

Stewart Title of CA, Inc. L.A.

Order: 7

Comment:

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<i>State</i>	<i>County</i>	<i>Type</i>	<i>Document Information</i>	<i>Print Description</i>
<i>CA</i>	<i>Los Angeles</i>	<i>Official Record</i>	<i>5109.392</i>	<i>Complete 1 Page(s)</i>

State of California, County of Los Angeles.

On this 23 day of August, 1925 before me Seth B. Smith a Notary Public in and for said County, personally appeared B. L. Sanders and Emma B. Sanders (his wife) who being to the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same.

Witness my hand and official seal.

(Notary Seal)

Seth B. Smith Notary Public

Los Angeles County, California.

11881 Copy of the original recorded at request of Grantee Sep. 24, 1925 at 45 min past 1 P.M. Copyist 356 Compared. C.L. Logan County Recorder by R. Patton Deputy

EASEMENT.

THIS INSTRUMENT, made this 26th day of August 1925 by and between Bixby Land Company, a corporation, organized and existing under the laws of the State of California, of the first part, and the Los Angeles County Flood Control District, a city, corporate and politic of Los Angeles County and State of California, party of the second part. Witnesseth, That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by said party of the second part, the receipt whereof is hereby acknowledged, and for the further consideration of the benefits to be derived by said first party, the establishment of said official channel hereinafter referred to, does by these presents grant a perpetual easement and right-of-way to said second party, for the construction reconstruction inspection maintenance and repair of protection works for the purpose of confining the water of San Gabriel River in a single channel, and for the purpose of establishing an official channel to carry the water of the said stream in a definite course; said easement and right-of-way to extend over, across and upon that certain piece of parcel of land described as follows, to-wit:

Those portions of Section 24, Fractional Section 13 and the North half of Section 25, T. 4 S. E. 12 W. of the Rancho Los Alamitos, as shown on map recorded in book 704 pages 140 and 141 of Deeds, Records of Los Angeles County, within a strip of land 400 feet wide, the westerly line of which is the easterly line of the strip of land 100 feet wide conveyed to the Los Angeles Gas and Electric Corporation by deed recorded in Book 4856, Page 233, of Official Records of said County and is described as follows: Beginning at a point in the northerly line of said Rancho Los Alamitos, distant S. 70° 36' E. thereon, 1687.48 feet from the most northerly corner of said Rancho; thence S. 6° 58' 30" E. 3819.55 feet to the beginning of a curve concave to the West having a radius of 5529.65 feet; thence southerly along said curve, a distance of 442.34 feet to the end of said curve; thence S. 2° 23' 36" E. 2545.69 feet to the beginning of a curve concave to the west having a radius of 2654.95 feet; thence southerly along said last mentioned curve 94.60 feet more or less to a point in the southerly line of the north half of the aforesaid Section 25, distant N. 89° 47' 36" thereon 42.57 feet from the center of said Section 25.

All curves in the above description are tangent to the straight lines which they join. Excepting from the above described strip of land 400 feet wide, a strip of land 200 feet wide as conveyed to the New San Gabriel Levee District by deed recorded in Book 4379 Page 126 of Deeds, records of said County.

This conveyance is made, however, subject to the following reservations and conditions: 1. The right of the grantor to enter upon the land hereinbefore described and to excavate and remove material therefrom, in compliance, however, with such regulations as the grantee may from time to time prescribe for the purpose of preventing damage to flood control work and improvements.

2. The condition that the grantee, by the acceptance of this conveyance agree that the grantee shall construct, install and maintain such tide gates, or other appliances, as may be necessary to permit the drainage into the flood control channel of surface water from adjoining lands and to prevent the backing up and overflow of tide water upon such adjoining lands.

3. That the grantor reserves all rights in and to the property hereinbefore described and that the grantee hereby expressly grants or those necessary to the exercise