

When recorded mail to:
112913 City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92501

112913

RECEIVED FOR RECORD
JUN 13 1977
Min. Part 3 of Clock M.
At Request of
CITY CLERK
Book 1977, Page 112913
Recorded in Official Records
of Riverside County, California
W.W. Walsh 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

Project Watkins Drive Extension
Picacho to U.S. 395

8964

APPROVED AS TO FORM
Babou
CITY ATTORNEY

SLOPE EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
DESERT OUTDOOR ADVERTISING, INC., a corporation

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 roadway slope and support purposes,
in, on, under, through, over and along that certain real property situated
in the County of Riverside, State of California, described
as follows:

That portion of the NORTHWEST QUARTER of SECTION 33,
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;

Thence South 36° 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;

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Thence southeasterly, along said curve, an arc length of 614.58 feet thru a central angle of 19° 31' 46" to a tangent line;

Thence South 17° 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° 27' 04" to a tangent line;

Thence South 27° 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° 33' 05" to a tangent line;

Thence South 12° 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° 26' 49" to a tangent line;

Thence South 21° 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° 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 South 69° 11' 51" West (recorded South 68° 40' 30" West), along said northwesterly line, 20.07 feet to a point in a non-tangent curve, concave northeasterly and having a radius of 1,020.00 feet; the radial line to said point bears South 64° 31' 22" West;

Thence southeasterly, along said curve, an arc length of 93.18 feet thru a central angle of 05° 14' 02" to a tangent line;

Thence South 30° 42' 40" East, along said tangent line 392.91 feet to the northerly line of said Northwest Quarter of Section 33; said point being the TRUE POINT OF BEGINNING;

Thence continuing South 30° 42' 40" East, along said tangent line, 142.45 feet to a point in the northwesterly line of that certain parcel of land conveyed to the State of California by deed recorded August 3, 1964 as Instrument No. 94581, Official Records of Riverside County, California;

Thence South 57° 01' 56" West (recorded North 56° 23' 07" East), along said northwesterly line, 2.74 feet;

Thence North 34° 47' 52" West, 144.00 feet;

Thence North 51° 36' 32" West, 8.93 feet to a point in said northerly line of the Northwest Quarter of Section 33;

Thence North 89° 29' 35" East, along said northerly line, 18.73 feet to said TRUE POINT OF BEGINNING.

Area: 1,176 square feet.

DESCRIPTION APPROVAL

George P. Hutchinson 6/9/73
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(s) reserve(s) the right of 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 6/15/77

DESERT OUTDOOR ADVERTISING, INC.

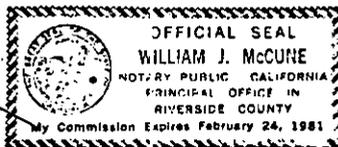
BY S. Buxbom, Pres.

BY Carol Buxbom, Sec.

STATE OF CALIFORNIA,
COUNTY OF Riverside

ss.
ON June 15th 19 77
before me, the undersigned, a Notary Public in and for said State, personally appeared
S. Buxbom and Carol Buxbom

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_____, known to me to be the
President and Secretary
of the Desert Outdoor Advertising, Inc.
the Corporation that executed the within instrument, known to me to be the person 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.

William J. McCune
Notary Public in and for said State.

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UNIVERSITY HILLS

PICACHO DR. 33

WATKINS DR. 44

UNIT 3

110

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

SUBD'VN
S'LY LINE LOT 110
S 47°49'30"W

109

BND'RY
S 47°49'30"W
N 47°49'30"E (R)
E R=2000'
Δ=3410.30'
L=1110.2'

N 51°00'20"E (R)

100' EASEMENT TO STATE
(CALIFORNIA INST. NO. 79016,
REC. 8/3/66)

PARCEL 1

N 51°00'20"E (R)

E R=2000'
Δ=2°09'36"
L=75.40'

N 53°09'56"E (R)

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

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

MATCH LINE SHEET TWO

N 53°09'56"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 3

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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MATCH LINE SHEET ONE

N 53° 09' 56" E (H) U.C.

