

GRANT OF EASEMENTS

The CITY OF RIVERSIDE, a municipal corporation, hereby grants to CITIZENS DOMESTIC WATER COMPANY, a corporation, the following permanent easements and rights of way in, over and across these two certain parcels of real property situate in the County of Riverside, State of California, which are hereinafter in this Instrument more particularly described:

(a) To excavate for and lay, construct, maintain, repair, alter, relocate, replace, enlarge and remove a line of pipe or main, or lines of pipes or mains, together with any or all fittings appurtenant thereto, for the conveyance of water. The foregoing shall apply to and include both existing and future pipe lines and mains.

(b) To construct, reconstruct, relocate, operate, repair, replace and maintain electric and telephone lines, together with the necessary poles, wires, guys, stubs, and other fixtures, and to trim or cut down any shrubs or trees which may interfere with the construction, maintenance, repair or operation of such lines.

(c) To enter upon said parcels of land at any time for any of the purposes set forth in paragraphs (a) and (b) above; and also to enter upon and pass over the parcel of land hereinbelow described as "PARCEL 2" from Cook Avenue for the purpose of ingress and egress to and from that certain roadway now owned by said Citizens Domestic Water Company, which roadway runs southerly from said Parcel 2 to the reservoirs of said Citizens Domestic Water Company.

The real property which is subject to the foregoing easements and rights of way is situate in the County of Riverside, State of California, and is particularly described as follows:

8-23-55
1784 PAGE 364
RECORDS, RIV. CO.
INSTRUMENT NO. _____

Post-d 26
Prop 44
1140
- 31 & 6/13 COUNTER BK
-2
JHB

#366

PARCEL 1-A:

That portion of Lot 11 of La Granada Tract No. 2, as shown by map on file in Book 14, page 97 of Maps, Riverside County Records, particularly described as follows:

Beginning at the Northwest corner of Lot 16 in Block 51 of La Granada Tract, as shown by map on file in Book 14, pages 42 to 51, inclusive, of Maps, Riverside County Records, said corner being also the Southeast corner of that certain parcel of land described in Deed recorded in Book 682, page 389 of Official Records, Riverside County Records; thence North $4^{\circ} 33' 15''$ East (recorded as North $4^{\circ} 36'$ East) along the Northerly prolongation of the Westerly line of said Lot 16, said line being also the Easterly line of the parcel described in said Deed, 100.00 feet to the Northeast corner thereof; thence North $83^{\circ} 29' 45''$ West (recorded as North $83^{\circ} 27'$ West) along the Northerly line of said parcel, 138.00 feet to the Northwest corner thereof; thence leaving the Northerly line of said parcel, North $21^{\circ} 55' 27''$ East, 5922 feet; thence South $83^{\circ} 29' 45''$ East, parallel with the Northerly line of said parcel, 264.35 feet to a point from which the most Westerly corner of Lot 12 of said La Granada Tract No. 2 bears North $20^{\circ} 39' 37''$ East, 217.99 feet; thence South $20^{\circ} 39' 37''$ West, 158.43 feet, more or less, to the Northeast corner of Lot 16 in Block 51 of said La Granada Tract; thence along the Northerly line of said Lot 16, North $85^{\circ} 27'$ West (recorded as North $85^{\circ} 24'$ West), 100.01 feet (recorded as 100.00 feet) to the Northwest corner thereof, and the point of beginning.

PARCEL 2:

That portion of Lot 11 of La Granada Tract No. 2, as shown by map on file in Book 14, page 97 of Maps, Riverside County Records, particularly described as follows:

Commencing at the intersection of the center lines of Bolton Avenue and Cook Avenue, as shown on said map of La Granada Tract No. 2; thence South $70^{\circ} 40'$ West along the center line of Cook Avenue, 688.94 feet to the point of intersection of the tangent lines of a 200.09 foot radius curve (recorded as 200 foot radius curve) concave to the North; thence, leaving Cook Avenue, South $23^{\circ} 57'$ East, 573.65 feet to an angle point in the Northwest line of Lot 12 of said tract; thence South $58^{\circ} 31' 45''$ West (recorded as South $58^{\circ} 31'$ West) along the Northwest line of said Lot 12, 416.91 feet (recorded as 416.98 feet) to an angle point thereon; thence leaving the Northwest line of Lot 12, North $36^{\circ} 51' 32''$ West, 70.39 feet to the true point of beginning; thence North $71^{\circ} 18' 48''$ East, 142.63 feet to the beginning of a curve to the left, having a radius of 155.00 feet and a central angle of $66^{\circ} 36' 36''$;

thence along said curve to the left an arc distance of 180.17 feet to the end thereof; thence North 4° 42' 12" East, 259.55 feet to the beginning of a curve to the left, having a radius of 330.00 feet and a central angle of 27° 38' 44"; thence along said curve to the left an arc distance of 159.23 feet to the end thereof; thence North 22° 56' 32" West, 85.72 feet to a point in the Southerly line of Cook Avenue, 50.00 feet in width; said last mentioned point being on a curve concave to the North and having a radius of 225.09 feet (recorded 225.00 feet) and from which the center of said curve bears North 14° 52' 20" West; thence Westerly along said curve through a central angle of 13° 05' 53" for an arc distance of 51.46 feet to a point thereon from which the center of said curve bears North 1° 46' 27" West; thence, leaving said curve and the Southerly line of Cook Avenue as aforesaid South 13° 57' 07" East, 208.57 feet; thence South 17° 23' 06" West, 308.10 feet; thence South 71° 18' 48" West, 246.44 feet; thence South 64° 51' 32" East, 94.60 feet; thence South 36° 51' 32" East, 62.61 feet to the true point of beginning.

IN WITNESS WHEREOF, the said City of Riverside has caused its name to be signed hereto and its corporate seal to be affixed hereto by _____ order of _____, its _____ City Council _____, on this _____ 19th _____ day of _____, 1955.

CITY OF RIVERSIDE

(CORPORATE SEAL)

By _____ E. V. Dales

ATTEST: _____ W. G. Waite

Approved as to description

By A. J. Kennedy
General Manager of Water Dept.

This Document
APPROVED AS TO FORM

Harry M. Dougherty
Deputy City Attorney
Riverside, California

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } ss

On this 22nd day of July, 1955, before me, ALBERT H. FORD, a Notary Public in and for said County and State, personally appeared E. V. DALES, Mayor, and W. G. WAITE, City Clerk of the City of Riverside, California, the municipal corporation described in and which executed the within instrument, and acknowledged to me that such municipal corporation 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.

Albert H. Ford
Notary Public in and for the County
of Riverside, State of California
My Commission Expires July 8, 1958

(SEAL)

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#224119

H. M. Dougherty, Attorney
Citizens Natl Bank Bldg.
Riverside, Calif.

Indexed
Book and paged

Received for Record

Aug. 23, 1955
at 1 Min. past 9 o'clock A. M.

At Request of
Security Title Insurance Company
Recorded in Official Records
Book 1734, page 364
At Seg., Records of Riverside County,
California

Jack A. Ross, Recorder
By Alene Waldron
Deputy Recorder

Fees \$3.60

14 map

Photostated
Compared
By D. Allen
Comparer

Book 1734, page 369