

OLD REPUBLIC TITLE
COMPANY

13858

274764

RECEIVED FOR RECORD
AT 2:00 O'CLOCK

When recorded mail to:

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

AUG 21 1995

Recorded in Official Records
of Riverside County, California

Recorder
Fee \$ _____

FREE RECORDING

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

FOR RECORDER'S OFFICE USE ONLY

Project: California Avenue Extension
Parcel 32
A.P.N. 145-132-001

TRA 009023

Handwritten initials: TM

SLOPE EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, LARRY S. BOURBONNAIS, a married man as his sole and separate property, as Grantor, grants 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 located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lot 1 in Block 55 of La Granada, as shown by map on file in Book 12, Pages 42 through 51 of Maps, records of Riverside County, California, described as follows:

COMMENCING at the intersection of the centerline of Tyler Street with the northeasterly prolongation of the centerline of California Avenue all as shown by map of Tract No. 8006, on file in Book 94, Pages 59 through 63 of Maps, records of said Riverside County;

THENCE North 57°55'23" East, continuing along said northeasterly prolongation of said centerline of California Avenue, a distance of 281.62 feet to the beginning of a tangent curve concaving southeasterly and having a radius of 680.00 feet;

THENCE northeasterly to the right along said curve through a central angle of

37°21'40" an arc length of 443.41 feet to a line parallel with and distant 19.00 feet southerly, as measured at right angles, from the centerline of Tomlinson Avenue as shown by said map of La Granada;

THENCE South 84°42'57" East, along said parallel line, a distance of 440.99 feet to the beginning of a tangent curve concaving northerly and having a radius of 680.00 feet;

THENCE easterly to the left along said last mentioned curve through a central angle of 45°04'24" an arc length of 534.94 feet;

THENCE North 50°12'39" East, a distance of 624.65 feet to the northwesterly prolongation of the southwesterly line of said Lot 1 in Block 55; this course is hereinafter referred to as "Course A";

THENCE South 40°57'07" East, along said northwesterly prolongation and along said southwesterly line, a distance of 39.01 feet to a line parallel with and distant 39.00 feet southeasterly, as measured at right angles, from the northeasterly prolongation of said "Course A" and the POINT OF BEGINNING of the parcel of land being described;

THENCE South 40°57'07" East, continuing along said southwesterly line, a distance of 21.04 feet;

THENCE North 50°54'40" East, a distance of 88.47 feet to the northerly line of said Lot 1;

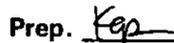
THENCE North 87°06'31" West, along said northerly line, a distance of 30.34 feet to the beginning of a tangent curve concaving southerly and having a radius of 164.39 feet;

THENCE westerly to the left along said curve and along said northerly line through a central angle of 0°48'14" an arc length of 2.31 feet to said line parallel with and distant 39.00 feet southeasterly, as measured at right angles, from said northeasterly prolongation of said "Course A";

THENCE South 50°12'39" West, along said last mentioned parallel line, a distance of 64.88 feet to the POINT OF BEGINNING.

Area - 1647.9 square feet.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 7/21/95 Prep. 
 Mark S. Brown, L.S. 5655 Date
 License Expires 9/30/95



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.

Dated 3-14-95

Larry S. Bourbonnais
LARRY S. BOURBONNAIS

GENERAL ACKNOWLEDGEMENT

State of Colorado
California } ss
County of EL PASO

On August 14 1995, before me Laurie D. Ambrosino
(date) ~~Larry S. Bourbonnais~~ (name)

a Notary Public in and for said State, personally appeared
Larry S. Bourbonnais
Name(s) of Signer(s)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Laurie D. Ambrosino
Signature
2-20-96

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other

- () Partner(s)
 - () General
 - () Limited

The party(ies) executing this document is/are representing:

**CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)**

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.

