

Recording Requested By  
CHICAGO TITLE COMPANY

461575

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

DEC 17 1997

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee. (Government Code §6103)

Recorded in Official Records  
of Riverside County, California  
Recorder                       
Fees \$                     

FOR RECORDER'S OFFICE USE ONLY

Project: Arlington Avenue Underpass  
@ B.N.S.F. RR.  
A.P.N. 225-350-015 & 058

D - 11157

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TEMPORARY CONSTRUCTION  
EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JEROME H. THOMPSON and BONNY L. THOMPSON, as Trustees of the JEROME AND BONNY THOMPSON REVOCABLE TRUST, dated January 14, 1997, Grantors, grant 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 *public street improvements, traffic signal and related electrical facilities, roadway slopes, electric energy distribution facilities, and the demolition of existing structures*, 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:

That portion of the Southeast Quarter of the Southeast Quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, and that portion of Lot X of map entitled, "Riverside Industrial Development Project-McNew Tract," as shown by map on file in Book 12, Page 18 of Maps, Records of Riverside County, California, described as follows:

6056200-122

**COMMENCING** at the southwesterly corner of said Lot X, as shown by Parcel Map No. 13630, on file in Book 68, Pages 2 and 3 of Parcel Maps, Records of said Riverside County;

**THENCE** North  $89^{\circ}36'15''$  East, along the southerly line of said Lot X, a distance of 100 feet to the easterly line of that certain parcel of land described in deed to Jerome H. Thompson, et ux., by document recorded January 12, 1989, as Instrument No. 10733 of Official Records of said Riverside County;

**THENCE** North  $0^{\circ}23'45''$  West, along said easterly line, a distance of 14.50 feet to the **POINT OF BEGINNING** of the parcel of land being described;

**THENCE** North  $0^{\circ}23'45''$  West, continuing along said easterly line, a distance of 135.49 feet to the northerly line of said parcel; said northerly line also being the southerly line of Parcel 4 of said Parcel Map No. 13630;

**THENCE** South  $89^{\circ}36'15''$  West, along said northerly line and along the westerly prolongation of said northerly line, a distance of 129.15 feet to a point in the northwesterly line of that certain parcel of land described in deed to Jerome H. Thompson, et ux., by Grant Deed recorded December 6, 1988, as Instrument No. 357384 of Official Records of said Riverside County; said point being in a non-tangent curve concaving northwesterly, having a radius of 1479.47 feet and to which the radius bears North  $62^{\circ}42'53''$  West;

**THENCE** southwesterly to the right along said curve and along said northwesterly line through a central angle of  $2^{\circ}06'51''$  an arc length of 54.59 feet to the northeasterly line of that certain parcel of land described in deed to Clarence J. Ivert, et ux., by document recorded March 18, 1965, as Instrument No. 30878 of Official records of said Riverside County;

**THENCE** South  $60^{\circ}36'02''$  East, along said northeasterly line, a distance of 75.00 feet to the most easterly corner of said last mentioned parcel; said corner also being the beginning of a non-tangent curve concaving northwesterly, having a radius of 1554.47 feet and to which the radius bears North  $60^{\circ}36'02''$  West;

**THENCE** southwesterly to the right along said curve and along the southeasterly line of said last mentioned parcel through a central angle of  $1^{\circ}45'42''$  an arc length of 47.80 feet;

**THENCE** North  $46^{\circ}31'26''$  East, a distance of 17.73 feet;

**THENCE** South  $74^{\circ}58'37''$  East, a distance of 8.84 feet;


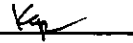
**THENCE** North  $15^{\circ}01'23''$  East, a distance of 39.93 feet;

**THENCE** North  $89^{\circ}36'15''$  East, a distance of 23.00 feet;

THENCE South 15°01'23" West, a distance of 34.23 feet;  
 THENCE North 89°36'15" East, a distance of 26.71 feet;  
 THENCE North 0°23'45" West, a distance of 29.92 feet;  
 THENCE South 65°31'15" East, a distance of 35.47 feet;  
 THENCE South 24°28'45" East, a distance of 5.00 feet;  
 THENCE North 65°31'15" West, a distance of 27.64 feet;  
 THENCE South 0°23'45" East, a distance of 22.09 feet;  
 THENCE North 89°36'15" East, a distance of 4.43 feet;  
 THENCE South 53°26'27" East, a distance of 40.75 to the **POINT OF BEGINNING**.

Area - 13350 square feet.

