

805



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

FROM: Department of Facilities Management and Department of Transportation **SUBMITTAL DATE:** March 6, 2008

SUBJECT: Resolution No. 2008-082, Authorizing Resolution of Necessity Regarding the Project to Improve River Road Bridge in Western Riverside County

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution No. 2008-082, Authorizing Resolution of Necessity Regarding the Project to Improve River Road Bridge in Western Riverside County; and
2. Authorize the Auditor-Controller to amend Facilities Management's FY 2007/08 Real Property budget (7200400000) as specified on Schedule A.

(Continued on Page 2)

Juan C. Perez, Director
Department of Transportation

Robert Field, Director
Department of Facilities Management

GAJ:RF:SAV:ra
11.565/2008-02-291

FINANCIAL DATA	Current F.Y. Total Cost:	\$154,300	In Current Year Budget:	Partially
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	Yes
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	07/08

SOURCE OF FUNDS: Federal Highway Bridge Program (formerly HBRR); TUMF Funds, Measure A, and State Seismic Retrofit Safety Funds	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input checked="" type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

BY:
Jennifer L. Sargent

County Executive Office Signature

Was item 3.20

Prev. Agn. Ref.: | District: 2 | Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

9.7

FISCAL PROCEDURES APPROVED
ROBERTE BYRD, AUDITOR-CONTROLLER
BY:
SUSANA GARCIA-BOCANEGRA
4/8/08

Departmental Concurrence

FORM APPROVED COUNTY COUNSEL
BY:
GLENN R. BELOIT
DATE: 3/20/08

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

BACKGROUND: The River Road Bridge is located on the Santa Ana River within the Prado Dam detention basin. Since construction of the dam, a process of sediment deposition has steadily raised the riverbed at the bridge crossing. This process has severely reduced the waterway opening under the bridge, subjecting it to debris accumulation, overtopping and damage during even modest storm flows within the river. This situation has resulted in closures over extended periods of time and it requires constant sediment removal to maintain the waterway. The bridge's width is substandard for its classification and it is lacking standard shoulders, a sidewalk for pedestrian crossing and an adequate number of traffic lanes to accommodate expected future traffic. The bridge currently does not provide space for a planned regional recreation trail. The proposed project would provide a replacement bridge that would remedy these conditions (and other conditions).

In June 2005, a Final Environmental Assessment (EA) and Environmental Impact Report (EIR) were jointly completed and approved by the Federal Highway Administration (FHWA), California Department of Transportation (Caltrans), and the Riverside County Transportation Department (RCTD) to evaluate a range of alternatives for replacing the existing River Road Bridge over the Santa Ana River in Riverside County and selecting a preferred project for subsequent design and construction.

The proposed bridge will be the construction of a four-lane, bridge of 1,200-feet in length with approximately 1,000 feet of approach road on each side of the Santa Ana River. This proposed bridge will replace the existing two-lane, 612-foot long bridge which would correct the noted deficiencies and provide for adequate traffic handling capacity.

The Department of Facilities Management (DOFM) has presented an offer to the property owners as required by Government Code, §7267.2. The price is consistent with current property values in the Norco area based on an independent appraisal report. DOFM has also offered to pay the reasonable costs, not to exceed \$5,000, for an independent appraisal as required by California Code of Civil Procedure, Section 1263.025.

(Continued)

BACKGROUND: (Continued)

Settlement has not been reached with the following property owner although negotiations are still in progress for the necessary slope easement and temporary construction easement:

Parcel No.	Assessor's Parcel No.
0298-004A	121-060-007
0298-004B	

Settlement has been reached with the following property owner and is currently in escrow. However, it has been included anticipating any unforeseen delays in closing the escrow.

Parcel No.	Assessor's Parcel No.
0298-005	130-080-025

On March 18, 2008, the Board approved Resolution No. 2008-081, Notice of Intention to Adopt a Resolution of Necessity Regarding the Project to Improve River Road Bridge in Western Riverside County.

Staff recommends approval of Resolution No. 2008-082, Authorizing Resolution of Necessity Regarding the Project to Improve River Road Bridge in Western Riverside County. The approval will permit the River Road Project to move forward.

The Resolution has been reviewed and approved by County Counsel as to legal form.

FINANCIAL DATA: The following summarizes the funding necessary for the acquisition of the properties referenced above:

Purchase Price:	\$112,300
Estimated Title and Escrow Charges:	\$ 20,000
Owner Appraisal Cost:	\$ 10,000
DOFM Real Property Costs:	\$ 12,000
Total Estimated Acquisition Costs:	\$154,300

All costs associated with this property acquisition are fully funded in the Federal Highway Bridge Program (formerly HBRR); TUMF Funds, Measure A, and State Seismic Retrofit Safety Funds budget for FY 07/08. Thus, no additional Net County Cost will be incurred as a result of this transaction.

