

SEWER EASEMENT

LEGAL COUNSEL ONLY

THIS INSTRUMENT, made this 12/5/4 day of JAN., 1947
by and between GRACE M. REEL also known as GRACE B. REEL 6056

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~~ *SBR*

~~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
facilities

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:

All that portion of Lot 6 of Evans Rio Rancho, as shown by
map on file in Book 10, pages 52 to 54 inclusive of maps, Records of
Riverside County, California, contained within a strip of land 10.00
feet in width, lying 5.00 feet on each side of the following described
center line:

Commencing at the point in the center line of Tequesquite
Avenue, South 73°57'50" West, 544.12 feet from a 3/4 inch iron pipe
marking the most Westerly corner of Lot 181 of the lands of the Southern
California Colony Association on file in Book 7, page 3 of Maps,
Records of San Bernardino County, California, in the center line of
Tequesquite Avenue as said street is shown on map of Tract 2605 on file
in Book 40, pages 9 and 10 inclusive of maps, Records of Riverside
County, California;

- Thence N4°54'24"E, 26.77 feet to the true point of beginning;
- Thence continuing N4°54'24"E, 1,626.70 feet;
- Thence N13°53'23"E, 256.65 feet to a point hereinafter referred
to as point "A";
- Thence N6°11'37"W, 302.93 feet;
- Thence N1°59'34"E, 365.03 feet;
- Thence N9°33'04"E, 263.21 feet;
- Thence N24°54'19"E, 217.43 feet;
- Thence N35°54'07"E, 282.85 feet;
- Thence N30°34'45"E, 228.29 feet;
- Thence N37°14'24"E, 526.40 feet;
- Thence N43°17'04"E, 432.24 feet;
- Thence N32°42'29"E, 479.00 feet;
- Thence N49°41'43"E, 356.53 feet;
- Thence N37°28'28"E, 31 feet more or less to a point hereinafter
referred to as point "B", said point being the end of this center line
description, and being in the northerly line of the grantor's property.

EXCEPTING therefrom all that portion lying within Lot 5 of said
Evans Rio Rancho.

DESCRIPTION APPROVAL

by *Ernest Lamb*, 1/25/46 by *WLLP*
Surveyor

TOGETHER WITH the right to clear and keep clear said easement and
right of way from any structures or trees, to enter upon and to pass and repass

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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 facilities

provided, however, that the grantor reserves the right to use and enjoy the land over which said easement and right of way is granted, for any purpose and in any manner which does not interfere with or impair the right of the grantee to use the said easement and right of way.

TEMPORARY CONSTRUCTION EASEMENT CLAUSE

It is 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 20.00 foot wide strip of land westerly of, and contiguous with that portion of the above described Sewer Easement lying between "the True Point of Beginning" and point "A"; and a 15.00 foot wide strip of land lying westerly and a 5.00 foot wide strip of land lying easterly at right angles and contiguous with that portion of the above described Sewer Easement lying between point "A" and point "B".

Excepting therefrom all that portion lying within Lot 5 of said Evans Rio Rancho.

DESCRIPTION APPROVAL
by *Ernest Linton* 7.12.64 by *WSP*
Surveyor

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 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.~~

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

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

Grace M. Reel, Grace B. Reel
 GRACE M. REEL, also known as
 GRACE B. REEL

STATE OF CALIFORNIA,
 COUNTY OF RIVERSIDE } ss.
 ON January 5th, 1967
 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 Grace M. Reel, also known as Grace B. Reel
 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 C. Macky
 My Comm. Exp. 1-1-68
 NAME (TYPED OR PRINTED)
 Notary Public in and for said State.

