

DOC # 2013-0169886

04/10/2013 04:25 PM Fees: \$0.00

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Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

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FREE RECORDING

This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee (Government Code §6103)

DOCUMENTARY TRANSFER TAX \$0.00

FOR RECORDER'S OFFICE USE ONLY


Project: Mt. Vernon Property Acquisition
APNS: 258-050-011 and 258-050-012
Address: Vacant Land, Riverside, CA
TRA NO. 009-182

D - 16876

GRANT DEED

MICHAEL A. BARNES AND PAMELA A. BARNES, husband and wife as joint tenants,
Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do
hereby grant to the CITY OF RIVERSIDE, a California charter city and municipal corporation,
as Grantee, its successors and assigns, 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: 3-12-13

By: 
Michael A. Barnes

By: 
Pamela A. Barnes

ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On MARCH 12, 2013, before me SHERYN LEE SMAY, notary public, personally appeared MICHAEL A. BARNES AND PAMELA A. BARNES 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.

Sheryn Smay
Notary Signature



**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, a California charter city and municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 21027 of said City Council adopted September 06, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

Dated: 4-5-13

CITY OF RIVERSIDE
By: [Signature]
Real Property Manager

APPROVED AS TO FORM
[Signature]
SUPERVISING DEPUTY CITY ATTORNEY

EXHIBIT "A"

APN: 258-050-011 & 012
FEE SIMPLE INTEREST

THAT CERTAIN REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

PARCEL 1

ALL THAT PORTION OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO WILLIAM E. DROZAN AND ELIZABETH J. DROZAN, BY DEED RECORDED DECEMBER 17, 1959 AS INSTRUMENT NO. 106881 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID CORNER ALSO BEING SHOWN AS AN ANGLE POINT IN THE SOUTHEASTERLY LINE OF PARCEL 1 OF RECORD OF SURVEY ON FILE IN BOOK 36, PAGE 78 OF RECORD OF SURVEYS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 44°23'20" EAST (FORMERLY RECORDED SOUTH 44°19'30" EAST), ALONG THE NORTHEASTERLY LINE OF SAID PARCEL CONVEYED TO WILLIAM E. DROZAN, A DISTANCE OF 150.00 FEET TO THE MOST EASTERLY CORNER THEREOF;

THENCE SOUTH 69°40'40" EAST, A DISTANCE OF 211.61 FEET TO AN ANGLE POINT IN THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO MARTIN L. THOMAS BY DEED RECORDED MAY 23, 1956 IN BOOK 1916, PAGE 233 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID PARCEL ALSO BEING SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 46, PAGE 91 OF RECORD OF SURVEYS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 12°58'50" EAST, (FORMERLY RECORDED NORTH 12°58'15" EAST), A DISTANCE OF 47.84 FEET;

THENCE NORTH 45°56'55" EAST, (FORMERLY RECORDED NORTH 45°56'20" EAST), A DISTANCE OF 27.98 FEET;

THENCE NORTH 30°05'30" WEST, (FORMERLY RECORDED NORTH 30°06'05" WEST), A DISTANCE OF 107.87 FEET;

THENCE NORTH 81°32'25" EAST, (FORMERLY RECORDED NORTH 81°31'50" EAST), A DISTANCE OF 233.75 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL CONVEYED TO MARTIN L. THOMAS;

THE PRECEDING 4 COURSES ARE ALONG THE WESTERLY AND NORTHERLY LINES OF SAID PARCEL CONVEYED TO MARTIN L. THOMAS AND SHOWN ON SAID RECORD OF SURVEY ON FILE IN BOOK 46, PAGE 91 OF RECORD OF SURVEYS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 26°07'40" WEST, A DISTANCE OF 51.73 FEET TO THE NORTHERLY LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21;

THENCE NORTH 89°35'30" WEST, ALONG THE NORTHERLY LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 480.08 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO ALBIN M. NORUM, ET UX., BY DEED RECORDED MAY 18, 1962 AS INSTRUMENT NO. 46392 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID PARCEL ALSO BEING SHOWN AS PARCEL 1 OF RECORD OF SURVEY ON FILE IN BOOK 36, PAGE 78 OF RECORD OF SURVEYS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 07°40'50" WEST, (FORMERLY RECORDED SOUTH 07°40'10" EAST), ALONG THE EASTERLY LINE OF SAID PARCEL CONVEYED TO ALBIN M. NORUM, ET UX., A DISTANCE OF 63.55 FEET (FORMERLY RECORDED 63.62 FEET), TO THE POINT OF BEGINNING.