(Continued)

Department of Facilities Management and Department of Transportation
Resolution No. 2008-082, Authorizing Resolution of Necessity Regarding the Project to
Improve the River Road Bridge in Western Riverside County
March 6, 2008
Page 4

SCHEDULE A

Increase Estimated Revenues:

10000-7200400000-778280	Reimbursement for Services	\$42,000
-------------------------	----------------------------	----------

Increase Appropriations:

10000-7200400000-525400	Title Company Services	\$42,000
-------------------------	------------------------	----------

2
3 Resolution No. 2008-082
4 Authorizing Resolution of Necessity Regarding
5 The Project to Improve River Road Bridge
6 In Western Riverside County

7 **WHEREAS**, the portions of real properties that are the subjects of this Resolution
8 (collectively the "Subject Properties") are located in the State of California, County of Riverside;
9 are legally described and pictorially depicted on the documents attached hereto as Exhibits "A"
10 and "B" (and incorporated herein by this reference); are referred to on attached Exhibits "A" and
11 Exhibits "B" as Parcels 0298-004A, 0298-004B and 0298-005; are portions of larger real
12 properties; and are generally located in the vicinity of the intersection of River Road and Bluff
13 Street (in the cases of Parcels 0298-004A and 0298-004B) and in the vicinity of the intersection
14 of River Road and Archibald Avenue (in the case of Parcel 0298-005);

15 **WHEREAS**, each one of the Subject Properties is listed below in Table One (across
16 from the larger real property that includes the relevant Subject Property within its boundaries),
17 and **WHEREAS** each one of those larger real properties is listed below in Table One by its
18 Riverside County Assessor's Parcel Number;

TABLE ONE	
Riverside County Assessor's Parcel Numbers of the Larger Real Properties	Subject Properties
121-060-007	Parcels 0298-004A and 0298-004B
130-080-025	Parcel 0298-005

19
20
21
22
23 **WHEREAS**, the proposed project that is the subject of this Resolution (the "Proposed
24 Project") is one to replace the presently existing River Road Bridge (which crosses the
25 Santa Ana River) with a new and improved River Road Bridge that will be wider, longer and

1 more highly elevated; and is one to improve a stretch of River Road bounded generally by
2 Kendra Lane on the north and Bluff Street on the south in order to integrate that stretch of road
3 with the new and improved River Road Bridge, and in order to better protect that road from
4 flooding (including, but not limited to, the use of the Subject Properties for public road
5 purposes, for utility purposes, for drainage purposes, for slope purposes, for purposes of a
6 staging area for construction and/or other work, and for other uses incidental to the Proposed
7 Project and required by the Proposed Project);

8 **WHEREAS**, Parcel 0298-005 will be used for public road and utility and drainage
9 purposes, and whereas the use(s) that will be made of each one of the remaining Subject
10 Properties is/are described in attached Exhibits "A";

11 **WHEREAS**, the interests in property that are the subjects of this Resolution (collectively
12 the "Subject Property Interests") are perpetual easements in Parcels 0298-004A and 0298-005,
13 and a temporary easement in Parcel 0298-004B (as listed below in Table Two):

14

TABLE TWO		
Subject Properties	Perpetual Easements	Temporary Easements
0298-004A	X	
0298-004B		X
0298-005	X	

15
16
17

18 **WHEREAS**, the statutes that authorize the County of Riverside to acquire the Subject
19 Property Interests by eminent domain include Article 1, Section 19 of the California
20 Constitution; Section 25350.5 of the Government Code; and Sections 1240.010, 1240.020,
21 1240.030, 1240.040, 1240.110, 1240.410, 1240.510 and 1240.610 of the Code of Civil
22 Procedure.

23 ///
24 ///
25 ///

1 **NOW, THEREFORE, BE IT RESOLVED AND ORDERED** by the Board of Supervisors
2 of Riverside County, State of California, not less than four-fifths of all members concurring, in
3 regular session assembled on April 22, 2008, that this Board finds and determines each of the
4 following:

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

8 2. The public interest and necessity require the Proposed Project.

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

11 4. The Subject Property Interests are necessary for the Proposed Project.

12 5. The offers required by Section 7267.2 of the Government Code have been made
13 to the owners of record of the Subject Properties.

