

E A S E M E N T

Ma Neal Singer
DEPUTY CITY ATTORNEY

THIS INSTRUMENT, made this 26th day of April, 1967

by and between DOROTHY JAMES, as her interest appears of record.

6227

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, maintenance, operation, inspection, repair, replacement and removal of a public utility 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: (SEE ATTACHED)

All that certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

Parcel 1: An easement for power line purposes, 10 feet in width, the center line of which is described as follows:

COMMENCING at a point on the north line of that portion of Lot 1 of RANCHERIA DE PACHAPPA, as shown by map on file in Book 2, page 38 of Maps, Records of Riverside County, California, and the westerly half of Panorama Drive abandoned, as conveyed to the Heirs of Grace Rose Buckner, Deceased, by deed recorded November 12, 1964, as Instrument No. 136216, said point being located 5 feet, measured at right angles, from the westerly line of said land;

Thence southerly, along a curve concave to the west, having a radius of 2605 feet, a distance of 639.55 feet;

Thence continuing along said curve, through those portions of Lots 47, 48 and 111 of the Final Map of Division "D" of Halls Addition, on file in Book 9, page 4 of Maps, Records of San Bernardino County, California, as conveyed to George Buckner, et ux, by deed recorded December 28, 1944 in Book 654, page 437, Official Records of Riverside County, California, a distance of 335.46 feet;

Thence South 31° 29' 15" West, through Lot 111 above mentioned, and a portion of the southeast quarter of the northwest quarter of Fractional Section 35, Township 2 South, Range 5 West, San Bernardino Base and Meridian, as shown by United States Government Survey, 106.63 feet to a point on the west line of said southeast quarter of the northwest quarter of Section 35, and the west line of said Buckner property.

~~Parcel 2: Easements, 5 feet in width, for guy lines and anchor purposes over those portions of Lot 1 of RANCHERIA DE PACHAPPA, as shown by map on file in Book 2, page 38 of Maps, Records of Riverside County, California; the west half of Panorama Drive abandoned, as conveyed to the Heirs of Grace Rose Buckner, Deceased, by deed recorded November 12, 1964, as Instrument No. 136216; those portions of Lots 47, 48 and 111 of the Final Map of Division "D" of Halls Addition, on file in Book 9, page 4 of Maps, Records of San Bernardino County, California; and a portion of the southeast quarter of the northwest quarter of Fractional Section 35, Township 2 South, Range 5 West, San Bernardino Base and Meridian, as shown by United States Government Survey, conveyed to George Buckner, et ux, by deed recorded December 28, 1944, in Book 654, page 437, Official Records, Riverside, California. The center lines of said easements are described as follows:~~

Anchor Easement No. 1: COMMENCING at a point on the north line of that portion of Lot 1 as above described, distant 5 feet, measured at right angles, from the westerly line of said land;

Thence southerly, along a curve concave to the west, having a radius of 2605 feet, a distance of 12.85 feet to a point hereafter referred to as Point "A", and the true point of beginning;

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distance of 335.46 feet;
Thence continuing along said curve, through those portions of Lots 47, 48 and 111 of the Final Map of Division "D" of Halls Addition, on file in Book 9, page 4 of Maps, Records of San Bernardino County, California, as conveyed to George Buckner, et ux, by deed recorded December 28, 1944 in Book 654, page 437, Official Records of Riverside County, California, a distance of 335.46 feet;

Thence South $31^{\circ} 29' 15''$ West, through Lot 111 above mentioned, and a portion of the southeast quarter of the northwest quarter of Fractional Section 35, Township 2 South, Range 5 West, San Bernardino Base and Meridian, as shown by United States Government Survey, 106.63 feet to a point on the west line of said southeast quarter of the northwest quarter of Section 35, and the west line of said Buckner property.

Parcel 2: Easements, 5 feet in width, for guy lines and anchor purposes over those portions of Lot 1 of RANCHERIA DE PACHAPPA, as shown by map on file in Book 2, page 38 of Maps, Records of Riverside County, California; the west half of Panorama Drive abandoned, as conveyed to the Heirs of Grace Rose Buckner, Deceased, by deed recorded November 12, 1964, as Instrument No. 136216; those portions of Lots 47, 48 and 111 of the Final Map of Division "D" of Halls Addition, on file in Book 9, page 4 of Maps, Records of San Bernardino County, California; and a portion of the southeast quarter of the northwest quarter of Fractional Section 35, Township 2 South, Range 5 West, San Bernardino Base and Meridian, as shown by United States Government Survey, conveyed to George Buckner, et ux, by deed recorded December 28, 1944, in Book 654, page 437, Official Records, Riverside, California. The center lines of said easements are described as follows:

Anchor Easement No. 1: COMMENCING at a point on the north line of that portion of Lot 1 as above described, distant 5 feet, measured at right angles, from the westerly line of said land;

Thence southerly, along a curve concave to the west, having a radius of 2605 feet, a distance of 12.85 feet to a point hereafter referred to as Point "A", and the true point of beginning;

Thence South $75^{\circ} 21' 30''$ East, to the easterly boundary line of said Buckner land, being the west line of the Atcheson, Topeka and Santa Fe Railroad right of way and the point of terminus of the easement herein described.

Anchor Easement No. 2: COMMENCING at Point "A" as described in Anchor Easement No. 1;

Thence southerly, along a curve concave to the west, having a radius of 2605 feet, a distance of 299.30 feet to a point hereinafter referred to as Point "B", and the true point of beginning;

Thence South $68^{\circ} 46' 30''$ East, a distance of 20 feet to the point of terminus of the easement herein described.