PARCEL 2

AN EASEMENT FOR ROAD PURPOSES OVER THAT PORTION OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 25, AS SHOWN ON MAP OF BELVEDERE HEIGHTS, ON FILE IN BOOK 22 OF MAPS AT PAGE 31, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 36°20'16" EAST, A DISTANCE OF 14.00 FEET;

THENCE NORTH 48°36'10" EAST, A DISTANCE OF 135.56 FEET;

THENCE NORTH 47°27'40" EAST, A DISTANCE OF 40.02 FEET TO THE POINT OF BEGINNING OF THE EASEMENT TO BE DESCRIBED;

THENCE SOUTH 44°19'30" EAST, A DISTANCE OF 176.85 FEET;

THENCE SOUTH 03°49'30" WEST, A DISTANCE OF 62.85 FEET;

THENCE SOUTH 28°34'30" EAST, A DISTANCE OF 89.34 FEET;

THENCE SOUTH 31°51'30" EAST, A DISTANCE OF 151.91 FEET TO THE NORTHERLY LINE OF TWO TREES ROAD;

THENCE SOUTH 44°17' WEST, ALONG THE NORTHERLY LINE OF TWO TREES ROAD, A DISTANCE OF 20.60 FEET;

THENCE NORTH 31°51'30" WEST, A DISTANCE OF 153.70 FEET;

THENCE NORTH 28°34'30" WEST, A DISTANCE OF 99.78 FEET;

THENCE NORTH 03°49'30" EAST, A DISTANCE OF 32.45 FEET;

THENCE NORTH 44°19'30" WEST, A DISTANCE OF 187.07 FEET;

THENCE NORTH 49°37' WEST, A DISTANCE OF 51.04 FEET;

THENCE NORTHERLY ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 240.00 FEET, THROUGH AN ANGLE OF 41°15'40", AN ARC LENGTH OF 172.83 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21 (THE INITIAL RADIAL LINE BEARS NORTH 40°40'30" EAST);

THENCE SOUTH 89°35'30" EAST, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 40.53 FEET TO THE NORTHWEST CORNER OF PARCEL 1 OF RECORD OF SURVEY ON FILE IN BOOK 36, PAGE 78 OF RECORD OF SURVEYS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTHERLY ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 1 ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 200.00 FEET, THROUGH AN ANGLE OF 39°33', AN ARC LENGTH OF 138.06 FEET (THE INITIAL RADIAL LINE BEARS NORTH 80°13'30" EAST);

THENCE SOUTH 49°19'30" EAST, A DISTANCE OF 55.77 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER FROM WHENCE THE NORTHWEST CORNER OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER BEARS NORTH 00°04'10" EAST, A DISTANCE OF 100.71 FEET, SAID WEST LINE BEING THE EASTERLY BOUNDARY OF THE CITY OF RIVERSIDE, AS ESTABLISHED BY ORDINANCE NO. 2917 ADOPTED BY THE CITY COUNCIL ON JANUARY 17, 1961 FOR THE UNIVERSITY AREA – RIVERSIDE ANNEXATION NO. 15;

THENCE CONTINUING ALONG SAID WEST LINE SOUTH 00°04'10" WEST, A DISTANCE OF 59.50 FEET;

THENCE SOUTH 42°10'31" EAST, A DISTANCE OF 35.33 FEET TO THE NORTHWESTERLY LINE OF THAT PARCEL CONVEYED TO TERESA C. WHITE BY DEED RECORDED DECEMBER 6, 1960 IN BOOK 2810, PAGE 211 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 48°36'10" EAST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 8.47 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL;

THENCE SOUTH 44°19'30" EAST, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL, A DISTANCE OF 187.07 FEET;

THENCE SOUTH 03°49'30" WEST, ALONG THE EASTERLY LINE OF SAID PARCEL, A DISTANCE OF 32.45 FEET TO THE MOST NORTHERLY CORNER OF THAT PARCEL CONVEYED TO NELLIE Mc CLEISH BY DEED RECORDED MAY 31, 1956 IN BOOK 1920, PAGE 328 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 28°34'30" EAST, ALONG THE NORTHEASTERLY LINE OF SAID Mc CLEISH PARCEL AND THE SOUTHEASTERLY PROLONGATION THEREOF, A DISTANCE OF 99.78 FEET TO THE MOST NORTHERLY CORNER OF THAT PARCEL CONVEYED TO JOHN R. SOMMER AND LOLA C. SOMMER BY DEED RECORDED DECEMBER 6, 1936 IN BOOK 2008, PAGE 486 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 31°51'30" EAST, ALONG THE NORTHEASTERLY LINE OF SAID SOMMER PARCEL, A DISTANCE OF 155.40 FEET, FORMERLY RECORDED AS 153.70 FEET AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 36, PAGE 78 OF RECORD OF SURVEYS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TO THE MOST EASTERLY CORNER OF SAID PARCEL;

