

Commonwealth Land Title Company

When recorded mail to:

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

DOC # 2014-0194657

05/28/2014 01:03 PM Fees: \$0.00

Page 1 of 6

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

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 §6103)

9305027

Project: Tyler Street Widening

POR. APN: 145-091-006

TRA:009-173

TTX:000

FOR RECORDER'S OFFICE USE ONLY

D - 17039

TEMPORARY CONSTRUCTION EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **DANIEL YBARRA and DEBORAH A. YBARRA, Husband and Wife as Joint Tenants**, 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.

D-17039

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 4-23-14

Daniel Ybarra
DANIEL YBARRA

Deborah A Ybarra
DEBORAH A. YBARRA

State of California

County of Riverside } ss

On April 23, 2014, before me, Angela Hill,
notary public, personally appeared, Daniel Ybarra and Deborah A. Ybarra

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.

Angela Hill
Notary Signature

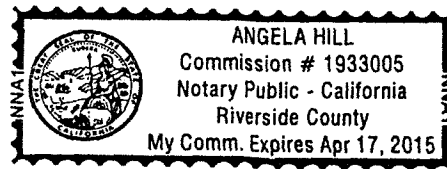


EXHIBIT "A"

POR. A.P.N. 145-091-006
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 15 in Block 46 of La Granada, as shown by map on file in Book 12, Pages 42 through 51 of Maps, records of said Riverside County, described as follows:

BEGINNING at a point in the southeasterly line of said Lot 15, distant 100.00 feet northeasterly from the most southerly corner of said Lot 15; said point also being the most easterly corner of that certain parcel of land described in Grant Deed recorded October 17, 2003, per Document No. 2003-819698 of Official Records of said Riverside County;

THENCE South $54^{\circ}58'30''$ West, along said southeasterly line, a distance of 48.00 feet to a point distant 52.00 feet northeasterly from said most southerly corner of Lot 15, and being the beginning of a tangent curve concaving northeasterly and having a radius of 41.50 feet;

THENCE southwesterly to the right along said curve through a central angle of $90^{\circ}41'00''$ an arc length of 65.68 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 North $34^{\circ}20'30''$ West, along said parallel line, a distance of 58.01 feet to the northwesterly line of said Lot 15;

THENCE North $54^{\circ}58'30''$ East, along said northwesterly line, a distance of 3.00 feet to a line that is parallel with and distant 53.00 feet northeasterly, as measured at right angles, from said centerline of Tyler Street;

THENCE South $34^{\circ}20'30''$ East, along said last mentioned parallel line, a distance of 34.00 feet;

THENCE North $55^{\circ}59'30''$ East, perpendicular to said centerline of Tyler Street, a distance of 7.00 feet;

THENCE South $34^{\circ}20'30''$ East, parallel with said centerline of Tyler Street, a distance of 18.00 feet;

THENCE South 55°59'30" West, perpendicular to said centerline of Tyler Street, a distance of 7.00 feet;

THENCE South 34°20'30" East, parallel with said centerline of Tyler Street, a distance of 6.05 feet to the beginning of a tangent curve concaving northeasterly, having a radius of 38.50 feet and being concentric with the previously described curve having a radius of 41.50 feet;

THENCE southeasterly to the left along said last mentioned curve through central angle of 90°41'00" an arc length of 60.93 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 15;

THENCE North 54°58'30" East, along said last mentioned parallel line, a distance of 23.07 feet;

THENCE North 35°01'30" West, perpendicular to said southeasterly line, a distance of 3.00 feet;



THENCE North 54°58'30" East, parallel with said southeasterly line, a distance of 25.00 feet to the northeasterly line of said parcel of land described in Grant Deed recorded October 17, 2003;

THENCE South 34°20'30" East, along said northeasterly line, a distance of 6.00 feet to the POINT OF BEGINNING.

