

Commonwealth Land Title Company

When recorded mail to:

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

**DOC # 2014-0194657**  
05/28/2014 01:03 PM Fees: \$0.00  
Page 1 of 6  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder

\*\*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)

9305027

Project: Tyler Street Widening

POR. APN: 145-091-006

TRA:009-173

TTX:000

TEMPORARY CONSTRUCTION EASEMENT

**FOR RECORDER'S OFFICE USE ONLY**

**D - 17050**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **DANIEL YBARRA and DEBORAH A. YBARRA, 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-17050

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 4-23-14

Daniel Ybarra  
DANIEL YBARRA

Deborah A. Ybarra  
DEBORAH A. YBARRA

State of California

County of Riverside } ss

On April 23, 2014, before me, Angela Hill,

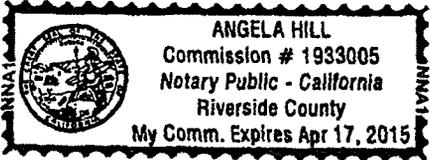
notary public, personally appeared, Daniel Ybarra and Deborah A. Ybarra

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.

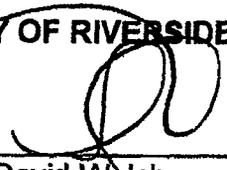
Angela Hill  
Notary Signature



**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 5-21-14

CITY OF RIVERSIDE  
By   
David Welch  
Real Property Services Manager

145-091-008 TCE.DOC

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

EXHIBIT "A"

*POR. A.P.N. 145-091-006  
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 15 in Block 46 of La Granada, as shown by map on file in Book 12, Pages 42 through 51 of Maps, records of said Riverside County, described as follows:

**BEGINNING** at a point in the southeasterly line of said Lot 15, distant 100.00 feet northeasterly from the most southerly corner of said Lot 15; said point also being the most easterly corner of that certain parcel of land described in Grant Deed recorded October 17, 2003, per Document No. 2003-819698 of Official Records of said Riverside County;

THENCE South 54°58'30" West, along said southeasterly line, a distance of 48.00 feet to a point distant 52.00 feet northeasterly from said most southerly corner of Lot 15, and being the beginning of a tangent curve concaving northeasterly and having a radius of 41.50 feet;

THENCE southwesterly to the right along said curve through a central angle of 90°41'00" an arc length of 65.68 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 North 34°20'30" West, along said parallel line, a distance of 58.01 feet to the northwesterly line of said Lot 15;

THENCE North 54°58'30" East, along said northwesterly line, a distance of 3.00 feet to a line that is parallel with and distant 53.00 feet northeasterly, as measured at right angles, from said centerline of Tyler Street;

THENCE South 34°20'30" East, along said last mentioned parallel line, a distance of 34.00 feet;

THENCE North 55°59'30" East, perpendicular to said centerline of Tyler Street, a distance of 7.00 feet;

THENCE South 34°20'30" East, parallel with said centerline of Tyler Street, a distance of 18.00 feet;

THENCE South 55°59'30" West, perpendicular to said centerline of Tyler Street, a distance of 7.00 feet;

THENCE South 34°20'30" East, parallel with said centerline of Tyler Street, a distance of 6.05 feet to the beginning of a tangent curve concaving northeasterly, having a radius of 38.50 feet and being concentric with the previously described curve having a radius of 41.50 feet;

THENCE southeasterly to the left along said last mentioned curve through central angle of 90°41'00" an arc length of 60.93 feet to a line that is parallel with and distant 3.00 feet northwesterly, as measured at right angles, from said southeasterly line of Lot 15;

THENCE North 54°58'30" East, along said last mentioned parallel line, a distance of 23.07 feet;

THENCE North 35°01'30" West, perpendicular to said southeasterly line, a distance of 3.00 feet;

THENCE North 54°58'30" East, parallel with said southeasterly line, a distance of 25.00 feet to the northeasterly line of said parcel of land described in Grant Deed recorded October 17, 2003;

THENCE South 34°20'30" East, along said northeasterly line, a distance of 6.00 feet to the POINT OF BEGINNING.

