

605

629

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: Department of Facilities Management

SUBMITTAL DATE:
December 9, 2003

SUBJECT: ACCEPTANCE OF RESOLUTION NO. 2004-019, AUTHORIZING CONDEMNATION OF REAL PROPERTY FOR ROADWAY AND DRAINAGE CONSTRUCTION PURPOSES/NEWPORT ROAD PROJECT/THIRD SUPERVISORIAL DISTRICT

RECOMMENDED MOTION: That the Board of Supervisors adopt Resolution No. 2004-019, Authorizing Condemnation of Real Property for Roadway and Drainage Construction Purposes for the Newport Road Improvement Project.

Departmental Concurrence

BACKGROUND: The County of Riverside, Department of Transportation is preparing to improve and extend Newport Road from Menifee Road to Winchester Road in the Winchester Valley of the County of Riverside. Offers have been made to the property owners as required by Government Code Section 7267.2. Settlement have not been reached with the property owner, although negotiations are still in progress. Resolution No. 2003-525, Notice of Intention to Condemn Real Property for Roadway and Drainage Construction Purposes, was approved by the Board on December 2, 2003

Financial Data: Approval of this resolution will require the expenditure of \$295,100 for court deposits.

	
MICHAEL J. SYLVESTER, Director Department of Facilities Management	GEORGE A. JOHNSON, Director Department of Transportation

MJS:CNS:sh
8.768

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 295,100	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	N/A
SOURCE OF FUNDS: CFD 03-1, SB300, Menifee Road & Bridge Benefit District			Positions To Be Deleted Per A-30	<input type="checkbox"/>
			Requires 4/5 Vote	<input checked="" type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

County Executive Office Signature 

Policy
 Consent
 Policy
 Consent
 Dept Recomm.
 Per Exec. Ofc.

Prev. Agn. Ref.: DE CORNIA | District: 3 | Agenda Number:

9.2

2 RESOLUTION NO. 2004-019

3 AUTHORIZING CONDEMNATION OF REAL PROPERTY
4 FOR ROADWAY AND DRAINAGE CONSTRUCTION PURPOSES

5 BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Board of
6 Supervisors of Riverside County, State of California, not less than four-fifths of all
7 members concurring, in regular session assembled on January 6, 2004 as follows:

8 1. That notice of intention to adopt this resolution was given to each
9 person, whose hereinafter described real property is to be acquired by eminent domain,
10 in accordance with Section 1245.235 of the Code of Civil Procedure and a hearing was
11 conducted by the Board of the matters contained herein.

12 2. That the authority for the County to acquire the real property by
13 eminent domain is contained in Article 1, Section 19 of the California Constitution;
14 Sections 940 and 943 of the Streets and Highways Code; Section 25350.5 of the
15 Government Code; Sections 1240.010, 1240.020, 1240.110, 1240.420 and Sections
16 1240.010, 1240.020, and 1240.110 of the Code of Civil Procedure.

17 3. That the public interest and necessity require the proposed project.

18 4. That the use for which the real property is to be taken is for
19 roadway and drainage improvements, and for other uses incidental thereto and required
20 thereby in order to complete the project being known as Newport Road Improvement
21 Project.

22 5. That the real property sought to be condemned is necessary for the
23 construction of the public improvement and is located entirely within the boundaries of
24 the County of Riverside, State of California, generally described as portions of
25 Assessor's Parcel Numbers 461-160-014, which is located between Menifee and
26
27
28

1 Winchester Roads in the Winchester Valley of the County of Riverside, and a specific
2 description of the real property and the interests sought to be condemned are set forth
3 in Exhibits "A" and "B", attached hereto and by this reference made a part hereof.

4 6. That the public improvement is planned and located in the manner
5 that will be most compatible with the greatest public good and the least private injury.

6 7. That the offer required by Section 7267.2 of the Government Code
7 has been made to the owner or owners of record.

8
9 BE IT FURTHER RESOLVED that the County Counsel of the County of
10 Riverside is hereby authorized and empowered:

11 1. To acquire in the name of the County, Perpetual easements and
12 Temporary Construction easements by condemnation in accordance with the
13 Constitution and laws relating to eminent domain.

14 2. To prepare and prosecute in the name of the County such
15 proceedings in the proper court having jurisdiction thereof as are necessary for such
16 acquisition.