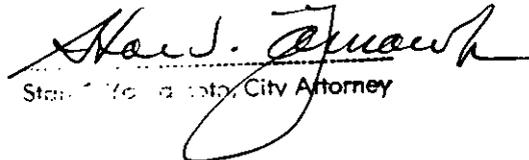
Dated 8/18/95

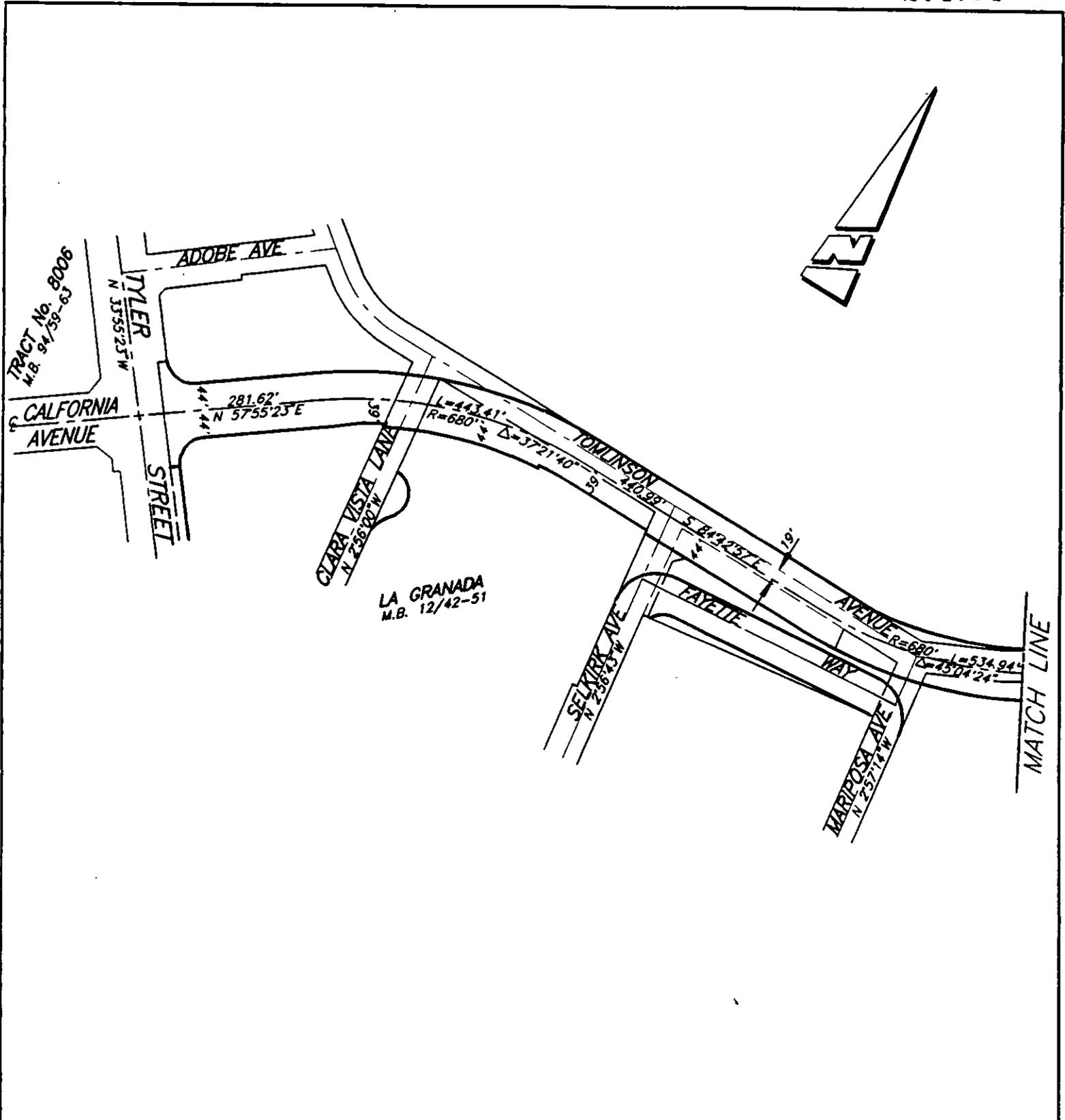
CITY OF RIVERSIDE


Real Property Services Manager
of the City of Riverside

CAL32.SLO

APPROVED AS TO FORM


Stanley J. ... City Attorney



• 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.

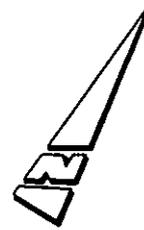
SHEET 1 OF 3

SCALE: N.T.S.

