

1608

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|-------------|-----------|---------|----------|
| CONTROL NO. | FRAME NO. | DATE | ROLL NO. |
| 26507 | 08-17-51 | 84-R164 | |

RECORDING REQUESTED BY
SOUTHERN CALIFORNIA EDISON COMPANY

WHEN RECORDED MAIL TO
SOUTHERN CALIFORNIA EDISON COMPANY
P. O. BOX 281
LOS ANGELES, CALIFORNIA 90028

RECEIVED FOR RECORD
NOV 17 1969
AT 9:00 O'CLOCK A.M.
An Agent of
TITLE INS. & TRUST CO.
Registered in Official Records
of Riverside County, California
W.M. Dwyer
PRES. S. J. [unclear]

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT OF EASEMENT (CORPORATION) Location: unincorporated area

THE DEWER COMPANY

288955

A corporation, organized under the laws of the State of _____ hereinafter called "Grantor", hereby grants to SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, its successors and assigns, hereinafter called "Grantee", an easement and right of way to construct, use, maintain, alter, add to, enlarge, repair, replace, inspect, and/or remove, at any time and from time to time, electric lines, consisting of metal towers, wood and/or metal poles, "H" frame structures, guy wires and anchors, crossarms, wires and other fixtures and appliances and communication circuits with necessary appurtenances, both overhead and underground, for conveying electric energy to be used for light, heat, power, telephone and/or other purposes in, under, on, over, along and across that certain real property in the County of Riverside, State of California, described as follows:

A strip of land, twenty-five (25.00) feet in width, hereinafter referred to as "right of way strip", the contourline of which is hereinafter described, lying within that certain real property of the Grantor, described as follows:

The Southwest quarter of the Southeast quarter; the South half of the Northwest quarter of the Southeast quarter; and the West half of the Southeast quarter of the Southeast quarter of Section 29, Township 2 South, Range 6 West, S. B. D. and M., as shown by sectionalized survey of the Jurupa Rancho, recorded in Book 9, page 33 of Maps, records of San Bernardino County, California.

The contourline of said strip of land, twenty-five (25.00) feet in width is described as follows:

Beginning at the point of intersection of the Easterly line of the West half of the Southeast quarter of the Southeast quarter of said Section 29, with a line parallel with and 12.50 feet Northerly, measured at right angles, from the South line of said Section 29, said point bears North 00° 03' 00" West, 12.50 feet, measured along said Easterly line from a 1-1/2 inch iron pipe set for the Southwest corner of the Southeast quarter of the Southeast quarter of the Southeast quarter of said Section 29, said point also bears South 00° 03' 00" East, 1306.63 feet, measured along said Easterly line from a 2 inch iron pipe set for the Northwest corner of the East half of the Southeast quarter of the Southeast quarter of said Section 29, as said iron pipes are shown on the map filed in Book 16, page 55 of Record of Surveys, in the office of the County Recorder of said Riverside County; thence from said point of beginning, along said parallel line, South 89° 47' 35" West, 1987.25 feet to a point hereinafter referred to as Point "A", said point being in a line parallel with and 15.00 feet Easterly, measured at right angles from the Westerly line of the Southeast quarter of said Section 29; thence, along said last mentioned parallel line, North 00° 11' 25" West, 1307.84 feet to a point in the North line of the Southwest quarter of the Southeast quarter of said Section 29, said point bears North 89° 48' 35" East, 15.00 feet, measured along said North line, from a found 3/4 inch iron pipe set at the Northwest corner of the Southwest quarter of the Southeast quarter of said Section 29; thence continuing along said last mentioned parallel line, North 00° 11' 25" West, 5.20 feet to a point hereinafter referred to as Point "B".

The sidelines of said strip of land twenty-five (25.00) feet in width, shall be prolonged or shortened Easterly so as to terminate in the Easterly line of the West half of the Southeast quarter of the Southeast quarter of said Section 29 and Northerly in a line passing through

GOLF COURSE
G.O.E
↙

290962 EM

SEE 4-25-68
70 4 337
FOUR 2-2-14

RECORDED AS TO DEEDS
P. S. PRELIM. REC. 81-1-1-68
DATE 1-1-68

1609

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said Point "B" and having a bearing of North 89° 48' 35" East.

