

191167

1 WEBER VALLEY HEIGHTS
2 NON-PROFIT ASSOCIATION
3 44135 PERRYMAN LN
4 HENET, CALIF

GRANT OF EASEMENT

RECEIVED FOR RECORD
AT 3:00 O'CLOCK P.M.

MAY 24 1990

Presented to Official Records
of Riverside County, California

W. H. H. H. H. H.
Recorder of
Riverside County, California

5 This deed for grant of easement April 12, 1990, by Charles Campbell
6 and Joann Campbell, to, Paul and Esther Klausung, Pat Kessler,
7 Robert Franko and Deborah St. Pierre, Leroy and Janice Smith, Don
8 and Sue Leuschen, Ronald and Alicia Leuschen, Earl and Adele
9 Blackwelder, Gilbert and Norma Gaston, George and Mary Harris,
10 Darren and Susan Moore, granters. RJF

11 Grantor, for valuable consideration, hereby grants to
12 grantees an easement for the drilling, construction, installation,
13 equipping, operation, use, maintenance and repair of a water well
14 and for the construction, reconstruction, installation, re-
15 placement, removal, repair, operation, and maintenance of pipe-
16 lines and pumps for the transmission and conveyance of water,
17 and for ingress and egress in connection with the exercise of
18 any of the foregoing rights; said easement being described
19 as follows:

20 A circle of land, 30 feet in Diameter, surrounding
21 the well location on the south side of,
22 that portion of the Northwest quarter of
23 the Southwest quarter of Section 4, Town-
24 ship 7 South, Range 1 East, San Bernardino
25 Meridian, according to the Official Plot
26 thereof, shown as Parcel 2 on a record of
27 Survey Map on file in Book 53, page 40 of
28 Record of Surveys, Riverside County Records.
Rights of the public in and to that portion
of the herein described land lying within
public roads.
An easement, 30 feet in width, for road purposes,
with the right to convey to other, over and across
that portion of a roadway commonly known as
East Benton Road, as disclosed by mesne deeds
of record. A declaration of Dedication for
public road, public utility and incidental
purposes, recorded March 18 1971, as Instrument
No. 21181. Affects: The South 30 feet of said land.

29 This easement shall be for the benefit of and as an
30 easement appurtenant to the land in the County of Riverside,
31 State of California, more particularly described in Exhibit
32 "A", attached and incorporated.

1 IN WITNESS WHEREOF, grantor has executed this
2 deed on the date stated.
3
4
5

6 *Charles E. Campbell*

CHARLES CAMPBELL

7 *Jo Ann Campbell*
8
9

JOANN CAMPBELL

10
11
12
13
14 On April 13 1990 before me, the under signed, a notary
15 public in and for the county and state personally appeared
16 Charles and Joann Campbell, known to me to be the persons
17 whose names are subscribed to the within instrument and
18 acknowledged that they executed the same.
19



Angela Rene Pallireto

Signature of Notary Public

23
24
25 (NOTARY SEAL)
26
27
28

EXHIBIT "A"

DARREN MOORE AND SUSAN MOORE, husband and wife, as
Joint Tenants.

Parcel 4 of Record of Surveys recorded January 24,
1969 as shown by Map on file in Book 53, page 53 of
Record of Surveys, Records of Riverside County,
California.

PAUL D. KLAUSING AND ESTER C. KLAUSING, husband and wife as
Joint Tenants.

Parcel A:

Parcel 4, as shown on Record of Survey, recorded
January 3, 1968 in Book 53, page 43 of Records of
Survey, Records of Riverside County, California.
Reserving therefrom non-exclusive easements for
road and utility purposes, 30 feet wide along the
North and East lines of said land; 15 feet wide
along the South and West lines of said land; and 30
feet wide over an existing road where it crosses
over said loan.

Parcel B:

Non-exclusive easements for road and utility
purposes, not less than 30 feet wide, from East
Benton Road to Parcel A described hereinabove.

1 Robert Joseph Franko, Jr. and Deborah St. Pierre, as joint
2 tenants.

3
4 Parcel A:

5 Parcel 3 of record of survey 53/47, Riverside
6 County. (5.38 acres)

7 Parcel B:

8 Non-exclusive easements for roads and utilities not
9 less than 30 feet wide over existing roads from
10 East Benton Road to Parcel A hereof.

11 George and Mary Harris, husband and wife joint tenants.

12 That portion of the Northwest Quarter of the South-
13 west quarter of Section 4, Township 7 South, Range 1
14 East, San Bernardino Base and Meridian more particularly
15 described as Parcel 4 as shown on map on file in book
16 53, page 40 of records of survey in the office of
17 the County Recorder of Riverside County.

