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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)

RECEIVED FOR RECORDING
AT 2:00 O'CLOCK P.M.

JAN - 9 1987
Recorded in Official Records
of Riverside County, California
William S. Conroy
Recorder
Fees

ⓧ

FOR RECORDER'S OFFICE USE ONLY

Project: Canyon Springs Trunk Sewer
Parcel 2

11721

TEMPORARY CONSTRUCTION
EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SID LANCE and CECELIA LANCE, as Trustees of the Lance Family Revocable Trust, dated August 14, 1981, as Grantors, grant to the CITY OF RIVERSIDE, a municipal corporation, as Grantee, its successors and assigns, a temporary easement and right-of-way for the construction and installation of the sanitary sewer facilities, together with all necessary appurtenances, in, under, upon, over and along that certain real property in the City of Riverside, County of Riverside, State of California, described as follows:

A strip of land 150.00 feet in width across a portion of the East Half of Section 4, Township 3, South, Range 4 West, San Bernardino Meridian, according to Government Survey thereof, the centerline of said strip being described as follows:

COMMENCING at the intersection of the north line of said Section with a line parallel with and 5.00 feet easterly from the centerline of Box Springs Boulevard (100 feet wide);

THENCE S 13° 06' 01" E, 1469.62 feet along said parallel line to a point in a non-tangent curve concave to the northeast, having a radius of 1195.00 feet; a radial line of said curve at said point bears S 76° 50' 50" W;

THENCE southeasterly 164.68 feet, through an angle of 7° 53' 45", along said curve;

THENCE S 21° 02' 55" E, 625.61 feet along a tangent line;

THENCE southeasterly 426.69 feet, through an angle of $20^{\circ} 17' 19''$, along a tangent curve concave to the southwest, having a radius of 1205.00 feet;

THENCE $S 00^{\circ} 45' 36'' E$, 292.53 feet along a tangent line to the TRUE POINT OF BEGINNING; said point being in the south line of the South Half of the Northeast Quarter of Section 4 distant thereon $S 89^{\circ} 02' 20'' W$ 452.85 feet from the east quarter corner of said Section;

THENCE, continuing $S 00^{\circ} 45' 36'' E$, a distance of 307.47 feet;

THENCE southwesterly 378.56 feet, through an angle of $18^{\circ} 00' 00''$; along a tangent curve concave to the northwest, having a radius of 1205.00 feet;

THENCE $S 17^{\circ} 14' 24'' W$, 300.00 feet along a tangent line;

THENCE southerly 1178.72 feet, through an angle of $56^{\circ} 30' 54''$, along a tangent curve concave to the east, having a radius of 1195.00 feet;

THENCE $S 39^{\circ} 16' 30'' E$, 160.98 feet along a tangent line;

THENCE $S 39^{\circ} 09' 37'' E$, 10.00 feet to a point in the northwesterly line of that certain strip of land, 80 feet in width, as described in Deed to The Metropolitan Water District of Southern California, recorded February 2, 1976, as Instrument No. 13456 of Official Records of Riverside County, California; the centerline of said strip having a bearing of $N 50^{\circ} 42' 52'' E$ (formerly recorded as $N 51^{\circ} 35' 31'' E$), said point in said northwesterly line hereinafter being referred to as Point "A";

THENCE continuing from said Point "A", $S 39^{\circ} 09' 37'' E$, 80.00 feet to a point in the southeasterly line of the strip of land, 80 feet in width;

THENCE $S 39^{\circ} 09' 37'' E$, 10.00 feet to a point in a non-tangent curve concave to the southwest, having a radius of 1205.00 feet, a radial line of said curve at said point bears $N 50^{\circ} 46' 09'' E$;

THENCE southeasterly 335.33 feet, through an angle of $15^{\circ} 56' 40''$, along last said curve to Point "B";

THENCE continuing from Point "B", said point being in a curve concave to the southwest, having a radius of 1205.00 feet, a radial line of said curve at said point having a bearing of $N 67^{\circ} 42' 49'' W$;

THENCE southeasterly 80.00 feet, through an angle of $3^{\circ} 48' 14''$, along said curve to the south line of said Section, and to the end of this centerline description;

EXCEPTING THEREFROM all those portions lying 5.00 feet on each side of said described centerline from point of beginning to Point "A"; all that portion lying 6.00 feet on each side of said described centerline from southeasterly line of said strip of land 80.00 feet in width to Point "B", and that portion lying 12.00 feet on each side of said described centerline from Point "B" to the end of said described centerline;

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ALSO EXCEPTING THEREFROM all that portion lying within said strip of land 80.00 feet in width.

Said temporary construction easement is to be used for all purposes proper and convenient in the construction and installation of said sanitary sewer facilities, including the rights 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 City of Riverside, its officers, employees, agents or contractors.

