

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 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)

2019-0527074

12/19/2019 03:52 PM Fee: \$ 0.00

Page 1 of 10

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



6080

FOR RECORDER'S OFFICE USE ONLY

Project: Iowa Avenue Widening - Everton Place to Martin Luther King Blvd
Por. A.P.N's.: 250-080-022, -014, -016, -017

17562

D-

GRANT DEED

THE REGENTS OF THE UNIVERSITY OF CALIFORNIA, a California Corporation, Grantor(s), FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) 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, **SUBJECT** to all matters of record.

Dated 12/6/19

THE REGENTS OF THE UNIVERSITY OF CALIFORNIA, a California Corporation

By: Anne L. Shaw

Print Name: Anne L. Shaw

Title: Secretary and Chief of Staff

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 Alameda } ss

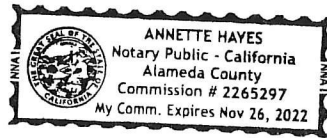
On 12/6/19, before me, Annette Hayes,
notary public, personally appeared, Anne Shaw

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.

Annette Hayes
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. 23439 of said City Council adopted May 14th, 2019, and the grantee consents to recordation thereof by its duly authorized officer.

DATED December 12, 2019

CITY OF RIVERSIDE

By: [Signature]
David Welch
Community & Economic
Development Director

APPROVED AS TO FORM:

BY: [Signature]
ASSISTANT CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION

Project: Iowa Avenue Widening - Everton Place to Martin Luther King Blvd
Por. A.P.N's.: 250-080-022, -014, -016, -017

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

PARCEL 1

That portion of Lot 7 in Block 2 of the Map of the Subdivision of Section 30, T.2S., R.4W., S.B.M. as shown by map on file in Book 2, Page 37 of Maps, Records of Riverside County California, described as follows:

COMMENCING at the intersection of the centerline of Iowa Avenue with the centerline of Pennsylvania Avenue (formerly Center Street) as shown on said map;

Thence North $0^{\circ}06'55''$ East, along said centerline of Iowa Avenue, a distance of 92.00 feet;

Thence North $89^{\circ}47'30''$ West, along a line parallel with said centerline of Pennsylvania Avenue, a distance of 33.00 feet to the most northerly corner of that certain parcel of land described in deed to the City of Riverside as Parcel 4 by document recorded August 19, 1966, as Instrument No. 84629 of Official Records of said Riverside County;

Thence South $44^{\circ}40'46''$ West, along the northwesterly line of said Parcel 4, a distance of 21.37 feet to the most westerly corner of said Parcel 4, also being the northerly line of that certain parcel of land described in deed to the City of Riverside as Parcel 3 by said document recorded August 19, 1966;

Thence South $89^{\circ}14'37''$ West, along said northerly line, a distance of 20.16 feet to the **POINT OF BEGINNING** of the parcel of land being described;

Thence continuing South $89^{\circ}14'37''$ West, along said northerly line, a distance of 9.49 feet;

Thence North $44^{\circ}06'47''$ East, a distance of 32.60 feet to a line parallel with and distant 55.00 feet westerly, as measured at right angles, from said centerline of Iowa Avenue;

Thence North $00^{\circ}06'55''$ East, along said parallel line, a distance of 650.32 feet to the northerly line of said Lot 7;

Thence South $89^{\circ}47'30''$ East, along said northerly line, a distance of 22.00 feet to the northeast corner of said Lot 7;

Thence South $00^{\circ}06'55''$ West, along the easterly line of said Lot 7, a distance of 280.10 feet to the northeast corner of that certain parcel of land described in deed to the City of Riverside as Parcel C by document recorded August 13, 1992, as Instrument No. 302169 of Official Records of said Riverside County;

Thence North 89°53'05" West, along the north line of said Parcel C, a distance of 12.00 feet to a line parallel with and distant 45.00 feet westerly, as measured at right angles, from said centerline of Iowa Avenue and to the northwest corner thereof;

Thence South 00°06'55" West, along said parallel line and the west line of said Parcel C, a distance of 356.26 feet to an angle point therein;

Thence South 31°59'53" West, along the northwest line of said Parcel C, a distance of 43.84 feet to the **POINT OF BEGINNING**.

