

54070

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3711 Orange Street
Riverside, California 92501
Watkins Dr. Ext. - Picacho to 395

RECEIVED FOR RECORD

MAY 9 1975

30 Min. Post. 3 o'clock P.M.
At Request of
CITY CLERK

Book 1975, Page 54070

Recorded in Official Records
of Riverside County, California

W.H. Walsh Recorder

FEES \$ 2.00

INDEXED

Am

DOCUMENTARY TRANSFER TAX - None

FOR RECORDER'S OFFICE USE ONLY

8395

CITY DEED NO. _____

APPROVED AS TO FORM

Robert D. ...
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 pur-
poses, 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:

Those portions of the SOUTHWEST QUARTER of SECTION 28,
Township 2 South, Range 4 West, San Bernardino Meridian,
described as follows:

PARCEL 1

That portion of said Southwest Quarter of Section 28
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 prolncngation,
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 south-
westerly and having a radius of 2,000.00 feet;

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Thence southeasterly, along said curve, an arc length of 75.40 feet thru a central angle of $02^{\circ} 09' 36''$ to a tangent line;

Thence South $36^{\circ} 50' 04''$ 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;

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 point of beginning of a tangent curve, concave northeasterly and having a radius of 1,000.00 feet; said point hereinafter being referred to as "POINT No. 1" for description purposes;

Thence southeasterly, along said curve, an arc length of 52.96 feet thru a central angle of $03^{\circ} 02' 03''$ to a point therein; the radial line to said point bears South $69^{\circ} 41' 39''$ West;

Thence South $69^{\circ} 41' 39''$ West, along said radial line, 20.00 feet to the TRUE POINT OF BEGINNING;

Thence South $13^{\circ} 43' 45''$ West, 63.75 feet;

Thence South $12^{\circ} 54' 23''$ East, 54.24 feet;

Thence South $25^{\circ} 13' 02''$ East, 102.10 feet;

Thence South $28^{\circ} 22' 38''$ East, 175.01 feet;

Thence South $47^{\circ} 59' 56''$ East, 103.52 feet;

Thence South $18^{\circ} 13' 17''$ East, 194.78 feet;

Thence South $04^{\circ} 47' 50''$ East, 85.71 feet;

Thence South $27^{\circ} 32' 50''$ East, 41.48 feet;

Thence South $09^{\circ} 18' 32''$ East, 100.12 feet;

Thence South $12^{\circ} 59' 45''$ East, 151.92 feet;

Thence South $23^{\circ} 16' 32''$ East, 25.88 feet;

Thence South $17^{\circ} 39' 19''$ East, 51.38 feet;

Thence South $00^{\circ} 14' 13''$ West, 38.45 feet;

Thence South $22^{\circ} 13' 17''$ East, 190.01 feet;

Thence South $38^{\circ} 18' 47''$ East, 52.22 feet;

Thence South $21^{\circ} 43' 47''$ East, 16.40 feet to a point in the easterly 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;

Thence South $39^{\circ} 21' 14''$ East (Recorded South $39^{\circ} 52' 35''$ East), along said easterly line, 18.20 feet to a point in a non-tangent curve, concave northeasterly and having a radius of 1,020.00 feet; the radial line to said point bears South $66^{\circ} 27' 22''$ West;

Thence northwesterly, along said curve, an arc length of 34.28 feet thru a central angle of $01^{\circ} 55' 32''$ to a tangent line;

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Thence North $21^{\circ} 37' 06''$ West, along said tangent line, 249.76 feet to the beginning of a tangent curve, concave northeasterly and having a radius of 1,020.00 feet;

Thence northwesterly, along said curve, an arc length of 168.18 feet thru a central angle of $09^{\circ} 26' 49''$ to a tangent line;

Thence North $12^{\circ} 10' 17''$ West, along said tangent line, 330.66 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 980.00 feet;

Thence northwesterly, along said curve, an arc length of 265.99 feet thru a central angle of $15^{\circ} 33' 05''$ to a tangent line;

Thence North $27^{\circ} 43' 22''$ West, along said tangent line, 253.30 feet to the beginning of a tangent curve, concave northeasterly and having a radius of 1,020.00 feet;

Thence Northwesterly, along said curve, an arc length of 132.04 feet thru a central angle of $07^{\circ} 25' 01''$ to said TRUE POINT OF BEGINNING.

