

938



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

**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
October 15, 2008

**SUBJECT:** Resolution No. 2008-457, Notice of Intention to Convey Fee Simple and Easement Interests in Real Property in the Unincorporated Area of Rubidoux

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

1. Approve Resolution No. 2008-457, Notice of Intention to Convey Fee Simple and Easement Interests in Real Property located in the unincorporated area of Rubidoux, County of Riverside, a .19 acre portion of Assessor Parcel Number 186-230-034 and a .376 acre portion of Assessor Parcel Number 186-250-010 by Grant Deed and Easement Rights totaling 3.2145 acres in portions of Assessor's Parcel Numbers 186-230-034 and 186-240-003 by Easement Deed to the Rubidoux Community Services District; and,

(Continued)

Robert Field, Director  
Department of Facilities Management

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$-0-	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$-0-	Budget Adjustment:	N/A
	Annual Net County Cost:	\$-0-	For Fiscal Year:	08/09
<b>SOURCE OF FUNDS:</b> N/A			Positions To Be Deleted Per A-30	<input type="checkbox"/>
			Requires 4/5 Vote	<input type="checkbox"/>

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

BY:   
Jennifer L. Sargent

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL  
BY:   
SYNTHIA M. GUNZEL  
DATE: 10/15/08  
Departmental Concurrence

Policy  
 Policy

Consent  
 Consent

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

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

3.19

**RECOMMENDED MOTION:** (Continued)

2. Direct the Clerk of the Board to give notice pursuant to Government Code Section 6061.

**BACKGROUND:**

Rubidoux Community Services District (Rubidoux), during the 2005 storm events, lost critical Regional Wastewater Conveyance and Facilities which adversely impacted the transmission of wastewaters for treatment and disposal. The replacement facilities and alignments of the new "project" were designed on higher ground in order to prevent the destruction of its facilities again and to traverse across Riverside County Regional Parks and Open-Space District (Parks) and County properties. On June 5, 2008, the Board of Directors for the Rubidoux Community Services District approved at its regular Board meeting Resolution No. 776, a Resolution of Necessity which identifies certain properties and easements owned or controlled by County and District as necessary for the replacement facilities and alignment of the Project. Further, under threat of eminent domain/condemnation, this Resolution authorizes Rubidoux to acquire subject properties at fair market values. The installation of this new Regional Wastewater Conveyance and Facilities is crucial to the area that Rubidoux serves and it is imperative that it acquire the interests to begin the repairs and construction.

Rubidoux desires to acquire Fee Simple and Easement Interests from the County and will convey Interests in Real Property it no longer needs to the County as referenced and described herein when it completes its project. Due to the proximity of the parcels of land to each other and the valuation, Rubidoux, County and Parks intend to enter into a settlement agreement which results in Rubidoux acquiring the needed Interests in Real Property and the County receiving Interests in Real Property which can be used for parks and open-space purposes. Rubidoux will also purchase a Fee Simple and Easement Interests in the Real Property owned by Parks.

Pursuant to Government Code Section 25365, the County may exchange Interests in Real Property, or interest therein, belonging to the County with another public agency, upon the terms and conditions as are agreed upon and without complying with any other provisions of the Government Code, if the property or interest therein to be conveyed is not required for county use and the property to be acquired is required for county use. The County intends to convey Fee Simple and Easement Interests in Real Property located in the unincorporated Rubidoux area, County of Riverside, a .19 acre portion of Assessor Parcel Number 186-230-034 and a .376 acre portion of Assessor Parcel Number 186-250-010 by Grant Deed and Easement Rights totaling 3.2145 acres in portions of Assessor's Parcel Numbers 186-230-034 and 186-240-003 by Easement Deed, more particularly described in Exhibits "A", Legal Description and Exhibit "B" for each respective Real Property Interest, attached hereto to the Rubidoux Community Services District. Assessor's Parcel Number 186-250-014 and Rubidoux will vacate and convey the Department of Facilities Management

Resolution No. 2008-457, Notice of Intention to Convey Fee Simple and Easement Interests  
in Real Property in the Unincorporated Area of Rubidoux  
October 15, 2008  
Page 3

(Continued)

**BACKGROUND:**

Upon completion of the project by Rubidoux, it will convey a Fee Simple Interest for a .106 acre portion of Easement Interests totaling 6.175 acres in a portion of Assessor's Parcel Numbers 186-240-001, 186-240-003, 186-250-010, 186-270-002, and 186-270-004.

This resolution has been reviewed and approved by County Counsel as to legal form.

This is a property trade with no monies exchanging in association with this transaction. Thus, no net county cost will be incurred as a result of this transaction.

2  
3 Resolution No. 2008-457  
4 Notice of Intention to Convey Real Property to the  
5 Rubidoux Community Services District in the Unincorporated Area  
6 of Rubidoux, County of Riverside, California,  
7 a .19 acre portion of Assessor's Parcel Number 186-230-034 and a .376 acre portion of  
8 Assessor's Parcel Number 186-250-010 by Grant Deed and Easement Rights Totaling 3.2145  
9 acres in portions of Assessor's Parcel Numbers 186-230-034 and 186-240-003 by Easement  
10 Deed to the Rubidoux Community Services District

11 WHEREAS, Rubidoux Community Services District, during the 2005 Storm events,  
12 lost critical Regional Wastewater Conveyance and Facilities which adversely impacted the  
13 transmission of wastewaters for treatment and disposal. The replacement facilities and  
14 alignments of the new "project" were designed on higher ground in order to prevent the  
15 destruction of its facilities again and traverses across Riverside County Regional Parks and  
16 Open-Space District (Parks) and County of Riverside (County) properties.

17 WHEREAS, on June 5, 2008, the Board of Directors for the Rubidoux Community  
18 Services District approved at its regular Board meeting Resolution No. 776, a Resolution of  
19 Necessity which identifies certain properties and easements owned or controlled by County  
20 and District as necessary for the replacement facilities and alignment of the Project. Further,  
21 under threat of eminent domain/condemnation, this Resolution authorizes Rubidoux to acquire  
22 subject properties at fair market values. The installation of this new Regional Wastewater  
23 Conveyance and Facilities is crucial to the area that Rubidoux serves and it is imperative that  
24 it acquire the interests to begin the repairs and construction.

25 NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED and  
NOTICE IS HEREBY GIVEN by the Board of Supervisors of the County of Riverside,  
California intends to convey to the Rubidoux Community Services District the following  
described real property: Certain real property located in the unincorporated Rubidoux area,  
County of Riverside, State of California, identified by and as a .19 acre portion of Assessor's

1 Parcel Number 186-230-034 and a .376 acre portion of Assessor's Parcel Number 186-250-  
2 010 by Grant Deed and Easement Rights totaling 3.2145 acres in portions of Assessor's  
3 Parcel Numbers 186-230-034 and 186-240-003 by Easement Deed, more particularly  
4 described in Exhibit "A" Legal Description for each respective Assessor Parcel Number,  
5 attached hereto and thereby made a part hereof. The terms and conditions of the proposed  
6 conveyance are as follows: The County of Riverside, Rubidoux Community Services District  
7 and the Riverside County Regional Parks and Open-Space District intend to enter into a  
8 settlement agreement that will allow Rubidoux to acquire the needed interests in Real  
9 Property. Rubidoux will also purchase Fee Simple and Easement Interests in Real Property  
10 owned by Parks. Upon completion of the Regional Wastewater Facilities, Rubidoux will  
11 convey Fee Simple and Easement Interests in Real Property which can be used for parks and  
12 open-space purposes.

