

S E W E R
E A S E M E N T

APPROVED AS TO FORM

M. Neal Singer
DEPUTY CITY ATTORNEY

THIS INSTRUMENT, made this 7th day of July, 1967

by and between RIVERSIDE COUNTY COUNCIL, INC., BOY SCOUTS OF AMERICA

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part_y 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 & 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:

That portion of Lot 3 of Amended Map of Indian Hill Tract, as shown by map on file in Book 10, Page 3 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 centerline:

Commencing at the point on the Southeasterly line of said Lot 3, distant thereon South 43° 49' 50" West, 50.00 feet from the most Westerly corner of Lot 4 of Block 23 of Rubidoux Heights, as shown by map on file in Book 4, Page 80 of Maps, Records of Riverside County, California, said point being the most Easterly corner of that certain parcel of land conveyed to the Boy Scouts of America by Deed recorded in Book 94, Page 531 of Official Records of Riverside County, California;

Thence North 47° 30' West, 77.83 feet to the TRUE POINT OF BEGINNING;

Thence North 88° 46' 27" West, 376.40 feet;

Thence South 84° 41' 33" West, 28.85 feet to a point North 84° 41' 33" East, 22.12 feet from the Northwesterly line of said parcel conveyed to the Boy Scouts of America, said point being the end of this centerline description.

The Southerly and Northerly lines of said strip shall be lengthened or shortened so as to terminate in the Easterly line of said parcel conveyed to the Boy Scouts of America.

DESCRIPTION APPROVAL

by *G. Smith* 6/27/67 *GS*
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

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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 minimum time period reasonably required 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

It is agreed that during the period of construction of said sanitary sewer, the City of Riverside, its officers, employees, agents and contractors are hereby permitted to use: a 20.00 foot wide strip of land lying Northerly of, measured at right angles and contiguous to the above described sewer easement and Southerly as measured at right angles from the following described line:

Commencing at the point in the Southeasterly line of said Lot 3, distant thereon South 43° 49' 50" West, 50.00 feet from the most Westerly corner of Lot 4 of Block 23 of Rubidoux Heights, as shown by map on file in Book 4, Page 80 of Maps, records of Riverside County, California, said point being the most Easterly corner of that certain parcel of land conveyed to the Boy Scouts of America by Deed recorded in Book 94, Page 531 of Official Records of Riverside County, California;

Thence North 47° 30' West, 115.73 feet to the TRUE POINT OF BEGINNING;

Thence North 88° 46' 27" West, 349.34 feet;

Thence South 84° 41' 33" West, 37.80 feet to the Northwesterly line of said parcel conveyed to the Boy Scouts of America and the end of this Northerly line description.

The period of construction shall be limited to 5 days if construction takes place during the summer season, June 10 to September 4, or a 30 day period at times other than the summer season.

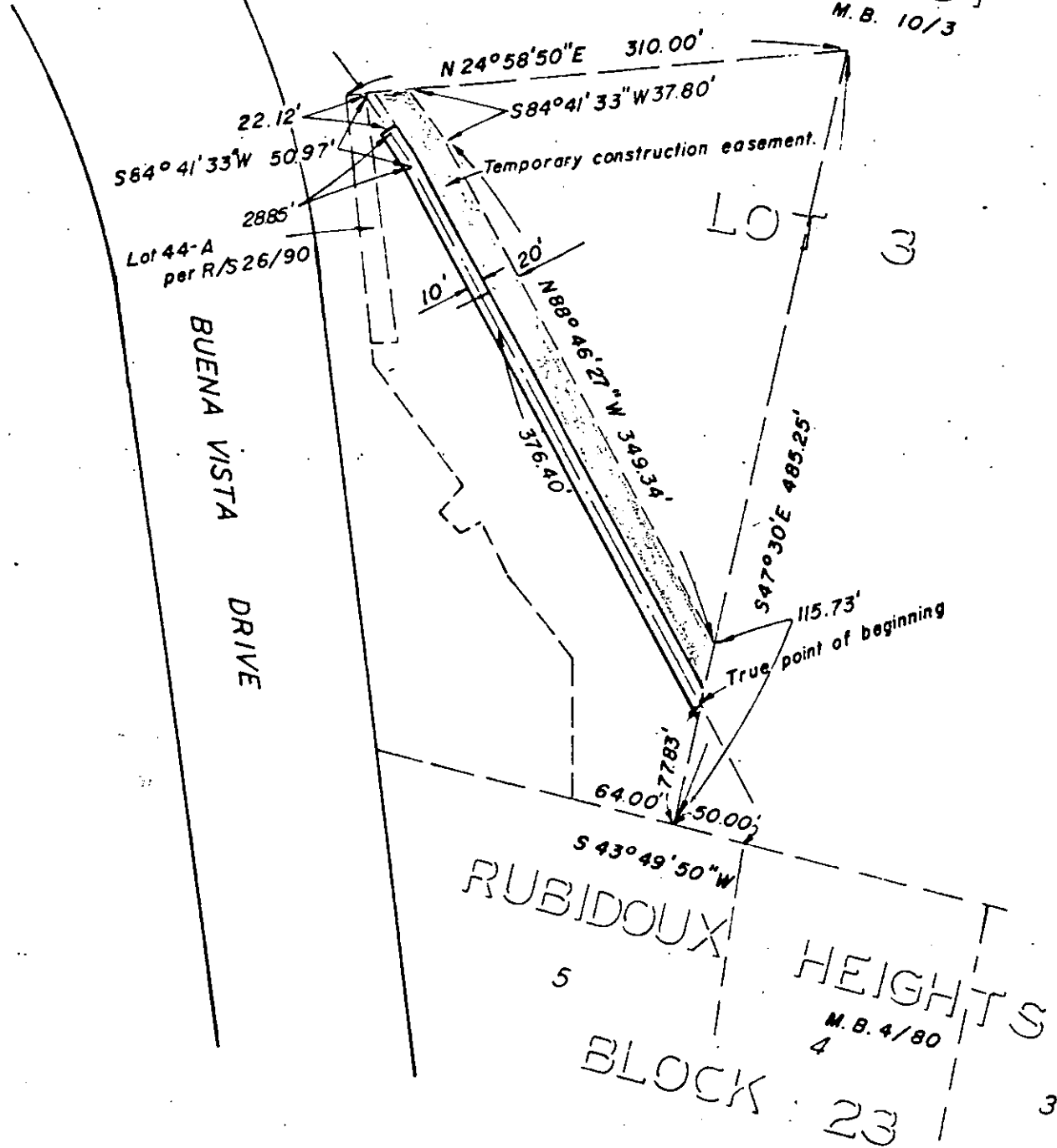
DESCRIPTION APPROVAL

By *Edward J. Smith* 6 21 67
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

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AMENDED MAP OF INDIAN HILL TRACT M.B. 10/3



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.

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