17 3. To make application to the Court for an order to deposit the
18 probable amount of compensation out of proper funds under the control of the County
19 into the County Treasury and for an order permitting the County to take prejudgment
20 possession and use the real property for the purpose of constructing the public
21 improvement and use the real property for the purpose of constructing the public
22 improvement.

23 4. To compromise and settle such proceedings, if such settlement can
24 be reached, and in that event, to take all necessary action to complete the acquisition,
25 including stipulations as to judgment and other matters, and causing all payments to be
26 made.
27
28

FORM APPROVED
COUNTY COUNSEL

DEC 10 2003

BK
ASSISTANT
COUNTY COUNSEL

CNS:sh

12/4/03

178TR

8.766

EXHIBIT "A"
NEWPORT ROAD
PARCEL 0785-004A

BEING A PORTION OF THE WESTERLY 660 FEET OF GOVERNMENT LOT 2 IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 31;

THENCE N 00°35'52" E, ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 844.96 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING N 00°35'57" E ALONG SAID WEST LINE OF SECTION 31, A DISTANCE OF 155.87 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2076.00 FEET AND AN INITIAL RADIAL BEARING OF N 11°42'19" W;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°19'09", AN ARC DISTANCE OF 663.76 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID WESTERLY 660 FEET OF GOVERNMENT LOT 2, A RADIAL LINE TO SAID POINT BEARS N 06°36'50" E;

THENCE S 00°35'52" W, ALONG SAID EAST LINE, A DISTANCE OF 152.91 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1924.00 FEET AND AN INITIAL RADIAL BEARING OF N 07°05'28" E;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°47'08", AN ARC DISTANCE OF 664.40 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING: 100,938 SQUARE FEET OR 2.317 ACRES, MORE OR LESS.

THE BEARING AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE GRID AND ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. TO OBTAIN GROUND DISTANCES, MULTIPLY DISTANCES SHOWN BY 1.000009270.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: *K. Teich*

DATE: 8-12-03



EXHIBIT "B"

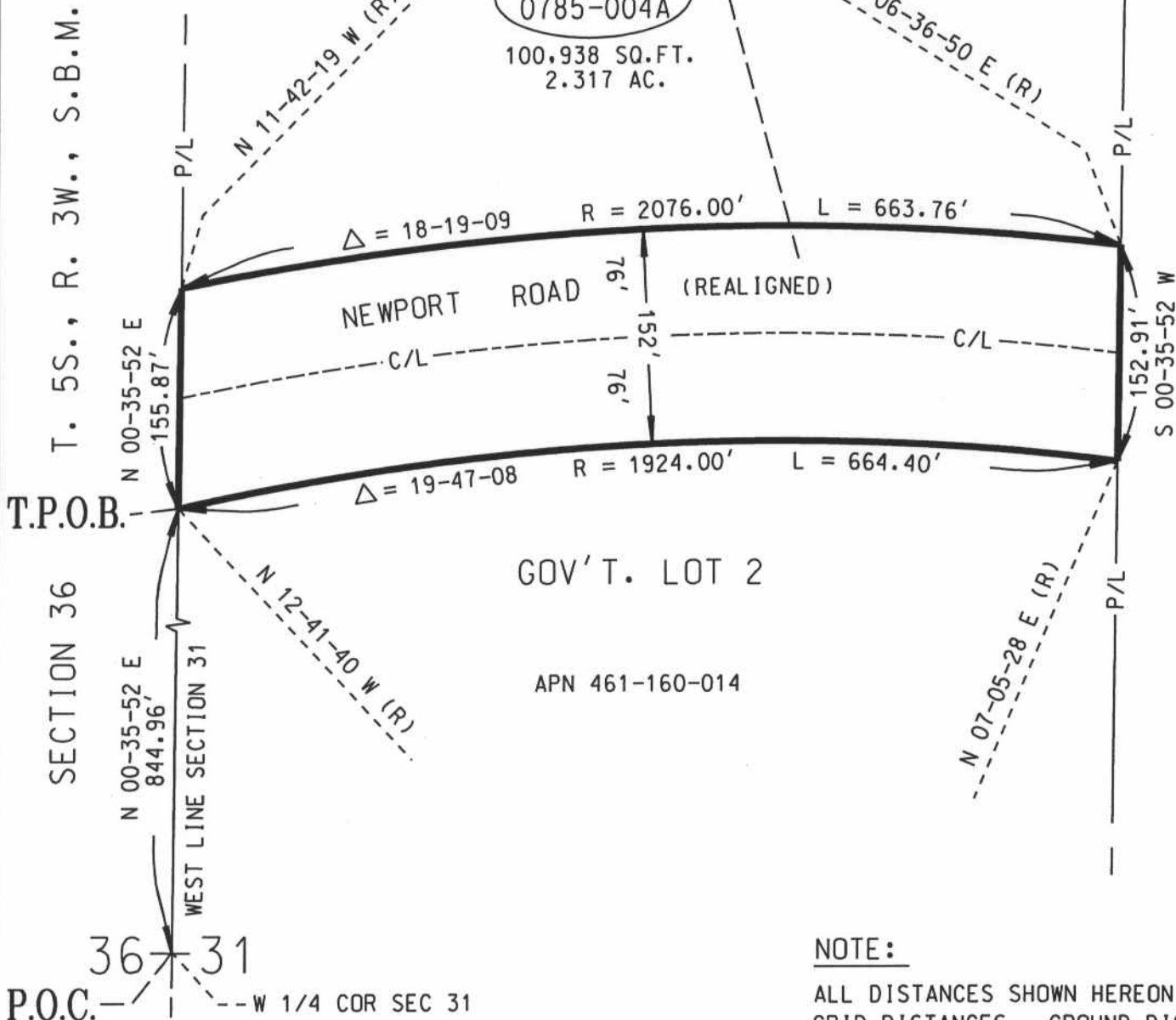
NW 1/4 SECTION 31
T. 5S., R. 2W., S.B.M.

