

238688

When recorded mail to:

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

RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

JUN 10 1994

Recorded in Official Records  
of Riverside County, California

Recorder  
Fees \$

**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: **Magnolia Ave. Storm Drain**  
**R.C.F.C. Channel to Ramona Dr.**

13692

TEMPORARY CONSTRUCTION  
EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **RIVERSIDE COMMUNITY COLLEGE DISTRICT**, a Public Agency of the State of California, who acquired title as **RIVERSIDE JUNIOR COLLEGE SCHOOL DISTRICT**, 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 **storm drain facilities**, together with all necessary appurtenances, in, under, upon, over and along that certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

**Parcel 1**

**THAT** portion of Lots 154 and 166 of the lands of the **SOUTHERN CALIFORNIA COLONY ASSOCIATION**, as shown by map recorded in Book 7 of Maps, at page 3 thereof, records of San Bernardino County, California, described as follows:

**COMMENCING** at the intersection of the centerline of **TERRACINA DRIVE**

(formerly North Street) with the centerline of **MAGNOLIA AVENUE** as shown by map of THE POLY TRACT, on file in Book 8 of Maps, at page 56 thereof, records of Riverside County, California;

**THENCE** North  $42^{\circ}40'00''$  East, along said centerline of Magnolia Avenue, 350.50 feet;

**THENCE** South  $60^{\circ}31'12''$  East, 102.71 feet to a point in the southeasterly line of that certain parcel of land conveyed to the City of Riverside, a municipal corporation, by deed recorded October 29, 1940, in Book 481 Page 98 of Official Records of Riverside County, California; said point being the **TRUE POINT OF BEGINNING**;

**THENCE** North  $42^{\circ}40'00''$  East, along said southeasterly line, 24.14 feet;

**THENCE** South  $60^{\circ}31'12''$  East, 19.59 feet to the beginning of a tangent curve concave northerly and having a radius of 27.50 feet;

**THENCE** easterly, northerly and northwesterly, along said curve, to the left, an arc length of 45.66 feet through a central angle of  $95^{\circ}07'55''$ ;

**THENCE** North  $24^{\circ}20'53''$  East, 26.99 feet;

**THENCE** North  $62^{\circ}19'18''$  East, 57.92 feet;

**THENCE** North  $25^{\circ}54'55''$  East, 171.71 feet;

**THENCE** North  $64^{\circ}05'05''$  West, 0.43 feet to said southeasterly line of said parcel of land conveyed to the City of Riverside;

**THENCE** North  $42^{\circ}40'00''$  East, along said southeasterly line and along the northeasterly prolongation of said southeasterly line, 304.95 feet;

**THENCE** South  $47^{\circ}08'45''$  East, 10.98 feet;

**THENCE** South  $40^{\circ}03'18''$  West, 68.36 feet;

**THENCE** South  $42^{\circ}12'52''$  East, 20.18 feet;

**THENCE** South  $40^{\circ}03'18''$  West, 225.15 feet;

**THENCE** South  $25^{\circ}54'55''$  West, 173.18 feet;

**THENCE** South  $62^{\circ}19'18''$  West, 90.19 feet;

**THENCE** South  $24^{\circ}20'53''$  West, 58.98 feet;

**THENCE** North  $60^{\circ}31'12''$  West, 84.81 feet to said southeasterly line of said parcel of land conveyed to the City of Riverside;

**THENCE** North  $42^{\circ}40'00''$  East, along said southeasterly line, 7.70 feet to said **TRUE POINT OF BEGINNING**.

**EXCEPTING THEREFROM** that portion lying within the following described property:

**THAT** portion of Lots 154 and 166 of the lands of the SOUTHERN CALIFORNIA COLONY ASSOCIATION, as shown by map recorded in Book 7 of Maps, at page 3 thereof, records of San Bernardino County, California, described as follows:

**COMMENCING** at the intersection of the centerline of **TERRACINA DRIVE** (formerly North Street) with the centerline of **MAGNOLIA AVENUE** as shown by map of THE POLY TRACT, on file in Book 8 of Maps, at page 56 thereof, records of Riverside County, California;

**THENCE** North  $42^{\circ}40'00''$  East, along said centerline of Magnolia Avenue, 350.50 feet;

**THENCE** South  $60^{\circ}31'12''$  East, 102.71 feet to a point in the southeasterly line of that certain parcel of land conveyed to the City of Riverside, a municipal corporation, by deed recorded October 29, 1940, in Book 481 Page 98 of Official Records of Riverside County, California; said point being the **TRUE POINT OF BEGINNING**;

**THENCE** North  $42^{\circ}40'00''$  East, along said southeasterly line, 13.87 feet;

**THENCE** South  $60^{\circ}31'12''$  East, 21.94 feet to the beginning of a tangent curve concave northerly and having a radius of 37.50 feet;

