

EASEMENT

SEWER EASEMENT/CLAUSE

5298

THIS INSTRUMENT, made this 20th day of July, 1964

by and between P. & T. DAVIS INVESTMENT COMPANY, a corporation

party 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 for a valuable consideration, receipt whereof is hereby acknowledged, said party of the first part does by these presents grant unto the said party of the second part, its successors and assigns, a perpetual easement and right-of-way for the construction, reconstruction, inspection, maintenance, operation and repair of a sanitary sewer, together with manholes, cleanouts, wye branches and other necessary appurtenances, all hereinafter referred to collectively as "structure", in, under and along that certain parcel of land situated in the County of Riverside, State of California, described as

Parcel 1

That portion of Tract 4 of River Farm Tract as shown by Map on file in Book 7, page 52 of Maps, Records of Riverside County, California and those portions of Lots Y, Z and Jurupa Avenue (vacated) of Randolph Subdivision as shown by map on file in Book 16, page 39 of Maps, Records of Riverside County, California, described as a strip of land 10.00 feet wide lying 5.0 feet on each side of the following described center line:

Commencing at the southwesterly corner of that certain parcel of land conveyed to the City of Riverside and described as Parcel 1 on Deed recorded April 2, 1962 in Book 3110, page 11 of Official Records of Riverside County, California;

Thence S88°51'05"E (recorded S89°30'30"E) along the southerly line of said parcel conveyed to the City of Riverside 216.56 feet to

and wherever necessary for the purpose of constructing, reconstructing, inspecting, maintaining, operating or repairing said structures.

TEMPORARY CONSTRUCTION EASEMENT CLAUSE

IT IS ALSO AGREED that during the period of construction of said sewer easement structure contemplated by above written Sewer Easement Clause, the City of Riverside, its officers, employees, agents and contractors are hereby permitted to use the 20.0 foot strip of land lying contiguous and parallel with each side of the above described 10.0 foot wide strip of land as shown on plats marked "Exhibit A" attached hereto and by this reference made a part hereof, with the following exception as to width:

Said temporary construction easement between Point "A" and Point "B" of Parcel 1 of above described Sewer Easement Clause shall be a 50.0 foot wide strip of land southerly of and contiguous with said 10.0 foot wide sewer easement and a 100 foot wide strip of land northerly of and contiguous with said 10 foot wide sewer easement.

Said temporary construction easement to be used for all purposes proper and convenient in the construction and installation of said structure; 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.

Upon completion of construction, the City of Riverside shall remove all debris, waste or excess material, brush or other matter or material deposited or placed upon the land, and with the exception of vegetation, return the surface as near as possible to its condition before construction.

During the construction of said structure, the City of Riverside or its contractors shall exercise ordinary care and diligence in the protection of fruit, ornamental, or other trees, existing irrigation and drainage facilities, but shall be held harmless from liability in the event of damage to same.

This construction Easement shall terminate upon completion of the construction of constructing the sewer structure or within one year of the date of signing this document, whichever occurs first.

IN WITNESS WHEREOF the said party of the first part has hereunto subscribed the within instrument the day and year first above written.

P. & T. DAVIS INVESTMENT COMPANY,  
a corporation  
By [Signature]  
By M. Philip Davis

Parcel 1

That portion of Tract 4 of River Farm Tract as shown by Map on file in Book 7, page 52 of Maps, Records of Riverside County, California and those portions of Lots Y, Z and Jurupa Avenue (vacated) of Randolph Subdivision as shown by map on file in Book 16, page 39 of Maps, Records of Riverside County, California, described as a strip of land 10.00 feet wide lying 5.0 feet on each side of the following described center line:

Commencing at the southwesterly corner of that certain parcel of land conveyed to the City of Riverside and described as Parcel 1 on Deed recorded April 2, 1962 in Book 3110, page 11 of Official Records of Riverside County, California;

Thence S88°51'05"E (recorded S89°30'30"E) along the southerly line of said parcel conveyed to the City of Riverside, 346.56 feet to the center line of that certain 15 foot wide easement conveyed to the City of Riverside and described as Parcel 6-M on Deed recorded April 2, 1962 in Book 3109, page 344 of Official Records of Riverside County, California;

Thence S1°48'06"E (recorded S2°19'E) along last said center line 485.09 feet;

Thence N44°28'22"E, 10.0 feet;

Thence S88°46'38"E, 1320.7 feet;

Thence N72°03'22"E, 430.3 feet;

Thence N42°56'52"E, 635.2 feet;

Thence N51°12'42"E, 469.50 feet to a point in the center line of Jurupa Avenue (vacated) as shown on said map of Randolph Subdivision and the TRUE POINT OF BEGINNING;

Thence N51°12'42"E, 51.75 feet;

Thence East, 100.43 feet to a point hereinafter known as Point "A";

Thence East, 334.0 feet to a point hereinafter known as Point "B";

Thence N80°44'37"E, 523.84 feet to the end of this center line description.

