

EASEMENT

APPROVED AS TO FORM

CITY ATTORNEY

THIS INSTRUMENT, made this 22<sup>nd</sup> day of Feb, 1965

by and between RUSSELL C. HOPF and LA VERNE D. HOPF husband and wife 5550

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, maintenance, operation, inspection, repair, replacement and removal of a sanitary sewer

together with all necessary appurtenances, in, under, upon, over, and along that certain real property situated in the County of Riverside, State of California, described as follows: See attached description.

109931

All those portions of Lot 192 of the Lands of the Southern California Colony Association as Shown on map on file in Book 7 page 3 of Maps, Records of San Bernardino County, California; Lot 62 of Hall's Addition Division "B" as shown on map on file in Book 9 page 2 of Maps, Records of San Bernardino County, California; Lots 92, 111, 112, and 113 of Hall's Addition Division "C" as shown on map on file in Book 9 page 3 of Maps, Records of San Bernardino County, California; and of Lot 49 and High Street of Castleman's Addition as shown on map on file in Book 3 page 19 of Maps, Records of San Bernardino County, California described as a strip of land of variable width, the center line being described as follows:

Commencing at the intersection of the center lines of Brooks Street and Commerce Street (formerly Pachappa Avenue) as said streets are shown on map of Cuttle and Wilson's Subdivision, on file in Book 11 page 45 of Maps, Records of San Bernardino County, California;

Thence N 60° 57' 40" W along said center line of Brooks Street, 118.09 feet;

Thence leaving the center line of Brooks Street, S 61° 08' 00" W, 130.31 feet;

Thence S 31° 57' 11" W, 68.30 feet;

Thence S 02° 29' 39" E, 72.18 feet;

Thence S 15° 26' 33" W, 224.14 feet to the point of beginning of this line description;

- Thence S 73° 37' 52" E, 206.20 feet;
- Thence S 28° 37' 52" E, 14.14 feet;
- Thence S 14° 04' 28" W, 249.34 feet;
- Thence S 12° 23' 33" W, 279.55 feet;
- Thence S 23° 57' 52" E, 195.30 feet;
- Thence S 23° 44' 58" W, 245.73 feet;
- Thence S 10° 20' 32" W, 236.56 feet;
- Thence S 16° 58' 48" E, 164.39 feet;
- Thence S 82° 27' 47" E, 258.60 feet;
- Thence N 76° 26' 33" E, 271.78 feet;
- Thence N 78° 43' 21" E, 225.17 feet;
- Thence N 86° 10' 38" E, 225.19 feet;
- Thence S 66° 53' 58" E, 216.54 feet;
- Thence S 66° 54' 39" E, 210.52 feet;
- Thence N 77° 12' 27" E, 173.49 feet;
- Thence N 84° 32' 32" E, 274.17 feet;
- Thence N 33° 48' 39" E 100.09 feet to a point hereinafter

RECORDED Feb 24 1965  
BY [Signature]  
CITY ATTORNEY  
INSTRUMENT NO. 109931

DESCRIPTION APPROVAL  
BY [Signature]  
SURVEYOR

5550

All those portions of Lot 192 of the Lands of the Southern California Colony Association as shown on map on file in Book 7 page 3 of Maps, Records of San Bernardino County, California; Lot 62 of Hall's Addition Division "B" as shown on map on file in Book 9 page 2 of Maps, Records of San Bernardino County, California; Lots 92, 111, 112, and 113 of Hall's Addition Division "C" as shown on map on file in Book 9 page 3 of Maps, Records of San Bernardino County, California; and of Lot 49 and High Street of Castleman's Addition as shown on map on file in Book 3 page 19 of Maps, Records of San Bernardino County, California described as a strip of land of variable width, the center line being described as follows:

Commencing at the intersection of the center lines of Brooks Street and Commerce Street (formerly Pachappa Avenue) as said streets are shown on map of Cuttle and Wilson's Subdivision, on file in Book 11 page 45 of Maps, Records of San Bernardino County, California;

Thence N 60° 57' 40" W along said center line of Brooks Street, 118.09 feet;

Thence leaving the center line of Brooks Street, S 61° 08' 00" W, 130.31 feet;

Thence S 31° 57' 11" W, 68.30 feet;

Thence S 02° 29' 39" E, 72.18 feet;

Thence S 15° 26' 33" W, 224.14 feet to the point of beginning of this line description;

Thence S 73° 37' 52" E, 206.20 feet;

Thence S 28° 37' 52" E, 14.14 feet;

Thence S 14° 04' 28" W, 249.34 feet;

Thence S 12° 23' 33" W, 279.55 feet;

Thence S 23° 57' 52" E, 195.30 feet;

Thence S 23° 44' 58" W, 245.73 feet;

Thence S 10° 20' 32" W, 236.56 feet;

Thence S 16° 58' 48" E, 164.39 feet;

Thence S 82° 27' 47" E, 258.60 feet;

Thence N 76° 26' 33" E, 271.78 feet;

Thence N 78° 43' 21" E, 225.17 feet;

Thence N 86° 10' 38" E, 225.19 feet;

Thence S 66° 53' 58" E, 216.54 feet;

Thence S 66° 54' 39" E, 210.52 feet;

Thence N 77° 12' 27" E, 173.49 feet;

Thence N 84° 32' 32" E, 274.17 feet;

