

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

274



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
July 17, 2008

**SUBJECT:** County Resolution No. 2008-301, Notice of Intention to Adopt a Resolution of Necessity Regarding Public Right-of-Way Improvements along Rubidoux Boulevard-APN Nos. 178-201-011, 178-202-018, 178-202-019, 178-213-003, 178-251-010, and 179-083-017. Second Supervisorial District.

**RECOMMENDED MOTION:** That the Board of Supervisors

1. Approve Resolution No. 2008-301, Notice of Intention to Adopt a Resolution of Necessity Regarding Public Right-of-Way Improvements along Rubidoux Boulevard--APN Nos. 178-201-011, 178-202-018, 178-202-019, 178-213-003, 178-251-010, and 179-083-017;
2. Set a public (Resolution of Necessity) hearing on September 16, 2008 in order to hear comments from affected property owners; and
3. Authorize and direct the Clerk of the Board to give notice to the property owners pursuant to Code of Civil Procedure Section 1245.235.

(Continued on Page 2)

RZ:DL:TE:JP:JM:bp

S:\RealProperty\Real Property\District Projects\Dist 2\EMR\071708 Resolution 2008-301 Form 11.doc

*Deanna Lorson*

Robin Zimpfer, Assistant County Executive Officer/EDA  
By Deanna Lorson, Managing Director

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 290,000	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	NO
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2008/2009

<b>SOURCE OF FUNDS:</b> Jurupa Valley Redevelopment Capital Improvement Funds	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:** APPROVE

BY: *Jennifer L. Sargent*  
Jennifer L. Sargent

**County Executive Office Signature**

Policy  
 Policy  
 Consent  
 Consent  
 Dept's Recomm.:  
 Per Exec. Ofc.:

**Prev. Agn. Ref.:**

**District:** 2

**Agenda Number:**

**3.38**

FORM APPROVED COUNTY COUNSEL  
 BY: *Glenn R. Beloit*  
 GLENN R. BELOIT  
 DATE: 7/21/08

Departmental Concurrence

Form 11 - County Resolution No. 2008-301, Notice of Intention to Adopt a Resolution of Necessity Regarding Public Right-of-Way Improvements in Rubidoux in the Vicinity of Rubidoux Boulevard-APN Nos. 178-201-011, 178-202-018, 178-202-019, 178-213-003, 178-251-010, and 179-083-017. Second Supervisorial District.

July 17, 2008  
Page 2

**BACKGROUND** (continued):

Based upon current and anticipated future vehicle and pedestrian circulation patterns, certain right-of-way improvements are needed in order to improve circulation and accessibility in an area of Rubidoux that is generally located near the respective intersections of Rubidoux Boulevard with 28th Street, with 30th Street, and with the 60 Freeway. This Notice pertains to the potential acquisition of five (5) portions of real property that are necessary for the subject right-of-way acquisition project. The approximate size of each one of the five (5) portions to be acquired is listed below:

APN 178-201-011, requiring 725 s.f.;  
APN 178-202-018 and 178-202-019, requiring 1,142 s.f.;  
APN 178-213-003, requiring 1,060 s.f.;  
APN 178-251-010, requiring 41 s.f.; and  
APN 179-083-017, requiring 128 s.f.

Agency Counsel has approved this item as to form and staff recommends that the Board schedule the matter for a Resolution of Necessity hearing on September 16, 2008.

In accordance with County procedures, and State Law, a "fair market value offer" was provided to the property owners. Subsequently, several meetings with the property owners have occurred. However, no settlement has been reached. Staff will continue negotiations in an effort to reach an acceptable mutual agreement with the property owners.

2  
3 COUNTY RESOLUTION NO. 2008-301  
4 NOTICE OF INTENTION TO ADOPT A RESOLUTION OF NECESSITY REGARDING PUBLIC  
5 RIGHT-OF-WAY IMPROVEMENTS ALONG RUBIDOUX BOULEVARD – APN Nos. 178-201-  
6 011, 178-202-018, 178-202-019, 178-213-003,  
7 178-251-010, and 179-083-017

8 WHEREAS the portions of real properties that are the subjects of this Notice (collectively the  
9 “Subject Properties”) are located in a section of the unincorporated County of Riverside, California  
10 known as the Rubidoux Village; are generally located near the respective intersections of Rubidoux  
11 Boulevard with 28<sup>th</sup> Street, with 30<sup>th</sup> Street, and with the 60 Freeway; are legally described and  
12 pictorially depicted in the documents attached hereto as Exhibits “A” through “E” inclusive (and  
13 incorporated herein by this reference); and are each portions of larger real properties;

14 WHEREAS the portion of real property (described and depicted in attached Exhibits “A-1” and  
15 “A-2”) is a portion of a larger real property known as Riverside County Assessor’s Parcel No. 178-201-  
16 011; whereas the portion of real property (described and depicted in attached Exhibits “B-1” and “B-2”) is  
17 a portion of two adjacent larger real properties known as Riverside County Assessor’s Parcel Nos.  
18 178-202-018 and 178-202-019; whereas the portion of real property (described and depicted in attached  
19 Exhibits “C-1” and “C-2”) is a portion of a larger real property known as Riverside County Assessor’s  
20 Parcel No. 178-213-003; whereas the portion of real property (described and depicted in attached  
21 Exhibits “D-1” and “D-2”) is a portion of a larger real property known as Riverside County Assessor’s  
22 Parcel No. 178-251-010; and whereas the portion of real property (described and depicted in attached  
23 Exhibits “E-1” and “E-2”) is a portion of a larger real property known as Riverside County Assessor’s  
24 Parcel No. 179-083-017;

