

Commonwealth Land Title Company

DOC # 2014-0058651
02/13/2014 01:27 PM Fees: \$0.00
Page 1 of 6
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 MRUIZ

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

Project: Tyler Street Widening

POR. APN: 147-251-017

9805007

FOR RECORDER'S OFFICE USE ONLY

D - 16989

TEMPORARY CONSTRUCTION EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CHARLES A. PALMER and JUANITA L. PALMER, Trustees or their Successors in Trust, under the Palmer Family Trust dated September 29, 1999, and any amendments thereto, 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 1-10-2014

CHARLES A. PALMER and JUANITA L. PALMER, Trustees or their Successors in Trust, under the Palmer Family Trust dated September 29, 1999, and any amendments thereto

Charles A. Palmer, Trustee
CHARLES A. PALMER, Trustee

Juanita L. Palmer, Trustee
JUANITA L. PALMER, Trustee

State of California

County of Riverside } ss

On 1/10/14, before me, Lisa Andresen,

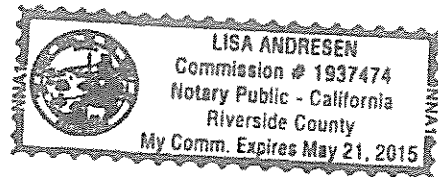
notary public, personally appeared, Charles A. Palmer and
Juanita L. Palmer

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 1-16-14

CITY OF RIVERSIDE

By [Signature]
David Welch
Real Property Services Manager

APPROVED AS TO FORM
[Signature]
SUPERVISING DEPUTY CITY ATTORNEY

147-251-017 TCE.DOC

EXHIBIT "A"

POR. A.P.N. 147-251-017
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 10 in Block 10 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 easterly corner of said Lot 10;

THENCE South $47^{\circ}54'21''$ West, along the southeasterly line of said Lot 10, a distance of 67.16 feet to the POINT OF BEGINNING of the parcel of land being described;

THENCE North $47^{\circ}54'21''$ East, along said southeasterly line, a distance of 3.00 feet to the beginning of a tangent curve concaving northwesterly and having a radius of 47.50 feet;

THENCE northeasterly to the left along said curve through a central angle of $78^{\circ}13'21''$ an arc length of 64.85 feet to a line that is parallel with and distant 50.00 feet southwesterly, as measured at right angles, from the centerline of Tyler Street (formerly Tyler Avenue) as shown by said map;

THENCE North $30^{\circ}19'00''$ West, along said parallel line, a distance of 16.38 feet to the northwesterly line of Parcel 2 of those certain parcels of land described in Grant Deed to Charles A. Palmer, et ux., by document recorded October 23, 1975, as Instrument No. 130615 of Official Records of said Riverside County;

THENCE South $47^{\circ}54'21''$ West, along said northwesterly line, a distance of 12.26 feet to a line that is parallel with and distant 62.00 feet southwesterly, 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 40.71 feet to the beginning of a non-tangent curve concaving northwesterly, having a radius of 44.50 feet, being concentric with the previously described curve, and to which the radius bears North $83^{\circ}13'58''$ West

THENCE southerly to the right along said last mentioned curve through a central angle of $41^{\circ}08'19''$ an arc length of 31.95 feet to a line that is parallel with and distant 3.00 feet northwesterly, as measured at right angles, from said southeasterly line of Lot 10;

THENCE South $47^{\circ}54'21''$ West, along said last mentioned parallel line, a distance of 3.00 feet;

THENCE South $42^{\circ}05'39''$ East, 3.00 feet to the POINT OF BEGINNING.