14 6. To the extent that the Subject Properties are already devoted to a public use, the
15 use of the Proposed Project is a compatible use that will not unreasonably interfere with or
16 impair the continuance of the public use as it presently exists or may reasonably be expected to
17 exist in the future (California Code of Civil Procedure Section 1240.510) or the use of the
18 Proposed Project is a more necessary public use than is the presently existing public use
19 (California Code of Civil Procedure Section 1240.610).

20 **BE IT FURTHER RESOLVED AND ORDERED** that the County Counsel of the County
21 of Riverside is hereby authorized and empowered:

22 1. To acquire (in the name of the County) the Subject Property Interests by
23 condemnation in accordance with the Constitution and laws relating to eminent domain.

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

EXHIBIT "A"
LEGAL DESCRIPTION
RIVER ROAD BRIDGE
PARCEL NO. 0298-004A

AN EASEMENT FOR SLOPE PURPOSES, LYING WITHIN LOT 8 OF BLOCK 71 OF AUBURNDALE COLONY AND TOWNSITE AS SHOWN ON MAP ON FILE IN BOOK 6, PAGE 20, OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, LYING WITHIN THE SOUTH ONE-HALF OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 7 WEST, IN THE CITY OF NORCO, RIVERSIDE COUNTY, CALIFORNIA AND WITHIN THE LA SIERRA YORBA RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF BLUFF STREET (60.00 FEET WIDE) AS SHOWN ON SAID MAP OF AUBURNDALE COLONY AND TOWNSITE AND THE CENTERLINE OF RIVER ROAD AS CONVEYED TO THE COUNTY OF RIVERSIDE BY EASEMENT RECORDED SEPTEMBER 22, 1964, IN INSTRUMENT NO.115422, OF OFFICIAL RECORDS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, HAVING A RIGHT-OF-WAY OF 30.00 FEET NORTHEASTERLY OF SAID CENTERLINE AND AS SHOWN ON RIGHT-OF-WAY MAP NUMBER 754-00, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE N 36°37'45" W, ALONG SAID CENTERLINE OF RIVER ROAD, A DISTANCE OF 149.65 FEET;

THENCE PERPENDICULAR TO SAID CENTERLINE OF RIVER ROAD N 53°22'15" E, A DISTANCE OF 30.00 FEET TO THE MOST SOUTHERLY CORNER OF PARCEL 6 AS CONVEYED TO THE COUNTY OF RIVERSIDE AS A SLOPE EASEMENT RECORDED APRIL 11, 1967, AS INSTRUMENT NUMBER 30719, SAID CORNER BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID RIVER ROAD AND ALSO BEING ON THE NORTHWESTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED NOVEMBER 11, 1963, AS INSTRUMENT NUMBER 117831, ALL BEING RECORDS OF SAID RECORDER OF RIVERSIDE COUNTY;

THENCE N 27°56'51" W ALONG SAID NORTHWESTERLY BOUNDARY OF SAID INSTRUMENT NUMBER 117831, A DISTANCE OF 36.81 FEET TO AN ANGLE POINT THEREIN, SAID ANGLE POINT BEING A POINT OF INTERSECTION WITH AN ANGLE POINT ON THE NORTHWESTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED APRIL 15, 1994, AS INSTRUMENT NUMBER 156951, OF OFFICIAL RECORDS, RECORDS OF SAID RIVERSIDE COUNTY RECORDER;

THENCE N 25°04'59" E ALONG SAID NORTHWESTERLY BOUNDARY LINE OF SAID INSTRUMENT NUMBER 156951, A DISTANCE OF 16.25 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE N 25°04'59" E, CONTINUING ALONG SAID NORTHWESTERLY BOUNDARY LINE A DISTANCE OF 35.76 FEET;

THENCE S 64°25'26" E, A DISTANCE OF 52.86 FEET;

THENCE S 28°22'22" E, A DISTANCE OF 97.49 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BLUFF STREET AS CONVEYED TO THE COUNTY OF RIVERSIDE BY SAID INSTRUMENT NUMBER 117831, ALSO BEING THE BEGINNING OF A NON-TANGEN CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 30.00 FEET, AND AN INITIAL RADIAL BEARING OF S 42°58'34" E;

THENCE WESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 91°11'41", AN ARC DISTANCE OF 47.75 FEET;

THENCE N 41°46'53" W, A DISTANCE OF 99.58 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING: 5,653 SQUARE FEET, OR 0.130 ACRE, MORE OR LESS.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 945-R, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 11-14-2007



