

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

771



FROM: Economic Development Agency(EDA)

SUBMITTAL DATE:
July 18, 2005

SUBJECT: Adoption of County Resolution No. 2005-343, Authorization to Condemn Real Property for the Valley Way/Armstrong Road Project

RECOMMENDED MOTION: That the Board of Supervisors:

1. Hold a public hearing to review comments from those persons affected by this project; and
2. Adopt County Resolution No. 2005-343, Authorization to Condemn Real Property for the Valley Way/Armstrong Road Project; and
3. Authorize and direct the Assistant County Executive Officer of the Economic Development Agency to take the necessary actions to proceed with eminent domain activities.

Departmental Concurrence

BACKGROUND: The Valley Way/Armstrong Road Improvement Project consists of widening the road from two lanes to four lanes with a center turn lane and straightening of the curve for better line of sight, as well as sidewalks, (continued on page 2)

Robin Zimpfer

RZ:DL:TE:AMV:REW:kh
S:\RealProperty\Real Property\DIST2\05-2-380.f11.doc

Robin Zimpfer
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 74,900.00	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2005-2006

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA:

SOURCE OF FUNDS: Jurupa Valley Redevelopment Improvement Funds	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

Rhonda King

Policy
 Policy
 Consent
 Consent
 Dep't Recomm.:
 Per Exec. Ofc.:

Prev. Agn. Ref.: 8/9/05 3.17 **District:** 2 **Agenda Number:**

BACKGROUND: (continued)

curbs and gutter improvements, and relocation of SCE power poles. These improvements will accommodate the increase in traffic from Granite Hill Drive to Sierra Avenue and will improve safety for both pedestrians and vehicular traffic. This project is included in the Transportation Improvement Program which was approved by the Board on August 9, 2003.

Several road designs were considered. The selected alternative expands the road to the west. This alternative requires only four residential acquisitions as compared to seventeen (17) if the road is expanded to the east, making this design planned and located with the least private injury and greatest public good.

In order to build this project, forty four (44) properties are impacted, of which thirty-two (32) agreements have been successfully negotiated, including the four residential properties. Of the remaining twelve (12) properties, five are for temporary construction easements (TCE) and the County is continuing to negotiate with those property owners.

This item pertains to Assessor Parcel Numbers (APN) 174-301-036, 174-310-018, 174-310-022, 174-320-019, 177-060-018, and 177-060-001. The project requires a portion of each of these properties and the remainder is of sufficient size that the existing use can continue. The County has attempted to negotiate with each property owner, in some cases the property owners have been nonresponsive and for others we have been unable to reach agreement. Therefore, it is necessary to proceed with condemnation so that acquisition can be completed and the project can commence on schedule.

Notice of today's hearing was given pursuant to Resolution No. 2005-400 adopted by the Board on August 9, 2005. Staff recommends that the Board conduct the public hearing and adopt Resolution No. 2005-401 authorizing condemnation of the needed property.

2
3 COUNTY RESOLUTION NO. 2005-343
4 AUTHORIZING CONDEMNATION OF REAL PROPERTY FOR THE
5 VALLEY WAY/ARMSTRONG ROAD IMPROVEMENT PROJECT

6 BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Board of
7 Supervisors for the County of Riverside, State of California, not less than four-fifths of all
8 members concurring, in regular session assembled on September 13, 2005, as follows:

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

13 2. That the authority for the County to acquire the real property by eminent
14 domain is contained in Article 1, Section 19 of the California Constitution; Title 7, Part III of the
15 Code of Civil Procedure; Sections 33342, 33367, and 33391 of the Community Development
16 Law; Section 25350.5 of the Government Code; Sections 1230.010 et seq.; 1240.010 thru
17 1240.050, 1240.110 and 1240.420 of the Code of Civil Procedure, Sections 940 and 943 of the
18 Streets and Highways Code.

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

20 4. That the use for which the real property is to be taken for, and for other
21 uses incidental thereto, and required thereby in order to complete the project being known as
22 Valley Way/Armstrong Road Improvement Project.

23 5. That the real property sought to be condemned is necessary for the
24 construction of the public improvement and is located in the Jurupa Valley Project Area, County
25 of Riverside, State of California, generally described as County Parcel Numbers 0386-003A,
26 0386-003B, 0386-003C, 0386-005A, 0386-005B, 0386-009A, 0386-009B, 0386-016A, 0386-
27 016B, 0386-016C, 0386-031 and 0386-035, which is located within Jurupa Rancho area in
28 Riverside County, and a specific description of the real property and the interests sought to be
condemned are set forth in Exhibit "A", attached hereto and by this reference made a part

1 hereof.

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

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

6 BE IT FURTHER RESOLVED that the County Counsel of the Economic Development
7 Agency for the County of Riverside is hereby authorized and empowered:

8 1. To acquire in the name of the County of Riverside, fee simple title,
9 easements and temporary construction easements by condemnation in accordance with the
10 Constitution and laws relating to eminent domain.

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

13 3. To make application to the Court for an order to deposit the probable
14 amount of compensation out of proper funds under the control of the County into the County
15 Treasury and for an order permitting the County to take prejudgment possession and use the
16 real property for the purpose of constructing the public improvement.

17 4. To compromise and settle such proceedings, if such settlement can be
18 reached, and in that event, to take all necessary action to complete the acquisition, including
19 stipulations as to judgment and other matters, and causing all payments to be made.

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25 //

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28 ////

FORM APPROVED
COUNTY COUNSEL

JUL 25 2005

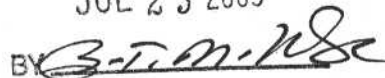
BY 

EXHIBIT "A"

County Parcel Number (CPN)
Assessor Parcel Number (APN)

CPN: 0386-003A; 0386-003B; 0386-003C
Portion of APN: 174-301-036

CPN: 0386-005A; 0386-005B
Portion of APN 174-310-018

CPN: 0386-009A; 0386-009B
Portion of APN 174-310-022

CPN: 0386-016A; 0386-016B; 0386-016C
Portion of APN 174-320-019

CPN: 0386-031
Portion of APN 177-060-018

CPN: 0386-035
Portion of 177-060-001

EXHIBIT "A"
VALLEY WAY & ARMSTRONG ROAD
PARCEL 0386-003A

BEING A PORTION OF LOT 3 OF PRAGUE-THE NEW TOWN TRACT NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 16, PAGE 3, OF MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 5 WEST, ALSO LYING WITHIN THE JURUPA RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 3, ALSO BEING A POINT IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF VALLEY WAY (55.00 FEET IN WIDTH, 30.00 FEET NORTHWESTERLY OF AND 25.00 FEET SOUTHEASTERLY OF CENTERLINE) AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 70, OF RECORDS OF SURVEY, RECORDS OF SAID RECORDER;

THENCE N 34°06'21"W ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3, A DISTANCE OF 22.50 FEET TO A POINT 52.50 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE OF VALLEY WAY, SAID POINT BEING THE MOST EASTERLY CORNER OF AN EASEMENT CONVEYED TO THE COUNTY OF RIVERSIDE AS INSTRUMENT NUMBER 465243, RECORDED DECEMBER 19, 1997, RECORDS OF SAID RECORDER, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE N 34°06'21"W CONTINUING ALONG SAID SOUTHWESTERLY LINE OF LOT 3, A DISTANCE OF 10.50 FEET TO A POINT 63.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE OF VALLEY WAY;

THENCE N 56°23'43"E PARALLEL WITH SAID CENTERLINE OF VALLEY WAY, A DISTANCE OF 59.99 FEET TO A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 3;

THENCE S 34°06'06"E ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 10.50 FEET TO A POINT 52.50 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE OF VALLEY WAY, SAID POINT BEING THE MOST EASTERLY CORNER OF SAID INSTRUMENT NUMBER 465243;

THENCE S 56°23'43"W PARALLEL WITH SAID CENTERLINE OF VALLEY WAY AND ALONG THE SOUTHEASTERLY LINE OF SAID INSTRUMENT NUMBER 465243, A DISTANCE OF 59.98 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 630 SQUARE FEET OR 0.014 ACRE, 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 1.00001378.

REFERENCE IS HEREBY MADE TO MAP 932-Q ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, RIVERSIDE, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: _____

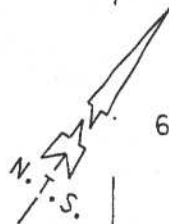
DATE: _____



EXHIBIT "B"

JURUPA RANCHO

SECTION 8
T.2S., R.5W.



60' R/W PER OR 872/582,
DATED 11-25-1947

LOT 3

APN 174-301-036

MB 16/3

30' 60' 30'

37TH STREET

N 34-06-52 W

N 34-06-21 W - 10.50'

S 34-06-06 E - 10.50'

PARCEL
0386-003A

630 SQ.FT.
0.014 AC.

N 56-23-43 E
59.99'

T.P.O.B.

59.98'

S 56-23-43 W

22.50'
N 34-06-21 W

INST.NO. 465243,
REC. 12-19-1997

22.5'

P.O.C.

(MOST S'LY COR. LOT 3)

30' R/W PER
RS 6/70

30'

149.70'

30'

C/L

VALLEY

N 56-23-43 E

WAY

C/L

① N 33-36-17 W - 30.00'

ALL DISTANCES SHOWN HEREON ARE GRID.
GROUND DISTANCES MAY BE OBTAINED BY
MULTIPLYING GRID DISTANCES BY A
COMBINATION FACTOR OF 1.00001378.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT, SURVEY DIV.

PROJECT: VALLEY WAY & ARMSTRONG ROAD

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

PAR. NO.: 0386-003A

PREPARED BY: DDD/DHD

SCALE: N.T.S.

DATE: JULY, 2004

W.O. NO.: B2-0386

SHEET 1 OF 1 SHEET

APPROVED BY: _____ DATE: _____

EXHIBIT "A"
VALLEY WAY & ARMSTRONG ROAD
PARCEL 0386-003B

AN EASEMENT FOR SLOPE PURPOSES LYING WITHIN LOT 3 OF PRAGUE-THE NEW TOWN TRACT NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 16, PAGE 3, OF MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 5 WEST, ALSO LYING WITHIN THE JURUPA RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 3, ALSO BEING A POINT IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF VALLEY WAY (55.00 FEET IN WIDTH, 30.00 FEET NORTHWESTERLY OF AND 25.00 FEET SOUTHEASTERLY OF CENTERLINE) AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 70, OF RECORDS OF SURVEY, RECORDS OF SAID RECORDER;

THENCE N 34°06'21"W ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3, A DISTANCE OF 33.00 FEET TO A POINT 63.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF VALLEY WAY, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE N 34°06'21"W CONTINUING ALONG SAID SOUTHWESTERLY LINE OF LOT 3, A DISTANCE OF 4.20 FEET TO A POINT 67.20 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE OF VALLEY WAY;

THENCE N 56°23'43"E PARALLEL WITH SAID CENTERLINE OF VALLEY WAY, A DISTANCE OF 59.99 FEET TO A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 3;

THENCE S 34°06'06"E ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 4.20 FEET TO A POINT 63.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF VALLEY WAY;

THENCE S 56°23'43"W PARALLEL WITH SAID CENTERLINE OF VALLEY WAY, A DISTANCE OF 59.99 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 252 SQUARE FEET OR 0.006 ACRE, 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 1.00001378.

REFERENCE IS HEREBY MADE TO MAP 932-Q ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, RIVERSIDE, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: _____

DATE: _____



EXHIBIT "B"

SECTION 8
T.2S., R.5W.

