

E A S E M E N T

THIS INSTRUMENT, made this 18th day of JULY, 1962

by and between CHARLES E. ROOS and ANNE F. ROOS, husband and wife,

part ies 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 parties of the first part do _____ 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:

See attached description:

A uniform strip of land, 20.00 feet in width, over, under and across those portions of the northeast quarter of Section 36, Township 2 South, Range 5 West, San Bernardino Base and Meridian and the northeast quarter of Section 31, Township 2 South, Range 4 West, San Bernardino Base and Meridian, and Lot 5 of the Martin and Canal Tract as shown by map on file in Book 6, page 84 of Maps, Records of Riverside County, California, the center line of said strip being more particularly described as follows:

Beginning at a point in the northerly line of the northeast quarter of said Section 36 which bears South 83° 50' 49" West along said northerly line, 971.76 feet from the northeast corner of said northeast quarter;

thence South 50° 52' 30" East, a distance of 99.00 feet;

thence South 07° 33' 33" East, a distance of 515.12 feet;

thence South 44° 49' 00" East, a distance of 546.66 feet to a point in the easterly line of the northeast quarter of said Section 36, which bears South 03° 03' 03" East, 494.07 feet from the northeast corner of the northeast quarter of said Section 36;

thence continuing South 44° 49' 00" East, a distance of 503.51 feet;

thence South 31° 56' 30" East, a distance of 1100.72 feet, more or less, to an end on the northwesterly line of that certain parcel of land conveyed to the GAGE CANAL COMPANY by Deed recorded December 19, 1929, in Book 506, page 97 of Deeds, Records of Riverside County, California, said point of termination bears North 70° 27' 40" East, (formerly recorded North 70° 23' East) along said northwesterly line, 721.56 feet from the west westerly corner of said parcel so conveyed to the Gage Canal Company;

The side lines of said strip shall be lengthened or shortened to terminate on their adjoining courses, and westerly on the northerly line of said Section 36, and easterly on the northwesterly line of that certain parcel of land conveyed to the Gage Canal Company, as aforesaid.

EXCEPTING THEREFROM that portion described as follows:

Beginning at a point in the northerly line of the northeast quarter of said Section 36 which bears South 83° 50' 49" West along said northerly line, 971.76 feet from the northeast corner of said northeast quarter; thence South 03° 03' 03" West along said northerly line, 19.51 feet; thence South 50° 52' 30" East, 100.10 feet; thence South 07° 33' 33" East 140.93 feet; thence North 07° 03' 25" West 20.28 feet; thence North 07° 33' 30" West, 159.97 feet; thence North 50° 52' 30" West, 77.02 feet to the northerly line of said northeast quarter; thence South 83° 50' 45" West along said northerly line, 15.51 feet to the point of beginning.

Y. H. ...
12/20/62

4371

A G R E E M E N T

1
2
3 THIS AGREEMENT made and entered into this 10th day
4 of July, 1964, by and between the CITY OF RIVERSIDE,
5 a municipal corporation, hereinafter referred to as the "City",
6 and CHARLES E. ROOS,

7 W I T N E S S E T H A T

8 WHEREAS, Charles E. Roos intends to and will grant
9 to the City of Riverside an easement twenty feet in width
10 to lay, maintain, construct, replace and repair an underground
11 pipeline for sewer purposes in, on, under and across certain
12 lands owned by Charles E. Roos, and the parties desire that
13 the manner of maintenance of such easement be determined by
14 this separate agreement;

15 NOW, THEREFORE, for a good and valuable consideration
16 paid to Charles E. Roos, receipt of which is hereby acknowledged,
17 the parties hereto agree as follows:

18 1. In connection with the exercise of its right to be
19 granted under said easement, the City shall have the following
20 obligations:

21 (a) The City shall give notice of routine maintenance
22 to Charles E. Roos at the address set forth below, thirty days
23 in advance of the commencement of such maintenance.

24 (b) Said right of notice may be assigned by Charles E.
25 Roos to his successor in interest providing that the Public
26 Works Department of the City of Riverside is given written
27 notice of the name and address of the successor in interest
28 to whom notice of routine maintenance is to be given. The
29 City shall not be required to give notice to more than one
30 party.

