

Lawyers Title Company

JC # 2013-0205984
05/01/2013 01:56 PM Fees: \$0.00
Page 1 of 5
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

When recorded mail to:

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

**This document was electronically submitted
to the County of Riverside for recording**
Received by LJONES

FREE RECORDING

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

9305039-10

Project: Tyler Street Widening
POR. APN: 143-100-011
Address: 4574 Tyler Street
TRA: 009-175

FOR RECORDER'S OFFICE USE ONLY

D - 16903
Transfer Tax: 0.00

GRANT OF EASEMENT

LEONARD C. ARROYO and RUTH ARROYO, Husband and Wife as Joint Tenants, as Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby grant to the CITY OF RIVERSIDE, a California charter city and municipal corporation, as Grantee, its successors and assigns, an easement and right-of-way for public street and highway purposes, together with all rights to construct and maintain utilities, sewers, drains and other improvements consistent with the use as a public street and highway, 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.

Dated 2/4/2013

Leonard C. Arroyo
LEONARD C. ARROYO

Ruth Arroyo
RUTH ARROYO

ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On 2/04/2013, before me A Aetza (Notary Public)

notary public, personally appeared Leonard e Arroyo

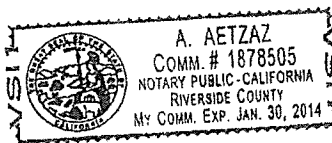
AND Ruth H Arroyo

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Aetza
Notary Signature



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, a California charter city and 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. 21027 of said City Council adopted September 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 3-14-13

APPROVED AS TO FORM
[Signature]
SUPERVISING DEPUTY CITY ATTORNEY

CITY OF RIVERSIDE
By [Signature]
David Welch
Real Property Services Manager

EXHIBIT A

POR. APN: 143-100-011
Street & Highway Easement

That portion of the following described property lying northeasterly of a line that is parallel with, and 50.00 feet southwesterly, measured at right angles, from the centerline of Tyler Street, shown as Tyler Avenue on La Granada, in the City of Riverside, County of Riverside, State of California, as shown by map filed in Map Book 12, Pages 42 through 51, inclusive, in the Office of the County Recorder:

That portion of Block 8 of Tract No. 3 of La Sierra Heights, as shown by map filed in Book 8, Page 27, of Maps, in the Office of the County Recorder of said County, more particularly described as follows:

COMMENCING at the intersection of the centerline of Tyler Street, formerly Tyler Avenue, with the centerline of Cook Avenue;

Thence southeasterly along said centerline of Tyler Street, a distance of 225.90 feet to the northeasterly prolongation of the northwesterly line of that certain parcel of land described in deed to Leonard C. Arroyo, et ux., by Grant Deed recorded February 25, 1970, as Instrument No. 17485 of Official Records of said Riverside County and the **POINT OF BEGINNING**;

Thence South 59°44' West, along said northeasterly prolongation and along said northwesterly line, a distance of 252.76 feet to the most westerly corner of said parcel of land;

Thence South 34°20' East, along the southwesterly line of said parcel of land, a distance of 53.00 feet to the most southerly corner thereof; said corner also being the most southerly corner of that certain parcel of land described in deed to William O. Chaney, et ux., by deed recorded January 20, 1953, as Instrument No. 2754 of Official Records of said Riverside County;

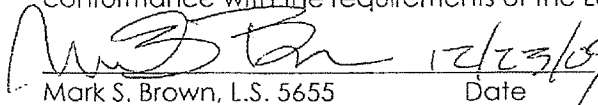
Thence North 59°44' East, along the southeasterly line of said parcel of land described in said deed to Leonard C. Arroyo, et ux., and along the southeasterly of said last mentioned parcel of land to a point on the centerline of said Tyler Street; said point also being the most easterly corner of said parcel of land described in deed to William O. Chaney, et ux.;

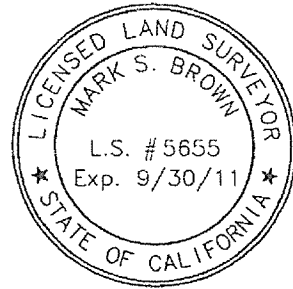
Thence North 34°20' West, along the centerline of said Tyler Street, a distance of 53.00 feet to the **POINT OF BEGINNING**;

EXCEPTING THEREFROM any portion lying within Tyler Street (formerly Tyler Avenue) as shown by Assessor's Map No. 22, on file in Book 1, Page 27 of Assessor's Maps, records of said Riverside County.

