

INSTRUMENT

THIS INSTRUMENT made this _____ day of _____
by and between M & G PROPERTIES, INC., a Corporation

party _____ 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 _____ 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

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That portion of the NW $\frac{1}{4}$ of Section 31, T2S, R4W, SBB&M, being
a strip of land 20 feet wide, the center line of said strip described
as follows:

Beginning at a point in the southerly line of said NW $\frac{1}{4}$ of Section
31, said point bears N89°59'42"W, 1374.65 feet from the center of said
Section 31;

Thence N05°36'29"W, 90.44 feet to a point 10 feet westerly from
the west line of that certain parcel of land conveyed to the Riverside
County Flood Control and Water Conservation District by deed recorded
February 3, 1959 in Book 2408, page 102 of Official Records, Records
of Riverside County, California;

Thence N00°11'18"E, 484.98 feet, parallel with and 10 feet measured
at right angles from the westerly line of said parcel conveyed to the
Riverside County Flood Control and Water Conservation District;

Thence N77°00'42"W, 171.77 feet to the end of this center line
description.

EXCEPT therefrom any portion within said parcel conveyed to the
Riverside County Flood Control and Water Conservation District.

The sidelines of said easement shall be prolonged or shortened
at the northwesterly end so as to terminate in the easterly line of
the existing sewer easement conveyed to the City of Riverside, August 4,
1961 by Instrument No. 66970, on file in the office of the County
Recorder in Book 2957, page 429 of Official Records, Records of River-
side County, California.

The westerly sidelines shall be prolonged at the southerly end
southeasterly along a line bearing S05°36'29"E to an intersection with
a line bearing S00°11'18"W from the point of beginning and the easterly
sideline shall be shortened so as to terminate in a line bearing N00°
11'18"W from the point of beginning.

RECORDED FEB 19 1965

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OFFICIAL RECORDS, RIVERSIDE

INSTRUMENT NO. 19858

APPROVED AS TO FORM AND CONTENT
BY _____

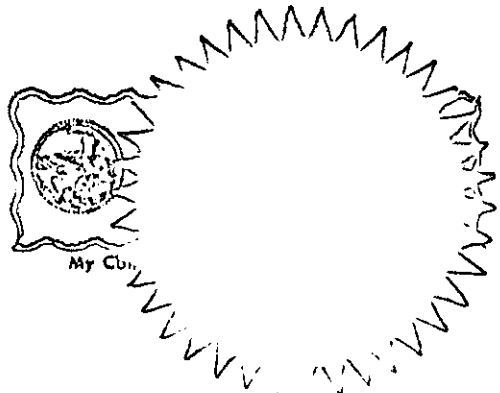
By [Signature]
11-23-64

and wherever necessary for the purpose of constructing, reconstructing, improving, 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.

M & G PROPERTIES, INC.
a Corporation
By [Signature]
By [Signature]

STATE OF CALIFORNIA,
County of Riverside } ss.



ON February 3 , 19 65 , before me, the undersigned, a Notary Public in and for said County and State, personally appeared M & G Properties, Inc. & Thomas E. Harris , known to me to be the President & Secretary of the M & G Properties, Inc. the Corporation that executed the within Instrument, known to me to be the person who executed the within Instrument, on behalf of the Corporation, therein named, and acknowledged to me that such Corporation executed the same.

WITNESS my hand and official seal. [Signature]
NAME (TYPED OR PRINTED)
Notary Public in and for said County and State.

ACKNOWLEDGMENT-CORPORATION-WOLCOTT'S FORM 222-REV. 3-61 75906

CONSENT TO RECORDATION
THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 2-3-65 From M & G Properties, Inc. For the purpose of recording to the Recorder of Deeds by M & G Properties, Inc. in Riverside County, California.
 J. M. Mailey
Return to [Address]

APPROVED AS TO FORM
[Signature]
ASST. CITY ATTORNEY

