

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

916



**FROM:** Economic Development Agency / Facilities Management and Transportation Department

**SUBMITTAL DATE:**  
November 10, 2011

**SUBJECT:** Resolution No. 2011-214, Notice of Intention to Adopt a Resolution of Necessity Regarding the Magnolia Avenue Grade Separation Project – Home Gardens

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

1. Approve Resolution No. 2011-214, Notice of Intention to Adopt a Resolution of Necessity Regarding the Magnolia Avenue Grade Separation Project;
2. Set a public hearing on Jan. 10, 2012 for Resolution No. 2012-004, Authorizing Resolution of Necessity Regarding the Magnolia Avenue Grade Separation Project; and
3. Direct the Clerk of the Board to send the required notice to the property owner as required per Section 1245.235 of the Code of Civil Procedure.

**BACKGROUND:** (Commences on Page 2)

  
\_\_\_\_\_  
Juan C. Perez, Director  
Transportation Department

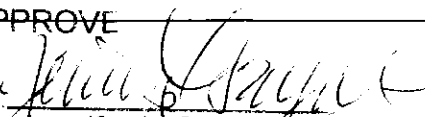
  
\_\_\_\_\_  
Robert Field  
Assistant County Executive Officer/EDA

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2011/12

**COMPANION ITEM ON BOARD OF DIRECTORS AGENDA:** No

<b>SOURCE OF FUNDS:</b> Measure A	<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

**County Executive Office Signature**

FORM APPROVED COUNTY COUNSEL  
BY: ANNA W. WANG  
DATE: 11/3/11  
Departmental Concurrence

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

Prev. Agn. Ref.: N/A

District: 2

Agenda Number: **3.8**

**BACKGROUND:**

The purpose of the Magnolia Avenue Grade Separation Project ("Project") is to replace the existing Magnolia Avenue/Burlington Northern Santa Fe ("BNSF") at-grade railroad crossing in the community of Home Gardens in order to improve safety and traffic operations by eliminating the hazards and inefficiencies of trains passing through the flow of vehicular traffic.

The Project would construct a new four-lane overhead bridge over the existing BNSF tracks, above the entire BNSF right-of-way. The total length of the improvements would extend from approximately 500 feet west of Lincoln Street to approximately 550 feet east of Buchanan Street. The new bridge would be striped for four lanes of traffic on Magnolia Avenue. The length and clearance of the proposed bridge structure would accommodate the existing skewed railroad crossing, as well as the two existing railroad tracks and two additional future tracks (planned separately from this project), and would also provide space for frontage roads (proposed as part of this project).

The National Environmental Policy Act (NEPA) environmental determination (Categorical Exclusion) Section 6004: 23 CFR 771.117(d)(3) was approved on May 11, 2011 by District 8 Division of Environmental Planning for the California Department of Transportation.

The Economic Development Agency (EDA) has presented a written offer to purchase from the property owner as required by Government Code Section 7267.2. The amount of the offer is consistent with current property values in the Riverside area for this property type (and is based upon a fair market value appraisal report). EDA has also offered to pay the reasonable costs, not-to-exceed \$5,000, for an independent appraisal obtained by the property owner (as required by Code of Civil Procedure Section 1263.025).

Settlement has not been reached with the following property owner, although negotiation is still in process for the necessary right-of-way:

Parcel No.	Ownership Assessor's Parcel No(s).
0784-001A and 0784-001B	Southern Pacific Transportation Company 135-170-006 and portion of 135-151-020

The subject Notice of Intention would schedule a hearing on January 10, 2012 for proposed Resolution No. 2012-004 (Authorizing Resolution of Necessity Regarding the Magnolia Avenue Grade Separation Project). The scheduling of a Resolution of Necessity hearing on January 10, 2012 is needed in order to permit the Magnolia Avenue Grade Separation Project to move forward.

The county is authorized to acquire property by eminent domain pursuant to various statutes including Government Code, §25350.5.

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

**FINANCIAL DATA:** (Commences on Page 3)

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

Purchase Price:	\$ 85,000
Appraisal:	\$ 8,000
Preliminary Title Report:	\$ 800
EDA Real Property Costs:	\$ 15,000
Total Estimated Acquisition Costs:	\$ 108,800

EDA has already covered the costs for due diligence (appraisal and preliminary title reports) and will be reimbursed by the Transportation Department. The remaining costs will be paid directly by the Transportation Department. All costs associated with this property acquisition are fully funded in the Transportation Department's budget for FY 2011/12. Thus, no additional net county cost will be incurred as a result of this transaction.

2 Resolution No. 2011-214

3 Notice of Intention to Adopt a Resolution of Necessity Regarding  
4 the Magnolia Avenue Grade Separation Project

5  
6 **WHEREAS**, the portions of real properties that are the subjects of this Notice  
7 (collectively the "Subject Properties") are located in the unincorporated County of  
8 Riverside, State of California; are generally located within an area in the middle of  
9 Magnolia Avenue between Lincoln Street and Buchanan Street; are legally described  
10 and pictorially depicted on the documents attached hereto as Exhibits "A" and Exhibits  
11 "B" (and incorporated herein by this reference); are referred to on attached Exhibits "A"  
12 and Exhibits "B" as Parcels 0784-001A and 0784-001B;

13 **WHEREAS**, each one of the Subject Properties is listed below in Table One that  
14 includes the relevant Subject Property within its boundaries, and whereas each one of  
15 those larger real properties is listed below in Table One by its Riverside County  
16 Assessor's Parcel Number:

TABLE ONE	
Riverside County Assessor's Parcel Numbers Of the Larger Real Properties	Subject Properties
135-170-006 and portion of 135-151-020	Parcels 0784-001A and 0784-001B

17  
18  
19  
20  
21 **WHEREAS**, the proposed project that is the subject of this Notice (the  
22 "Proposed Project") is one to remove the existing Magnolia Avenue / Burlington  
23 Northern Santa Fe ("BNSF") at-grade railroad crossing and to construct a new four-  
24 lane overhead bridge over the existing BNSF tracks between 500 feet west of Lincoln  
25 Street to approximately 550 feet east of Buchanan Street in Riverside County,  
26 California to improve safety and traffic operations by eliminating the hazards and  
27 inefficiencies of trains passing through the flow of vehicular traffic;  
28

FORM APPROVED COUNTY COUNSEL  
BY: ANNA W. VASONG  
DATE: 11/8/11

1           **WHEREAS**, