

No Fee - 6103 Government Code

18856

When recorded mail to:

City Clerk's Office  
City of Riverside  
City Hall, 3711 Orange Street  
Riverside, California 92501

18856

RECEIVED FOR RECORD

FEB 15 1974

5 Min. Past 4 o'clock P.M.  
At Request of  
CITY CLERK

Book 1974, Page 18856  
Recorded in Official Records  
of Riverside County, California

W.H. Dabry Recorder  
FEES \$ 22

INDEXED

DOCUMENTARY TRANSFER TAX  
\$ None  
Signature [Signature]  
CITY OF RIVERSIDE

FOR RECORDER'S OFFICE USE ONLY

CITY DEED NO. \_\_\_\_\_

APPROVED AS TO FORM

[Signature]

ASS. CITY ATTORNEY

TEMPORARY CONSTRUCTION  
EASEMENT

8096

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
RIVERSIDE JUNIOR COLLEGE SCHOOL DISTRICT

as Grantor, grant(s) to the CITY OF RIVERSIDE, a municipal corporation  
of the State of California, as Grantee, its successors and assigns, a  
temporary easement and right-of-way for the construction and installation  
of sanitary sewer facilities

together with all necessary appurtenances, in, under, upon, over and  
along that certain real property situated in the City of Riverside, County  
of Riverside, State of California, described as follows:

A uniform strip of land 20.00 feet in width over a portion  
of Lots 154, 165 and 166 of the lands of the SOUTHERN  
CALIFORNIA COLONY ASSOCIATION, as shown by map on file  
in Book 7, page 3 of Maps, Records of San Bernardino County,  
California, lying 10.00 feet on each side of the following  
described centerline:

Commencing at the most westerly corner of Lot 166;

Thence South 61° 00' 47" East, along the southwesterly line  
of said Lot 166, a distance of 46.28 feet to its intersection  
with the centerline of Magnolia Avenue, said southwesterly  
line being the centerline of Terracina Drive;

Thence North 42° 18' 00" East, along said centerline of Magnolia  
Avenue, 909.90 feet to the centerline of that certain sewer  
easement, 15 feet in width, as conveyed to the City of Riverside  
by Deed recorded April 7, 1965, as Instrument No. 40100, Official  
Records of Riverside County, California;

Thence North 55° 03' 36" West, along the centerline of said  
sewer easement, 105 feet to the TRUE POINT OF BEGINNING;

Thence South 51° 16' West, a distance of 90 feet;

Thence South 42° 46' West, a distance of 437 feet to the  
beginning of a tangent curve concave southeasterly and having  
a radius of 300 feet;

8096

18856

Thence southwesterly along said curve an arc length of 44 feet thru a central angle of 8° 23';

Thence South 34° 23' West, a distance of 44 feet;

Thence North 55° 37' West, a distance of 14 feet to the END of this centerline description.

EXCEPTING therefrom the portion thereof lying westerly of the southeasterly line of said Lot 165.

DESCRIPTION APPROVAL  
by George P. Hutchinson 10/11/73 by [Signature]  
Surveyor

Said temporary construction easement is to be used for all purposes proper and convenient in the construction and installation of sanitary sewer facilities, including the rights of ingress and egress, the temporary deposit of tools, equipment, machinery, vehicles, materials and supplies used in the performance of said work, and for similar and related purposes by the City of Riverside, its officers, employees, agents or contractors.

Upon completion of construction, the City of Riverside shall remove all debris, waste or excess material, brush or other matter or material deposited or placed upon the land, and with the exception of vegetation, return the surface as near as possible to its condition before construction.

This construction Easement shall terminate upon completion of the work of constructing the sanitary sewer facilities or within one year of the date of recording this document, whichever occurs first.

Dated December 18, 1973

RIVERSIDE JUNIOR COLLEGE SCHOOL DISTRICT

By Walter J. Arisey President

By Leroy E. Jones Secretary

FORM APPROVED  
Ray T. Sullivan, Jr., Co. Counsel

FEB 6 1974  
By [Signature]  
Assistant

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 12/18/73 from Riverside Junior College School District

for Uniform Strip land 20' wide over por. Lots 154, 165, & 166 lands of SOUTHERN CALIF. COLONY ASSOCIATION, Bk. 7, Pg. 3 Maps, Records of San Bernardino County.

to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-29-66 by Instr. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 2/15/74

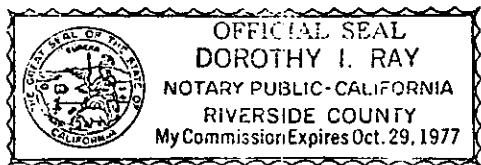
[Signature]  
Property Services Manager

18856

STATE OF CALIFORNIA )  
  )ss  
COUNTY OF RIVERSIDE )

On December 18, 1973, before me, a Notary Public in and for said County and State, personally appeared WILFRED J. AIREY and LEROY E. GREN, known to me to be the President and Secretary, respectively, of the Board of Trustees of the Riverside Junior College District of the County of Riverside, and known to me to be the persons who executed the within instrument, and they acknowledged to me that they executed the within instrument on behalf of said Riverside Junior College School District.

