

44733

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)

**RECEIVED FOR RECORD**  
AT 2:00 O'CLOCK P.M.

**FEB - 7 1991**

Recorded in Official Records  
of Riverside County, California

Recorder  
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: Tract 23678  
Offsite Slope Easement

12080

SLOPE EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, HAWARDEN VISTA ESTATES COMPANY, a California general partnership, as Grantor, grants to the CITY OF RIVERSIDE, a municipal corporation, as Grantee, its successors and assigns, an easement and right-of-way for roadway slope and support purposes, in, on, under, through, 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.

Said roadway slope and support easement is to be used for all purposes proper and convenient in the construction, reconstruction and maintenance of roadway slopes and supports, including the rights of ingress and egress, the temporary deposit of tools, equipment, machinery, vehicles, materials and supplies used in the performance of said work, and for similar and related purposes by the City of Riverside, its officers, employees, agents or contractors.

Dated 1/22/91

HAWARDEN VISTA ESTATES COMPANY,  
a California general partnership

By Andrew M. Boland, President  
Hawarden Development Corporation  
By \_\_\_\_\_

APPROVED AS TO FORM

John Howell  
ATTORNEY

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a 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. 14883 of said City Council adopted January 25, 1983, and the grantee consents to recordation thereof by its duly authorized officer.

Dated \_\_\_\_\_

William Volpe  
Real Property Services Manager  
of the City of Riverside

1430u/b

## EXHIBIT "A"

PARCELA

That portion of the southwest quarter of Section 12, Township 3 South, Range 5 West, San Bernardino Meridian, described as follows:

Commencing at the northwest corner of Parcel 3 as shown by Record of Survey on file in Book 38 of Records of Survey at Page 52 thereof, Records of Riverside County, California;

Thence South  $00^{\circ} 03' 34''$  West along the west line of said Parcel 3, a distance of 125.60 feet to a point therein for the TRUE POINT OF BEGINNING;

Thence South  $59^{\circ} 02' 20''$  East, a distance of 203.68 feet;

Thence North  $30^{\circ} 57' 40''$  East, a distance of 114.00 feet;

Thence North  $16^{\circ} 38' 29''$  West, a distance of 31.14 feet;

Thence North  $30^{\circ} 57' 40''$  East, a distance of 92.91 feet to the beginning of a tangent curve, concave to the northwest, having a radius of 330.00 feet;

Thence northeasterly along said curve, to the left, through a central angle of  $30^{\circ} 37' 36''$ , an arc distance of 176.40 feet to a point in the south line of that certain easement granted to the City of Riverside as Parcel III by deed recorded January 9, 1959 as Instrument No. 2050 of Official Records of Riverside County, California, the radial line at said point bears South  $89^{\circ} 39' 56''$  East;

Thence South  $85^{\circ} 25' 00''$  East, along said south line, a distance of 3.00 feet to a point therein;

Thence South  $04^{\circ} 35' 00''$  West, a distance of 112.00 feet;

Thence South  $80^{\circ} 01' 37''$  East, a distance of 17.47 feet;

Thence South  $19^{\circ} 19' 16''$  West, a distance of 83.29 feet;

Thence South  $48^{\circ} 44' 43''$  West, a distance of 89.81 feet;

Thence South  $17^{\circ} 34' 37''$  East, a distance of 50.80 feet;

Thence South  $36^{\circ} 35' 00''$  West, a distance of 115.22 feet;

Thence North  $56^{\circ} 58' 42''$  West, a distance of 64.20 feet;

Thence North  $66^{\circ} 13' 03''$  West, a distance 56.90 feet;

Thence North  $64^{\circ} 47' 08''$  West, a distance of 41.12 feet;

Thence North 48° 17' 21" West, a distance of 52.18 feet to a point in said west line of Parcel 3;

Thence North 00° 03' 34" East, along said west line, a distance of 13.16 feet to the true point of beginning.

