

EASEMENT

APPROVED AS TO FORM
DEPUTY CITY ATTORNEY

THIS INSTRUMENT, made this 3rd day of Dec, 1965

by and between FRED A. PURNER, JR. and KATHLEEN A. PURNER, husband and wife, and 5618
J. J. KESSLER and MARGERY KESSLER, husband and wife

parties 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 parties of the first part do 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.

That portion of Lot 62 of Division "B" of Hall's Addition to Riverside, as shown on map on file in Book 9, page 2 of Maps, Records of San Bernardino County, California, described as a strip of land 20 feet wide, lying 5 feet easterly and northerly and 15 feet westerly and southerly of the following described line:

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 N60°57'40"W, along said center line of Brooks Street, 118.09 feet;

Thence leaving said center line of Brooks Street, S61°08'00"W, 130.31 feet;

Thence S31°57'11"W, 68.30 feet;

Thence S02°29'39"E, 72.18 feet;

Thence S15°26'33"W, 224.14 feet;

Thence S73°37'52"E, 206.20 feet;

Thence S28°37'52"E, 14.14 feet;

Thence S14°04'28"W, 249.34 feet to a point to be known as "Point A" for the purposes of this description;

Thence S12°23'33"W, 149.55 feet to a point in the northerly line of that parcel of land conveyed to Fred A. Purner, Jr. and Kathleen A. Purner, husband and wife, by deed recorded April 20, 1964, as Document No. 48121 in the office of the County Recorder of Riverside County, California, and the TRUE POINT OF BEGINNING of this line description;

Thence continuing S12°23'33"W, 130.00 feet to a point which bears S12°23'33"W, a distance of 279.55 feet from hereinabove described "Point A";

Thence S23°57'52"E, 195.30 feet;

Thence S23°44'58"W, 245.73 feet;

Thence S10°20'32"W, 236.56 feet;

Thence S16°58'48"E, 164.39 feet;

Thence S82°27'47"E, 258.60 feet;

Thence N76°26'33"E, 240.50 feet to a point in the easterly line of said parcel conveyed to Fred A. Purner, Jr. et ux, said point being in the westerly line of Park Avenue as shown on said map of Division "B" and the end of this line description.

The side lines of above described 20 foot wide parcel to be lengthened or shortened so as to terminate in the northerly and easterly lines of said parcel conveyed to Fred A. Purner, Jr. et ux.

DESCRIPTION APPROVAL
BY [Signature]

DEC. 10, 1965

139092

...portion of Lot 52 of Division "B" of Hall's Addition to Riverside, as shown on map on file in Book 9, page 2 of Maps, Records of San Bernardino County, California, described as a strip of land 20 feet wide, lying 5 feet easterly and northerly and 15 feet westerly and southerly of the following described line:

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 N60°57'40"W, along said center line of Brooks Street, 118.09 feet;

Thence leaving said center line of Brooks Street, S61°08'00"W, 130.31 feet;

Thence S31°57'11"W, 68.30 feet;

Thence S02°29'39"E, 72.18 feet;

Thence S15°26'33"W, 224.14 feet;

Thence S73°37'52"E, 206.20 feet;

Thence S28°37'52"E, 14.14 feet;

Thence S14°04'28"W, 249.34 feet to a point to be known as "Point A" or the purposes of this description;

Thence S12°23'33"W, 149.55 feet to a point in the northerly line of that parcel of land conveyed to Fred A. Purner, Jr. and Kathleen A. Purner, husband and wife, by deed recorded April 20, 1964, as Document No. 48121 in the office of the County Recorder of Riverside County, California, and the TRUE POINT OF BEGINNING of this line description;

Thence continuing S12°23'33"W, 130.00 feet to a point which bears S2°23'33"W, a distance of 279.55 feet from hereinabove described "Point A";

Thence S23°57'52"E, 195.30 feet;

Thence S23°44'58"W, 245.73 feet;

Thence S10°20'32"W, 236.56 feet;

Thence S16°58'48"E, 164.39 feet;

Thence S82°27'47"E, 258.60 feet;

Thence N76°26'33"E, 240.50 feet to a point in the easterly line of that parcel conveyed to Fred A. Purner, Jr. et ux, said point being in the westerly line of Park Avenue as shown on said map of Division "B" and end of this line description.