THENCE SOUTH 44°17' WEST, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL, A DISTANCE OF 70.00 FEET TO THE MOST NORTHERLY CORNER OF TWO TREES ROAD, SHOWN AS LOT "F" ON MAP OF BELVEDERE HEIGHTS ON FILE IN BOOK 22, PAGE 31 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, THE PREVIOUS 5 COURSES BEING ALONG THE SOUTHWESTERLY AND NORTHWESTERLY LINE OF THE ROAD EASEMENT AS SHOWN ON SAID RECORD OF SURVEY;

THENCE SOUTH 25°30' EAST, ALONG THE NORTHEASTERLY LINE OF SAID LOT "F", A DISTANCE OF 57.90 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF A 330 FEET RADIUS NON-TANGENT CURVE CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 10°37'50", A DISTANCE OF 61.23 FEET, A RADIAL LINE FROM THE BEGINNING OF SAID CURVE BEARS NORTH 35°05'10" WEST;

THENCE NORTH 44°17' EAST, TANGENT TO SAID CURVE, A DISTANCE OF 18.48 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF A 270.00 FEET RADIUS TANGENT CURVE CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 10°49', A DISTANCE OF 50.97 FEET;

THENCE NORTH 55°06' EAST, TANGENT TO SAID CURVE, A DISTANCE OF 10.51 FEET;

THENCE NORTH 34°54' WEST, A DISTANCE OF 60.00 FEET TO THE SOUTHEASTERLY LINE OF THAT PARCEL CONVEYED TO ARMAND GROSS AND ANN GROSS BY DEED RECORDED MAY 22, 1959 IN BOOK 2477, PAGE 405 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 55°06' WEST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 31.74 FEET;

THENCE NORTH 31°51'30" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL, A DISTANCE OF 159.72 FEET;

THENCE NORTH 24°31' EAST, ALONG THE NORTHWESTERLY LINE OF SAID PARCEL, A DISTANCE OF 13.35 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF A 980 FEET RADIUS NON-TANGENT CURVE CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 00°34'10", A DISTANCE OF 9.74 FEET, A RADIAL LINE FROM THE BEGINNING OF SAID CURVE BEARS NORTH 60°51'20" EAST;

THENCE NORTH 28°34'30" WEST, TANGENT TO SAID CURVE, A DISTANCE OF 70.55 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF A 320 FEET RADIUS TANGENT CURVE CONCAVE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 13°36'01", A DISTANCE OF 75.96 FEET;

THENCE NORTH 42°10'31" WEST, TANGENT TO SAID CURVE, A DISTANCE OF 223.12 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT SAID MOST NORTHERLY CORNER OF THAT PARCEL CONVEYED TO JOHN R. SOMMER AND LOLA C. SOMMER;

THENCE SOUTH 31°51'30" EAST, A DISTANCE OF 29.23 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF A 1020 FEET RADIUS TANGENT CURVE CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 03°17', A DISTANCE OF 58.45 FEET TO A POINT ON SAID NORTHEASTERLY LINE OF THE Mc CLEISH PARCEL;

THENCE SOUTH 28°34'30" EAST, A DISTANCE OF 29.23 FEET TO THE POINT OF BEGINNING.

PARCEL 3

AN EASEMENT FOR ROAD PURPOSES OVER THE SOUTH 20 FEET OF THE EAST 84 FEET OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER AND THE SOUTH 20 FEET OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, LYING WEST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION WHICH BEARS NORTH 89°53' WEST, 378 FEET FROM THE SOUTHEAST CORNER THEREOF;

THENCE NORTHEAST IN A DIRECT LINE TO A POINT 275 FEET NORTH 89°53' WEST OF A POINT ON THE EAST LINE OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION, NORTH 00°06' WEST, 165 FEET FROM THE SOUTHEAST CORNER THEREOF.

