

When recorded mail to:

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

DOC # 2014-0057952

02/13/2014 10:57A Fee:NC

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Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



**FREE RECORDING**

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

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Project: Tyler Street Widening  
POR. APN: 145-023-024

D - 16994

C  
508

TEMPORARY CONSTRUCTION EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **RICHARD E. CONTLA and ELIZABETH S. CONTLA, husband and wife as joint tenants**, as Grantors, hereby grant a temporary easement and right-of-way to the **CITY OF RIVERSIDE**, a California charter city and municipal corporation, as Grantee, its successors and assigns.

The property subject to this temporary easement and right of way is located in the City of Riverside, County of Riverside, State of California as described in **Exhibit "A"** attached hereto and incorporated herein by this reference.

This temporary easement and right of way allows Grantee the right to use the above described property for the purpose of installing public improvements. Such use may include, but is not limited to ingress and egress of persons and vehicles, the deposit of tools, equipment, machinery, and materials used in the performance of the construction, and for similar purposes by the City of Riverside, its officers, employees, agents or contractors.

Upon completion of construction, Grantee promises to remove all debris, waste, brush, or other materials deposited or placed upon the property subject to this temporary easement. Grantee further promises to make all reasonable efforts to return the surface of the property, with the exception of vegetation, to its original condition prior to entry.

D-16994

This temporary easement and right-of-way shall terminate 9 months after issuance of the notice to proceed or upon completion of the public improvements and acceptance by City as demonstrated by recordation of a notice of completion, whichever occurs first.

Dated 1-24-14

  
RICHARD E. CONTLA

  
ELIZABETH S. CONTLA

State of California

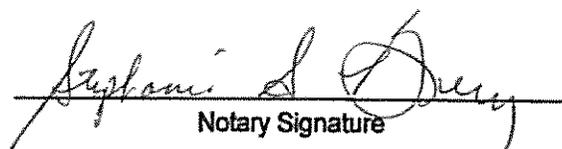
County of Riverside } ss

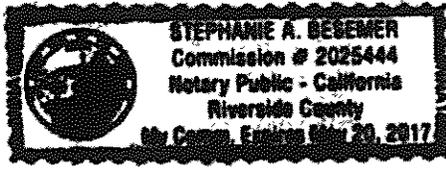
On 1/24/14, before me, \* Stephanie A. Besemer Notary \*,  
notary public, personally appeared, \* Richard E Contla AND Elizabeth  
S Contla \*

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
Notary Signature

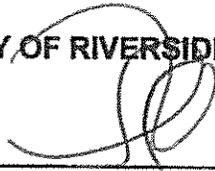


**CERTIFICATE OF ACCEPTANCE  
(Government Code Section §27281)**

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, a California charter city and 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. 21027 of said City Council adopted September 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 2-12-2014

**CITY OF RIVERSIDE**

By   
David Welch  
Real Property Services Manager

145-023-024 TCE DOC

**APPROVED AS TO FORM**

  
DEPUTY CITY ATTORNEY



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EXHIBIT "A"

*POR. A.P.N. 145-023-024  
Temporary Construction Easement*

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lot 1 of Tract No. 2295, as shown by map on file in Book 46, Page 32 of Maps, records of said Riverside County, described as follows:

COMMENCING at the most westerly corner of said Lot 1;

THENCE North 55°40'00" East, along the northwesterly line of said Lot 1, a distance of 11.00 feet to a line that is parallel with and distant 55.00 feet northeasterly, as measured at right angles, from the centerline of Tyler Street (formerly Tyler Avenue), as shown by said map, and being the POINT OF BEGINNING of the parcel of land being described;

THENCE South 34°20'00" East, along said parallel line, a distance of 25.57 feet to an angle point in said parallel line;

THENCE South 34°20'30" East, continuing along said parallel line, a distance of 26.47 feet to the beginning of a tangent curve concaving northerly and having a radius of 23.50 feet;

THENCE southeasterly to the left along said curve through a central angle of 90°41'00" an arc length of 37.19 feet to a line that is parallel with and distant 33.00 feet northwesterly, as measured at right angles, from the centerline of Clara Vista Lane (formerly Hermosa Avenue), as shown by said map;

THENCE North 54°58'30" East, along said last mentioned parallel line, a distance of 49.99 feet to the northeasterly line of said Lot 1; the preceding five courses being along the northerly and easterly boundary of that certain parcel of land described in Grant Deed in favor of the City of Riverside as Parcel 1 by document recorded February 4, 1977, as Instrument No. 20187 of Official Records of said Riverside County;

THENCE North 24°59'07" West, along said northeasterly line, a distance of 2.01 feet to a line that is parallel with and distant 35.00 feet northwesterly, as measured at right angles, from said centerline of Clara Vista Lane;

THENCE South 54°58'30" West, along said last mentioned parallel line, a distance of 43.64 feet to the beginning of a tangent curve concaving northerly and having a radius of 27.00 feet;

THENCE southwesterly to the right along said last mentioned curve through a central angle of 90°41'00" an arc length of 42.73 feet to a line that is parallel with and distant 58.00



feet northeasterly, as measured at right angles, from said centerline of Tyler Street;

THENCE North 34°20'30" West, along said last mentioned parallel line, a distance of 20.89 feet to an angle point in said parallel line;

THENCE North 34°20'00" West, continuing along said last mentioned parallel line, a distance of 25.57 feet to said northwesterly line of Lot 1;

THENCE South 55°40'00" West, along said northwesterly line, a distance of 3.00 feet to the POINT OF BEGINNING.

