

PW

Commonwealth Land Title Company

DOC # 2013-0425736

08/29/2013 03:09 PM Fees: \$0.00

Page 1 of 10

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: CARAGON

**FREE RECORDING**

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

9305038-10  
TRX: 012-205

Project: Tyler Street Widening

POR. APN: 143-100-012

FOR RECORDER'S OFFICE USE ONLY

TRX \$0.00

D - 16919

TEMPORARY CONSTRUCTION EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **DANIEL HERNANDEZ and NOEMI HERNANDEZ, 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 1691

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 1/17/13

Daniel Hernandez  
DANIEL HERNANDEZ

Noemi Hernandez  
NOEMI HERNANDEZ

State of California

County of Riverside } ss

On 1/17/13, before me, Lisa Andresen, a notary public,  
notary public, personally appeared, Daniel Hernandez and  
Noemi Hernandez

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.

Lisa Andresen  
Notary Signature

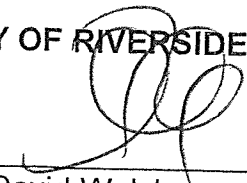


**CERTIFICATE OF ACCEPTANCE  
(Government Code Section §27281)**

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 11/23/13

CITY OF RIVERSIDE

By   
David Welch  
Real Property Services Manager

143-100-012 TCE.DOC

APPROVED AS TO FORM  
  
SUPERVISING DEPUTY CITY ATTORNEY

EXHIBIT "A"

*POR. A.P.N. 143-100-012*  
*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 278.90 feet to the northeasterly prolongation of 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 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 89.00 feet northeasterly prolongation of the northwesterly line of Lot 30 said of Tract No. 24843;

THENCE South 59°44'00" West, along said northeasterly prolongation of said northwesterly 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 89.00 feet to said southeasterly line of the parcel of land described in deed recorded February 25, 1970;

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

Area - 445 square feet, more or less.

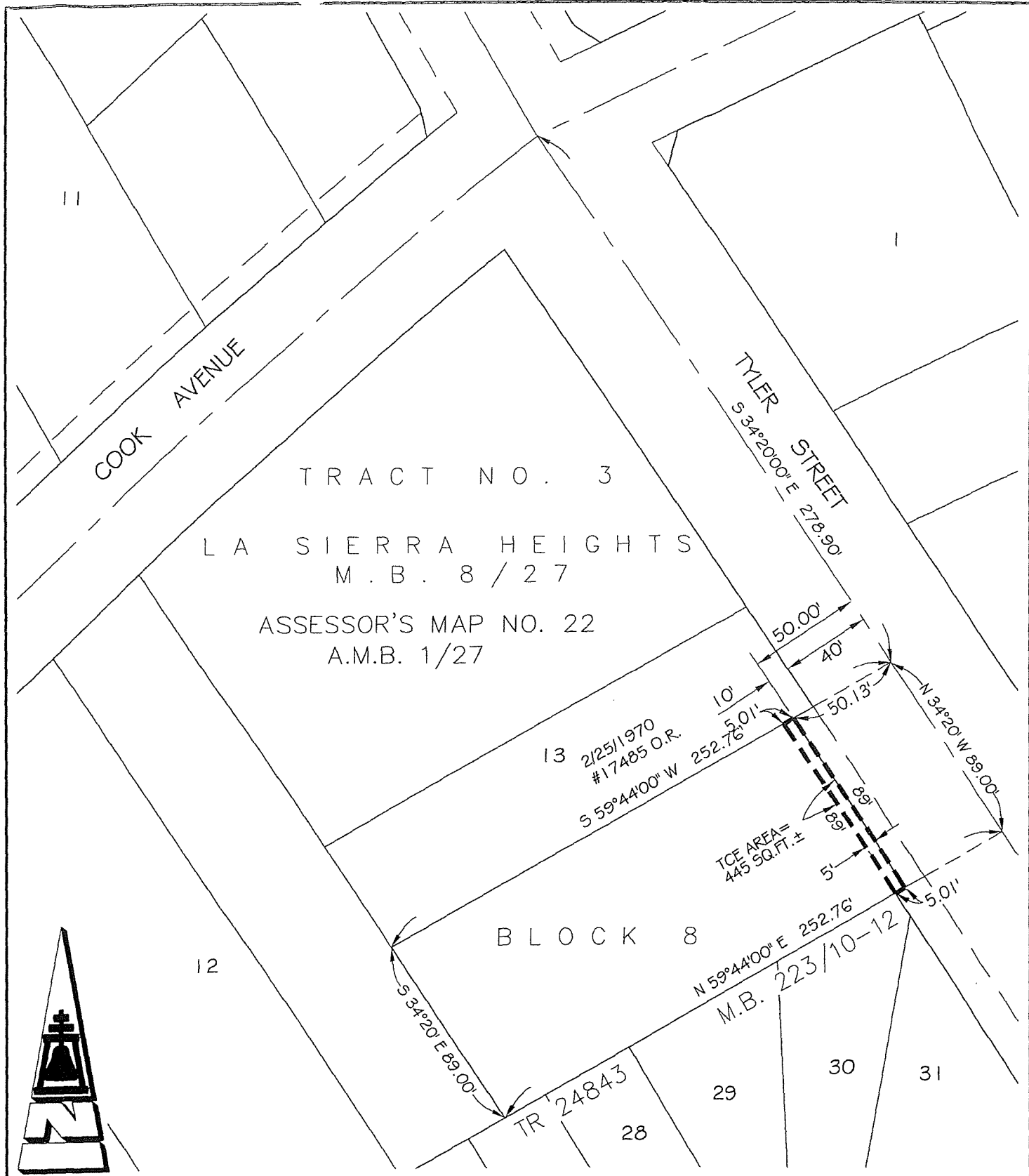
This temporary easement and right-of-way shall terminate 9 months after issuance of the notice

