

E A S E M E N T
Sewer and Storm Drain Easement
and Right-of-way Clause

1 THIS INSTRUMENT, made this 31st day of May, 1962,
2 by and between The Christian American Crusade, Inc., a California Corp.

3 _____
4 _____

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

7 WITNESSETH:

8 THAT for a valuable consideration, receipt whereof is hereby acknow-
9 ledged, said part y of the first part does by these presents grant unto
10 the said party of the second part, its successors and assigns, a perpetual
11 easement and right-of-way for the construction, reconstruction, inspection,
12 maintenance, operation and repair, replacement and removal of a sanitary
13 sewer and/or storm drain together with manholes, cleanouts, wye branches
14 and other necessary appurtenances, all hereinafter referred to collectively
15 as "structures", in, under and along that certain parcel of land situated
16 in the County of Riverside, State of California, described as follows:

17 The easterly 10.00 feet of Lot 36 in Section 19, Township 2
18 South, Range 4 West, San Bernardino Base and Meridian of the lands
19 of the East Riverside Land Company per map on file in Book 6,
20 page 44 of Maps, Records of San Bernardino County, California.
21 EXCEPT the northerly 11 feet thereof.

22 TOGETHER WITH the right to enter upon and to pass and repass over
23 and along said strip of land, and to deposit tools, implements, and other
24 materials thereon by said party of the second part, its officers, agents
25 and employees, and by persons under contract with it and their employees,
26 whenever and wherever necessary for the purpose of constructing, reconstruct-
27 ing, inspecting, maintaining, operating or repairing said structures.

Working Easement Clause

28 IT IS ALSO AGREED that during the period of construction of said
29 sewer structure, contemplated by above written easement right-of-way, the
30 City of Riverside, its officers, employees, agents and contractors are her
31 permitted to use a 10 foot strip of land, lying westerly of and contiguous
32 with the entire length of the westerly line of above described right-of-
for all purposes proper and convenient in the construction and installat:

1 of said structure; including the rights of ingress and egress, the temporary
2 deposit and parking of tools, equipment, machinery, vehicles, materials and
3 supplies used in the performance of said work, and for similar and related
4 purposes. The land may be graded for convenient use as a roadway.

5 Ingress to and egress from the granted easements and the herein men-
6 tioned 10-foot strip of land adjacent thereto across the lands of the owner,
7 are limited to the existing roads and rights-of-way.

8 Debris and waste material shall not be permitted to accumulate or
9 remain in or along the land during the construction period. Upon completion
10 of construction, the City of Riverside shall remove all debris, waste or
11 excess material, brush, or other matter or material deposited or placed
12 upon the land. Excavations, holes or depressions made or permitted shall be
13 filled or rough graded.

14 During the construction of said structure, the City of Riverside or
15 its contractors shall exercise ordinary care and diligence in the protection
16 of fruit, ornamental or other trees, existing irrigation and drainage facili-
17 ties, but shall be held harmless from liability in the event of damage to
18 same.

19 This Working Easement permit shall terminate upon completion of the
20 work of constructing the sewer structure.

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

23
24 WITNESSED Jun 8, 1962
25 FILE 3156 NO. 205302
26 OFFICE RECORDS, P. I. 71.
27 RECORDING NO. 53742

THE CHRISTIAN AMERICAN CRUSADE, INC.

By MARTIN L. THOMAS Pres

By _____

Center of Sec. 19, T.25, R.4W,
S.B.B. & M.

BLAINE ST.

ST.

AVE.

36 10' WORKING EASEMENT

SEWER & 35 STORM DRAIN EASEMENT

DETAIL

RIVERSIDE LAND
M.B. 6/44, Rec. 5 B. Co.

LINDEN ST.

ST.

IOWA

SCALE: N 1" = 200'

PLAT OF EASEMENT