

When recorded mail to:

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

2019-0282884

07/29/2019 04:23 PM Fee: \$ 0.00

Page 1 of 7

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



782

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: Riverside Avenue Underpass Surplus
Por. APN's: 225-073-027, -028 & 225-074-012
Address: 6087, 6095 & 6107 Riverside Avenue


D - 17574

GRANT DEED

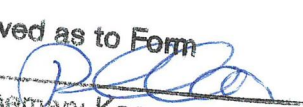
The **City of Riverside, a California charter city and municipal corporation**, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the **City of Riverside, a California charter city and municipal corporation**, as Grantee, its successors and assigns, 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 May 22, 2019

City of Riverside, a California charter city and municipal corporation

By  **Rafael Guzman**
Assistant City Manager
RAFAEL GUZMAN, ASSISTANT CITY MANAGER

Attest 
Colleen J. Nicol, City Clerk

By: 
Rosemary Koo
Senior 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 June 3, 2019, before me, Lorena Verdusco, Notary Public,

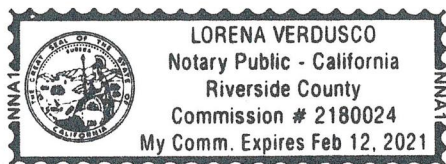
notary public, personally appeared, Rafael Guzman and Colleen J. Nicol

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.

Lorena Verdusco
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 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated July 14, 2019

Approved as to Form
By: Rosemary Koo
Rosemary Koo
Senior Deputy City Attorney

CITY OF RIVERSIDE

By David Welch
David Welch
Real Property Services Manager
Community + Economic Development Director

EXHIBIT "A"
LEGAL DESCRIPTION

Project: Riverside Avenue Underpass Surplus
Address: 6087, 6095 & 6107 Riverside Avenue

PARCEL A - Por. APN's: 225-073-027, -028

Project: Riverside Avenue Underpass Surplus
Por. A.P.N.: 225-073-027 & -028

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

Those portions of Lots 19 and 20 of Del-Ray Tract, Unit No. 2, as shown by map on file in Book 6, Page 24 of Maps, Records of Riverside County California, described as follows.

COMMENCING at the Southwest corner of said Lot 20;

Thence North 00°08' East, along the West line of said Lot 20, a distance of 0.46 feet to the beginning of a non-tangent curve concave Northwest and having a radius of 28.00 feet, a radial to said point bears South 34°08'32" East, and to the **POINT OF BEGINNING**;

Thence Northeasterly to the left along said curve an arc length of 23.57 feet, through a central angle of 48°14'20" to a point of reverse curvature and a curve concave Southeast, having a radius of 43.00 feet;

Thence Northeasterly to the right along said curve an arc length of 61.60 feet, through a central angle of 82°05'20";

Thence North 08°34'20" East, along a line non-tangent to last said curve, a distance of 113.08 feet to a point on the North line of said Lot 19;

Thence North 89°52' West, along said North line, a distance of 70.90 feet to the Northwest corner of said Lot 19;

Thence South 00°08' West, along the West line of said Lot 19 and said Lot 20, a distance of 168.74 feet to the **POINT OF BEGINNING**.

Area – 7988.1 S.F. more or less

PARCEL B - Por. APN's: 225-074-012

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

Lot 40 of Del-Ray Tract, Unit No. 3, as shown by map on file in Book 7, Page 11 of Maps, Records of Riverside County California.

EXCEPTING therefrom the Northwest 3.00 feet of said Lot 40.

ALSO EXCEPTING therefrom that portion of said Lot 40 conveyed to the City of Riverside by a grant deed recorded October 13, 1971 as Instrument No. 116053, of Official Records of Riverside County, California.

ALSO EXCEPTING therefrom that portion of said Lot 40 lying Easterly of the following described line:

COMMENCING at the southeast corner of said Lot 40, said corner also being the beginning of a non-tangent curve, concave to the northwest and having a radius of 1587.30 feet, the initial radial line bears South 22°23'23" East;

Thence Southwest long said curve to the right, an arc length of 14.05 feet thru a central angle of 0°30'25" to a line that is parallel and 43.00 feet west, as measured at right angles to the centerline of Riverside Avenue and to the **BEGINNING** of this line description;

Thence North 00°08'00" East, Along said parallel line a distance of 2.44 feet;

Thence North 01°48'32" East, a distance of 65.15 feet;

Thence South 88°11'28" East, a distance of 3.00 feet;

Thence North 01°48'32" East, a distance of 33.69 feet, more or less, to a point on the West line of said parcel conveyed to the City of Riverside and the **END** of this line description.

RESERVING THEREFROM an easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of Retaining Wall and Footing Facilities, together with all necessary appurtenances, in, under, upon, over and along that portion of the above described parcel lying Northerly and Northeasterly of the following described line:

COMMENCING at the southeast corner of said Lot 40, said corner also being the beginning of a non-tangent curve, concave to the northwest and having a radius of 1587.30 feet, the initial radial line bears South 22°23'23" East;

Thence Southwest long said curve, an arc length of 14.05 feet thru a central angle of 0°30'25" to a line that is parallel and 43.00 feet west, as measured at right angles to the centerline of Riverside Avenue;

Thence North 00°08'00" East, along said parallel line a distance of 2.44 feet;

Thence North 01°48'32" East, a distance of 64.15 feet to the **BEGINNING** of this line description;

Thence North 88°11'52" West, a distance of 4.50 feet;

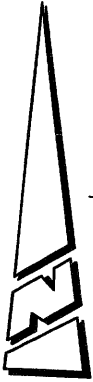
Thence North 01°48'32" East, a distance of 47.87 feet, more or less, to a point on the West line of said parcel conveyed to the City of Riverside and the **END** of this line description.

