

EASEMENT

THIS INDENTURE, made this 2nd day of May, 1963

by and between CHARLES M. ROSS and REGINA ROSS, husband and wife

part ies 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 part ies of the first part do ___ by these presents grant unto the said party of the second part, its successors and assigns, an easement and right of way for the construction, maintenance, operation, inspection, repair, replacement, and removal of electric lines and cables, including such additional lines as said grantee may from time to time in the future require, upon and by means of one line of poles, with supporting structures, crossarms, wires, anchors, fixtures, and appurtenances, for the transmission of electric energy for any and all purposes for which the same may be used, and communication purposes upon, over, and across that certain real property situated in the County of Riverside, State of California, described as follows:

A strip of land 3.0 feet in width lying within Lots 1 through 4, inclusive, Block 3 of Victoria Place, as shown on map on file in Book 5, page 55, of Maps, Records of San Bernardino County, California, and lying 1.5 feet each side of the following described center line:

Commencing at the most southerly corner of said Lot 4;
Thence N60°50'W, 1.5 feet along the southwesterly line of said Lot 4 to the TRUE point of beginning;

Thence N28°54'E, 30.00 feet parallel with the southeasterly line of said Lot 4;

Thence northeasterly, 95.05 feet in a straight line to a point in the southwesterly line of Lot 2 of said Victoria Place distant northwesterly, 1.5 feet (measured at right angles) from the southeasterly line of said Lot 2;

Thence N28°54'E, 160.58 feet, more or less, parallel with the southeasterly lines of said Lots 2 and 1 to a point in the southerly line of Magnolia Avenue (100 feet wide) last said point being the end of this center line description.

The side lines of said 3.0-foot strip shall be lengthened or shortened, as required, to terminate southwesterly in said southwesterly line of Lot 4 and northeasterly in said southerly line of Magnolia Avenue.

TOGETHER WITH the right of entry upon said premises over and across which said easement and right of way is granted, for the purposes of

installing, maintaining and repairing said poles, lines, wires and equipment; provided, however, that the grantor s reserve ___ 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 parties of the first part have hereunto executed the within instrument the day and year first above written.

(S) _____
Charles M. Ross

(S) _____
Regina Ross

RECORDED May 10 63
BOOK 3391 PAGE 430
OFFICIAL RECORDS, RIV. CO.
INSTRUMENT NO. 48760

49.5

49.5

33

50

14 TH STREET

33

Most Nly Corner Lot 4 S.C.C.A. Lands

MAGNOLIA AVE.

09

Curve Data:
R=20'
L=21.71'
Δ=61°12'

Sly. line of R/W to City of Riverside Bk. 327, Pg. 340 of Deeds

2 VICTORIA M.B. 5, Pg. 55 Recs. S.B. Co.

3 3.0' P.U.E.

3

4

PLACE

AVENUE

STADIUM

STREET

MAIN

CITY OF RIVERSIDE, CALIFORNIA

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.

SCALE: 1" = 40'

DRAWN 12/19/62 BY RCF

SUBJECT P.U.E. Main St & Magnolia

4634