

E A S E M E N T

THIS INSTRUMENT, made this 2nd day of August, 1965

by and between Victoria Club, a corporation

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:

**SEWER EASEMENT CLAUSE**

THAT for a valuable consideration, receipt whereof is hereby acknowledged, said party y 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 a sanitary sewer

together with all necessary appurtenances, in, under, upon, over, and along that certain real property situated in the County of Riverside, State of California, described as follows: **See attached description.**

*Description Approval  
E. P. & H. L. P.*

*Recorded as*

RECORDED Aug. 6, 1965  
INDEXED  
91400

TOGETHER WITH the right to clear and keep clear said easement and right of way from any structures or trees, to enter upon and to pass and repass

over and along said real property, and to deposit tools, implements and other material thereon by said party of the second part, its officers, agents and employees and by persons under contract with it and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing and removing said sanitary sewer.

#### TEMPORARY CONSTRUCTION EASEMENT CLAUSE

It is also agreed that during the period of construction of said sanitary sewer contemplated by above written Sewer Easement Clause, the City of Riverside, its officers, employees, agents and contractors are hereby permitted to use a 10 foot wide strip of land Southerly and Southeasterly of, and contiguous with that portion of the above described Sewer Easement between Point "A" and Point "B"; and a 5 foot wide strip of land Southerly and Southwesterly of, and contiguous with that portion of the above described Sewer Easement between Point "B" and Point "D".

The construction easement to be used for all purposes proper and convenient in the construction and installation of said sanitary sewer, 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 sanitary sewer, the City of Riverside or its contractors shall exercise ordinary care and diligence in the protection of fruit, ornamental, or other trees, existing irrigation and drainage facilities, but shall be held harmless from liability in the event of damage to same.

This construction easement shall terminate one year following recording of the Notice of Completion of said sanitary sewer.

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

VICTORIA CLUB, a corporation

By Signed Callis Jr.  
By Signed Wheeler

Notarized Aug. 2, 1965

Dorothy R. Bunch

Consent to Recordation  
8-2-65  
Victoria Club

The above described easement shall be 20 feet wide, lying 5 feet Easterly and Northerly and 15 feet Westerly and Southerly of the above described center line with the following exceptions:

From Point "A" to Point "B", the easement shall be 10 feet wide, lying 5 feet on each side of said described center line;

From Point "B" to Point "C", the easement shall be 15 feet wide lying 10 feet Northerly and Northeasterly and 5 feet Southerly and Southwesterly of said described center line;

From Point "C" to Point "D", the easement shall be 15 feet wide lying 5 feet Northeasterly and 10 feet Southwesterly of said described center line.

The side lines of said essement shall be lengthened or shortened to terminate on their adjoining courses.

The basis of bearing of the above described parcel is the center line of Brooks Street shown as  $N60^{\circ}57'40''W$ , on map of Tract 2545 on file in Book 49 pages 14 and 15 of Maps, Records of Riverside County, California.

It is understood that the grantors herein own a portion only of the above described right of way and by their signatures convey only that portion owned by each of them.

All those portions of Lot 192 of the Lands of the Southern California Colony Association as shown on map on file in Book 7 page 3 of Maps, Records of San Bernardino County, California; Lot 62 of Hall's Addition Division "B" as shown on map on file in Book 9 page 2 of Maps, Records of San Bernardino County, California; Lots 92, 111, 112, and 113 of Hall's Addition Division "C" as shown on map on file in Book 9 page 3 of Maps, Records of San Bernardino County, California; and of Lot 49 and High Street of Castleman's Addition as shown on map on file in Book 3 page 19 of Maps, Records of San Bernardino County, California described as a strip of land of variable width, the center line being described as follows:

Commencing at the intersection of the center lines of Brooks Street and Commerce Street (formerly Pachappa Avenue) as said streets are shown on map of Cuttle and Wilson's Subdivision, on file in Book 11 page 45 of Maps, Records of San Bernardino County, California;