13 The Board of Supervisors intends to meet to conclude the proposed transaction on or  
14 after November 4, 2008, at 9:00 am at the meeting room of the Board of Supervisors located  
15 on the 1<sup>st</sup> floor of the County Administrative Center, 4080 Lemon Street, Riverside, California.

16 BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of  
17 Supervisors is directed to give notice hereof as provided in Section 6061 of the Government  
18 Code.

19 Dated: \_\_\_\_\_

COUNTY OF RIVERSIDE

20  
21 **ATTEST:**  
Nancy Romero  
Clerk of the Board

22 By: \_\_\_\_\_  
Roy Wilson, Chairman  
Board of Supervisors

23 By: \_\_\_\_\_  
Deputy

FORM APPROVED COUNTY COUNSEL  
BY: *Synthia M. Gunzel 10-20-08*  
SYNTHIA M. GUNZEL DATE

24 JRF:jw  
10/03/08  
25 074PD  
12.250

**EXHIBIT "A"**

APN 186-230-034

**REGIONAL LIFT STATION SITE**

That portion of Lot 2 of Miller & Newman's Survey of Rubidoux Rancho, as shown by map on file in Book 7 of Maps at Page 36 thereof, Records of San Bernardino County, California, lying in protracted Section 20, Township 2 South, Range 5 West, San Bernardino Meridian, being more particularly described as follows:

**COMMENCING** at the intersection of the northeasterly line of said Lot 2 with the northwesterly line of Parcel 1100-36 as shown by Record of Survey on file in Book 51 of Records of Surveys at Pages 76 through 81, inclusive thereof, Records of Riverside County, California;

Thence South 28°32'24" West, along said northwesterly line, a distance of 199.27 feet to the **TRUE POINT OF BEGINNING**, said point being on the southwesterly line of that certain parcel of land conveyed to Riverside County Regional Park and Open Space District by quitclaim deed recorded March 3, 1999 as Instrument No. 085489, Official Records of Riverside County, California;

Thence continuing South 28°32'24" West, along the northwesterly line of Parcel 1100-37 as shown by said Record of Survey, a distance of 68.38 feet;

Thence North 61°27'36" West, departing said northwesterly line, a distance of 150.00 feet;

Thence North 28°32'24" East, a distance of 43.18 feet to the southwesterly line of said parcel of land conveyed to Riverside County Regional Park and Open Space District.

Thence South 70°59'45" East, along said southwesterly line, a distance of 152.10 feet to the **TRUE POINT OF BEGINNING**.

Contains 0.19 acres, more or less.

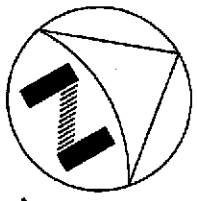
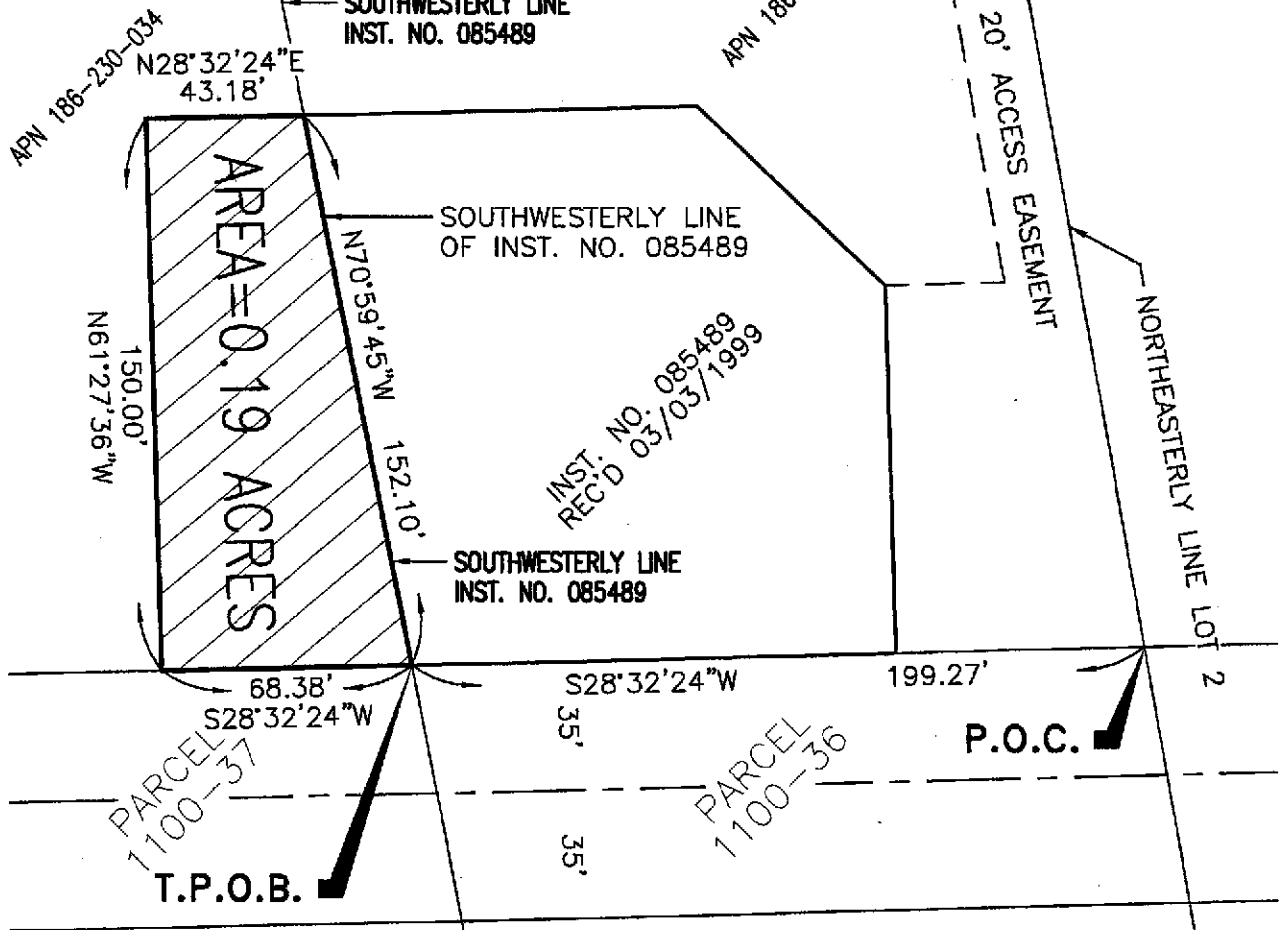
See Exhibit 'B' attached hereto and made a part hereof.

MWE/jcb  
LEGAL/587-40-A1  
(11/13/2007)



POR LOT 2  
 MILLER & NEWMAN'S SURVEY  
 RUBIDOUX RANCHO  
 MB 7/36 SB CO.

PROTRACTED  
 SECTION 20  
 T.2S., R.5W.  
 S.B.M.



R.S. 51/76-81  
 RIV. CO.

SCALE: 1"=50'



This Plat is Solely an Aid in Locating the Parcel(s) Described in the Attached Document.

