

CHICAGO TITLE COMPANY

004937

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 5 1999

Recorded in Official Records
of Riverside County, California
Recorder

Fees \$ 0

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: La Sierra Avenue Widening
Parcel 090
A.P.N. 149-080-021-3

D - 14306

T
KB

TEMPORARY CONSTRUCTION
EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GEORGE NELSON and BETTY NELSON, husband and wife as joint tenants, 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 improvements, 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 public improvements, 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 improvements or within one year of the date of recording this document, whichever occurs first.

Dated 9-16-98

George Nelson
GEORGE NELSON

Betty Nelson
BETTY NELSON

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On 9-16-98, before me Lisa M. Hjulberg
(date) (name)

a Notary Public in and for said State, personally appeared

George Nelson & Betty Nelson
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 9/21/98

CITY OF RIVERSIDE

Patricia Head
Real Property Services Manager
of the City of Riverside

PAR090.TCE 1-1313-9/18/98

EXHIBIT "A"

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

All that portion of Lot 4 of Twin Buttes Block, as shown by map on file in Book 10, Page 39 of Maps, records of Riverside County, California, more particularly described as follows:

COMMENCING at the intersection of the southeasterly line of said Lot 4 with a line which is parallel with and distant 30.00 feet northeasterly, as measured at right angles, from the centerline of La Sierra Avenue (formerly Holden Avenue);

THENCE North $31^{\circ}40'43''$ West, along said parallel line, a distance of 90.00 feet; said point being in the southeasterly line of that certain parcel of land described in deed to Charles A. Macher, et ux., by document recorded July 3, 1947, as Instrument No. 439 of Official Records of said Riverside County;

THENCE North $72^{\circ}36'17''$ East, along said southeasterly line, a distance of 20.64 feet to a line parallel with and distant 50.00 feet northeasterly, as measured at right angles, from said centerline of La Sierra Avenue, and the POINT OF BEGINNING of the parcel of land being described;

THENCE North $31^{\circ}40'43''$ West, along said parallel line, a distance of 50.78 feet to the southeasterly line of that certain parcel of land described in deed to Cherice L. Werner, by document recorded July 21, 1971, as Instrument No. 80994 of Official Records of said Riverside County;

THENCE North $72^{\circ}36'17''$ East, along said last mentioned southeasterly line, a distance of 6.19 feet to a line parallel with and distant 56.00 feet northeasterly, as measured at right angles, from said centerline of La Sierra Avenue;

THENCE South $31^{\circ}40'43''$ East, along said parallel line, a distance of 10.00 feet;

THENCE North $72^{\circ}36'17''$ East, a distance of 17.54 feet;

THENCE South $31^{\circ}40'43''$ East, a distance of 23.00 feet;

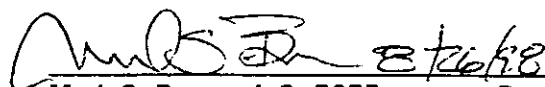
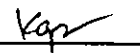
THENCE South $72^{\circ}36'17''$ West, a distance of 17.54 feet to said last mentioned parallel line;

THENCE South $31^{\circ}40'43''$ East, along said parallel line, a distance of 10.00 feet to said southeasterly line of the parcel of land described in document recorded July 3, 1947;

