

EASEMENT

APPROVED AS TO FORM

M. Neal Singer 5352
DEPUTY CITY ATTORNEY

THIS INSTRUMENT, made this 16th day of February, 1965

by and between RIVERSIDE JUNIOR COLLEGE SCHOOL DISTRICT

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:

Sewer Easement Clause

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 follows:

All that portion of Lots 154, 155, 156, 168 & 173 of the lands of the SOUTHERN CALIFORNIA COLONY ASSOCIATION as shown by map on file in Book 7, page 3 of Maps, Records of San Bernardino County, California and that portion of Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 of Block 6 of PROSPECT PLACE as shown by map on file in Book 5, page 88 of Maps, Records of San Bernardino County, California, being a strip of land 15 feet wide lying 7.5 feet on each side of the following described center line:

- Beginning at a point in the center line of Terracina Drive, N61°00'W, 123.59 feet from its intersection with the southeasterly line of said Lot 173;
- Thence N12°06'05"W, 162.69 feet;
- Thence N13°08'05"E, 150.61 feet;
- Thence N35°08'45"E, 637.75 feet;
- Thence N48°04'41"W, 310.49 feet;
- Thence N60°59'19"W, 161.55 feet;
- Thence N10°18'21"W, 157.72 feet;
- Thence N60°50'54"W, 462.16 feet;
- Thence N44°55'19"W, 409.32 feet;
- Thence N55°03'36"W, 613.50 feet;
- Thence N60°28'52"W, 719.29 feet;
- Thence N40°31'29"W, 140.18 feet;

APPROVED AS TO DESCRIPTION
J. F. MARTINEZ
Director of Public Works

By *[Signature]*
City Engineer
by *[Signature]* 7-29-65

to a point in the center line of Brockton Avenue (80 feet wide) and the end of this line description.

EXCEPT THEREFROM those portions of Brockton Avenue, Magnolia Avenue, Stadium Avenue, and Terracina Drive lying within the above described 15 foot wide strip of land.

ALSO EXCEPT THEREFROM that portion conveyed to the City of Riverside by Deed recorded August 26, 1914 in Book 526, page 370 of Official Records, Records of Riverside County, California.

TOGETHER WITH the right to enter upon and to pass and repass over and along said strip of land, and to deposit tools, implements, and other materials thereon by said party of the second part, its officers, agents and employees, and by persons under contract with it and their employees, whenever

Apr 7 1965
RECORDED IN OFF. CO.
40100

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 a 10 foot strip of land lying contiguous and parallel with the northerly and easterly side of the above described 155foot wide strip of land as shown on plats marked "Exhibit A" attached hereto and by this reference made a part hereof, 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.

This Construction Easement shall terminate upon completion of the work of constructing the sewer structure or on the 30th day of September 1965, whichever first occurs.

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

RIVERSIDE JUNIOR COLLEGE SCHOOL DISTRICT

By Carolyn G. Diefenbaugh

By Wilfred J. Arvey

10' Construction Ease.

N 60° 59' 19" W
161.55'

N 48° 09' 41" W
310.49

SCHOOL

168

10' Construction Ease.

N 35° 08' 45" E
637.75'

7.5'

7.5'

N 13° 08' 05" E
150.61'

N 12° 06' 05" W
162.69'

TERRACINA N 61° 00' 00" W

123.59'

