

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3711 Orange Street
Riverside, California 92501

21163

RECEIVED FOR RECORD

FEB 22 1974

Min. Past 1 o'clock
At Springs of
City Clerk

Book 1974, Page 21163
Recorded in Official Records
of Riverside County, California

W. H. Walsh Recorder
FEES \$ 2.00

INDEXED

DOCUMENTARY TRANSFER TAX

\$ None
Signature
CITY OF RIVERSIDE

FOR RECORDER'S OFFICE USE ONLY

APPROVED AS TO FORM

8101

E A S E M E N T

Barbara Burns
ASST. CITY ATTORNEY

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, LEWIS A. WARE and MILDRED E. WARE, husband and wife, as joint tenants, as to an undivided one-half interest; and ARTHUR E. DENTON and GLADYS E. DENTON, husband and wife, as to an undivided one-half interest.

as Grantor s, grants to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, a non-exclusive easement for ingress and egress over, across, and upon that certain real property situated in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lot A of MAP OF LOT "A" on file in book 4 of Maps, at page 85 thereof, records of Riverside County, California, described as follows:

Commencing at the intersection of the northeast line of said Lot "A" with the northwest right-of-way line of Union Pacific Railroad, as conveyed to San Pedro, Los Angeles and Salt Lake Railroad Company, a corporation, by Final Order of Condemnation, recorded in Book 176 of Deeds, at page 346, et seq., records of said Riverside County;

Thence North 60° 56' 25" West, along said northeast line of Lot "A", a distance of 270 feet to the southeasterly line of Vine Street; said street relinquished to the City of Riverside by a deed recorded in Book 2308 of Official Records, at page 454 thereof, records of said Riverside County;

Thence South 29° 02' 07" West (recorded South 28° 59' West), along said southeasterly line of Vine Street 185.34 feet to THE TRUE POINT OF BEGINNING;

Thence continuing South 29° 02' 07" West, 4.66 feet, to a line which is parallel with and distant 20.00 feet southwest as measured at right angle to the northeasterly line of that certain parcel of land conveyed to Lewis A. Ware, et al, by a deed recorded February 7, 1957, as Instrument No. 9534 of Official Records of said Riverside County;

Thence South 60° 56' 25" East, along said parallel line, 229.99 feet;

Thence North 29° 03' 35" East, 20.00 feet to said northeasterly line of said parcel so conveyed to Lewis A. Ware, et al;

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Thence North 60° 56' 25" West, along said northeasterly line of said parcel, 158.42 feet;

Thence North 73° 02' 08" East, 73.20 feet to said TRUE POINT OF BEGINNING.

DESCRIPTION APPROVAL

by George P. Hutchinson 11/1/73 by [Signature]
Surveyor

Said easement will terminate and extinguish at such time as the building presently located approximately twenty feet to the south of the north property line of the property presently owned by Grantor, the subject hereof, should be demolished, destroyed or in any other manner physically removed from said property and reconstruction of a building at substantially the same location is not commenced within six months after said demolition, destruction or removal. At such time as said building is demolished, destroyed or otherwise physically removed and reconstruction of a building at substantially the same location is not commenced within six months after said demolition, destruction or removal, the necessity for the easement will terminate and cease and therewith the easement will terminate and cease. This easement is reciprocal to an easement from Grantee to Grantor of even date herewith and recorded concurrently herewith.

Dated November 7, 1973

[Signature: Lewis A. Ware]
LEWIS A. WARE

[Signature: Mildred E. Ware]
MILDRED E. WARE

[Signature: Arthur E. Denton]
ARTHUR E. DENTON

[Signature: Gladys E. Denton]
GLADYS E. DENTON

STATE OF CALIFORNIA,
COUNTY OF Riverside

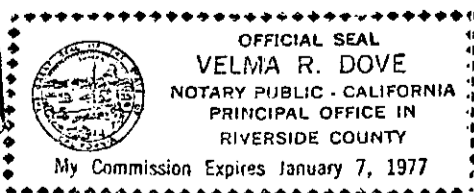
ss.

ON November 7, 19 73,
before me, the undersigned, a Notary Public in and for said State, personally appeared
Lewis A. Ware, Mildred E. Ware, Arthur E. Denton,
and Gladys E. Denton

known to me,
to be the person s whose name are subscribed to the within instrument,
and acknowledged to me that t he y executed the same.

