

041483

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 RECORD
AT 2:00 O'CLOCK

JAN 31 1994

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: Indiana Avenue Realignment
Between Pierce St. & Buchanan St.

TEMPORARY CONSTRUCTION
EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CPI DEVELOPMENT, INC., a California corporation, as Grantor, grants to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, a temporary easement and right-of-way for the construction and installation of slopes and storm drain facilities, together with all necessary appurtenances, in, under, upon, over and along that certain real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Said temporary construction easement is to be used for all purposes proper and convenient in the construction and installation of slopes and storm drain 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

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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 slopes and storm drain facilities or within eighteen months of the date of recording this document, whichever occurs first.

Dated January 25, 1994

CPI DEVELOPMENT, INC., a California corporation

By 
Douglas J. Crozier

Title President

By 
Karen M. Jacob

Title Vice President

GENERAL ACKNOWLEDGEMENT

State of California }
County of Orange } ss

On 1-25-94, before me Teri Lynn Talluto, Notary Public
(date) (name)

a Notary Public in and for said State, personally appeared

Douglas J. Crozier and Karen M. Jacob
Name(s) of Signer(s)

personally known to me - OR - 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.



WITNESS my hand and official seal.

Teri Lynn Talluto
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- (X) Corporate Officer(s)

Title President

Title Vice President

- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other

- () Partner(s)
- () General
- () Limited

The party(ies) executing this document is/are representing:
CPI Development, Inc.,
a California Corporation

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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 1/28/94

John Head
Real Property Services Manager
of the City of Riverside

ANDERSON.TCE

APPROVED AS TO FORM

Alex J. Yamamoto
Yamamoto, C

EXHIBIT "A"

That portion of the Southeast Quarter of Section 22, Township 3 South, Range 6 West, San Bernardino Meridian, as shown by Sectionalized Survey of the Rancho El Sobrante De San Jacinto, on file in Book 7 of Maps, at Page 10 thereof, records of San Bernardino County, California described as follows:

COMMENCING at a point in the southeasterly line of the right of way of the Riverside Water Company's Canal distant South 34°02'02" East (formerly recorded as South 33°46' East), 141.2 feet from the most easterly corner of that certain parcel of land conveyed to Florence M. Ware, by Deed recorded June 13, 1916 in Book 444, Page 103 of Deeds, records of Riverside County, California; said point being the most northerly corner of that certain property described in Document recorded February 4, 1991, as Instrument No. 39812 of Official Records of said Riverside County;

THENCE South 34°02'02" East, along the northeasterly line of said property described in Document recorded February 4, 1991, a distance of 23.15 feet to the POINT OF BEGINNING;

THENCE North 43°24'28" East, a distance of 202.40 feet;

THENCE North 64°27'15" East, a distance of 47.72 feet;

THENCE North 60°10'17" East, a distance of 91.69 feet;

THENCE North 69°14'20" East, a distance of 117.85 feet;

THENCE North 75°24'01" East, a distance of 70.96 feet;

THENCE North 77°41'27" East, a distance of 41.48 feet;

THENCE North 85°56'43" East, a distance of 65.69 feet;

THENCE North 80°49'48" East, a distance of 29.33 feet;

THENCE North 75°44'58" East, a distance of 29.33 feet;

THENCE South 19°37'23" West, a distance of 8.52 feet;

THENCE South 73°36'29" West, a distance of 344.31 feet;

THENCE South 59°33'16" West, a distance of 89.27 feet;

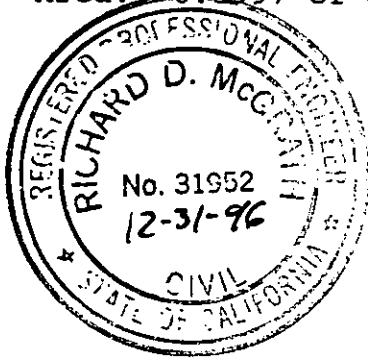
THENCE South 60°59'01" West, a distance of 42.89 feet;

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THENCE South 42°51'12" West, a distance of 163.68 feet;

THENCE North 34°02'02" West, a distance of 32.94 feet to said
POINT OF BEGINNING.