PREPARED BY: <b>KRIEGER</b> <b>STEWART</b> INCORPORATED <small>3602 University Ave. • Riverside, CA. 92501 • 951-684-6900</small>	<b>RUBIDOUX COMMUNITY SERVICES DISTRICT</b>	EXHIBIT
	REGIONAL LIFT STATION SITE A.P.N. 186-230-034	<b>B</b>
SCALE: 1"=50'	DATE: 11/14/07	DRAWN BY: MWE    CHECKED BY: FAE    W.O.: 587-40

587-40

SHEET 1 OF 1

**EXHIBIT "A"**

APN 186-250-010

**JUAN DIAZ LIFT STATION SITE**

That portion of Lot 5 of amended map of Riverview Tract, as shown by map on file in Book 4 of Maps at Page 58 thereof, Records of Riverside County, California, also being shown as a portion of Lot 7 of Evans Rio Rancho, as shown by map on file in Book 10 of Maps at Pages 52 through 54, inclusive thereof, Records of Riverside County, California, lying in protracted Section 29, Township 2 South, Range 5 West, San Bernardino Meridian, being more particularly described as follows:

**COMMENCING** at the intersection of the easterly right-of-way line of County Road 71 (Riverview Drive) (20 foot half width), as shown by Records of Survey on file in Book 1 of Records of Surveys at Page 58 thereof, Records of Riverside County, California, with the southerly line of that certain parcel of land conveyed to Mitchell Ogron, a married man as his sole and separate property, by deed recorded December 30, 2005 as Instrument Number 2005-108946, Official Records of Riverside County, California;

Thence South 40°34'58" West, along said easterly right-of-way line, a distance of 26.19 feet to a line parallel with and distant 20.00 feet southerly as measured at right angles to said southerly line, said point being the **TRUE POINT OF BEGINNING**;

Thence South 89°37'14" West, along said parallel line, a distance of 64.70 feet;

Thence South 38°31'00" East, departing said parallel line, a distance of 89.29 feet;

Thence South 51°29'00" West, a distance of 140.00 feet;



Thence North 38°31'00" West, a distance of 112.65 feet, to the southerly prolongation of said easterly right-of-way line;

Thence North 40°34'58" East, along said southerly prolongation and said easterly right-of-way line, a distance of 91.29 feet to the **TRUE POINT OF BEGINNING**.

Contains 0.376 acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

MWE/lgm  
LEGAL/587-40-F  
(11/30/2006)

TRACT 9652  
M.B. 96/56-58  
RIV. CO.

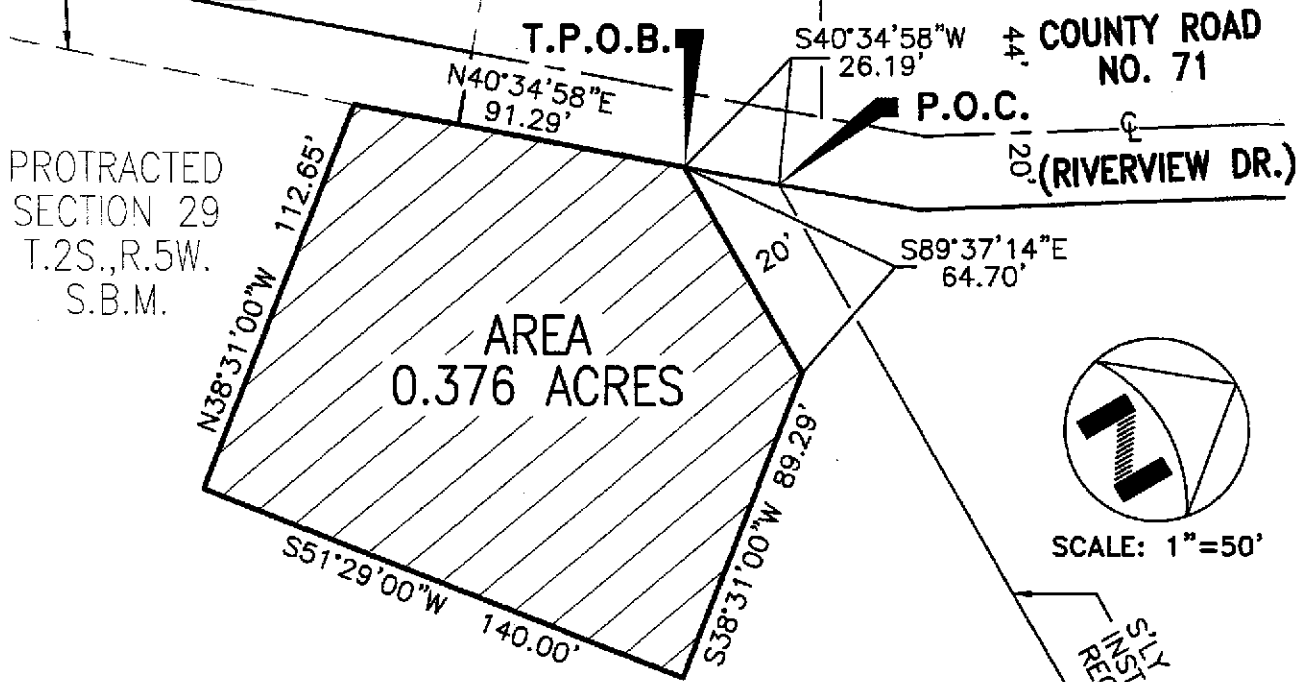
PM 4740  
P.M.B. 6/36  
RIV. CO.  
PARCEL 1

ABANDONED, SUPERVISORS  
MINUTE BOOK NO. 28  
PAGE 353, MAY 8, 1939.

LOT 1

AVENUE  
JUAN DIAZ

30' 30'



PROTRACTED  
SECTION 29  
T.2S., R.5W.  
S.B.M.

T.P.O.B.

N40°34'58\"E  
91.29'

S40°34'58\"W  
26.19'

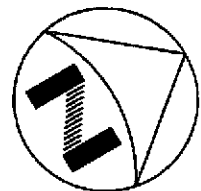
COUNTY ROAD  
NO. 71

P.O.C.

20' (RIVERVIEW DR.)

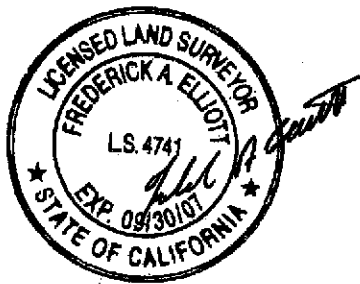
AREA  
0.376 ACRES

S89°37'14\"E  
64.70'



SCALE: 1\"=50'

S.I.LY LINE OF  
INST. NO. 2005 1081946  
REC'D 12/30/2005 C.R.



POR LOT 7  
EVANS RIO RANCHO  
MB 10/52-54 RIV. CO.

POR LOT 5  
AMENDED MAP OF RIVERVIEW TRACT  
MB 4/58 RIV. CO.

This Plat is Solely an Aid in Locating the Parcel(s) Described in the Attached Document.