Grantor does hereby also grant to Grantee, its successors and assigns, the right to construct, use, maintain, alter, add to, repair, replace, inspect and/or remove stub poles, guy wires and anchors in, on, over and across those portions of two (2) strips of land, each four foot in width, hereinafter designated as STRIP ONE and STRIP TWO, and also hereinafter referred to as "right of way strip", lying within the hereinbefore described real property of the Grantor, the centerlines of said four foot wide strips of land are described as follows:

STRIP ONE:
Beginning at Point "A" in the hereinbefore described strip of land, twenty-five (25.00) feet in width; thence South 89° 47' 35" West, 90.00 feet.

STRIP TWO:
Beginning at Point "B" in the hereinbefore described strip of land twenty-five (25.00) feet in width; thence North 89° 48' 35" East, ~~25.00~~ ^{70.00} feet.

EXCEPTING from said STRIP ONE and STRIP TWO those portions thereof lying within said strip of land twenty-five (25.00) feet in width.

Grantee shall have the right to construct roads, use existing road, and make such additions thereto, on lands of Grantor within and/or adjoining said right of way strip, as shall be necessary or convenient to Grantee's access to and use of its right of way strip located on the lands of the Grantor or on lands of others, and the right to use all necessary and convenient means of ingress to and egress from said right of way strip from the public highway most convenient thereto, for the uses and purposes and the exercising of the rights herein granted. In the event alternate public roads are constructed which, in the opinion of Grantee, will provide Grantee with access to said right of way strip as convenient and adequate as that which Grantee may then be using, Grantee agrees to relinquish any such portion or portions of the access roads no longer required hereunder as may be determined by Grantee.

Grantor hereby also grants to Grantee, its successors and assigns, and its and their contractors, agents and employees, the right to clear and to keep clear said right of way strip, free from explosives, buildings, equipment, brush, combustible material and any and all other obstructions of any kind (except for those herein provided) and the right to trim or remove any tree or shrub which in the opinion of Grantee, may endanger said electric lines or any part thereof or interfere with the exercise of the rights herein granted.

Grantor reserves for Grantor and Grantor's successors and assigns, across (but not longitudinally along) said right of way strip, rights for (1) underground water pipelines, (2) farm, grazing or pasture fences, and (3) roads, provided, however, that the exercise of such rights does not interfere with or endanger, in the opinion of Grantee, the operation or maintenance of the electric lines of Grantee, or Grantee's ready access to its said electric lines, or the exercise of any of the rights herein granted to Grantee.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its officers thereunto duly authorized, this 21st day of November, 1984.

THE DEWEY COMPANY

By [Signature] President

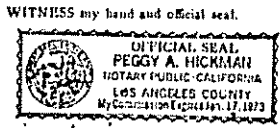
By [Signature] Secretary

Grantor

CORPORATION ACKNOWLEDGMENT

STATE OF CALIFORNIA,
COUNTY OF Los Angeles }

On this 7th day of November, 1984, before me, a Notary Public in and for said County and State, personally appeared E. B. Chilcott, Jr., known to me to be Vice President, and G. K. Brunst known to me to be Secretary of The Dewey Company, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the said corporation, and acknowledged to me that such corporation executed the same pursuant to its By-Laws or a resolution of its Board of Directors.



[Signature]
Notary Public in and for said County and State.
My commission expires on 11-17-87

16104

FRAME NO.
CONTROL NO. 26507 DATE 08-17-84 ROLL NO. 84-R164

THE POOR QUALITY OF THE ATTACHED ORIGINAL DOCUMENT HAS ADVERSELY AFFECTED REPRODUCTION. THIS IS THE MOST LEGIBLE IMAGE OBTAINABLE.

