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City of Riverside
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Riverside, California 92522

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06/09/2014

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Larry W Ward
County of Riverside
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)

FOR RECORDER'S OFFICE USE ONLY

Project: Santa Ana River Trunk Sewer – Phase II
POR. APN: 187-080-008

D - 17045

TEMPORARY CONSTRUCTION EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **DEBORAH LOUISE HOLCOMB and DAVID KEIL HOLCOMB, Successor Co-Trustees of the Holcomb Family 1998 Living Trust, under Declaration of Trust dated February 19, 1998,** 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.

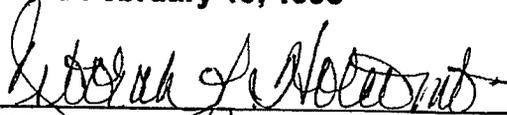
D-17045

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.

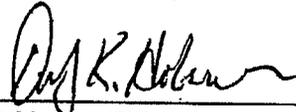
This temporary easement and right-of-way shall terminate 24 months after issuance of the notice to proceed or upon completion of the public improvements and acceptance by City as demonstrated by recordation of a notice of completion, whichever occurs first.

Dated 08 APRIL, 2014

**DEBORAH LOUISE HOLCOMB and DAVID KEIL
HOLCOMB, Successor Co-Trustees of the Holcomb
Family 1998 Living Trust, under Declaration of Trust
dated February 19, 1998**



DEBORAH LOUISE HOLCOMB, Successor Co-Trustee



DAVID KEIL HOLCOMB, Successor Co-Trustee

State of California

County of RIVERSIDE } ss

On April 8, 2014, before me, SHERYN LEE SMAY,

notary public, personally appeared, DEBORAH L. HOLCOMB AND DAVID K. HOLCOMB,

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.

Sheryn Lee Smay
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 June 9, 2014

CITY OF RIVERSIDE

By [Signature]
David Welch
Real Property Services Manager

EXHIBIT "A"

*POR. A.P.N. 187-080-008
Temporary Construction Easement*

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

Those portions of Lot 4 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:

PARCEL A

COMMENCING at the most easterly corner of said Lot 4;

THENCE South $74^{\circ}45'33''$ West, along the northerly line of said Lot 4, a distance of 553.46 feet to the northwesterly corner of that certain parcel of land described in Grant Deed in favor of the City of Riverside by document recorded April 8, 1966, as Instrument No. 37188 of Official Records of said Riverside County;

THENCE South $11^{\circ}05'27''$ East, along the westerly line of said parcel of land, a distance of 4.61 feet to the southerly line of that certain easement for public street purposes granted to the City of Riverside by document recorded February 20, 1976, as Instrument No. 22486 of Official Records of said Riverside County;

THENCE South $60^{\circ}52'01''$ West, along said southerly line, a distance of 13.87 feet to the POINT OF BEGINNING of the parcel of land being described;

THENCE South $10^{\circ}57'20''$ East, a distance of 70.64 feet to the northerly line of that certain easement for sewer facilities and appurtenances in favor of the City of Riverside by document recorded January 10, 1958, in Book 2204, Page 559, et seq., of Official Records of said Riverside County;

THENCE South $48^{\circ}14'49''$ West, along said last mentioned northerly line, a distance of 46.57 feet;

THENCE North $10^{\circ}57'20''$ West, a distance of 81.35 feet to said southerly line of said easement described in document recorded February 20, 1976;

THENCE North $60^{\circ}52'01''$ East, along said southerly line, a distance of 42.10 feet to the POINT OF BEGINNING.

PARCEL B

COMMENCING at the most easterly corner of said Lot 4;

THENCE South $74^{\circ}45'33''$ West, along the northerly line of said Lot 4, a distance of 553.46 feet to the northwesterly corner of that certain parcel of land described in Grant Deed in favor of the City of Riverside by document recorded April 8, 1966, as Instrument No. 37188 of Official Records of said Riverside County;

THENCE South $11^{\circ}05'27''$ East, along the westerly line of said parcel of land, a distance of 108.83 feet to the southerly line of that certain easement for sewer facilities and appurtenances in favor of the City of Riverside by document recorded January 10, 1958, in Book 2204, Page 559, et seq., of Official Records of said Riverside County, and being the POINT OF BEGINNING of the parcel of land being described;

THENCE South $11^{\circ}05'27''$ East, continuing along said westerly line, a distance of 17.71 feet;

THENCE South $48^{\circ}12'39''$ West, a distance of 371.10 feet;

THENCE South $48^{\circ}06'59''$ West, a distance of 66.29 feet to the southwesterly line of that certain parcel of land described in Quitclaim Deed in favor of the Holcomb Family Trust, by document recorded May 18, 1998, as Instrument No. 199193 of Official Records of said Riverside County;

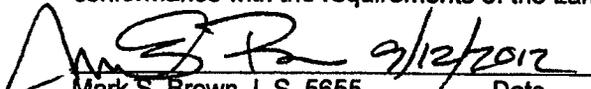
THENCE North $29^{\circ}07'59''$ West, along said southwesterly line, a distance of 16.01 feet to said southerly line of said easement described in document recorded January 10, 1958;

THENCE North $48^{\circ}14'49''$ East, along said last mentioned southerly line, a distance of 442.93 feet to the POINT OF BEGINNING.

Combined Areas - 9809 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.

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

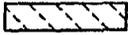


D-17045

NEW SEWER EASEMENT



NEW TEMP. CONST. ESMT.



TEQUESQUITE AVENUE
S74°45'33"W

2/20/1976 #22486 O.R.

S60°52'01"W

4.61', 13.87', 553.46'

42.10', 81.35', 46.97'

N10°57'20"W, S10°57'20"E

70.64', 67.02', 108.83'

3040 SQ.FT.

N48°14'49"E

EXISTING 32' SEWER EASEMENT

1/10/1958 2204/559 O.R.

PARCEL B 371.10

8769 SQ.FT.

N48°14'49"E, S48°12'39"W

16.01', 66.29', S48°06'59"W

N29°07'59"W

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

HOLCOMB
A.P.N. 187-080-008

- 913 SQ.FT.
- 9809 SQ.FT.

HOLCOMB FAMILY TRUST
MAY 18, 1998
#199193 O.R.

12" STORM DRAIN ESMT. 2/20/1976 #22487 O.R.
S11°05'27"E

CITY OF RIVERSIDE
APRIL 8, 1966
#37188 O.R.

RIO VERDE TERRACE
M.B. 31/16-17

• CITY OF RIVERSIDE, CALIFORNIA • D-17045

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: 8/24/12

SANTA ANA RIVER TRUNK SEWER -- PHASE II