

E A S E M E N TTHIS INSTRUMENT, made this 14<sup>th</sup> day of June, 1963by and between LENORA M. GROSS

party 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 party y of the first part does 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:

That portion of the  $N\frac{1}{2}$  of the  $W\frac{1}{2}$  of the  $NW\frac{1}{4}$  of Section 20, T2S, R4W, S.B.B.&M., according to Official U.S. Government Survey thereof, described as follows:

A strip of land 10 feet in width lying 5 feet each side of the following described center line:

Commencing at the most southerly corner of Lot 12 of Tract 2238, as shown on plat on file in Book: 46, Pages 91 and 92, of Maps, Records of Riverside County, California;

Thence  $S56^{\circ}56'33''W$ , 25.00 feet along the southeasterly line of Lot "F" of said Tract 2238 to the TRUE point of beginning;

Thence  $S33^{\circ}49'53''E$ , 149.37 feet;

Thence  $S08^{\circ}03'56''E$ , 350.00 feet to the end point of this center line, distant 35 feet northeasterly (measured at right angles) from the curved center line of the right of way of the Atchison, Topeka, and Santa Fe Railway (100 feet wide) a radial line of said curved center line through said point bears  $S52^{\circ}14'34''W$ . EXCEPTING that portion of said 10-foot strip lying southerly of the northerly and northwesterly lines of the property conveyed to the City of Riverside, a Municipal Corporation, by deed recorded December 26, 1962 in Book 3287, page 414, of Official Records, Records of said County.

The side lines of said 10-foot strip shall be lengthened or shortened, as required, to terminate northwesterly in said southeasterly line of Lot "F" of Tract 2238.

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

12/26-6 RK

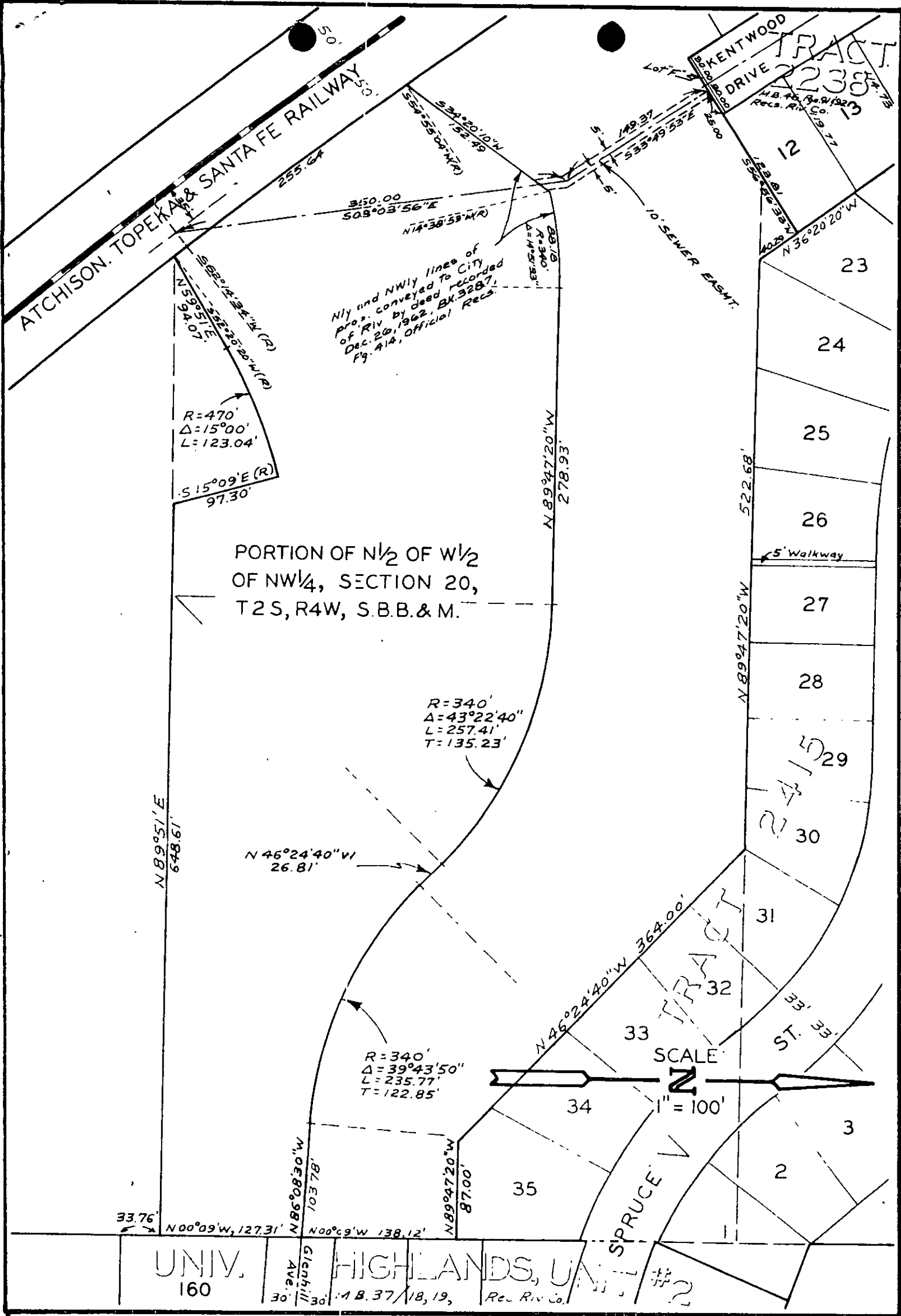
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under contract with it and their employees, whenever and wherever necessary for the purpose of constructing, reconstructing, inspecting, maintaining, operating or repairing said structures.

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

(s) Leonora M. Gross  
(s) Leonora M. Gross  
(s) Orva<sup>by</sup> Nelson  
power of Attorney

WITNESSED AND SUBSCRIBED at \_\_\_\_\_ June 28, 1963  
Notary Public for the State of \_\_\_\_\_  
No. 34301-74  
My Commission Expires \_\_\_\_\_  
Notary Public No. 68041



PORTION OF N $\frac{1}{2}$  OF W $\frac{1}{2}$   
OF NW $\frac{1}{4}$ , SECTION 20,  
T2S, R4W, S.B.B. & M.

R=470'  
 $\Delta=15^{\circ}00'$   
L=123.04'  
S 15°09'E (R)  
97.30'

R=340'  
 $\Delta=43^{\circ}22'40''$   
L=257.41'  
T=135.23'

N 46°24'40"W  
26.81'

R=340'  
 $\Delta=39^{\circ}43'50''$   
L=235.77'  
T=122.85'

SCALE

1" = 100'

UNIV.  
160

Glenhill  
AVE.  
30'

HIGHLANDS, UNIT #2  
M.B. 37/18, 19, Rec. Riv. Co.

SPRUCE V

CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED  
IN THE ATTACHED DOCUMENT

This plat is solely an aid in locating the parcel(s) described in the  
attached document. It is not a part of the written description therein

SCALE: 1" = 100' DRAWN 6/5/63 BY RCF SUBJECT Univ. Highlands San Sewer Dist. 12/26-2-6

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