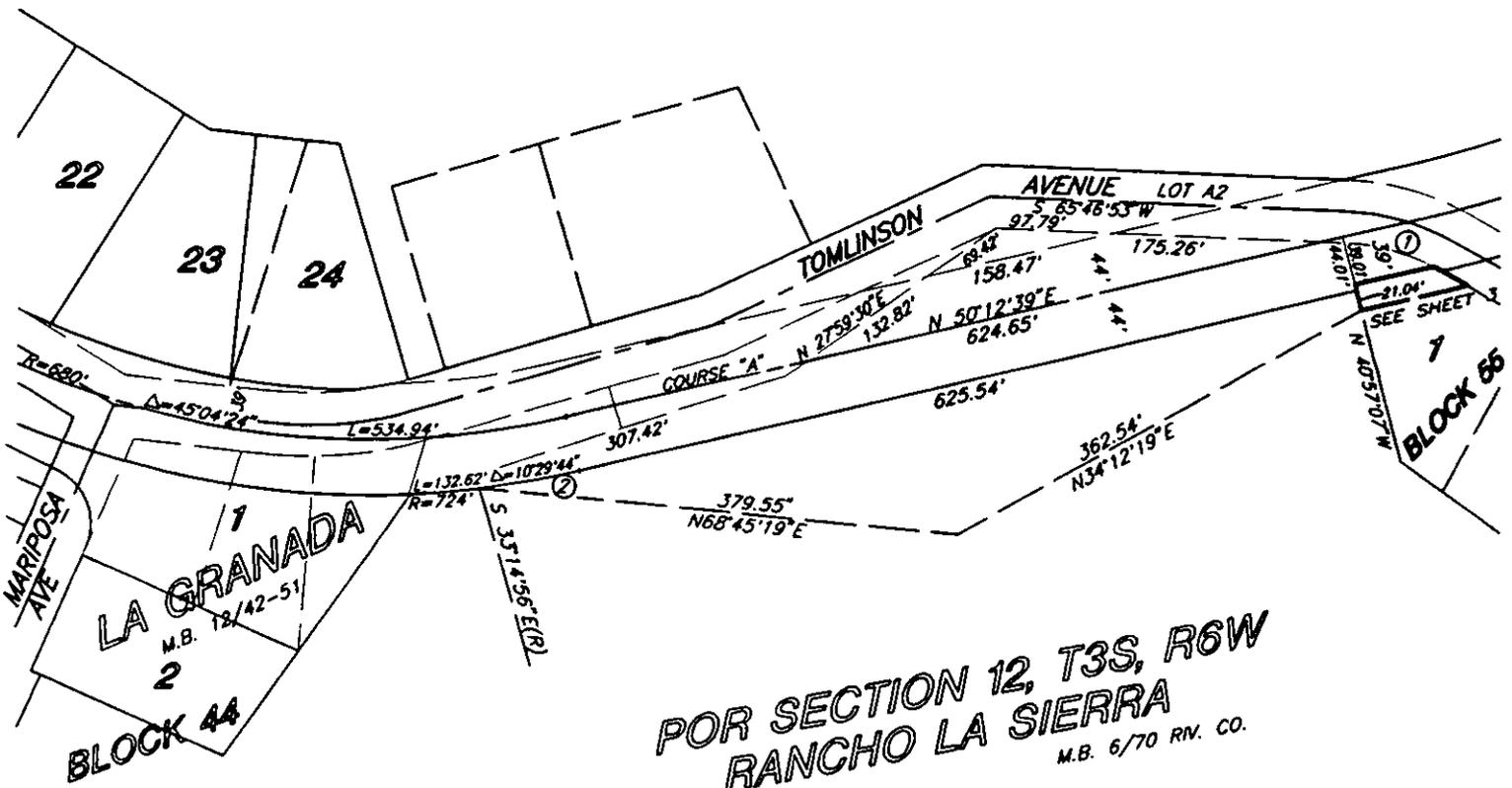
DRAWN BY: CURT DATE: 4/06/95

SUBJECT: CALIFORNIA AVENUE EXTENSION

LA GRANADA TRACT No. 2
M.B. 14/97



LOT 11



POR SECTION 12, T3S, R6W
RANCHO LA SIERRA
M.B. 6/70 RV. CO.

