

1517

50074

Oct 16, 1953

DEED

CITY OF RIVERSIDE
by E. V. Dales, Mayor
& W. G. Waite, City Clerk
(seal)

RUBIDOUX COMMUNITY SERVICE
DISTRICT

Grant

For use for the public purp herein specified, that
cert parcel of land cott 10 acres, m/1, daf:

E-35

That por of Lot 7 of Evans Rio Rancho, 10/52-3-4 Riv
daf:

Com at a pt in the NEly ln of sd Lot 7, sd pt being
dist thereon 1120 ft SEly from the most Nly cor of sd
Lot 7; th at a r/a-S 38° 30' W, dist of 30 ft to the
true pob of this desc; th S 51° 30' E // with NEly ln of
sd Lot 7, dist of 550 ft; th S 61° 30' W, dist of 900
ft; th N 51° 30' W, dist of 340 ft; th N 12° 13' 36" E,
dist of 261.45 ft; th N 61° 30' E, dist of 650 ft; to
the true pob, cont 10.17 acres

EXC & RESERV all water rts not expressly granted, other
than rip rts (if any) & EXC any & all minerals & mineral
rts in or under the land & EXC & RESERV any & all water
in or under the land, tog with rt to extract & export
water from wells outside or slant drilled under the
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(cont 2) Oct 16, 1953 DEED 50074

granted land; provided that Gtee may drill wells & extract
& use such water therefrom as is necessary for the operation
of sewage treatment plant & maintenance of the premises;

AND GRANTING ALSO

1. Rt & privilege of developing & using upon the granted premises such water as may be put to beneficial use thereon in exercise of land uses required by this grant; and
2. An easement & r/w for use by Gtee for purp of ingress & egress from the granted land & for instal, etc of pipe lns, etc., for use in connection with the permitted & required uses of the granted land, over & al a strip of land 30 ft in width daf:

That por of Lot 7 of Evans Rio Rancho, 10/52-3-4 Riv, daf:

A strip of land 30 ft in width lying SWly of & adj to the fol desc ln:

B Beg at a pt in the NWly ln of sd Lot 7, sd pt being
dist 68.72 ft thereon from the most Nly cor of sd Lot 7;
th S 61° 10' E, dist of 410.97 ft to a pt in the NEly ln
of sd Lot 7; th S 51° 30' E, al the NEly ln of sd Lot
7, a dist of 1257.00 ft; and also

3. An easement & r/w 10 ft in width for use by Gtee
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for constr of pipe ln to conduct the effluent from the sewage plant hereafter ment toward the Santa Ana River, over & across land of Gtor, at a location to be determined upon completion of constr of the sewage disposal plant xx on the granted land. c

This grant is upon & sbj to the fol condit subsequent, the performance of which is the consid for this grant & non-performance of any of which by the Gtee will defeat this grant & title to the granted land & rs/w with appurts, will thereupon revert to & vest in Gtor, to-wit:

1. Gtee must, within a period of 3 years from date of this deed, constr, equpp, completed & have in operation a sewage disposal plant which then complies with the coven hereinafter set forth; and
2. Gtee must continuously & perpetually operate sd sewage plant or ~~any~~ another sewage disposal plant on the granted land, for the benefit of the inhavitangs of Gtee District & title to sd land shall revert to & vest in Gtor upon termination of use of sd land for sd public purp; and
3. Gtee shall so constr & operate sd sewage disposal plant that it will continuously produce & discharge an effluent which may be lawfully used for the irrig. of crops or discharged into the surface ~~of~~ or underground flow of the Santa Ana River; & Gtee shall deliver sd effluent to the Gtor without cost or charge, at 2 or more intake installations

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to be constr & maintained by Gtor on its land at 2 or more locations adj te bdry ln of granted land, which locations shall be determined in accordance with proper engineering & constr practices, upon completion of the sewage disposal plant; & upon such delivery the effluent shall become & be the prop of Gtor; and

4. Gtee shall protect & preserve the water rts granted by this Deed
Be the acceptance & recording of this deed the Gtee coven & agrees as fol & sd coven are expressly made coven running ~~th~~ with the land, to-wit:

1. The sewage disposal plant & appurts must be designed, constr, equipped & maintained in accordance with the most modern & approved methods & procedures, with a purp of minimizing offensive odors & preventing pollution or contamination of the underground or surface water or the ~~at~~ atmosphere. Rules & regulations of the Calif. State Board of Health & other state or local boards or authorities authorized to protect the public health & prevent pollution of water & the atmosphere, must be strictly observed & obeyed.
2. The premises & bldgs ~~shxix~~ shall be kept & maintained in good condit & appearance & the grounds shall be landscaped & planted with p appropriate trees & shrubs.
3. Water available for use on the premises ~~shixxsg~~ shall be developed & placed in beneficial use thereon for the

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(cont 5) Oct 16, 1953 DEED 50074

operation of the sewage disposal plant & irrigation of
vegetation on the premises

4. The sludge & any other by-product of the operation
of the sewage disposal plant, which from time to time os
of value, shall, at option of Gtor, as exercised from
time to time, become & be the prop of Gtor, as part of
the consid of this grant & without cost or charge to the
Gtor. The City and the purchaser of such sludge & other
by-products, may enter on the granted premises for the
purp of removing same

PLAT ATTACHED

Dated: Oct 13/53

EXEC: OK ps

Ack: Albert H. Ford, Np Riv Co., Oct 15/53 Seal

Ret: Filer, City

Filed: R. A. Fitzgerald

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