

1 WINDY VALLEY HEIGHTS
2 NON-PROFIT ASSOCIATION

3 GRANT OF EASEMENT

4 THIS DEED FOR GRANT OF EASEMENT 9-11, 1992, BY RONALD
5 MARK LEUSCHEN TO EARL BLACKWELDER, CHARLES AND JOANN CAMPBELL,
6 ROBERT FRANKO, GILBERT AND NORMA GASTON, DAVID AND DARLENE
7 MADON, PAUL AND ESTHER KLAUSING, PAT KESSLER, DONALD AND GUY
8 LEUSCHEN, DARREN AND SUSAN MOORE, LEROY AND JAMICK SMITH, DEBBIE
9 ST. PIERRE.

10 GRANTOR, WITHOUT CONSIDERATION, HEREBY GRANT TO THE
11 GRANTEE AN EASEMENT FOR CONSTRUCTION, INSTALLATION, EQUIPPING,
12 OPERATION, USE, MAINTENANCE, AND REPAIR OF WATER TANK AND FOR
13 CONSTRUCTION, RECONSTRUCTION, INSTALLATION, REPLACEMENT, USE,
14 REMOVAL, REPAIR, OPERATION
15 FOR TRANSMISSION AND CONVE
16 GRESS IN CONNECTION WITH
17 RIGHTS; SAID EASEMENT BEIN

18 THE SECTION OF L
19 AS A NON-ENCLOSED
20 UTILITY PURPOSES
21 EAST LINE OF THE
22 SECTION BY MAP ON
23 OF RECORDS OF SO
24 COUNTY RECORDER
25 BEING MORE PART
26 BEGINNING AT THE
27 PARCEL 1, SAID P
28 QUARTER CORNER O
ALSO BEING THE S
TRENCH NORTH 1 1
ALONG THE WEST 1
NORTH 89 45' 36"
EAST LINE OF PAR
90° EAST, 394.84
OF PARCEL 1 TO S
PARCEL 1; TRENCH
330.82 FEET ALON
PARCEL 1 TO THE
BEGINNING, UNDER
GROUND "ANYTHING
THIS EASEMENT, I
EXCEPT BY NEW G

29 THIS EASEMENT SHALL I
30 EASEMENT APPURTENANT TO THE
31 STATE OF CALIFORNIA, MORE
32 "A", ATTACHED AND INCORPOR

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

3
4
5
6
7
8
9

RONALD MARK LEUSCHEN


RECORDED 4-13-93

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5123

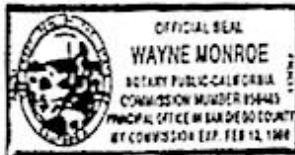
State of California

County of San Diego

On 4/13/93 before me, Wayne Monroe, Notary Public
NAME/TITLE OF OFFICER, E.G. "JANE DOE, NOTARY PUBLIC"

personally appeared Ronald Mark Leuschen
NAME(S) OF SIGNER(S)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.


SIGNATURE OF NOTARY

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

INDIVIDUAL
 CORPORATE OFFICER(S)

TITLE(S)
 PARTNER(S) LIMITED
 GENERAL

ATTORNEY-IN-FACT
 TRUSTEE(S)
 GUARDIAN/CONSERVATOR
 OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(ES)

OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

TITLE OR TYPE OF DOCUMENT Grant of Easement

NUMBER OF PAGES 1 DATE OF DOCUMENT 9/11/92

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

SIGNER(S) OTHER THAN NAMED ABOVE _____

2025-10-07

61693

1 WEBER VALLEY HEIGHTS
2 NON-PROFIT ASSOCIATION

3 GRANT OF EASEMENT

4 THIS DEED FOR GRANT OF EASEMENT 9-11, 1992, BY RONALD
5 MARK LEUSCHEN TO EARL BLACKWELDER, CHARLES AND JOANN CAMPBELL,
6 ROBERT FRANKO, GILBERT AND NORMA GASTON, DAVID AND DARLENE
7 MADSEN, PAUL AND ESTHER KLAUSING, PAT KESSLER, DONALD AND SUE
8 LEUSCHEN, DARREN AND SUSAN MOORE, LEROY AND JANICE SMITH, DEBBIE
9 ST. PIERRE.