25 WHEREAS the proposed project that is the subject of this Notice (the “Proposed Project”) is one  
26 to improve the public rights-of-way within an area of Rubidoux area that is generally located near the  
27 respective intersections of Rubidoux Boulevard with 28<sup>th</sup> Street, with 30<sup>th</sup> Street , and with the 60  
28 Freeway;

WHEREAS each one of the Subject Properties will be used for public right-of-way purposes (and  
for other purposes incidental to that stated purpose and/or required by that stated purpose);

1           WHEREAS the interests in property that are the subjects of this Notice (collectively the "Subject  
2 Property Interests") are fee simple ownerships in the Subject Properties; and

3           WHEREAS the statutes that authorize the County of Riverside to acquire the Subject Property  
4 interests by eminent domain include Article 1, Section 19 of the California Constitution; Section  
5 25350.5 of the Government Code; and Sections 1240.010, 1240.020, 1240.030, 1240.040, 1240.110,  
6 1240.410, 1240.510, and 1240.610 of the Code of Civil Procedure.

7           Now, therefore, BE IT RESOLVED AND ORDERED as follows by the Board  
8 of Supervisors of Riverside County, State of California, in regular session assembled on July 29, 2008:

9           1.     You are hereby notified that this Board (at its public meeting on September 16, 2008 at  
10 9:30 a.m. in the meeting room of the Board of Supervisors located on the 1<sup>st</sup> Floor of the County  
11 Administrative Center, 4080 Lemon Street, Riverside, California) may decide to adopt a Resolution Of  
12 Necessity that would authorize the County of Riverside to acquire the Subject Property Interests by  
13 eminent domain (and that would find and determine each of the following matters):

- 14           (a)     The public interest and necessity require the Proposed Project;
- 15           (b)     The Proposed Project is planned or located in the manner that will be most  
16 compatible with the greatest public good and the least private injury;
- 17           (c)     The Subject Property Interests are necessary for the Proposed Project;
- 18           (d)     The offer required by Section 7267.2 of the Government Code has been made to  
19 the owners of record of the Subject Properties;
- 20           (e)     To the extent that the Subject Properties are already devoted to a public use, the  
21 use of the Proposed Project is a compatible use that will not unreasonably  
22 interfere with or impair the continuance of the public use as it presently exists or  
23 may reasonably be expected to exist in the future (California Code of Civil  
24 Procedure Section 1240.510) or the use of the Proposed Project is a more  
25 necessary public use than is the presently existing public use (California Code of  
26 Civil Procedure Section 1240.610); and
- 27           (f)     This Notice was duly given as required by Section 1245.235 of the Code of Civil  
28 Procedure.



**EXHIBIT "A-1"**  
**PUBLIC ROAD & UTILITY EASEMENT**

That portion of the easterly five acres of Lot 1 in Block 10 of the Map of West Riverside on file in Book 9 of Maps, Page 34 thereof, Records of San Bernardino County, California, located in Section 10, Township 2 South, Range 5 West, San Bernardino Meridian, described as follows:

**COMMENCING** at the intersection of the centerline of Rubidoux Boulevard (recorded as "B" Street, 66.00 feet in width) as shown on said Map of West Riverside, with the centerline of 30<sup>th</sup> Street (recorded as First Street, 66.00 feet in width) as shown by Record of Survey on file in Book 53 of Records of Survey, Pages 38 and 39 thereof, Records of Riverside County, California;

Thence North 52°28'33" West along said centerline of 30<sup>th</sup> Street, a distance of 79.35 feet;

Thence South 37°31'27" West, a distance of 33.00 feet to the **TRUE POINT OF BEGINNING**, said point being on the southwesterly right-of-way line of said 30<sup>th</sup> Street, and also on the northeasterly line of said Lot 1;

Thence South 52°28'33" East along said southwesterly right-of-way line, and along said northeasterly line of Lot 1, a distance of 12.09 feet to the most northerly corner of that triangular parcel of land deeded to the County of Riverside, California by deed recorded July 18, 1962 as Instrument No. 67401 in Book 3184, Page 45, Official Records of Riverside County, California, said corner being the beginning of a tangent curve, concave to the west, having a radius of 20.00 feet;

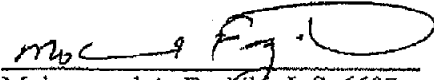
Thence southeasterly, southerly and southwesterly along said triangular parcel and along said curve, to the right, through a central angle of 119°31'57", an arc distance of 41.72 feet to a point on the northwesterly line of that parcel of land conveyed for freeway purposes to the State of California by deed recorded September 14, 1955, in Book 1793, Page 206, Official Records of Riverside County, California;

Thence South 67°03'24" West along said northwesterly line, a distance of 14.95 feet;

Thence North 10°13'38" East, a distance of 48.23 feet to the **TRUE POINT OF BEGINNING**.

Containing 725 square feet, more or less.