The side lines of above described 20 foot wide parcel to be lengthened or shortened so as to terminate in the northerly and easterly ends of said parcel conveyed to Fred A. Purner, Jr. et ux.

DESCRIPTION APPROVAL
By _____

140646

17500

APPROVED AS TO FORM

M. Neal King

DEPUTY CITY ATTORNEY

1400266

RECEIVED FOR RECORD
DEC 15 1965

At Request of
[Signature]
Filed in Official Records
Riverside County, California
Recorder
[Signature]

DISCLAIMER AND RELEASE

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Without prejudice to the rights of the owners of the land described below, the undersigned hereby disclaims and releases all rights, title and interest in and to said property to the extent said rights, title and interest conflict with the interest being acquired by the City of Riverside consisting of an easement therein for purposes of installing and maintaining an outfall sewer. The property subject to this disclaimer and release is described as follows:

- SEE ATTACHED DESCRIPTION -

Without prejudice to the rights of the owners of the land described above, the undersigned further disclaims all right and interest in and to any compensation to be paid or awarded for said easement.

BANK OF AMERICA,
a National Trust and Savings Bank

By

[Signature]

By

[Signature]

ASST. TRUST OFFICER

over and along said real property, and to deposit tools, 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 one year following recording of the Notice of Completion of said sanitary sewer.

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

STATE OF CALIFORNIA }
COUNTY OF } SS.
LOS ANGELES

By Fred A. Purner, Jr.
FRED A. PURNER, JR.

By Kathleen A. Purner
KATHLEEN A. PURNER

By J. J. Kessler
J. J. KESSLER

By Margery Kessler
MARGERY KESSLER

On December 3, 1965 before me, the undersigned, a Notary Public in and for said County and State, personally appeared

Fred A. Purner, Jr.
Kathleen A. Purner

known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

WITNESS my hand and Official Seal
JANET P. CURTIS
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY

(Seal) Janet P. Curtis (Sign)
Notary Public Commissioned for said County and State

JANET P. CURTIS, NOTARY PUBLIC
MY COMMISSION EXPIRES MARCH 8, 1966

TO 447 C
(Individual)

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } SS.

On December 6, 1965 before me, the undersigned, a Notary Public in and for said State, personally appeared J. J. Kessler
Margery Kessler

to be the person whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Signature Lorna O. Bentley
LORNA O. BENTLEY
My Commission Expires Mar. 6, 1966
Name (Typed or Printed)

OFFICIAL SEAL
LORNA O. BENTLEY
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY

(This area for official notarial seal)

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 12-3-65 From: Fred A. Purner, Jr. - et al For: City of Riverside, A Municipal Corporation 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 Et Seq. Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 12-10-65 J. H. H. H. H.
Property Management Officer

Return Deed to: Office of City Clerk
Riverside, California

D5618

RECEIVED FOR RETURN
JAN 10 1965

Request of
L. A. Cook
Notary Public
Riverside County, California

DISCLAIMER AND RELEASE

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Without prejudice to the rights of the owners of the land described below, the undersigned hereby disclaims and releases all rights, title and interest in and to said property to the extent said rights, title and interest conflict with the interest being acquired by the City of Riverside consisting of an easement therein for purposes of installing and maintaining an outfall sewer. The property subject to this disclaimer and release is described as follows:

- SEE ATTACHED DESCRIPTION -

Without prejudice to the rights of the owners of the land described above, the undersigned further disclaims all right and interest in and to any compensation to be paid or awarded for said easement.

STATE OF CALIFORNIA,

COUNTY OF RIVERSIDE

ss.

129088

ON December 2nd, 1965

before me, the undersigned, a Notary Public in and for said State, personally appeared Thomas D. Kennelly

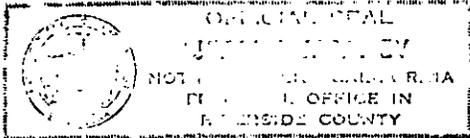
personally known to me to be the person whose name is subscribed to the within Instrument, as a Witness thereto, who being by me duly sworn, deposes and says:

That he resides in Riverside County

and that he was present and saw Frank Hamblen and Grace Hamblen

personally known to him to be the same person as described in and whose name is subscribed to the within and annexed Instrument as Parties thereto, execute and deliver the same, and they acknowledged to said affiant that they 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 31, 1966
NAME (TYPED OR PRINTED)
Notary Public in and for said State.

