

THIS INSTRUMENT

day of

M & G PROPERTIES, INC., a corporation

the first part and the CITY OF RIVERSIDE, a municipal corporation of the State of California, the party of the second part;

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 a sewer structure

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:

That portion of the southwest quarter of Section 32, T2S, S.B.B.&M., being a strip of land 20 feet wide lying 10 feet right angles on each side of the following described center line; commencing at the center of Section 31, T2S, R4W, S.B.B.&M.; thence N00°23'42"W, 148.03 feet along the west line of the southwest quarter of said Section 31; thence S70°24'49"E, 5.32 feet; thence S00°23'42"E, 192.28 feet; parallel with the west line of the southeast quarter of said Section 31; thence S69°02'49"E, 702.61 feet; thence S68°12'55"E, 369.00 feet; thence S67°16'36"E, 237.37 feet; thence S66°09'02"E, 220.43 feet; thence S64°19'30"W, 241.27 feet; thence S26°42'26"E, 137.83 feet; thence S55°39'54"E, 105.50 feet; thence S86°39'54"E, 141.00 feet; thence N66°20'06"E, 85.00 feet; thence N26°00'06"E, 55.11 feet; thence N66°20'06"E, 7.73 feet; thence S69°40'52"E, 552.69 feet; thence S89°19'15"E, 270.51 feet; thence S00°46'42"E, 138.70 feet to the true point of beginning; the preceding courses and distances are shown by Record of Survey No. 111 in Book 45, pages 93 & 94 of Records of Survey, Records of Riverside County, California;

Thence S81°53'20"E, 166.19 feet;

Thence N27°25'57"E, 10 feet to the end of this center line description.

DESCRIPTION APPROVAL by [Signature] Surveyor

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

... along said real property, and to deposit tools, implements and materials 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 SEWER STRUCTURE

Provided, however, that the grantor reserves 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.

CONSENT TO RECORDATION

I HEREBY CERTIFY that the interest in real property conveyed by the Deed or Grant dated 9-15-65 From: M & G Properties, Inc. For: ... SBBUM to the City of Riverside, a municipal corporation, is hereby accepted on behalf of said City pursuant to Resolution No. 12345 of the Council thereof recorded on 12-1-65 at page 339 of the Riverside County Records. Witness my hand and official seal this 1st day of October, 1965. Lois H. Huxley Property Management Officer

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

Return Deed to: Office of City Clerk, Riverside

STATE OF CALIFORNIA,

County of Riverside

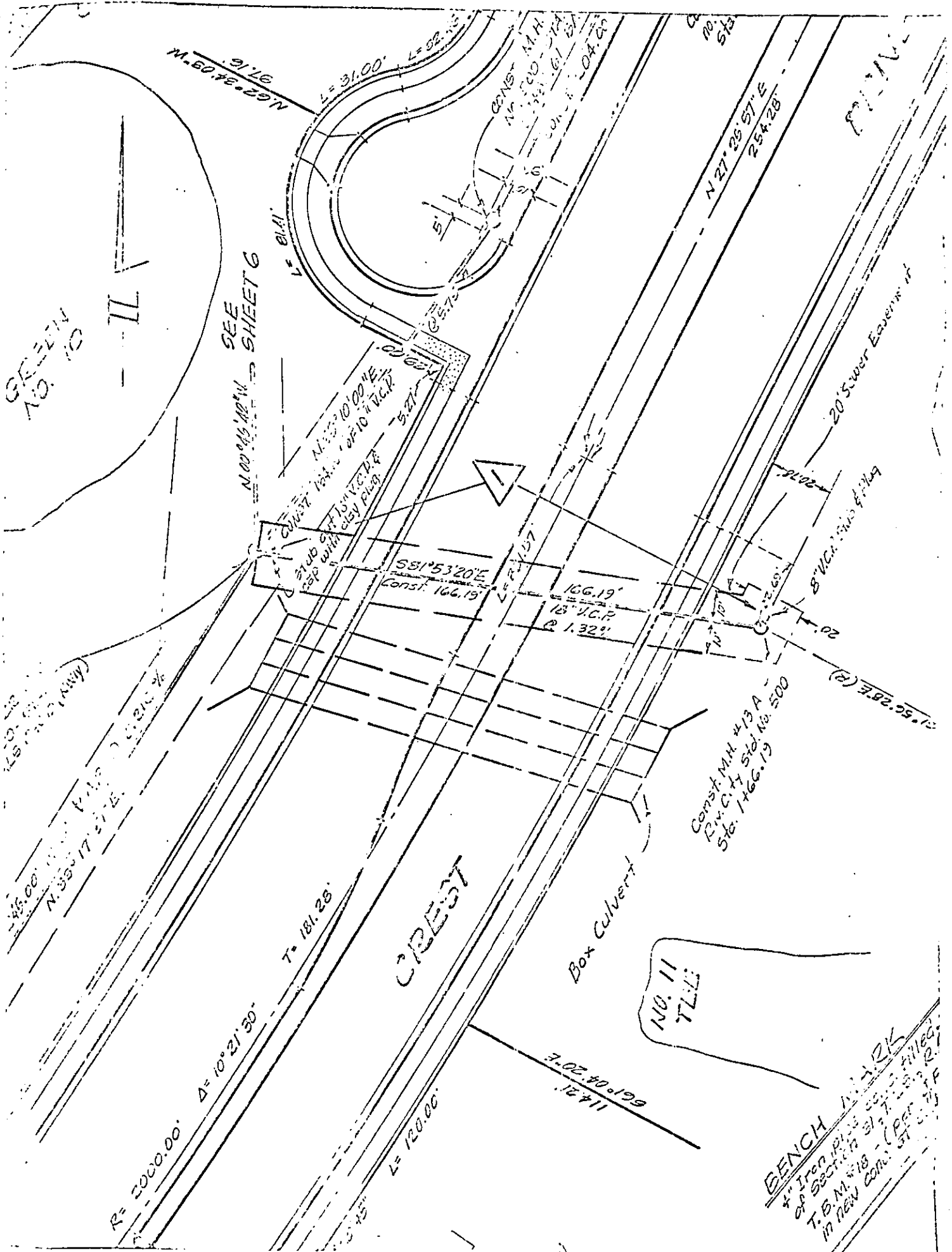
108315

ON September 15, 1965, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Lois Huxley and Thomas L. Huxley, known to me to be the President and 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.

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

5530



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"=40' Date 8-26-65 Subject SEWER ENGINEERING

J.F. DAVIDSON ASSOCIATES Civil Engineers

108315

INDEXED

RECEIVED FOR RECORD

SEP 21 1965

Min. Past 5 o'Clock 11

At Request of

W. H. M. M. M.

Recorded in Official Records
of Riverside County, California

W. H. M. M. M.

Recorder

FEES \$ 2.50