PREPARED UNDER MY SUPERVISION

  
Mohammad A. Faghih, L.S. 6607

6/13/07  
Date

Prepared By:   
Checked By: 

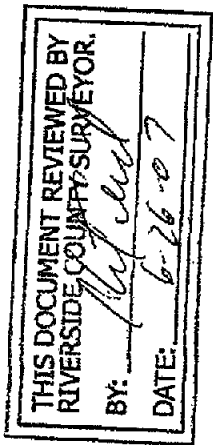
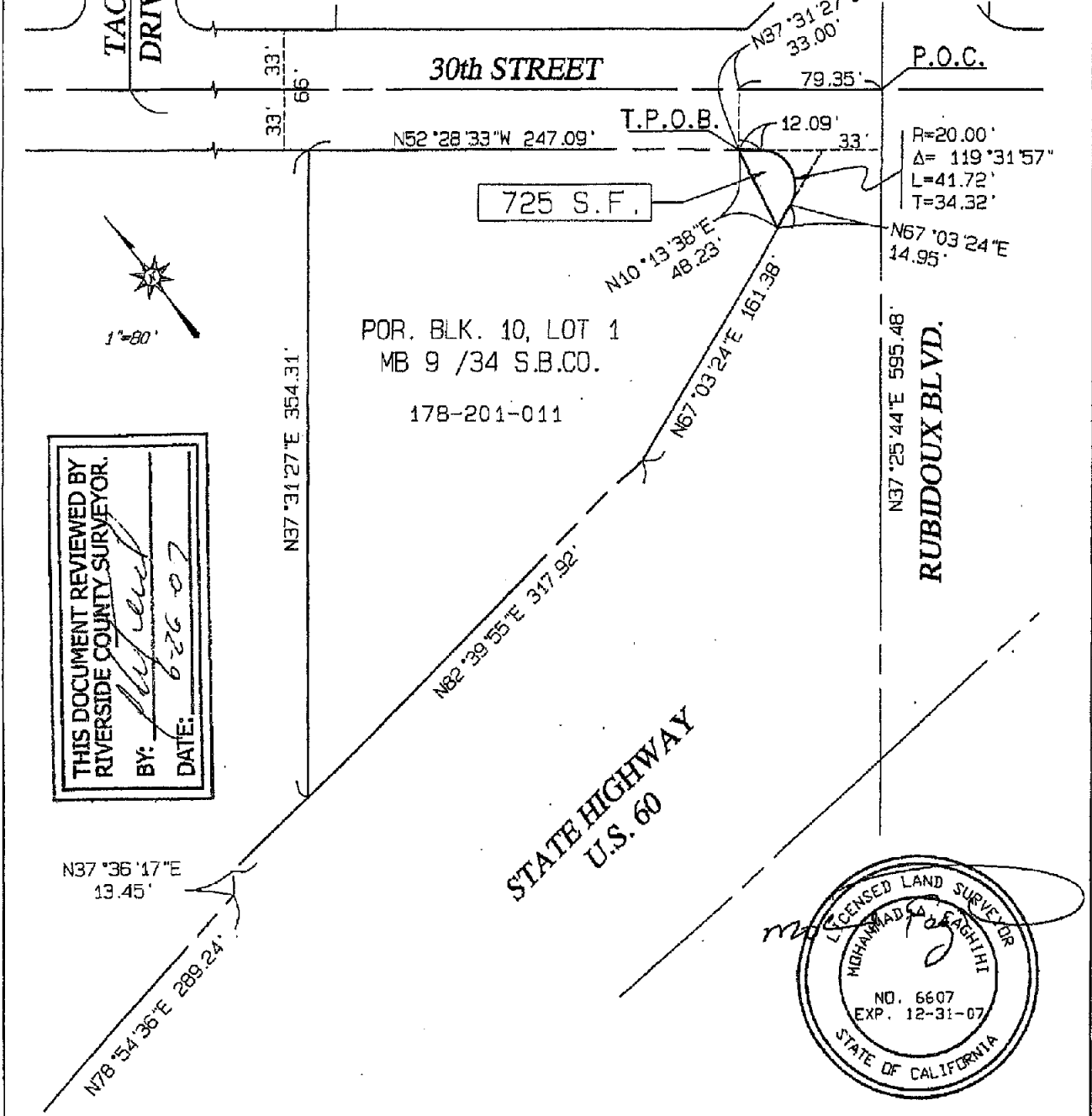
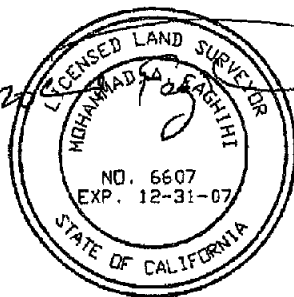


EXHIBIT "A-2"

PUBLIC ROAD & UTILITY EASEMENT



THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: *[Signature]*  
DATE: 6-26-07



SEC 10, T 2 S, R 5 W

ALBERT A.  
**WEBB**  
ASSOCIATES  
ENGINEERING CONSULTANTS

RIVERSIDE COUNTY, CALIFORNIA

PLAT PREPARED: JUNE 11, 2007 FILE: G:\2004\04-0390\04-0390\04390SU.pro

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DESCRIPTION. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION. SHEET 1 OF 1 W.O. 04-390

SCALE: 1" = 80' DRAWN BY *[Signature]* DATE 6/11/07  
CHKD BY *[Signature]* DATE 6/13/07 SUBJECT: PUBLIC ROAD AND UTILITY EASEMENT

