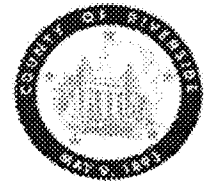


838



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

SUBMITTAL DATE:
May 13, 2010

FROM: Economic Development Agency

SUBJECT: Resolution No. 2010-005, Authorizing Resolution of Necessity Regarding the Timoteo Site for the Public Safety Enterprise Communication Project

RECOMMENDED MOTION: That the Board of Supervisors approve Resolution No. 2010-005, Authorizing Resolution of Necessity Regarding the Timoteo Site for the Public Safety Enterprise Communication Project (portions of Assessor's Parcel Number 473-140-001).

BACKGROUND: (Commences on Page 2)

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$45,400	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	09/10

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

C.E.O. RECOMMENDATION: APPROVE

County Executive Office Signature: Jennifer L. Sargent

FISCAL PROCEDURES APPROVED
 ROBERT E. BYRD, AUDITOR-CONTROLLER
 BY: Samuel Wong 5/13/10
 SAMUEL WONG
 Departmental Concurrence
 Matthew Fymins, CIO
 FORM APPROVED, COUNTY COUNSEL
 BY: Glenn R. Belojan 05/11/10
 RCIT
 DATE

- Policy
- Consent
- Policy
- Consent

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

Prev. Agn. Ref.: 3.52 of 9/2/2008; 3.40 of 04/06/2010 | District: 5 | Agenda Number:

9.12

Economic Development Agency

Resolution No. 2010-005, Authorizing Resolution of Necessity Regarding the Timoteo Site for the Public Safety Enterprise Communication Project

May 13, 2010

Page 2

BACKGROUND:

The County of Riverside currently operates an 800 MHz radio system for Law Enforcement and emergency first responder voice communication that is lacking in coverage and functionality. The current system has a reduced level of radio coverage throughout the County. The County of Riverside's fire and law enforcement agencies currently utilize approximately 21 transmission towers to provide voice and data transmission capabilities to assigned personnel in the field. As currently configured, the system provides voice coverage to only about 60 percent of the County. The communication system now in use is at the end of its useful life, and is no longer adequate to meet the County's voice coverage and capacity needs. Voice coverage is also lacking in geographic areas of the County critical to public safety first responders. Population growth within the County is necessitating the expansion of the voice and data coverage footprint. Additionally, due to increases in the County's emergency first responder radio usage, additional traffic-carrying capacity is required to meet the needs of emergency services personnel to serve the public. The goal of the Public Safety Enterprise Communication (PSEC) project is to replace the current radio system with a new system. The new system's voice coverage will exceed 90% of the geographic area of the County. This expansion of coverage can only be achieved by expanding the associated infrastructure. The new system is urgently needed to ensure the safety of the public, Sheriff's deputies and firefighters.

The main goal of acquiring additional sites for transmission towers is to increase public and responder safety. By expanding the area of radio coverage and increasing signal strength, responders will be able to quickly assist community members, call for assistance, and maintain communications with dispatch.

In order to achieve the functionality goals established by the Riverside County Sheriff's Department and the Riverside County Fire Department (which are listed in the following sentence), the PSEC Project must significantly increase the number of transmission towers from the currently existing number of 21 such towers to the increased number of 75 towers. Adding those additional transmission towers will result in many benefits to the radio transmitting capabilities of County public safety personnel, including an increased geographical coverage area that will cover at least 90% of Riverside County (including recently constructed warehouses, schools, and residential areas); an increased ability to penetrate into buildings and other structures (including specifically into Sheriff's stations, courthouses, jails, the Riverside County Regional Medical Center, dispatch centers, Sheriff administration buildings, and the Riverside County Administrative Center); an increased ability to communicate with the corresponding systems of the Federal government, of other Counties, and of Cities; an increased voice and data-carrying capacity (which among other benefits will result in better voice clarity); and a more dependable system.

Acquisition by the County of the subject two acquisition areas (on Riverside County Assessor's Parcel Number 473-140-001) is needed for the construction of an accessible transmission tower that will provide those listed benefits to a geographical area that (generally) includes the following areas: the Norton Younglove Reserve, the City of Moreno Valley, Redlands Blvd from the 60 freeway North to San Timoteo Canyon Road and portions of Highway 79. It will also provide microwave connectivity necessary to connect Hemet to Box Springs.

BACKGROUND: (Continued)

Specifically, the .98 acre acquisition area is needed for a communications facility including a transmission tower and equipment shelter (the "Communications Site"); and the 1.36 acre acquisition area is needed for an access road that will be used for vehicular access to and from the Communications Site, and for overhead electrical lines that will extend electrical service to the Communications Site (the "Access Road").