Area – 9,929.3 S.F. more or less

PARCEL 2

That portion of Lot 9 in Block 3 of the Map of the Subdivision of Section 30, T.2S., R.4W., S.B.M. as shown by map on file in Book 2, Page 37 of Maps, Records of Riverside County California, described as follows:

COMMENCING at the intersection of the centerline of Iowa Avenue with the centerline of Pennsylvania Avenue (formerly Center Street) as shown on said map;

Thence North 0°06'55" East, along said centerline of Iowa Avenue, a distance of 131.71 feet;

Thence South 89°47'30" East, along a line parallel with said centerline of Pennsylvania Avenue, a distance of 33.00 feet to the most northerly corner of that certain parcel of land described in deed to the City of Riverside as Parcel D by document recorded August 13, 1992, as Instrument No. 302169 of Official Records of said Riverside County and to the **POINT OF BEGINNING** of the parcel of land being described;

Thence South 41°05'13" East, along the northeast line of said Parcel D, a distance of 32.89 feet to an angle point therein;

Thence South 89°47'30" East, along the northerly line of said Parcel D, a distance of 23.30 feet;

Thence North 43°37'03" West, a distance of 33.21 feet to a line parallel with and distant 55.00 feet easterly, as measured at right angles, from said centerline of Iowa Avenue;

Thence North 00°06'55" East, along said parallel line, a distance of 637.09 feet to the northerly line of said Lot 9;

Thence North 89°47'30" West, along said northerly line, a distance of 22.00 feet to the northwest corner of said Lot 9;

Thence South 00°06'55" West, along the westerly line of said Lot 9, a distance of 636.34 feet to the **POINT OF BEGINNING**.

Area – 14,550.5 S.F. more or less

PARCEL 3

The easterly 22.00 feet of Lot 6 in Block 2 of the Map of the Subdivision of Section 30, T.2S., R.4W., S.B.M. as shown by map on file in Book 2, Page 37 of Maps, Records of Riverside County California, described as follows:

Area – 14,528.8 S.F. more or less

PARCEL 4

The westerly 22.00 feet of Lot 5 in Block 3 of the Map of the Subdivision of Section 30, T.2S., R.4W., S.B.M. as shown by map on file in Book 2, Page 37 of Maps, Records of Riverside County California, described as follows:

Area – 14,528.8 S.F. more or less

PARCEL 5

That portion of Lot 4 in Block 3 of the Map of the Subdivision of Section 30, T.2S., R.4W., S.B.M. as shown by map on file in Book 2, Page 37 of Maps, Records of Riverside County California, described as follows:

COMMENCING at the northwest corner of Lot 4;

Thence South $00^{\circ}06'55''$ West, along the west line of said Lot 4, a distance of 60.00 feet to the southwest corner of Segment "P" relinquished to the City of Riverside as shown by map on file in Book 3, Page 10 of State Highway Maps recorded March 28, 1961, as Instrument No. 26139 of Official Records of said Riverside County and to the **POINT OF BEGINNING** of the parcel of land being described;

Thence South $89^{\circ}45'54''$ East, along the southerly line of said Segment "P" a distance of 45.05 feet;

Thence South $00^{\circ}14'06''$ West, perpendicular to said southerly line, a distance of 3.00 feet to a line parallel with and distant 3.00 feet southerly, as measured at right angles, from said southerly line;

Thence South $46^{\circ}26'44''$ West, a distance of 31.86 feet to a line parallel with and distant 55.00 feet easterly, as measured at right angles, from the centerline of Iowa Avenue as shown on said Map of the Subdivision of Section 30, T.2S., R.4W., S.B.M.;


Thence South $00^{\circ}06'55''$ West, along said parallel line, a distance of 575.33 feet to the southerly line of said Lot 4;

Thence North 89°47'30" West, along said southerly line, a distance of 22.00 feet to the southwest corner of said Lot 4;

Thence North 00°06'55" East, along the westerly line of said Lot 4, a distance of 600.38 feet to **POINT OF BEGINNING.**

Area – 14,497 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 10/28/19 Prep. 
Curtis C. Stephens, L.S. 7519 Date