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

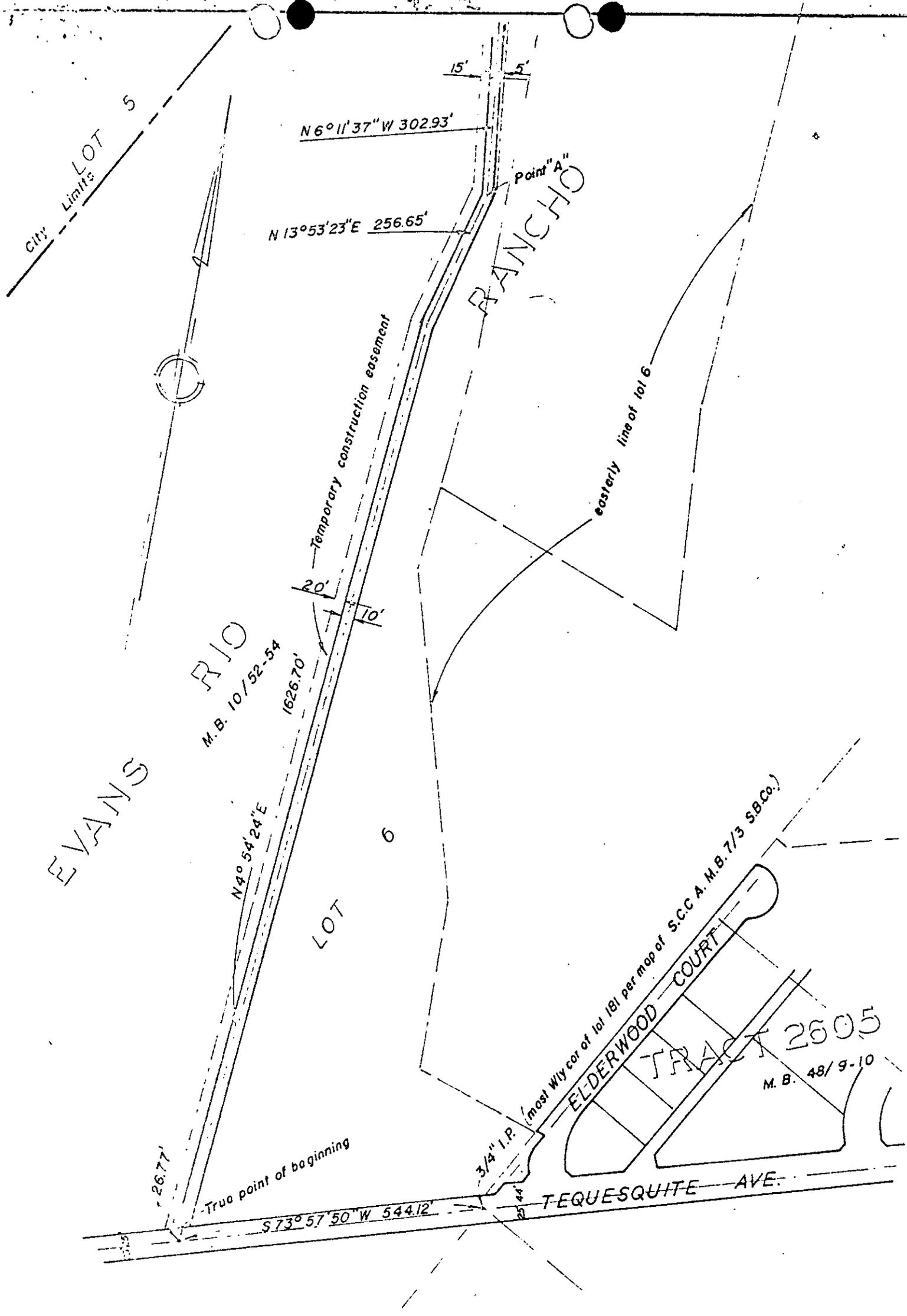
CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 1-3-67
 From: City of Riverside
 For: City of Riverside

the City of Riverside, a municipal corporation, is hereby authorized on behalf of said City pursuant to the provisions of the Consent thereof recorded on 12-3-66 and 1-3-67 to execute and deliver the within instrument, and I hereby consent to recordation of the instrument through the undersigned.
 Dated: 1-5-67
Adrian Rice
 Property Management Officer