JURUPA RANCHO

LOT 3

APN 174-301-036

MB 16/3

PARCEL
0386-003B

252 SQ.FT.
0.006 AC.

N 56-23-43 E
59.99'

59.99'

S 56-23-43 W

T.P.O.B.

33.00'
N 34-06-21 W

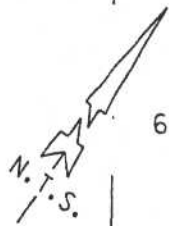
INST.NO. 465243.
REC. 12-19-1997

P.O.C.
(MOST S'LY COR. LOT 3)

149.70'

① N 33-36-17 W - 30.00'

ALL DISTANCES SHOWN HEREON ARE GRID.
GROUND DISTANCES MAY BE OBTAINED BY
MULTIPLYING GRID DISTANCES BY A
COMBINATION FACTOR OF 1.00001378.



60' R/W PER OR 872/582,
DATED 11-25-1947

30' 60' 30'

37TH STREET

C/L N 34-06-52 W

C/L

30' R/W PER
RS 6/70

30'

C/L

VALLEY

N 56-23-43 E

WAY

C/L



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: VALLEY WAY & ARMSTRONG ROAD

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

APPROVED BY: *[Signature]* DATE: 7-26-04

PAR. NO.: 0386-003B

PREPARED BY: DDD/DHD

SCALE: N.T.S.

DATE: JULY, 2004

W.O. NO.: B2-0386

SHEET 1 OF 1 SHEET

**TEMPORARY CONSTRUCTION
EASEMENT**

**PARCEL NO. 0386-003C
APN 174-301-036
328 SQ.FT.
0.008 ACRES**

905

MARTIN, SOPHIE MONIQUE

APN 174-301-036

37TH STREET

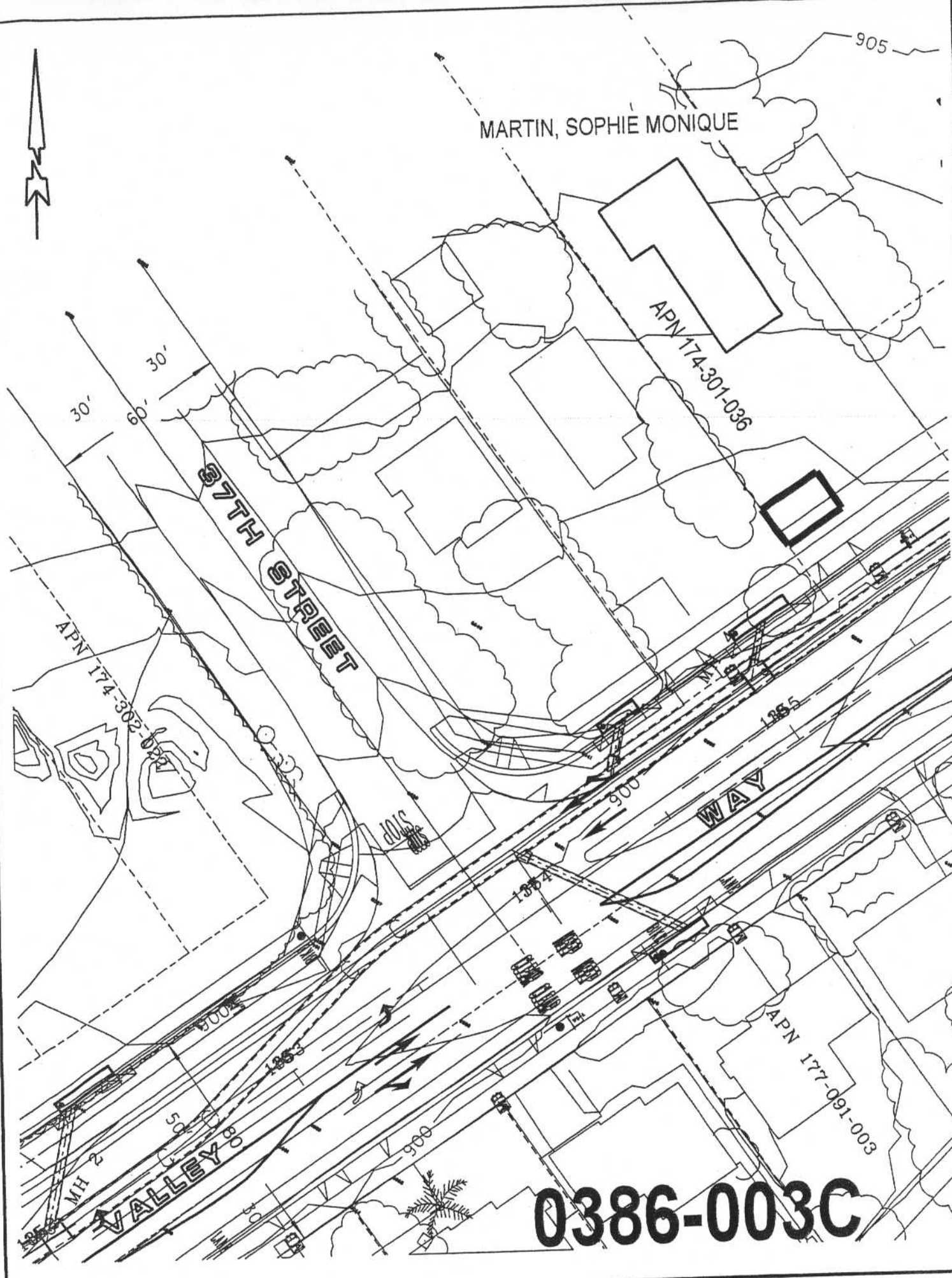
APN 174-302-032

WAY

APN 177-091-003

VALLEY

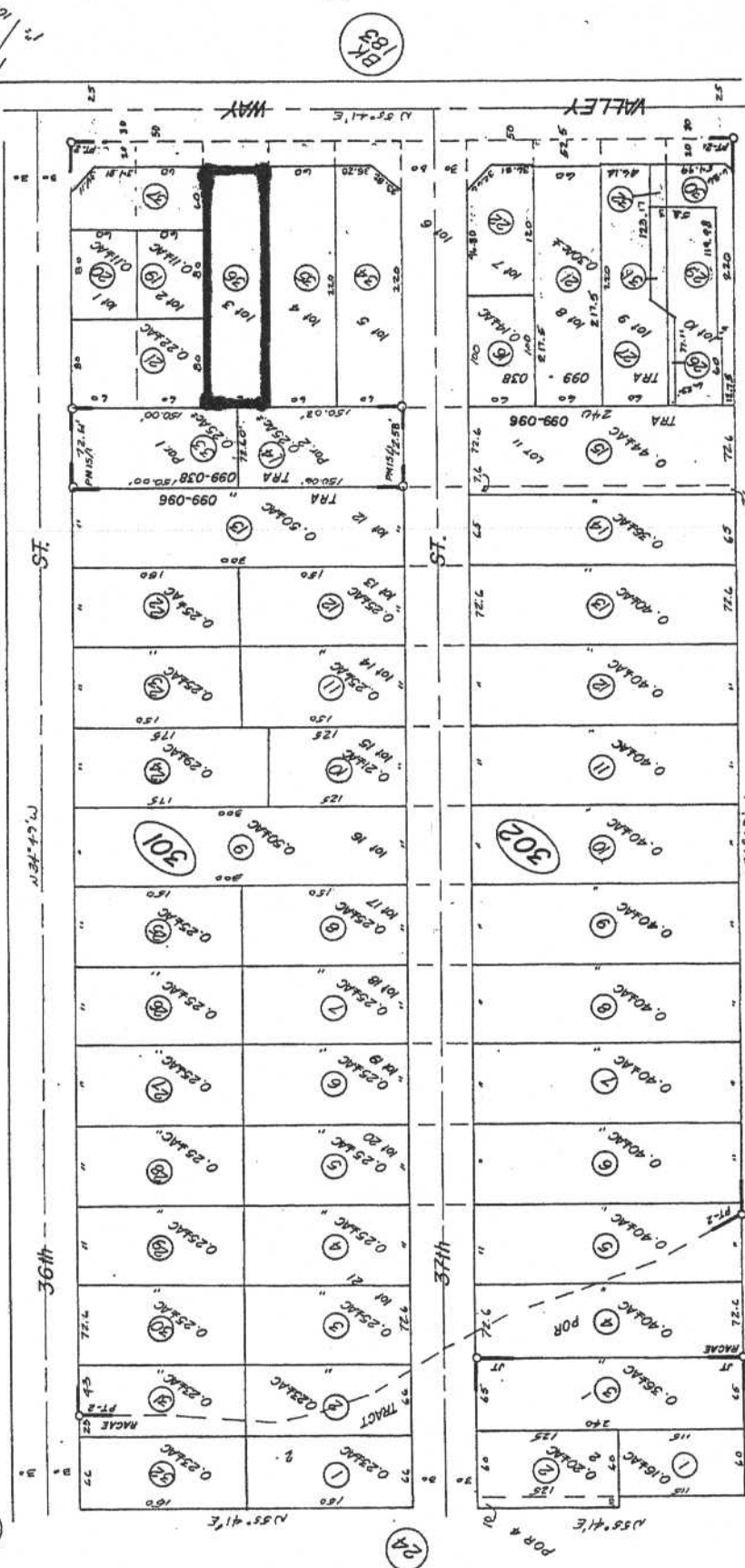
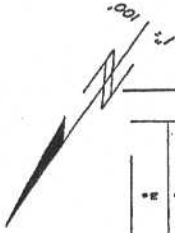
0386-003C



7-14
174-30

T.R.A. 099-038
099-096

FOR SEC 8, T. 2S. R5W.



DATE	OLD MAP	NEW MAP
12/22/78	502-18	27-57
4/7/78	501-24	9-4-27-57
"	502-17	22, 57
"	502-19	22, 57
4-02-102-24	24	25-26
502-23	27, 28	
12-03-102-25	29, 30	
"	302-29	31, 32

JAN 12 2004

M.B. 16/3 Rogue Tract No 2
 M.B. 22/55 Jaeger Tract
 M.B. 6/31 Resub of A.C. Armstrong Estate
 P.M. 15/1 Parcel Map 6224

Subject Property:
 APN: 174-301-036
 Owner: Lynette A. Gayle

ASSESSOR'S MAP BK 174 PG. 30
 RIVERSIDE COUNTY, CALIF.

FEB 1975

EXHIBIT "A"
VALLEY WAY & ARMSTRONG ROAD
PARCEL 0386-005A

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED BY DEED RECORDED APRIL 6, 1962, AS INSTRUMENT NUMBER 31564, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN TRACT NO. 2 OF THE A.C. ARMSTRONG ESTATES, AS SHOWN BY MAP OF THE RE-SUBDIVISION OF A PORTION OF THE LANDS FORMERLY BELONGING TO A.C. ARMSTRONG ESTATES, ON FILE IN BOOK 6, PAGE 31 OF MAPS, RECORDS OF SAID RECORDER, WITHIN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 5 WEST AND WITHIN THE JURUPA RANCHO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID INSTRUMENT NUMBER 31564, SAID CORNER BEING AT THE INTERSECTION THE NORTHWESTERLY RIGHT-OF-WAY LINE OF VALLEY WAY (55.00 FEET IN WIDTH, 30.00 FEET NORTHWESTERLY OF AND 25.00 FEET SOUTHEASTERLY OF CENTERLINE) AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 70, OF RECORDS OF SURVEY, RECORDS OF SAID RECORDER, AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 36TH STREET (60.00 FEET WIDE) AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED SEPTEMBER 17, 1923, IN BOOK 591, PAGES 70 THROUGH 73 INCLUSIVE, OF DEEDS, RECORDS OF SAID RECORDER;

THENCE N 34°05'33"W ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 36TH STREET AND THE SOUTHWESTERLY LINE OF SAID INSTRUMENT NO. 31564, A DISTANCE OF 56.79 FEET;

THENCE S 81°23'41"E, A DISTANCE OF 34.34 FEET;

THENCE N 55°17'45"E, A DISTANCE OF 88.72 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID INSTRUMENT NUMBER 31564;

THENCE S 34°05'33"E, A DISTANCE OF 35.43 FEET TO THE MOST EASTERLY CORNER OF SAID INSTRUMENT NUMBER 31564, SAID CORNER BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID VALLEY WAY;

THENCE S 56°23'43"W ALONG SAID SOUTHEASTERLY LINE OF SAID INSTRUMENT NUMBER 31564 AND SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID VALLEY WAY, A DISTANCE OF 113.95 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 4209 SQUARE FEET OR 0.097 ACRE, 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 1.00001378.