5618

139088

That portion of Lot 62 of Division "B" of Hall's Addition to Riverside, as shown on map on file in Book 9, page 2 of Maps, Records of San Bernardino County, California, described as a strip of land 20 feet wide, lying 5 feet easterly and northerly and 15 feet westerly and southerly of the following described line:

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Thence N60°57'40"W, along said center line of Brooks Street, 118.09 feet;

Thence leaving said center line of Brooks Street, S61°08'00"W, 130.31 feet;

Thence S31°57'11"W, 68.30 feet;

Thence S02°29'39"E, 72.18 feet;

Thence S15°26'33"W, 224.14 feet;

Thence S73°37'52"E, 206.20 feet;

Thence S28°37'52"E, 14.14 feet;

Thence S14°04'28"W, 249.34 feet to a point to be known as "Point A" for the purposes of this description;

Thence S12°23'33"W, 149.55 feet to a point in the northerly line of that parcel of land conveyed to Fred A. Purner, Jr. and Kathleen A. Purner, husband and wife, by deed recorded April 20, 1964, as Document No. 48121 in the office of the County Recorder of Riverside County, California, and the TRUE POINT OF BEGINNING of this line description;

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Thence S10°20'32"W, 236.56 feet;

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Thence S82°27'47"E, 258.60 feet;

Thence N76°26'33"E, 240.50 feet to a point in the easterly line of said parcel conveyed to Fred A. Purner, Jr. et ux, said point being in the westerly line of Park Avenue as shown on said map of Division "B" and the end of this line description.

The side lines of above described 20 foot wide parcel to be lengthened or shortened so as to terminate in the northerly and easterly lines of said parcel conveyed to Fred A. Purner, Jr. et ux.

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 1-2-65

From: Frank & Frances [unclear]

For: [unclear]

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 2-3-58 in Bk. 2374 O.R. pg. 339 et Seq. Riverside County records, and the Grantee hereby consents to recordation of this instrument through the undersigned,

Dated 1-2-65 [Signature] Property Management Officer

Return Deed to: Office of City Clerk Riverside, California

DESCRIPTION APPROVAL [Signature]

16 before me appeared to be the [unclear] to be the same.

A 1-22-65 [unclear] r said State.

APPROVED AS TO FORM

M. Neil King
DEPUTY CITY ATTORNEY

RECEIVED FOR RECORD
DEC 15 1965

DISCLAIMER AND RELEASE

Request of
Official Records
Riverside County, California
140646

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Without prejudice to the rights of the owners of the land described below, the undersigned hereby disclaims and releases all rights, title and interest in and to said property to the extent said rights, title and interest conflict with the interest being acquired by the City of Riverside consisting of an easement therein for purposes of installing and maintaining an outfall sewer. The property subject to this disclaimer and release is described as follows:

- SEE ATTACHED DESCRIPTION -

Without prejudice to the rights of the owners of the land described above, the undersigned further disclaims all right and interest in and to any compensation to be paid or awarded for said easement.

STATE OF CALIFORNIA,

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 12-8-65
From: Bank of America
For: Paul L. Hall's Add. to Riverside
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 Et Seq. Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