MAP OF THE SUBDIVISION OF
SECTION 30, T.2S., R.4W., SBM

M.B. 2/37

BLOCK 2

LOT 7

PARCEL 1

SEE SHEET 2

AVENUE

IOWA

BLOCK 3

LOT 9

PARCEL 2

MAP OF THE SUBDIVISION OF
SECTION 30, T.2S., R.4W., SBM

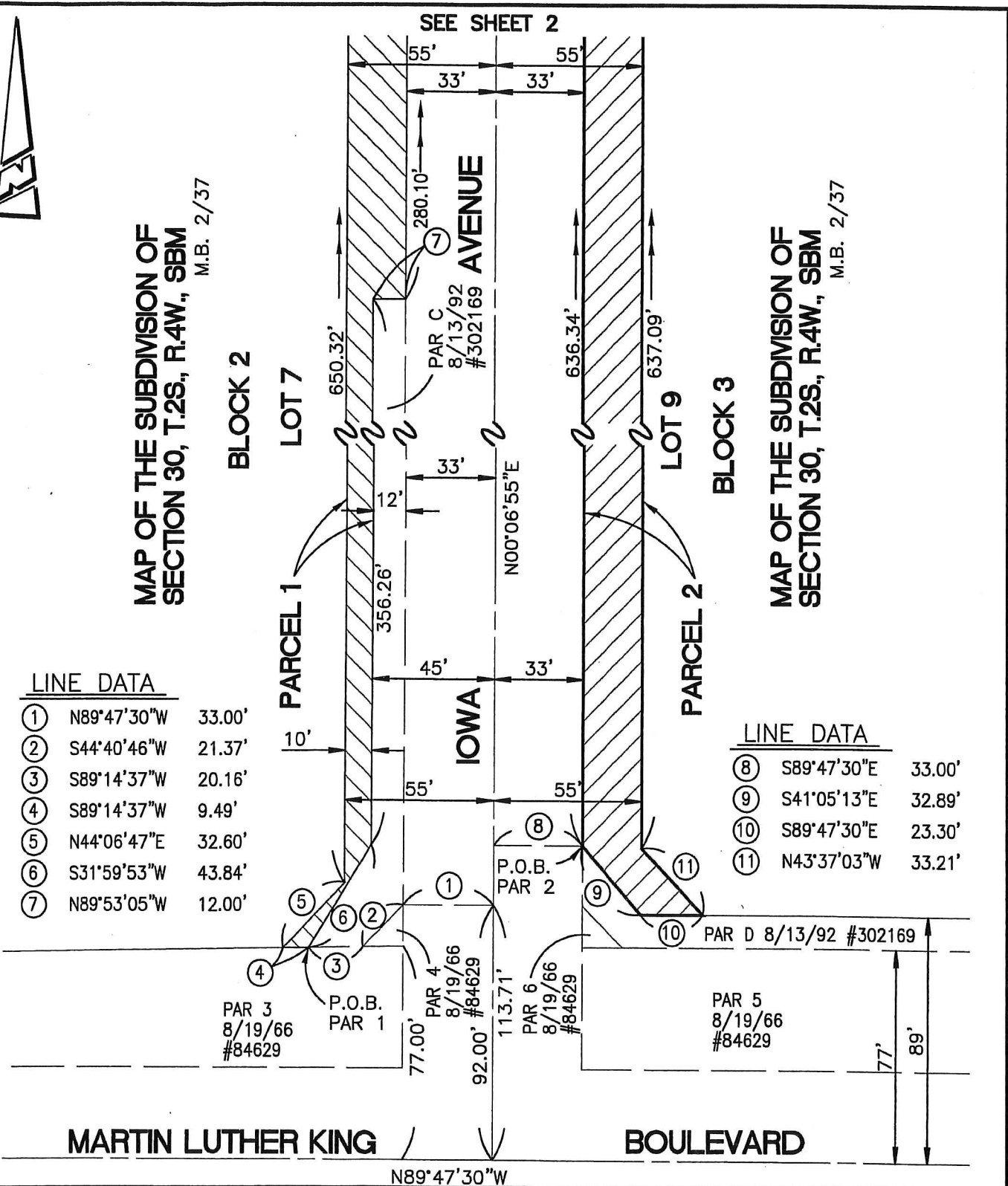
M.B. 2/37

LINE DATA

①	N89°47'30"W	33.00'
②	S44°40'46"W	21.37'
③	S89°14'37"W	20.16'
④	S89°14'37"W	9.49'
⑤	N44°06'47"E	32.60'
⑥	S31°59'53"W	43.84'
⑦	N89°53'05"W	12.00'

LINE DATA

⑧	S89°47'30"E	33.00'
⑨	S41°05'13"E	32.89'
⑩	S89°47'30"E	23.30'
⑪	N43°37'03"W	33.21'



• 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 3

SCALE: 1"=50'

