

No Fee - 6103 Government Code

54065

When recorded mail to:
City Clerk's Office
City of Riverside
City Hall, 3711 Orange St.
Riverside, California 92501
Watkins Dr. Ext.-Picacho to 395

DOCUMENTARY TRANSFER TAX
\$ _____ None
Signature [Signature]
CITY OF RIVERSIDE

CITY DEED NO. _____

RECEIVED FOR RECORD
MAY 9 1975
30 Min. Post 3 o'clock P.M.
At Request of
CITY CLERK
Book 1975, Page 54065
Recorded in Official Records
of Riverside County, California
W.H. DeLoach Recorder
FEES \$ None

RECORDED

FOR RECORDER'S OFFICE USE ONLY

8390

D R A I N A G E
E A S E M E N T

APPROVED AS TO FORM
[Signature]
ASST. CITY ATTORNEY

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
WELLS FARGO BANK NATIONAL ASSOCIATION, as Trustee Under the Will of
Peter C. Gernert, deceased

as Grantor, 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 the construction, reconstruction,
maintenance, operation, inspection, repair, replacement, relocation,
renewal and removal of drainage facilities

together with all necessary appurtenances, in, under, upon, 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 SOUTHWEST QUARTER of SECTION 28,
TOWNSHIP 2 SOUTH, RANGE 4 WEST, San Bernardino Meridian,
described as follows:

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' 35" to a
tangent line;

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Thence South $36^{\circ} 50' 04''$ East, along said tangent line, 254.75 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 1,800.00 feet;

Thence Southeasterly, along said curve, an arc length of 614.58 feet thru a central angle of $19^{\circ} 33' 46''$ to a tangent line;

Thence South $17^{\circ} 16' 18''$ East, along said tangent line, 251.78 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 1,000.00 feet;

Thence Southeasterly, along said curve, an arc length of 182.41 feet thru a central angle of $10^{\circ} 27' 04''$ to a tangent line;

Thence South $27^{\circ} 43' 22''$ East, along said tangent line, 253.30 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 1,000.00 feet;

Thence Southeasterly, along said curve, an arc length of 271.42 feet thru a central angle of $15^{\circ} 33' 05''$ to a tangent line;

Thence South $12^{\circ} 10' 17''$ East, along said tangent line, 330.66 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 1,000.00 feet;

Thence Southeasterly, along said curve, an arc length of 164.88 feet thru a central angle of $09^{\circ} 26' 49''$ to a tangent line;

Thence South $21^{\circ} 37' 06''$ East, along said tangent line, 249.76 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 1,000.00 feet;

Thence Southeasterly, along said curve, an arc length of 68.99 feet thru a central angle of $03^{\circ} 57' 10''$ to a point in the northwesterly line of that certain parcel of land conveyed to DESERT OUTDOOR ADVERTISING, Inc. by deed recorded September 20, 1973 as Instrument No. 123758 of Official Records of Riverside County, California;

Thence North $69^{\circ} 11' 51''$ East (recorded South $68^{\circ} 40' 30''$ West), along said northwesterly line, 22.89 feet to the TRUE POINT OF BEGINNING; said point being a point in the southwesterly line of the Atchison, Topeka and Santa Fe Railroad right-of-way; said point also being a point in a non-tangent curve concave Northeasterly and having a radius of 1,054.91 feet; the radial line to said point bears South $69^{\circ} 41' 19''$ West;

Thence Northerly, along said curve, an arc length of 95.00 feet thru a central angle of $05^{\circ} 09' 35''$ to the end thereof;

Thence South $24^{\circ} 28' 54''$ East, 26.04 feet;

Thence South $24^{\circ} 15' 58''$ East, 48.33 feet;

Thence South $56^{\circ} 31' 00''$ East, 115.67 feet;

Thence South $26^{\circ} 40' 56''$ East, 142.33 feet;

Thence South $32^{\circ} 22' 23''$ East, 89.76 feet;

