 & 249-032-015

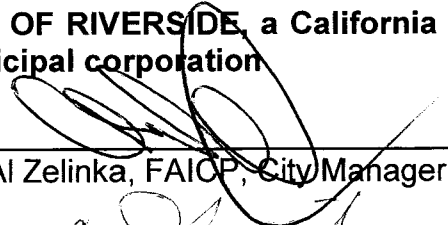
DX - 1836

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 **M&D DEVELOPMENT, LLC, a California limited liability company**, 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.

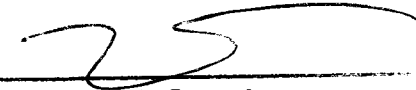
Dated 12/13 2019

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: 
Lauren M. Sanchez
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 13, 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

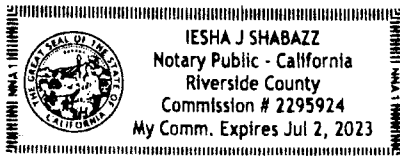


EXHIBIT "A"
LEGAL DESCRIPTION

Project: P14-0075 Lot Line Adjustment
APN's: 249-032-007 and 249-033-025 &
Por. APN's 249-032-007 and 249-033-024

PARCEL 4

That certain real property located in the City of Riverside, County of Riverside, State of California, being Parcel 4 of Certificate of Compliance for Lot line Adjustment LL-P14-0075 recorded September 12, 2019, as Document No. 2019-0356227 of Official Records of Riverside County California, described as follows:

That portion of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 18, Township 2 South, Range 4 West, S.B.M., in the City of Riverside, County of Riverside, State of California, described as follows:

COMMENCING at the intersection of a line 25.00 feet west and parallel, as measured at right angles to the centerline of Ardmore Street with a line 55.00 feet north and parallel, as measured at right angles to the centerline of Columbia Avenue;

Thence North 89°11'18" West, along said line parallel to Columbia Avenue, a distance of 26.49 feet to an angle point in the north line of a grant deed in favor of the City of Riverside as successor in interest to the County of Riverside by document recorded January 5, 1981 as Instrument No. 664 of Official Records of Riverside County, California;

Thence North 49°52'59" East, along the northwest line of said deed, a distance of 3.50 feet to a point thereon and the **POINT OF BEGINNING**;

Thence North 85°20'37" West, a distance of 119.82 feet;

Thence N89°09'17" West, a distance of 136.39 feet to the east line of Stacy Court (Vacated);

Thence North 00°49'41" East, along said east line, a distance of 1.59 feet to a line 67.00 feet north and parallel, as measured at right angles to the centerline of Columbia Avenue;

Thence North 89°11'18" West, along said parallel line, a distance of 25.00 feet to the centerline of Stacy Court (Vacated);

Thence North 89°09'17" West, along said parallel line, a distance of 25.00 feet to the west line of Stacy Court (Vacated);

Thence South 00°49'41" West, along said west line, a distance of 1.58 feet to a line 65.42 feet north and parallel, as measured at right angles to the centerline of Columbia Avenue;

Thence North 89°09'17" West, along said parallel line, a distance of 94.71 feet;

Thence North 00°50'43" East, a distance of 6.43 feet;

Thence North 44°09'01" West, a distance of 28.84 feet to a point hereinafter referred to as **Point "A"**;

Thence continuing North 44°09'01" West, a distance of 23.48 feet;

Thence North 00°50'43" West, a distance of 15.28 feet;

Thence North 45°50'12" East, a distance of 42.42 feet to a point on a line 30.00 feet south and parallel, as measured at right angles to the centerline of Paige Drive, being a line that bears North 89°10'19" West and passes through a point on the centerline of Stacy Court that is North 00°49'41" East, a distance of 184.17 feet from the intersection of Columbia Avenue and Stacy Court;

Thence South 89°10'19" East, along said parallel line, a distance of 126.68 feet to its intersection with the centerline of Stacy Court (Vacated);

Thence continuing South 89°10'19" East, continuing along said line parallel to Paige Drive, a distance of 221.44 feet to the beginning of a tangent curve concave south and having a radius of 90.00 feet;

Thence easterly along said curve to the right through a central angle of 10°00'00" an arc length of 15.71 feet;

Thence South 79°10'19" East, a distance of 56.76 feet to the beginning of a tangent curve concave north and having a radius of 60.00 feet;

Thence easterly along said curve to the left through a central angle of 7°34'30" an arc length of 7.93 feet, to a point on a line 29.00 feet west and parallel, as measured at right angles to the centerline of Ardmore Street, being the west line of a grant deed in favor of the City of Riverside as successor in interest to the County of Riverside by document recorded May 5, 1981 as Instrument No. 81557 Official Records of Riverside County, California;

Thence South 00°52'03" West, along said parallel line, a distance of 52.52 feet to the beginning of a tangent curve concave west and having a radius of 39.50 feet;

Thence southerly along said curve to the right through a central angle of 29°21'35" an arc length of 20.24 feet to a point on the northwest line of said grant deed recorded January 5, 1981;

Thence South 49°52'59" West, along said northwest line, a distance of 19.58 feet to the **POINT OF BEGINNING**;

RESERVING THEREFROM a permanent easement and right of way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of the **Electrical Energy Distribution and Transmission Facilities and Telecommunication Facilities**, and all necessary appurtenances, located in, under, upon, over and along the above described parcel lying south of the following described line:

BEGINNING at Point "A" hereinabove described;

