

APPROVED AS TO FORM

[Signature]
ASST. CITY ATTORNEY

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JUL 24 1964

BOOK 3757 PAGE 184

Records of Riverside County

EASEMENT
SEWER EASEMENT CLAUSE

THIS INSTRUMENT, made this 22th day of January, 1964
by and between Leander L. James and Sybil S. James

parties 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:

That portion of Tract 4 of River Farm Tract as shown on plat on file in Book 7, page 52 of Maps, Records of Riverside County, California, described as a strip of land 10.0 feet wide, lying 5.0 feet on each side of the following described center line:
Commencing at the intersection of the center lines of Doolittle Avenue (formerly Pedley Road) and Van Buren Boulevard (formerly Arlington-Mira Loma Road);
Thence N49°40'25"W along the center line of Van Buren Boulevard, 171.75 feet;
Thence N41°54'52"E, 92.05 feet;
Thence N9°57'22"E, 120 feet to a point in the southwesterly line of that parcel of land conveyed to Leander L. James et al by deed recorded March 24, 1954 as Document Number 14628 in the Office of the County Recorder of Riverside County, California, and the TRUE POINT OF BEGINNING of this center line description;
Thence continuing N9°57'22"E, 80 feet to a point in the northwesterly line of last said parcel conveyed to Leander L. James et al and the end of this center line description.
The side lines of said easement shall be lengthened or shortened so as to terminate in said northwesterly and southwesterly lines of said parcel conveyed to James.
The basis of bearings of the above description is the California State Coordinate System, Lambert Grid, Zone 6.

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[Signature]
ZLP-4-27-64

TOGETHER WITH the INSTRUMENT NO. 90052 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 under contract with it and their employees, whenever

8/31/64 G.S.

and wherever necessary for the purpose of constructing, reconstructing, inspecting, maintaining, operating or repairing said structures.

TEMPORARY CONSTRUCTION EASEMENT CLAUSE

IT IS ALSO AGREED that during the period of construction of said sewer easement structure contemplated by above written Sewer Easement Clause, the City of Riverside, its officers, employees, agents and contractors are hereby permitted to use the 20.0 foot strip of land lying contiguous and parallel with each side of the above described 10.0 foot wide strip of land as shown on plats marked "Exhibit A" attached hereto and by this reference made a part hereof, for all purposes proper and convenient in the construction and installation of said structure; including the rights of ingress and egress, the temporary deposit of tools, equipment, machinery, vehicles, materials and supplies used in the performance of said work, and for similar and related purposes.

Upon completion of construction, the City of Riverside shall remove all debris, waste or excess material, brush or other matter or material deposited or placed upon the land, and with the exception of vegetation, return the surface as near as possible to its condition before construction.

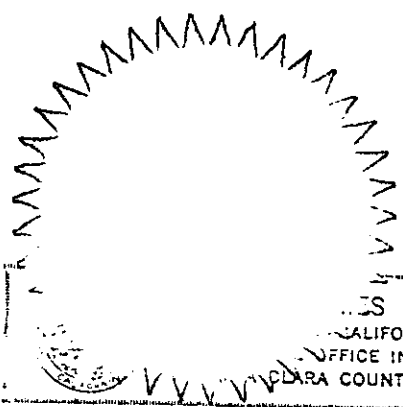
During the construction of said structure, the City of Riverside or its contractors shall exercise ordinary care and diligence in the protection of existing irrigation and drainage facilities, and in the event of damage to said irrigation and drainage facilities, they shall be restored to original condition.

This Construction Easement shall terminate upon completion of the work of constructing the sewer structure or within one year of the date of recording this document, whichever occurs first.

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

~~Leander L. James deceased~~
Sybil S. James

STATE OF CALIFORNIA
County of San Diego ss.

