



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

423 B

FROM: General Manager-Chief Engineer

SUBMITTAL DATE:
October 16, 2007

SUBJECT: 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. F2007-26, Resolution of Necessity Regarding Romoland MDP, Line A, Stage 3, Homeland MDP Line 1, Briggs Basin and Homeland MDP Line 1, Stage 1 Projects.

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. F2007-26.

GSW:rlp

Stuart E. McKibbin
STUART E. MCKIBBIN
Chief of Planning Division
for **WARREN D. WILLIAMS**
General Manager-Chief Engineer

FINANCIAL DATA	Current F.Y. District Cost:	\$3,098,000	In Current Year Budget:	Yes
	Current F.Y. County Cost:	N/A	Budget Adjustment:	No
	Annual Net District Cost:	N/A	For Fiscal Year:	N/A

SOURCE OF FUNDS: Homeland/Romoland 540040 25140 947460	Positions To Be Deleted Per A-30	<input type="checkbox"/>
Land Acquisition	Requires 4/5 Vote	<input checked="" type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY: *Michael R. Shetler*
Michael R. Shetler

County Executive Office Signature

FISCAL PROCEDURES APPROVED
IVAN M. CHAND, FINANCE DIRECTOR
BY: *Ivan M. Chand* 10/14/07
IVAN M. CHAND

FORM APPROVED COUNTY COUNSEL
BY: *Glenn R. Belojan* 10/11/07
DEPUTY COUNTY COUNSEL FOR JOE RANKI, COUNTY COUNSEL
DATE

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

Prev. Agn. Ref.: 11.1 of 9/18/07 | District: 3rd & 5th | Agenda Number:

1 Board of Supervisors

Riverside County Flood Control
and Water Conservation District

2
3 Resolution No. F2007-26
4 Resolution of Necessity Regarding
5 Romoland MDP, Line A, Stage 3, Homeland MDP Line 1, Briggs Basin
6 and Homeland MDP Line 1, Stage 1 Projects

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

20 WHEREAS, the proposed project that is the subject of this Notice (the "Proposed Project") is one
21 to construct public improvements consisting of flood control facilities and other appurtenants works
22 within the Homeland/Romoland area of western Riverside County, California, including but not limited to
23 the use of the Subject Properties for uses of a flood control channel, for uses of a flood control basin, for
24 inundation (flooding) uses, for storm drain uses, for public road uses (including utility and drainage uses),
25 and for other uses incidental to the Proposed Project and required by the Proposed Project, including
26 remnants (Code Civ. Proc., § 1240.410);

27
28 WHEREAS, to the extent the Subject Properties are already devoted to a public use, the use of the

1 Proposed Project is a compatible use that will not unreasonably interfere with or impair the continuance of
2 the public use as it exists or may reasonably be expected to exist in the future (Code Civ. Proc., §
3 1240.510) or the use of the Proposed Project is a more necessary public use (Code Civ. Proc., §
4 1240.610);

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

9 WHEREAS, the statutes that authorize the Riverside County Flood Control and Water
10 Conservation District to acquire the Subject Property Interests by eminent domain are Article 1, Section
11 19 of the California Constitution; Section 25350.5 of the Government Code; Section 48-9 of the Water
12 Code-Appendix; and Sections 1240.010, 1240.020, 1240.030, 1240.040, 1240.110, 1240.410, 1240.510,
13 and 1240.610 of the Code of Civil Procedure;

14 Now, therefore, BE IT RESOLVED AND ORDERED by the Board of Supervisors of the Riverside
15 County Flood Control and Water Conservation District (the "District"), not less than four-fifths of all
16 members concurring, in regular session assembled on November 6, 2007, that this Board finds and
17 determines each of the following:

18 1. Notice of the Board's intention to adopt this resolution of necessity was duly given as
19 required by Section 1245.235 of the Code of Civil Procedure and, on the date and at the time and place
20 fixed for hearing, this Board did hear and consider all of the evidence presented;

21 2. The public interest and necessity require the Proposed Project;

22 3. The Proposed Project is planned and located in the manner that will be most compatible with
23 the greatest public good and the least private injury;

24 4. The Subject Property Interests are each necessary for the Proposed Project;

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

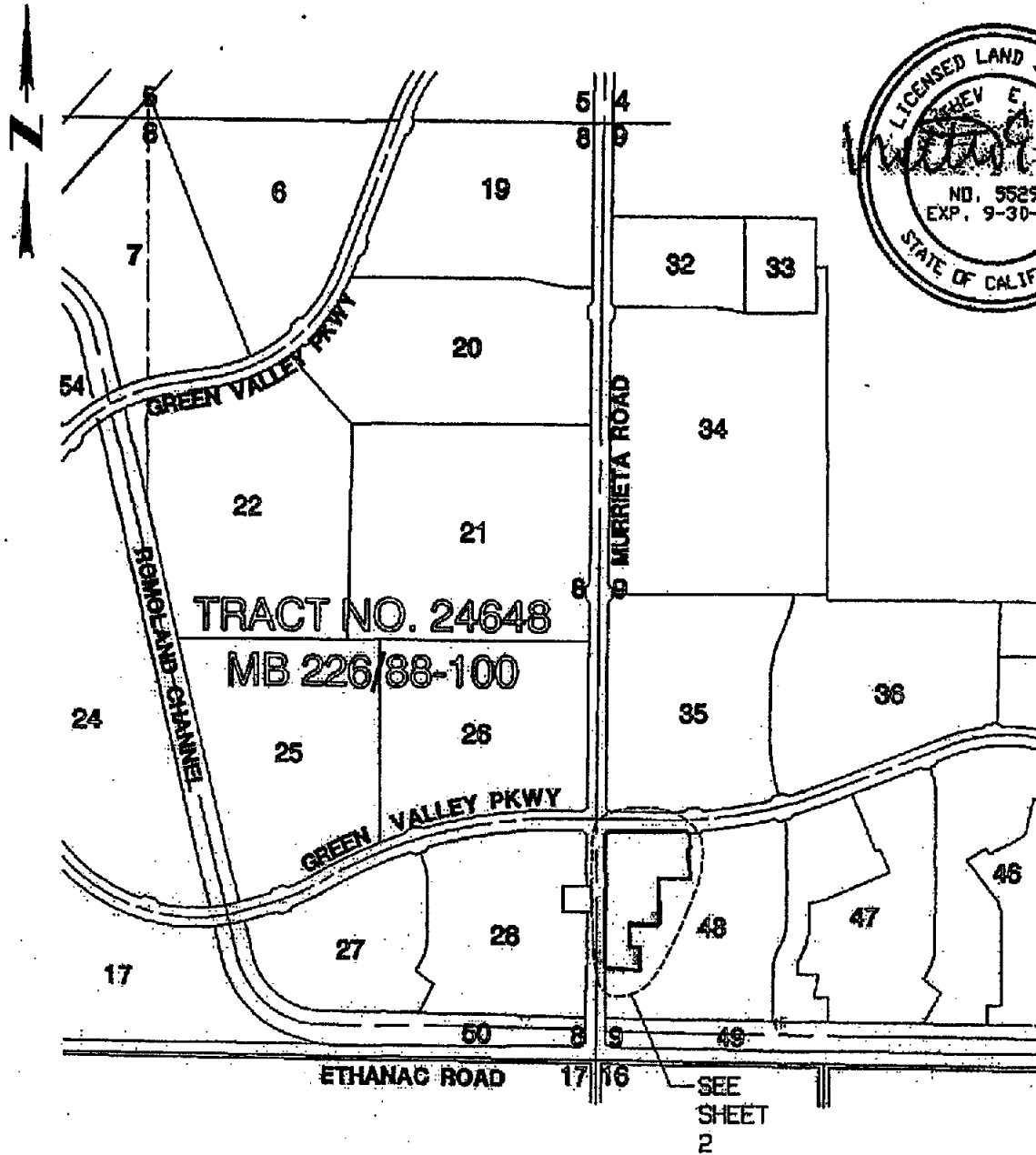
7/11/07
Date



Prepared By: [Signature]
Checked By: [Signature]

EXHIBIT "B"

4310-3AT2



TRACT NO. 24648
 MB 226/88-100

SEC. 9, T. 5 S., R. 3 W., S. 8. M.

