

No Fee - 6103 Government Code  
54071

When received mail to:  
City Clerk's Office  
City of Riverside  
City Hall, 3711 Orange St.  
Riverside, California 92501  
Watkins Dr. Ext. - Picacho to 395

DOCUMENTARY TRANSFER TAX  
\$             None  
Signature \_\_\_\_\_  
CITY OF RIVERSIDE

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

RECEIVED FOR RECORD  
MAY 9 1975  
30 Min. Past 3 o'clock P.M.  
At Request of  
CITY CLERK  
Book 1975, Page 54071  
Recorded in Official Records  
of Riverside County, California  
W.H. Walsh Recorder  
FEES \$             
INDEXED  
Knee

FOR RECORDER'S OFFICE USE ONLY

8396

DRAINAGE  
EASEMENT

APPROVED AS TO FORM  
*Barbara Jones*  
ASST. CITY ATTORNEY

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, grant(s) 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 the construction, reconstruction,  
maintenance, operation, inspection, repair, replacement, relocation,  
renewal and removal of drainage facilities

together with all necessary appurtenances, in, under, upon, 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 SOUTHEAST QUARTER of SECTION 29  
and the SOUTHWEST QUARTER of SECTION 28, both in  
Township 2 South, Range 4 West, San Bernardino Meridian,  
described as follows:

PARCEL 1

That portion of said SOUTHEAST QUARTER of SECTION 29  
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;

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Thence South  $38^{\circ} 59' 40''$  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  $02^{\circ} 09' 36''$  to a tangent line;

Thence South  $36^{\circ} 50' 04''$  East, along said tangent line, 254.75 feet to the point of beginning of a tangent curve, concave southwesterly and having a radius of 1,800.00 feet; said point hereinafter being referred to as POINT "A" for description purposes;

Thence southeasterly, along said curve, an arc length of 47.32 feet thru a central angle of  $01^{\circ} 30' 22''$  to a point in said curve; the radial line to said point of said curve bears North  $54^{\circ} 40' 18''$  East;

Thence North  $54^{\circ} 40' 18''$  East, along the northeasterly prolongation of said radial line, 20.00 feet to the TRUE POINT OF BEGINNING; said point being in a curve, concave southwesterly and having a radius of 1,820.00 feet; said curve being concentric to said curve having a radius of 1,800 feet;

Thence southeasterly, along said curve having a radius of 1,820.00 feet, an arc length of 14.62 feet thru a central angle of  $00^{\circ} 27' 37''$  to the beginning of a curve, concave northerly and having a radius of 21.00 feet;

Thence southeasterly, easterly, and northeasterly along said curve having a radius of 21.00 feet, an arc length of 27.97 feet thru a central angle of  $76^{\circ} 18' 20''$  to a non-tangent line;

Thence North  $55^{\circ} 13' 21''$  East, along said non-tangent line, 13.86 feet;

Thence North  $34^{\circ} 46' 39''$  West, a distance of 35.00 feet;

Thence South  $55^{\circ} 13' 21''$  West, a distance of 30.00 feet to said TRUE POINT OF BEGINNING.

Area: 963.2 square feet

#### PARCEL 2

That portion of said SOUTHEAST QUARTER of SECTION 29 described as follows:

Commencing at said POINT "A" hereinbefore described;

Thence southeasterly, along said curve, an arc length of 131.32 feet thru a central angle of  $04^{\circ} 10' 48''$  to a point in said curve, the radial line to said point of said curve bears North  $57^{\circ} 20' 44''$  East;

Thence South  $57^{\circ} 20' 44''$  West, along said radial line, 20.00 feet to the TRUE POINT OF BEGINNING; said point being in a curve, concave southwesterly and having a radius of 1,780.00 feet; said curve being concentric to said curve having a radius of 1,800.00 feet;

Thence southeasterly, along said curve having a radius of 1,780.00 feet, an arc length of 30.00 feet thru a central angle of  $00^{\circ} 57' 56''$ ;

Thence South  $57^{\circ} 49' 42''$  West, 20.00 feet;

Thence North  $32^{\circ} 10' 18''$  West, 30.00 feet;

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Thence North  $57^{\circ} 49' 42''$  East, 20.00 feet to said TRUE POINT OF BEGINNING.