PREPARED BY:  
**KRIEGER**  
**STEWART** INCORPORATED  
3602 University Ave. • Riverside, CA 92501 • 951-684-6900

**RUBIDOUX COMMUNITY SERVICES DISTRICT**  
JUAN DIAZ LIFT STATION SITE  
A.P.N. 186-250-010

EXHIBIT  
**B**

SCALE: 1\"=50'    DATE: 04/18/07    DRAWN BY: MWE    CHECKED BY: FAE    W.O.: 587-40    SHEET 1 OF 1

587-40

**EXHIBIT "A"**

APN 186-230-034  
186-240-003

**SEWER EASEMENT**

A strip of land 40.00 feet in width over a portion of Lots 1, 2, and 27 of Miller & Newman's Survey of Rubidoux Rancho, as shown by map on file in Book 7 of Maps at Page 36 thereof, Records of San Bernardino County, California, and Lot 5 of the amended map of Riverview Tract, as shown by map on file in Book 4 of Maps at Page 58 thereof, Records of Riverside County, California, lying in protracted Sections 20 and 29, Township 2 South, Range 5 West, San Bernardino Meridian, the centerline of said 40.00 foot wide strip of land being more particularly described as follows:

**COMMENCING** at the intersection of the northeasterly line of said Lot 2 with the northwesterly line of Parcel 1100-36 as shown by Record of Survey on file in Book 51 of Records of Surveys at Pages 76 through 81, inclusive thereof, Records of Riverside County, California;

Thence South 28°32'24" West, along said northwesterly line and the northwesterly line of Parcel 1100-37 as shown by said Record of Survey, a distance of 267.65 feet, said point being the most southerly corner of the Regional Lift Station site;

Thence North 61°27'36" West, departing said northwesterly line, a distance of 150.00 feet;

Thence North 28°32'24" East, a distance of 31.25 feet to the **TRUE POINT OF BEGINNING**;

The preceding two (2) courses being along the Regional Lift Station site boundary.

Thence North 61°27'36" West, departing said boundary, a distance of 100.00 feet;

Thence South 40°55'50" West, a distance of 185.51 feet;

Thence South 25°20'40" West, a distance of 117.10 feet;

Thence South 42°17'00" West, a distance of 56.62 feet;

Thence South 25°58'33" West, a distance of 140.00 feet;

Thence South 75°41'03" West, a distance of 36.79 feet;

Thence South 52°44'23" West, a distance of 146.19 feet;

Thence North 68°53'19" West, a distance of 235.74 feet;

**EXHIBIT "A"**

APN 186-230-034  
186-240-003

**SEWER EASEMENT  
(Continued)**

Thence South 24°16'48" West, a distance of 319.07 feet;

Thence South 45°35'29" West, a distance of 130.44 feet;

Thence South 36°56'39" West, a distance of 200.87 feet;

Thence South 45°04'13" West, a distance of 1,542.15 feet, to the beginning of a tangent curve, concave southeasterly, having a radius of 1,000.00 feet;

Thence southwesterly, along said curve through a central angle of 10°52'31", an arc distance of 189.81 feet to the easterly right-of-way line of County Road No. 71 (Riverview Drive) (20 foot half width) and the end of this centerline description. A radial line at said point bears South 55°48'19" East.

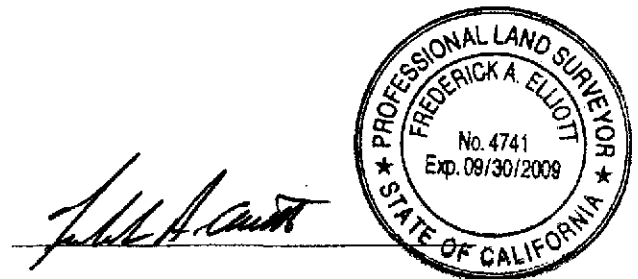
Excepting therefrom that portion lying within that certain parcel of land conveyed to Riverside County Regional Park and Open Space District by quitclaim deed recorded March 3, 1999 as Instrument No. 085489, Official Records of Riverside County, California.

The sidelines of said 40.00 foot wide strip of land shall be lengthened or shortened so as to terminate westerly on said easterly right-of-way line and the southerly line of that certain parcel of land conveyed to the County of Riverside by deed recorded April 25, 1972 as Instrument Number 53370, Official Records of Riverside County, California.

Contains 3.0735 acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

MWE/lgm  
LEGAL/587-40-C (11/9/2007)



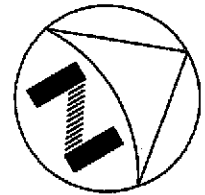
186-240-003

186-230-034

186-230-035

PROTRACTED  
SECTION 20  
T.2S., R.5W.  
S.B.M.

POR LOT 2  
MILLER & NEWMAN'S SURVEY  
RUBIDOUX RANCHO  
MB 7/36 SB CO.



SCALE: 1"=100'

SEE SHEET 2

S25°58'33"W  
140.00'

S42°17'00"W  
56.62'

S25°20'40"W  
117.10'

40' WIDE  
SEWER EASEMENT

S40°55'50"W  
185.51'

SOUTHWESTERLY LINE  
INST. NO. 085489  
EXCEPTION

N61°27'36"W  
100.00'

T.P.O.B.

REGIONAL  
LIFT STATION

S28°32'24"W

267.65'

PARCEL  
1100-37

PARCEL  
1100-36

NORTHEASTERLY LINE LOT 2

P.O.C.

TEMPORARY  
CONSTRUCTION  
EASEMENT

R.S. 51/76-81  
RIV. CO.



This Plat is Solely an Aid in Locating the Parcel(s) Described in the Attached Document.

PREPARED BY:

**KRIEGER**  
&  
**STEWART**

INCORPORATED

3602 University Ave. - Riverside, CA. 92501 - 951-684-6900

RUBIDOUX COMMUNITY SERVICES DISTRICT

EXHIBIT

SEWER EASEMENT  
A.P.N. 186-230-034 &  
A.P.N. 186-240-003

**B**

SCALE: 1"=100'

