


I, Virginia J. Strohecker, City Clerk of the City of Riverside, California, hereby certify that the annexed Xerox copy of a Right-of-Way and Easement Deed from the Santa Ana River Development Company to the City of Riverside, dated May 26, 1960, is a full, true and correct copy of the original recorded document on file with the records of my office.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of the City of Riverside this 13th day of January, 1975.


City Clerk of the City of Riverside

RIGHT-OF-WAY AND EASEMENT DEED

(Electric Transmission Line and Access Roads)

3717

Anaheim, California, May 26th, 1960

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The undersigned, SANTA ANA RIVER DEVELOPMENT COMPANY, a corporation, Grantors, for a valuable consideration, to them in hand paid by the CITY OF RIVERSIDE, a municipal corporation, Grantee, receipt of which is hereby acknowledged, do hereby grant and convey to said Grantee, the City of Riverside, its successors and assigns, a perpetual right-of-way and easement, 25 feet in width measured at right angles, 12½ feet on each side of the hereinafter described center line for the construction, maintenance, operation, reconstruction, replacement, improvement, repair, inspection and patrolling of an electric transmission line as hereinafter described for the transmission of, upon and by means of a single line of poles and/or other structures (if required to span Grantee's present or future waterways), wires, cables, including ground wires and communication circuits with necessary and convenient foundations, guy wires, anchors, insulators and cross arms placed on said structures and other appurtenances connected therewith, convenient and necessary for the construction, maintenance, operation, regulation, control and grounding of electric transmission lines for the purpose of transmitting, distributing, regulating, using and controlling electric energy together with the right to clear and keep clear said easement and the real property affected thereby, free from explosives, buildings, structures, trees, brush and inflammable materials, for the protection from fire and other hazards; in, on, over and across that real property situated in the County of Riverside, State of California, described as follows:

A uniform strip of land, 25.00 feet in width, upon, over and across portions of Lots 2, 3, 7 and 8 of Evans Rio Rancho, as shown by map on file in Map Book 10, pages 52 thru 54 thereof, Records of Riverside County, California, the center line of said strip being more particularly described as follows:

Beginning at a point on the center line of Jurupa Avenue which bears South 85° 47' East, 123.92 feet from the intersection of said center line with the center line of the 100 foot right-of-way of the Los Angeles and Salt Lake Railroad Company and its Lessee, Union Pacific Railroad Company,

Thence in a direct line, North 53° 12' 10" East, a distance of 5,633.5 feet, more or less, to the Northeasterly line of said Lot 8, distant thereon 215.63 feet Southeasterly of the most Northerly corner of said Lot 8,

EXCEPTING THEREFROM that portion included within Lot 7 of

1 said Evans Rio Rancho;

2 ALSO EXCEPTING THEREFROM that portion lying Southwesterly of
3 the Southwesterly line of that strip of land described as
4 Parcel No. 3 of that certain easement as conveyed by the
5 Santa Ana River Development Company to the City of Riverside
6 by deed filed for record December 6, 1957 in Book 2188 at
7 page 499, Official Records of said Riverside County.

8 The side lines of said easement shall be lengthened or shortened
9 to terminate at their respective intersections with the herein-
10 before designated lines of property division.

11 The Grantee, its successors and assigns, shall have the right,
12 hereby granted, of travel upon the electric transmission line right-of-way
13 and easement herein granted, on foot or with teams, trucks, automobiles,
14 tractors, and other mobile equipment for the transportation of workmen,
15 materials, equipment and supplies, for all purposes of the Grantee, its
16 successors and assigns, in connection with and incidental to the construc-
17 tion, maintenance, operation, reconstruction, replacement, improvement, re-
18 pair, inspection and patrolling of said transmission line, together with
19 the right of entry (where necessary due to the existing terrain and/or
20 Grantor's waterways) over the Grantor's real property to said deeded ease-
21 ment from existing streets and that certain Outfall Sewer Easement as des-
22 cribed in Deed recorded in Book 2188, at page 499, Records of Riverside
23 County, during the construction, maintenance and inspection period.

24 The Grantee, its successors and assigns, shall have the right,
25 hereby granted, to clear and keep clear said transmission line right-of-
26 way and easement herein granted, and to have the same kept clear and free
27 of trees, buildings, structures, wells, well-drilling equipment, derricks,
28 booms and brush, inflammable and explosive materials, for protection of said
29 electric transmission line against fire, damage, obstruction, contact, inter-
30 ference, impairment of clearance and other hazards; and the Grantors, their
31 respective successors in ownership and estate, assigns, lessees, licensees
32 and permittees, shall not have the right to construct, place, maintain or use
33 any building, structure, well, well-drilling equipment, derrick, boom, or
34 inflammable or explosive materials upon or within said transmission line
35 right-of-way easement, but they shall have the right to use the land within

1 said right-of-way and easement for ordinary and usual grazing, agricultural,
2 vinicultural, and horticultural purposes, subject to and in a manner not incon-
3 sistent with the right-of-way and easement and rights hereby granted to the
4 Grantee.

