

EASEMENT

THIS INDENTURE, made this 18th day of August, 1958, by and between the undersigned owners of property in Whitegate 1911 Act Improvement District, party of the first part, and the CITY OF RIVERSIDE, a Municipal Corporation, in the County of Riverside, State of California, party of the second part; WITNESSETH:

THAT for a valuable consideration, receipt of which 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 right-of-way and easement as herein described for the construction, maintenance, operation, inspection, repair, replacement and removal of:

1. A domestic water main for the transmission of domestic water by means of cast-iron water pipes.
2. Electric lines for the transmission of electric energy for any and all purposes by means of wires supported by one line of poles or underground conduits.
3. Telephone lines and cables for communication purposes by means of wires supported by the line of poles or underground conduits mentioned in Paragraph 2, above.
4. A graded and oiled road for public road purposes.

INCLUDING necessary appurtenances thereto including, but not limited to: Supporting structures, crossarms, wires, guys, anchors, fixtures, fittings, drainage structures and pipes. ALSO INCLUDING such additional mains, lines and conduits as said party of the second part may from time to time in the future require.

Upon, over and across that certain real property situate in the City of Riverside, County of Riverside, State of California, described as follows:

PARCEL I

In the County of Riverside, State of California:

That portion of Lots 4, 5 and 12 of Osborne Heights, in the City of Riverside, as shown by map on file in Book 12, pages 39, 40 and 41 of Maps, Riverside County Records, being a strip of land 30.00 feet wide lying 15.00 feet on each side of the herein described center line:

Commencing at the northeasterly corner of Lot 30 of Whitegate Subdivision No. 1 as shown by map on file in book 33, pages 26 and 27 of said Records; thence North 7° 23' 25" West along the prolongation of the easterly line of said Lot 30 a distance of 51.00 feet to a point distant South 7° 23' 25" East 15.00 feet from the northerly line of Lot A of said Osborne Heights; said point lying on a curve parallel with and 15.00 feet southerly of said northerly line of Lot A; said curve being concave to the North and having a radius of 495 feet (a radial line to said curve through said point bears South 7° 23' 25" East); thence easterly along said curve through a central angle of 8° 58' 45" a distance of 77.57 feet; thence tangent to said curve and along a line parallel with and distant 15.00 feet southerly from said North line of Lot A North 73° 37' 50" East 153.40 feet to the beginning of a tangent curve concave to the South and having a radius of 505.00 feet; thence easterly along said last mentioned curve through a central angle of 32° 43' 12" a distance of 288.30

See Whitegate 1911 Act Dist. plan 1799

feet to a point in the southerly line of said Lot A, said point being the TRUE POINT OF BEGINNING; thence continuing easterly along said curve through a central angle of 00° 28' 58" a distance of 4.25 feet; thence tangent to said curve South 73° 10' 00" East 577.00 feet to the easterly terminus of the herein-described center line.

At the TRUE POINT OF BEGINNING of the herein-described center line, the side lines of the herein-described easement are to be lengthened or shortened so as to terminate in said southerly line of Lot A, and at the easterly terminus thereof, to be lengthened or shortened so as to terminate in the sidelines of Parcel II, herein-below described.

PARCEL II

In the County of Riverside, State of California:

That portion of Lots 4, 5 and 12 of Osborne Heights, in the City of Riverside, as shown by map on file in book 12, pages 39 and 40 of Maps, Riverside County Records, being a strip of land 20.00 feet wide lying 10.00 feet on each side of the herein described center line:

Beginning at the easterly terminus of the center line of Parcel I herein-above described; thence North 53° 10' 00" East 295.00 feet; thence North 65° 00' 00" East 275.00 feet; thence North 43° 15' 00" East 670.00 feet; thence North 68° 30' 00" East 293.00 feet; thence South 64° 17' 10" East 351.96 feet to a point in the West line of Section 12, Township 3, South, Range 5 West, S. B. B. & M. distant North 0° 15' 40" West 1283.55 feet from the southwest corner of said Section 12 said point being the easterly terminus of the herein-described center line.