100' EASEMENT TO STATE OF CALIFORNIA INST. NO. 79018, REC. 8/3/66

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

607° 20' 40" W (L)
N 57° 00' 42" E
N 53° 10' 13" W
N 70° 44' 15" S

TOTAL E CURVE
R=1800'
Δ=15° 53' 45"
L=614.58'



560° 31' 06" W (L)
N 60° 32' 25" E (R)

N 70° 00' 14" E (R)

N 70° 40' 57" E (R)
N 72° 43' 42" E (R) EC
R=1800'
Δ=100° 49' 38"
L=2248'

N 00° 57' 37" E
W U. BERRY SEC. 29

N 1/2 OF N.W. 1/4 OF
S.W. 1/4 SEC. 28
T. 2 S., R. 4 W., S.B.M.

- ①
R=1800
Δ=10° 36' 22"
L=473.32'
- ②
R=1800
Δ=08° 10' 43"
L=311.32'
- ③
R=1800
Δ=19° 01' 31"
L=493.32'
- ④
R=1800
Δ=15° 21' 10"
L=482.32'

MATCH LINE SHEET THREE

CITY OF RIVERSIDE, CALIFORNIA

THIS PLAN 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 2 OF 5

12/25, 25-4

SCALE: 1" = 100'

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

SUBJECT Watkins Dr. Est. - Picocho to U.S. 395

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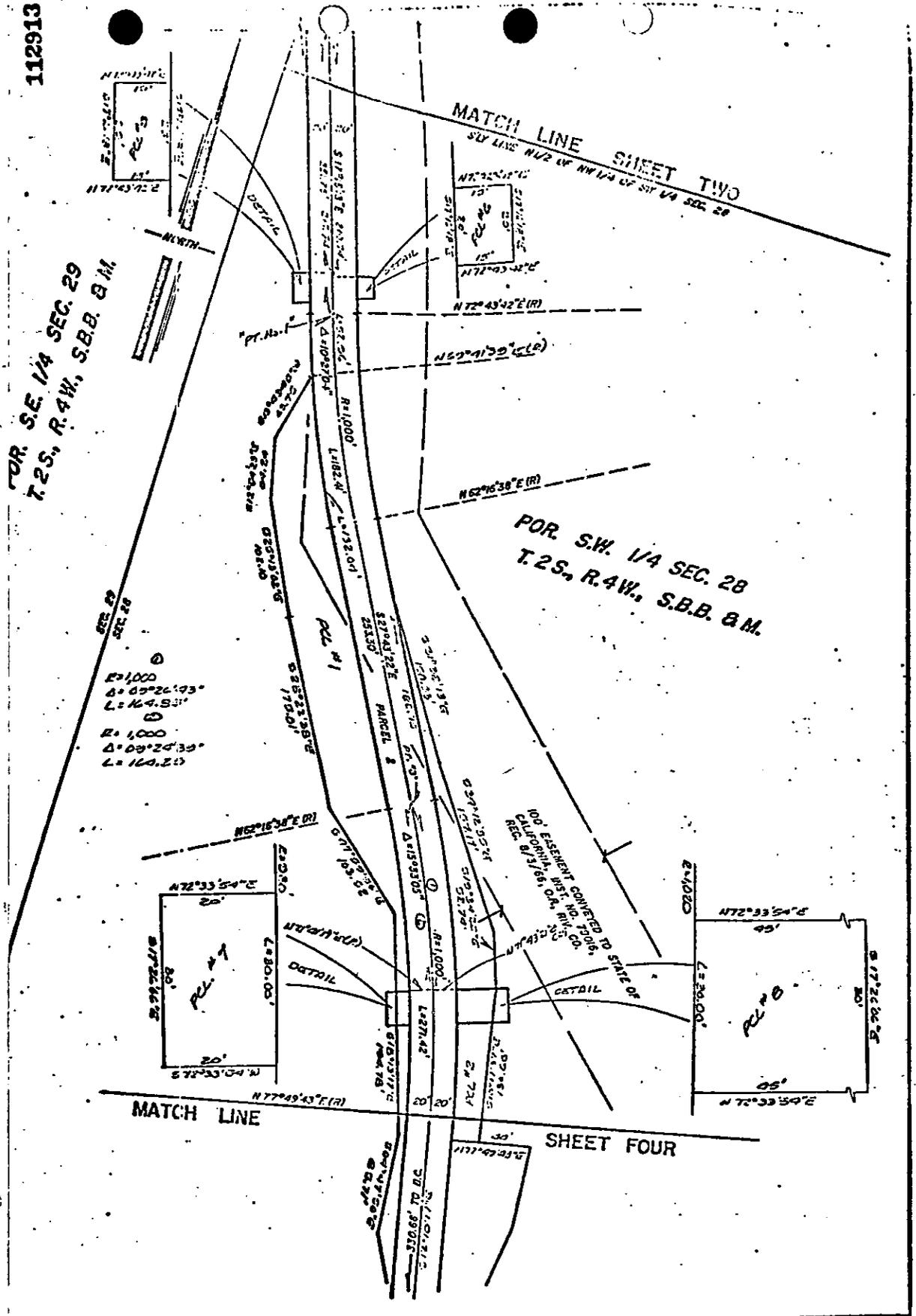
FOR S.E. 1/4 SEC. 29
T.2S., R.4W., S.B.B. & M.