Area: 601.9 square feet

PARCEL 3

That portion of said SOUTHEAST QUARTER of SECTION 29 described as follows:

Commencing at said POINT "A" hereinbefore described;

Thence southeasterly, along said curve, an arc length of 443.32 feet thru a central angle of  $14^{\circ} 06' 41''$  to a point in said curve; the radial line to said point of said curve bears North  $67^{\circ} 16' 37''$  East;

Thence North  $67^{\circ} 16' 37''$  East, along the northeasterly prolongation of said radial line, 20.00 feet to the TRUE POINT OF BEGINNING; said point being in a curve, concave southwesterly and having a radius of 1,820.00 feet; said curve being concentric to said curve having a radius of 1,800.00 feet;

Thence southeasterly, along said curve having a radius of 1,820.00 feet, an arc length of 19.99 feet thru a central angle of  $00^{\circ} 37' 46''$ ;

Thence North  $67^{\circ} 35' 30''$  East, 8.47 feet to the easterly line of said SOUTHEAST QUARTER of SECTION 29;

Thence North  $00^{\circ} 57' 31''$  East, along said easterly line, 16.46 feet;

Thence North  $22^{\circ} 24' 30''$  West, 4.89 feet;

Thence South  $67^{\circ} 35' 30''$  West, 15.00 feet to said TRUE POINT OF BEGINNING.

Area: 250.7 square feet

PARCEL 4

That portion of said SOUTHEAST QUARTER of SECTION 29 described as follows:

Commencing at said POINT "A" hereinbefore described;

Thence southeasterly, along said curve, an arc length of 482.32 feet thru a central angle of  $15^{\circ} 21' 10''$  to a point in said curve; the radial line to said point of said curve bears North  $68^{\circ} 31' 06''$  East;

Thence South  $68^{\circ} 31' 06''$  West, along said radial line, 20.00 feet to the TRUE POINT OF BEGINNING; said point being in a curve, concave southwesterly and having a radius of 1,780.00 feet; said curve being concentric to said curve having a radius of 1,800.00 feet;

Thence southeasterly, along said curve having a radius of 1,780.00 feet, an arc length of 20.00 feet thru a central angle of  $00^{\circ} 38' 38''$ ;

Thence South  $68^{\circ} 50' 25''$  West, 15.00 feet;

Thence North  $21^{\circ} 09' 35''$  West, 20.00 feet;

Thence North  $68^{\circ} 50' 25''$  East, 15.00 feet to said TRUE POINT OF BEGINNING.

Area: 300.5 square feet

## PARCEL 5

That portion of said SOUTHWEST QUARTER of SECTION 28 described as follows:

Commencing at said POINT "A" hereinbefore described;

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, 217.74 feet;

Thence South  $72^{\circ} 43' 42''$  West, 20.00 feet to the TRUE POINT OF BEGINNING;

Thence continuing South  $72^{\circ} 43' 42''$  West, 15.00 feet;

Thence South  $17^{\circ} 16' 18''$  East, 25.00 feet;

Thence North  $72^{\circ} 43' 42''$  East, 15.00 feet;

Thence North  $17^{\circ} 16' 18''$  West, 25.00 feet to said TRUE POINT OF BEGINNING.

Area: 375 square feet

## PARCEL 6

That portion of said SOUTHWEST QUARTER of SECTION 28 described as follows:

Commencing at said POINT "A" hereinbefore described;

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, 219.74 feet;

Thence North  $72^{\circ} 43' 42''$  East, 20.00 feet to the TRUE POINT OF BEGINNING;

Thence continuing North  $72^{\circ} 43' 42''$  East, 15.00 feet;

Thence South  $17^{\circ} 16' 18''$  East, 20.00 feet;

Thence South  $72^{\circ} 43' 42''$  West, 15.00 feet;

Thence North  $17^{\circ} 16' 18''$  West, 20.00 feet to said TRUE POINT OF BEGINNING.