At the angle points in the herein described center line, the sidelines of the herein described easement are to be lengthened or shortened so as to terminate in the sidelines of the adjacent course; at the point of beginning thereof to be lengthened or shortened so as to terminate in sidelines of Parcel I herein-above described; at the easterly terminus of the herein described center line the sidelines of the herein described easement are to be lengthened or shortened so as to terminate in the westerly line of said Section 12.

EXCEPT therefrom any portion within Lot A of said Osborne Heights.

PARCEL III

In the City of Riverside, County of Riverside, State of California:

Those portions of Sections 12 and 13, Township 3 South, Range 5 West, S. B. B & M., being a strip of land 30.00 feet wide lying 15.00 feet on each side of the herein described center line:

Beginning at the southwest corner of said Section 12; thence North 0° 16' 00" West along the westerly line of said Section 12 a distance of 1283.55 feet to the TRUE POINT OF BEGINNING, being also the easterly terminus of the center line described in Parcel II herein above described and lying in the center line of that certain easement described in the Deed recorded in book 2038, page 85 of Records, Riverside County Records; thence leaving said last-mentioned center line North 81° 16' 44" East 804.15 feet to an angle point in said last mentioned center line; thence along said last mentioned center line the following courses:

South 88° 27' 00" East 206.20 feet; thence
North 73° 40' 00" East 437.50 feet; thence

South 85° 25' 00" East 353.70 feet; thence
 South 74° 16' 00" East 741.20 feet; thence
 South 58° 49' 00" East 434.00 feet; thence
 North 83° 03' 00" East 214.30 feet; thence
 leaving said last-mentioned center line
 South 32° 26' 24" East 1157.71 feet; thence
 South 40° 46' 30" East 273.15 feet; thence
 South 44° 00' 57" East 818.00 feet to a point,
 said point being distant
 South 48° 58' 09" West ^{1155.54} ~~1327.78~~ feet
 from the southeast corner of said Section 12 and being the easterly terminus of the
 herein-described center line.

At the angle points in the above described center line, the sidelines of the above
 described easement are to be lengthened or shortened so as to terminate in the side-
 lines of the adjacent course; at the point of beginning thereof to be lengthened or
 shortened so as to terminate in said westerly line of Section 12; at the easterly
 terminus thereof to terminate in a line at right angles to the last course thereof and
 which passes through the easterly terminus thereof.

PARCEL VI

In the City of Riverside, County of Riverside, State of California.

Being those portions of Section 12, Township 3 South, Range 5 West, S.B.B. & M.,
described as follows:

- (a) The West 10.00 feet of the East one-half of the southwest one-quarter of said Section 12.
- (b) The East 10.00 feet of the West one-half of the southwest one-quarter of said Section 12.
- (c) The South 20.00 feet of said Section 12.
- (d) The North 10.00 feet of the southwest one-quarter of said Section 12.
- (e) The South 10.00 feet of the northwest one-quarter of said Section 12.
- (f) The East 10.00 feet of the West one-half of the southeast one-quarter of said Section 12.
- (g) The West 10.00 feet of the East one-half of the southeast one-quarter of said Section 12.
- (h) The East 10.00 feet of the southwest one-quarter of the northeast one-quarter of said Section 12.
- (i) The West 10.00 feet of the southeast one-quarter of the northeast one-quarter of said Section 12.
- (j) The East 20.00 feet of the northwest one-quarter of said Section 12.
- (k) The West 10.00 feet of the southwest one-quarter of said Section 12.

- (l) The West 20.00 feet of the northwest one-quarter of said Section 12. EXCEPT the North 700.00 feet thereof.
- (m) The South 10.00 feet of the southeast one-quarter of the northeast one-quarter and the North 10.00 feet of the northeast one-quarter of the southeast one-quarter of said Section 12.