CURVE DATA

	R	Δ	L
①	164.39'	26°18'22"	75.48'
②	724'	6°32'25"	82.64'

• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 2 OF 3

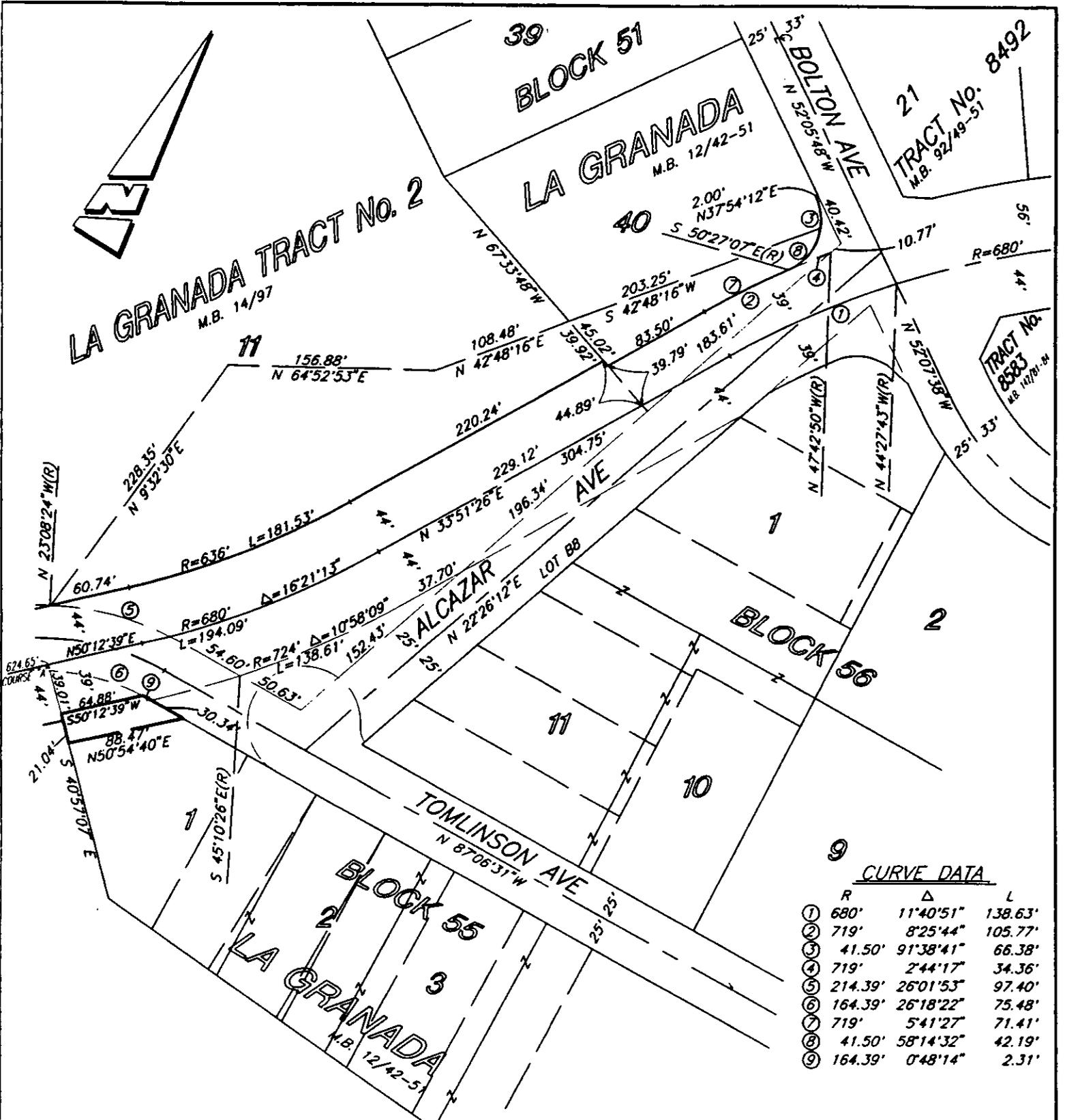
6/17-2

SCALE: 1"=150'

DRAWN BY: CURT

DATE: 4/06/95

SUBJECT: CALIFORNIA AVENUE EXTENSION



9

CURVE DATA		
R	Δ	L
① 680'	11°40'51"	138.63'
② 719'	8°25'44"	105.77'
③ 41.50'	91°38'41"	66.38'
④ 719'	2°44'17"	34.36'
⑤ 214.39'	26°01'53"	97.40'
⑥ 164.39'	26°18'22"	75.48'
⑦ 719'	5°41'27"	71.41'
⑧ 41.50'	58°14'32"	42.19'
⑨ 164.39'	0°48'14"	2.31'

• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 3 OF 3

647-2
65-5

SCALE: 1"=100'

DRAWN BY: CURT

DATE: 4/06/95

SUBJECT: CALIFORNIA AVENUE EXTENSION