

123571

TEMPORARY ACCESS EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF RIVERSIDE, a municipal corporation of the State of California, as GRANTOR, hereby grants to the JENNINGS LAND COMPANY, a limited partnership, and N. K. MENDELSON, an unmarried man, each to an undivided one-half interest, as GRANTEEES, temporary ingress and egress and access rights from the below described property line to Van Buren Boulevard, a limited access highway in the City of Riverside, California, said property line being more particularly described as follows:

All that portion of Government Lot 4, Section 31, Township 2 South, Range 5 West, San Bernardino Meridian, described as follows:

Commencing at the southwest corner of said Section 31;

Thence North 00° 58' 05" East along the west line of said Section 31, a distance of 1,002.60 feet to the northwest corner of said Government Lot 4, said point being in the westerly prolongation of the south line of Lot 78 of McClaskey Tract, as shown by map on file in Book 10 of Maps, at pages 36 and 37 thereof, Records of Riverside County, California;

Thence South 89° 43' 10" East along the north line of said Government Lot 4, along said westerly prolongation and along the south line of said Lot 78, a distance of 82.01 feet to the northeast corner of that certain parcel of land conveyed to the County of Riverside by deed recorded April 29, 1954 as Instrument No. 21398 of Official Records of Riverside County, California;

Thence South 00° 58' 05" West along the east line of the parcel conveyed to the County of Riverside as aforesaid, a distance of 315.74 feet to a point therein for the TRUE POINT OF BEGINNING of said property line;

Thence continuing South 00° 58' 05" West along said east line, a distance of 40.00 feet to the southerly end of this line description.

This temporary access easement shall automatically terminate at such time permanent public access as approved by the Grantor from Parcels 1 and 2 of Parcel Map on file in Book 10 of Parcel Maps at page // thereof, Records of Riverside County, California is provided.

DESCRIPTION APPROVAL
BY George P. Hutchinson DATE 8/28/73

7105 (V)

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By acceptance of this temporary access easement, the Grantees, their successors and assigns, hereby covenant and agree to hold and save harmless said Grantor, its officers and employees, from any and all loss, cost, damage, expense or liability of any kind whatsoever which the Grantor may suffer or be put to, or which may accrue against or be charged to, or be recovered from said Grantor by reason of or on account of the use of this easement.

IN WITNESS WHEREOF, the City of Riverside has caused this instrument to be executed on this 19th day of September, 1973.

CITY OF RIVERSIDE, a
municipal corporation

By *Paul Sears*
Mayor

Attest *Virginia J. Strohecker*
City Clerk

APPROVED AS TO FORM:

Barbara Purvis
Assistant City Attorney

7105 (V)

MCCLASKEY TRACT

M.B. 10/36-37

78

N. 89° 43' 10" W. 437.64'

123571

1002.60'

N. 0° 58' 05" E.

24' to City of Riv. as Par. 1 rec. Mar. 28, 1928 O.R. 722/195
VAN BUREN - B-L-V-D.
58' to Co. of Riv. rec. Apr. 29, 1954 as
Instr. No. 21398

315.74

82.01'

27.00'

55.51'

R=56'
L=83.64'
Δ=20° 41' 15"

GOV'T LOT 4

Access

Temporary opening

SECTION 31

T. 2 S. R. 5 W.

S. B. B. & M.

15' Alley vacated

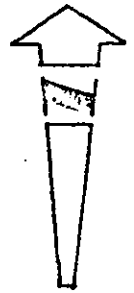
TRACT

M.B. 8/22

MISSISSINEWA

33

33



ARLINGTON AVE.

S.W. cor. Sec. 31

CITY OF RIVERSIDE, CALIFORNIA

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" = 100'

DRAWN BY h.m. DATE 8/9/73

SUBJECT P.M. 144

7105 (V)

123571

110011

*City clerk
Room 10
2511 Ave
Riverside City*

RECEIVED FOR RECORD

SEP 19 1973

5D Min. Part 3 o'clock P.M.
Request of
Cathy Stewart
Book 1973, Page 123571
Recorded in Official Records
of Riverside County, California

W. W. Doherty Recorder
FEES \$ 5.00