

**Commonwealth Land Title Company**

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: CMORRIS

**FREE RECORDING**

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

9305022

Project: Tyler Street Widening

POR. APN: 147-332-017

FOR RECORDER'S OFFICE USE ONLY

**D - 17065**

**TEMPORARY CONSTRUCTION EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **JERRY LONG NGUYEN, a married man, as his sole and separate property, as to an undivided 50% interest, and THUAN D. NGUYEN, a married man, as his sole and separate property, as to an undivided 50% interest, as tenants in common, 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

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Upon completion of construction, Grantee promises to remove all debris, waste, brush, or

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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 3/3/14

Jerry Nguyen  
JERRY LONG NGUYEN

Thuan Nguyen  
THUAN D. NGUYEN

State of California

County of Riverside } ss

On 3-3-14, before me, Lisa Andresen,

notary public, personally appeared, Terry Nguyen and

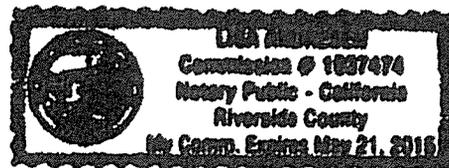
Thuan Nguyen,

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.

Lisa Andresen  
Notary Signature



**ILLEGIBLE NOTARY SEAL DECLARATION**

**GOVERNMENT CODE 27361.7**

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary \_\_\_\_Lisa Andresen\_\_\_\_

Date Commission Expires \_\_\_\_May 21, 2015\_\_\_\_

Principal Office in: \_\_\_\_Riverside County\_\_\_\_

Notary Commission Number: \_\_\_\_1937474\_\_\_\_

Manufacturer Identification Number: \_\_\_\_NNA1\_\_\_\_

Place of Execution of this Declaration \_\_\_\_Newport Beach, CA\_\_\_\_

Date \_\_\_\_May 28, 2014\_\_\_\_

**Commonwealth Land Title Company**

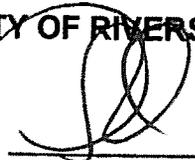
BY:   
Signature (Vivian Lee)

**CERTIFICATE OF ACCEPTANCE  
(Government Code Section §27281)**

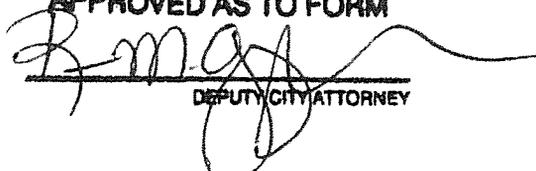
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, a California charter city and municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 21027 of said City Council adopted September 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 3-13-14

CITY OF RIVERSIDE

By   
David Welch  
Real Property Services Manager

147-332-017 TCE.DOC

APPROVED AS TO FORM  
  
DEPUTY CITY ATTORNEY

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EXHIBIT "A"

*POR. A.P.N. 147-332-017  
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 11 in Block 50 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 westerly corner of said Lot 11;

THENCE North  $63^{\circ}16'02''$  East, along the northwesterly line of said Lot 11, a distance of 10.09 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, and being the POINT OF BEGINNING of the parcel of land being described;

THENCE continuing North  $63^{\circ}16'02''$  East, along said northwesterly line, a distance of 6.05 feet to a line that is parallel with and distant 56.00 feet northeasterly, as measured at right angles, from said centerline of Tyler Street;

THENCE South  $34^{\circ}20'00''$  East, along said last mentioned parallel line, a distance of 67.86 feet;

THENCE North  $55^{\circ}40'00''$  East, a distance of 22.30 feet;

THENCE South  $34^{\circ}20'00''$  East, parallel with said centerline of Tyler Street, a distance of 45.57 feet to the southeasterly line of said Lot 11;

THENCE South  $63^{\circ}16'02''$  West, along said southeasterly line, a distance of 28.55 feet to said line that is parallel with and distant 50.00 feet northeasterly, as measured at right angles, from said centerline of Tyler Street;

THENCE North  $34^{\circ}20'00''$  West, along said last mentioned parallel line, a distance of 110.46 feet to the POINT OF BEGINNING.

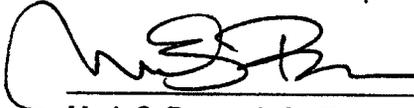
Area - 1646 square feet, more or less.

