

54068

When recorded mail to:

City of Riverside

City Clerk's Office

3711 Orange St.,

Riverside, Ca. 92501

Watkins Dr., Ext.-Picacho to 395

DOCUMENTARY TRANSFER TAX - None

RECEIVED FOR RECORD

MAY 9 1975

30 Min. Past 3 o'clock P.M.

At Request of

CITY CLERK

Book 1975, Page 54068

Recorded in Official Records of Riverside County, California

W.H. DeLoach Recorder

FEE \$ None

INDEXED

FOR RECORDER'S OFFICE USE ONLY

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CITY DEED NO. _____

APPROVED AS TO FORM

John J. Jucis
ASST. CITY ATTORNEY

SLOPE EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BEVERLY HILLS NATIONAL BANK, as Trustee under the will of Peter C. Gernert, Deceased

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 SOUTHEAST QUARTER of SECTION 29, in Township 2 South, Range 4 West, San Bernardino Base and Meridian, described as follows:

PARCEL 1

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' 35" to a tangent line;

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Thence South $36^{\circ} 50' 04''$ East, along last said tangent line, 131.63 feet to the north line of said Southeast Quarter of Section 29;

Thence South $89^{\circ} 12' 51''$ East, along said north line, 266.83 feet to the TRUE POINT OF BEGINNING; said point being hereinafter referred to as Point "A" for description purposes;

Thence South $36^{\circ} 01' 51''$ West, a distance of 123.38 feet to the beginning of a tangent curve, concave northwesterly and having a radius of 180.00 feet,

Thence southwesterly along said curve with a radius of 180.00 feet, an arc length of 54.44 feet thru a central angle of $17^{\circ} 19' 40''$ to the beginning of a curve, concave northerly and having a radius of 21.00 feet; the radial line to said point bears South $36^{\circ} 38' 29''$ East;

Thence southwesterly along said curve with a radius of 21.00 feet, an arc length of 16.82 feet thru a central angle of $45^{\circ} 53' 12''$;

Thence North $46^{\circ} 05' 41''$ East, a distance of 67.14 feet;

Thence North $28^{\circ} 24' 13''$ East, a distance of 97.95 feet;

Thence North $33^{\circ} 44' 20''$ East, a distance of 11.34 feet to said north line of the Southeast Quarter;

Thence South $89^{\circ} 12' 51''$ East, along said north line, 25.07 feet to said TRUE POINT OF BEGINNING.

Area: 2,255 square feet or 0.051 acre

PARCEL 2

Commencing at said "Point A" hereinbefore described;

Thence South $89^{\circ} 12' 51''$ East, along said north line of the Southeast Quarter, a distance of 48.98 feet to the TRUE POINT OF BEGINNING;

Thence South $36^{\circ} 01' 51''$ West, a distance of 59.46 feet to a point hereinafter referred to as "Point B" for description purposes;

Thence North $53^{\circ} 46' 34''$ East, a distance of 26.25 feet;

Thence North $89^{\circ} 38' 44''$ East, a distance of 33.76 feet to the east line of said Southeast Quarter;

Thence North $00^{\circ} 38' 21''$ West, along said east line, 32.10 feet to the east quarter corner of said Section 29;

Thence North $89^{\circ} 12' 51''$ West, along said north line of said Southeast Quarter a distance of 19.61 feet to said TRUE POINT OF BEGINNING;

Area: 1,100.9 square feet or 0.025 acre

PARCEL 3

Beginning at said "Point B" hereinbefore described;

Thence South $36^{\circ} 01' 51''$ West, a distance of 97.08 feet to the beginning of a tangent curve, concave northwesterly and having a radius of 220.00 feet;

Thence southwesterly along said curve with a radius of 220.00 feet, an arc length of 70.52 feet thru a

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DESCRIPTION APPROVAL

George A. H. ...
Surveyor

central angle of 18° 21' 59" to the beginning of a curve, concave southeasterly and having a radius of 21.00 feet;

Thence southwesterly, southerly and southeasterly and along said curve having a radius of 21.00 feet, an arc length of 31.78 feet thru a central angle of 86° 42' 39" to the end thereof;

Thence North 55° 27' 30" East, a distance of 65.07 feet;

Thence North 26° 40' 29" East, a distance of 34.55 feet;

Thence North 37° 14' 53" East, a distance of 47.09 feet;

Thence North 16° 13' 54" East, a distance of 53.14 feet to said point of beginning.

Area: 3,176.5 square feet or 0.073 acre

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 JAN 31 1975

BEVERLY HILLS NATIONAL BANK, as
Trustee under the will of Peter
C. Gernert, Deceased
[Signature]
Assistant Vice President

[Signature]
R. C. McMILLAN ASSISTANT REAL PROPERTY OFFICER

STATE OF CALIFORNIA

CORPORATION ACKNOWLEDGEMENT

County of LOS ANGELES ss.

On this 7th day of FEBRUARY in the year one thousand nine hundred and 75
before me the undersigned, a Notary Public in and for


said County and State, residing therein duly commissioned and sworn, personally appeared
B. D. HEMBREE & R. C. McMILLAN

known to me to be the Asst Vice President & Asst Real Property Officer
of the corporation described in and that executed the within instruments, and also known to me
to be the person who executed the within instrument on behalf of the corporation therein named,
and I hereby acknowledged to me that such corporation executed the same, pursuant to its by-
laws or a resolution of its board of directors.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day
and year in this Certificate first above written.

