

CHICAGO TITLE COMPANY

086970

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When recorded mail to:

MAR - 3 1999

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 \$

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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

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Project: La Sierra Avenue Widening
Parcel 066

A.P.N. 149-150-008

TRA 009-030

D - 14360

TEMPORARY CONSTRUCTION
EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, DONALD J. NIPP, as Sole Surviving Trustee of THE NIPP FAMILY TRUST, dated August 24, 1993, 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 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

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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

12/29/98

DONALD J. NIPP, as Sole Surviving
Trustee of THE NIPP FAMILY TRUST,
dated August 24, 1993

Donald J. Nipp
DONALD J. NIPP, Sole Surviving Trustee

GENERAL ACKNOWLEDGEMENT

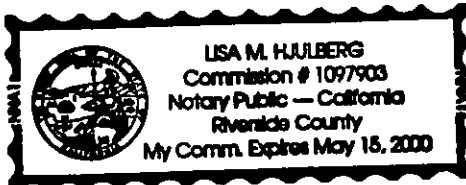
State of California }
County of Riverside } ss

On 12-29-98, before me Lisa M. Hjulberg
(date) (name)

a Notary Public in and for said State, personally appeared

Donald J. Nipp
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)
- (X) 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 1/20/99

CITY OF RIVERSIDE

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

APPROVED AS TO FORM
[Signature] 1/28/99
CAROLYN CONFER
ASSISTANT CITY ATTORNEY

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 the south-half of Section 3, T. 3 S., R. 6 W., of the Rancho La Sierra, as shown by map on file in Book 6, Page 70 of Maps, records of Riverside County, California, more particularly described as follows:

COMMENCING at the a point in the southwesterly line of Lot M of Tract No. 2 of La Sierra Heights, as shown by map on file in Book 7, Page 66 of Maps, records of said Riverside County, distant thereon South $14^{\circ}12'23''$ East, a distance of 473.00 feet from the southeasterly line of Lot C (Cypress Avenue) of Golden Terrace, as shown by map on file in Book 11, Page 83 of Maps, records of said Riverside County; said point being the most northerly corner of that certain parcel of land described in deed to the City of Riverside, by document recorded April 30, 1965, as Instrument No. 50660 of Official Records of said Riverside County;

THENCE South $75^{\circ}03'37''$ West, along the northwesterly line of said parcel, a distance of 6.00 feet to a line which is parallel with and distant 6.00 feet southwesterly, as measured at right angles, from said southwesterly line of Lot M and the TRUE POINT OF BEGINNING of the parcel of land being described;

THENCE South $75^{\circ}03'37''$ West, continuing along said northwesterly line, a distance of 16.00 feet;

THENCE North $14^{\circ}12'23''$ West, parallel with said southwesterly line of Lot M, a distance of 22.00 feet;

THENCE North $75^{\circ}03'37''$ East, parallel with said northwesterly line, a distance of 10.00 feet;

THENCE North $14^{\circ}12'23''$ West, parallel with said southwesterly line of Lot M, a distance of 41.00 feet to the southeasterly line of that certain parcel of land described in deed to Edwin McDowell, et ux., as Parcel 1 by document recorded November 13, 1967, as Instrument No. 99499 of Official Records of said Riverside County;

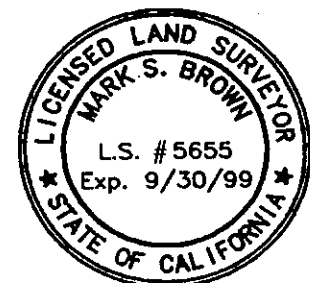
THENCE North $75^{\circ}03'37''$ East, along said southeasterly line, a distance of 6.00 feet to said line parallel with and distant 6.00 feet southwesterly, as measured at right angles, from the southwesterly line of Lot M;