Attached to this Form 11 are the legal descriptions of the Communications Site and the Access Road, a map that visually depicts the Communications Site and Access Road, and copies of Riverside County Assessor's Parcel Map Numbers 473-14 and 473-12 (which visually depict APN 473-140-001 and the area surrounding APN 473-140-001). Before choosing the subject Communications Site as the location for the Timoteo transmission tower, the County considered and then rejected eleven alternative locations for that transmission tower. Based upon certain important considered criteria, including the extent of the voice transmission coverage area, the microwave connectivity to other network sites, the proximity of electrical power service to the site, and the proximity of access roads to the site, the availability of an appropriate construction staging platform on the site, the communicability of the site with other sites in the County's system, and the existence of excessive coverage overlap with other sites (including such overlap that would result in interference), the subject Communications Site is the best overall choice for the location of the important Timoteo transmission tower.

The PSEC Environmental Impact Report was approved by the Board of Supervisors on September 2, 2008.

The Economic Development Agency (EDA) has presented an offer to the property owner of Assessor's Parcel Number 473-140-001, as required by Government Code Section 7267.2. The price offered is consistent with current property values in the Badlands area based on an independent appraisal report. EDA has also offered to pay the reasonable costs, not-to-exceed \$5,000 as required by California Code of Civil Procedure Section 1263.025, for the property owner to obtain their own independent appraisal.

Although negotiations are still in progress, settlements have not been reached with the property owner. In order to ensure timely acquisition of the property, it is necessary to initiate initial steps of condemnation and it is recommended that the Board of Supervisors approve the authorizing resolution of necessity regarding the Timoteo site near Redlands Boulevard in the Badlands area of Riverside County.

The County is authorized to acquire property by eminent domain under various authorities, including Article 1, Section 19 of the California Constitution; Section 25350.5 of the Government Code; and Sections 1240.010, 1240.020, 1240.030, 1240.040, 1240.110, 1240.410, 1240.510, and 1240.610 of the Code of Civil Procedure.

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

Economic Development Agency
Resolution No. 2010-005, Authorizing Resolution of Necessity Regarding the Timoteo Site for
the Public Safety Enterprise Communication Project
May 13, 2010
Page 4

FINANCIAL DATA:

The following summarizes the estimated funding necessary for the acquisition of the required portion of Assessor's Parcel Number 473-140-001:

Appraised Value:	\$45,400
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All costs associated with this property acquisition are fully funded in the PSEC budget for FY 2009/10. Thus, no additional net county cost will be incurred as a result of this transaction.

EXHIBIT "A"

Parcel "A" (Legal Description-Communications Site)

All that certain property situated in Section 25, Township 2 South, Range 3 West, San Bernardino Meridian, in the County of Riverside, State of California described as follows:

Commencing at the Southwest corner of Section 25;

thence North 4°49'25" East, along the West line of Section 25, a distance of 1268.79 feet;

thence North 80°01'28" East, a distance of 44.59 feet to the beginning of a tangent curve to the left with a radius of 200.00 feet;

thence easterly along said curve, through a central angle of 18°35'36", an arc distance of 64.90 feet;

thence North 61°25'52" East, a distance of 128.25 feet to the beginning of a tangent curve to the right with a radius of 200.00 feet;

thence easterly along said curve through a central angle of 32°51'18", an arc distance of 114.68 feet;

thence South 85°42'51" East, a distance of 216.40 feet to the beginning of a tangent curve to the left with a radius of 275.00 feet;

thence northeasterly along said curve through a central angle of 60°01'56", an arc distance of 288.13 feet;

thence North 34°15'13" East, a distance of 156.11 feet to the beginning of a tangent curve to the left with a radius of 500.00 feet;

thence northeasterly along said curve, through a central angle of 16°17'18", an arc distance of 142.14 feet;

thence North 17°57'56" East, a distance of 201.58 feet;

thence at right angles North 72°02'04" West a distance of 15.00 feet to the beginning of a non-tangent curve to the right with a radius of 215.00 feet and an initial tangent of North 17°57'56" East, said point being the **True Point of Beginning**;

thence northeasterly along said curve, through a central angle of 35°17'19", an arc distance of 132.42 feet;

thence North 53°15'15" East, a distance of 68.36 feet to the beginning of a tangent curve to the left with a radius of 85.00 feet;

EXHIBIT "A"

thence northeasterly along said curve, through a central angle of $53^{\circ}30'26''$, an arc distance of 79.38 feet;

thence North $0^{\circ}15'11''$ West, a distance of 38.13 feet;

thence North $52^{\circ}04'01''$ West, a distance of 51.16 feet;

thence South $89^{\circ}42'50''$ West, a distance of 223.59 feet;

thence South $19^{\circ}16'54''$ East a distance of 300.67 feet to the **True Point of Beginning**.

