

19043

When recorded mail to:

City Clerk's Office - City Hall

3711 Orange Street

Riverside, California 92501

Mt. Vernon Booster

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RECEIVED FOR RECORD

FEB 27 1970

5 Min. Past 3 o'Clock P M

At Request of

CITY OF RIVERSIDE

Recorded in Official Records of Riverside County, California

W. W. DeLoach

Recorder

FEE \$ NONE

DOCUMENTARY TRANSFER TAX  
 \$ \_\_\_\_\_  None  
 Signature W. W. DeLoach  
 CITY OF RIVERSIDE

FOR RECORDER'S OFFICE USE ONLY

CITY DEED NO. \_\_\_\_\_

PUBLIC UTILITIES EASEMENT

APPROVED AS TO FORM  
Henry R. Hoff  
DEPUTY CITY ATTORNEY

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

E. R. BURT and LAURA A. BURT, husband and wife

as Grantors, grant(~~x~~) to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, a perpetual easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of public utilities facilities (water pipeline and appurtenances)

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:

PARCEL I

That portion of the southwest quarter of the northwest quarter of Section 21, Township 2 South, Range 4 West, San Bernardino Meridian, described as follows:

Beginning at the northeast corner of Parcel 1, as shown by map on file in Book 47 of Records of Survey, at Page 89 thereof, records of Riverside County, California;

Thence North 89° 53' West, along the north line of said Parcel 1, a distance of 100.00 feet, to the southeasterly line of Mt. Vernon Avenue, 60 feet in width;

Thence North 13° 32' East, along said southeasterly line, 26.56 feet, to the beginning of a tangent curve concave southeasterly and having a radius of 270 feet;

Thence northeasterly, along said curve and continuing along said southeasterly line, through a central angle of 1° 34' 04", an arc distance of 7.39 feet, to the north line of said southwest quarter;

Thence South 89° 53' East, along last said north line, 92.02 feet, to the northerly prolongation of the east line of said Parcel 1;

Thence South 0° 07' West, along said prolongation, 33.00 feet to the point of beginning.

Containing an area of 3170 square feet or 0.0727 Acres

12-26-1 HB

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PARCEL II

A strip of land, 15.00 feet in width, lying within the southwest quarter of the northwest quarter of Section 21, Township 2 South, Range 4 West, San Bernardino Meridian, the centerline of said strip being described as follows:

Beginning at the intersection of the northerly prolongation of the east line of Parcel 1, as shown by map on file in Book 47 of Records of Survey, at Page 89 thereof, records of Riverside County, California, with a line parallel with and distant 12.00 feet southerly from, as measured at right angles to, the north line of said southwest quarter;

Thence South  $89^{\circ} 53' 00''$  East, along said parallel line, 77.03 feet;

Thence South  $74^{\circ} 03' 51''$  East, 62.36 feet, to a line parallel with and distant 29.00 feet southerly from, as measured at right angles to, said north line;

Thence South  $89^{\circ} 53' 00''$  East, along last said parallel line, 70.00 feet;

Thence North  $85^{\circ} 13' 39''$  East, 70.40 feet, to a point in the westerly line of Belvedere Heights, as shown by map on file in Book 22 of Maps, at Page 31 thereof, records of Riverside County, California; said point being distant 23.00 feet southerly from, as measured at right angles to, said north line and is the end of this centerline description.

Containing an area of 4183 square feet or 0.0960 Acres

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 over and along said real property, and to deposit tools, implements and other material thereon by Grantee, its officers, agents and employees and by persons under contract with said Grantee and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said public utilities facilities (water pipeline and appurtenances)

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 said easement and right-of-way.

TEMPORARY CONSTRUCTION EASEMENT CLAUSE

It is agreed that during the period of construction of said water pipeline and appurtenances within the permanent easement hereinbefore described, the City of Riverside, its officers, employees, agents and contractors are hereby permitted to use two strips of land, 7.50 feet in width, one on each side of and adjacent to said permanent easement hereinbefore described as Parcel II.

EXCEPTING THEREFROM, that portion lying within the northwest quarter of said northwest quarter.

The construction easement to be used for all purposes proper and convenient in the construction and installation of said facilities, 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 matter or material 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 facilities, 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 construction of said facilities and its acceptance by the Grantee or within two years from the date of recording this document, whichever occurs first.

