

Office Copy

E A S E M E N T

THIS INSTRUMENT, made this 22<sup>nd</sup> day of JAN., 1962

by and between PALM AVENUE COMPANY, a co-partnership,

part y of the first part and the CITY OF RIVERSIDE, a municipal corporation of the State of California, the party of the second part;

WITNESSETH:

THAT for a valuable consideration, receipt whereof is hereby acknowledged, said part y of the first part do es by these presents grant unto the said party of the second part, its successors and assigns, a perpetual easement and right-of-way for the construction, reconstruction, inspection, maintenance, operation and repair of a sanitary sewer, together with manholes, cleanouts, wye branches and other necessary appurtenances, all hereinafter referred to collectively as "structure", in, under and along that certain parcel of land situated in the County of Riverside, State of California, described as follows:

A strip of land 10.0 feet in width in a part of Parcel No. 2 of a Record of Survey of Lots 3 and 6 of Tract No. 2175 as shown on map on file in Book 41, page 46 of Maps, Records of Riverside County, California, and in a part of Lot No. 163 of the Southern California Colony Association as shown on map on file in Book 7, page 3 of Maps, Records of San Bernardino County, California, as said Record of Survey is shown on map on file in Book , page , of Records of Survey, Records of Riverside County, California. Said 10.0 foot strip being 5.0 feet on each side of the following described center line:

- Commencing at the most westerly corner of the above said Parcel No. 2 of said Record of Survey, which point is also on the southeasterly line of Pine Street, 66.0 feet in width;
  - Thence South 66° 10' East, along the southwesterly line of said Parcel No. 2, a distance of 176.52 feet to the TRUE point of beginning of this description;
  - Thence North 31° 35' 30" West, a distance of 46.70 feet;
  - Thence North 42° 25' 40" East, a distance of 123.41 feet to a point; in the center line of an existing 9.25 foot sewer easement, as the same is shown on the said map of Tract No. 2175;
  - Thence North 17° 05' 30" West, a distance of 18.0 feet more or less to an end in the southeasterly line of said Pine Street.
- The side lines of said 10.0 foot strip shall extend a perpendicular distance of 5.0 feet on each side of said center line and shall be lengthened or shortened as necessary to terminate at the northeasterly end in the southeasterly line of said Pine Street, and at the southeasterly end in the southwesterly line of said Parcel No. 2.

TOGETHER WITH the right to enter upon and to pass and repass over and along said strip of land, and to deposit tools, implements, and other materials thereon by said party of the second part, its officers, agents and employees, and by persons

RECORDED FEB. 16, 1962  
BOOK 3080 PAGE 20  
CIVIL ENGINEERS, INC. CO.  
INSTRUMENT NO. 15282

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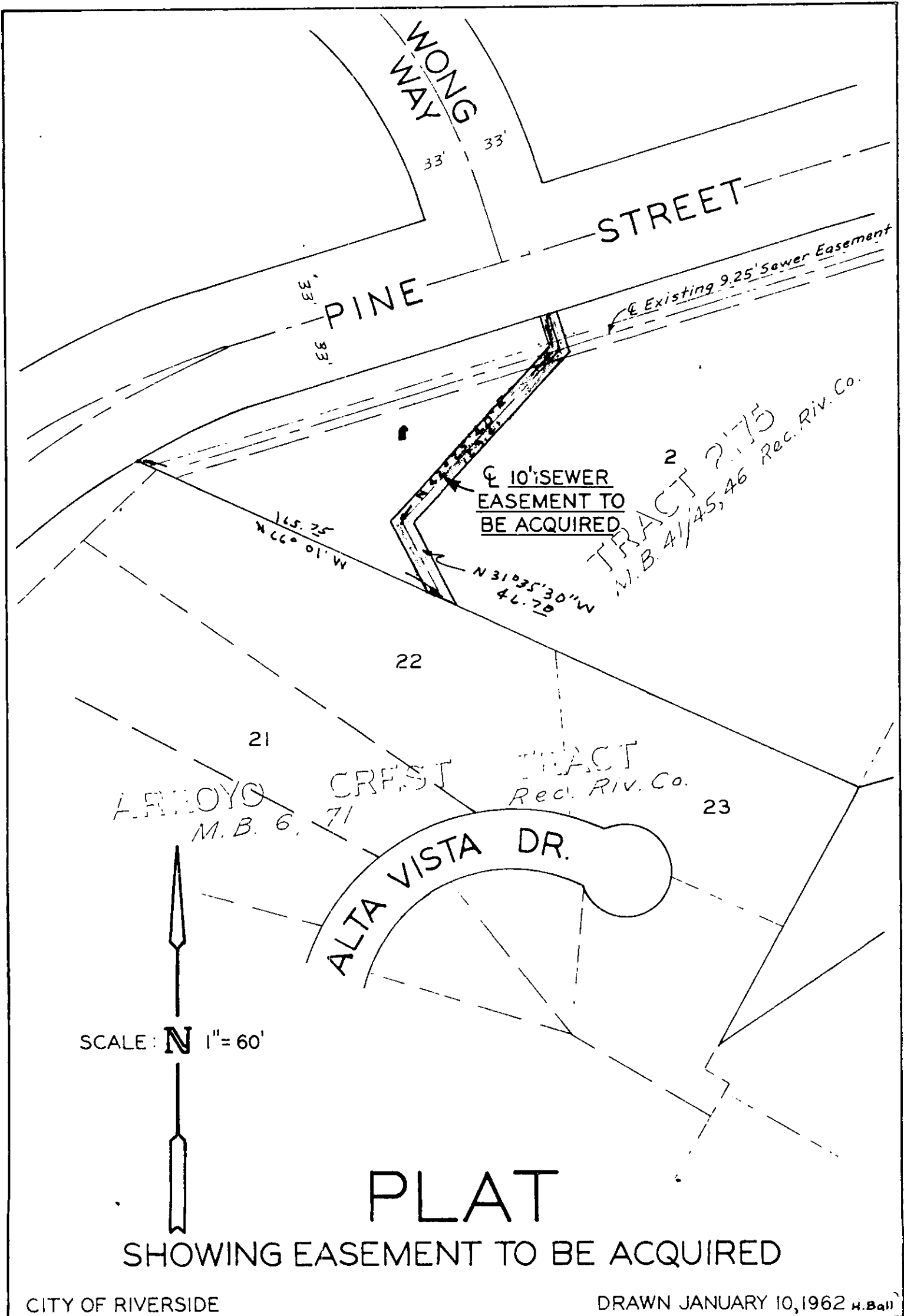
under contract with it and their employees, whenever and wherever necessary for the purpose of constructing, reconstructing, inspecting, maintaining, operating or repairing said structure.

IN WITNESS WHEREOF the said party of the first part has hereunto executed the within instrument the day and year first above written.

PALM AVENUE COMPANY

By: (S) G. W. SINGLETARY

By:



WONG  
WAY

STREET

PINE

Existing 9.25' Sewer Easement

10' SEWER  
EASEMENT TO  
BE ACQUIRED

TRACT 2  
M.B. 41/45, 46  
Rec. Riv. Co.

165.25  
N 66° 01' W

47.79  
N 31° 25' 30" W

22

21

ARROYO  
CREST  
M.B. 6, 71

TRACT  
Rec. Riv. Co.

23

ALTA VISTA DR.

SCALE: N 1" = 60'

PLAT

SHOWING EASEMENT TO BE ACQUIRED