E. LINE OF W. 660'
OF GOV'T LOT 2

APN 461-160-014

N.T.S.

PARCEL
0785-004A
100,938 SQ.FT.
2.317 AC.



NOTE:

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING GRID DISTANCES BY A COMBINATION FACTOR OF 1.00009270.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PAR. NO.: 0785-004A

PROJECT: NEWPORT ROAD

PREPARED BY: DDD/DHD

THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

SCALE: N.T.S.

DATE: JULY, 2003

W.O. NO.: A8-0785

APPROVED BY: *K. Teich* DATE: 8-12-03

SHEET 1 OF 1 SHEET

EXHIBIT "A"
NEWPORT ROAD
PARCEL 0785-004B

AN EASEMENT FOR SLOPE PURPOSES LYING WITHIN THE WESTERLY 660 FEET OF GOVERNMENT LOT 2 IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 31;

THENCE N 00°35'52" E, ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 710.05 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING N 00°35'52" E ALONG SAID WEST LINE OF SECTION 31, A DISTANCE OF 134.91' FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1924.00 FEET AND AN INITIAL BEARING OF N 12°41'40" W;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°47'08", AN ARC DISTANCE OF 664.40 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID WESTERLY 660 FEET OF GOVERNMENT LOT 2, A RADIAL LINE TO SAID POINT BEARS N 07°05'28"E;

THENCE S 00°35'52" W ALONG SAID EAST LINE, A DISTANCE OF 23.94 FEET;

THENCE N 78°43'25" W, A DISTANCE OF 179.18 FEET;

THENCE S 58°12'52" W, A DISTANCE OF 98.13 FEET;

THENCE S 80°09'10"W, A DISTANCE OF 138.08 FEET;

THENCE S 68°51'06"W, A DISTANCE OF 285.52 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 42,121 SQUARE FEET OR 0.967 ACRES, MORE OR LESS.

THE BEARING AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE GRID AND ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. TO OBTAIN GROUND DISTANCES, MULTIPLY DISTANCES SHOWN BY 1.000009270.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: *[Signature]*
DATE: 8-12-03



EXHIBIT "B"

SECTION 31

T. 5S., R. 2W., S.B.M.

GOV'T. LOT 2

APN 461-160-014

E. LINE OF W. 660'
OF GOV'T LOT 2

N.T.S.



PARCEL
0785-004B
42,121 SQ.FT.
0.967 AC.

SECTION 36 T. 5S., R. 3W., S.B.M.

N 00-35-52 E - 134.91'

WEST LINE SECTION 31

N 12-41-40 W (R)

NEWPORT ROAD

$\Delta = 19-47-08$

APN 461-160-014

76'

152'

76'

R = 1924.00'

L = 664.40'

(REALIGNED)

N 07-05-28 E (R)

S 00-35-52 W - 23.94'

P/L

P/L

T.P.O.B.