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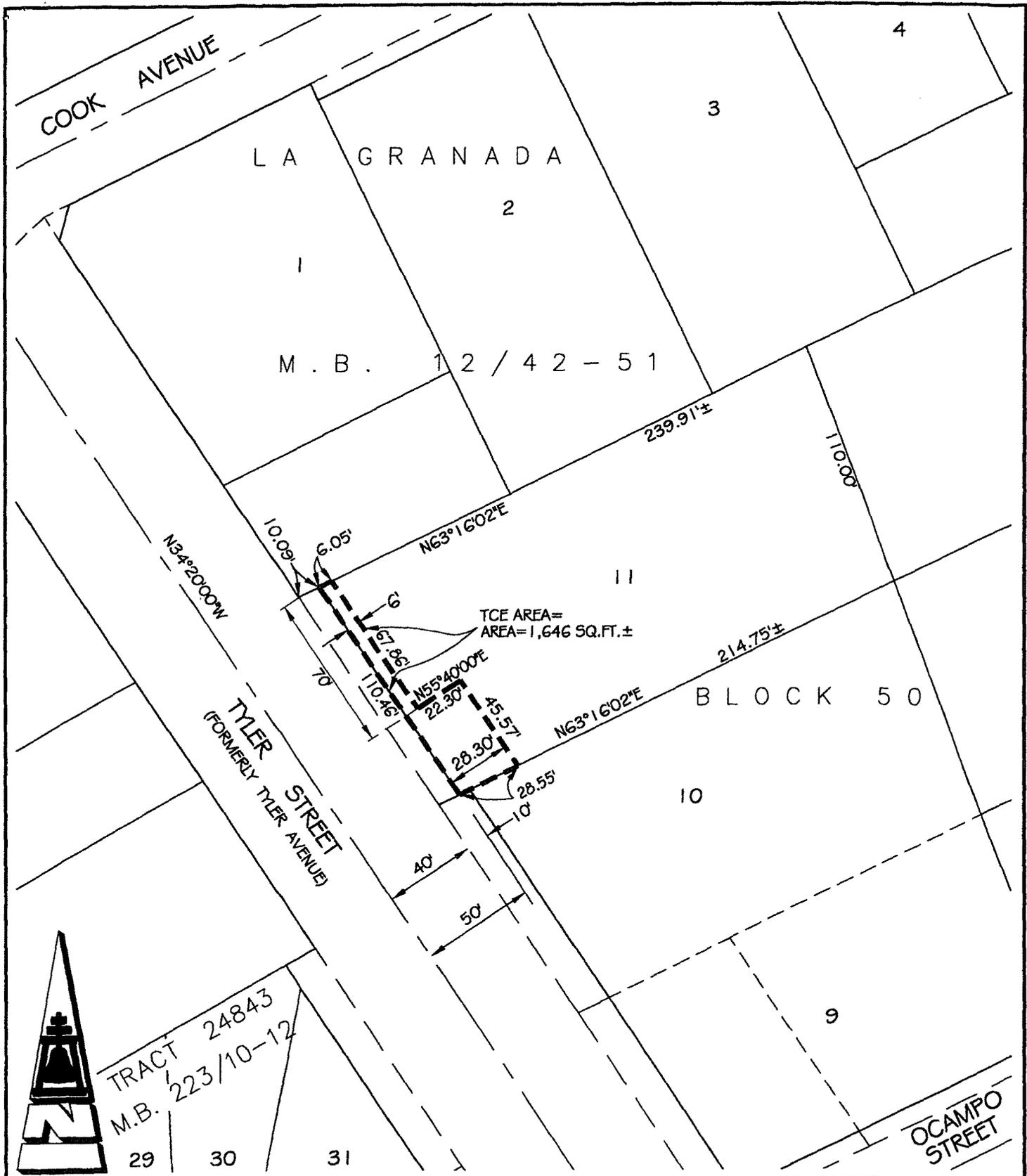
This temporary easement and right-of-way shall terminate 9 months after issuance of the notice to proceed or upon completion of the public improvements and acceptance by the City as

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. KQ  
Mark S. Brown, L.S. 5655 Date





● CITY OF RIVERSIDE, CALIFORNIA ● D-17065

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: 7/16/12 SUBJECT: TYLER STREET WIDENING - APN 147-332-017