**EXHIBIT "B-1"**  
**PUBLIC ROAD & UTILITY EASEMENT**

Those portions of Parcels 1 through 3 inclusive of Parcel Map No. 28705 as shown by map on file in Book 194, Pages 64 and 65 of Parcel Maps, Records of Riverside County, California, located in Section 10, Township 2 South, Range 5 West, San Bernardino Meridian, described as follows:

**COMMENCING** at the intersection of the centerline of Rubidoux Boulevard (100.00 feet in width) with the centerline of 30<sup>th</sup> Street (66.00 feet in width) as shown on said Parcel Map No. 28705;

Thence North 37°27'11" East along said centerline of Rubidoux Boulevard, a distance of 58.06 feet;

Thence North 52°32'49" West, a distance of 50.00 feet to the **TRUE POINT OF BEGINNING**, said point being on the northwesterly right-of-way line of said Rubidoux Boulevard, said point also being an angle point in the boundary line of said Parcel 1;

Thence North 37°27'11" East along said northwesterly right-of-way line, and along said southeasterly line of said Parcel 1, and along the southeasterly line of said Parcels 2 and 3, a distance of 365.05 feet;

Thence South 41°37'50" West, a distance of 41.18 feet to a point on a line parallel with and distant northwesterly 3.00 feet, measured at a right angle, from said northwesterly right-of-way line;

Thence South 37°27'11" West along said parallel line, a distance of 322.87 feet;

Thence South 82°57'22" West, a distance of 37.20 feet to a point on the southwesterly line of said Parcel 1, said line also being the northeasterly right of way line of said 30<sup>th</sup> Street;

Thence South 52°28'33" East along said southwesterly line of said Parcel 1, and along said northeasterly right of way line, a distance of 4.53 feet;

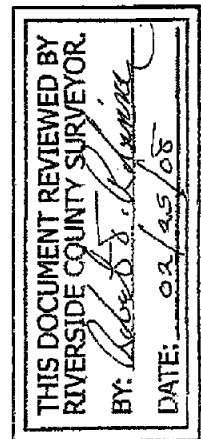
Thence North 82°29'19" East along the southerly line of said Parcel 1, a distance of 35.33 feet to the **TRUE POINT OF BEGINNING**.

Containing 1,142 square feet, more or less.

PREPARED UNDER MY SUPERVISION

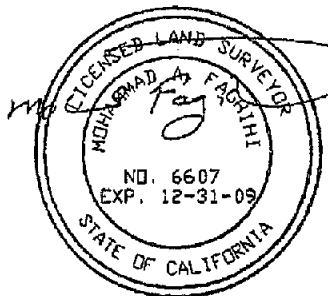
*Mohammad A. Faghih*  
Mohammad A. Faghih, L.S. 6607      2/14/08  
Date

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



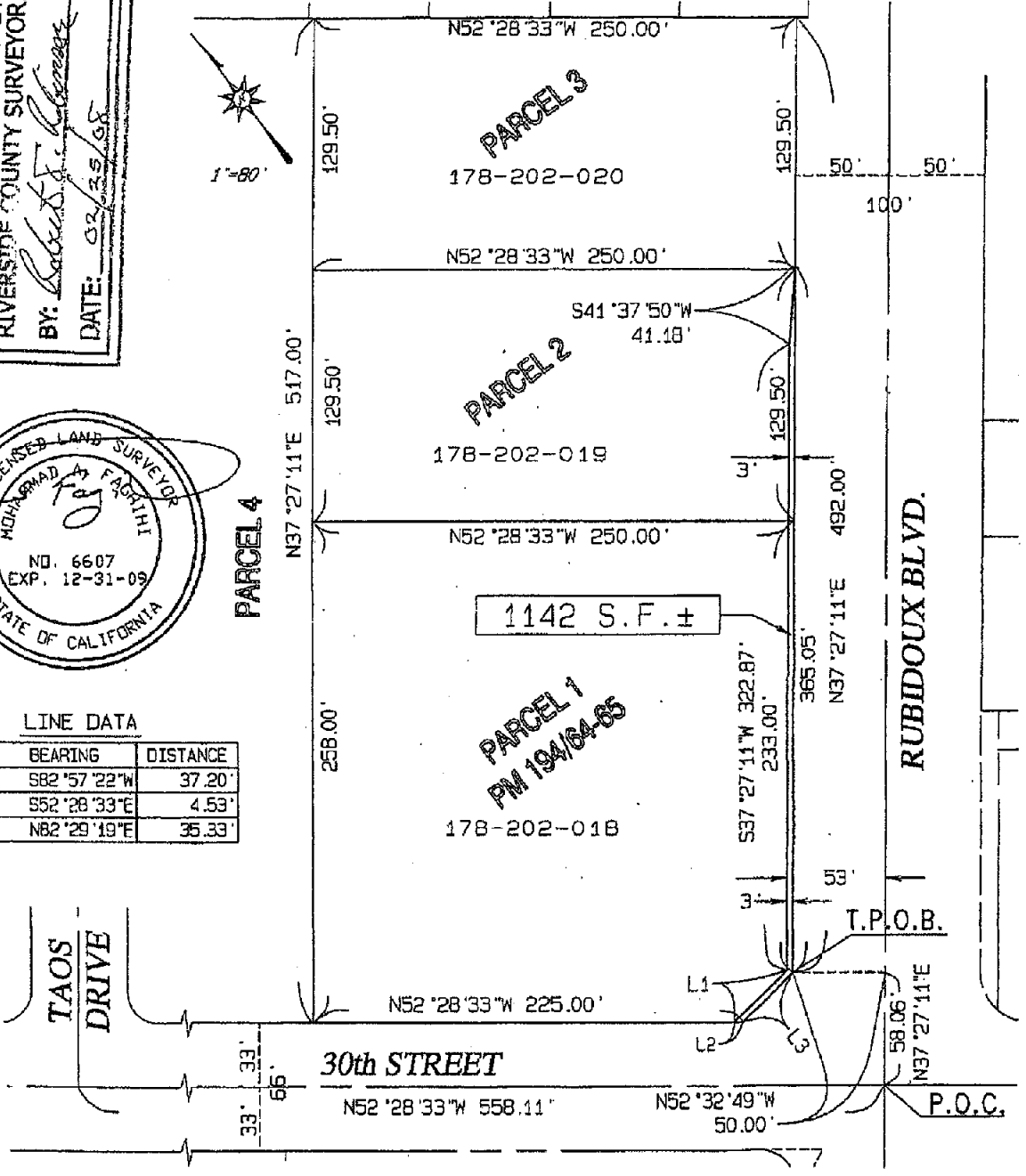
**EXHIBIT B-2**  
**PUBLIC ROAD & UTILITY EASEMENT**