DATE: 11/14/07

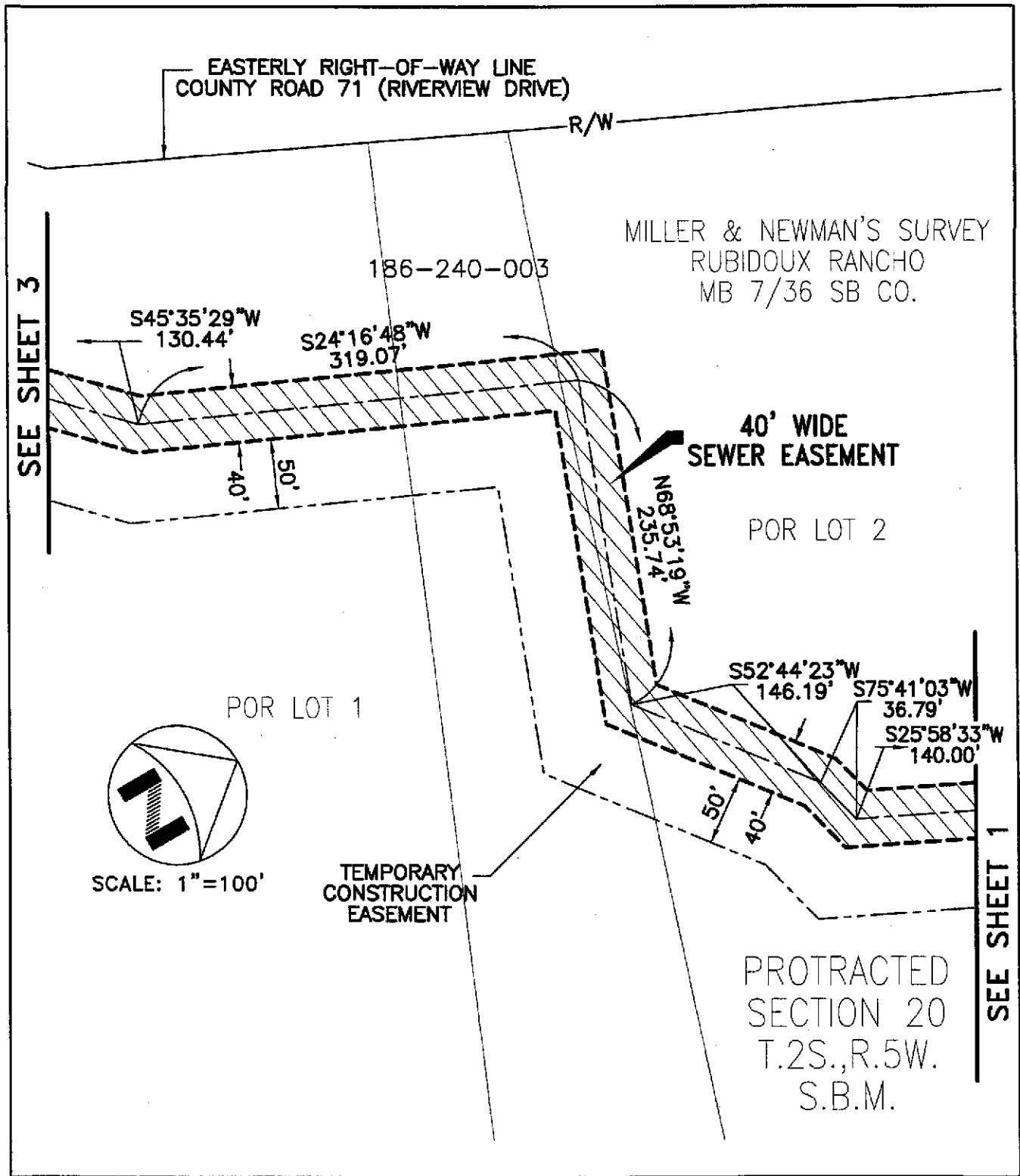
DRAWN BY: MWE

CHECKED BY: FAE

W.O.: 587-40

SHEET 1 OF 5

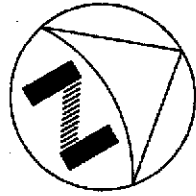
587-40



This Plat is Solely an Aid in Locating the Parcel(s) Described in the Attached Document.

PREPARED BY: <b>KRIEGER</b> & <b>STEWART</b> INCORPORATED <small>3602 University Ave. • Riverside, CA. 92501 • 951-684-6900</small>	<b>RUBIDOUX COMMUNITY SERVICES DISTRICT</b> <b>SEWER EASEMENT</b> A.P.N. 186-230-034 & A.P.N. 186-240-003	EXHIBIT <b>B</b>
SCALE: 1"=100'	DATE: 11/14/07	DRAWN BY: MWE    CHECKED BY: FAE    W.O.: 587-40

587-40

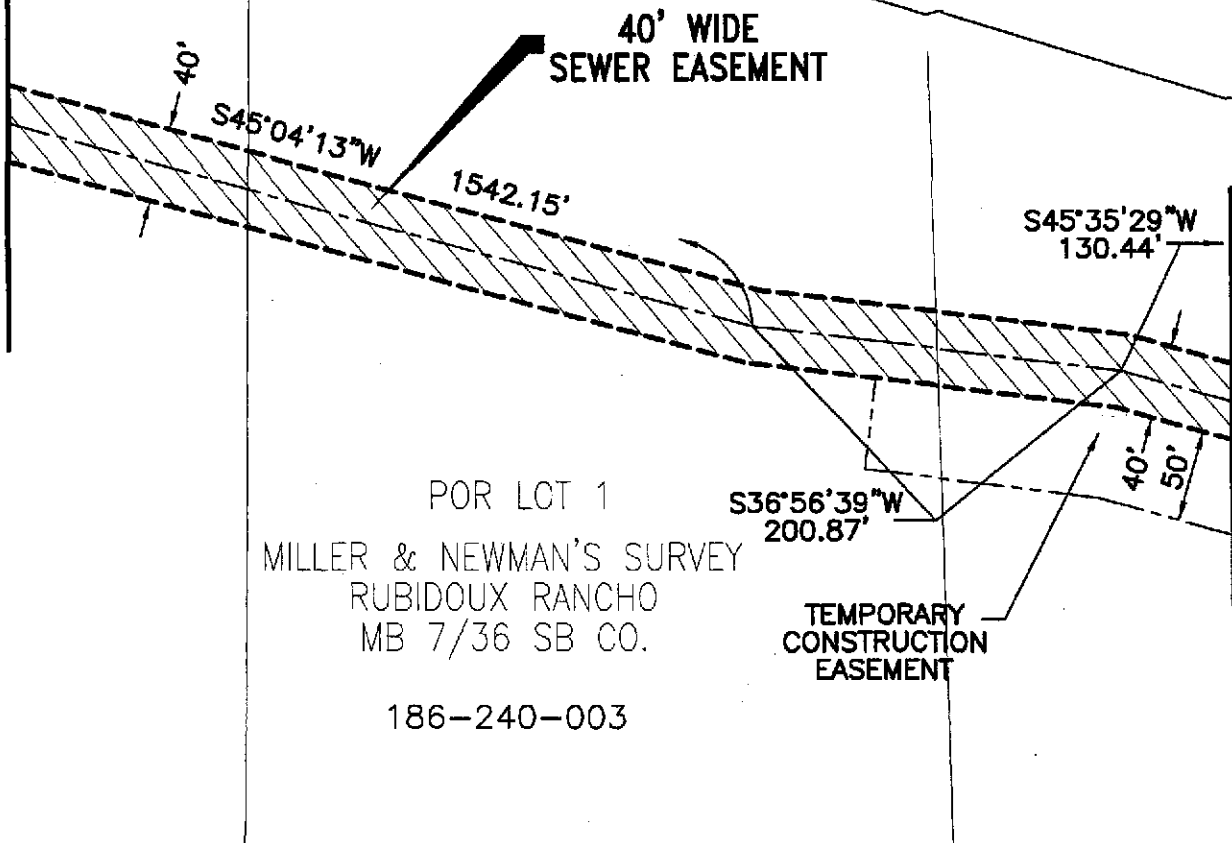


PROTRACTED  
SECTION 20  
T.2S.,R.5W.  
S.B.M.

SCALE: 1"=100'

EASTERLY RIGHT-OF-WAY LINE  
COUNTY ROAD 71 (RIVERVIEW DRIVE)

SEE SHEET 4



SEE SHEET 2

This Plat is Solely an Aid in Locating the Parcel(s) Described in the Attached Document.

