

372602

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
AT 12:00 O'CLOCK

SEP 23 1993

Recorded in Official Records
of Riverside County, California
Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: Canyon Crest Dr.

13572

SLOPE EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BEREN, a limited partnership, and SUNFLOWER, a limited partnership, as their individual interests appear of record, as Grantors, grant to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, an easement and right-of-way for roadway slope and support purposes, in, on, under, through, over and along that certain real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Said roadway 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.

EXHIBIT "A"**Parcel 1**

THAT portion of Parcel 1 of Parcel Map No. 22392, as shown by map on file in Book 145 of Parcel Maps, at pages 7 and 8 thereof, records of Riverside County, California, described as follows:

COMMENCING at the Northeast corner of said Parcel 1;

THENCE South 36°33'50" West, along the southeasterly line of said Parcel 1, a distance of 25.00 feet to the TRUE POINT OF BEGINNING;

THENCE continuing South 36°33'50" West, along said southeasterly line, 95.00 feet;

THENCE North 53°26'10" West, 30.00 feet;

THENCE North 36°33'50" East, 97.48 feet to a point in the northerly line of said Parcel 1;

THENCE North 89°40'00" East, along said northerly line, 23.75 feet;

THENCE South 03°14'04" West, 20.03 feet to said TRUE POINT OF BEGINNING.

Parcel 2

THAT portion of the Northeast Quarter of Section 6, Township 3 South, Range 4 West, San Bernardino Meridian, described as follows:

COMMENCING at the most easterly corner of Parcel 1 of Parcel Map No. 22392, as shown by map on file in Book 145 of Parcel Maps, pages 7 and 8 thereof, records of Riverside County, California, said corner also being the southwest corner of that certain parcel of land conveyed to the City of Riverside by deed recorded August 16, 1991, as Instrument No. 283716 of Official Records of said Riverside County;

THENCE South 89°40'00" West, along the northerly line of said Parcel 1, a distance of 13.76 feet to the TRUE POINT OF BEGINNING;

THENCE continuing South 89°40'00" West, along said northerly line, 23.75 feet;

THENCE North 36°33'50" East, 43.15 feet;

THENCE South 03°14'04" West, 34.57 feet to said TRUE POINT OF BEGINNING.

Parcel 3

THAT portion of said Northeast Quarter of said Section 6 described as follows:

COMMENCING at said southwest corner of said parcel of land conveyed to the City of Riverside by deed recorded August 16, 1991, as Instrument No. 283716;

THENCE North 36°33'50" East, along the westerly line of said parcel, a distance of 115.00 feet to the TRUE POINT OF BEGINNING;

THENCE continuing North 36°33'50" East, along said westerly line, 175.00 feet to a point hereinafter referred to as POINT "A";

THENCE North 53°26'10" West, 40.00 feet;

THENCE South 36°33'50" West, 175.00 feet;

THENCE South 40°40'50" East, 34.32 feet;

THENCE North 77°17'32" East, 10.00 feet to said TRUE POINT OF BEGINNING.

Parcel 4

THAT portion of said Northeast Quarter of said Section 6 described as follows:

COMMENCING at POINT "A" hereinabove described;

THENCE North 36°33'50" East, 240.51 feet to the beginning of a tangent curve concave westerly and having a radius of 1543.00 feet;

THENCE northerly, along said curve, through a central angle of 07°01'58", an arc length of 189.40 feet to the TRUE POINT OF BEGINNING; the radial line to said point bears South 60°28'08" East;

THENCE northerly, continuing along said curve, through a central angle of 06°27'16", an arc length of 173.82 feet;

THENCE North 23°04'36" East, 19.75 feet to a point hereinafter referred to as POINT "B"; the preceding four courses being along the westerly line of said parcel of land conveyed to the City of Riverside;

THENCE South 35°55'24" West, 98.52 feet;

THENCE South 15°57'14" West, 97.86 feet to said TRUE POINT OF BEGINNING.