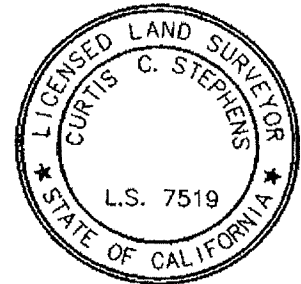
PARCEL 4

AN EASEMENT FOR THE INSTALLATION, CONSTRUCTION AND MAINTENANCE OF WATER PIPE AND PIPELINE FOR UNDERGROUND UTILITY PURPOSES IN THE LAND IN RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

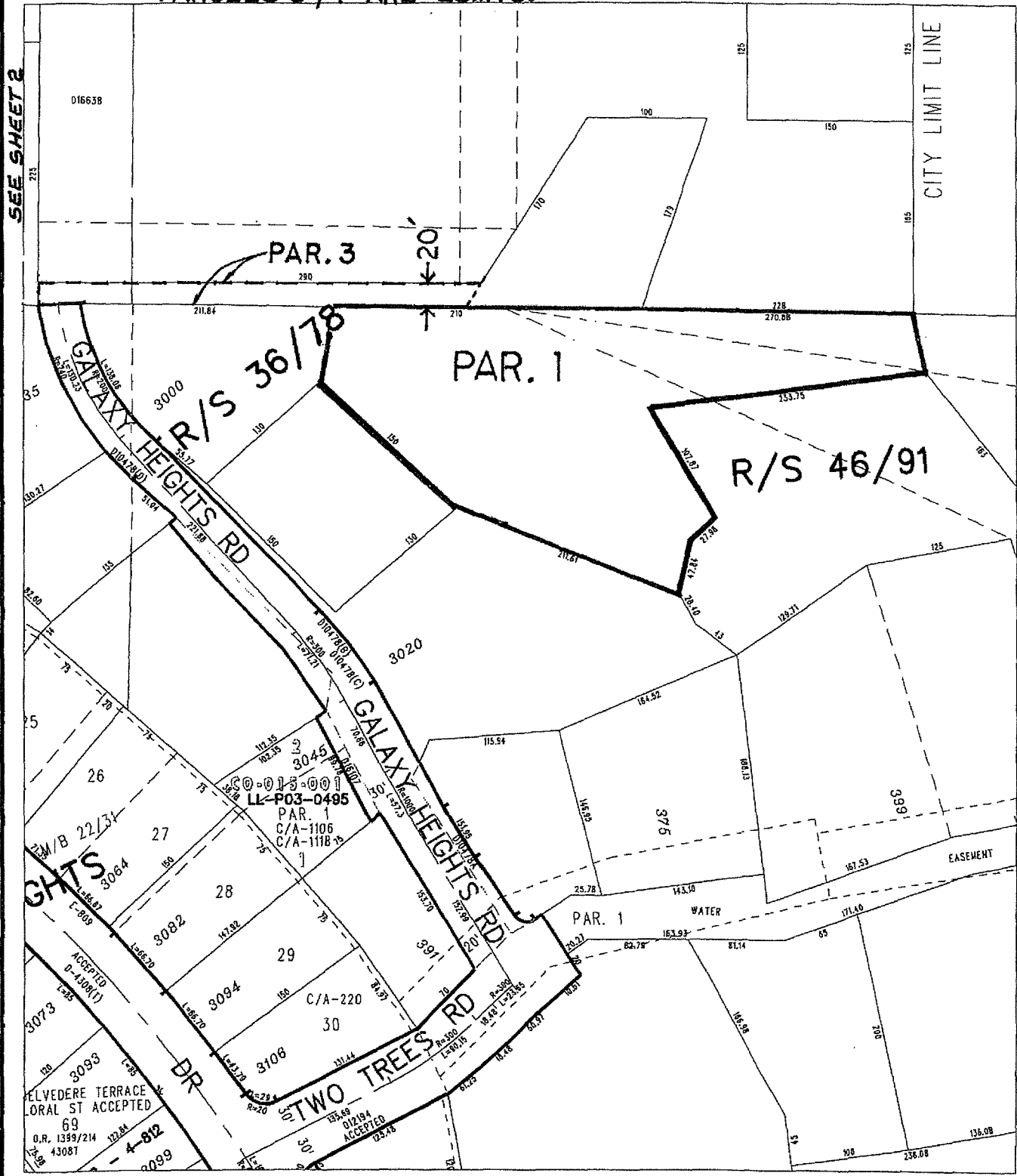
THE SOUTHERLY 10 FEET OF PARCEL 2 LYING WITHIN THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN BY PARCEL MAP RECORDED MAY 6, 1975 IN BOOK 17, PAGE 96 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

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

Curtis C. Stephens 3/06/13 Prep. EV
Curtis C. Stephens, L.S. 7519 Date



• PARCELS 3 & 4 ARE ESMTS.



