

247669

Recording Requested By  
CHICAGO TITLE COMPANY

RECEIVED FOR RECORD  
AT 8:00AM

When recorded mail to:

JUN 17 1998

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

Recorded in Official Records  
of Riverside County, California

Recorder

Fees \$

T  
KB

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: Arlington Avenue Underpass  
@ B.N.S.F RR.  
A.P.N. 229-140-003

D - 14230

TEMPORARY CONSTRUCTION  
EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **ROSALYN LYON BOWLES**, who acquired title as **ROSALYN LYON JONES YARNELL**, as her separate property, as to and undivided one-fourth interest, and **ROSALYN LYON BOWLES**, who acquired title as **ROSALYN LYON JONES YARNELL** and **THOMAS LYON JONES**, Co-Trustees under the testamentary Trust of William T. Jones, deceased, as to an undivided one-fourth interest, as 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 and 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:

822 4/13 - K22

That portion of Lots 2, 3 and 4 in Block 11 of Orange Acres No. 3, as shown by map on file in Book 16, Page 47 of Maps, records of Riverside County, California, described as follows:

**COMMENCING** at the most northwesterly corner of Parcel No. 2 of Record of Survey on file in Book 31, Page 47 of Record of Surveys, records of Riverside County, California;

**THENCE** South  $0^{\circ}10'00''$  East, along the westerly line of said Parcel No. 2, a distance of 3.20 feet to the **POINT OF BEGINNING** of the parcel of land being described;

**THENCE** South  $88^{\circ}04'09''$  West, a distance of 85.96 feet to the northwesterly line of said Lot 3;

**THENCE** South  $61^{\circ}40'00''$  West, along said northwesterly line, a distance of 27.62 feet to a line parallel with and distant 10.00 feet northeasterly, as measured at right angles, from the northeasterly line of Parcel No. 3 of said Record of Survey;

**THENCE** South  $28^{\circ}20'00''$  East, along said parallel line, a distance of 88.96 feet;

**THENCE** South  $47^{\circ}12'25''$  East, a distance of 17.30 feet to a point in the northerly boundary of said Parcel No. 2;

**THENCE** North  $80^{\circ}32'29''$  East, along said northerly boundary, a distance of 10.99 feet to a line parallel with and distant 25.00 feet northeasterly, as measured at right angles, from said northeasterly line of Parcel No. 3;

**THENCE** North  $33^{\circ}57'20''$  West, along said last mentioned parallel line, a distance of 5.72 feet;

**THENCE** North  $47^{\circ}12'25''$  West, a distance of 16.80 feet to a line parallel with and distant 20.00 feet northeasterly, as measured at right angles, from said northeasterly line of Parcel No. 3;

**THENCE** North  $28^{\circ}20'00''$  West, continuing along said parallel line, a distance of 81.30 feet to a line parallel with and distant 6.00 feet southeasterly, as measured at right angles, from said northwesterly line of Lot 3;

**THENCE** North  $61^{\circ}40'00''$  East, along said last mentioned parallel line, a distance of 16.21 feet;

**THENCE** North 88°04'09" East, a distance of 84.36 feet to said westerly line of Parcel No. 2;

**THENCE** North 0°10'00" West, along said westerly line, a distance of 6.00 feet to the **POINT OF BEGINNING**.

Area - 1693 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 12/11/97 Prep. Yep  
 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 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 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 **public street improvements and the storm drain facilities** or within one year of the date of recording this document, whichever occurs first.

Dated March 4, 1998

Rosalyn Lyon Bowles  
ROSALYN LYON BOWLES

I am the husband of Rosalyn Lyon Bowles, and I hereby consent and join in granting the easement hereinabove described to the City of Riverside, a municipal corporation of the State of California, as Grantee, and I hereby release and quitclaim any community property interest that I may have in said easement to said Grantee.