Thence N 60° 57' 40" W along said center line of Brooks Street, 118.09 feet;

Thence leaving the center line of Brooks Street, S 61° 08' 00" W, 130.31 feet;

Thence S 31° 57' 11" W, 68.30 feet;

Thence S 02° 29' 39" E, 72.18 feet;

Thence S 15° 26' 33" W, 224.14 feet to the point of beginning of this line description;

Thence S 73° 37' 52" E, 206.20 feet;

Thence S 28° 37' 52" E, 14.14 feet;

Thence S 14° 04' 28" W, 249.34 feet;

Thence S 12° 23' 33" W, 279.55 feet;

Thence S 23° 57' 52" E, 195.30 feet;

Thence S 23° 44' 58" W, 245.73 feet;

Thence S 10° 20' 32" W, 236.56 feet;

Thence S 16° 58' 48" E, 164.39 feet;

Thence S 82° 27' 47" E, 258.60 feet;

Thence N 76° 26' 33" E, 271.78 feet;

Thence N 78° 43' 21" E, 225.17 feet;

Thence N 86° 10' 38" E, 225.19 feet;

Thence S 66° 53' 58" E, 216.54 feet;

Thence S 66° 54' 39" E, 210.52 feet;

Thence N 77° 12' 27" E, 173.49 feet;

Thence N 84° 32' 32" E, 274.17 feet;

Thence N 33° 48' 39" E 100.09 feet to a point hereinafter referred to as Point "A", said point bearing N 87° 47' 58" W 168.84 feet from a point bearing S 02° 12' 02" W, 19.34 feet from a 1 1/4" iron pipe tagged RE 862 and set for the Southeasterly corner of Lot 8 of Fairview Terrace as shown on map on file in Book 9 page 54 of Maps, Records of Riverside County, California;

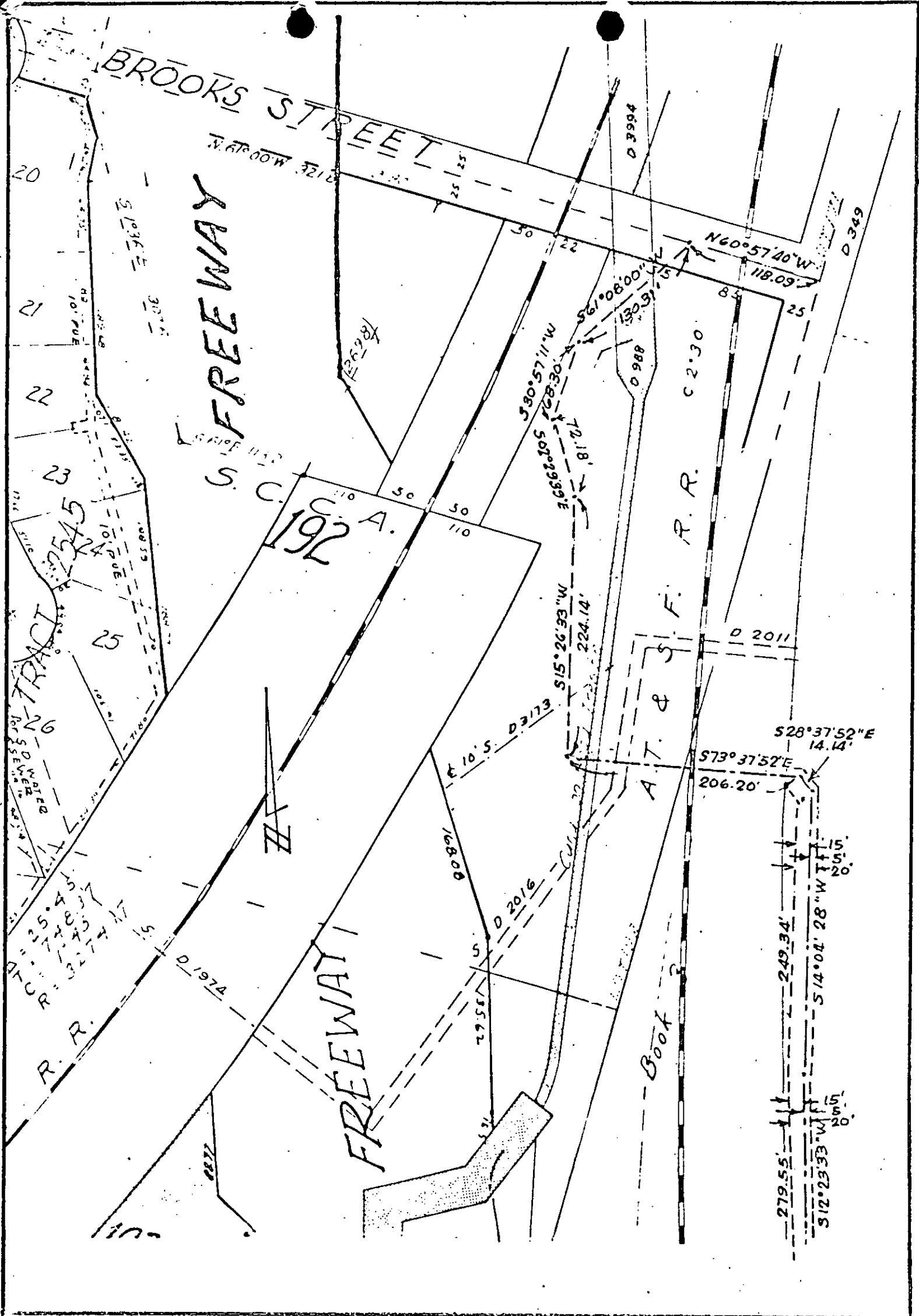
Thence S 87° 47' 58" E, 467.76 feet;

