

Commonwealth Land Title Company

DOC # 2014-0086681
03/07/2014 11:05 AM Fees: \$0.00
Page 1 of 5
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: TVERBA

FREE RECORDING

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

9305006

FOR RECORDER'S OFFICE USE ONLY

Project: Tyler Street Widening

POR. APN: 147-251-020 TRA 009-175

D - 17001

TEMPORARY CONSTRUCTION EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **DONALD SALTIKOV, Trustee of the Donald Saltikov Trust dated December 21, 2004**, 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, as well as for demolition of any and all structures within the area described in Exhibit "A" 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.

D-17001

Grantee further promises to make all reasonable efforts to return the surface of the property, with the exception of vegetation and demolished structures, to its original condition prior to entry. The Grantee will not replace any structures demolished within the TCE area.

This temporary easement and right-of-way shall terminate 90 days 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 2/24/14

DONALD SALTIKOV, Trustee of the
Donald Saltikov Trust dated December
21, 2004


DONALD SALTIKOV, Trustee

State of California

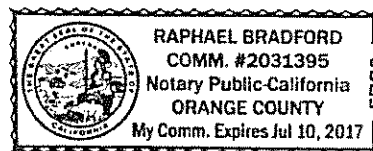
County of ORANGE } ss

On February 24, 2014, before me, Raphael Bradford,
notary public, personally appeared, DONALD SALTIKOV

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

**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 3-6-2014

CITY OF RIVERSIDE

By 
David Welch
Real Property Services Manager

147-251-020 TCE DEMO.DOC

APPROVED AS TO FORM

SUPERVISING DEPUTY CITY ATTORNEY

EXHIBIT "A"

FOR. A.P.N. 147-251-020
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 8 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 a point on the northeasterly line of said Lot 8, distant 110.00 feet northwesterly from the most easterly corner thereof; said point being the most easterly corner of that certain parcel of land described in deed to Donald Saltikov, by Grant Deed recorded June 14, 1999, as Instrument No. 260831 of Official Records of Riverside County, California;

Thence South 45°54'34" West, parallel with the southeasterly line of said Lot 8, and along the southeasterly line of said parcel of land, a distance of 25.74 feet to a line that is parallel with and distant 25.00 feet southwesterly, as measured at right angles, from said northeasterly line of Lot 8, and being the POINT OF BEGINNING of the parcel of land being described;

THENCE North 30°19' West, along said parallel line, a distance of 55.00 feet to the northwesterly line of said Lot 8;

THENCE South 45°54'34" West, along said northwesterly line, a distance of 72.07 feet to a line that is parallel with and distant 120.00 feet southwesterly, as measured at right angles, from the centerline of Tyler Street, formerly Tyler Avenue, as shown by said map;

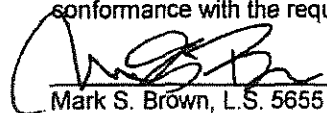


THENCE South 30°19' East, along said last mentioned parallel line, a distance of 55.00 feet to said southeasterly line of said parcel of land described in deed to Donald Saltikov;

THENCE North 45°54'34" East, along said southeasterly line, a distance of 72.07 feet to the POINT OF BEGINNING.

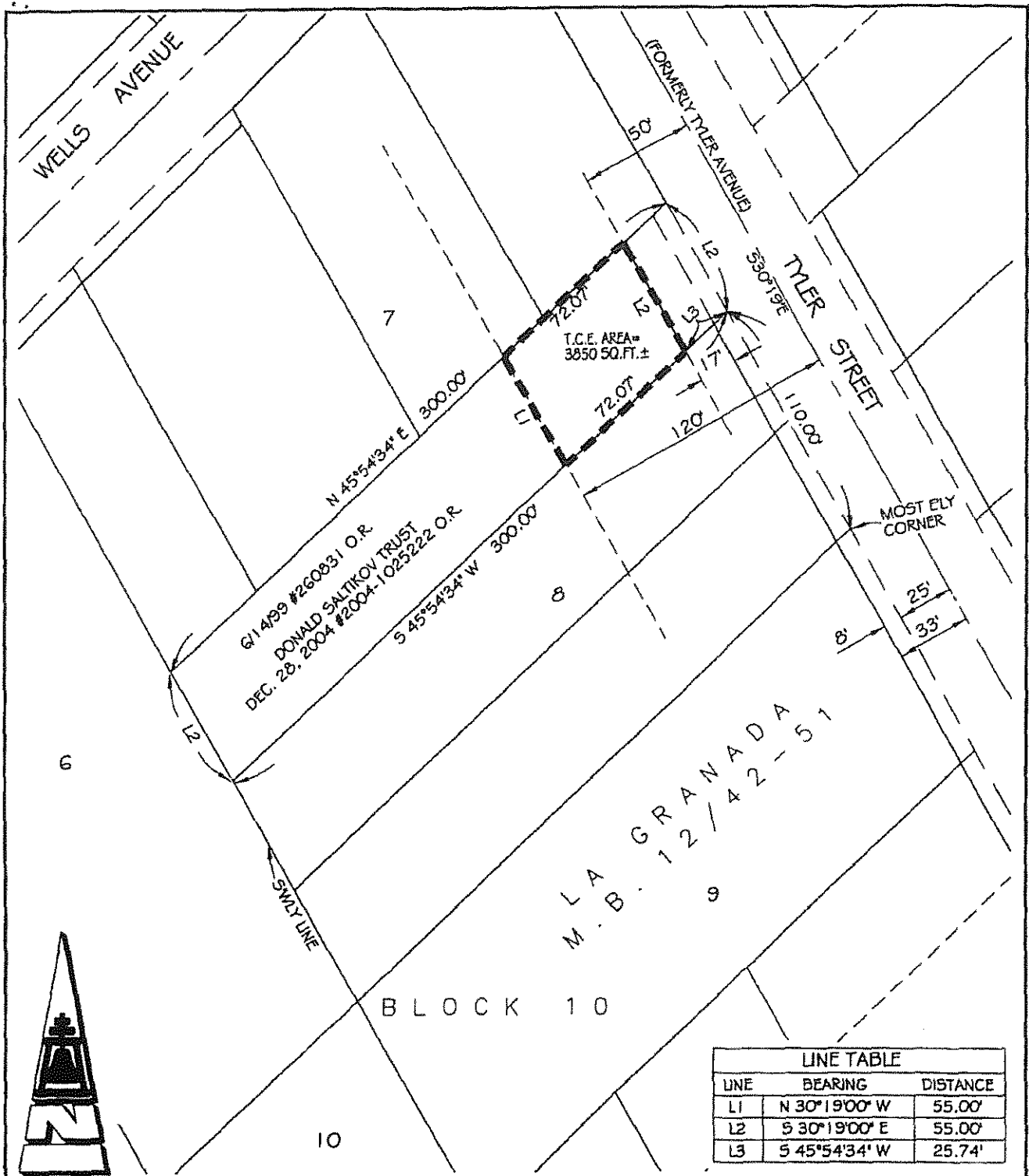
Area - 3850 square feet, more or less.

This temporary easement and right-of-way shall terminate 90 days 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. 
Mark S. Brown, L.S. 5655





● CITY OF RIVERSIDE, CALIFORNIA ● D-17001

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: 3/30/12

SUBJECT: TYLER STREET WIDENING - APN 147-251-020