

LAS-205,  
 EL NO. 1922-9,  
 PROPOSED REROUTING OF  
 33 & 4 K.V. POWER LINE,  
 First Street to  
 Palmyrita Avenue.

RECORDED Aug. 12, 1940

BOOK 2749 PAGE 72

OFFICIAL RECORDS, RIV. CO.

INSTRUMENT NO. 71493

EASEMENT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WE, ERNEST J. OBERSCHMIDT, HELEN E. OBERSCHMIDT, JOHN E. COTE and DOROTHY M. COTE, hereinafter called "Grantors", grant and convey to CITY OF RIVERSIDE, a municipal corporation of the State of California, its successors and assigns, hereinafter called "Grantee", a perpetual easement and right of way for the construction, reconstruction, maintenance, operation, enlarging, improving, removing, repairing and renewing an electric transmission line upon and by means of poles, and/or other structures, wires, cables, including ground wires and communication circuits with necessary and convenient foundation, guy wires and 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:

PARCEL A:

The Southeasterly 20 feet of that portion of Lot 12 of Green's Subdivision, as shown by map on file in Book 11, page 29 of Maps, Records of Riverside County, California, particularly described as follows:

Beginning at a point in the Southerly line of said Lot 12, South  $52^{\circ} 05'$  East 572.06 feet from the Southeasterly corner of Lot B in said Green's Subdivision; thence North  $45^{\circ} 22'$  East, 825.05 feet to the Northerly line of said Lot 12; thence South  $73^{\circ}$  East 313.13 feet on said Northerly line

to the Northeasterly corner of said Lot 12; thence South  $45^{\circ} 21'$  West 810.20 feet; thence South  $89^{\circ} 13'$  West, 86.31 feet; thence South  $0^{\circ} 05'$  West 79.38 feet; thence South  $49^{\circ} 56'$  West 23.30 feet to the Southeasterly corner of said Lot; thence North  $52^{\circ} 05'$  West on the Southerly line of said Lot; 264.58 feet to the point of beginning. EXCEPTING THEREFROM that portion thereof conveyed to the City of Riverside by deed executed by Helen M. Corkery, a single woman, recorded June 3rd, 1924 in Book 610, page 47 of Deeds, Records of Riverside County, California.

PARCEL B:

A strip of land 5 feet in width lying within Lot 12 of Green's Subdivision, as shown by map on file in Book 11, page 29 of Maps, Records of Riverside County, California, the centerline of said 5 foot strip of land being described as follows;

Beginning at a point on the Southeasterly line of said Lot 12 South  $45^{\circ} 21'$  West 745.20 feet from the Northeasterly corner of said Lot 12; thence North  $44^{\circ} 39'$  West a distance of 65 feet, EXCEPTING THEREFROM that portion lying within Parcel A hereinabove described.

Grantee shall have the right to install and to use gates in any fences which are now or may be hereafter constructed on said lands of the Grantors, for the purpose of permitting convenient entry to said right of way strip, Any gates which are installed by Grantee on said lands shall be locked with Grantee's locks, and also, if the Grantors so desire, may be locked with the Grantors' locks, in such a manner that either can lock or unlock the gates. Any gates which are installed and locked by the Grantors and used by the Grantee shall be locked also by the Grantee's locks so that either can lock or unlock the gates.

The Grantors grant to the Grantee, its successors and assigns, the right to trim or top and to keep trimmed and topped any and all trees on the lands of the Grantors adjacent to said right of way strip for a distance of 15 feet from the exterior lines of the right of way strip, to such heights as in the judgment of the Grantee, its successors or assigns, shall be reasonably necessary for the proper construction, operation and maintenance of said electric transmission lines, but at no point outside the right of way strip to a height less than 20 feet.

The Grantors, their heirs, successors or assigns, shall have the right to use and enjoy the land over which said easement is granted for any purpose and in any manner which does not interfere or conflict with the right of the Grantee to use said easement.

IN WITNESS WHEREOF, this instrument has been executed this 25<sup>th</sup> day of July, 1960.

RECORDED Aug. 12, 1960  
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OFFICIAL RECORDS, RIV. CO.  
INSTRUMENT NO. 71493

Ernest J. Oberschmidt  
Helen E. Oberschmidt  
John E. Cote  
Dorothy M. Cote

PHOTOSTATED  
COMPARED  
BY [Signature]  
COMPARER

71493

INDEXED  
Book & Page

RECEIVED FOR RECORD  
AUG 12 1960

45 Min. Post 4 P.M.  
Notary of

Recorders Office  
Book 2749 PAGE 72

Et. Sec. Records of Riverside County, California

John E. Dole

RECORDED

NOTARIAL

APPROXIMATE AS TO FORM

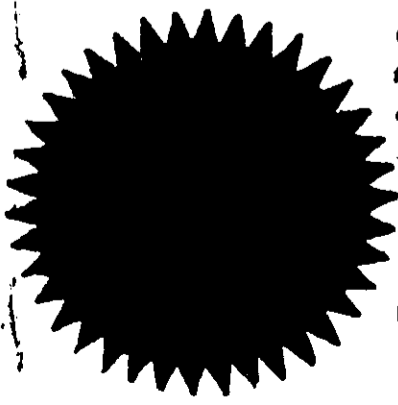
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STATE OF CALIFORNIA,

County of RIVERSIDE

ON July 25th, 1960, before me the undersigned, a Notary Public in and for said County and State, personally appeared Ernest J. Oberschmidt, Helen E. Oberschmidt, John E. Cote, and Dorothy M. Cote, known to me, John E. Dole

to be the person<sup>s</sup> whose name<sup>s</sup> are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.



John E. Dole  
Notary Public in and for said County and State.

My Commission expires 1/15/61