

DOC # 2014-0007797

01/08/2014 10:01A Fee:NC

Page 1 of 7

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



FREE RECORDING

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

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			7						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NCHGCC DTT- 6					T:	CTY	UNI	524	

FOR RECORDER'S OFFICE USE ONLY

Project: Tyler Street Widening
POR. APN: 147-281-031

D - 16971



TEMPORARY CONSTRUCTION EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, PEDRO NAVARRO and EUFROCINA NAVARRO, husband and wife as joint tenants, as to an undivided five-eighths interest, PABLO DIEGUEZ, as to a one-eighth interest, RODRIGO VIDAL, a one-eighth interest, and ALEJANDRO VILLAR, a one-eighth interest, 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.

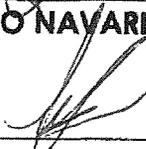
This temporary easement and right-of-way shall terminate 9 months after issuance of the notice to proceed or upon completion of the public improvements and acceptance by City as demonstrated by recordation of a notice of completion, whichever occurs first.

Dated 10-26-13



PEDRO NAVARRO

Dated 10-26-13



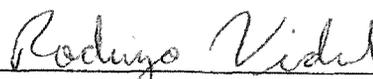
EUFROCINA NAVARRO

Dated 10-26-13



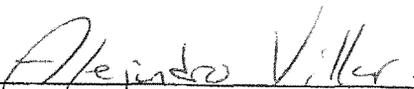
PABLO DIEGUEZ

Dated 10-26-13



RODRIGO VIDAL

Dated 10-26-13



ALEJANDRO VILLAR



2014-0007797
01/08/2014 16:01A
2 of 7

State of California

County of Orange } ss

On October 26, 2013, before me, Oscar Vargas,

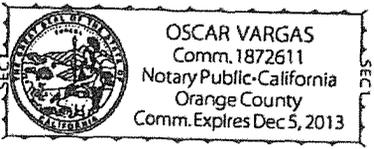
notary public, personally appeared, Pedro Navarro, Eufrosina Navarro, Pablo Dreger, Rodrigo Vidal and Alejandro Villar

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 1-7-14

APPROVED AS TO FORM
[Signature]
SUPERVISING DEPUTY CITY ATTORNEY

CITY OF RIVERSIDE
By [Signature]
David Welch
Real Property Services Manager



EXHIBIT "A"

*POR. A.P.N. 147-281-031
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 10 in Block 11 of La Granada, as shown by map on file in Book 12, Pages 42 through 51 of Maps, Riverside County records, described as follows:

COMMENCING at the most northerly corner of said Lot 10;

THENCE South 30°19'00" East, along the northeasterly line of said Lot 10, a distance of 123.75 feet to the most northerly corner of that certain parcel of land described in deed to Steven J. Bradley, et al., as Parcel 1 by document recorded May 16, 1988, as Instrument No. 129598 of Official Records of said Riverside County;

THENCE South 46°47'34" West, along the northwesterly line of said Parcel 1, a distance of 30.78 feet to a point in a line that is parallel with and distant 55.00 feet southwesterly, as measured at right angles, from the centerline of Tyler Street (formerly Tyler Avenue), as shown by said map;

THENCE North 30°19'00" West, along said parallel line, a distance of 60.00 feet to the northwesterly line of the southeasterly rectangular 60.00 feet of the northwesterly rectangular 123.75 feet said Lot 10, and being the **POINT OF BEGINNING** of the parcel of land being described; said southeasterly rectangular 60.00 feet of the northwesterly rectangular 123.75 feet said Lot 10 being measured on the northeasterly line of said Lot 10 and said northwesterly line of said southeasterly rectangular 60.00 feet of the northwesterly rectangular 123.75 feet said Lot 10 being parallel with the northwesterly line of said Lot 10;

THENCE South 46°47'34" West, along said northwesterly line southeasterly rectangular 60.00 feet of the northwesterly rectangular 123.75 feet said Lot 10, a distance of 10.26 feet to a line that is parallel with and distant 65.00 feet southwesterly, as measured at right angles, from said centerline of Tyler Street;

THENCE North 30°19'00" West, along said last mentioned parallel line, a distance of 63.75 feet to the northwesterly line of said Lot 10;

THENCE North 46°47'34" East, along said northwesterly line of Lot 10, a distance of 10.26 feet to said line that is parallel with and distant 55.00 feet southwesterly from the centerline of Tyler Street;

THENCE South 30°19'00" East, along said last mentioned parallel line, a distance of 63.75 feet to the **POINT OF BEGINNING**.

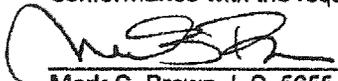
Area - 638 square feet, more or less.