10 GRANTOR, WITHOUT CONSIDERATION, HEREBY GRANT TO THE
11 GRANTEE AN EASEMENT FOR CONSTRUCTION, INSTALLATION, EQUIPPING,
12 OPERATION, USE, MAINTENANCE, AND REPAIR OF WATER TANK AND FOR
13 CONSTRUCTION, RECONSTRUCTION, INSTALLATION, REPLACEMENT, USE,
14 REMOVAL, REPAIR, OPERATION, MAINTENANCE OF PIPELINES AND PUMPS
15 FOR TRANSMISSION AND CONVEYANCE OF WATER, AND FOR INGRESS AND
16 EGRESS IN CONNECTION WITH EXERCISE OF ANY OF THE FOREGOING
17 RIGHTS; SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

18 THE SECTION OF LAND CURRENTLY DESCRIBED
19 AS A NON-EXCLUSIVE EASEMENT FOR ROAD AND
20 UTILITY PURPOSES, 15 FEET WIDE ALONG THE
21 EAST LINE OF THAT PORTION OF PARCEL 1 AS
22 SHOWN BY MAP ON FILE IN BOOK 53, PAGE 53
23 OF RECORDS OF SURVEY IN THE OFFICE OF THE
24 COUNTY RECORDER OF RIVERSIDE COUNTY;
25 BEING MORE PARTICULARLY DESCRIBED AS:
26 BEGINNING AT THE SOUTHWEST CORNER OF
27 PARCEL 1, SAID POINT BEING THE WEST
28 QUARTER CORNER OF SECTION 4, SAID POINT
ALSO BEING THE TRUE POINT OF BEGINNING;
THENCE NORTH 12° 11' WEST 394.82 FEET
ALONG THE WEST LINE OF PARCEL 1; THENCE
NORTH 89° 45' 36" EAST, 330.71 FEET TO THE
EAST LINE OF PARCEL 1; THENCE SOUTH 13°
00" EAST, 394.84 FEET ALONG THE EAST LINE
OF PARCEL 1 TO THE SOUTHEAST CORNER OF
PARCEL 1; THENCE SOUTH 89° 45' 52" WEST,
330.82 FEET ALONG THE SOUTH LINE OF
PARCEL 1 TO THE TRUE POINT OF THE
BEGINNING, UNDERSTANDING THAT NO ABOVE
GROUND "ANYTHING" WILL BE PLACED ON OR IN
THIS EASEMENT, EXCEPT THE WATERTANK ITSELF
EXCEPT BY NEW GRANT.

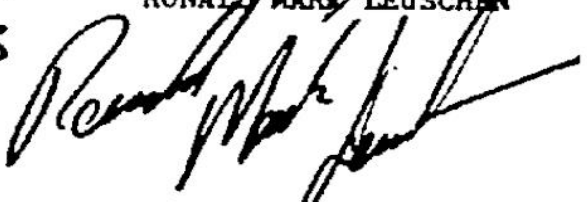
26 THIS EASEMENT SHALL BE FOR THE BENEFIT OF AND AS AN
27 EASEMENT APPURTENANT TO THE LAND IN THE COUNTY OF RIVERSIDE,
28 STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED IN EXHIBIT
"A", ATTACHED AND INCORPORATED.