◆ 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

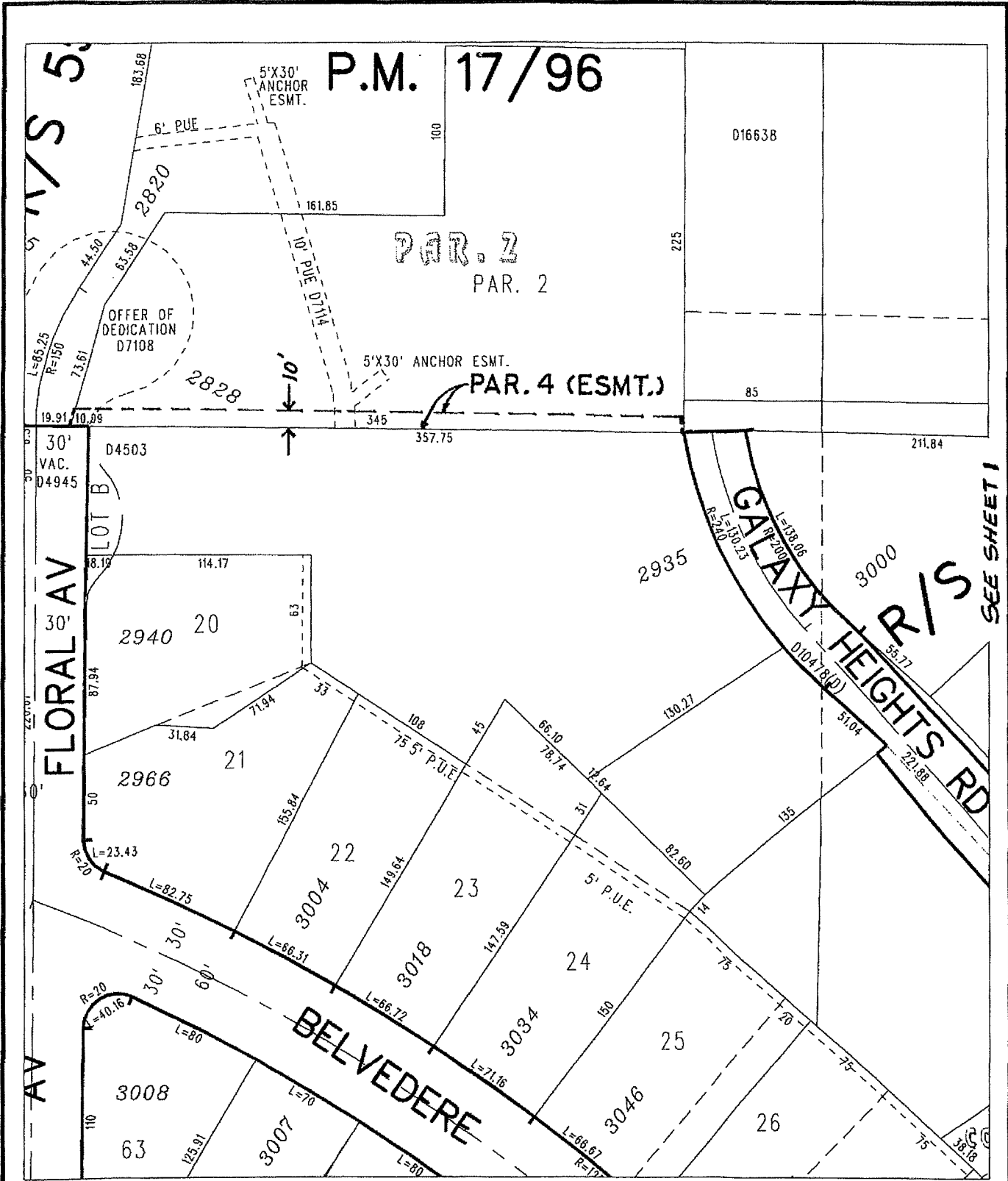


Scale: 1" = 120'

Drawn by: evega

Date: 03/05/13

10876



◆ 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 2 of 2



Scale: 1" = 80'

Drawn by: evega

Date: 03/06/13

16876