

47711

EASEMENT

APPROVED AS TO FORM

m real lawyer
DEPUTY CITY ATTORNEY

THIS INSTRUMENT, made this 24th day of April, 1967

by and between GRACE ELDER, as her interest appears of record,

6223

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 a public utility 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: (SEE ATTACHED)

All that certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

47711

Parcel 1: An easement for power line purposes, 10 feet in width, the center line of which is described as follows:

COMMENCING at a point on the north line of that portion of Lot 1 of RANCHERIA DE PACHAPPA, as shown by map on file in Book 2, page 38 of Maps, Records of Riverside County, California, and the westerly half of Panorama Drive abandoned, as conveyed to the Heirs of Grace Rose Buckner, Deceased, by deed recorded November 12, 1964, as Instrument No. 136216, said point being located 5 feet, measured at right angles, from the westerly line of said land;

Thence southerly, along a curve concave to the west, having a radius of 2605 feet, a distance of 639.55 feet;

Thence continuing along said curve, through those portions of Lots 47, 48 and 111 of the Final Map of Division "D" of Halls Addition, on file in Book 9, page 4 of Maps, Records of San Bernardino County, California, as conveyed to George Buckner, et ux, by deed recorded December 28, 1944 in Book 654, page 437, Official Records of Riverside County, California, a distance of 335.46 feet;

Thence South 31° 29' 15" West, through Lot 111 above mentioned, and a portion of the southeast quarter of the northwest quarter of Fractional Section 35, Township 2 South, Range 5 West, San Bernardino Base and Meridian, as shown by United States Government Survey, 106.63 feet to a point on the west line of said southeast quarter of the northwest quarter of Section 35, and the west line of said Buckner property.

Parcel 2: Easements, 5 feet in width, for guy lines and anchor purposes over those portions of Lot 1 of RANCHERIA DE PACHAPPA, as shown by map on file in Book 2, page 38 of Maps, Records of Riverside County, California; the west half of Panorama Drive abandoned, as conveyed to the Heirs of Grace Rose Buckner, Deceased, by deed recorded November 12, 1964, as Instrument No. 136216; those portions of Lots 47, 48 and 111 of the Final Map of Division "D" of Halls Addition, on file in Book 9, page 4 of Maps, Records of San Bernardino County, California; and a portion of the southeast quarter of the northwest quarter of Fractional Section 35, Township 2 South, Range 5 West, San Bernardino Base and Meridian, as shown by United States Government Survey, conveyed to George Buckner, et ux, by deed recorded December 28, 1944, in Book 654, page 437, Official Records, Riverside, California. The center lines of said easements are described as follows:

Anchor Easement No. 1: COMMENCING at a point on the north line of that portion of Lot 1 as above described, distant 5 feet, measured at right angles, from the westerly line of said land;

Thence southerly, along a curve concave to the west, having a radius of 2605 feet, a distance of 12.85 feet to a point hereafter referred to as Point "A", and the true point of beginning;

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42213

Parcel 1: An easement for power line purposes, 10 feet in width, the center line of which is described as follows:

COMMENCING at a point on the north line of that portion of Lot 1 of RANCHERIA DE PACHAPPA, as shown by map on file in Book 2, page 38 of Maps, Records of Riverside County, California, and the westerly half of Panorama Drive abandoned, as conveyed to the Heirs of Grace Rose Buckner, Deceased, by deed recorded November 12, 1964, as Instrument No. 136216, said point being located 5 feet, measured at right angles, from the westerly line of said land;

Thence southerly, along a curve concave to the west, having a radius of 2605 feet, a distance of 639.55 feet;

Thence continuing along said curve, through those portions of Lots 47, 48 and 111 of the Final Map of Division "D" of Halls Addition, on file in Book 9, page 4 of Maps, Records of San Bernardino County, California, as conveyed to George Buckner, et ux, by deed recorded December 28, 1944 in Book 654, page 437, Official Records of Riverside County, California, a distance of 335.46 feet;

Thence South 21° 29' 15" West, through Lot 111 above mentioned, and a portion of the southeast quarter of the northwest quarter of Fractional Section 35, Township 2 South, Range 5 West, San Bernardino Base and Meridian, as shown by United States Government Survey, 106.63 feet to a point on the west line of said southeast quarter of the northwest quarter of Section 35, and the west line of said Buckner property.