31 (c) If the property is developed for recreational
32 uses, the City agrees to restore the surface of the easement

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

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

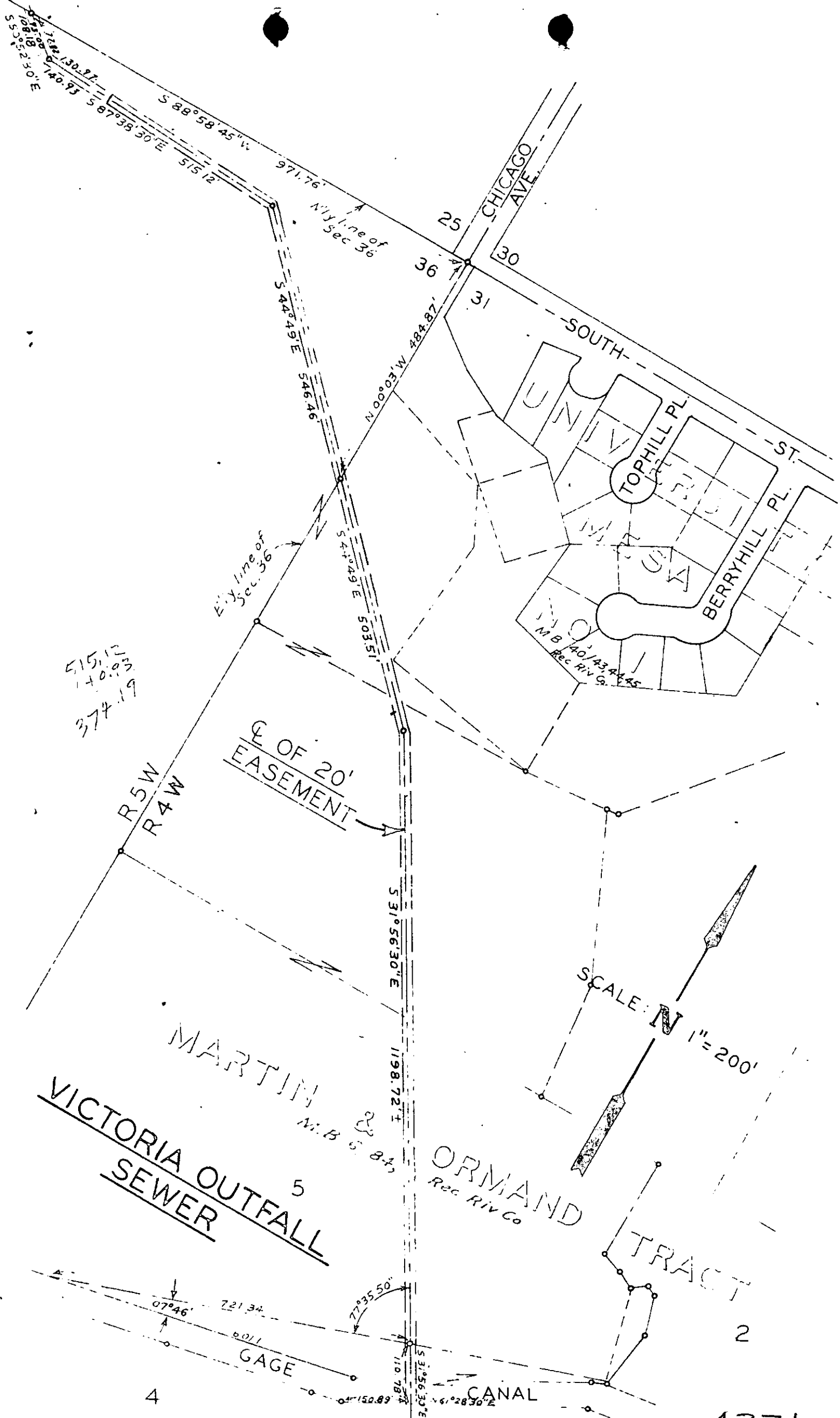
RECORDED JULY 27, 1962
BOOK 3190 PAGE 359
OFFICIAL RECORDS, INC. CO.
INSTRUMENT NO. 70784

(S)

Charles E. Roos

(S)

Anne F. Roos



108.18 ± 0.00
 140.93
 555.23 ± 0.00
 $S 88^{\circ} 58' 45'' W$
 971.76
 515.12
 $S 87^{\circ} 38' 30'' E$

515.12
 140.93
 374.19

E. OF 20'
 EASEMENT

R 5 W
 R 4 W

MARTIN
 M.B. 5 84
 5

ORMAND
 Rec Riv Co

TRACT
 2

VICTORIA OUTFALL
 SEWER

GAGE

CANAL

SCALE: 1" = 200'

4371