**THENCE** easterly, northerly and northwesterly, along said curve, to the left, an arc length of 62.26 feet through a central angle of  $95^{\circ}07'55''$ ;

**THENCE** North  $24^{\circ}20'53''$  East, 23.55 feet;

**THENCE** North  $62^{\circ}19'18''$  East, 57.77 feet;

**THENCE** North  $25^{\circ}54'55''$  East, 175.00 feet;

**THENCE** North  $64^{\circ}05'05''$  West, 10.43 feet to said southeasterly line of said parcel of land conveyed to the City of Riverside;

**THENCE** North  $42^{\circ}40'00''$  East, along said southeasterly line and along the northeasterly prolongation of said southeasterly line, 304.95 feet;

**THENCE** South  $47^{\circ}08'45''$  East, 10.98 feet;

**THENCE** South  $40^{\circ}03'18''$  West, 298.70 feet;

**THENCE** South  $25^{\circ}54'55''$  West, 179.09 feet;

**THENCE** South  $62^{\circ}19'18''$  West, 57.55 feet;

**THENCE** South  $24^{\circ}20'53''$  West, 18.39 feet to the beginning of a tangent curve concave northerly and having a radius of 52.50 feet;

**THENCE** southwesterly, westerly and northwesterly, along said curve, through a central angle of  $95^{\circ}07'55''$  an arc length of 87.16 feet;

**THENCE** North  $60^{\circ}31'12''$  West, 25.45 feet to said southeasterly line of said parcel of land conveyed to the City of Riverside;

**THENCE** North  $42^{\circ}40'00''$  East, along said southeasterly line, 1.54 feet to said **TRUE POINT OF BEGINNING**.

**Area:** 13,660 square feet

#### **Parcel 2**

**THAT** portion of Lot 154 of the lands of the SOUTHERN CALIFORNIA COLONY ASSOCIATION, as shown by map recorded in Book 7 of Maps, at page 3 thereof, records of San Bernardino County, California, described as follows:

**BOUNDED Northerly** by the southerly boundary of Parcel 1220-7 of Record of Survey on file in Book 59, Page 17 of Records of Survey, records of Riverside County, California.

**BOUNDED Easterly** by the northwesterly line of **STADIUM AVENUE** vacated by document recorded May 4, 1967, as Instrument No. 38307 of Official Records of Riverside County, California.

**BOUNDED Westerly and Southerly** by the following described line:

**COMMENCING** at the intersection of the centerline of **TERRACINA DRIVE** (formerly North Street) with the centerline of **MAGNOLIA AVENUE** as shown by map of THE POLY TRACT, on file in Book 8 of Maps, at page 56 thereof, records of Riverside County, California;

**THENCE** North  $42^{\circ}40'00''$  East, along said centerline of Magnolia Avenue, 350.50 feet;

**THENCE** South  $60^{\circ}31'12''$  East, 102.71 feet to a point in the southeasterly line of that certain parcel of land conveyed to the City of Riverside, a municipal corporation, by deed recorded October 29, 1940, in Book 481 Page 98 of Official Records of Riverside County, California;

**THENCE** North  $42^{\circ}40'00''$  East, along said southeasterly line, 613.45 feet;

**THENCE** South  $47^{\circ}08'45''$  East, 10.98 feet to the **TRUE POINT OF BEGINNING**;

**THENCE** South  $40^{\circ}03'18''$  West, 53.22 feet;

**THENCE** South  $42^{\circ}12'52''$  East, 284.79 feet to a point in said northwesterly line of **STADIUM AVENUE** vacated and the **END** of this centerline description.

Area: 10,575 square feet

DESCRIPTION APPROVAL 2/10/94  
 by WF  
 SURVEYOR, CITY OF RIVERSIDE



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

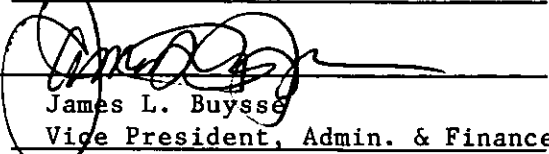
before construction.

This construction easement shall terminate upon completion of the work of constructing the **storm drain** or within one year of the date of recording this document, whichever occurs first.

Dated May 18, 1994

**RIVERSIDE COMMUNITY COLLEGE DISTRICT**, a Public Agency of the State of California

by   
Kathleen Daley-Howe  
title President, Board of Trustees

by   
James L. Buysse  
title Vice President, Admin. & Finance

GENERAL ACKNOWLEDGEMENT

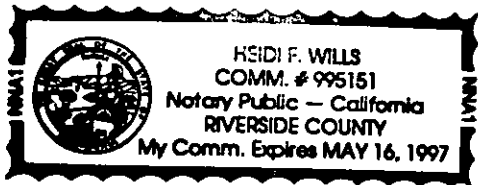
State of California }  
County of Riverside } ss

On May 18, 1994, before me Heidi F. Wills  
(date) (name)

a Notary Public in and for said State, personally appeared

Kathleen Daley-Howe and James L. Buysse  
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.