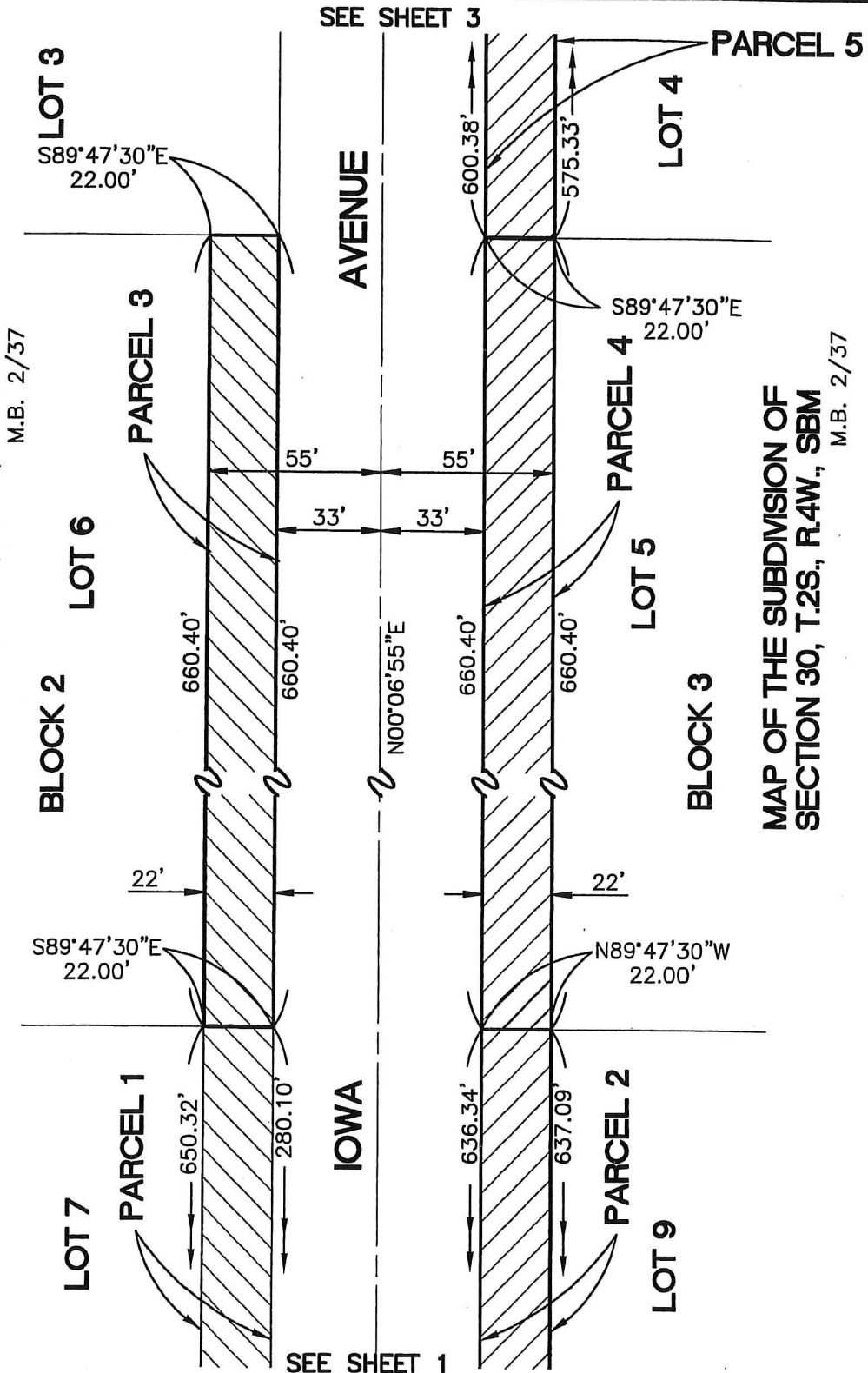
DRAWN BY: CURT

DATE: 10/28/19

SUBJECT: IOWA AVE WIDENING - EVERTON TO MLK



MAP OF THE SUBDIVISION OF
SECTION 30, T.2S., R.4W., SBM
M.B. 2/37



SEE SHEET 3

AVENUE

PARCEL 5

LOT 3

S89°47'30"E
22.00'

PARCEL 3

LOT 6

BLOCK 2

660.40'

660.40'

S89°47'30"E
22.00'

LOT 7

PARCEL 1

650.32'

280.10'

IOWA

N00°06'55"E

636.34'

PARCEL 2

637.09'