Area – 5,199 S.F. (0.12 Ac.) 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 5/1/19 Prep. (Signature)
Curtis C. Stephens, L.S. 7519 Date





23

22

21

DEL-RAY UNIT NO. 2
M.B. 16/24 18

N89°52'W 70.90'

30'

AVENUE

19

PARCEL A

168.74'

S00°08'W

LOT LINE TO BE DELETED

113.08'

N08°34'20"E

20

RIVERSIDE

STREET

CURVE DATA

C1 R=28.00' Δ=48°14'20" L=23.57'
C2 R=43.00' Δ=82°05'20" L=61.60

S34°08'32"E(R)
P.O.B.
N00°08'E
0.46'
P.O.C.

R=1041.82'

ELIZABETH
TO DEL RAY COURT

• 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.

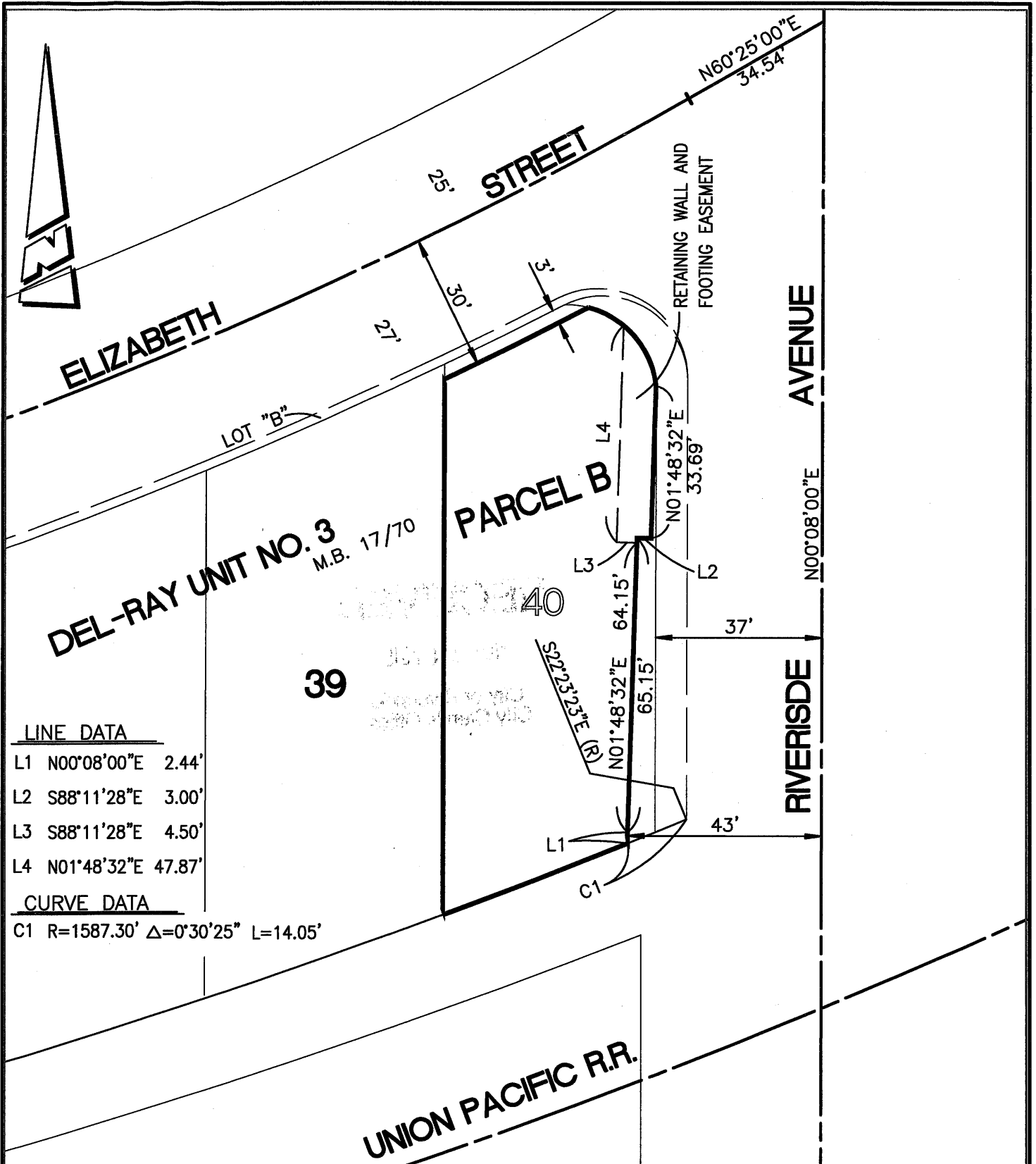
SHEET 1 OF 2

SCALE: 1"=30'

DRAWN BY: CURT

DATE: 5/1/19

SUBJECT: LOT LINE ADJUSTMENT - P19-0315 - APN 225-073-027 & 028



ELIZABETH STREET

AVENUE

RIVERSIDE

PARCEL B

LOT "B"

DEL-RAY UNIT NO. 3
M.B. 17/70

39

40

UNION PACIFIC R.R.

LINE DATA

- L1 N00°08'00"E 2.44'
- L2 S88°11'28"E 3.00'
- L3 S88°11'28"E 4.50'
- L4 N01°48'32"E 47.87'

CURVE DATA

C1 R=1587.30' Δ=0°30'25" L=14.05'

• 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"=30'

DRAWN BY: CURT

DATE: 5/01/19

SUBJECT: LOT LINE ADJUSTMENT - APN 225-074-012