REFERENCE IS HEREBY MADE TO MAP 932-Q ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, RIVERSIDE, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: _____

DATE: _____

Michael
7-26-04



EXHIBIT "B"

SECTION 8

T.2S., R.5W.

60' R/W PER DEED BK. 591,
PG. 70-73, DATED 9-17-1923



JURUPA RANCHO

RS 6/70

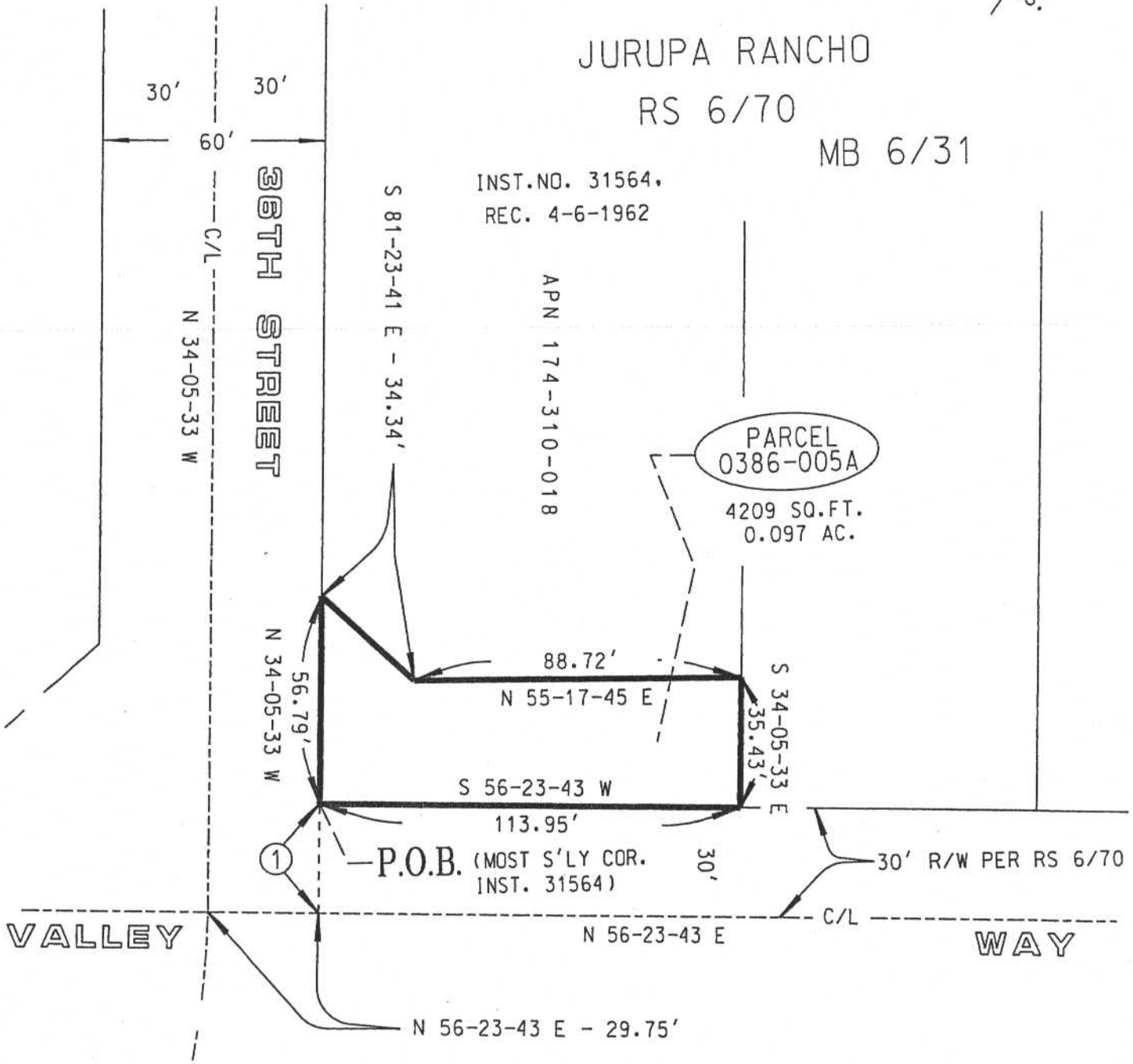
MB 6/31

INST. NO. 31564,
REC. 4-6-1962

APN 174-310-018

PARCEL
0386-005A

4209 SQ. FT.
0.097 AC.



ALL DISTANCES SHOWN HEREON ARE GRID.
GROUND DISTANCES MAY BE OBTAINED BY
MULTIPLYING GRID DISTANCES BY A
COMBINATION FACTOR OF 1.00001378.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.
PROJECT: VALLEY WAY & ARMSTRONG ROAD
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

PAR. NO.:	0386-005A
PREPARED BY:	DDD/DHD
SCALE:	N.T.S.
DATE:	JULY, 2004
W.O. NO.:	B2-0386
SHEET 1 OF 1 SHEET	

APPROVED BY: *M. Teich* DATE: 7-26-04

EXHIBIT "A"
VALLEY WAY & ARMSTRONG ROAD
PARCEL 0386-005B

AN EASEMENT FOR SLOPE PURPOSES LYING WITHIN A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED BY DEED RECORDED APRIL 6, 1962, AS INSTRUMENT NUMBER 31564, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, ALSO LYING WITHIN TRACT NO. 2 OF THE A.C. ARMSTRONG ESTATES, AS SHOWN BY MAP OF THE RE-SUBDIVISION OF A PORTION OF THE LANDS FORMERLY BELONGING TO A.C. ARMSTRONG ESTATES, ON FILE IN BOOK 6, PAGE 31 OF MAPS, RECORDS OF SAID RECORDER, WITHIN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 5 WEST AND WITHIN THE JURUPA RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF SAID INSTRUMENT NUMBER 31564, SAID CORNER ALSO BEING A POINT IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF VALLEY WAY (55.00 FEET IN WIDTH, 30.00 FEET NORTHWESTERLY OF AND 25.00 FEET SOUTHEASTERLY OF CENTERLINE) AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 70, OF RECORDS OF SURVEY, RECORDS OF SAID RECORDER;

THENCE N 34°05'33"W ALONG THE NORTHEASTERLY LINE OF SAID INSTRUMENT NUMBER 31564, A DISTANCE OF 35.43 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE S 55°17'45"W, A DISTANCE OF 88.72 FEET;

THENCE N 81°23'41"W, A DISTANCE OF 8.36 FEET;

THENCE N 55°38'46"W, A DISTANCE OF 94.86 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID INSTRUMENT NUMBER 31564;

THENCE S 34°05'33"E ALONG SAID NORTHEASTERLY LINE OF INSTRUMENT NUMBER 31564, A DISTANCE OF 5.16 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 499 SQUARE FEET OR 0.011 ACRE, 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 1.00001378.

REFERENCE IS HEREBY MADE TO MAP 932-Q ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, RIVERSIDE, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: _____

DATE: _____



EXHIBIT "B"

SECTION 8
T.2S., R.5W.

60' R/W PER DEED BK. 591,
PG. 70-73, DATED 9-17-1923



JURUPA RANCHO
RS 6/70

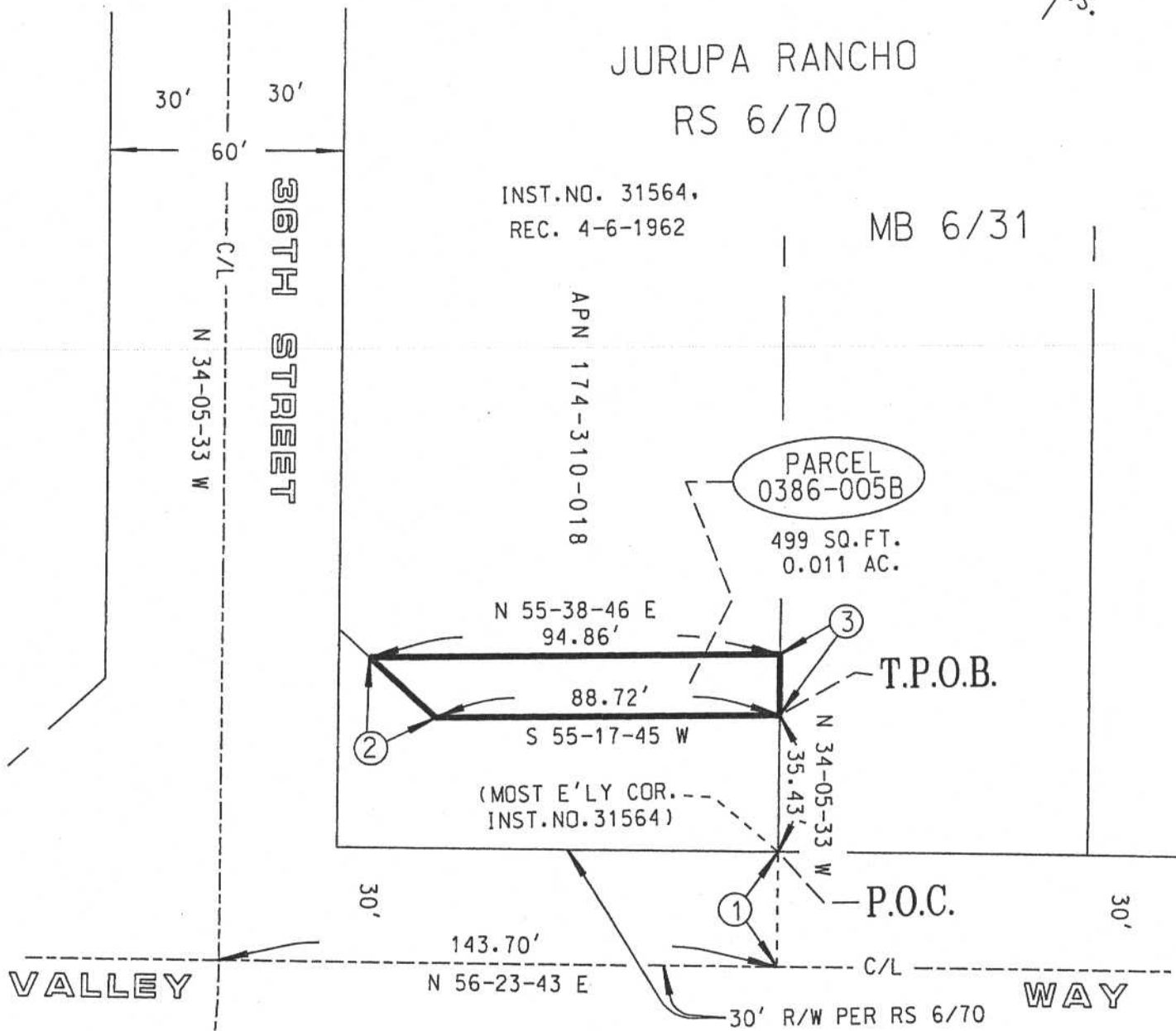
INST.NO. 31564,
REC. 4-6-1962

MB 6/31

APN 174-310-018

PARCEL
0386-005B

499 SQ. FT.
0.011 AC.



- ① N 33-36-17 W - 30.00'
- ② N 81-23-41 W - 8.36'
- ③ S 34-05-33 E - 5.16'

