

When recorded mail to:

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

**DOC # 2002-714461**

12/02/2002 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Gary L. Orso

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)

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FOR RECORDER'S OFFICE USE ONLY

Project: Columbia & Northgate  
A.P.N. 249-060-012

**D - 15029**



SLOPE EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **ALFREDO ZEPEDA, a married man as his sole and separate property**, as Grantor, grants to the **CITY OF RIVERSIDE**, a municipal corporation of the State of California, 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. When the grade of the Grantor's property is elevated to a level where the

roadway slope, in the opinion of the City of Riverside's Public Works Director, is no longer needed, the rights granted under this Slope Easement shall be terminated and a quitclaim of the easement rights shall be recorded at Grantee's expense.

Dated 11/21/02

Alfredo Zepeda  
ALFREDO ZEPEDA

I am the spouse of **Alfredo Zepeda**, and I hereby consent and join in granting the easement hereinabove described to the City of Riverside, a municipal corporation of the State of California, as Grantee, and I hereby release and quitclaim any community property interest that I may have in said easement to said Grantee.

Eivira Zepeda  
(signature)

EIVIRA ZEPEDA  
(print name)



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GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

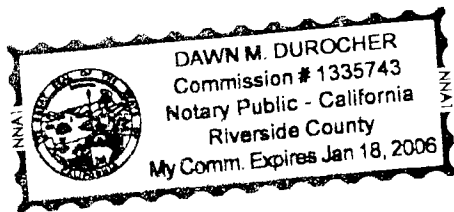
On Nov. 21, 2002, before me Dawn M. Durocher  
(date) (name)

a Notary Public in and for said State, personally appeared

ALFREDO ZEPEDA and ELVIRA ZEPEDA  
Name(s) of Signer(s)

personally known to me - OR -  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.



WITNESS my hand and official seal.

[Signature]

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

( ) Attorney-in-fact  
( ) Corporate Officer(s)  
Title \_\_\_\_\_

Title \_\_\_\_\_

( ) Guardian/Conservator  
( ) Individual(s)  
( ) Trustee(s)  
( ) Other

( ) Partner(s)  
( ) General  
( ) Limited

The party(ies) executing this document is/are representing:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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**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, 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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 11/27/02

**CITY OF RIVERSIDE**



Real Property Services Manager  
of the City of Riverside

ZEPEDA SLOPE.DOC



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EXHIBIT "A"

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

That portion of Lot 10 of Twogood and Herrick's Subdivision, as shown by map on file in Book 7, Page 29 of Maps, records of San Bernardino County, California, described as follows:

COMMENCING at the southeasterly corner of said Lot 10;

THENCE North 0°05'00" West, along the easterly line of said Lot 10, a distance of 17.00 feet to the POINT OF BEGINNING;

THENCE South 89°55'00" West, at right angle to said easterly line, a distance of 6.57 feet;

THENCE South 83°46'39" West, a distance of 150.36 feet to a point in the southerly line of said Lot 10; this course is hereinafter referred to as Course "A";

THENCE North 89°44'45" West, along said southerly line, a distance of 40.00 feet;

THENCE North 75°54'56" East, a distance of 40.12 feet to a line that is parallel with and distant 10.00 feet northwesterly, as measured at right angles, from said Course "A";

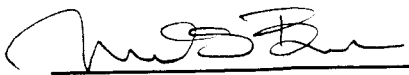

THENCE North 83°46'39" East, along a line that is parallel with said Course "A", a distance of 151.42 feet;

THENCE North 89°55'00" East, at right angle to said easterly line of Lot 10, a distance of 6.59 feet to said easterly line;

