

Commonwealth Land Title Company

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: SGOMEZ

**FREE RECORDING**  
This instrument is for the benefit  
of the City of Riverside and is  
entitled to be recorded without  
fee (Government Code §8103)

**FOR RECORDER'S OFFICE USE ONLY**

Project: Tyler Street Widening

POR. APN: 147-333-008 TRA 009-175

**D - 17010**

**TEMPORARY CONSTRUCTION EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Avellna M. McDaniel, a widow**, 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.

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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 3/17/14

Avelina M. McDaniel  
Avelina M. McDaniel

State of California  
County of Riverside } ss

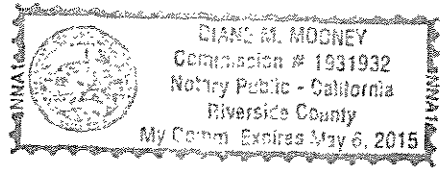
On March 17 2014 before me, Diane M Mooney  
notary public, personally appeared, Avelina M McDaniel

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.

Diane M Mooney  
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 06, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

Dated: 3-25-14

**CITY OF RIVERSIDE**

By:   
David Welch  
Real Property Services Manager


**APPROVED AS TO FORM  
CITY ATTORNEY'S OFFICE**  
BY:   
Deputy City Attorney

EXHIBIT "A"

POR. A.P.N. 147-333-008  
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 1 in Block 49 of La Granada, as shown by map filed in Map Book 12, Pages 42 through 51, records of said Riverside County, described as follows:

COMMENCING at the most westerly corner of said Lot 1;

THENCE North  $63^{\circ}16'02''$  East, along the northwesterly line of said Lot 1, a distance of 55.21 feet to a point of cusp with a tangent curve concaving southeasterly, having a radius of 39.50 feet and being the POINT OF BEGINNING of the parcel of land being described;

THENCE southwesterly to the left along said curve through a central angle of  $97^{\circ}36'02''$  an arc length of 67.29 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;

THENCE South  $34^{\circ}20'00''$  East, along said parallel line, a distance of 19.00 feet;

THENCE North  $55^{\circ}40'00''$  East, perpendicular to said centerline of Tyler Street, a distance of 42.01 feet;

THENCE North  $26^{\circ}43'58''$  West, perpendicular to the centerline of Ocampo Street (formerly Jardin Street), as shown by said map, a distance of 58.00 feet to said northwesterly line of Lot 1;

THENCE South  $63^{\circ}16'02''$  West, along said northwesterly line, a distance of 5.00 feet to the POINT OF BEGINNING.

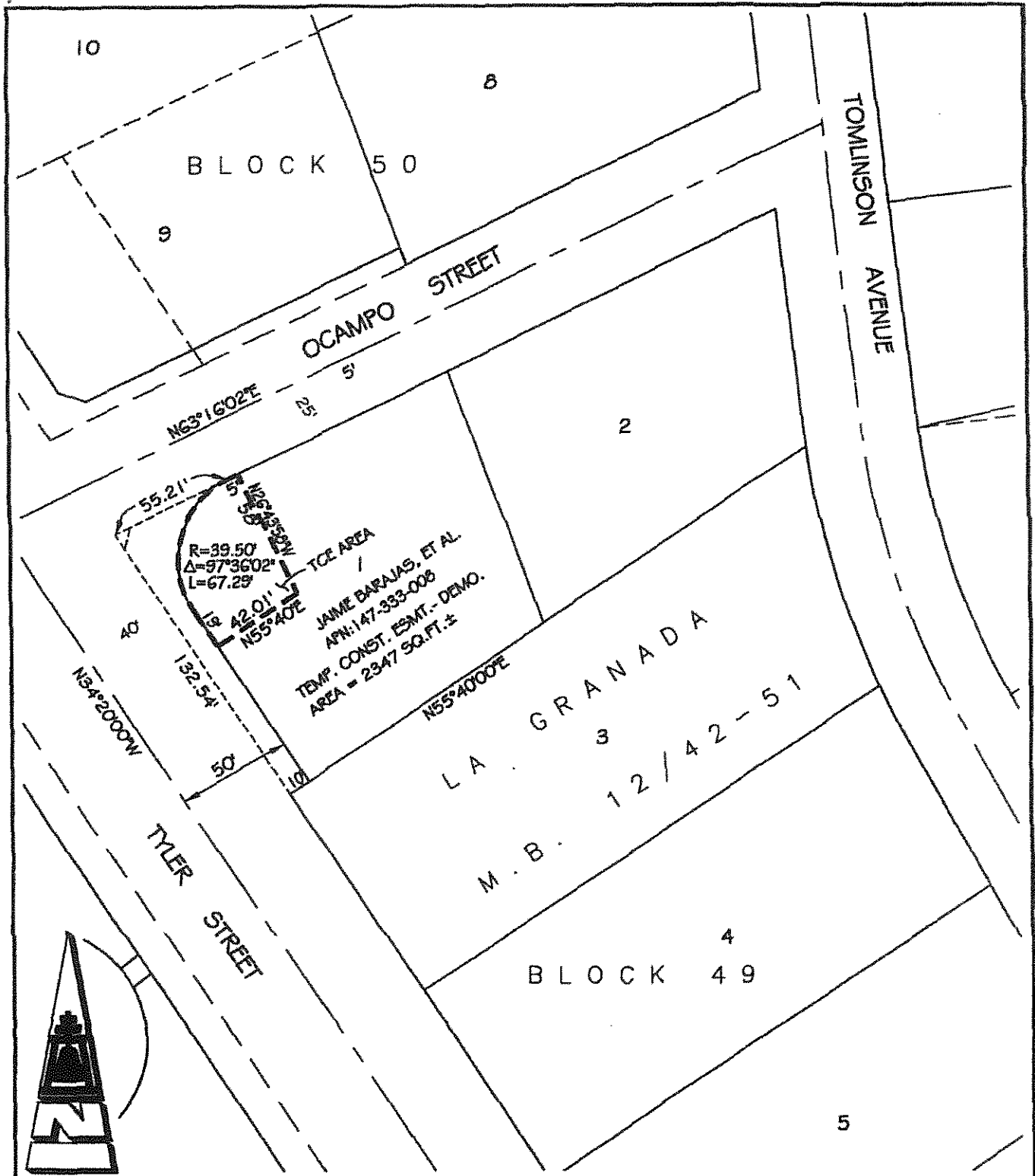
Area - 2347 square feet, more or less.

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.

Curtis C. Stephens 3/14/14 Prep. Kop  
Curtis C. Stephens, L.S. 7519 Date





● CITY OF RIVERSIDE, CALIFORNIA ● D-17010

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: 7/31/12 SUBJECT: TYLER STREET WIDENING - APN 147-333-008