

Date _____

Right of Way # _____

Project _____

EASEMENT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, (I, We) ANAHEIM CONSTRUCTION COMPANY, a California Corporation, 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 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:

That portion of Lot 5 of Evans Rio Rancho as recorded in Book 10, pages 52, 53 and 54 of Maps, Records of Riverside County, California.

The following described to be the center line of a 25 foot Public Utilities Easement, starting at the northeast corner of Lot 6 of Evans Rio Rancho; thence south $33^{\circ} 47' 10''$ west, a distance of 20.94 feet; thence south $35^{\circ} 38' 11''$ west, a distance of 69.40 feet; thence north $54^{\circ} 21' 49''$ west, a distance of 66.25 feet; thence south $39^{\circ} 2' 11''$ west, a distance of 2748 feet to the true point of beginning; thence continuing south $39^{\circ} 2' 11''$ west, a distance of 1685 feet, more or less, thence south $53^{\circ} 12' 10''$ west, a distance of 710 feet, more or less, to the east line of the Riverside County Flood Control District.

The next true point of beginning being a continuance of bearing south $53^{\circ} 12' 10''$ west, 668 feet more or less to the southwest line

of the Riverside County Flood Control District Fee Title, thence south 53° 12' 10" west, 810 feet, more or less, to the north line of the City of Riverside property.

Also, an anchor easement, the true point of beginning of the center line of a 5-foot easement being the intersecting point of bearing south 39° 2' 11" west, and north 53° 12' 10" east, thence south 43° 51' 45" east, a distance of 70 feet.

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 20 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 15 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 24th day of OCTOBER, 1960.

ANAHEIM CONSTRUCTION COMPANY,
A California Corporation,

By ANAHEIM CONSTRUCTION CO.
NOW C.H. JONES AND SONS

By (S) A.J. JONES - PRESIDENT
(S) BERNICE L. GIBBEL, SECY.

RECORDED OCT. 31, 1960

2792 152

93646

OLD ABANDONED ROUTE
MISSION BLVD.

25' Pole Line
Esmt (typ.)

5' x 70'
Anc Esmt.

5 43° 51' 45" E

DETAIL "A"
1" = 100'

Flood Control R/W West Line

2748'

East Line Esmt
5 39° 2' 11" W 2748'

N 54° 21' 49" W

± 25' Esmt.
66 K.V. line.

LOT 5

See Detail "A"

Fee Title

Grace B. Reel

Anaheim Const. Co.

LOT 6

TEQUESQUITE AVE

Flood Control Channel Esmt.
400'
400'
180.0'

26'

810'

City

N 53° 12' 10" E

City

± 25' Esmt. for 66 K.V. line.

Added distances & changed Anaheim Construction Co. to Detail A

5-60
REV 2-17-60

SCALE 1" = 600' approx. DRAWN P. AB
DATE 12-10-59 APPROVED

CITY OF RIVERSIDE
DEPARTMENT OF PUBLIC UTILITIES

LT
DEPT.

DRAWING NO.
T1-11830
3812