

Commonwealth Land Title Company

When recorded mail 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: SGOMEZ

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

Project: Tyler Street Widening

POR. APN: 147-333-008 TRA 009-175

D - 17011

TEMPORARY CONSTRUCTION EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Avelina M. McDaniel, a widow**, as Grantor, hereby grants 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,

11011-A

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

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 3/14/14

Avelina M. McDaniel  
Avelina M. McDaniel

State of California  
County of Quiversine } ss

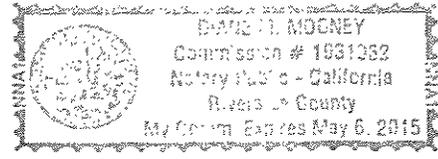
On March 17 2014, before me, Stane M Mooney,  
notary public, personally appeared, Avelina M McDaniel

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.

Stane M Mooney  
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 3-25-14

CITY OF RIVERSIDE

By   
David Welch  
Real Property Services Manager

147-333-008 TCE.DOC

APPROVED AS TO FORM  
CITY ATTORNEY'S OFFICE

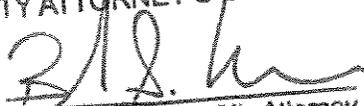
BY   
Deputy City Attorney

EXHIBIT "A"

*FOR A.P.N. 147-333-008  
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 in Block 49 of La Granada, as shown by map filed in Map Book 12, Pages 42 through 51, records of said Riverside County, described as follows:

COMMENCING at the most southerly corner of said Lot 1;

THENCE North 55°40'00" East, along the southeasterly line of said Lot 1, a distance of 13.00 feet to a line that is parallel with and distant 53.00 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 North 34°20'00" West, along said parallel line, a distance of 54.50 feet;

THENCE South 55°40'00" West, perpendicular to said centerline of Tyler Street; a distance of 3.00 feet to a line that is parallel with and distant 50.00 feet northeasterly, as measured at right angles, from said centerline of Tyler Street;

THENCE North 34°20'00" West, along said last mentioned parallel line, a distance of 35.58 feet to the beginning of a tangent curve concaving southeasterly and having a radius of 39.50 feet;

THENCE northwesterly to the right along said curve through a central angle of 97°36'02" an arc length of 67.29 feet to the northwesterly line of said Lot 1;

THENCE North 63°16'02" East, along said northwesterly line, a distance of 32.50 feet;

THENCE South 26°43'58" East, perpendicular to said northwesterly line, a distance of 11.00 feet;

THENCE South 63°16'02" West, parallel with said northwesterly line, a distance of 38.50 feet;

THENCE North 26°43'58" West, perpendicular to said northwesterly line, a distance of 5.00 feet to the beginning of a non-tangent curve concaving southeasterly, having a radius of 34.50 feet, being concentric with the previously described curve having a radius of 39.50 feet and to which the radius bears South 36°44'53" East;

THENCE southwesterly to the left along said last mentioned curve through a central angle

of 87°35'07" an arc length of 52.74 feet to a line that is parallel with and distant 55.00 feet northeasterly, as measured at right angles, from said centerline of Tyler Street;

THENCE South 34°20'00" East, along said last mentioned parallel line, a distance of 12.58 feet;

THENCE North 55°40'00" East, perpendicular to said centerline of Tyler Street, a distance of 15.00 feet;

THENCE South 34°20'00" East, parallel with said centerline of Tyler Street, a distance of 34.50 feet;

THENCE South 55°40'00" West, perpendicular to said centerline of Tyler Street, a distance of 5.00 feet;

THENCE South 34°20'00" East, parallel with said centerline of Tyler Street, a distance of 43.00 feet to said southeasterly line of Lot 1;

THENCE South 55°40'00" West, along said southeasterly line, a distance of 12.00 feet to the POINT OF BEGINNING.

