

201889

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

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
10 Min. Past 3 o'clock P.M.
Request of
City Clerk
Book 1988, Page 201889

NOV 19 1982

Recorded in Official Records
of Riverside County, California

William S. Conroy
Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: Van Buren Boulevard Widening
Parcel 21

10442

SLOPE EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JAMES M. AUSTIN and VIOLA AUSTIN, husband and wife, and DAVID GOLDWARE
and JUNE GOLDWARE, husband and wife,

as Grantor_s, 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 that portion of Lot 17 of The Resubdivision of Arlington Suburban Estates, as shown by map on file in Book 13, Page 75 of Maps, records of said Riverside County, more particularly described as follows:

BEGINNING at a point in the southeasterly line of said Lot, distant thereon North 55° 44' 09" East, 65.56 feet from the most southerly corner of said Lot; said point being the beginning of a non-tangent curve with a radius of 31.00 feet and concaving northeasterly;

THENCE Northwesterly and Northerly along said curve an arc length of 44.64 feet, thru a central angle 82° 30' 14" to a line which is parallel with and distant 47.00 feet east, as measured at right angle, from the centerline of Van Buren Boulevard;

THENCE North 0° 20' 40" East, along said parallel line 75.00 feet;

THENCE South 89° 39' 20" East, 5.00 feet;

THENCE South 0° 20' 40" West, 75.00 feet to the beginning of a tangent curve with a radius of 26.00 feet, concaving northeasterly and being concentric with hereinabove described curve;

THENCE Southerly and Southeasterly along said curve an arc length of 43.93 feet, thru a central angle of 96° 48' 29" to said southeasterly line of Lot 17;

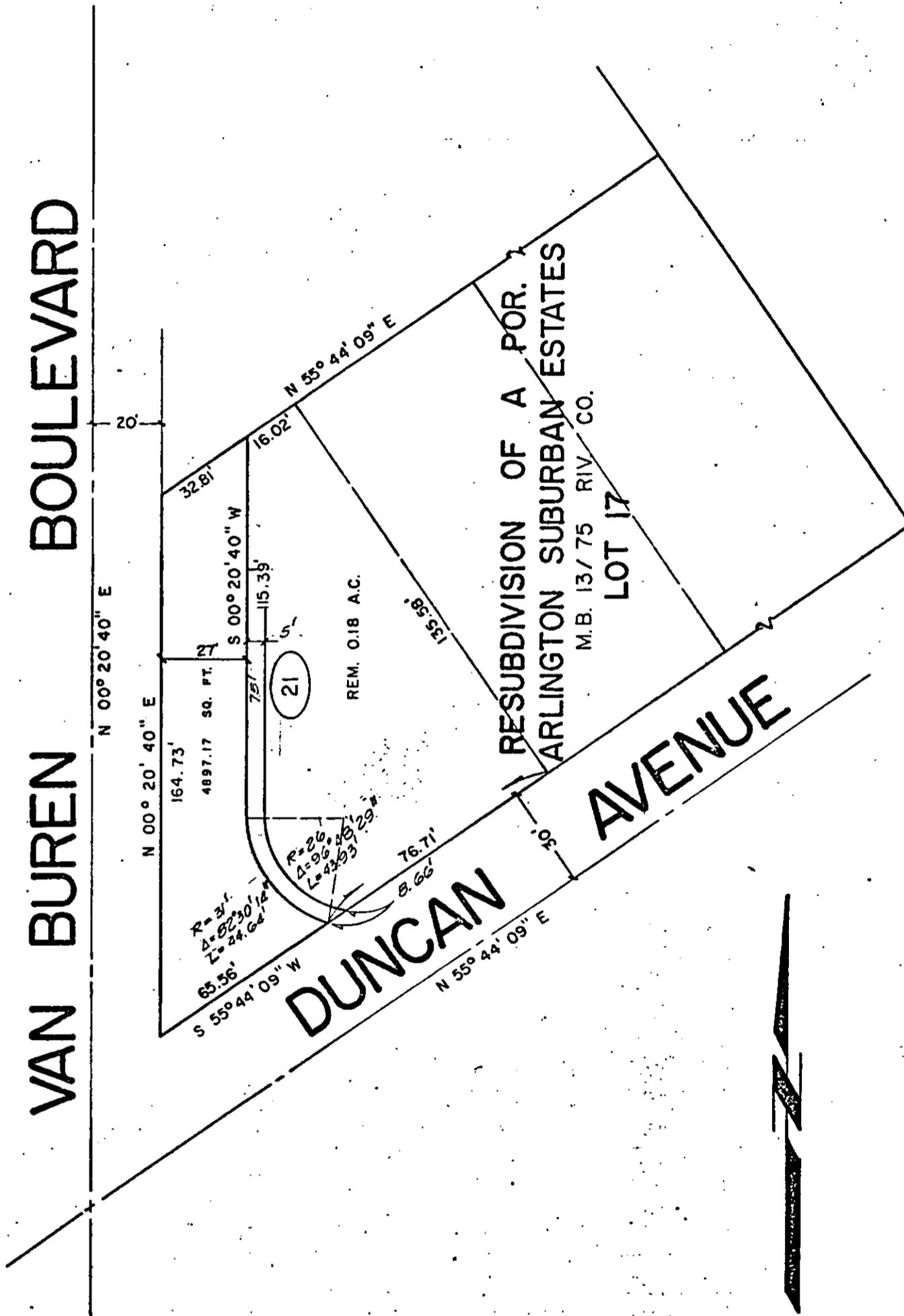
THENCE South 55° 44' 09" West, along said southeasterly line 8.66 feet to the point of beginning.

Area - 595.42 square feet.

DESCRIPTION APPROVAL
George P. Hutchinson 10/22/82 by [Signature]
Surveyor

201889

VAN BUREN BOULEVARD



RESUBDIVISION OF A POR. OF ARLINGTON SUBURBAN ESTATES
M.B. 13/75 RIV. CO.

LOT 17

DUNCAN AVENUE



• 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 12 OF 18

SCALE: 1" = 40'

DRAWN BY: Pret DATE 7/7/80

SUBJECT VAN BUREN WIDENING

10442