

When recorded mail to:

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

DOC # 2013-0601697
12/31/2013 11:51A Fee:NC
Page 1 of 6
Recorded in Official Records
County of Riverside
Larry W. Ward
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)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			6						
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Project: Tyler Street Widening
POR. APN: 147-282-019

D - 16969

TEMPORARY CONSTRUCTION EASEMENT



FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **SHARK INVESTMENTS, LLC**, a California, limited liability company, 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 12/12/13

SHARK INVESTMENTS, LLC, a California limited liability company

By _____

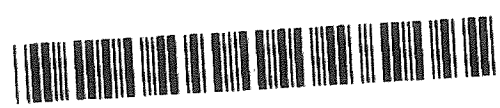
By _____

(print name)

JASON H. VIGAN
(print name)

Title _____

Title PRESIDENT



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State of California

County of San Bernardino } ss

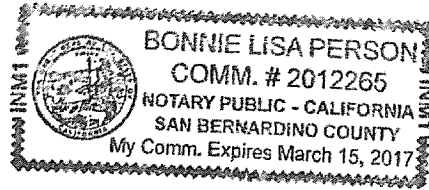
On 12-12-13, before me, Bonnie Lisa Person,
notary public, personally appeared, Jason M. Viegas

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.

[Signature]
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 12-20-13

CITY OF RIVERSIDE

By [Signature]
David Welch
Real Property Services Manager

APPROVED AS TO FORM

[Signature]
DEPUTY CITY ATTORNEY



EXHIBIT "A"

POR. A.P.N. 147-282-019
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 Lot 4 in Block 12 of La Granada, as shown by map on file in Book 12, Pages 42 through 51 of Maps, Riverside County records, described as follows:

COMMENCING at the most southerly corner of said Lot 4;

THENCE North $63^{\circ}16'02''$ East, along the southeasterly line of said Lot 4, a distance of 65.91 feet to a point of cusp with a tangent curve concaving northeasterly and having a radius of 43.50 feet and being the POINT OF BEGINNING of the parcel of land being described;

THENCE southwesterly to the right along said curve through a central angle of $86^{\circ}24'58''$ an arc length of 65.61 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 on said map;

Thence North $30^{\circ}19'00''$ West, along said parallel line, a distance of 130.71 feet to the northwesterly line of said Lot 4;

THENCE North $59^{\circ}41'00''$ East, along said northwesterly line, a distance[†] of 4.00 feet to a line that is parallel with and distant 54.00 feet northeasterly, as measured at right angles, from said centerline of Tyler Street;

THENCE South $30^{\circ}19'00''$ East, along said last mentioned parallel line, a distance of 130.71 feet to the beginning of a tangent curve concaving northeasterly, having a radius of 39.50 feet and being concentric with the previously described curve;

THENCE southeasterly to the left along said last mentioned curve through a central angle of $86^{\circ}24'58''$ an arc length of 59.58 feet to a line that is parallel with and distant 4.00 feet northwesterly, as measured at right angles, from said southeasterly line of Lot 4;

THENCE North $63^{\circ}16'02''$ East, along said last mentioned parallel line, a distance of 4.00 feet;


THENCE South $26^{\circ}43'58''$ East, a distance of 4.00 feet to said southeasterly line of Lot 4;

THENCE South $63^{\circ}16'02''$ West, along said southeasterly line, a distance of 4.00 feet to the POINT OF BEGINNING.

Area - 789 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.