Parcel 5

THAT portion of said Northeast Quarter of Section 6 described as follows:

COMMENCING at POINT "B" hereinabove described;

THENCE North 23°04'36" East, 150.00 feet to the TRUE POINT OF BEGINNING;

THENCE continuing North 23°04'36" East, 264.71 feet to the beginning of a tangent curve concave westerly and having a radius of 1543.00 feet;

THENCE northerly, along said curve, through a central angle of 14°52'17", an arc length of 400.49 feet to a point hereinafter referred to as POINT "C"; the preceding three courses being along said parcel of land conveyed to said City of Riverside;

THENCE South 23°22'28" West, 297.83 feet;

THENCE South 36°09'08" West, 228.82 feet;

THENCE South 13°47'36" East, 175.00 feet to said TRUE POINT OF BEGINNING.

Parcel 6

THAT portion of said Northeast Quarter of said Section 6 described as follows:

COMMENCING at said POINT "C" hereinabove described; said point being in a curve concave westerly and having a radius of 1543.00 feet; the radial line to said point bears South 81°47'41" East;

THENCE northerly, along said curve, through a central angle of 06°58'59", an arc length of 188.06 feet to the TRUE POINT OF BEGINNING; the radial line to said point bears South 88°46'40" East;

THENCE continuing northerly, along said curve, through a central angle of 14°17'52", an arc length of 385.05 feet; the preceding two courses being along said westerly line of said parcel of land conveyed to said City of Riverside;

THENCE South 76°55'28" West, 15.00 feet;

THENCE South 20°23'42" West, 27.51 feet;

THENCE South 19°22'59" East, 96.19 feet;

THENCE South 04°11'18" West, 106.24 feet;

THENCE South 06°10'32" East, 89.81 feet;

THENCE South 24°11'49" East, 73.29 feet to said TRUE POINT OF BEGINNING.

Parcel 7

THAT portion of said Northeast Quarter of said Section 6 described as follows:

COMMENCING at the intersection of the north line of said Northeast Quarter of said Section 6 with the centerline of Canyon Crest Drive as shown by Tract 3439, on file in Book 57 of Maps, pages 11 through 13 thereof, records of said Riverside County; said intersection also being the northeast corner of said parcel of land conveyed to the City of Riverside by deed recorded August 16, 1991, as Instrument No. 283716;

THENCE South 89°52'52" West, along said north line of said Northeast Quarter of said Section 6, a distance of 57.19 feet to the northwest corner of said parcel of land conveyed to said City of Riverside;

THENCE South 04°44'45" East, a distance of 9.03 feet to the beginning of a tangent curve concave easterly and having a radius of 1457.00 feet;

THENCE southerly, along said curve, through a central angle of 04°36'13", an arc length of 117.07 feet to the TRUE POINT OF BEGINNING; the radial line to said point bears South 80°39'02" West;

THENCE southerly, continuing along said curve, through a central angle of 07°14'42", an arc length of 185.51 feet; the preceding three courses being along the westerly line of said parcel conveyed to the City of Riverside;

THENCE South 73°21'20" West, 20.00 feet;

THENCE North 17°19'37" West, 80.00 feet;

THENCE North 00°40'29" East, 110.00 feet to said TRUE POINT OF BEGINNING.

Parcel 8

THAT portion of the Northeast Quarter of said Section 6

described as follows:

COMMENCING at the intersection of the north line of said Northeast Quarter of said Section 6, with the centerline of Canyon Crest Drive as shown by Tract 3439, on file in Book 57 of Maps, pages 11 through 13 thereof, records of said Riverside County; said intersection also being the northeast corner of said parcel of land conveyed to the City of Riverside by deed recorded August 16, 1991, as Instrument No. 283716;

THENCE South $04^{\circ}44'45''$ East, 4.42 feet to the beginning of a tangent curve concave easterly and having a radius of 1400.00 feet;

THENCE southerly, along said curve, through a central angle of $09^{\circ}37'19''$, an arc length of 235.11 feet to the TRUE POINT OF BEGINNING; the radial line to said point bears South $75^{\circ}37'56''$ West;

THENCE continuing southerly, along said curve, through a central angle of $03^{\circ}32'06''$, an arc length of 86.38 feet;

THENCE South $17^{\circ}54'10''$ East, 514.53 feet to the beginning of a tangent curve concave westerly and having a radius of 1600.00 feet;

THENCE southerly, along said curve, through a central angle of $40^{\circ}58'46''$, an arc length of 1,144.36 feet; the preceding five courses being along the easterly line of said parcel of land conveyed to said City of Riverside;

