

When recorded mail to:

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

2017-0206724

05/24/2017 09:41 AM Fee: \$ 0.00

Page 1 of 6

Recorded in Official Records
County of Riverside
Peter Aidana
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)

155					R	A	Exam: 110		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
6									
SIZE	NCOR	SMF	NCHG	JT:			AKHAC		

FOR RECORDER'S OFFICE USE ONLY

Project: Blehm Street and Quiet Lane
APN: 141-192-021
Address: 11739 Quiet Lane

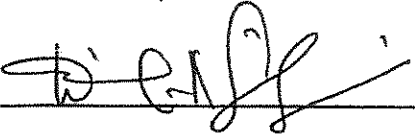
D - 17410

GRANT OF EASEMENT

LA SIERRA COLLEGE, a California corporation, as 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, an easement and right-of-way for public street and highway purposes, together with all rights to construct and maintain the same, as well as pedestrian walkway facilities, manufactured slopes, utilities, including but not limited to electric energy distribution, transmission and telecommunications facilities, waterline distribution and transmission facilities, sanitary sewers, storm drains, traffic signals and related electrical facilities, gas line facilities, and other improvements consistent with the use as a public street and highway, in, under, upon, over and along that certain 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 11, 2017

**LA SIERRA COLLEGE,
a California corporation**

By: 

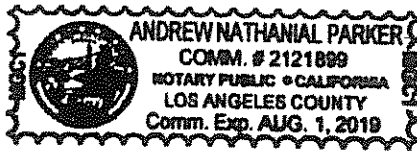
By: _____

Print Name: David A. Geriguis

Print Name: _____

Title: CFO

Title: _____



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.

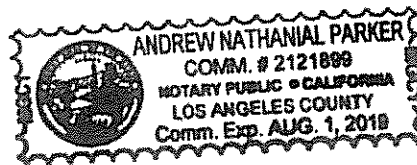
State of California
County of Riverside } ss

On 05/11/2017, before me, Andrew N. Parker, Notary Public,
notary public, personally appeared, David A Geriguis

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.



Andrew N Parker
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 May 15, 2017

APPROVED AS TO FORM:

BY: [Signature]
CHIEF ASSISTANT CITY ATTORNEY

CITY OF RIVERSIDE

By: [Signature]
David Welch
Real Property Services Manager

EXHIBIT "A"
LEGAL DESCRIPTION

APN: 141-192-021

Address: 11739 Quiet Lane

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

All that portion of the Northwest quarter of Section 15, Township 3 South, Range 6 West, San Bernardino Base and Meridian, as shown by Map showing a Subdivision of Rancho La Sierra, as shown by map on file in Book 6, Page 70 of Maps, Records of said Riverside County, described as follows:

COMMENCING at the most Easterly corner of that certain 23.89 acre tract of land granted to F.W. Reynolds, by deed recorded April 5, 1912 in Book 349, Page 81 of Deeds, Records of said Riverside County;

THENCE Southwesterly on the southeasterly line of said 23.89 acre tract, on a curve to the left having a radius of 1875.75 feet, a distance of 21.86 feet;

THENCE South 79°29'45" West, a distance of 458.54 feet to the Southwesterly corner of that certain tract of land granted to A.D. Blehm, by Deed recorded November 4, 1924, in Book 619 Page 487 of Deeds, Records of said Riverside County;

THENCE North 10°30'15" West, a distance of 20.00 feet to a point on the Northerly right of way line of Quiet Lane ;

THENCE North 79°29'45" East, along said Northerly right of way, a distance of 34.24 feet to the beginning of a tangent curve concaving Northwesterly and having a radius of 84.00 feet and to **THE POINT OF BEGINNING**;

Thence Northwesterly to the left along said curve through a central angle of 90°00'00", an arc length of 131.95 feet, to a point on the Westerly right of way of Blehm Street;

THENCE South 10°30'15" East, a distance of 66.00 feet to the beginning of a tangent curve concaving northwesterly and having a radius of 18.00 feet;

Thence Southwesterly to the right along said curve through a central angle of 90°00'00", an arc length of 28.27 feet;

THENCE South 79°29'45" West, a distance of 66.00 feet to **THE POINT OF BEGINNING**;

The previous 3 courses being along said Northerly right of way line of Quiet Lane and said Westerly right of way line of Blehm Street.