N 00-35-52 E - 710.05'

-- W 1/4 COR SEC 31

36 / 31

P.O.C.

- ① N 78-43-25 W - 179.18'
- ② S 58-12-52 W - 98.13'
- ③ S 80-09-10 W - 138.08'

NOTE:

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING GRID DISTANCES BY A COMBINATION FACTOR OF 1.00009270.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT, SURVEY DIV.	PAR. NO.: 0785-004B
PROJECT: NEWPORT ROAD	PREPARED BY: DDD/DHD
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.	SCALE: N.T.S.
	DATE: JULY, 2003
APPROVED BY: <i>Teich</i> DATE: 8-12-03	W.O. NO.: A8-0785
	SHEET 1 OF 1 SHEET

EXHIBIT "A"
NEWPORT ROAD
PARCEL 0785-004C

AN EASEMENT FOR SLOPE PURPOSES LYING WITHIN THE WESTERLY 660 FEET OF GOVERNMENT LOT 2 IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 31;

THENCE N 00°35'52" E, ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 1000.83 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING N 00°35'52" E ALONG SAID WEST LINE OF SECTION 31, A DISTANCE OF 51.54 FEET;

THENCE N 80°12'45" E, A DISTANCE OF 202.88 FEET;

THENCE N 87°41'26" E, A DISTANCE OF 147.73 FEET;

THENCE S 62°45'10" E, A DISTANCE OF 99.39 FEET;

THENCE N 72°11'31" E, A DISTANCE OF 146.01 FEET;

THENCE N 89°59'50" E, A DISTANCE OF 85.76 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID WESTERLY 660 FEET OF GOVERNMENT LOT 2;

THENCE S 00°35'52" W ALONG SAID EAST LINE, A DISTANCE OF 61.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2076.00 FEET AND AN INITIAL BEARING OF N 06°36'50" E;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°19'09", AN ARC DISTANCE 663.76 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 28,961 SQUARE FEET OR 0.665 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE GRID AND ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. TO OBTAIN GROUND DISTANCES, MULTIPLY DISTANCES SHOWN BY 1.000009270.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: _____

K. Teich

DATE: _____

8-12-03



EXHIBIT "B"

NW 1/4 SECTION 31
T. 5S., R. 2W., S.B.M.

