

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: MGREGSTON

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

FOR RECORDER'S OFFICE USE ONLY

Project: Tyler Street Widening  
POR. APN: 147-282-018

D - 16984

TRM: 009-175

9305018

TEMPORARY CONSTRUCTION EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **CONSUELO ANGUIANO, a single woman**, 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,

D-16984

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 7/15/2013

Consuelo Anguiano  
CONSUELO ANGUIANO

State of California

County of Riverside } ss

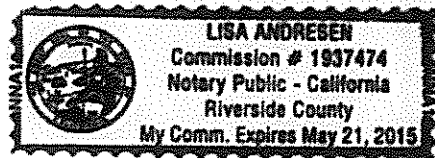
On 7/15/2013, before me, Lisa Andresen,  
notary public, personally appeared, Consuelo Anguiano

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



**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: Lisa Andresen

DATE COMMISSION EXPIRES: May 21, 2015

COUNTY WHERE BOND IS FILED: Riverside

COMMISSION NO.: 1937474

VENDOR NO.: NNA1

PLACE OF EXECUTION: Newport Beach, CA

DATE: 02/11/2014

Lawyers Title, California

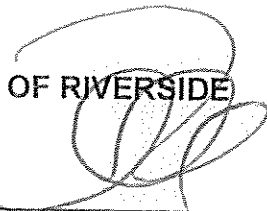


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**CERTIFICATE OF ACCEPTANCE  
(Government Code Section §27281)**

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 7-23-13

**CITY OF RIVERSIDE**  
  
By \_\_\_\_\_  
David Welch  
Real Property Services Manager

147-262-018 TCE.DOC

**APPROVED AS TO FORM**  
  
**SUPERVISING DEPUTY CITY ATTORNEY**

EXHIBIT "A"

POR. A.P.N. 147-282-018  
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 3 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 3;

THENCE North 59°41'00" East, along the southeasterly line of said Lot 3, a distance of 25.00 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 North 30°19'00" West, along said parallel line, a distance of 63.00 feet to the northwesterly line of the southeasterly 63.00 feet of said Lot 3, said southeasterly 63.00 feet of Lot 3 being measured along the southwesterly line of said Lot 3;

THENCE North 59°41'00" East, along said northwesterly line, a distance of 12.50 feet;

THENCE South 30°19'00" East, a distance of 30.00 feet;

THENCE South 59°41'00" West, a distance of 7.50 feet;

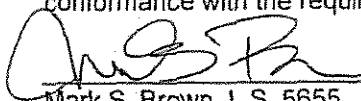

THENCE South 30°19'00" East, a distance of 33.00 feet to said southeasterly line of Lot 3;

THENCE South 59°41'00" West, along said southeasterly line, a distance of 5.00 feet to the POINT OF BEGINNING.

Area - 540 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



L A G R A N A D A  
M . B . 1 2 / 4 2 - 5 1

2

12

3

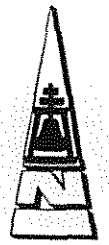
33'

N59°41'00"E  
325'

325'

N59°41'00"E

4



B L O C K 1 2

COOK AVENUE

N50°19'00"W

TYLER STREET

9LY CORNER LOT 3

PARCEL GRANTED TO  
THE CITY OF RIVERSIDE  
PER DOC REC 06/24/92  
AS INSTR NO 233707

TCE AREA =  
540 SQ.FT. ±

559°41'W

25'

50'

17'

33'

8'

12.5'

10'

7.5'

10'

25'

● CITY OF RIVERSIDE, CALIFORNIA ● D-16984

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: 7/10/12 SUBJECT: TYLER STREET WIDENING - APN 147-282-018

EXHIBIT A

POR. APN: 147-282-018  
Street & Highway Easement

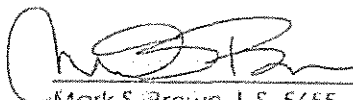
That portion of the following described property lying southwesterly of a line that is parallel with, and 50.00 feet northeasterly, measured at right angles, from the centerline of Tyler Street, shown as Tyler Avenue on La Granada, in the City of Riverside, County of Riverside, State of California, as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

The southeasterly 63.00 feet of Lot 3, in Block 12, of said La Granada, said southeasterly 63.00 feet to be measured on the southwesterly line of said Lot;

**EXCEPTING THEREFROM** that portion conveyed to the City of Riverside by document recorded June 24, 1992, as Instrument No. 233707 of Official Records.

Containing 1,071 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.

  
\_\_\_\_\_  
Mark S. Brown, L.S. 5655  
License Expires 9/30/11

12/23/09 Date  
\_\_\_\_\_  
Prep.