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

 11/21/97 Prep.   
 Mark S. Brown, L.S. 5655 Date  
 License Expires 9/30/99



Said temporary construction easement is to be used for all purposes proper and convenient in the construction and installation of **public street improvements, traffic signal and related electrical facilities, roadway slopes, electric energy distribution facilities, and the demolition of existing structures**, 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

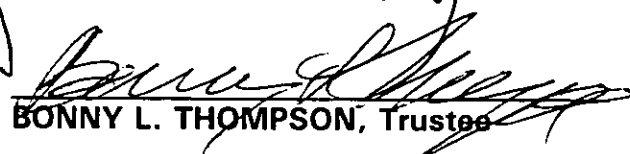
or excess material, brush or other matter or material deposited or placed upon the land, and with the exception of vegetation, and the structures to be demolished, return the surface as near as possible to its condition before construction.

This construction easement shall terminate upon completion of the work of constructing the *public street improvements, traffic signal and related electrical facilities, roadway slopes, electric energy distribution facilities, and the demolition of existing structures* or March 31, 2000, whichever occurs first.

Dated 12-1-97

JEROME H. THOMPSON and BONNY L. THOMPSON, as Trustees of the JEROME AND BONNY THOMPSON REVOCABLE TRUST, dated January 14, 1997

  
JEROME H. THOMPSON, Trustee

  
BONNY L. THOMPSON, Trustee

GENERAL ACKNOWLEDGMENT

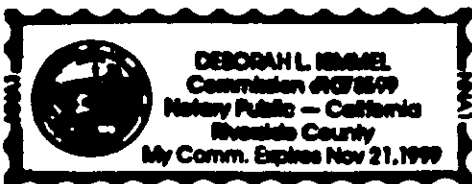
State of California }  
County of Riverside } ss

On 12/1/97, before me Deborah L. Kemmel  
(date) (name)

a Notary Public in and for said State, personally appeared

Jerome H. and Beverly L. Thompson  
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.

Deborah L. Kemmel  
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:

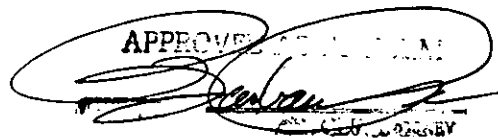
CERTIFICATE OF ACCEPTANCE  
(Government Code Section 27281)

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, 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 12/1/97

CITY OF RIVERSIDE

Debra Head  
Real Property Services Manager  
of the City of Riverside



## GOVERNMENT CODE 27361.7


I CERTIFY UNDER THE PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

NAME OF NOTARY: DEBORAH L. KIMMEL

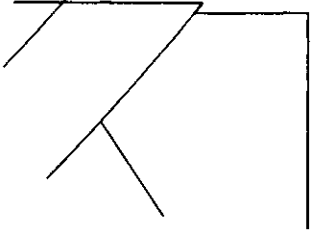
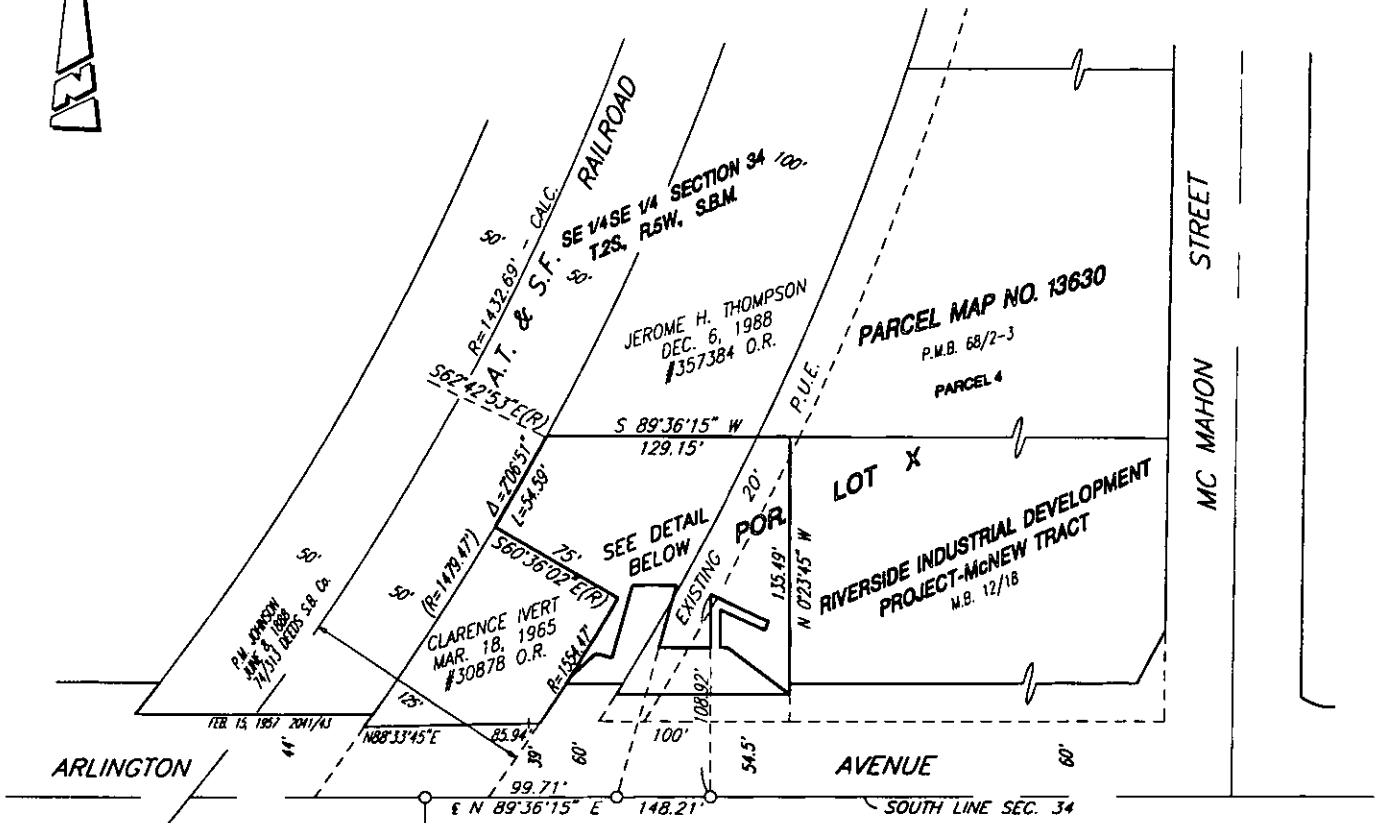
DATE COMMISSION EXPIRES: NOV. 21, 1999