ALL DISTANCES SHOWN HEREON ARE GRID.
GROUND DISTANCES MAY BE OBTAINED BY
MULTIPLYING GRID DISTANCES BY A
COMBINATION FACTOR OF 1.00001378.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0386-005B
PROJECT: VALLEY WAY & ARMSTRONG 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.
APPROVED BY: <i>[Signature]</i> DATE: 7-26-04	DATE: JULY, 2004
	W.O. NO.: B2-0386
	SHEET 1 OF 1 SHEET

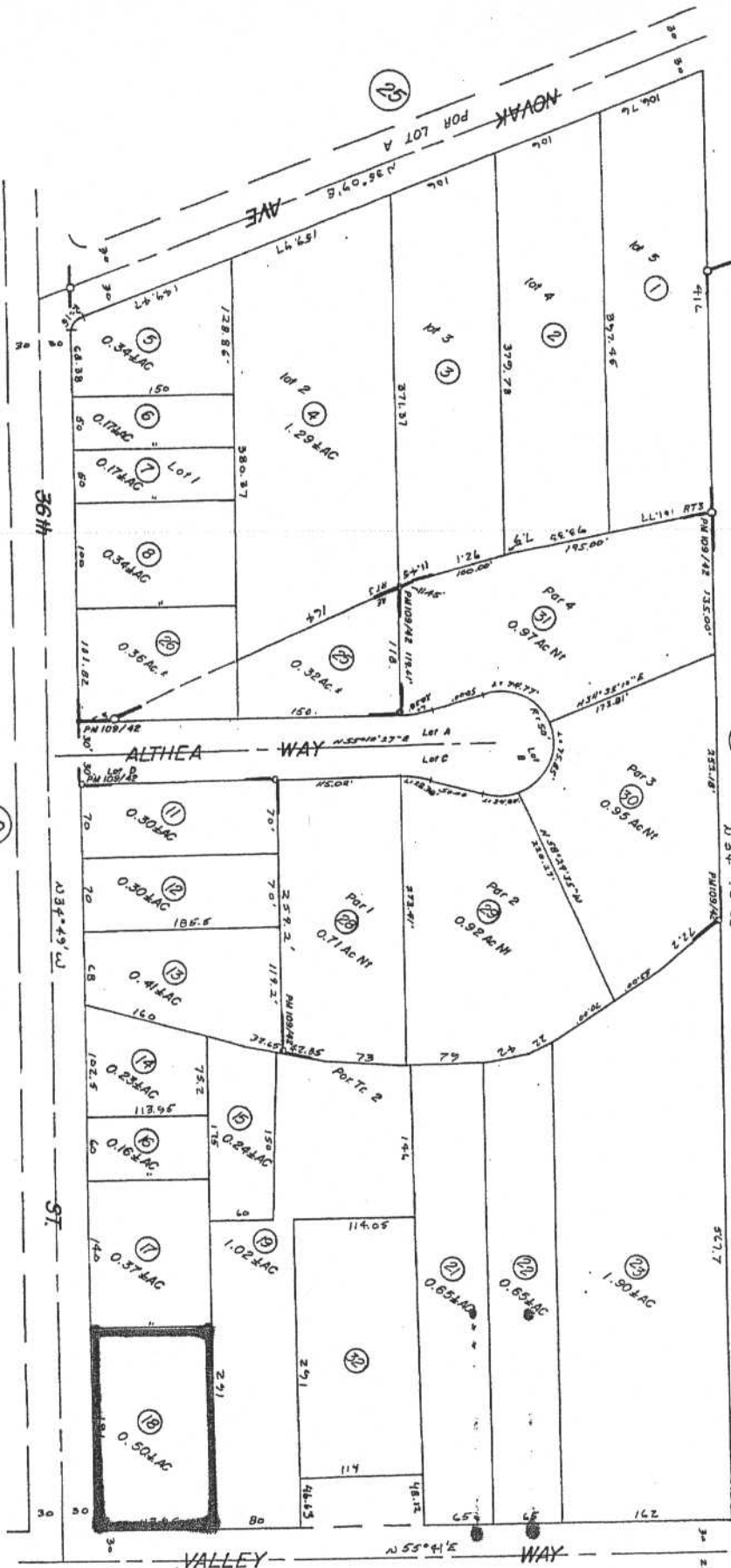
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY AND LIABILITY IS ASSIGNED TO THE COUNTY OF RIVERSIDE. THE DATA IS FROM ASSESSOR'S RECORDS AND NOT CURRENT AERIAL PHOTOGRAPHS. THE COUNTY WILL NOT BE RESPONSIBLE FOR BUILDING SITE CONFORMANCE.

FEB 08 2005

POR. SEC 8, T 2S. R5W.

T.R.A. 099-096

174-31



ASSESSOR'S MAP BK 174 PG 31
RIVERSIDE COUNTY, CALIF.

Subject Property:
APN: 174-310-018
Owner: Sunny Slope Union Church

M.B. 6/31 Resub A.C. Armstrong Estates
M.B. 17/65 Prague Tract No. 3
P.M. 109/42 Parcel Map 13475

FEB 1975

DATE	OLD MAP	NEW MAP
5/7/82	70	24, 25
11/1/82	24	26, 27
11/1/82	27	28, 31
2/10/83	30	32, 33

MAR 02 2005

BK 177

EXHIBIT "A"
VALLEY WAY & ARMSTRONG ROAD
PARCEL 0386-009A

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED BY DEED RECORDED DECEMBER 31, 1986, AS INSTRUMENT NUMBER 337260, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN TRACT NO. 2 OF THE A.C. ARMSTRONG ESTATES, AS SHOWN BY MAP OF THE RE-SUBDIVISION OF A PORTION OF THE LANDS FORMERLY BELONGING TO A.C. ARMSTRONG ESTATES, ON FILE IN BOOK 6, PAGE 31 OF MAPS, RECORDS OF SAID RECORDER, WITHIN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 5 WEST AND WITHIN THE JURUPA RANCHO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID INSTRUMENT NUMBER 337260, SAID CORNER BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF VALLEY WAY (55.00 FEET IN WIDTH, 30.00 FEET NORTHWESTERLY OF AND 25.00 FEET SOUTHEASTERLY OF CENTERLINE) AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 70, OF RECORDS OF SURVEY, RECORDS OF SAID RECORDER;

THENCE N 34°05'33"W ALONG THE SOUTHWESTERLY LINE OF SAID INSTRUMENT NO. 337260, A DISTANCE OF 40.00 FEET TO A POINT 70.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE OF VALLEY WAY;

THENCE N 56°23'43"E, PARALLEL WITH SAID CENTERLINE OF VALLEY WAY, A DISTANCE OF 65.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID INSTRUMENT NUMBER 337260;

THENCE S 34°05'33"E, ALONG SAID NORTHEASTERLY LINE OF SAID INSTRUMENT NUMBER 337260, A DISTANCE OF 40.00 FEET TO THE MOST EASTERLY CORNER OF SAID INSTRUMENT NUMBER 337260, SAID CORNER BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID VALLEY WAY;

THENCE S 56°23'43"W ALONG SAID SOUTHEASTERLY LINE OF SAID INSTRUMENT NUMBER 337260 AND SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID VALLEY WAY, A DISTANCE OF 65.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 2600 SQUARE FEET OR 0.060 ACRE, 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 1.00001378.

REFERENCE IS HEREBY MADE TO MAP 932-Q ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, RIVERSIDE, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: _____

DATE: _____

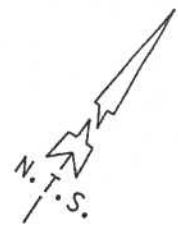
M. Teich
7-26-04



EXHIBIT "B"

SECTION 8

T.2S., R.5W.

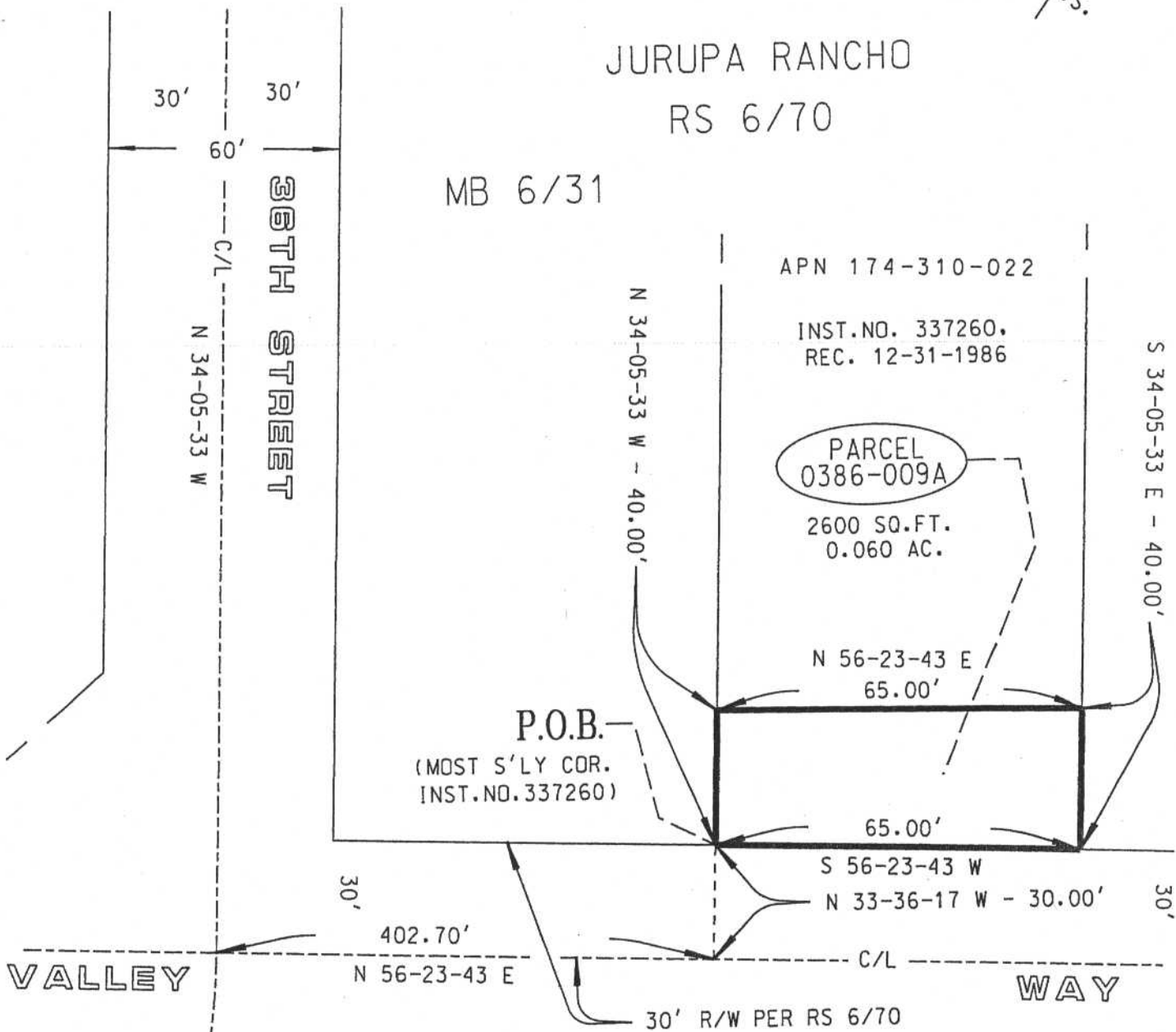


60' R/W PER DEED BK. 591,
PG. 70-73, DATED 9-17-1923

JURUPA RANCHO

RS 6/70

MB 6/31



APN 174-310-022

INST.NO. 337260,
REC. 12-31-1986

PARCEL
0386-009A

2600 SQ.FT.
0.060 AC.

N 56-23-43 E
65.00'

P.O.B.

