

Date 4171

Right of Way No. _____

Project _____

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EASEMENT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I, GRACE B. REEL, hereinafter called "Grantor" grant and convey to the 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:

That portion of Lot 6 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 centerline of a 25-foot Public Utilities Easement, starting at the northeast corner of said Lot 6; thence South 33° 47' 10" West, a distance of 20.94 feet; thence South 35° 38' 11" West a distance of 69.40 feet; thence North 54° 21' 49" West a distance of 66.25 feet to the true point of beginning; thence South 39° 02' 11" West, a distance of 2748 feet I to the northwesterly line of Lot 6.

CITY ATTORNEY
RIVERSIDE
CALIFORNIA

-1-

APPROVED AS TO DESCRIPTION

J. F. MARTINEK
Director of Public Works

[Signature]
Assistant City Engineer

Check by W.W. 10-17-61

4171

1 Grantee shall have the right to install and to use gates
2 in any fences which are now or may be hereafter constructed on
3 said lands of the Grantor, for the purpose of permitting convenient
4 entry to said right of way strip Any gates which are installed
5 by Grantee on said lands shall be locked with Grantee's locks,
6 and also, if the Grantor so desires, may be locked with the
7 Grantor's locks in such a manner that either can lock or unlock
8 the gates. Any gates which are installed and locked by the
9 Grantor and used by the Grantee, shall be locked also by the
10 Grantee's locks so that either can lock or unlock the gates.

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

21 The Grantor, her heirs, successors or assigns, shall
22 have the right to use and enjoy the land over which said ease-
23 ment is granted for any purpose and in any manner which does not
24 interfere or conflict with the right of the Grantee to use said
25 easement.

26 It is also understood and agreed that in connection with
27 future development of the subject property, that the pole line
28 to be installed will be adjusted to such grade, width and
29 alignment of the existing roadway as becomes necessary under
30 any approved development subject to the owner of said property
31 providing necessary easements for such relocation and/or pole
32 line realignment, and the cost of such relocation, as outlined

117

1 above, will be borne by the Grantee.

2 IN WITNESS WHEREOF this instrument has been executed
3 this 6th day of October, 1961.

4
5
6 Grace B. Reel
7

8
9
10 STATE OF CALIFORNIA }
11 COUNTY OF LOS ANGELES } ss

12
13 On October 6, 1961 before me
14 Maureen Louise Steinberg Notary Public in and for said
15 County and State, personally appeared Grace B. Reel known to
16 me to be the person whose name is subscribed to the within
17 instrument and acknowledged that she executed the same

18 WITNESS my hand and official seal.

19
20
21 Maureen Louise Steinberg
22 Notary Public in and for said county
23 and State.
24 MAUREEN LOUISE STEINBERG
25 MY COMMISSION EXPIRES OCT. 12, 1964

26 APPROVED AS TO FORM:

27 Justin M. McCarty
28 City Attorney

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9/27/61
(6)

Return Deed to: Office of City Clerk
Riverside, California

4171

OLD ABANDONED ROUTE Y MISSION BLVD.

2.5' Pole Line Esmt. (typ.)

5' x 70' Anc Esmt.

S 43° 51' 45" E

DETAIL "A" 1" = 100'

Flood Control R/W West Line

2748'± East Line Esmt.

N 54° 21' 49" W

± 25' Esmt. 66 K.V. line.

LOT 5



Fee Title

See Detail 'A'

Grace B. Reel

LOT 6

TEQUESQUITE Ave

Flood Control Channel Esmt. 400'

Anaheim Const. Co.

City

City

± 25' Esmt. for 66 K.V. line.

Added distances • changed Anaheim Construction Co. of Detail A

5-60
AWC 2-17-60

1" = 600' approx.	DRAWN R.H.B.
12-10-59	APPROVED

CITY OF RIVERSIDE
DEPARTMENT OF PUBLIC UTILITIES

LT
DEPT

DRAWING NO.
T 1 - 11830

101255

INDEXED
Book & Page

BY: *[Signature]*
COMMUNITY
PROTOSTATED
COMPARED

RECEIVED FOR RECORD

NOV 24 1961

Min. Past 3 o'Clock
At Request of

City Clerk
Recorded in Official Records

BOOK 3026 PAGE 168
Et. Seq., Records of Riverside County, California

Jack A. [Signature] Recorder
FFFS \$

BOOK 3026 PAGE 172

4171