

1 **WELCH AND MCFARLAND**
2 ATTORNEYS AT LAW
3 SUITE 202 LORING BUILDING
4 SEVENTH AND MAIN STREETS
5 RIVERSIDE, CALIFORNIA
6 TELEPHONE OVERLAND 4-5743

F I L E D
RIVERSIDE COUNTY

APR 28 1965

DONALD D. SULLIVAN, Clerk

By Y. K. Aaron Deputy

Attorneys for Administrator With
the Will Annexed

7
8 **IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA**
9 **IN AND FOR THE COUNTY OF RIVERSIDE**

10
11 In the Matter of the Estate of
12 **I. C. BAGWELL, aka IRA CURTIS**
13 **BAGWELL,**
14 **Deceased.**

NO. 20554
ORDER AUTHORIZING
CONVEYANCE OF EASEMENT

15
16 The petition of BANK OF AMERICA NATIONAL TRUST AND
17 SAVINGS ASSOCIATION, as Administrator With the Will Annexed, of
18 the Estate of I. C. BAGWELL, aka IRA CURTIS BAGWELL, deceased, for
19 authority to convey an easement, RICHARD J. WELCH appearing as
20 attorney for said petitioner, coming on regularly to be heard this
21 19th day of April, 1965, the Court, after examining the petition
22 and hearing the evidence, finds that due notice of the hearing of
23 such petition has been given as required by law, and requests for
24 special notice, that all the allegations of said petition are true
25 and that it is for the advantage, benefit and best interests of
26 said estate and those interested therein to convey the easement
27 hereinafter described over real property of said estate.

28 IT IS THEREFORE ORDERED BY THE COURT that said BANK OF
29 AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, as Administrator
30 With the Will Annexed of the estate of I. C. BAGWELL, aka
31 IRA CURTIS BAGWELL, deceased, BE AND IT IS HEREBY AUTHORIZED with-
32 out receipt of any consideration therefor to convey to the CITY

1 OF RIVERSIDE, a Municipal Corporation, an easement for public
2 utility purposes over that portion of said real property of said
3 estate hereinafter described, and is hereby authorized and directed
4 to execute such instruments and to execute such endorsements upon
5 maps as may be necessary.

6 That portion of real property of said estate hereby
7 authorized to be impressed with the easement hereinafter referred
8 to is situated in the County of Riverside, State of California,
9 and particularly described as follows:

10 A uniform strip of land, 10 feet in width, over,
11 upon and across those portions of Lots 17, 31 and
12 32 of Bagwell Tract, Unit No. 2, as shown by map
13 on file in Book 28 of Maps at page 30 thereof,
14 Riverside County records, said strip being more
15 particularly described as follows:

16 Beginning at a point on the east line of said
17 lot 31, distant thereon 51.86 feet northerly of
18 the southeast corner of said Lot 31, said point
19 of beginning being also the most southerly corner
20 of that portion of said Lot 31 conveyed for Free-
21 way purposes to the State of California as Parcel
22 6 - D in FINAL ORDER OF CONDEMNATION on file in
23 Book 2739 at page 199 thereof, Official Records of
24 Riverside County;

25 Thence northwesterly following the various courses
26 of the southwesterly line of said Freeway; 307.46
27 feet to the north line of said Lot 17;

28 Thence west along said north line of said Lot 17
29 a distance of 13.76 feet;

30 Thence southeasterly, parallel with and 10 feet
31 southwesterly of, measured at a right angle to,
32 the southwesterly lines of said Freeway, 329.36
feet to the east line of said Lot 31;

Thence north along said east line of Lot 31 a
distance of 15.55 feet to the point of beginning.

EXCEPTING THEREFROM that portion of the hereinabove
described strip lying within Carl Street, as realigned.

33 Dated: April 27, 1965

34 EACH DOCUMENT TO WHICH THIS CERTIFICATE
35 IS ATTACHED IS CERTIFIED TO BE A FULL, TRUE
36 AND CORRECT COPY OF THE ORIGINAL ON
37 FILE AND OF RECORD IN MY OFFICE.

