

When recorded mail to

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

120317

FREE RECORDING

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

RECEIVED FOR RECORD

Min. Past 1 o'clock

City Clerk

Book 1981, Page

120317

JUN 26 1981

Recorded in Official Records

of Riverside County, California

Donald D. Sullivan Recorder

FEES \$

FOR RECORDER'S OFFICE USE ONLY

Project: Zoning Case C-32-712
Quiet Lane

GRANT DEED

10116

LOMA LINDA UNIVERSITY, a California nonprofit corporation, successor by merger to
LA SIERRA COLLEGE, a non-profit corporation,

Grantor

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
does hereby grant to the CITY OF RIVERSIDE, a Municipal Corporation,
the real property in the City of Riverside, County of Riverside, State of
California, described as follows:

That portion of the Northwest one-quarter of Section 15,
Township 3 South, Range 6 West, as shown by Map of Sub-
division of Rancho La Sierra on file in Book 6 of Maps, at
Page 70 thereof, records of Riverside County, California,
described as follows:

BEGINNING at the most westerly corner of Parcel 1 of that
certain parcel of land conveyed to the County of Riverside
by deed recorded May 8, 1951 as Instrument No. 19616,
Official Records of Riverside County, California; said
corner being on the southerly line of that certain parcel of
land conveyed to Benjamin A. Tupper et al, by deed recorded
January 9, 1980 as Instrument No. 5413, Official Records of
Riverside County, California;

THENCE South 79° 29' 45" West, along said southerly line, a
distance of 13.92 feet;

THENCE South 31° 26' 15" East, a distance of 68.94 feet;

THENCE Southeasterly and Northeasterly along a curve concave
Northerly, having a radius of 83.00 feet, through a central
angle of 129° 04' 00", an arc length of 186.97 feet;

THENCE North 19° 29' 45" East, a distance of 11.15 feet;

THENCE Northeasterly along a curve concave southeasterly,
having a radius of 67.00 feet, through a central angle of
60° 00' 00", an arc length of 70.16 feet;

THENCE North 79° 29' 45" East, a distance of 397.77 feet;

The preceding five (5) courses are along a line parallel and
concentric with and being measured 13.00 feet southwesterly,
southeasterly and southerly measured at right angle and
radially from the southerly line of Parcel 1 of said parcel
of land as conveyed to the County of Riverside;

THENCE Northeasterly and Northwesterly along a curve concave
northwesterly, having a radius of 73.00 feet, through a central
angle of 90° 07' 30", an arc length of 114.83 feet;

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THENCE North $10^{\circ} 37' 45''$ West, a distance of 115.85 feet to the easterly line of Parcel 1 of that certain parcel of land as conveyed to the County of Riverside by deed recorded February 4, 1964 as Instrument No. 14149, Official Records of Riverside County, California;

THENCE South $02^{\circ} 17' 01''$ West, along said easterly line, a distance of 16.38 feet to the northeasterly line of that certain parcel of land conveyed to La Sierra College by deed recorded February 6, 1974 as Instrument No. 14861, Official Records of Riverside County, California;

THENCE North $45^{\circ} 44' 15''$ West, along said northeasterly line, a distance of 12.19 feet to the most northerly corner thereof;

THENCE South $79^{\circ} 29' 45''$ West, along the northerly line of said parcel of land as conveyed to La Sierra College, a distance of 12.00 feet to the northwest corner thereof;

THENCE South $10^{\circ} 30' 15''$ East, along the westerly line of said parcel of land conveyed to La Sierra College, a distance of 112.00 feet to the southwest corner thereof also being the most northerly corner of that certain parcel of land conveyed to the County of Riverside by deed recorded May 8, 1951 as Instrument No. 19615, Official Records of Riverside County, California;

THENCE Southwesterly along the easterly line of said parcel of land as conveyed to the County of Riverside on a curve concave northwesterly, having a radius of 58.00 feet, through a central angle of $40^{\circ} 55' 58''$, an arc length of 41.44 feet to the southeast corner thereof also being the most easterly corner of Parcel 1 of said parcel of land conveyed to the County of Riverside by deed recorded May 8, 1951 as Instrument No. 19616, Official Records of Riverside County, California;

THENCE continuing southwesterly along said curve concave northwesterly having a radius of 58.00 feet, through a central angle of $49^{\circ} 04' 02''$, an arc length of 49.67 feet, (the initial radial line bears South $59^{\circ} 34' 17''$ East);

THENCE South $79^{\circ} 29' 45''$ West, a distance of 389.86 feet;

THENCE Southwesterly along a curve concave southeasterly having a radius of 80.00 feet, through a central angle of $60^{\circ} 00' 00''$, an arc length of 83.78 feet;

THENCE South $19^{\circ} 29' 45''$ West, a distance of 11.15 feet;

THENCE Southwesterly and Northwesterly along a curve concave northerly, having a radius of 70.00 feet, through a central angle of $129^{\circ} 04' 00''$, an arc length of 157.68 feet;

THENCE North $31^{\circ} 26' 15''$ West, a distance of 63.97 feet to the point of beginning.