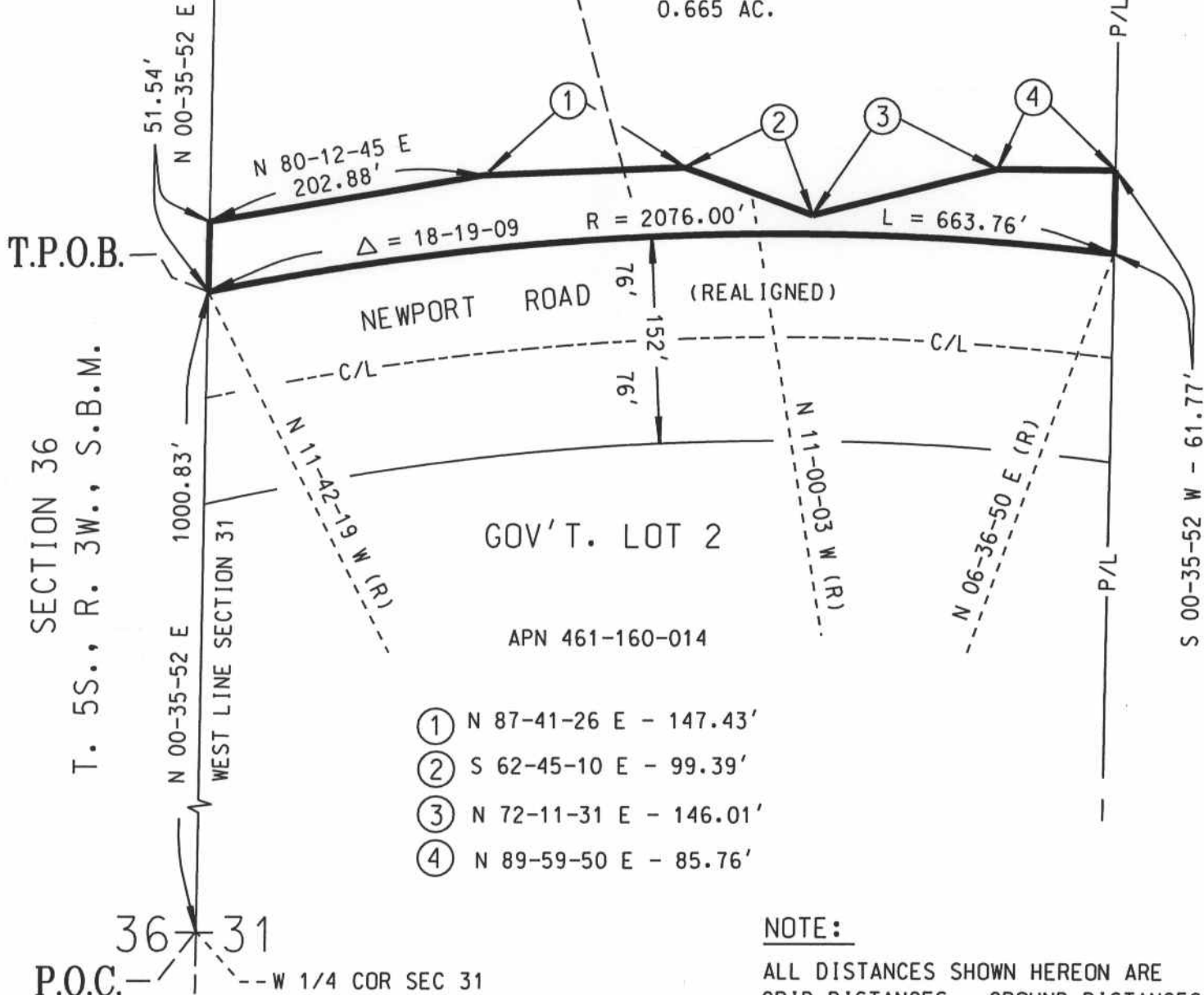
E. LINE OF W. 660'
OF GOV'T LOT 2

N.T.S.

APN 461-160-014

PARCEL
0785-004C

28,961 SQ.FT.
0.665 AC.



- ① N 87-41-26 E - 147.43'
- ② S 62-45-10 E - 99.39'
- ③ N 72-11-31 E - 146.01'
- ④ N 89-59-50 E - 85.76'

NOTE:

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING GRID DISTANCES BY A COMBINATION FACTOR OF 1.00009270.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0785-004C
PROJECT: NEWPORT ROAD	PREPARED BY: DDD/DHD
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.	SCALE: N.T.S.
	DATE: JULY, 2003
APPROVED BY: <i>[Signature]</i> DATE: 8-12-03	W.O. NO.: A8-0785
	SHEET 1 OF 1 SHEET

EXHIBIT "A"
NEWPORT ROAD
PARCEL 0785-004D

AN EASEMENT FOR DRAINAGE EASEMENT PURPOSES LYING WITHIN THE WESTERLY 660 FEET OF GOVERNMENT LOT 2, IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID WESTERLY 660 FEET;

THENCE N 00°35'52" E ALONG THE EAST LINE OF SAID WESTERLY 660 FEET, A DISTANCE OF 823.20 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE N 78°43'25"W, A DISTANCE OF 216.94 FEET;

THENCE N 58°12'52"E, A DISTANCE OF 43.94 FEET;

THENCE S 78°43'25"E, A DISTANCE OF 179.18 FEET TO A POINT OF INTERSECTION WITH SAID EAST LINE OF THE WESTERLY 660 FEET OF GOVERNMENT LOT 2;

THENCE S 00°35'52"W, ALONG SAID EAST LINE, A DISTANCE OF 30.53 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING: 5,942 SQUARE FEET OR 0.136 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE GRID AND ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. TO OBTAIN GROUND DISTANCES, MULTIPLY DISTANCES SHOWN BY 1.000009270.

SEE EXHIBIT "B"

APPROVED BY: *K. Teich*

DATE: 8-12-03



EXHIBIT "B"

NW 1/4 SECTION 31

T. 5S., R. 2W., S.B.M.

APN 461-160-014



SECTION 36 T. 5S., R. 3W., S.B.M.

WEST LINE SECTION 31

GOV'T. LOT 2

E. LINE OF W. 660'
OF GOV'T LOT 2

NEWPORT ROAD (REALIGNED)

76'

(REALIGNED)

C/L

152'

C/L

76'

N 58-12-52 E - 43.94'

S 78-43-25 E
179.18'

216.94'
N 78-43-25 W

T.P.O.B.

