

Lawyers Title Company

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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: CMORRIS

FREE RECORDING

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

TRA; 009-175 - TAX: \$0.00

Project: Tyler Street Widening

POR. APN: 147-333-004 & 005

FOR RECORDER'S OFFICE USE ONLY

D - 16911

TEMPORARY CONSTRUCTION EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **JOHN NATHAN SANDERS, a single man**, as Grantor, hereby grants 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.

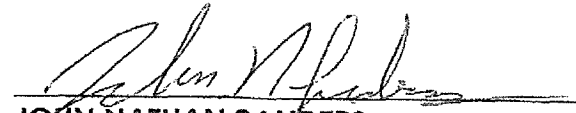
This temporary easement and right of way allows Grantee the right to use the above described property for the purpose of installing public improvements. Such use may include, but is not limited to ingress and egress of persons and vehicles, the deposit of tools, equipment, machinery, and materials used 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 2/25/13


JOHN NATHAN SANDERS

State of California

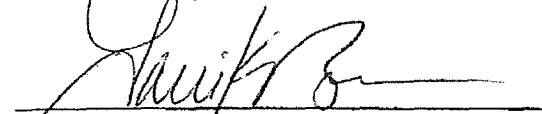
County of Riverside } ss

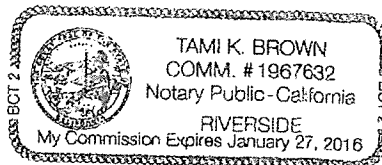
On February 25, 2013 before me, Tami K. Brown
notary public, personally appeared, John Nathan Sanders

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.


Notary Signature



GOVERNMENT CODE SECTION 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

NAME OF NOTARY: Tami K. Brown

DATE COMMISSION EXPIRES: January 27, 2016

COUNTY WHERE BOND IS FILED: Riverside

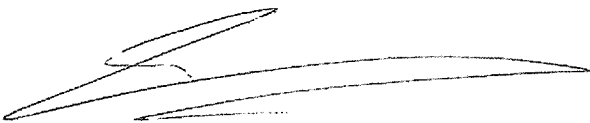
COMMISSION NO.: 1967632

VENDOR NO.: BCT2

PLACE OF EXECUTION: Newport Beach, CA

DATE: July 23, 2013

Lawyers Title, California

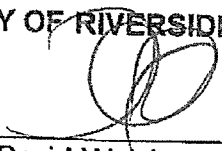


**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

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

147-333-004&005 TCE.DOC

APPROVED AS TO FORM

SUPERVISING DEPUTY CITY ATTORNEY

EXHIBIT "A"

*POR. A.P.N. 147-333-004 & 005
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 Lots 4 and 5 in Block 49 of La Granada, as shown by map on file in Book 12, Pages 42 through 51 of Maps, Riverside County records, described as follows:

PARCEL 1

COMMENCING at the most westerly corner of said Lot 4;

THENCE North 55°40'00" East, along the northwesterly line of said Lot 4, a distance of 10.00 feet to a line that is parallel with and distant 50.00 feet northeasterly, as measured at right angles, from the centerline of Tyler Street (formerly Tyler Avenue), as shown by said map, and being the POINT OF BEGINNING of the parcel of land being described;

THENCE continuing North 55°40'00" East, along said northwesterly line, a distance of 7.00 feet to a line that is parallel with and distant 57.00 feet northeasterly, as measured at right angles, from said centerline of Tyler Street;

THENCE South 34°20'00" East, along said last mentioned parallel line, a distance of 39.00 feet;

THENCE North 55°40'00" East, parallel with said northwesterly line, a distance of 48.00 feet to a line that is parallel with and distant 105.00 feet northeasterly, as measured at right angles, from said centerline of Tyler Street;

THENCE South 34°20'00" East, along said last mentioned parallel line, a distance of 61.00 feet to the southeasterly line of said Lot 4;

THENCE South 55°40'00" West, along said southeasterly line, a distance of 55.00 feet to said line that is parallel with and distant 50.00 feet northeasterly, 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 44.64 feet;

THENCE North 55°40'00" East, parallel with said northwesterly line, a distance of 3.00 feet to a line that is parallel with and distant 53.00 feet northeasterly, 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 16.25 feet;

THENCE South 55°40'00" West, parallel with said northwesterly line, a distance of 3.00 feet to said line that is parallel with and distant 50.00 feet northeasterly, 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 39.11 feet to the POINT OF BEGINNING.