Return Deed to: Office of City Clerk
 Riverside, California

6056

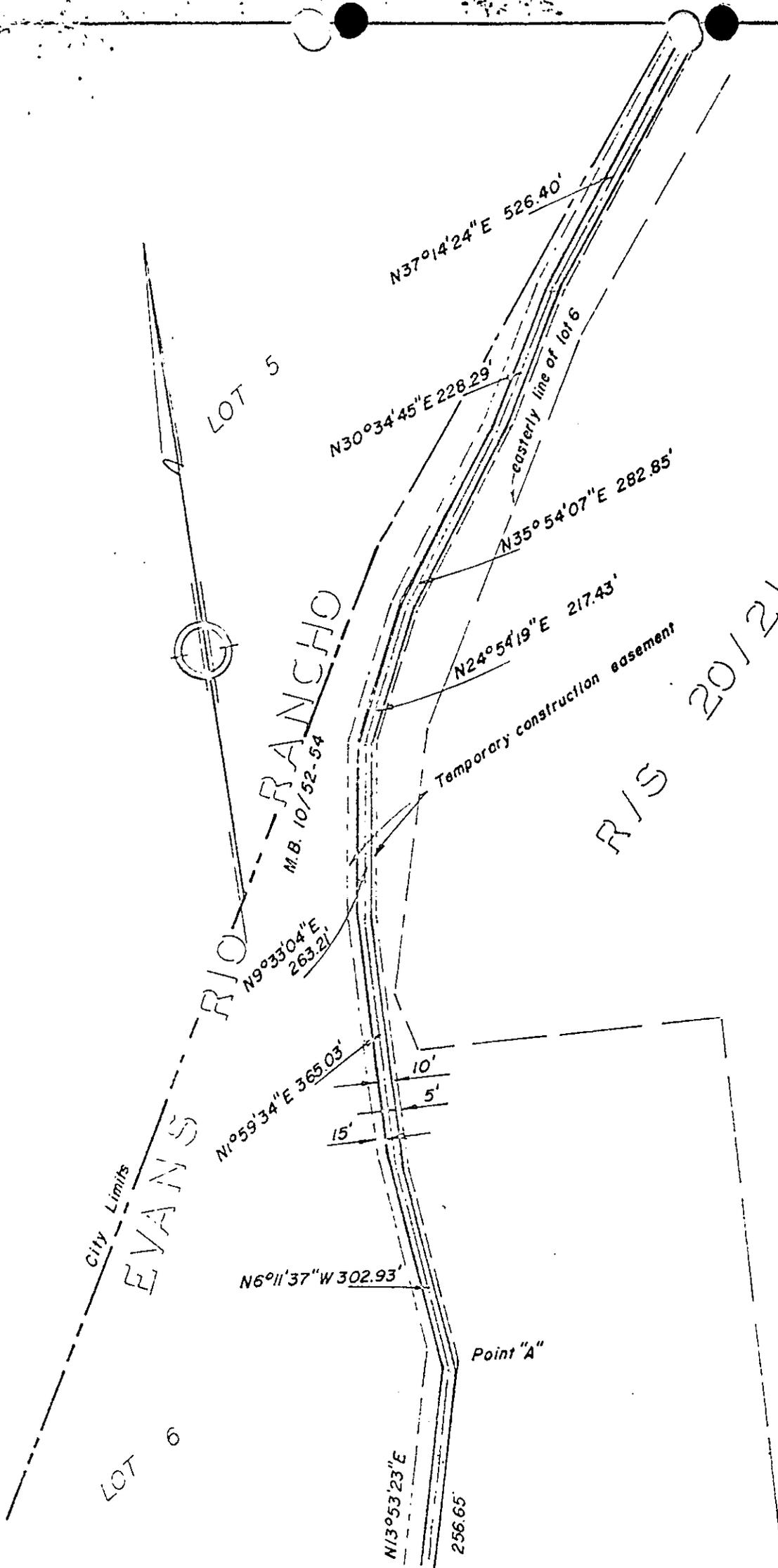


CITY OF RIVERSIDE, CALIFORNIA

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.

6056



CITY OF RIVERSIDE, CALIFORNIA

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IN THE ATTACHED DOCUMENT

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Microfilm recording from 4-1-65. Book and
page no longer available. Identify by document
number and year of issue.

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RECEIVED FOR RECORD
JAN 6 1967

At Request of John P. M
William G. Patterson
Recorder in Oficial Records
of Riverside County, California

Wm. DeLong

Recorder
FEE \$ 1.00

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