

When recorded mail to:

112912 City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92501

112912

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 112912
Recorded in Official Records
of Riverside County, California

W.W. [Signature] Recorder
FEES \$

Project:

APPROVED AS TO FORM

[Signature]
ASSI. CITY ATTORNEY

FOR RECORDER'S OFFICE USE ONLY

E A S E M E N T

8963

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 perpetual easement and right of way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal 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, and a portion of which is located in the 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, and that portion of the NORTHWEST QUARTER of SECTION 33, 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 Riverside 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 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° 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, 251.75 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° 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 150.69 feet thru a central angle of 08° 38' 02";

Thence South 59° 44' 52" West, 20.00 feet to the TRUE POINT OF BEGINNING; said point being in a curve, concave northeasterly and having a radius of 1,020.00 feet; said curve having a radius of 1,020.00 feet being concentric with last mentioned 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 8.17 feet thru a central angle of 00° 27' 32" to a tangent line;

Thence South 30° 42' 40" East, along said tangent line, 396.33 feet to the beginning of a tangent curve, concave westerly and having a radius of 27.00 feet;

Thence southerly, along said curve, an arc length of 16.70 feet thru a central angle of 35° 25' 46" to a point therein;

Thence North 30° 42' 40" West, 408.16 feet;

Thence South 69° 41' 07" West, 25.46 feet;

Thence North 20° 18' 53" West, 5.00 feet;

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24.52

Thence North 69° 41' 07" East, 20.33 feet to a point in a curve, concave northeasterly and having a radius of 1,025.00 feet; the radial line to said point bears South 59° 21' 35" West;

Thence northwesterly, along said curve, an arc length of 6.94 feet thru a central angle of 00° 23' 16";

Thence North 59° 44' 52" East, 5.00 feet to said TRUE POINT OF BEGINNING

Area: 2,201.2 square feet or 0.050 acre.

DESCRIPTION APPROVAL
By George P. Hutchinson 6/9/77

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 electrical distribution 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 6/15/77

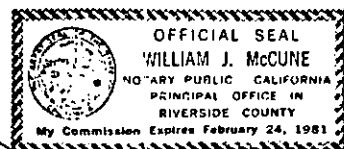
DESERT OUTDOOR ADVERTISING, INC.

BY S. Buxbom Pres

STATE OF CALIFORNIA, } ss.
 COUNTY OF Riverside }
 ON June 15th, 19 77,
 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.



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UNIVERSITY HILLS

PICACHO DR. 30'

GR. 44'

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

109

SUBD'N
S'ELY LINE 1.07 110
S 47° 43' 30" W

BND'Y
S 47° 19' 30" W
N 47° 49' 30" E (R)

E R=2000'
4+3° 10' 30"
L=111.02'

N 51° 00' 20" E (R)

SUBD'N
140' EASEMENT TO STATE
OF CALIFORNIA INST. NO. 79018,
REC. 8/3/68

PARCEL 1

N 51° 00' 20" E (R)

E R=2000'
4+2° 09' 35"
L=75.40'

N 53° 08' 55" E (R)

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

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

MATCH LINE SHEET TWO

N 53° 09' 35" E (R)

BASIS OF BEARINGS
E WATKINS DR. S 42° 10' 30" E
PER M.B. 35/67-69, RIV. 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 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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MATCH LINE SHEET ONE

N53°09'36"E (H) U.C.

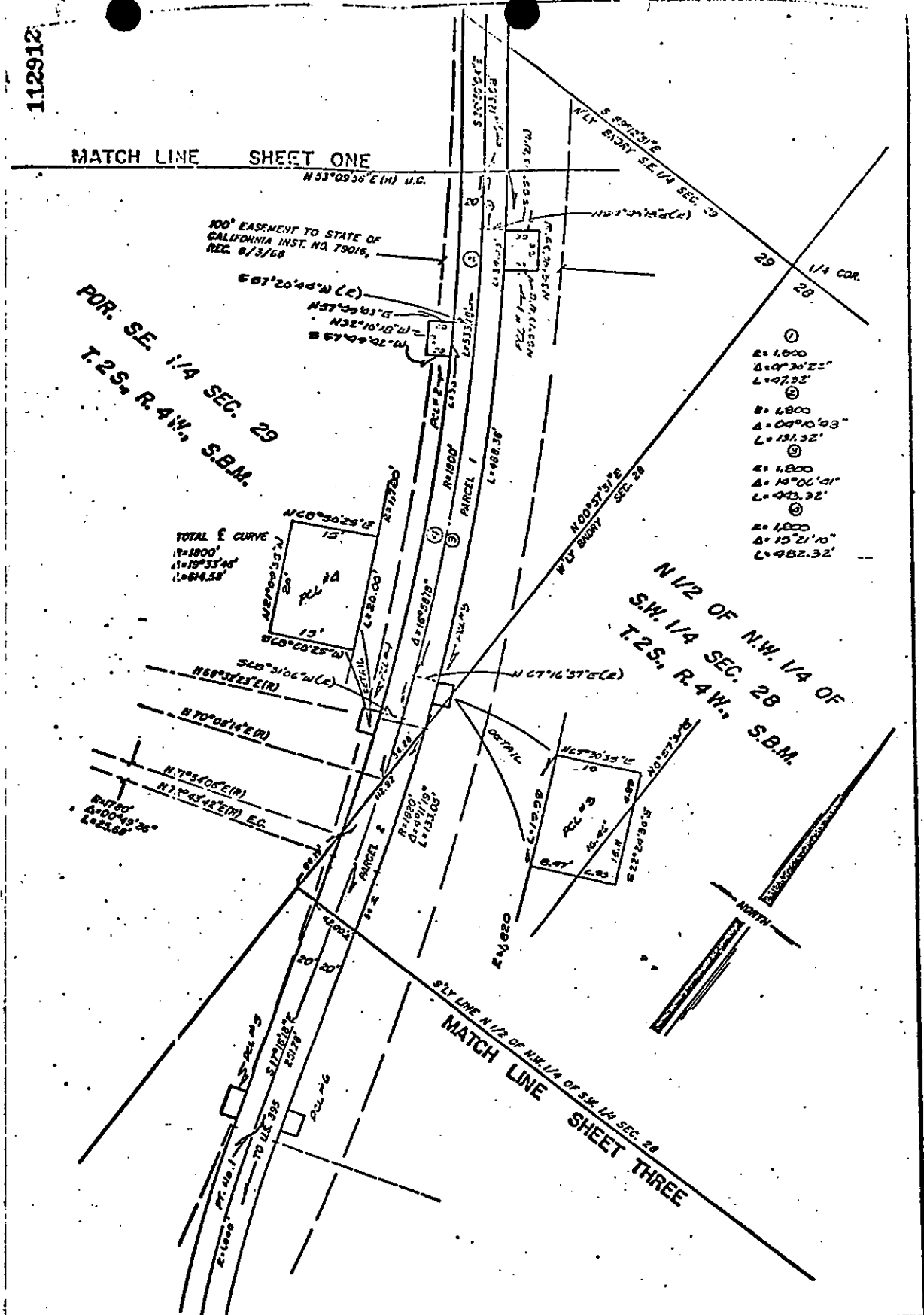
100' EASEMENT TO STATE OF CALIFORNIA INST. NO. 79016, REC. 8/3/68

FOR: SE 1/4 SEC. 29
T.2S. R.4W. S.B.M.

TOTAL E CURVE
R=1800'
Δ=19°33'46"
L=644.58'

- ①
R=1800'
Δ=10°30'22"
L=472.52'
- ②
R=1800'
Δ=00°00'03"
L=151.32'
- ③
R=1800'
Δ=10°06'01"
L=443.32'
- ④
R=1800'
Δ=15°21'10"
L=482.32'

N 1/2 OF N.W. 1/4 OF
S.W. 1/4 SEC. 28
T.2S. R.4W. S.B.M.



○ CITY OF RIVERSIDE, CALIFORNIA ○

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SHEET 2 OF 5

12/25, 25-3

SCALE: 1" = 100'

DRAWN BY W.F. DAVIS 1/26/74

SUBJECT Watkins Dr. Est. - Picocho to U.S. 395

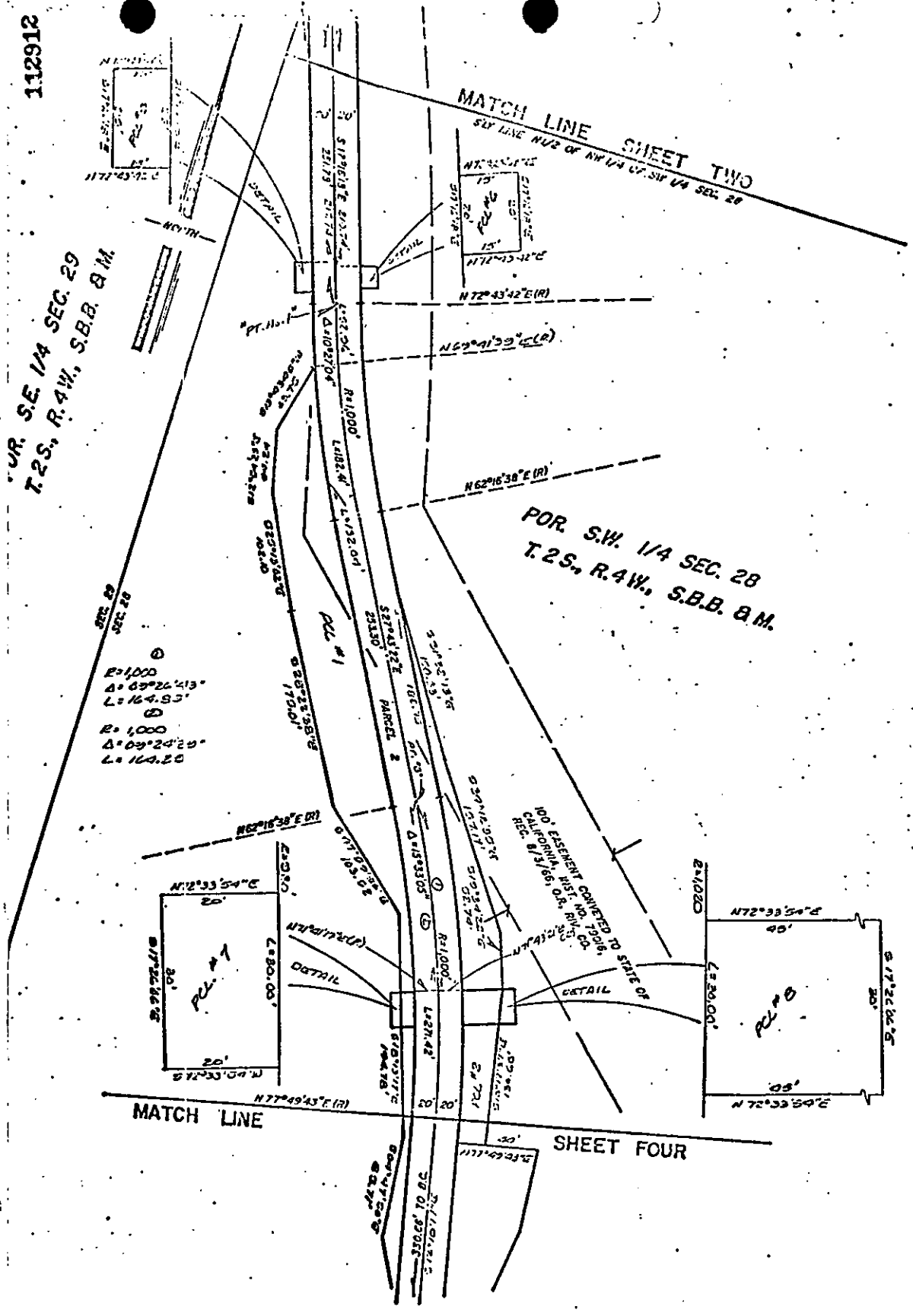
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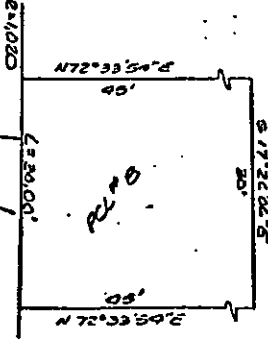
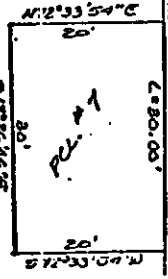
UR. S.E. 1/4 SEC. 29
T.2S., R.4W., S.B.B. & M.

MATCH LINE SHEET TWO
SIX LINE NUB OF NW 1/4 OF SW 1/4 SEC. 29

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



$R=1000$
 $\Delta=09^{\circ}26'43''$
 $L=164.83'$
 $R=1000$
 $\Delta=09^{\circ}26'29''$
 $L=164.20$



MATCH LINE

SHEET FOUR

CITY OF RIVERSIDE, CALIFORNIA

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SHEET 3 OF 5

12/25, 25-4

SCALE: 1" = 100'

DRAWN BY M.L. DATE 5 / 0 / 74

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

8963

112912

MATCH LINE

SHEET THREE

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

T. 2S., R. 4W., S.B.B. & M.

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

RIVERSIDE CITY

MATCH LINE SHEET FIVE

CITY OF RIVERSIDE, CALIFORNIA

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SHEET 4 OF 5

12/25

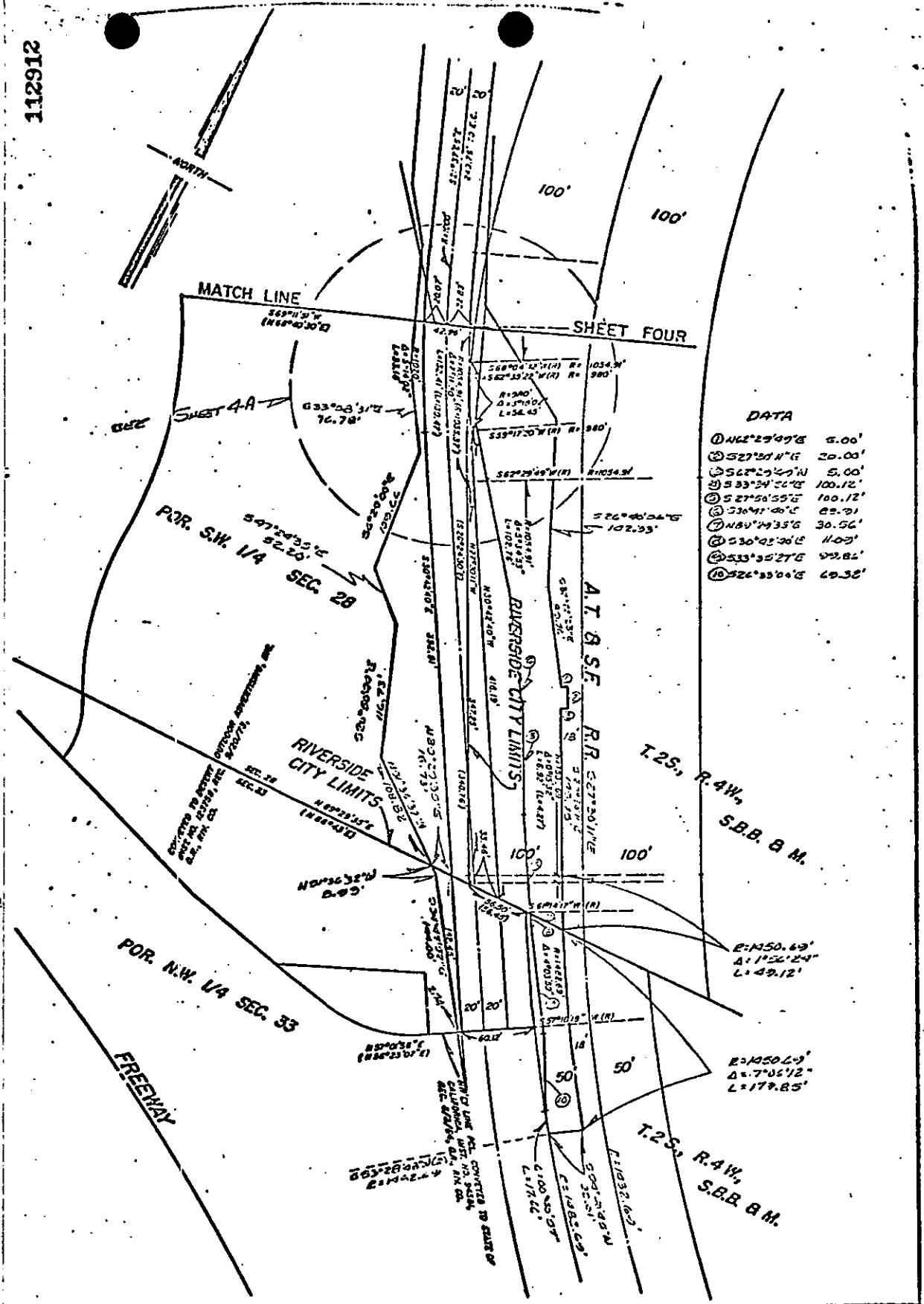
SCALE: 1" = 100'

DRAWN BY W.L. DATE 5 / 0 / 74

SUBJECT Walkins Dr. Ext. - Picocho to U.S. 395

8963

112912



DATA

①	N45°25'47"E	5.00'
②	S27°21'11"E	20.00'
③	S66°29'47"N	5.00'
④	S33°24'26"E	100.12'
⑤	S27°56'55"E	100.12'
⑥	S36°41'00"E	30.79'
⑦	N48°24'35"E	30.56'
⑧	S30°02'36"E	11.00'
⑨	S33°55'27"E	99.82'
⑩	S26°35'00"E	69.56'

○ CITY OF RIVERSIDE, CALIFORNIA ○

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SCALE: 1" = 100'

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

SUBJECT Within Dr. Ext. - Pecho to U.S. 395

SHEET 5 OF 5

12/25

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