

No Fee - 6103 Government Code

54066

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

DOCUMENTARY TRANSFER TAX - None

RECEIVED FOR RECORD

MAY 9 1975

30 Min. Past 3 o'clock P.M.

Request of CITY CLERK

Book 1975, Page 54066

Recorded in Official Records of Riverside County, California

W.H. Walsh Recorder

FEES \$ 2.00

FOR RECORDER'S OFFICE USE ONLY

CITY DEED NO. _____

8391

APPROVED AS TO FORM

Barbara P. Pines
ASST. CITY ATTORNEY

SLOPE EASEMENT

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, 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 purposes, 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 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' 36" 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 158.70 feet thru a central angle of $09^{\circ} 05' 34''$;

Thence North $59^{\circ} 17' 20''$ East, 20.00 feet to the TRUE POINT OF BEGINNING;

Thence South $30^{\circ} 42' 40''$ East, 41.83 feet;

Thence North $23^{\circ} 55' 16''$ West, 42.29 feet;

Thence North $23^{\circ} 58' 32''$ West, 56.62 feet;

Thence North $21^{\circ} 13' 17''$ West, 48.56 feet;

Thence North $24^{\circ} 15' 58''$ West, 48.33 feet;

Thence North $24^{\circ} 28' 54''$ West, 26.04 feet to a point in the southwesterly line of the Atchison, Topeka and Santa Fe Railroad right-of-way; said point being in a non-tangent curve concave Northeasterly and having a radius of 1,054.91 feet; the radial line to said point bears South $74^{\circ} 50' 54''$ West;

Thence Southeasterly, along said curve, an arc length of 124.65 feet thru a central angle of $06^{\circ} 46' 12''$ to the point of beginning of a compound curve concave Northeasterly and having a radius of 980.00 feet; the radial line to said point bears South $62^{\circ} 35' 22''$ West;

Thence Southeasterly, along said curve, an arc length of 56.45 feet to said TRUE POINT OF BEGINNING.

Area: 1,405 square feet

DESCRIPTION APPROVAL
BY *George P. Hutchinson* 1/31/18 by *W.F.*
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.

Dated 3-17-75

WELLS FARGO BANK NATIONAL ASSOCIATION,
as Trustee Under the Will of Peter C.
Gernert deceased
BY [Signature]
BY [Signature]
ASSISTANT REAL PROPERTY OFFICER

STATE OF CALIFORNIA

CORPORATION ACKNOWLEDGEMENT

County of LOS ANGELES ss.

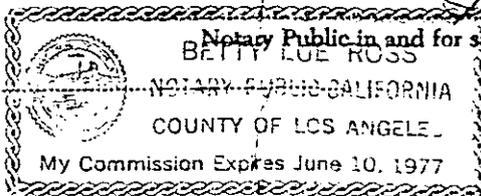
On this 17th day of MARCH in the year one thousand nine hundred and 75
before me the undersigned, a Notary Public in and for

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 they acknowledged to me that such corporation executed the same, pursuant to its by-
laws or a resolution of its board of directors.

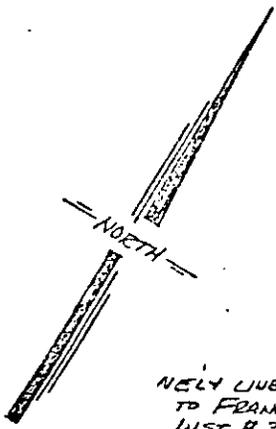
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day
and year in this Certificate first above written.

My Commission Expires [Signature]
NOTARY PUBLIC-CALIFORNIA



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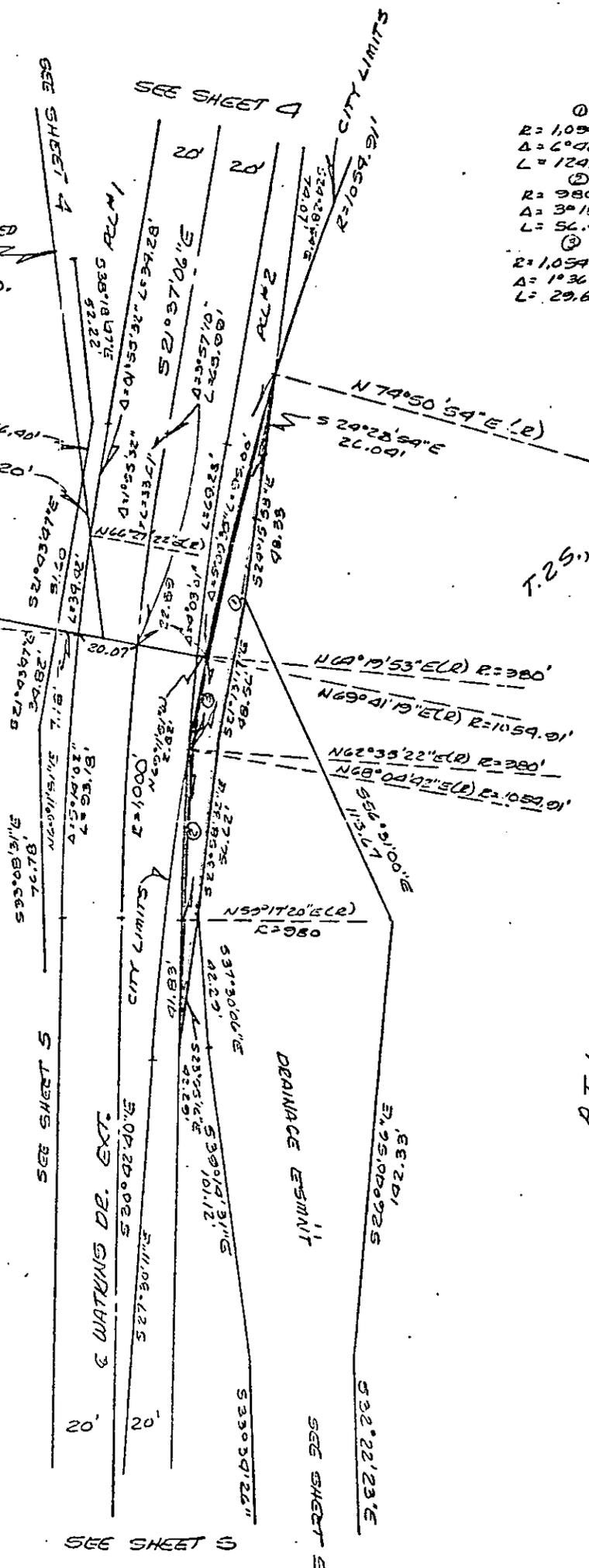


NEWLY LINE OF P.C.L. CONVEYED
TO FRANKS S. RYAN,
INST. # 31939
REC. 6/29/54, O.R. R.N. CO.

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

- ①
R = 1,059.91'
Δ = 6°46'12"
L = 124.65'
- ②
R = 980
Δ = 3°18'02"
L = 56.45'
- ③
R = 1,059.91'
Δ = 1°36'37"
L = 29.65'

FOR 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 3

12/25

SCALE: 1" = 20'

DRAWN BY LF DATE 6/12/74

SUBJECT WATKINS DE. EXT. - P.L. 100 TO D.S. 395