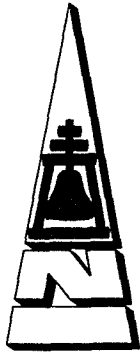
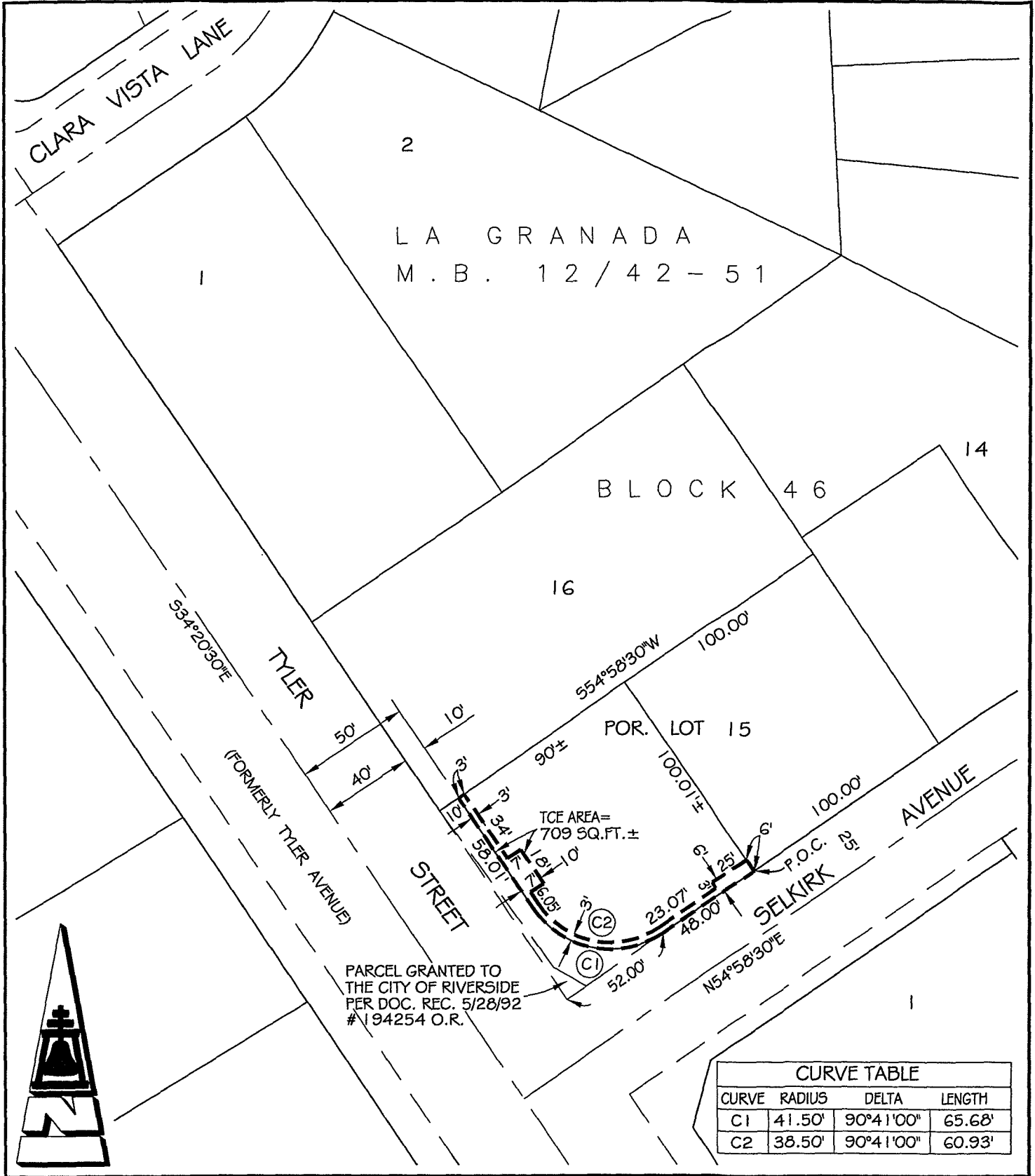
Area - 709 square feet, more or less.

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.

 01/15/2012 Prep. 
Mark S. Brown, L.S. 5655 Date





CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	41.50'	90°41'00"	65.68'
C2	38.50'	90°41'00"	60.93'

● CITY OF RIVERSIDE, CALIFORNIA ● D-17039

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: 7/25/12 SUBJECT: TYLER STREET WIDENING - APN 145-091-006