5 The Grantee, its successor and assigns, shall have the right,
6 hereby granted, to trim and cut back or top any and all trees now or hereafter
7 growing or existing outside the limits of said transmission line right-of-way
8 and easement, so far and only so far as to assure that any such tree or trees,
9 if felled or blown over, will not contact the conductor wires of said trans-
10 mission line or any of said conductor wires, but in no case to a distance
11 greater than 15 feet from outside boundaries of the Easement or to a height
12 of less than 20 feet.

13 It is understood, covenanted and agreed that by the execution of
14 this right-of-way deed and granting of the rights-of-way and easements herein
15 described, the Grantors do not convey, and the Grantee does not acquire, any
16 water, oil, gas, or other minerals, or any rights thereto, in, on or under-
17 lying said rights-of-way and easements or the hereinbefore described parcels
18 of land and real property, or flowing on, through or beneath said parcels
19 of land and real property, but any and all such water, oil, gas and other
20 minerals, and any other rights thereto, not specifically granted hereby shall
21 be and remain the property of the Grantors, their successors in ownership or
22 assigns, with the right to store, conserve, divert, appropriate, extract,
23 take and use any and all such water, oil, gas and other minerals, subject,
24 however, to the rights-of-way and easements and rights herein granted and
25 conveyed.

26 The Grantee, its successors and assigns, shall not have the right
27 to fence or enclose the rights-of-way and easements herein granted, or any
28 part thereof, but the present and future owners, lessees and occupants of
29 the land within and surrounding said rights-of-way and easements, shall have
30 the right to construct and maintain fences along the exterior lines of and
31 across said rights-of-way and easements, but any and all such fences shall
32 be provided with gates to be furnished and installed by the Grantee, its suc-

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1 cessors and assigns, convenient for ingress to and egress from said rights-
2 of-way and easements by the Grantee, its successors and assigns, for the
3 purposes hereinbefore stated, and any and all such gates may be locked with
4 locks of the Grantee, its successors and assigns, provided that the present
5 and future owners, lessees and occupants of the land within and surrounding
6 said rights-of-way and easements may also have locks to any such gates, but
7 such locks shall be so installed as to permit such gates to be opened by
8 either the Grantee, its successors and assigns, or such present and future
9 owners, lessees and occupants.

10 TO HAVE AND TO HOLD said rights-of-way and easements and rights
11 hereby granted unto the Grantee herein, its successors and assigns, forever,
12 provided that in the event this easement shall be abandoned by the City all
13 rights granted hereunder shall revert to the said Grantors, its heirs, suc-
14 cessors or assigns.



SANTA ANA RIVER DEVELOPMENT COMPANY,
a corporation,

By A. N. Deazley President

By M. N. Thompson Secy.

M. N. Thompson
Witness

APPROVED AS TO DESCRIPTION
By [Signature]
Public Utilities Director

This Document
APPROVED AS TO FORM

[Signature]
City Attorney
Riverside, California

cessors and assigns, convenient for ingress to and egress from said rights-of-way and easements by the Grantee, its successors and assigns, for the purposes hereinbefore stated, and any and all such gates may be locked with locks of the Grantee, its successors and assigns, provided that the present and future owners, lessees and occupants of the land within and surrounding said rights-of-way and easements may also have locks to any such gates, but such locks shall be so installed as to permit such gates to be opened by either the Grantee, its successors and assigns, or such present and future owners, lessees and occupants.

TO HAVE AND TO HOLD said rights-of-way and easements and rights hereby granted unto the Grantee herein, its successors and assigns, forever, provided that in the event this easement shall be abandoned by the City all rights granted hereunder shall revert to the said Grantors, its heirs, successors or assigns.



SANTA ANA RIVER DEVELOPMENT COMPANY, a corporation,

By A. N. Deagley President

STATE OF CALIFORNIA
COUNTY OF

Riverside } SS.

June 15, 1960 } SS.

On this 15th day of June in the year one thousand nine hundred 60, before me, Claude S. Cleveland a Notary Public in and for said County and State, personally appeared

A. N. Deagley President, known to me to be the _____ and M. M. Thompson Secretary of the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal the day and year in this certificate first above-written.
(Seal) Claude S. Cleveland
Notary Public in and for said County and State.
My Commission Expires April 22, 1961

June 15, 1960, the undersigned, a Notary Public in and for said County and State, personally appeared M. M. Thompson known to me to be the person whose name is subscribed to the within Instrument, and being by me duly sworn, deposes and says: He resides in Orange County He was present and saw A. N. Deagley President, Santa Ana River Development Co., Inc. known to him to be the same person described in and whose name is subscribed to the within and annexed Instrument as a Part thereto, execute the same, and he acknowledged to said affiant that he did the same; and that said affiant subscribed his name thereto as a Witness. ss my hand and official seal.