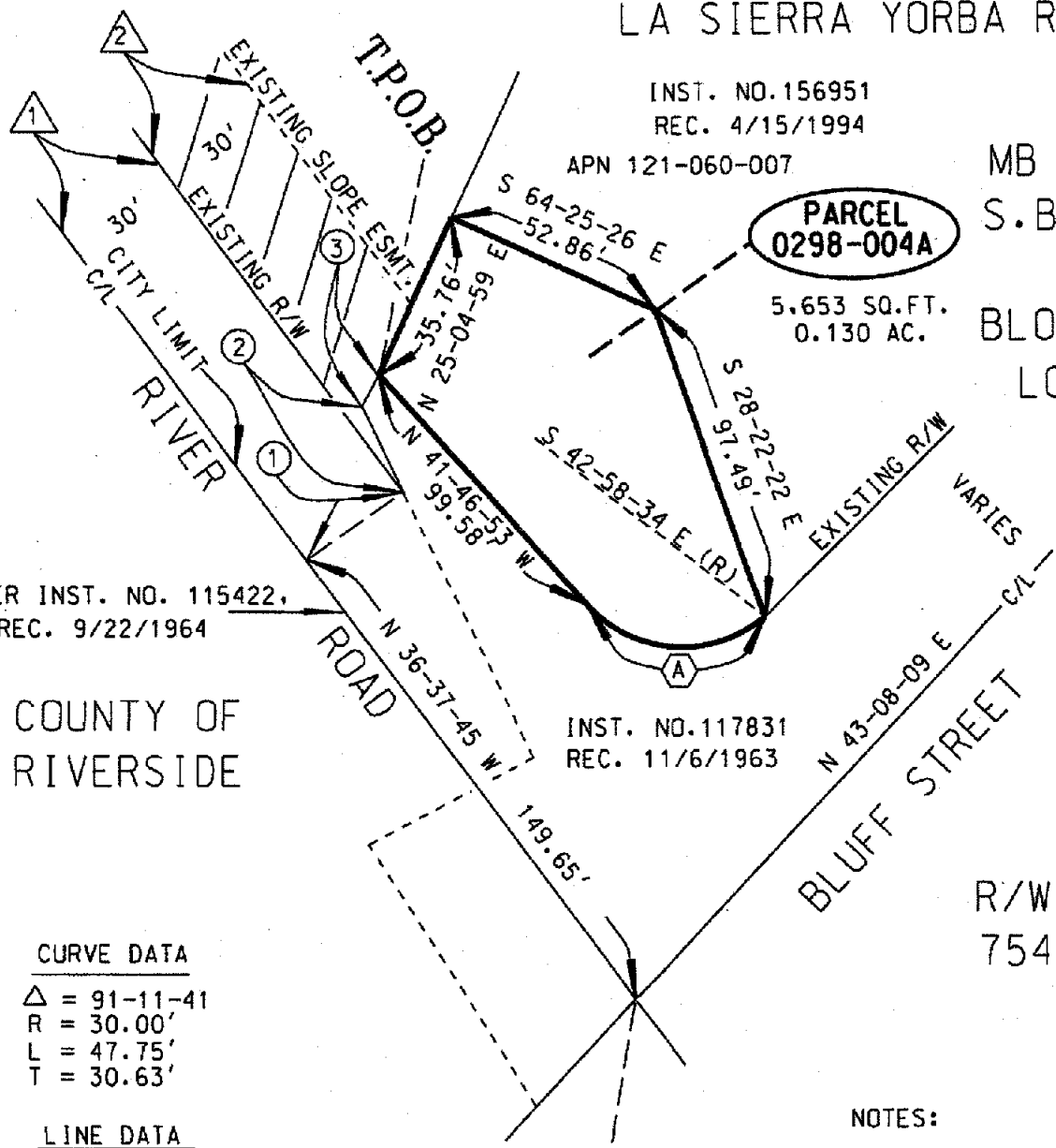
EXHIBIT "B"

SECTION 10

CITY OF NORCO

T.3S., R.7W.

LA SIERRA YORBA RANCHO



INST. NO. 156951

REC. 4/15/1994

APN 121-060-007

MB 6/20

S.B. CO.

PARCEL 0298-004A

5,653 SQ. FT.
0.130 AC.

