

3444  
No Fee - 6103 Government Code

When recorded mail to:  
City Clerk's Office  
City of Riverside, City Hall  
3711 Orange Street  
Riverside, California 92501  
Watkins Drive Extension -Picacho to 395

DOCUMENTARY TRANSFER TAX - None

3444

RECEIVED FOR RECORD  
JAN 10 1975

Min. Past 11 o'clock A.M.  
At Request of  
CITY CLERK  
Book 1975, Page 3444  
Recorded in Official Records  
of Riverside County, California

INDEXED

W.H. DeLoach Recorder  
FEES \$ None

FOR RECORDER'S OFFICE USE ONLY

CITY DEED NO. \_\_\_\_\_

APPROVED AS TO FORM

*Edward J. [Signature]*  
ASST. CITY ATTORNEY

8336

SLOPE EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
FRANCES S. RYAN, a married woman

as Grantor, grants 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 roadway slope and support purposes, in, on, under, through, 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 SOUTHWEST QUARTER of SECTION 28, Township 2 South, Range 4 West, San Bernardino Base and Meridian, described as follows:

Commencing at the intersection of the centerline of WATKINS DRIVE with the southwesterly prolongation of the southeasterly 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;

Thence South 36° 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;

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Thence southeasterly, along said curve, an arc length of 614.58 feet thru a central angle of  $19^{\circ} 33' 46''$  to a tangent line;

Thence South  $17^{\circ} 16' 18''$  East, along said tangent line, 251.78 feet to the beginning of a tangent curve concave northeasterly and having a radius of 1,000.00 feet;

Thence southeasterly, along said curve, an arc length of 182.41 feet thru a central angle of  $10^{\circ} 27' 04''$  to a tangent line;

Thence South  $27^{\circ} 43' 22''$  East, along said tangent line, 253.30 feet to the beginning of a tangent curve concave southwesterly and having a radius of 1,000.00 feet;

Thence southeasterly, along said curve, an arc length of 271.42 feet thru a central angle of  $15^{\circ} 33' 05''$  to a tangent line;

Thence South  $12^{\circ} 10' 17''$  East, along said tangent line, 330.66 feet to the beginning of a tangent curve concave northeasterly and having a radius of 1,000.00 feet;

Thence southeasterly, along said curve, an arc length of 164.88 feet thru a central angle of  $09^{\circ} 26' 49''$  to a tangent line;

Thence South  $21^{\circ} 37' 06''$  East, along said tangent line, 249.76 feet to the beginning of a tangent curve concave northeasterly and having a radius of 1,000.00 feet;

Thence southeasterly, along said curve, an arc length of 33.61 feet thru a central angle of  $01^{\circ} 55' 32''$  to a point in said curve; the radial line to said point of said curve bears South  $66^{\circ} 27' 22''$  West;

Thence South  $66^{\circ} 27' 22''$  West, along the southwesterly prolongation of said radial line, 20.00 feet to a point in the northeasterly line of that certain parcel of land conveyed to Frances S. Ryan, a married woman, by deed recorded June 25, 1954 as Instrument No. 31939, Official Records of Riverside County, California; said point also being in a curve with a radius of 1,020.00 feet and concaving northeasterly; said curve also being concentric to hereinabove last mentioned curve having a radius of 1,000.00 feet; said point also being the TRUE POINT OF BEGINNING;

Thence southeasterly, along said curve having a radius of 1,020.00 feet, an arc length of 34.42 feet thru a central angle of  $01^{\circ} 56' 00''$  to a point in the southeasterly line of said parcel of land conveyed to Frances S. Ryan;

Thence South  $69^{\circ} 11' 51''$  West (recorded South  $68^{\circ} 40' 30''$  West), along said southeasterly line, 7.18 feet;

Thence North  $21^{\circ} 43' 47''$  West, 51.61 feet to a point in said northeasterly line of said parcel conveyed to Frances S. Ryan;

Thence South  $39^{\circ} 21' 14''$  East, along said northeasterly line, 18.20 feet to said TRUE POINT OF BEGINNING.

Area: 262 square feet

DESCRIPTION APPROVAL

by *George P. Hutchinson*, 6/13/74 by *Jays*  
Surveyor

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Said 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.

Provided, however, that the Grantor reserve 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.

Dated 8/21/74

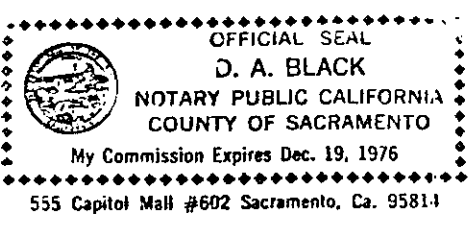
Frances S Ryan  
FRANCES S. RYAN

CONSENT TO RECORDATION

3444

STATE OF CALIFORNIA,  
COUNTY OF SACRAMENTO } ss.

ON JANUARY 8, 1975,  
before me, the undersigned, a Notary Public in and for said State, personally appeared  
FRANCES S RYAN, known to me,  
to be the person whose name is subscribed to the within Instrument,  
and acknowledged to me that she executed the same.



WITNESS my hand and official seal.  
D. A. Black  
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.

109

WATKINS

SUBD'V'N

S'ELY LINE LOT 110  
S 47°49'30"W

BND'RY

BND'RY

S 47°49'30"W  
1147°49'30"E (R)

E R=2000'  
Δ=3°10'30"  
L=111.02'

N 51°00'20"E (R)

SUBD'V'N

100' EASEMENT TO STATE  
OF CALIFORNIA INST. NO. 73016,  
REC. 8/3/66

S'LY BND'RY N.E. 1/4 SEC. 29

PARCEL 1

N 51°00'20"E (R)

E R=2000'  
Δ=2°09'36"  
L=75.40'

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.