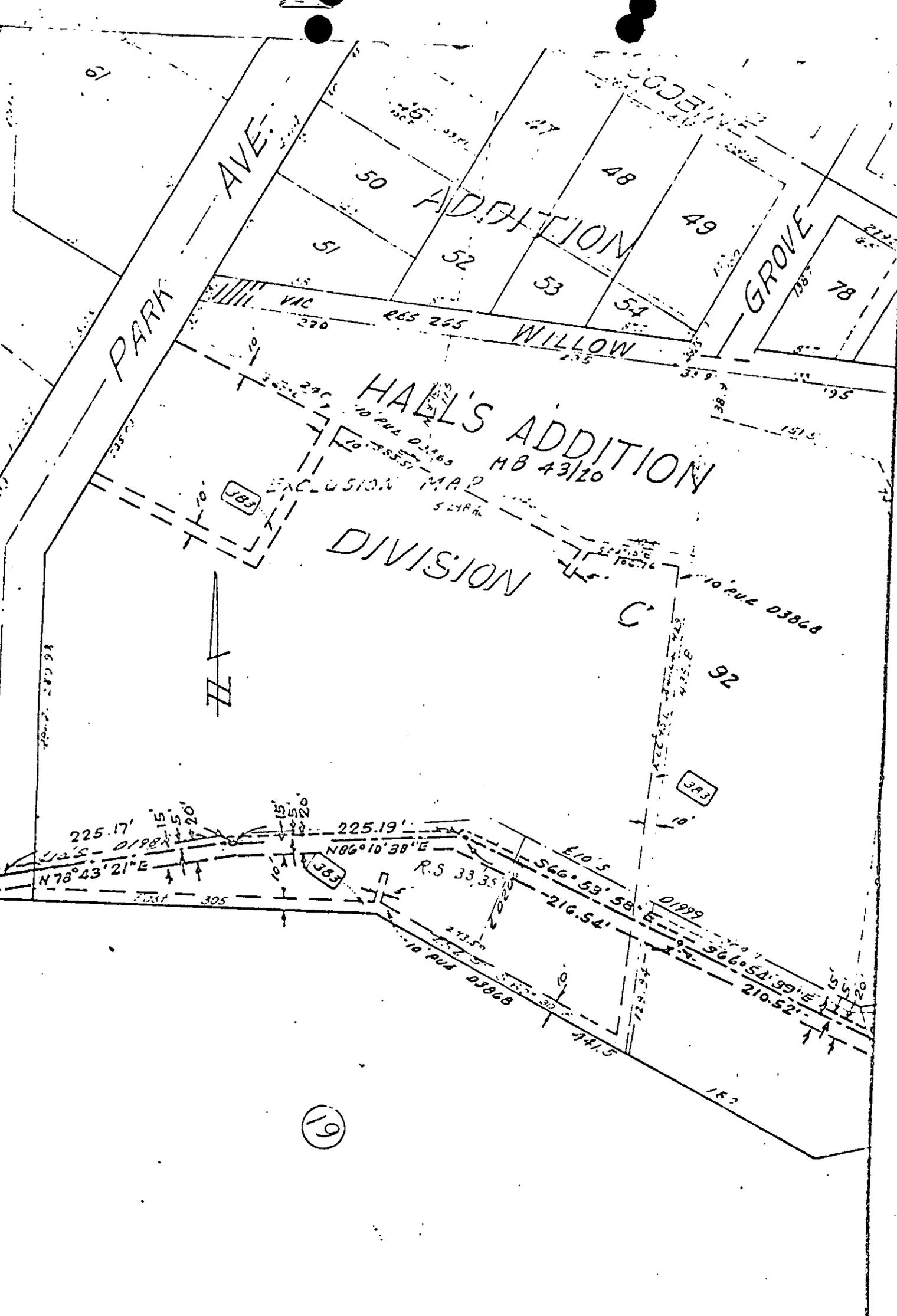
Dated 12-15-65
L. M. Bailey
Property Management Officer

Return Deed to: Office of City Clerk
Riverside, California

SS. 140646
shell 8, 1965, before me, a Notary Public in and for said State, personally appeared and M. J. Harry, known to me to be the new and best Trust Officer that executed the within Instrument, known to me to be the executed the within Instrument, on behalf of the Corporation, therein acknowledged to me that such Corporation executed the same.

id and official seal.
ELLEN O. SMURRA
NOTARY PUBLIC
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Ellen O. Smurra
ELLEN O. SMURRA
My Commission Expires August 23, 1966
NAME (TYPED OR PRINTED)
Notary Public in and for said State.



