

**SUBMITTAL TO THE FLOOD CONTROL AND WATER CONSERVATION DISTRICT BOARD
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

229 B



FROM: General Manager-Chief Engineer

SUBMITTAL DATE:
September 18, 2007

SUBJECT: NOTICE OF INTENTION TO ADOPT A RESOLUTION OF NECESSITY REGARDING THE ROMOLAND MDP LINE A, STAGE 3, HOMELAND MDP LINE 1, BRIGGS BASIN AND HOMELAND MDP LINE 1, STAGE 1 PROJECTS

RECOMMENDED MOTION:

Approve Resolution No. F2007-25, Notice of Intention to Adopt a Resolution of Necessity and set a public hearing for Resolution No. F2007-26 on October 16, 2007.

BACKGROUND:

The District is planning to construct flood control improvements with appurtenances for Homeland/Romoland, thereby preventing flooding in this area of Riverside County. Negotiations have been conducted with the affected owners, but to date, have not been successful. Although these negotiations will continue, in order to facilitate the timely construction of the flood control improvements, staff is recommending the approval of Resolution No. F2007-25.

BAF:rlp

Shelagh Boggio
for **WARREN D. WILLIAMS**
General Manager-Chief Engineer
Shelagh Boggio,
Executive Asst. II

FINANCIAL DATA	Current F.Y. District Cost:	N/A	In Current Year Budget:	N/A
	Current F.Y. County Cost:	N/A	Budget Adjustment:	N/A
	Annual Net District Cost:	N/A	For Fiscal Year:	N/A

SOURCE OF FUNDS:	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY: *Alex Gann*
Alex Gann

County Executive Office Signature

DEPUTY COUNTY COUNSEL FOR RIVERSIDE COUNTY COUNSEL
BY: *Glenn R. Belojian*
GLENN R. BELOJIAN, DATE: 9/10/07

- Dept't Recomm.: Consent Policy
- Per Exec. Ofc.: Consent Policy

1 Board of Supervisors

Riverside County Flood Control
and Water Conservation District

2 Resolution No. F2007-25

3 Notice of Intention to Adopt a Resolution of Necessity Regarding
Romoland MDP, Line A, Stage 3, Homeland MDP Line 1, Briggs Basin
4 and Homeland MDP Line 1, Stage 1 Projects

5 WHEREAS, the real properties (and portions of real properties) that are the subjects of this Notice
6 (collectively the "Subject Properties") are located in the County of Riverside, State of California; are
7 located in the Homeland/Romoland area of western Riverside County; are legally described and
8 pictorially depicted on the documents attached hereto as Exhibits "A" and "B" (and incorporated herein
9 by this reference); and are referred to on attached Exhibits "A" and "B" as Parcel 4310-3AT2 (which is
10 the entirety of Riverside County Assessor's Parcel No. ("APN") 327-220-025), Parcels 4310-4A and
11 4310-4B (which are each portions of APN 331-060-001), Parcels 4310-5A and 4310-5B (which are each
12 portions of APN 331-060-002), Parcels 4310-7A and 4310-7B (which are each portions of APN 331-060-
13 005), Parcel 4310-9 (which is a portion of Lot "P" as depicted on the attached map regarding Parcel 4310-
14 9, and which is located between APN 331-060-005 and APN 331-060-006), Parcels 4310-11A and 4310-
15 11B (which are each portions of APN 331-070-004), Parcels 4310-12A, 4310-12B and 4310-12C (which
16 are each portions of APN 331-070-010), Parcels 4345-1B and 4345-1C (which are each portions of APN
17 459-020-059), and Parcels 4346-1A, 4346-1B and 4346-1C (which are each portions of APN 459-020-
18 060); and
19

20
21 WHEREAS, the proposed project that is the subject of this Notice (the "Proposed Project") is one
22 to construct flood control facilities within the Homeland/Romoland area of western Riverside County,
23 California (including but not limited to the use of the Subject Properties for purposes of a flood control
24 channel, for purposes of a flood control basin, for inundation (flooding) purposes, for storm drain
25 purposes, for public road purposes (including utility and drainage purposes), and for other uses incidental
26 to the proposed project and required by the Proposed Project); and
27

28 WHEREAS, Parcel 4310-3AT2 will be used for inundation (flooding) purposes, whereas Parcels

1 4310-4A, 4310-5A, 4310-7A, 4310-9, 4310-11A and 4310-12A will be used for purposes of a flood
2 control channel, whereas Parcel 4346-1A will be used for purposes of a flood control basin, whereas
3 Parcel 4345-1C will be used for storm drain purposes, whereas Parcels 4310-4B, 4310-5B, 4310-11B,
4 4310-12B, 4345-1B, 4346-1B and 4346-1C will be used for public road purposes (including utility and
5 drainage purposes), and whereas Parcels 4310-7B and 4310-12C are being acquired because they are
6 remnants within the meaning of Code of Civil Procedure Section 1240.410; and
7

8 WHEREAS, the interests in property that are the subjects of this Notice (collectively the "Subject
9 Property Interests") are: (a) fee simple ownerships in Parcels 4310-4A, 4310-5A, 4310-7A, 4310-7B,
10 4310-9, 4310-11A, 4310-12A, 4310-12C and 4346-1A; and (b) permanent easements in Parcels 4310-
11 03AT2, 4310-4B, 4310-5B, 4310-11B, 4310-12B, 4345-1B, 4345-1C, 4346-1B, and 4346-1C.
12

13 Now, therefore, BE IT RESOLVED AND ORDERED as follows by the Board of Supervisors of
14 the Riverside County Flood Control and Water Conservation District (the District) in regular session
15 assembled on September 18, 2007:

16 1. You are hereby notified that this Board (at its public meeting on October 16, 2007 at 1:30
17 p.m. in the meeting room of the Board of Supervisors located on the 1st floor of the County
18 Administrative Center, 4080 Lemon Street, Riverside, California) may decide to adopt a Resolution Of
19 Necessity that would authorize the District to acquire the Subject Property Interests by eminent domain
20 (and that would find and determine each of the following matters):
21

- 22 (a) That the public interest and necessity require the Proposed Project;
- 23 (b) That the Proposed Project is planned or located in the manner that will be most
24 compatible with the greatest public good and the least private injury;
- 25 (c) That the Subject Property Interests are necessary for the Proposed Project; and
- 26 (d) That the offer required by Section 7267.2 of the Government Code has been made to
27 the owner or owners of record of the Subject Properties.
28

4310-3AT2

EXHIBIT "A"
FLOOD CONTROL EASEMENT

That portion of Lot 48 of Tract No. 24648 as shown by map on file in Book 226 of Maps at pages 88 through 100 inclusive thereof, Records of Riverside County, California, said portion being all of Parcel 1 of Certificate of Compliance for Lot Line Adjustment 95-0019 as shown by documents recorded February 15, 1996 as Instrument No. 054778 and Instrument No. 054779, Official Records of Riverside County, California, located in Section 9, Township 5 South, Range 3 West, San Bernardino Meridian, within the City of Perris, California.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF

PREPARED UNDER MY SUPERVISION

Matthew E. Webb
Matthew E. Webb, L.S. 5529

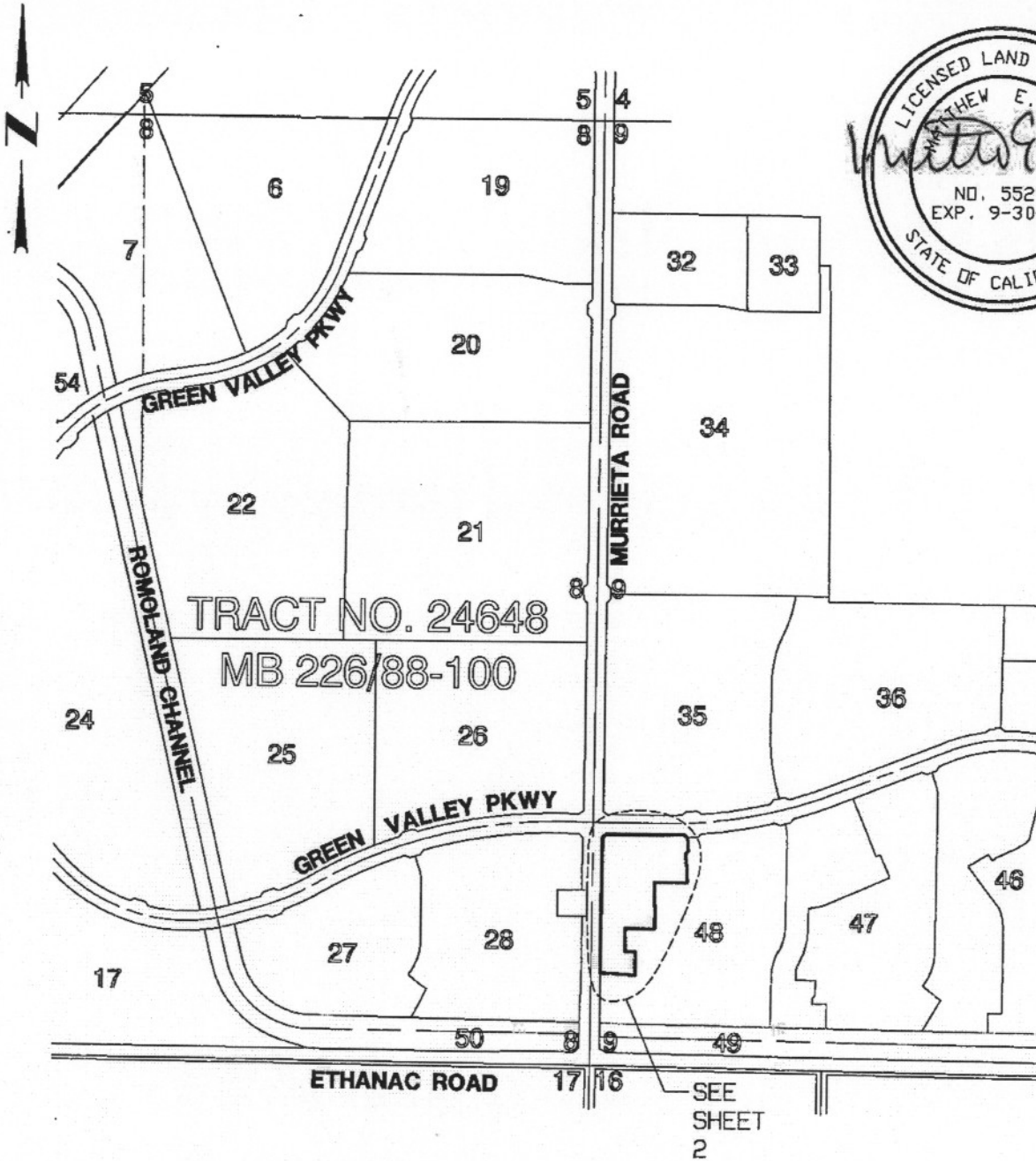
7/11/07
Date



Prepared By: MAW
Checked By: YAB

EXHIBIT "B"

4310-3AT2



SEC. 9, T. 5 S., R. 3 W., S. B. M.

ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

RIVERSIDE COUNTY FLOOD CONTROL
& WATER CONSERVATION DISTRICT

File G:\2003\03-0338\DWG&PRO\03338West_Inundation_easements.pro

DATE PREPARED: 7/06/07

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

SHEET 1 OF 2

W.O.
03-0338

NOT TO SCALE

DRWN BY *[Signature]* DATE 7/10/07
CHKD BY *[Signature]* DATE 7/10/07

SUBJECT: FLOOD CONTROL EASEMENT

EXHIBIT "B"

26

35

GREEN VALLEY PKWY

PARCEL 1 OF
CERT. OF COMPLIANCE
FOR L.L.A. 95-0019
RECORDED 2/15/1996 AS
INST. NO. 054778 & 054779, O.R.

48

PARCEL 2 OF
CERT. OF COMPLIANCE
FOR L.L.A. 95-0019
RECORDED 2/15/1996 AS
INST. NO. 054778 & 054779, O.R.

TRACT NO. 24648
MB 226/88-100

N.A.P.

28

MURRIETA ROAD

50

49

ROMOLAND CHANNEL

8

9

ETHANAC ROAD

17

16



SEC. 9, T. 5 S., R. 3 W., S. B. M.

ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

RIVERSIDE COUNTY FLOOD CONTROL
& WATER CONSERVATION DISTRICT

File G:\2003\03-0338\DWG&PRO\03338West_Inundation_easements.pro

DATE PREPARED: 7/06/07

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SHEET 2 OF 2

W.O.
03-0338

NOT TO SCALE

DRWN BY *[Signature]* DATE 7/10/07
CHKD BY *[Signature]* DATE 9/10/07

SUBJECT: FLOOD CONTROL EASEMENT

EXHIBIT "A"
CHANNEL RIGHT OF WAY

4310-4A

Those portions of Lots 1228 and 1229 of Romola Farms No. 12, as shown by map on file in Book 15 of Maps at pages 77 and 78 thereof, Records of Riverside County, California, located in the northeast quarter of Section 16, Township 5 South, Range 3 West, San Bernardino Meridian, said portion being described as follows:

COMMENCING at the northeast corner of said Lot 1228;

Thence South $00^{\circ} 06' 11''$ West along the easterly line of said Lot 1228, a distance of 62.00 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing South $00^{\circ} 06' 11''$ West along said easterly line and along the easterly line of said Lot 1229, a distance of 568.11 feet to the southeast corner of said Lot 1229;

Thence North $89^{\circ} 10' 10''$ West along the southerly line of said Lot 1229, a distance of 88.01 feet to a point on a line parallel with and distant westerly 88.00 feet, measured at a right angle, from said easterly line of Lot 1229;

Thence North $00^{\circ} 06' 11''$ East along said parallel line, a distance of 316.43 feet to the beginning of a tangent curve, concave to the west, having a radius of 412.00 feet;

Thence northwesterly along said curve, to the left, through a central angle of $37^{\circ} 51' 10''$, an arc distance of 272.19 feet to a point on a line parallel with and distant southerly 62.00 feet, measured at a right angle, from the northerly line of said Lot 1228, the radial line from said point bears South $52^{\circ} 15' 00''$ West;

Thence South $89^{\circ} 09' 24''$ East along said parallel line, a distance of 174.70 feet to the **TRUE POINT OF BEGINNING**.

Containing 1.31 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb
Matthew E. Webb, L.S. 5529

8/11/06
Date

Prepared by: ks
Checked by: ajg



EXHIBIT "B"

4310-4A



45

TRACT NO. 24648
M.B. 226/88-100

CHANNEL ROMOLAND

APN 327-220-021

C/L GREEN VALLEY PARKWAY

55' 55'

C/L ETHANAC ROAD

63'

C/L EVANS ROAD

30' 30'

1228

30' 589°09'24"E 174.70'

N52°15'00"E (R)
R=412.00'
Δ=37°51'10"
L=272.19'
T=141.27'

1.31 ACRES

P.O.C.
NE COR.
LOT 1228
500°06'11"W 62.00'
T.P.O.B.

1259

APN 331-060-001

1.31 ACRES
N00°06'11"E 316.43'
S00°06'11"W 568.11'

1258

1229
ROMOLA FARMS NO.12
M.B. 15/77-78

N89°10'10"W 88.01'

1257

1230



SEC 16, T5S, R3W, S8M

ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

RIVERSIDE COUNTY FLOOD CONTROL &
WATER CONSERVATION DISTRICT

DATE PREPARED: 8/9/2006

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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

W.O. 03-338

SCALE: 1" = 200'

DRWN BY SG DATE 08/10/06
CHKD BY GP DATE 8-10-06

SUBJECT: CHANNEL RIGHT OF WAY

EXHIBIT "A"
PUBLIC ROAD AND UTILITY EASEMENT

4310-4B

That portion of Lot 1228 of Romola Farms No. 12, as shown by map on file in Book 15 of Maps at pages 77 and 78 thereof, Records of Riverside County, California, located in the northeast quarter of Section 16, Township 5 South, Range 3 West, San Bernardino Meridian, said portion being described as follows:

BEGINNING at the northeast corner of said Lot 1228, said corner being on the southerly right-of-way line of Ethanac Road (30.00 feet in half width) of said map;

Thence South $00^{\circ} 06' 11''$ West along the easterly line of said Lot 1228, a distance of 62.00 feet to a point on a line parallel with and distant southerly 62.00 feet, measured at a right angle, from the northerly line of said Lot 1228;

Thence North $89^{\circ} 09' 24''$ West along said parallel line, a distance of 174.70 feet to the beginning of a non-tangent curve, concave to the southwest, having a radius of 412.00 feet, the radial line from said point bears South $52^{\circ} 15' 00''$ West;

Thence northwesterly along said curve, to the left, through a central angle of $12^{\circ} 08' 45''$, an arc distance of 87.34 feet to a point on said northerly line of Lot 1228, the radial line from said point bears South $40^{\circ} 06' 15''$ West;

Thence South $89^{\circ} 09' 24''$ East along said northerly line, a distance of 235.18 feet to the **POINT OF BEGINNING**.

Containing 0.29 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb

Matthew E. Webb, L.S. 5529

8/11/06

Date



Prepared by: ICG

Checked by: ajg

EXHIBIT "B"

4310-4B



ROMOLAND CHANNEL

45

C/L GREEN VALLEY PARKWAY

APN 327-220-021

55'

C/L ETHANAC ROAD

P.O.B.

NE COR.
LOT 1228

30'

S89°09'24"E 235.18'

0.29 ACRE

500°06'11"W
62.00'

N40°06'15"E (R)
R=412.00'
Δ= 12°08'45"
L=87.34'
T=43.83'

N89°09'24"W 174.70'

ROMOLA FARMS NO. 12
M.B. 15/77-78
1228

1259

APN 331-060-001



SEC 16, T5S, R3W, SBM

ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

RIVERSIDE COUNTY, CALIFORNIA

DATE PREPARED: 8/9/2006

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SHEET 1 OF 1

W.O. 03-338

SCALE: 1" = 100'

DRWN BY *KE* DATE *08/10/06*
CHKD BY *AW* DATE *8-10-06*

SUBJECT: PUBLIC ROAD & UTILITY EASEMENT

EXHIBIT "A"
CHANNEL RIGHT OF WAY

4310-5A

Those portions of Lots 1256 through 1259, inclusive, of Romola Farms No. 12, as shown by map on file in Book 15 of Maps at pages 77 and 78 thereof, Records of Riverside County, California, located in the northeast quarter of Section 16, Township 5 South, Range 3 West, San Bernardino Meridian, said portions being described as follows:

COMMENCING at the northwest corner of said Lot 1259, said corner being on the southerly right-of-way line of Ethanac Road (30.00 feet in half width) of said map;

Thence South $00^{\circ} 06' 11''$ West along the westerly line of said Lot 1259, a distance of 62.00 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing South $00^{\circ} 06' 11''$ West along said westerly line and along the westerly line of said Lots 1258, 1257 and 1256, a distance of 1228.23 feet to the southwest corner of said Lot 1256;

Thence South $89^{\circ} 10' 59''$ East along the southerly line of said Lot 1256, a distance of 88.03 feet to the being of a non-tangent curve, concave to the east, having a radius of 412.00 feet, the radial line from said point bears North $89^{\circ} 33' 06''$ East;

Thence northerly along said curve, to the right, through a central angle of $00^{\circ} 33' 05''$, an arc distance of 3.97 feet to a point on a line parallel with and distant easterly 88.00 feet, measured at a right angle, from said westerly line of Lot 1256;

Thence North $00^{\circ} 06' 11''$ East along said parallel line, a distance of 974.80 feet to the beginning of a tangent curve, concave to the west, having a radius of 588.00 feet;

Thence northwesterly along said curve, to the left, through a central angle of $25^{\circ} 10' 38''$, an arc distance of 258.38 feet to a point on a line parallel with and distant southerly 62.00 feet, measured at a right angle, from said southerly right-of-way line of Ethanac Road;

Thence North $89^{\circ} 09' 24''$ West along said parallel line, a distance of 32.14 feet to the **TRUE POINT OF BEGINNING**.

Containing 2.38 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb
Matthew E. Webb, L.S. 5529