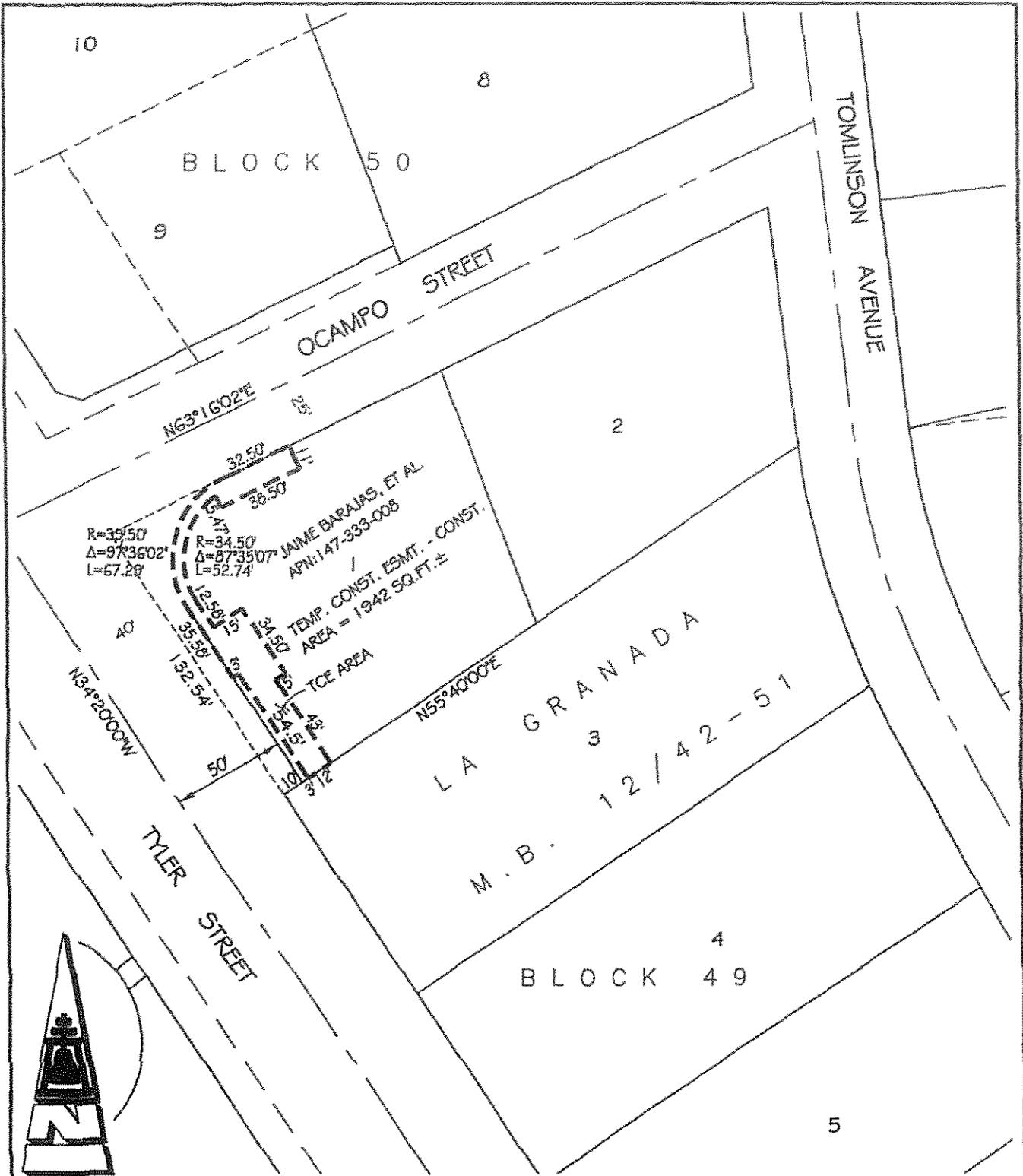
Area – 1942 square feet, more or less.

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.

Curtis C. Stephens 3/14/14 Date Prep. lcp  
Curtis C. Stephens, L.S. 7519





● CITY OF RIVERSIDE, CALIFORNIA ● D-17011

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: 7/31/12 | SUBJECT: TYLER STREET WIDENING - APN 147-333-008

G:\COMMONSURVEY\DOCUMENTS\PUBLIC WORKS\TYLER STREET WIDENING\147-333-008