

No Fee - 6102 Government Code

72356

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall - 3711 Orange St.
Riverside, Calif. 92501
PUE 4339 & 4339A

RECEIVED FOR RECORD

JUN 2 1972

25 Min. Past 2 o'clock P.M.

CITY CLERK

Book 1972, Page 72356
Recorded in Official Records
of Riverside County, California

W. D. Dabugh Recorder

FEES \$ 11.00

mm

DOCUMENTARY TRANSFER TAX
\$ _____ None
Signature <i>[Signature]</i>
CITY OF RIVERSIDE

FOR RECORDER'S OFFICE USE ONLY

CITY DEED NO. _____

7632

APPROVED AS TO FORM
[Signature]
ASST. CITY ATTORNEY

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JOHN A. HAMNER and ZILPHA E. HAMNER, husband and wife as community property, JOHN ARTHUR HAMNER, RICHARD BENNETT HAMNER, and KINGSLEY J. BIRD, Trustees under Declaration of Trust No. 1 and No. 2 dated September 20, 1961 and October 31, 1969, respectively, as Grantors, grant(s) 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,

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 those portions of Lot 1 in Block 36 of THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY as shown by map on file in Book 1, Page 70 of Maps, Records of San Bernardino County, California, described as follows:

PARCEL 1

Commencing at the most east corner of Parcel 1 of Parcel Map on file in Book 2, Page 40 of Parcel Maps, Records of Riverside County, California; said corner being in the southwest line of Tyler Street as shown on said Parcel Map;

Thence South 55° 57' 15" West, 120.00 feet;

Thence South 34° 02' 45" East, 20.00 feet to the TRUE POINT OF BEGINNING;

Thence continuing South 34° 02' 45" East, 10.00 feet;

Thence North 55° 57' 15" East, 10.00 feet;

Thence North 34° 02' 45" West, 10.00 feet;

Thence South 55° 57' 15" West, 10.00 feet to said TRUE POINT OF BEGINNING.

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PARCEL 2

A strip of land 6.00 feet in width, the centerline of said strip being described as follows:

Commencing at the most west corner of Parcel 3, as shown on said Parcel Map; said corner being in the southeast line of Magnolia Avenue as shown on said Parcel Map;

Thence South 34° 01' 00" East, along the southwest line of said Parcel 3, a distance of 136.00 feet;

Thence North 55° 57' 15" East, 6.00 feet to the TRUE POINT OF BEGINNING;

Thence continuing North 55° 57' 15" East, 91.00 feet to a point in the southwest line of that certain public utilities easement, 6.00 feet in width, conveyed to the City of Riverside as Parcel 1 by a deed recorded May 28, 1971, as Instrument No. 57334 of Official Records of Riverside County, California, said point being the end of this centerline description.

PARCEL 3

A strip of land 15.00 feet in width, the centerline of said strip being described as follows:

Commencing at the most west corner of Parcel 3, as shown on said Parcel Map; said corner being in the southeast line of Magnolia Avenue as shown on said Parcel Map;

Thence South 34° 01' 00" East, along the southwest line of said Parcel 3, a distance of 117.00 feet;

Thence North 55° 57' 15" East, 100.00 feet;

Thence South 34° 01' 00" East, 126.50 feet;

Thence North 55° 57' 15" East, 3.00 feet to the TRUE POINT OF BEGINNING;

Thence continuing North 55° 57' 15" East, 37.00 feet to the end of this centerline description.

EXCEPTING therefrom that certain public utilities easement, 15.00 feet in width, as conveyed to the City of Riverside as Parcel III by a deed recorded December 10, 1971, as Instrument No. 141286 of Official Records of Riverside County, California.

DESCRIPTION APPROVAL
by *George P. Hutchinson* 4/18/72, by *[Signature]*
Surveyor

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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 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

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.

Dated May 19, 1972

Kingsley J. Bird
KINGSLEY J. BIRD

John A. Hamner
JOHN A. HAMNER

Zilpha E. Hamner
ZILPHA E. HAMNER

John Arthur Hamner

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.

