



Recording Requested By  
CHICAGO TITLE COMPANY

009997


When recorded mail to:

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

RECEIVED FOR RECORD  
AT 8:00AM

JAN 12 1998

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



6056204-1622

Project: Arlington Avenue Underpass  
@ B.N.S.F. RR.  
A.P.N. 225-350-054

D -

TEMPORARY CONSTRUCTION  
EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **CHERYL TAVAGLIONE**, as Successor Trustee to **THE TAVAGLIONE FAMILY TRUST**, dated October 19, 1978, 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 public street improvements, traffic signal and related electrical facilities, roadway slopes, waterline facilities, electric energy distribution facilities, and sanitary sewer 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:

Those portions of the Southeast Quarter of the Southeast Quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, described as follows:

**PARCEL A**

**COMMENCING** at the intersection of the south line of said Section 34 with the southerly prolongation of the easterly line of that certain parcel of land described in deed to Leonard Tavaglione, et al., as Parcel 3 by Grant Deed recorded March 2, 1959, in Book 2423, Page 404, et seq., of Official Records of Riverside County, California; said intersection being on the centerline of Arlington Avenue;

**THENCE** South 89° 46' West, along the south line of said Section 34 and along said centerline of Arlington Avenue, a distance of 77.56 feet;

**THENCE** North 0° 14' West, at right angle to said south line of Section 34, a distance of 60.00 feet to the feet to a line parallel with and distant 60.00 feet northerly, as measured at right angles, from said south line of Section 34;

**THENCE** South 89° 46' West, along said parallel line, a distance of 24.15 feet;

**THENCE** North 0° 14' West, at right angles to said south line of Section 34, a distance of 33.41 feet to the southeasterly line of the right-of-way of the Riverside Water Company's upper canal and the **POINT OF BEGINNING** of the parcel of land being described;

**THENCE** South 62° 41' 16" West, along said southeasterly line, a distance of 60.20 feet;

**THENCE** North 89° 46' East, a distance of 16.77 feet;

**THENCE** North 80° 25' 34" East, a distance of 16.20 feet;

**THENCE** North 33° 33' 44" East, a distance of 20.22 feet;

**THENCE** North 89° 46' East, a distance of 9.60 feet;

**THENCE** North 0° 14' West, a distance of 7.98 feet to the **POINT OF BEGINNING**.

Area - 403 square feet.

**PARCEL B**

**COMMENCING** at the southeasterly corner of that certain parcel of land described in deed to Leonard Tavaglione, et al., as Parcel 3 by Grant Deed recorded March 2, 1959, in Book 2423, Page 404, et seq., of Official Records of Riverside County, California;

**THENCE** North 0° 14' West, along the easterly line of said Parcel 3, a distance of 13.94 feet to the **POINT OF BEGINNING** of the parcel of land being described;

**THENCE** South 89° 46' West, parallel with said south line of Section 34, a distance of 19.67 feet;

**THENCE** North 45° 13' 13" West, a distance of 8.57 feet;

**THENCE** North 89° 46' East, a distance of 25.73 feet to said easterly line of Parcel 3;

**THENCE** South 0° 14' East, along said easterly line, a distance of 6.06 feet to the **POINT OF BEGINNING**.

Area - 138 square feet.

#### **PARCEL C**

**COMMENCING** at the southeasterly corner of that certain parcel of land described in deed to Leonard Tavaglione, et al., as Parcel 3 by Grant Deed recorded March 2, 1959, in Book 2423, Page 404, et seq., of Official Records of Riverside County, California;

**THENCE** North 0° 14' West, along the easterly line of said Parcel 3, a distance of 84.79 feet to a line parallel with and distant 5.00 feet southeasterly, as measured at right angles, from the southeasterly line of the right-of-way of the Riverside Water Company's upper canal and the **POINT OF BEGINNING** of the parcel of land being described;

**THENCE** South 62° 41' 16" West, along said parallel line, a distance of 37.06 feet;

**THENCE** South 0° 14' East, a distance of 40.65 feet;

**THENCE** South 45° 13' 13" East, a distance of 3.21 feet;

**THENCE** North 89° 46' East, a distance of 30.73 feet to said easterly line of Parcel 3;

**THENCE** North 0° 14' West, along said easterly line, a distance of 6.00 feet;

**THENCE** South 89° 46' West, a distance of 27.00 feet;

**THENCE** North 0° 14' West, a distance of 33.24 feet;

**THENCE** North 62° 41' 16" East, a distance of 30.32 feet to said easterly line

of Parcel 3;

**THENCE** North  $0^{\circ}14'$  West, along said easterly line, a distance of 6.74 feet to the **POINT OF BEGINNING**.

Area - 608 square feet.

#### PARCEL D

**COMMENCING** at the intersection of the south line of said Section 34 with the southerly prolongation of the easterly line of that certain parcel of land described in deed to Leonard Tavaglione, et al., as Parcel 3 by Grant Deed recorded March 2, 1959, in Book 2423, Page 404, et seq., of Official Records of Riverside County, California; said intersection being on the centerline of Arlington Avenue;

**THENCE** South  $89^{\circ}46'$  West, along the south line of said Section 34 and along said centerline of Arlington Avenue, a distance of 77.56 feet;

**THENCE** North  $0^{\circ}14'$  West, at right angle to said south line of Section 34, a distance of 60.00 feet to the feet to a line parallel with and distant 60.00 feet northerly, as measured at right angles, from said south line of Section 34;

**THENCE** South  $89^{\circ}46'$  West, along said parallel line, a distance of 50.77 feet to the **POINT OF BEGINNING** of the parcel of land being described;

**THENCE** South  $89^{\circ}46'$  West, continuing along said parallel line, a distance of 10.23 feet;

**THENCE** North  $0^{\circ}14'$  West, a distance of 0.93 of a foot;

**THENCE** North  $80^{\circ}25'34''$  East, a distance of 12.36 feet;

**THENCE** South  $33^{\circ}33'44''$  West, a distance of 3.53 feet to the **POINT OF BEGINNING**.

Area - 21 square feet.

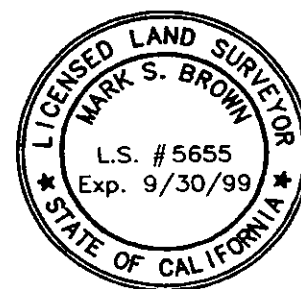
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

*Mark S. Brown* 10/14/99 Prep. *Kga*

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, waterline facilities, electric energy distribution facilities, and 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, the existing structures and facilities, return the surface as near as possible to its condition before construction.

This construction easement shall terminate upon completion and acceptance of the work of constructing the public street improvements, traffic signal and related electrical facilities, roadway slopes, waterline facilities, electric energy distribution facilities, and sanitary sewer facilities.

Dated

Oct 16, 1997

**CHERYL TAVAGLIONE, as Successor of  
THE TAVAGLIONE FAMILY TRUST, dated  
October 19, 1978**



**CHERYL TAVAGLIONE, Successor Trustee**

GENERAL ACKNOWLEDGMENT

State of California }  
County of Riverside } ss

On 10-16-97, before me Lisa M. Hjulberg  
(date) (name)

a Notary Public in and for said State, personally appeared

Cheryl Tavaglione  
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.

Lisa M. Hjulberg  
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, 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 12/30/97

CITY OF RIVERSIDE  
[Signature]  
Real Property Services Manager  
of the City of Riverside

