

When received mail to:
112911 City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92501

112911

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
JUN 17 1977
Min. Past 3 o'clock P.M.
CITY CLERK
Book 1977, Page 112911
Recorded in Office of Recorder
of Riverside County, California
W.H. Dwyer Recorder
FEES \$

APPROVED AS TO FORM
Barbara...
ASSISTANT ATTORNEY GENERAL

FOR RECORDER'S OFFICE USE ONLY
Project 8962

TEMPORARY CONSTRUCTION
EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
DESERT OUTDOOR ADVERTISING, INC., a corporation,

as Grantor, grants to the CITY OF RIVERSIDE, a Municipal Corporation of
the State of California, as Grantee, its successors and assigns, a temporary
easement and right of way for the construction and installation of
electrical distribution 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:

That portion of the SOUTHWEST QUARTER OF SECTION 28, T. 2
S., R. 4 W., San Bernardino 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 River-
side County, California;

Thence South 42° 10' 30" East, along the southeasterly
prolongation of said centerline of Watkins Drive, 54.48
feet to the beginning of a tangent curve concave south-
westerly 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° 33' 46" to a tangent line;

Thence South 17° 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° 27' 04" to a tangent line;

Thence South 27° 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° 33' 05" to a tangent line;

Thence South 12° 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° 26' 49" to a tangent line;

Thence South 21° 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 158.70 feet thru a central angle of 09° 05' 34";

Thence South 59° 17' 20" West, 20.00 feet to the TRUE POINT OF BEGINNING;

Thence South 30° 42' 40" East, 9.23 feet;

Thence South 09° 55' 05" East, 126.30 feet;

Thence South 40° 53' 15" East, 253.77 feet;

Thence South 30° 42' 40" East, 15.83 feet to a point in the southerly line of said Southwest Quarter of Section 28;

Thence South 89° 29' 35" West, along said southerly line of said Southwest Quarter of Section 28, a distance of 9.46 feet;

Thence North 40° 53' 15" West, 263.51 feet;

Thence South 65° 59' 03" West, 20.53 feet;

Thence North 24° 00' 57" West, 5.00 feet;

Thence North 65° 59' 03" East, 20.47 feet;

Thence North 09° 55' 05" West, 153.22 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 of said curve bears South 60° 22' 48" West;

Thence southeasterly, along said curve, an arc length of 19.42 feet thru a central angle of 01° 05' 28" to said TRUE POINT OF BEGINNING.

Area: 4,174.4 square feet or 0.096 acre.

DESCRIPTION APPROVAL
George P. Hutchinson 6/17/77
Surveyor

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Said temporary construction easement is to be used for all purposes proper and convenient in the construction and installation of electrical distribution facilities, 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.

Upon completion of construction, the City of Riverside shall remove all debris, waste or excess material, brush or other matter of material deposited or placed upon the land, and with the exception of vegetation, return the surface as near as possible to its condition before construction.

This construction easement shall terminate upon completion of the work of constructing the electrical distribution facilities, or within one year of the date of recording this document, whichever occurs first.

Dated 6/15/77 DESERT OUTDOOR ADVERTISING, INC.
BY S. Buxbom, Pres.
BY Carol Buxbom, Sec.

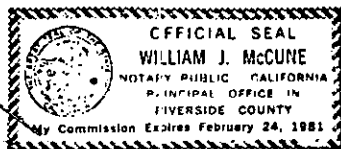
STATE OF CALIFORNIA,
COUNTY OF Riverside } ss.

ON June 15th, 1977,
before me, the undersigned, a Notary Public in and for said State, personally appeared
S. Buxbom and Carol Buxbom
_____, known to me to be the
President and Secretary
of the Desert Outdoor Advertising, Inc.
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.

William J. McCune
Notary Public in and for said State.

ACKNOWLEDGMENT—Corporation—Welcotts Form 222—Rev. 3-64



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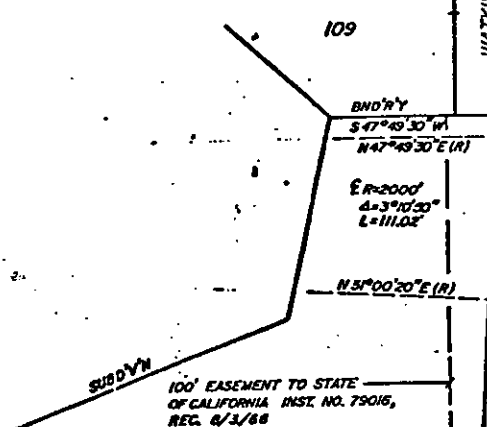
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UNIVERSITY HILLS

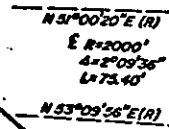
PICACHO DR. 20'

UNIT 3
110 M.B. 35/67-69
RIV. CO.