BLOCK 71

LOT 8

C/L PER INST. NO. 115422,
REC. 9/22/1964

COUNTY OF RIVERSIDE

INST. NO. 117831

REC. 11/6/1963

BLUFF STREET

R/W MAP 754-00

CURVE DATA

(A) Δ = 91-11-41
R = 30.00'
L = 47.75'
T = 30.63'

LINE DATA

- ① N 53-22-15 E - 30.00'
- ② N 27-56-51 W - 36.81'
- ③ N 25-04-59 E - 16.25'

NOTES:

① CONVEYED TO CO. BY INST. NO. 115422, REC. 9/22/1964

② SLOPE EASEMENT CONVEYED TO CO. BY INST. NO. 30719, REC. 4/11/1967 FOR PARCEL 6



ALL DISTANCES SHOWN ARE GROUND DISTANCES. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.99998025.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: **RIVER ROAD BRIDGE**

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

PAR. NO.: **0298-004A**

PREPARED BY: BCIII

SCALE: N.T.S.

DATE: NOVEMBER, 2007

W.O. NO.: A7-0298

APPROVED BY: *Edward D. Hunt* DATE: 11-14-2007

SHEET 1 OF 1 SHEET

EXHIBIT "A"
LEGAL DESCRIPTION
RIVER ROAD BRIDGE
PARCEL NO. 0298-004B

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES, LYING WITHIN LOT 8 OF BLOCK 71 OF AUBURNDALE COLONY AND TOWNSITE AS SHOWN ON MAP ON FILE IN BOOK 6, PAGE 20, OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, LYING WITHIN THE SOUTH ONE-HALF OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 7 WEST, IN THE CITY OF NORCO, RIVERSIDE COUNTY, CALIFORNIA AND WITHIN THE LA SIERRA YORBA RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF BLUFF STREET (60.00 FEET WIDE) AS SHOWN ON SAID MAP OF AUBURNDALE COLONY AND TOWNSITE AND THE CENTERLINE OF RIVER ROAD AS CONVEYED TO THE COUNTY OF RIVERSIDE BY EASEMENT RECORDED SEPTEMBER 22, 1964, IN INSTRUMENT NO.115422, OF OFFICIAL RECORDS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, HAVING A RIGHT-OF-WAY OF 30.00 FEET NORTHEASTERLY OF SAID CENTERLINE AND AS SHOWN ON RIGHT-OF-WAY MAP NUMBER 754-00, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE N 36°37'45" W, ALONG SAID CENTERLINE OF RIVER ROAD, A DISTANCE OF 149.65 FEET;

THENCE PERPENDICULAR TO SAID CENTERLINE OF RIVER ROAD N 53°22'15" E, A DISTANCE OF 30.00 FEET TO THE MOST SOUTHERLY CORNER OF PARCEL 6 AS CONVEYED TO THE COUNTY OF RIVERSIDE AS A SLOPE EASEMENT RECORDED APRIL 11, 1967, AS INSTRUMENT NUMBER 30719, SAID CORNER BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID RIVER ROAD AND ALSO BEING ON THE NORTHWESTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED NOVEMBER 11, 1963, AS INSTRUMENT NUMBER 117831, ALL BEING RECORDS OF SAID RECORDER OF RIVERSIDE COUNTY;

THENCE N 27°58'51" W ALONG SAID NORTHWESTERLY BOUNDARY OF SAID INSTRUMENT NUMBER 117831, A DISTANCE OF 36.81 FEET TO AN ANGLE POINT THEREIN, SAID ANGLE POINT BEING A POINT OF INTERSECTION WITH AN ANGLE POINT ON THE NORTHWESTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED APRIL 15, 1994, AS INSTRUMENT NUMBER 156951, OF OFFICIAL RECORDS, RECORDS OF SAID RIVERSIDE COUNTY RECORDER;

THENCE N 25°04'59" E ALONG SAID NORTHWESTERLY BOUNDARY LINE OF SAID INSTRUMENT NUMBER 156951, A DISTANCE OF 52.00 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE N 25°04'59" E, CONTINUING ALONG SAID NORTHWESTERLY BOUNDARY LINE A DISTANCE OF 8.85 FEET;

THENCE S 64°25'26" E, A DISTANCE OF 57.60 FEET;

THENCE S 28°26'04" E, A DISTANCE OF 95.98 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BLUFF STREET AS CONVEYED TO THE COUNTY OF RIVERSIDE BY SAID INSTRUMENT NUMBER 117831;

THENCE S 45°15'32" W, A DISTANCE OF 8.39 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, AND AN INITIAL RADIAL BEARING OF S 46°51'49" E;

EXHIBIT "A"
LEGAL DESCRIPTION
RIVER ROAD BRIDGE
PARCEL NO. 0298-004B
(CONTINUED)

