

Commonwealth Land Title Company

DOC # 2014-0411961
10/29/2014 04:51 PM 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 recording**
Received by: LCWEATHERS

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: 145-021-002 & 003

D- 17096
TTX 30.00

TEMPORARY CONSTRUCTION EASEMENT

TRA: 009-175

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, DORIS E. GALE, 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,

D-17096

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 October 16, 2014

Doris E. Gale
DORIS E. GALE

State of California
County of SAN BERNARDINO } 86

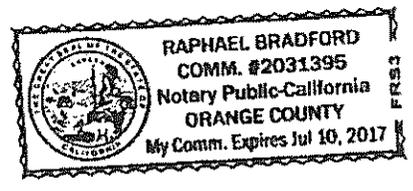
On October 16, 2014, before me, Raphael Bradford,
notary public, personally appeared, Doris E. Gale

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.

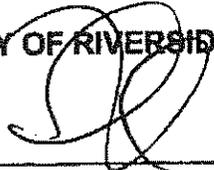
[Signature]
Notary Signature



**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 October 24, 2014

CITY OF RIVERSIDE
By 
David Welch
Real Property Services Manager

145-021-002 & 003 TCE.DOC

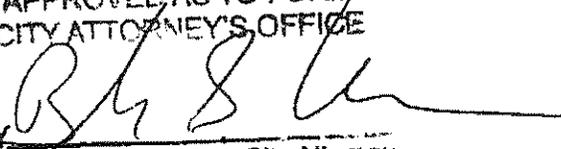
APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE
BY 
Deputy City Attorney

EXHIBIT "A"

*FOR. A.P.N. 145-021-002 & 003
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 Lots 1 and 2 in Block 48 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:

COMMENCING at the most westerly corner of said Lot 1;

THENCE North 55°40'00" East, along the northwesterly line of said Lot 1, a distance of 60.00 feet to the POINT OF BEGINNING of the parcel of land being described;

THENCE South 55°40'00" West, along said northwesterly line, a distance of 8.50 feet to the beginning of a tangent curve concaving southeasterly and having a radius of 41.50 feet;

THENCE southwesterly to the left along said curve through a central angle of 90°00'00" an arc length of 65.19 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°20'00" East, along said parallel line, a distance of 158.50 feet to the southeasterly line of said Lot 2;

THENCE North 55°40'00" East, along said southeasterly line, a distance of 50.00 feet to a line that is parallel with and distant 100.00 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 40.00 feet;

THENCE South 55°40'00" West, perpendicular to said centerline of Tyler Street, a distance of 38.00 feet to a line that is parallel with and distant 62.00 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 32.00 feet;

THENCE North 55°40'00" East, perpendicular to said centerline of Tyler Street, a distance of 38.00 feet to said line that is parallel with and distant 100.00 feet northeasterly, as measured at right angles, from the centerline of Tyler Street;

THENCE North 34°20'00" West, along said last mentioned parallel line, a distance of 38.00 feet;

THENCE South 55°40'00" West, perpendicular to said centerline of Tyler Street, a distance of 38.00 feet to said line that is parallel with and distant 62.00 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 48.50 feet to the beginning of a tangent curve concaving southeasterly, having a radius of 29.50 feet and being concentric with the previously described curve;

THENCE northwesterly to the right along said last mentioned curve through a central angle of 90°00'00" an arc length of 46.34 feet to a line that is parallel with and distant 12.00 feet southeasterly, as measured at right angles, from said northwesterly line of Lot 1;

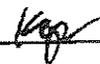
THENCE North 55°40'00" East, along said last mentioned parallel line, a distance of 8.50 feet;

THENCE North 34°20'00" West, perpendicular to said northwesterly line of Lot 1, a distance of 12.00 feet to the POINT OF BEGINNING.