ALBERT A.
WEBB
 ASSOCIATES
 ENGINEERING CONSULTANTS

RIVERSIDE COUNTY FLOOD CONTROL
 & WATER CONSERVATION DISTRICT

File #:\2003\03-0338\ONGCPRD\03338\Nest_Inundation_easements.pro. DATE PREPARED: 7/05/07

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

N.O.
 03-0338

NOT TO SCALE

DRWN BY: [Signature] DATE: [Date]
 CHKD BY: [Signature] DATE: [Date]

SUBJECT: FLOOD CONTROL EASEMENT

26

35

EXHIBIT "B"

GREEN VALLEY PKWY

N.A.P.

28

MURRIETA ROAD

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

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 #:\2003\03-0338\DMG\PRO\03338\est_foundation_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 2 OF 2

W.D.
03-0338

NOT TO SCALE

DRWN BY: [Signature] DATE: [Date]
CHKD BY: [Signature] DATE: [Date]

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: MS
Checked by: AJG

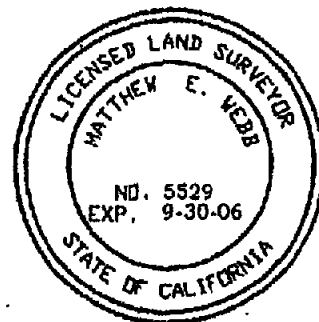


EXHIBIT "B"

4310-4A



45

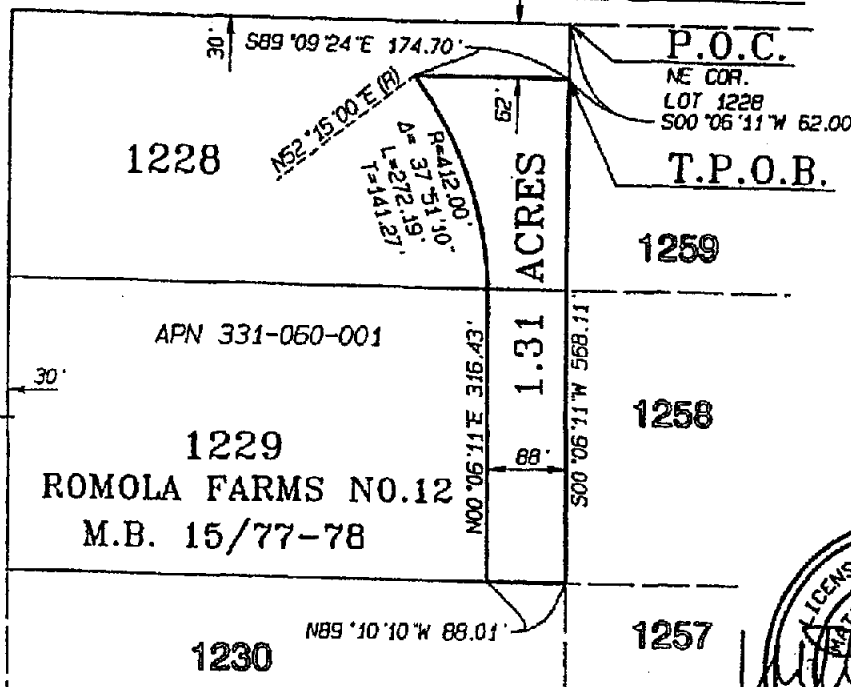
TRACT NO. 24648
M.B. 226/88-100

CHANNEL ROMOLAND
APN 327-220-021

C/L GREEN VALLEY PARKWAY

C/L ETHANAC ROAD

C/L EVANS ROAD



P.O.C.
NE COR.
LOT 1228
S00°06'11\" W 62.00'
T.P.O.B.



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\03338L INE-A_HAROLD.dwg

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 H.O. 03-338

SCALE: 1" = 200' DRWN BY LSG DATE 08/10/06 SUBJECT: CHANNEL RIGHT OF WAY
CHKD BY DA DATE 8-10-06

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.

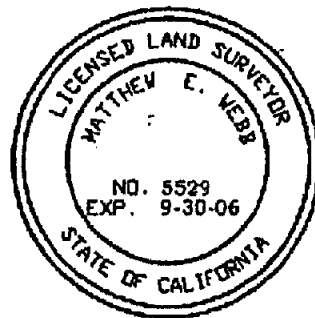
PREPARED UNDER MY SUPERVISION

Matthew E. Webb

Matthew E. Webb, L.S. 5529

8/11/06

Date



Prepared by: KEG

Checked by: ajg

EXHIBIT "B"

4310-4B



ROMOLAND CHANNEL

APN 327-220-021

45

C/L GREEN VALLEY PARKWAY

55'

55'

C/L ETHANAC ROAD

P.O.B.
NE COR.
LOT 1228

S89°09'24"E 235.18'

0.29 ACRE

S00°06'11"W 62.00'

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

N52°15'00"E (R)

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 G:\2003\03-0338\DWG&PRO\0333BLINE-A_HAROLD.dwg

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SHEET 1 OF 1

H.O.: 03-338

SCALE: 1" = 100'

DRWN BY: ICB DATE: 08/15/06
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.

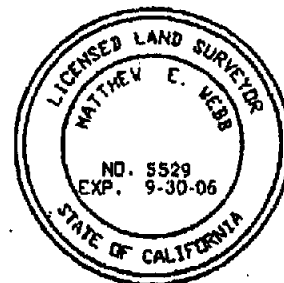
SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb

Matthew E. Webb, L.S. 5529

8/11/06
Date



Prepared by: 166

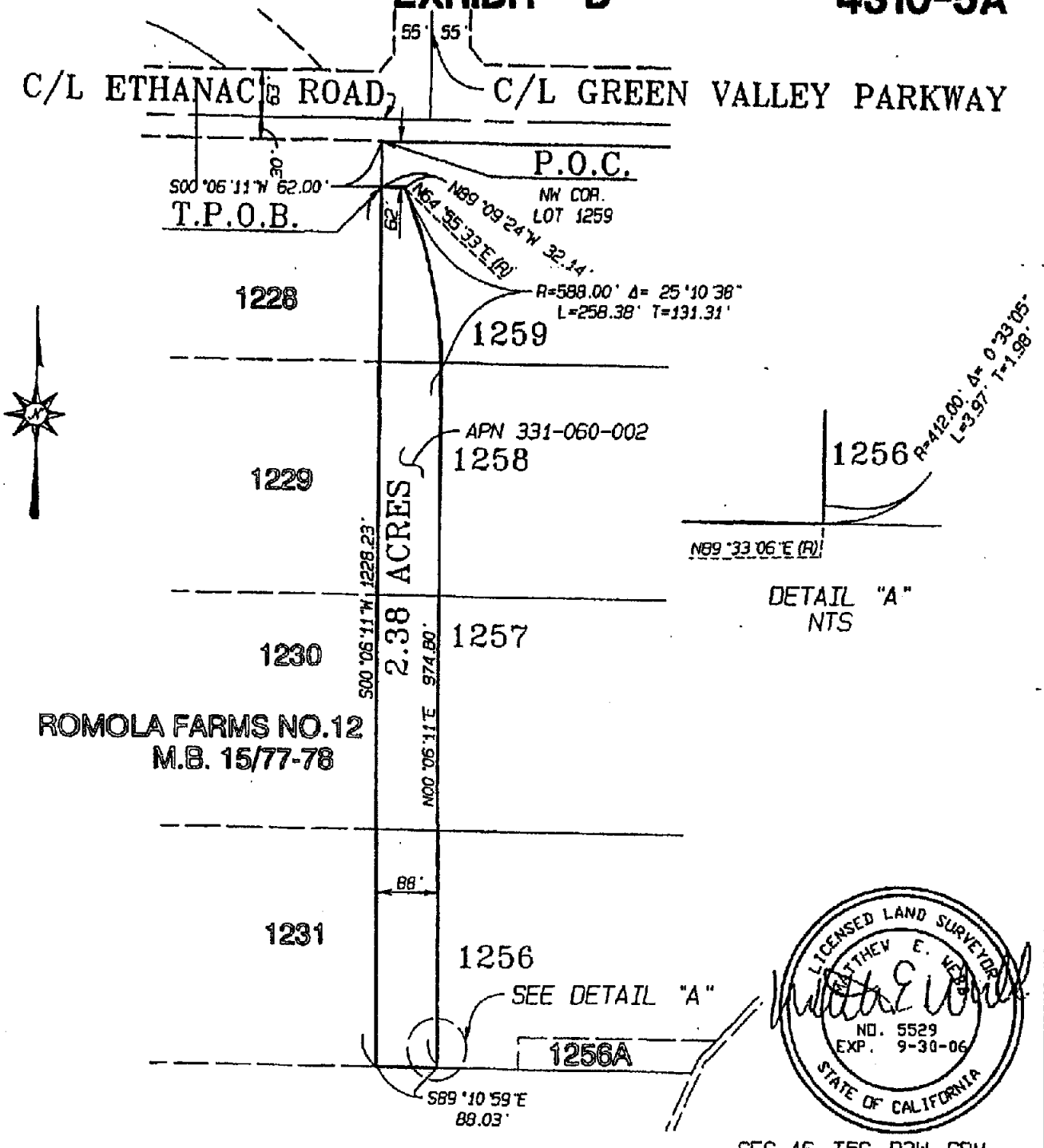
Checked by: aj

EXHIBIT "B"

4310-5A

C/L ETHANAC ROAD

C/L GREEN VALLEY PARKWAY



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\DWGSPRO\03338LINE-A_HAROLD.pro

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SHEET 1 OF 1

W.O. 03-338

SCALE: 1" = 200'

DRWN BY *LCB* DATE *08/15/06*
CHKD BY *AG* DATE *2-10-06*

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° 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° 06' 11" West along said westerly line, a distance of 58.86 feet;

Thence South 89° 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° 55' 33" West;

Thence northwesterly along said curve, to the left, through a central angle of 06° 34' 27", an arc distance of 67.47 feet to the **TRUE POINT OF BEGINNING**.

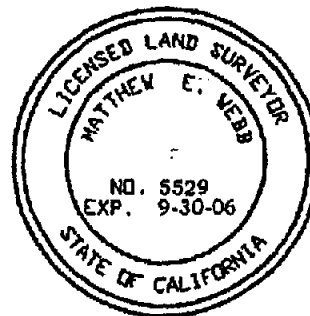
Containing 989 square feet, more or less.

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

PREPARED UNDER MY SUPERVISION

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

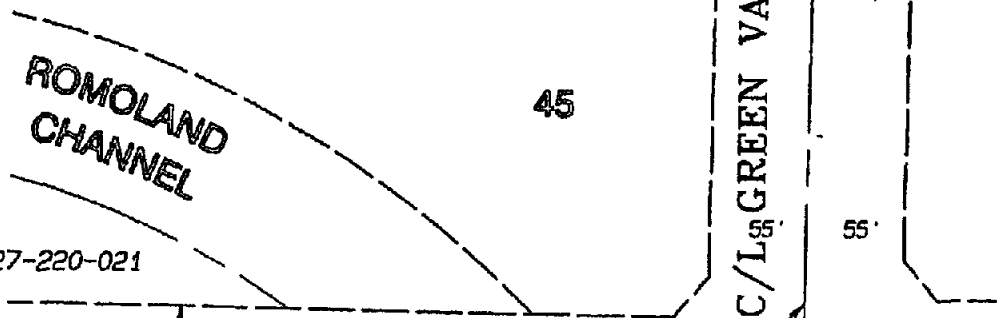
8/11/06
Date



Prepared by: kg
Checked by: ajg

EXHIBIT "B"

4310-5B



APN 327-220-021

C/L GREEN VALLEY PARKWAY

ROMOLAND CHANNEL

45

P.O.C.

NW COR.
LOT 1259

N58°21'06"E (R)

C/L ETHANAC ROAD

SEE DETAIL "A"

T.P.O.B.

989 S.F.

R=588.00'
Δ= 6°34'27"
L=67.47'
T=33.77'

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

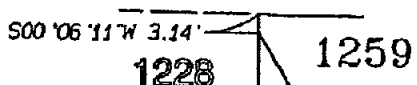
S00°06'11"W
58.86'

N64°55'33"E (R)

S89°09'24"E
32.14'

1259

APN 331-060-002



DETAIL "A"
NTS



ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

RIVERSIDE COUNTY, CALIFORNIA

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

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SHEET 1 OF 1

N.D. 03-338

SCALE: 1" = 100'

DRWN BY: KG DATE: 8/10/06
CHKD BY: AK DATE: 8-10-06

SUBJECT: PUBLIC ROAD & UTILITY EASEMENT

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.