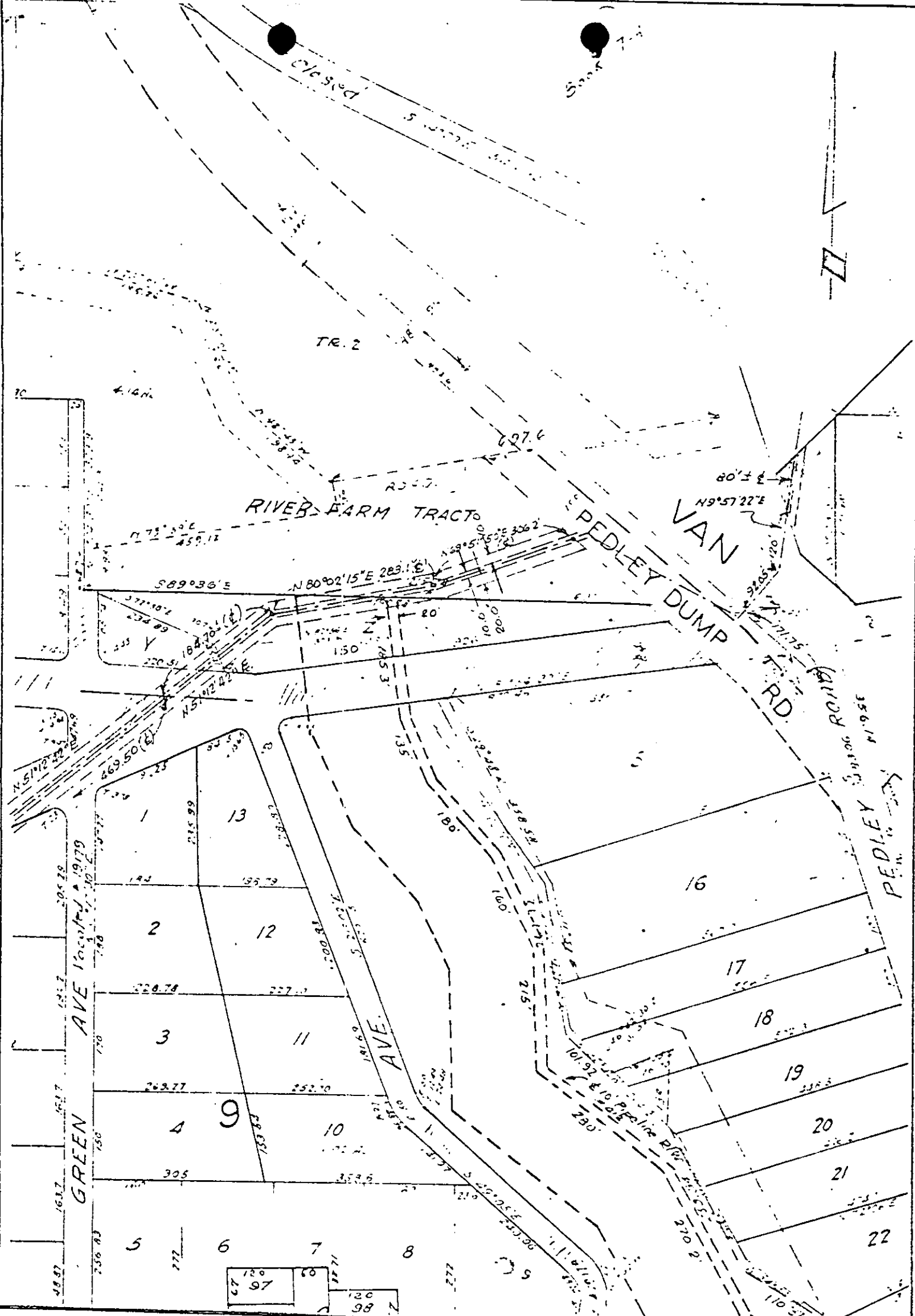


ON July 21st 1964, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sybil S. James

_____ known to me, to be the person whose name is subscribed to the within Instrument, and acknowledged to me that she executed the same.

WITNESS my hand and official seal.

L.L. James
L. L. JAMES
My Commission Expires Nov. 5, 1966
NAME (TYPED OR PRINTED)
Notary Public in and for said County and State.



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" = 200'

DRAWN 4/24/64 BY HLP

SUBJECT Arianza Trunk Sewer

EXHIBIT "A"