

11-10-93

61693

Mailed
Recording Requested By:
Don Leuschen Sr.
10391 Linda
Buena Park, Cal
90620

RECEIVED FOR RECORD
AT 9:00 O'CLOCK

JUN 16 1993

Recorder in Official Records
of Riverside County, California

Wm. [Signature] Recorder
Fees \$

3/9

FRONT

NUMBER 03073

61693

VEHICLE VALLEY HEIGHTS
NON-PROFIT ASSOCIATION

GRANT OF EASEMENT

THIS DEED FOR GRANT OF EASEMENT 9-11, 1992, BY RONALD
MARK LEUSCHER TO EARL BLACKWELDER, CHARLES AND JOANN CAMPBELL,
ROBERT FRANKO, GILBERT AND NORMA CAYSON, DAVID AND DANIELE
BADONI, PAUL AND ESTHER KLARBERG, PAT KESSLER, DONALD AND SOR
LEUSCHER, DARRIN AND ROSAL MOORE, LEROY AND JANICE SMITH, DEBBIE
ST. PIERRE.

GRANTOR, WITHOUT CONSIDERATION, HEREBY GRANT TO THE
GRANTEES AN EASEMENT FOR CONSTRUCTION, INSTALLATION, EQUIPPING,
OPERATION, USE, MAINTENANCE, AND REPAIR OF WATER TANK AND FOR
CONSTRUCTION, RECONSTRUCTION, INSTALLATION, REPLACEMENT, USE,
REMOVAL, REPAIR, OPERATION, INSTALLATION, REPLACEMENT, USE,
FOR TRANSMISSION AND CONVE
EGRESS IN CONNECTION WITH
RIGHTS; SAID EASEMENT BEING

THIS EASEMENT SHALL 1
EASEMENT APPORTIONARY TO THE
STATE OF CALIFORNIA, MORE
"A", ATTACHED AND INCORPORATED

THE SECTION OF 1
AS A NON-EXCLUSIVE
UTILITY POSSESSOR
EAST LINE OF THE
SHOWN BY MAP ON
OF RECORDS OF SU
COUNTY RECORDER
BEING MORE PART
BEGINNING AT THE
PARCEL 1, SAID P
QUARTER CORNER O
ALSO BEING THE
TERENCE MORTE 1 1
ALONG THE WEST 1
MORTE 89 45' 36"
EAST LINE OF PAR
00° EAST, 394.84
OF PARCEL 1 TO 1
PARCEL 1; TERENCE
330.82 FEET ALONG
PARCEL 1 TO THE
SECTIONING, BOUND
GROUND - ANTIWIND
THIS EASEMENT, 1
EXCEPT BY NEW CO

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

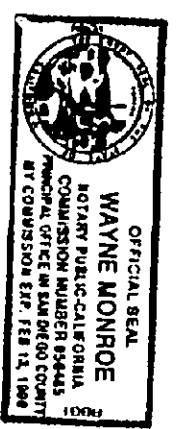
State of California

County of San Diego

On 4/13/93 before me, Wayne Monroe, Notary Public

personally appeared Ronald Mark Leuscher

personally known to me - OR - proved to me on the basis of satisfactory evidence



WITNESS my hand and official seal.

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

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

Renovated 4-13-93

Ronald Mark Leuscher
RONALD MARK LEUSCHER

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- CORPORATE OFFICER(S)
- PARTNER(S) LIMITED GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

OPTIONAL SECTION

TITLE OR TYPE OF DOCUMENT Grant of Easement
NUMBER OF PAGES 1 DATE OF DOCUMENT 4/11/92
SIGNER(S) OTHER THAN NAMED ABOVE _____

NUMBER 10077

61693

UNITED VALLEY DRIGERS
NON-PROFIT ASSOCIATION

GRANT OF EASEMENT

THIS DEED FOR GRANT OF EASEMENT 9-11, 1992, BY RONALD
MARK LEUSCHEN TO EARL BLACKBURN, CHARLES AND JOANN CAMPBELL,
ROBERT FRANKO, GILBERT AND MORNA GASTON, DAVID AND DALENE
RADON, PAUL AND ESTHER HADJING, PAT KESSLER, DONALD AND SOE
LEUSCHEN, DARRIN AND SUSAN MOORE, LEROY AND JANICE SMITH, DEBBIE
ST. PIERRE.