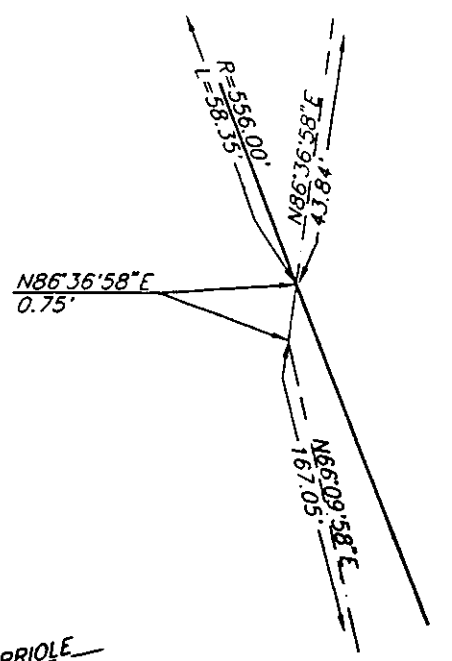
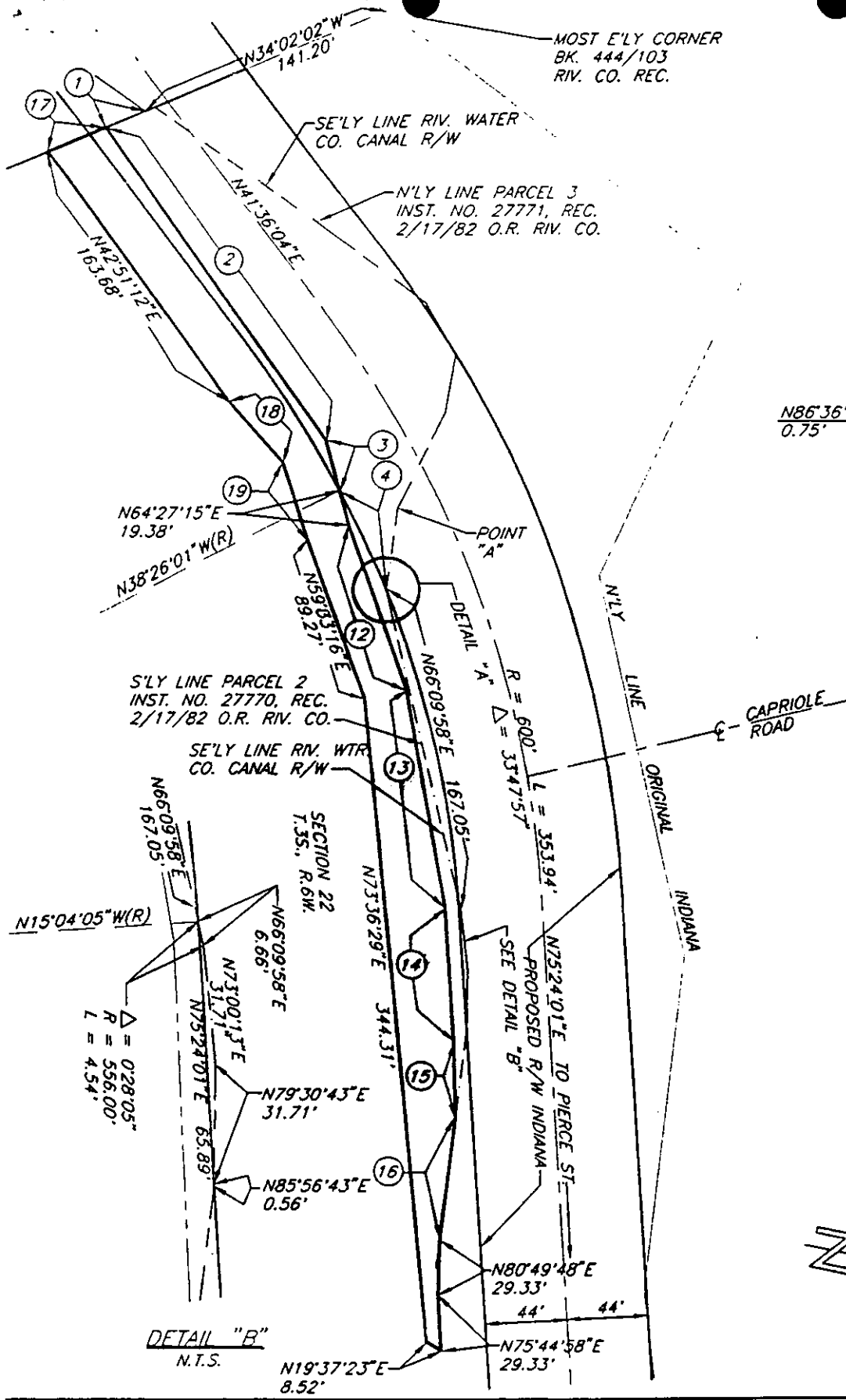
Area: 0.3997 of an acre.



DESCRIPTION APPROVAL 1/4/96
Richard D. McGinnis by ALL
SURVEYOR, CITY OF RIVERSIDE

41483

RANCHO EL SOBRANTE
DE SAN JACINTO
M.B. 7/10 S.B. CO.



DETAIL "A"
N.T.S.

COURSE DATA

1.	N34°02'02"W	23.15'
2.	N43°24'28"E	202.40'
3.	N64°27'15"E	28.34'
4.	$\Delta = 6°00'45"$ $R = 556.00'$ $L = 58.35'$	
5.	N86°36'58"E	43.84'
6.	N75°34'42"W	57.33'
7.	N88°53'33"E	31.65'
8.	N49°45'23"E	31.65'
9.	N26°14'08"E	66.06'
10.	N23°36'53"E	109.80'
11.	N34°02'02"W	5.62'
12.	N60°10'17"E	91.69'
13.	N69°14'20"E	117.85'
14.	N75°24'01"E	70.96'
15.	N77°41'27"E	41.48'
16.	N85°56'43"E	65.69'
17.	N34°02'02"W	32.94'
18.	N37°44'30"E	43.42'
19.	N60°59'01"E	42.89'



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 6/58

SCALE: 1"=80' DRAWN BY DA, LFH DATE 4/1/93 **INDIANA AVENUE REALIGNMENT**

13641