THIS DOCUMENT REVIEWED BY  
 RIVERSIDE COUNTY SURVEYOR,  
 BY: *Robert F. Johnson*  
 DATE: 02/25/08



**LINE DATA**

LINE	BEARING	DISTANCE
L1	S82°57'22"W	37.20'
L2	S52°28'33"E	4.53'
L3	N82°29'19"E	35.33'



SEC 10, T 2 S, R 5 W, S.B.M.

ALBERT A. <b>WEBB</b> ASSOCIATES	RIVERSIDE COUNTY, CALIFORNIA	
	PLAT PREPARED: FEB. 14, 2008	FILE: G:\2004\04-0390\04-0390\04390SU.pro
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DESCRIPTION. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.		SHEET <u>1</u> OF <u>1</u>
SCALE: 1" = 80'	DRWN BY: <i>[Signature]</i> DATE: 2/14/08 CHKD BY: <i>[Signature]</i> DATE: 2/14/08	SUBJECT: PUBLIC ROAD AND UTILITY EASEMENT

**EXHIBIT "C-1"**  
**LEGAL DESCRIPTION**  
**PUBLIC ROAD AND UTILITY EASEMENT**  
**RUBIDOUX BOULEVARD**

BEING A PORTION OF LOT 1 IN BLOCK 23 OF WEST RIVERSIDE AS SHOWN ON MAP ON FILE IN BOOK 9 PAGE 34, SAN BERNARDINO COUNTY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE JURUPA RANCHO, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE CENTERLINE INTERSECTION OF RUBIDOUX BOULEVARD (44.00 FEET HALF WIDTH) AND 28<sup>TH</sup> STREET (33.00 FEET HALF WIDTH) OF SAID MAP;

THENCE NORTH 36° 44' 00" EAST ALONG THE SAID CENTERLINE OF RUBIDOUX BOULEVARD, A DISTANCE OF 175.00 FEET;

THENCE NORTH 53° 16' 00" WEST, A DISTANCE OF 44.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF RUBIDOUX BOULEVARD, SAID POINT BEING **THE TRUE POINT OF BEGINNING**;

THENCE CONTINUING NORTH 53° 16' 00" WEST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 36° 44' 00" EAST, PARALLEL WITH THE CENTERLINE OF RUBIDOUX BOULEVARD, A DISTANCE OF 70.65 FEET;

THENCE SOUTH 53° 16' 00" EAST, A DISTANCE OF 15.00 FEET TO SAID NORTHWESTERLY RIGHT OF WAY LINE;

THENCE SOUTH 36° 44' 00" WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 70.65 FEET, TO **THE TRUE POINT OF BEGINNING**;

CONTAINING 1060 SQUARE FEET, OR 0.024 ACRES, MORE OR LESS.

PREPARED UNDER MY SUPERVISION

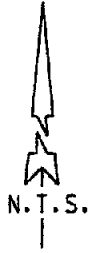
  
ROBERT T. ROBINSON, L.S. 7534

07/18/08  
DATE



# EXHIBIT "C-2"

PUBLIC ROAD AND UTILITY EASEMENT



PROJECTED SECTION 10

T.2S., R.5W.