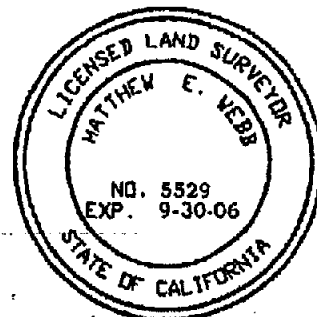
PREPARED UNDER MY SUPERVISION

Matthew E. Webb

Matthew E. Webb, L.S. 5529

8/11/06

Date

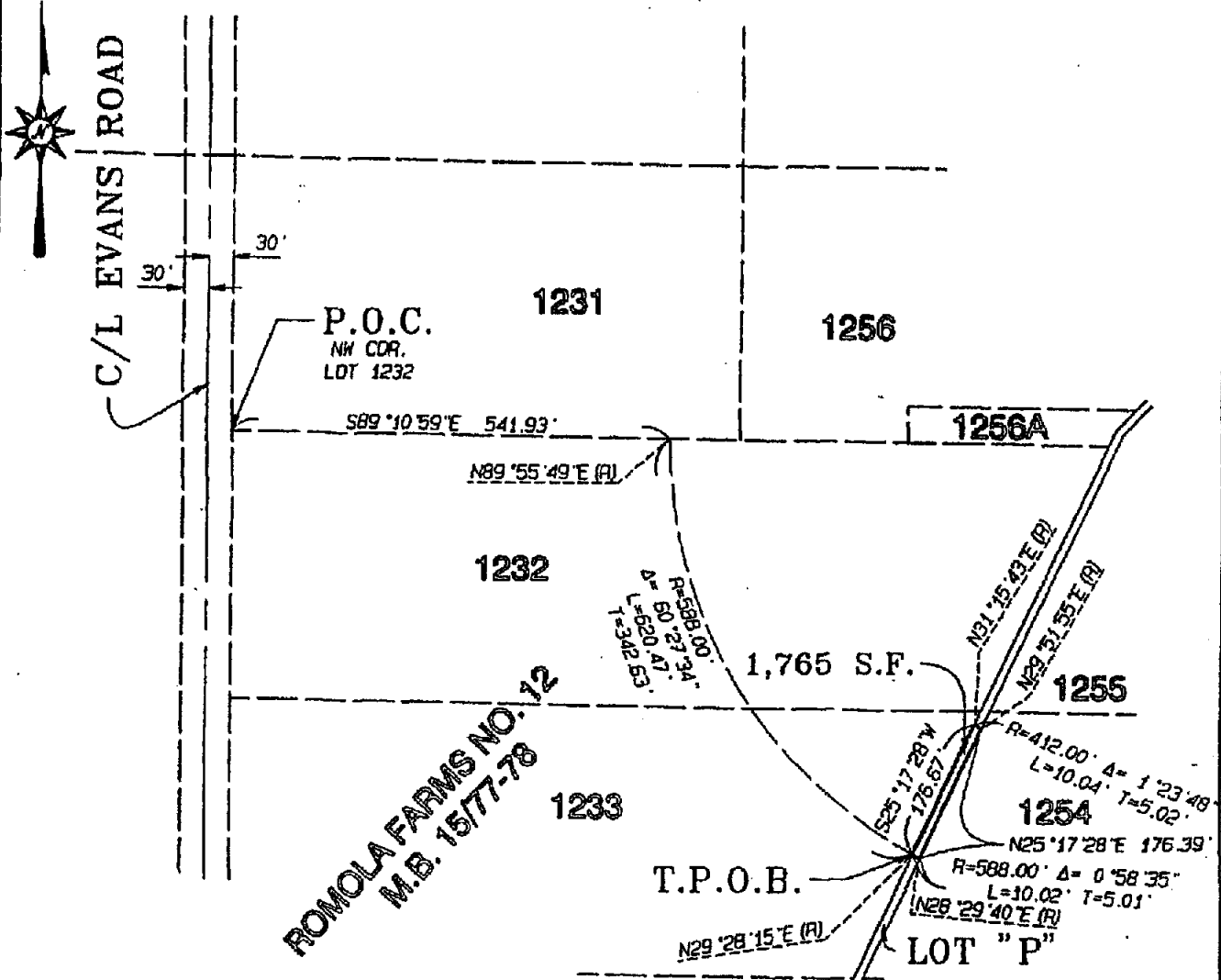


Prepared by: KEG

Checked by: AG

EXHIBIT "B"

4310-9



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 G:\2003\03-0338\DWGSPRO\03338LINE-A_HAROLD.pro

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SHEET 1 OF 1

w.o. 03-338

SCALE: 1" = 200'

DRWN BY KA DATE 8/10/06
CHKD BY AG 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**.

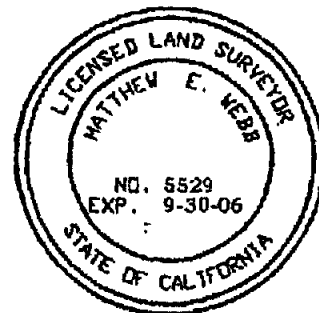
Containing 0.90 acres, more or less.

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

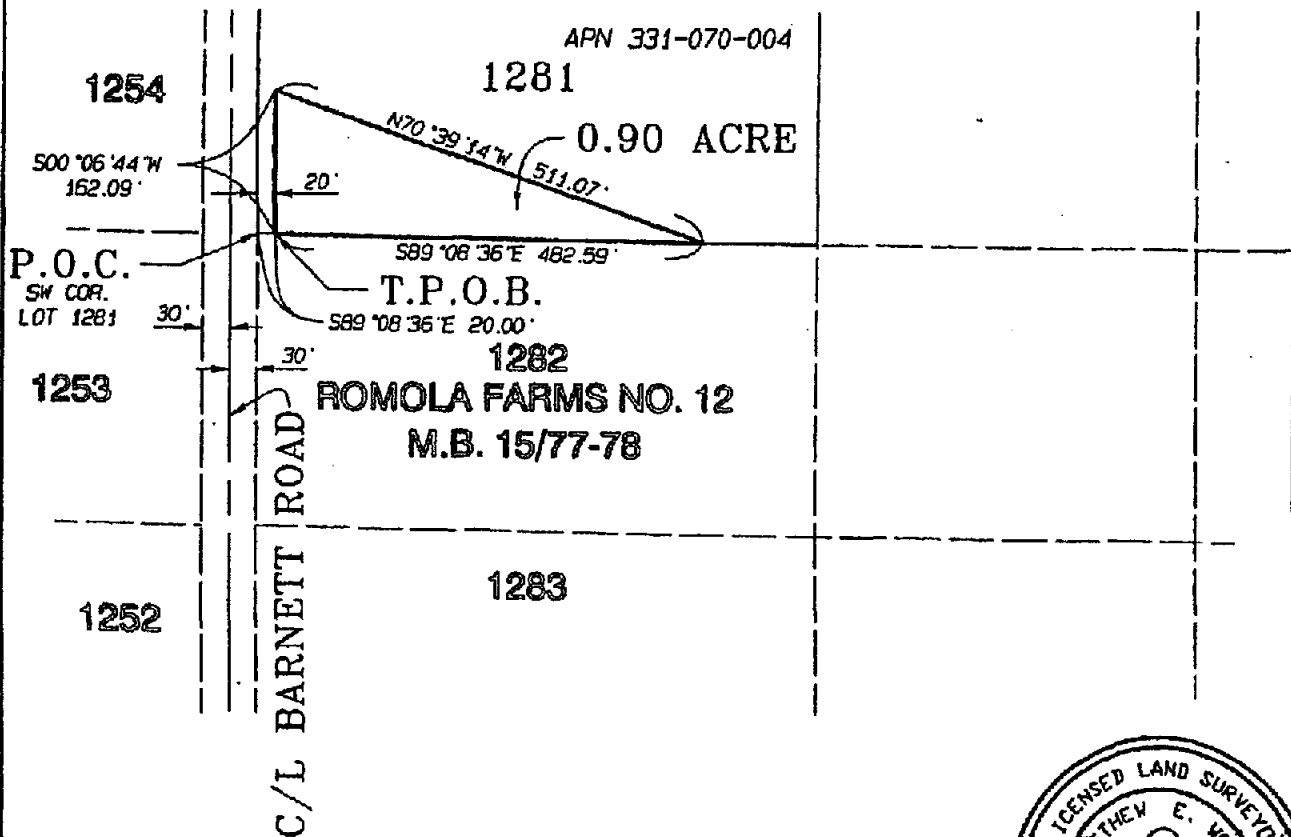
8/11/06
Date



Prepared by: KS
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

N.O. 03-338

SCALE: 1" = 200'

DRWN BY: *LC*
CHKD BY: *AG*

DATE: 08/10/06
DATE: 2-10-06

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 $00^{\circ} 06' 44''$ East along the westerly line of said Lot 1281 and along said right-of-way line, a distance of 168.81 feet;

Thence South $70^{\circ} 39' 14''$ 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 said westerly line of said Lot 1281;

Thence South $00^{\circ} 06' 44''$ West along said parallel line, a distance of 162.09 feet to a point on the southerly line of said Lot 1281;

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

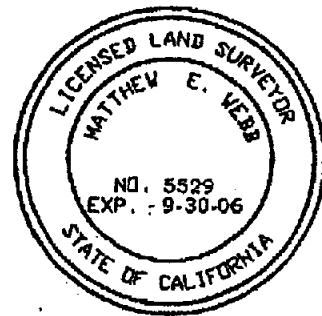
Containing 3,309 square feet, more or less.