Anchor Easement No. 3: COMMENCING at Point "B" as described in Anchor Easement No. 2;

Thence southerly, along a curve concave to the west, having a radius of 2605 feet, a distance of 299.30 feet to a point hereinafter referred to as Point "C", and the true point of beginning;

Thence South $62^{\circ} 11' 30''$ East, a distance of 20 feet to the point of terminus of the easement herein described.

Anchor Easement No. 4: COMMENCING at Point "C" as described in Anchor Easement No. 3;

Thence southerly, along a curve concave to the west, having a radius of 2605 feet, a distance of 299.30 feet to the true point of beginning;

Thence South $58^{\circ} 54' 00''$ East, a distance of 20 feet to the point of terminus of the easement herein described.

EXCEPTING from Anchor Easements 1, 2, 3 and 4 any portion included in Parcel 1 above described.

EXCEPTING from Parcels 1 and 2 any portion thereof lying northerly of the center line of that certain unnamed street north of and adjacent to Lot 111 of DIVISION D OF HALL'S ADDITION, as shown by map on file in Book 9, page 4 of Maps, Records of San Bernardino County, California, as abandoned by the City of Riverside.

APPROVED AS TO DESCRIPTION

David Mair
GEN. SUPT. & CHIEF ENGINEER

5-24-67

APPROVED AS TO DESCRIPTION

David Mair
GEN. SUPT. & CHIEF ENGINEER

4-29 & 4-30 HB

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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 public utility 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.

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

Dorothy James
DOROTHY JAMES

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 4-26-67

From: Donna...
For: Paul J. L...
the undersigned, a Notary Public in and for said State, personally appeared Dorothy James

Dated 6-2-67
[Signature]
Property Management Officer
Return Deed to: Office of City Clerk
Riverside, California

April 26, 19 67,
the undersigned, a Notary Public in and for said State, personally appeared
Dorothy James
Person whose name is subscribed to the within Instrument,
I have witnessed and executed the same.

hand and official seal.
[Signature]
SHIRLEY LUDLOW
My Commission Expires April 7, 1968
NAME (TYPED OR PRINTED)
Notary Public in and for said State.

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Anchor easement spacings based upon chord distances with ends at 2601' R. points.

Point	Bearing	Distance
P to K	2605' R	335.46'

$$R=2600'$$

$$\Delta=0^{\circ}58'43''$$

$$L=25.50'$$

$$R=2600'$$

$$\Delta=6^{\circ}48'34''$$

$$L=309.00'$$

$$R=2600'$$

$$\Delta=7^{\circ}58'10''$$

$$L=361.54'$$

(Chord) 298.70' at 2601' R, 299.30' Arc distance at 2605' R, 299.30'

(Chord) 298.70' at 2601' R, 299.30' Arc distance at 2605' R, 299.30'

S 68° 46' 30" E
5' x 15'
Anchor easement

S 62° 11' 30" E
5' x 15'
Anchor easement

Sheet # 17

FREEWAY

315

10 - 299.30' P.U.E.

Matching Line

A. T. & S. F. R. R.

Sheet # 19

DATE 11-19-65 APPROVED [Signature]

SCALE 1"=50' APPROX. DRAWN BY AWL

CITY OF RIVERSIDE
DEPARTMENT OF PUBLIC UTILITIES

LT.
DEPT.

DRAWING NO. PI-3048-2 Sheet #

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47715
AS

$R = 2600'$
 $\Delta = 1^\circ 15' 10''$
 $L = 56.85'$

$R = 2600'$
 $\Delta = 7^\circ 57' 02''$

$R = 2600'$
 $\Delta = 7^\circ 57' 02''$
 $L = 360.79'$

$158.65'$
 $N 45^\circ 38' 48'' E$

Sheet #18

Sheet # 18

Portion of SE 1/4 NW 1/4 Sec. 35
 T2S. R5W. S.B.B. & M.

See
 Sheet

10' P.U.E.

Pts. A, B, I, G, H, J, & K are on E pole line easement
 Pt. I is on E of Anchor easement

	Bearing	Distance
Pt.-A to Pt.-B.	$S 31^\circ 29' 15'' W$	254.80'
Pt.-B to Pt.-I	$S 89^\circ 48' 18'' E$	
Pt.-I to Pt.-C	$S 89^\circ 48' 18'' E$	25.54'
Pt.-C to Pt.-D	$S 56^\circ 54' 11'' W$	25'
Pt.-D to Pt.-E	$S 47^\circ 22' 17'' W$	276.31'
Pt.-E to Pt.-H	$N 0^\circ 14' 25'' W$	72.23'
Pt.-H to Pt.-F	$N 0^\circ 14' 25'' W$	24.54'
Pt.-G to Pt.-H	$S 31^\circ 29' 15'' W$	81.88'
Pt.-B to Pt.-J	$N 52^\circ 48' 18'' W$	
Pt.-G to Pt.-K	$N 31^\circ 29' 15'' E$	24.75'
Pt.-B to Pt.-H	$N 31^\circ 29' 15'' E$	

Basis for bearings
 F.W. R/W map.

Sheet # 20

Etc. L. $N, 0^\circ 14' 25'' W$ 45.69'

FREEMWAY

447745

6229

RECORDED BY MISS J. B. BROWN JUN 2 1967

RECEIVED FOR RECORD
JUN 2 1967

Recorded in Official Records
of Riverside County, California

Wm. D. DeLoach

Recorder
FEE \$ 2.00

INDEXED

At Request of

12 Min. Past 1:30 Clock P.M.