Thence North $62^{\circ} 29' 49''$ East, 5.00 feet;

Thence South $27^{\circ} 30' 11''$ East, 20.00 feet;

Thence South $62^{\circ} 29' 49''$ West, 5.00 feet;

Thence South $27^{\circ} 30' 11''$ East, 145.75 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 1,450.69 feet,

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Thence Southeasterly, along said curve, an arc length of 49.12 feet thru a central angle of $01^{\circ} 56' 24''$ to the southerly line of said Southwest Quarter of Section 28;

Thence South $89^{\circ} 29' 35''$ West, along said southerly line, 30.56 feet;

Thence North $30^{\circ} 42' 40''$ West, 88.91 feet;

Thence North $27^{\circ} 50' 55''$ West, 100.12 feet;

Thence North $33^{\circ} 34' 26''$ West, 100.12 feet;

Thence North $39^{\circ} 14' 31''$ West, 101.12 feet;

Thence North $37^{\circ} 30' 06''$ West, 42.29 feet;

Thence South $23^{\circ} 55' 16''$ East, 42.29 feet;

Thence North $30^{\circ} 42' 40''$ West, 41.83 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 980.00 feet;

Thence Northwesterly, along said curve, an arc length of 56.45 feet thru a central angle of $03^{\circ} 18' 02''$ to a point in said southwesterly line of the Atchison, Topeka and Santa Fe Railroad right-of-way; said point being in a compound curve concave Northeasterly and having a radius of 1,054.91 feet; the radial line to said point bears South $68^{\circ} 04' 42''$ West;

Thence Northwesterly, along said curve, an arc length of 29.65 feet thru a central angle of $01^{\circ} 36' 37''$ to said TRUE POINT OF BEGINNING.

Area: 21,466 square feet or 0.492 acre

DESCRIPTION APPROVAL
by *George Hutchinson* 1/31/75 by *W.L.*
Surveyor

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TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other material thereon by Grantee, its officers, agents and employees and by persons under contract with said Grantee and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said drainage facilities

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.

Dated 3-17-75

WELLS FARGO BANK NATIONAL ASSOCIATION,
as Trustee Under the Will of Peter
C. Gerbert, Deceased
By [Signature]
Assistant Vice President
By [Signature]
ASSISTANT REAL PROPERTY OFFICER

STATE OF CALIFORNIA

CORPORATION ACKNOWLEDGEMENT

County of LOS ANGELES ss.

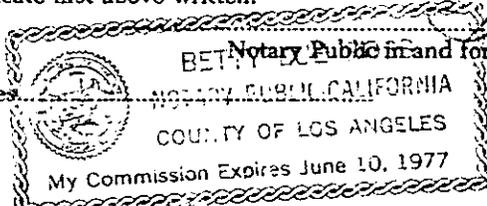
On this 17th day of MARCH in the year one thousand nine hundred and 75

before me the undersigned, a Notary Public in and for said County and State, residing therein duly commissioned and sworn, personally appeared B. D. HEMBREE & R. C. McMILLAN

known to me to be the asst Vice President & asst Real Property Officer of the corporation described in and that executed the within instruments, and also known to me to be the person who executed the within instrument on behalf of the corporation therein named, and T.h.e.y. acknowledged to me that such corporation executed the same, pursuant to its by-laws or a resolution of its board of directors.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this Certificate first above written.