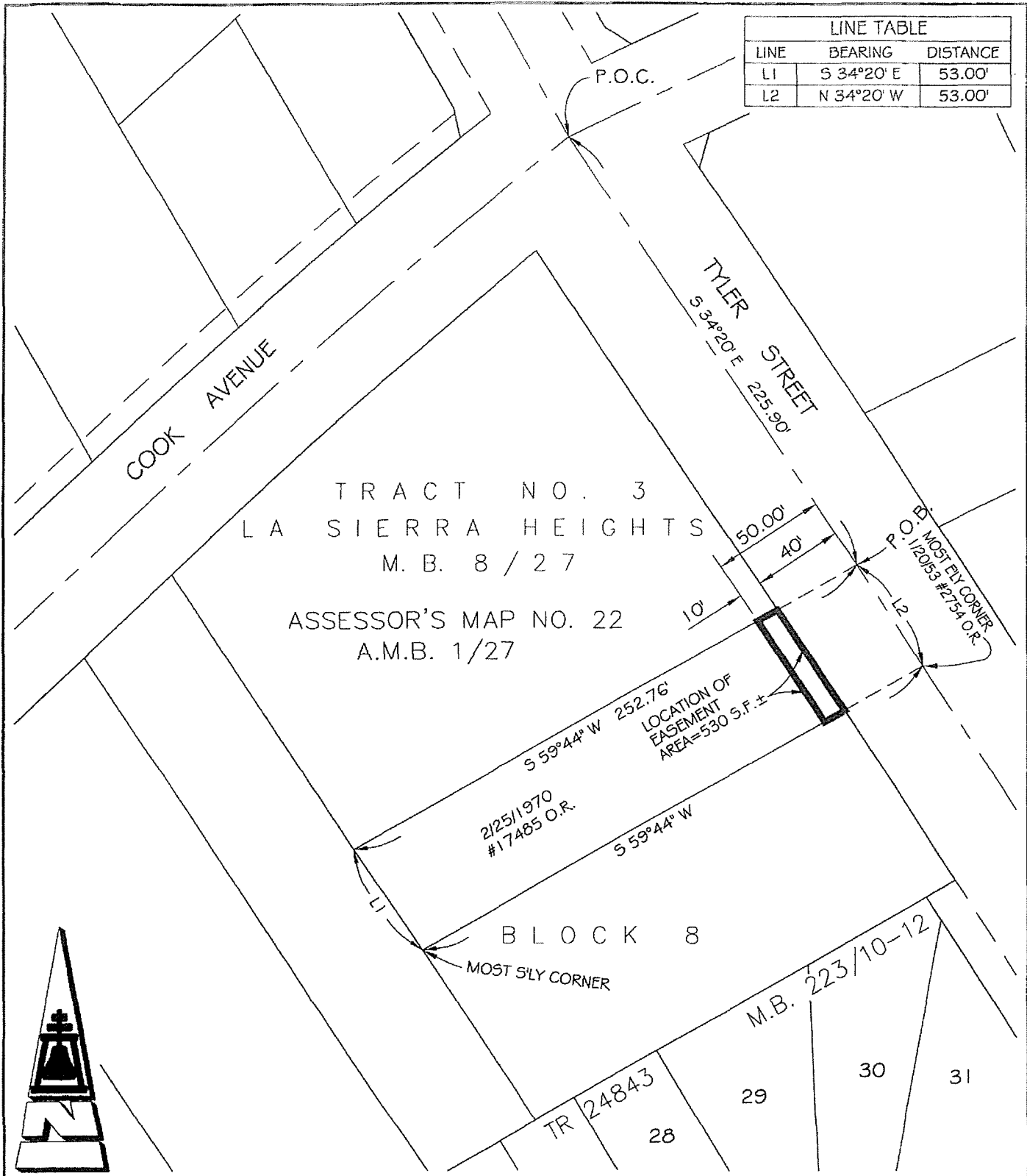
Containing 530 S.F., more or less.