100' EASEMENT TO STATE OF CALIFORNIA INST. NO. 79016, REG. 6/3/68

PARCEL 1



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

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

MATCH LINE SHEET TWO

BASIS OF BEARINGS:
E. WATKINS DR. S 42° 10' 30\"/>

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

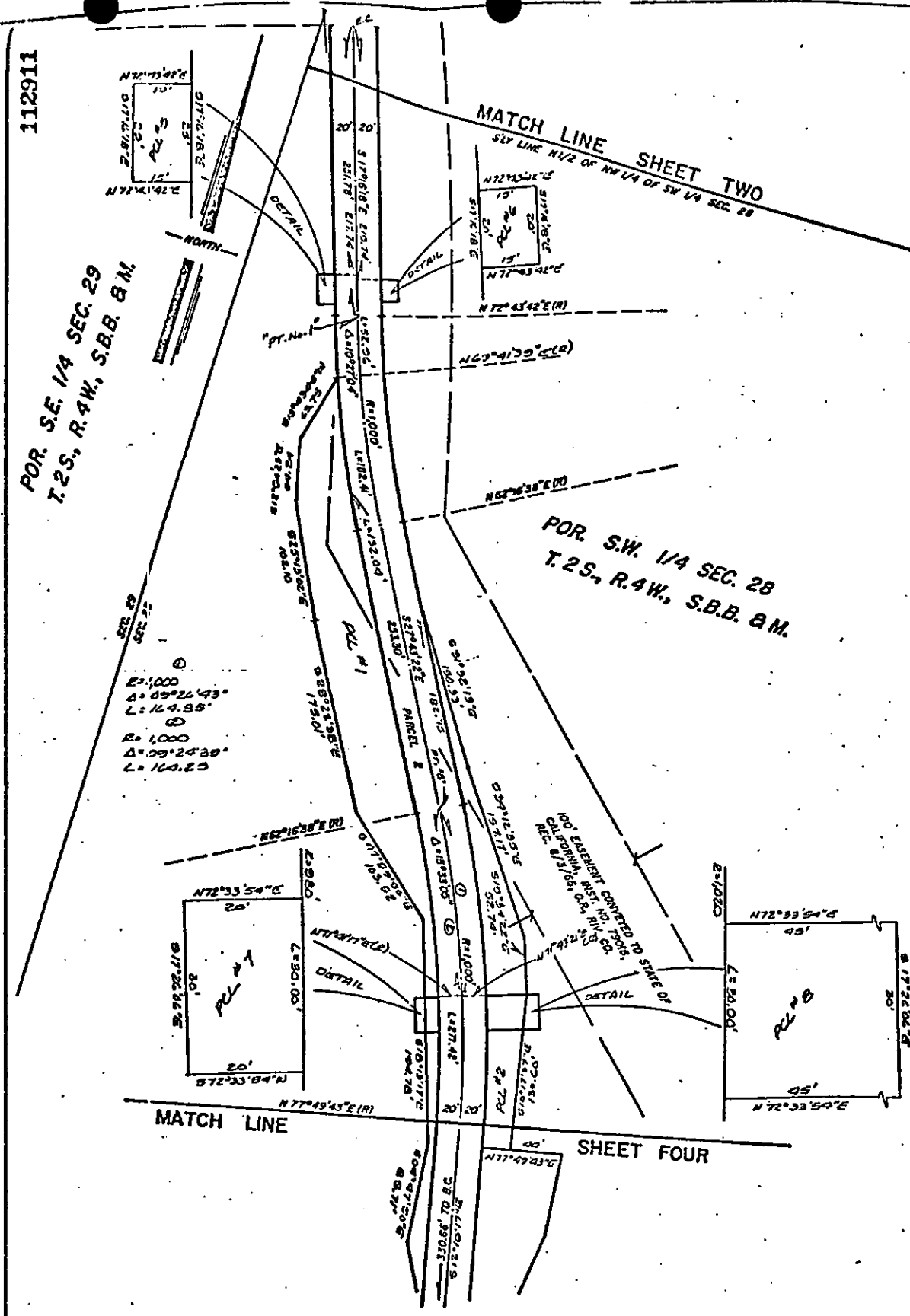
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POR. S.E. 1/4 SEC. 29
T.2S, R.4W, S.B.B. & M.