8/11/06
Date



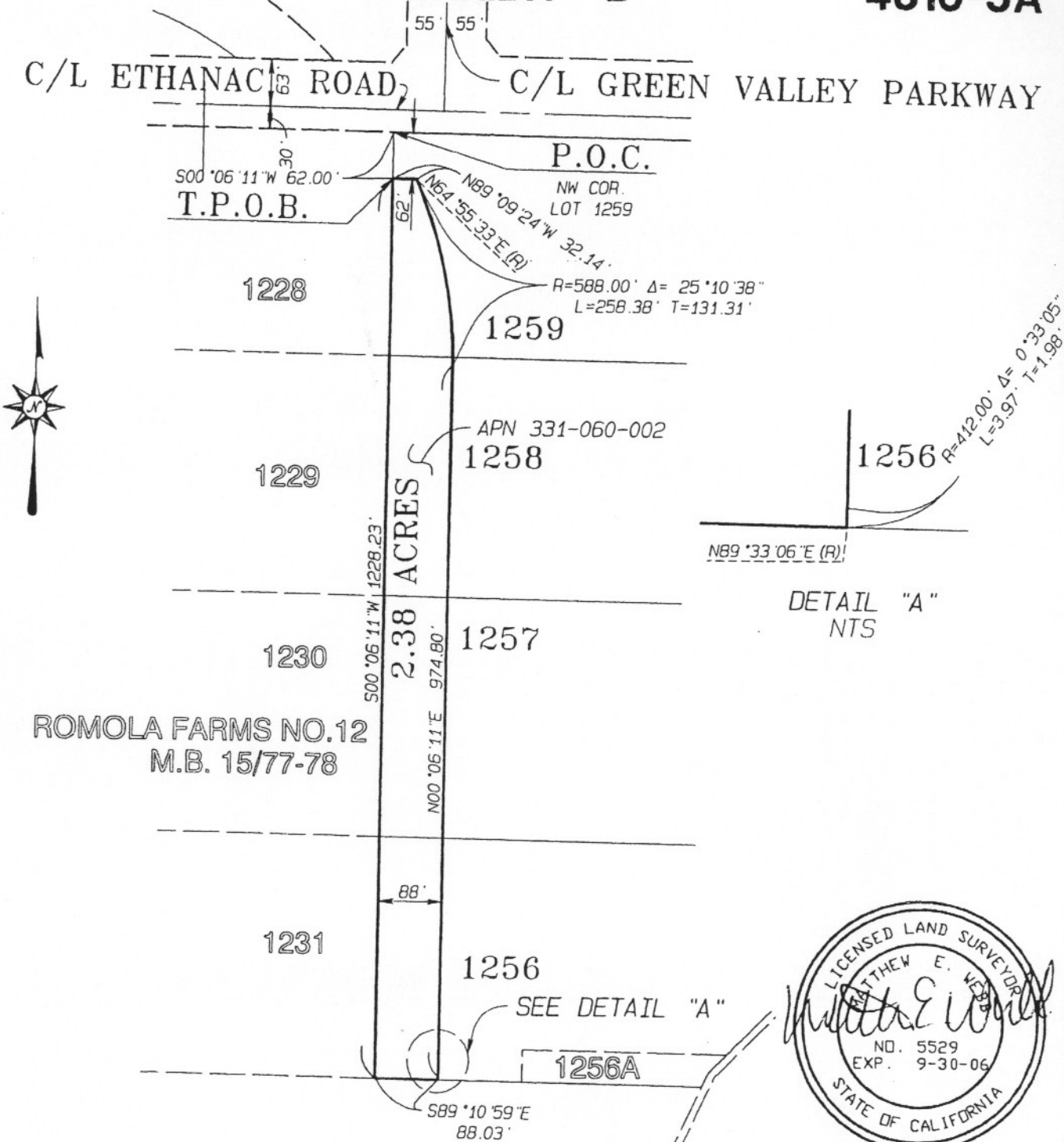
Prepared by: MEW
Checked by: MEW

EXHIBIT "B"

4310-5A

C/L ETHANAC ROAD

C/L GREEN VALLEY PARKWAY



ROMOLA FARMS NO.12
M.B. 15/77-78



SEC 16, T5S, R3W, SBM

ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

RIVERSIDE COUNTY FLOOD CONTROL &
WATER CONSERVATION DISTRICT

DATE PREPARED: 8/9/2006

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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

W.O. 03-338

SCALE: 1" = 200'

DRWN BY LCB DATE 08/10/06
CHKD BY AG DATE 8-10-06

SUBJECT: CHANNEL RIGHT OF WAY

EXHIBIT "A"
PUBLIC ROAD AND UTILITY EASEMENT

4310-5B

That portion of Lot 1259 of Romola Farms No. 12, as shown by map on file in Book 15 of Maps at page 77 thereof, Records of Riverside County, California, located in the northeast quarter of Section 16, Township 5 South, Range 3 West, San Bernardino Meridian, said portion being described as follows:

COMMENCING at the northwest corner of said Lot 1259, said corner being on the southerly right-of-way line of Ethanac Road (30.00 feet in half width) of said map;

Thence South $00^{\circ} 06' 11''$ West along the westerly line of said Lot 1259, a distance of 3.14 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing South $00^{\circ} 06' 11''$ West along said westerly line, a distance of 58.86 feet;

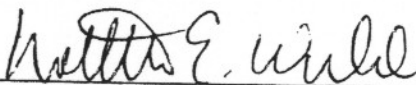
Thence South $89^{\circ} 09' 24''$ East, a distance of 32.14 feet to the beginning of a non-tangent curve, concave to the southwest, having a radius of 588.00 feet, the radial line from said point bears South $64^{\circ} 55' 33''$ West;

Thence northwesterly along said curve, to the left, through a central angle of $06^{\circ} 34' 27''$, an arc distance of 67.47 feet to the **TRUE POINT OF BEGINNING**.

Containing 989 square feet, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION


Matthew E. Webb, L.S. 5529

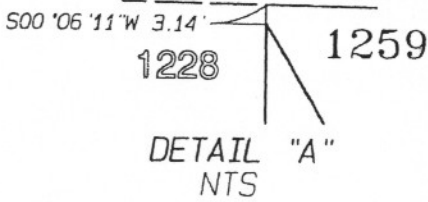
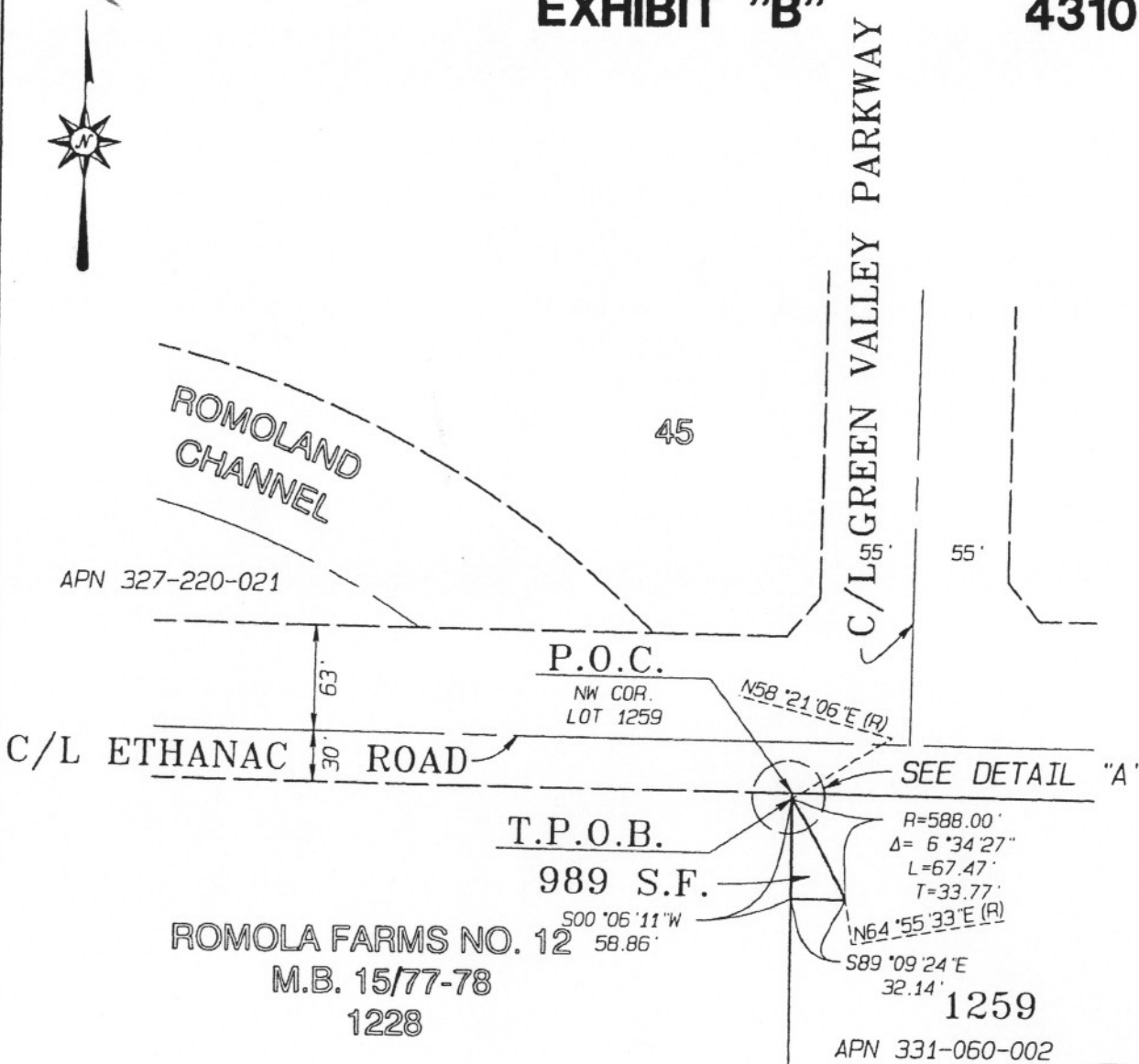
8/11/06
Date



Prepared by: icc
Checked by: ajg

EXHIBIT "B"

4310-5B



ALBERT A.
WEBB
 ASSOCIATES
 ENGINEERING CONSULTANTS

RIVERSIDE COUNTY, CALIFORNIA

DATE PREPARED: 8/9/2006

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SHEET 1 OF 1

W.O. 03-338

SCALE: 1" = 100'

DRWN BY LCG DATE 8/10/06
 CHKD BY AG DATE 8-10-06

SUBJECT: PUBLIC ROAD & UTILITY EASEMENT

EXHIBIT "A"
CHANNEL RIGHT OF WAY

4310-7A

That portion of Lot 1232 of Romola Farms No. 12, as shown by map on file in Book 15 of Maps at pages 77 and 78 thereof, Records of Riverside County, California, located in the northeast quarter of Section 16, Township 5 South, Range 3 West, San Bernardino Meridian, said portion being described as follows:

COMMENCING at the northwest corner of said Lot 1232;

Thence South 89° 10' 59" East along the northerly line of said Lot 1232, a distance of 541.93 feet to the **TRUE POINT OF BEGINNING**, said point being on a non-tangent curve, concave to the northeast, having a radius of 588.00 feet, the radial line from said point bears North 89° 55' 49" East;

Thence southeasterly along said curve, to the left, through a central angle of 34° 20' 09" an arc distance of 352.37 feet to a point on the southerly line of said Lot 1232, the radial line from said point bears North 55° 35' 40" East;

Thence South 89° 11' 23" East along said southerly line of Lot 1232, a distance of 246.35 feet to a point on a non-tangent curve, concave to the northeast, having a radius of 412.00 feet, the radial line from said point bears North 35° 25' 28" East;

Thence northwesterly and northerly along said curve, to the right, through a central angle of 54° 07' 38", an arc distance of 389.22 feet to a point on said northerly line of Lot 1232, the radial line from said point bears North 89° 33' 06" East;

Thence North 89° 10' 59" West along said northerly line, a distance of 176.03 feet to the **TRUE POINT OF BEGINNING**.

