

Commonwealth Land Title Company

When recorded mail to:

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

DOC # 2014-0492993  
12/26/2014 10:59 AM Fees: \$0.00  
Page 1 of 5  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: CARAGON

FREE RECORDING  
This instrument is for the benefit  
of the City of Riverside and is  
entitled to be recorded without  
fee (Government Code §8103)

TRA: 009-002  
TTX: \$0.00

FOR RECORDER'S OFFICE USE ONLY

Project: Tequesquite Trunk Sewer Ph. II  
Por. APN: 222-121-052 & 053  
Address: 5071 Queen Street

D- 17123

### TEMPORARY CONSTRUCTION EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Christopher L. Carpenter and Molly W. Carpenter, Trustee of The Carpenter Family Trust dated March 5, 1990, restated July 30, 2002, 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,

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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 18 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.

Date: 9/26/14

**Christopher L. Carpenter and Molly W. Carpenter, Trustee of The Carpenter Family Trust dated March 5, 1990, restated July 30, 2002**



**Christopher L. Carpenter, Trustee**



**Molly W. Carpenter, Trustee**

State of California

County of Riverside } ss

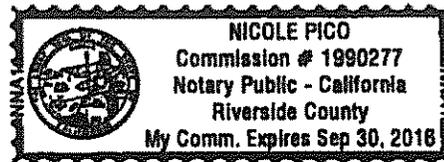
On Sept. 26, 2014, before me, Nicole Pico, Notary Public,

personally appeared Christopher L Carpenter and Molly W. Carpenter 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 6, 2014

CITY OF RIVERSIDE

By: [Signature]

David Welch  
Real Property Services Manager

[Signature]  
APPROVED AS TO FORM  
CLERK/CLERKING CREDIT CITY ATTORNEY

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**EXHIBIT "A"**

Por. APN: 222-121-052 & 053  
Temporary Construction Easement

That certain real property in the City of Riverside, County of Riverside, State of California described as follows:

That portion of Parcel 1 of Record of Survey on file in Book 34, at Page 58 of Record of Surveys, and that portion of Parcel 1 of Record of Survey on file in Book 34, at Page 26 of Record of Surveys, Both Records of Riverside County, California, lying within a strip of land 5.00 feet in width, the Southerly line of said strip of land lying distant 20.00 feet Southerly, as measured at right angles, from the survey control-line being described as follows:

Beginning at the Northeast corner of Parcel 1 of said Record of Survey on file in Book 34, at Page 58;

Thence S.89°51'07"W. along the Northerly line of Parcel 1 of said Record of Survey on file in Book 34, at Page 58 and the Northerly line of Parcel 1 of Record of Survey on file in Book 34, at Page 26, a distance of 168.00 feet to the most Westerly corner of that certain parcel of land described in Certificate of Compliance, recorded December 20, 1991 as Instrument No. 441864, Official Records of Riverside County, California, said corner being the termination of said survey control-line description;

The sidelines of said strip of land 5.00 feet in width shall be prolonged or shortened to terminate Westerly in the Westerly line of said Certificate of Compliance and prolonged or shortened to terminate Easterly in the Easterly line of Parcel 1 of said Record of Survey on file in Book 34, at Page 58.

The above described parcel of land contains 812 square feet, more or less.

This temporary easement and right-of-way shall terminate 18 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.

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

  
Mark S. Brown, L.S. 5655  
License Expires 9/30/13

8/3/2012 prep. EV  
Date



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sewer esmt. to the City of Riverside, rec. 5/26/61, as Inst. No. 45290, in Book 2914, Page 417, et seq., Rec. Riv. Co.

10' electric lines & cables esmt. to the City of Riverside, rec. 6/16/61 in Book 2927, Page 392, O.R.

sewer esmt. to the City of Riverside, rec. 6/16/61 as Inst. No. 51999, in Book 2927, Page 403, et seq., Rec. Riv. Co.

PAR. 1

blanket artificial drainage waters esmt. to the City of Riverside, rec. 6/16/61 in Book 2927, Page 383, O.R.

slope & maintenance esmt. to Peter G. Van Etten, et ux., rec. 10/13/67, as Inst. No. 90115, O.R.

slope & maintenance esmt. to John E. Newstead, et ux., rec. 10/13/67, as Inst. No. 90117, O.R.

POR. SEC. 36,  
T. 2 S., R. 5 W., S.B.M.

PAR. 3  
R.S. 34/58

N00°08'53"W  
120.00'

N00°08'53"W  
120.21'

N89°51'07"E  
65.00'

N89°33'12"W  
65.00'

POR. APN 222-121-034  
TEMPORARY  
CONSTRUCTION ESMT.  
AREA - 650 SQ./FT.



65'

120.21'

PAR. 2

2

• CITY OF RIVERSIDE, CALIFORNIA • D-17123

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"=30'

DRAWN BY: EV

DATE: 6/21/12

SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2