PARCEL B

That portion of the east half of the southwest quarter of Section 12, Township 3 South, Range 5 West, San Bernardino Meridian, described as follows:

Commencing at the southwest corner of Parcel 1 as shown by Record of Survey on file in Book 38 of Records of Survey at Page 52 thereof, Records of Riverside County, California:

Thence North 00° 03' 34" East, along the west line of said Parcel 1, a distance of 7.26 feet to a point therein for the TRUE POINT OF BEGINNING;

Thence continuing North 00° 03' 34" East, along said west line of Parcel 1, a distance of 15.88 feet to a point therein;

Thence South 51° 59' 31" East, a distance of 87.11 feet;

Thence South 65° 19' 48" East, a distance of 43.66 feet;

Thence South 46° 56' 22" East, a distance of 21.00 feet;

Thence South 66° 17' 09" East, a distance of 24.24 feet;

Thence North 69° 38' 34" East, a distance of 26.60 feet;

Thence North 25° 48' 42" East, a distance 164.90 feet;

Thence North 12° 34' 37" East, a distance 66.42 feet to a point in the south line in that certain easement granted to the City of Riverside as Parcel III by deed recorded January 9, 1959, as Instrument 2050 of Official Records, Riverside County, California;

Thence South 85° 25' 00" East, along said south line of the easement so conveyed as aforesaid, a distance of 2.00 feet to a point therein, said point being in a non-tangent curve concave to the northwest, having a radius of 270.00 feet, the radial line at said point bears North 89° 23' 17" East;

Thence southwesterly along said curve, to the right, through a central angle of  $31^{\circ} 34' 23''$ ,  
an arc distance 148.78 feet;

Thence South  $30^{\circ} 57' 40''$  West, a distance of 92.91 feet;

Thence South  $78^{\circ} 33' 49''$  West, a distance of 31.14 feet;

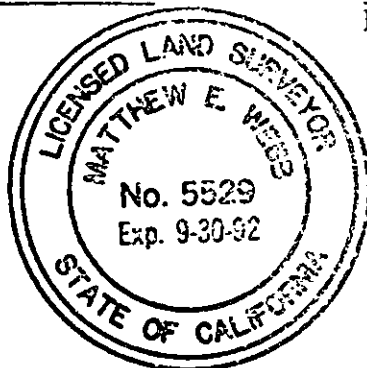
Thence North  $59^{\circ} 02' 20''$  West, a distance of 165.91 feet to the true point of beginning.

PREPARED UNDER MY SUPERVISION:

