

CHICAGO TITLE COMPANY

When recorded mail to:

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

DOC # 1999-193791

05/05/1999 08:00A Fee:NC

Page 1 of 5

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



FREE RECORDING

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

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FOR RECORDER'S OFFICE USE ONLY

Project: La Sierra Avenue Widening  
Parcel 088

A.P.N. 149-080-025  
TRA 009-030

D - 14398

T  
LW

TEMPORARY CONSTRUCTION  
EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JOHN J. PRATT and BINH-AN PHAM, husband and wife as community property, 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.

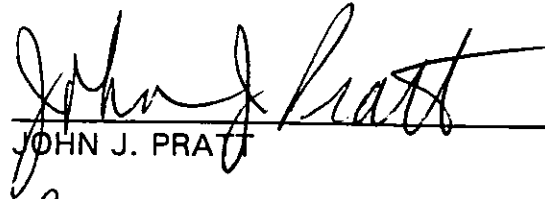
Said temporary construction easement is to be used for all purposes proper and convenient in the construction and installation of public improvements, including the rights of ingress and egress, the temporary deposit of tools, equipment, machinery, vehicles, materials and supplies used in the performance of said work, and for similar and related purposes by the City of Riverside, its officers, employees, agents or contractors.

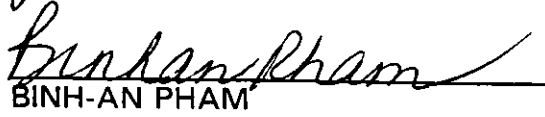
6056508-K22

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 9-17-98

  
\_\_\_\_\_  
JOHN J. PRATT

  
\_\_\_\_\_  
BINH-AN PHAM

GENERAL ACKNOWLEDGEMENT

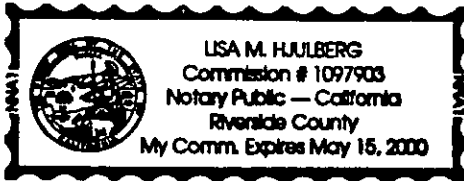
State of California }  
County of Riverside } ss

On 9-17-98, before me Lisa M. Hjulberg  
(date) (name)

a Notary Public in and for said State, personally appeared

John J. Pratt and Binham Pham  
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

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

PAR088.TCE 1-1313 9/18/98  
DEPUTY CITY CLERK

## 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 most easterly corner of that certain parcel of land described in deed to the City of Riverside, by document recorded September 5, 1975, as Instrument No. 109064 of Official Records of said Riverside County;

THENCE North 70°09'58" East, along the southeasterly line of certain parcel of land described in deed to the City of Riverside, by document recorded April 12, 1974, as Instrument No. 43042 of Official Records of said Riverside County, a distance of 7.15 feet to the POINT OF BEGINNING of the parcel of land being described; said point being in a line which is parallel with and distant 50.00 feet northeasterly, as measured at right angles, from said centerline of La Sierra Avenue;

THENCE South 31°40'43" East, along said parallel line, a distance of 50.66 feet to the southeasterly line of that certain parcel of land described in deed to John J. Pratt, et ux., by document recorded June 20, 1989, as Instrument No. 202476 of Official Records of said Riverside County;

THENCE North 68°16'17" East, along said southeasterly line of the parcel described in document recorded June 20, 1989, a distance of 6.09 feet;

THENCE North 31°40'43" West, a distance of 18.00 feet;

THENCE North 70°09'58" East, a distance of 9.20 feet;

THENCE North 31°40'43" West, a distance of 22.00 feet;


THENCE South 70°09'58" West, a distance of 9.20 feet;

THENCE North 31°40'43" West, a distance of 10.45 feet to the northeasterly prolongation of said southeasterly line of the parcel of land described in document recorded April 12, 1974;

