

34865

When recorded mail to:

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

RECEIVED FOR RECORD
AT 8:00AM

DEC - 9 1998

Recorded in Official Records
of Riverside County, California

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)

FOR RECORDER'S OFFICE USE ONLY
LW

Project: Tyler - Cypress Intersection Improvements
Parcel 13
A.P.N. 150-250-027

D - 14292

SLOPE EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, HASSAN ROOSTAI, an unmarried man, 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 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.

113588-7

Dated November 6, 1998

Hassan Roostai
HASSAN ROOSTAI

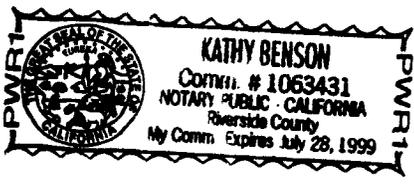
GENERAL ACKNOWLEDGEMENT

State of California
County of RIVERSIDE } ss

On Nov. 6, 1998, before me KATHY BENSON
(date) (name)

a Notary Public in and for said State, personally appeared
HASSAN ROOSTAI
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.

Kathy Benson
Signature

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 11/18/98

CITY OF RIVERSIDE
[Signature]
Real Property Services Manager
of the City of Riverside

APPROVED AS TO FORM
[Signature] 11/13/98
CAROLYN CONFER
ASSISTANT CITY ATTORNEY

PAR013.SLO

EXHIBIT "A"

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 19 of La Granada, as shown by map on file in Book 12, Pages 42 through 51 of Maps, records of Riverside County, California, more particularly described as follows:

COMMENCING at the northwesterly corner of said Lot 1;

THENCE South 6°21'48" East, along the westerly line of said Lot 1, a distance of 144.71 feet to the northwesterly corner of Parcel 1 of that certain parcel of land described deed to Bert Hilborn by document recorded June 26, 1946, in Book 761, Page 77 et seq., of Official Records of said Riverside County;

THENCE North 89°20'00" East, along the northerly line of said Parcel 1, a distance of 13.06 feet to a line parallel with and distant 38.00 feet easterly, as measured at right angles, from the centerline of Tyler Street (formerly Tyler Avenue) as shown by said map and the POINT OF BEGINNING of the parcel of land being described;

THENCE North 6°21'48" West, along said parallel line, a distance of 101.08 feet to the beginning of a tangent curve concaving southeasterly and having a radius of 39.50 feet;

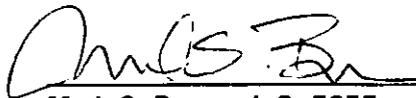
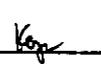
THENCE northerly to the right along said curve through a central angle of 34°52'09" an arc length of 24.04 feet;

THENCE South 6°21'48" East, a distance of 124.37 feet to said northerly line of Parcel 1;

THENCE South 89°20'00" West, along said northerly line of Parcel 1, a distance of 7.13 feet to the POINT OF BEGINNING.