Claude S. Cleveland
Notary Public in and for said County and State.

TS FORM 262- REV. 12-57

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This Document APPROVED AS TO FORM

John Thompson
City Attorney
Riverside, California

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1 cessors and assigns, convenient for ingress to and egress from said rights-
2 of-way and easements by the Grantee, its successors and assigns, for the
3 purposes hereinbefore stated, and any and all such gates may be locked with
4 locks of the Grantee, its successors and assigns, provided that the present
5 and future owners, lessees and occupants of the land within and surrounding
6 said rights-of-way and easements may also have locks to any such gates, but
7 such locks shall be so installed as to permit such gates to be opened by
8 either the Grantee, its successors and assigns, or such present and future
9 owners, lessees and occupants.

10 TO HAVE AND TO HOLD said rights-of-way and easements and rights
11 hereby granted unto the Grantee herein, its successors and assigns, forever,
12 provided that in the event this easement shall be abandoned by the City all
13 rights granted hereunder shall revert to the said Grantors, its heirs, suc-
14 cessors or assigns.

SANTA ANA RIVER DEVELOPMENT COMPANY,
a corporation,

By A. N. Beasley
President



STATE OF CALIFORNIA,

County of Riverside } ss.

ON June 15, 1960
before me, the undersigned, a Notary Public in and for said County and State, personally ap-
peared W. W. Thompson

personally known to me to be the person whose name is subscribed to the within Instrument,
as a Witness thereto, who being by me duly sworn, deposes and says:

That he resides in Orange County
and that he was present and saw A. N. Beasley

President Santa Ana River Development Company
personally known to him to be the same person described in and whose name is

subscribed to the within and annexed Instrument as a Part thereof, execute
and deliver the same, and he acknowledged to said affiant that he

executed the same; and that said affiant subscribed his name thereto as a Witness.
WITNESS my hand and official seal.