Thence N 62° 03' 17" E, 250.11 feet to a point hereinafter referred to as Point "B";

Thence N 89° 49' 53" E, 313.75 feet;

Thence S 57° 11' 45" E, 379.50 feet to a point hereinafter referred to as Point "C";

Thence S 34° 28' 52" E, 178.50 feet to a point hereinafter referred to as Point "D", said point being the Westerly terminus of a line shown as bearing N 45° 48' 45" W, 144.82 feet on that certain Sewer Easement conveyed to the City of Riverside by deed recorded September 29, 1961 in Book 2991 page 118 of Official Records of Riverside County, California and the end of this center line description.



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.*

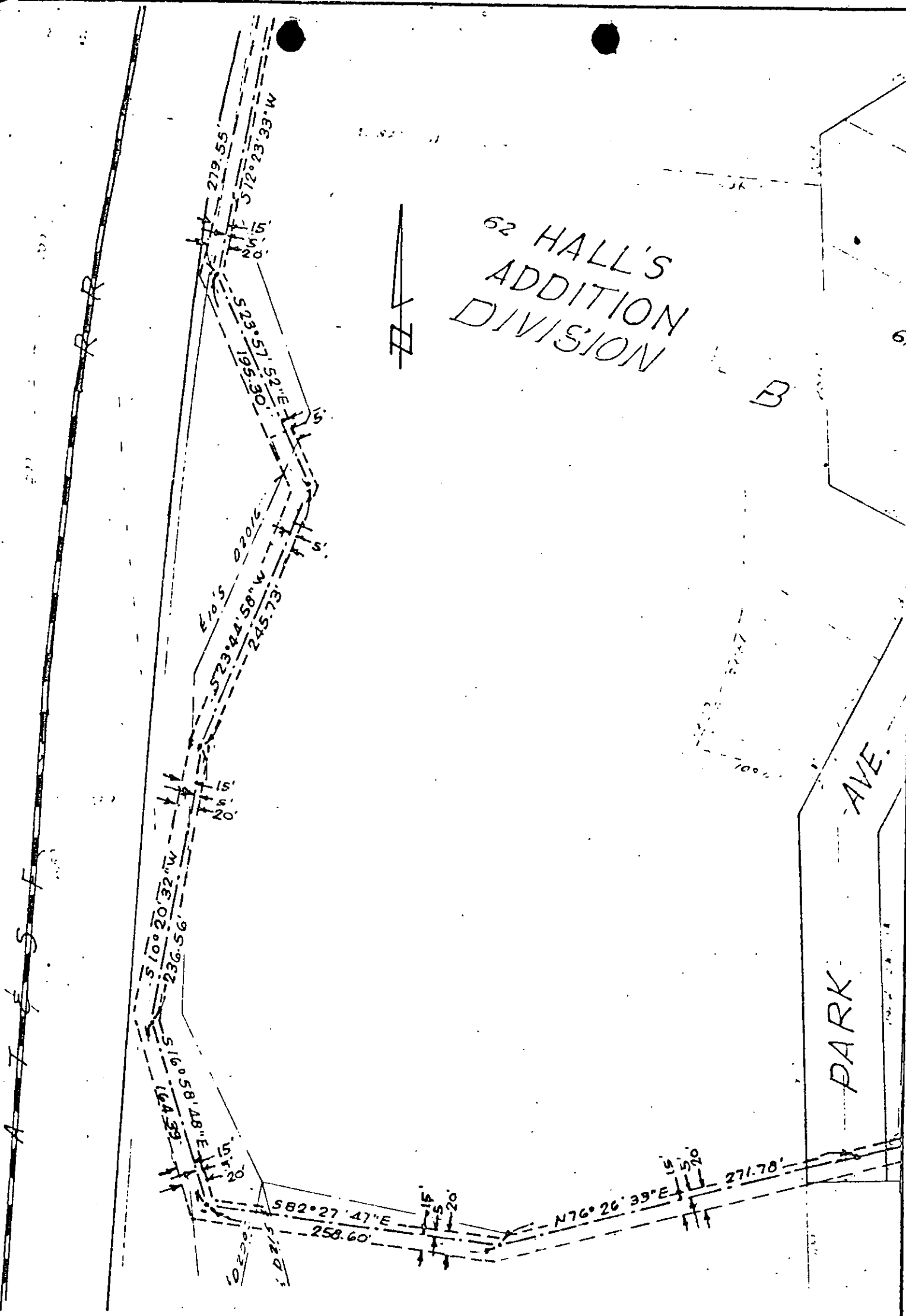
SCALE: 1" = 100'