Area: 300 square feet

## PARCEL 7

That portion of said SOUTHWEST QUARTER of SECTION 28 described as follows:

Commencing at said POINT "A" hereinbefore described;

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;

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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 point of beginning of a tangent curve, concave southwesterly and having a radius of 1,000.00 feet; said point hereinafter being referred to as POINT "B" for description purposes;

Thence southeasterly, along said curve, an arc length of 164.25 feet thru a central angle of  $09^{\circ} 24' 39''$  to a point in said curve; the radial line to said point of said curve bears North  $71^{\circ} 41' 17''$  East;

Thence South  $71^{\circ} 41' 17''$  West, along said radial line, 20.00 feet to the TRUE POINT OF BEGINNING; said point being in a curve, concave southwesterly and having a radius of 980.00 feet; said curve also being concentric to said curve having a radius of 1,000.00 feet;

Thence southeasterly, along said curve having a radius of 980.00 feet, an arc length of 30.00 feet thru a central angle of  $01^{\circ} 45' 14''$ ;

Thence South  $72^{\circ} 33' 54''$  West, 20.00 feet;

Thence North  $17^{\circ} 26' 06''$  West, 30.00 feet;

Thence North  $72^{\circ} 33' 54''$  East, 20.00 feet to said TRUE POINT OF BEGINNING.

Area: 602.1 square feet

#### PARCEL 8

That portion of said SOUTHWEST QUARTER of SECTION 28 described as follows:

Commencing at said POINT "B" hereinbefore described;

Thence southeasterly, along said curve, an arc length of 164.85 feet thru a central angle of  $09^{\circ} 26' 43''$  to a point in said curve; the radial line to said point bears North  $71^{\circ} 43' 21''$  East;

Thence North  $71^{\circ} 43' 21''$  East, along the northeasterly prolongation of said radial line, 20.00 feet to the TRUE POINT OF BEGINNING; said point being in a curve, concave southwesterly and having a radius of 1,020.00 feet; said curve being concentric to said curve having a radius of 1,000.00 feet;

Thence southeasterly, along said curve having a radius of 1,020.00 feet, an arc length of 30.00 feet thru a central angle of  $01^{\circ} 41' 06''$ ;

Thence North  $72^{\circ} 33' 54''$  East, 45.00 feet;

Thence North  $17^{\circ} 26' 06''$  West, 30.00 feet;

Thence South  $72^{\circ} 33' 54''$  West, 45.00 feet to said TRUE POINT OF BEGINNING.

Area: 1,347.8 square feet

#### PARCEL 9

That portion of said SOUTHWEST QUARTER of SECTION 28 described as follows:

Commencing at said POINT "B" hereinbefore described;

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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, 321.82 feet;

Thence South  $77^{\circ} 49' 43''$  West, 20.00 feet to said TRUE POINT OF BEGINNING;

Thence South  $12^{\circ} 10' 17''$  East, 8.84 feet to the beginning of a tangent curve, concave northeasterly and having a radius of 1,020.00 feet;

Thence southeasterly, along said curve, an arc length of 11.16 feet thru a central angle of  $00^{\circ} 37' 37''$ ;

Thence South  $77^{\circ} 49' 43''$  West, 15.06 feet;

Thence North  $12^{\circ} 10' 17''$  West, 20.00 feet;

Thence North  $77^{\circ} 49' 43''$  East, 15.00 feet to said TRUE POINT OF BEGINNING.