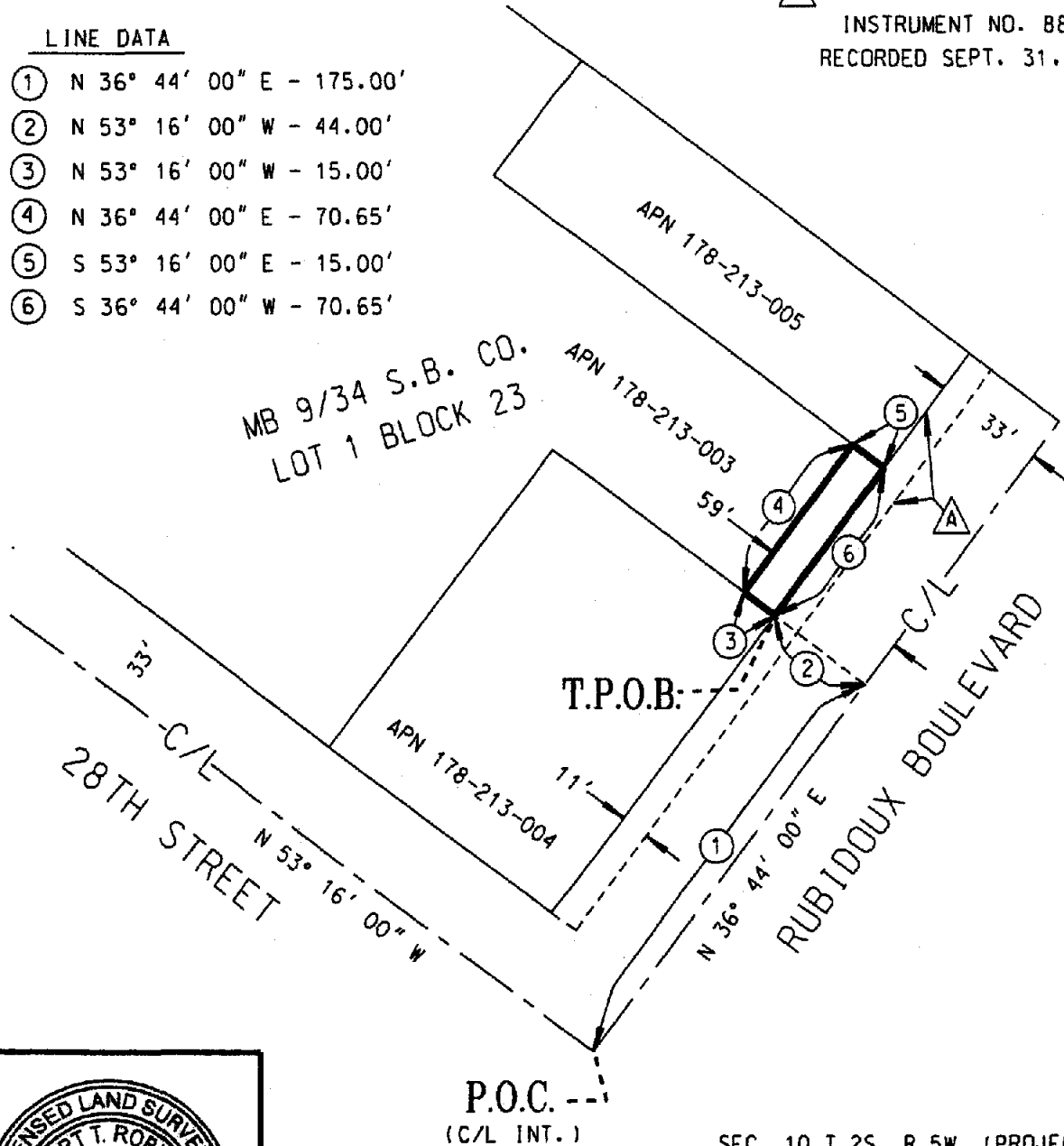
RANCHO JURUPA



DEDICATED PER  
INSTRUMENT NO. 88499  
RECORDED SEPT. 31, 1963

LINE DATA

- ① N 36° 44' 00" E - 175.00'
- ② N 53° 16' 00" W - 44.00'
- ③ N 53° 16' 00" W - 15.00'
- ④ N 36° 44' 00" E - 70.65'
- ⑤ S 53° 16' 00" E - 15.00'
- ⑥ S 36° 44' 00" W - 70.65'



(C/L INT.)		SEC. 10 T.2S. R.5W. (PROJECTED)
COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.		SHEET 1 OF 1
PROJECT: RUBIDOUX BLVD		PREPARED BY: AM
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.		SCALE: N.T.S.
		DATE: JULY, 2008
		W.O. NO.:
APPROVED BY: <i>Robert T. Robinson</i> DATE: 07/18/08		

EXHIBIT "D-1"  
PUBLIC ROAD & UTILITY EASEMENT

That portion of Lot 4 in Block 25 of the Map of West Riverside on file in Book 9 of Maps, Page 34 thereof, Records of San Bernardino County, California, located in Section 10, Township 2 South, Range 5 West, described as follows:

COMMENCING at the intersection of the centerline of Rubidoux Boulevard (recorded as "B" Street), 59.00 feet in half width per deed recorded May 3, 2005 as Instrument No. 2005-0349354, Official Records of Riverside County, California with the centerline of 30<sup>th</sup> Street (33.00 feet in half width) of said deed;

Thence South 52°28'29" East along said centerline of 30<sup>th</sup> Street, a distance of 71.15 feet;

Thence North 37°31'31" East, a distance of 33.29 feet to the TRUE POINT OF BEGINNING, said point being on a non-tangent curve, concave to the northeast, having a radius of 25.00, the radial line from said point bears North 46°12'41" East, said point also being on the northeasterly right-of-way line of said 30<sup>th</sup> Street of said deed;

Thence northwesterly and northerly along said northeasterly right-of-way line and along said curve, to the right, through a central angle of 31°02'01", an arc distance of 13.54 feet to the most southerly point of a Public Road Easement granted as aforesaid;

Thence North 37°27'11" East along the southeast line of said Public Road Easement, a distance of 5.38 feet;

Thence South 10°48'09" East, a distance of 16.34 feet to the TRUE POINT OF BEGINNING.

