

11616

When recorded mail to:

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

RECEIVED FOR RECORD  
Min. Post 3:00 clock AM

JAN 18 1985

Recorded in Official Records  
of Riverside County, California

*William E. Stoney*  
RECORDER

Fees \$

FREE RECORDING

This instrument is for the benefit  
of the City of Riverside and is  
entitled to be recorded without  
fee. (Government Code 6103)

*0*

FOR RECORDER'S OFFICE USE ONLY

11089

Project: Van Buren Boulevard Widening  
Parcel 28

SLOPE EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, MERUELO PROPERTIES, INC., a California corporation, as Grantors, 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:

A strip of land 3.00 feet in width over that portion of the northwest one-half of Lot 2 together with that portion of Lot 3 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:

COMMENCING at the most southerly corner of said northwest one-half of Lot 2;

THENCE North 0° 20' 40" East, along the west line of said Lots 2 and 3 a distance of 78.21 feet to the most southerly corner of that certain parcel of land conveyed to Dillard Stowe, et ux., by deed recorded January 14, 1960, as Instrument No. 3357 of Official Records of said Riverside County;

THENCE North 55° 42' 45" East, along the southeasterly line of said parcel a distance of 32.81 feet to a line which is parallel with and distant 27.00 feet east, as measured at right angle, from the west line of said Lot 3, and to the true point of beginning;

THENCE South 0° 20' 40" West, along said parallel line 31.13 feet to the beginning of a tangent curve with a radius of 953.00 feet and concaving easterly;

THENCE Southerly along said tangent curve to the left an arc length of 46.32 feet, thru a central angle of 02° 47' 06" to the southeast line of said northwest one-half of Lot 2;

THENCE North 55° 42' 45" East, along said southeast line of said northwest one-half of Lot 2 a distance of 3.53 feet to the beginning of a non-tangent curve with a radius of 950.00 feet, concaving easterly and being concentric with hereinabove described curve.

11089

11616

THENCE Northerly along said non-tangent curve to the right an arc length of 44.31 feet thru a central angle of 02° 40' 21" to a line which is parallel with and distant 30.00 feet east, as measured at right angle, from said west line of Lot 3;

THENCE North 0° 20' 40" East, along said parallel line 33.20 feet to the southeasterly line of said parcel so conveyed to Dillard Stowe, et ux.;

THENCE South 55° 42' 45" West, 3.65 feet to said true point of beginning.

Area - 232.54 square feet.

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 1/2/85

MERUELO PROPERTIES, INC.

a California corporation

By: [Signature]

By: [Signature]

Approved as to Description

[Signature]  
Surveyor, City of Riverside

10/12/84 by [Signature]

APPROVED AS TO FORM  
[Signature]

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a Municipal Corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 14883 of said City Council adopted January 25, 1983, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated 1/18/85

[Signature]  
Property Services Manager  
Title

