

141286

When recorded mail to:

City Clerk's Office-City of Riverside  
City Hall-3711 Orange Street  
Riverside, California 92501  
P.U.E. - 4339 Magnolia Ave

4 copies of recording fee  
no longer assigned  
and year of filing. Identify by account number

RECEIVED FOR RECORD

DEC 10 1971

25 Min. Past 2 o'clock P M  
At Request of

CITY CLERK  
Recorded in Official Records  
of Riverside County, California

W.H. Walsh

Recorder  
FEE \$

INDEXED

DOCUMENTARY TRANSFER TAX  
\$ None  
Signature *[Signature]*  
CITY OF RIVERSIDE

FOR RECORDER'S OFFICE USE ONLY

CITY DEED NO. \_\_\_\_\_

PUBLIC UTILITIES  
EASEMENT

APPROVED BY TO FORM  
*[Signature]*

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JOHN A. HAMNER and ZILPHA E. HAMNER, husband and wife as community property, JOHN ARTHUR HAMNER, RICHARD BENNETT HAMNER, and KINGSLEY J. BIRD, Trustees under Declaration of Trust No. 1 and No. 2 dated September 20, 1961 and October 31, 1969, respectively  
as Grantors, grant(s) to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, a perpetual easement and right of way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of public utilities 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 those portions of Lot 1 in Block 36 of the lands of the RIVERSIDE LAND AND IRRIGATING COMPANY as shown by map on file in Book 1, Page 70 of Maps, Records of San Bernardino County, California, described as follows:

PARCEL I

Beginning at the most East corner of Parcel 1 of Parcel Map on file in Book 2, Page 40 of Parcel Maps, Records of Riverside County, California; said corner being in the Southwest line of Tyler Street as shown on said Parcel Map;

- Thence South 55° 57' 15" West, a distance of 120.00 feet;
- Thence South 34° 02' 45" East, a distance of 20.00 feet;
- Thence North 55° 57' 15" East, a distance of 10.00 feet;
- Thence North 34° 02' 45" West, a distance of 14.00 feet;
- Thence North 55° 57' 15" East, a distance of 110.00 feet to a point in said Southwest line of Tyler Street;
- Thence North 34° 01' 00" West, a distance of 6.00 feet, to the POINT OF BEGINNING.

PARCEL II

A strip of land 6.00 feet in width, the centerline of said strip being described as follows:

Commencing at the most West corner of Parcel 3, as shown on said Parcel map; said corner being in the Southeast line of Magnolia Avenue as shown on said Parcel Map;

- Thence South 34° 01' 00" East, along the Southwest line of said Parcel 3, a distance of 117.00 feet;
- Thence North 55° 57' 15" East, a distance of 6.00 feet to the TRUE POINT OF BEGINNING;

DESCRIPTION APPROVAL

*[Signature]* by *[Signature]*

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Thence continuing North 55° 57' 15" East, a distance of 94.00 feet;  
Thence South 34° 01' 00" East, a distance of 9.43 feet to a point hereinafter referred to as point "A"; said point "A" also being the end of this centerline description.

PARCEL III

A strip of land 15.00 feet in width, the centerline of said strip being described as follows:

Commencing at point "A", hereinabove described;  
Thence South 34° 01' 00" East, a distance of 125.00 feet;  
Thence North 55° 57' 15" East, a distance of 3.00 feet to the

TRUE POINT OF BEGINNING;

Thence continuing North 55° 57' 15" East, a distance of 35.00 feet to the end of this centerline description.

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 over and along said real property, and to deposit tools, implements and other material thereon by Grantee, its officers, agents and employees and by persons under contract with said Grantee and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said public utilities 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 said easement and right-of-way.

Dated November 30, 1971

Kingsley J. Bird  
KINGSLEY J. BIRD

John A. Hamner  
JOHN A. HAMNER

Zilpha E. Hamner  
ZILPHA E. HAMNER

John Arthur Hamner  
JOHN ARTHUR HAMNER

Richard Bennett Hamner  
RICHARD BENNETT HAMNER

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 11/30/71 from John A. Hamner and Zilpha E. Hamner, h&w as comm. property, John Arthur Hamner, Richard Bennett Hamner, & Kingsley J. Bird, Trustees under Declaration of Trust No. 1 & NO. 2 dated 9/20/61 & 10/31/69 respectively for All Pors. Lt 1 Blk 36 of lands of Riv. Land and Irrigating Co. mp bk 1, pg 70, Records of San Bernardino County, Calif.