Subject to all other easements and offers of dedication of record.

Said site contains approximately 0.98 acres more or less.

Parcel "B" (Legal Description-Access Road)

All that certain property situated in Section 25, Township 2 South, Range 3 West, San Bernardino Meridian, in the County of Riverside, State of California described as follows:

A 30.00 foot wide strip of land, lying 15.00 feet on each side of the following described centerline:

Commencing at the Southwest corner of Section 25

thence North $4^{\circ}49'25''$ East, along the West line of Section 25, a distance of 1268.79 feet to the **True Point of Beginning** of said centerline;

thence North $80^{\circ}01'28''$ East, a distance of 44.59 feet to the beginning of a tangent curve to the left with a radius of 200.00 feet;

thence easterly along said curve, through a central angle of $18^{\circ}35'36''$, an arc distance of 64.90 feet;

thence North $61^{\circ}25'52''$ East, a distance of 128.25 feet to the beginning of a tangent curve to the right with a radius of 200.00 feet;

thence easterly along said curve through a central angle of $32^{\circ}51'18''$, an arc distance of 114.68 feet;

thence South $85^{\circ}42'51''$ East, a distance of 216.40 feet to the beginning of a tangent curve to the left with a radius of 275.00 feet;

thence northeasterly along said curve through a central angle of $60^{\circ}01'56''$, an arc distance of 288.13 feet;

EXHIBIT "A"

thence North 34°15'13" East, a distance of 156.11 feet to the beginning of a tangent curve to the left with a radius of 500.00 feet;

thence northeasterly along said curve, through a central angle of 16°17'18", an arc distance of 142.14 feet;

thence North 17°57'56" East, a distance of 201.58 feet to the beginning of a tangent curve to the right with a radius of 200.00 feet;

thence northeasterly along said curve, through a central angle of 35°17'19", an arc distance of 123.18 feet;

thence North 53°15'15" East, a distance of 68.36 feet to the beginning of a tangent curve to the left with a radius of 100.00 feet;

thence northeasterly along said curve, through a central angle of 53°30'26", an arc distance of 93.39 feet;

thence North 0°15'11" West, a distance of 45.41 feet;

thence North 52°04'01" West, a distance of 63.64 feet;

thence South 89°42'50" West, a distance of 228.78 feet to the **Point of Termination** of said centerline, said point being South 65°05'22" East a distance of 858.13 feet from the West ¼ Corner of said Section 25.

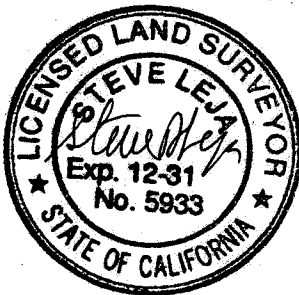
The sidelines of the beginning of said strip to be lengthened or shortened to terminate in the West line of Section 25.

Subject to all other easements and offers of dedication of record.

Said strip contains approximately 1.36 acres more or less.

Prepared by:

Steve A. Leja – PLS 5933
Expires 12/31/2010
Leja Surveying Corp



28 Feb. 2010

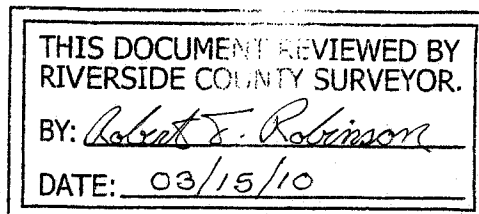


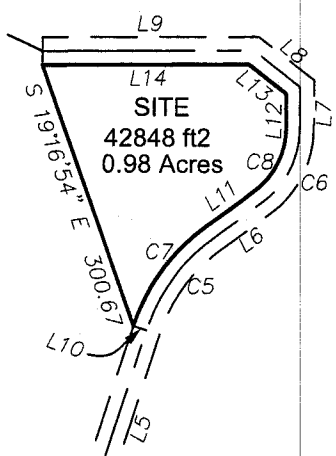
Exhibit "B"

NORTH LINE OF SOUTHWEST 1/4 SECTION 25

S 65°05'22" E 858.13

LINE TABLE			
NO.	BEARING		DISTANCE
L1	N 80°01'28" E		44.59
L2	N 61°25'52" E		128.25
L3	S 85°42'51" E		216.40
L4	N 34°15'13" E		156.11
L5	N 17°57'56" E		201.58
L6	N 53°15'15" E		68.36
L7	N 00°15'11" W		45.41
L8	N 52°04'01" W		63.64
L9	S 89°42'50" W		228.78
L10	N 72°02'04" W		15.00
L11	N 53°15'15" E		68.36
L12	N 00°15'11" W		38.13
L13	N 52°04'01" W		51.16
L14	S 89°42'50" W		223.59