SAJNDERS

CITY OF RIVERSIDE, CALIFORNIA

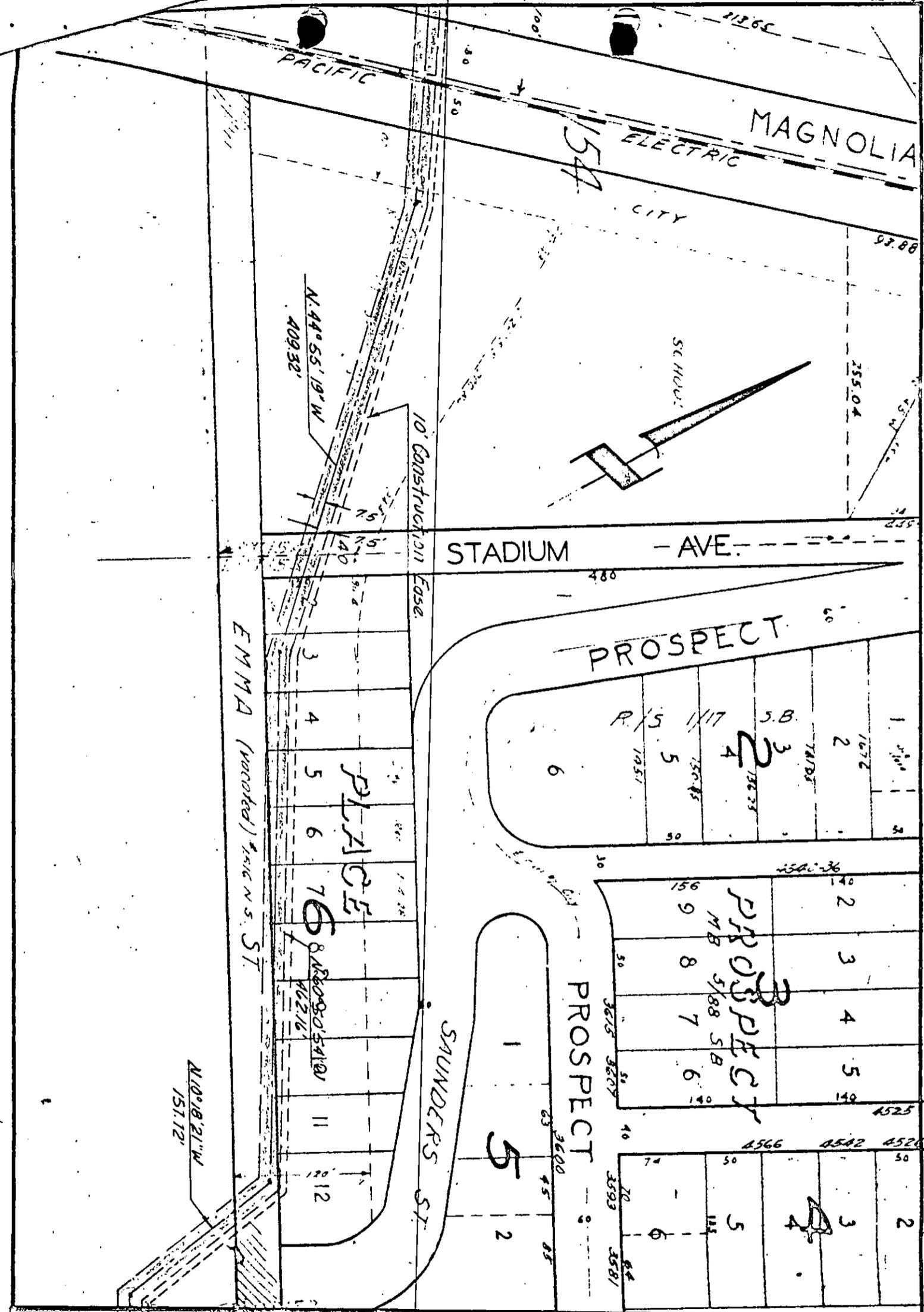
PLAT OF PARCEL(S) DESCRIBED
IN THE ATTACHED DOCUMENT

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.

100'

