

Commonwealth Land Title Company

DOC # 2014-0150871
04/25/2014 11 13 AM Fees: \$0 00
Page 1 of 6
Recorded in Official Records
County of Riverside
Larry W Ward
Assessor, County Clerk & Recorder

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 record.ng**
Received by CMORRIS

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

9305030-10

FOR RECORDER'S OFFICE USE ONLY

Project. Tyler Street Widening

POR. APN: 145-023-030 TAA 009-175

D - 17028

TEMPORARY CONSTRUCTION EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, REX KERR GREEN and JAMES CLIFTON GREEN, as Successor Co-Trustees of the Karen M. Green Trust, created on the 12th day of November, 1992, 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,

D-17028

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 04/09/14

REX KERR GREEN and JAMES CLIFTON GREEN,
as Successor Co-Trustees of the Karen M.
Green Trust, created on the 12th day of
November, 1992



REX KERR GREEN, Successor Co-Trustee



JAMES CLIFTON GREEN, Successor Co-Trustee

State of ~~California~~ ARIZONA

County of Maricopa } ss

On 4-9-2014, before me, Jeff A. Stittsworth,

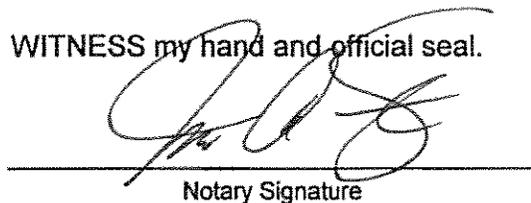
notary public, personally appeared, Rex Kerr Green &

James Clifton Green,

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~~ ARIZONA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

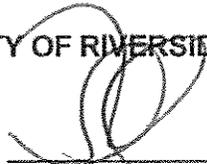

Notary Signature

JEFF A. STITTSWORTH
Notary Public - Arizona
Maricopa County
Expires 03/15/2018

**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 4-17-2014

CITY OF RIVERSIDE
By 
David Welch
Real Property Services Manager

145-023-030 TCE DOC

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE
BY 
Deputy City Attorney

EXHIBIT "A"

*POR. A.P.N. 145-023-030
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 46 of La Granada, as shown by map on file in Book 12, Pages 42 through 51 of Maps, Riverside County records, described as follows:

BEGINNING at the most northerly corner of said Lot 1; said corner being a point in a non-tangent curve concaving northwesterly, having a radius of 125.00 feet and to which the radius bears North $36^{\circ}33'14''$ West;

THENCE along the northwesterly line of said Lot 1 and southwesterly to the right along said curve through a central angle of $1^{\circ}31'44''$ an arc length of 3.34 feet to an angle point in said northwesterly line;

THENCE South $54^{\circ}58'30''$ West, continuing along said northwesterly line, a distance of 44.67 feet to a point distant 52.00 feet northeasterly from the most westerly corner of said Lot 1 and said point being the beginning of a tangent curve concaving easterly and having a radius of 42.50 feet;

THENCE southwesterly to the left along said last mentioned curve through a central angle of $89^{\circ}19'00''$ an arc length of 66.25 feet to a line that is parallel with and distant 50.00 feet northeasterly, as measured at right angles, from the centerline of Tyler Street (formerly Tyler Avenue), as shown by said map;

THENCE South $34^{\circ}20'30''$ East, along said parallel line, a distance of 158.01 feet to the southeasterly line of said Lot 1;

THENCE North $54^{\circ}58'30''$ East, along said southeasterly line, a distance of 11.00 feet to a line that is parallel with and distant 61.00 feet northeasterly, as measured at right angles, from said centerline of Tyler Street;

THENCE North $34^{\circ}20'30''$ West, along said last mentioned parallel line, a distance of 25.00 feet;

THENCE South $54^{\circ}58'30''$ West, parallel with said Southeasterly line, a distance of 6.00 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 North $34^{\circ}20'30''$ West, parallel with said centerline of Tyler Street, a distance of 88.95 feet;

THENCE North 55°39'30" East, perpendicular to said centerline of Tyler Street, a distance of 10.00 feet;

THENCE North 34°20'30" West, parallel with said centerline of Tyler Street, a distance of 22.00 feet;

THENCE South 55°39'30" West, perpendicular to said centerline of Tyler Street, a distance of 10.0 feet;

THENCE North 34°20'30" West, parallel with said centerline of Tyler Street, a distance of 22.00 feet to the beginning of a tangent curve concaving easterly, having a radius of 37.50 feet and being concentric with the previously described curve having a radius of 42.50 feet;

THENCE northwesterly to the right along said last mentioned curve through a central angle of 89°19'00" an arc length of 58.46 feet to a line that is parallel with and distant 5.00 feet southeasterly, as measured at right angles, from said northwesterly line of Lot 1,

THENCE North 54°58'30" East, along said last mentioned parallel line, a distance of 44.67 feet to the beginning of a tangent curve concaving northwesterly, having a radius of 130.00 feet and being concentric with the previously described curve having a radius of 125.00 feet;

THENCE continuing along said last mentioned parallel line and to the left along said last mentioned curve through a central angle of 1°26'38" an arc length of 3.28 feet to the northeasterly line of said Lot 1;

THENCE North 34°20'30" West, along said northeasterly line, a distance of 5.00 feet to the POINT OF BEGINNING.