FOR S.W. 1/4 SEC. 28
T.2S., R.4W., S.B.B. & M.

MATCH LINE SHEET TWO
SW CORNER NW 1/2 OF NW 1/4 OF SW 1/4 SEC. 28

MATCH LINE

SHEET FOUR



CITY OF RIVERSIDE, CALIFORNIA

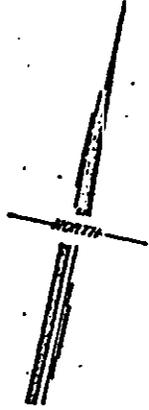
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE TACED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.		SHEET 3 OF 5	R/25, 25-4
SCALE: 1" = 100'	DRAWN BY W.L. DATE 5 / 0 / 74	SUBJECT: Wainins Dr. Ext. - Picocha to U.S. 395	

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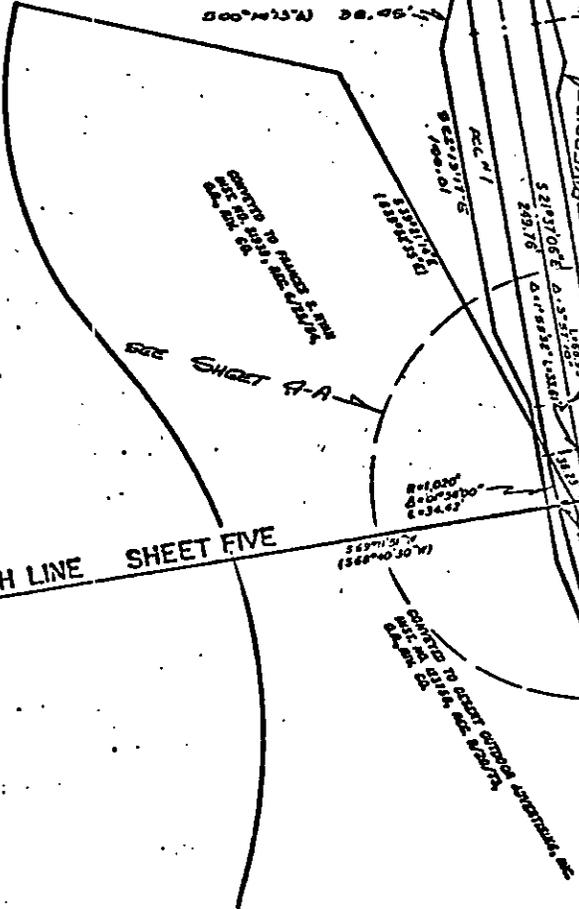
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MATCH LINE