PARCEL VII

In the City of Riverside, County of Riverside, State of California.

Being those portions of Section 13, Township 3 South, Range 5 West, S. B. B. & M., described as follows:

- (a) The South 20.00 feet of the North 60.00 acres of the northwest one-quarter of said Section 13.
- (b) The East 10.00 feet of that portion of the East one-half of the northwest one-quarter of said Section 13, lying northerly of the South line of the North 60.00 acres of said northwest one-quarter.
- (c) The West 10.00 feet of that portion of the West one-half of the northwest one-quarter of said Section 13, lying northerly of the South line of the North 60.00 acres of said northwest one-quarter.
- (d) The South 20.00 feet of the North one-half of the northeast one-quarter of said Section 13.
- (e) The West 20.00 feet of the East one-half of the West one-half of the northeast one-quarter of the northeast one-quarter of said Section 13, lying southerly of the southerly line of the easement described in Parcel III herein above described.
- (f) The West 20 feet of the northwest one-quarter of the northeast one-quarter of said Section 13, lying southerly of the north line of the South 20 feet of the North 30 acres of said northwest one-quarter.

PARCEL VIII

In the City of Riverside, County of Riverside, State of California.

Those portions of Osborne Heights as shown by map on file in book 12, pages 39 and 40 of Maps, records of said County, described as follows:

- (a) The southerly 20.00 feet of Lots 1, 4, 5, and 12 of said Osborne Heights, EXCEPT any portion of the above described southerly 20.00 feet lying within the boundaries of Whitegate Subdivision No. 1 as shown by map on file in book 33, pages 27 and 28 of Maps, records of said County.
- (b) A strip of land 20.00 feet wide, being portions of and passing over Lots 11, 12, 14, 18, 19, 20, 21 and 23 of said Osborne Heights Subdivision and Lying 10.00 feet on each side of the following described centerline: Beginning at a point in the westerly line of said Lot 20, distant 45.00 feet northerly (measured along a curve having a radius of 2039.00 feet) from the northerly terminus of that certain course in said ^{westerly} easterly line of said

Lot 20 having a bearing of North 15° 56' 00" West; thence North 74° 04' 00" East 200.00 feet; thence South 62° 30' 00" East 90.89 feet; thence North 74° 04' 00" East 155.00 feet; thence South 65° 00' 00" East 75.00 feet; thence North 79° 00' 00" East 210.00 feet; thence North 56° 30' 00" East 285.00 feet; thence North 19° 00' 00" East 390.00 feet; thence North 58° 30' 00" East 265.00 feet; thence North 20° 02' 35" East 298.81 feet to an angle point in the easterly line of said Lot 19 said angle point being the South terminus of that certain course in the easterly line of said Lot 19 having a bearing of South 4° 40' 00" East and said angle point being the northeasterly terminus of the herein described centerline.

At the point of beginning of the herein described center line, the sidelines of the herein described easement are to be lengthened or shortened so as to terminate in said westerly line of Lot 20, and at the northeasterly terminus thereof to be lengthened or shortened so as to terminate in said easterly line of Lot 19, at the angle points in said center line, said sidelines are to be lengthened or shortened so as to terminate in the sidelines of the adjacent course.

- (c) A strip of land 20.00 feet wide, being portions of and passing over Lots 12, 13, and 14 of said Osborne Heights and lying 10.00 feet on each side of the following described center line:

Beginning at a point in the center line of Parcel II herein above described distant South 43° 15' 00" West 90.00 feet from the northeasterly terminus of that certain course mentioned therein as having a length of 670.00 feet and a bearing of North 43° 15' 00" East; thence North 39° 05' 35" West 795.13 feet to a point in the center line of Parcel VIIIb hereinabove described distant South 56° 30' 00" West 60.00 feet from the northeasterly terminus of that certain course mentioned therein as having a length of 285.00 feet and a bearing North 56° 30' 00" East said point being the northwesterly terminus of the herein described center line.