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: JKS
Checked by: ajg

EXHIBIT "B"

4310-11B



1255

1280

1254

1281

C/L BARNETT ROAD

30' 30'

570'39'14"E 21.18'

3,309 S.F.

APN 331-070-004

N00°06'44"E
168.81'

S00°06'44"W
162.08'

20'

N89°08'36"W 20.00'

P.O.B.
SW COR.
LOT 1281

1253

30' 30'

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



SEC 16, T5S, R3W, SBM

ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

RIVERSIDE COUNTY, CALIFORNIA

DATE PREPARED: 8/9/2006

G:\2003\03-0338\DMG6PRD\03338L INE-A_HAROLD.prp

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

N.O. 03-338

SCALE: 1" = 100'

DRWN BY ICB
CHKD BY QJG

DATE 08/10/06
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 $89^{\circ} 08' 36''$ East along the northerly line of said Lot 1282, a distance of 20.00 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing South $89^{\circ} 08' 36''$ East along said northerly line, a distance of 482.59 feet;

Thence South $70^{\circ} 39' 14''$ East, a distance of 448.70 feet;

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

Thence South $89^{\circ} 08' 29''$ East, a distance of 50.00 feet to a point on the westerly right-of-way line of Interstate 215;

Thence South $00^{\circ} 04' 55''$ 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 $89^{\circ} 08' 29''$ West along said southerly line, a distance of 260.00 feet;

Thence North $00^{\circ} 51' 31''$ East, a distance of 44.06 feet;

Thence North $70^{\circ} 39' 14''$ 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 $00^{\circ} 06' 44''$ East along said parallel line, a distance of 24.31 feet to the **TRUE POINT OF BEGINNING**.

Containing 3.66 acres, more or less.

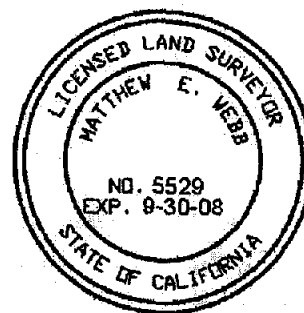
SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb

Matthew E. Webb, L.S. 5529

11/5/07
Date



Prepared by: AB

Checked by: AB

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°06'44"E 24.31'

APN 331-070-010

3.66 ACRES

N70°39'14"W 824.93'

1282

ROMOLA FARMS NO. 12

M.B. 15/77-78

1283

N'LY LINE PARCEL CONDEMNED
TO SO. CAL. EDISON BY FINAL
DECREE OF CONDEMNATION
RECORDED 3/8/1974 AS INST. NO. 27057, O.R.

1302

215

INTERSTATE

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'

260.00'
N89°08'29"W

1300



SEC 16, T5S, R3W, SBM

ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

DATE PREPARED: 11/5/2007

G:\2003\03-0338\DWG\SPRO\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 AW
CHKD BY AW

DATE 11/5/07
DATE 11/16/07

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.

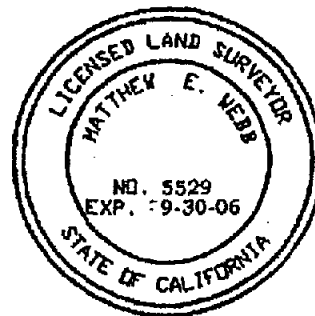
SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb

Matthew E. Webb, L.S. 5529

8/11/06
Date



Prepared by: KEB

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

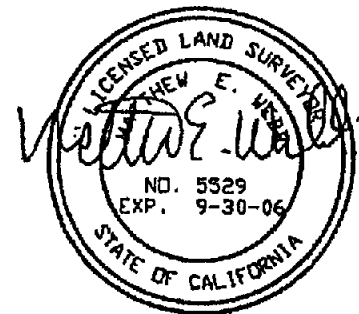
M.B. 15/77-78

APN 331-070-010

1253

S00°06'44"W 17.50'

30' 30'



SEC 16, T5S, R3W, SBM

ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

RIVERSIDE COUNTY, CALIFORNIA

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

H.O. 03-338

SCALE: 1" = 100'

DRWN BY: *KE* DATE: *08/15/06*
CHKD BY: *AW* DATE: *8-10-06*

SUBJECT: PUBLIC ROAD & UTILITY EASEMENT

EXHIBIT "B"

4310-12C



C/L BARNETT ROAD

1254

1281

1302

P.O.C.
NW COR.
LOT 1282

T.P.O.B.

215

S89°08'36"E 502.59'

S89°08'36"E 554.67'

APN 331-070-010

1301

N70°39'14"W 448.70'

S00°04'55"E 118.58'

INTERSTATE

30'

1253

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

1.07 ACRES

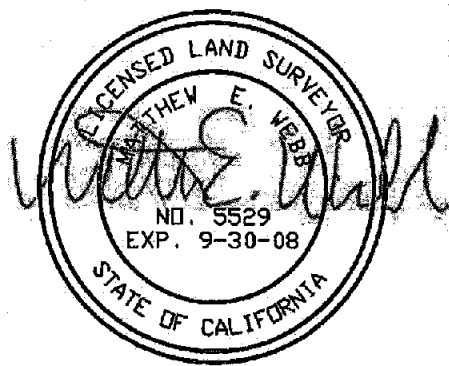
S74°32'22"W 84.47'

N89°08'29"W 50.00'

1252

1283

1300



SEC 16, T5S, R3W, SBM

ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

RIVERSIDE COUNTY FLOOD CONTROL &
WATER CONSERVATION DISTRICT

DATE PREPARED: 11/5/2007 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. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

W.O. 03-338

SCALE: 1" = 200'

DRWN BY AW DATE 11/5/07
CHKD BY AW DATE 11/6/07

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 $00^{\circ} 35' 40''$ 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 $89^{\circ} 24' 20''$ 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 $00^{\circ} 35' 40''$ East along the easterly line of said parcel of land so conveyed, a distance of 27.08 feet;

Thence North $45^{\circ} 33' 47''$ 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 $00^{\circ} 35' 40''$ West along said parallel line, a distance of 46.00 feet;

Thence North $89^{\circ} 42' 29''$ 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





