

E A S E M E N T

1 THIS INSTRUMENT, made this 31st day of May
2 _____, 1962, by and between JAMES H. GATES and EULA B.
3 GATES, husband and wife, parties of the first part and the CITY
4 OF RIVERSIDE, a municipal corporation of the State of California,
5 the party of the second part;

6 WITNESSETH:

7 THAT for a valuable consideration, receipt whereof is
8 hereby acknowledged, said parties of the first part do by these
9 presents grant unto the said party of the second part, its
10 successors and assigns, a perpetual easement and right-of-way
11 for the construction, reconstruction, inspection, maintenance,
12 operation and repair of a water line, together with necessary
13 appurtenances, all hereinafter referred to collectively as
14 "structure", in, under and along that certain parcel of land
15 situated in the County of Riverside, State of California, des-
16 cribed as follows:

17 A strip of land 10.0 feet wide, lying within the
18 Metropolitan Water District right-of-way (parallel and
19 adjacent to the westerly line thereof) in a portion of
20 Lot 14, Block 7 of lands of Riverside Land and Irrigating
21 Company, as shown by map on file, in Book 1, page 70 of Maps,
22 Records of San Bernardino County, California, lying 5.0
23 feet each side of the following described center line:

24 Commencing at a point on the northwesterly line of said
25 Lot 14, 160.0 feet southwesterly of the northerly corner
26 thereof, (said point being the northwesterly corner of the
27 parcel of land described in a Deed to James H. Gates, et ux,
28 dated November 21, 1958, filed for record as Instrument
29 No. 3865, January 16, 1959, in the Office of the County
30 Recorder of Riverside County, California.)

31 Thence North 55° 59' 30" East, 5.95 feet, along said
32 northwesterly line of Lot 14;

Thence South 15° 24' 50" East, 18.68 feet, parallel
with said westerly line of the Metropolitan Water District
right-of-way and 5.0 feet distant (measured at right
angles therefrom) to an end in the southwesterly line of
said parcel deeded to James H. Gates--said end point being
17.70 feet southeasterly from said northwesterly line of
Lot 14, measured along said southwesterly line.

EXCEPT therefrom that portion lying within the northerly
10.0 feet of Lot 14.

The side lines of said 10.0 foot strip shall be lengthened
or shortened as needed at the southerly end to terminate in
said southwesterly line and at the northerly end to terminate
in said northwesterly line of Lot 14.

Basis of bearings is the center line of California Avenue
(North 56° 00' East) between Monroe and Adams Street.

1 TOGETHER WITH the right to enter upon and to pass and
2 repass over and along said strip of land, and to deposit
3 tools, implements, and other materials thereon by said party
4 of the second part, its officers, agents and employees, and
5 by persons under contract with it and their employees, when-
6 ever and wherever necessary for the purpose of constructing,
7 reconstructing, inspecting, maintaining, operating or repair-
8 ing said structure.

9 IN WITNESS WHEREOF the said parties of the first part
10 have hereunto executed the within instrument the day and year
11 first above written.

12 RECORDED Jun 8, 1962
13 BOOK 3156 PAGE 296
14 OFFICIAL RECORDS, INC. CO.
15 INSTRUMENT NO. 53720

(5)

James H. Gates

(6)

Eula B. Gates

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