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.

Mark S. Brown 8/15/12 Prep. \_\_\_\_\_  
Mark S. Brown, L.S. 5655 Date





• 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: 7/12/12 SUBJECT: TYLER STREET WIDENING - APN 143-100-012

Consent of Lien Holder

Mortgage Electronic Registration Systems, Inc., as nominee for SCME Mortgage Bankers, Inc., its successors and assigns, is the current holder and owner of a certain Deed of Trust, dated April 17, 2003, made and subscribed by Daniel Hernandez and Noemi Hernandez, Husband and Wife as tenants in common, recorded in Document No. 2003-309054, County of Riverside. Mortgage Electronic Registration Systems, Inc., acting solely as nominee for lender. Lienholder hereby consents to the grant of the foregoing Grant of Easement by Daniel Hernandez and Noemi Hernandez, Husband and Wife as Joint Tenants to City of Riverside dated January 17, 2013 and recorded on \_\_\_\_\_, and joins in the execution hereof solely as Lien Holder and hereby does agree that in the event of the foreclosure of said mortgage, or other sale of said property described in said mortgage under judicial or non-judicial proceedings, the same shall be sold subject to said Easement.

SIGNED AND EXECUTED this 5<sup>th</sup> day of August, 2013.

By: *Laura E. Valentine*  
Laura E. Valentine, Vice President

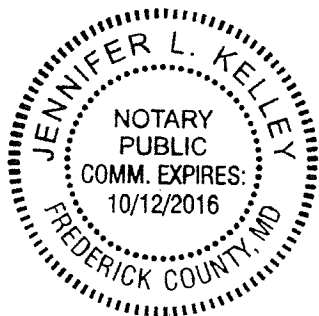
STATE of MARYLAND

COUNTY of FREDERICK

BEFORE ME, the undersigned authority, on this day personally appeared Laura E. Valentine, Vice President of Mortgage Electronic Registration Systems, Inc., as nominee for SCME Mortgage Bankers, Inc., its successors and assigns, known to me to be the person and Officer whose name is subscribed to the foregoing instrument and who acknowledged to me that she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, as the act and deed of said Bank.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

5<sup>th</sup> day of August, 2013.



*Jennifer L. Kelley*  
Jennifer L. Kelley  
Notary Public State of Maryland  
My commission expires: October 12, 2016

## EXHIBIT "A"

POR. APN: 143-100-012  
Street & Highway Easement

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

That portion of Block 8 of Tract No. 3 of La Sierra Heights, as shown by map on file in Book 8, Page 27 of Maps, records of Riverside County, California, described as follows:

**COMMENCING** at the intersection of the centerline of Tyler Street (formerly Tyler Avenue) with the centerline of Cook Avenue, as shown by map of Tract No. 24843, on file in Book 223, Pages 10 through 12 of Maps, records of Riverside County, California;

THENCE South 34°20' East, along said centerline of Tyler Street, a distance of 278.90 feet to an intersection with the northeasterly prolongation of the southeasterly line of that certain parcel of land described in deed to William O. Chaney, et ux., by document recorded January 20, 1953, in Book 1433, Page 510 of Official Records of said Riverside County;

THENCE South 59°44' West, along said northeasterly prolongation of said southeasterly line, a distance of 40.00 feet to the most easterly corner of said parcel of land described in document recorded January 20, 1953, and being the **POINT OF BEGINNING** of the parcel of land to be described; said corner also being in a line that is parallel with and distant 40.00 feet southwesterly, as measured at right angles, from said centerline of Tyler Street;

THENCE South 34°20' East, along said parallel line, a distance of 89.00 feet to the most easterly corner of that certain parcel of land described in deed to Elsie M. Grissom, by document recorded September 20, 1944, in Book 638, Page 503, et seq., as Instrument No. 1956 of Official Records of said Riverside County; said most easterly corner also being in the northeasterly prolongation of the northwesterly line of Lot 30 of said Tract No. 24843;

THENCE South 59°44' West, along the southeasterly line of said parcel of land described in document recorded September 20, 1944, a distance of 10.03 feet to a line that is parallel with and distant 50.00 feet southwesterly, as measured at right angles, from said centerline of Tyler Street;

