

EASEMENT

THIS INSTRUMENT, made this 10th day of January, in the year of our Lord, Nineteen Hundred and Fifty-one, between G. L. HIXSON and PAURA A. HIXSON, husband and wife as joint tenants, and C. M. SMID and NEVAH A. SMID, 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: That said parties of the first part, for and in consideration of the sum of One Dollar (\$1.00), lawful money of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do by these presents grant unto said party of the second part, a perpetual easement and right-of-way for use as a PUBLIC STREET over all that certain real property situated in the City of Riverside, State of California, and more particularly described as follows:

That portion of Section 34, T2S, R5W, SBB&M, described as follows:

Commencing at the northeast corner of the southeast 1/4 of said Section 34, thence westerly along the quarter section line of said Section 34 a distance of four hundred nine and four hundredths feet (409.04'), thence southerly at a right angle a distance of twenty-five feet (25') to a point in the southerly line of Central Avenue, fifty feet (50') in width, a public street in the City of Riverside, the true point of beginning of this description;

Thence continuing southerly on the prolongation of the last-described line a distance of eighteen feet (18'); thence westerly parallel to the southerly line of Central Avenue a distance of seven hundred sixty-five and twenty-seven hundredths feet more or less (765.27') to the easterly line of a certain parcel of land, said line being one hundred fifty-five feet more or less (155') easterly from and parallel to the center line of Riverside Avenue, a public street in the City of Riverside, fifty feet (50') in width; thence northerly along said easterly line of said parcel a distance of eighteen feet (18') to a point in the southerly line of Central Avenue, thence easterly along the southerly line of Central Avenue a distance of seven hundred sixty-five and twenty-seven hundredths feet more or less (765.27') to the true point of beginning. The above-described parcel of land being the northerly eighteen feet (18') of that real property described in deed recorded in Book 768 at page 170, Official Records of Riverside County.

IT IS UNDERSTOOD that the present intention of the party of the second part is to construct and maintain upon the real property covered by this easement a City Street. The parties of the first part hereby waive any claim for any and all damages to any other real property owned by the parties of the

first part contiguous to the lands covered by this easement by reason of the location, construction and/or maintenance of said street.

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

/s/ G. L. HIXSON
G. L. HIXSON

/s/ LAURA A. HIXSON
LAURA A. HIXSON

/s/ C. M. SEID
C. M. SEID

/s/ NEVAH A. SEID
NEVAH A. SEID

State of California,)
County of Riverside.) SS

ON THIS _____ day of _____, A. D., 1951, before me,

A Notary Public in and for said County and State, personally appeared

G. L. HIXSON and LAURA A. HIXSON

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above-written.

Notary Public in and for said County and State

State of California,)
County of Riverside.) SS

ON THIS _____ day of _____, A. D., 1951, before me,

A Notary Public in and for said County and State, personally appeared

C. M. SEID and NEVAH A. SEID

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above-written.

Notary Public in and for said County and State