PARCEL
0785-004D

5,942 SQ.FT.
0.136 AC.

SE COR. OF W'LY 660' OF
GOV'T. LOT 2

N 00-35-52 E
823.20'

S 00-35-52 W - 30.53'

W 1/4 COR
SEC 31

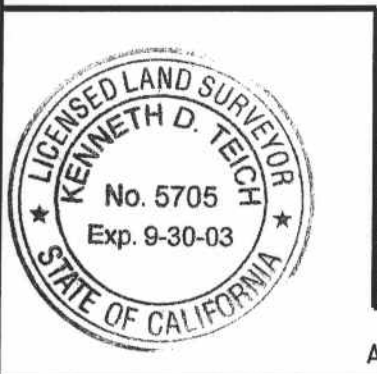
36 31

APN 461-160-014

NOTE:

P.O.C.

ALL DISTANCES SHOWN HEREON ARE
GRID DISTANCES. GROUND DISTANCES
MAY BE OBTAINED BY MULTIPLYING
GRID DISTANCES BY A COMBINATION
FACTOR OF 1.00009270.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0785-004D
PROJECT: NEWPORT ROAD	PREPARED BY: DDD/DHD
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.	SCALE: N.T.S.
	DATE: JULY, 2003
APPROVED BY: <i>[Signature]</i> DATE: 8-12-03	W.O. NO.: A8-0785
	SHEET 1 OF 1 SHEET

EXHIBIT "A"
NEWPORT ROAD
PARCEL 0785-004E

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES LYING WITHIN THE WESTERLY 660 FEET OF GOVERNMENT LOT 2, IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 31;

THENCE N 00°35'52" E, ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 1052.37 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING N 00°35'52" E ALONG SAID WEST LINE OF SECTION 31, A DISTANCE OF 40.48 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2166.00 FEET AND AN INITIAL RADIAL BEARING OF N 11°11'11" W;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°32'58", AN ARC DISTANCE OF 663.44 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID WESTERLY 660 FEET OF GOVERNMENT LOT 2, A RADIAL BEARING TO SAID POINT BEARS N 06°21'47"E;

THENCE S 00°35'52" W, ALONG SAID EAST LINE, A DISTANCE OF 28.71 FEET;

THENCE S 89°59'50" W, A DISTANCE OF 85.76 FEET;

THENCE S 72°11'31" W, A DISTANCE OF 146.01 FEET;

THENCE N 62°45'10" W, A DISTANCE OF 99.39 FEET;

THENCE S 87°41'26" W, A DISTANCE OF 147.43 FEET;

THENCE S 80°12'45"W, A DISTANCE OF 202.88 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 30,763 SQUARE FEET OR 0.706 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE GRID AND ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. TO OBTAIN GROUND DISTANCES, MULTIPLY DISTANCES SHOWN BY 1.000009270.

SEE EXHIBIT "B"