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 03°53'15", AN ARC DISTANCE OF 2.04 FEET;

THENCE LEAVING SAID NON-TANGENT CURVE N 28°22'22" W, A DISTANCE OF 97.49 FEET;

THENCE N 64°25'26" W, A DISTANCE OF 52.86 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING: 1,451 SQUARE FEET, OR 0.033 ACRE, MORE OR LESS.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 945-R, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 11-14-2007



EXHIBIT "B"
CITY OF NORCO

SECTION 10
T.3S., R.7W.
LA SIERRA YORBA RANCHO

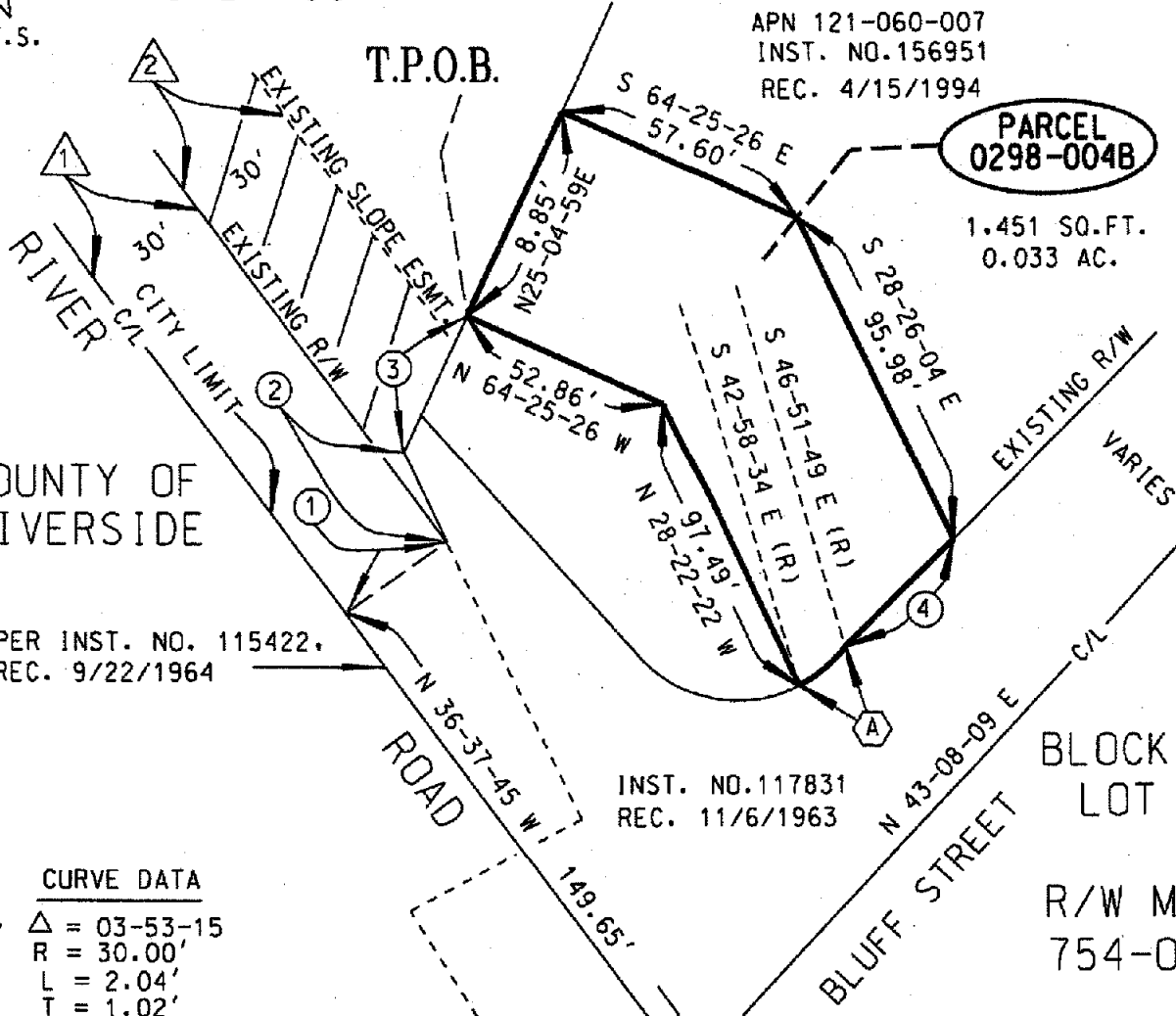
MB 6/20
S.B. CO.