Dated 2-24-70

Witness: David Ziffa

E R Burt

E. R. BURT

LAURA A. BURT

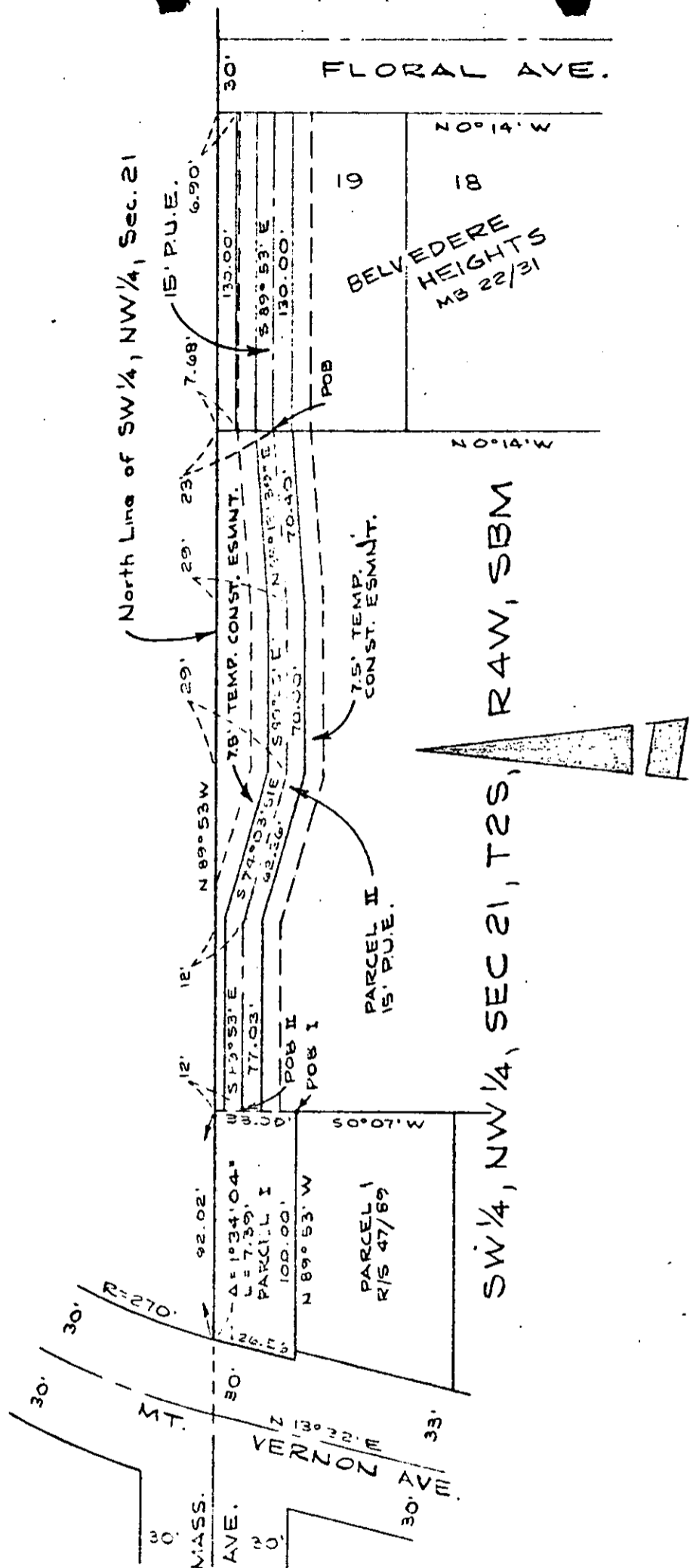
Laura A Burt

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed of Grant dated 2-24-70 from E. R. Burt and Laura A. Burt husband and wife for Parcel 1143 - Portion of SW 1/4 of NW 1/4 of Sec. 21 Township 2 South Range 4 West San Juan Meridian 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 12-29-66 by Instr. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 2-27-70

M. A. Rice  
Property Services Manager



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

SHEET 1 OF 1 SHEETS

SCALE: 1" = 60'

DRAWN BY SA

SUBJECT MT. VERNON BOOSTER