EXCEPTING THEREFROM that portion lying northeasterly of the southwesterly line of Pedley Dump Road as dedicated by the County of Riverside by document filed for record July 7, 1954 as Document Number 34003 in the office of the County Recorder of Riverside County, California.

Parcel 2

That portion of Section 36, T2S-R6W as shown by map of Jurupa Rancho on file in Book 6, page 70 of Maps, Records of Riverside County, California and of Lakeside Avenue (vacated) as shown on map of Bixmill Tract on file in Book 16, pages 28, 29, and 30 of Maps, Records of Riverside County, California described as a strip of land 10.0 feet wide, lying 5.0 feet on each side of the following described center line:

Beginning at a point in the southwesterly prolongation of the southeasterly line of Lot 30 of McClaskey Tract as shown by map on file in Book 10, pages 36 and 37 of Maps, Records of Riverside County, California, which bears S63°58'22"W (recorded S63°22'30"W) 439.04 feet from the most easterly corner of said Lot 30;

Thence S38°05'52"W, 320.0 feet more or less to a point in the center line of said Lakeside Avenue (vacated) and the end of this center line description.

The side lines of said easement to be lengthened or shortened so as to terminate in the center line of said Lakeside Avenue at the southwesterly end of said easement and at the southwesterly prolongation of said southerly line of Lot 30 of McClaskey Tract at the northeasterly end of said easement.

The basis of bearings of the above descriptions is the California State Coordinate System, Lambert Grid, Zone 6.