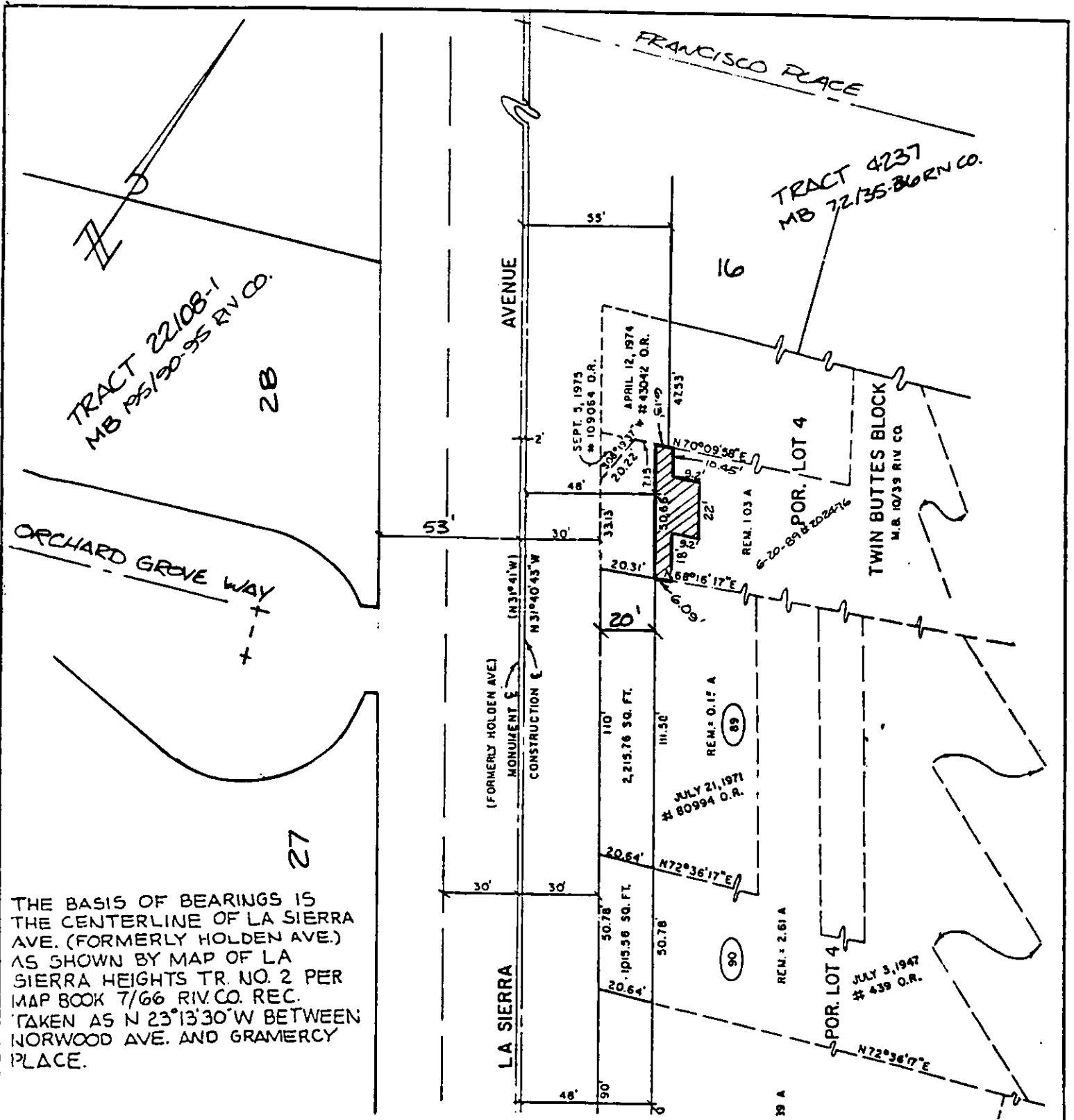
THENCE South 70°09'58" West, along said northeasterly prolongation and along said southeasterly line, a distance of 6.13 feet to the POINT OF BEGINNING.

Area - 501 square feet.

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

 9/17/98 Date Kop Prep.  
 Mark S. Brown, L.S. 5655  
 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"W BETWEEN NORWOOD AVE. AND GRAMERCY PLACE.

• 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

48-5

SCALE: 1"=50'

DRAWN BY: CURT

DATE: 9/19/96

SUBJECT: LA SIERRA AVENUE WIDENING