Area: 300.7 square feet

PARCEL 10

That portion of said SOUTHWEST QUARTER of SECTION 28 described as follows:

Commencing at said POINT "B" hereinbefore described;

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, 20.82 feet;

Thence North  $77^{\circ} 49' 43''$  East, 20.00 feet to the TRUE POINT OF BEGINNING;

Thence continuing North  $77^{\circ} 49' 43''$  East, 69.00 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;

Thence South  $00^{\circ} 11' 01''$  West, 21.54 feet;

Thence South  $22^{\circ} 11' 29''$  East, 100.01 feet;

Thence South  $24^{\circ} 28' 54''$  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  $74^{\circ} 50' 54''$  West;

Thence southeasterly, along said curve, an arc length of 95.00 feet thru a central angle of  $05^{\circ} 09' 35''$  to the most

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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  $69^{\circ} 11' 51''$  West (recorded North  $68^{\circ} 40' 30''$  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  $64^{\circ} 19' 53''$  West;

Thence northwesterly, along said curve, an arc length of 69.28 feet thru a central angle of  $04^{\circ} 03' 01''$  to a tangent line;

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 980.00 feet;

Thence northwesterly, along said curve, an arc length of 161.58 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, 309.84 feet to said TRUE POINT OF BEGINNING.

Area: 16,257 square feet or 0.373 acre

DESCRIPTION APPROVAL  
by *George P. Hutchins* 8/12/74 by *[Signature]*  
Surveyor

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TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other material thereon by Grantee, its officers, agents and employees and by persons under contract with said Grantee and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said drainage facilities

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

STATE OF CALIFORNIA

CORPORATION ACKNOWLEDGEMENT

County of LOS ANGELES ss.

On this 7<sup>th</sup> day of FEBRUARY in the year one thousand nine hundred and 75

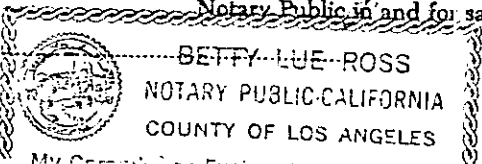
before me the undersigned, a Notary Public in and for said County and State, residing therein duly commissioned and sworn, personally appeared B. D. HEMBREE & R. C. McMILLAN

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 they 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.