Area: 31,512 square feet or 0.723 acre

PARCEL 2

That portion of said Southwest Quarter of Section 28 described as follows:

Commencing at said "POINT No. 1" hereinbefore described;

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, 70.55 feet;

Thence North $62^{\circ} 16' 38''$ East, 20.00 feet to the TRUE POINT OF BEGINNING;

Thence South $31^{\circ} 32' 13''$ East, 150.33 feet;

Thence South $34^{\circ} 12' 35''$ East, 157.17 feet;

Thence South $19^{\circ} 34' 22''$ East, 52.74 feet;

Thence South $10^{\circ} 17' 37''$ East, 130.60 feet;

Thence North $77^{\circ} 49' 43''$ East, 44.00 feet;

Thence South $05^{\circ} 19' 42''$ East, 75.54 feet;

Thence South $07^{\circ} 37' 37''$ West, 53.14 feet;

Thence South $01^{\circ} 19' 26''$ West, 51.42 feet;

Thence South $09^{\circ} 52' 51''$ East, 50.04 feet;

Thence South $02^{\circ} 24' 10''$ West, 51.66 feet;

Thence South $06^{\circ} 32' 13''$ East, 49.79 feet;

Thence South $10^{\circ} 56' 20''$ East, 48.66 feet;

Thence South $14^{\circ} 59' 10''$ East, 48.74 feet;

Thence South $27^{\circ} 59' 31''$ East, 79.23 feet;

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Thence South 00° 11' 01" West, 21.54 feet;

Thence South 22° 11' 29" East, 100.01 feet;

Thence South 24° 28' 54" East, 74.07 feet to a point in a non-tangent curve, concave northeasterly and having a radius of 1,054.91 feet; the radial line to said point bears South 74° 50' 54" West;

Thence southeasterly, along said curve, an arc length of 95.00 feet thru a central angle of 05° 09' 35" to the most northerly corner of that certain parcel of land conveyed to DESERT OUTDOOR ADVERTISING, INC., by deed recorded September 20, 1973, as Instrument No. 123758 of Official Records of Riverside County, California;

Thence South 69° 11' 51" West (Recorded North 68° 40' 30" East), along the northwesterly line of said parcel, 2.82 feet to a point in a non-tangent curve, concave northeasterly and having a radius of 980.00 feet; the radial line to said point bears South 64° 19' 53" West;

Thence northwesterly, along said curve, an arc length of 69.28 feet thru a central angle of 04° 03' 01" to a tangent line;

Thence North 21° 37' 06" West, along said tangent line, 249.76 feet to the beginning of a tangent curve, concave northeasterly and having a radius of 980.00 feet;

Thence northwesterly, along said curve, an arc length of 161.58 feet thru a central angle of 09° 26' 49" to a tangent line;

Thence North 12° 10' 17" West, along said tangent line, 330.66 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 1,020.00 feet;

Thence northwesterly, along said curve, an arc length of 276.85 feet thru a central angle of 15° 33' 05" to a tangent line;

Thence North 27° 43' 22" West, along said tangent line, 182.75 feet to said TRUE POINT OF BEGINNING.

Area: 25,690 square feet or 0.589 acre

DESCRIPTION APPROVAL
by *George P. Hutchinson*, 6/13/74, by *JFK*
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 reserves 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

BY [Signature] Assistant Vice President

BY [Signature]

R. C. McMILLAN ASSISTANT REAL PROPERTY OFFICER

CONSENT TO RECORDATION

STATE OF CALIFORNIA,

COUNTY OF LOS ANGELES

ss.

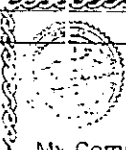
ON FEBRUARY 7th, 19 75

before me, the undersigned, a Notary Public in and for said State, personally appeared B. D. HEMBREE &

R. C. McMILLAN, known to me to be the Asst Vice President & Asst Real Property Officer

of the BEVERLY HILLS NATIONAL BANK as Trustee the Corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument, on behalf of the Corporation, therein named, and acknowledged to me that such Corporation executed the same.

Betty Lue Ross
WITNESS my hand and official seal.

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

Notary Public in and for said State.

