

SEWER EASEMENT

APPROVED AS TO FORM

5784

M. Neal Singer
DEPUTY CRT ATTORNEY

THIS INSTRUMENT, made this _____ day of _____, 19__

by and between GEORGE A RICH and RUTH ANN RICH, husband and wife, parties 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 parties of the first part do 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:

That portion of the Northwest quarter of the Northwest quarter of Section 28, T2S, R4W, S.B.B.&M. being a strip of land 10 feet wide lying 5 feet on each side of the following described center line:

Beginning at the intersection of the center line of Broadbent Drive, produced Easterly from the Southeast corner of Lot D of Tract 2072, as shown by map on file in Book 40, page 18 of Maps, Records of Riverside County, California, said line also being the Northerly line of Lot N of University Hills Unit No. 3, as shown by map on file in Book 35, pages 67, 68 and 69 of Maps, Records of Riverside County, California, with the center line of Swain Court (40 feet wide) as shown by said map of University Hills Unit No. 3;

Thence N 06° 39' 00" W, 122.10 feet;

Thence N 37° 21' 53" W, 25.55 feet to a point in the Westerly line of that certain parcel of land conveyed to George A. Rich and Ruth Ann Rich, by Deed recorded February 17, 1947 as Instrument No. 2065, Official Records of Riverside County, California, said point being the end of this line description.

The sidelines of said 10 foot wide strip of land are to be lengthened or shortened at the Northwesterly end so as to terminate in the Westerly line of said parcel conveyed to George A. Rich and Ruth Ann Rich. Said sidelines are to be lengthened or shortened at the Southerly end so as to terminate in a line bearing N 89° 30' E, passing through the point of beginning.

DESCRIPTION APPROVAL

by *Ernest Link*, 12/7/65 by *HLP*
Surveyor

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 15 foot wide strip of land lying Westerly, Southwesterly, and Southerly and contiguous with that portion of the above described Sewer Easement.

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 material or matter 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.

This construction easement shall terminate upon completion of the work of constructing said structure or on the first day of January, 1967, whichever first occurs.

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

George A. Rich
GEORGE A. RICH

Ruth Ann Rich
RUTH ANN RICH

Witness
Witness

30078

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

RECEIVED FOR RECORD

MAR 22 1966

Min. Past 11 or Clock A M
At Request of

W. H. Williamson
Recorded in Official Records
of Riverside County, California

FEE \$ 1.00 Recorder

INDEXED

W. H. Williamson