

E A S E M E N T

5295

THIS INSTRUMENT, made this 3<sup>rd</sup> day of February, 19 65

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, maintenance, operation, inspection, repair, replacement and removal of Storm Drainage facilities and necessary appurtenances, hereinafter termed "structures", 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 southwest  $\frac{1}{4}$  of Section 31, T2S, R4W, SBB&M being a strip of land 10 feet wide, the center line of said strip described as follows:

- Commencing at the center of said Section 31;
- Thence N89°59'42"W, along the northerly line of the southwest  $\frac{1}{4}$  of said Section 31, 1373.78 feet;
- Thence S00°11'18"W, 401.91 feet;
- Thence S30°48'12"E, 706.54 feet;
- Thence S66°54'22"E, 97.15 feet;
- Thence S39°15'59"E, 33.00 feet to the beginning of a non-tangent curve, concave southerly, having a radius of 390 feet, the initial radial line to beginning of said curve bears N39°15'59"W;
- Thence easterly 25.42 feet along said curve through a central angle of 03°44'04" to the end thereof;
- Thence N35°31'55"W, 18.00 feet to the true point of beginning;
- Thence N05°47'00"W, 275.00 feet;
- Thence N10°34'00"W, 215.00 feet to the end of this center line description.

APPROVED AS TO FORM  
*J. Hull*  
ASSI. CITY ATTORNEY

APPROVED AS TO DESCRIPTION  
J. F. MARTINEK  
Director of Public Works  
By *[Signature]*  
Assistant City Engineer  
by 716P-2-1-65

TOGETHER WITH the right to enter upon and to pass and repass over and along said parcel of land, and to deposit tools, implements and other material thereon by said party of the second part, its officers, agents and employees, and by persons

RECORDED FEB 19 1965-1-  
BOOK 3929 PAGE 396  
CITY CLERK'S OFFICE, RIVERSIDE, CALIF.  
EXHIBIT NO. 19862

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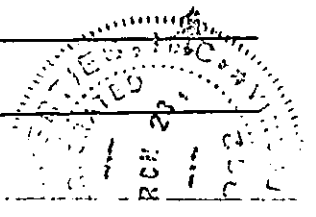
under contract with it and their employees, whenever and wherever necessary for the purpose of constructing, reconstructing, inspecting, maintaining, operating or repairing said structure.

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

M & G PROPERTIES, INC.

By: [Signature]

By: [Signature]

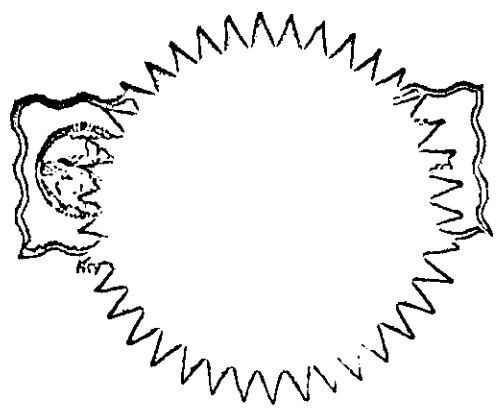


STATE OF CALIFORNIA,

County of Riverside

ss.

ON February 5, 1965, before me, the undersigned, a Notary Public in and for said County and State, personally appeared [Signatures] known to me to be the [Signatures] of the [Signature] 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-WOLCOTTS FORM 222-REV. 3-61