CURVE TABLE			
NO	DELTA	RADIUS	LENGTH
C1	18°35'36"	200.00	64.90
C2	32°51'18"	200.00	114.68
C3	60°01'56"	275.00	288.13
C4	16°17'18"	500.00	142.14
C5	35°17'19"	200.00	123.18
C6	53°30'26"	100.00	93.39
C7	35°17'19"	215.00	132.42
C8	53°30'26"	85.00	79.38

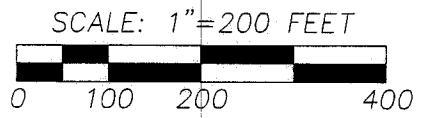


30' ACCESS EASEMENT
59242 ft2
1.36 Acres

EXISTING 100' WIDE ACCESS EASEMENT

SECTION 26
SECTION 25 T2S R3W SBM

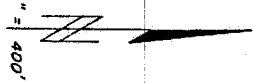
N 04°49'25" E 1268.79



473-14 12-42

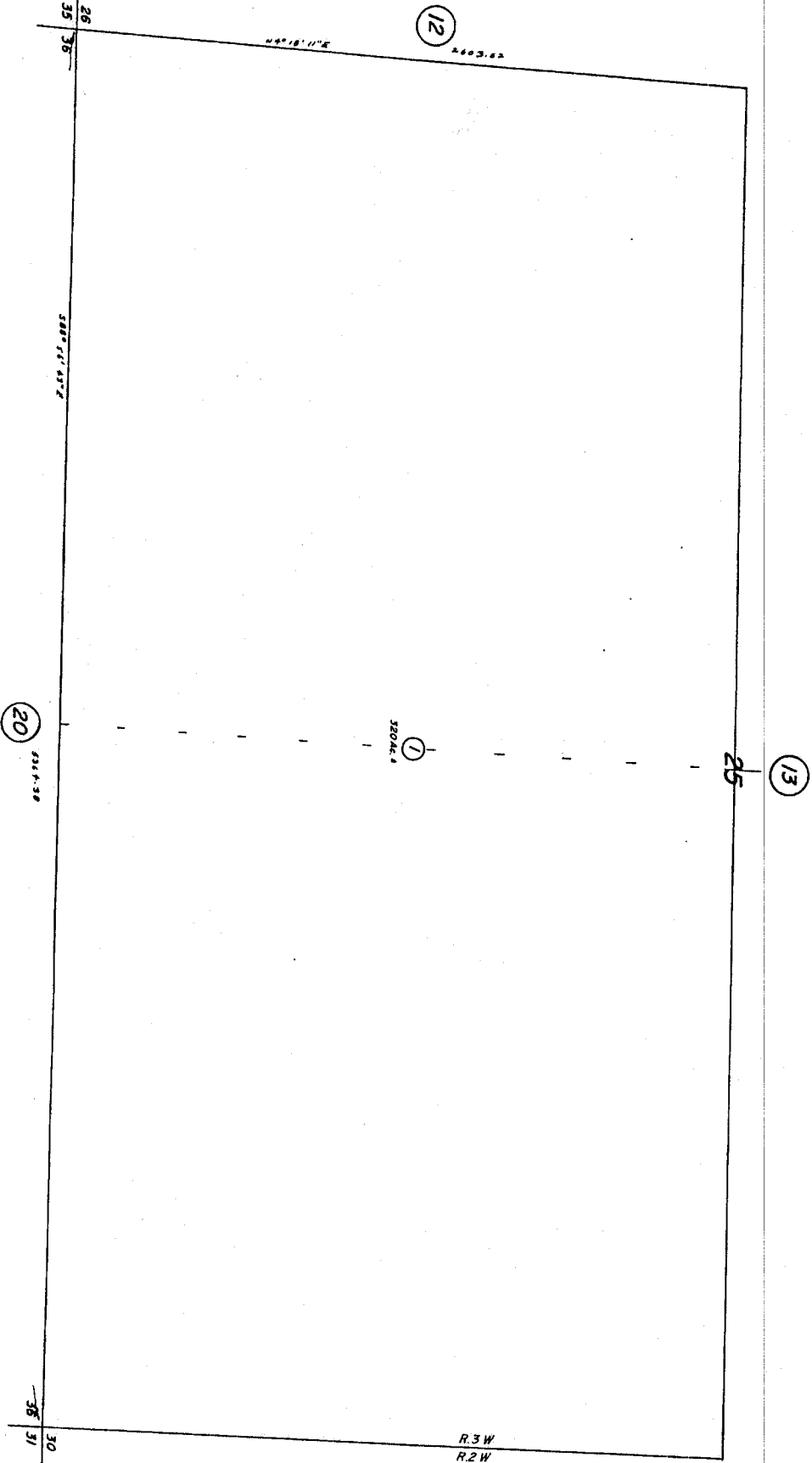
T.R.A. 8020

5/2 SEC. 25, T.2S, R.3W



AREA	Q/L/O	NA	ME	W/NA

RS 82/98
DATA, R/S 17/69, 31/68, 37/68



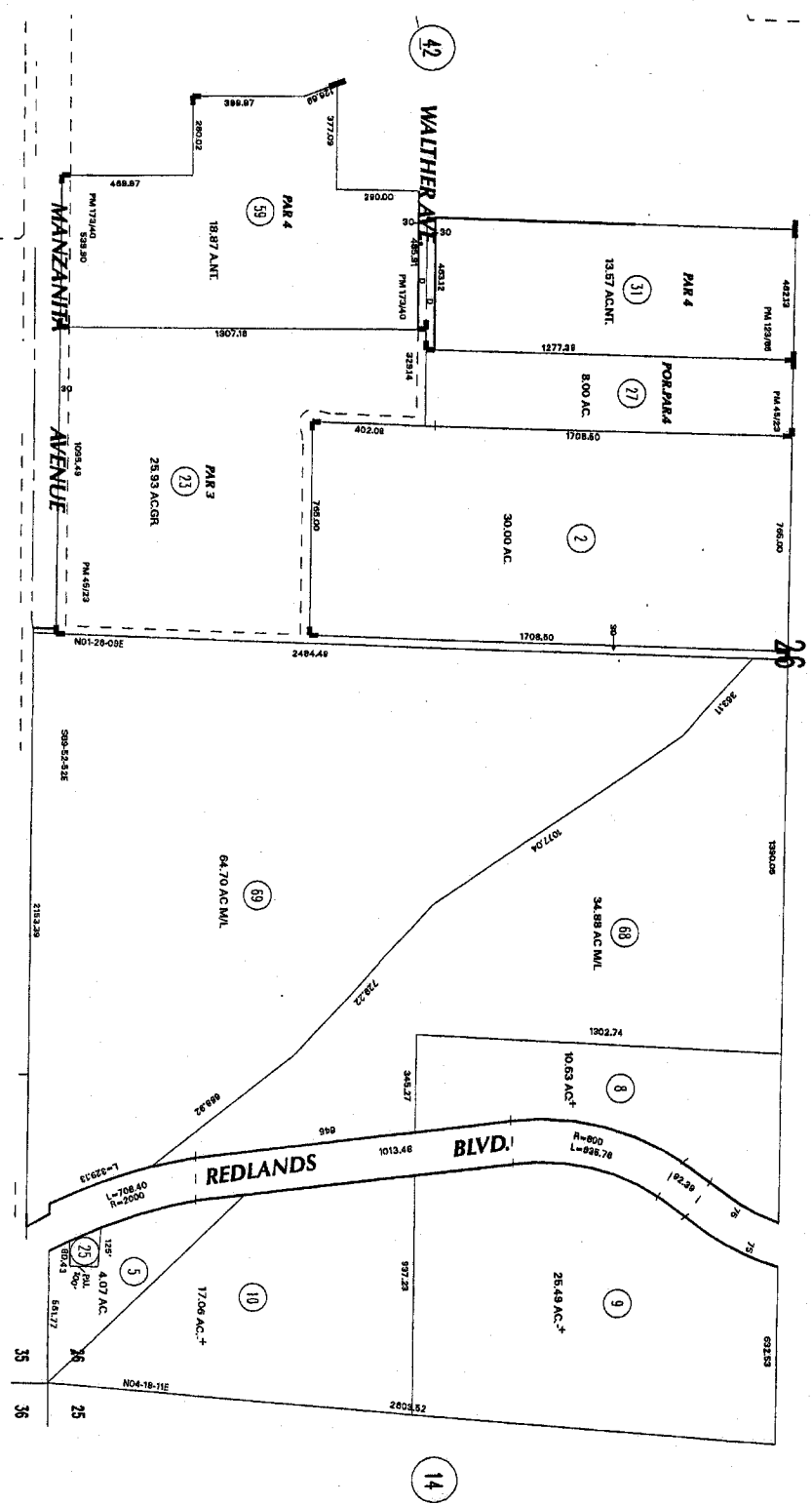
ASSESSOR'S MAP BK 473 PG 14
RIVERSIDE COUNTY, CALIF.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT CORRELATE WITH LOCAL LOT - SPLIT OR BUILDING SITE ORDINANCES.

MAY 3 0 2006

SEC. 26 35 T. 2S. R. 3W

11



ASSESSOR'S MAP BK473 PG. 12
Riverside County, Calif.