18 Earl Blackwelder, a married man as his sole and separate
19 property.

20
21 Parcel 1:

22 That portion of the North west quarter of the South-
23 west quarter of said Section 4, Township 7 South,
24 Range 1 East, San Bernardino Base and Meridian,

described as follows:

Beginning at the Northwest corner of the Southwest quarter of said Section 4; thence Southerly along the Westerly line of the Southwest quarter of said Section 4, a distance of 690.02 feet, more or less, to the Southwest corner of the land conveyed to the Owners of Record by Deed recorded January 19, 1970, as Instrument No. 4992 of Official Records of Riverside County, California; thence North 89°33,00" East, along the Southerly line of said land conveyed to the Owners of Record, 330.33 feet; thence North 1°12'58" West, 684.05 feet to the Northerly line of the Southwest quarter of said Section 4; thence South 89°45'52" West along the Northerly line of the Southwest quarter of said Section 4, distance of 330.32 feet to the point of beginning;

Reserving therefrom non-exclusive easements for road and utility purposes 30 feet wide along the South and West lines and 15 feet wide along the North and East lines.

Parcel 2:

Non-exclusive easements for road and utility purposes, 30 feet wide, from East Benton Road to Parcel 1 described hereinabove.

1 PATRICIA KESSLER, a married woman as her sole property.

2 Parcel A:

3 Parcel 3, as shown on Record of Survey recorded
4 January 13, 1968 in Book 53, page 43 of Records of
5 Survey, Records of Riverside County, California;
6 Reserving therefrom non-exclusive easements for
7 road and utility purposes 15 feet wide along the
8 East, South and West lines, and 30 feet wide along
9 the North line of said property.

10 Parcel B:

11 Non-exclusive easements not less than 30 feet wide,
12 with the right to convey same for road and utility
13 purposes from East Benton Road to Parcel A
14 described hereinabove.

15 RONALD LEUSCHEN AND ALICIA LEUSCHEN, husband and wife as
16 Joint Tenants.

17 That portion of Parcel 1 as shown by map on file in
18 Book 53, page 53 of Records of Survey in the office
19 of the County Recorder of Riverside County; being
20 more particularly described as follows:

21 Beginning at the Southwest corner of Parcel 1, said
22 point being the West Quarter corner of Section 4,
23 said point also being the true point of beginning;
24 thence North 1°12'11" West 394.82 feet along the
25 West line of Parcel 1; thence North 89°45'36" East,
26 330.71 feet to the east line of Parcel 1; thence
27 South 1°13'00" East, 394.84 feet along the east
28 line of Parcel 1 to the Southeast corner of

1 Parcel 1; thence South 89°45'52" West, 330.82 feet
2 along the South line of Parcel 1 to the true point
3 of beginning.

4 DON LEUSCHEN AND SUE LEUSCHEN, husband and wife as Joint
5 Tenants.

6 Parcel 1 of Record of Survey, as shown by map
7 recorded in Book 53, page 53, Records of Survey,
8 Riverside County, California.

9 LEROY SMITH AND JANICE SMITH, husband and wife, as joint tenants

10 Parcel A:

11 Parcel 1, as shown on Record of Survey, recorded
12 January 20, 1969 in Book 53, page 51 of Records of
13 Survey, Records of Riverside County, California;
14 Reserving therefrom non-exclusive easements for
15 road and utility purposes 30 feet wide along the
16 West line and 15 feet wide along the North, East
17 and South lines.

18 Parcel B:

19 Non-exclusive easements for road and utility
20 purposes, not less than 30 feet wide, from East
21 Benton Road over existing roads to Parcel A
22 described hereinabove.

23 ROBERT JOSEPH FRANKO, JR. AND DEBORAH ST. PIERRE, as joint tenant

24 Parcel A:

25 Parcel 2 of Record of Survey 53/47, Riverside
26 County, State of California.

27 Parcel B:

28 Non-exclusive easements for roads and utilities not

1 less than 30 feet wide over existing roads from
2 East Benton Road to Parcel A hereof.

3 GILBERT G. GASTON AND NORMA P. GASTON.

4 Parcel A:

5 Parcel 3 of Record of Survey 53/40, Riverside
6 County. (5.13 acres)

7 Parcel B:

8 Non-exclusive easements not less than 30 feet wide
9 for roads and utilities from East Benton Road to
10 Parcel A hereof.

11 CHARLES E. CAMPBELL AND JOANN CAMPBELL . husband and wife

12 as joint tenants.

13 That portion of the Northwest quarter of the Southwest
14 quarter of Section 4, Township 7 South, Range 1
15 East, San Bernardino Meridian, according to the
16 official Plot thereof, shown as Parcel 2 on a
17 Record of Survey map on file in Book 53, page 40
18 of Record of Surveys, Riverside County Records.
19
20
21
22
23
24
25
26
27
28