DRAWN G/18/65 BY HLP

SUBJECT Victoria Trunk Sewer

5501 ①

62 HALL'S  
ADDITION  
DIVISION



CITY OF RIVERSIDE, CALIFORNIA

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IN THE ATTACHED DOCUMENT

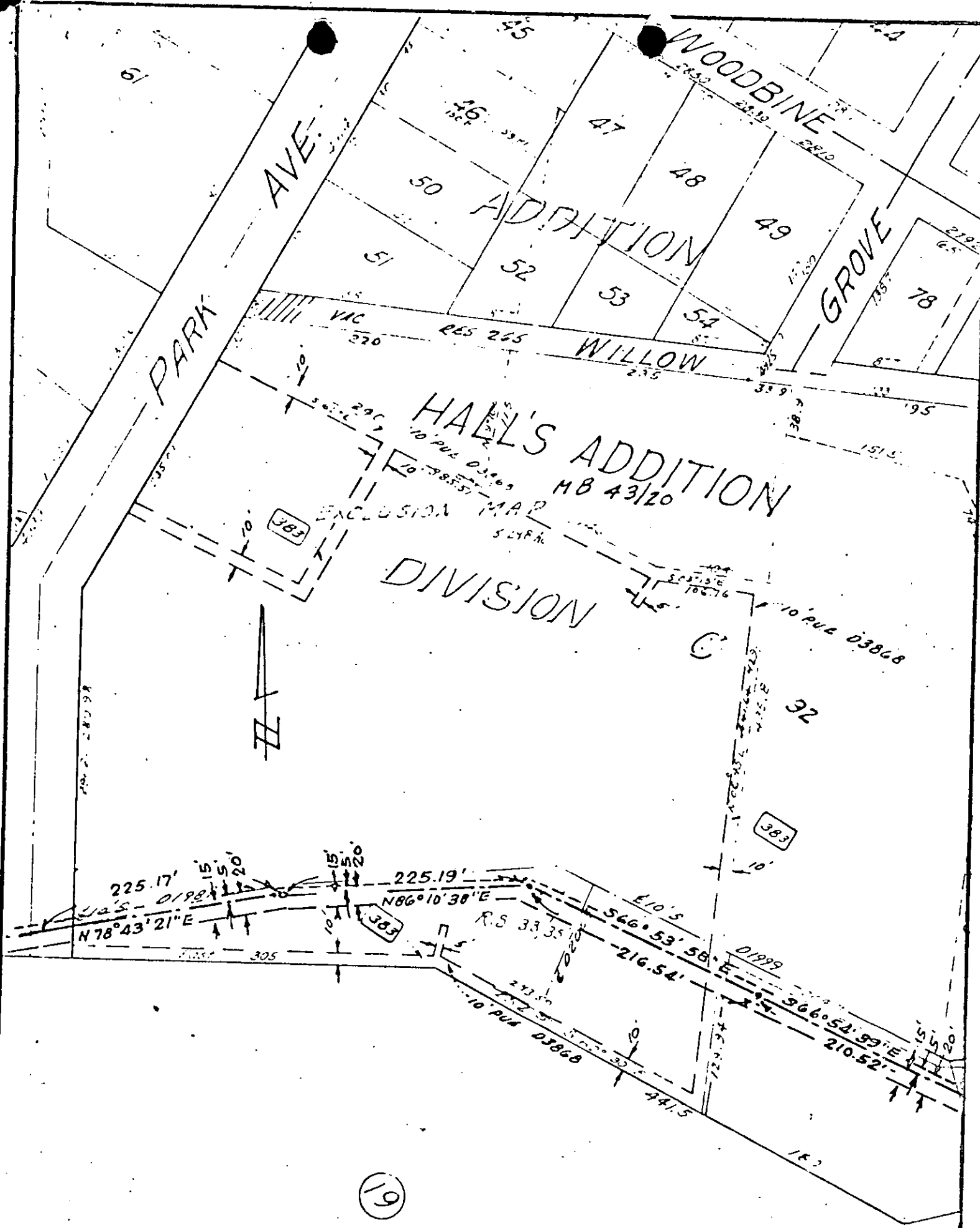
*This plat is solely an aid in locating the parcel(s) described in the attached document. It is not a part of the written description therein.*

SCALE: 1" = 100'

DRAWN 6/18/65 BY HLP

SUBJECT Victoria T. ...

5501 (2)