38 Dated: April 28, 1965

39 DONALD D. SULLIVAN, COUNTY CLERK
40 Clerk of the Superior Court
41 Clerk of the Board of Supervisors
42 County of Riverside, California

By V. K. [Signature], Deputy

RECEIVED
MAY 1965
JUDGE OF THE SUPERIOR COURT
RUSSELL S. WAITE
INDEXED
RECORDED

CH AND MCFARLAND
ATTORNEYS AT LAW
144 EIGHTH STREET
RIVERSIDE,
CALIFORNIA 92501
TELEPHONE
684-5743

Microfilm recording from 4-1-65. Book and page no longer assigned. Identify by document number and year of filing.

APPROVED AS TO FORM

EASEMENT

MICRO-FILMED

DEPUTY CITY ATTORNEY

RECEIVED FOR RECORD

MAY 13 1965

Recorded in Official Records of Riverside County, California

RECORDERS FEES \$ 1.00

THIS INDENTURE, made this 7th day of May, 1965

by and between LONNIE L. LAMBETH AND EVIA LEE LAMBETH, husband and wife;

DAN B. KUBLY AND CORA LEE KUBLY, husband and wife

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, 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:

The northwesterly 12.00 feet of the southeasterly 131.00 feet of Lot 18 in Block 32 of Arlington Heights, as shown by map of Resubdivision of said Block on file in Book 1 of Maps, Page 37 thereof, Records of Riverside County, California.

DESCRIPTION APPROVAL by Sam L. ... 5/17/65 Surveyor

RECORDED May 13 1965
BOOK _____ PAGE _____
OFFICIAL RECORDS, RIV. CO.
INSTRUMENT NO. 55790

TOGETHER WITH the right of entry upon said premises over and across which said easement and right of way is granted, for the purposes of

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 of the first part hereunto executed the within instrument the day and year first above written.

Lonnie L. Lambeth
LONNIE L. LAMBETH
Evia Lee Lambeth
EVIA LEE LAMBETH
Dan B. Kubly
DAN B. KUBLY
Cora Lee Kubly
CORA LEE KUBLY

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 5-7-65 From: Lonnie L. Lambeth et al For: Parc. Lot 18, Bl. 32 Arlington Hts.

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 5/13/65 L. H. Mailey Property Management Officer

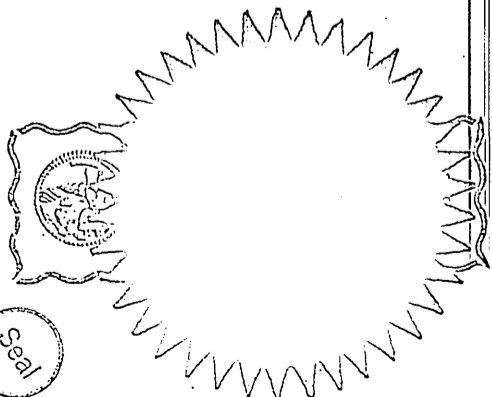
Return Deed to: Office of City Clerk Riverside, California

STATE OF CALIFORNIA,

County of Riverside } ss.

55790

ON May 7, 1965, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Lonnie L. Lambeth, Evia Lee Lambeth, Dan B. Kubly and Cora Lee Kubly, known to me, to be the person whose name is subscribed to the within Instrument, and acknowledged to me that they executed the same. WITNESS my hand and official seal.



Clover J. Cleveland
Clover J. Cleveland

ARLINGTON

HEIGHTS

M.B. 1/37 Rec. Riv. Co.

GRATTON

STREET

18

19

BLOCK

32

R.S. 28/67

R.S. 26/67

CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT

WO. 65-14

FILE 1893.0

SHEET 1

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 4 30 65 BY Bel

SUBJECT R.S. 893, P.U.E.

OF 1 SHEETS

5389