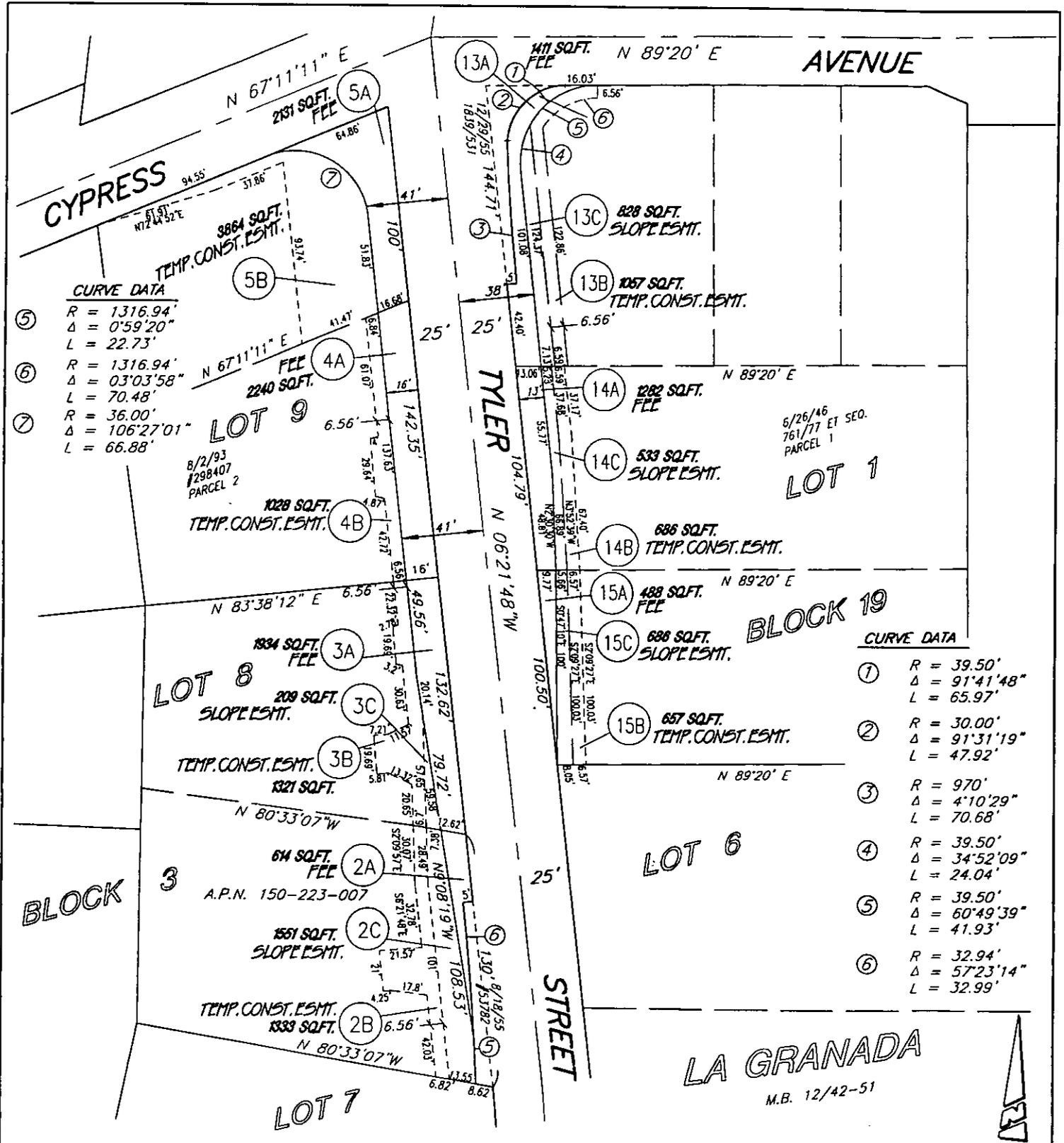
Area - 828 square feet.

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

 10/27/98 Prep. 
 Mark S. Brown, L.S. 5655 Date
 License Expires 9/30/99



PAR013S.LEG



CURVE DATA
 ⑤ R = 1316.94'
 Δ = 0°59'20"
 L = 22.73'
 ⑥ R = 1316.94'
 Δ = 03°03'58"
 L = 70.48'
 ⑦ R = 36.00'
 Δ = 106°27'01"
 L = 66.88'

CURVE DATA
 ① R = 39.50'
 Δ = 91°41'48"
 L = 65.97'
 ② R = 30.00'
 Δ = 91°31'19"
 L = 47.92'
 ③ R = 970'
 Δ = 4°10'29"
 L = 70.68'
 ④ R = 39.50'
 Δ = 34°52'09"
 L = 24.04'
 ⑤ R = 39.50'
 Δ = 60°49'39"
 L = 41.93'
 ⑥ R = 32.94'
 Δ = 57°23'14"
 L = 32.99'

• 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 1	49-6
SCALE: N.T.S.	DRAWN BY: DA	10/26/98	SUBJECT: TYLER - CYPRESS INTERSECTION IMPROVEMENTS