N 53°09'56"E (R)

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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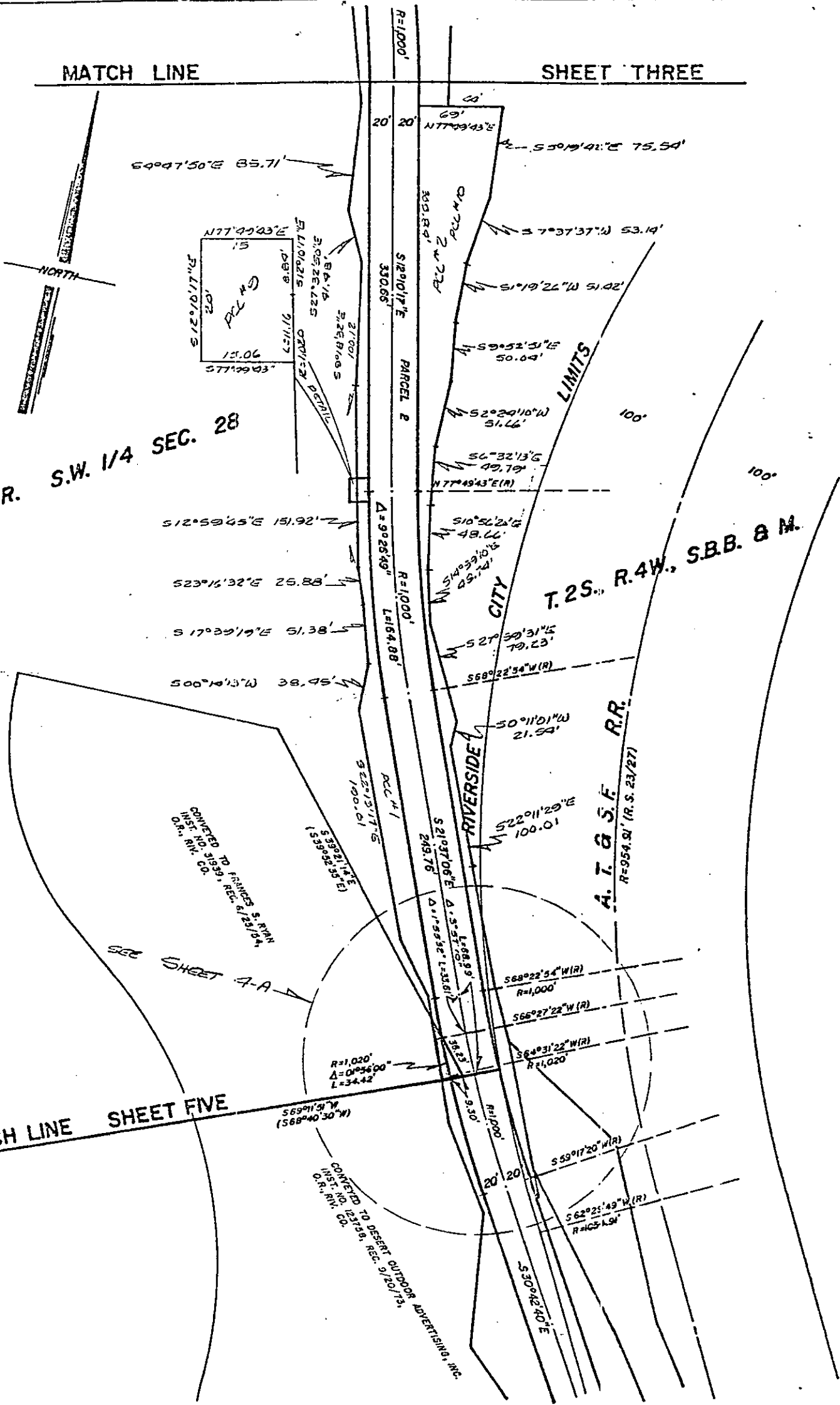
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MATCH LINE

SHEET THREE

POR. S.W. 1/4 SEC. 28

MATCH LINE SHEET FIVE



CITY OF RIVERSIDE, CALIFORNIA

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SHEET 4 OF 5

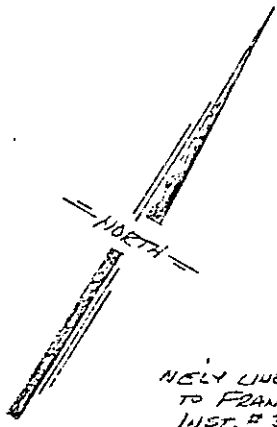
12/25

SCALE: 1" = 100'

DRAWN BY W.F. DATE 5 / 8 / 74

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

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NEWLY LINE OF PCL. CONVEYED TO FRANCES S. RYAN, INST. # 31939 REC. 6/23/54, O.R. 211. CO.

NEWLY LINE OF PCL. CONVEYED TO DECKER OUTDOOR ADVERTISING, INC., INST. # 12375B REC. 3/20/73, O.R. 211. CO.

SEE S.W. 1/4 SEC. 28

SEE SHEET 4

SEE SHEET 3

SEE SHEET 5

SEE SHEET 3

- ① R=1059.91' Δ=6°06'12" L=129.65'
- ② R=980 Δ=3°13'02" L=56.45'
- ③ R=1059.91' Δ=1°36'37" L=29.65'

T.25, R.9W. S.B.M.

A.T. & S.F. R x R

### CITY OF RIVERSIDE, CALIFORNIA

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SHEET 4-A OF 5

12/25

SCALE: 1" = 50'

DRAWN BY LF DATE 6/12/74

SUBJECT WATUNG DR. EXT. - PICKING TO D.S. 305

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