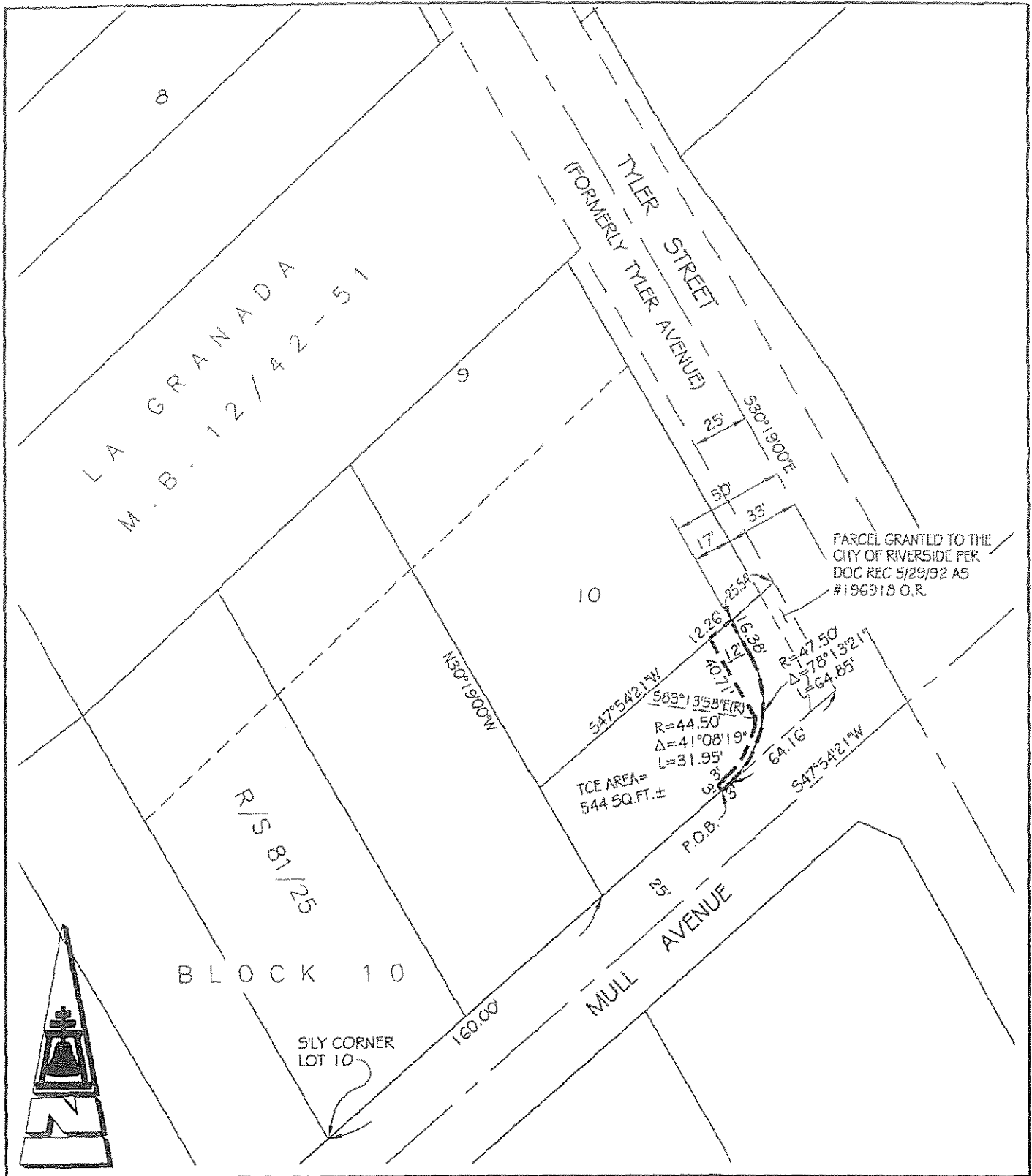
Area – 544 square feet, more or less.

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.

Curtis C. Stephens 5/20/12 Prep. Kqv
Curtis C. Stephens, L.S. 7519 Date





● CITY OF RIVERSIDE, CALIFORNIA ● D-16989

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: 5/29/12 SUBJECT: TYLER STREET WIDENING - APN 147-251-017