Betty Lue Ross  
Notary Public in and for said County and State

My Commission Expires



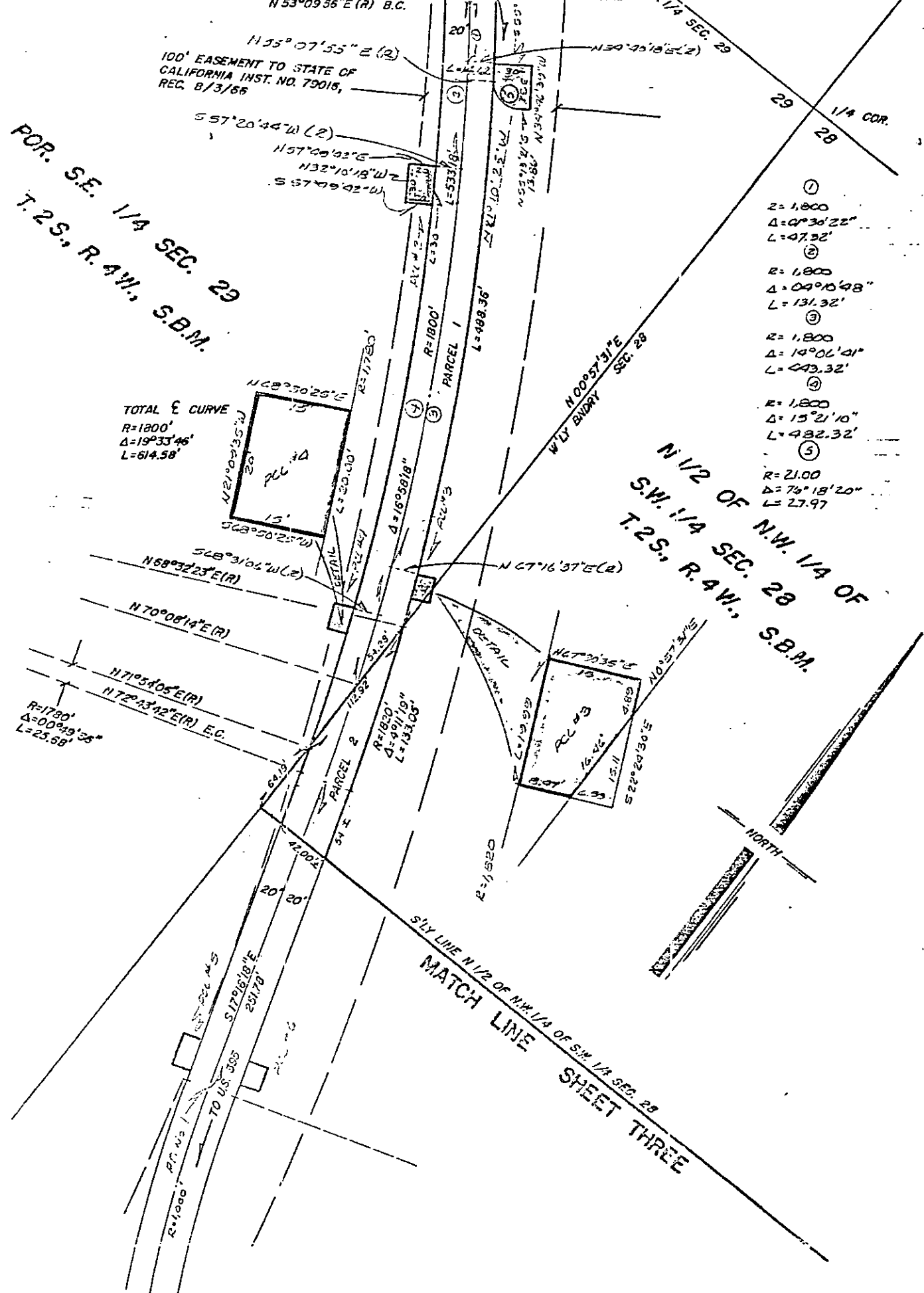
8396

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MATCH LINE SHEET ONE



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 2 OF 5

12/25, 25-4

SCALE: 1" = 100'