APPROVED AS TO FORM

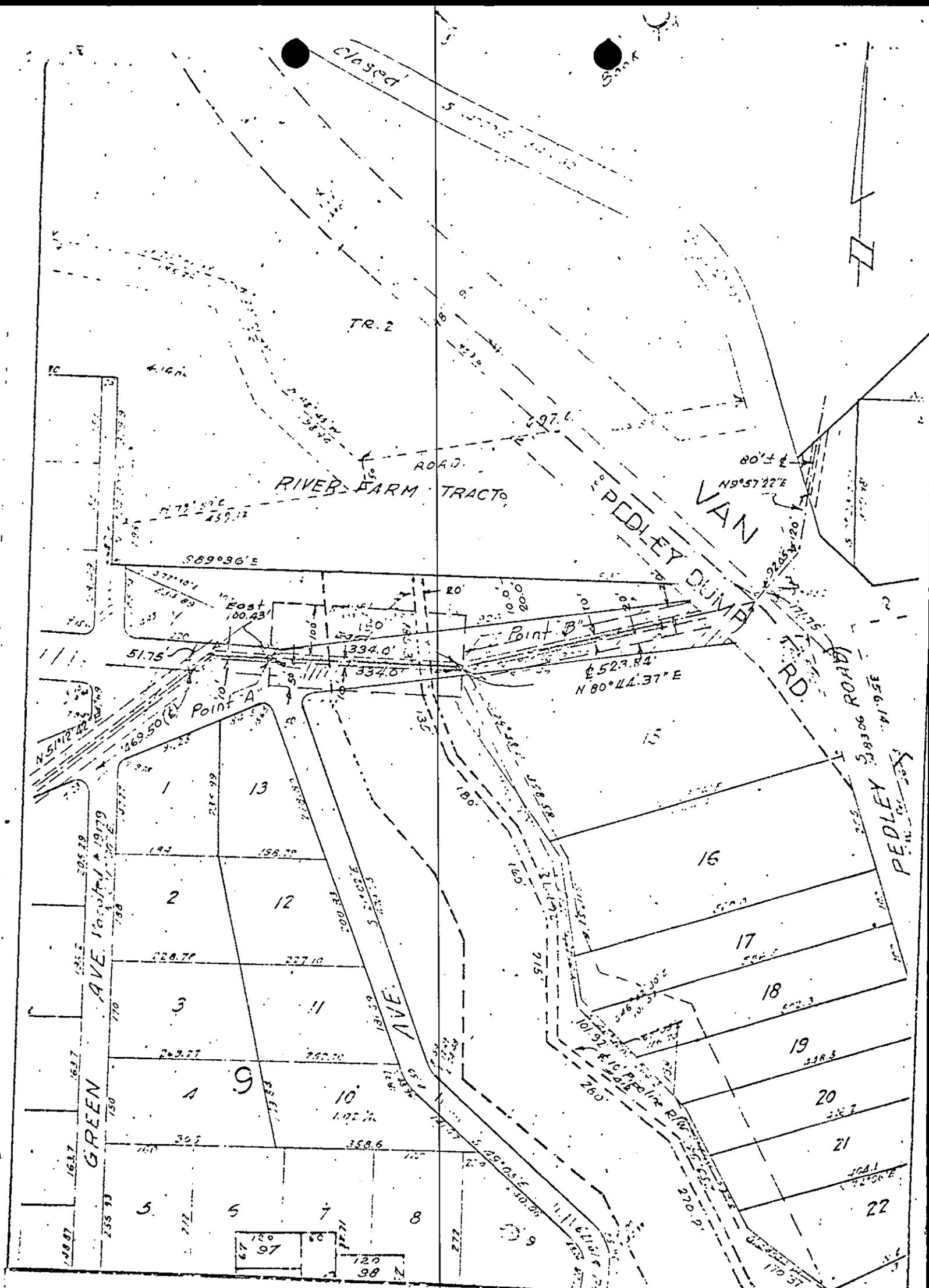
*[Signature]*  
ASST. CITY ATTORNEY

APPROVED AS TO DESCRIPTION

HE MAJESTY  
L. H. R. CLAUDE WOOD

By *[Signature]*  
Assistant City Engineer

7/22/64



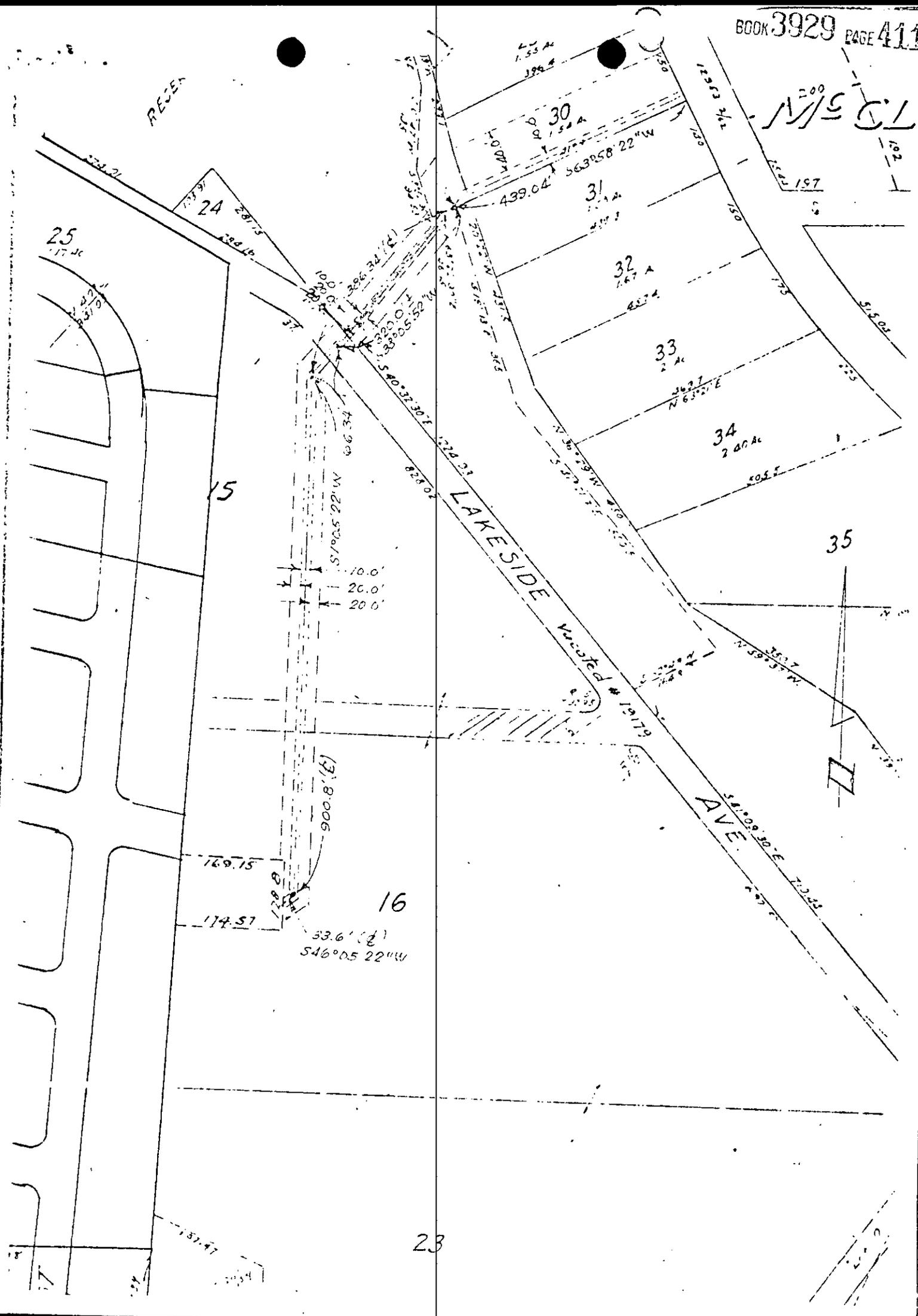
CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED  
IN THE ATTACHED DOCUMENT

*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.*

SCALE: 1" = 200' DRAWN 4/24/64 BY HLP SUBJECT Arlanza Trunk Sewer EXHIBIT "A"

N/S GL



CITY OF RIVERSIDE, CALIFORNIA

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SCALE: 1" = 200'	DRAWN 1/24/64 BY H.L.F.	SUBJECT Arlanza Trunk Sewer	EXHIBIT "A"
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Et. Sec., Records of Riverside County, California

*W. W. DeLong*

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