19

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

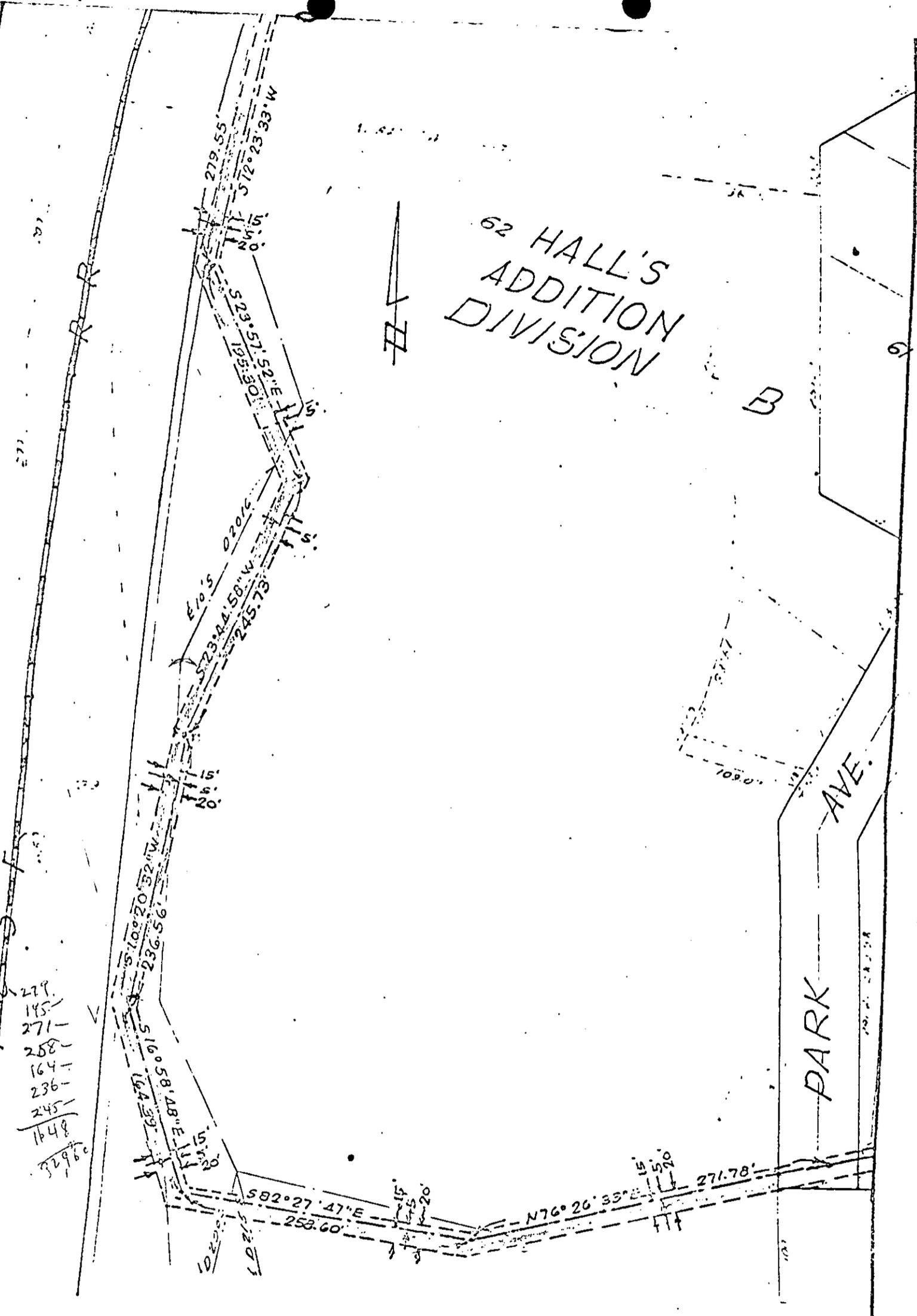
1" = 100' DRAWN 6/18/65 BY HLP SUBJECT Victoria Trunk Sewer

5618

62 HALL'S
ADDITION
DIVISION

B

PARK
AVE.