APPROVED AS TO FORM  
Carolyn Confer 119198  
CAROLYN CONFER  
ASSISTANT CITY ATTORNEY

TAVA3.TCE

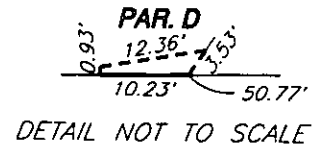
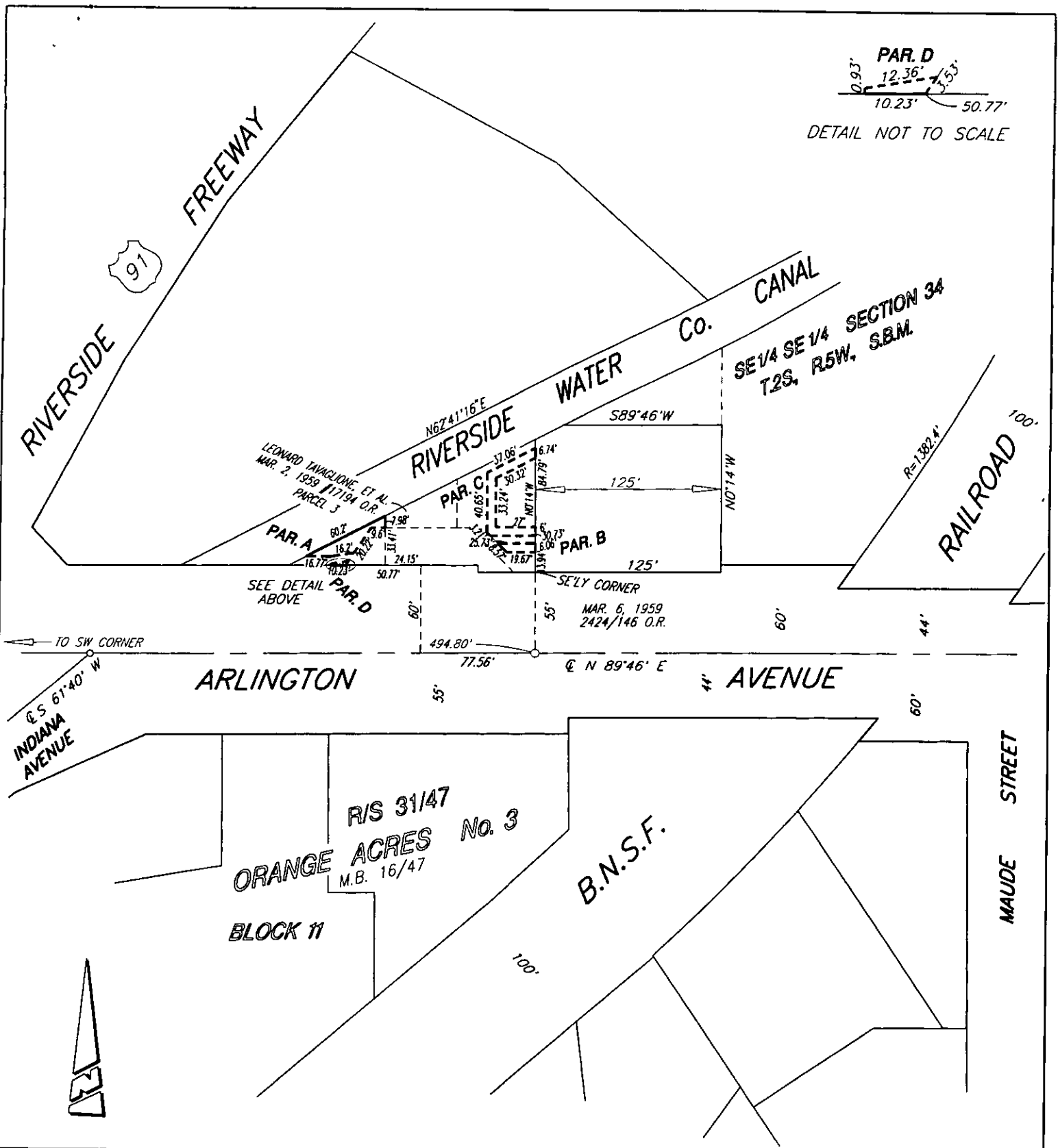
OPTIONAL SECTION  
CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact
- ( ) Corporate Officer(s)
- Title \_\_\_\_\_
- Title \_\_\_\_\_
- ( ) Guardian/Conservator
- ( ) Individual(s)
- (  ) Trustee(s)
- ( ) Other

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

The party(ies) executing this document is/are representing:  
The Tavaglione Family Trust, dated October 19, 1978



ARLINGTON

AVENUE

ORANGE ACRES No. 3  
 M.B. 16/47  
 RIS 31/47  
 BLOCK 11

B.N.S.F.

MAUDE STREET

• 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

515

SCALE: N.T.S.

DRAWN BY: Kgs 10/14/97

SUBJECT: ARLINGTON AVENUE UNDERPASS - T.C.E's. (W)