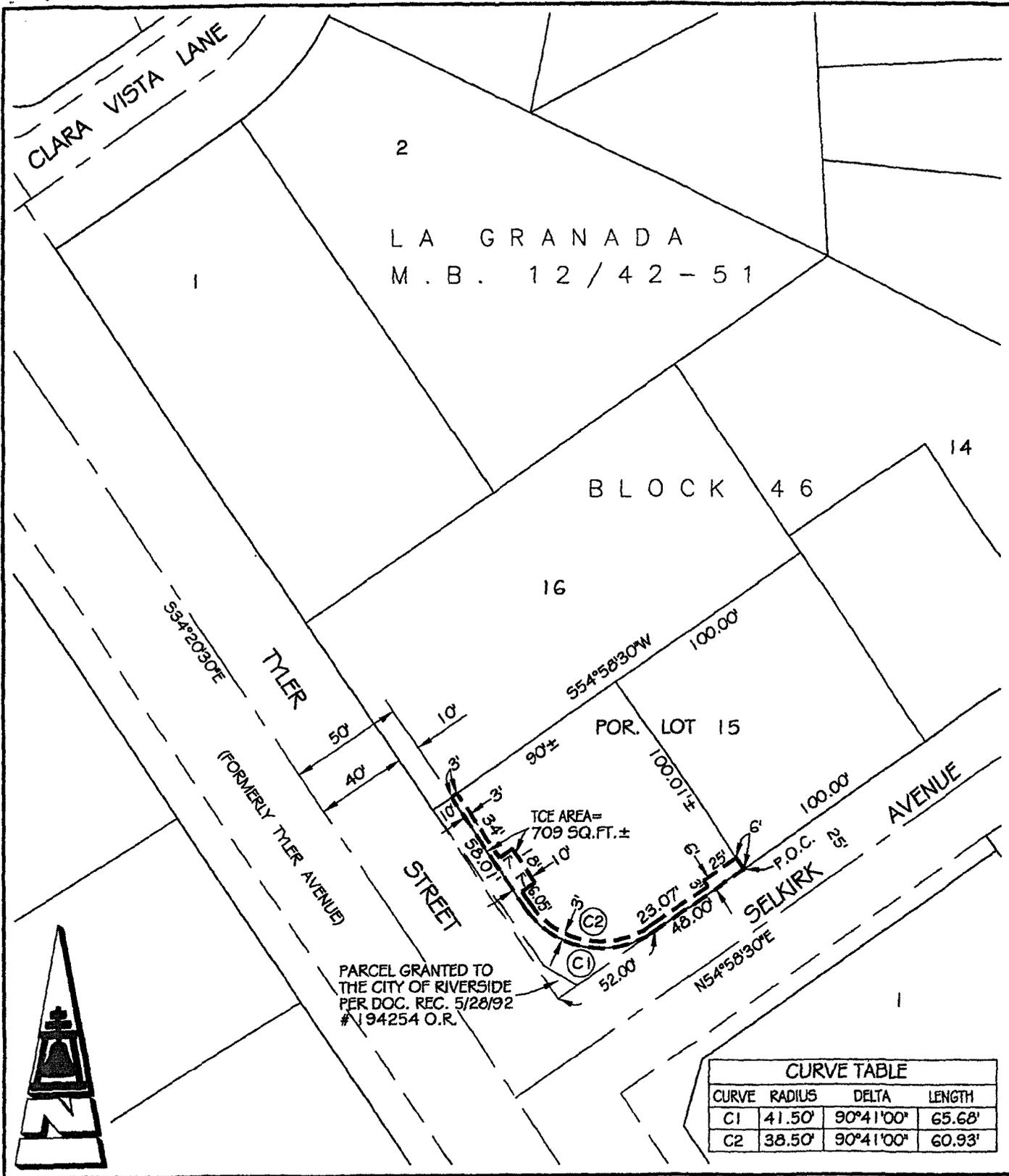
Area - 709 square feet, more or less.

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.

 01/15/2012 Prep. Kqr  
Mark S. Brown, L.S. 5655 Date





PARCEL GRANTED TO  
THE CITY OF RIVERSIDE  
PER DOC. REC. 5/28/92  
#194254 O.R.

TCE AREA =  
709 SQ. FT. ±

| CURVE TABLE |        |           |        |
|-------------|--------|-----------|--------|
| CURVE       | RADIUS | DELTA     | LENGTH |
| C1          | 41.50' | 90°41'00" | 65.68' |
| C2          | 38.50' | 90°41'00" | 60.93' |

● 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: 7/25/12 SUBJECT: TYLER STREET WIDENING - APN 145-091-006

D-17030