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 - Picocho to U.S. 395

8964

112913

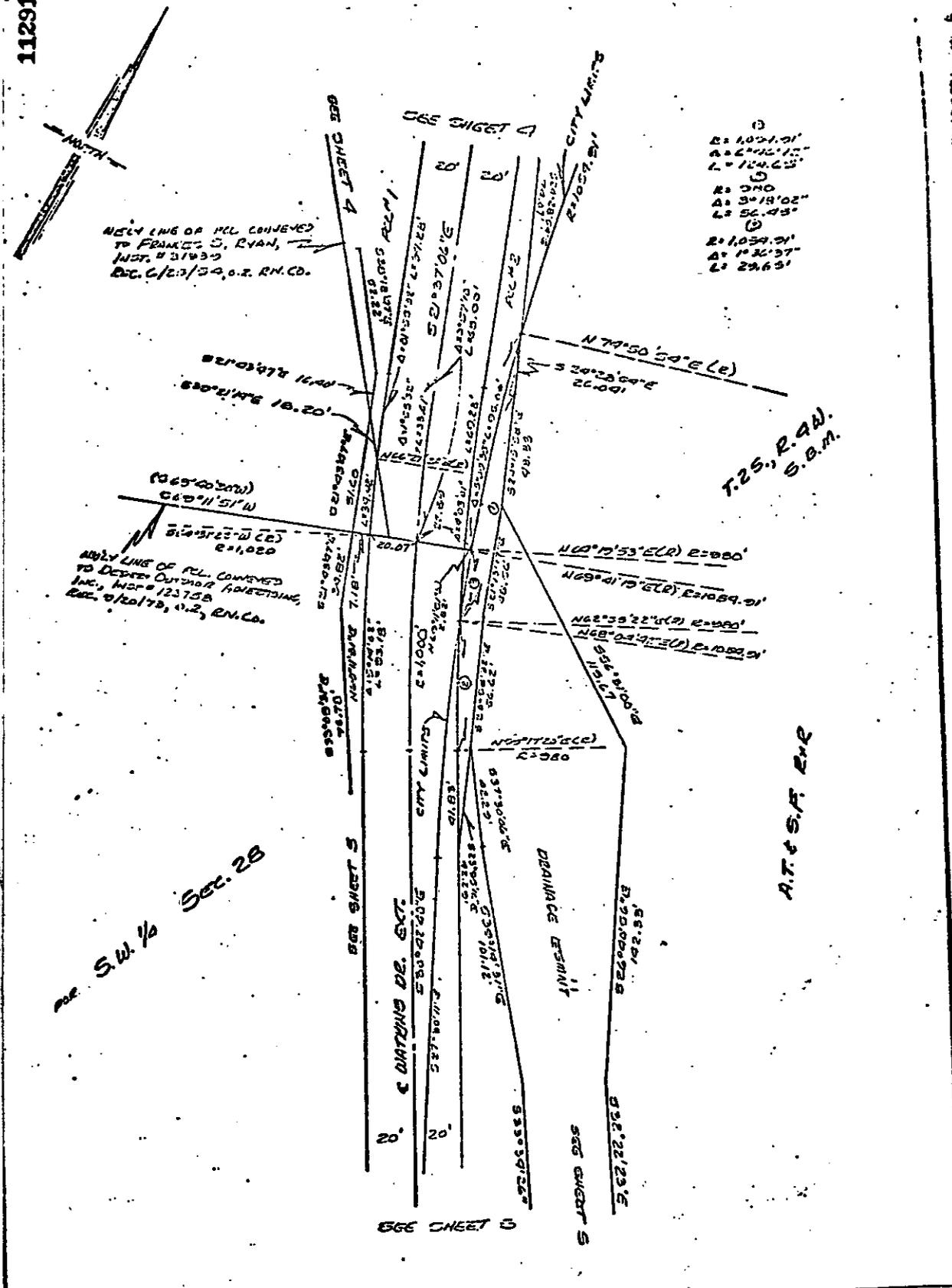


NEELY LINE OF PCL CONVEYED TO FRANK E. RYAN, JR. INST. # 211939 DEC. 6/23/54, O.Z. R.N.CO.

NEELY LINE OF PCL CONVEYED TO DEPTER OUTDOOR HOMEOWNING, INC., INST. # 123728 DEC. 9/20/78, O.Z. R.N.CO.

①
B: 10271.01'
A: 2776.12'
L: 124.65'
②
R: 340
A: 3419'02"
L: 56.43'
③
R: 1029.21'
A: 126'37"
L: 28.65'

SEC. 28
S.W. 1/4



T.25., R.24W.
S.8.M.