Area - 3579 square feet, more or less.

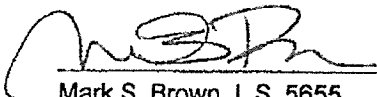


PARCEL 2

The northeasterly 25.00 feet of the southwesterly 35.00 feet of said Lot 5.

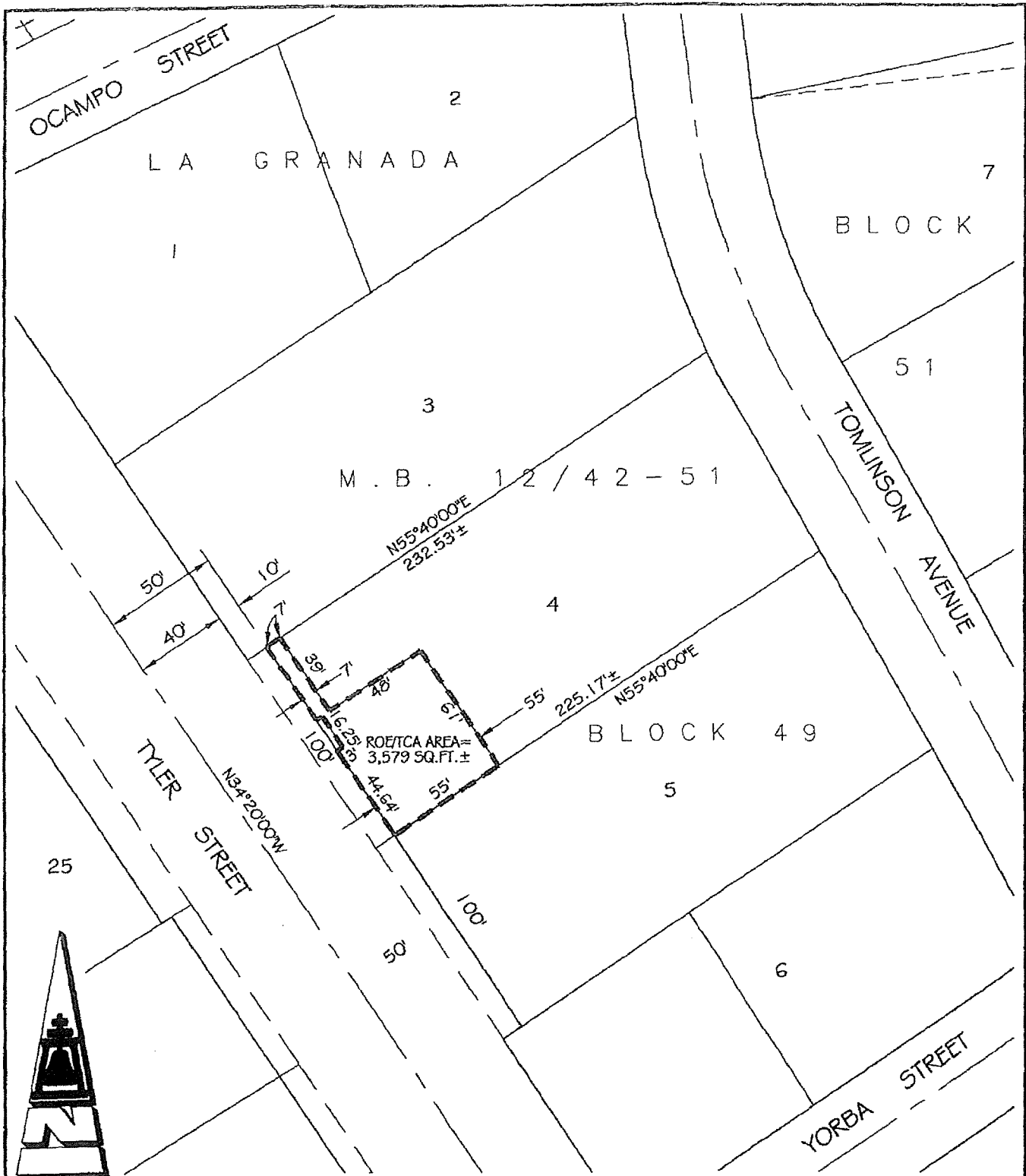
Area - 2500 square feet, more or less.