Containing 1.48 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb
Matthew E. Webb, L.S. 5529

8/11/06
Date

Prepared by: LCG
Checked by: ajg

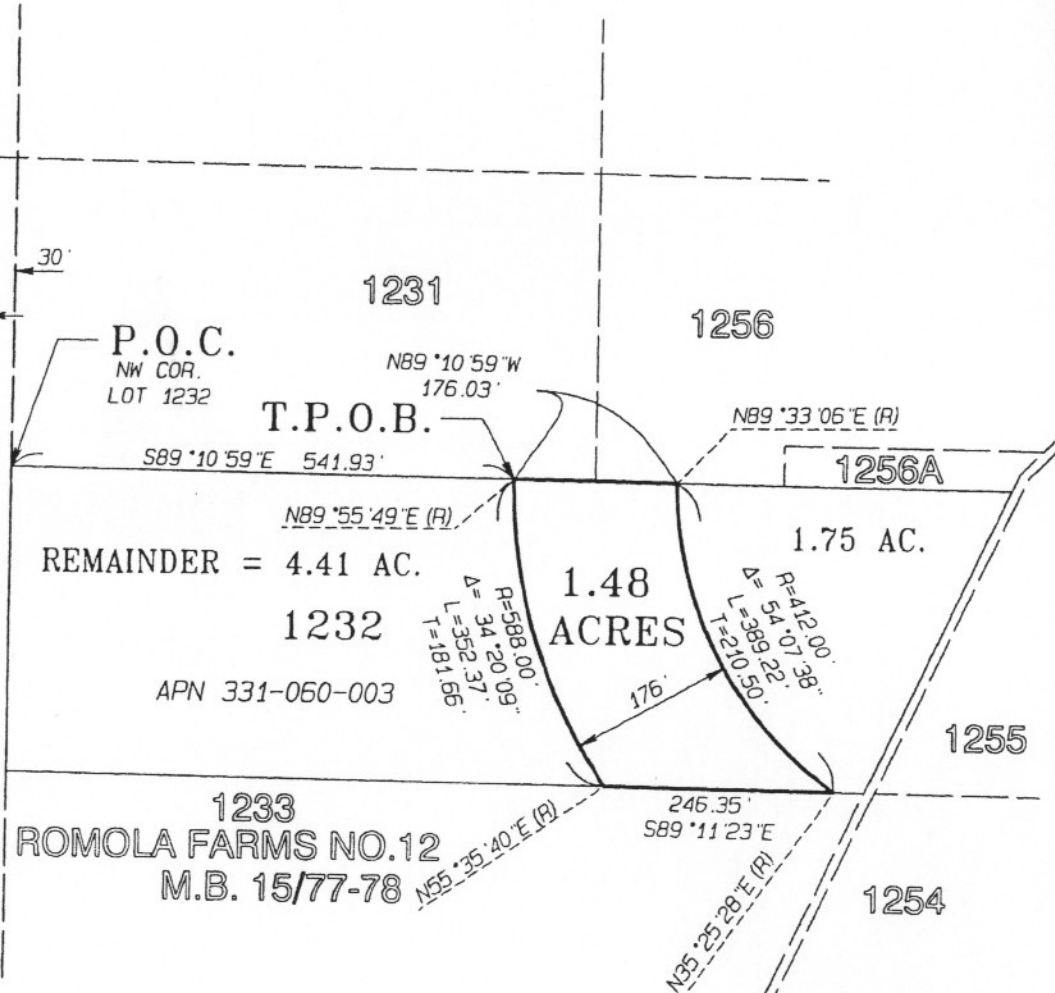


EXHIBIT "B"

4310-7A



C/L EVANS ROAD



SEC 16, T5S, R3W, SBM

ALBERT A.
WEBB
 ASSOCIATES
 ENGINEERING CONSULTANTS

RIVERSIDE COUNTY FLOOD CONTROL &
 WATER CONSERVATION DISTRICT

DATE PREPARED: 8/9/2006 G:\2003\03-0338\DWG&PRO\03338LINE-A_HAROLD.pro

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SHEET 1 OF 1

W.O. 03-338

SCALE: 1" = 200'

DRWN BY Ice DATE 6/10/06
 CHKD BY Dig DATE 8-10-06

SUBJECT: CHANNEL RIGHT OF WAY

**EXHIBIT "A"
REMAINDER**

4310-7B

That portion of Lot 1232 of Romola Farms No. 12, as shown by map on file in Book 15 of Maps at pages 77 and 78 thereof, Records of Riverside County, California, located in the northeast quarter of Section 16, Township 5 South, Range 3 West, San Bernardino Meridian, said portion being described as follows:

COMMENCING at the northwest corner of said Lot 1232;

Thence South $89^{\circ} 10' 59''$ East along the northerly line of said Lot 1232, a distance of 717.96 feet to the **TRUE POINT OF BEGINNING**, said point being on a non-tangent curve, concave to the northeast, having a radius of 412.00 feet, the radial line from said point bears North $89^{\circ} 33' 06''$ East;

Thence southeasterly along said curve, to the left, through a central angle of $54^{\circ} 07' 38''$, an arc distance of 389.22 feet to a point on the southerly line of said Lot 1232, the radial line from said point bears North $35^{\circ} 25' 28''$ East;

Thence South $89^{\circ} 11' 23''$ East along said southerly line of Lot 1232, a distance of 32.56 feet to the southeasterly corner thereof;

Thence North $25^{\circ} 17' 28''$ East along the easterly line of said Lot 1232, a distance of 362.58 feet to the northeasterly corner thereof;

Thence North $89^{\circ} 10' 59''$ West along said northerly line of Lot 1232, a distance of 360.67 feet to the **TRUE POINT OF BEGINNING**.

Containing 1.75 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb
Matthew E. Webb, L.S. 5529

8/11/06
Date



Prepared by: KEG
Checked by: ajj

EXHIBIT "B"

4310-7B



C/L EVANS ROAD

30' 30'

1231

1256

P.O.C.
NW COR.
LOT 1232

S89°10'59"E 717.96'

N89°33'06"E (R)

1256A

T.P.O.B.

N89°10'59"W 360.67'

1.75
ACRES

1232

APN 331-060-003

$\Delta = 54^{\circ}07'38"$
 $R = 412.00'$
 $L = 389.22'$
 $T = 210.50'$

1255

N89°11'23"W 891.69'

S89°11'23"E 32.56'

1233
ROMOLA FARMS NO.12
M.B. 15/77-78

N35°25'28"E (R)

1254



SEC 16, T5S, R3W, SBM

ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

RIVERSIDE COUNTY FLOOD CONTROL &
WATER CONSERVATION DISTRICT

DATE PREPARED: 8/9/2006

G:\2003\03-0338\DWG&PRO\03338LINE-A_HAROLD.pro

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

W.O. 03-338

SCALE: 1" = 200'

DRWN BY KS DATE 08/10/06
CHKD BY ag DATE 8-10-06

SUBJECT: REMAINDER

EXHIBIT "A"
CHANNEL RIGHT OF WAY

4310-9

That portion of Lot P of Romola Farms No. 12, as shown by map on file in Book 15 of Maps at pages 77 and 78 thereof, Records of Riverside County, California, located in the northeast quarter of Section 16, Township 5 South, Range 3 West, San Bernardino Meridian, said portion being described as follows:

COMMENCING at the northwest corner of Lot 1232 of said Romola Farms No. 12;

Thence South 89° 10' 59" East along the northerly line of said Lot 1232, a distance of 541.93 feet to a point on a non-tangent curve, concave to the northeast, having a radius of 588.00 feet, the radial line from said point bears North 89° 55' 49" East;

Thence southeasterly along said curve, to the left, through a central angle of 60° 27' 34", an arc distance of 620.47 feet to the **TRUE POINT OF BEGINNING**, the radial line from said point bears North 29° 28' 15" East, said point being on the northwesterly line of said Lot P;

Thence southeasterly along said curve, to the left, through a central angle of 00° 58' 35", an arc distance of 10.02 feet to a point on the southeasterly line of said Lot P, the radial line from said point bears North 28° 29' 40" East;

Thence North 25° 17' 28" East along said southeasterly line, a distance of 176.39 feet to the beginning of a non-tangent curve, concave to the northeast having a radius of 412.00 feet, the radial line from said point bears North 29° 51' 55" East;

Thence northwesterly along said curve, to the right, through a central angle of 01° 23' 48", an arc distance of 10.04 feet to a point on said northwesterly line;

Thence South 25° 17' 28" West along said northwesterly line, a distance of 176.67 feet to the **TRUE POINT OF BEGINNING**.

Containing 1,765 square feet, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb

Matthew E. Webb, L.S. 5529

8/11/06

Date

Prepared by: KEG

Checked by: BJG

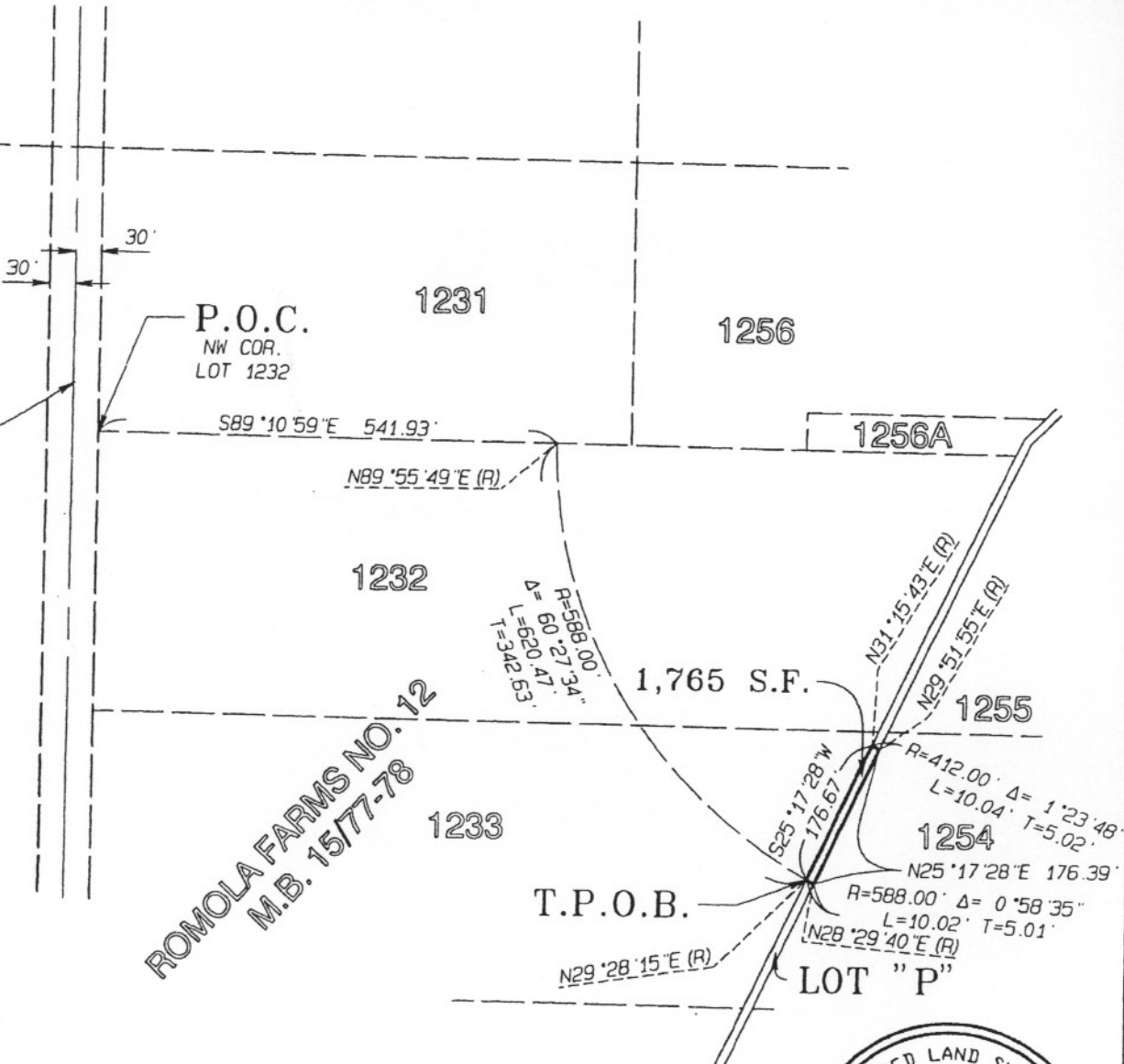


EXHIBIT "B"