(MOST S'LY COR.
INST.NO. 337260)

65.00'

S 56-23-43 W

N 33-36-17 W - 30.00'

30'

402.70'

N 56-23-43 E

C/L

WAY

30' R/W PER RS 6/70

ALL DISTANCES SHOWN HEREON ARE GRID.
GROUND DISTANCES MAY BE OBTAINED BY
MULTIPLYING GRID DISTANCES BY A
COMBINATION FACTOR OF 1.00001378.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT, SURVEY DIV.

PROJECT: VALLEY WAY & ARMSTRONG ROAD

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

APPROVED BY: *[Signature]*

DATE: 7-26-04

PAR. NO.: 0386-009A

PREPARED BY: DDD/DHD

SCALE: N.T.S.

DATE: JULY, 2004

W.O. NO.: B2-0386

SHEET 1 OF 1 SHEET

**TEMPORARY CONSTRUCTION
EASEMENT**

PARCEL NO. 0386-009B

APN 174-310-022

364 SQ.FT.

0.008 ACRES



MANN, JOSEPHINE E.
APN 174-310-022

VALLEY

WAY

124.3

910

910

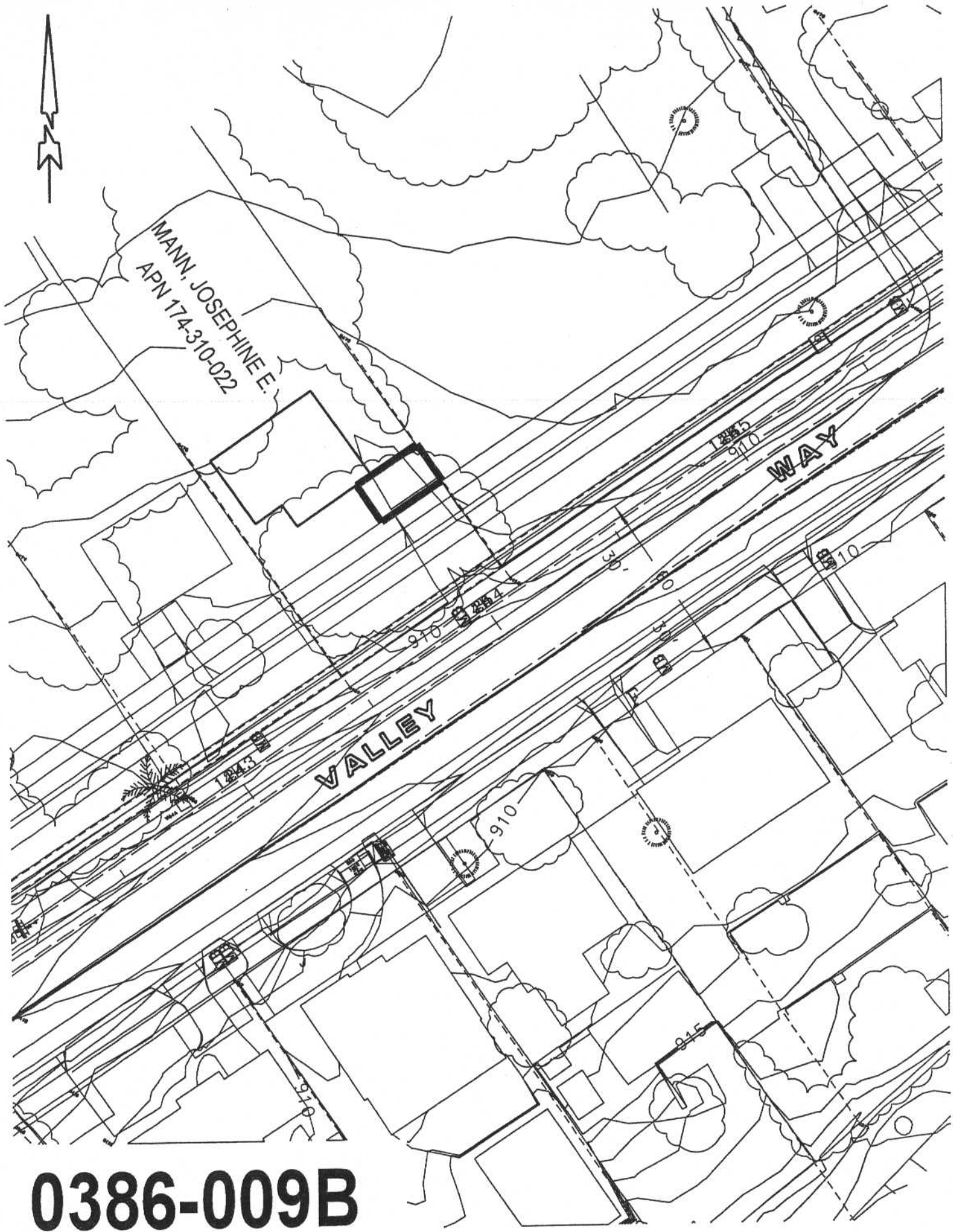
124.5
910

910

915

910

0386-009B

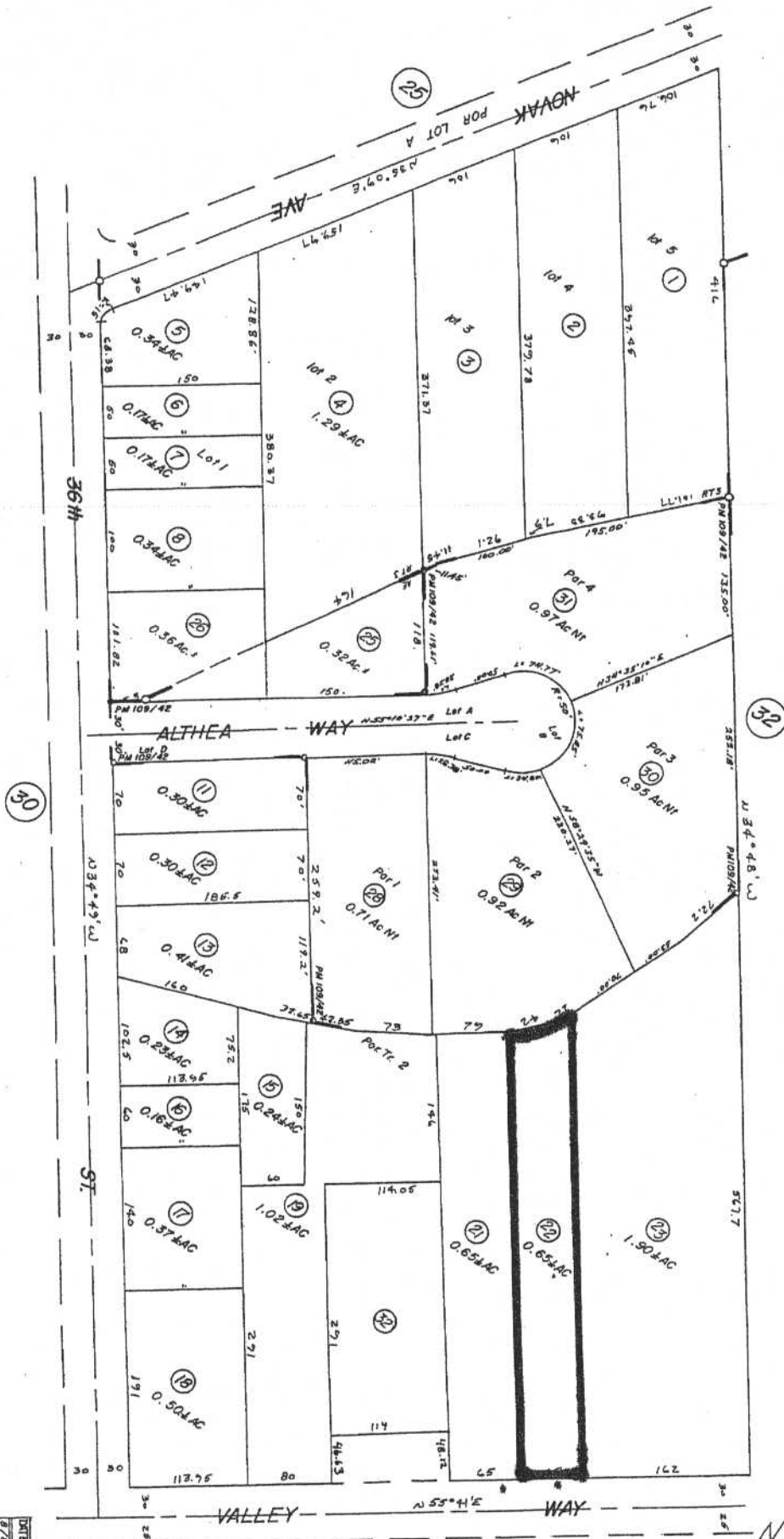


FEB 08 2005
 THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY AND LIABILITY IS ASSIGNED FOR ACCURACY OF THE MAP. SQUAD ASSESSORS HAVE NOT CONDUCTED VISUAL INSPECTION OF THE BUILDINGS OR THE SITE CONDITIONS.

POR. SEC 8, T 2S. R5W.

T.R.A. 099-096

174-31



ASSESSOR'S MAP BK 174 PG. 31
 RIVERSIDE COUNTY, CALIF.