DRAWN BY W.F. DATE 4/25/74

SUBJECT Morris Dr. Ext. - Pico to to U.S. 395

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

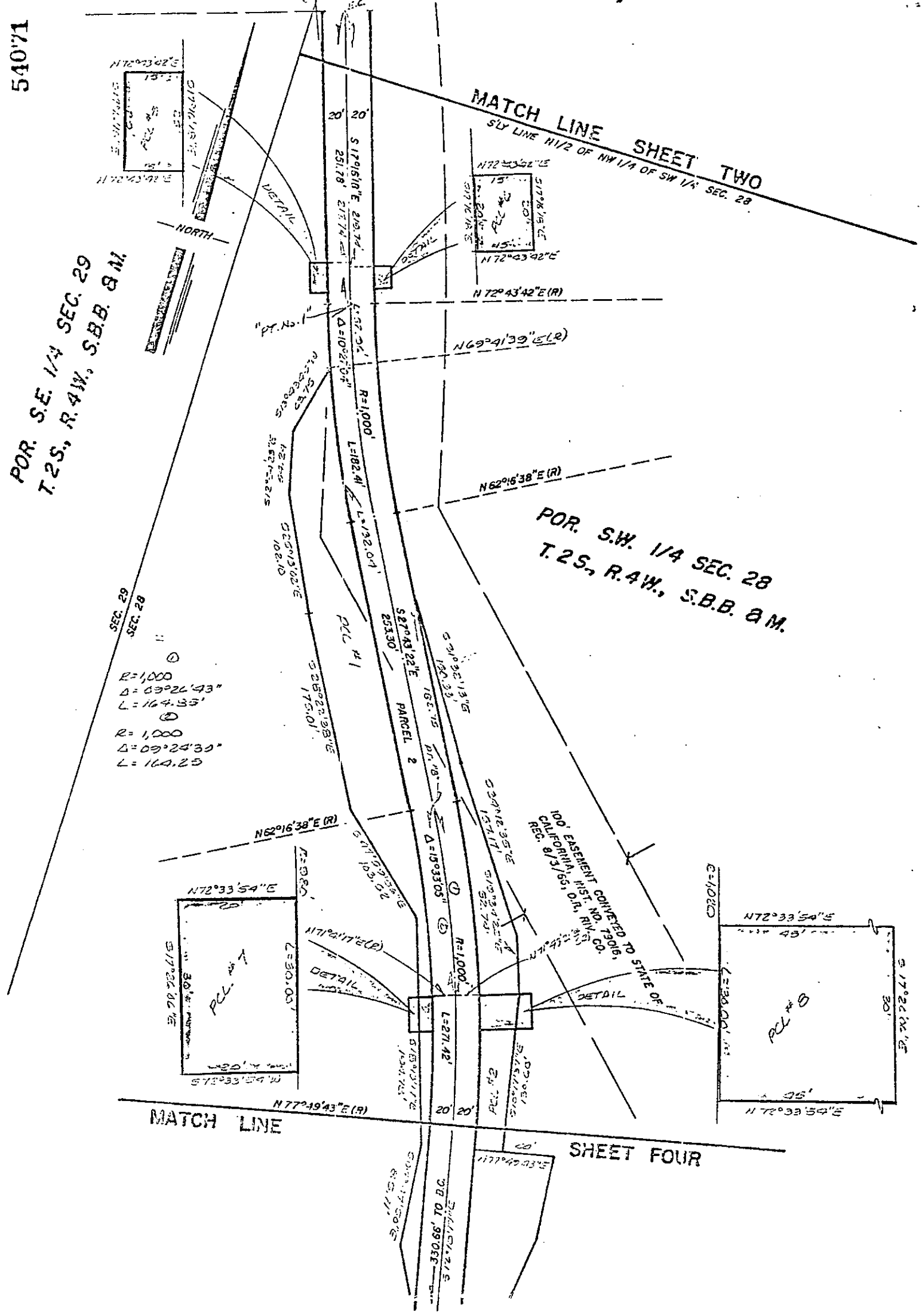
MATCH LINE SHEET TWO  
S/LY LINE 1/2 OF NW 1/4 OF SW 1/4 SEC. 28

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

R=1,000  
 $\Delta = 09^{\circ}26'43''$   
L=164.133'

R=1,000  
 $\Delta = 09^{\circ}24'30''$   
L=164.25

100' EASEMENT CONVERTED TO STATE OF CALIFORNIA, INST. NO. 73066, REC. 8/5/56, O.R. 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200.