COPY

DATE: 05/11/06, 05/05, 04/31, 17/09
BY: RD, SSS
L/A: S102

PN 123/05-06 PARCEL MAP NO. 19875
PN 45/23-24 PARCEL MAP NO. 9308
PN 173/40-41 PARCEL MAP NO. 23489

May 2006

MAY 3 0 2006

1" = 400'
ANGLE = 0°

473-12
12-42

DATE	OLD NUMBER	NEW NUMBER
17/06	3	07-13-14
17/06	7	14-15
17/06	1	17-18
07/06	17	19-20
07/06	19	21-24
06/07	308	25
07/06	24	26-27
07/06	28	28
07/06	29	29
07/06	30	30
07/06	31	31-32
07/06	32	33
07/06	33	34-35
07/06	34	36
07/06	35	37-38
07/06	36	39
07/06	37	40
07/06	38	41-42
07/06	39	43
07/06	40	44-45
07/06	41	46-48
07/06	42	49-50
07/06	43	51-52
07/06	44	53-54
07/06	45	55-56
07/06	46	57-58
07/06	47	59-60
07/06	48	61-62
07/06	49	63-64
07/06	50	65-66
07/06	51	67-68
07/06	52	69-70
07/06	53	71-72
07/06	54	73-74
07/06	55	75-76
07/06	56	77-78
07/06	57	79-80
07/06	58	81-82
07/06	59	83-84
07/06	60	85-86
07/06	61	87-88
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07/06	63	91-92
07/06	64	93-94
07/06	65	95-96
07/06	66	97-98
07/06	67	99-100
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07/06	69	103-104
07/06	70	105-106
07/06	71	107-108
07/06	72	109-110
07/06	73	111-112
07/06	74	113-114
07/06	75	115-116
07/06	76	117-118
07/06	77	119-120
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07/06	79	123-124
07/06	80	125-126
07/06	81	127-128
07/06	82	129-130
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07/06	87	139-140
07/06	88	141-142
07/06	89	143-144
07/06	90	145-146
07/06	91	147-148
07/06	92	149-150
07/06	93	151-152
07/06	94	153-154
07/06	95	155-156
07/06	96	157-158
07/06	97	159-160
07/06	98	161-162
07/06	99	163-164
07/06	100	165-166

1 Resolution No. 2010-005
2 Authorizing Resolution of Necessity Regarding
3 the Timoteo site for the Public Safety Enterprise Communication Project

4 WHEREAS, the portions of real property that are the subjects of this Resolution
5 (collectively the "Subject Properties") are located in unincorporated Riverside County,
6 California; are portions of a larger parcel of real property that is presently designated as
7 Riverside County Assessor's Parcel Number 473-140-001; are located in the general vicinity of
8 the intersection of Redlands Boulevard and Timoteo Canyon Road; are legally described and
9 pictorially depicted in the papers attached hereto as Exhibits "A" and "B" (and incorporated
10 herein by this reference); and are referred to on attached Exhibits "A" and "B" as the
11 "Communications Site" or the "SITE" (the "Communications Site") on the one hand, and as the
12 "Access Road" or the "30' ACCESS EASEMENT" (the "Access Road") on the other hand;

13 WHEREAS, the proposed project that is the subject of this Resolution (the "Proposed
14 Project") is known as the County of Riverside's Public Safety Enterprise Communication
15 Project and is one to replace the County's presently existing public safety communication
16 system (for public safety personnel including the County's fire and law enforcement agencies)
17 with a new and improved such system that will provide communication coverage over a wider
18 geographical area, that will provide additional carrying capacity for voice and data
19 transmission, and that will provide other benefits over and above the presently existing
20 system;

21 WHEREAS, the Communications Site will be used for a communications facility
22 including a transmission tower and equipment shelter (and for other uses incidental to the
23 Proposed Project and required by the Proposed Project);

24 WHEREAS, the Access Road will be used for vehicular access to and from the
25 Communications Site, for overhead electrical lines to extend electrical service to the

1 Communications Site, and for other uses incidental to the Proposed Project and required by
2 the Proposed Project;

3 WHEREAS, the interests in property that are the subjects of this Resolution (collectively
4 the "Subject Property Interests") are: (a) fee simple ownership of the Communications Site;
5 and (b) a perpetual non-exclusive easement in the Access Road; and

6 WHEREAS the statutes that authorize the County of Riverside to acquire the Subject
7 Property Interests by eminent domain include Article 1, Section 19 of the California
8 Constitution; Section 25350.5 of the Government Code; and Sections 1240.010, 1240.020,
9 1240.030, 1240.040, 1240.110, 1240.410, 1240.510, and 1240.610 of the Code of Civil
10 Procedure.