Parcel 2: Easements, 5 feet in width, for guy lines and anchor purposes over those portions of Lot 1 of RANCHERIA DE PACHAPPA, as shown by map on file in Book 2, page 38 of Maps, Records of Riverside County, California; the west half of Panorama Drive abandoned, as conveyed to the Heirs of Grace Rose Buckner, Deceased, by deed recorded November 12, 1964, as Instrument No. 136216; those portions of Lots 47, 48 and 111 of the Final Map of Division "D" of Halls Addition, on file in Book 9, page 4 of Maps, Records of San Bernardino County, California; and a portion of the southeast quarter of the northwest quarter of Fractional Section 35, Township 2 South, Range 5 West, San Bernardino Base and Meridian, as shown by United States Government Survey, conveyed to George Buckner, et ux, by deed recorded December 28, 1944, in Book 654, page 437, Official Records, Riverside, California. The center lines of said easements are described as follows:

Anchor Easement No. 1: COMMENCING at a point on the north line of that portion of Lot 1 as above described, distant 5 feet, measured at right angles, from the westerly line of said land;

Thence southerly, along a curve concave to the west, having a radius of 2605 feet, a distance of 12.85 feet to a point hereafter referred to as Point "A", and the true point of beginning;

Thence South 75° 21' 30" East, to the easterly boundary line of said Buckner land, being the west line of the Atcheson, Topeka and Santa Fe Railroad right of way and the point of terminus of the easement herein described.

Anchor Easement No. 2: COMMENCING at Point "A" as described in Anchor Easement No. 1;

Thence southerly, along a curve concave to the west, having a radius of 2605 feet, a distance of 299.30 feet to a point hereinafter referred to as Point "B", and the true point of beginning;

Thence South 68° 46' 30" East, a distance of 20 feet to the point of terminus of the easement herein described.

Anchor Easement No. 3: COMMENCING at Point "B" as described in Anchor Easement No. 2;

Thence southerly, along a curve concave to the west, having a radius of 2605 feet, a distance of 299.30 feet to a point hereinafter referred to as Point "C", and the true point of beginning;

Thence South 62° 11' 30" East, a distance of 20 feet to the point of terminus of the easement herein described.

Anchor Easement No. 4: COMMENCING at Point "C" as described in Anchor Easement No. 3;

Thence southerly, along a curve concave to the west, having a radius of 2605 feet, a distance of 299.30 feet to the true point of beginning;

Thence South 58° 54' 00" East, a distance of 20 feet to the point of terminus of the easement herein described.

EXCEPTING from Anchor Easements 1, 2, 3 and 4 any portion included in Parcel 1 above described.

EXCEPTING from Parcels 1 and 2 any portion thereof lying northerly of the center line of that certain unnamed street north of and adjacent to Lot 111 of DIVISION D OF HALL'S ADDITION, as shown by map on file in Book 9, page 4 of Maps, Records of San Bernardino County, California, as abandoned by the City of Riverside.

APPROVED AS TO DESCRIPTION

David Mann
GEN. SUPT. & CHIEF RECORDER
5-29-67

APPROVED AS TO DESCRIPTION

David Mann
GEN. SUPT. & CHIEF RECORDER

4-29 & 4-30 HB

69.02

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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

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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 public utility 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.

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

Grace Elder
GRACE ELDER

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 4-24-67
From: Grace Elder
For: the North Kanabasis Subdivision
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. 257; C.R. pg. 329 of Sec. Riverside County Records, and the Grantor hereby consents to recordation of this instrument through the undersigned.