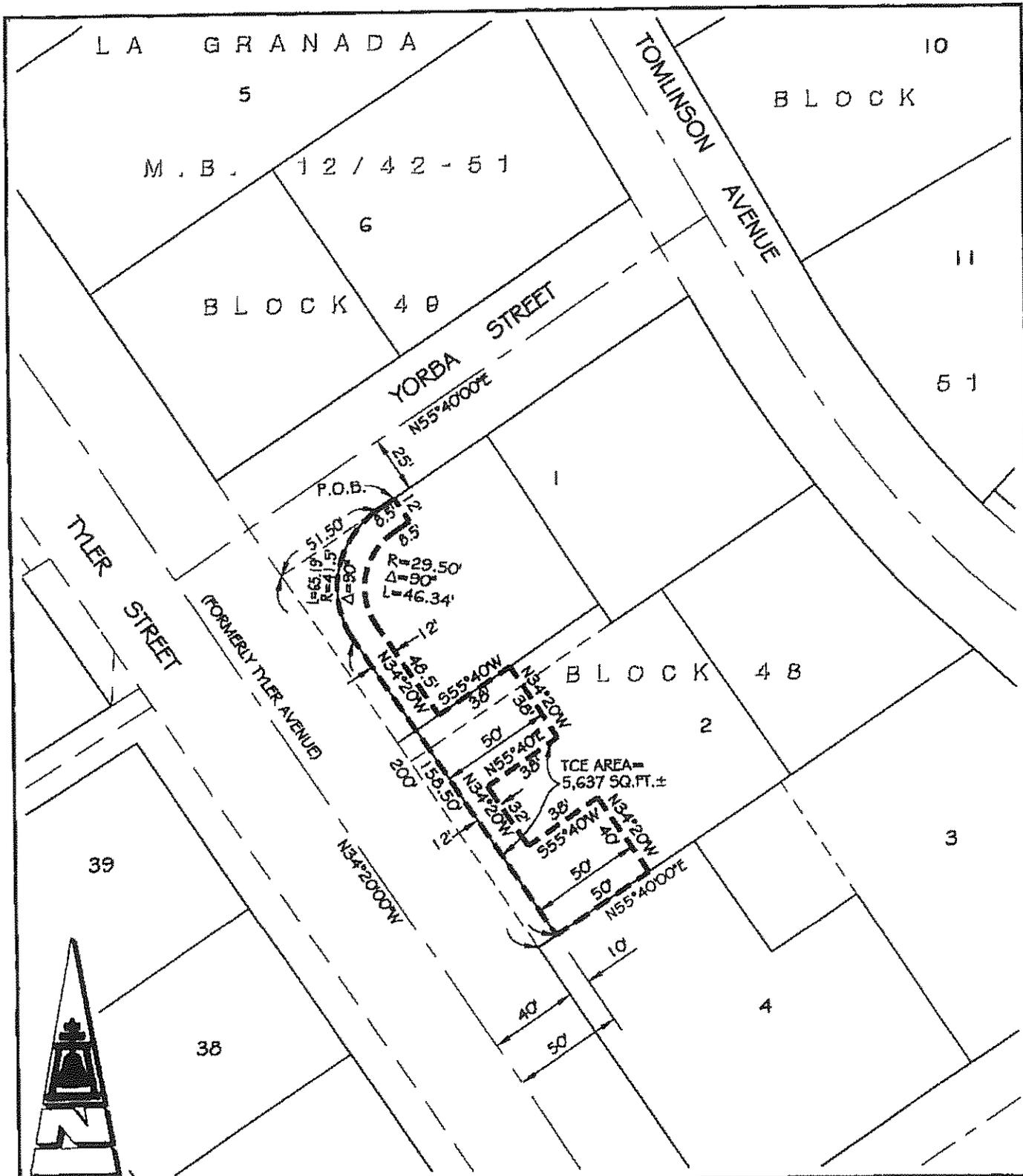
Area - 5,637 square feet, more or less.

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, L.S. 7519 4/3/14 Date Prep. 





• CITY OF RIVERSIDE, CALIFORNIA • D-17096

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: 3/27/14 SUBJECT: TYLER STREET WIDENING - APN 145-021-002 & 003