THENCE North 34°20' West, along said last described parallel line, a distance of 89.00 feet to said southeasterly line of said parcel of land described in document recorded January 20, 1953;

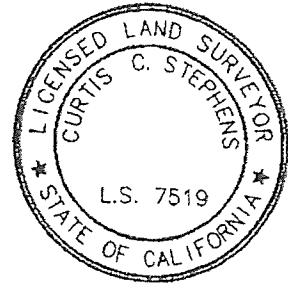


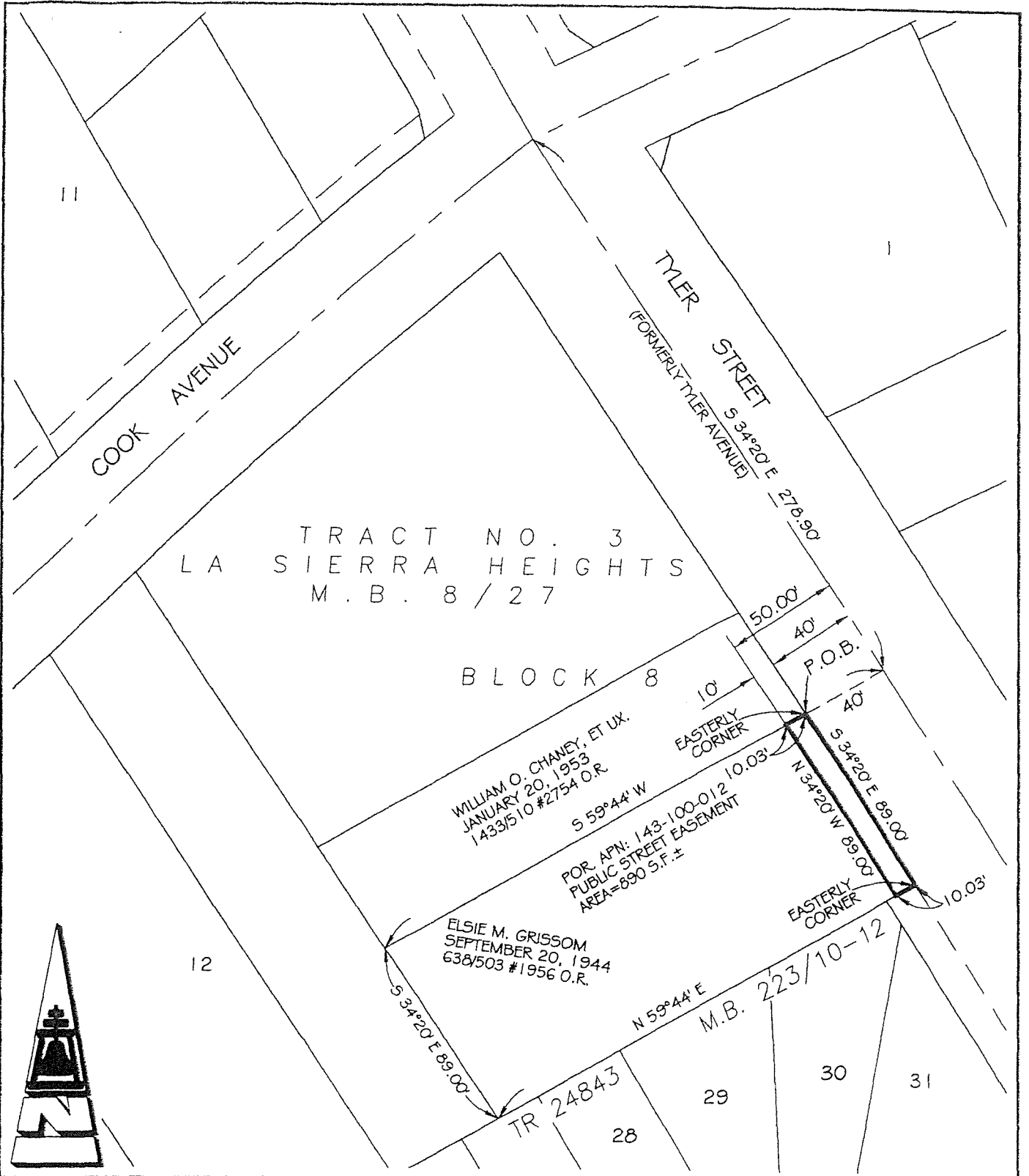
THENCE North 59°44' East, along said last described southeasterly line, a distance of 10.03 feet to the **POINT OF BEGINNING**.

Area - 890 square feet, more or less.

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

Curtis C. Stephens 7/05/13 Prep. Kap  
Curtis C. Stephens, L.S. 7519 Date





● CITY OF RIVERSIDE, CALIFORNIA ●

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SHEET 1 OF 1

SCALE: 1"=60' DRAWN BY: RICH DATE: 7/05/13 SUBJECT: TYLER STREET WIDENING - APN 143-100-012

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