

Recording Requested By
CHICAGO TITLE COMPANY

When recorded mail to:

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

DOC # 2000-185073

05/16/2000 08:00A Fee:NC

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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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Project: La Sierra Avenue Widening
Parcel 070

A.P.N. 149-150-001

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TEMPORARY CONSTRUCTION
EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BASAN A. DAKDUK and BASSEMA Y. DAKDOUK, husband wife as joint tenants, as to an undivided 20% interest, SAM MEZHER and GEORGIA MARIE MEZHER, husband and wife as joint tenants, as to an undivided 80% 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 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.

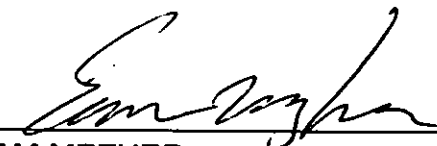
This construction easement shall terminate upon completion of the work of constructing the public improvements or within one year of the date of recording this document, whichever occurs first.

Dated 3-2-2000


BASAN A. DAKDUK


BASSEMA Y. DAKDOUK

Dated 3/23-2000


SAM MEZHER


GEORGIA MARIE MEZHER



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GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On March 2, 2000, before me Lisa M. Hjulberg
(date) (name)

a Notary Public in and for said State, personally appeared

Basan A. Dakduk and Bassema Y. Dakdouk
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

- (X) 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 5/11/00

APPROVED AS TO FORM

Carolyn Confer 5/10/00
CAROLYN CONFER
ASSISTANT CITY ATTORNEY

PAR070.TCE

CITY OF RIVERSIDE

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

GENERAL ACKNOWLEDGEMENT

State of California }
County of Orange } ss

On March 23, 2000 before me Phyllis Ainsworth
(date) (name)

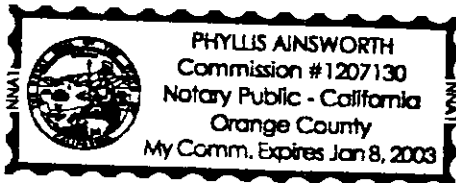
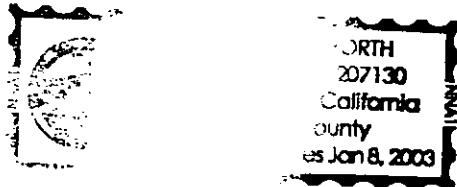
a Notary Public in and for said State, personally appeared

Sam Mezher and Georgia Marie Mezher
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.

Phyllis Ainsworth
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:



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EXHIBIT "A"

*La Sierra Avenue Widening
Parcel 70 - Temporary Construction Easement*

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

All that portion 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 intersection of the southwesterly line of Lot M of Tract No. 2 of La Sierra Heights, on file in Book 7, Page 66 of Maps, records of said Riverside County, with the southeasterly line of that certain parcel of land described in deed to the County of Riverside, by document recorded January 31, 1951, in Book 1240, Page 319, et seq., of Official Records of said Riverside County;

THENCE South $75^{\circ}03'20''$ West, along said southeasterly line, a distance of 135.01 feet to the northeasterly line of that certain parcel of land described in deed to Salvador Orozco, et ux., by document recorded August 5, 1994, as Instrument No. 310102 of Official Records of said Riverside County;

THENCE South $14^{\circ}12'23''$ East, along said northeasterly line of the parcel of land described in deed to Salvador Orozco, et ux., a distance of 4.64 feet to a point in a non-tangent curve concaving southerly, having a radius of 573.00 feet and being the POINT OF BEGINNING of the parcel of land being described; the radial line to said point bears North $9^{\circ}26'39''$ West;

THENCE easterly to the right along said curve through a central angle of $0^{\circ}36'14''$ an arc length of 6.04 feet;

THENCE North $81^{\circ}09'35''$ East, along a line tangent to said curve, a distance of 76.64 feet to the beginning of a tangent curve concaving southwesterly and having a radius of 43.50 feet;

THENCE easterly to the right along said last mentioned curve through a central angle of $79^{\circ}00'51''$ an arc length of 59.99 feet to a point of compound curvature with a curve concaving westerly and having a radius of 1552.00 feet; the radial line to said point bears North $70^{\circ}10'26''$ East;

THENCE southerly to the right along said last mentioned curve through a central angle of $1^{\circ}55'33''$ an arc length of 52.16 feet, to the northwesterly line of that certain parcel of land described in deed to Thomas J. Bewley, et ux., by document recorded April 12, 1968, as Instrument No. 33766 of Official Records of said Riverside County;

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THENCE South 75°03'20" West, along said northwesterly line, a distance of 6.01 feet to a point in a non-tangent curve concaving westerly and having a radius of 1546.00 feet; the radial line to said point bears North 72°05'17" East;

THENCE northerly to the left along said last mentioned curve through a central angle of 1°54'51" an arc length of 51.65 feet to a point of compound curvature with a curve concaving southwesterly and having a radius of 37.50 feet; the radial line to said point bears North 70°10'26" East;

THENCE northerly to the left along said last mentioned curve through a central angle of 79°00'51" an arc length of 51.71 feet;

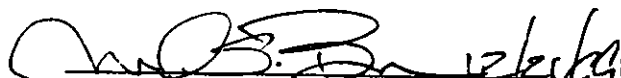
THENCE South 81°09'35" West, along a line tangent to said curve, a distance of 76.64 feet to the beginning of a tangent curve concaving southerly and having a radius of 567.00 feet;

THENCE westerly to the left along said last mentioned curve through a central angle of 0°33'13" an arc length of 5.48 feet to said northeasterly line of the parcel of land described in deed to Salvador Orozco, et ux.,

THENCE North 14°12'23" West, along said northeasterly line, a distance of 6.02 feet to the POINT OF BEGINNING.

Area - 1141 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, L.S. 5655
License Expires 9/30/03
Date 12/16/03 Prep. kg



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GOLDEN TERRACE
M.B. 11/82-83

LOT 12

(71)

N 31°40'43"W
R=1600'

CYPRESS AVE.

N 75°03'20"E

235'

R=600'
Δ=6°06'15" L=63.92'

64.98'

10.02'

R=573'
Δ=5°30'01" L=55.01'

4.64'

1240/319

N 81°09'35"E

314.12'

N 81°09'35"E

LOT 1

TRACT 25246
M.B. 231/64-66

163'

N 18°12'23"W

(70A)

SALVADOR
ORDZCO
8-5-94 #310102

(70)

N 14°12'23"W

135'

N 72°08'52"E (R)

363'

S 75°03'20"W

THOMAS J. BEWLEY
4/12/68 #33766

POR. SEC. 3 T35 R6W

RANCHO LA SIERRA
M.B. 6/70

LOT "M"

LA SIERRA AVE.

N 14°12'23"W

No.	R	Δ	R
1	573'	0°36'14"	6.04'
2	567'	0°33'13"	5.48'
3	1552'	1°55'33"	52.16'

• 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

SCALE: 1" = 50'

DRAWN BY: CURT DATE: 9/19/96

SUBJECT: LA SIERRA AVENUE WIDENING

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