

DOC # 2014-0464814

12/05/2014 09:24A Fee:NC

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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

FREE RECORDING

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

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FOR RECORDER'S OFFICE USE ONLY

Project: Magnolia Avenue Underpass
Improvements Project - P14-0960
A.P.N. POR. 225-131-012, 014 & 015



D-17101

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 December 4, 2014

CITY OF RIVERSIDE, a California charter city and municipal corporation

By Deanna Lorson
Deanna Lorson, Assistant City Manager for Scott C. Barber, City Manager

Attest Colleen J. Nicol
Colleen J. Nicol, City Clerk

APPROVED AS TO FORM

Susan Wilson
DEPUTY CITY ATTORNEY

State of California

County of Riverside } ss

On December 4, 2014, before me, Lorena Verduco, Notary Public,

notary public, personally appeared, Deanna Lorson and Sherry Morton

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 Verduco
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 December 4, 2014

CITY OF RIVERSIDE

By *[Signature]*
David Welch
Real Property Services Manager

APPROVED AS TO FORM
Susan Ulls
DEPUTY CITY ATTORNEY
CITY TO CITY GRANT DEED P14-0980.DOC



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EXHIBIT "A"

*POR. A.P.N's. 225-131-012, 014 & 015
Magnolia Avenue Underpass
Surplus Property - NW Corner
Magnolia & Merrill Avenues*

PARCEL A

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

That portion of the Southeast Quarter of the Northwest Quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, being portions of Parcels 1, 2 and 3 of Assessor's Map No. 5, filed in Book 2, Page 10 of Assessor's Maps, records of Riverside County, California, described as follows:

COMMENCING at the southeast corner of Parcel 1 of City of Riverside Certificate of Compliance for waiver of parcel map for lot line adjustment, per document recorded April 4, 1995, as Instrument No. 103155 of Official Records of said Riverside County; said corner being in the north line of Merrill Avenue being described in Easement for public street purposes in favor of the City of Riverside by document recorded January 9, 1950, in Book 1137, Page 161, et seq., of Official Records of said Riverside County;

THENCE South 0°39'26" West, along the southerly prolongation of the easterly line of said Parcel 1 and parallel with the east line of Brockton Avenue, a distance of 3.00 feet to the northerly line of Merrill Avenue (formerly New York Avenue) as described in Parcel 1 in Grant Deed to the City of Riverside by document recorded January 4, 1929, in Book 722, Page 318, et seq., of Deeds, records of Riverside County, California, and being the POINT OF BEGINNING of the parcel of land being described;

THENCE South 89°55'52" East, along said northerly line of Merrill Avenue as described in said Grant Deed, a distance of 50.48 feet to an intersection with the easterly line of that certain easement in favor of Pacific Bell Telephone Company dba AT&T California, per Grant of Easement document recorded November 02, 2011, per Document No. 2011-0486526 of Official Records of said Riverside County;

THENCE North 14°27'10" East, along said easterly line, a distance of 125.95 feet to the beginning of a tangent curve concaving southeasterly and having a radius of 218.31 feet;

THENCE northerly to the right along said curve and continuing along said easterly line, through a central angle of 8°12'27" an arc length of 31.27 feet;

THENCE North 22°39'37" East, continuing along said easterly line, a distance of 18.70 feet to the southerly line of the Union Pacific Railroad right-of-way as shown by Record of Survey filed in Book 9, Page 58 of Record of Surveys, records of said Riverside County;





THENCE North 89°55'52" West, along said southerly line of the Union Pacific Railroad right-of-way, a distance of 97.13 feet to the northeast corner of said Parcel 1 of City of Riverside Certificate of Compliance for waiver of parcel map for lot line adjustment;

THENCE South 0°39'26" West, along said easterly line of said Parcel 1, a distance of 168.91 feet, more or less, to the POINT OF BEGINNING;

RESERVING THEREFROM permanent easements and rights-of-way for communication facilities and appurtenances, telecommunication facilities, storm drain facilities and waterline facilities, lying in, under, upon, over, and along the following described parcel of land;

COMMENCING at the southeast corner of said Parcel 1 of City of Riverside Certificate of Compliance for waiver of parcel map for lot line adjustment;

THENCE South 0°39'26" West, along said southerly prolongation of the easterly line of said Parcel 1 and parallel with the east line of Brockton Avenue, a distance of 3.00 feet to said northerly line of Merrill Avenue as described in said Grant Deed, and being the POINT OF BEGINNING of the parcel of land being described;

THENCE South 89°55'52" East, along said northerly line of Merrill Avenue as described in said Grant Deed, a distance of 50.48 feet to an intersection with said easterly line of said easement in favor of Pacific Bell Telephone Company dba AT&T California;

THENCE North 14°27'10" East, along said easterly line, a distance of 125.95 feet to the beginning of a tangent curve concaving southeasterly and having a radius of 218.31 feet;

THENCE northerly to the right along said curve and continuing along said easterly line, through a central angle of 8°12'27" an arc length of 31.27 feet;

THENCE North 22°39'37" East, continuing along said easterly line, a distance of 18.70 feet to said southerly line of the Union Pacific Railroad right-of-way;