THENCE North $40^{\circ}45'28''$ East, 91.15 feet;

THENCE North $18^{\circ}21'41''$ East, 307.70 feet to the beginning of a non-tangent curve concave westerly and having a radius of 1650.00 feet; the radial line to said point bears South $80^{\circ}43'14''$ East;

THENCE northerly, along said curve, through a central angle of $14^{\circ}19'26''$, an arc length of 412.50 feet;

THENCE North $12^{\circ}16'03''$ West, 308.15 feet;

THENCE North $19^{\circ}55'05''$ West, 660.99;

THENCE South $75^{\circ}37'56''$ West, 13.00 feet to said TRUE POINT OF BEGINNING;

EXCEPTING therefrom those portions thereof lying within that certain 60.00 foot wide right of way conveyed to the County of Riverside by Deed recorded June 8, 1937, in Book 328, Page 234 et seq., of Official Records of said Riverside County.

DESCRIPTION APPROVAL 5/19/96
 George P. Hutchinson by WF
 SURVEYOR, CITY OF RIVERSIDE



Dated 6-21-93

BEREN, a limited partnership

by: BERGUM CONSTRUCTION, a
California corporation,
general partner

RB
President

Lucille Bergum
Secretary

Dated _____

SUNFLOWER, a limited partnership

BY: _____

TITLE: _____

Dated _____

BEREN, a limited partnership

by: BERGUM CONSTRUCTION, a
California corporation,
general partner

President

Secretary

Dated 6-18-93

SUNFLOWER, a limited partnership

BY: Lucille Bergum, Trustee

TITLE: Gen. Partner

Consent is hereby given by the
Principal Limited Partner of
Sunflower for the execution of
this document.

George W. Dickinson

GEORGE W. DICKINSON

Limited Partner, Sunflower

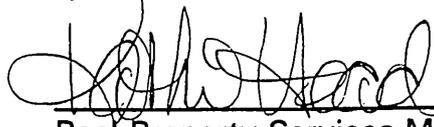
APPROVED AS TO FORM

[Signature]
ASST. CITY ATTORNEY

CONSENT TO RECORDATION

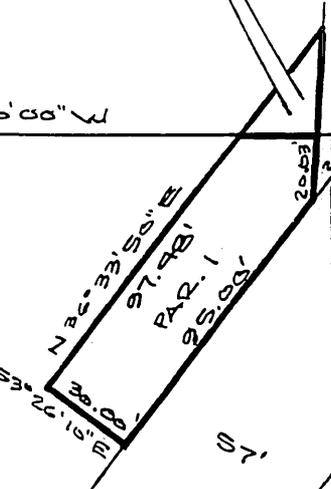
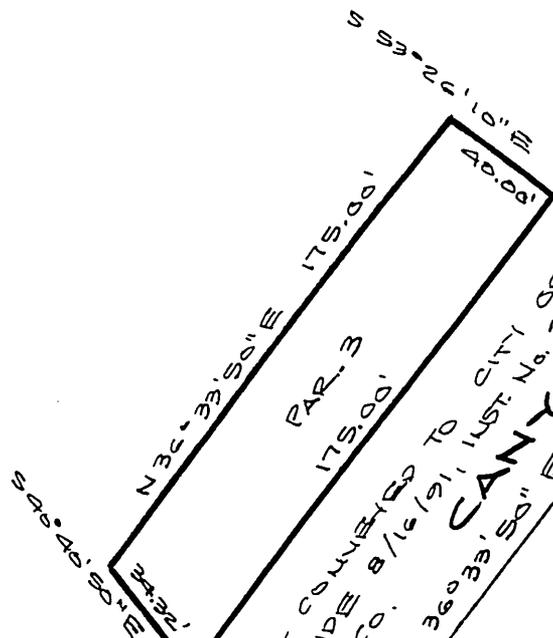
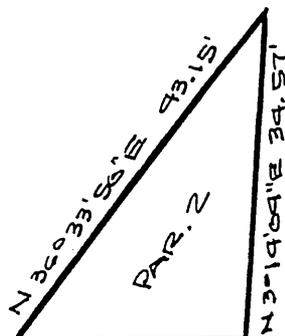
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 9/20/93



Real Property Services Manager
of the City of Riverside

NE 4 SEC. 6, T.3 S., R.4 W., S.B.M.