PREPARED BY:

**KRIEGER**

**STEWART**

INCORPORATED

3602 University Ave. • Riverside, CA 92501 • 951-684-6900

RUBIDOUX COMMUNITY SERVICES DISTRICT

EXHIBIT

SEWER EASEMENT

A.P.N. 186-230-034 &

A.P.N. 186-240-003

**B**

SCALE: 1"=100'

DATE: 11/14/07

DRAWN BY: MWE

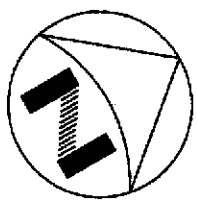
CHECKED BY: FAE

W.O.: 587-40

SHEET 3 OF 5

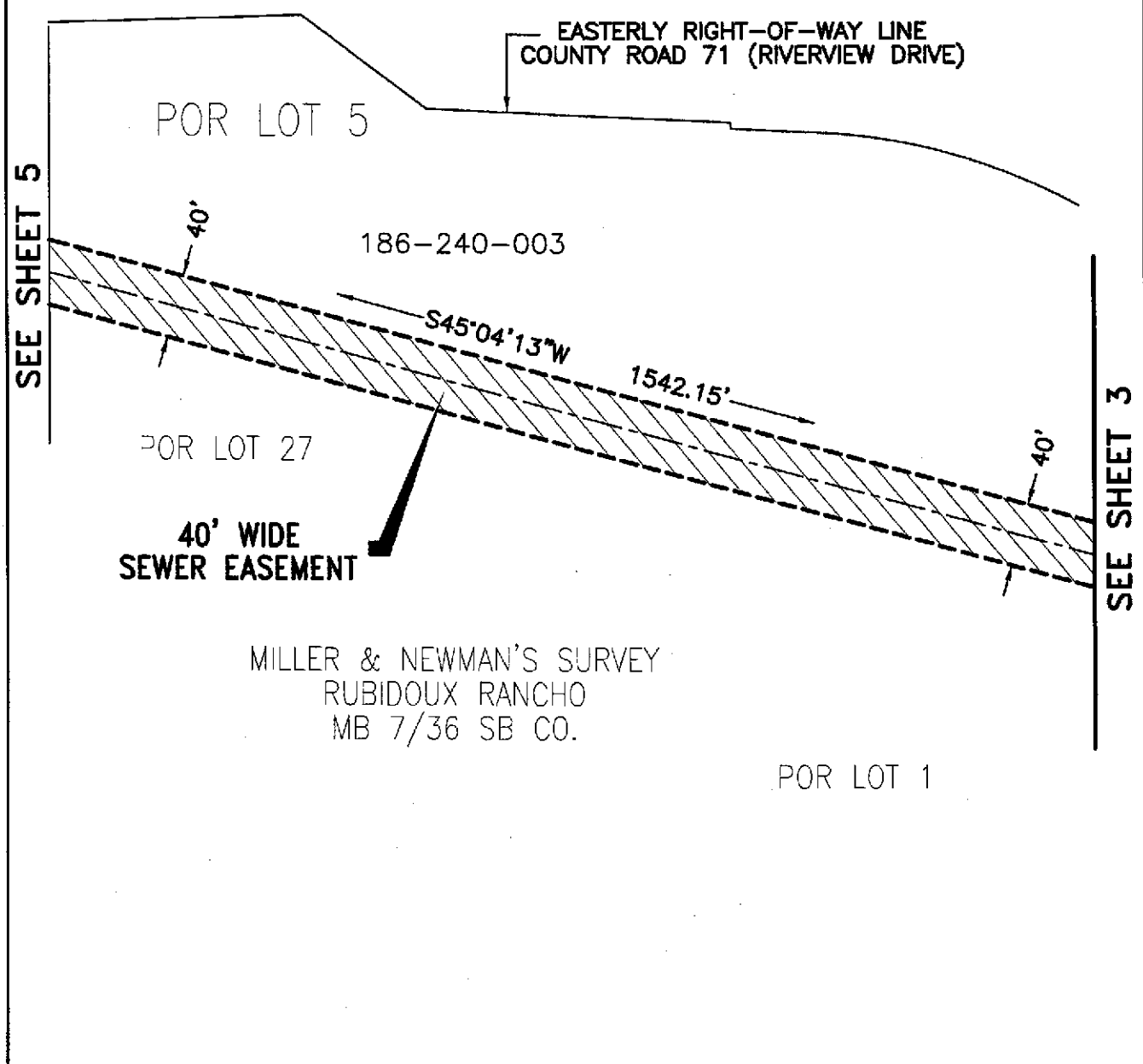
587-40

AMENDED MAP OF  
RIVERVIEW TRACT  
MB 4/58 RIV CO.



SCALE: 1"=100'

PROTRACTED  
SECTION 20  
T.2S.,R.5W.  
S.B.M.



This Plat is Solely an Aid in Locating the Parcel(s) Described in the Attached Document.

PREPARED BY:  
**KRIEGER**  
&  
**STEWART** INCORPORATED  
3602 University Ave. • Riverside, CA. 92501 • 951-684-6900

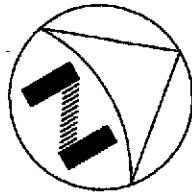
**RUBIDOUX COMMUNITY SERVICES DISTRICT**