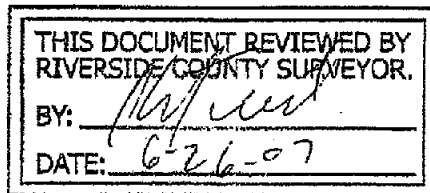
Containing 41 square feet, more or less.

PREPARED UNDER MY SUPERVISION

Mohammad A. Faghih 6/13/07  
Mohammad A, Faghih, L.S. 6607 Date

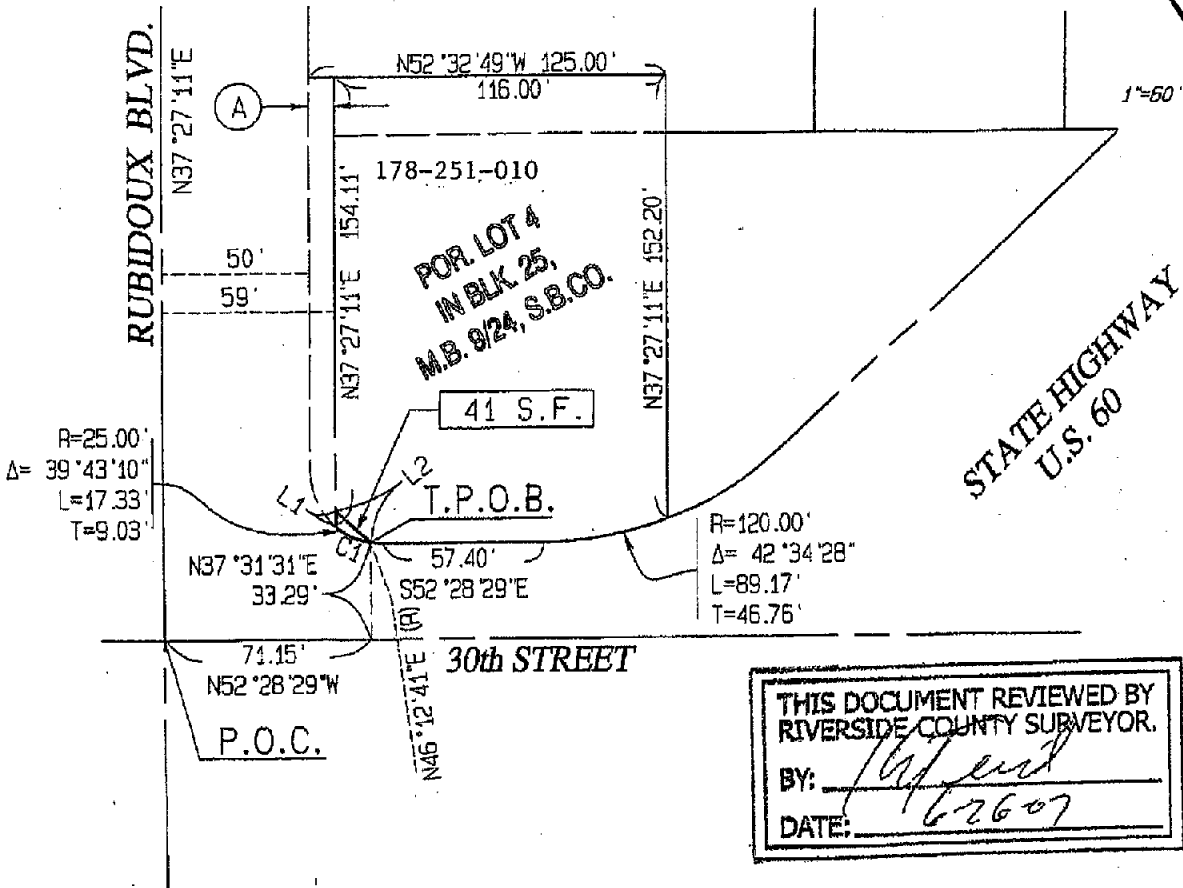
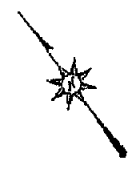


Prepared By: [Signature]  
Checked By: [Signature]



# EXHIBIT "D-2" PUBLIC ROAD & UTILITY EASEMENT

(A) 9' DEDICATED TO COUNTY OF RIVERSIDE BY DOC. 2005-0349354 ON 5/03/2005



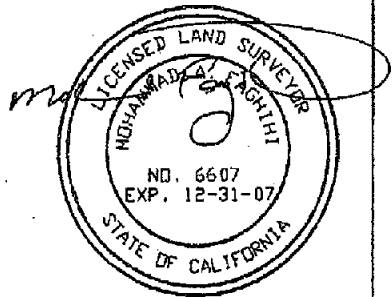
THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SUBVEYOR.  
BY: *[Signature]*  
DATE: 6-26-07

**CURVE DATA**

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	25.00'	31°02'01"	13.54'	6.94'

**LINE DATA**

LINE	BEARING	DISTANCE
L1	N37°27'11"E	5.38'
L2	N10°48'09"W	16.34'