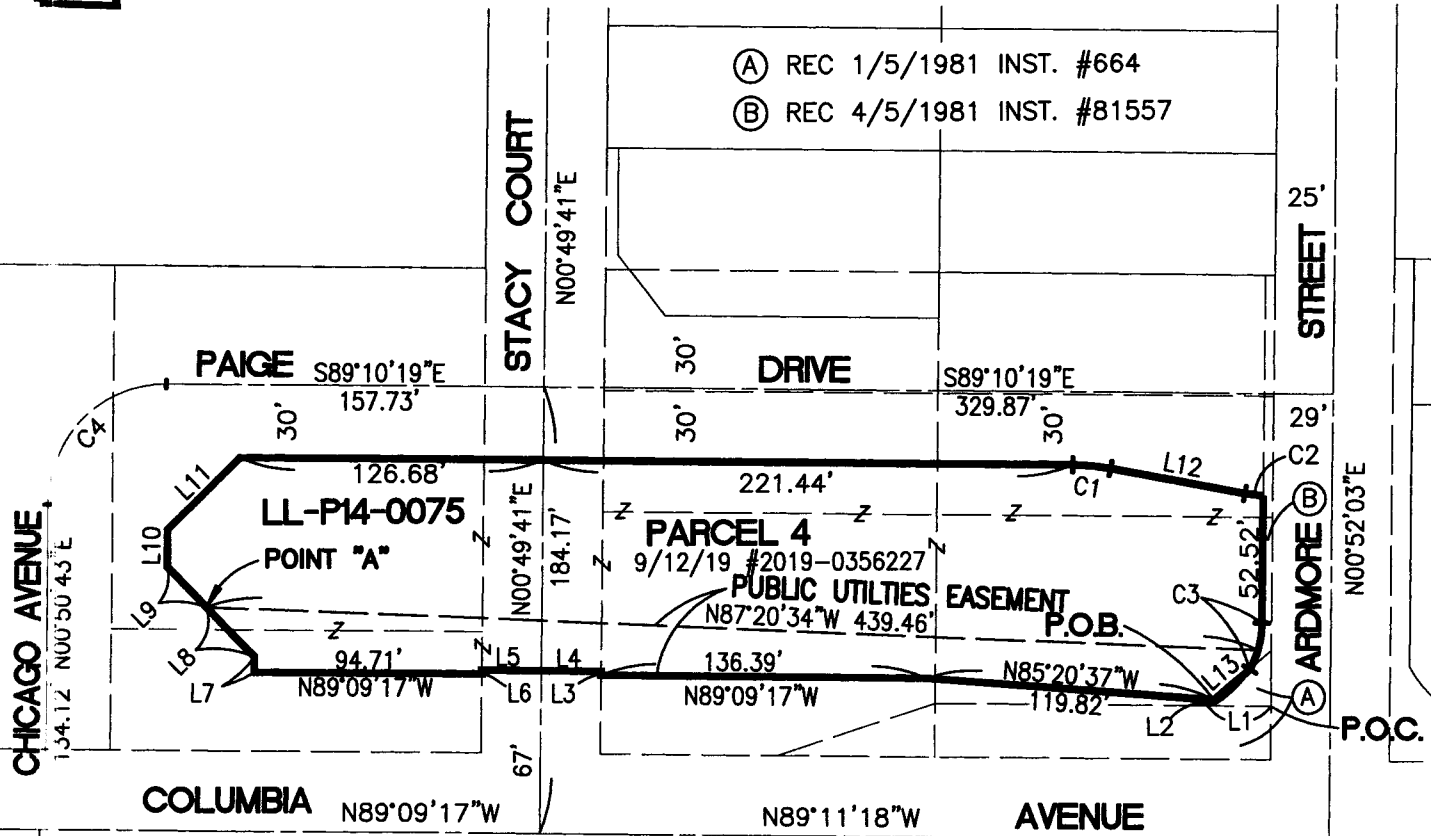
Thence South 87°13'18" West, a distance of 445.11 to its intersection with the west line of said grant deed recorded May 5, 1981 and the **END** of this line description.

Area – 39,154 S.F. more or less

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. (Signature)
Curtis C. Stephens, L.S. 7519 Date





CURVE DATA

SYM	RADIUS	DELTA	LENGTH
C1	90.00'	10°00'00"	15.71'
C2	60.00'	7°34'30"	7.93'
C3	39.50'	29°21'35"	20.24'
C4	50.00'	89°58'46"	78.52'

LINE DATA

SYM	LENGTH	BEARING	SYM	LENGTH	BEARING
L1	26.49'	N89°11'18"W	L8	28.84'	S44°09'01"W
L2	3.50'	N49°52'59"E	L9	23.48'	S44°09'01"W
L3	1.59'	N00°49'41"E	L10	15.28'	N00°50'43"E
L4	25.00'	N89°11'18"W	L11	42.42'	N45°50'12"E
L5	25.00'	N89°09'17"W	L12	56.76'	S79°10'19"E
L6	1.58'	S00°49'41"W	L13	19.58'	S49°52'59"W
L7	6.43'	N00°50'43"E			

• 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"=80'

DRAWN BY: CURT

DATE: 11/21/19

SUBJECT: PARCEL 4 - LL-P14-0075 - SOUTH OF PAIGE DR.

DEPARTMENT HEAD APPROVAL FORM
Contracts/Agreements

DATE: **December 3, 2019**

PARTIES: **M&D Development, LLC**

PROJECT DESCRIPTION: **Grant Deed Out
Columbia Ave GSP Surplus Site 2
APNs 249-032-003, 249-032-004, 249-032-012,
& 249-032-013, 249-032-015**

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
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