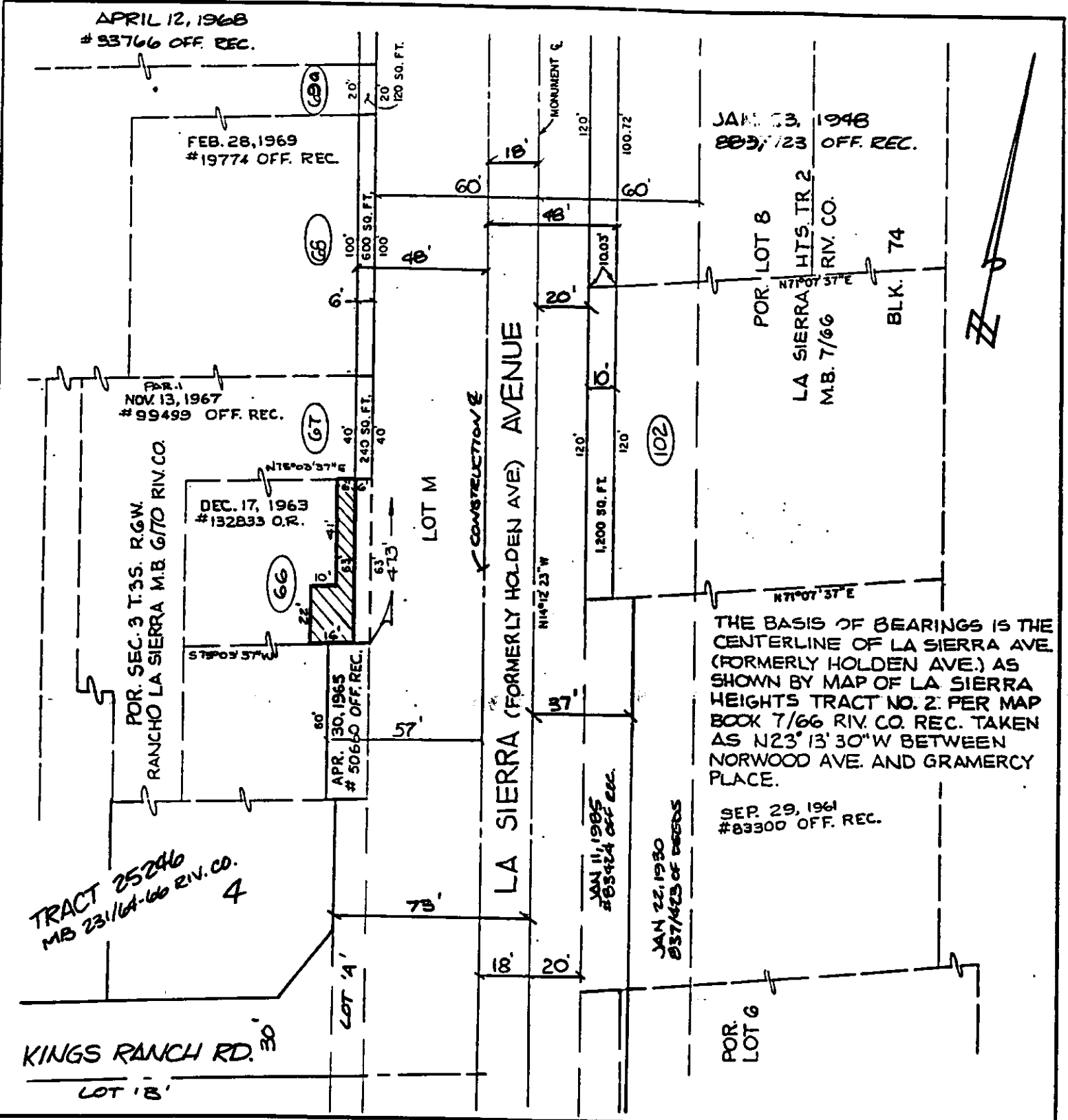
THENCE South $14^{\circ}12'23''$ East, along said parallel line, a distance of 63.00 feet to the TRUE POINT OF BEGINNING.

Area - 598 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 12/23/98 Prep. Kop
 Mark S. Brown, L.S. 5655 Date
 License Expires 9/30/99





• 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 1 488

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