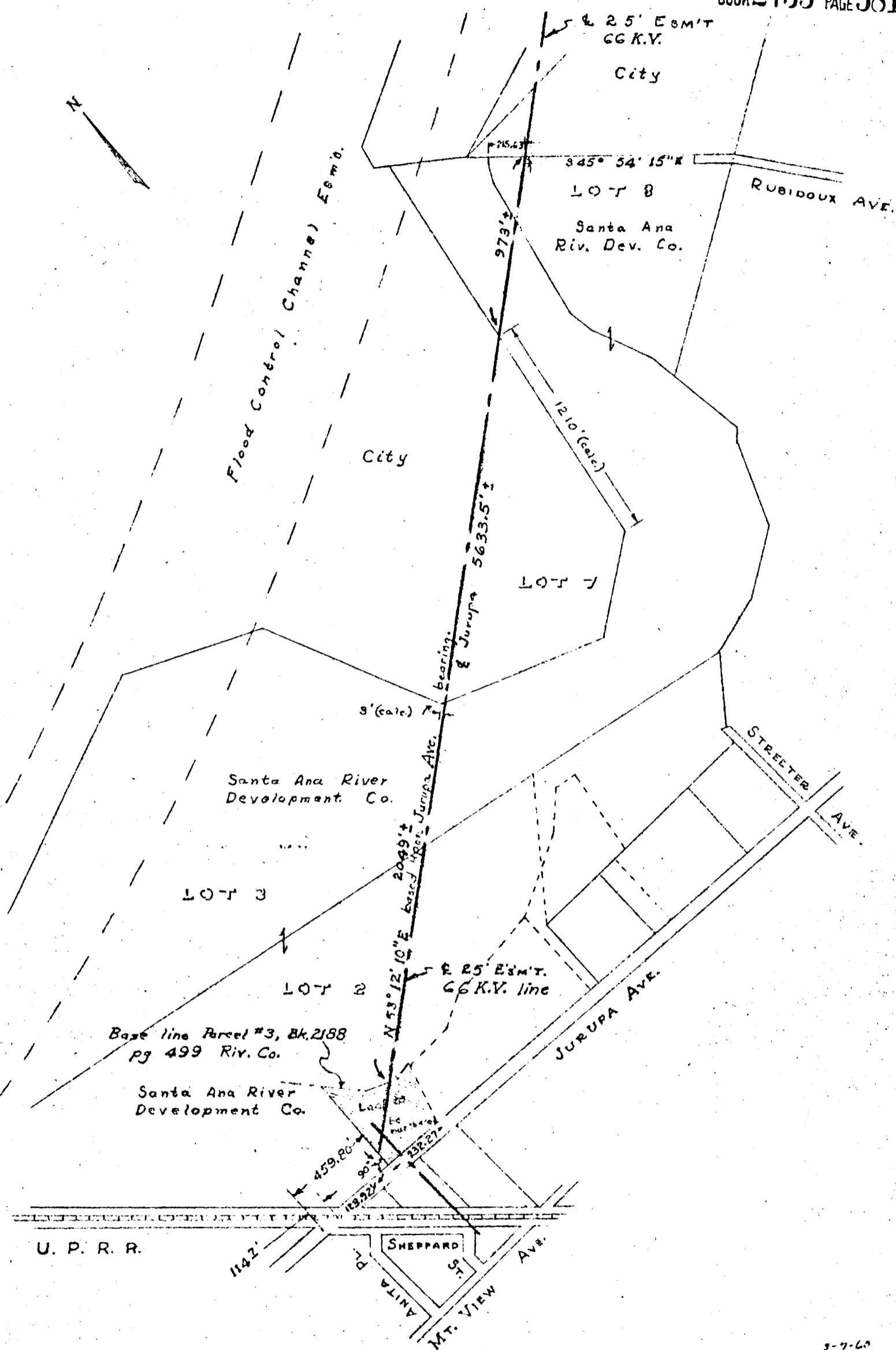
(Seal) Claude Z. Cleveland

Notary Public in and for said County and State.

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[Signature]
City Attorney
Riverside, California



Added bearings & over-all dimensions, Added to Jurupa to NE'ly line lot 8 distance & Base line note
 5-7-60

SCALE 1" = 600' approx	DRAWN R.H.R.	CITY OF RIVERSIDE DEPARTMENT OF PUBLIC UTILITIES	L.T. DEPT.	DRAWING NO. T 1-11830
DATE 12-9-59	APPROVED			

Sheet 3747

CERTIFICATE OF ACCEPTANCE AND CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the deed or grant dated May 26, 1960

From Santa Ana River Development Co.

For Por. of Lots 2, 3, 7 & 8 of Evans Rio Rancho

to the City of Riverside, a municipal corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on December 3, 1958 in Book 2374 O.R. page 339 Et Seq. Riverside County Records, and the Grantee hereby consents to recordation of the attached instrument through the undersigned, its duly authorized Property Management Officer.

DATE: 7-18-60

L. H. Walker
Property Management Officer

PHOTOSTATED
COMPARED

BY [Signature]
COMPARER

BOOK 2733 PAGE 582

63546

Book 2733 Page 582
City of Riverside

RECEIVED FOR RECORD

JUL 18 1960

At Request of [Signature]
Min. Post. 5 o'clock P.

Recorded in Official Records

BOOK 2733 PAGE 576

Et. Seq., Records of Riverside County, California

Jack G. Jones Records
FEE \$ 1.00

RECORDED
& INDEXED

Done

7-18-60

Prof. Gene Perry

City of Riverside

ELECTRIC LIGHT AND WATER DEPARTMENT

INTERDEPARTMENTAL Correspondence

Date: June 21, 1960

To: Mr. Ken Hunter
City Manager

From: Everett C. Ross
Public Utilities Director

Subject: Santa Ana River Route - 66 K.V. Line Grant Deed and Easement

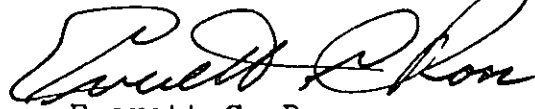
The Board of Public Utilities met on June 17, 1960, and took the following action:

The Property Management Officer reported to the Board that an easement needed for the routing of the 66 K.V. line had been requested from the Santa Ana River Development Company over a portion of their land in the Santa Ana River bottom. As an area comprising 2.29 acres of the land already has several City easements, the Santa Ana River Development Company did not wish to have any more easements on this portion but offered to sell this 2.29 acres plus a transmission line easement for approximately 3,032 feet of 25-foot right of way over their remaining property for a total consideration of \$2,800.00.

After a general discussion, motion was made and passed, to authorize the Department, subject to Council approval, to purchase these 2.29 acres and the easement for the total sum of \$2,800.00

Respectfully submitted,

BOARD OF PUBLIC UTILITIES



Everett C. Ross
Secretary

*R/W & Easement
Deed w/ Santa Ana
River Development
Co. given to J. Harley
for recording 7-18-60
vjh*

3747

JUN 28 1960
V 45 P 283

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See my files, stated that it is
not necessary to have this
document recorded - since it
is only temporary