2814-0007797
01/08/2014 10:01A
4 of 7

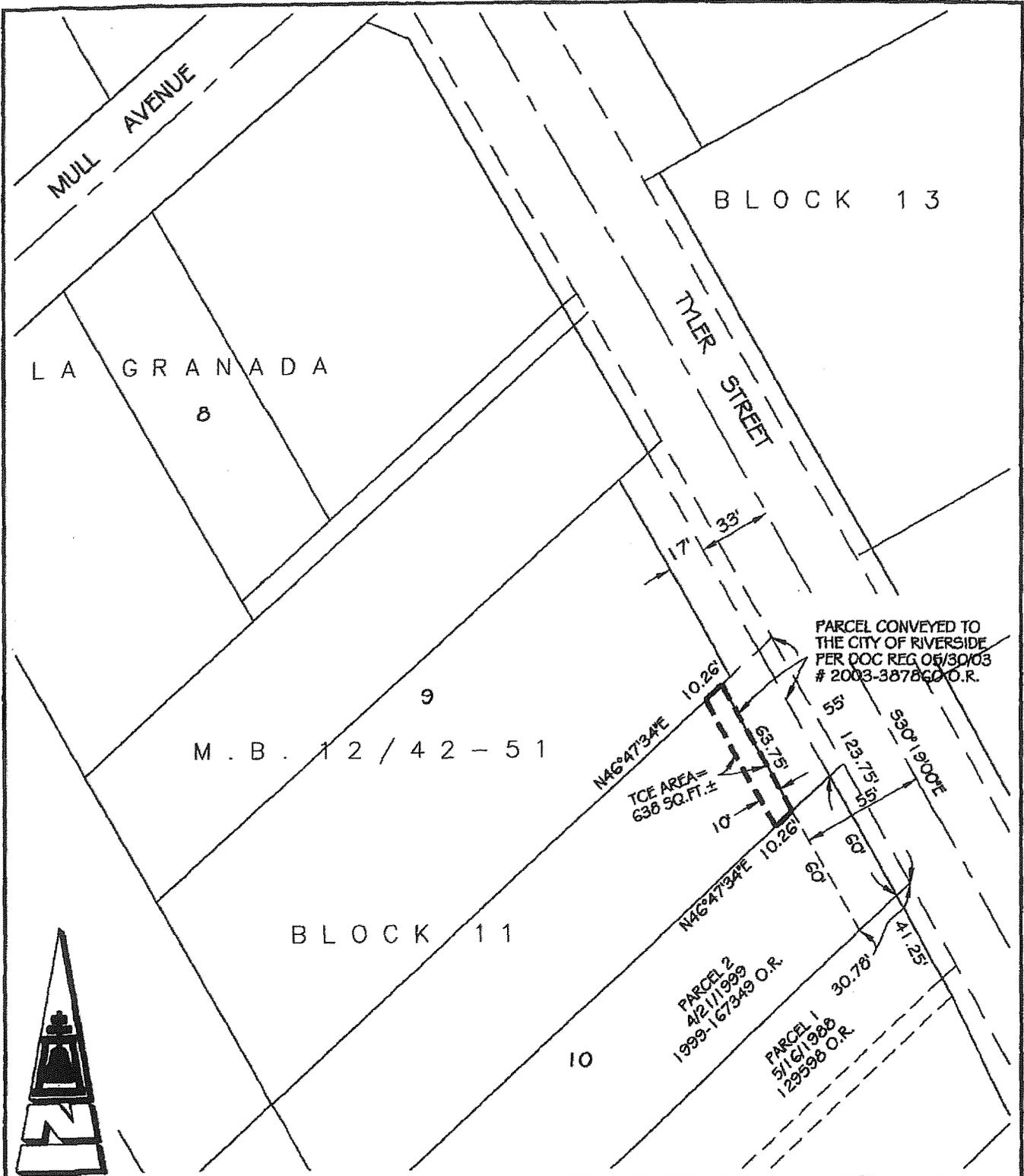
This temporary easement and right-of-way shall terminate 9 months after issuance of the notice to proceed or upon completion of the public improvements and acceptance by the City as demonstrated by recordation of a notice of completion, whichever occurs first.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 8/15/2012 Prep. Kop
Mark S. Brown, L.S. 5655 Date



2014-0007797
01/08/2014 10:01A
5 of 7



● 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: 7/5/12 SUBJECT: TYLER STREET WIDENING - APN 147-281-031

G:\COMMON SURVEY DOCUMENTS\PUBLIC WORKS\TYLER STREET WIDENING\147-281-031



2014-0007797
01/08/2014 10:01A
6 of 7



LARRY W. WARD
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

www.riversideacr.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

Pedro Navarro
Eufrocina Navarro
Pablo Dieguez
Rodrigo Vidal
Alejandro Villar

Date: 1/8/14

Signature: Angela Hill

Print Name: Angela Hill