CITY OF RIVERSIDE, CALIFORNIA

THIS PLAN 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. GATE 5 / 3 / 74

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

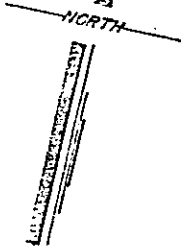
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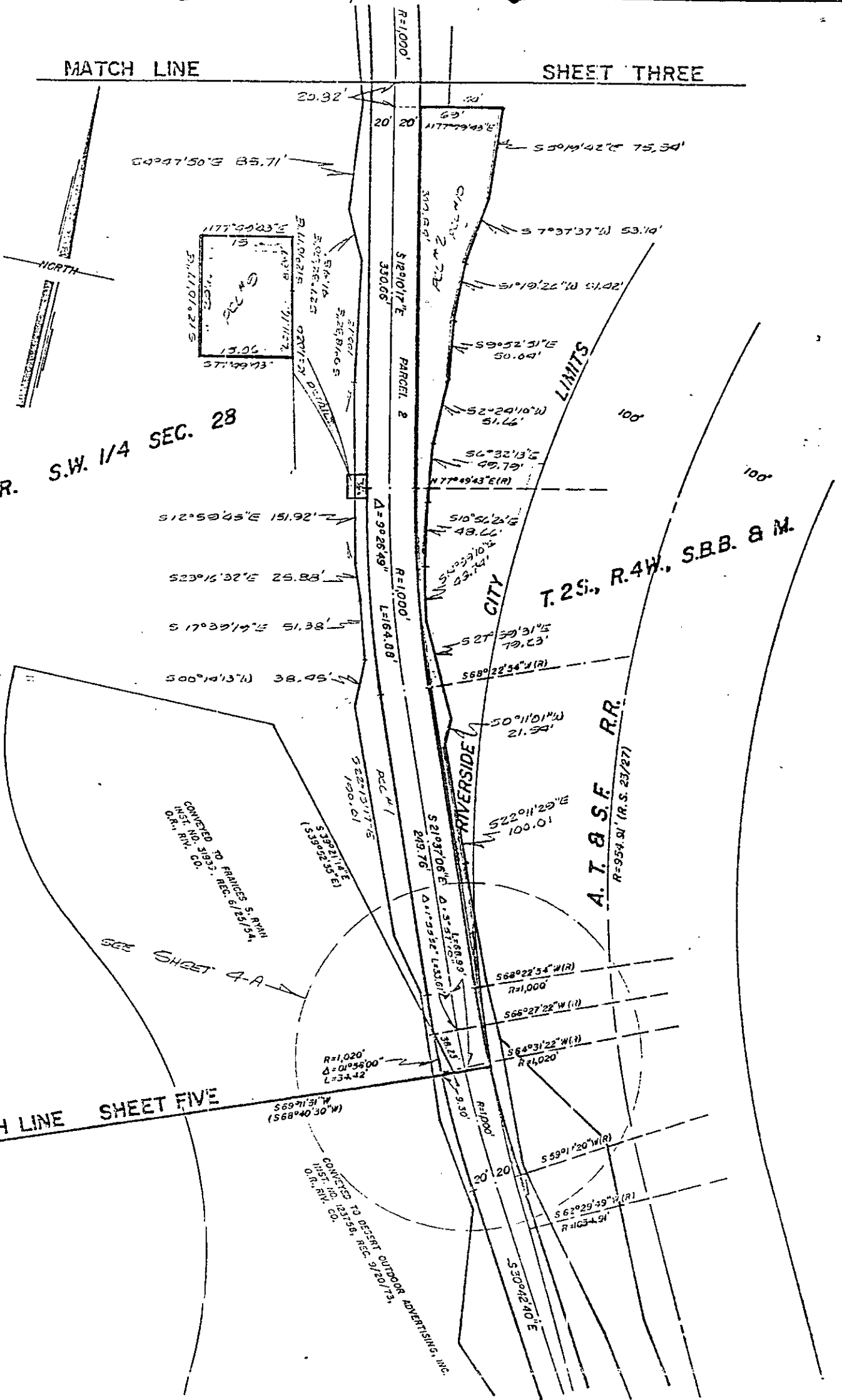
MATCH LINE

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

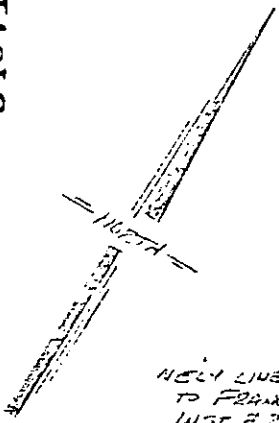
SCALE: 1" = 100'

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

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

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NEW LINE OF P.L.L. CONVEYED  
TO FRANKS S. RYAN, JR.  
INST. # 31939  
REC. C/25/34, O.R. R.N. CO.