DRAWN 1/21/65 BY RGM

SUBJECT VICTORIA TRUNK SEWER

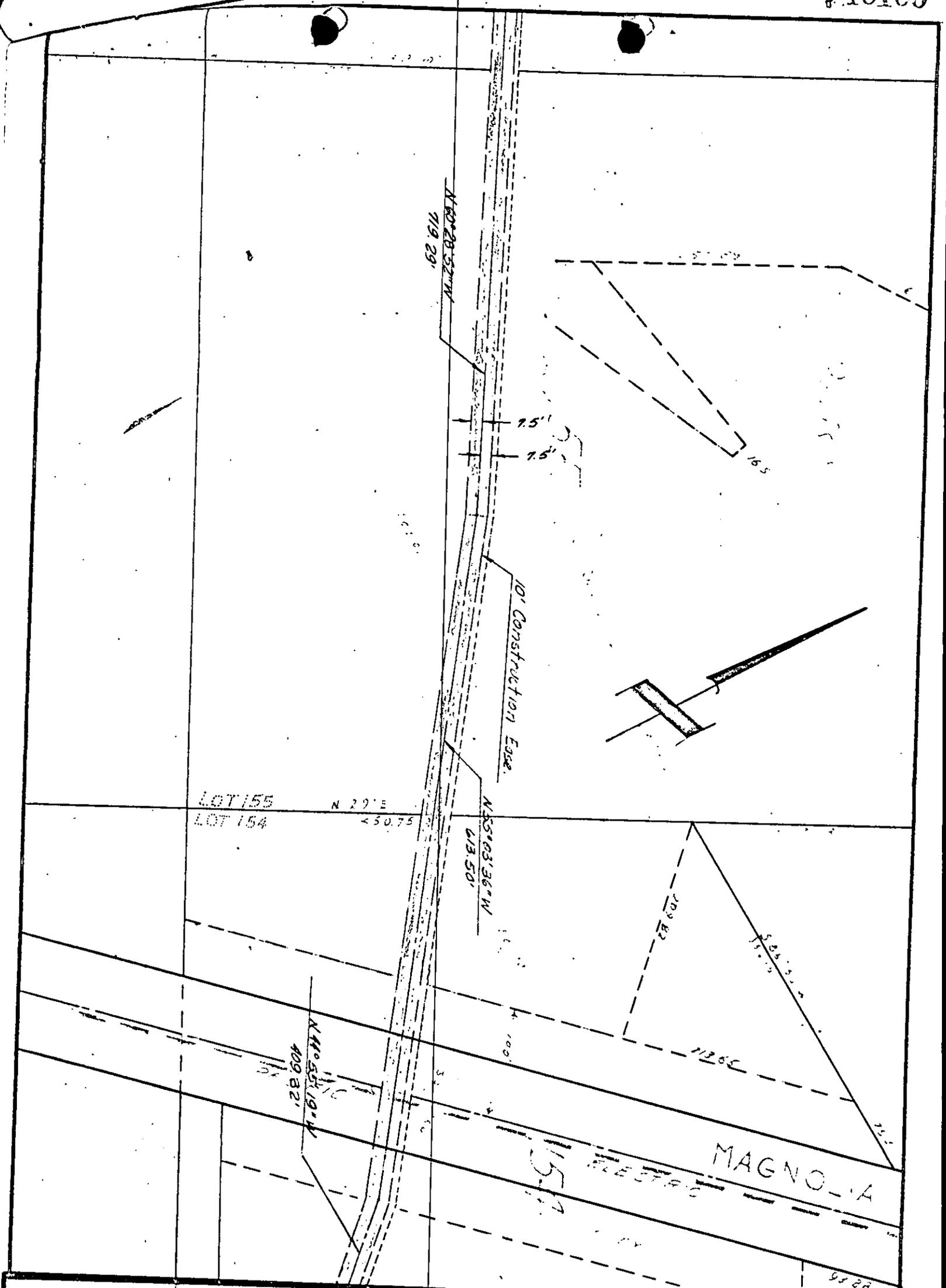


CITY OF RIVERSIDE, CALIFORNIA

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SCALE: 1" = 100' DRAWN 1/21/65 BY RGM SUBJECT VICTORIA TRUNK SEWER



LOT 155
LOT 154

N 27° E
450.75'

N 60° 28' 52" W
719.29'

10' Construction EASE

N 85° 03' 56" W
613.50'

N 40° 53' 19" W
409.82'

MAGNOLIA
ELECTRIC

CITY OF RIVERSIDE, CALIFORNIA

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SCALE: 1" = 100'

DRAWN 1/21/65 BY RGM

SUBJECT VICTORIA TRUNK SEWER

BROCKTON

N 102° 31' 29" W
140.18'

156

10' Construction EASE

N 60° 28' 52" W
719.29'

LOT 154
LOT 155

N 55° 19' 05" E
63.50'

7.5'
7.5'
10'

CITY OF RIVERSIDE, CALIFORNIA

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SCALE: 1" = 100'

DRAWN 1/21/85 BY RGM

SUBJECT VICTORIA TRUNK SEWER

5352

40100

5352

RECEIVED FOR RECORD

APR 7 1965

40 Min. Past 1 o'clock

At Request of

STEWART

Recorded in Official Records
of Riverside County, California

W. H. DeLoach

Recorder

FEE \$ *2.00*

INDEXED
MICROFILMED