[Signature]
Notary Public in and for said County and State

My Commission Expires

 BETTY LUE ROSS
NOTARY PUBLIC-CALIFORNIA
COUNTY OF LOS ANGELES
My Commission Expires June 10, 1977

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UNIVERSITY HILLS

PICACHO DR.

DR.

UNIT 3

110

M.B. 35/67-69

R.V. CO.

109

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

BND'RY

S 47°49'30"W

N 47°49'30"E (R)

E R=2000'
Δ=3°10'30"
L=111.02'

N 5°00'20"E (R)

SUBD'N

100' EASEMENT TO STATE
OF CALIFORNIA INST. NO. 72016,
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.

MATCH LINE SHEET TWO

N 53°09'56"E (R)

BASIS OF BEARINGS:

E WATKINS DR. S 42°10'30"E
PER M.B. 35/67-69, R.V. 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 2

12/25, 25-4

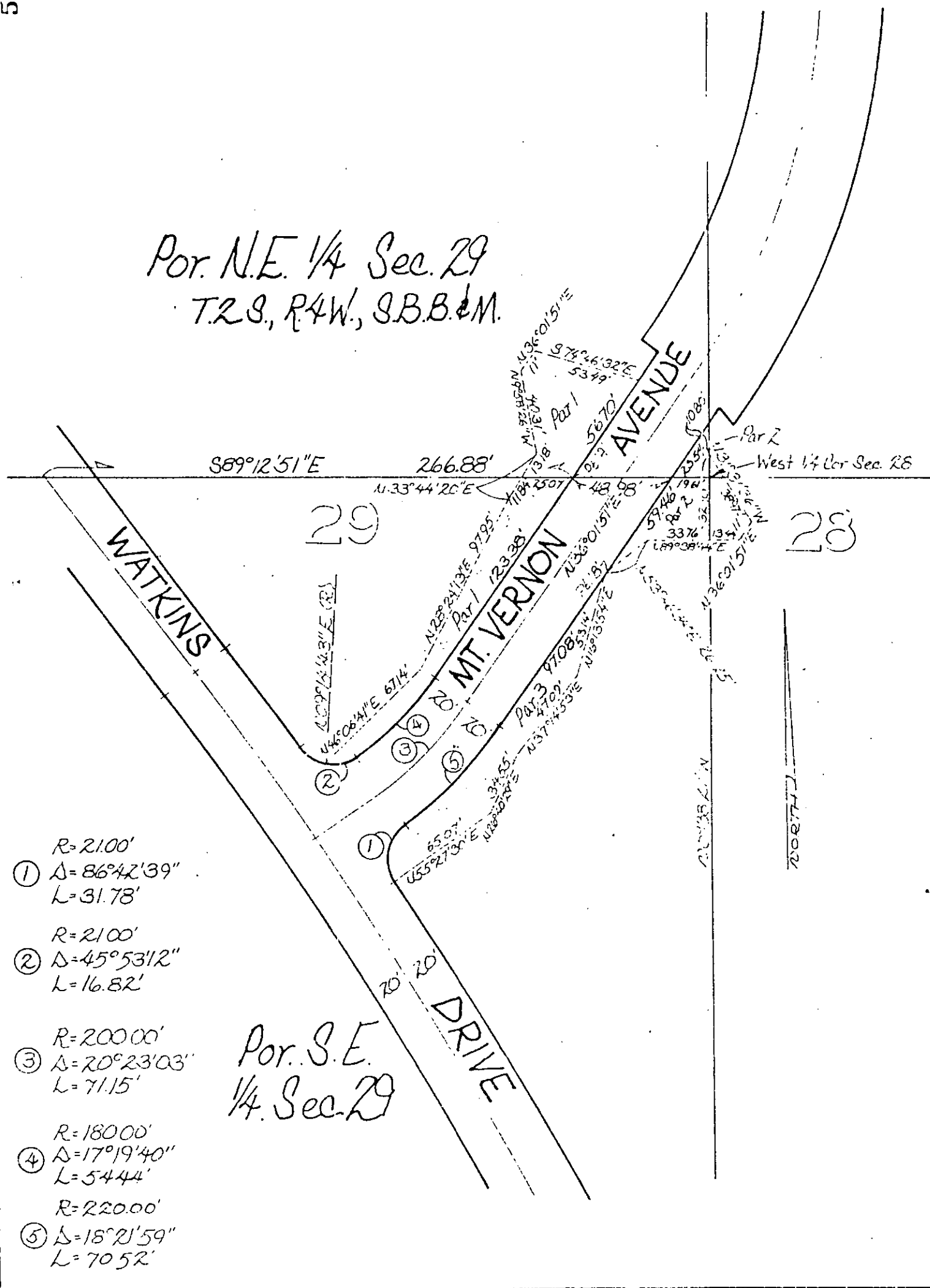
SCALE: 1" = 100'

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

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

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Por. N.E. 1/4 Sec. 29
T.2 S., R.4 W., S.B.B. & M.



- R=2100'
- ① Δ=86°42'39"
L=31.78'
- R=2100'
- ② Δ=45°53'12"
L=16.82'
- R=20000'
- ③ Δ=20°23'03"
L=71.15'
- R=18000'
- ④ Δ=17°19'40"
L=54.44'
- R=220.00'
- ⑤ Δ=18°21'59"
L=70.52'

Por. S.E.
1/4 Sec. 29

• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PROPERTY DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREOF.	SHEET 2 OF 2	12.150.254
SCALE 1" = 60'	DRAWN BY J. W. LINDSAY 8.8.74	PROJECT Mt. Vernon Ave. Extension