

When recorded mail to:

City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

88481

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee. (Government Code 6103)

RECEIVED FOR RECORD  
At Request of  
City Clerk  
Min. Past 5 o'clock P.M.

Book 1983, Page 88481

MAY - 6 1983

Recorded in Official Records  
of Riverside County, California

William J. Starny  
Recorder

Fees

FOR RECORDER'S OFFICE USE ONLY

Project: Van Buren Boulevard Widening  
Parcel 5

10592

TEMPORARY CONSTRUCTION  
EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

SAM and PHIL KELBER, a partnership,

as Grantor, grants to the CITY OF RIVERSIDE, a Municipal Corporation of the State of California, as Grantee, its successors and assigns, a temporary easement and right of way for the construction and installation of \_\_\_\_\_  
driveway approaches and meet existing pavement

together with all necessary appurtenances, in, under, upon, over and along that certain real property situated in the City of Riverside, County of Riverside, State of California, described as follows:

All that portion of the north 355 feet of the N  $\frac{1}{2}$  of the E  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 1, T. 3 S., R. 6 W., S.B.M., more particularly described as follows:

COMMENCING at the southeast corner of that certain parcel of land conveyed to Sam and Phil Kelber, a partnership, by deed recorded March 25, 1971, as Instrument No. 30400 of Official Records of said Riverside County;

THENCE South 89° 29' 20" West, along the south line of said parcel a distance of 7.00 feet to a line which is parallel with and distant 47.00 feet west, as measured at right angle, from the east line of said Section 1, and to the true point of beginning;

THENCE North 0° 20' 40" East, along said parallel line 121.16 feet to the beginning of a tangent curve with a radius of 28.00 feet and concaving southwesterly;

THENCE Northerly, Northwesterly and Westerly along said curve an arc length of 44.33 feet, thru a central angle of 90° 42' 25" to the south line of Wells Avenue, (formerly Huron Avenue);

THENCE South 32° 53' 23" East, 33.47 feet to a line which is parallel with and distant 57.00 feet west, as measured at right angle, from said east line of Section 1;

THENCE South 00° 20' 40" West, along said parallel line 121.31 feet to said south line of parcel conveyed to Sam and Phil Kelber, a partnership;

THENCE North 89° 29' 20" East, along said south line 10.00

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feet to said true point of beginning.

Area - 1,581 Square Feet.

DESCRIPTION APPROVAL  
by George P. Hutchins 4/21/83 by OS  
Surveyor

Said temporary construction easement is to be used for all purposes proper and convenient in the construction and installation of driveway approaches and meet existing pavement, including the rights of ingress and egress, the temporary deposit of tools, equipment, machinery, vehicles, materials and supplies used in the performance of said work, and for similar and related purposes by the City of Riverside, its officers, employees, agents or contractors.

Upon completion of construction, the City of Riverside shall remove all debris, waste or excess material, brush or other matter of material deposited or placed upon the land, and with the exception of vegetation, return the surface as near as possible to its condition before construction.

This construction easement shall terminate upon completion of the work of constructing the driveway approaches and meet existing pavement or within one year of the date of recording this document, whichever occurs first.

Dated May 2, 1983

SAM AND PHIL KELBER,  
a partnership,

Phil Kelber

PHILIP KÜBSEK, Partner

APPROVED AS TO FORM  
Donald M. Christian  
SENIOR DEPUTY CITY ATTORNEY

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 14883 of said City Council adopted on January 25, 1983, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated 5/6/83

William J. [Signature]  
Property Services Manager  
Title

88481



6 89° 38' 15" W

WELLS AVENUE

40'

10.04'

POR. OF SECTION 1 T.3S., R.6W., S.B.M.

① R=28'  
Δ=90°42'25"  
L=44.33'

② R=25'  
Δ=90°42'25"  
L=39.58'

REM 0.49 AC.

05

1 SQ. FT.

121.91'

121.16'

1,081.71

124.18'

40'

VAN BUREN BOULEVARD

187.38'

N 00° 20' 40" E

S 89° 29' 20" W

CITY OF RIVERSIDE, CALIFORNIA

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 4 OF 18

6/16/82

SCALE: 1" = 40'

DRAWN BY SK, DATE 7/18/80

SUBJECT VAN BUREN BOULEVARD WIDENING

10592