

EASEMENT

1 Riverside Water Company, a California Corporation, Grantor,  
2 for a valuable consideration, receipt of which is hereby  
3 acknowledged, does hereby grant to the City of Riverside, a  
4 perpetual easement and right of way for street purposes over  
5 and across that certain real property in the City of Riverside,  
6 County of Riverside, State of California, described as follows:

7 All those portions of Section 35, Township 2 South,  
8 Range 5 West, San Bernardino Base and Meridian,  
described as follows:--

9 PARCEL NO. 1

10 Commencing at the West quarter corner of said Section  
11 35, said point being on the centerline of Central  
12 Avenue, 50 feet in width; thence South 89° 49' 04"  
13 East along the centerline of said Central Avenue,  
14 330.78 feet; thence North 00° 10' 56" East, 25.00 feet  
15 to the intersection of the northerly line of said  
Central Avenue and the Westerly line of Olivewood  
Avenue, 66 feet in width, as conveyed to the City of  
Riverside by deed recorded May 3, 1892 in Book 157,  
page 203 of Deeds, records of San Bernardino County,  
California, and the TRUE point of beginning of Parcel  
No. 1:

16 Thence North 04° 54' 56" East, along the Westerly line  
17 of said Olivewood Avenue, 93.37 feet; thence south  
18 10° 41' 31" West, 51.92 feet; thence South 83° 03' 25"  
19 West, 80.62 feet; thence South 00° 10' 56" West, 32.00  
feet to the northerly line of said Central Avenue;  
thence South 89° 49' 04" East, along the northerly line  
of said Central Avenue, 81.76 feet to the TRUE point  
of beginning of Parcel No. 1:

20 Excepting therefrom all that portion of the above  
21 described parcel conveyed to the State of California  
22 by deed recorded April 3, 1953 in Book 1457, page  
586, Official Records of Riverside County, California.

23 PARCEL NO. 2

24 Commencing at the West quarter corner of said Section  
25 35, said point being on the centerline of Central  
26 Avenue, 50 feet in width, thence South 89° 49' 04" East,  
27 along the centerline of said Central Avenue, 271.01 feet;  
28 thence South 00° 10' 56" West, 25.00 feet to the south-  
29 erly line of said Central Avenue and/or the northeasterly  
corner of that parcel of land conveyed to the City of  
Riverside by deed recorded October 13, 1949 in Book 1115,  
page 15, Official Records of Riverside County, California,  
said northeasterly corner being the TRUE point of begin-  
ning of Parcel No. 2:

30 Thence southerly along the easterly line of said con-  
veyed parcel, South 24° 54' 52" West, 46.95 feet (formerly  
recorded as the following two courses, South 16° 18' West,

20.32 feet and South 27° 10' West, 28.51 feet); thence  
South 40° 29' 12" West (formerly recorded South 40° 40' West),  
a distance of 50.93 feet; thence South 50° 26' 57" East, 15.00  
feet; thence North 36° 34' East, 20.11 feet; thence North 49°  
03' 06" East, 63.54 feet; thence North 86° 59' 45" East, 72.13  
feet; thence North 49° 03' 06" East, 29.00 feet; thence North  
84° 16' 40" East, 96.48 feet to an intersection with the south-  
easterly right of way line of the Atchison Topeka and Santa Fe  
Railway, said intersection being also on the southerly line of  
said Central Avenue; thence North 89° 49' 04" West, along the  
southerly line of said Central Avenue, 208.63 feet to the TRUE  
point of beginning of Parcel No. 2.

Excepting therefrom all that portion of the above described  
parcel contained within the right of way of the Atchison,  
Topeka and Santa Fe Railway, successor in interest to the  
Riverside, Santa Ana and Los Angeles Railway Company, as con-  
veyed by deed recorded December 24, 1885 in Book 44, page 118  
of Deeds, records of San Bernardino County, California.

This easement is expressly made subject to the prior rights of  
the Grantor, its successors and assigns, and such rights are  
hereby specifically reserved, to construct, maintain, operate,  
repair, replace and relocate canals, syphons, pipelines, lateral  
conduits, and all appurtenances, for the transportation and de-  
livery of water, together with such ingress and egress as may  
be required in the exercise of any of the foregoing rights.

RIVERSIDE WATER COMPANY, a  
California Corporation

By (s) E. S. Olson President

By (s) S. H. McKenzie Secretary

Recorded 1/16/59  
O.R. Bk. 2398/320

# PLAT

## LAND TO BE ACQUIRED FOR STREET PURPOSES

