

S/S 9/64, no work slope

When recorded mail to:

City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92501

126877

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee. (Government Code 6103)

RECEIVED FOR RECORD

AUG 26 1976

AT 9:00 O'CLOCK A.M.  
At Request of

TITLE INS. & TRUST CO.

Book 1770, Page 126877

Recorded in Official Records  
of Riverside County, California

W.H. DeLoach Recorder

FEES \$

none

FOR RECORDER'S OFFICE USE ONLY

Project: California Avenue Extension

8745

SLOPE EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

TITLE INSURANCE AND TRUST COMPANY, A California Corporation, Trustee

under Trust No. RS11760

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 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:

All those portions of Lot 9 of Block 52, Lots 1 thru 4 inclusive and Lot 12 of Block 58, Lots 1 thru 7 inclusive, Lots 10, 15 and 16 of Block 57, Lot B6 (Paloma Avenue), Lot C1 (Tampa Avenue), and Lot C2 (Utica Avenue), all of La Granada, as shown by map on file in Book 12 of Maps, at Pages 42 through 51 inclusive thereof, Records of Riverside County, more particularly described as follows:

Parcel 1

COMMENCING at the Northeast corner of Lot 4 of Block 59 of said La Granada, said point being on the westerly right-of-way line of Lionhead Avenue (formerly Virginia Avenue) 25.00 feet wide as shown on said map of La Granada;

THENCE South 0° 15' 09" West, along said westerly right of way, a distance of 319.38 feet to the intersection of a non-tangent curve, concave to the south and having a radius of 636.00 feet, the initial radial of said curve bears North 13° 42' 44" West, said point also being the Point of Beginning;

THENCE Southwesterly along said curve, to the left, thru a central angle of 06° 34' 00", an arc distance of 72.89 feet to the end thereof;

THENCE South 69° 43' 16" West, a distance of 645.28 feet to the beginning of a tangent curve, concave to the north and having a radius of 724.00 feet;

THENCE westerly along said curve, to the right, thru a central angle of 15° 19' 36", an arc distance of 193.67 feet to the end thereof;

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THENCE South  $85^{\circ} 02' 52''$  West, a distance of 192.45 feet to the beginning of a tangent curve, concave to the southeast and having a radius of 636.00 feet;

THENCE southwesterly along said curve, to the left, thru a central angle of  $37^{\circ} 24' 32''$ , an arc distance of 415.25 feet to the northerly right-of-way line of Bolton Avenue (50.00 feet wide), as said line is shown on said map of La Granada; said point being hereinafter referred to as Point "A".

THENCE South  $52^{\circ} 50' 54''$  East along said northerly right-of-way line of Bolton Avenue, a distance of 32.00 feet;

THENCE North  $54^{\circ} 00'$  East, a distance of 160.00 feet;

THENCE North  $72^{\circ} 00'$  East, a distance of 190.00 feet;

THENCE North  $83^{\circ} 30'$  East, a distance of 90.00 feet;

THENCE South  $84^{\circ} 45'$  East, a distance of 90.00 feet;

THENCE North  $84^{\circ} 00'$  East, a distance of 232.00 feet;

THENCE North  $67^{\circ} 30'$  East, a distance of 515.00 feet;

THENCE North  $68^{\circ} 44' 31''$  East, a distance of 222.54 feet to a point on the westerly right-of-way line of said Lionhead Avenue;

THENCE North  $0^{\circ} 15' 09''$  East, a distance of 30.00 feet to the Point of Beginning.

Contains 1.33 Acres

Parcel II

COMMENCING at Point "A"; hereinabove described;

THENCE North  $52^{\circ} 50' 54''$  West along said northerly right of way of Bolton Avenue a distance of 89.32 feet to the intersection of a non-tangent curve, concave to the south, and having a radius of 724.00 feet, the initial radial line of said curve bears North  $43^{\circ} 38' 52''$  West, said point also being the Point of Beginning of said Parcel II;

THENCE Northeasterly along said curve, to the right, thru a central angle of  $20^{\circ} 09' 06''$ , an arc distance of 254.64 feet to a point; the radial thru said point bears North  $23^{\circ} 29' 46''$  West;

THENCE North  $23^{\circ} 29' 46''$  West, a distance of 31.00 feet to the intersection of a curve concave to the south, having a radius of 755.00 feet, concentric with the last said curve, the initial radial line bears North  $23^{\circ} 29' 46''$  West;

THENCE southwesterly along said curve, to the left, thru a central angle of  $20^{\circ} 31' 57''$ , an arc distance of 270.56 feet to the said northerly right of way of Bolton Avenue;

THENCE South  $52^{\circ} 50' 54''$  East, along said right of way, a distance of 31.39 feet to the Point of Beginning of Parcel II.

Contains 0.19 Acres

DESCRIPTION APPROVAL  
by *George P. [Signature]* 6/7/76 by *[Signature]*  
Barre

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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(s) reserve(s) the right of 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 June 18, 1976

TITLE INSURANCE AND TRUST COMPANY,  
a California corporation, Trustee  
under Trust No. RS11760

By [Signature]  
R. E. Branch, Vice President

By [Signature]  
D. Y. Huckaby, Assistant Secretary

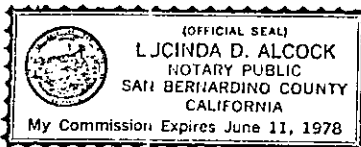
APPROVED AS TO FORM

Clarence Surrency Aug. 9, 1976  
DEPUTY CITY ATTORNEY

STATE OF CALIFORNIA,  
COUNTY OF San Bernardino } ss.  
ON June 18, 1976 19\_\_\_\_  
before me, the undersigned, a Notary Public in and for said State, personally appeared  
R. E. Branch and D. Y. Huckaby  
\_\_\_\_\_ known to me to be the  
Vice President and Assistant Secretary  
of the Title Insurance and Trust Company  
the Corporation that executed the within Instrument, known to me to be the person who  
executed the within Instrument, on behalf of the Corporation, therein named, and acknowledged  
to me that such Corporation executed the same.

WITNESS my hand and official seal.

[Signature]  
Notary Public in and for said State.



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