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 Date  Prep.  Prep.
Mark S. Brown, L.S. 5655





● CITY OF RIVERSIDE, CALIFORNIA ●

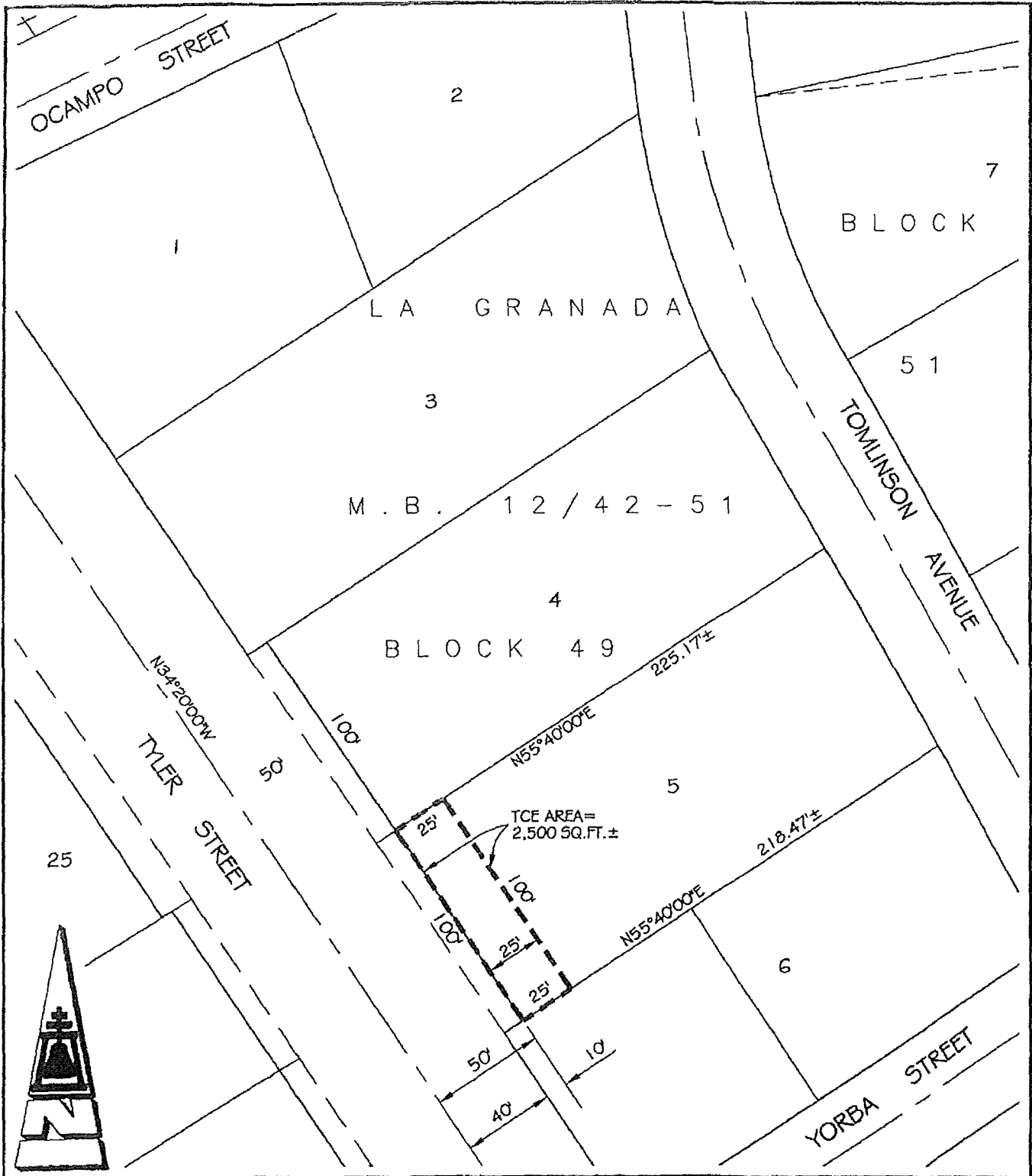
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN

SHEET 1 OF 1

SCALE: 1"=60' DRAWN BY: RICH DATE: 9/27/11 SUBJECT: TYLER STREET WIDENING - APN 147-333-004

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16911



● 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 2 OF 2

SCALE: 1"=60' DRAWN BY: RICH DATE: 7/18/2 SUBJECT: TYLER STREET WIDENING - APN 147-333-005

16911