At the point of beginning of the herein described center line the sidelines of the herein described easement are to be lengthened or shortened so as to terminate in the northwesterly line of said Parcel I I, at the northwesterly terminus thereof said sidelines are to be lengthened or shortened so as to terminate in the southeasterly line of said Parcel VIII b.

- (d) A strip of land 20.00 feet wide being portions of and passing over Lots 16, 17, 19, 22 and 23 of said Osborne Heights and lying 10.00 feet on each side of the following described center line:

Commencing at the southwesterly terminus of that certain course mentioned in Parcel VIII b as herein above described as having a bearing of North 19° 00' 00" East and length of 390.00 feet; thence North 19° 00' 00" East along said course 390.00 feet to the True Point of Beginning of the herein described center line; thence North 77° 30' 00" West 225.00 feet; thence North 37° 40' 00" West 300.00 feet; thence North 70° 40' 00" West 350.00 feet; thence North 47° 30' 00" West 300.00 feet; thence South 86° 00' 00" West 90.00 feet; thence North 14° 00' 00" West 440.00 feet; thence North 14° 57' 00" East 250.90 feet to the most southerly angle point in the North line of said Lot 19 being the southwesterly terminus of that certain course in said last-mentioned North line having a bearing of North 71° 35' 00" East said angle point being the northerly terminus of the herein described center line.

At the angle points in the above described center line, the sidelines of the herein described easement are to be lengthened or shortened so as to terminate in the sidelines of the adjacent course; at the True Point of Beginning, said sidelines are to be lengthened or shortened so as to terminate in the westerly line of said Parcel VIIIb; at the northerly terminus of said center line said sidelines are to be lengthened or shortened so as to terminate in the northerly line of said Lot 19.

TOGETHER WITH the right of entry upon said premises over and across which said easement and right-of-way is granted, for the purpose of installing, maintaining and repairing said poles, lines, wires and equipment, and to enjoy the use of said easement and right-of-way free and clear of buildings, trees and other obstructions.

INCLUDING the right to construct and maintain cut banks and fill slopes adjacent to and along the above described easements to also include the right to construct and maintain drainage pipes, culverts and headwalls extending into or on property adjacent to said easement as may be necessary to construct and drain said roadways in accordance with good engineering practice.

AND said parties of the first part do also grant to each other and to all other owners of property in said Improvement District those rights and easements as granted hereinabove to the party of the second part.

AND each of the parties of the first part hereby reserve the right to dedicate as a public street or highway any portion of the above easement passing over their land.

IN WITNESS WHEREOF the said party of the first part has hereunto set his hand the day and year first above written.