DATE: DEC. 16, 1997

PLACE OF EXECUTION: SAN BERNARDINO COUNTY, STATE OF CALIFORNIA

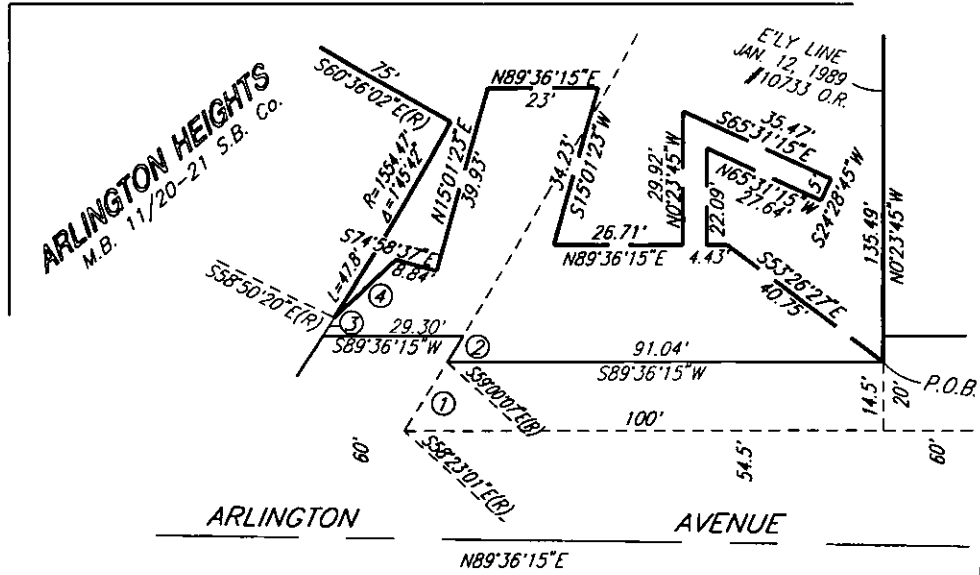
  
\_\_\_\_\_  
LOUIS GALVEZ

CHICAGO TITLE COMPANY



**CURVE / LINE DATA**

No.	R	Δ	L
1	R=1579.47'	Δ=0°37'06"	L=17.04'
2	R=1579.47'	Δ=0°14'00"	L=6.44'
3	R=1554.47'	Δ=0°09'44"	L=4.40'
4	N 46°31'26" E 17.73'		



NOTE: ( ) INDICATES RECORD DATA  
 PER P.M. 13630 P.M.B. 68/2-3

**• 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: Kgp      10/30/97      SUBJECT: ARLINGTON AVENUE UNDERPASS - T.C.E.