4310-9



C/L EVANS ROAD



SEC 16, T5S, R3W, SBM



ALBERT A. WEBB ASSOCIATES ENGINEERING CONSULTANTS

RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

DATE PREPARED: 8/9/2006 G:\2003\03-0338\DWG&PRO\0333BLINE-A_HAROLD.pro

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

w.o. 03-338

SCALE: 1" = 200'

DRWN BY EA DATE 08/10/06
CHKD BY Q19 DATE 8-10-06

SUBJECT: CHANNEL RIGHT OF WAY

EXHIBIT "A"
CHANNEL RIGHT OF WAY

4310-11A

That portion of Lot 1281 of Romola Farms No. 12, as shown by map on file in Book 15 of Maps at pages 77 and 78 thereof, Records of Riverside County, California, located in the northeast quarter of Section 16, Township 5 South, Range 3 West, San Bernardino Meridian, said portion being described as follows:

COMMENCING at the southwest corner of said Lot 1281, said corner being on the easterly right-of-way line of Barnett Road (60.00 feet in width) of said map;

Thence South 89° 08' 36" East along the southerly line of said Lot 1281, a distance of 20.00 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing South 89° 08' 36" East along said southerly line, a distance of 482.59 feet;

Thence North 70° 39' 14" West, a distance of 511.07 feet to a point on a line parallel with and distant easterly 20.00 feet, measured at a right angle, from the westerly line of said Lot 1281;

Thence South 00° 06' 44" West along said parallel line, a distance of 162.09 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.90 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb

Matthew E. Webb, L.S. 5529

8/11/06
Date

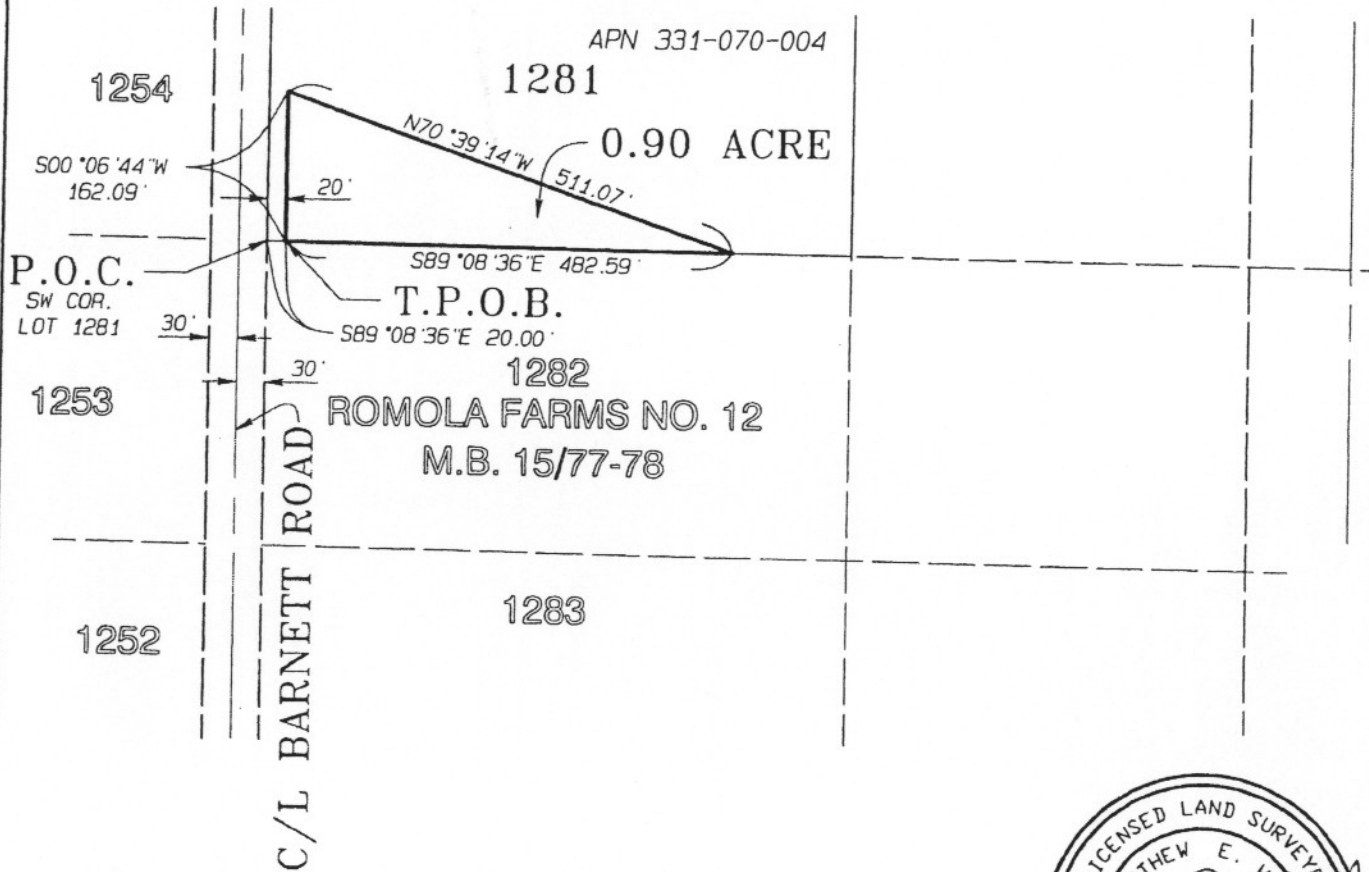


Prepared by: KCB

Checked by: ajg

EXHIBIT "B"

4310-11A



SEC 16, T5S, R3W, SBM

ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

RIVERSIDE COUNTY FLOOD CONTROL &
WATER CONSERVATION DISTRICT

DATE PREPARED: 8/9/2006 G:\2003\03-0338\DWG&PRO\03338LINE-A_HAROLD.pro

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

W.O. 03-338

SCALE: 1" = 200'

DRWN BY JCS DATE 08/10/06
CHKD BY AG DATE 8-12-06

SUBJECT: CHANNEL RIGHT OF WAY

EXHIBIT "A"
PUBLIC ROAD AND UTILITY EASEMENT

4310-11B

That portion of Lot 1281 of Romola Farms No. 12, as shown by map on file in Book 15 of Maps at pages 77 and 78 thereof, Records of Riverside County, California, located in the northeast quarter of Section 16, Township 5 South, Range 3 West, San Bernardino Meridian, said portion being described as follows:

BEGINNING at the southwest corner of said Lot 1281, said corner being on the easterly right-of-way line of Barnett Road (60.00 feet in width) of said map;

Thence North 00° 06' 44" East along the westerly line of said Lot 1281 and along said right-of-way line, a distance of 168.81 feet;

Thence South 70° 39' 14" East, a distance of 21.18 feet to a point on a line parallel with and distant easterly 20.00 feet, measured at a right angle, from said westerly line of said Lot 1281;

Thence South 00° 06' 44" West along said parallel line, a distance of 162.09 feet to a point on the southerly line of said Lot 1281;

Thence North 89° 08' 36" West along said southerly line, a distance of 20.00 feet to the **POINT OF BEGINNING**.

Containing 3,309 square feet, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb
Matthew E. Webb, L.S. 5529

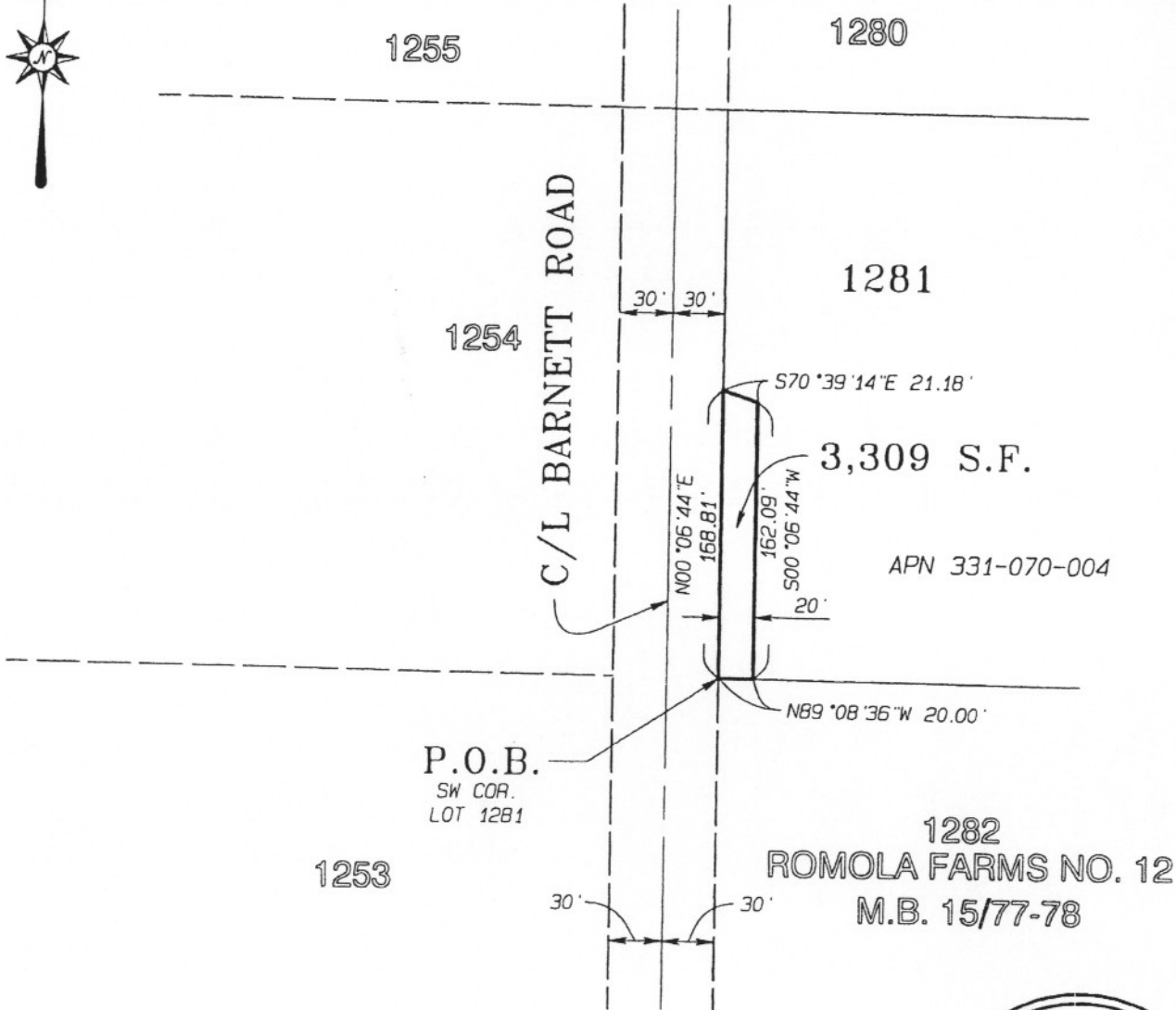
8/11/06
Date



Prepared by: KEB
Checked by: AJA

EXHIBIT "B"

