

147582

6/6-3

GRANT OF EASEMENT

THE GRANTOR, EDWARDS LUMBER COMPANY, a partnership, composed of James M. Dole, Partner, and Dorothy Dole, Partner, hereby grants to SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, its successors and assigns, the right to construct, use, maintain, alter, add to, repair, replace and/or remove, in, on, and over the real property hereinafter described, situated in the County of RIVERSIDE, State of California, an electric line, consisting of poles, necessary guys and anchors, cross-arms, wires and other fixtures and appliances for conveying electric energy to be used for light, heat, power, telephone and/or other purposes.

Said real property is described as follows:

5800-2800

That portion of Section 35, Township 2 South, Range 6 West, S.B.B.&M., as shown by map showing a subdivision of Rancho La Sierra, as per plat recorded in Book 6 of Maps at Page 70, records of Riverside County, described as follows:

Commencing at the northwesterly corner of Lot 1, Block 41, of La Granada, as per plat recorded in Book 12 of Maps at Pages 42 to 51 inclusive, records of Riverside County; thence north 8° 26' 23" east 30.29 feet to the center line of Arlington Avenue; thence north 4° 38' 30" east 30.08 feet to the true point of beginning of this description; thence north 4° 38' 30" east along the easterly line of Tyler Avenue two hundred (200) feet; thence south 89° 29' 30" east one hundred sixty (160) feet; thence south 4° 38' 30" west two hundred (200) feet to the northerly line of Arlington Avenue; thence north 89° 29' 30" west along the northerly line of said Arlington Avenue one hundred sixty (160) feet to the true point of beginning.

EXCEPTING THEREFROM all of that portion of said property described by metes and bounds as follows:

Beginning at the intersection of the north line of Arlington Avenue with the easterly line of Tyler Avenue, said point being also the southwest corner of said property; thence south 89° 29' 30" east along the south line of said property one hundred sixty (160) feet to the southeast corner of said property; thence north 04° 38' 30" east along the easterly line of said property a distance of 3.01 feet; thence north 89° 29' 30" west a distance of 140.22 feet; thence northwesterly on the arc of a twenty-four (24) foot radius curve tangent to the last described course and concave to the northeast through an angle of 52° 43' for an arc distance of 22.08 feet to a point on the easterly line of Tyler Avenue; thence South 04° 38' 30" west along said easterly line a distance of 12.50 feet to the true point of beginning.

The above-described easement shall be located on all of that portion of the above described property lying southerly and Southwesterly from the following described line:

Beginning at a point on the easterly line of the above described property, said point being six (6) feet northerly from the southeast corner of the above-described property; thence north 89° 29' 30" west to a point 6 feet East of the beginning of the curve set out in the exception hereinabove; thence Northwesterly and parallel with said arc to the East line of Tyler Avenue

5800-2800

APPROVED AS TO DESCRIPTION
DATE 2-14-55
J.O. 2910
DIST 6134
W.O. 6701
M.S. 50-99

147582

GRANT OF EASEMENT
(Continued)

The Grantee, its successors and assigns, and its and their respective agents and employees, shall have the right to trim or top such trees as may endanger or interfere with said electric line, and shall have free access to said electric line and every part thereof, at all times, for the purpose of exercising the rights herein granted.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 11th day of February, 1955.

Witness:

Signatures of Grantors:

EDWARDS LUMBER COMPANY, a Partnership

R. A. Grant
R. A. Grant James M. Dole
Partner
Dorothy Dole
Partner

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss

On this _____ day of ~~February~~ FEB 11 '55, 1955, before me, _____, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared R. A. Grant, known to me to be the person whose name is subscribed to the within instrument, as a Witness thereto, who being by me duly sworn, deposes and says that he resides in San Bernardino County, and that he was present and saw James M. Dole and Dorothy Dole, known to him to be the partners of the partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lucy H. Neilson
Notary Public in and for said County and State

My Commission Expires August 2, 1955

RECEIVED FOR RECORD
MAR 22 1955
At Request of

Recorded in Official Records
BOOK 1710 PAGE 466
Et Seq., Records of Riverside County, California

JACK A. ROSS
Deputy Recorder
Jack A. Ross

FEES \$ 2.75

PHOTOSTATED
COMPARED
BY [Signature]
COMPARER

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INDEXED & PAGED
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