

Commonwealth Land-Tire Company

DOC # 2014-0455838

12/01/2014 12:57 PM Fees: \$0.00

Page 1 of 6

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

RECEIVED

DEC 08 2014

City of Riverside
City Clerk's Office

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: MRUIZ

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: Santa Ana River Trunk Sewer – Phase II
POR. APN: 187-161-003

D - 17107

TEMPORARY CONSTRUCTION EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **ERIC CUSHING and HYEUNMEE JEONG, husband and wife as community property**, 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 24 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 8-1-14

[Signature]
ERIC CUSHING

[Signature]
HYEUNMEE JEONG

State of California
County of Riverside } ss

On 8/1/14, before me, Lisa Andresen,
notary public, personally appeared, Eric Cushing and
Hyeunmee Jeong

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 August 7, 2014

CITY OF RIVERSIDE

By _____
David Welch
Real Property Services Manager

187-161-003 TCE .DOC

APPROVED AS TO FORM


SUPERVISING DEPUTY CITY ATTORNEY

EXHIBIT "A"

*POR. A.P.N. 187-161-003
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 Lot 282 of Corrected Map of Additions to Maps of the Riverside Land and Irrigating Co., as shown by map on file in Book 4, Page 75 of Maps, records of Riverside County, California, that portion Lot 2 of Addition No. 1 to Grand Avenue Tract, as shown by map on file in Book 6, Page 90 of Maps, records of said Riverside County, and being a portion of Parcel 1 of Record of Survey, filed in Book 32, Page 37 of Record of Surveys, records of said Riverside County, described as follows:

COMMENCING at the most westerly corner of said Parcel 1;

THENCE South $58^{\circ}37'19''$ East, along the southwesterly line of said Parcel 1, a distance of 72.74 feet to the northwesterly line of said Lot 2;

THENCE North $23^{\circ}39'41''$ East, along said northwesterly line of Lot 2, a distance of 5.05 feet to the northeasterly line of that certain easement designated as 10' Sewer Easement as dedicated and accepted by map of Lord Tract Unit No. 1, filed in Book 24, Page 84 of Maps, records of said Riverside County, and being the POINT OF BEGINNING of the parcel of land being described;

THENCE continuing North $23^{\circ}39'41''$ East, along said northwesterly line of Lot 2, a distance of 1.29 feet;

THENCE North $67^{\circ}14'11''$ West, a distance of 12.30 feet;

THENCE North $22^{\circ}45'49''$ East, a distance of 5.00 feet;

THENCE South $67^{\circ}14'11''$ East, a distance of 20.00 feet;

THENCE South $22^{\circ}45'49''$ West, a distance of 7.46 feet to said northeasterly line of said easement designated as 10' Sewer Easement;

THENCE North $58^{\circ}37'19''$ West, along said northeasterly line, a distance of 7.81 feet to the POINT OF BEGINNING.

Area - 114 square feet, more or less.

R/S 53/18-20
EVANS RIO RANCHO
 M.B. 10/52-54

12/6/1957 2188/499 O.R.
EXISTING 32' SEWER EASEMENT

POR. LOT 283

R/S 30/36
 R/S 29/59

PARCEL 1
3

SOUTHEASTERLY LINE LOT 3
 POR. LOT 282
 NORTHWESTERLY LINE LOT 2

2

PARCEL 2

R/S **32/37**

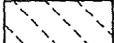
**ADDITION NO. 1
 TO
 GRAND AVENUE TRACT**

M.B. 6/90

- | | | |
|----|-------------|--------|
| 1 | S58°37'19"E | 30.43' |
| 2 | S58°37'19"E | 42.31' |
| 3 | N23°39'41"W | 6.34' |
| 4 | N67°14'11"W | 41.93' |
| 5 | N58°37'19"W | 7.81' |
| 6 | S22°45'49"W | 7.46' |
| 7 | S67°14'11"E | 20.00' |
| 8 | N22°45'49"E | 5.00' |
| 9 | N67°14'11"W | 12.30' |
| 10 | N23°39'41"E | 1.29' |

CUSHING / JEONG
 A.P.N. 187-161-003

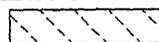
 - 133 SQ.FT.

 - 114 SQ.FT.

NEW SEWER EASEMENT



NEW TEMP. CONST. ESMT.



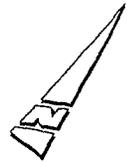
**LORD TRACT
 UNIT NO. 1**
 M.B. 24/84

**38
 LORD TRACT
 NO. 2**
 M.B. 25/90

**CORRECTED MAP OF
 ADDITIONS TO MAPS
 OF THE
 RIVERSIDE LAND AND
 AND IRRIGATING CO.**
 M.B. 4/75

EXISTING 10' SEWER ESMT.

EXISTING STREET ESMT.



**CARLINGFORD
 AVENUE**

• 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: N.T.S.

DRAWN BY: *Kgs* DATE: 10/23/12

SANTA ANA RIVER TRUNK SEWER - PHASE II