SEC 10, T 2 S, R 5 W

<p>ALBERT A. <b>WEBB</b> ASSOCIATES ENGINEERING CONSULTANTS</p>	<p>RIVERSIDE COUNTY, CALIFORNIA</p>
<p>PLAT PREPARED: JUNE 11, 2007</p>	<p>FILE: G:\2004\04-0390\04-0390\04390SU.pro</p>
<p>THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DESCRIPTION. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.</p>	<p>SHEET <u>1</u> OF <u>1</u></p>
<p>SCALE: 1" = 60'</p>	<p>W.D. 04-390</p>
<p>DRWN BY <i>[Signature]</i> DATE <i>6/1/07</i> CHKD BY <i>[Signature]</i> DATE <i>6/13/07</i></p>	<p>SUBJECT: PUBLIC ROAD AND UTILITY EASEMENT</p>

**EXHIBIT "E-1"**  
**PUBLIC ROAD & UTILITY EASEMENT**

That portion of the northeasterly 241.10 feet of Lot 3 of Map Showing Corrected Title and Lot Numbers of Arthur Parks Tract, as shown by map on file in Book 1 of Maps, Page 21 thereof, Records of Riverside County, California, said distance being measured along the westerly line of said Lot, located in Section 10, Township 2 South, Range 5 West, San Bernardino Meridian, described as follows:

**COMMENCING** at the intersection of the northeasterly line of said Arthur Parks Tract with the centerline of Rubidoux Boulevard, (80.00 feet in width) as shown on Record of Survey on file in Book 39 of Records of Survey, Page 36 thereof, Records of Riverside County, California;

Thence South 38°48'05" West along said centerline of Rubidoux Boulevard, a distance of 79.71 feet;

Thence North 51°11'55" West, a distance of 55.00 feet to the **TRUE POINT OF BEGINNING**, said point being on the northwesterly right-of-way line of said Rubidoux Boulevard as conveyed to the County of Riverside by deed recorded March 30, 1987 as Instrument No. 86209, Official Records of Riverside County, California;

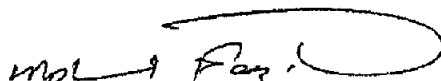
Thence North 16°02'51" West, a distance of 15.65 feet to a point on the southerly boundary line of that portion of said Lot 3 deeded to the State of California for freeway purposes by deed recorded on June 15, 1956 in Book 1928, Page 431, Official Records of Riverside County, California;

Thence North 87°59'15" East along said southerly boundary line, a distance of 16.90 feet to a point on said northwesterly right-of-way line of Rubidoux Boulevard ;

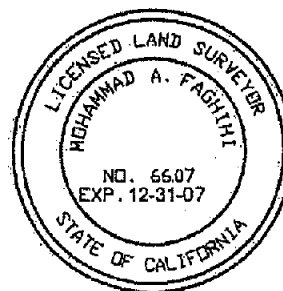
Thence South 38°48'05" West along said northwesterly right-of-way line of Rubidoux Boulevard, a distance of 20.06 feet to the **TRUE POINT OF BEGINNING**.



Containing 128 square feet, more or less.

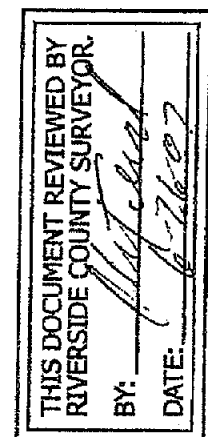
PREPARED UNDER MY SUPERVISION

  
Mohammad A. Faghni, L.S. 6607

6/13/07  
Date



Prepared By:   
Checked By: 



**EXHIBIT E-2**  
**PUBLIC ROAD & UTILITY EASEMENT**

N.E. LY LINE OF  
 ARTHUR PARKS TRACT,  
 MB 1/21, Riv. Co.

P.O.C.

THIS DOCUMENT REVIEWED BY  
 RIVERSIDE COUNTY SURVEYOR.  
 BY: *[Signature]*  
 DATE: 6-26-07

STATE HIGHWAY / U.S. 60

128 S.F.

179-083-017



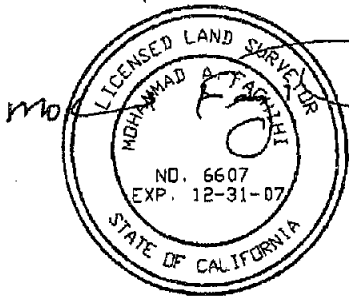
N38°14'43"E  
 15.42'

N58°21'37"W 236.01'

**LINE DATA**

LINE	BEARING	DISTANCE
L1	N16°02'51"W	15.65'
L2	N87°59'15"E	16.90'
L3	N38°48'05"E	20.06'

(A) 55' DEDICATED TO COUNTY  
 OF RIVERSIDE BY INST. 86209,  
 REC'D. 3/30/1987



R/W PER R.S. 39/36

79.71'  
 N38°48'05"E

N51°11'55"W  
 55.00'

T.P.O.B.

N87°59'15"E 309.60'

N38°48'05"E 188.36'

(A)

RUBIDOUX BLVD.

55'

40'

40'

SEC 10, T 2 S, R 5 W

ALBERT A.  
**WEBB**  
 ASSOCIATES  
 ENGINEERING CONSULTANTS

RIVERSIDE COUNTY, CALIFORNIA

PLAT PREPARED: JUNE 11, 2007

FILE: G:\2004\04-0390\04-0390\04390SU.pro

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

SHEET 1 OF 1

N.O.  
 04-390

SCALE: 1" = 60'

DRWN BY *[Signature]* DATE 6/11/07  
 CHKD BY *[Signature]* DATE 6/13/07

SUBJECT: PUBLIC ROAD AND UTILITY EASEMENT