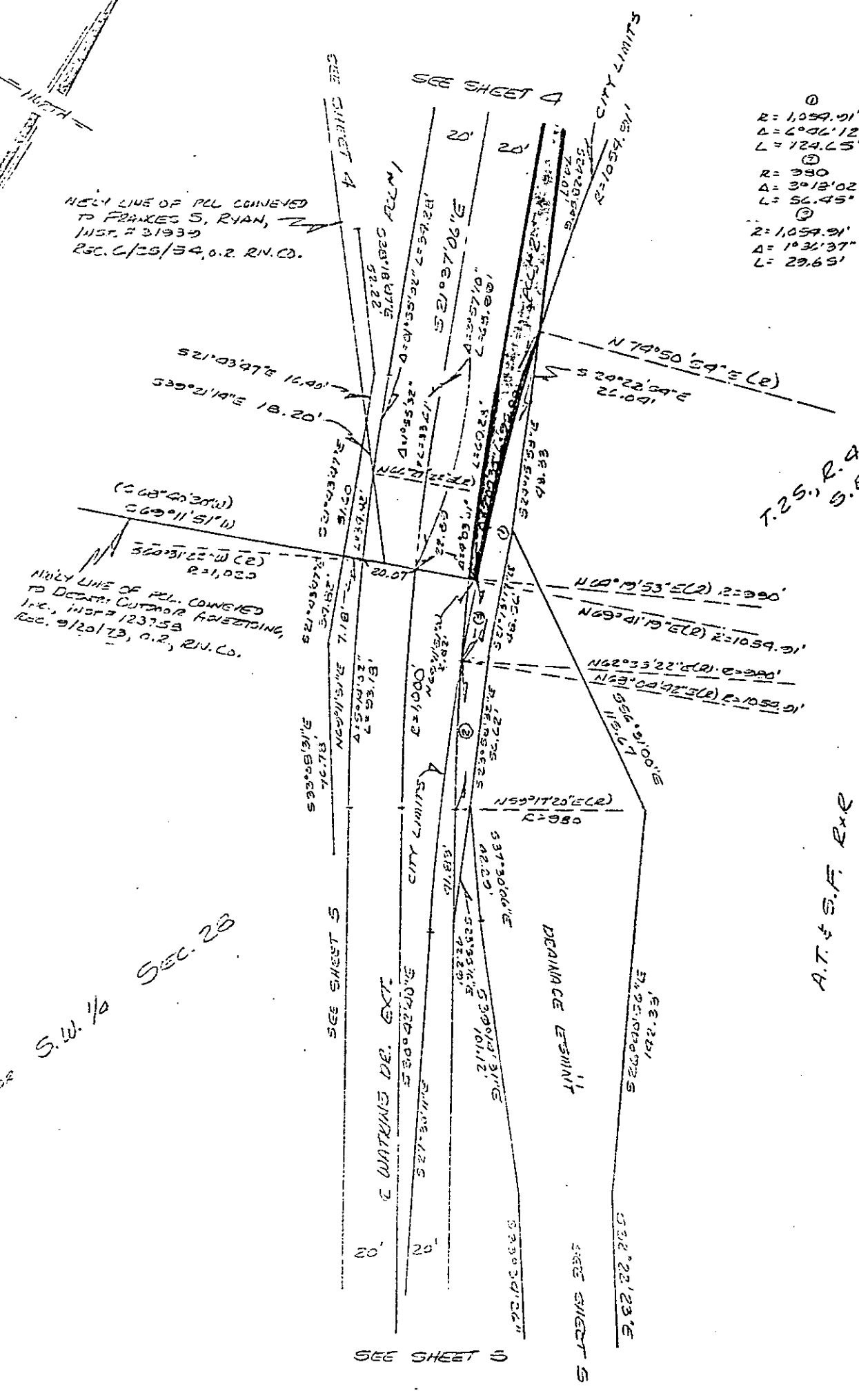
NEW LINE OF P.L.L. CONVEYED  
TO DEBRA L. OUTROR ASSOCIATING,  
INC., INST. # 123758  
REC. 9/20/73, O.R., R.N. CO.

①  
R = 1,059.91'  
Δ = 6°01'12"  
L = 124.65'  
②  
R = 380  
Δ = 3°13'02"  
L = 56.45'  
③  
R = 1,059.91'  
Δ = 1°31'37"  
L = 29.65'

T.25., R.4W.  
S.8.M.

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

202 S.W. 1/4 SEC. 28



CITY OF RIVERSIDE, CALIFORNIA

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SHEET 4-B OF 3

12/25

SCALE 1" = 50'

DRAWN BY [initials] DATE 6/12/70

SUBJECT WATKINS DE. EXT. - PLAT 10 45, 395

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