APN: 174-310-022
 Subject Property:
 Owner: Josephine E. Mann

M.B. 6/31 Resub A.C. Armstrong Estates
 M.B. 17/65 Prague Tract No. 3
 P.M. 109/42 Parcel Map 13475

FEB 1975

MAR 02 2005

DATE	OLD NO.	NEW NO.
8/78	20	24, 25
9	24, 27	
11/82	24	28, 31
"	27	1, 3, 5
2/02	20	12, 5*

EXHIBIT "A"
VALLEY WAY & ARMSTRONG ROAD
PARCEL 0386-016A

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED BY DEED RECORDED APRIL 25, 1990 AS INSTRUMENT NUMBER 150719, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN TRACT NUMBER 2 OF THE A.C. ARMSTRONG ESTATES, AS SHOWN BY MAP OF THE RE-SUBDIVISION OF A PORTION OF THE LANDS FORMERLY BELONGING TO A.C. ARMSTRONG ESTATES, ON FILE IN BOOK 6, PAGE 31 OF MAPS, RECORDS OF SAID RECORDER, WITHIN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 5 WEST AND WITHIN THE JURUPA RANCHO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF SAID INSTRUMENT NUMBER 150719 AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF VALLEY WAY (30.00 FOOT HALF-WIDTH) AS CONVEYED TO THE COUNTY OF RIVERSIDE BY EASEMENT RECORDED JUNE 18, 1986 AS INSTRUMENT NUMBER 140710, RECORDS OF SAID RECORDER;

THENCE N 34°05'33"W ALONG THE SOUTHWESTERLY LINE OF SAID INSTRUMENT NO. 150719, A DISTANCE OF 64.58 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1850.00 FEET AND AN INITIAL RADIAL LINE BEARING S 43°05'01"E;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 03°41'21", A DISTANCE OF 119.12 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID INSTRUMENT NUMBER 150719;

THENCE S 34°05'33"E ALONG SAID NORTHEASTERLY LINE OF INSTRUMENT NUMBER 150719, A DISTANCE OF 64.34 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ARMSTRONG ROAD AND THE NORTHWESTERLY LINE OF SAID INSTRUMENT NUMBER 140710, SAID POINT BEING IN A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 419.99 FEET AND AN INITIAL RADIAL LINE BEARING S 53°11'30"E;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE AND SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF ARMSTRONG ROAD, THROUGH A CENTRAL ANGLE OF 16°18'30", A DISTANCE OF 119.55 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 7802 SQUARE FEET OR 0.179 ACRE, 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 1.00001378.

REFERENCE IS HEREBY MADE TO MAP 932-Q ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, RIVERSIDE, CALIFORNIA.

APPROVED BY: *K. Teich* SEE ATTACHED EXHIBIT "B"
DATE: 7-26-04



EXHIBIT "B"

- | | | |
|--------------|--------------|--------------|
| (A) | (B) | (C) |
| △ = 03-41-21 | △ = 16-18-30 | △ = 24-12-52 |
| R = 1850.00' | R = 419.99' | R = 449.99' |
| L = 119.12' | L = 119.55' | L = 190.18' |

SECTION 8 JURUPA RANCHO
T.2S., R.5W.

MB 6/31
RS 6/70

APN 174-320-019

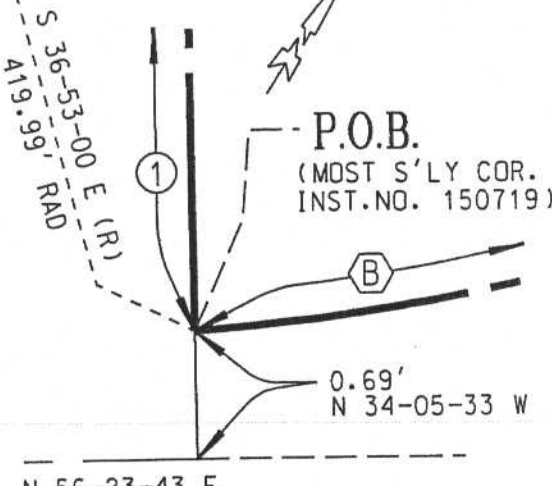
INST.NO. 150719,
REC. 4-25-1990

PARCEL
0386-016A

7802 SQ.FT.
0.179 AC.

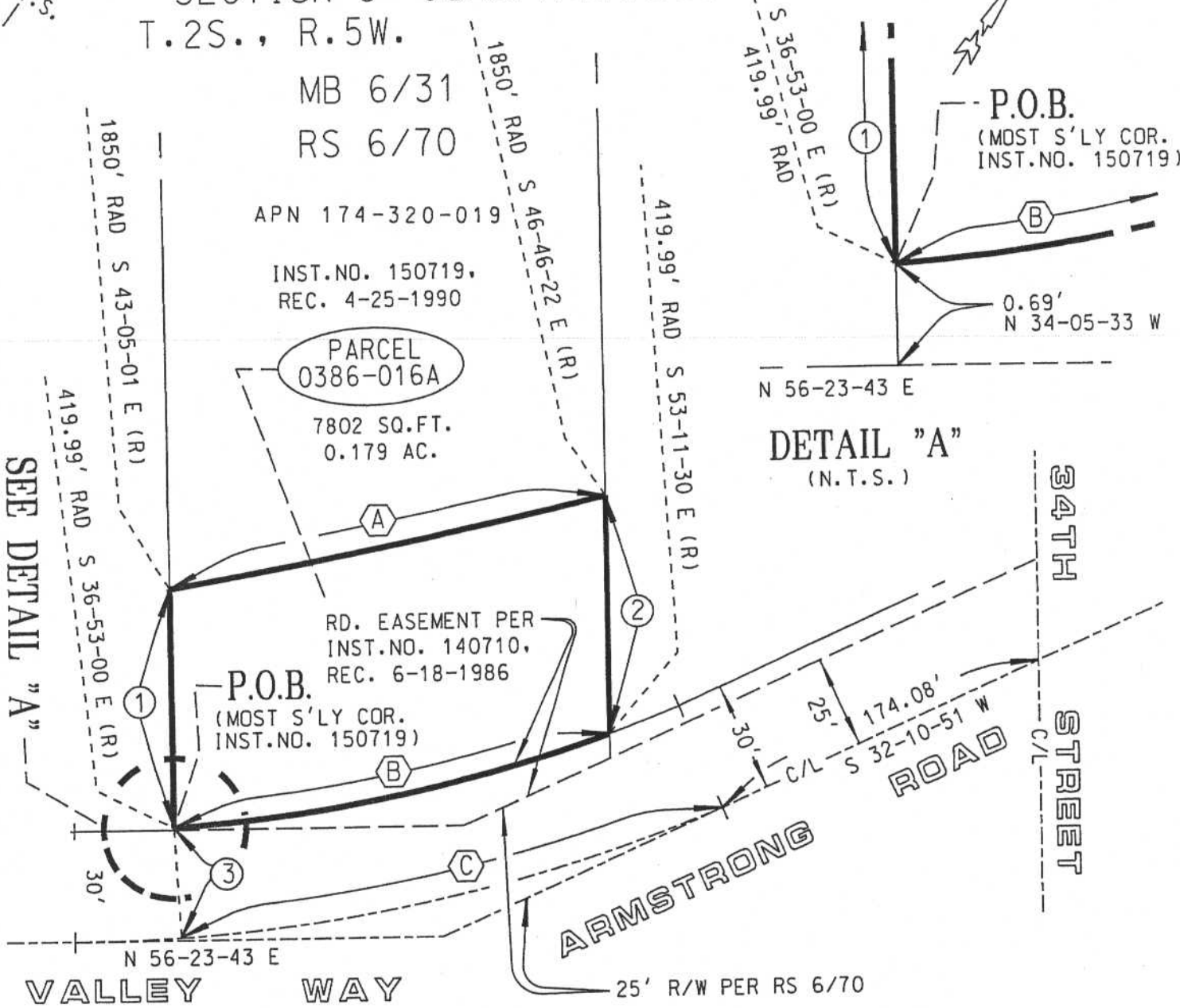
RD. EASEMENT PER
INST.NO. 140710,
REC. 6-18-1986

P.O.B.
(MOST S'LY COR.
INST.NO. 150719)



DETAIL "A"
(N.T.S.)

SEE DETAIL "A"



- ① N 34-05-33 W - 64.58'
- ② S 34-05-33 E - 64.34'
- ③ N 36-53-01 W (R) - 30.00'
- ④ S 32-10-51 W - 174.08'

ALL DISTANCES SHOWN HEREON ARE GRID.
GROUND DISTANCES MAY BE OBTAINED BY
MULTIPLYING GRID DISTANCES BY A
COMBINATION FACTOR OF 1.00001378.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: VALLEY WAY & ARMSTRONG ROAD

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

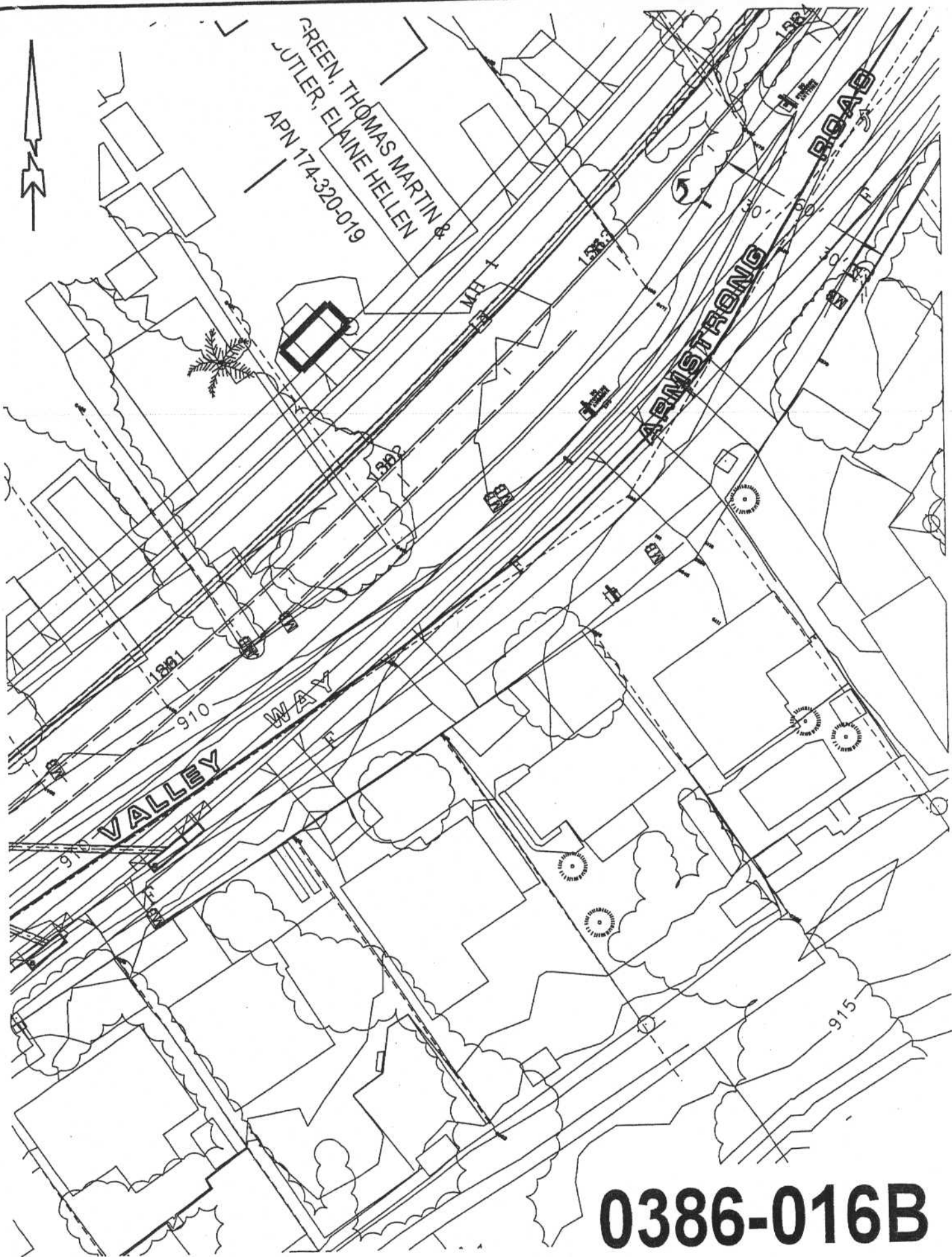
APPROVED BY: *[Signature]* DATE: 7-26-04

