

This Document
APPROVED AS TO FORM

LAS-205,
AL NO. 1922-3,
PROPOSED REROUTING OF
33 & 4 K.V. POWER LINE,
First Street to
Palmyrita Avenue.

RECORDED Jul. 18, 1960

BOOK 2733 PAGE 582

OFFICIAL RECORDS, RIV. CO.

INSTRUMENT NO. 43517

Justin M. ...
City Attorney
Riverside, California

EASEMENT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WE, ELVIN E. WEBB and HELEN C. WEBB, hereinafter called "Grantors", grant and convey to CITY OF RIVERSIDE, a municipal corporation of the State of California, its successors and assigns, hereinafter called "Grantee", a perpetual easement and right of way for the construction, reconstruction, maintenance, operation, enlarging, improving, removing, repairing and renewing an electric transmission line upon and by means of poles, and/or other structures, wires, cables, including ground wires and communication circuits with necessary and convenient foundation, guy wires and anchors, insulators and cross arms placed on said structures and other appurtenances connected therewith convenient and necessary for the construction, maintenance, operation, regulation, control and grounding of electric transmission lines for the purpose of transmitting, distributing, regulating, using and controlling electric energy, together with the right to clear and keep clear said easement and the real property affected thereby, free from explosives, buildings, structures, trees, brush and inflammable materials, for the protection from fire and other hazards; in, on, over and across that real property situated in the County of Riverside, State of California, described as follows:

The Easterly 20 feet of all that portion of the Northwest quarter of Section 24, Township 2 South, Range 5 West, San Bernardino Base and Meridian, as shown by United States Government Survey, described as follows:

Beginning at a point on the Easterly line of La Cadena Drive and the Southerly right of way line of the Southern Pacific Railroad; thence Easterly along the Scutherly line of said Southern Pacific Railroad Right of Way line, on a curve to the left, having a radius of 2115.3 feet, through an angle of $07^{\circ} 48'$, an arc length of 287.97 feet to a point on the Westerly right of way line of the Atchison, Topeka and Santa Fe Railroad. The initial radial line bears North $27^{\circ} 36'$ East; thence South $44^{\circ} 29'$ West, along the Westerly right of way line of the said Atchison, Topeka and Santa Fe Railroad, 297.32 feet; thence North $61^{\circ} 00'$ West, a distance of 207.18 feet, to a point on the Easterly line of La Cadena Drive.

Said point bears North 29° 00' East, 440.75 feet from the Southeasterly extension of the centerline of First Street; thence North 29° 00' East, along the Easterly line of La Cadena Drive, 260 feet to the point of beginning.

Grantee shall have the right to install and to use gates in any fences which are now or may be hereafter constructed on said lands of the Grantors, for the purpose of permitting convenient entry to said right of way strip. Any gates which are installed by Grantee on said lands shall be locked with Grantee's locks, and also, if the Grantors so desire, may be locked with the Grantors' locks, in such a manner that either can lock or unlock the gates. Any gates which are installed and locked by the Grantors and used by the Grantee shall be locked also by the Grantee's locks so that either can lock or unlock the gates.

The Grantors grant to the Grantee, its successors and assigns, the right to trim or top and to keep trimmed and topped any and all trees on the lands of the Grantors adjacent to said right of way strip for a distance of 15 feet from the exterior lines of the right of way strip, to such heights as in the judgment of the Grantee, its successors or assigns, shall be reasonably necessary for the proper construction, operation, and maintenance of said electric transmission lines, but at no point outside the right of way strip to a height less than 20 feet.

The Grantors, their heirs, successors or assigns, shall have the right to use and enjoy the land over which said easement is granted for any purpose and in any manner which does not interfere or conflict with the right of the Grantee to use said easement.

IN WITNESS WHEREOF, this instrument has been executed this 14th

day of June 1960.

(Individual)

STATE OF CALIFORNIA

COUNTY OF Riverside

On June 14th, 1960 before me, the undersigned, a Notary Public in and for the County and State, personally appeared Elvin E. Webb and Helen C. Webb

known to me to be the person and they subscribed to the within instrument, and acknowledged that they executed the same.

Edward W. Pape
Notary Public in and for the County and State of Orange

My Comm. expires Dec. 17/1962

[Signature]
[Signature]

APPROVED AS TO DESCRIPTION

[Signature]
Public Utilities Director