

When recorded mail to:

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

54619

FREE RECORDING

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

RECEIVED FOR RECORD
At Request of
CITY OF RIVERSIDE
Min. Past 2 o'clock P.

Book 1984, Page

54619

MAR 16 1984

Recorded in Official Records
of Riverside County, California

William S. Corby
Recorder

Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: Van Buren Boulevard Widening
Parcel 1

TEMPORARY CONSTRUCTION EASEMENT 10808

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CHARLES D. MCMILLAN and MARJORY C. MCMILLAN, husband and wife, as joint tenants,

as Grantors, grant__ to the CITY OF RIVERSIDE, a Municipal Corporation of the State of California, as Grantee, its successors and assigns, a temporary easement and right of way for the construction and installation of three driveway approaches and relocate sign as shown by City of Riverside Improvement Plan R-1835, Sheet 3,

together with all necessary appurtenances, in, under, upon, over and along that certain real property situated in the City of Riverside, County of Riverside, State of California, described as follows:

Those portions of Lot 16 in Block 10 of the Lands of The Riverside Land & Irrigating Co., on file in Book 1 of Maps, at Page 70 thereof, records of San Bernardino County, California, more particularly described as follows:

Parcel 1

COMMENCING at the intersection of the centerline of Van Buren Boulevard with the centerline of California Avenue;

THENCE North 34° 16' 02" West, along said centerline of Van Buren Boulevard 311 feet;

THENCE South 55° 43' 58" West, 47.00 feet to a line which is parallel with and distant 47.00 feet southwesterly, as measured at right angle, from said centerline of Van Buren Boulevard and to the true point of beginning;

THENCE North 34° 16' 02" West, along said parallel line 40.00 feet;

THENCE South 55° 43' 58" West, 3.00 feet;

THENCE South 34° 16' 02" East, 40.00 feet;

THENCE North 55° 43' 58" East, 3.00 feet to said true point of beginning.

Area - 120 square feet.

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Parcel 2

COMMENCING at the intersection of the centerline of Van Buren Boulevard with the centerline of California Avenue;

THENCE North 34° 16' 02" West, along said centerline of Van Buren Boulevard 170 feet;

THENCE South 55° 43' 58" West, 47.00 feet to a line which is parallel with and distant 47.00 feet southwesterly, as measured at right angle, from said centerline of Van Buren Boulevard and to the true point of beginning;

THENCE North 34° 16' 02" West, along said parallel line 120.00 feet;

THENCE South 55° 43' 58" West, 10.00 feet;

THENCE South 34° 16' 02" East, 120.00 feet;

THENCE North 55° 43' 58" East, 10.00 feet to said true point of beginning.

Area - 1,200 square feet.

DESCRIPTION APPROVAL
George Hutchinson 2/13/83 by [Signature]

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

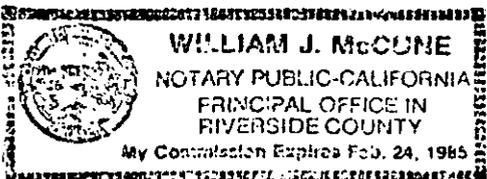
} ss.

On this 2ND day of MARCH, in the year 1984
before me, the undersigned, a Notary Public in and for said State, personally appeared
CHARLES D. McMILLAN and
MARJORY C. McMILLAN

_____, personally known to me
(or proved to me on the basis of satisfactory evidence) to be the person S whose name S
ARE subscribed to the within instrument, and acknowledged to me that they
executed it.

WITNESS my hand and official seal.

William J. McCune
Notary Public in and for said State.



This Temporary Construction Easement does not modify any contractual rights and obligations between the Grantors and the Grantee except that certain Real Property Acquisition Agreement between the Grantors and the Grantee dated January 24, 1983 shall be amended by modifying Exhibit "D" thereof to provide that three (3) driveway approaches shall be constructed instead of two (2) and to further provide that the Grantee shall have one additional year from the date of recordation of this Temporary Construction Easement or such longer period of time as may be granted by the Grantors to construct the improvements as agreed upon therein.

The Temporary Construction Easement is to be used for all purposes proper and convenient in the construction and installation of the three driveway approaches and relocation of the sign, including the right of ingress and egress, the temporary deposit of tools, equipment, machinery, vehicles, materials and supplies used in the performance of said work, and for similar and related purposes by the Grantee, its officers, employees, agents or contractors.

Upon completion of construction, the Grantee shall remove all debris, waste or excess material, brush or other matter or material deposited or placed upon the land, and, with the exception of vegetation, return the surface as near as possible to its condition before construction.

This Temporary Construction Easement shall terminate upon completion of the work of constructing the three driveway approaches and relocating the sign or within one (1) year from the date of recording of the document, whichever occurs first. Said document to be recorded within thirty (30) days after date of execution thereon.

Dated 3-2-84

Charles D. McMillan

CHARLES D. McMILLAN

Marjory C. McMillan

MARJORY C. McMILLAN

APPROVED AS TO FORM

Clarice Tunney
ASST. CITY ATTORNEY

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a 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. 14883 of said City Council adopted on January 25, 1983, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated 3/16/84

[Signature]
Property Services Manager
Title

54619

S 55° 44' 49" W

RIVERSIDE LAND & IRRIGATING CO.

M.B. 1/70 SAN BERNARDINO CO.

POR. LOT 16
BLK. 10

REM. 9.62 AC.

01

TEMP. CONST.
EASE.
AREA 1120 SQ. FT.

T.C.E.
1200' SQ. FT.

2,096.48 SQ. FT.

280.00'

120'

6. 286.25'

VAN BUREN BOULEVARD

N 34° 16' 02" W

511'

VAN

170'

CALIFORNIA AVENUE

S 55° 44' 49" W

747.63'

R=31'
Δ=68°01'11"
L=36.80'

N 11° 04' 01" W
51' 38.06'
35'

7'

40'

CONSTRUCTION E

S 57° 00' 57" W

S 55° 44' 49" W

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 18

SCALE: 1" = 40'

DRAWN BY SK DATE 7/7/00

SUBJECT VAN BUREN BOULEVARD WIDENING

10808