

Lawyers Title

When recorded mail to:
MILLIK STUBS TO:
City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

This document was electronically submitted to the County of Riverside for recording
Received by: AGONZALEZ

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

612600124

FOR RECORDER'S OFFICE USE ONLY

Project: Santa Ana River Trunk Sewer – Phase II
POR. APN: 187-171-034-4

D - 16995

TRA-009-002

TEMPORARY CONSTRUCTION EASEMENT

DTT: EXEMPT (\$0)

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **RAYMUNDO ZEPEDA and GABRIELA ZEPEDA, 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.

D-16995

with the exception of vegetation, to its original condition prior to entry.

This temporary easement and right-of-way shall terminate 24 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 5/8/2013

[Signature]
RAYMUNDO ZEPEDA
[Signature]
GABRIELA ZEPEDA

State of California

County of Riverside } ss

On 5/8/13, before me, Lisa Andresen,

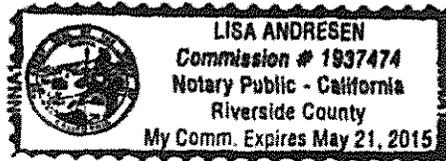
notary public, personally appeared, Raymundo Zepeda and Gabriela Zepeda,

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.

[Signature]
Notary Signature



PENALTY OF PERJURY FOR NOTARY SEAL

(GOVERNMENT CODE 27361.7)

§

I certify under penalty of perjury that the Notary Seal on the document to which this statement is attached reads as follows:

NAME OF NOTARY: Lisa Andresen

COMMISSION NUMBER (if applicable): 1937474

COUNTY WHERE BOND IS FILED (if applicable): Riverside

STATE WHERE BOND IS FILED: CA

DATE COMMISSION EXPIRES: May 21, 2015

PLACE OF EXECUTION: Riverside

VENDER: NNA1

DATE: 12-6-13

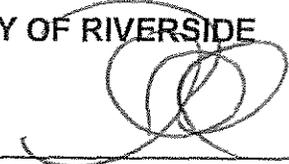
SIGNATURE: Crystal

PRINT NAME Crystal Roseborough

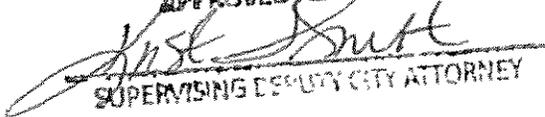
**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

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 5-21-13

CITY OF RIVERSIDE
By 
David Welch
Real Property Services Manager

187-171-034 TCE DOC

APPROVED AS TO FORM

SUPERVISING DEPUTY CITY ATTORNEY

D-16995

EXHIBIT "A"

POR. A.P.N. 187-171-034
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 2 of Evans Rio Rancho, as shown by map on file in Book 10, Pages 52 through 54 of Maps, records of said Riverside County, described as follows:

COMMENCING at the northeasterly corner of Lot 7 of El Rio Rancho, as shown by map on file in Book 29, Pages 41 and 42 of Maps, records of said Riverside County;

THENCE North 4°05'55" East, along the northerly prolongation of the easterly line of said Lot 7, a distance of 34.21 feet;

THENCE North 89°42'59" East, a distance of 164.90 feet to an intersection with the westerly line of that portion of said Lot 2 being described in Grant Deed in favor of Roscoe B. Anderson, et ux., by document recorded July 9, 1957, as Instrument No. 49641 of Official Records of said Riverside County, and being the POINT OF BEGINNING of the parcel of land being described; said westerly line also being described as the northerly prolongation of the westerly line of Lot 5 of said El Rio Rancho per Certificate of Compliance document recorded April 2, 1997, as Instrument No. 110102 of Official Records of said Riverside County;

THENCE continuing North 89°42'59" East, a distance of 50.79 feet;

THENCE North 85°35'42" East, a distance of 264.42 feet to the northerly line of said Lot 2;

THENCE North 77°40'21" West, along said northerly line of Lot 2, a distance of 52.10 feet;

THENCE South 85°35'42" West, a distance of 213.99 feet;

THENCE South 89°42'59" West, a distance of 51.44 feet to said westerly line said parcel of land described in Grant Deed in favor of Roscoe B. Anderson;

THENCE South 4°47'59" East, along said westerly line and along the westerly line of that certain parcel of land described in Certificate of Compliance document recorded April 2, 1997, as Instrument No. 110101 of Official Records of said Riverside County, and along the westerly line of said Certificate of Compliance recorded as Instrument No. 110102 of Official Records, a distance of 15.05 feet to the POINT OF BEGINNING;

EXCEPTING THEREFROM any portion of said Lot 2 lying within that certain parcel of land described in said Certificate of Compliance document recorded April 2, 1997, as Instrument

No. 110101 of Official Records of said Riverside County.

Area - 7 square feet, more or less.

This temporary easement and right-of-way shall terminate 24 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.

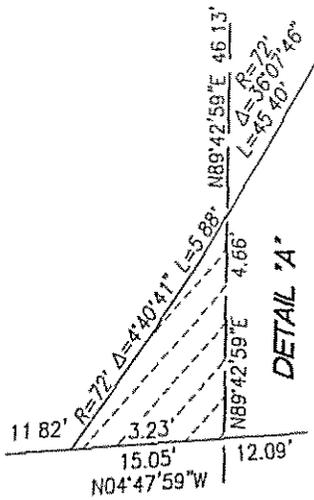
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Mark S. Brown 9/12/2012 Prep. Kap
Mark S. Brown, L.S. 5655 Date





- 1 R=72' Δ=36°07'46" L=45 40'
- 2 N84°25'56"E 164.08'
- 3 R=143' Δ=13°27'38" L=33 60'
- 4 N82°06'26"W 6.36'
- 5 N41°36'51"E 1.63'



EVANS RIO RANCHO
M.B. 10/52-54

COUNTY
A.P.N. 186-270-011

COC-LL4-967
4/2/97 #110101 OR
7/9/1957 OR
#49641 O.R.

SEE DETAIL 'A'

EXISTING 32" SEWER EASEMENT

ZEPEDA
A.P.N. 187-171-034
- 1091 SQ.FT.
- 7 SQ.FT.
5
COC-LL4-967
4/2/97 #110102 O.R.

EL RIO RANCHO
M.B. 29/41-42

GRASSY TRAIL DRIVE

NEW SEWER EASEMENT
NEW TEMP. CONST. ESMT.

• CITY OF RIVERSIDE, CALIFORNIA • D-16995

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: N.T.S.

DRAWN BY: Kgs DATE: 8/16/12

SANTA ANA RIVER TRUNK SEWER - PHASE II