WITNESS my hand and official seal.



*Dorothy I. Ray*  
\_\_\_\_\_  
DOROTHY I. RAY  
Notary Public in and for said  
County and State

8076

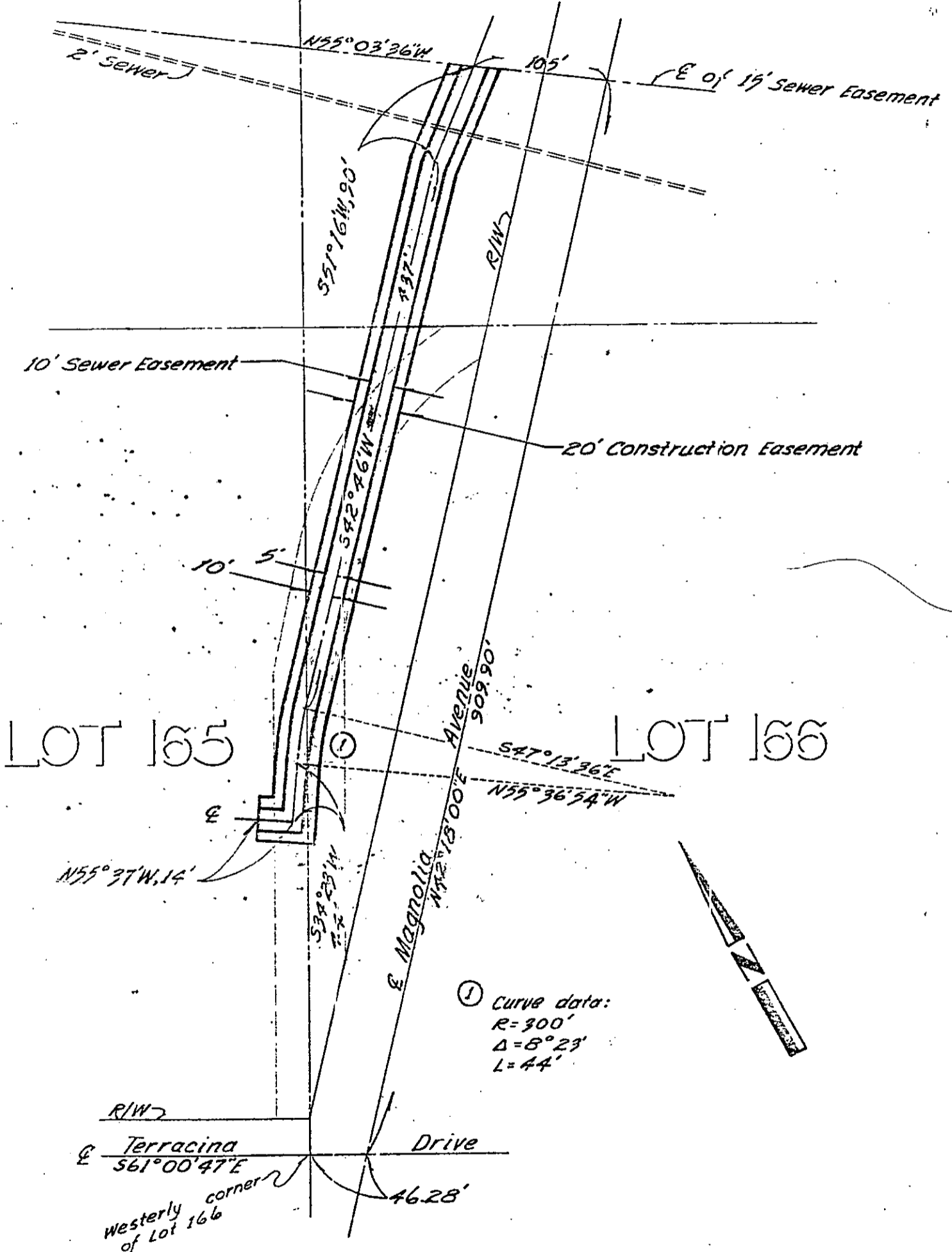
# SOUTHERN CALIF COLONY ASSOC

M.B. 7/9 San Bernardino Co.

18856

LOT 155

LOT 154



• 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

2/13/16

SCALE: 1" = none

DRAWN BY JMW DATE 9/13/13

SUBJECT Magnolia Ave. Sewer Replacement

8096