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

3
4
5
6 

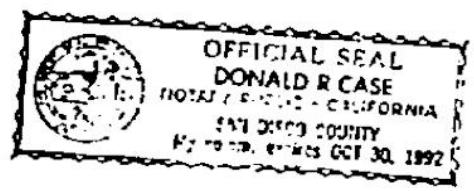
RONALD MARK LEUSCHEN

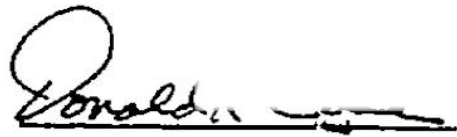
7 RENOTARIZED 4-13-93

8
9 

10 Ronald mark L Leuschen
11
12

13 On Sept. 11, 1992 before me, the under signed, a notary
14 public in and for the county and state personally appeared
15 Ronald Mark Leuschen, known to me to be the person whose
16 name is subscribed to within instrument and acknowledged that
17 he executed the same.
18
19
20



23 

24 Signature of Notary Public

25 (NOTARY SEAL)

NUMBERS 61693

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

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

6 PAUL D. KLAUSING AND ESTHER C. KLAUSING. husband and wife as
7 Joint Tenants.

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

18 Parcel B.
19 Non-exclusive easements for road and utility
20 purposes, not less than 30 feet wide, from East Benton
21 Road to Parcel A described herein above.
22
23
24
25
26

NUM-10073-61693

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

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

Parcel A:

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

Parcel B:

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

David and Darleen Hadden, husband and wife joint tenants.

That portion of the Northwest Quarter of the Southwest quarter of Section 4, Township 7 South, Range 1 East, San Bernardino Base and Meridian more or less described as Parcel 4 as shown on map on page 53, page 40 of records of survey in the office of the County Recorder of Riverside County.

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

Parcel 1:

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

TURNER-UBORF 61693

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

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 Owner of Record by Deed recorded January 19, 1970, as Instrument No. 4992 of Official Record 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 Southerly West 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 herein above.

NUMER-10073-61693

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, a single man as his sole and separate
16 property.

17 That portion of Parcel 1 as shown by map on file
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, sa
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" Eas
26 330.71 feet to the east line of Parcel 1;
27 South 1°13'00" East, 394.84 feet along th
28 line of Parcel 1 to the Southeast corner

NUMER-10073- 61693

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

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

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

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

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

Parcel A:

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

Parcel B:

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

ROBERT JOSEPH FRANKO, JR. AND DEBORAH ST. PIERRE,

Parcel A:

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

Parcel B:

Non-exclusive easements for road and utility

7-10007-61693

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

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

GILBERT G. GASTON AND NORMA P. GASTON.

Parcel A:

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

Parcel B:

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

CHARLES E. CAMPBELL AND JOANN CAMPBELL . husband and wife

as joint tenants.

That portion of the Northwest quarter of the South
quarter of Section 4, Township 7 South, Range 1
East, San Bernardino Meridian, according to the
official Plot thereof, shown as Parcel 2 on a
Record of Survey map on file in Book 53, page 40
of Record of Surveys, Riverside County Records.

NUM 7-20877
61693

If either party violates the terms of this Grant
of Easement, the other party shall be entitled to a
restraining order issued by the court and any other
appropriate sanctions, including attorneys fees.

So Stipulated :

Plaintiffs:

DATE: _____, 1992

DARREN MOORE

DATE: _____, 1992

SUSAN MOORE

DATE: 9-17, 1992

Paul Klausung
PAUL KLAUSING

DATE: 9-17, 1992

Esther Klausung
ESTHER KLAUSING

DATE: Sept 26, 1992

Robert J. Franko Jr.
ROBERT JOSEPH FRANKO J

DATE: Sept 26, 1992

Deborah St. Pierre
DEBORAH ST. PIERRE

DATE: _____, 1992

David Hadden
DAVID HADDEN

DATE: _____, 1992

Darlene Hadden
DARLENE HADDEN

DATE: 8 Oct, 1992

Earl Bluckwelder
EARL BLUCKWELDER

DATE: 9-11, 1992

Ronald Mark Leuschen
RONALD MARK LEUSCHEN

DATE: _____, 1992

PATRICIA KESSLER