

125268

When recorded mail to:

City Clerk's Office
 City of Riverside
 City Hall - 3711 Orange St.
 Riverside, Ca. 92501
 Watkins Dr. Extension -
 Picacho to Highway 395

DOCUMENTARY TRANSFER TAX - None

CITY DEED NO. _____

RECEIVED FOR RECORD

SEP 27 1974

15 Min. Past 11 o'clock A.M.

At Request of
CITY CLERK

125268

Book 1974, Page
Recorded in Official Records
of Riverside County, California

W.H. V. [Signature] Recorder

FEES \$

INDEXED

FOR RECORDER'S OFFICE USE ONLY

8278

SLOPE EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
SUN GOLD, INC., a California corporation, who acquired title as
VICTORIA INVESTMENT COMPANY, a California corporation

as Grantor, grants 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 pur-
 poses, 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 the NORTHEAST QUARTER of SECTION 29,
 and the WEST ONE HALF of SECTION 28 both in Township
 2 South, Range 4 West, San Bernardino Base and
 Meridian, described as follows:

PARCEL 1

Commencing at the intersection of the centerline of
 WATKINS DRIVE with the southwesterly prolongation of
 the southeasterly line of Lot 110 of UNIVERSITY HILLS
 UNIT 3, as shown by map on file in Book 35 of Maps,
 pages 67 thru 69 inclusive thereof, Records of
 Riverside County, California;

Thence South 42° 10' 30" East, along said centerline
 of WATKINS DRIVE and along its southeasterly prolongation,
 54.48 feet to the beginning of a tangent curve, concave
 southwesterly and having a radius of 2,000.00 feet;

Thence southeasterly, along said curve, an arc length
 of 111.02 feet thru a central angle of 03° 10' 50" to
 a tangent line;

Thence South 38° 59' 40" East, along said tangent line,
 227.03 feet to the beginning of a tangent curve,
 concave southwesterly and having a radius of 2,000.00
 feet;

Thence southeasterly along said curve, an arc length
 of 75.40 feet thru a central angle of 02° 09' 36"
 to a tangent line;

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Thence South 36° 50' 04" East, along last said tangent line, 131.68 feet to the south line of said Northeast Quarter of Section 29;

Thence South 89° 12' 51" East, along said south line, 266.88 feet to the TRUE POINT OF BEGINNING; said point hereinafter being referred to as Point "A" for description purposes;

Thence North 36° 01' 51" East, a distance of 56.70 feet;

Thence North 74° 46' 32" West, a distance of 53.49 feet;

Thence South 36° 01' 51" West, a distance of 11.00 feet;

Thence South 09° 53' 26" East, a distance of 40.31 feet;

Thence South 33° 44' 20" West, a distance of 13.18 feet to said south line of the Northeast Quarter;

Thence South 89° 12' 51" East, along said south line, 25.07 feet to said true point of beginning.

Area: 2,143.9 square feet or 0.049 acre

PARCEL 2

Commencing at said "Point A" described hereinabove;

Thence South 89° 12' 51" East, along said south line of the Northeast Quarter of Section 29, a distance of 48.98 feet to the TRUE POINT OF BEGINNING;

Thence North 36° 01' 51" East, a distance of 23.54 feet;

Thence South 31° 31' 36" East, a distance of 10.80 feet to the east line of said Northeast Quarter of Section 29;

Thence continuing South 31° 31' 36" East, a distance of 38.97 feet;

Thence South 36° 01' 42" West, a distance of 11.00 feet;

Thence South 89° 38' 44" West, a distance of 13.44 feet to the West line of said West One Half of Section 28;

Thence North 00° 38' 21" West, along said West line, 32.10 feet to the West Quarter Corner of said Section 28;

Thence North 89° 12' 51" West, along said south line of the Northeast Quarter of Section 29, a distance of 19.61 feet to said TRUE POINT OF BEGINNING.

Area: 698.1 square feet or 0.015 acre

DESCRIPTION APPROVAL
by *George P. Hutchinson* 3/12/74 *[Signature]*
Surveyor

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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 reserves the right to 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.

SUN GOLD, INC., a California corporation, who acquired title as VICTORIA INVESTMENT COMPANY, a California corporation

Dated Sept. 25, 1974

BY Fred C. Jennings PRES.
BY Virginia C. Hiller, Asst. Secy.

APPROVED AS TO FORM

Carl Tuz

ASST. CITY ATTORNEY

CONSENT TO RECORDATION

STATE OF CALIFORNIA,

COUNTY OF Riverside

ss.

ON September 25, 19 74,

before me, the undersigned, a Notary Public in and for said State, personally appeared Fred C. Jennings and Virginia C. Hiller

President and Assistant Secretary, known to me to be the Sun Gold, Inc.

the Corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument, on behalf of the Corporation, therein named, and acknowledged to me that such Corporation executed the same.

WITNESS my hand and official seal.

Helen J. Bricker

Notary Public in and for said State.

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UNIVERSITY HILLS

PICACHO DR. 20'

DR.

UNIT 3

110

M.B. 35/67-69
RIV. CO.

109

SUBD'V'N
S'E'LY LINE LOT 110
S 47°49'30"W

BND'RY

S 47°49'30" W

N 47°49'30" E (R)

E R=2000'
Δ=3°10'30"
L=111.02'

N 51°00'20" E (R)

SUBD'V'N

100' EASEMENT TO STATE
OF CALIFORNIA INST. NO. 179016,
REC. 8/3/66

S'LY BND'RY N.E. 1/4 SEC. 29

PARCEL 1

N 51°00'20" E (R)

E R=2000'
Δ=2°09'36"
L=72.40'

N 53°09'55" E (R)

POR. N.E. 1/4 SEC. 29
T. 2 S., R. 4 W., S.B.M.

