

IGOTITLE COMPANY

086972

When recorded mail to:

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

RECEIVED FOR RECORD  
AT 8:00AM

MAR - 3 1999

Recorded in Official Records  
of Riverside County, California

Recorder *Ø*

Fees \$ \_\_\_\_\_

**FREE RECORDING**

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

\_\_\_\_\_  
FOR RECORDER'S OFFICE USE ONLY

*Ø*  
*ML*

Project: La Sierra Avenue Widening  
Parcel 056

A.P.N. 149-160-007  
*TRA 009-030*

**D - 14362**

TEMPORARY CONSTRUCTION  
EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, AGNES NELSON, JOHN KENT NELSON, and LORI JEAN MILLS, as joint tenants, as Grantors, grant 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 public improvements, together with all necessary appurtenances, in, under, upon, over and along that certain real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Said temporary construction easement is to be used for all purposes proper and convenient in the construction and installation of public improvements, 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 or 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 public improvements or within one year of the date of recording this document, whichever occurs first.

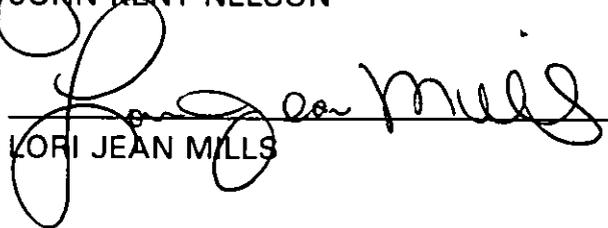
Dated January 5 1999



AGNES NELSON



JOHN KENT NELSON



KORI JEAN MILLS

# ALL-PURPOSE ACKNOWLEDGMENT

086972

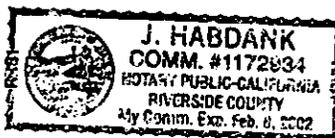
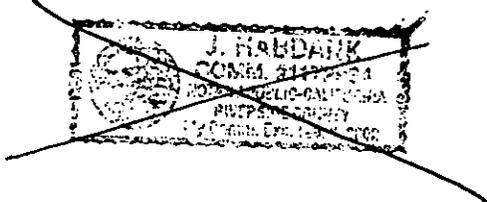
STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE }

On 1-8-99 before me, J. HADBANK

personally appeared AGNES ANNA NELSON  
personally known to me (or proved on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed in 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,

J. HADBANK  
NOTARY PUBLIC IN AND FOR THE SAID STATE



### CAPACITY CLAIMED BY SIGNER

NAME OF PERSON(S) OR ENTITY(IES)

- INDIVIDUAL(S)
- CORPORATE OFFICER(S) \_\_\_\_\_ TITLE(S) \_\_\_\_\_
- PARTNER(S) \_\_\_\_\_ TITLE(S) \_\_\_\_\_
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- SUBSCRIBING WITNESS
- GUARDIAN/CONSERVATOR
- OTHER \_\_\_\_\_

### SIGNER IS REPRESENTING

NAME OF PERSON(S) OR ENTITY(IES)

HERSELF  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ATTENTION NOTARY: Although the information requested below is optional it could prevent fraudulent attachment of this certificate to unauthorized document.

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

Title or Type of Document TEMPORARY CONSTRUCTION EASEMENT  
Number of Pages 5 PAGES  
Date of Document 1-5-99  
Signer(s) Other Than Named Above NONE OTHER SIGNED BEFORE ME.

This document is only a general form which may be proper for use in simple transactions and in no way acts, or is intended to act, as a substitute for the advice of an attorney. The printer does not make any warranty, either express or implied as to the legal validity of any provision of the suitability of these forms in any specific transaction.

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Tuolumne

On January 11, 1999 before me, Kathryn L. Tibbey Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
personally appeared Lori Jean Mills  
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.

