

91139

When recorded mail to:

City Clerk's Office

City of Riverside

City Hall, 3711 Orange St.

Riverside, California 92501

Watkins Dr. Extension - Picacho to 395

RECEIVED FOR RECORD

JUL 19 1974

20 Min. Past 5 o'clock P.M.

CITY CLERK

91139

Book 1974, Page

Recorded in Official Records of Riverside County, California

W.H. Baylark Recorder

FEES \$

INDEXED

FOR RECORDER'S OFFICE

8230

DOCUMENTARY TRANSFER TAX
 \$ _____ None
 Signature *[Signature]*
 CITY OF RIVERSIDE

CITY DEED NO. _____

DRAINAGE
EASEMENT

APPROVED AS TO FORM
[Signature]
ASST. CITY ATTORNEY

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
SUN GOLD INC., a California corporation, who acquired title as VICTORIA
INVESTMENT COMPANY, a California corporation

as Grantor, grant(s) to the CITY OF RIVERSIDE, a municipal corporation
of the State of California, as Grantee, its successors and assigns, a
perpetual easement and right of way for the construction, reconstruction,
maintenance, operation, inspection, repair, replacement, relocation,
renewal and removal of drainage facilities

together with all necessary appurtenances, in, under, upon, over and
along that certain real property situated in the City of Riverside,
County of Riverside, State of California, described as follows:

That portion of the NORTHWEST QUARTER of the SOUTHWEST
QUARTER of SECTION 28, Township 2 South, Range 4 West,
San Bernardino Meridian, described as follows:

Commencing at the intersection of the centerline of WATKINS
DRIVE with the southwesterly prolongation of the south-
easterly line of Lot 110 of UNIVERSITY HILLS UNIT 3, as
shown by map on file in Book 35 of Maps, pages 67 thru 69
inclusive thereof, Records of Riverside County, California;

Thence South 42° 10' 30" East, along said centerline of
Watkins Drive and along its southeasterly prolongation, 54.48
feet to the beginning of a tangent curve concave southwesterly
and having a radius of 2,000.00 feet;

Thence southeasterly, along said curve, an arc length of
111.02 feet thru a central angle of 03° 10' 50" to a tangent
line;

Thence South 38° 59' 40" East, along said tangent line, 227.03
feet to the beginning of a tangent curve concave southwesterly
and having a radius of 2,000.00 feet;

Thence southeasterly, along said curve, an arc length of
75.40 feet thru a central angle of 02° 09' 36" to a tangent
line;

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Thence South $36^{\circ} 50' 04''$ East, along said tangent line, 254.75 feet to the beginning of a tangent curve concave southwesterly and having a radius of 1,800.00 feet;

Thence southeasterly, along said curve, an arc length of 443.32 feet thru a central angle of $14^{\circ} 06' 41''$ to a point in said curve; the radial line to said point of said curve bears North $67^{\circ} 16' 37''$ East;

Thence North $67^{\circ} 16' 37''$ East, along the northeasterly prolongation of said radial line, 20.00 feet;

Thence North $67^{\circ} 35' 30''$ East, 15.00 feet;

Thence South $22^{\circ} 24' 30''$ East, 4.89 feet to a point in the westerly line of said Northwest Quarter of the Southwest Quarter of Section 28; said point also being the TRUE POINT OF BEGINNING;

Thence South $0^{\circ} 57' 31''$ West, along said westerly line, 16.46 feet;

Thence North $67^{\circ} 35' 30''$ East, 6.53 feet;

Thence North $22^{\circ} 24' 30''$ West, 15.11 feet to said TRUE POINT OF BEGINNING.

Area: 49.3 square feet

DESCRIPTION APPROVAL
by *George P. Hutchinson*, 6/18/74, by *AYC*
Surveyor

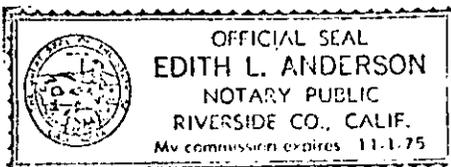
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TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other material thereon by Grantee, its officers, agents and employees and by persons under contract with said Grantee and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said drainage facilities

Provided, however, that the Grantor reserves the right to use and enjoy the land over which said easement and right-of-way is granted, for any purpose and in any manner which does not interfere with or impair the right of the Grantee to use said easement and right-of-way. SUN GOLD INC., a California corporation, who acquired title as VICTORIA INVESTMENT COMPANY

STATE OF CALIFORNIA, }
COUNTY OF RIVERSIDE, } ss.

On July 12, 1974, before me, the undersigned, a Notary Public in and for said State, personally appeared Ronald W. Braley, personally known to me to be the person whose name is subscribed to the within instrument, as a Witness thereto, who being by me duly sworn, deposes and says: That he resides in Riverside County and that he was present and saw Fred C. Jennings and Virginia C. Hiller personally known to him to be the President and Assistant Secretary of the SUN GOLD, INC., the Corporation that executed the within Instrument, known to him to be the person who executed the within Instrument, on behalf of the Corporation, therein named, and acknowledged to him that such Corporation executed the same; and that said affiant subscribed his name thereto as a Witness.



Witness my hand and official seal.

Edith L. Anderson
Notary Public in and for said State.

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UNIVERSITY HILLS

PICACHO DR.

DR.

UNIT 3
110 M.B. 35/67-69
RIV. CO.

SUBD'N
S'ELY LINE LOT 110
S 47°49'30"W

109

BND'RY
S 47°49'30"W
N 47°49'30"E (R)

E R=2000'
Δ=3°10'30"
L=1111.02'

N 51°00'20"E (R)

100' EASEMENT TO STATE
OF CALIFORNIA INST. NO. 75016,
REC. 8/3/66

PARCEL 1

N 51°00'20"E (R)

E R=2000'
Δ=2°09'36"
L=73.40'

N 53°09'56"E (R)

POR. N.E. 1/4 SEC. 29
T. 2 S., R. 4 W., S.B.M.

POR. S.E. 1/4 SEC. 29
T. 2 S., R. 4 W., S.B.M.

MATCH LINE SHEET TWO

BASIS OF BEARINGS:

E WATKINS DR. S 42°10'30"E
PER M.B. 35/67-69, RIV. CO.

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 5

12/25, 25-4

SCALE: 1" = 100'

DRAWN BY W.F. DATE 4/26/74

SUBJECT Watkins Dr. Ext. - Picacho to U.S. 395

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