THENCE North 89°55'52" West, along said southerly line of the Union Pacific Railroad right-of-way, a distance of 57.58 feet;

THENCE South 0°10'36" West, a distance of 22.65 feet;

THENCE South 16°44'31" West, a distance of 143.41 feet to said easterly line of Parcel 1 of City of Riverside Certificate of Compliance for waiver of parcel map for lot line adjustment;

THENCE South 0°39'26" West, along said easterly line of Parcel 1, a distance of 8.87 feet to the POINT OF BEGINNING;

PARCEL A hereinabove described is **SUBJECT TO** an existing permanent easement and right-of-way in favor of Pacific Bell Telephone Company, dba AT&T California, its associated and affiliated companies, their successors, assigns, lessees and agents, for all

communication facilities and appurtenances, including ingress and egress as described in Grant of Easement document recorded November 02, 2011, per Document No. 2011-0486526 of Official Records of Riverside County, California.

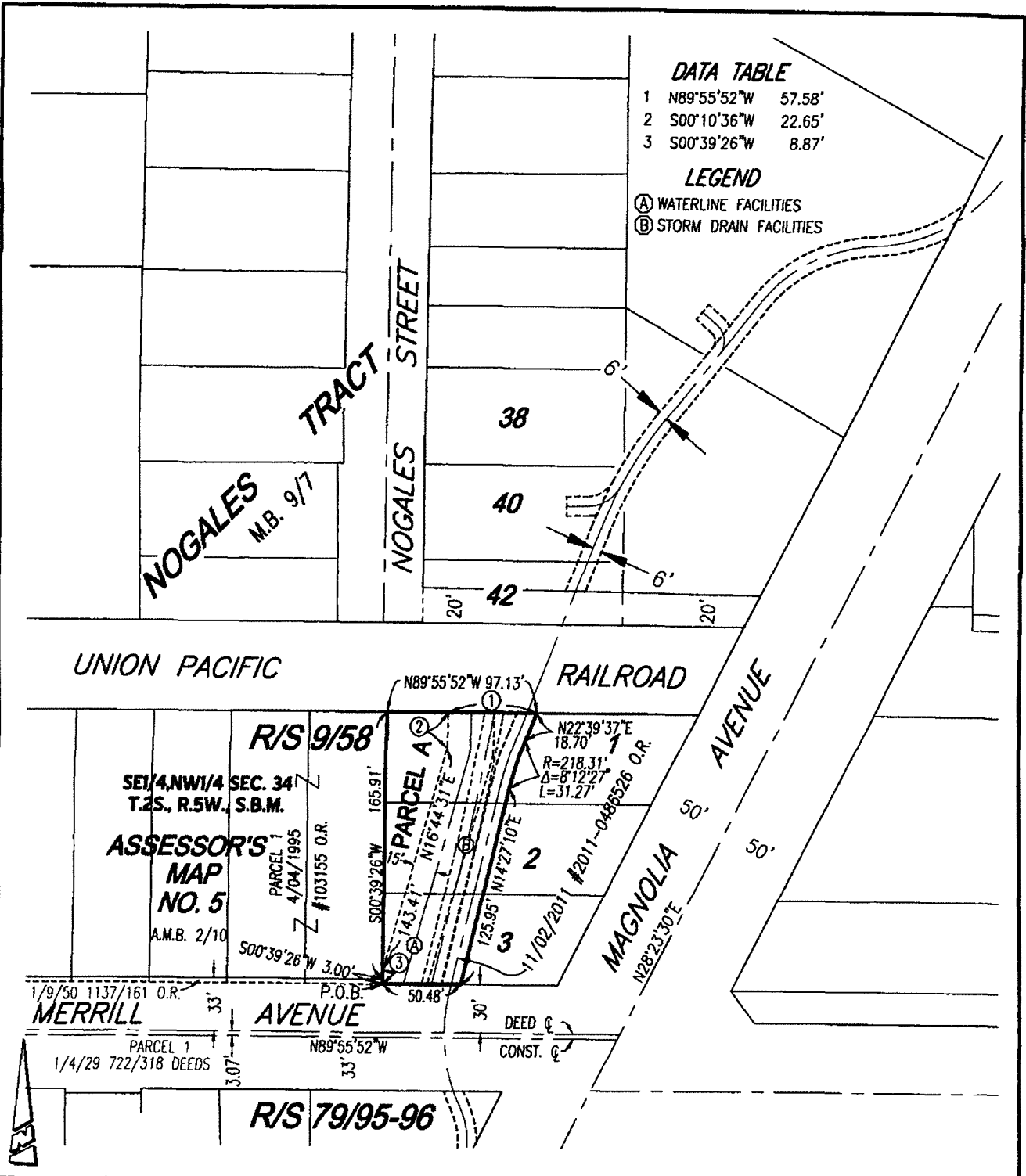
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Curtis C. Stephens 2/26/14 Date Prep. [Signature]
Curtis C. Stephens, L.S. 7519





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• 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.

SCALE: N.T.S. DRAWN BY: *Kgs* DATE: 2/26/14 MAGNOLIA AVENUE UNDERPASS - NE CORNER SHEET 1 OF 1