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 12-29-66 by Instr. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 12/10/71

[Signature]  
Property Services Manager

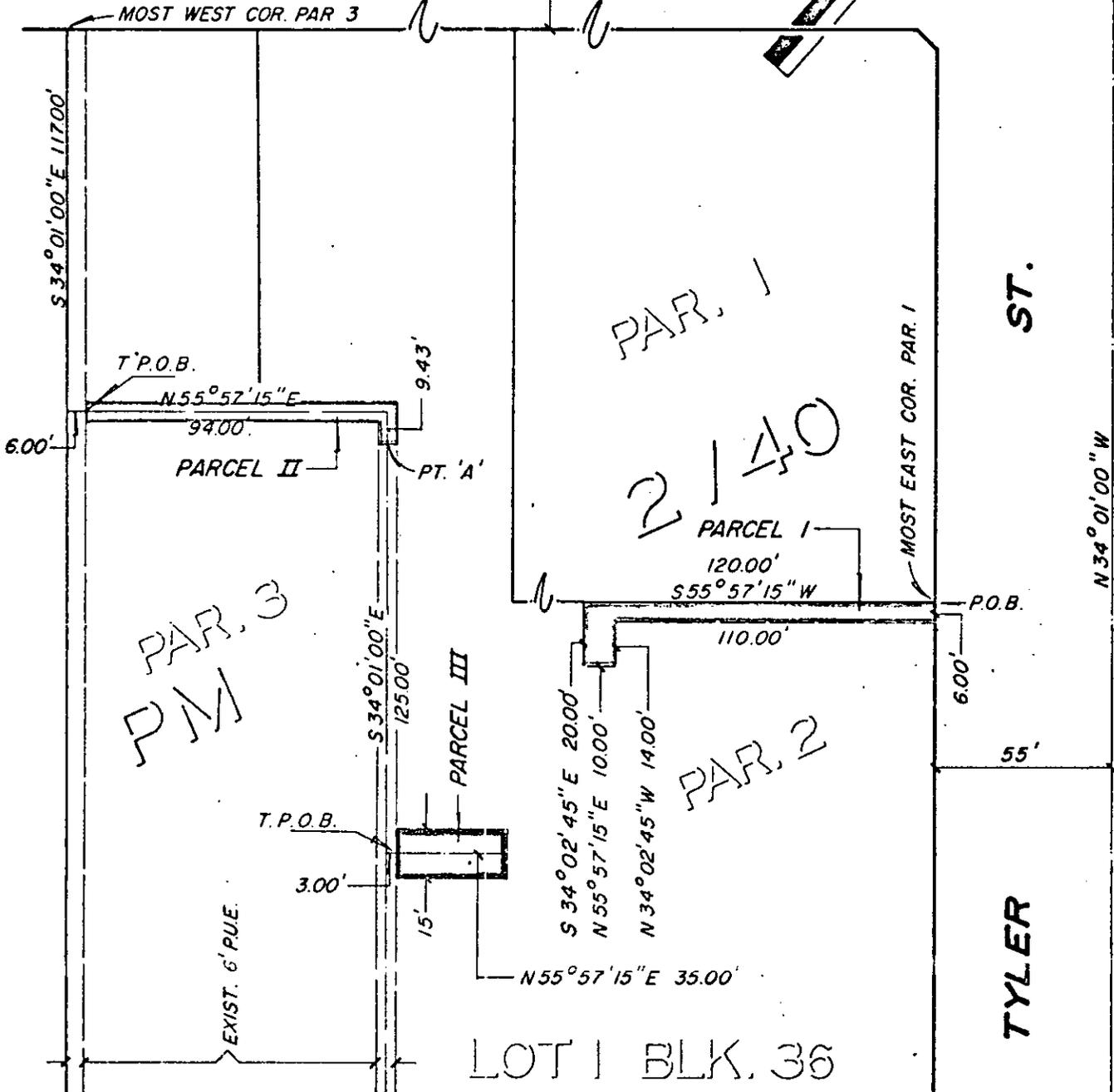
141286

MAGNOLIA

AVE.

ST.

TYLER



LOT 1 BLK. 36  
R.L. & I. CO.

M.B. 1/70 S.B. Co.

CITY OF RIVERSIDE, CALIFORNIA

5/20/11

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.

SHEET /

SCALE: 1" = 50'

DRAWN 10/12/71 BY ME

SUBJECT PUE 4339

OF 1 SHEETS

7511