PAR. NO.:	0386-016A
PREPARED BY:	DDD/DHD
SCALE:	N.T.S.
DATE:	JULY, 2004
W.O. NO.:	B2-0386
SHEET	1 OF 1 SHEET

**TEMPORARY CONSTRUCTION
EASEMENT**

**PARCEL NO. 0386-016B
APN 174-320-019
219 SQ.FT.
0.005 ACRES**

GREEN, THOMAS MARTIN &
JUTLER, ELAINE HELLEN
APN 174-320-019



0386-016B

EXHIBIT "A"
VALLEY WAY AND ARMSTRONG ROAD
APN 174-320-019
PARCEL 0386-016C

AN OVERHANG EASEMENT LYING WITHIN THAT CERTAIN PARCEL OF LAND AS DESCRIBED BY DEED RECORDED APRIL 25, 1990 AS INSTRUMENT NUMBER 150719, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN TRACT NO. 2 OF THE A.C. ARMSTRONG ESTATES, AS SHOWN BY MAP OF THE RE-SUBDIVISION OF A PORTION OF THE LANDS FORMERLY BELONGING TO A.C. ARMSTRONG ESTATES, ON FILE IN BOOK 6, PAGE 31 OF MAPS, RECORDS OF SAID RECORDER, WITHIN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 5 WEST AND WITHIN THE JURUPA RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF SAID INSTRUMENT NUMBER 150719 AND THE NORTHWESTERLY RIGHT-OF-WAY OF VALLEY WAY (30.00 FOOT HALF-WIDTH) AS CONVEYED TO THE COUNTY OF RIVERSIDE BY EASEMENT RECORDED NOVEMBER 3, 1986 AS INSTRUMENT NUMBER 275896, RECORDS OF SAID RECORDER;

THENCE N 34°05'33"W ALONG THE SOUTHWESTERLY LINE OF SAID INSTRUMENT NO. 150719, A DISTANCE OF 64.58 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1850.00 FEET AND AN INITIAL RADIAL BEARING OF S 43°05'01"E;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 01°16'19", A DISTANCE OF 41.07 TO THE **TRUE POINT OF BEGINNING**;

THENCE N 44°21'21"W ON A LINE RADIAL TO SAID NON-TANGENT, A DISTANCE OF 7.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1843.00 FEET AND AN INITIAL RADIAL BEARING OF S 44°21'21"E;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 02°27'58", A DISTANCE OF 79.33 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID INSTRUMENT NUMBER 150719;

THENCE S 34°05'33"E ALONG SAID NORTHEASTERLY LINE OF INSTRUMENT NUMBER 150719, A DISTANCE OF 7.18 FEET TO A POINT IN A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1850.00 FEET AND AN INITIAL RADIAL BEARING OF S 46°46'22"E;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 02°25'02", A DISTANCE OF 78.05 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 551 SQUARE FEET OR 0.013 ACRE, 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 1.00001378.

REFERENCE IS HEREBY MADE TO MAP 932-Q ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, RIVERSIDE, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: _____

DATE: _____



EXHIBIT "B"

MB 6/31 SECTION 8
T.2S., R.5W.

JURUPA RANCHO
RS 6/70

APN 174-320-019
INST.NO. 150719.
REC. 4-25-1990

PARCEL
0386-016C

551 SQ.FT.
0.013 AC.

T.P.O.B.

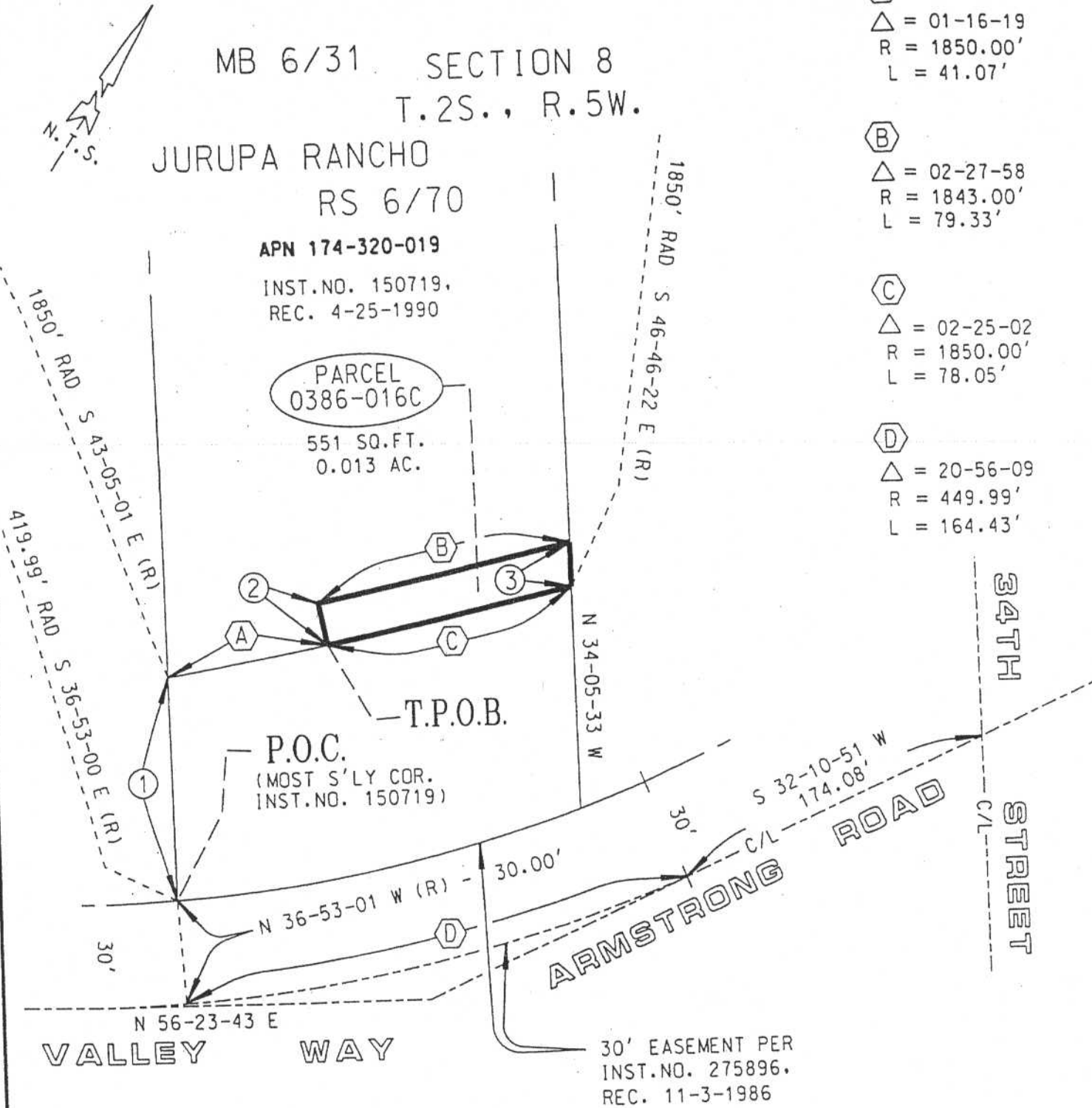
P.O.C.
(MOST S'LY COR.
INST.NO. 150719)

(A)
△ = 01-16-19
R = 1850.00'
L = 41.07'

(B)
△ = 02-27-58
R = 1843.00'
L = 79.33'

(C)
△ = 02-25-02
R = 1850.00'
L = 78.05'

(D)
△ = 20-56-09
R = 449.99'
L = 164.43'



- ① N 34-05-33 W - 64.58'
- ② N 44-21-21 W (R) - 7.00'
- ③ S 34-05-33 E - 7.18'

ALL DISTANCES SHOWN HEREON ARE GRID.
GROUND DISTANCES MAY BE OBTAINED BY
MULTIPLYING GRID DISTANCES BY A
COMBINATION FACTOR OF 1.00001378.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.
PROJECT: SCE OVERHANG EASEMENT

PAR. NO.:	0386-016C
PREPARED BY:	DDD/DHD
SCALE:	N.T.S.
DATE:	APRIL, 2004
W.O. NO.:	B2-0386
SHEET	1 OF 1 SHEET

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

APPROVED BY: *[Signature]* DATE: 6-24-04

EXHIBIT "A"
VALLEY WAY & ARMSTRONG ROAD
PARCEL 0386-031

BEING A PORTION OF LOT 46 AS SHOWN BY THE MAP OF SUNNYSLOPE HEIGHTS, ON FILE IN BOOK 22, PAGES 45 AND 46 OF MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 5 WEST AND WITHIN THE JURUPA RANCHO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 46, SAID CORNER BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF VALLEY WAY (30.00 FOOT HALF-WIDTH) AS SHOWN ON SAID MAP;

THENCE S 56°23'43"W ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF VALLEY WAY, A DISTANCE OF 122.74 FEET TO THE MOST NORTHEASTERLY CORNER OF EDGEHILL ROAD (30.00 HALF-WIDTH), SHOWN AS LOT "B" AS SHOWN ON SAID MAP, SAID CORNER BEING THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID TANGENT CURVE AND THE EASTERLY RIGHT-OF-WAY LINE OF EDGEHILL ROAD, THROUGH A CENTRAL ANGLE OF 79°46'23", A DISTANCE OF 27.85 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 257.92 FEET AND AN INITIAL RADIAL LINE BEARING S 66°37'20"W;

THENCE SOUTHERLY ALONG THE ARC OF SAID REVERSE CURVE AND SAID EASTERLY RIGHT-OF-WAY OF EDGEHILL ROAD, THROUGH A CENTRAL ANGLE OF 02°07'11", A DISTANCE OF 9.54 FEET;

THENCE N 14°41'39"E, A DISTANCE OF 32.22 FEET;

THENCE N 55°38'47"E, A DISTANCE OF 120.63 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID LOT 46;

THENCE N 41°28'50"W ALONG SAID NORTHEASTERLY LINE OF LOT 46, A DISTANCE OF 2.82 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 675 SQUARE FEET OR 0.015 ACRE, 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 1.00001378.

REFERENCE IS HEREBY MADE TO MAP 932-Q ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, RIVERSIDE, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: _____

DATE: _____



EXHIBIT "B"

SECTION 8
T.2S., R.5W.



JURUPA RANCHO
MB 6/31

Ⓐ Δ = 79-46-23
R = 20.00'
L = 27.85'

Ⓑ Δ = 02-07-11
R = 257.92'
L = 9.54'

- ① S 33-36-17 E - 30.00'
- ② N 14-41-39 E - 32.22'
- ③ N 41-28-50 W - 2.82'

38TH STREET

N 34-05-33 W

30'

P.R.C. S 66-37-20 W (R)

VALLEY

WAY

N 56-23-43 E 168.32'

30'

60'

LOT "A"

S 56-23-43 W
122.74'

P.O.B.
(MOST N'LY COR.
LOT 46)

120.63'
N 55-38-47 E

PARCEL
0386-031

LOT 46

LOT 45

675 SQ.FT.
0.015 AC.

APN 177-060-018

OR BK. 1157, PG. 163,
REC. 3-20-1950

JURUPA ROAD
EDGEHILL ROAD
LOT "B"

N 68-44-31 E (R) 257.92' RAD

MB 22/45-46

ALL DISTANCES SHOWN HEREON ARE GRID.
GROUND DISTANCES MAY BE OBTAINED BY
MULTIPLYING GRID DISTANCES BY A
COMBINATION FACTOR OF 1.00001378.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: VALLEY WAY & ARMSTRONG ROAD

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

APPROVED BY: *K. Teich* DATE: 7-26-04

PAR. NO.: 0386-031

PREPARED BY: DDD/DHD

SCALE: N.T.S.

