

When recorded mail to:

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

214206

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
3:0 Min. Past 2:00 clock P.M.
At Request of
City Clerk

214206
Book 1982, Page

DEC 10 1982

Recorded in Official Records
of Riverside County, California

William S. Stoney
Recorder

Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: Van Buren Boulevard Widening
Parcel 31

SLOPE EASEMENT

10485

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
FAYE H. ENG, a married woman, as her sole and separate property,

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 Lot 12 in Block 9 of The Lands of the Riverside Land & Irrigating Co., on file in Book 1 of Maps, at Page 70 thereof, records of San Bernardino County, California, more particularly described as follows:

COMMENCING at the intersection of the centerline of Van Buren Boulevard with the centerline of California Avenue;

THENCE North 34° 16' 02" West, along said centerline of Van Buren Boulevard 976.17 feet;

THENCE North 55° 43' 58" East, 47.00 feet to its intersection with a line which is parallel with and distant 47.00 feet northeasterly, as measured at right angle, from said centerline of Van Buren Boulevard; said intersection being the beginning of a tangent curve with a radius of 953.00 feet, concaving easterly and being tangent to said parallel line;

THENCE Northeasterly along said curve an arc length of 90.83 feet, thru a central angle of 05° 27' 38" to the northwesterly line of that certain parcel of land conveyed to Francis Earl White, Jr., et ux., by deed recorded July 15, 1948, as Instrument No. 2006 of Official Records of Riverside County and to the true point of beginning;

THENCE continuing Northwesterly along said curve an arc length of 121.40 feet, thru a central angle of 07° 17' 55" to the northwesterly line of that certain parcel of land conveyed to Leslie J. Burke, et ux., by deed recorded November 17, 1947, as Instrument No. 1833 of Official Records of said Riverside County;

THENCE North 55° 42' 45" East, along the northwesterly line of said parcel of land so conveyed to Leslie J. Burke, et.,

214206

ux., a distance of 5.13 feet to the beginning of a non-tangent curve, with a radius of 948.00 feet, concaving easterly and being concentric with hereinabove described curve;

THENCE Southeasterly along said non-tangent curve an arc length of 121.42 feet, thru a central angle of 07° 20' 18" to the northwesterly line of said parcel so conveyed to Francis Earl White, Jr.;

THENCE South 55° 45' 07" West, along said northwesterly line 5.02 feet to said true point of beginning.

Area - 607.14 square feet.

DESCRIPTION APPROVAL
George P. Hutchinson 3/2/82
Surveyor

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 NOVEMBER 30, 1982

Faye H. Eng
FAYE H. ENG

Ronald M. Buckley
Witness

APPROVED AS TO FORM
Ronald M. Christian
SENIOR DEPUTY CITY ATTORNEY

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by this instrument dated 11/30/82 from Faye H. Eng

for Por of Lot 12 Blk 9 Lands of RLV1 Blk 1 of Maps Pg 70 Rec of SB Co to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof, recorded on January 7, 1982, as Instrument No. 3490 of Official Records of Riverside County, and the grantee hereby consents to recordation of this instrument through the undersigned duly authorized officer.

Dated 12/10/82

A. S. Weiford
City Manager

10485

214206

214206

MONUMENT

BOULEVARD

VAN BUREN

CALIFORNIA AVENUE

IRRIGATING CO.

SAN BERNARDINO CO.

LAND M.B. 1/70

RIVERSIDE

POR. LOT 12
BLK. 9

30
REM. 1.10 AC.

31
REM. 0.98 AC.

32
REM. 0.41 AC.

33
REM. 0.20 AC.

N00°20'40"E

R=167'
Δ=340°36'42"
L=100.88'

8,692.72 SQ. FT.

Δ=11°08'04" L=184.64'

Δ=11°10'46" L=184.78'
R=947'

1108.62 SQ. FT.
SLOPE ESMT.

N55°42'45"E 299.94'

16' SEWER ESMT.

N55°45'07"E 319.16'

N55°45'07"E 322.83'

N55°45'07" 143.00'

N34°16'02"W

N34°16'02"W

N34°16'25"W

R=1000'

CONSTRUCTION

119.77'
2,350.21 SQ. FT.
R=993'
Δ=7°17'53" L=121.40'

Δ=7°20'18" L=121.42'
R=948'

607.14 SQ. FT.
SLOPE ESMT.

507.66 SQ. FT.
55.00'
Δ=3°18'52" L=55.13'

Δ=3°19'42" L=55.13'
R=949'

220.47 SQ. FT.
SLOPE ESMT.

428.25 SQ. FT.
60.00'
Δ=2°08'46" L=33.70'

Δ=2°08'46" L=33.70'
R=949'

161.76 SQ. FT.
SLOPE ESMT.

7.00'
24.31'
528°32'12"E 60.27'

5.00'
161.76 SQ. FT.
SLOPE ESMT.

142.33'

5.00'

5.00'

4.00'

4.02'

3.02'

4.02'

5.02'

11.32'

55.00'

55.00'

4.7'

30.53'

71.83'

5.13'

6.15'

53.15'

5.46'

30.00'

32.20'

6.57'

242.01'

20' R.C.F.C. STORM DRAIN ESMT.

175.00'

120.00'

60.00'