Kathryn L. Tibbey  
Signature of Notary Public

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

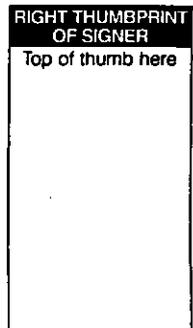
- Individual
- Corporate Officer  
Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer  
Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

GENERAL ACKNOWLEDGEMENT

State of California }  
County of San Luis Obispo } ss

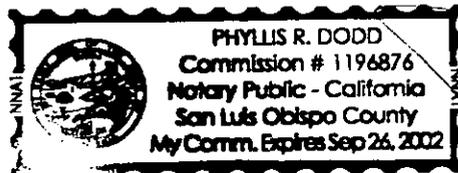
On January 5 1999, before me Phyllis R Dodd  
(date) (name)

a Notary Public in and for said State, personally appeared

Tom Kent Nelson

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.

Phyllis R Dodd  
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

( ) Attorney-in-fact  
( ) Corporate Officer(s)  
Title \_\_\_\_\_  
Title \_\_\_\_\_

( ) Guardian/Conservator

Individual(s)

( ) Trustee(s)

( ) Other

( ) Partner(s)

( ) General

( ) Limited

The party(ies) executing this document is/are representing:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CERTIFICATE OF ACCEPTANCE  
(Government Code Section 27281)

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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 1/27/99

CITY OF RIVERSIDE

[Signature]

Real Property Services Manager  
of the City of Riverside

APPROVED AS TO FORM  
Carolyn Confer 1/26/99  
PAR056.TCE  
CAROLYN CONFER  
ASSISTANT CITY ATTORNEY

## EXHIBIT "A"

All that portion of Section 3, T. 3 S., R. 6 W., of the Rancho La Sierra, as shown by map on file in Book 6, Page 70 of Maps, records of Riverside County, California, more particularly described as follows:

COMMENCING at the most easterly corner of that certain parcel of land described in deed to Hugh M. Gibson, et ux., by document recorded October 15, 1946, in Book 779, Page 533 of Official Records of said Riverside County; said corner also being in the southwesterly line of Lot M of Tract No. 2 of La Sierra Heights, on file in Book 7, Page 66 of Maps, records of said Riverside County;

THENCE South  $66^{\circ}33'37''$  West, along the southeasterly line of said parcel of land described in deed to Hugh M. Gibson, et ux., a distance of 6.08 feet to a line which is parallel with and distant 6.00 feet southwesterly, as measured at right angles, from said southwesterly line of Lot M, and the POINT OF BEGINNING of the parcel of land being described;

THENCE North  $14^{\circ}12'23''$  West, along said parallel line, a distance of 125.11 feet to the southeasterly line of that certain strip of land, 2 feet in width, described in deed to Joe L. Ragsdale, et ux., by document recorded October 23, 1952, as Instrument No. 45375 of Official Records of said Riverside County;

THENCE South  $72^{\circ}39'28''$  West, along said southeasterly line, a distance of 6.01 feet;

THENCE South  $14^{\circ}12'23''$  East, a distance of 100.76 feet;

THENCE South  $66^{\circ}33'37''$  West, a distance of 9.12 feet;

THENCE South  $14^{\circ}12'23''$  East, a distance of 25.00 feet to said southeasterly line of the parcel of land described in deed to Hugh M. Gibson, et ux.;