4310-11B



SEC 16, T5S, R3W, SBM

ALBERT A.
WEBB
 ASSOCIATES
 ENGINEERING CONSULTANTS

RIVERSIDE COUNTY, CALIFORNIA

DATE PREPARED: 8/9/2006 G:\2003\03-0338\DWG&PRO\0333BLINE-A_HAROLD.pro

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

W.O. 03-338

SCALE: 1" = 100'

DRWN BY LCB DATE 08/16/06
 CHKD BY QJG DATE 8-10-06

SUBJECT: PUBLIC ROAD & UTILITY EASEMENT

EXHIBIT "A"
CHANNEL RIGHT OF WAY

4310-12A

Those portions of Lots 1282 and 1301 of Romola Farms No. 12, as shown by map on file in Book 15 of Maps at pages 77 and 78 thereof, Records of Riverside County, California, located in the northeast quarter of Section 16, Township 5 South, Range 3 West, San Bernardino Meridian, said portion being described as follows:

COMMENCING at the northwest corner of said Lot 1282;

Thence South 89° 08' 36" East along the northerly line of said Lot 1282, a distance of 20.00 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing South 89° 08' 36" East along said northerly line, a distance of 482.59 feet;

Thence South 70° 39' 14" East, a distance of 448.70 feet;

Thence North 74° 32' 22" East, a distance of 84.47 feet;

Thence South 89° 08' 29" East, a distance of 50.00 feet to a point on the westerly right-of-way line of Interstate 15;

Thence South 00° 04' 55" East along said westerly right-of-way line, a distance of 211.46 feet to a point on the southerly line of said Lot 1301;

Thence North 89° 08' 29" West along said southerly line, a distance of 260.00 feet;

Thence North 00° 51' 31" East, a distance of 44.06 feet;

Thence North 70° 39' 14" West, a distance of 824.93 feet to a point on a line parallel with and distant easterly 20.00 feet, measured at a right angle, from the westerly line of said Lot 1282;

Thence North 00° 06' 44" East along said parallel line, a distance of 24.31 feet to the **TRUE POINT OF BEGINNING**.

Containing 3.66 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb

Matthew E. Webb, L.S. 5529

8/11/06

Date



Prepared by: 106

Checked by: ajg

EXHIBIT "B"

4310-12A



C/L BARNETT ROAD

1254

1253

1252

P.O.C. 1281
NW COR.
LOT 1282

S89°08'36"E 20.00'

T.P.O.B.

S89°08'36"E 482.59'

N00°05'44"E 24.31'

APN 331-070-010

3.66 ACRES

1282

ROMOLA FARMS NO. 12
M.B. 15/77-78

1283

1302

1301

N74°32'22"E 84.47'
S70°39'14"E 448.70'

S89°08'29"E 50.00'

N00°51'31"E 44.06'

S00°04'55"E 211.46'

250.00'
N89°08'29"W

1300

15

INTERSTATE



SEC 16, T5S, R3W, SBM

ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

RIVERSIDE COUNTY FLOOD CONTROL &
WATER CONSERVATION DISTRICT

DATE PREPARED: 8/9/2006

G:\2003\03-0338\DWG&PRO\03338L INE-A_HAROLD.pro

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

W.O. 03-338

SCALE: 1" = 200'

DRWN BY ICB DATE 08/10/06
CHKD BY AJA DATE 8-10-06

SUBJECT: CHANNEL RIGHT OF WAY

EXHIBIT "A"
PUBLIC ROAD AND UTILITY EASEMENT

4310-12B

That portion of Lot 1282 of Romola Farms No. 12, as shown by map on file in Book 15 of Maps at page 77 and 78 thereof, Records of Riverside County, California, located in the northeast quarter of Section 16, Township 5 South, Range 3 West, San Bernardino Meridian, said portion being described as follows:

BEGINNING at the northwest corner of said Lot 1282, said corner being on the easterly right-of-way line of Barnett Road (60.00 feet in width) of said map;

Thence South $00^{\circ} 06' 44''$ West along the westerly line of said Lot 1282 and along said right-of-way line, a distance of 17.60 feet;

Thence South $70^{\circ} 39' 14''$ East, a distance of 21.18 feet to a point on a line parallel with and distant easterly 20.00 feet, measured at a right angle, from the westerly line of said Lot 1282;

Thence North $00^{\circ} 06' 44''$ East along said parallel line, a distance of 24.31 feet to a point on the northerly line of said Lot 1282;

Thence North $89^{\circ} 08' 36''$ West along said northerly line, a distance of 20.00 feet to the **POINT OF BEGINNING**.

Containing 419 square feet, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb

Matthew E. Webb, L.S. 5529

8/11/06
Date



Prepared by: KE

Checked by: ajg

EXHIBIT "B"

4310-12B



1255

1280

1254

1281

C/L BARNETT ROAD

P.O.B.
NW COR.
LOT 1282

N89°08'36"W 20.00'

419 S.F.

N00°06'44"E 24.31'

S70°39'14"E 21.18'

1282

ROMOLA FARMS NO. 12
M.B. 15/77-78

APN 331-070-010

1253

500'06'44"W 17.60'

30' 30'



SEC 16, T5S, R3W, SBM

ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

RIVERSIDE COUNTY, CALIFORNIA

DATE PREPARED: 8/9/2006

G:\2003\03-0338\DWG&PRO\03338LINE-A_HAROLD.pro

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

w.o. 03-338

SCALE: 1" = 100'

DRWN BY: SG DATE: 08/10/06
CHKD BY: AG DATE: 8-10-06

SUBJECT: PUBLIC ROAD & UTILITY EASEMENT

**EXHIBIT "A"
REMAINDER**

4310-12C

Those portions of Lots 1282 and 1301 of Romola Farms No. 12, as shown by map on file in Book 15 of Maps at pages 77 and 78 thereof, Records of Riverside County, California, located in the northeast quarter of Section 16, Township 5 South, Range 3 West, San Bernardino Meridian, said portion being described as follows:

COMMENCING at the northwest corner of said Lot 1282;

Thence South $89^{\circ} 08' 36''$ East along the northerly line of said Lot 1282, a distance of 502.59 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing South $89^{\circ} 08' 36''$ East along said northerly line and along the northerly line of said Lot 1301, a distance of 554.67 feet to a point on the westerly right-of-way line of Interstate 15;

Thence South $00^{\circ} 04' 55''$ East along said westerly right-of-way line, a distance of 118.58 feet;

Thence North $89^{\circ} 08' 29''$ West, a distance of 50.00 feet;

Thence South $74^{\circ} 32' 22''$ West, a distance of 84.47 feet;

Thence North $70^{\circ} 39' 14''$ West, a distance of 448.70 feet to the **TRUE POINT OF BEGINNING**.

Containing 1.07 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb
Matthew E. Webb, L.S. 5529

8/11/06
Date



Prepared by: KG
Checked by: AJA

EXHIBIT "B"

4310-12C



C/L BARNETT ROAD

1254

1281

1302

P.O.C.
NW COR.
LOT 1282

T.P.O.B.

S89°08'36"E 502.59'

S89°08'36"E 554.67'

APN 331-070-010

1301

S00°04'55"E
118.58'

N70°39'14"W
448.70'

1253

1.07 ACRES

1282
ROMOLA FARMS NO. 12
M.B. 15/77-78

S74°32'22"W 84.47'

N89°08'29"W 50.00'

15

INTERSTATE

1252

1283

1300



SEC 16, T5S, R3W, S8M

ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

RIVERSIDE COUNTY FLOOD CONTROL &
WATER CONSERVATION DISTRICT

DATE PREPARED: 8/9/2006

G:\2003\03-0338\DWG&PRO\03338LINE-A_HAROLD.pro

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

W.D. 03-338

SCALE: 1" = 200'

DRWN BY kg DATE 08/15/06
CHKD BY ajg DATE 8-10-06

SUBJECT: REMAINDER

EXHIBIT "A"
PUBLIC ROAD AND UTILITY EASEMENT

4545-1B

That portion of Lot 1622 of Romola Farms No. 15, as shown by map on file in Book 15 of Maps at pages 98 through 100 inclusive thereof, Records of Riverside County, California, lying within the north half of Section 18, Township 5 South, Range 2 West, San Bernardino Meridian, said portions being described as follows:

COMMENCING at the southwest corner of said Lot 1622, said corner being on the easterly right-of-way line of Briggs Road (60.00 feet in width) of said map;

Thence North 00° 35' 40" East along the westerly line of said Lot 1622 and along said easterly right-of-way line, a distance of 244.86 feet to a point thereon;

Thence South 89° 24' 20" East, a distance of 10.00 feet to the **TRUE POINT OF BEGINNING**, said point being on the easterly line of that certain parcel of land granted to Riverside County by deed recorded March 1, 1995 as Instrument No. 63572, Official Records of Riverside County, California;

Thence North 00° 35' 40" East along the easterly line of said parcel of land so conveyed, a distance of 27.08 feet;

Thence North 45° 33' 47" East, along the boundary line of said parcel of land so conveyed, a distance of 26.88 feet, said point being on a line parallel with and distant easterly 29.00 feet from said easterly right-of-way line;


Thence South 00° 35' 40" West along said parallel line, a distance of 46.00 feet;

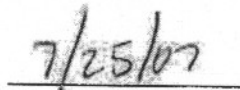
Thence North 89° 42' 29" West, a distance of 29.00 feet to the **TRUE POINT OF BEGINNING**.

Containing 694 square feet, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION


Matthew E. Webb, L.S. 5529


Date





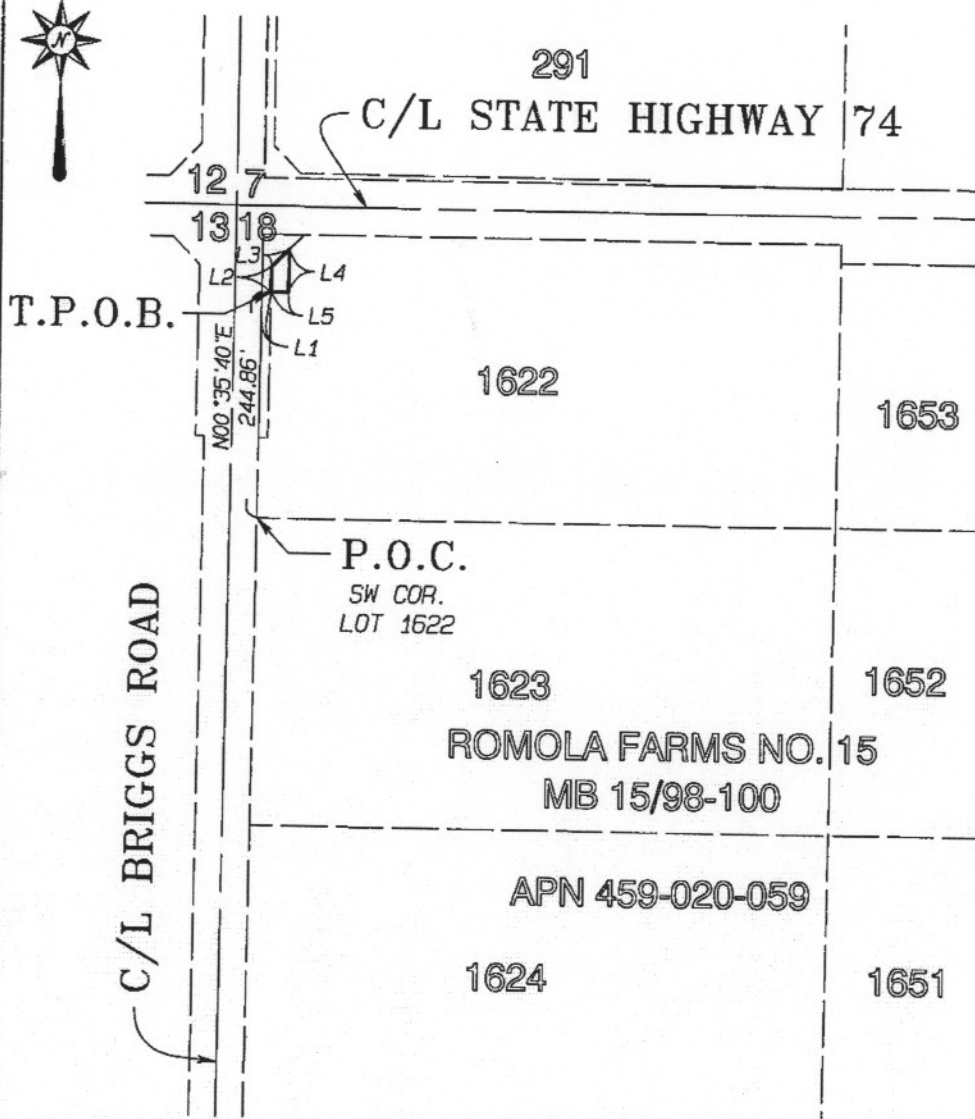
Prepared by: 
Checked by: 

EXHIBIT "B"

4545-1B



LINE	BEARING	DISTANCE
L1	S89°24'20"E	10.00'
L2	N00°35'40"E	27.08'
L3	N45°33'47"E	26.88'
L4	S00°35'40"W	46.00'
L5	N89°42'29"W	19.00'



SEC 18, T5S, R2W, S8M

ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

RIVERSIDE COUNTY, CALIFORNIA

DATE PREPARED: 8/01/2007 G:\2003\03-0338\DWG&PRO\03338LINE-A_HAROLD.pro

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

SHEET 1 OF 1 W.O. 03-338

SCALE: 1" = 200' DRWN BY _____ DATE _____ SUBJECT: PUBLIC ROAD & UTILITY EASEMENT
CHKD BY _____ DATE _____

EXHIBIT "A"
STORM DRAIN EASEMENT

That portion of Lot 1625 of Romola Farms No. 15, as shown by map on file in Book 15 of Maps at pages 98 through 100 inclusive thereof, Records of Riverside County, California, lying within the north half of Section 18, Township 5 South, Range 2 West, San Bernardino Meridian.

COMMENCING at the southwest corner of said Lot 1625;

Thence South $89^{\circ}46'13''$ East along the southerly line of said Lot 1625, a distance of 29.00 feet to the **TRUE POINT OF BEGINNING**, said point being on a line parallel with and distant easterly 59.00 feet, measured at a right angle, from the centerline of Briggs Road;

Thence continuing South $89^{\circ}46'13''$ East along said southerly line, a distance of 11.00 feet;

Thence North $24^{\circ}05'32''$ West, a distance of 26.34 feet to a point on said parallel line;

Thence South $00^{\circ}35'40''$ West along said parallel line, a distance of 24.00 feet to the **TRUE POINT OF BEGINNING**.

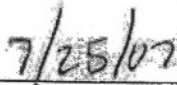
Containing 132 square feet, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION



Matthew E. Webb, L.S. 5529



Date





Prepared by: 
Checked by: 

EXHIBIT "B"

4345-1C

1624

1625

APN 459-020-059

SEE DETAIL "A"

P.O.C.

SW COR.
LOT 1625

1626 ROMOLA FARMS NO. 15

MB 15/98-100

1649

1627

1648

1628

1647

1629

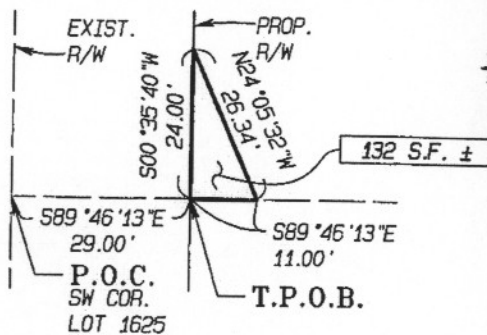
1646

C/L BRIGGS ROAD
(FORMERLY KNOWN
AS ALICANTE)

C/L EMPEROR
ROAD

C/L McLAUGHLIN ROAD

SEC 18, T5S, R2W, SBM



DETAIL "A"

NTS



ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

RIVERSIDE COUNTY FLOOD CONTROL &
WATER CONSERVATION DISTRICT

DATE PREPARED: 7/23/2007 G:\2003\03-0338\DWG&PRO\03338LINE-A_HAROLD.pro

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED
IN THE ATTACHED DOCUMENT.

SHEET 1 OF 1

W.O.
03-338

SCALE: 1" = 200'

DRWN BY
CHKD BY

DATE 7/25/07
DATE 7/29/07

SUBJECT: DRAINAGE EASEMENT

EXHIBIT "A"
BASIN

4346-1A

Those portions of Lots 1626 through 1629 and Lots 1646 through 1649 of Romola Farms No. 15, as shown by map on file in Book 15 of Maps at pages 98 through 100, inclusive thereof, Records of Riverside County, California, being a portion of the north half of Section 18, Township 5 South, Range 2 West, San Bernardino Meridian, said portions being described as follows:

COMMENCING at the northeast corner of said Lot 1649, said corner being on the westerly right-of-way line of Emperor Road (60.00 feet in width) of said map;

Thence North $89^{\circ} 46' 13''$ West along the northerly line of said Lot 1649, a distance of 7.00 feet to the **TRUE POINT OF BEGINNING**, said point also being on a line parallel with and distant westerly 7.00 feet, measured at a right angle, from said westerly right-of-way-line of Emperor Road;

Thence South $00^{\circ} 36' 10''$ West along said parallel line, a distance of 1246.44 feet;

Thence South $45^{\circ} 23' 00''$ West, a distance of 32.89 feet to a point on a line parallel with and distant northerly 20.00 feet, measured at a right angle, from the northerly right-of-way line of McLaughlin Road of said map;

Thence North $89^{\circ} 49' 40''$ West along said parallel line, a distance of 1177.49 feet;

Thence North $44^{\circ} 37' 00''$ West, a distance of 32.65 feet to a point on a line parallel with and distant easterly 29.00 feet, measured at a right angle, from the easterly right-of-way-line of Briggs Road (formerly known as Alicantes)(60.00 feet in width) of said map;

Thence North $00^{\circ} 35' 40''$ East along said parallel line, a distance of 1247.67 feet to a point on the northerly line of said Lot 1626;

Thence South $89^{\circ} 46' 13''$ East along said northerly line and along the northerly line of said Lot 1649, a distance of 1224.00 feet to the **TRUE POINT OF BEGINNING**.

Containing 35.68 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb
Matthew E. Webb, L.S. 5529

9/15/06
Date

Prepared by: HC
Checked by: ajg



EXHIBIT "B"

4346-1A

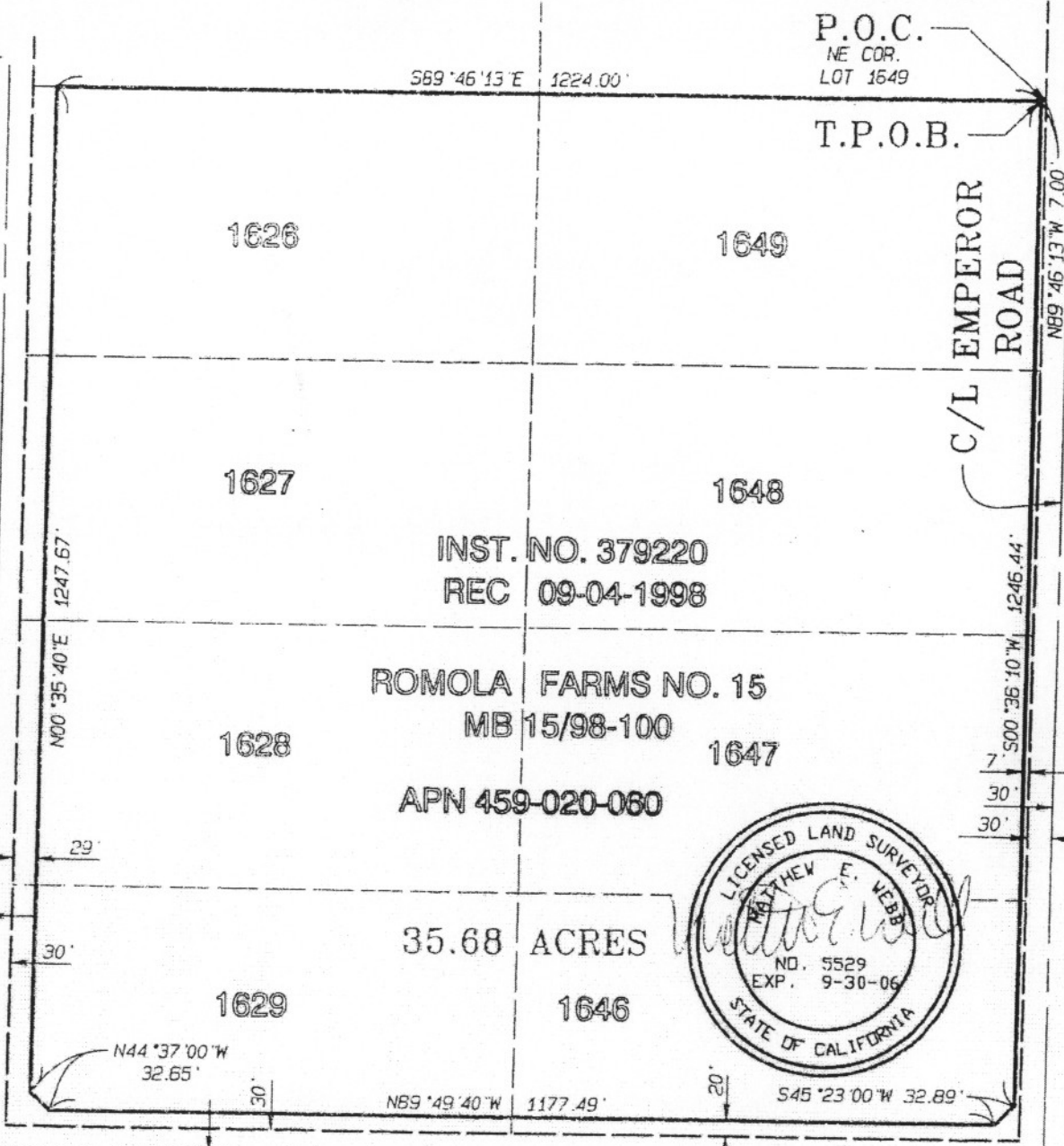


P.O.C.
NE COR.
LOT 1649

T.P.O.B.