THE TOBIN COMPANIES, a California Corporation,

By *Herbert D. Tobin*
HERBERT D. TOBIN *Pres*

Libby Tobin
LIBBY TOBIN

By *W. J. Bortner*
W. J. BORTNER *Sec.*

Helen B. Bortner
HELEN B. BORTNER

Luman Green
LUMAN GREEN

Lou Jean Green
LOU JEAN GREEN

Vern J. Christensen
VERN J. CHRISTENSEN

Doris Mae Christensen
DORIS MAE CHRISTENSEN

Joe Garat
JOE GARAT

Juanita Garat
JUANITA GARAT

Miguel J. Garat
MIGUEL J. GARAT

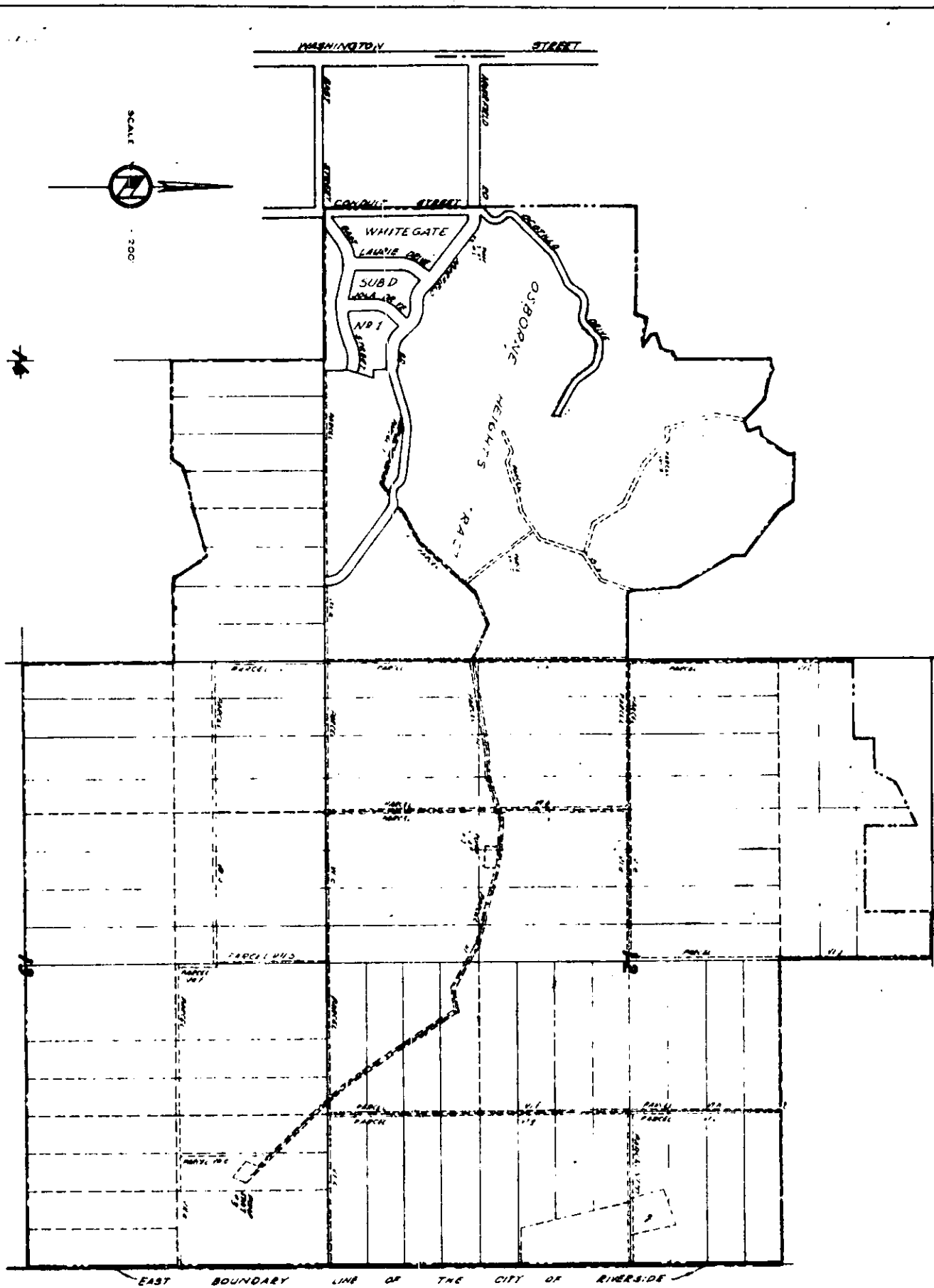
Mary Y. Garat
MARY Y. GARAT

Albert J. Doig
ALBERT J. DOIG

Corinne A. Doig
CORINNE A. DOIG

all owners of record have signed (17)

*Recorded 1/9/59
Book 2394 pg. 90*



EASEMENTS
OVER
WHITEGATE

1911 ACT IMPROVEMENT DISTRICT

FINLEY-CARPENTER, INC.
3170 1/2 E LAS TUNAS
TEMPLE CITY