DATE: JULY, 2004

W.O. NO.: B2-0386

SHEET 1 OF 1 SHEET

EXHIBIT "A"
VALLEY WAY & ARMSTRONG ROAD
PARCEL 0386-035

BEING A PORTION OF LOT 38 AS SHOWN BY THE MAP OF SUNNYSLOPE HEIGHTS, ON FILE IN BOOK 22, PAGES 45 AND 46 OF MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 5 WEST AND WITHIN THE JURUPA RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF ARMSTRONG ROAD (LOT "A", 30.00 FOOT HALF-WIDTH) AND 34TH STREET (FIFTH STREET, LOT "G", 30.00 FOOT HALF-WIDTH), AS SHOWN ON SAID MAP;

THENCE S 32°10'51"W ALONG THE CENTERLINE OF SAID ARMSTRONG ROAD, A DISTANCE OF 79.60 FEET;

THENCE S 57°49'09"E, MEASURED AT RIGHT ANGLES TO SAID CENTERLINE OF ARMSTRONG ROAD, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ARMSTRONG ROAD, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE N 32°10'51"E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF ARMSTRONG ROAD, A DISTANCE OF 3.08 FEET TO THE MOST WESTERLY CORNER OF SAID 34TH STREET, SAID CORNER BEING THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 20.00 FEET;

THENCE NORTHEASTERLY, EASTERLY, AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 34TH STREET, THROUGH A CENTRAL ANGLE OF 116°39'04", A DISTANCE OF 40.72 FEET;

THENCE S 34°08'09"E CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY OF 34TH STREET, A DISTANCE OF 1.77 FEET;

THENCE S 88°37'18"W, A DISTANCE OF 36.68 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 300 SQUARE FEET OR 0.007 ACRE, 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 1.00001378.

REFERENCE IS HEREBY MADE TO MAP 932-Q ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, RIVERSIDE, CALIFORNIA.

APPROVED BY: *K. Teich* SEE ATTACHED EXHIBIT "B"

DATE: 2-18-04

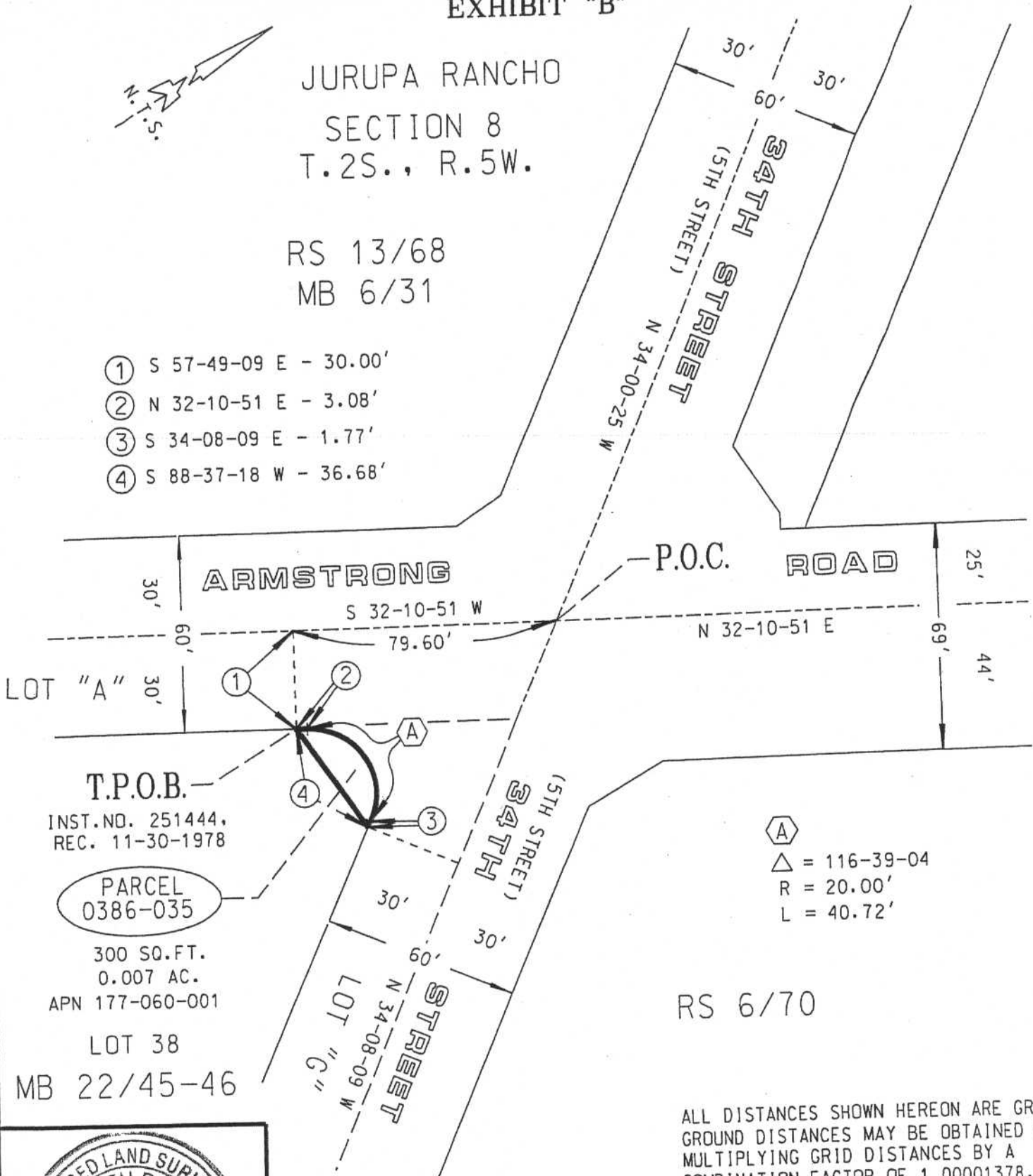


EXHIBIT "B"

JURUPA RANCHO
SECTION 8
T.2S., R.5W.

RS 13/68
MB 6/31

- ① S 57-49-09 E - 30.00'
- ② N 32-10-51 E - 3.08'
- ③ S 34-08-09 E - 1.77'
- ④ S 88-37-18 W - 36.68'



T.P.O.B. —
INST. NO. 251444,
REC. 11-30-1978

PARCEL
0386-035

300 SQ. FT.
0.007 AC.
APN 177-060-001

LOT 38
MB 22/45-46

△ = 116-39-04
R = 20.00'
L = 40.72'

RS 6/70

ALL DISTANCES SHOWN HEREON ARE GRID.
GROUND DISTANCES MAY BE OBTAINED BY
MULTIPLYING GRID DISTANCES BY A
COMBINATION FACTOR OF 1.00001378.

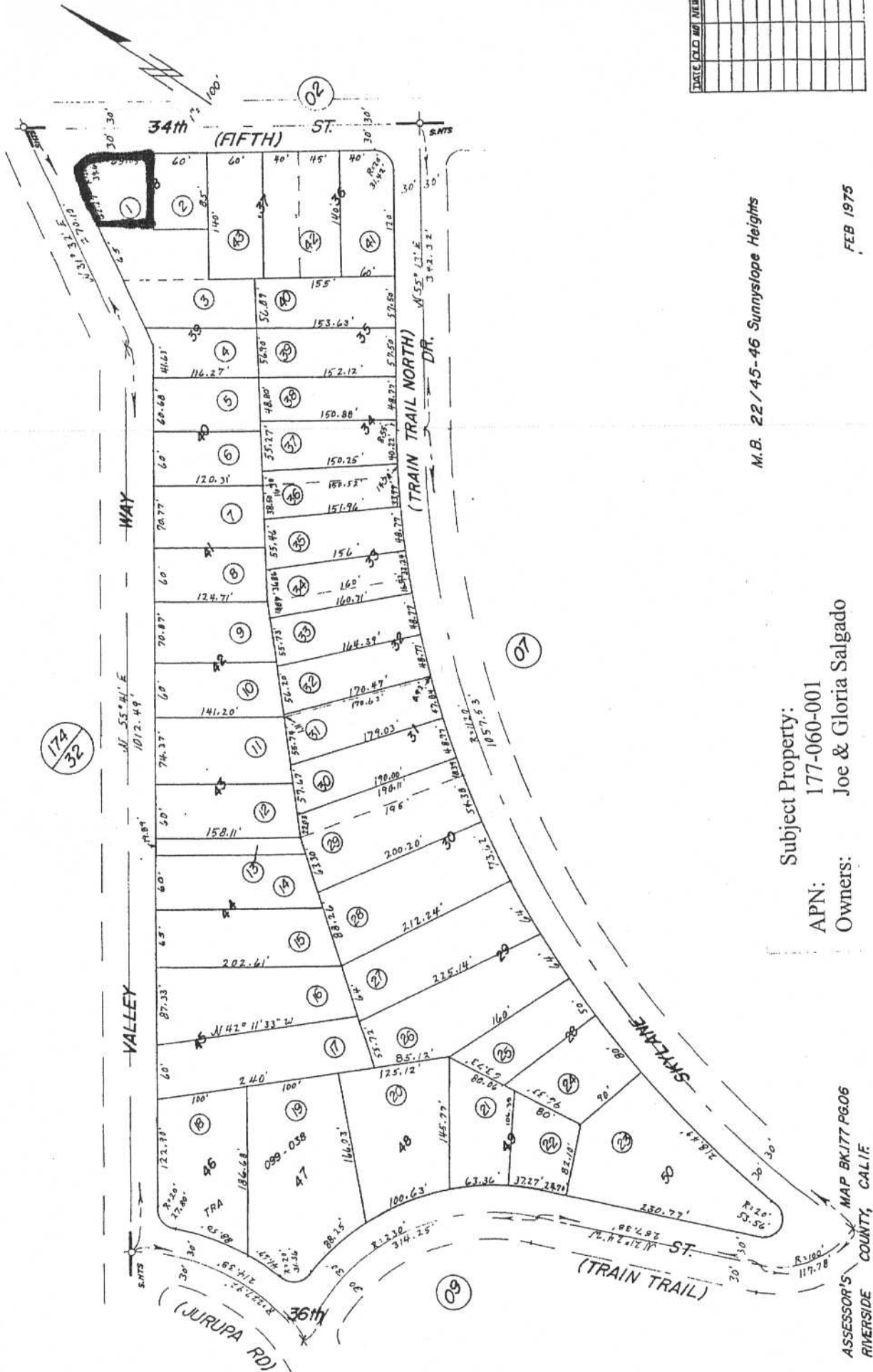


COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO. : 0386-035
PROJECT: VALLEY WAY & ARMSTRONG ROAD	PREPARED BY: DDD/DHD
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.	SCALE: N.T.S.
APPROVED BY: <i>[Signature]</i> DATE: 2-18-04	DATE: JANUARY, 2004
	W.O. NO. : B2-0386
	SHEET 1 OF 1 SHEET

177-06
1-16

T.R.A. 9908
099-038

POR. SEC 8, T. 2S. R. 5W
(POR. RE-SUB. ARMSTRONG ESTATE)



M.B. 22/45-46 Sunnyslope Heights

FEB 1975

Subject Property:
 APN: 177-060-001
 Owners: Joe & Gloria Salgado

ASSESSOR'S MAP BK177 PG.06
 RIVERSIDE COUNTY, CALIF.