CITY OF RIVERSIDE, CALIFORNIA

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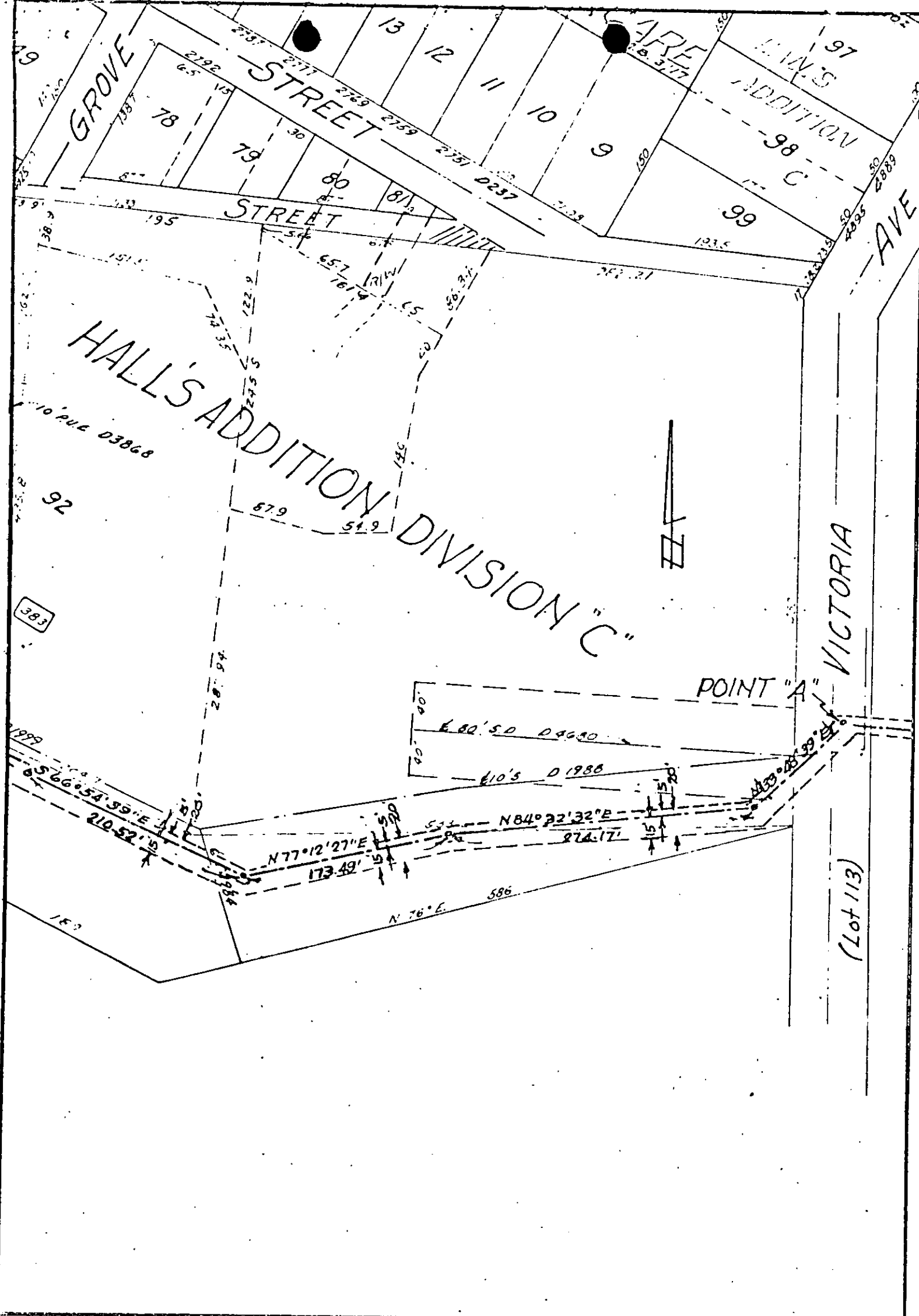
SCALE: 1" = 100'

DRAWN 6/18/65 BY HLP

SUBJECT Victoria Trunk Sewer

5501 (3)