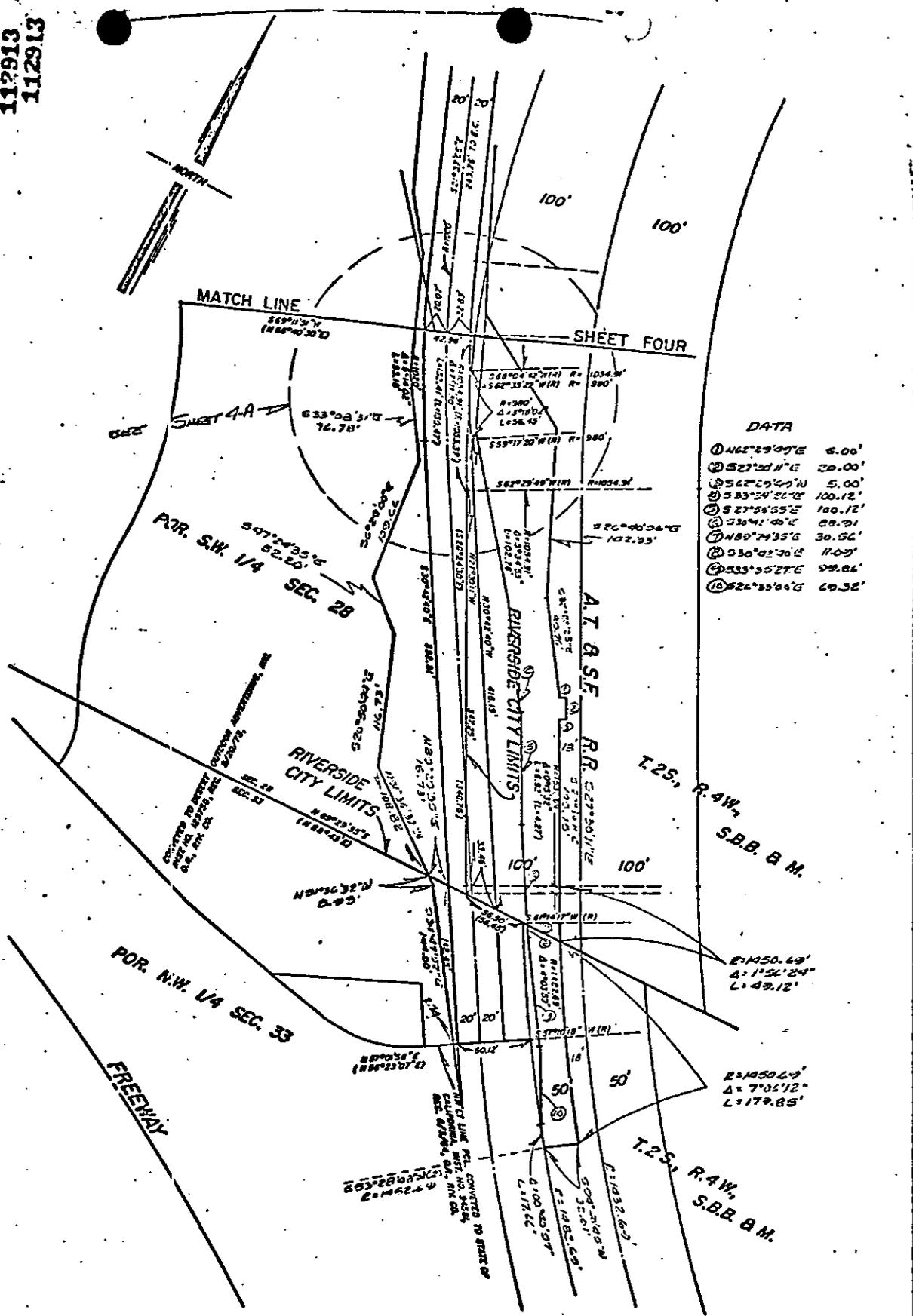
A.T. & S.F. ENG.

CITY OF RIVERSIDE, CALIFORNIA

THIS PLAT IS SOLELY IN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.		SHEET 1-A OF 3	12/28
SCALE: 1" = 50'	DRAWN BY: [unclear] DATE: 6/12/74	SUBJECT: MARTINS DE. EXT. - PLACED ON D.S. 3903	

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DATA

① N62°29'07"E	6.00'
② S27°25'11"E	20.00'
③ S56°25'45"W	5.00'
④ S23°24'20"E	100.12'
⑤ S27°25'55"E	100.12'
⑥ S36°41'08"E	28.70'
⑦ N80°29'35"E	30.56'
⑧ S50°22'30"E	11.00'
⑨ S33°55'27"E	29.86'
⑩ S26°35'04"E	60.32'

○ CITY OF RIVERSIDE, CALIFORNIA ○

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SHEET 5 OF 5

12/25

SCALE: 1" = 100'

DRAWN BY w.f. DATE 5 / 8 / 74

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