

LAS-205,
 EL No. 1922-23,
 PROPOSED REROUTING OF
 33 & 4 K. V. POWER LINE,
 First Street to
 Palmyrita Avenue.

EASEMENT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, We, JOHN F. KAIN and BARBARA K. KAIN, hereinafter called "Grantor", 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 foundations, 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 West 20 feet of the North 360 feet of the South 475 feet of Lot 6 of Orange Growers Bank Addition, as shown by Map on file in Book 2, page 40 of Maps, Records of Riverside County, California.

RECORDED Aug. 12, 1960

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OFFICIAL RECORDS, RIV. CO.

EASEMENT NO. 71492

PARCEL B:

A strip of land 25 feet in width lying partially within Lot 6 of Orange Growers Bank Addition, as shown by Map on file in Book 2, page 40 of Maps, Records of Riverside County, and partially within Section 18, Township 2 South, Range 4 West San Bernardino Base and Meridian the centerline of said 25 foot strip of land being described as follows:

Beginning at a point in the South line of said Lot 6, 8 feet westerly from the Southeast corner of said Lot 6; thence Northwesterly in a direct line to a point on the North line of the South 115 feet of said Lot 6 said point being 15 feet westerly, measured along said North line, from the East line of said Lot 6.

The side lines of said 25 foot strip of land are to terminate in the Easterly Right of Way line of the Riverside Water Company's canal and in the North line of said South 115 feet and in the North line of Columbia Avenue.

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 Grantor, 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 Grantor so desires, may be locked with the Grantor's locks, in such a manner that either can lock or unlock the gates. Any gates which are installed and locked by the Grantor and used by the Grantee shall be locked also by the Grantee's locks so that either can lock or unlock the gates.

The Grantor grants to the Grantee, its successors and assigns, the right to trim or top and to keep trimmed or topped any and all trees on the lands of the Grantor 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 line, but at no point outside the right of way strip to a height less than 20 feet.

The Grantor, his 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 27th day of July, 1960.

71492
RECEIVED FOR RECORD
AUG 12 1960
At Request of
Recorded by Official Records
BOOK 2749 PAGE 76
Fees \$
John G. Noyes, Recorder

[Handwritten signatures]

PHOTOSTATED & INDEXED
COMPARED
BY _____
COMPARER

APPROVED AS TO DESCRIPTION
By *[Signature]*
Public Utilities Director

APPROVED AS TO FORM
[Signature]
ASST. CITY ATTORNEY

(Individual)
STATE OF CALIFORNIA
COUNTY OF Riverside
On July 27th, 1960
I, _____, a Notary Public in and for said County and State, personally appeared John T. Kain and Barbara K. Kain
known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same
WITNESS my hand and seal this 27th day of July, 1960.

RECORDED Aug. 12, 1960
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OFFICIAL RECORDS, RIV. CO.
INSTRUMENT NO. 71492