

RECORDING REQUESTED BY

When Recorded Mail To

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
464 W. 4th STREET, 6th FLOOR
SAN BERNARDINO, CA 92401-1400
Attention Record Maps– MS 980

FREE RECORDING:
This instrument is for the benefit of The State of California, and is entitled to be recorded without fee or tax. (Govt. Code 6103, 27383 and Rev. &

Space above this line for Recorder's Use

APN 922-210-060

GRANT DEED

District	County	Route	Postmile	Number
08	RIV	015	3.33	24121

The City of Temecula a municipal corporation,
a corporation organized and existing under and by virtue of the laws of the State of California,

hereinafter called GRANTOR, hereby grants to the State of California, Department of Transportation, hereinafter called STATE, all that real property in the City of Temecula, County of Riverside, State of California, described as follows:

See Exhibit 'A', attached.

Number
24121-1

The GRANTOR further understands that the present intention of the STATE is to construct and maintain a public highway on the lands hereby conveyed and the GRANTOR, for itself and its successors and assigns, hereby waive any and all claims for damages to GRANTOR's remaining property contiguous to the property hereby conveyed by reason of the location, construction, landscaping or maintenance of the highway.

Dated: _____

The City of Temecula, a municipal corporation

By _____

Aaron Adams
City Manager

This is to certify that the State of California, acting by and through the Department of Transportation (according to Section 27281 of the Government Code), accepts for public purposes the real property described in this deed and consents to its recordation.

Dated: _____

By _____

Director of Transportation

By _____

Attorney in Fact

That portion of land, in the City of Temecula, County of Riverside, State of California, being Parcel 1, Lot A, and Lot B of Parcel Map No. 28627-1 as shown by map on file in Book 200, Pages 100 through 102, inclusive, of Parcel Maps, Records of said Riverside County;

TOGETHER WITH a portion of the Remainder Parcel of said Parcel Map No 28627-1, and a portion of Parcel "A" of that certain Lot Line Adjustment recorded November 14, 2000 as Instrument No. 2000-453433 of Official Records of said Riverside County, described as follows:

BEGINNING at the most easterly corner of said Parcel 1;

thence along the general northerly line of said Remainder Parcel and its northerly prolongation the following three (3) courses:

(1) South 72°49'49" West 309.88 feet;

(2) North 17°10'11" West 84.79 feet to the beginning of a tangent curve concave easterly having a radius of 538.95 feet;

(3) northerly 198.86 feet along said curve through a central angle of 21°08'25";

thence non tangent from said curve North 35°37'31" West 4.32 feet;

thence, course "A", South 01°00'47" East 349.05 feet to the beginning of a tangent curve concave easterly having a radius of 326.06 feet;

thence, course "B", southerly 54.13 feet along said curve through a central angle of 09°30'40" to the beginning of a compound curve concave northeasterly having a radius of 321.40 feet, a radial line at this point bears South 79°28'33" West ;

thence, course "C", southeasterly 273.41 feet along said curve through a central angle of 48°44'27";

thence, course, "D", South 59°15'54" East 520.90 feet to the beginning of a tangent curve concave southwesterly having a radius of 258.00 feet;

thence, course "E", southerly 125.25 feet along said curve through a central angle of 27°48'54";

thence, course "F", tangent from said curve South 31°27'00" East 181.62 feet to the easterly line of said Remainder Parcel;

thence along the easterly line of said Remainder Parcel the following three (3) courses:

- (1) North 16°18'36" West 345.49 feet;
- (2) North 26°02'24" West 283.96 feet;
- (3) North 32°40'30" West 418.72 feet to the **POINT OF BEGINNING**

This conveyance is made for the purpose of a freeway and the GRANTOR hereby releases and relinquishes to the STATE any and all abutter's rights including access rights, appurtenant to GRANTOR's remaining property, in and to the freeway over and across courses "A", "B", "C", "D", "E" and "F" of the above described parcel and over and across the following described line: **BEGINNING** at the northwesterly terminus of course sited as "North 35°37'31" West 4.32 feet" thence continuing along said line North 35°37'31" West 51.84 feet to a non-tangent curve concave southerly having a radius of 743.94 feet, a radial line of said curve bears North 00°43'36" East; thence along said curve westerly 104.18 feet through a central angle of 08°01'26" to the **POINT OF TERMINATION** of this line.

Together with underlying fee interest, if any, contiguous to the above-described property in and to the adjoining public way.

CONTAINING: 7.21 Acres, more or less.

The bearings and distances used in the above description are based on the California Coordinate System of 1983 (2004.00 epoch), Zone VI. Divide all distances by 0.999914767 to obtain ground level distances.

SUBJECT TO all Covenants, Rights, Rights-of-Way and Easements of Record.

The attached real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.

Signature John R. Duquette
John R. Duquette, LS 7566

Date 6/13/23