Dated 4-24-67 [Signature]
Property Management Officer

Return Deed to: Office of City Clerk
Riverside, California

April 24, 1967
The undersigned, a Notary Public in and for said State, personally appeared Grace Elder
_____, known to me,
on whose name Grace Elder subscribed to the within Instrument,
and to me that she executed the same.
and official seal.

[Signature]
My Commission Expires October 3, 1969
NAME (TYPED OR PRINTED)
Notary Public in and for said State.

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4771A

Anchor easement spacings based upon chord distances with ends at 2601' R. points.

Point	Bearing	Distance
P to K	2605' R	325.46'

$R=2606'$
 $\Delta=0^{\circ}33'43''$
 $L=25.50'$

$R=2600'$
 $\Delta=6^{\circ}48'34''$
 $L=309.00'$

(Chord) 298.70' at 2601' R, 299.30'
 Arc distance at 2605' R, 299.30'

S 62° 11' 30" E
 3' x 15'
 Anchor easement

10 - 299.50'
 P.U.E.

$R=2600'$
 $\Delta=7^{\circ}58'10''$
 $L=361.54'$

(Chord) 298.70' at 2601' R.
 S 62° 34' 00" E Arc distance of 2605' R
 3' x 15' Anchor easement

SHEET #17

A. T. & S. F. R. R.

SHEET #19

FREEMWAY
 3
 315
 6
 7
 Matching Line

AW-
 1"=50' approx
 APPROVED
 11-19-65

CITY OF KANSAS CITY
 DEPARTMENT OF PUBLIC UTILITIES

DEPT.

DRAWING NO.
 PI-3245-2 SHEET #17

6200

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N

$R = 2600'$
 $\Delta = 1^\circ 15' 10''$
 $L = 56.85'$

$R = 2600'$
 $\Delta = 7^\circ 57' 02''$

$R = 2600'$
 $\Delta = 7^\circ 57' 02''$
 $L = 360.79'$

See
Sheet #22

FREEMWAY

158.65'
 $N 45^\circ 58' 43'' E$ (Pt. D)

Pts. A, B, E, G, H, J, K are on E pole line easement
Pt. I is on E of Anchor easement

	Bearing	Distances
Pt. A to Pt. B	$S 51^\circ 29' 15'' W$	254.80'
Pt. B to Pt. G	$S 89^\circ 48' 16'' E$	
Pt. G to Pt. E	$S 89^\circ 48' 16'' E$	25.54'
Pt. E to Pt. I	$S 50^\circ 24' 45'' E$	25'
Pt. I to Pt. L	$S 47^\circ 20' 12'' W$	276.31'
Pt. L to Pt. H	$N 0^\circ 14' 25'' W$	72.23'
Pt. H to Pt. F	$N 0^\circ 14' 25'' W$	24.54'
Pt. F to Pt. J	$S 31^\circ 20' 15'' W$	81.88'
Pt. J to Pt. K	$N 33^\circ 45' 18'' W$	
Pt. K to Pt. X	$N 37^\circ 20' 15'' E$	24.75'
Pt. X to Pt. H	$N 31^\circ 20' 15'' E$	

Basis for bearings
F.W. R/W map.

Sheet #20

Etc. L. $N 0^\circ 14' 25'' W$ 45.69'

Sheet #16

Portion of S.F. L.N.W. & S.E. 26
T2S. R5W. S.B. B. & M.

A.T. & S.F. F.R.

SCALE 1" = 50' approx.
DATE 11-19-65
DRAWN BY [Signature]
APPROVED BY [Signature]

CITY OF RIVERSIDE
DEPARTMENT OF PUBLIC UTILITIES

LT.
DEPT.

FI-3013-2 Sheet #16

6272

... from 4-1-65. Book 021
... ed. Identify by document
... of title.

RECEIVED FOR RECORD
JUN 2 1967

12 Min. Past 12 o'clock P M
At Request of

Recorded in Official Records
of Riverside County, California

W. H. DeLong

FEE \$ *None*
Recorder

INDEXED

10/29/87

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