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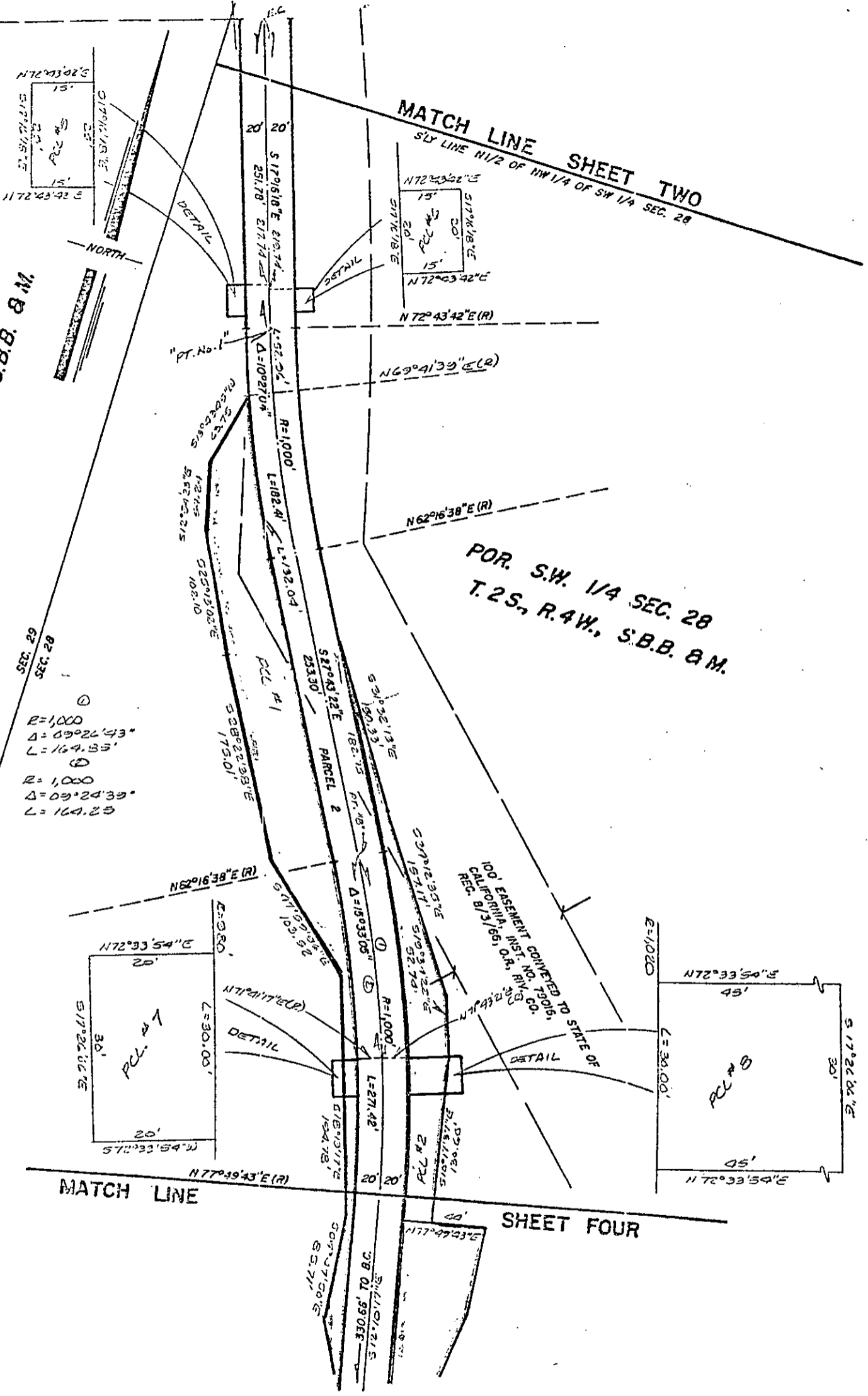
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54070

POR. S.E. 1/4 SEC. 29
T.2S., R.4W., S.B.B. & M.

MATCH LINE SHEET TWO
S'LY LINE N1/2 OF NW 1/4 OF SW 1/4 SEC. 28

POR. S.W. 1/4 SEC. 28
T.2S., R.4W., S.B.B. & M.



$R=1,000$
 $\Delta=09^{\circ}22'43''$
 $L=164.35'$
 $R=1,000$
 $\Delta=09^{\circ}24'39''$
 $L=164.25'$

100' EASEMENT CONVERTED TO STATE OF
 CALIFORNIA, INST. NO. 75906,
 REC. B/S 1665 O.R. R/W. 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 3 OF 5

12/25, 25-4

SCALE: 1" = 100' DRAWN BY W.F. DATE 5 / 8 / 74 SUBJECT Watkins Dr. Ext. - Picacho to U.S. 395

