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EASEMENT GRANT DEED

WALTER EDWIN ANGLE and DOROTHY JANE ANGLE, husband and wife

~~(Grantor)~~ - Grantors)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do _____
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 Lot 12, Block 9 of the Lands of the
Riverside Land and Irrigating Company, as shown on map on
file in Book 1, page 70, of Maps, Records of San Bernardino
County, California, described as follows:

Beginning at a point in the easterly line of Van Buren
Boulevard, said point being the most southerly corner of
Lot 1 of Resubdivision of a Portion of Arlington Suburban
Estates, as shown on map on file in Book 13, page 75, of
Maps, Records of Riverside County, California;

Thence southerly and southeasterly along said easterly
line of Van Buren Boulevard the following three courses:
S0°21'W, 9.96 feet to the beginning of a tangent curve
concave northeasterly having a radius of 167 feet;

Thence southeasterly along said curve through a central
angle of 34°36'43" (recorded 34°35') an arc distance of
100.88 feet (recorded 100.8 feet);

Thence S34°15'43"E, 27.00 feet tangent to last said
curve;

Thence leaving said easterly line of Van Buren Boulevard
on a bearing of N26°22'50"W, a distance of 44.82 feet to
the beginning of a tangent curve concave northeasterly having
a radius of 240 feet;

Thence northerly along last said curve through a central
angle of 21°43'33" an arc distance of 91.00 feet to the point
of beginning.

For slope easement only.

Dated May 15 1963

(S) Jerry Hailey (Witness)

(S) _____
Walter Edwin Angle

(S) _____
Dorothy Jane Angle

RECORDED May 24, 63
BOOK 3403 PAGE 472
OFFICIAL RECORDS, CALIF.
INDEXED NO. 54439



BLVD.

40 20

50' 21" W

POR. OF
RESUBDIVISION OF
PORTION OF ARLINGTON
SUBURBAN ESTATES
M.B. 13, Pg. 75, Recs. Riv. Co.

VAN BUREN

POR. LOT 12, BLK 9,
LANDS OF R.L. & I.

SLOPE EASMT. CO.
M.B. 1, Pg. 70, Recs. S.B. Co.

Curve Data:
R = 167'
Δ = 34° 36' 43" (Rec 34° 35')
L = 100.88 (Rec 100.8)

Curve Data:
R = 240'
Δ = 21° 43' 33"
L = 91.00'

S 85° 20' 43" W (R)
N 89° 39' W (R)
S 63° 37' 10" W (R)
S 55° 44' 12" W (R)
N 26° 22' 50" W
N 34° 15' 43" W

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CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED
IN THE ATTACHED DOCUMENT

*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.*

SCALE: 1" = 50' DRAWN 4/15/63 BY RCF SUBJECT Van Buren - Garfield to Cypress 4648