MATCH LINE SHEET TWO
S.W. LINE N 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.



$R=1,000$
 $\Delta=09^{\circ}22'43"$
 $L=164.85'$
 $R=1,000$
 $\Delta=09^{\circ}24'39"$
 $L=160.25'$

EASEMENT CONVEYED TO STATE OF
 CALIFORNIA BY S.B.B. & M. CO.
 REC. 1/16/68, VOL. 114, P. 2368

• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 3 OF 5

12/25, 25-

SCALE: 1" = 100'

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

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

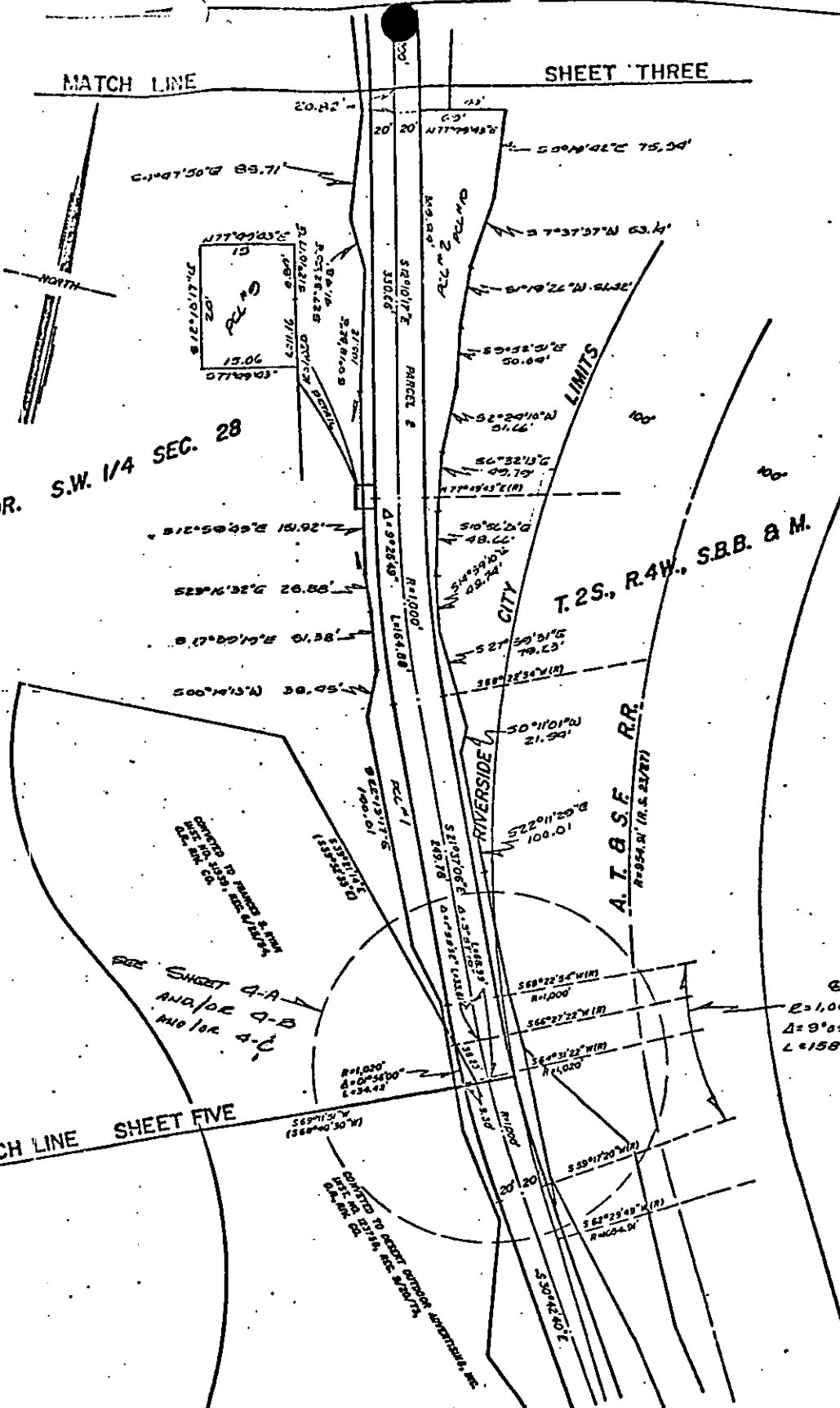
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MATCH LINE