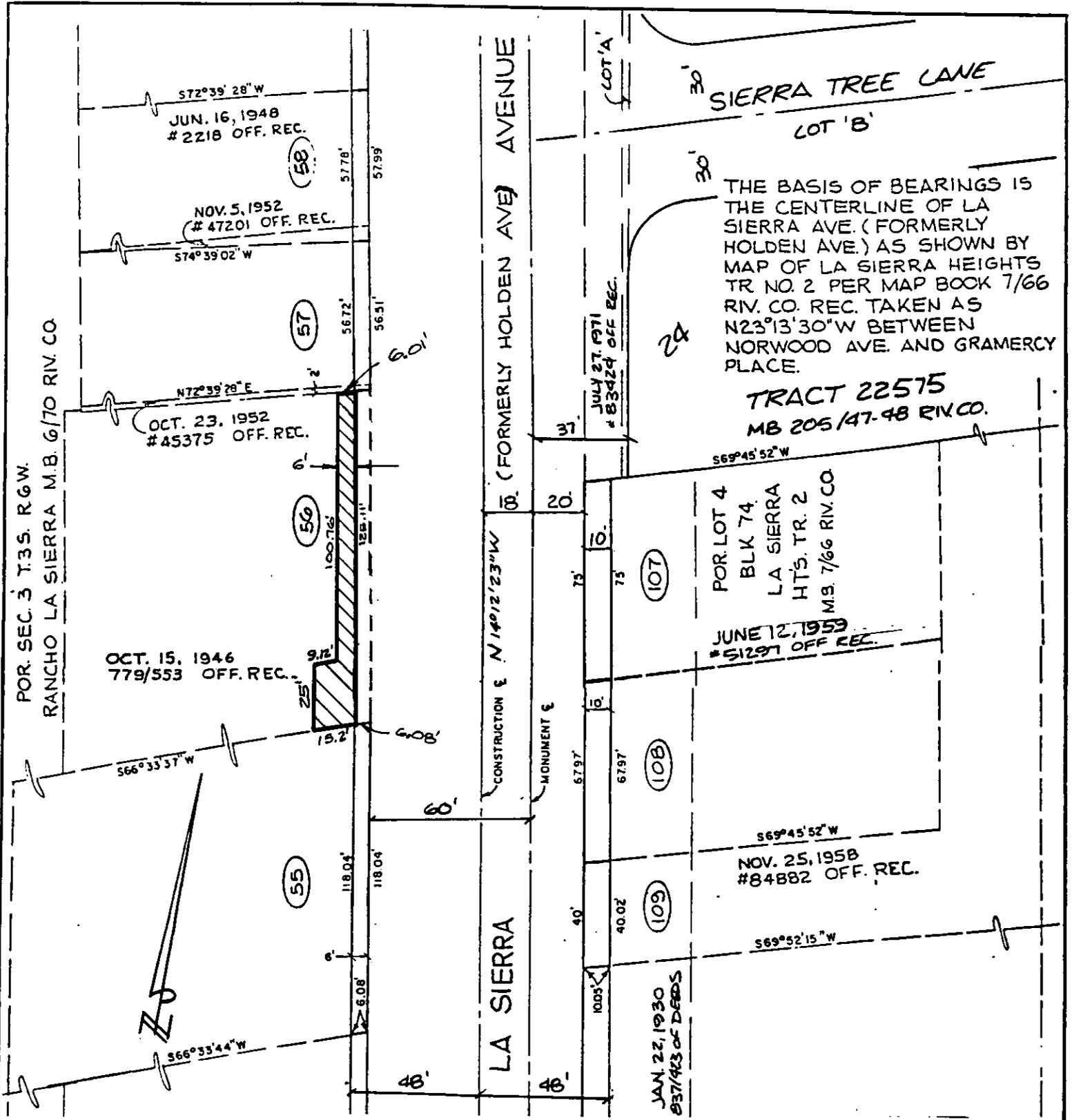
THENCE North  $66^{\circ}33'37''$  East, along said southeasterly line, a distance of 15.20 feet to the POINT OF BEGINNING.

Area - 978 square feet.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 10/3/98 Prep.   
 Mark S. Brown, L.S. 5655 Date  
 License Expires 9/30/99





THE BASIS OF BEARINGS IS THE CENTERLINE OF LA SIERRA AVE. (FORMERLY HOLDEN AVE.) AS SHOWN BY MAP OF LA SIERRA HEIGHTS TR. NO. 2 PER MAP BOOK 7/66 RIV. CO. REC. TAKEN AS N23°13'30\"/>

**TRACT 22575**  
MB 206/47-48 RIV. CO.

POR. LOT 4  
BLK. 74  
LA SIERRA  
HTS. TR. 2  
M.B. 7/66 RIV. CO.

JUNE 12, 1959  
#51297 OFF. REC.

NOV. 25, 1958  
#84882 OFF. REC.

JAN. 22, 1930  
#37423 OF DEEDS

**• 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 1 OF 1

48-8

SCALE: 1"=50'

DRAWN BY: CURT

DATE: 9/19/96

SUBJECT: LA SIERRA AVENUE WIDENING