SEWER EASEMENT  
A.P.N. 186-230-034 &  
A.P.N. 186-240-003

EXHIBIT  
**B**

SCALE: 1"=100'    DATE: 11/14/07    DRAWN BY: MWE    CHECKED BY: FAE    W.O.: 587-40    SHEET 4 OF 5

587-40

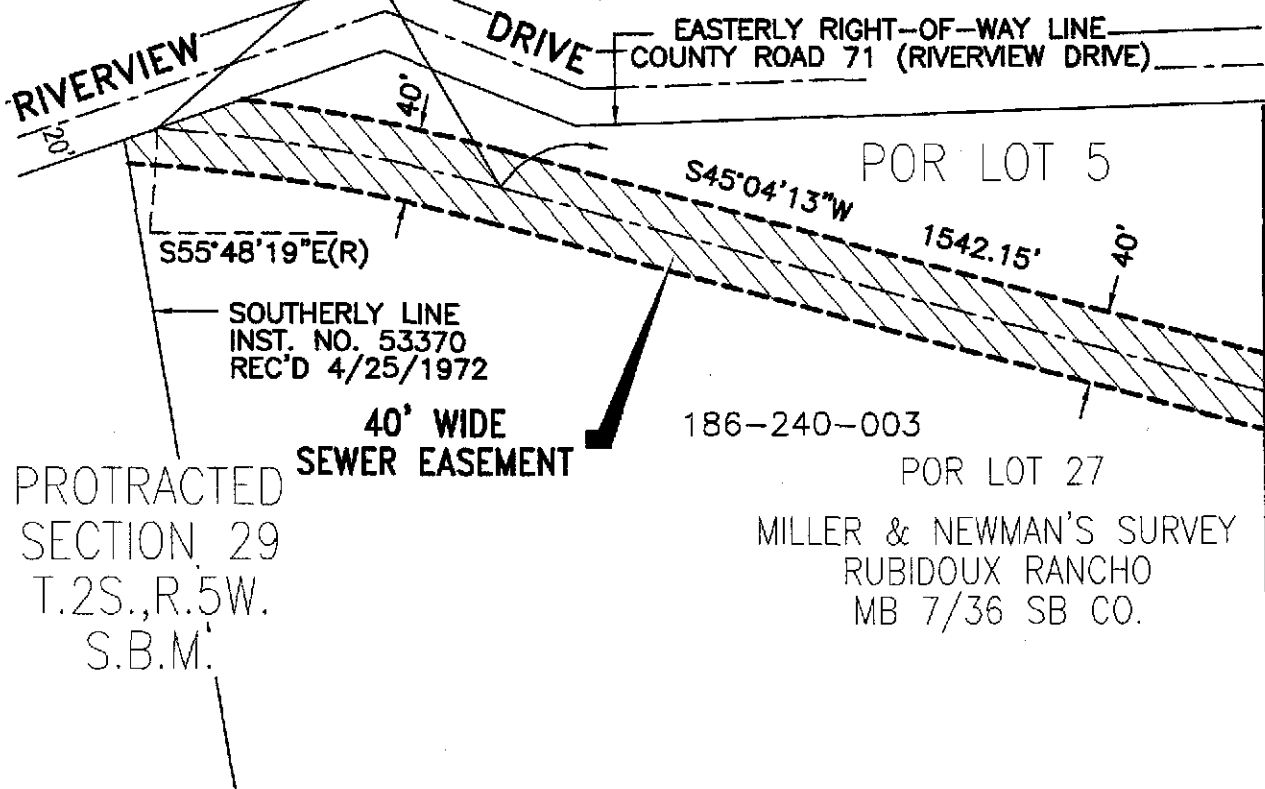


SCALE: 1"=100'

PROTRACTED  
SECTION 20  
T.2S.,R.5W.  
S.B.M.

AMENDED MAP OF  
RIVERVIEW TRACT  
MB 4/58 RIV CO.

R=1000.00'  
Δ=10°52'31"  
L=189.81'  
T=95.19'



This Plat is Solely an Aid in Locating the Parcel(s) Described in the Attached Document.

PREPARED BY:

**KRIEGER**  
**STEWART**

INCORPORATED

3602 University Ave. • Riverside, CA. 92501 • 951-684-6900

RUBIDOUX COMMUNITY SERVICES DISTRICT

EXHIBIT

SEWER EASEMENT  
A.P.N. 186-230-034 &  
A.P.N. 186-240-003

**B**

SCALE: 1"=100'

DATE: 11/14/07

DRAWN BY: MWE

CHECKED BY: FAE

W.O.: 587-40

SHEET 5 OF 5

587-40

**EXHIBIT "A"**

**APN 186-240-003**

**SEWER EASEMENT**

A strip of land 40.00 feet in width over a portion of Lot 1 of Miller & Newman's Survey of Rubidoux Rancho, as shown by map on file in Book 7 of Maps at Page 36 thereof, Records of San Bernardino County, California, lying in protracted Section 20, Township 2 South, Range 5 West, San Bernardino Meridian, the centerline of said 40.00 foot wide strip of land being more particularly described as follows:

**COMMENCING** at the intersection of the northeasterly line of said Lot 2 with the northwesterly line of Parcel 1100-36 as shown by Record of Survey on file in Book 51 of Records of Surveys at Pages 76 through 81, inclusive thereof, Records of Riverside County, California;

Thence South 28°32'24" West, along said northwesterly line and the northwesterly line of Parcel 1100-37 as shown by said Record of Survey, a distance of 267.65 feet, said point being the most southerly corner of the Regional Lift Station site;

Thence North 61°27'36" West, departing said northwesterly line, a distance of 150.00 feet;

Thence North 28°32'24" East, a distance of 31.25 feet;

The preceding two (2) courses being along the Regional Lift Station site boundary.

Thence North 61°27'36" West, departing said boundary, a distance of 100.00 feet;

Thence South 40°55'50" West, a distance of 185.51 feet;

Thence South 25°20'40" West, a distance of 117.10 feet;

Thence South 42°17'00" West, a distance of 56.62 feet;

Thence South 25°58'33" West, a distance of 140.00 feet;

Thence South 75°41'03" West, a distance of 36.79 feet;

Thence South 52°44'23" West, a distance of 146.19 feet;

Thence North 68°53'19" West, a distance of 235.74 feet;

Thence South 24°16'48" West, a distance of 319.07 feet;

Thence South 45°35'29" West, a distance of 37.42 feet (hereinafter referred to as Course "A");

**EXHIBIT "A"**

APN 186-240-003

**SEWER EASEMENT  
(Continued)**

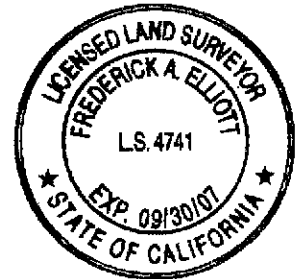
Thence North 62°00'49" West, a distance of 20.98 feet, to the **TRUE POINT OF BEGINNING**;

Thence continuing North 62°00'49" West, a distance of 154.03 feet, to the southeasterly right-of-way line of County Road No. 71 (Riverview Drive) (20 foot half width) and the end of this centerline description.

The sidelines of said 40.00 foot wide strip of land shall be lengthened or shortened so as to terminate northwesterly on said southeasterly right-of-way line and southeasterly on a line parallel with and distant 20.00 feet northwesterly as measured at right angles to herein above described Course "A" and the southwesterly prolongation thereof.

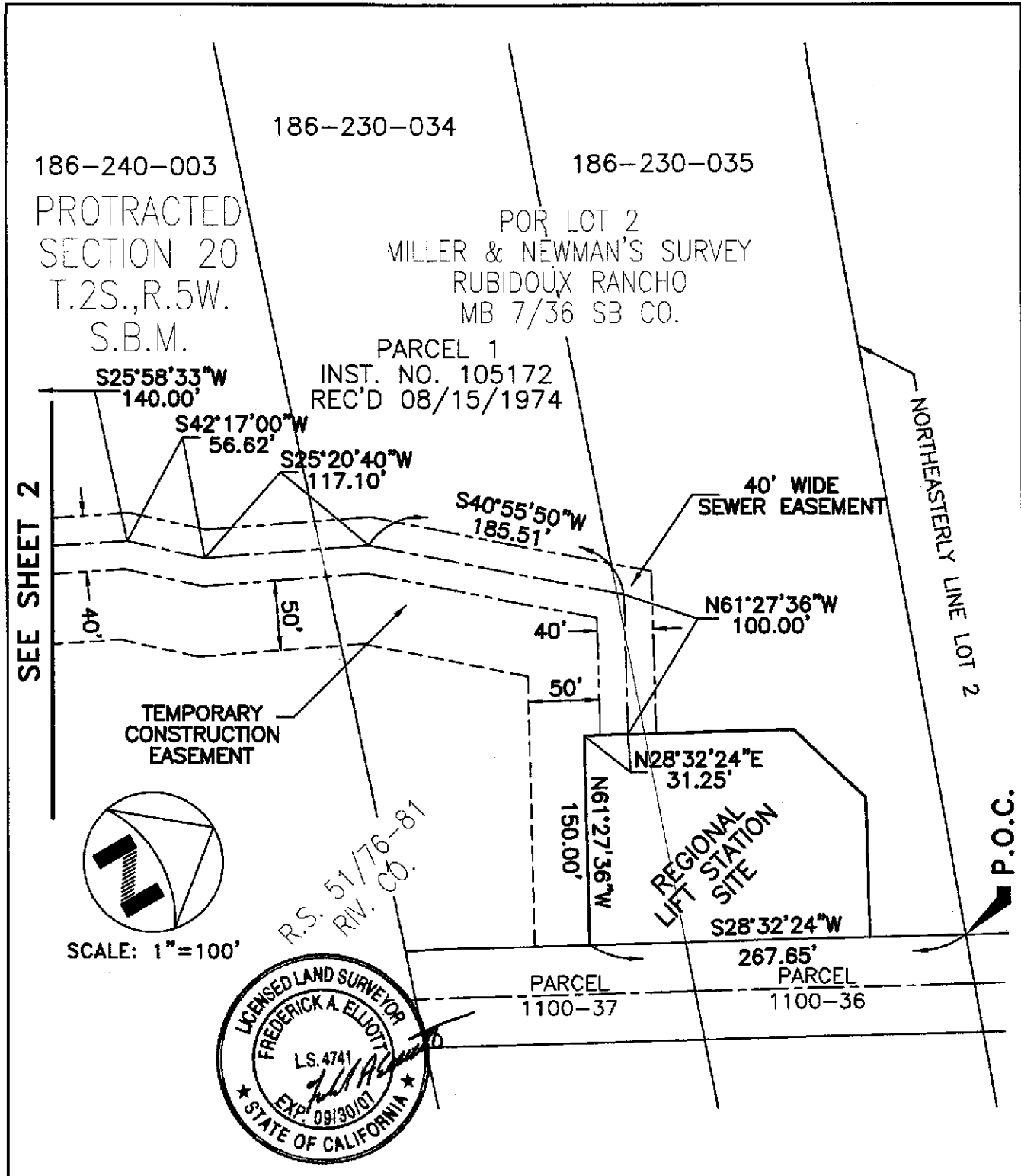
Contains 0.141 acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