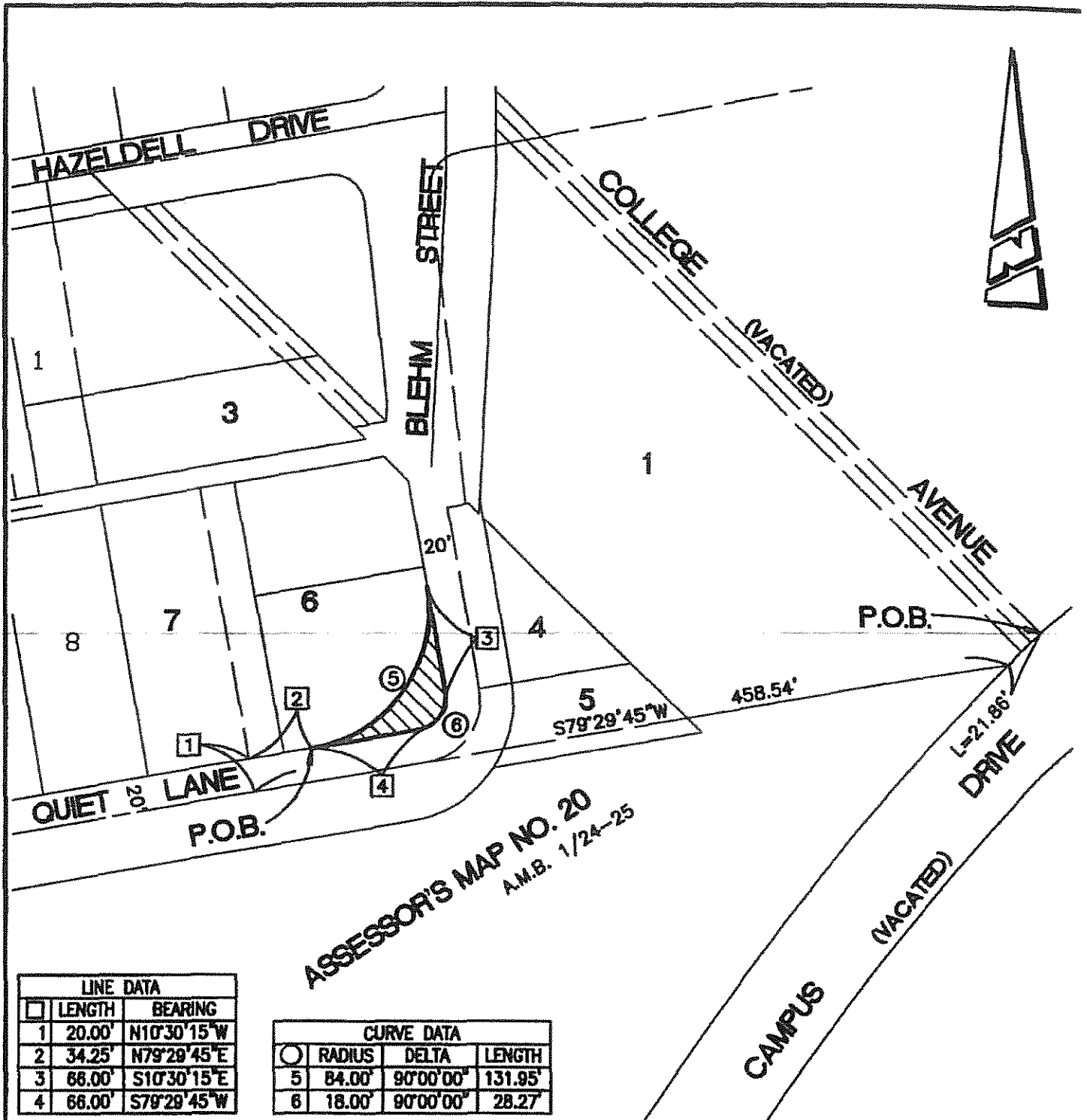
Said property is also shown as Lot 6 on Assessor's Map No. 20 on file in Book 1, Pages 24 and 25 of Assessor's Maps, Records of said Riverside County.

Area = 1429.5 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 5/3/16 Prep. (Signature)
Curtis C. Stephens, L.S. 7519 Date





ASSESSOR'S MAP NO. 20
A.M.B. 1/24-25

LINE DATA		
□	LENGTH	BEARING
1	20.00'	N10°30'15"W
2	34.25'	N79°29'45"E
3	66.00'	S10°30'15"E
4	66.00'	S79°29'45"W

CURVE DATA			
○	RADIUS	DELTA	LENGTH
5	84.00'	90°00'00"	131.95'
6	18.00'	90°00'00"	28.27'

• 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"=80'

DRAWN BY: CURT

DATE: 5/3/16

SUBJECT: APN 141-192-021 STREET & HIGHWAY EASEMENT

D-17410