

112914

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

112914

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. Clock
Request of
CITY CLERK

Book 1977, Page 112914
Recorded in Official Records
of Riverside County, California

W.H. Dalglish Recorder
FEE \$

FOR RECORDER'S OFFICE USE ONLY

Project Watkins Drive Extension
Picacho to U.S. 395

APPROVED AS TO FORM
Barbara Jones
ASST. CITY ATTORNEY

SLOPE EASEMENT

8965

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

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:

That portion of the SOUTHWEST QUARTER of SECTION 28, Township 2 South, Range 4 West, 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 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;

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 $19^{\circ} 33' 46''$ 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;

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 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 $15^{\circ} 33' 05''$ to a tangent line;

Thence South $12^{\circ} 10' 17''$ 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 $09^{\circ} 26' 49''$ to a tangent line;

Thence South $21^{\circ} 37' 06''$ 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 68.99 feet thru a central angle of $03^{\circ} 57' 10''$ to a point in the northwesterly line 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 South $68^{\circ} 40' 30''$ West), along said northwesterly line, 20.07 feet to the TRUE POINT OF BEGINNING;

Thence continuing South $69^{\circ} 11' 51''$ West, 7.18 feet;

Thence South $21^{\circ} 43' 47''$ East, 34.82 feet;

Thence South $33^{\circ} 08' 31''$ East, 76.78 feet;

Thence South $06^{\circ} 29' 00''$ East, 109.66 feet;

Thence South $47^{\circ} 24' 35''$ East, 52.20 feet;

Thence South $20^{\circ} 50' 44''$ East, 116.73 feet;

Thence South $51^{\circ} 36' 32''$ East, 108.82 feet to the southerly line of said Southwest Quarter of Section 28;

Thence North $89^{\circ} 29' 35''$ East, along said southerly line, 18.73 feet;

Thence North $30^{\circ} 42' 40''$ West, 392.91 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 93.18 feet thru a central angle of $05^{\circ} 14' 02''$ to said TRUE POINT OF BEGINNING.

Area: 14,577 square feet or 0.334 acre.

DESCRIPTION APPROVAL
By *[Signature]* Surveyor 6/9/77

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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 road-way 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 6/15/77

DESERT OUTDOOR ADVERTISING, INC.

BY S. Buxbom Pres.

BY Carol Buxbom, Sec.

STATE OF CALIFORNIA, } ss.
COUNTY OF Riverside }
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.

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OFFICIAL SEAL
WILLIAM J. McCUNE
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
RIVERSIDE COUNTY
My Commission Expires February 24, 1981

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

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UNIVERSITY HILLS

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

110

SUBDV'N
S'ELY LINE 10' 110
S 47° 49' 30" W

109

BNDRY
S 47° 49' 30" W
N 47° 49' 30" E (R)
E R=2000'
Δ=3° 10' 50"
L=111.05'

N 51° 00' 20" E (R)

100' EASEMENT TO STATE
OF CALIFORNIA INST. NO. 79016,
REG. 6/3/66

PARCEL 1

N 51° 00' 20" E (R)

E R=2000'
Δ=2° 09' 36"
L=75.40'

N 53° 09' 36" 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

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. - Picocho to U.S. 395

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MATCH LINE SHEET ONE

N53°09'36"E(14) U.C.

100' EASEMENT TO STATE OF CALIFORNIA INST. NO. 70016, REC. 8/3/56

POR. SE. 1/4 SEC. 29
T.25. R.4W. S.B.M.

1/4 COR.
28

- ①
R=1800
Δ=0°30'25"
L=07'35"
- ②
R=1800
Δ=0°00'00"
L=19'32"
- ③
R=1800
Δ=14°06'01"
L=023.32"
- ④
R=1800
Δ=15°21'10"
L=482.32"

TOTAL E CURVE
R=1800
Δ=15°33'48"
L=614.38'

N 1/2 OF N.W. 1/4 OF
S.W. 1/4 SEC. 28
T.25. R.4W. S.B.M.

CITY OF RIVERSIDE, CALIFORNIA

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SCALE: 1" = 100'	DRAWN BY W.F. DATE 4/26/74	SUBJECT Walkins Dr. Ext. - Picacho In U.S. 395

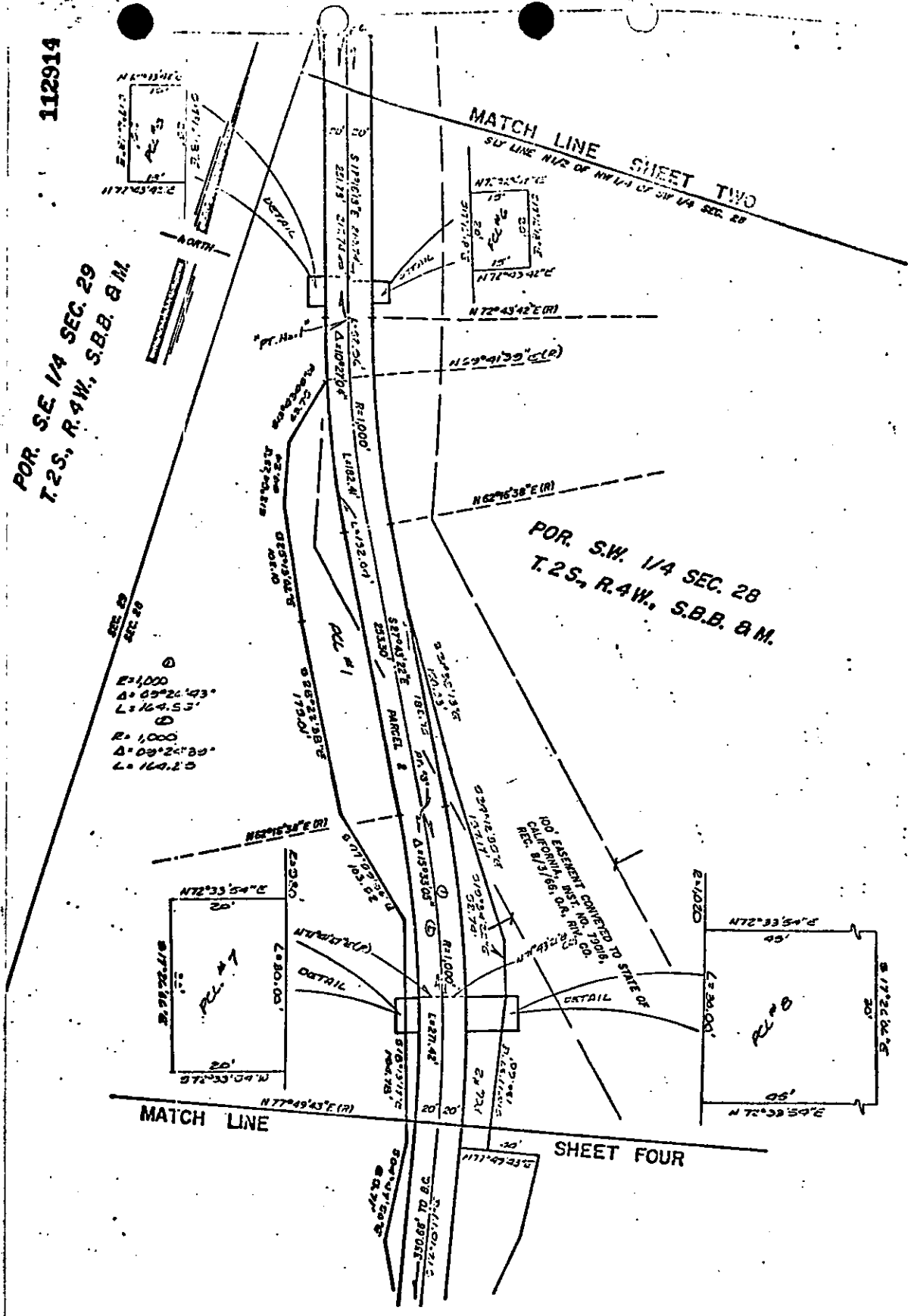
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POR. S.E. 1/4 SEC. 29
T.2S., R.4W., S.B.B. & M.

MATCH LINE SHEET TWO
S.U. LINE N1/4 OF NW 1/4 OF SW 1/4 SEC. 29

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



• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 3 OF 5

12/25, 25-4

SCALE: 1" = 100'

DRAWN BY W.I. DATE 5 / 10 / 74

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

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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.
R-954.01 (R. S. 2127)

RIVERSIDE CITY

MATCH LINE SHEET FIVE

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 OF 5

12/25

SCALE: 1" = 100'

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

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

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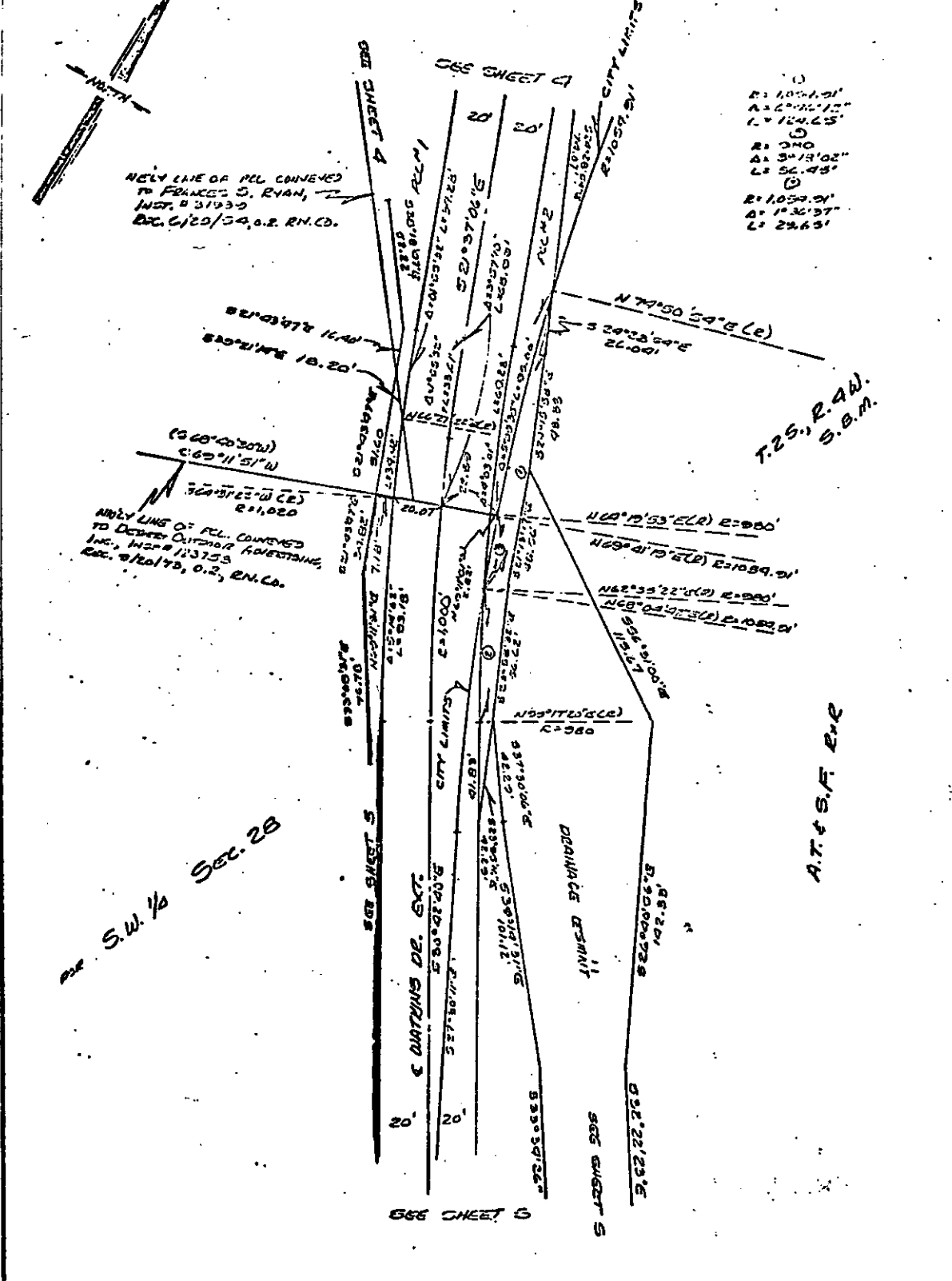
112914



NEW LINE OF P.L. CONVEYED TO FRANCES S. RYAN, INC. INST. # 31433 DEC. 6/23/54, O.R. R.N.CO.

NEW LINE OF P.L. CONVEYED TO DEWEY OUTDOOR HARDWARE, INC., INST. # 123755 DEC. 8/14/53, O.R., EN.CO.

SW 1/4 SEC. 28



- ①
- B: 1054.21'
- A: 2° 11' 12"
- L: 124.45'
- ②
- B: 340'
- A: 3° 13' 02"
- L: 54.48'
- ③
- B: 1054.21'
- A: 1° 30' 37"
- L: 22.63'

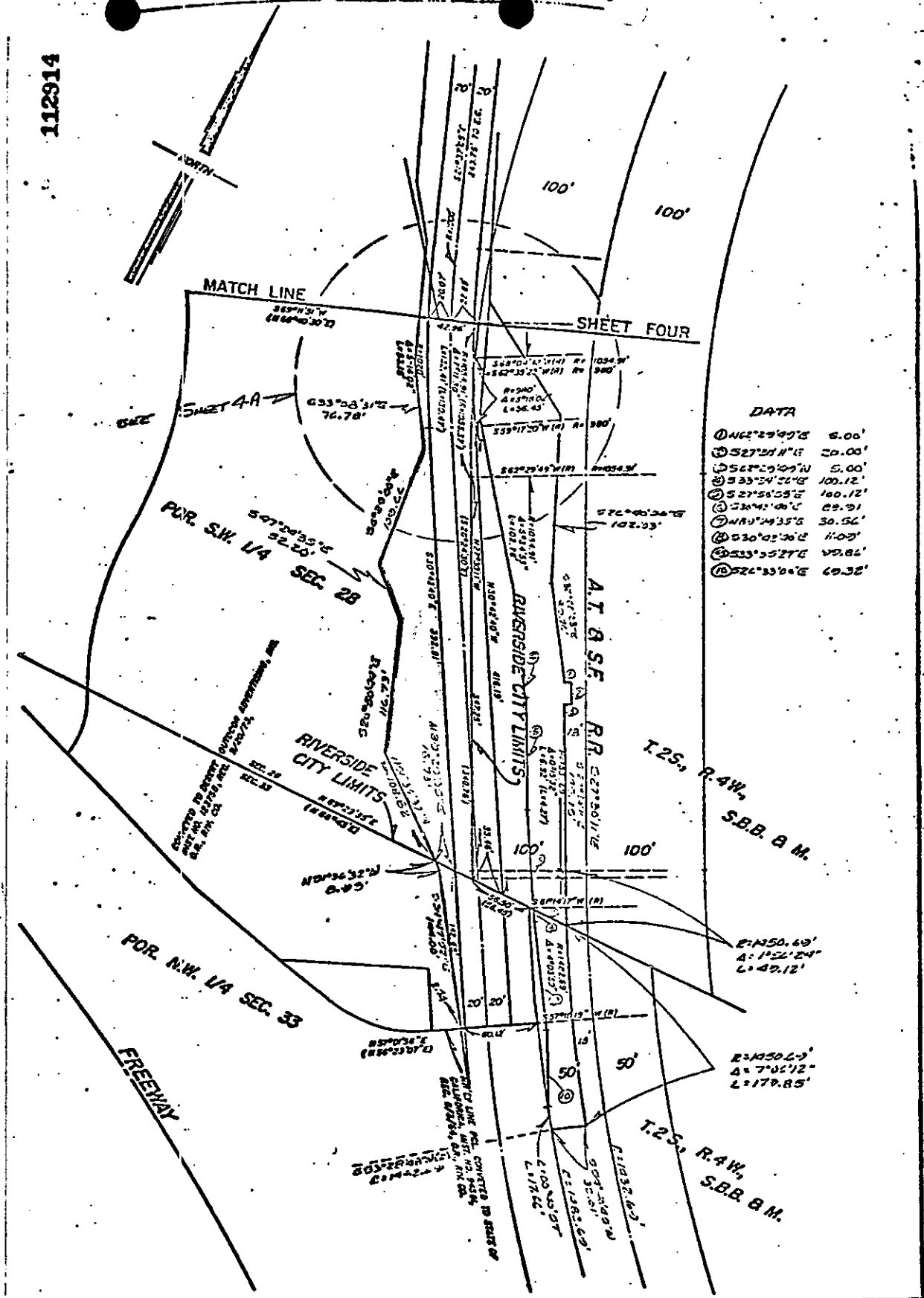
CITY OF RIVERSIDE, CALIFORNIA

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SHEET 2-A OF 3 12/25

SCALE: 1" = 50' DRAWN BY [signature] DATE 6/12/74 SUBJECT: Hartman De. Exp. - Plat. to m. D.S. 3903

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DATA

① 462°29'07"E	5.00'
② 527°21'11"E	20.00'
③ 527°29'07"W	5.00'
④ 533°24'24"E	100.12'
⑤ 527°56'55"E	100.12'
⑥ 534°41'04"E	29.91'
⑦ 444°44'35"E	30.56'
⑧ 530°05'26"E	11.07'
⑨ 553°55'27"E	99.84'
⑩ 526°33'04"E	69.32'

E=150.69'
A=1°22'24"
L=47.12'

E=1050.63'
A=7°32'12"
L=179.85'

CITY OF RIVERSIDE, CALIFORNIA

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SHEET 5 OF 5

12/25

SCALE: 1" = 100'

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

SUBJECT Working Dr. Exp. - Peacha to U.S. 395