11 Now, therefore, BE IT RESOLVED AND ORDERED by the Board of Supervisors of the
12 County of Riverside, State of California, not less than four-fifths of all members concurring, in
13 regular session assembled on May 25, 2010, that this Board finds and determines each of the
14 following:

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

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

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

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

23 5. The offer required by Section 7267.2 of the Government Code has been made to
24 the owners of record of the Subject Properties; and

25 6. To the extent that the Subject Properties are already devoted to a public use, the

1 use of the Proposed Project is a compatible use that will not unreasonably interfere with or
2 impair the continuance of the public use as it presently exists or may reasonably be expected
3 to exist in the future (California Code of Civil Procedure Section 1240.510) or the use of the
4 Proposed Project is a more necessary public use than is the presently existing public use
5 (California Code of Civil Procedure Section 1240.610).

6 BE IT FURTHER RESOLVED AND ORDERED that the County Counsel of the County
7 of Riverside (and any associated private attorneys) are hereby authorized and empowered:

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

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

12 3. To make an application to the Court for an order to deposit the probable
13 amount of compensation out of proper funds under the control of the County into the County
14 Treasury and for an order permitting the County to take prejudgment possession and use the
15 Subject Property Interests for the purpose of constructing the Proposed Project.

16 4. To compromise and settle such proceedings if such settlement can be reached
17 and, in that event, to take all necessary actions to complete the acquisition, including
18 stipulations as to judgment and other matters and the causing of all payments to be made.

JRF:ra
5/11/10
052IT
13.042

FORM APPROVED COUNTY COUNSEL
BY: Glenn Beloian 05/11/10
GLENN R. BELOIAN DATE

EXHIBIT "A"

Parcel "A" (Legal Description-Communications Site)

All that certain property situated in Section 25, Township 2 South, Range 3 West, San Bernardino Meridian, in the County of Riverside, State of California described as follows:

Commencing at the Southwest corner of Section 25;

thence North $4^{\circ}49'25''$ East, along the West line of Section 25, a distance of 1268.79 feet;

thence North $80^{\circ}01'28''$ East, a distance of 44.59 feet to the beginning of a tangent curve to the left with a radius of 200.00 feet;

thence easterly along said curve, through a central angle of $18^{\circ}35'36''$, an arc distance of 64.90 feet;

thence North $61^{\circ}25'52''$ East, a distance of 128.25 feet to the beginning of a tangent curve to the right with a radius of 200.00 feet;

thence easterly along said curve through a central angle of $32^{\circ}51'18''$, an arc distance of 114.68 feet;

thence South $85^{\circ}42'51''$ East, a distance of 216.40 feet to the beginning of a tangent curve to the left with a radius of 275.00 feet;

thence northeasterly along said curve through a central angle of $60^{\circ}01'56''$, an arc distance of 288.13 feet;

thence North $34^{\circ}15'13''$ East, a distance of 156.11 feet to the beginning of a tangent curve to the left with a radius of 500.00 feet;

thence northeasterly along said curve, through a central angle of $16^{\circ}17'18''$, an arc distance of 142.14 feet;

thence North $17^{\circ}57'56''$ East, a distance of 201.58 feet;

thence at right angles North $72^{\circ}02'04''$ West a distance of 15.00 feet to the beginning of a non-tangent curve to the right with a radius of 215.00 feet and an initial tangent of North $17^{\circ}57'56''$ East, said point being the **True Point of Beginning**;

thence northeasterly along said curve, through a central angle of $35^{\circ}17'19''$, an arc distance of 132.42 feet;

thence North $53^{\circ}15'15''$ East, a distance of 68.36 feet to the beginning of a tangent curve to the left with a radius of 85.00 feet;

EXHIBIT "A"

thence northeasterly along said curve, through a central angle of 53°30'26", an arc distance of 79.38 feet;

thence North 0°15'11" West, a distance of 38.13 feet;

thence North 52°04'01" West, a distance of 51.16 feet;

thence South 89°42'50" West, a distance of 223.59 feet;

thence South 19°16'54" East a distance of 300.67 feet to the **True Point of Beginning**.

Subject to all other easements and offers of dedication of record.

Said site contains approximately 0.98 acres more or less.