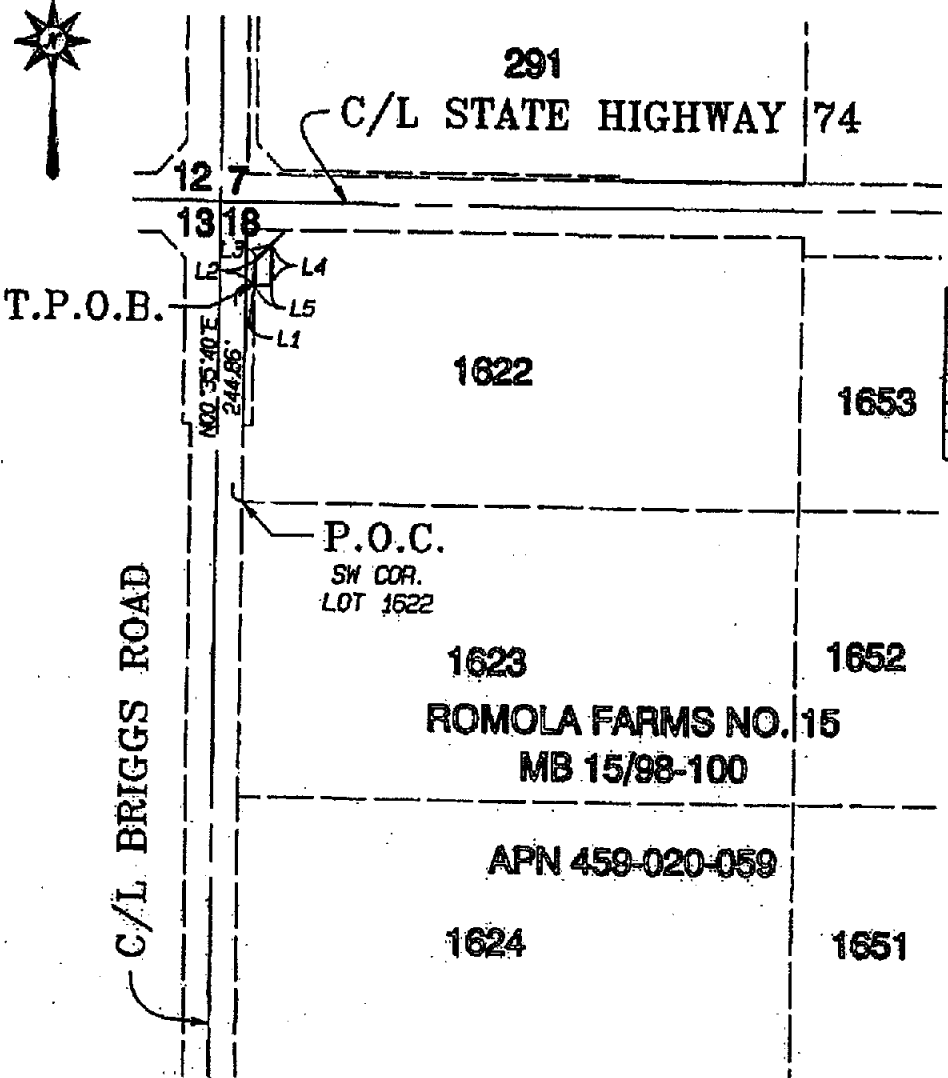
Prepared by: 
Checked by: 

EXHIBIT "B"

4545-1B



LINE	BEARING	DISTANCE
L1	S89°24'20"E	30.00'
L2	N00°35'40"E	27.08'
L3	N45°33'47"E	26.88'
L4	S00°35'40"W	45.00'
L5	N69°42'29"W	19.00'

P.O.C.
SW COR.
LOT 1622



SEC 18, T5S, R2W, SBM

ALBERT A
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

RIVERSIDE COUNTY, CALIFORNIA

DATE PREPARED: 8/01/2007 G:\2003\03-0338\DWG&PRO\0338LINE-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 M.O. 03-338

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

4345-1C

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**.

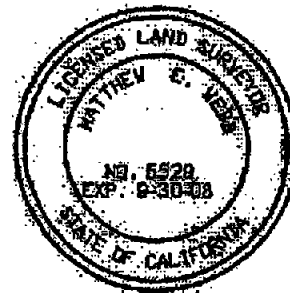
Containing 132 square feet, more or less.

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

PREPARED UNDER MY SUPERVISION


Matthew B. Webb, L.S. 5529

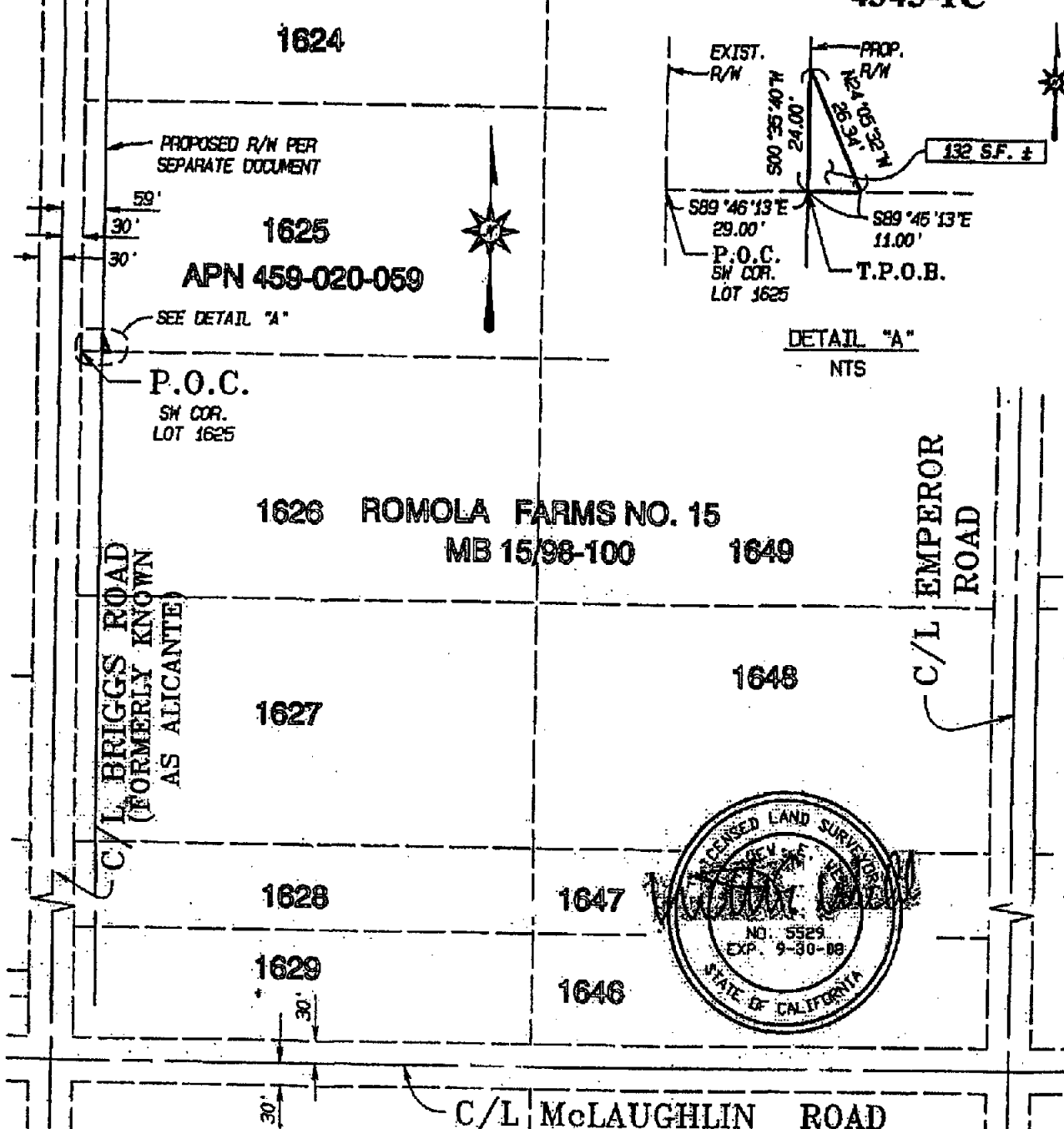

Date



Prepared by 
Checked by 

EXHIBIT "B"