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

 12/23/09 Prep. _____
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/11



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 34°20' E	53.00'
L2	N 34°20' W	53.00'



● 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"=60' DRAWN BY: RICH DATE: 08/06/09 SUBJECT: TYLER STREET WIDENING - APN 143-100-011

16903

JC # 2013-0205985

05/01/2013 01:56 PM Fees: \$0.00

Page 1 of 6

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

Lawyers Title Company

When recorded mail to:

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City Hall, 3900 Main Street
Riverside, California 92522

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Project: Tyler Street Widening
POR. APN: 143-100-011

D - TTX: \$0.00
16904

TRA: COG-173

TEMPORARY CONSTRUCTION EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **LEONARD C. ARROYO and RUTH ARROYO, Husband and Wife as Joint Tenants**, as Grantors, hereby grant a temporary easement and right-of-way to the **CITY OF RIVERSIDE**, a California charter city and municipal corporation, as Grantee, its successors and assigns.

The property subject to this temporary easement and right of way is located in the City of Riverside, County of Riverside, State of California as described in **Exhibit "A"** attached hereto and incorporated herein by this reference.

This temporary easement and right of way allows Grantee the right to use the above described property for the purpose of installing public improvements. Such use may include, but is not limited to ingress and egress of persons and vehicles, the deposit of tools, equipment, machinery, and materials used in the performance of the construction, and for similar purposes by the City of Riverside, its officers, employees, agents or contractors.

Upon completion of construction, Grantee promises to remove all debris, waste, brush, or other materials deposited or placed upon the property subject to this temporary easement. Grantee further promises to make all reasonable efforts to return the surface of the property,

with the exception of vegetation, to its original condition prior to entry.

This temporary easement and right-of-way shall terminate 9 months after issuance of the notice to proceed or upon completion of the public improvements and acceptance by City as demonstrated by recordation of a notice of completion, whichever occurs first.

Dated 2/4/2013

Leonard C Arroyo
LEONARD C. ARROYO

Ruth Arroyo
RUTH ARROYO

State of California

County of Riverside } ss

On 2/4/13, before me, A Aetzaz (Notary Public),
notary public, personally appeared, Leonard C Arroyo

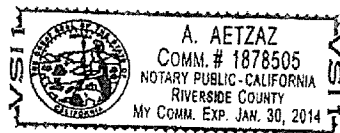
AND Ruth H Arroyo

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

A Aetzaz
Notary Signature




**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, a California charter city and 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. 21027 of said City Council adopted September 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 3-14-13

CITY OF RIVERSIDE

By 
David Welch
Real Property Services Manager

143-100-011 TCE.DOC

APPROVED AS TO FORM

SUPERVISING DEPUTY CITY ATTORNEY

EXHIBIT "A"

POR. A.P.N. 143-100-011
Temporary Construction Easement

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

That portion of Block 8 of Tract No. 3 of La Sierra Heights, as shown by map filed in Map Book 8, Page 27, records of said Riverside County, described as follows:

COMMENCING at the intersection of the centerline of Tyler Street with the centerline of Cook Avenue, as shown by map of Tract No. 24843, on file in Map Book 223, Pages 10 through 12, records of said County;

Thence South 34°20'00" East, along said centerline of Tyler Street, a distance of 225.90 feet to the northeasterly prolongation of the southeasterly line of that certain parcel of land described in deed to Jose A. Barajas, by document recorded January 28, 2005, per Document No. 2005-0080171 of Official Records of said County;

Thence South 59°44'00" West, along said northeasterly prolongation of the southeasterly line and along said southeasterly line, a distance of 50.13 feet to a point in a line that is parallel with and distant 50.00 feet southwesterly, as measured at right angles, from said centerline of Tyler Street, and being the POINT OF BEGINNING of the parcel of land being described;

THENCE South 34°20'00" East, along said parallel line, a distance of 53.00 feet to the southeasterly line of that certain parcel of land described in deed to Leonard C. Arroyo, et ux., by Grant Deed recorded February 25, 1970, as Instrument No. 17485 of Official Records of said Riverside County;

THENCE South 59°44'00" West, along said last mentioned southeasterly line, a distance of 5.01 feet to a line that is parallel with and distant 55.00 feet southwesterly, as measured at right angles, from said centerline of Tyler Street;

THENCE North 34°20'00" West, along said last mentioned parallel line, a distance of 53.00 feet to said southeasterly line of the parcel of land described in deed recorded January 28, 2005;

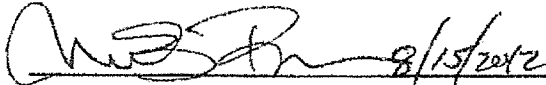

THENCE North 59°44'00" East, along said last mentioned southeasterly line, a distance of 5.01 feet to the POINT OF BEGINNING.

Area - 265 square feet, more or less.

