

GENERAL UTILITIES EASEMENT

1 THIS INDENTURE, made this 25th day of JUNE, 1962,
2 by and between CATHERINE R. COFFEE, a married woman; CHARLES FRANKLIN
3 COFFEE, III and GWEN E. COFFEE, husband and wife, parties of the first
4 part, and the CITY OF RIVERSIDE, a municipal corporation of the State of
5 California, the party of the second part.

6 WITNESSETH:

7 THAT for a valuable consideration, receipt whereof is hereby acknow-
8 ledged, said parties of the first part do by these presents grant unto the
9 said party of the second part, its successors and assigns, an easement and
10 right-of-way for General Utilities purposes. The easement and right-of-way
11 hereby granted shall include, but not be limited to, an easement and
12 right-of-way for the construction, reconstruction, installation, operation,
13 maintenance, inspection, repair, replacement, and removal of poles, electric
14 lines and cables, electric conduits, pipelines and water mains, sewer mains
15 and laterals, and storm drains, and any and all necessary supporting struc-
16 tures, braces, fittings, crossarms, wires, guys, anchors, footings, wyes,
17 valves, and any other appurtenances incidental thereto, including any ad-
18 ditional utilities installations as said grantee may from time to time in
19 the future require. Said easement and right-of-way is hereby granted over,
20 upon, across, under, and beneath that certain real property situated in the
21 County of Riverside, State of California, described as follows:

22 A strip of land of a uniform width of 11.0 feet lying adjacent
23 to the northerly line of Linden Street (66 feet wide) and being that
24 portion of the southerly 11.0 feet of Lots 47 and 48 in Section 19
25 of the Lands of the East Riverside Land Company, as shown on map on
26 file in Book 6, page 44 of Maps, Records of San Bernardino County,
California, lying easterly of the easterly line of the property con-
veyed to the City of Riverside by Deed recorded April 22, 1960 in
Book 2680, page 355, Official Records, Records of Riverside County,
California.

EXCEPT the easterly rectangular 1 foot thereof.

27
28 TOGETHER WITH the right of ingress to or egress from said premises,
29 upon which said easement and right-of-way is granted, for the full exercise
30 of the purposes for which said easement and right-of-way is granted; pro-
31 vided, however, that the grantors reserve the right to use and enjoy the
32 land upon which said easement and right-of-way is granted, for any purpose

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1 and in any manner which does not interfere with or impair the right of the
2 grantee to use said easement and right-of-way. The exercise of any right
3 herein granted shall not be deemed a final exercise of such right and shall
4 not operate as to prevent the future exercise of the same or any other right
5 granted herein.

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

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JUNE 27, 1962
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(S) _____
Catherine R. Coffee
(S) _____
Charles Franklin Coffee, III
(S) _____
Gwen E. Coffee

BLAINE

ST.

34

33

EAST RIVERSIDE

M.B. 6/44,
(S.E. 1/4 SEC. 19, T2S, R4W,

CANAL

LAND CO.
Rec. S.B. Co.
S.B.B & M.)

47

48

GAGE

11' Easement

1.0'

LINDEN

ST.

CANYON CREST DR.

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49

SCALE: N 1" = 200'



PLAT OF EASEMENT