

When recorded mail to:

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

RECEIVED FOR RECORD  
AT 2:00 O'CLOCK

JUL 12 1995

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

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Project: California Avenue Extension  
Parcel 35  
A.P.N. 145-042-011  
TRA 009-023

SLOPE EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BRUCE D. WELCH and PATRICIA A. WELCH, husband and wife as joint tenants, as Grantors, grant 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 located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lot 40 in Block 51 of La Granada, as shown by map on file in Book 12, Pages 42 through 51 of Maps, records of Riverside County, California, described as follows:

COMMENCING at the intersection of the centerline of Tyler Street with the northeasterly prolongation of the centerline of California Avenue all as shown by map on Tract No. 8006, on file in Book 94, Pages 59 through 63 of Maps, records of said Riverside County;

THENCE North 57°55'23" East, continuing along said northeasterly prolongation of said centerline of California Avenue, a distance of 281.62 feet to the beginning of a tangent curve concaving southeasterly and having a radius of 680.00 feet;

THENCE northeasterly to the right along said curve through a central angle of 37°21'40" an arc length of 443.41 feet to a line parallel with and distant 19.00 feet southerly, as measured at right angles, from the centerline of Tomlinson Avenue as shown by map of La Granada, on file in Book 12, Pages 42 through 51 of Maps, records said Riverside County;

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THENCE South 84°42'57" East, along said parallel line, a distance of 440.99 feet to the beginning of a tangent curve concaving northerly and having a radius of 680.00 feet;

THENCE easterly to the left along said last mentioned curve through a central angle of 45°04'24" an arc length of 534.94 feet;

THENCE North 50°12'39" East, a distance of 698.12 feet to the beginning of a tangent curve concaving northwesterly and having a radius of 680.00 feet;

THENCE northeasterly to the left along said last mentioned curve through a central angle of 16°21'13" an arc length of 194.09 feet;

THENCE North 33°51'26" East, a distance of 229.12 feet to the southwesterly line, of Lot 40 in Block 51 of said map of La Granada; this course is hereinafter referred to as "Course A";

THENCE North 67°33'48" West, along said southwesterly line, a distance of 39.79 feet to the POINT OF BEGINNING of the parcel of land being described;

THENCE North 33°51'26" East, along a line parallel with and distant 39.00 feet northwesterly, as measured at right angles, from the northeasterly prolongation of said "Course A", a distance of 83.50 feet to the beginning of a tangent curve concaving southerly and having a radius of 719.00 feet;

THENCE northeasterly to the right along said curve through a central angle of 5°41'27" an arc length of 71.41 feet to a point of reverse curvature with a tangent curve concaving westerly, having a radius of 41.50 feet and from which the radius bears North 50°27'07" West;

THENCE easterly to the left along said last mentioned curve through a central angle of 58°14'32" an arc length of 42.19 feet;

THENCE South 42°48'16" West, a distance of 203.25 feet said southwesterly line of Lot 40;

THENCE South 67°33'48" East, along said southwesterly line, a distance of 45.02 feet to the POINT OF BEGINNING.

Area - 5,550.8 square feet.

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

Mark S. Brown 4/7/95 Date Prep. Kop  
Mark S. Brown, L.S. 5655 License Expires 9/30/95



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.

Dated 4-11-95

Bruce D. Welch  
BRUCE D. WELCH

Patricia A. Welch  
PATRICIA A. WELCH

GENERAL ACKNOWLEDGEMENT

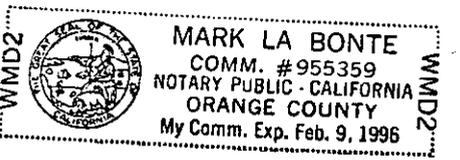
State of California }  
County of Riverside } ss

On April 11 1995, before me Mark LaBonte  
(date) (name)

a Notary Public in and for said State, personally appeared

Patricia A. Welch  
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.

Mark LaBonte  
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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

GENERAL ACKNOWLEDGEMENT

State of California }  
County of SAN BERNARDINO } ss

On 4/12/95, before me Paul R. Knox  
(name)

a Notary Public in and for said State, personally appeared

Bruce Dwayne WELCH  
Name(s) of Signer(s)

Personally known to me 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.

Paul R. Knox  
Signature

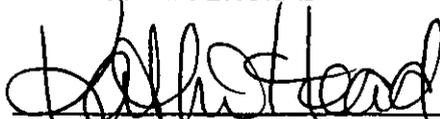


**CERTIFICATE OF ACCEPTANCE  
(Government Code Section 27281)**

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 5/2/95

**CITY OF RIVERSIDE**



Real Property Services Manager  
of the City of Riverside

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