

EASEMENT

THIS INSTRUMENT, made this _____ day of _____ in the year of our Lord, nineteen hundred and _____, between

parties of the first part, and the City of Riverside (a municipal corporation of the State of California), the party of the second part: WITNESSETH: That said party of the first part, for and in consideration of the sum of one dollar (\$1.00), lawful money of the United States of America, to them in hand, paid by the said party of the second part, the receipt whereof is hereby acknowledged, do by these presents grant unto said party of the second part, a perpetual easement and right of way for the construction, reconstruction, inspection, maintenance, operation and repair of SANITARY SEWERS, hereinafter termed "structure", in, under and along that certain parcel of land in the City of Riverside, County of Riverside, State of California, described as follows:

A strip of land 10 feet in width 5 feet on each side of the following described center line:

Beginning at a point on the westerly line of lot 34 of Overlook Ridge Tract, as recorded in Book 4 - Page 94 - Records of Riverside County, California; 128 feet southerly from the northwesterly corner of said lot 34; thence easterly through lots 34, 35, 36, 37 & 38 parrallel with and 128 feet southerly from the northerly line of said lots and extending through lot 38 to the westerly line of Fairmount Boulevard.

*Posted
12/27/42*

Together with the right to enter upon and to pass and re-pass over and along said strip of land, and to deposit tools, implements and other material thereon by said party of the second part, its officers, agents and employees, and by persons under con-

tract with it and their employees, whenever and wherever necessary for the purpose of constructing, reconstructing, inspecting, maintaining, operating or repairing said structure.

It is understood that the grantors herein own a portion only of the above described right-of-way and by their signatures convey only that portion owned by each of them.

In consideration of the foregoing grant, the party of the second part hereby agrees that in the event said structure is constructed, same shall be constructed in a first-class, workman-like manner.

IN WITNESS WHEREOF, the said parties of the first part have hereunto executed the within instrument the day and year first above written.

RIVERSIDE TITLE COMPANY

TELEPHONE 818 - 3940 MAIN STREET
RIVERSIDE, CALIFORNIA

AFFILIATED WITH
TITLE INSURANCE AND TRUST CO.
OF LOS ANGELES
CAPITAL AND SURPLUS OVER
\$14,000,000.00

CHAS. E. JOHNSON
PRESIDENT

May 21, 1943

City of Riverside
Attention: Lee Nafzgar, City Engineer

Dear Sir:

We have made a careful check of our office records, with reference to the ownership of a certain 15 foot strip of land across Lots 34 to 38 of Overlook Ridge Tract, and find the title thereto, as of date of May 21, 1943 at 8:00 A.M., as follows:

PARCEL 1: Lot 34 of Overlook Ridge Tract, as shown by Map on file in Book 4 page 94 of Maps, records of Riverside County, California.

Owner: A. H. Gunn and Allie Gunn, his wife, as joint tenants.
Subject to: Deed of Trust executed by Allie Gunn and A. H. Gunn, her husband, Trustors, to Security Title Insurance and Guarantee Company, a corporation, Trustee, and William L. Lebow and Clara C. Lebow, his wife, as joint tenants, Beneficiaries, recorded August 1, 1942 in Book 545 page 243 of Official Records of Riverside County, California. Affects the Northeast half only.

PARCEL 2: ^{Lot 36,} The Southwesterly rectangular half of Overlook Ridge Tract, as shown by Map on file in Book 4 page 94 of Maps, records of Riverside County, California.

Owner: Eva Beatrice Montgomery.
Subject to: Free from all encumbrances.

PARCEL 3: Northeast half of Lot 37 of Overlook Ridge Tract, as shown by Map on file in Book 4 page 94 of Maps, records of Riverside County, California.

Owner: W. R. Powell.
Subject to: Free from all encumbrances.

PARCEL 4: Southwest half of Lot 37 of Overlook Ridge Tract, as shown by Map on file in Book 4 page 94 of Maps, records of Riverside County, California.

Owner: Isaac B. Greenwade and Johnnie M. Greenwade, his wife as joint tenants.

Subject to: Deed of Trust executed by Isaac B. Greenwade and Johnnie M. Greenwade, his wife, Trustors, to Citizens National Trust and Savings Bank of Riverside, Trustee, and Riverside County Mutual Building and Loan Association, a corporation, Beneficiary, recorded June 6, 1941 in Book 507 page 98 of Official Records of

Lee Nafzgar
City Engineer
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Riverside County, California.

PARCEL 5:

- (a) Southwest $7\frac{1}{2}$ feet of Northeasterly rectangular half, and Northeast $7\frac{1}{2}$ feet of Southwest half of Lot 35 of Overlook Ridge Tract as shown by Map on file in Book 4 page 94 of Maps, records of Riverside County, California.
- (b) Northeast $7\frac{1}{2}$ feet of Southwest 127 feet of Northwest 50 feet of Lot 38 of Overlook Ridge Tract as shown by Map on file in Book 4 page 94 of Maps, records of Riverside County, California.
- (c) That portion of Lot 38 of Overlook Ridge Tract, as shown by Map on file in Book 4 page 94 of Maps, records of Riverside County, California, described as follows:
Beginning at a point on the Northwest line of said Lot, 127 feet Northeast of the most Westerly corner thereof;
Thence Northeast along the Northwest line of said Lot, 10 feet;
Thence Southeast and parallel with the Southwest line of said Lot to a point on the Easterly line of said Lot 38;
Thence Southerly along the Easterly line of said Lot to a point 127 feet Northeast from and measured at a right angle to the Southwest line of said Lot 38;
Thence Northwest and parallel with the Southwest line of said Lot to the point of beginning.
- (d) Lot 36 of Overlook Ridge Tract, as shown by Map on file in Book 4 page 94 of Maps, records of Riverside County, California; EXCEPTING therefrom the Southwesterly rectangular one-half thereof.

Owner: Antone Cantarini.

Subject to: Free from all encumbrances.

This report does not cover a check of any taxes or assessments, and our liability hereunder is limited to the amount of our charge.

Yours very truly,
RIVERSIDE TITLE COMPANY

Chester A. Vaught
Assistant Secretary

GAV/a

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