Matthew E. Webb  
Matthew E. Webb, L.S. 5529

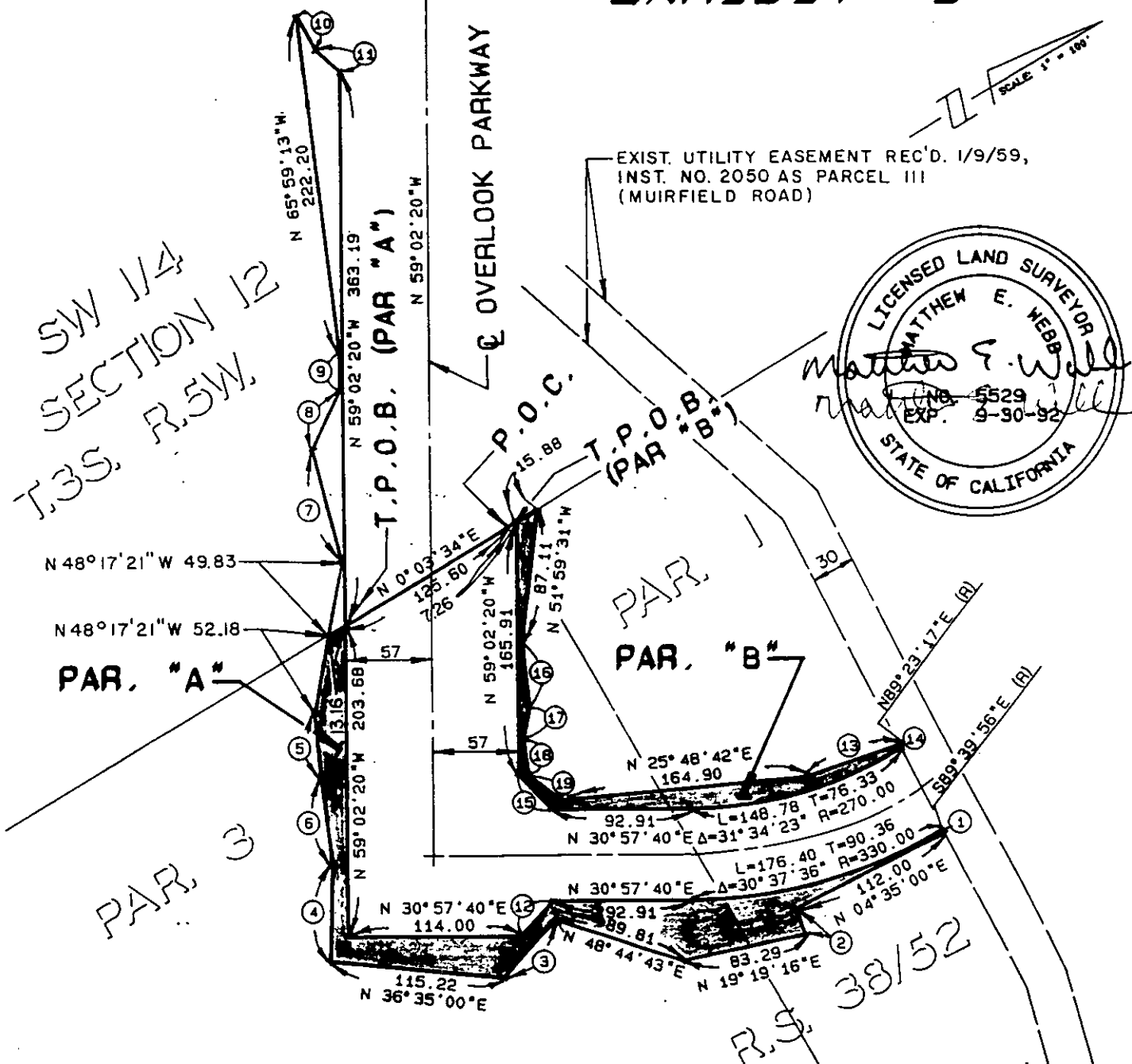
1/17/91  
Date

Prepared by: [Signature]  
Checked by: [Signature]



DESCRIPTION APPROVAL 2/1/91  
George P. Hutchins  
SURVEYOR, CITY OF RIVERSIDE

# EXHIBIT "B"



LINE DATA

○	BEARINGS	DISTANCE
①	N 85° 25' 00" W	3.00
②	N 80° 01' 37" W	17.47
③	N 17° 34' 37" W	50.80
④	N 56° 58' 42" W	64.20
⑤	N 64° 47' 08" W	41.12
⑥	N 66° 13' 03" W	56.90
⑦	N 73° 04' 19" W	76.15

LINE DATA

○	BEARINGS	DISTANCE
⑧	N 33° 11' 36" W	42.36
⑨	N 59° 02' 20" W	26.00
⑩	N 88° 28' 48" W	26.19
⑪	N 73° 38' 18" E	21.77
⑫	N 16° 38' 29" W	31.14
⑬	N 12° 34' 37" E	66.42
⑭	N 85° 25' 00" W	2.00

LINE DATA

○	BEARINGS	DISTANCE
⑮	N 78° 33' 49" E	31.14
⑯	N 65° 19' 48" W	43.66
⑰	N 46° 56' 22" W	21.00
⑱	N 66° 17' 09" W	24.24
⑲	N 69° 38' 34" E	26.60

## CITY OF RIVERSIDE

5-73

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

88-106

SCALE: 1" = 100

DRAWN BY SJH DATE 10/1/90

SUBJECT: SLOPE EASEMENTS OFFSITE OF TR. 23678