Thence N 33° 48' 39" E 100.09 feet to a point hereinafter referred to as Point "A", said point bearing N 87° 47' 58" W 168.84 feet from a point bearing S 02° 12' 02" W, 19.34 feet from a 1 1/4" iron pipe tagged RE 862 and set for the southeasterly corner of Lot 8 of Fairview Terrace as shown on map on file in Book 9 page 54 of Maps, Records of Riverside County, California;

Thence S 87° 47' 58" E, 467.76 feet;

Thence N 62° 03' 17" E, 250.11 feet to a point hereinafter referred to as Point "B";

Thence N 89° 49' 53" E, 313.75 feet;

Thence S 57° 11' 45" E, 379.50 feet to a point hereinafter referred to as Point "C";

Thence S 34° 28' 52" E, 178.50 feet to a point hereinafter referred to as Point "D", said point being the westerly terminus of a line shown as bearing N 45° 48' 45" W, 144.82 feet on that certain Sewer Easement conveyed to the City of Riverside by deed recorded September 29, 1961 in Book 2991 page 118 of Official Records of Riverside County, California and the end of this center line description.

DESCRIPTION APPROVAL

by *[Signature]* Surveyor

described as follows: See attached description.

109931

The above described easement shall be 20 feet wide, lying 5 feet Easterly and Northerly and 15 feet Westerly and Southerly of the above described center line with the following exceptions;

From Point "A" to Point "B", the easement shall be 10 feet wide, lying 5 feet on each side of said described center line;

From Point "B" to Point "C", the easement shall be 15 feet wide lying 10 feet Northerly and Northeasterly and 5 feet Southerly and Southwesterly of said described center line;

From Point "C" to Point "D", the easement shall be 15 feet wide lying 5 feet Northeasterly and 10 feet Southwesterly of said described center line.

The side lines of said easement shall be lengthened or shortened to terminate on their adjoining courses.

The basis of bearing of the above described parcel is the center line of Brooks Street shown as  $N60^{\circ}57'40''W$ , on map of Tract 2545 on file in Book 49 pages 14 and 15 of Maps, Records of Riverside County, California.

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.

DESCRIPTION APPROVAL  
by *Carroll L. ...* 6.1.29.62 BY *HLP*  
Surveyor

22

over and along said real property, and to use and employ all implements and other material thereon by said party of the second part, its officers, agents and employees and by persons under contract with it and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing and removing said sanitary sewer.

#### TEMPORARY CONSTRUCTION EASEMENT CLAUSE

It is also agreed that during the period of construction of said sanitary sewer 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 wide strip of land Southerly and Southeasterly of, and contiguous with that portion of the above described Sewer Easement between Point "A" and Point "B"; and a 5 foot wide strip of land Southerly and Southwesterly of, and contiguous with that portion of the above described Sewer Easement between Point "B" and Point "D".

The construction easement to be used for all purposes proper and convenient in the construction and installation of said sanitary sewer, 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 sanitary sewer, 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 following recording of the Notice of Completion of said sanitary sewer.

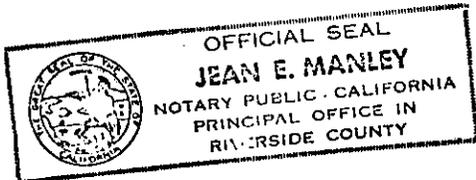
IN WITNESS WHEREOF the said party of the first part has hereunto executed the within instrument the day and year first above written.

Witness: Thomas D. Kennelly  
Sept. 22, 1965

By Russell C. Hopf  
RUSSELL C. HOPF  
By La Verne D. Hopf

STATE OF CALIFORNIA,  
COUNTY OF RIVERSIDE

ss.  
ON September 22, 1965  
before me, the undersigned, a Notary Public in and for said State, personally appeared  
Thomas D. Kennelly  
personally known to me to be the person whose name is subscribed to the within Instrument, as a Witness thereto, who being by me duly sworn, deposes and says  
That he resides in Riverside County  
and that he was present and saw La Verne D. Hopf  
personally known to him to be the same person described in and whose name subscribed to the within and annexed Instrument as a Party thereto, execute and deliver the same, and she acknowledged to said affiant that she executed the same;  
and that said affiant subscribed his name thereto as a Witness.  
WITNESS my hand and official seal.



Jean E. Manley  
JEAN E. MANLEY  
My Commission Expires January 3, 1969  
NAME (TYPED OR PRINTED)  
Notary Public in and for said State.

ACKNOWLEDGMENT—Witness—Walcotts Form 262—Rev. 3-64

STATE OF ARIZONA )  
: ss.  
COUNTY OF MARICOPA )

On this 21st day of September 1965 before me, the undersigned, a Notary Public in and for said County and State, personally appeared RUSSELL C. HOPF, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

Eleanor M. Olsen  
Eleanor M. Olsen, Notary Public in and for said County and State

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 9-22-65  
From: Russell & La Verne Hopf  
For: Ord. of Dec 1962, S.C.C. Ord.  
to the City of Riverside, a municipal corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-3-58 in Bk. 2374 O.R. pg. 339 of Reg. Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.  
Dated 9-24-65 J. H. Manley  
Property Management Officer

Return Deed to: Office of City Clerk  
Riverside, California



109931

RECEIVED FOR RECORD

SEP 24 1965

35 Min. Past 9 o'clock (21)

At Request of  
Recorded in Official Records  
of Riverside County, California

W. H. DeLong

FEE \$ 22.22

Recorder

INDEX