

15883

APPROVED AS TO FORM

E A S E M E N T

W. W. ...
DEPUTY CITY ATTORNEY

THIS INSTRUMENT, made this 17th day of Feb., 1967

by and between C. H. JONES, & SONS, INC., a California corporation 6106

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, a perpetual easement and right of way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement and removal of x sanitary sewer facilities

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:

All that portion of Lot 5 of EVANS RIO RANCHO, as shown by map on file in Book 10, pages 52 to 54 inclusive of maps, Records of Riverside County, California, contained within a strip of land 10.00 feet in width, lying 5.00 feet on each side of the following described center line:

Commencing at the point in the center line of Tequesquite Avenue, S73°57'50"W, 544.12 feet from a 3/4 inch iron pipe marking the most Westerly corner of Lot 181 of the lands of the Southern California Colony Association on file in Book 7 page 3 of Maps, Records of San Bernardino County, California, in the center line of Tequesquite Avenue, as said street is shown on map of Tract 2605 on file in Book 48, pages 9 and 10 inclusive of maps, Records of Riverside County, California;

- Thence N4°54'24"E, 1653.47 feet;
- Thence N13°53'23"E, 256.65 feet to a point hereinafter referred to as point "A";
- Thence N6°11'37"W, 302.93 feet;
- Thence N1°59'34"E, 365.03 feet;
- Thence N9°33'04"E, 263.21 feet;
- Thence N24°54'19"E, 217.43 feet;
- Thence N35°54'07"E, 282.85 feet;
- Thence N30°34'45"E, 228.29 feet;
- Thence N37°14'24"E, 526.40 feet;
- Thence N43°17'04"E, 432.24 feet;
- Thence N32°42'29"E, 407.62 feet to the TRUE POINT OF BEGINNING;
- Thence continuing N32°42'29"E, 71.38 feet;
- Thence N49°41'43"E, 60.94 feet to a point in the easterly line of said Lot 5, and the end of this center line description.

DESCRIPTION APPROVAL
by *Ernest Pinter* 1.25.66 by *HSP*
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

1/18 AB

6101

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 facilities

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.

TEMPORARY CONSTRUCTION EASEMENT CLAUSE

It is 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 15.00 foot wide strip of land lying westerly and a strip of land 5.00 foot wide lying easterly at right angles and contiguous with that portion of the above described Sewer Easement between point "A" and point "B".

Excepting therefrom all that portion lying within Lot 6 of said EVANS RIO RANCHO.

DESCRIPTION APPROVAL

by *Ernest Linder* 7.12.54 by *H.S.P.*
Surveyor

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 party of the second part shall remove all debris, waste or excess material, brush or other materials placed upon the land and, with the exception of vegetation, return the surface as nearly as possible to its condition before construction.

This construction easement shall terminate upon completion of construction of said improvements or on the 15th day of March 19 68 whichever first occurs.

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

C. H. JONES AND SONS, INC.,
a California corporation

By [Signature]
By [Signature]

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 2-17-67
From: C. H. Jones & Sons, Inc.
For: Par. Lot 5, Grand Rio Rancho
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 2-24-67 [Signature]
Property Management Officer

