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47654

EASEMENT

MICRO-FILMED

RECORDED FOR RECORD
APR 23 1965

At Request of

Grantee

Recorded in Official Records of Riverside County, California

W. H. DeLoach

Recorder

Fees \$ *1.00*

INDEXED

THIS INDENTURE, made this 15th day of April, 1965

5370

by and between M & G PROPERTIES, INCORPORATED

part 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 part y of the first part does by these presents grant unto the said party of the second part, its successors and assigns, an easement and right of way for the construction, maintenance, operation, inspection, repair, replacement, and removal of electric lines and cables, including such additional lines as said grantee may from time to time in the future require, upon and by means of one line of poles, with supporting structures, crossarms, wires, anchors, fixtures, and appurtenances, for the transmission of electric energy for any and all purposes for which the same may be used, and communication purposes upon, over, and across that certain real property situated in the County of Riverside, State of California, described as follows:

Those portions of the south half of Section 31, T. 2 S., R. 4 W., S.B.B. & M., and of the north half of Section 6, T. 3 S., R. 4 W., S.B.B.&M., described as follows:

PARCEL 1

A uniform strip of land, 6 feet in width, contiguous with and north-westerly of the following described line;

Beginning at the most easterly corner of Lot 60, as shown on map of Tract 2416 on file in Map Book 45, pages 70 to 72 thereof, Riverside County Records;

Thence N. 48° 28' 10" E., 187.86 feet to the south line of said Section 31, distant thereon N. 89° 57' 30" E., 1,154.47 feet from the southwest corner of said Section 31;

Thence continuing N. 48° 28' 10" E., 49.91 feet;

Thence N. 38° 40' E., 105 feet to an angle point designated as Point 'A' for description purposes;

Said strip then continues contiguous with and northeasterly of a line running from Point 'A' S. 51° 20' E., 183.79 feet to an end on the southerly line of said Section 31.

The northwesterly and northeasterly lines of said strip shall be lengthened or shortened to terminate on their adjoining courses, and westerly on the northeasterly line of said Tract 2416, and easterly on the southerly line of said Section 31.

PARCEL 2

A uniform strip of land, 5 feet in width, contiguous with and north-easterly of the following described line;

Beginning at Point 'A', as set forth in Parcel 1 above;
Thence N. 51° 20' W., 25 feet to an end.

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BOOK PAGE

ORIGINAL RECORDS, RIV. CO.

INSTRUMENT NO. 47654

5370

part 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 part y of the first part does by these presents grant unto the said party of the second part, its successors and assigns, an easement and right of way for the construction, maintenance, operation, inspection, repair, replacement, and removal of electric lines and cables, including such additional lines as said grantee may from time to time in the future require, upon and by means of one line of poles, with supporting structures, crossarms, wires, anchors, fixtures, and appurtenances, for the transmission of electric energy for any and all purposes for which the same may be used, and communication purposes upon, over, and across that certain real property situated in the County of Riverside, State of California described as follows:

Those portions of the south half of Section 31, T. 2 S., R. 4 W., S.B.B. & M., and of the north half of Section 6, T. 3 S., R. 4 W., S.B.B.&M., described as follows:

PARCEL 1

A uniform strip of land, 6 feet in width, contiguous with and northwesterly of the following described line;

Beginning at the most easterly corner of Lot 60, as shown on map of Tract 2416 on file in Map Book 45, pages 70 to 72 thereof, Riverside County Records;

Thence N. 48° 28' 10" E., 187.86 feet to the south line of said Section 31, distant thereon N. 89° 57' 30" E., 1,154.47 feet from the southwest corner of said Section 31;

Thence continuing N. 48° 28' 10" E., 49.91 feet;

Thence N. 38° 40' E., 105 feet to an angle point designated as Point 'A' for description purposes;

Said strip then continues contiguous with and northeasterly of a line running from Point 'A' S. 51° 20' E., 183.79 feet to an end on the southerly line of said Section 31.

The northwesterly and northeasterly lines of said strip shall be lengthened or shortened to terminate on their adjoining courses, and westerly on the northeasterly line of said Tract 2416, and easterly on the southerly line of said Section 31.

PARCEL 2

A uniform strip of land, 5 feet in width, contiguous with and northeasterly of the following described line;

Beginning at Point 'A', as set forth in Parcel 1 above;

Thence N. 51° 20' W., 25 feet to an end.

PARCEL 3

A uniform strip of land, 5 feet in width, contiguous with and northwesterly of the following described line;

Beginning at Point 'A' as set forth in Parcel 1 above;

Thence N. 38° 40' E., 66 feet to and end.

APPROVED AS TO DESCRIPTION

GEN. Supt. & CHIEF ENGINEER

desc. & AP 4/9/65

4765A

Installing, maintaining and repairing said poles, lines, wires and equipment; provided, however, that the grantor reserve s the right to use and enjoy the land over which said easement and right of way is granted, for any purpose and in any manner which does not interfere with or impair the right of the grantee to use the said easement and right of way.

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

M & G PROPERTIES, INCORPORATED

BY: [Signature]

BY: Thomas E. Kapis Asst. Secy.

