

EASEMENT DEED

Justin M. Mc Guckey
CITY ATTORNEY
4280

1 FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
 2 (I, We) CHRISTOPHER A. MASON and NEVA P. MASON, husband and wife,
 3 hereinafter called "Grantor", grant and convey to City of Riverside, a
 4 municipal corporation of the State of California, its successors and
 5 assigns, hereinafter called "Grantee", a perpetual easement and right-of-way
 6 for the construction, reconstruction, maintenance, operation, enlarging, im-
 7 proving, removing, repairing and renewing an electric transmission line upon
 8 and by means of poles, and/or other structures, wires, cables, including
 9 ground wires and communication circuits with necessary and convenient founda-
 10 tions, guy wires and anchors, insulators and cross arms placed on said
 11 structures and other appurtenances connected therewith convenient and
 12 necessary for the construction, maintenance, operation, regulation, control
 13 and grounding of electric transmission lines for the purpose of transmitting,
 14 distributing, regulating, using and controlling electric energy, together
 15 with the right to clear and keep clear said easement and the real property
 16 affected thereby, free from explosives, buildings, structures, trees,
 17 brush and inflammable materials, for the protection from fire and other
 18 hazards; in, on, over and across that real property situated in the County
 19 of Riverside, State of California, described as follows:

20 (a) A perpetual AERIAL EASEMENT, 5.00 feet in width, over
 21 and across a portion of Lot 1 of the Alamo Tract, as shown by
 22 map on file in Book 9, page 5 of Maps, Records, of Riverside
 23 County, California; the northwesterly line of said easement
 24 being more particularly described as follows:
 25 Commencing at a point on the southwesterly line of Lot 4, as
 26 shown on said map of Alamo Tract, distant thereon 650.66 feet
 27 northwesterly of the most southerly corner of said Lot 4;
 28 Thence North 44° 03' 52" East, along the southeasterly line
 29 of the Riverside County Flood Control levee, 919.26 feet to a
 30 tangent curve concave northwesterly with a radius of 6,080 feet;
 31 Thence northeasterly along said curve through an angle of
 32 2° 55' 46" an arc length of 310.84 feet to a point on said curve
 and the true point of beginning;
 Thence continuing northeasterly along said curve through an
 angle of 3° 4' 20" an arc length of 326.00 feet to a point on said
 curve, said point to be known as point "A" for the purpose of this
 description;
 Thence continuing northeasterly along said curve through an
 angle of 3° 58' 36" an arc length of 422.00 feet to a point on
 said curve, said point to be known as point "B" for the purpose

1 of this description;
2 Thence continuing northeasterly along said curve, through
3 an angle of 1° 57' 08" an arc length of 207.18 feet to an end.

4 (b) A perpetual ANCHOR EASEMENT, being a strip of land,
5 5.00 feet in width, upon, over, and across a portion of said
6 Lot 1, the center line of said strip being more particularly
7 described as follows:

8 Beginning at point "A" as set forth in the hereinabove
9 described Parcel No. 1 (a);

10 Thence South 51° 56' 14" East, a distance of 70.00 feet
11 to an end.

12 (c) A perpetual ANCHOR EASEMENT, being a strip of land,
13 5.00 feet in width, upon, over and across a portion of said
14 Lot 1, the center line of said strip being more particularly
15 described as follows:

16 Beginning at point "B" as set forth in the hereinabove
17 described Parcel No. 1 (a);

18 Thence South 55° 54' 50" East, a distance of 70.00 feet
19 to an end.

20 Grantee shall have the right to install and to use gates in any
21 fences which are now or may be hereafter constructed on said lands of the
22 Grantor, for the purpose of permitting convenient entry to said right-of-
23 way strip. Any gates which are installed by Grantee on said lands shall
24 be locked with Grantee's locks, and also, if the Grantor so desires, may
25 be locked with the Grantor's locks, in such a manner that either can lock
26 or unlock the gates. Any gates which are installed and locked by the
27 Grantor, and used by the Grantee, shall be locked also by the Grantee's
28 locks so that either can lock or unlock the gates.

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

37 The Grantor, his heirs, successors or assigns, shall have the
38 right to use and enjoy the land over which said easement is granted for
39 any purpose and in any manner which does not interfere or conflict with the
40

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42

1 right of the Grantee to use said easement.

2 IN WITNESS WHEREOF, this instrument has been executed, this 4
3 day of April, 1961.

4
5 Christopher A. Mason
6 Neva P. Mason
7
8
9

10 APPROVED AS TO DESCRIPTION
11 J. F. MARTINEK
12 Director of Public Works

11 By J. F. Martinek
Assistant City Engineer

12 Check by J. F. Martinek

14 STATE OF CALIFORNIA)
15 COUNTY OF LOS ANGELES) SS

16 On April 4, 1962, before me, the undersigned, a
17 Notary Public in and for said County and State, personally
18 appeared CHRISTOPHER A. MASON and NEVA P. MASON, known to me to
19 be the persons whose names are subscribed to the within instrument
20 and acknowledged that they executed the same.

21 WITNESS my hand and official seal

22
23 J. A. Zahradka
24 J. A. ZAHRADKA
Notary Public in and for said
County and State

My Commission Expires Dec. 30, 1964

25 CONSENT TO RECORDATION

25 THIS IS TO CERTIFY that the interest in real property
conveyed by the Deed or Grant dated 4-4-62

26 From: Christopher A. & Neva P. Mason

27 For: Par Lot 1, Adams Tract

28 to the City of Riverside, a municipal corporation, is here-
29 by accepted for and on behalf of said City pursuant
to Resolution of the City Council thereof recorded on
12-3-58 in Bk. 2374 O.R. pg. 339 Et Seq. Riverside County
Records, and the Grantee hereby consents to recordation
of this instrument through the undersigned.

30 Dated 4-20-62 L. H. Hawley
Property Management Office

31 Return Deed to: Office of City Clerk
Riverside, California
32



RIVERSIDE COUNTY FLOOD CONTROL CHANNEL
East Line 800' R.C.F.C.D. Esm't.

3220' SANTA ANA ST.

Fee Title

5' Air Esm't.

LOT 1

Pt. B'

MASON, CHRISTOPHER A. & NEVA P.
Limits

Pt. A'

5' x 70' Anc. Esm't
S 51° 56' 14" E
S 55° 54' 50" E

See Sheet 4

See Sheet 4

to Crestmore R/W
& 5' x 70' Anc. Esm't.

5' Air Esm't.

City

LOT 2

SHEET 3
5-60

SCALE 1" = 200' APPROX. DRAWN RHB
DATE 1-8-60 APPROVED

CITY OF RIVERSIDE
DEPARTMENT OF PUBLIC UTILITIES

LT. DEPT.

DRAWING NO. T1-11830

4280

369901

BOOK 3123 PAGE 367

PHOTOSTATED
COMPARED

RECEIVED FOR RECORD

APR 20 1962

20 Min. Past 3 o'Clock
At Request of

J. Kelly

Recorded in Official Records
BOOK 3123 PAGE 363

Et. Sec., Records of Riverside County, California

John A. Ross Recorder
FEES \$100.00

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Book & Page

Wm