APN 121-060-007
INST. NO. 156951
REC. 4/15/1994



**PARCEL
0298-004B**

1.451 SQ.FT.
0.033 AC.



COUNTY OF
RIVERSIDE

C/L PER INST. NO. 115422,
REC. 9/22/1964

INST. NO. 117831
REC. 11/6/1963

BLOCK 71
LOT 8

R/W MAP
754-00

CURVE DATA

△ = 03-53-15
R = 30.00'
L = 2.04'
T = 1.02'

LINE DATA

- ① N 53-22-15 E - 30.00'
- ② N 27-56-51 W - 36.81'
- ③ N 25-04-59 E - 52.00'
- ④ S 45-15-32 W - 8.39'

NOTES:

① CONVEYED TO CO.
BY INST. NO. 115422,
REC. 9/22/1964

② SLOPE EASEMENT
CONVEYED TO CO.
BY INST. NO. 30719,
REC. 4/11/1967
FOR PARCEL

ALL DISTANCES SHOWN ARE GROUND DISTANCES.
GRID DISTANCES MAY BE OBTAINED BY
MULTIPLYING THE GROUND DISTANCE BY A
COMBINATION FACTOR OF 0.99998025.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: **RIVER ROAD BRIDGE**

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

APPROVED BY *Edward D. Hunt* DATE: 11-14-2007

PAR. NO.: **0298-004B**

PREPARED BY: BC III

SCALE: N.T.S.

DATE: NOVEMBER, 2007

W.O. NO.: A7-0298

SHEET 1 OF 1 SHEET

EXHIBIT "A"
LEGAL DESCRIPTION
RIVER ROAD BRIDGE
PARCEL NO. 0298-005

BEING A PORTION OF LOT "A" AS SHOWN ON FULLER RANCHO, ON FILE IN BOOK 16, PAGES 80 THROUGH 81 INCLUSIVE, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, BEING A PORTION OF THE NORTH ONE-HALF OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 7 WEST, IN RIVERSIDE COUNTY, CALIFORNIA AND LYING WITHIN THE JURUPA RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF RIVER ROAD AND THE CENTERLINE OF ARCHIBALD AVENUE, AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 93, PAGES 65 THROUGH 71 INCLUSIVE, OF RECORDS OF SURVEYS, RECORDS OF SAID RECORDER, SAID INTERSECTION ON THE CENTERLINE OF ARCHIBALD AVENUE BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1200.00 FEET AN INITIAL RADIAL BEARING OF N 82°25'20" W;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE AND SAID CENTERLINE OF ARCHIBALD AVENUE, THROUGH A CENTRAL ANGLE OF 15°24'07", AN ARC DISTANCE OF 322.58 FEET;

THENCE N 67°01'13" W, RADIAL TO SAID CENTERLINE OF ARCHIBALD AVENUE, A DISTANCE OF 74.00 FEET TO A POINT 74.00 FEET NORTHWESTERLY OF, AS MEASURED RADIALLY TO SAID CENTERLINE, SAID POINT BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID ARCHIBALD AVENUE AS DESCRIBED BY DEED RECORDED JUNE 6, 1928, IN BOOK 722, PAGES 234 THROUGH 236 INCLUSIVE, OF OFFICIAL RECORDS, RECORDS OF SAID RECORDER, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1274.00 FEET AND AN INITIAL RADIAL BEARING OF N 67°01'13" W, AND THE **TRUE POINT OF BEGINNING**;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 14°14'45", AN ARC DISTANCE OF 316.76 FEET TO THE SOUTHWEST CORNER OF LOT "AA", AS SHOWN ON TRACT MAP NUMBER 30913-1 ON FILE IN MAP BOOK 406, PAGES 1 THROUGH 22 INCLUSIVE, RECORDS OF SAID RECORDER;

THENCE S 89°19'33" E, ALONG THE SOUTHERLY LINE OF SAID LOT "AA" A DISTANCE OF 23.75 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ARCHIBALD AVENUE, BEING THE MOST NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED DECEMBER 8, 1994 AS INSTRUMENT NUMBER 459926, RECORDS OF SAID RECORDER, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1255.00 FEET AND AN INITIAL RADIAL BEARING OF N 52°07'43" W, SAID POINT ALSO HEREINAFTER REFERRED TO AS POINT "A";