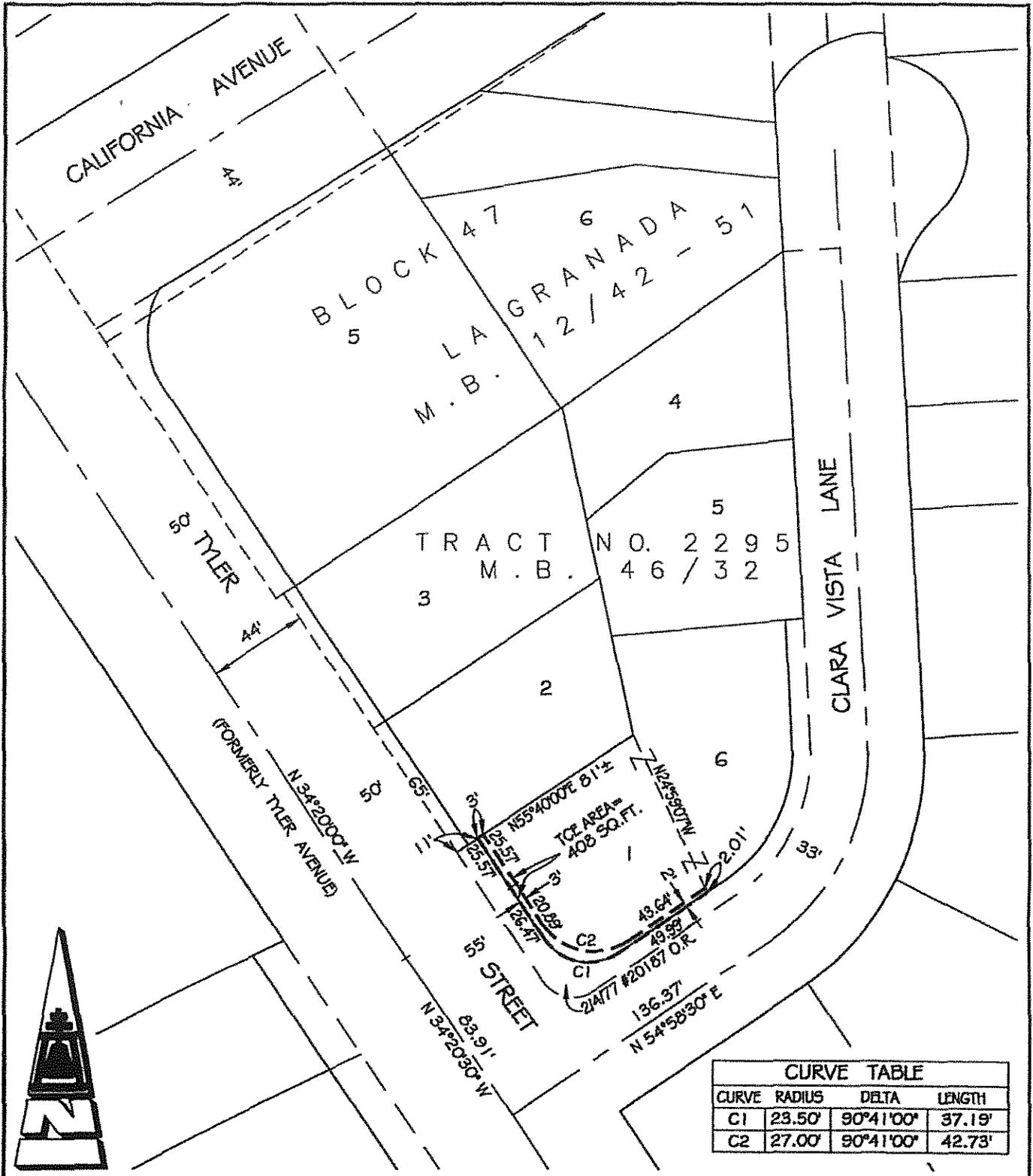
Area - 408 square feet, more or less.

This temporary easement and right-of-way shall terminate 9 months after issuance of the notice to proceed or upon completion of the public improvements and acceptance by the City as demonstrated by recordation of a notice of completion, whichever occurs first.

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

  
Mark S. Brown, L.S. 5655      9/19/2012      Date      Prep. 





● 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

SCALE: 1"=60' DRAWN BY: RICH DATE: 7/27/12 SUBJECT: TYLER STREET WIDENING - APN 145-023-024

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LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P O Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

[www.riversideacr.com](http://www.riversideacr.com)

## NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: Stephanie A. Besemer

Commission #: 0025444

Place of Execution: Riverside County

Date Commission Expires: May 20, 2017

Date: 2/13/14

Signature: Angela Hill

Print Name: Angela Hill