CITY OF RIVERSIDE, CALIFORNIA

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IN THE ATTACHED DOCUMENT

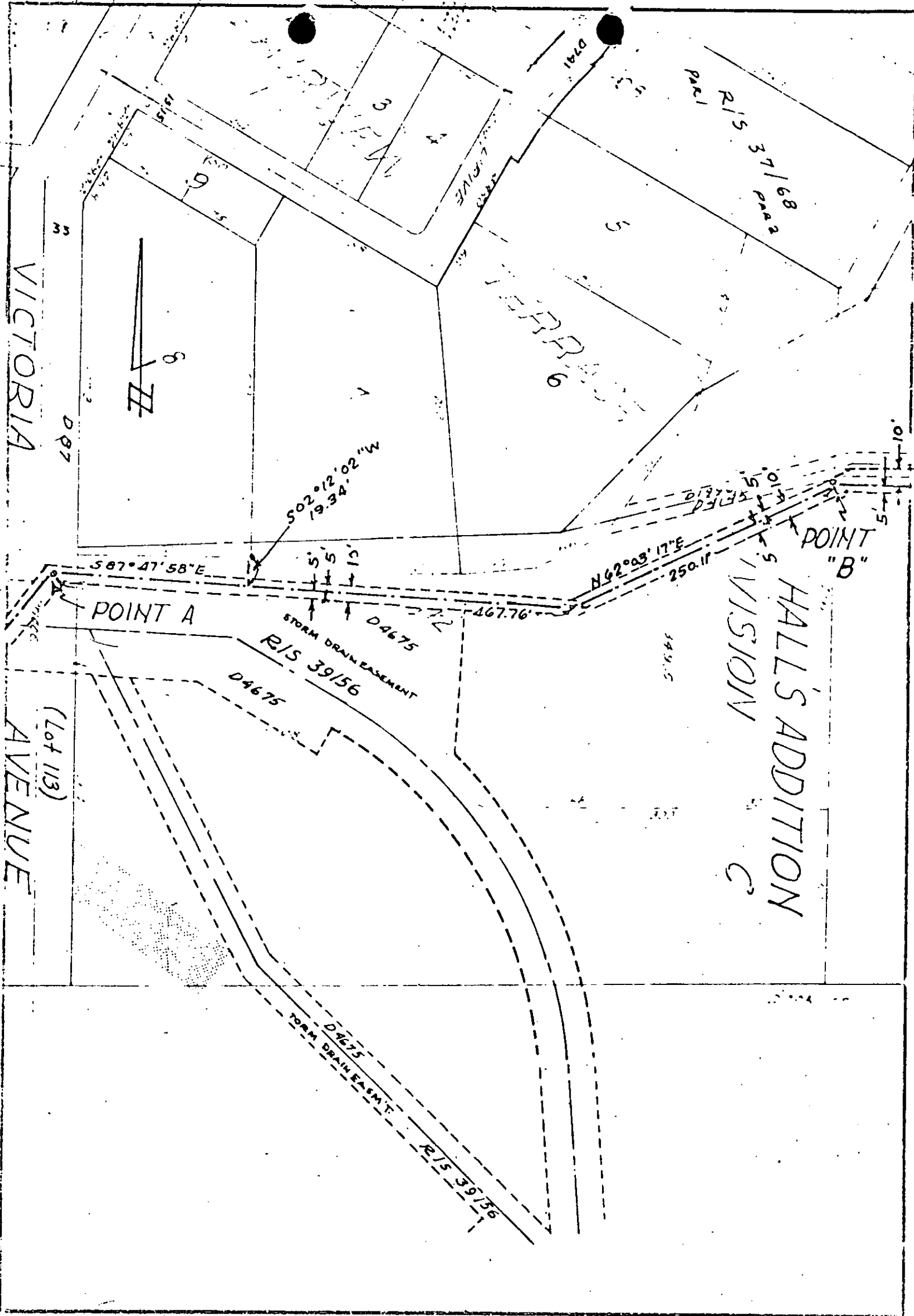
*This plat is solely an aid in locating the parcel(s) described in the attached document. It is not a part of the written description therein.*

SCALE: 1" = 100'

DRAWN @ /18 /65 BY HLP

SUBJECT Victoria Trunk Sewer

5501 (4)



CITY OF RIVERSIDE, CALIFORNIA.