Parcel "B" (Legal Description-Access Road)

All that certain property situated in Section 25, Township 2 South, Range 3 West, San Bernardino Meridian, in the County of Riverside, State of California described as follows:

A 30.00 foot wide strip of land, lying 15.00 feet on each side of the following described centerline:

Commencing at the Southwest corner of Section 25

thence North 4°49'25" East, along the West line of Section 25, a distance of 1268.79 feet to the **True Point of Beginning** of said centerline;

thence North 80°01'28" East, a distance of 44.59 feet to the beginning of a tangent curve to the left with a radius of 200.00 feet;

thence easterly along said curve, through a central angle of 18°35'36", an arc distance of 64.90 feet;

thence North 61°25'52" East, a distance of 128.25 feet to the beginning of a tangent curve to the right with a radius of 200.00 feet;

thence easterly along said curve through a central angle of 32°51'18", an arc distance of 114.68 feet;

thence South 85°42'51" East, a distance of 216.40 feet to the beginning of a tangent curve to the left with a radius of 275.00 feet;

thence northeasterly along said curve through a central angle of 60°01'56", an arc distance of 288.13 feet;

EXHIBIT "A"

thence North 34°15'13" East, a distance of 156.11 feet to the beginning of a tangent curve to the left with a radius of 500.00 feet;

thence northeasterly along said curve, through a central angle of 16°17'18", an arc distance of 142.14 feet;

thence North 17°57'56" East, a distance of 201.58 feet to the beginning of a tangent curve to the right with a radius of 200.00 feet;

thence northeasterly along said curve, through a central angle of 35°17'19", an arc distance of 123.18 feet;

thence North 53°15'15" East, a distance of 68.36 feet to the beginning of a tangent curve to the left with a radius of 100.00 feet;

thence northeasterly along said curve, through a central angle of 53°30'26", an arc distance of 93.39 feet;

thence North 0°15'11" West, a distance of 45.41 feet;

thence North 52°04'01" West, a distance of 63.64 feet;

thence South 89°42'50" West, a distance of 228.78 feet to the **Point of Termination** of said centerline, said point being South 65°05'22" East a distance of 858.13 feet from the West ¼ Corner of said Section 25.

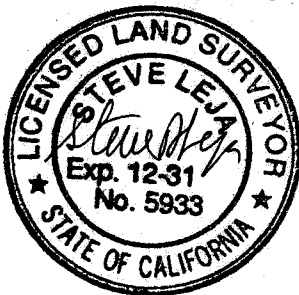
The sidelines of the beginning of said strip to be lengthened or shortened to terminate in the West line of Section 25.

Subject to all other easements and offers of dedication of record.

Said strip contains approximately 1.36 acres more or less.

Prepared by:

Steve A. Leja – PLS 5933
Expires 12/31/2010
Leja Surveying Corp



28 Feb. 2010

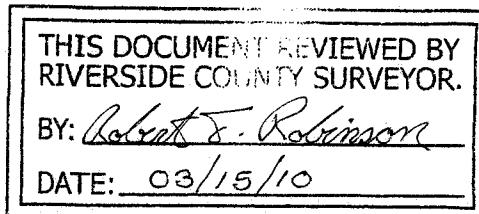


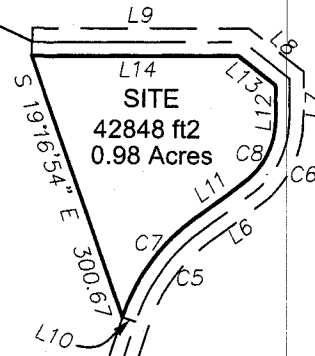
Exhibit "B"

NORTH LINE OF SOUTHWEST 1/4 SECTION 25

S 65°05'22" E 858.13

SECTION 26
SECTION 25 T2S R3W SBM

LINE NO.	BEARING	DISTANCE
L1	N 80°01'28" E	44.59
L2	N 61°25'52" E	128.25
L3	S 85°42'51" E	216.40
L4	N 34°15'13" E	156.11
L5	N 17°57'56" E	201.58
L6	N 53°15'15" E	68.36
L7	N 00°15'11" W	45.41
L8	N 52°04'01" W	63.64
L9	S 89°42'50" W	228.78
L10	N 72°02'04" W	15.00
L11	N 53°15'15" E	68.36
L12	N 00°15'11" W	38.13
L13	N 52°04'01" W	51.16
L14	S 89°42'50" W	223.59

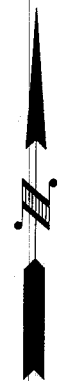


30' ACCESS EASEMENT
59242 ft2
1.36 Acres

EXISTING 100' WIDE ACCESS EASEMENT

CURVE NO	DELTA	RADIUS	LENGTH
C1	18°35'36"	200.00	64.90
C2	32°51'18"	200.00	114.68
C3	60°01'56"	275.00	288.13
C4	16°17'18"	500.00	142.14
C5	35°17'19"	200.00	123.18
C6	53°30'26"	100.00	93.39
C7	35°17'19"	215.00	132.42
C8	53°30'26"	85.00	79.38

N 04°49'25" E 1268.79



SCALE: 1" = 200 FEET