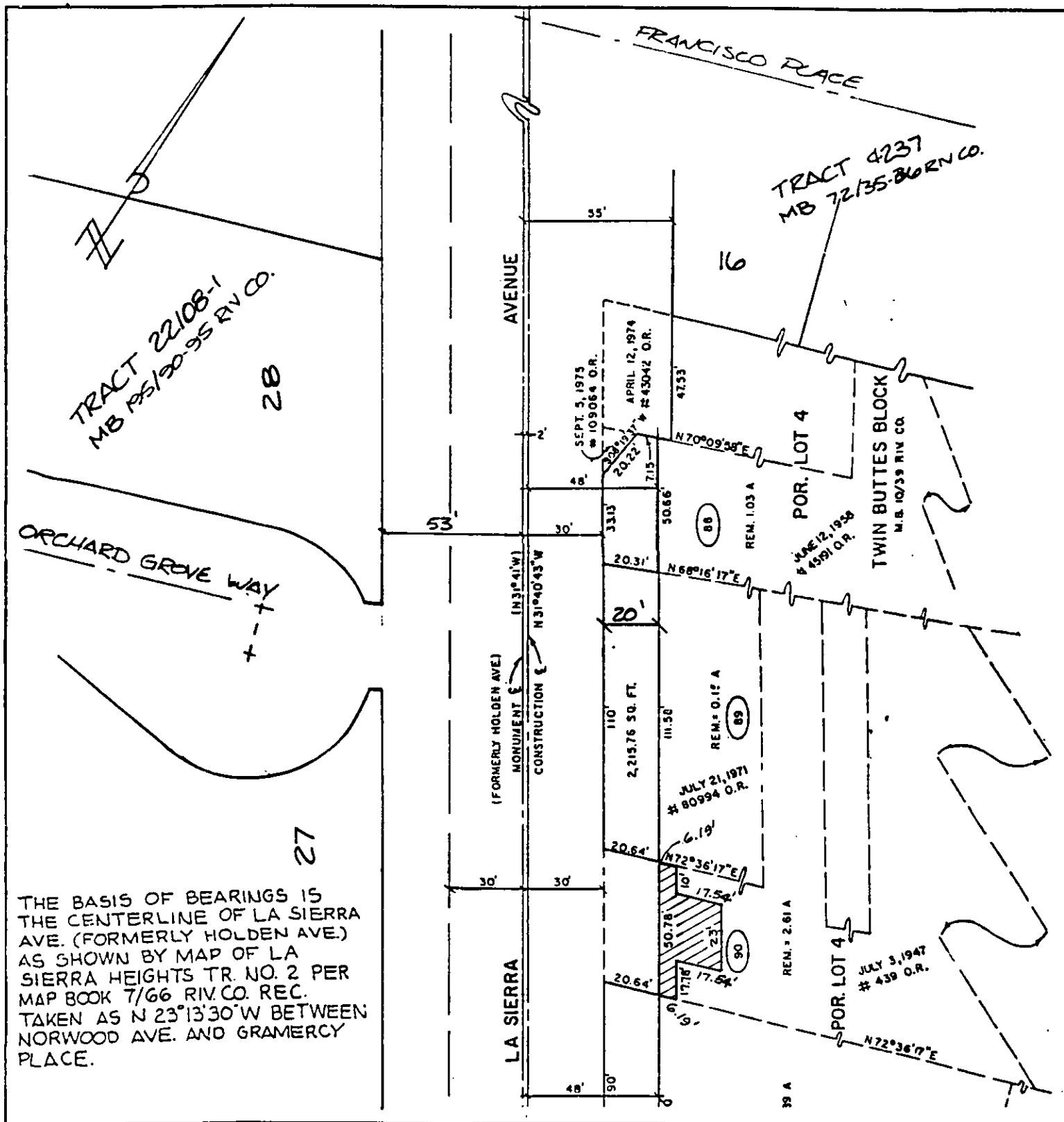
THENCE South $72^{\circ}36'17''$ West, along said southeasterly line, a distance of 6.19 feet to the POINT OF BEGINNING.

Area - 696 square feet.

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

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





THE BASIS OF BEARINGS IS THE CENTERLINE OF LA SIERRA AVE. (FORMERLY HOLDEN AVE.) AS SHOWN BY MAP OF LA SIERRA HEIGHTS TR. NO. 2 PER MAP BOOK 7/66 RIV. CO. REC. TAKEN AS N 23°13'30\"/>

CITY OF RIVERSIDE, CALIFORNIA 48-6
48-8

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: 1"=50' DRAWN BY: CLYD DATE: 9/19/96 SUBJECT: LA SIERRA AVENUE WIDENING