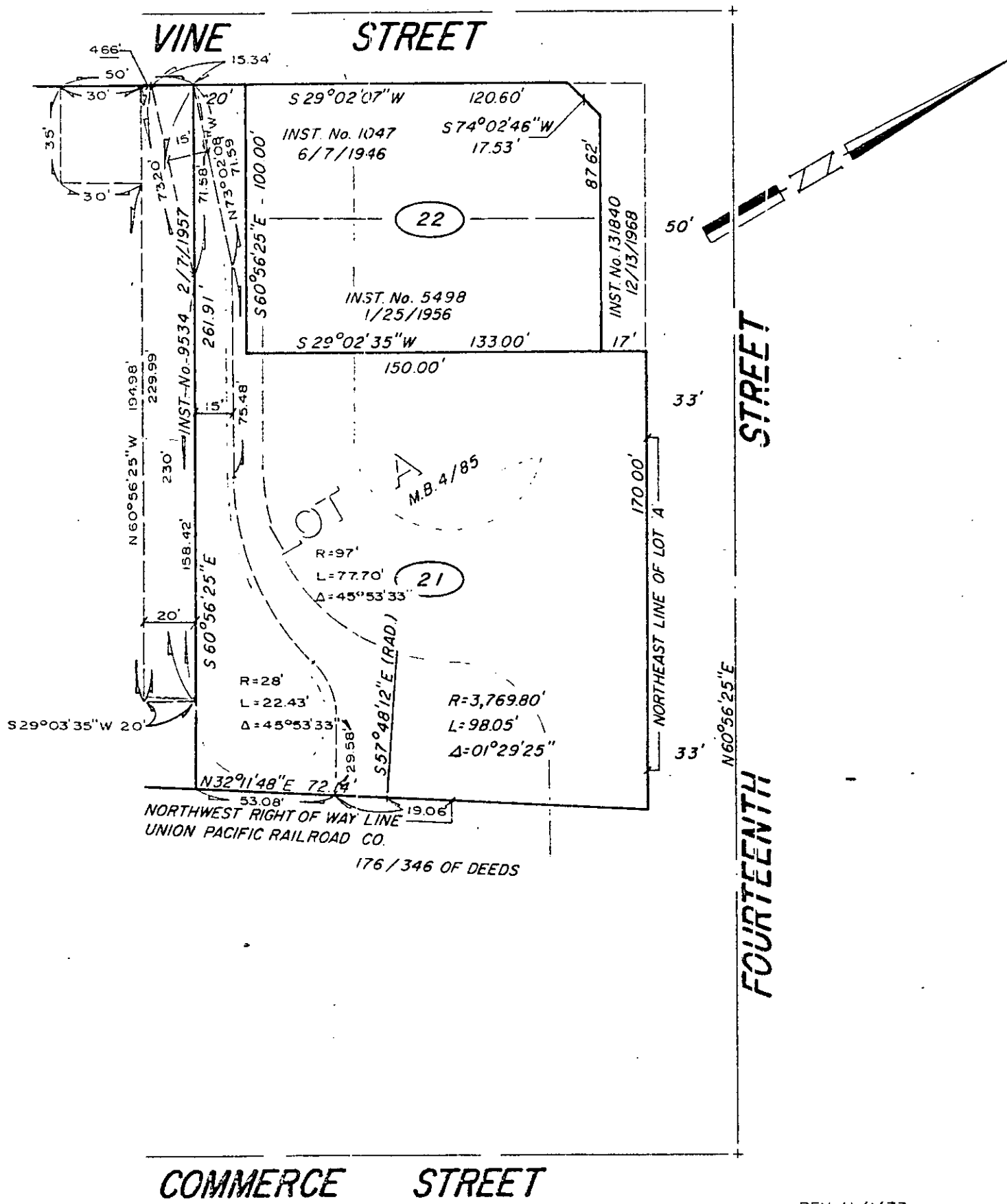
WITNESS my hand and official seal.

[Signature: Velma R. Dove]
Notary Public in and for said State.



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8/10



REV. 11/1/73
 REV. 10/23/73
 REV. 9/13/73

◦ CITY OF RIVERSIDE, CALIFORNIA ◦

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 <u>1</u> OF <u>1</u>	2/12
SCALE: 1" = 50'	DRAWN BY ME DATE 5 / 3 / 72	SUBJECT <u>FOURTEENTH ST. GRADE SEPARATION</u>