APPROVED BY: *K. Teich*

DATE: 8-12-03



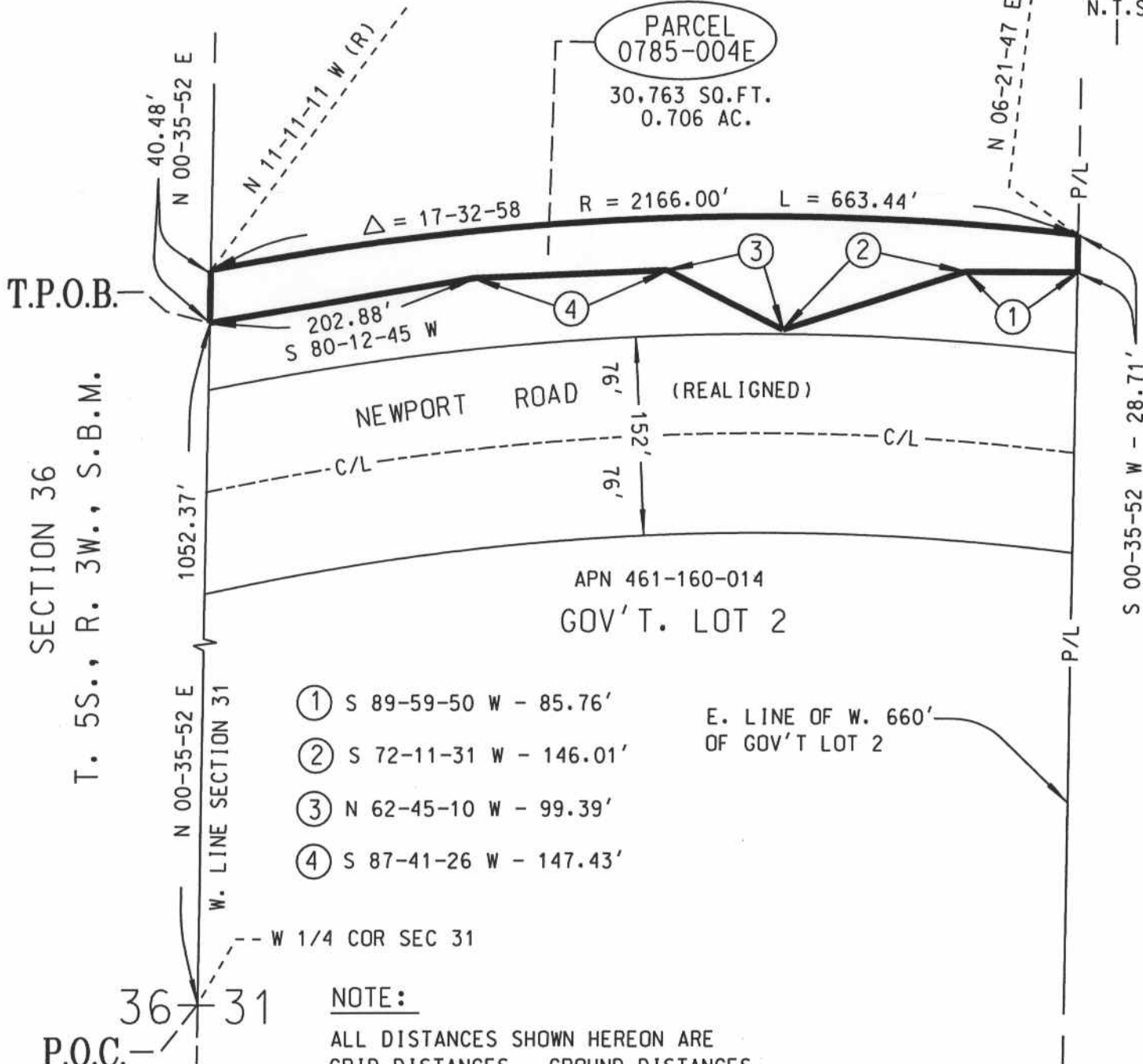
EXHIBIT "B"

NW 1/4 SECTION 31

T. 5S., R. 2W., S.B.M.

APN 461-160-014

N.T.S.



- ① S 89-59-50 W - 85.76'
- ② S 72-11-31 W - 146.01'
- ③ N 62-45-10 W - 99.39'
- ④ S 87-41-26 W - 147.43'

E. LINE OF W. 660' OF GOV'T LOT 2

NOTE:

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COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0785-004E
PROJECT: NEWPORT ROAD	PREPARED BY: DDD/DHD
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.	SCALE: N.T.S.
	DATE: JULY, 2003
APPROVED BY: <i>Mitruil</i> DATE: 8-12-03	W.O. NO.: A8-0785
	SHEET 1 OF 1 SHEET

EXHIBIT "A"
NEWPORT ROAD
PARCEL 0785-004F

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES LYING WITHIN OF THE WESTERLY 660 FEET OF GOVERNMENT LOT 2, IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 31;

THENCE N 00°35'52" E, ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 697.22 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING N 00°35'52" E ALONG SAID WEST LINE OF SECTION 31, A DISTANCE OF 12.83 FEET;

THENCE N 68°51'06" E, A DISTANCE OF 285.52 FEET;

THENCE N 80°09'10" E, A DISTANCE OF 138.08 FEET;

THENCE N 58°12'52" E, A DISTANCE OF 54.19 FEET;

THENCE S 78°43'25" E, A DISTANCE OF 216.94 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID WESTERLY 660 FEET OF GOVERNMENT LOT 2;

THENCE S 00°35'52" W, ALONG SAID EAST LINE, A DISTANCE OF 20.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1850.00 FEET AND AN INITIAL RADIAL BEARING OF N 07°21'07" E;

THENCE WESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 08°59'12", AN ARC DISTANCE OF 290.17 FEET;

THENCE S 72°06'01" W, A DISTANCE OF 390.47 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 16,739 SQUARE FEET OR 0.384 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE GRID AND ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. TO OBTAIN GROUND DISTANCES, MULTIPLY DISTANCES SHOWN BY 1.000009270.