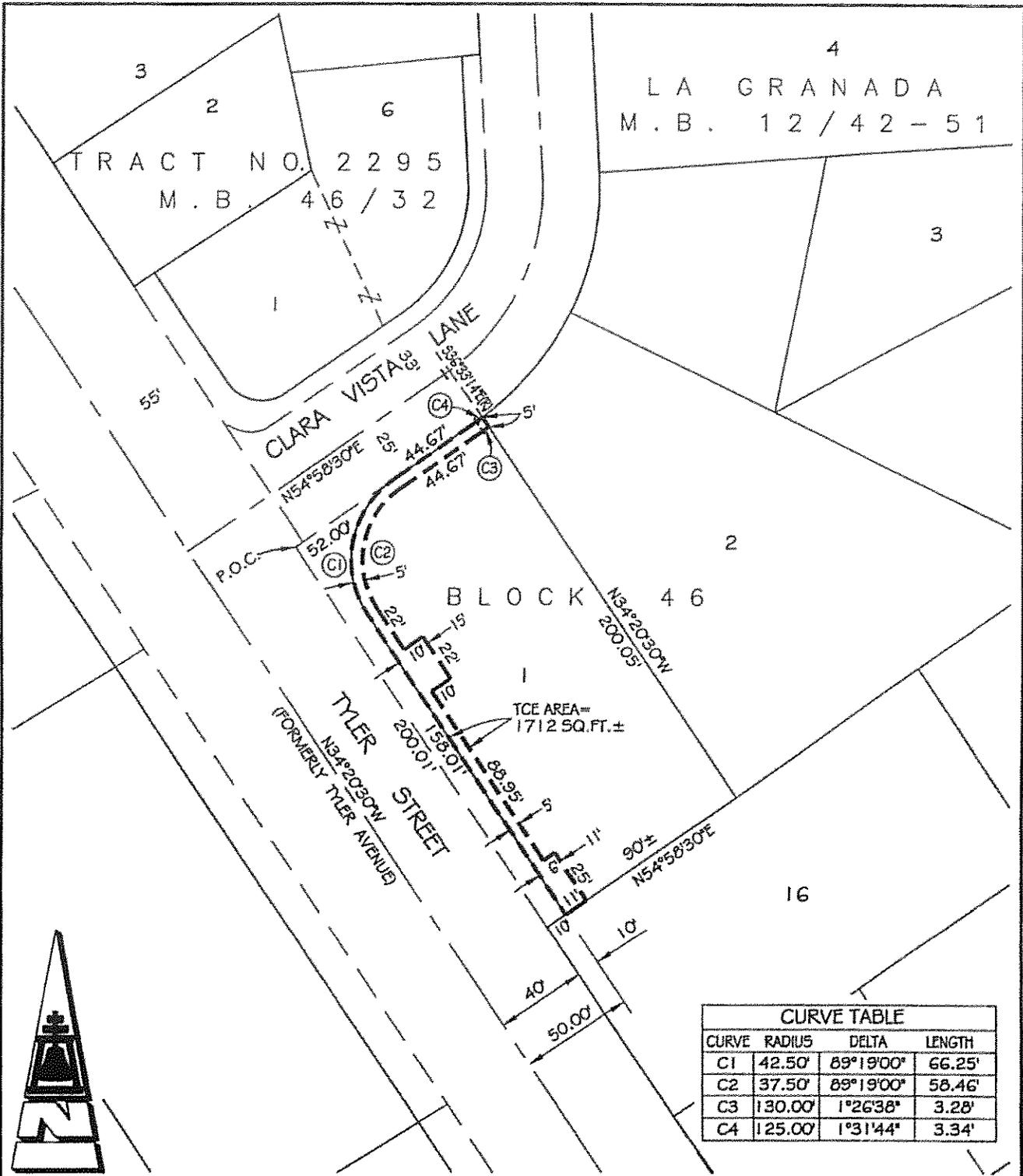
Area - 1712 square feet, more or less

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 8/15/2012 Prep. Kay
Date





CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	42.50'	89°19'00"	66.25'
C2	37.50'	89°19'00"	58.46'
C3	130.00'	1°26'38"	3.28'
C4	125.00'	1°31'44"	3.34'



● CITY OF RIVERSIDE, CALIFORNIA ● D-17028

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: 7/20/12 SUBJECT: TYLER STREET WIDENING - APN 145-023-030