LOT 9

SEE SHEET 1

LOT 5

BLOCK 3

660.40'

660.40'

N89°47'30"W
22.00'

S89°47'30"E
22.00'

PARCEL 4

LOT 4

LOT 4

600.38'

575.33'

MAP OF THE SUBDIVISION OF
SECTION 30, T.2S., R.4W., SBM
M.B. 2/37

• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 2 OF 3

SCALE: 1"=50'

DRAWN BY: CURT

DATE: 10/28/19

SUBJECT: IOWA AVE WIDENING - EVERTON TO MLK



MAP OF THE SUBDIVISION OF
SECTION 30, T.2S., R.4W., SBM
M.B. 2/37

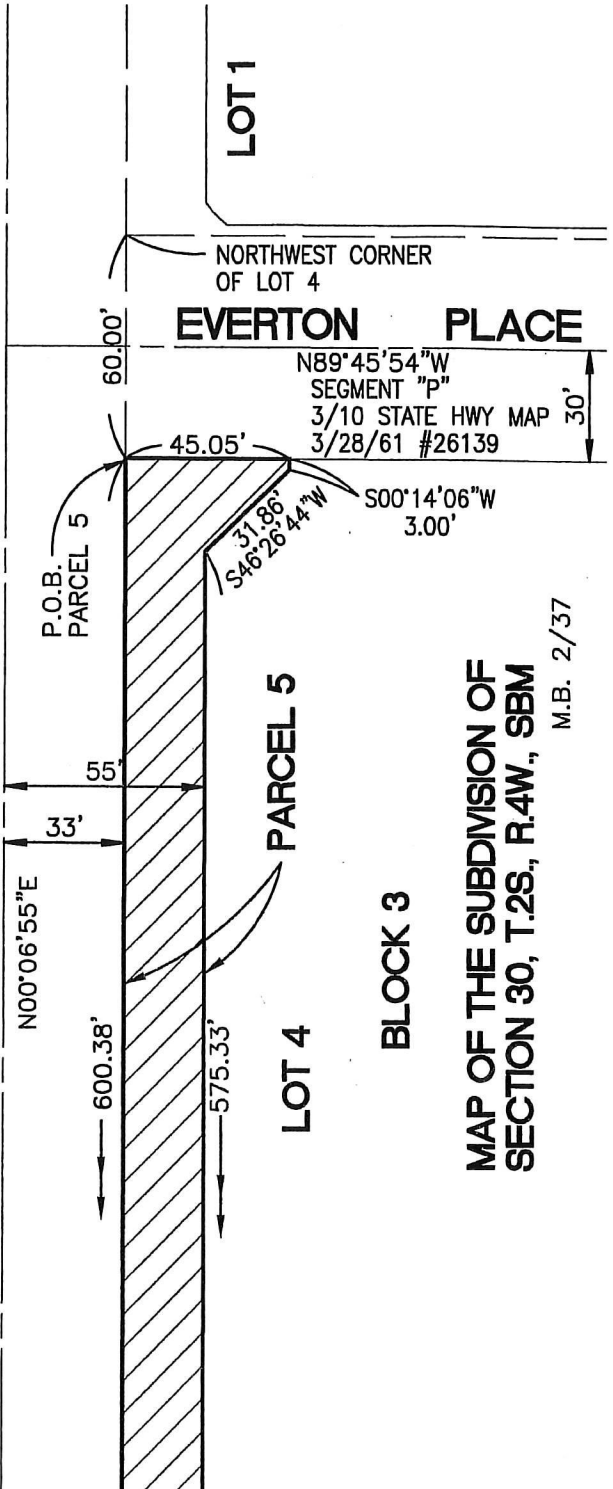
BLOCK 2

LOT 3

AVENUE

IOWA

SEE SHEET 2



LOT 1

NORTHWEST CORNER
OF LOT 4

EVERTON PLACE

N89°45'54"W
SEGMENT "P"
3/10 STATE HWY MAP
3/28/61 #26139

S00°14'06"W
3.00'

P.O.B.
PARCEL 5

PARCEL 5

LOT 4

BLOCK 3

MAP OF THE SUBDIVISION OF
SECTION 30, T.2S., R.4W., SBM
M.B. 2/37

M.B. 2/37

• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 3 OF 3

SCALE: 1"=50'

DRAWN BY: CURT

DATE: 10/28/19

SUBJECT: IOWA AVE WIDENING - EVERTON TO MLK