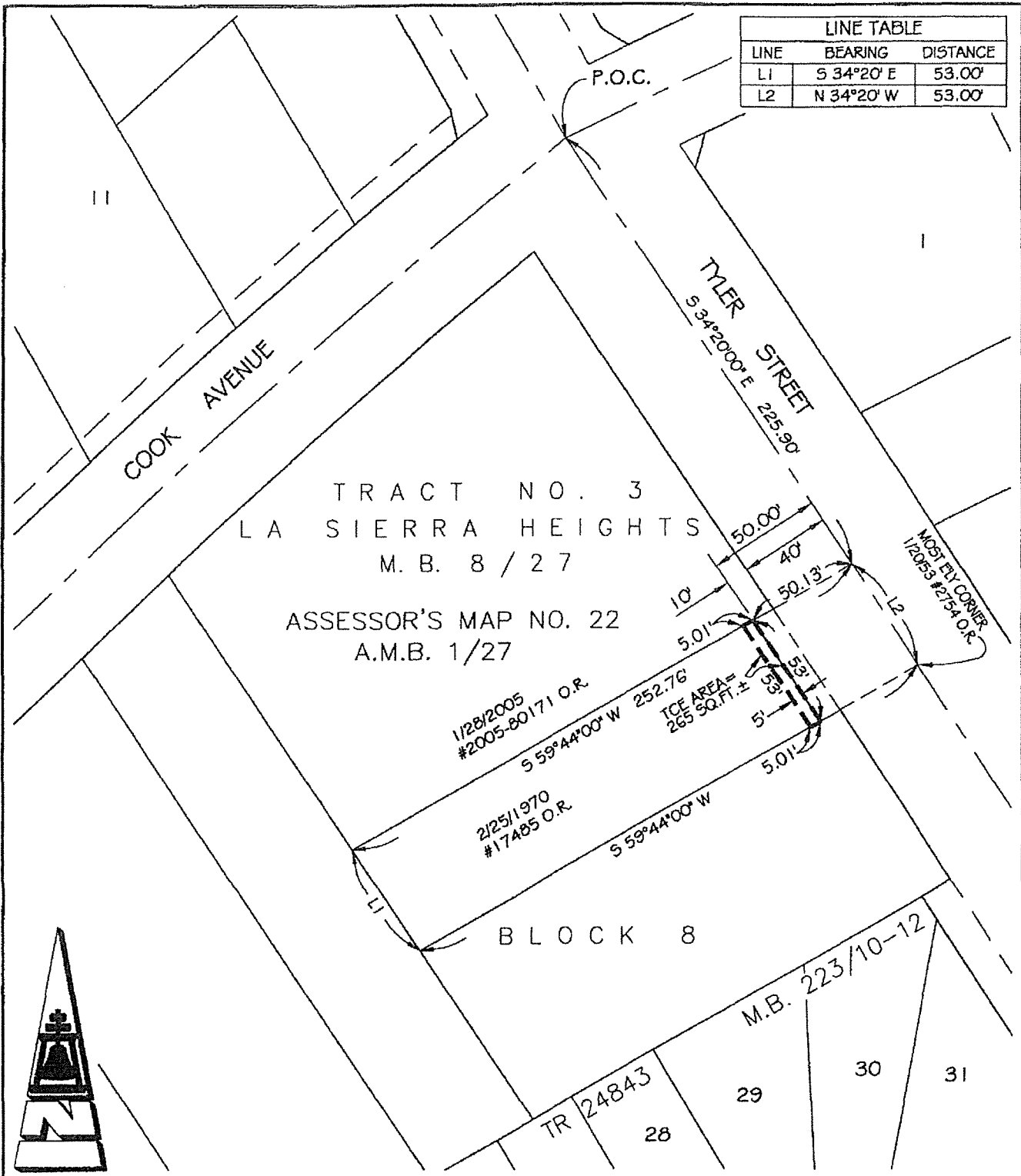
This temporary easement and right-of-way shall terminate 9 months after issuance of the notice

to proceed or upon completion of the public improvements and acceptance by the City as demonstrated by recordation of a notice of completion, whichever occurs first.

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

 8/15/2012 Prep. 
Mark S. Brown, L.S. 5655 Date





● CITY OF RIVERSIDE, CALIFORNIA ●

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SHEET 1 OF 1

SCALE: 1"=60' DRAWN BY: RICH DATE: 7/12/12 SUBJECT: TYLER STREET WIDENING - APN 143-100-011

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16904