- 279-
- 195-
- 271-
- 258-
- 164-
- 236-
- 245-
- 1648
- 3296

CITY OF RIVERSIDE, CALIFORNIA

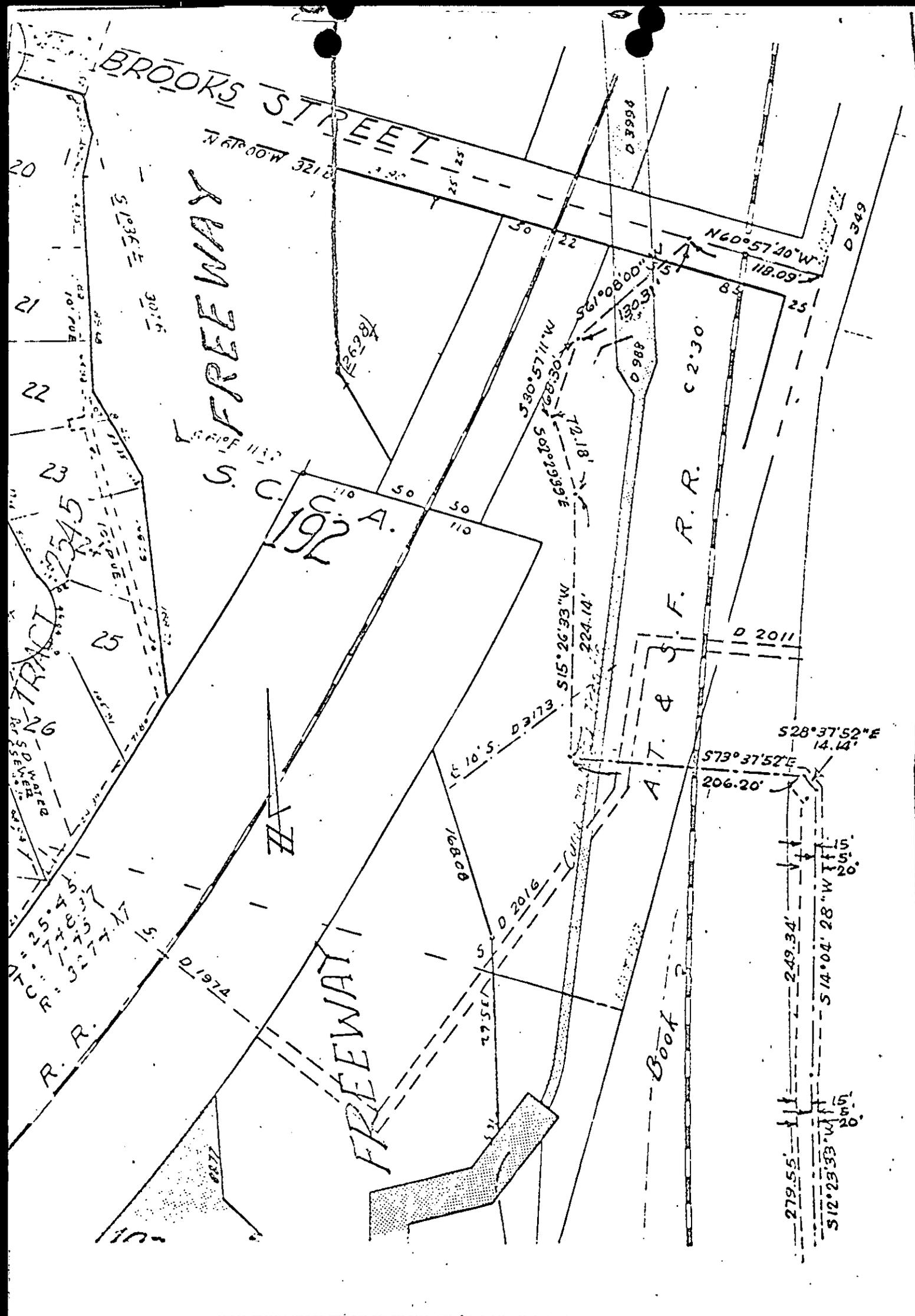
PLAT OF PARCEL(S) DESCRIBED
IN THE ATTACHED DOCUMENT

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DRAWN 6/18/65 BY HLP

SUBJECT Victoria Trunk Sewer