(FORMERLY KNOWN AS ALCANTANES)
C/L BRIGGS ROAD

C/L EMPEROR ROAD



INST. NO. 379220
REC 09-04-1998

ROMOLA FARMS NO. 15
MB 15/98-100
APN 459-020-060

35.68 ACRES



C/L McLAUGHLIN ROAD

SEC 18, T5S, R2W, SBM

ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

RIVERSIDE COUNTY FLOOD CONTROL &
WATER CONSERVATION DISTRICT

DATE PREPARED: 7/22/2006 G:\2003\03-0338\DWG6PRO\03338LINE-A_HAROLD.pro

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

W.D. 03-338

SCALE: 1" = 200'

DRWN BY *HE*
CHKD BY *ajg*

DATE 08/08/06
DATE 8-11-06

SUBJECT: BASIN

EXHIBIT "A"
PUBLIC ROAD AND UTILITY EASEMENT

43-46-1B

Those portions of Lots 1626 through 1629 of Romola Farms No. 15, as shown by map on file in Book 15 of Maps at pages 98 through 100, inclusive thereof, Records of Riverside County, California, being a portion of the north half of Section 18, Township 5 South, Range 2 West, San Bernardino Meridian, said portions being described as follows

BEGINNING at the northwest corner of said Lot 1626, said corner being on the easterly right-of-way line of Briggs Road (formerly known as Alicante) (60.00 feet in width) of said map;

Thence South $00^{\circ} 35' 40''$ West along the westerly lines of said Lots 1626 through 1629 and along said easterly right-of-way line, a distance of 1290.87 feet to the southwest corner of said Lot 1629, said corner being an intersection with the northerly right-of-way line of McLaughlin Road (60.00 feet in width) of said map;

Thence South $89^{\circ} 49' 40''$ East along the southerly line of said Lot 1629 and along said northerly right-of-way line of McLaughlin Road, a distance of 29.00 feet to a point on a line parallel with and distant easterly 59.00 feet, measured at a right angle, from the centerline of said Briggs Road;

Thence North $00^{\circ} 35' 40''$ East along said parallel line, a distance of 1290.84 feet to a point on the northerly line of said Lot 1626;

Thence North $89^{\circ} 46' 13''$ West along said northerly line, a distance of 29.00 feet to the **POINT OF BEGINNING**

Containing 0.86 acres, more or less

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF

PREPARED UNDER MY SUPERVISION

Matthew E. Webb
Matthew E. Webb, L.S. 5529

8/15/06
Date

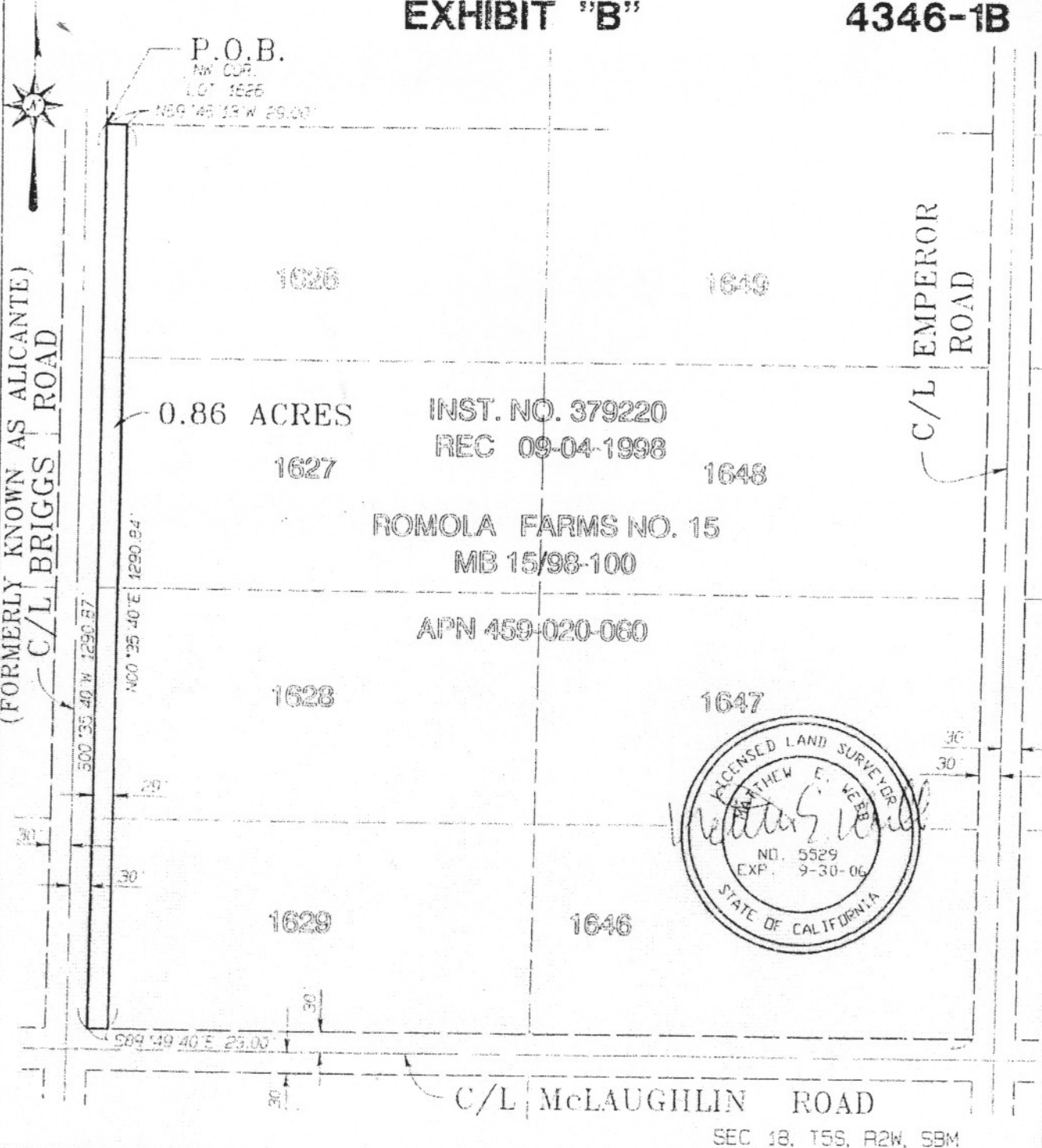
Prepared by: LCB

Checked by: ajg



EXHIBIT "B"

4346-1B



ALBERT A
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

RIVERSIDE COUNTY, CALIFORNIA

DATE PREPARED: 8/10/2006 S:\2003\03-0358\DWG5PRO\0333\LINE-A_HAPOLD.DWG

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT.

SHEET 1 OF 1 W.O. 03-255

SCALE: 1" = 200'

DRWN BY *Ma* DATE 8/10/06
CHKD BY *Gjg* DATE 8-11-06

SUBJECT: PUBLIC ROAD & UTILITY EASEMENT

EXHIBIT "A"
PUBLIC ROAD AND UTILITY EASEMENT

4346-1C

Those portions of Lots 1629, 1646 through 1649 of Romola Farms No. 15, as shown by map on file in Book 15 of Maps at pages 98 through 100, inclusive thereof, Records of Riverside County, California, being a portion of the north half of Section 18, Township 5 South, Range 2 West, San Bernardino Meridian, said portions being described as follows:

COMMENCING at the northwest corner of Lot 1626 of said Romola Farms No. 15, said corner being on the easterly right-of-way line of Briggs Road (formerly known as Alicante) (60.00 feet in width) of said map;

Thence South $00^{\circ} 35' 40''$ West along the westerly line of said Lot 1626 and along the westerly line of Lots 1627 through 1629 and along said easterly right-of-way line, a distance of 1290.87 feet to the southwest corner of said Lot 1629, being an intersection of said easterly right-of-way line with the northerly right-of-way line of McLaughlin Road (60.00 feet in width) of said map;

Thence South $89^{\circ} 49' 40''$ East along the southerly line of said Lots 1629 and along said northerly right-of-way line of McLaughlin Road, a distance of 29.00 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing South $89^{\circ} 49' 40''$ East along said southerly line of Lot 1629 and along the southerly line of said Lot 1646 and along said northerly right-of-way line, a distance of 1230.82 feet to the southeast corner of said Lot 1646, said corner being an intersection of said northerly right-of-way line of McLaughlin Road with the westerly right-of-way line of Emperor Road (60.00 feet in width) of said map;

Thence North $00^{\circ} 36' 10''$ East along the easterly line of said Lots 1646 through 1649 and along said westerly right-of-way line, a distance of 1289.61 feet to the northeast corner of said Lot 1649;

Thence North $89^{\circ} 46' 13''$ West along the northerly line of said Lot 1649, a distance of 7.00 feet to a point on a line parallel with and distant westerly 7.00 feet, measured at a right angle, from said westerly right-of-way line;

Thence South $00^{\circ} 36' 10''$ West along said parallel line, a distance of 1246.44 feet;

Thence South $45^{\circ} 23' 00''$ West, a distance of 32.89 feet to a point on a line parallel with and distant northerly 20.00 feet, measured at a right angle, from said northerly right-of-way line of McLaughlin Road;

Thence North $89^{\circ} 49' 40''$ West along said parallel line, a distance of 1177.49 feet;

Thence North $44^{\circ} 37' 00''$ West, a distance of 32.65 feet to a point on a line parallel with and distant easterly 29.00 feet, measured at a right angle, from said easterly right-of-way-line of Briggs Road;

Thence South 00° 35' 40" West along said parallel line, a distance of 43.17 feet to the
TRUE POINT OF BEGINNING.

Containing 0.78 acres, more or less

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb
Matthew E. Webb, L.S. 5529

8/15/06
Date

Prepared by: LOG
Checked by: ajg



EXHIBIT "B"

4346-1C



P.O.C.
NW COR.
LOT 1626

(FORMERLY KNOWN AS ALICANTE)
C/L BRIGGS ROAD

C/L EMPEROR ROAD

1626

1649

1627

INST. NO. 379220
REC 09-04-1998

1648

ROMOLA FARMS NO. 15
MB 15/98-100

APN 459-020-060 0.78 ACRES

1628

1647

1629

1646



16'
30'
500'35'40"W 43.17'

500'35'40"W 1290.87'

30'

29'

N44°37'00"W
32.65'

N89°49'40"W 1177.49'

S45°23'00"W
32.89'

S89°49'40"E 1230.82'

S00°36'10"W 1246.44'

N00°36'10"E 1289.61'

1489'46'13"W 7.00'

T.P.O.B.
S89°49'40"E

C/L McLAUGHLIN ROAD

SEC 18, T5S, R2W, SBM

ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

RIVERSIDE COUNTY, CALIFORNIA

DATE PREPARED: 8/10/2006 G:\2003\03-0338\DWG&PRO\03338LINE-A_HAROLD.dwg

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT.

SHEET 1 OF 1

W.D. 08-238

SCALE: 1" = 200'

DRWN BY EG DATE 08/10/06
CHKD BY YG DATE 8-11-06

SUBJECT: PUBLIC ROAD & UTILITY EASEMENT