Deceased  
(signature)

\_\_\_\_\_  
(print name)

Dated March 4, 1998

ROSALYN LYON BOWLES and  
THOMAS LYON JONES, as Co-  
Trustees as under the testamentary  
Trust of William T. Jones, deceased

Rosalyn Lyon Bowles  
ROSALYN LYON BOWLES, Co-Trustee

Thomas Lyon Jones  
THOMAS LYON JONES, Co-Trustee

GENERAL ACKNOWLEDGEMENT

State of California }  
County of Riverside } ss

On 3-4-98, before me Lisa M. Hjulberg  
(date) (name)

a Notary Public in and for said State, personally appeared

Rosalyn Lyon Bowles and Thomas Lyon Jones  
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

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.

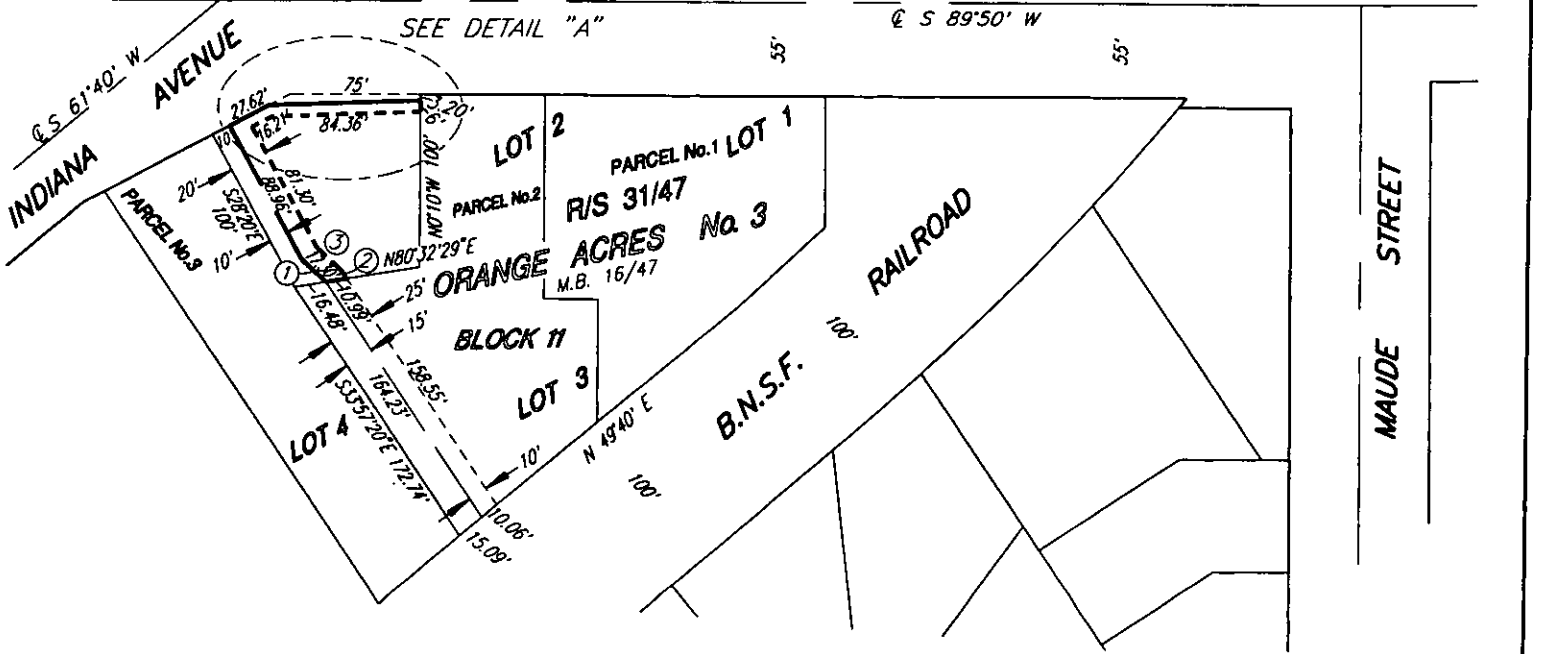
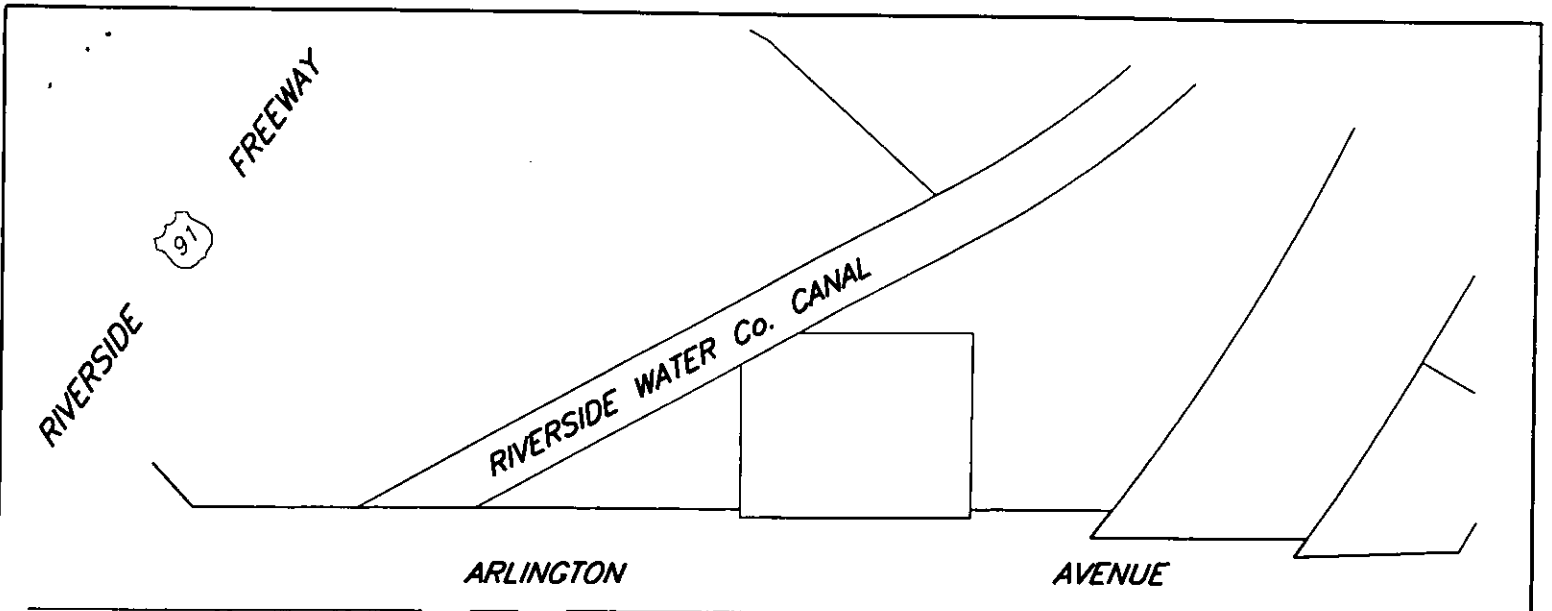
Dated 3/10/98

APPROVED AS TO FORM  
Carolyn Confer 3/16/98  
CAROLYN CONFER  
ASSISTANT CITY ATTORNEY

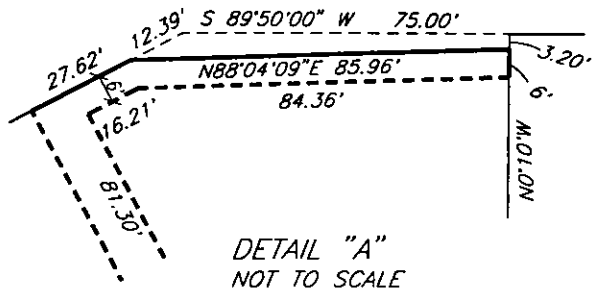
ARLUP10A.TCE

CITY OF RIVERSIDE

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



LINE	DATA
①	N47°12'25"W 17.30'
②	N33°57'20"W 5.72'
③	N47°12'25"W 16.80'



• 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

54.5

SCALE: N.T.S.

DRAWN BY: Kgs 12/9/97

SUBJECT: ARLINGTON AVENUE UNDERPASS