5618

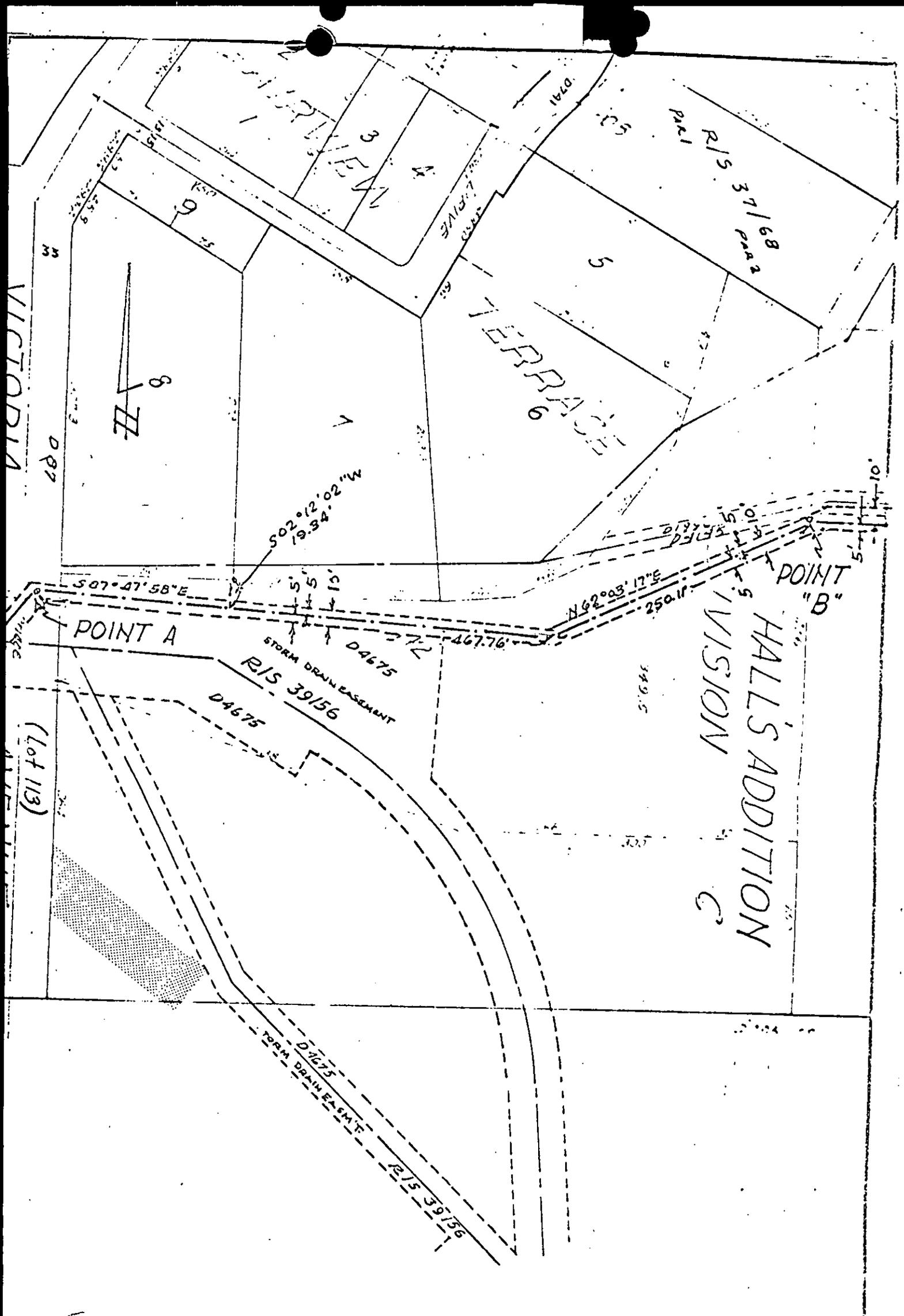


CITY OF RIVERSIDE, CALIFORNIA

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" = 100 | DRAWN 6/18/65 BY HLP | SUBJECT Victoria Trunk Sewer



CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED
IN THE ATTACHED DOCUMENT