4345-1C



1624

1625

APN 459-020-059

1626 ROMOLA FARMS NO. 15
MB 15/98-100

1649

1627

1648

1628

1647

1629

1646

C/L BRIGGS ROAD
(FORMERLY KNOWN
AS ALCANTE)

C/L EMPEROR
ROAD

C/L McLAUGHLIN ROAD

SEC 18, T6S, R2W, S8M

ALBERT A
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

RIVERSIDE COUNTY FLOOD CONTROL &
WATER CONSERVATION DISTRICT

DATE PREPARED: 7/23/2007 6:\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'

DRAWN BY: [REDACTED] DATE [REDACTED]
CHKD BY: [REDACTED] DATE [REDACTED]

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: ACB
Checked by: ajj

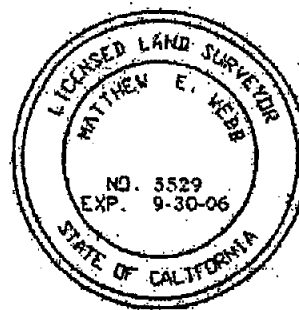
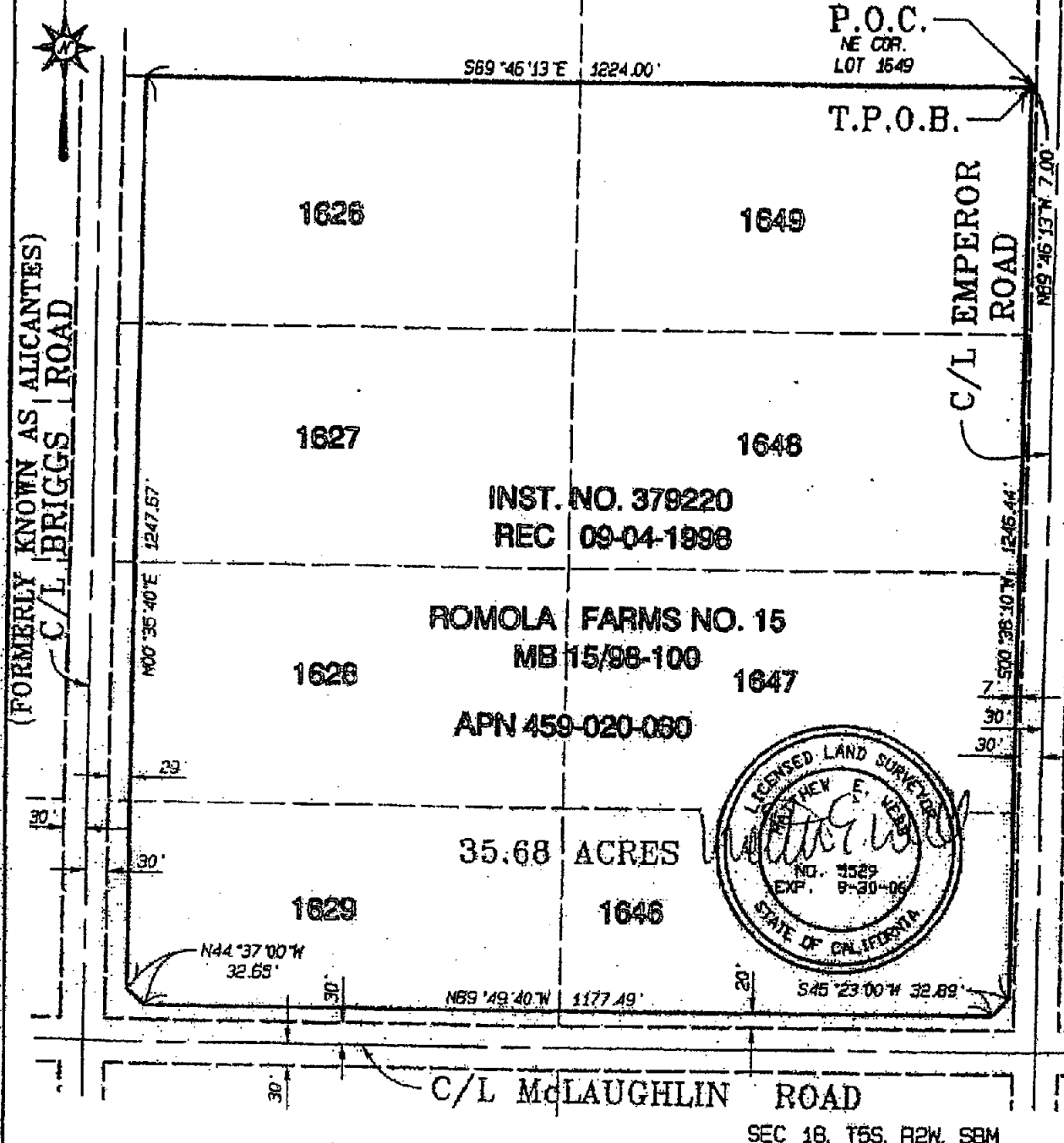


EXHIBIT "B"

4346-1A



ALBERT A
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

RIVERSIDE COUNTY FLOOD CONTROL &
WATER CONSERVATION DISTRICT

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

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 JEE DATE 08/15/06
CHKD BY ATD DATE 8-11-06