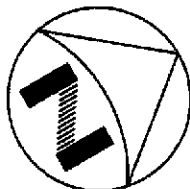


*F. A. Elliott*

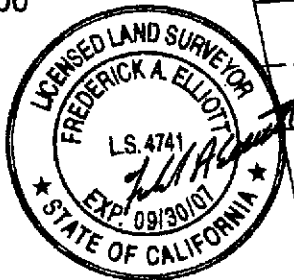
MWE/jcb  
LEGAL/587-40-K (4/9/2007)



SEE SHEET 2



SCALE: 1"=100'



R.S. 51/76-87  
RIV. CO.

This Plat is Solely an Aid in Locating the Parcel(s) Described in the Attached Document.

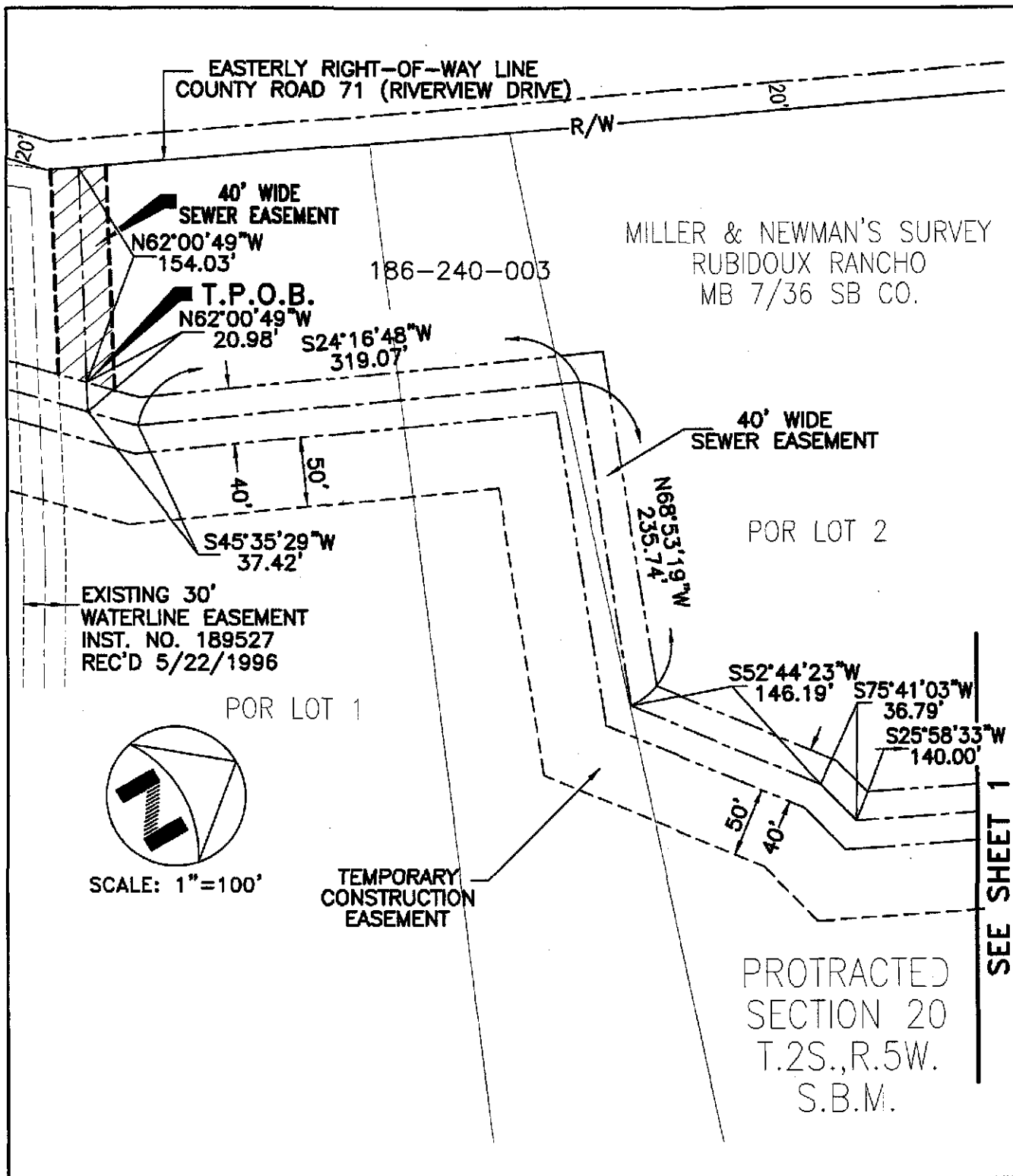
PREPARED BY:  
**KRIEGER**  
**STEWART** INCORPORATED  
3602 University Ave. · Riverside, CA. 92501 · 951-684-6900

**RUBIDOUX COMMUNITY SERVICES DISTRICT**  
**SEWER EASEMENT**  
**A.P.N. 186-240-003**

EXHIBIT  
**B**

SCALE: 1"=100'    DATE: 04/16/07    DRAWN BY: MWE    CHECKED BY: FAE    W.O.: 587-40    SHEET 1 OF 2

587-40



This Plat is Solely an Aid in Locating the Parcel(s) Described in the Attached Document.

PREPARED BY:

**KRIEGER**

**STEWART**

INCORPORATED

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**RUBIDOUX COMMUNITY SERVICES DISTRICT**

**SEWER EASEMENT**  
A.P.N. 186-240-003

EXHIBIT

**B**

SCALE: 1"=100'

DATE: 04/16/07

DRAWN BY: MWE

CHECKED BY: FAE

W.O.: 587-40

SHEET 2 OF 2

587-40