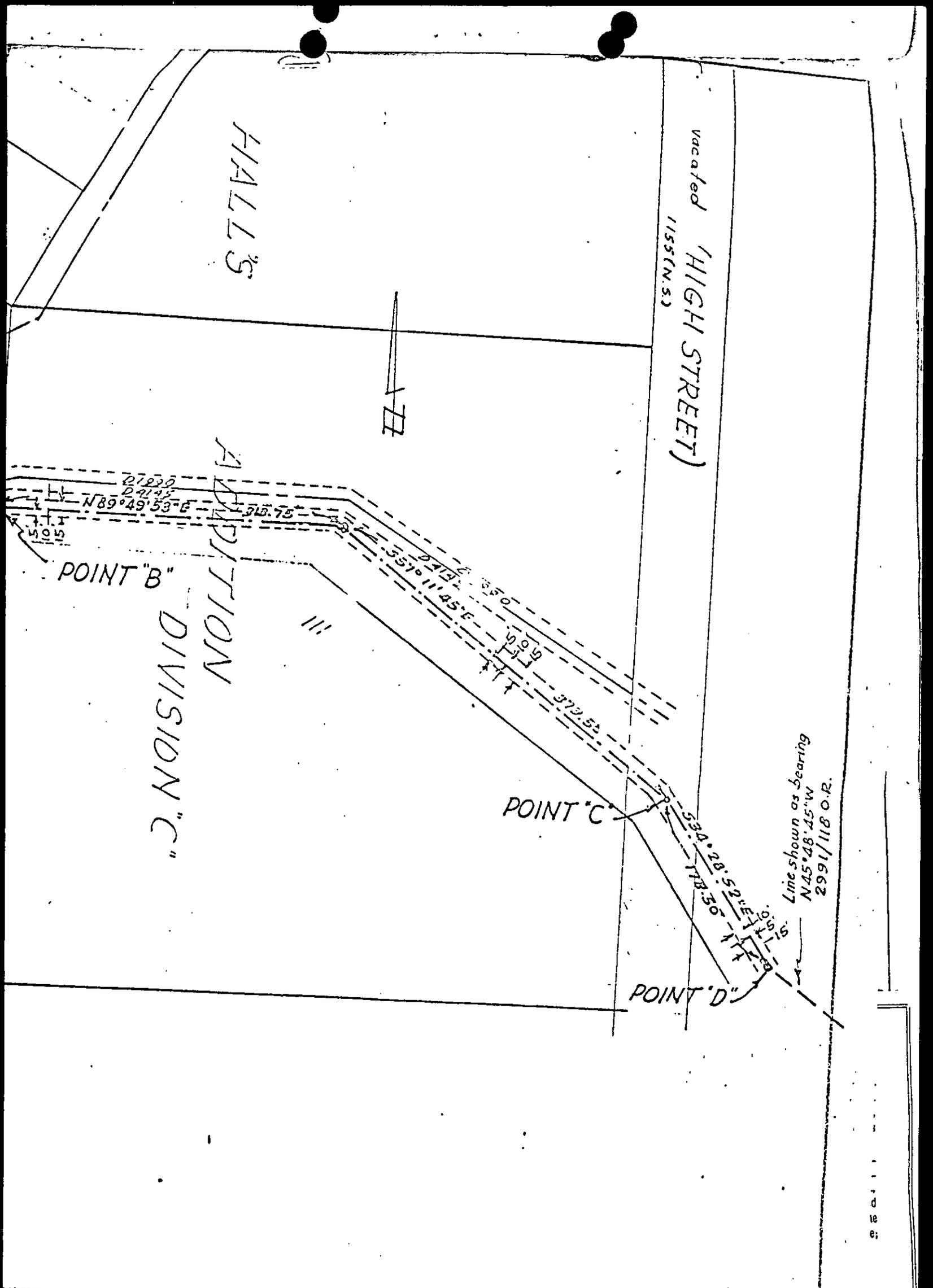
*This plat is solely an aid in locating the parcel(s) described in the
attached document. It is not a part of the written description therein.*



CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED
IN THE ATTACHED DOCUMENT

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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.

1" = 100' | DRAWN 6 / 18 / 65 BY HLP | SUBJECT: Victoria & Frank Sp...

5613