

When recorded mail to:

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

**2021-0568280**

09/23/2021 03:56 PM Fee: \$ 0.00

Page 1 of 4

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



**FREE RECORDING**

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

6080

FOR RECORDER'S OFFICE USE ONLY

Project: GP-2021-11516  
Por. APN: 253-210-052

**D - 17638**

**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: 9/1/21

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

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: [Signature]  
Print Name: Alkesh Patel  
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

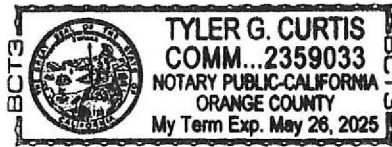
County of Orange } ss

On 9-1-2021, before me, Tyler G. Curtis, Notary Public,  
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.



Tyler G. Curtis  
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 September 20, 2021

**CITY OF RIVERSIDE**

Approved as to Form:

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

By: [Signature]  
**Ruthann M. Salera**  
Deputy City Attorney

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Project: GP-2021-11516  
Por. APN: 253-210-052

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

That portion of Parcel 4 of Record of Survey on file in Book 19, Page 32 of Record of Surveys, Records of Riverside County, California, being a portion of the West one-half of the Northwest one-quarter of Section 32, Township 2 South, Range 4 West, S.B.M., described as follows:

**COMMENCING** at the most Northerly corner of Lot "D" of Tract 2721 on file in Book 51 of Maps at Pages 58 through 60 thereof, Records of Riverside County, California, said corner also being in the Southeasterly line of Parcel 2 of said Record of Survey;

Thence South 71°36'05" West along the Northwesterly line of said Lot "D", also being the Southeasterly line of said Parcel 2 and the Southeasterly line of said Parcel 4, a distance of 324.01 feet to the most Westerly corner of said Lot "D", being the **POINT OF BEGINNING** of the parcel of land to be described;

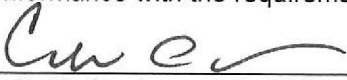

Thence continuing South 71°36'05" West, a distance of 26.13 feet to the most Westerly line of Parcel 3 described in Grant Deed to DHG Investments, LLC recorded February 15, 2013 as Document No. 2013-0079758 of Official Records of Riverside County, California;

Thence North 27°07'47" West, along said Westerly line, a distance of 12.06 feet to the beginning of a non-tangent curve, concave to the South, having a radius of 45.00 feet, and an initial radial bearing of North 15°02'37" West;

Thence Easterly along said curve through a central angle of 39°28'47" an arc distance of 31.01 feet to the **POINT OF BEGINNING**.

Area - 210 square feet, 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, L.S. 7519      8/31/21      Prep.   
Date



POR. W. 1/2,  
N.W. 1/4, SEC. 32,  
T. 2 S., R. 4 W.,  
S.B.M.

Rec. 2/15/2013  
as Doc. No.  
2013-0079758,  
O.R. Riv. Co. Ca.

PAR. 4  
R.S. 19/32

TRACT 2721

M.B. 51/58-60

EL CERRITO DRIVE

N15°02'37"W(R)

CANYON CREST DRIVE

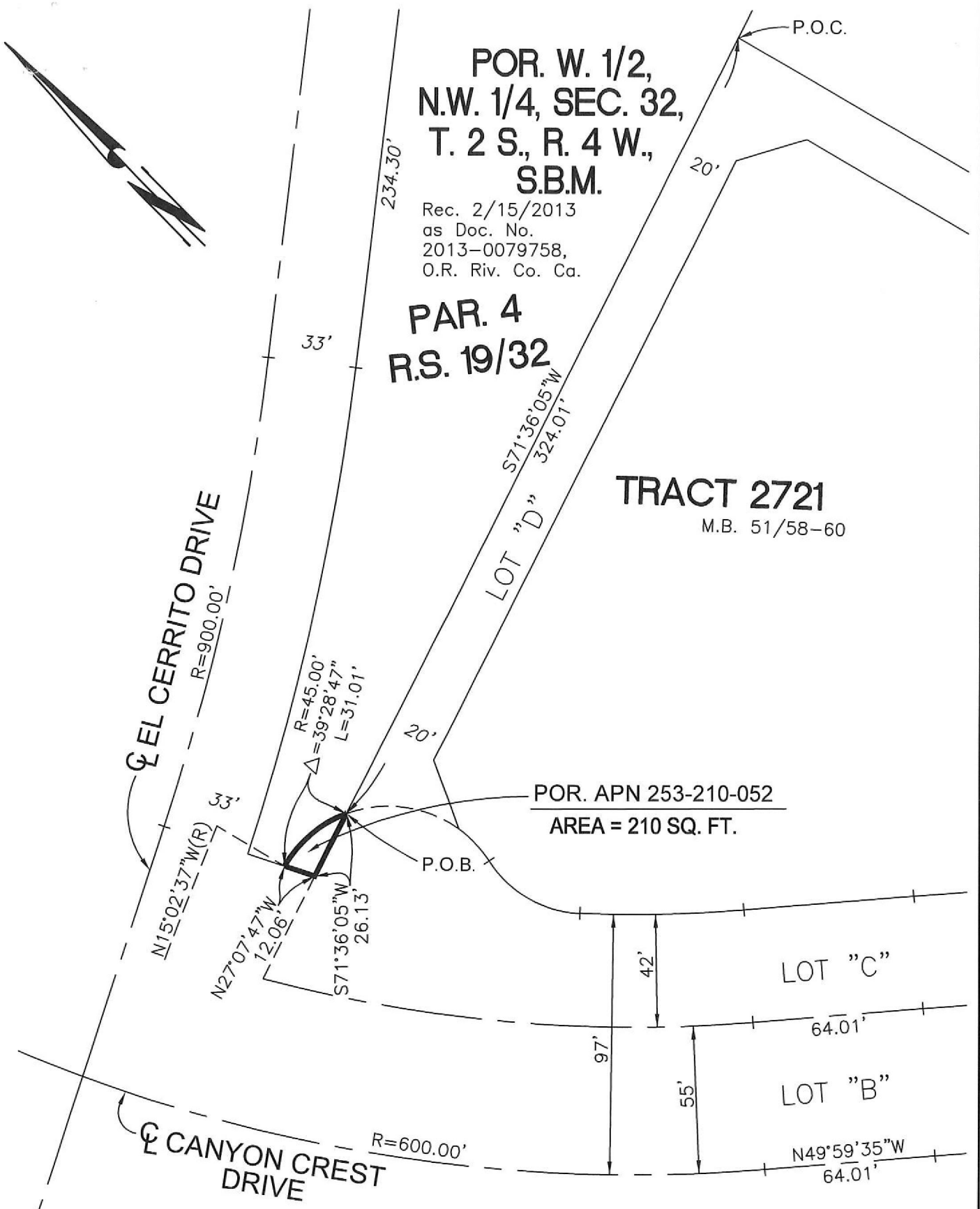
LOT "D"

LOT "C"

LOT "B"

POR. APN 253-210-052

AREA = 210 SQ. FT.



• 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"=50'

DRAWN BY: CURT DATE: 8/31/21

SUBJECT: Canyon Crest Drive - Easement

D17638 P4