My Commission Expires



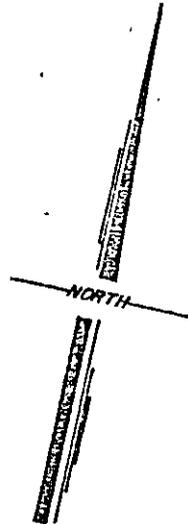
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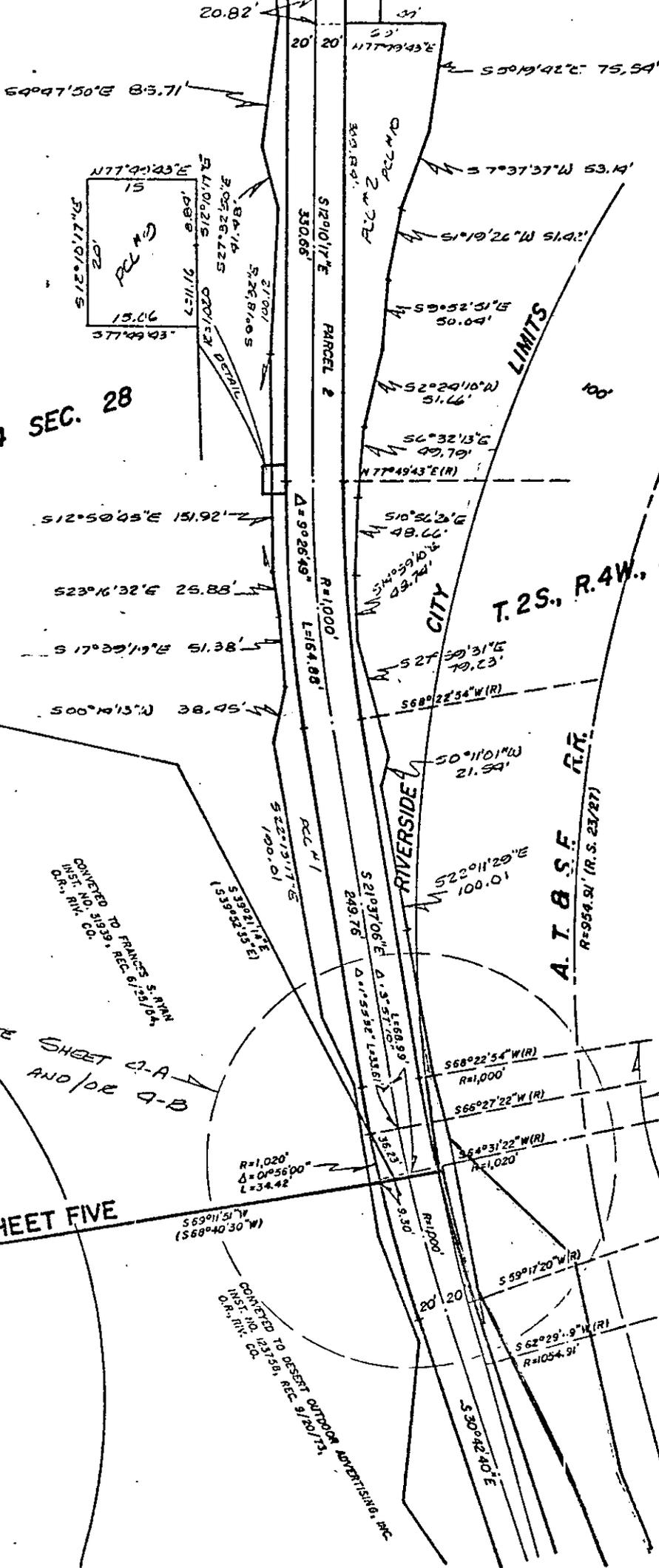
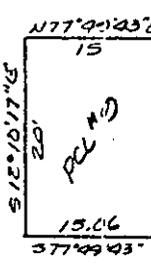
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MATCH LINE

SHEET THREE



POR. S.W. 1/4 SEC. 28



MATCH LINE SHEET FIVE

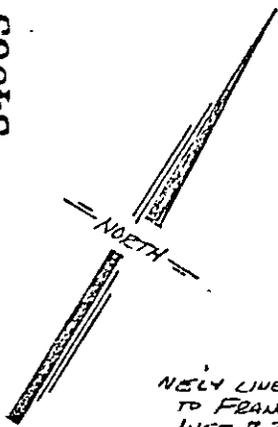
CITY OF RIVERSIDE, CALIFORNIA

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 12/25

SCALE: 1" = 100' DRAWN BY w.f. DATE 5 / 8 / 74 SUBJECT Watkins Dr. Ext. - Picacho to U.S. 395

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NEWLY LINE OF P.L. CONVEYED TO FRANCES S. RYAN, INST. R 31939 REC. 6/29/54, O.R. R.N. CO.