STATE OF CALIFORNIA,

County of Riverside

SS.

ON April 15, 1965, 1965, before me, the undersigned, a Notary Public in and for said State, personally appeared O. P. Ladd, known to me to be the Vice President, and Thomas E. Kapis, known to me to be the Assistant Secretary of M & G Properties, Inc.

the Corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument, on behalf of the Corporation herein named, and acknowledged to me that such Corporation executed the within Instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

[Signature]
Mary A. Imborski

NAME (TYPED OR PRINTED)
Notary Public in and for said State.

ACKNOWLEDGMENT-CORP.-PRES. & SEC.-WOLCOTT'S FORM 226-REV. 8-62

78303

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 4-15-65

From: M & G Properties

For: 1/2 S 1/4 Lot 31, 123R46, SADDLEBUSH A-6

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 O.R. pg. 339 Et Seq. Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 4-13-65 [Signature]
Property Management Officer

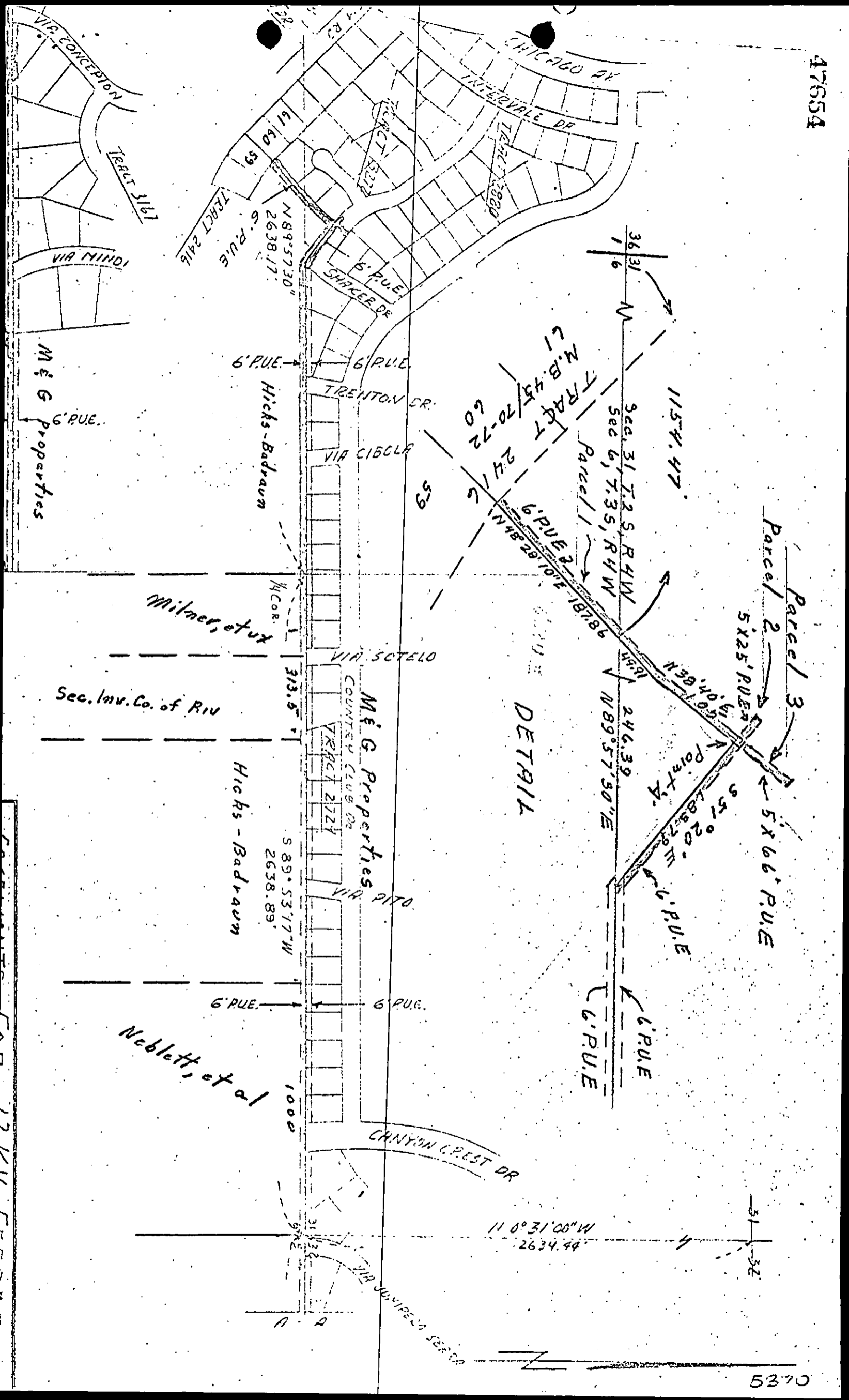
Return Deed to: Office of City Clerk
Riverside, California

APPROVED AS TO FORM

[Signature]

DEPUTY CITY ATTORNEY

CL 304-419 (11/63)



DETAIL