POR. S.E. 1/4 SEC. 29
T. 2 S., R. 4 W., S.B.M.

MATCH LINE SHEET TWO

N 53°09'55" E (R)

BASIS OF BEARINGS:

E WATKINS DR. S 42°10'30" E
PER M.B. 35/67-69, 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 1 OF 2

12/25, 25-4

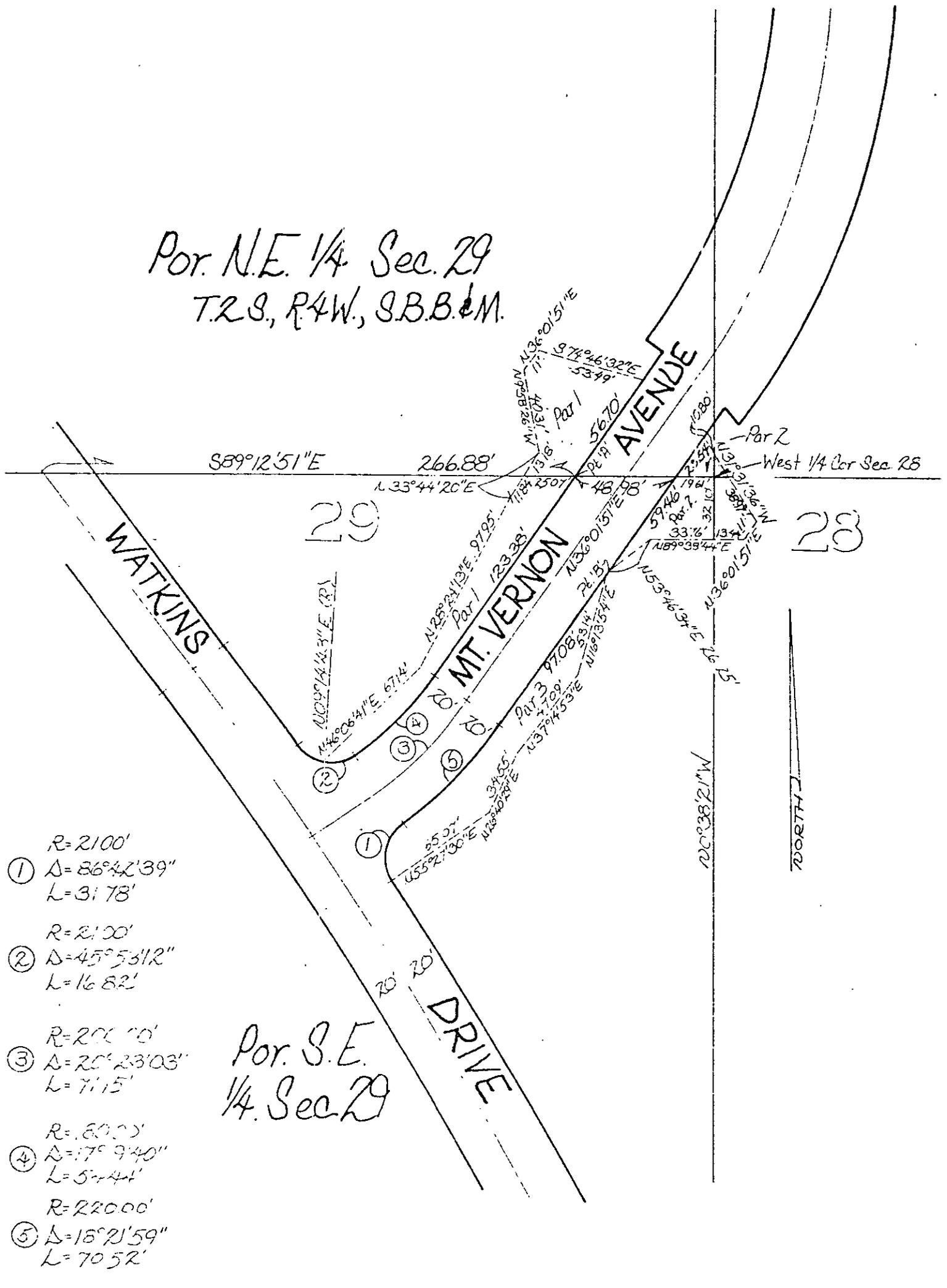
SCALE: 1" = 100'

DRAWN BY W.F. DATE 4 / 26 / 74

SUBJECT Watkins Dr. Ext. - Picacho to U.S. 395

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Por. N.E. 1/4 Sec. 29
T.2S, R.4W, S.B.B.&M.



- R=2100'
- ① Δ=86°42'39"
L=3178'
- R=2100'
- ② Δ=45°53'12"
L=1682'
- R=20000'
- ③ Δ=20°23'03"
L=7115'
- R=6000'
- ④ Δ=17°34'40"
L=5744'
- R=22000'
- ⑤ Δ=16°21'59"
L=7052'

Por. S.E.
1/4 Sec. 29

CITY OF RIVERSIDE, CALIFORNIA

THIS PLAN IS A REVISION OF THE PLAN FOR THE EXTENSION OF MT. VERNON AVENUE AND DRIVE, ATTACHED HERETO, FILED IN THE OFFICE OF THE COUNTY CLERK OF RIVERSIDE COUNTY, CALIFORNIA, ON 11/15/74.

SHEET 2 OF 2

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SCALE 1" = 60'

DRAWN BY J. B. G. & B. G. 74 FOR THE CITY OF RIVERSIDE, CALIFORNIA, MT. VERNON AVE. EXTENSION.

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