PARCEL CONVEYED TO CITY OF RIVERSIDE 8/16/91, INST. No. 283716
G.R., RIV. CO.

CANYON

ST. DR.

CREST

NORTH

SLY LINE NE 4 SEC. 6

22392
PMB 149/7-8

PCL. 2

• 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

11/23-8

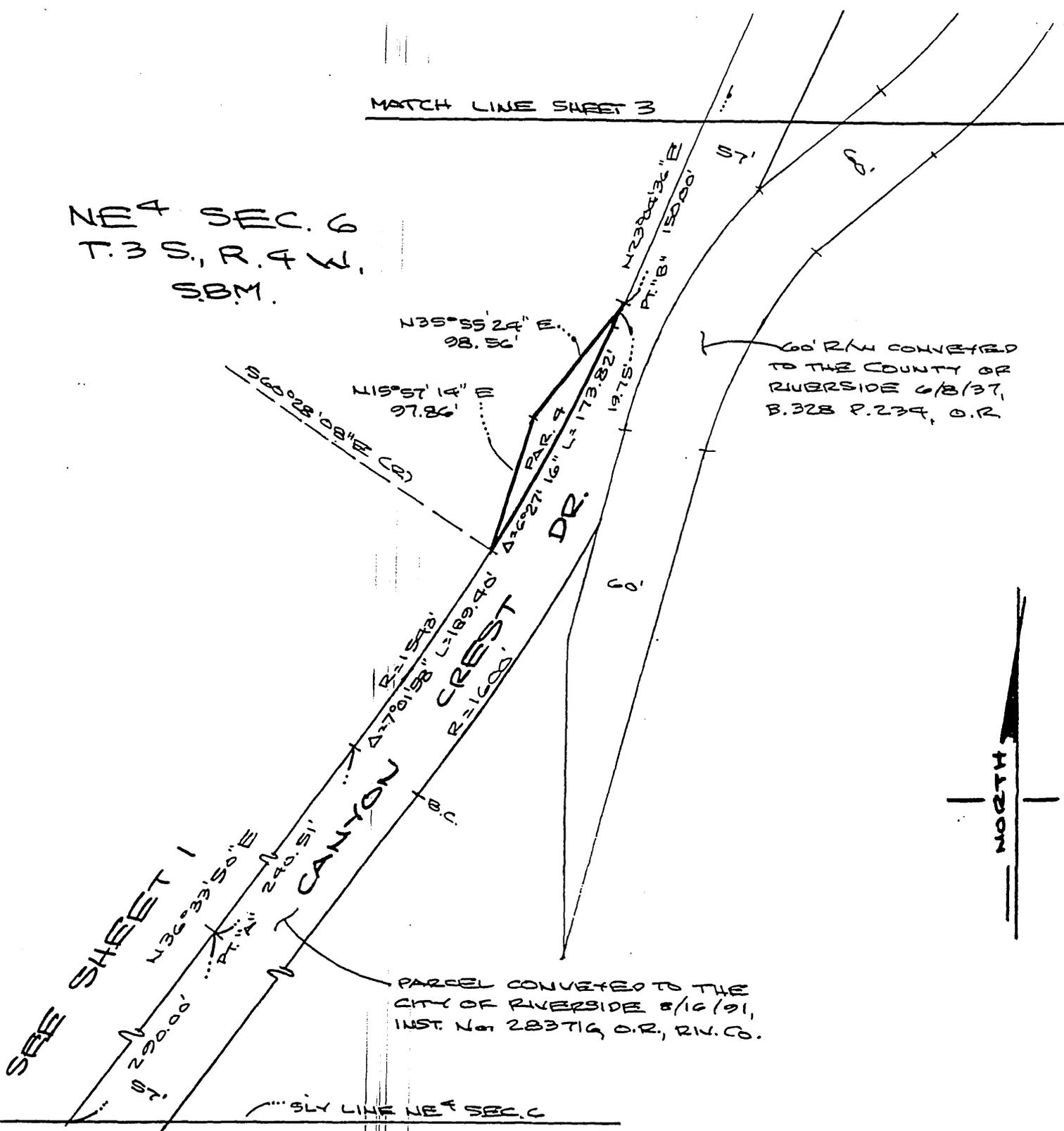
SCALE: 1" = 60'

DRAWN BY F DATE 3/20/03

SUBJECT CANYON CREST - SLOPE EASEMENTS

MATCH LINE SHEET 3

NE 4 SEC. 6
T. 3 S., R. 4 W.
S.B.M.