SEE EXHIBIT "B"

APPROVED BY: *Kenneth D. Teich*

DATE: 8-12-03



EXHIBIT "B"

NW 1/4 SECTION 31

T. 5S., R. 2W., S.B.M.

E. LINE OF W. 660' OF GOV'T LOT 2
P/L

SECTION 36 T. 5S., R. 3W., S.B.M.



WEST LINE SECTION 31

- ① N 00-35-52 E - 697.22'
- ② N 00-35-52 E - 12.83'
- ③ N 80-09-10 E - 138.08'
- ④ N 58-12-52 E - 54.19'
- ⑤ S 78-43-25 E - 216.94'

⊙ A Δ = 08-59-12
R = 1850.00'
L = 290.17'

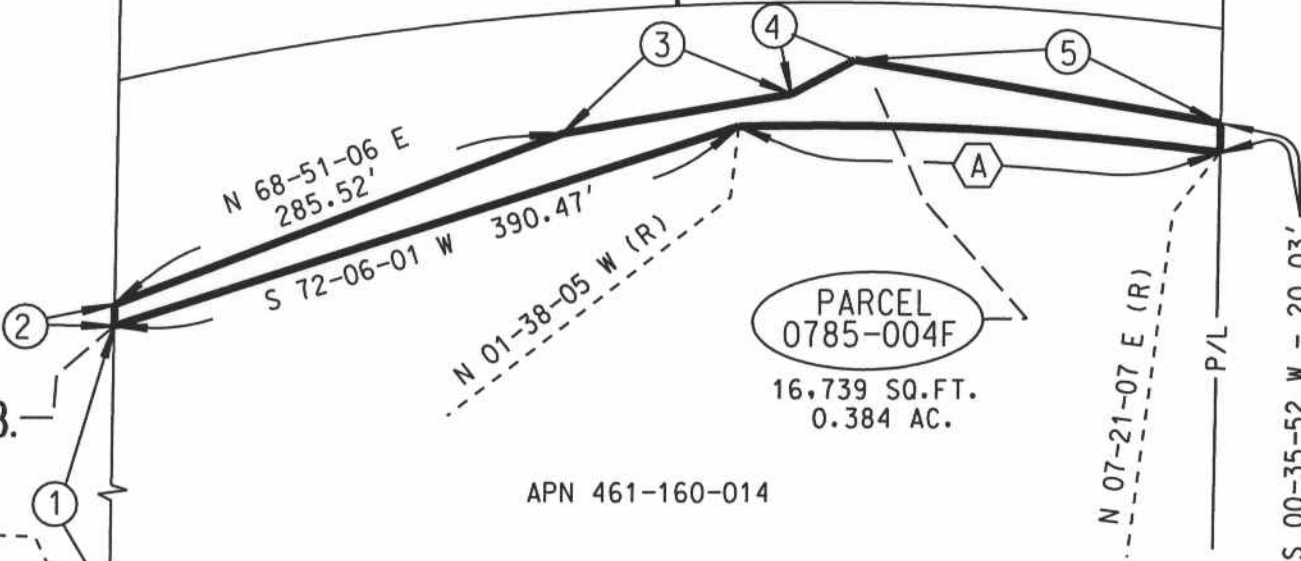
GOV'T. LOT 2

NEWPORT ROAD

(REALIGNED)

C/L ----- C/L

76'
152'
76'



T.P.O.B. —

W 1/4 COR —
SEC 31

①
36 — 31

P.O.C. —

APN 461-160-014

NOTE:

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING GRID DISTANCES BY A COMBINATION FACTOR OF 1.00009270.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PAR. NO.: 0785-004F

PROJECT: NEWPORT ROAD

PREPARED BY: DDD/DHD

THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

SCALE: N.T.S.

DATE: JULY, 2003

W.O. NO.: A8-0785

APPROVED BY: *[Signature]* DATE: 8-12-03

SHEET 1 OF 1 SHEET