

EASEMENT

1 THIS INSTRUMENT, made this 10th day of January, in the year of
2 our Lord, Nineteen Hundred and Fifty-one, between GILBERT L. HIXSON
3 and LAURA A. HIXSON, husband and wife, as joint tenants, parties
of the first part, and the CITY OF RIVERSIDE, a municipal corpora-
tion of the State of California, the party of the second part:

4 WITNESSETH: That said parties of the first part, for and in
5 consideration of the sum of One Dollar (\$1.00), lawful money of
6 the United States of America, to them in hand paid by the said party
7 of the second part, the receipt whereof is hereby acknowledged, do
8 by these presents grant unto said party of the second part, a per-
petual 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:

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

10 Commencing at the northeast corner of the southeast 1/4 of
11 said Section 34; thence westerly along the quarter section
12 line of said Section 34 a distance of eleven hundred seventy-
four and thirty-one hundredths feet (1174.31'), thence
13 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;

14 Thence continuing southerly on the prolongation of the last-
15 described line a distance of eighteen feet (18') thence
16 westerly parallel to the southerly line of Central Avenue
a distance of one hundred thirty feet more or less (130'+)
17 to a point in the easterly line of Riverside Avenue, fifty feet
(50') in width, a public street in the City of Riverside,
18 thence northerly along the easterly line of said Riverside
Avenue, a distance of eighteen feet (18') to its inter-
19 section with the southerly line of Central Avenue, thence
20 easterly along the southerly line of Central Avenue a
distance of one hundred thirty feet more or less (130'+)
21 to the true point of beginning. The above-described parcel
of land being the northerly eighteen feet (18') of that
22 real property described in deed recorded in Book 805 at page
279 Official Records of Riverside County.

23 IT IS UNDERSTOOD that the present intention of the party of the
24 second part is to construct and maintain upon the real property
covered by this easement a City Street. The parties of the first
25 part hereby waive any claim for any and all damages to any other
real property owned by the parties of the first part contiguous
26 to the lands covered by this easement by reason of the location,
construction and/or maintenance of said street.

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

29 /s/ Gilbert L. Hixson

30 /s/ Laura A. Hixson

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1 THIS INSTRUMENT, made this 10th day of January, in the year of
2 our Lord, Nineteen Hundred and Fifty-one, between GILBERT L. HIXSON
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17 westerly parallel to the southerly line of Central Avenue
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19 to a point in the easterly line of Riverside Avenue, fifty feet
20 (50') in width, a public street in the City of Riverside,
21 thence northerly along the easterly line of said Riverside
22 Avenue, a distance of eighteen feet (18') to its inter-
section with the southerly line of Central Avenue, thence
easterly along the southerly line of Central Avenue a
distance of one hundred thirty feet more or less (130'+)
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 305 at page
279 Official Records of Riverside County.

23 IT IS UNDERSTOOD that the present intention of the party of the
24 second part is to construct and maintain upon the real property
25 covered by this easement a City Street. The parties of the first
26 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.

27 IN WITNESS WHEREOF, the said parties of the first part have
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29 /s/ Gilbert L. Hixson

30 /s/ Laura A. Hixson