SHEET THREE

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

MATCH LINE SHEET FIVE



• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 4 OF 5

12/25

SCALE: 1" = 100'

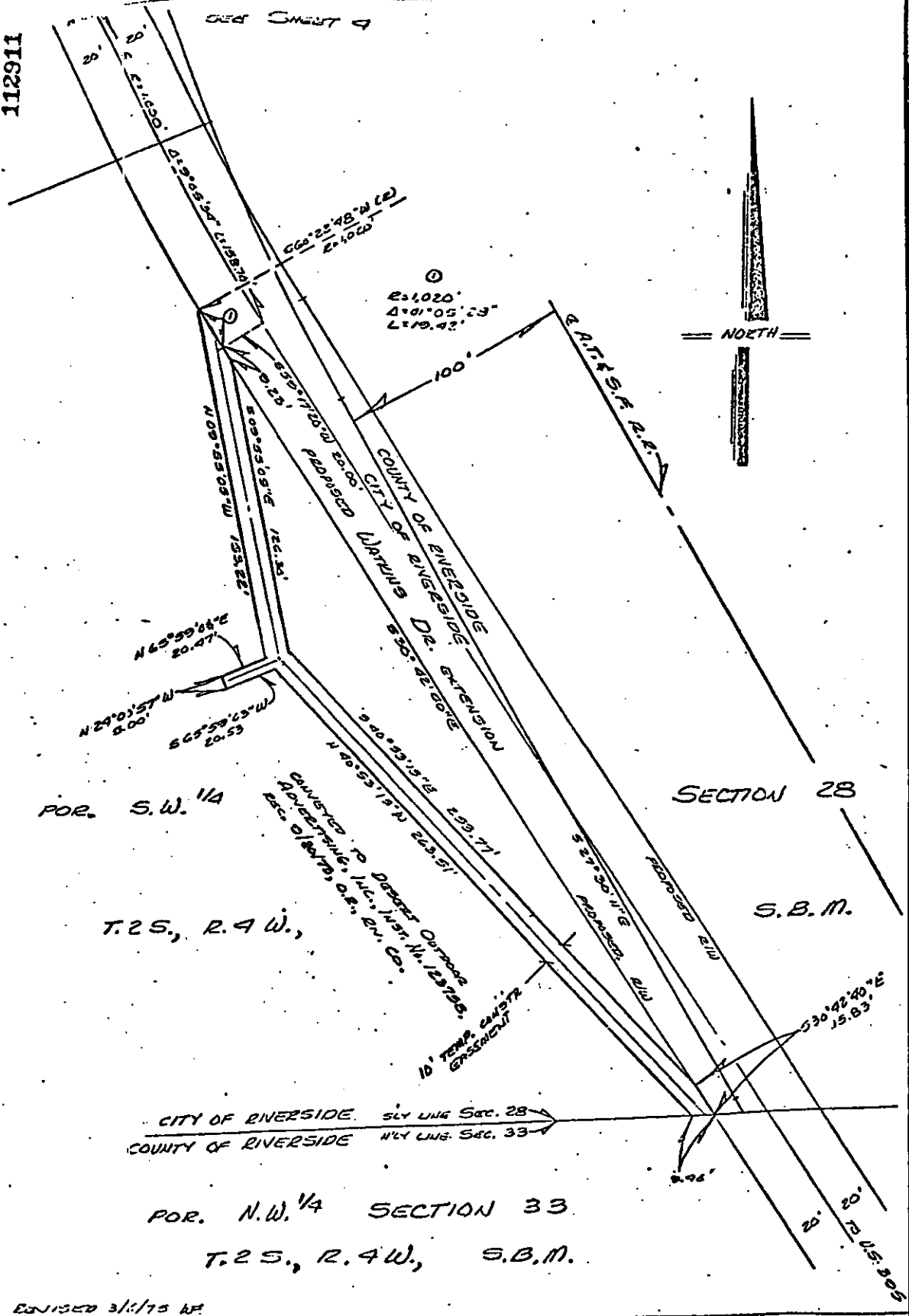
DRAWN BY W.F. DATE 5 / 11 / 74

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

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DEED SHEET 4



REVISED 3/1/75 W.F.

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 4-B OF 5	12/25
SCALE 1" = 50'	DRAWN BY J.F. DATE 12/3/79	SUBJECT UNCLIP 2 Dr. Extension to U.S. 99	

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