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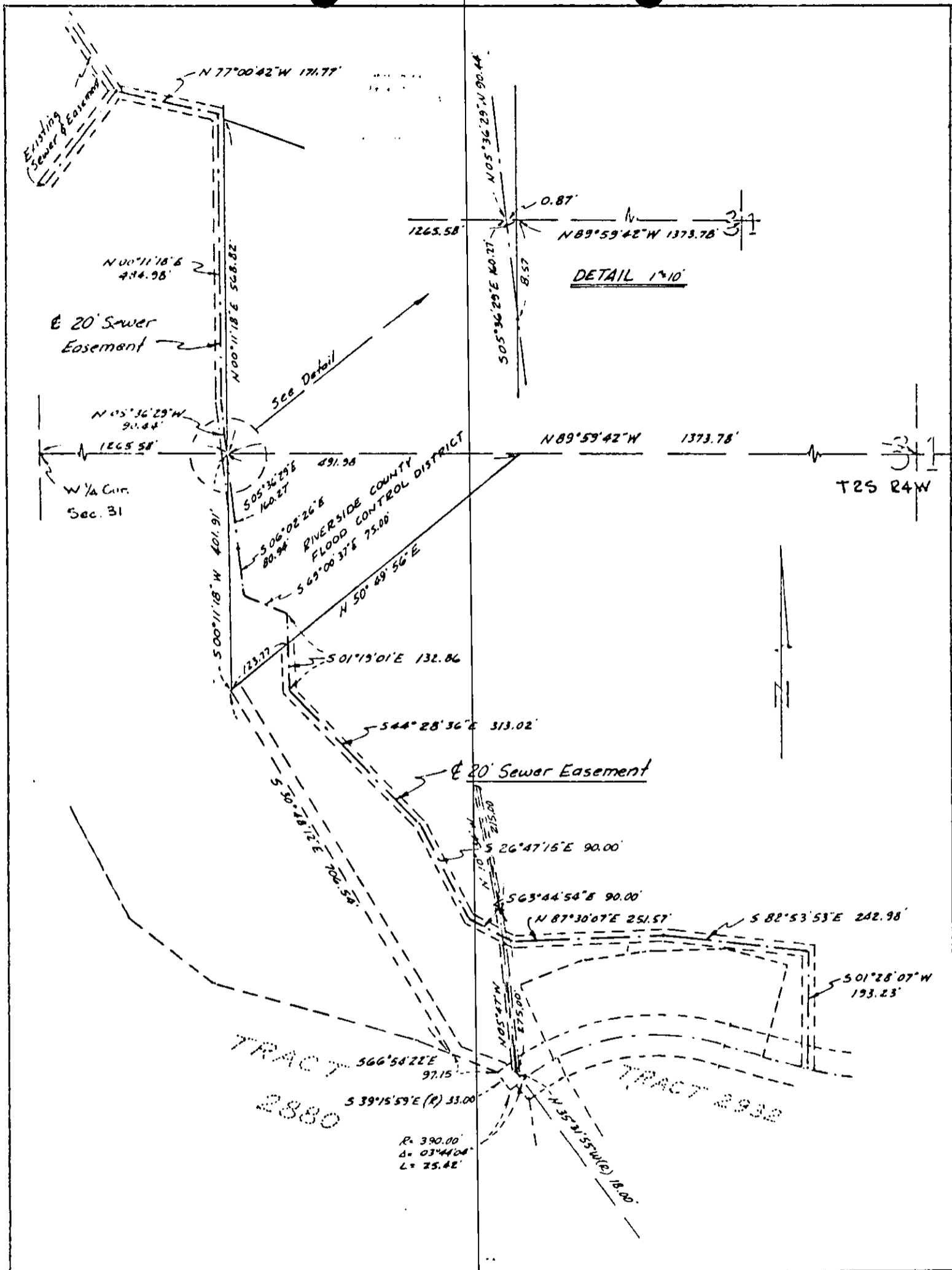
CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 2-3-65 From: [Signatures] For: [Signatures] to the City of Riverside, a municipal corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-3-58 in Bk. 2374 of p. 3.9 of the Riverside County Records, and the Grantor by contents to recordation of this instrument through the undersigned.

Dated 2-15-65

[Signature]  
Property Management Officer

Return Deed to: Office of City Clerk  
Riverside, California



CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCELS 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 10/16/64 by J.F.D. Assoc.

SUBJECT TRACT 2880

XY-21

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19862

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PHOTOSTATED  
COMPARED  
By                       
                    Comparer

RECEIVED FOR RECORD

FEB 19 1965

67 Min. Past 3 o'Clock  
At Request of                     

                      
(Signature)

Recorded in Official Records

BOOK 3929 PAGE 396

Et. Sec., Records of Riverside County, California

                      
(Signature)

FEES                      Recorder

RECEIVED  
Book & Page