

1772-2-26.176

GRANT OF EASEMENT

LOT 18 COMPANY

Grantor(s), do(es) grant to Eastern Municipal Water District, a municipal corporation, its successors and assigns, easements for (1) road purposes and (2) to construct, operate, relocate and renew a pipeline or pipelines, with metering, regulation, and other appurtenant equipment, for the transportation of water over and across, through, along and across that (these) certain parcel(s) of land situated in Riverside County, State of California, described as follows:

Grantor(s) hereby also grant(s) to Grantee the temporary use of such adjacent land of Grantor(s) as is necessary to install the facilities provided for under the terms of the easement(s) granted herein. Grantor(s) retain(s) the right to the use of the land described herein except as to any use in derogation of the easement(s) granted herein, and specifically agree(s) that no buildings or other permanent structures will be constructed over the parcel(s) described herein. This Grant of Easement shall not be construed as a grant of fee title.

Grantee agrees to restore the surface of said land to its original condition, insofar as is practicable, whenever said surface has been disturbed in the construction, maintenance or repair of said pipeline and appurtenant facilities.

Dated: October 28, 1971.

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by this deed of grant dated OCTOBER 28, 1971, from LOT 18 COMPANY to the Eastern Municipal Water District, a municipal corporation, is hereby accepted by the undersigned officer or agent on behalf of the Board of Directors pursuant to authority conferred by Resolution No. 50 of the Board of Directors adopted on January 14, 1973, and the Grantee consents to the recording thereof by its duly authorized officer or agent.

Dated: November 2, 1971

Eastern Municipal Water District
(SEAL) By Shirley D. Scott
Shirley D. Scott, Secretary

*Lot 18 Company
A limited partnership
By William D. [unclear]
a general partner*

Grantor(s)

10476(Q)

128603

LEGAL DESCRIPTION

PARCEL 2 (BOX SPRINGS ROAD)

All that portion of Lot 18 of Tract No. 12, as shown by map on file in Book 10 of Maps, at pages 7 and 8 thereof, Records of Riverside County, California, more particularly described as follows:

Commencing at the northwest corner of said Lot 18;

Thence North 89° 34' 20" East along the north line of said Lot 18, a distance of 878.00 feet to a point therein for the TRUE POINT OF BEGINNING;

Thence South 52° 51' 02" West, a distance of 50.58 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 256.00 feet;

Thence southwesterly along said curve, to the left, through a central angle of 53° 24' 22", an arc distance of 238.62 feet to the end thereof;

Thence South 00° 33' 20" East and parallel with the west line of said Lot 18, a distance of 339.94 feet to the beginning of a tangent curve, concave to the east, having a radius of 256.00 feet;

Thence southerly along said curve, to the left, through a central angle of 08° 46' 30", an arc distance of 39.21 feet to a point therein, from which the center of said curve bears North 80° 40' 10" East;

Thence South 89° 34' 20" West and parallel with the north line of said Lot 18, a distance of 88.80 feet to the beginning of a non-tangent curve, concave to the east, having a radius of 344.00 feet, from which the center of said curve bears North 82° 57' 32" East;

Thence northerly along said curve, to the right, through a central angle of 06° 29' 08", an arc distance of 38.93 feet to the end thereof;

Thence North 00° 33' 20" West, a distance of 339.94 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 344.00 feet;

Thence northerly along said curve, to the right, through a central angle of 43° 19' 04", an arc distance of 260.08 feet to a point in the north line of said Lot 18, from which the center of said curve bears South 47° 14' 16" East;

Thence North 89° 34' 20" East along said north line, a distance of 138.28 feet to the true point of beginning.

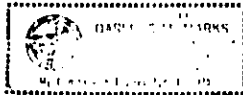
Witness my hand and seal of said County of Orange, California, this 28th day of October, 1971.

STATE OF CALIFORNIA
COUNTY OF ORANGE
October 28, 1971

Before me, the undersigned Notary Public in and for said State, personally appeared
Willbur D. Layman

Witness my hand and seal of said County of Orange, California, this 28th day of October, 1971.

Notary Public
Signature



(11)

10476(a)

128603

RECEIVED FOR RECORD

NOV 4 1971

W. D. BALOGH, REC'D

CLERK

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CLERK

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W. D. Balogh

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END RECORDED DOCUMENT; W. D. BALOGH, COUNTY RECORDER

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