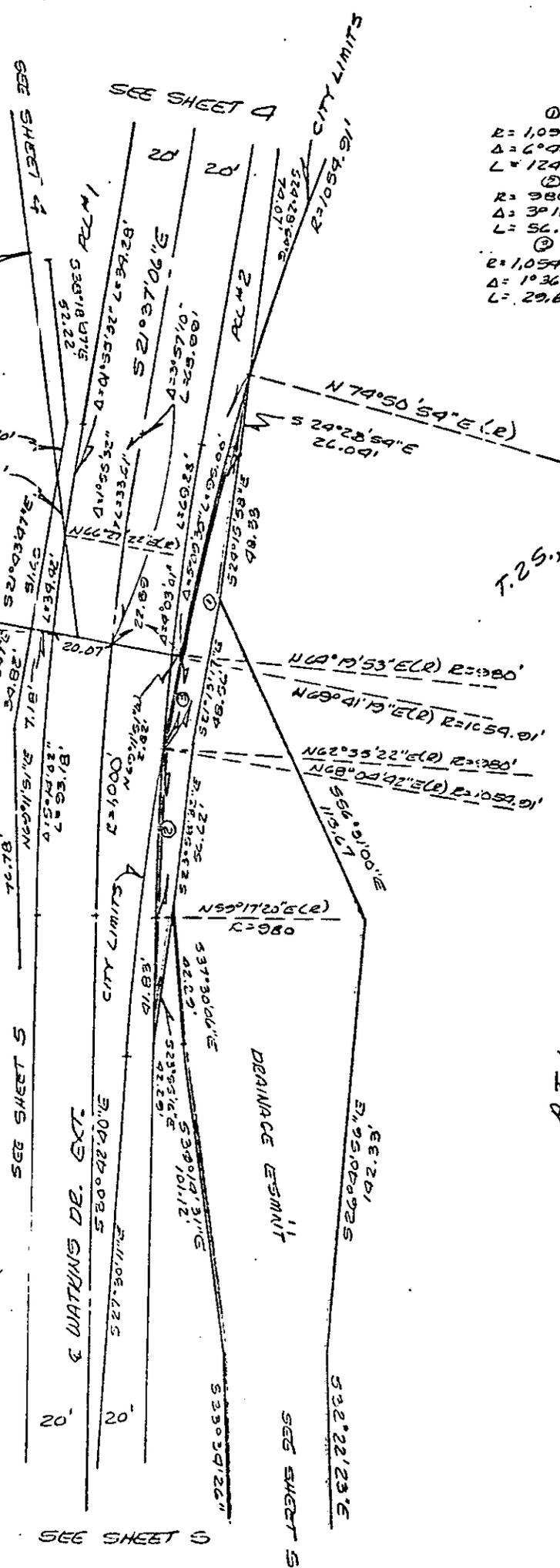
NEWLY LINE OF P.L. CONVEYED TO DEWEY OUTDOOR ADVERTISING, INC., INST. R 123758 REC. 9/20/73, O.R. R.N. CO.

T.25., R. 9W. S.B.M.

A.T. & S.F. R+R

①
 R = 1,059.91'
 Δ = 6°46'12"
 L = 124.75'
 ②
 R = 980
 Δ = 3°18'02"
 L = 56.45'
 ③
 R = 1,059.91'
 Δ = 1°36'37"
 L = 29.65'

POR. S.W. 1/4 SEC. 28



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-A OF 5	12/25
SCALE: 1" = 50'	DRAWN BY IF DATE 6/12/74	SUBJECT WATKINS DR. EXT. - PICTA TO D.S. 3013 8390	