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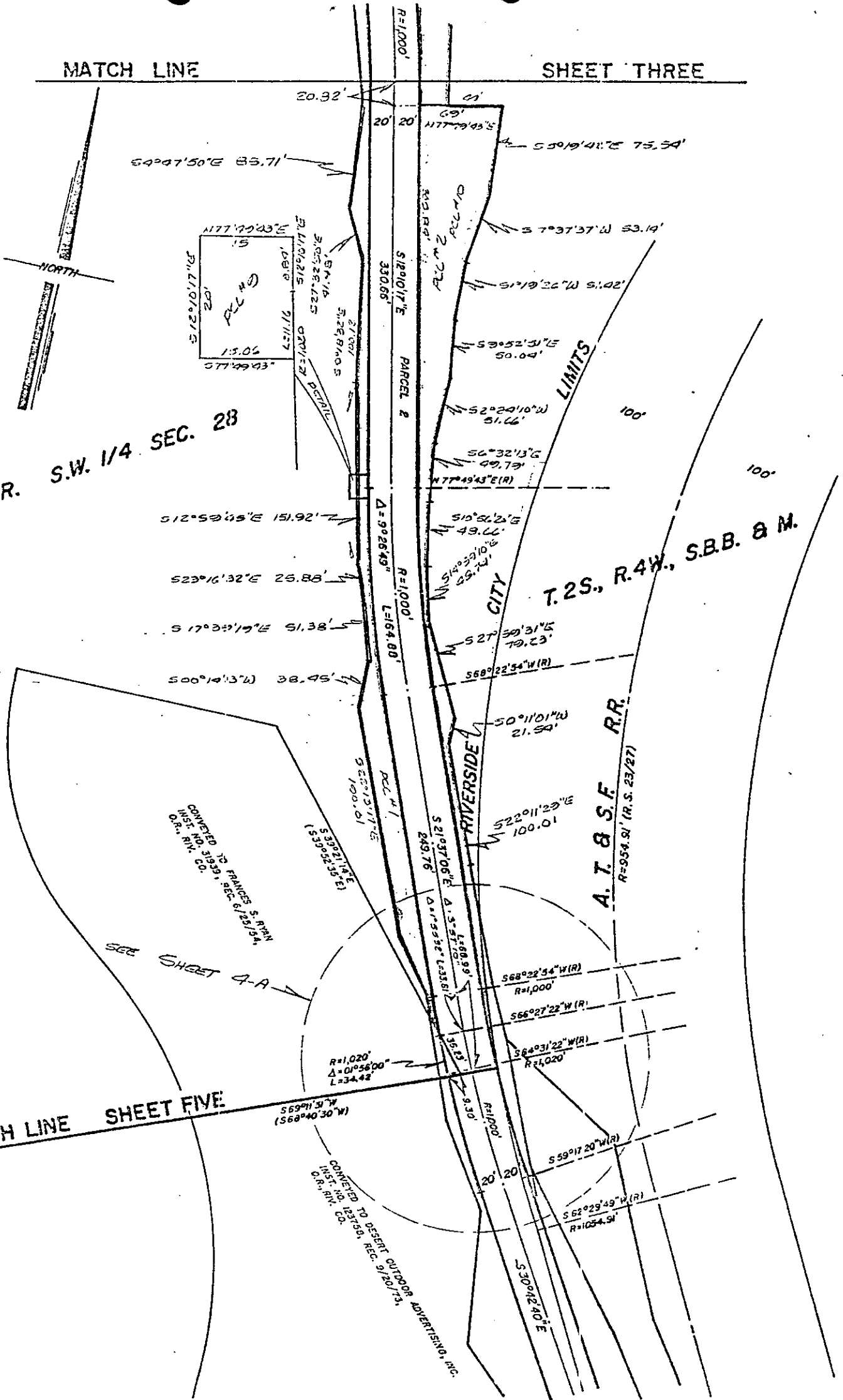
54070