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

THE SECTION OF LAND CURRENTLY DESCRIBED
AS A NON-EXCLUSIVE EASEMENT FOR ROAD AND
UTILITY PURPOSES, 15 FEET WIDE ALONG THE
EAST LINE OF THAT PORTION OF PARCEL 1 AS
SHOWN BY MAP ON FILE IN BOOK 53, PAGE 53
OF RECORDS OF SURVEY IN THE OFFICE OF THE
COUNTY RECORDER OF RIVERSIDE COUNTY;
BEING MORE PARTICULARLY DESCRIBED AS:
BEGINNING AT THE SOUTHWEST CORNER OF
PARCEL 1, SAID POINT BEING THE WEST
QUARTER CORNER OF SECTION 4, SAID POINT
ALSO BEING THE TRUE POINT OF BEGINNING;
THENCE NORTH 1 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 1 13'
00" EAST, 394.86 FEET ALONG THE EAST LINE
OF PARCEL 1 TO THE SOUTHWEST 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 "MARKINGS" WILL BE PLACED ON OR IN
THIS EASEMENT, EXCEPT THE WATER TANK ITSELF
EXCEPT BY NEW GRANT.

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

(1)

IN WITNESS WHEREOF, Grantor has executed this deed
on the date stated.

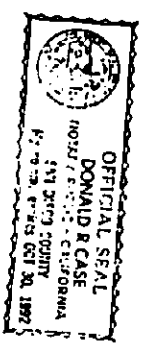
Renovated 4-13-93

Ronald Mark Leuschen

RONALD MARK LEUSCHEN

On Sept. 11, 1992 before me, the under signed, a notary

public in and for the county and state personally appeared
Ronald Mark Leuschen, known to me to be the person whose
name is subscribed to within instrument and acknowledged that
he executed the same.



Signature of Notary Public

(NOTARY SEAL)

(2)

NUMBER 09073

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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.

15 Parcel B.
16 Non-exclusive easements for road and utility
17 purposes, not less than 30 feet wide, from East Benton
18 Road to Parcel A described herein above.

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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 particularly described as Parcel 4 as shown on map on file in book 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,

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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.

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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 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

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1 Parcel 1; thence South 89 45'52" West, 330.82
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
10 tenants.

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

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

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

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

28 Parcel B:
Non-exclusive easements for road and utilities not

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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 Southwest
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 10073

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If either party violates the terms of this Grant
1 of Easement, the other party shall be entitled to a
2 restraining order issued by the court and any other
3 appropriate sanctions, including attorneys fees.
4

5 So Stipulated :

Plaintiffs:

7 DATE: _____, 1992

DARREN MOORE

9 DATE: _____, 1992

SUSAN MOORE

11 DATE: 9-17, 1992

Paul Klausung
PAUL KLAUSING

13 DATE: 9-17, 1992

Esther Klausung
ESTHER KLAUSING

15 DATE: Sept 26, 1992

Robert J. Franko Jr.
ROBERT JOSEPH FRANKO JR.

17 DATE: Sept 26, 1992

Deborah St. Pierre
DEBORAH ST. PIERRE

19 DATE: _____, 1992

David Hadden
DAVID HADDEN

21 DATE: _____, 1992

Darlene Hadden
DARLENE HADDEN

23 DATE: 8 Oct., 1992

Earl Blackwelder
EARL BLACKWELDER

25 DATE: 9-11, 1992

Ronald Mark Leuschen
RONALD MARK LEUSCHEN

27 DATE: _____, 1992

PATRICIA KESSLER

NUMBER 10073

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DATE: 9-17, 1992

Don Leuschen
DON LEUSCHEN

DATE: 9-17, 1992

Sue Leuschen
SUE LEUSCHEN

DATE: 10/24, 1992

Leroy Smith
LEROY SMITH

DATE: 10/24, 1992

Janice Smith
JANICE SMITH

DATE: _____, 1992

ROBERT JOSEPH FRANKO JR.

DATE: _____, 1992

DEBORAH ST. PIERRE

DATE: 10-6, 1992

Gilbert Gaston
GILBERT GASTON

DATE: 10-6, 1992

Norma Gaston
NORMA GASTON

DATE: _____, 1992

Charles Campbell
CHARLES CAMPBELL

DATE: 9-, 1992

Joann Campbell
JOANN CAMPBELL

REVISED