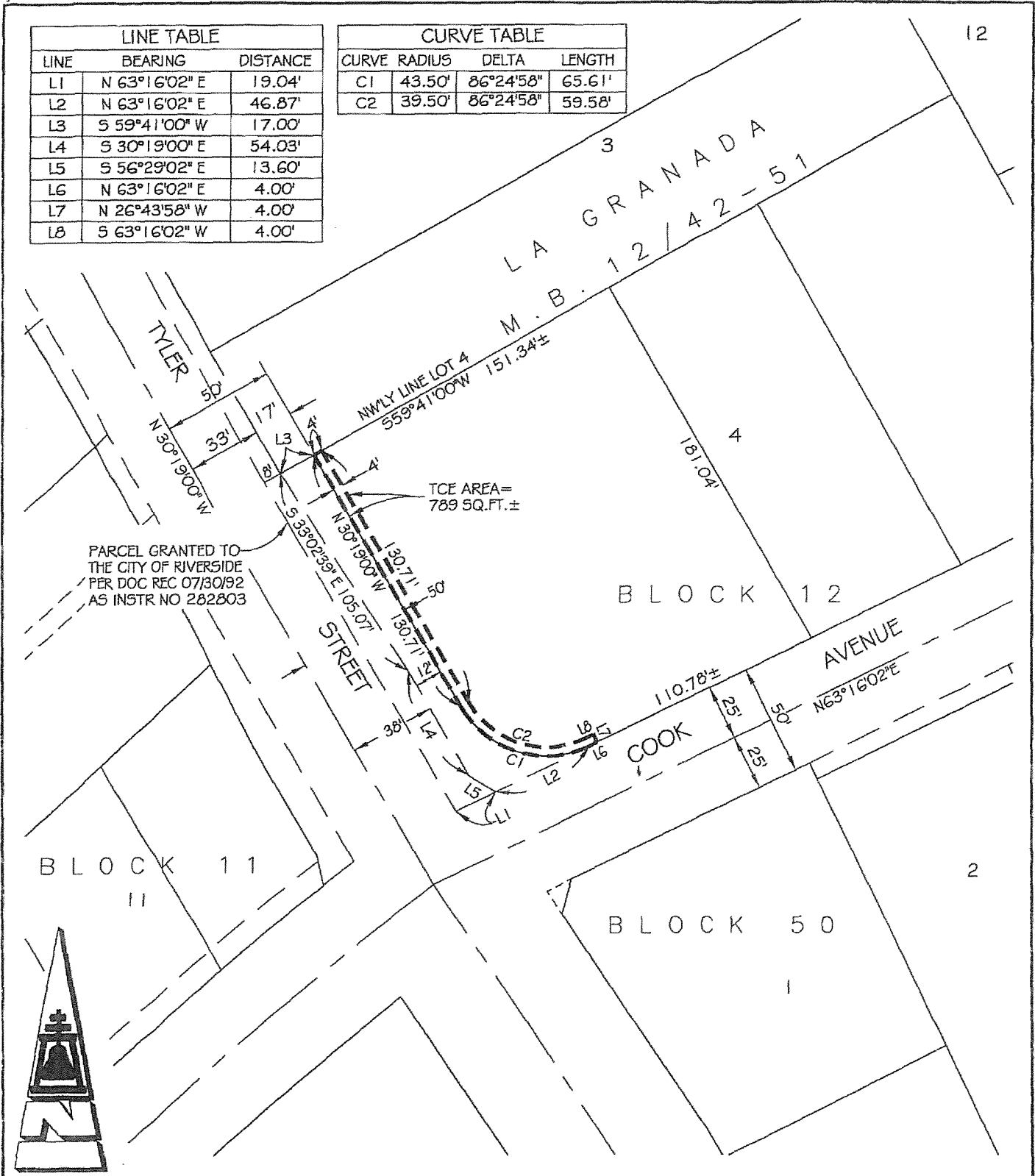
 8/15/2012 Prep. kep
Mark S. Brown, L.S. 5655 Date



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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 63°16'02" E	19.04'
L2	N 63°16'02" E	46.87'
L3	S 59°41'00" W	17.00'
L4	S 30°19'00" E	54.03'
L5	S 56°29'02" E	13.60'
L6	N 63°16'02" E	4.00'
L7	N 26°43'58" W	4.00'
L8	S 63°16'02" W	4.00'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	43.50'	86°24'58"	65.61'
C2	39.50'	86°24'58"	59.58'



● 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: 7/11/12 SUBJECT: TYLER STREET WIDENING - APN 147-282-019

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