Upon completion of construction, the City of Riverside 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 construction easement shall terminate upon completion of the work of constructing the sanitary sewer facilities, or within one year of the date of recording this document, whichever occurs first.

Dated December 31, 1986

Sid Lance
SID LANCE, as Trustee
of The Lance Family Revocable
Trust, dated August 14, 1981

Cecelia Lance
CECELIA LANCE, as Trustee
of the Lance Family Revocable
Trust, dated August 14, 1981

APPROVED AS TO FORM
Carolyn Confer 15117
CAROLYN CONFER
ASSISTANT CITY ATTORNEY

DESCRIPTION APPROVAL
George Hutchins 79 86
Surveyor

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 January 25, 1983, and the grantee hereby consents to recordation thereof by its duly authorized officer.

Dated 1/8/87

[Signature]
Title Property Services Manager

311.3/m - survey.35/k

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STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

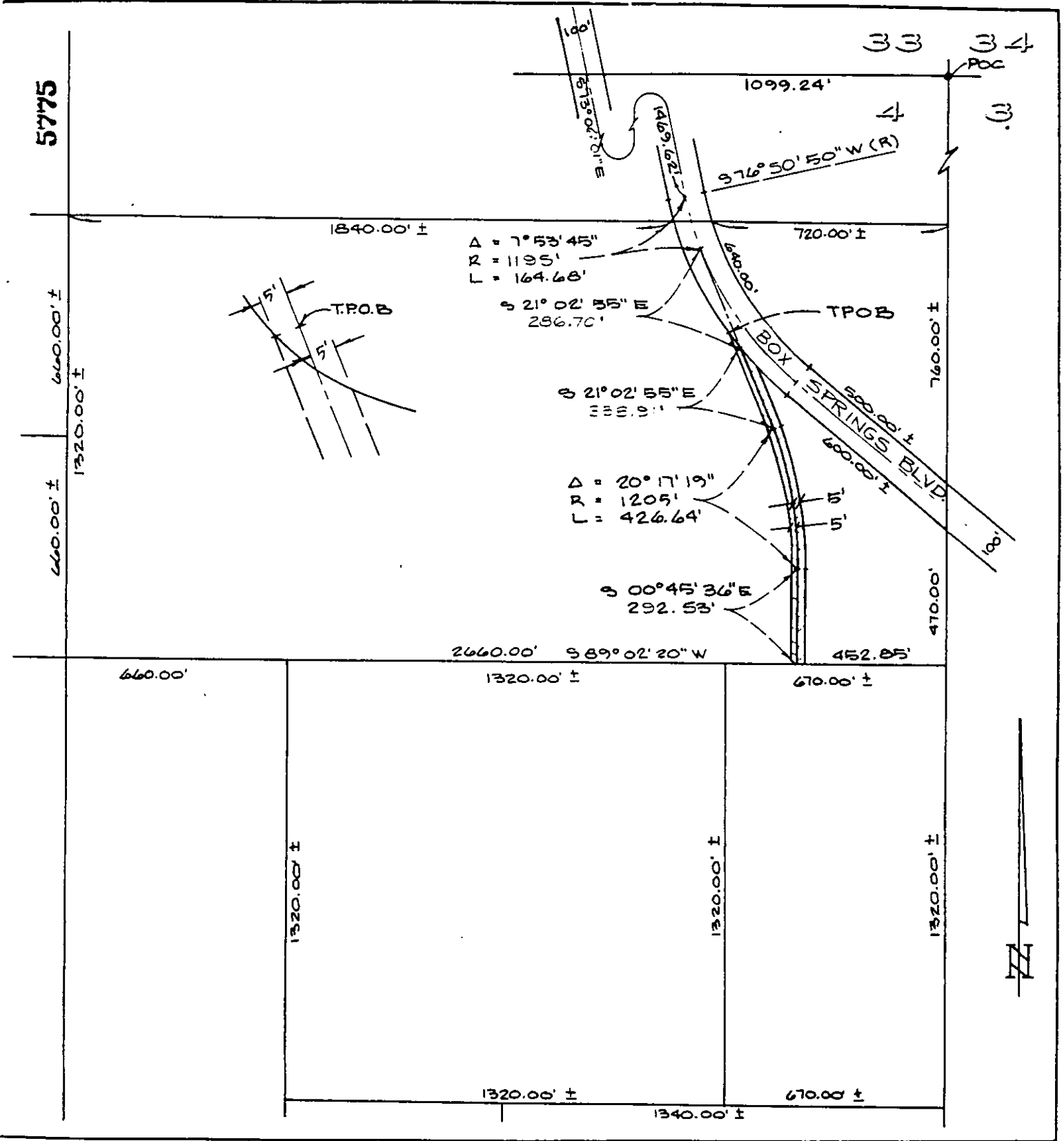
On this 31st day of Dec, 1986,
before me, the undersigned a Notary Public in and for said State,
personally appeared SID LANCE and CECELIA LANCE, personally known to
me (or proved to me on the basis of satisfactory evidence) to be the
persons who executed the within instrument, and known to me to be the
Trustees of the Lance Family Revocable Trust, dated August 14, 1981,
and acknowledged to me that they executed the within instrument in
their capacity as Trustees of said trust.

