

2021-0131513

03/01/2021 03:00 PM Fee: \$ 0.00

Page 1 of 5

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



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)

149					R	A	Exam: 901		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
5									
SIZE	NCOR	SMF	NCHG	T:					

FOR RECORDER'S OFFICE USE ONLY

ADN: 253-210-052
Project: P15-1020 Lot Consolidation
Canyon Crest Booster Parcel

D - 17612

GRANT DEED

DHG Investments, LLC, a California limited liability company, 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.

Dated 1/5/21

DHG Investments, LLC, a California limited liability company

By: _____

By: Al Patel

Print Name: _____

Print Name: Alkesh Patel

Title: _____

Title: Managing Member

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 Orange } ss

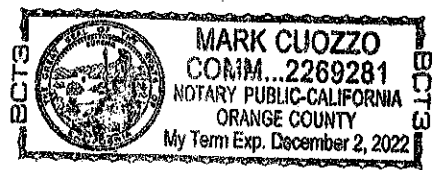
On January 5th, 2021, before me, Mark Cuozzo,
notary public, personally appeared, Alkesh Patel

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.

Mark Cuozzo
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 9, 2020

CITY OF RIVERSIDE

By: 

David Welch
Community & Economic
Development Director

APPROVED AS TO FORM:

BY: 

CHIEF ASSISTANT CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION

THAT PORTION OF POLLARD WAY OF TRACT NO. 4733-R, AS SHOWN BY MAP ON FILE IN BOOK 75, PAGES 6 AND 7 OF MAPS, RECORDS OF RIVERSIDE COUNTY, COMBINED WITH THAT PORTION OF MONTE VISTA DRIVE (FORMERLY TETLEY DRIVE) AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 19, PAGE 32 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, LYING WITHIN THAT PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID POLLARD WAY PER SAID TRACT NO. 4733-R, THENCE SOUTH 51°30'00" WEST ALONG THE NORTHWESTERLY LINE OF POLLARD WAY, SAID LINE BEING PARALLEL TO AND 44.00 FEET DISTANT, MEASURED AT RIGHT ANGLES, TO THE CENTERLINE OF EL CERRITO DRIVE, A DISTANCE OF 65.13 FEET TO A POINT OF THE SOUTHWESTERLY LINE OF POLLARD WAY, SAID SOUTHWESTERLY LINE ALSO BEING THE CENTERLINE OF MONTE VISTA (TETLEY) DRIVE AS SHOWN ON SAID RECORD OF SURVEY 19/32;

THENCE CONTINUING SOUTH 51°30'00" WEST 10.49 FEET TO A POINT ON THE WESTERLY LINE OF MONTE VISTA DRIVE AS SHOWN ON SAID RECORD OF SURVEY 19/32;

THENCE ALONG SAID WESTERLY LINE SOUTH 20°54'16" EAST 16.07 FEET;

THENCE LEAVING SAID WESTERLY LINE SOUTH 71°16'02" EAST 28.86 FEET;

THENCE NORTH 60°51'16" EAST ALONG A LINE RADIAL TO THE NORTHEASTERLY LINE OF POLLARD WAY 39.49 FEET TO A POINT ON THE NORTHEASTERLY LINE OF POLLARD WAY, SAID POINT BEING DISTANT 46.00 FEET, MEASURED AT RIGHT ANGLES, TO THE NORTHWESTERLY LINE OF POLLARD WAY, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 283.00 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 60°51'16" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE AND THE NORTHEASTERLY LINE OF POLLARD WAY THROUGH A CENTRAL ANGLE OF 5°02'38" AN ARC DISTANCE OF 24.91 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE EASTERLY, AND HAVING A RADIUS OF 23.00';

THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE OF POLLARD WAY NORTHWESTERLY AND THEN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°41'22" AN ARC DISTANCE OF 34.40 FEET TO THE POINT OF BEGINNING.

CONTAINS 2275 SQUARE FEET, MORE OR LESS.

DESCRIPTION APPROVAL:


CURTIS C. STEPHENS, L.S. 7519 DATE 12/13/20
CITY SURVEYOR

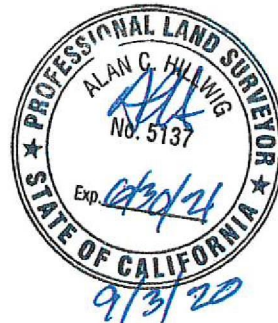
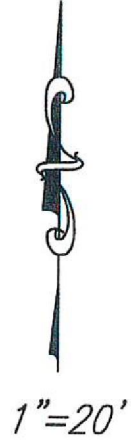


EXHIBIT "B"



POINT OF BEGINNING
MOST NORTHERLY
CORNER POLLARD
WAY PER MB 75/6-7

EL
CERRITO
DRIVE

S51°30'00"W
10.49'

S51°30'00"W
65.13'

$\Delta=85^{\circ}41'22''$
L=34.40' R=23'

SOUTHERLY
LINE OF EL
CERRITO
DRIVE

$\Delta=5^{\circ}02'38''$
L=24.91'
R=283'

$\Delta=10^{\circ}41'22''$
L=52.80'
R=283'

NORTHEAST
LINE OF
POLLARD
WAY

16.07'
S20°54'16"E
34.26'

N20°54'16"W
36.74'

39.49'

S71°16'02"E 28.86'

N60°51'16"E(R)
61.47'

N66°30'00"E(R)

LOT 53
TRACT 4733-R
MB 75/6-7

$\Delta=21^{\circ}45'43''$
L=82.42'
R=217'

BOUNDARY OF
TRACT 4733-R

S28°46'26"E
3.40'

WESTERLY LINE MONTE VISTA DRIVE
(FORMERLY TETLEY DRIVE) PER RS 19/32

N28°46'26"W
89.99'

CENTERLINE OF POLLARD WAY AS
SHOWN ON TRACT 4733-R, MB 75/6-7

POLLARD WAY

10'



9/3/20

N46°21'29"W
52.85'

S27°06'15"W
51.12'

N44°44'17"E(R)