Return Deed to: Office of City Clerk
Riverside, California

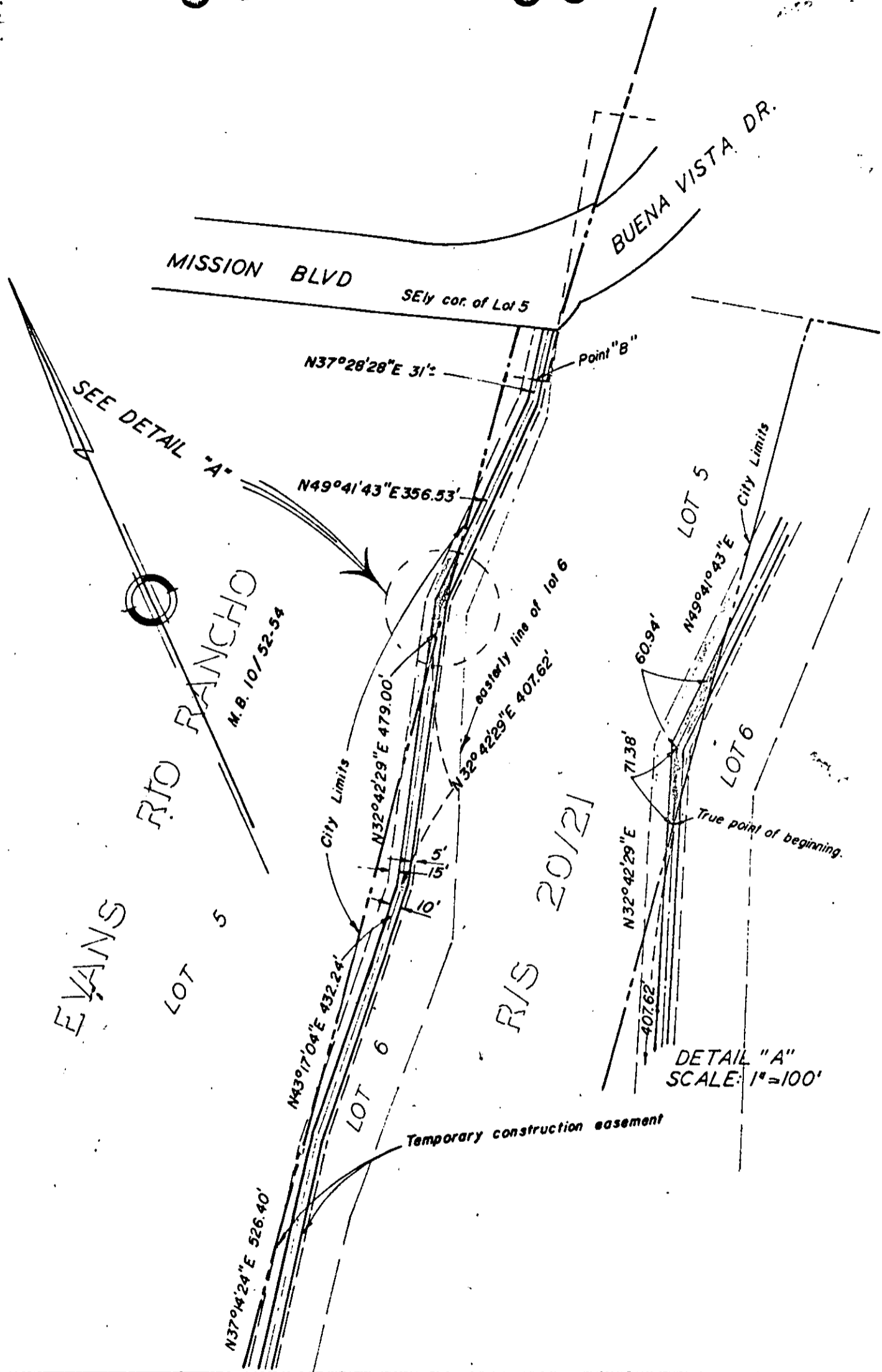
STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS.

On FEBRUARY 17, 1967 before me, the undersigned, a Notary Public in and for said County and State, personally appeared C. J. Jones, known to me to be the President, and C. M. Jones, known to me to be Secretary of the corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

Signature [Signature]
Name (Typed or Printed) MARY L. SHELDON
My Commission Expires May 21, 1967
Notary Public in and for said County and State

FOR NOTARY SEAL OR STAMP

6106



DETAIL "A"
SCALE: 1"=100'

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.

6106

15883

9019

Microfilm recording from 4-1-55 Book and
number no longer assigned. Identity by document
number and year of filing.

RECEIVED FOR RECORD
FEB 24 1967

Min. Past 3 o'clock P M
At Request of
Esty A. Pucciani
Recorded in Office of Records
of Riverside County, California

W. W. Dwyer
Recorder
FEE \$ *none*

INDEXED