The preceding six (6) courses are along the southerly line of said Parcel 1 of that certain parcel of land conveyed to the County of Riverside by Instrument No. 19616.

Area: 13,782 sq. feet.

DESCRIPTION APPROVAL
by *George L. Hutchins* 9/2/81 by *[Signature]*
Surveyor

120317

Dated June 19, 1981

APPROVED AS TO FORM

Ronald M. Christian
DEPUTY CITY ATTORNEY

LOMA LINDA UNIVERSITY,
successor by merger to
LA SIERRA COLLEGE,
a non-profit corporation,

By [Signature]
Vice President

By Richard A. James
Assistant Secretary

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by this Instrument to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-29-66 as Inst. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

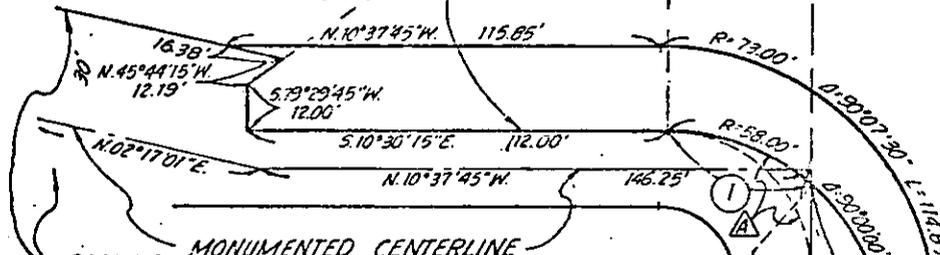
Dated 6/26/81

[Signature]
Property Services Manager

120317

PARCEL CONVEYED TO LA SIERRA COLLEGE, Rec. Feb. 6, 1974 as Inst. No. 14861, O.R. Riv. Co., Calif.

BLEHM STREET



PARCEL 1 OF MONUMENTED CENTERLINE
 PARCEL CONVEYED TO THE COUNTY OF RIVERSIDE, Rec. Feb. 4, 1964 as Inst. No. 14149, O.R. Riv. Co., Calif.

① Δ-40°55'58" L=41.44'
 ② Δ-49°04'02" L=49.67'

▲ PARCEL CONVEYED TO THE COUNTY OF RIVERSIDE, Rec. May 8, 1951 as Inst. No. 19615, O.R. Riv. Co., Calif.

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

ASSESSORS MAP

QUIET LANE

PARCEL 1 OF PARCEL CONVEYED TO THE COUNTY OF RIVERSIDE, Rec. May 8, 1951 as Inst. No. 19616, O.R. Riv. Co., Calif.

MATCH LINE

SEE SHEET 2

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

6/27

SCALE: 1" = 40'

DRAWN BY M.C. DATE 1/15/81

SUBJECT STREET WIDENING - QUIET LANE & BLEHM STREET

10116

120317

MATCH LINE

SEE SHEET 1

21

TRACT
M.B. 12/69

20

VISTA

19

LA SIERRA

18

17

16

LANE

QUIET

20

PARCEL CONVEYED TO BENJAMIN
A. TUPPER, ET AL, Rec. Jan. 9,
1980 as Inst. No. 5413, O. R.
Riv. Co., Calif.

Most W¹/₄ Cor. of PARCEL 1
CONVEYED TO THE COUNTY
OF RIVERSIDE.

PARCEL 1 OF PARCEL CONVEYED TO
THE COUNTY OF RIVERSIDE, Rec. May 8,
1951 as Inst. No. 19616, O.R. Riv. Co., Calif.



ASSESSORS MAP NO. 20
A.M.B. 1/21-25

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

4/27

SCALE: 1" = 40'

DRAWN BY M.C. DATE 1/15/81

SUBJECT STREET WIDENING - QUIET LANE & BLENN STREET

10116