

EASEMENT

1
2 THIS INSTRUMENT, made this 26 day of May,
3 in the year of our Lord, Nineteen Hundred and Sixty, between the SANTA ANA
4 RIVER DEVELOPMENT COMPANY, a Nevada corporation, party of the first part, and
5 the CITY OF RIVERSIDE, a municipal corporation of the State of California,
6 the party of the second part:

7 WITNESSETH: That said party of the first part, for a valuable consider-
8 ation, the receipt whereof is hereby acknowledged, does by these presents
9 grant unto said party of the second part a perpetual easement and right-of-way
10 for the construction, reconstruction, inspection, maintenance, operation and
11 repair of a SANITARY SEWER, hereinafter termed "structure", in, under and along
12 that certain parcel of land in the City of Riverside, County of Riverside,
13 State of California, described as follows: to-wit:

14 A uniform strip of land, 10.00 feet in width, over, under and across
15 a portion of Lot 1 of Evans Rio Rancho, as shown by map on file in
16 Book 10 of Maps, at pages 52, 53 and 54 thereof, Riverside County
Records, said strip of land lying 5.00 feet on either side of the
following described centerline:

17 Commencing at the Northeast corner of Lot D, as shown on map of
18 Riverview Addition Tract No. 3 on file in Book 7, page 5 of Maps,
19 Riverside County Records, said Northeast corner also being shown
as Station 35 on Plat of a Record of Survey on file in Book 16,
page 52 of Records of Surveys, Riverside County Records;

20 Thence Southerly, along the Easterly line of said Lot D, 85.46
21 feet to a three-quarter inch iron pipe tagged ME 862; thence at a
22 right angle Easterly, 19.7 feet to the TRUE point of beginning of
the center line of said strip of land;

23 Thence Northerly, parallel with the Easterly line of said Lot D and its
24 Northerly prolongation, 94.83 feet.

25 Thence along a line deflecting to the right 89° 42', a distance of
26 115.94 feet to an end on the Southerly line of that certain ease-
ment conveyed to the City of Riverside by the Santa Ana River
Development Company, filed for record December 6, 1957 as Instru-
ment No. 86766, Official Records of Riverside County, California.

27 The sidelines of said strip shall be lengthened or shortened to
28 terminate Southerly on the Southerly line of Lot 1 of said Evans
Rio Rancho, and Northerly on the Southerly line of said easement
conveyed to the City of Riverside.

29 TOGETHER WITH the right to enter upon and to pass and repass over and
30 along said strip of land, and to deposit tools, implements and other materi-
31 als thereon by said party of the second part, its officers, agents and em-
32 ployees, and by persons under contract with it and their employees, whenever

1 and wherever necessary for the purpose of constructing, reconstructing, inspect-
2 ing, maintaining, operating or repairing said structures.

3 GRANTOR RESERVES the right to grant, from time to time, additional
4 easements across, along, under and through this easement, which are not in-
5 consistent with the rights granted herein.

6 IN WITNESS WHEREOF, the said party of the first part has hereunto
7 executed the within instrument the day and year first above written.

8 SANTA ANA RIVER DEVELOPMENT COMPANY,
9 a Nevada Corporation,

10 By R.H. Beazly
11 President

12 By M.N. Thompson
13 Secretary

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RECORDED Jul 7, 1960
BOOK 2726 PAGE 588
OFFICIAL RECORDS, RIV CO.
INSTRUMENT NO. 59974

SEC. 30
T2S, R5W, S.B.B.&M.

LOT 1
EVANS RIO RANCHO
M.B. 10/52, 53, 54, Rec. Riv. Co.

U.P.R.R.

DEC. 6, 1957
O. R. BK. 2188 PG. 499,
REC. RIV. CO.

☉ OF 10' EASEMENT
TO BE ACQUIRED

Sta. 35
R/S 16/52

LOT D

3/4" I.P. RE 862

3/4" I.P. RE 862

LOT 4
BLOCK A

ADDITION
NO. 3
RIVERVIEW
DRIVE
Co.
Rec. Riv.
BLOCK 5

ADDITION
NO. 2
Rec. Riv. Co.

INDUSTRIAL

RIVERVIEW
TRACT
M.B. 7/5,
BLOCK 14

RIVERVIEW
TRACT
M.B. 6/63,
BLOCK 21

STREET

FREMONT

AVENUE

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BOOK 2726 PAGE 588
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SCALE: N 1" = 100'



PLAT

SANITARY SEWER EASEMENT TO BE ACQUIRED