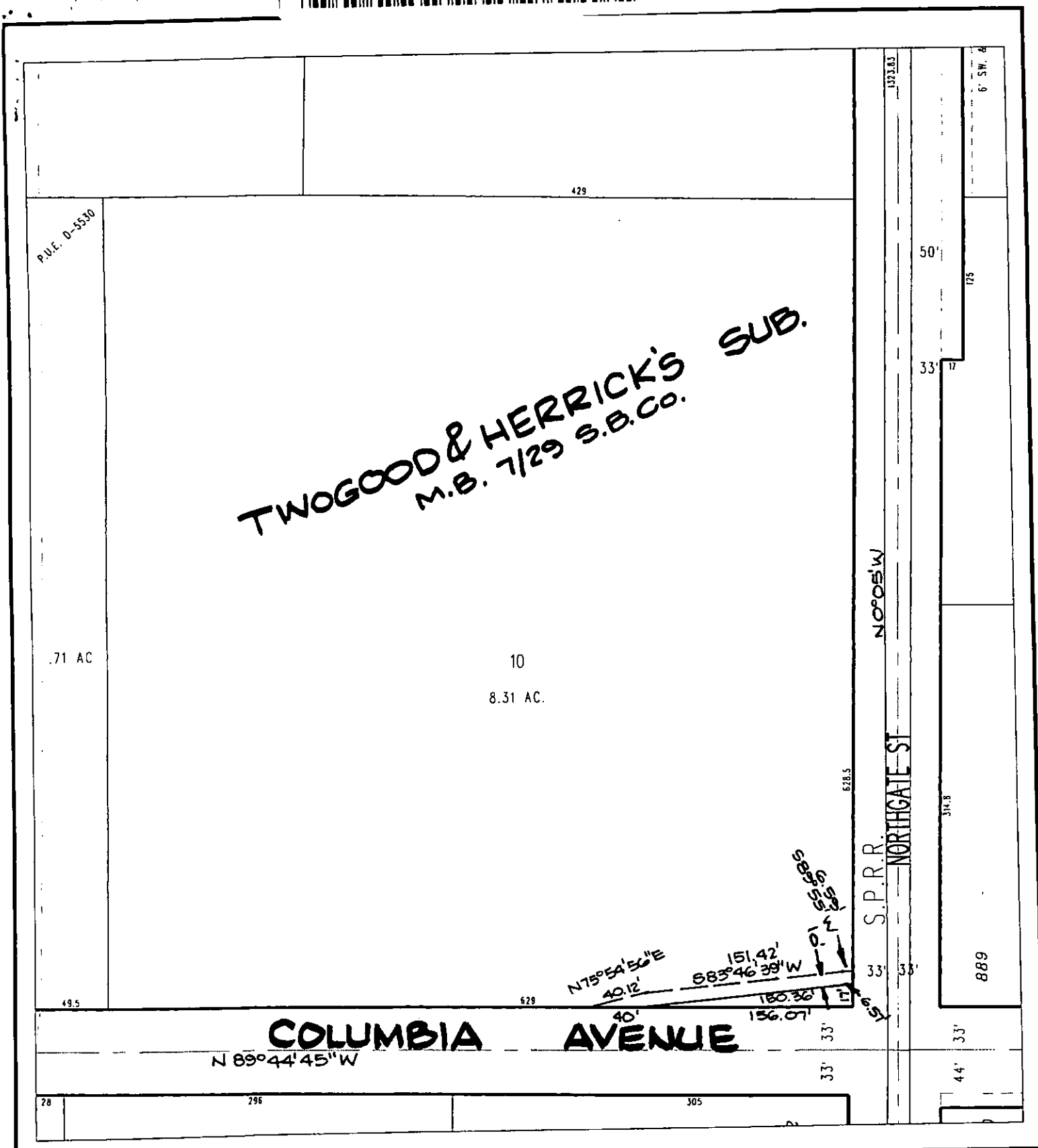
THENCE South 0°05'00" East, along said easterly line, a distance of 10.06 feet to the POINT OF BEGINNING.

Area – 1774 square feet, more or less.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 10/3/02 Date Prep.   
Mark S. Brown, L.S. 5655  
License Expires 9/30/03





◆ CITY OF RIVERSIDE, CALIFORNIA ◆

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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" = 100'    Drawn by: skn    Date: 07/30/02    Subject: COLUMBIA AVE. @ NORTHGATE ST.

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