SUBJECT: BASIN

EXHIBIT "A"
PUBLIC ROAD AND UTILITY EASEMENT

4346-1B

These 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: LCG
Checked by: ajg

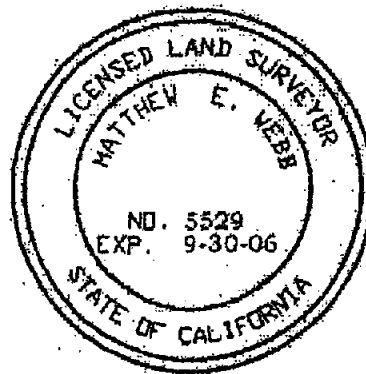
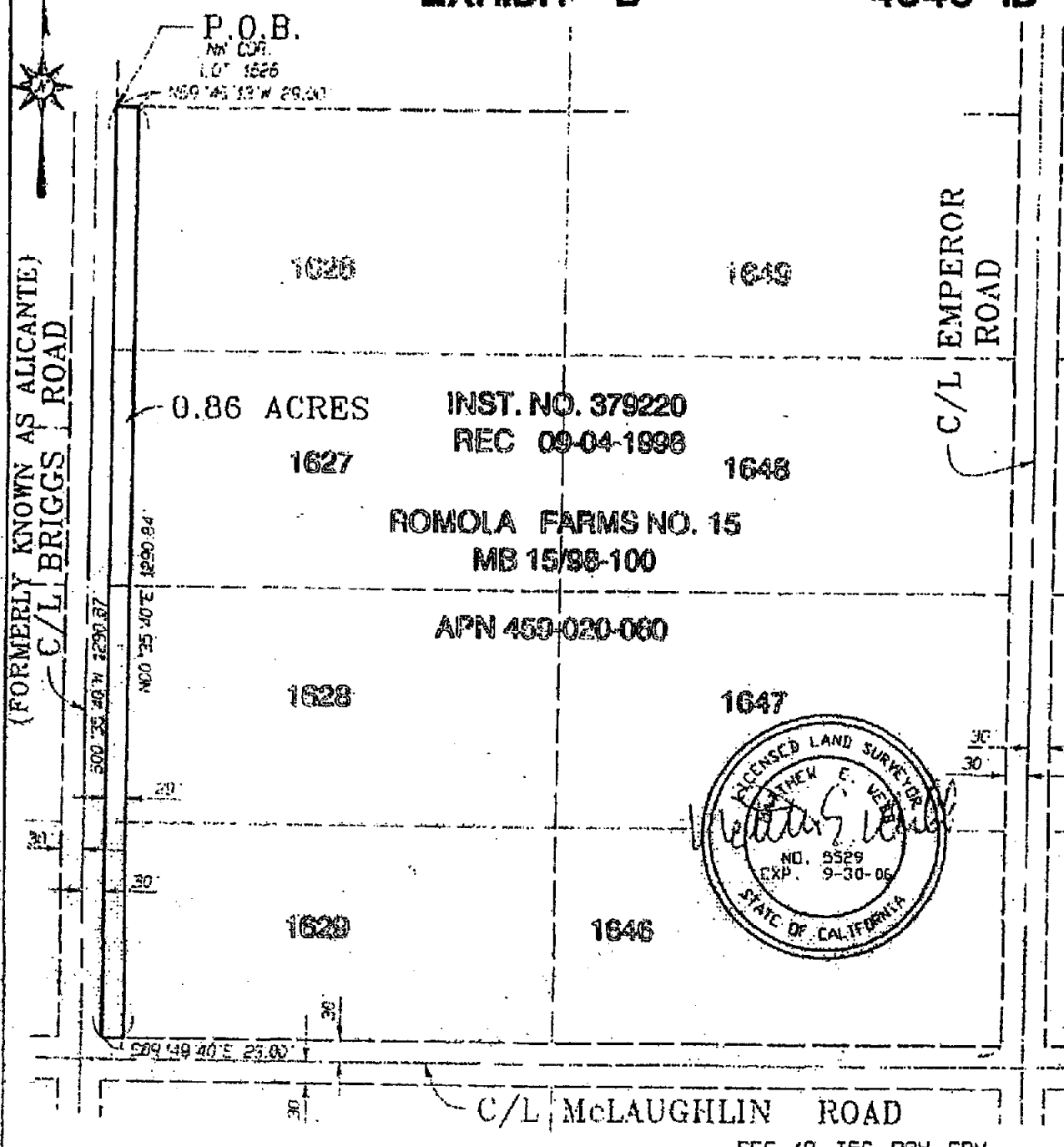


EXHIBIT "B"

4346-1B



ALBERT A
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

RIVERSIDE COUNTY, CALIFORNIA

DATE PREPARED: 8/10/2006 GN2003NCS-0336NDWGSPPROG3228.IAE-A_HAROLD.DTD

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

SHEET 1 OF 1 W.O. CS-255

SCALE: 1" = 200 DRWN BY MA DATE 08/10/06
 CHKD BY AG 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: 106
Checked by: ajg

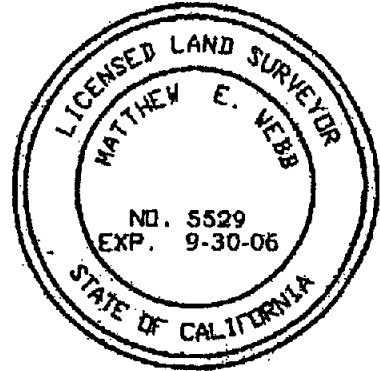
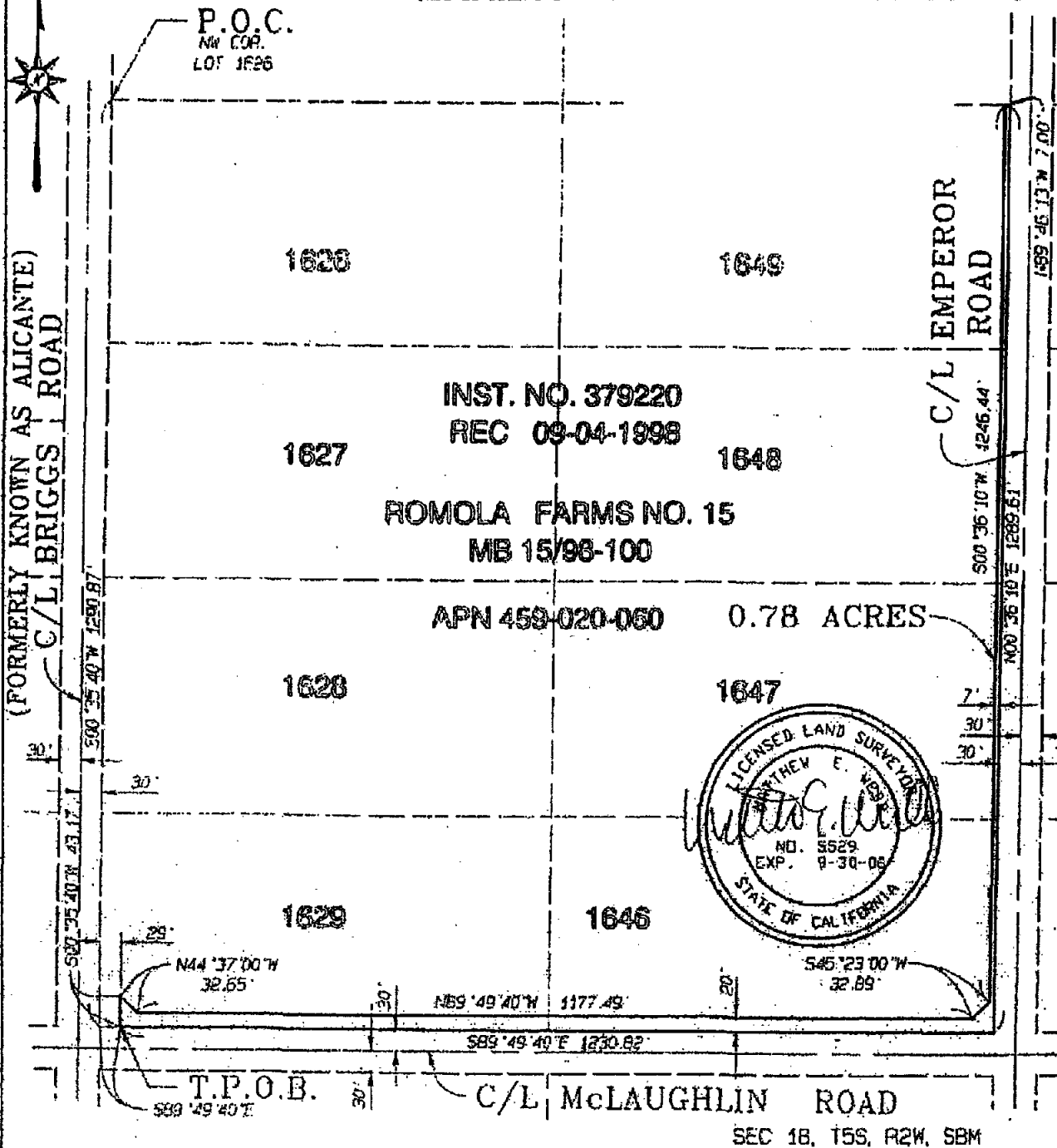


EXHIBIT "B"

4346-1C



ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

RIVERSIDE COUNTY, CALIFORNIA

DATE PREPARED: 6/10/2006 G:\2003\03-0338\DWG\PRO\0338\LINE-A_HAROLD.DWG

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

SHEET 1 OF 1 N.O. 03-238

SCALE: 1" = 200'

DRWN BY *KE* DATE 08/16/06
CHKD BY *AG* DATE 8-16-06

SUBJECT: PUBLIC ROAD & UTILITY EASEMENT