*Heidi F. Wills*  
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

Title \_\_\_\_\_

Title \_\_\_\_\_

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

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

The party(ies) executing this document is/are representing:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 6/2/94

*[Signature]*  
Real Property Services Manager  
of the City of Riverside

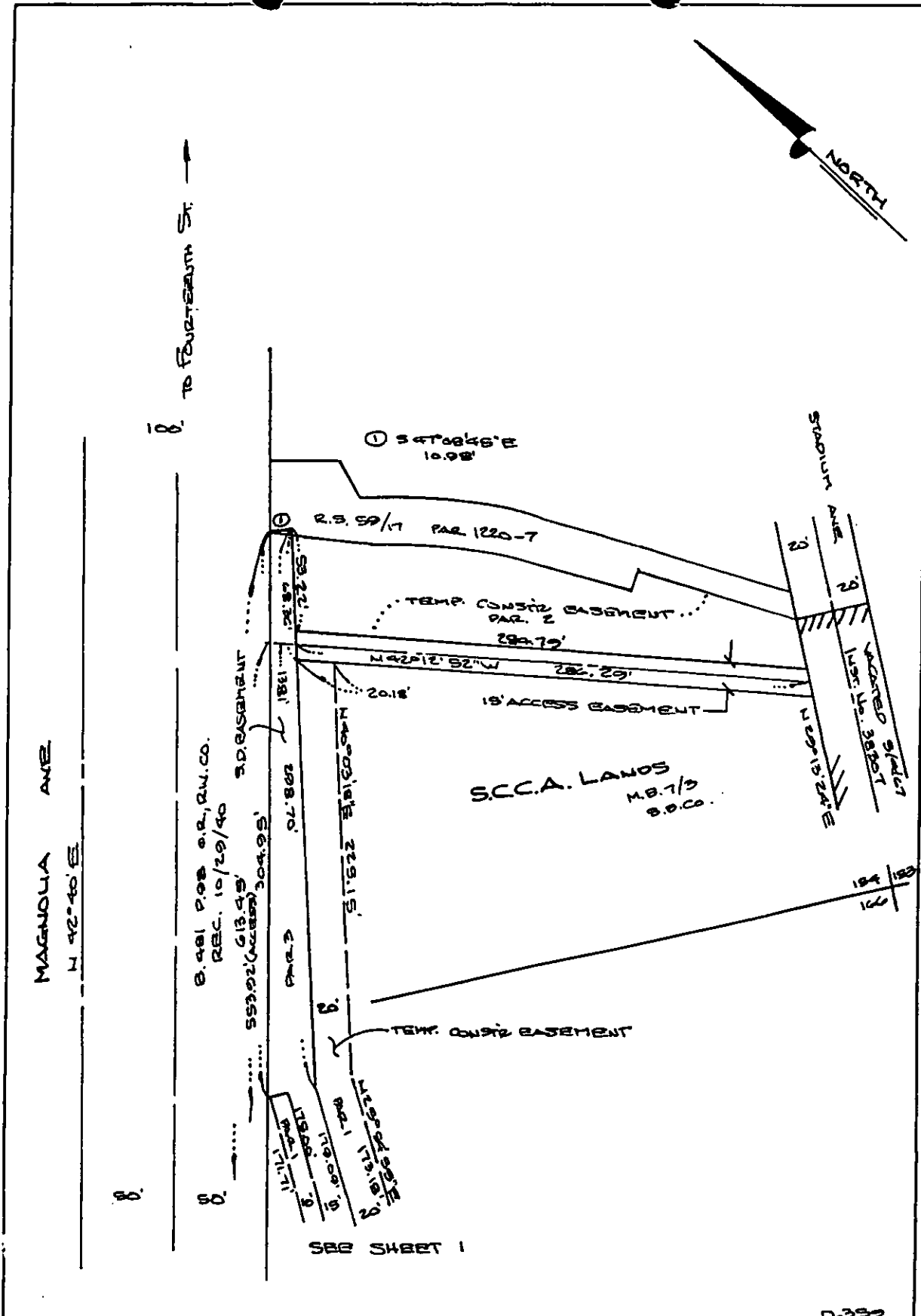
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APPROVED AS TO FORM

*[Signature]*  
Stan T. Yamamoto, City Attorney







• 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 2 OF 3

2/13, 16

SCALE: 1" = 10'

DRAWN BY F DATE 1/19/24

SUBJECT MAGNOLIA AVE. S.D.