PLAT OF PARCEL(S) DESCRIBED  
IN THE ATTACHED DOCUMENT

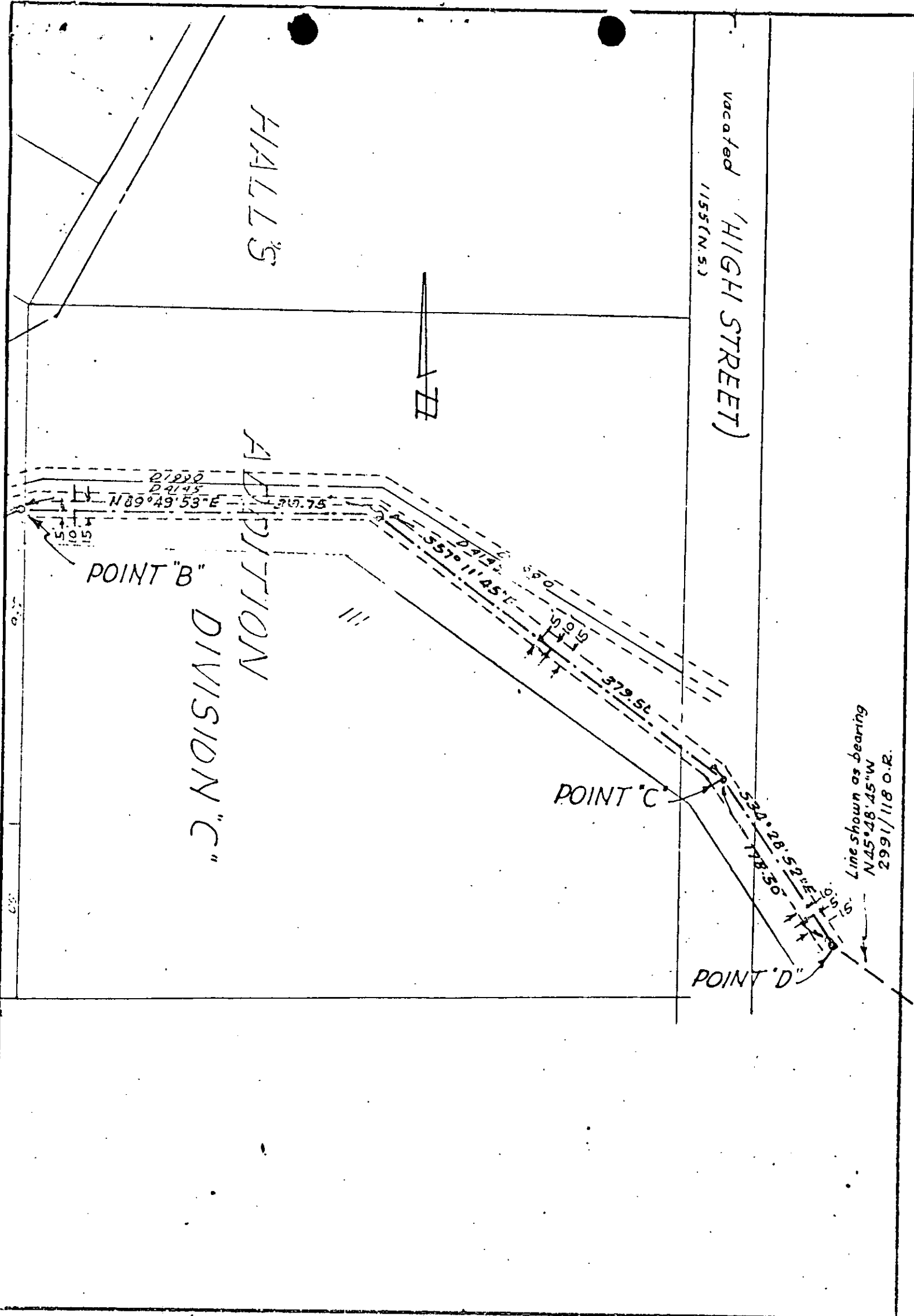
*This plat is solely an aid in locating the parcel(s) described in the attached document. It is not a part of the written description therein.*

SCALE: 1" = 100'

DRAWN 6/18/55 BY HLP

SUBJECT Victoria Trunk Sewer

5501 (5)



CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED  
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SCALE: 1" = 100'

DRAWN 6/18/65 BY HLP

SUBJECT Victoria Trunk Sewer

5501 (6)