MATCH LINE

SHEET THREE

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

MATCH LINE SHEET FIVE



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 4 OF 5

12/25

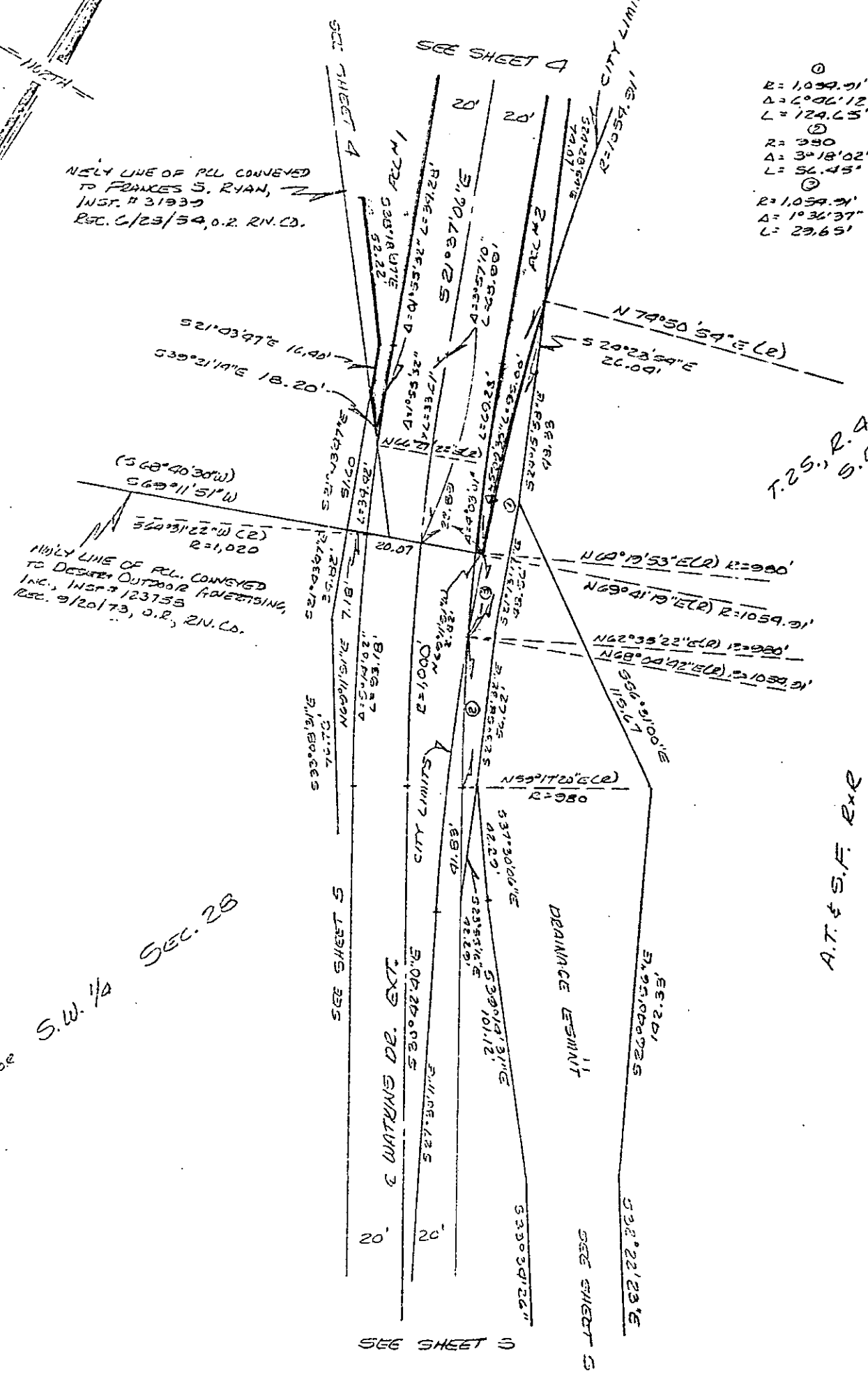
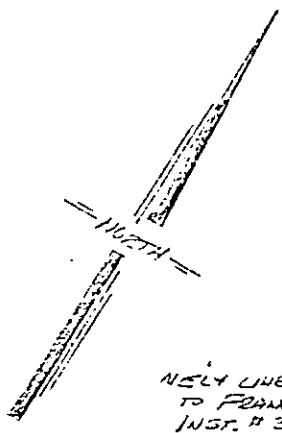
SCALE: 1" = 100'

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

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

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①
 $R = 1,059.91'$
 $\Delta = 6^{\circ}06'12''$
 $L = 124.63'$
 ②
 $R = 350$
 $\Delta = 3^{\circ}18'02''$
 $L = 56.45'$
 ③
 $R = 1,059.91'$
 $\Delta = 1^{\circ}36'37''$
 $L = 29.65'$

NEELY LINE OF P.L.L. CONVEYED TO FRANCES S. RYAN, INST. # 31939 REC. 6/23/54, O.R. 2N.C.D.

NEELY LINE OF P.L.L. CONVEYED TO DESERT OUTDOOR ADVERTISING, INC., INST. # 123755 REC. 9/20/73, O.R. 2N.C.D.

T.2S., R.4W. S.8.M.

A.T. & S.F. R+R

see S.W. 1/4 SEC. 28

CITY OF RIVERSIDE, CALIFORNIA

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SHEET 4 OF 5

12/25

SCALE: 1" = 50'

DRAWN BY LF DATE 6/12/74

SUBJECT WATKINS DR. EXT. - PLAT TO D.S. 393

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