WITNESS my hand and official seal.



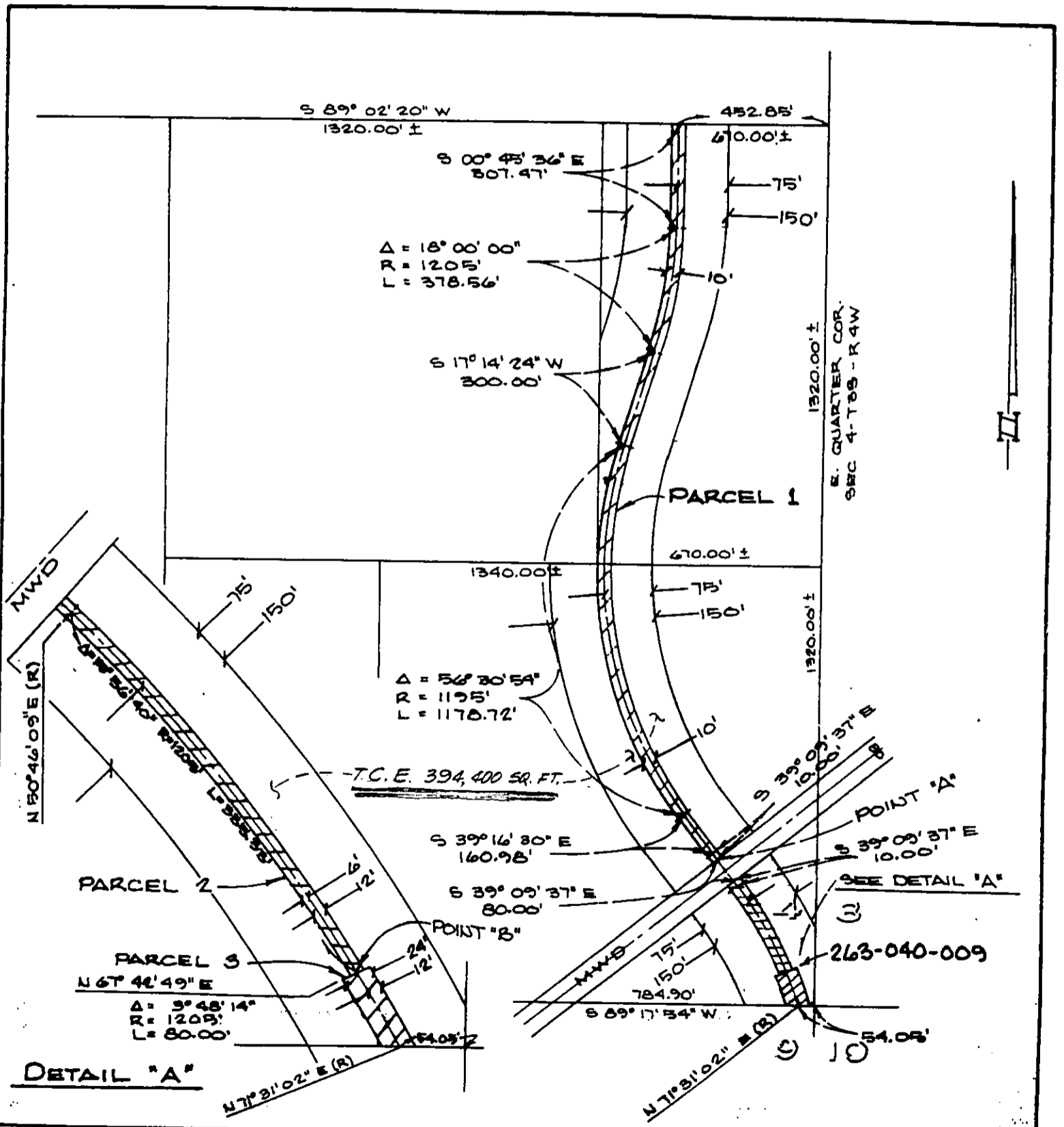
K yong Pak

Notary Public in and for said State



• 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 <u>1</u> OF <u>5</u>	
SCALE: 1" = 400'	DRAWN BY R.P.P. DATE <u>6/11/86</u>	SUBJECT <u>CANYON SPRINGS TRUNK SEWER</u>



• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 22 OF 5

SCALE: 1" = 400'

DRAWN BY R.P. DATE 7/7/86

SUBJECT: CANYON SPRINGS TRUNK SEWER