• 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 2 OF 5

11/23-8

SCALE: 1" = 100'

DRAWN BY F DATE 3/31/93

SUBJECT CANYON CREST, SLOPE RESEMENTS

MATCH LINE SHEET 5

NE 1/4 SEC. 6 T.3S.,
R.4W., S.B.M.

* 57' PARCEL OWNED TO THE
CITY OF RIVERSIDE 8/16/91,
INST. No. 283714, O.R., RIV.CO.

SEC. 5

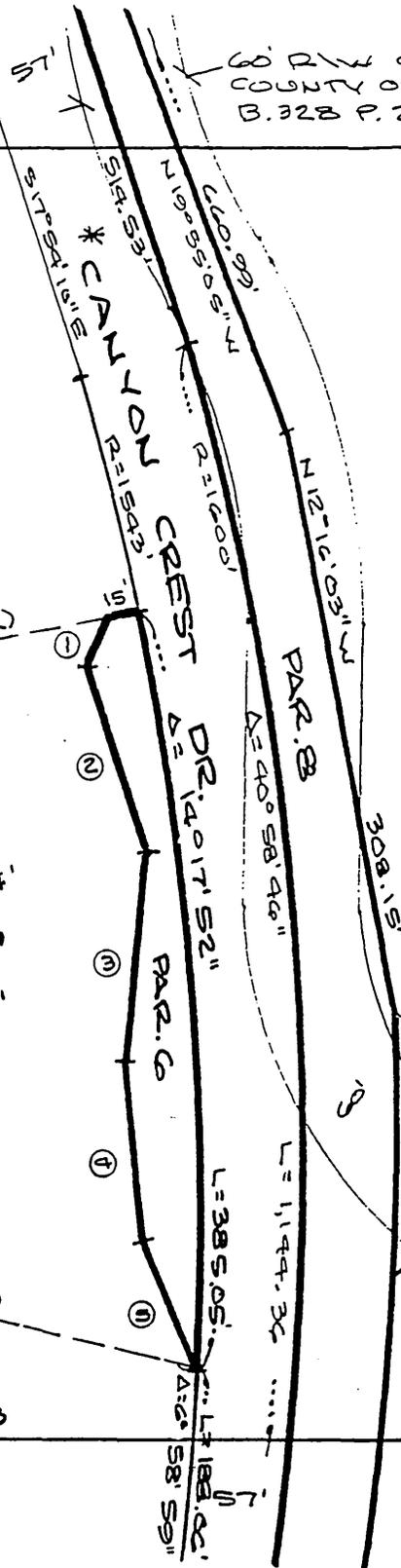
$N 76^{\circ} 55' 28'' E (R)$
 $R = 1543'$

- ① S 20° 23' 42" W 27.51'
- ② S 19° 22' 59" E 96.10'
- ③ S 04° 11' 18" W 106.24'
- ④ S 06° 10' 32" E 89.81'
- ⑤ S 24° 11' 49" E 73.27'

$S 88^{\circ} 46' 40'' E (R)$
 $R = 1843'$

MATCH LINE SHEET 3

60' R/W CONVEYED TO THE
COUNTY OF RIVERSIDE 6/8/37,
B. 323 P. 234, O.R.