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF ARCHIBALD AVENUE AND THE ARC OF SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 09°42'02", AN ARC DISTANCE OF 212.48 FEET TO A POINT OF INTERSECTION WITH SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF ARCHIBALD AVENUE AS DESCRIBED BY SAID DEED RECORDED JUNE 4, 1928, IN BOOK 722, PAGES 234 THROUGH 236 INCLUSIVE, OF OFFICIAL RECORDS, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1010.00 FEET AND AN INITIAL RADIAL BEARING OF N 52°21'16" W;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE AND SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF ARCHIBALD AVENUE AS DESCRIBED BY SAID DEED RECORDED JUNE 6, 1928, IN BOOK 722, PAGES 234 THROUGH 236 INCLUSIVE, OF OFFICIAL RECORDS, THROUGH A CENTRAL ANGLE OF 03°48'36", AN ARC DISTANCE OF 67.16 FEET;

THENCE S 33°56'50" W, CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF ARCHIBALD AVENUE, A DISTANCE OF 48.95 FEET TO THE **TRUE POINT OF BEGINNING**.

EXHIBIT "A"
LEGAL DESCRIPTION
RIVER ROAD BRIDGE
PARCEL NO. 0298-005
(CONTINUED)

ALONG WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT SAID POINT "A"

THENCE S 89°19'33" E, ALONG THE SOUTHERLY LINE OF SAID LOT "AA" A DISTANCE OF 31.32 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID ARCHIBALD AVENUE AS DESCRIBED BY SAID DEED RECORDED JUNE 6, 1928, IN BOOK 722, PAGES 234 THROUGH 236 INCLUSIVE, OF OFFICIAL RECORDS;

THENCE S 39°47'14" W, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 18.94 FEET TO A POINT IN THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED DECEMBER 8, 1994 AS INSTRUMENT NUMBER 459926, RECORDS OF SAID RECORDER;

THENCE N 52°07'43" W, A DISTANCE OF 24.31 FEET TO SAID POINT "A" AND THE POINT OF **BEGINNING**.

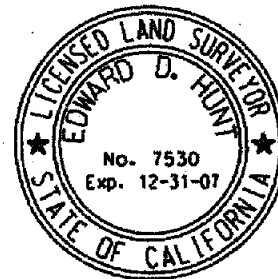
CONTAINING 5,280 SQUARE FEET, OR 0.121 ACRES, MORE OR LESS.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NO. 945-R, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 11-29-2007





MB 406/1-22
TR 30913-1
REMAINDER PCL 2
APN 130-661-003

EXHIBIT "B"

N 52-46-28 W (R)

LOT "AA"

POINT "A"

NW 1/4 R/W PER O.R. BK 722.
PG 234, REC 6-6-1928
60.00'

MB 16/80-81

N 52-07-43 W (R)

LOT "A"

APN 130-080-025

RS 93/65-71

**PARCEL
0298-005**

5,280 SQ.FT.
0.121 AC.

$\Delta = 14-14-45$
 $L = 316.76'$
 $R = 1274.00'$

S 33-56-50 W
48.95'
60.00'

N 52-21-16 W (R)

ARCHIBALD
 $\Delta = 16-48-27$
 $R = 1200.00'$

- ①
- ②
- ③
- ④

74.00'
55.00'
L = 373.72'

SECTION 10
T.3S., R.7W.
JURUPA RANCHO
COUNTY OF RIVERSIDE

- NOTE:
- ① R/W GRANTED TO CO. PER O.R. BK 722, PG 234, REC. 6-6-1928
 - ② R/W GRANTED TO CO. PER INST. #459926 REC. 12-8-1994

LINE DATA

- ① S 89-19-33 E - 23.75'
- ② S 89-19-33 E - 31.32'
- ③ S 39-47-14 W - 18.94'
- ④ N 52-07-43 W - 24.31'

CURVE DATA

- A $\Delta = 15-24-07$
R = 1200.00'
T = 162.27'
L = 322.58'
- B $\Delta = 09-42-02$
R = 1255.00'
T = 106.49'
L = 212.48'
- C $\Delta = 03-48-36$
R = 1010.00'
T = 33.59'
L = 67.16'

T.P.O.B.

RIVER ROAD
C/L

RIVER ROAD
C/L

P.O.C.



ALL DISTANCES SHOWN ARE GROUND DISTANCES. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DIST. BY A COMBINATION FACTOR OF 0.99998025.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: RIVER ROAD BRIDGE

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

PAR. NO.:	0298-005
PREPARED BY:	BC III
SCALE:	N.T.S.
DATE:	NOVEMBER, 2007
W.D. NO.:	A7-0298
SHEET 1 OF 1 SHEET	

APPROVED BY: *Edward D. Hunt* DATE: 11-29-2007