On May 19, 1972, before me, the undersigned, a Notary Public in and for said State, personally appeared

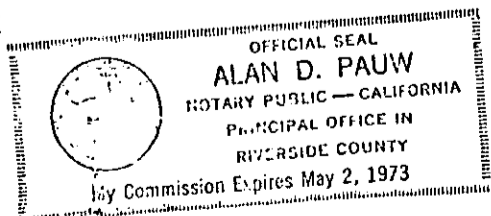
JOHN A. HAMNER and ZILPHA E. HAMNER,

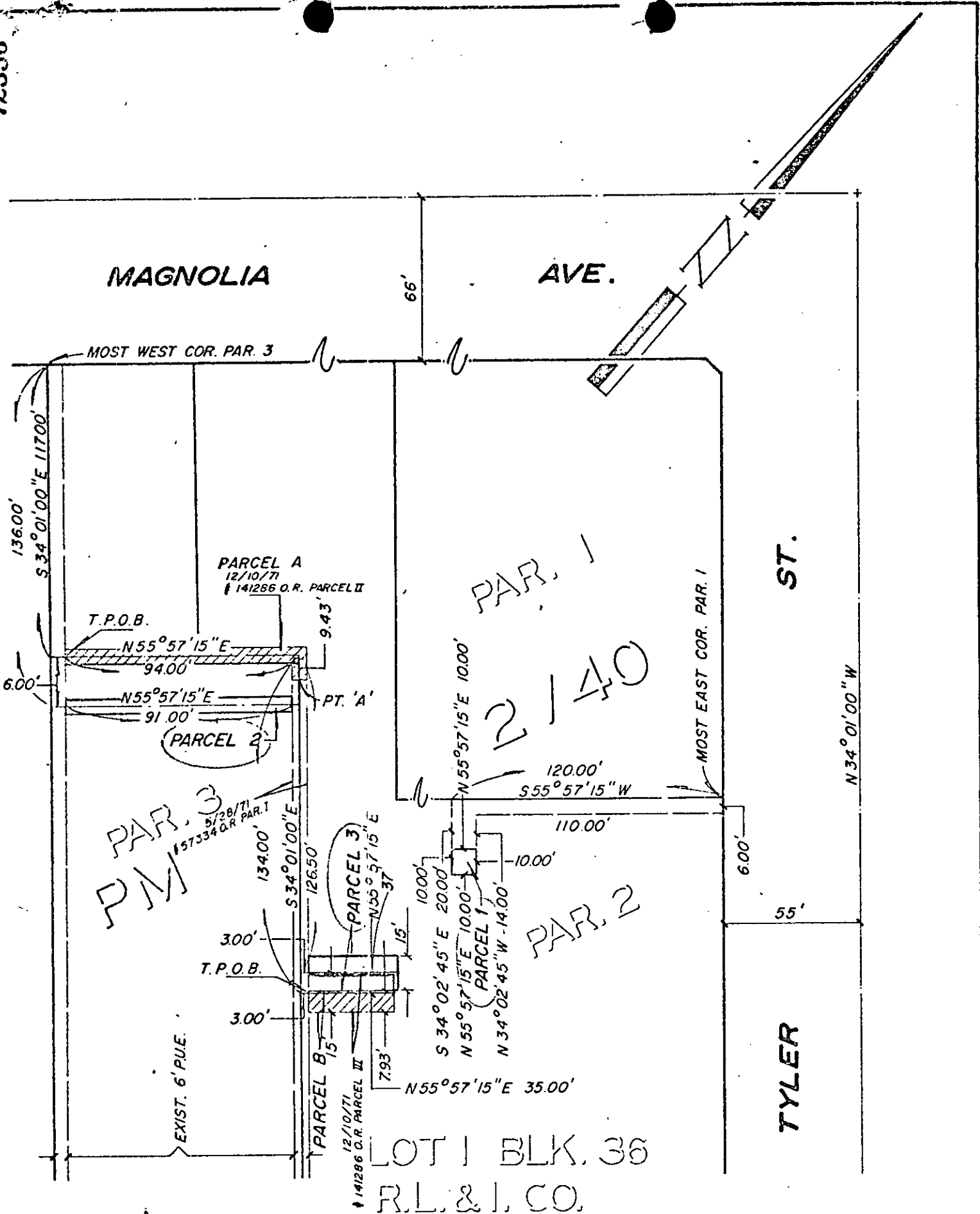
known to me, to be the persons whose names are subscribed to the within Instrument, and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

Alan D. Pauw
Notary Public in and for said State

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LOT 1 BLK. 36
R.L. & I. CO.

M.B. 1/70 S.B. Co

PORTIONS TO BE QUITCLAIMED

REV 4-14-72 jf

CITY OF RIVERSIDE, CALIFORNIA

5/20/11

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

SCALE: 1" = 50' DRAWN 10/12/71 BY ME SUBJECT PUE. 4339 B 4339A OF 1 SHEETS

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