SECTION LINE



$N 84^{\circ} 57' 20'' E (R)$

$R = 1650'$
 $\Delta = 14^{\circ} 19' 26''$
 $L = 412.50'$

• 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 4 OF 5

11/23-7

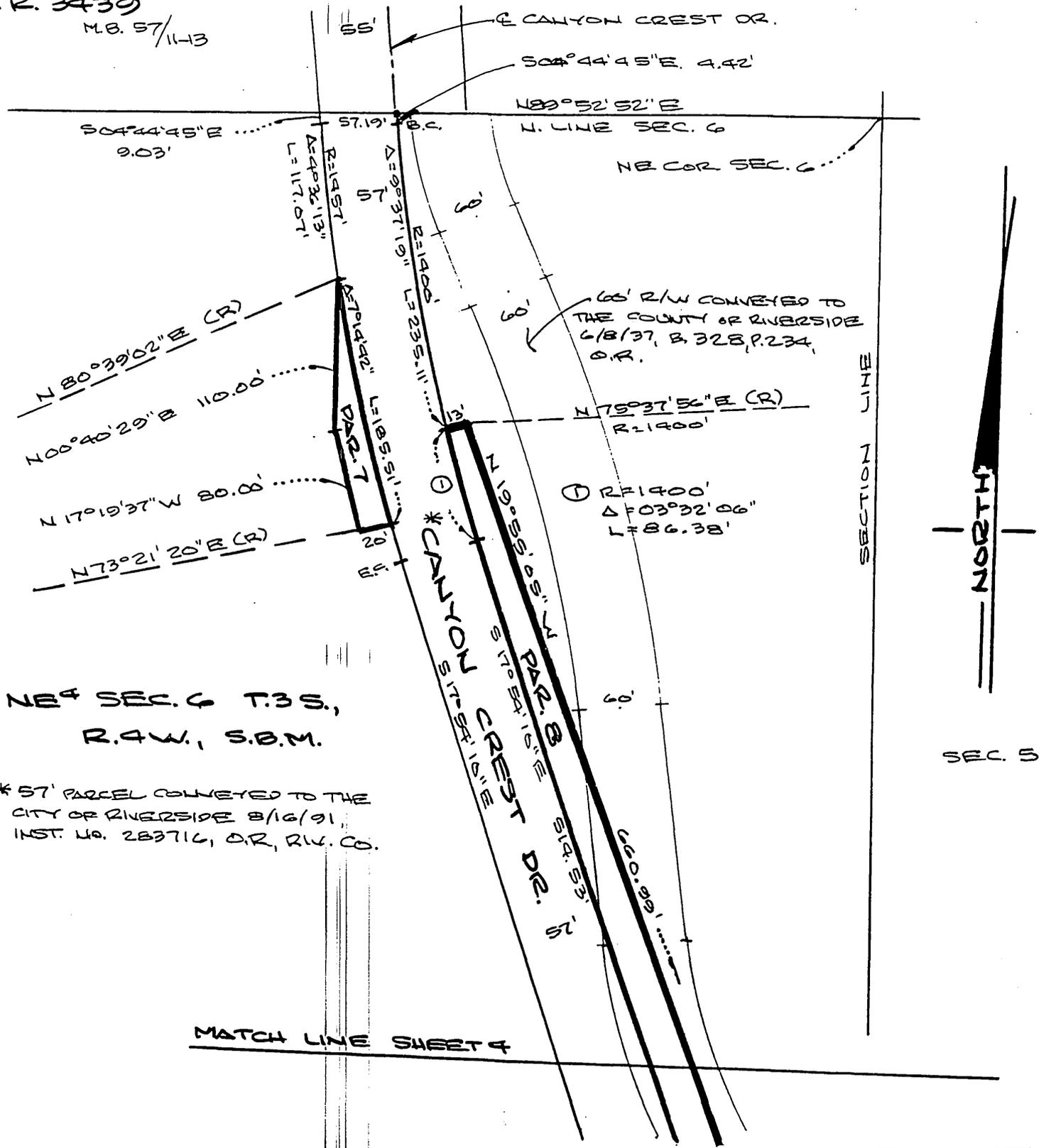
SCALE: 1" = 100'

DRAWN BY F DATE 3/31/93

SUBJECT CANYON CREST - SLOPE BASEMENTS

TR. 3439

M.B. 57/1143



NE 4 SEC. 6 T. 3 S.,
R. 4 W., S. 8. M.

* 57' PARCEL CONVEYED TO THE
CITY OF RIVERSIDE 8/16/91
INST. NO. 283716, O.R., 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 5 OF 5	4/23-7
SCALE: 1" = 100'	DRAWN BY F DATE 3/3/93	SUBJECT CANYON CREST-SLOPE EASEMENTS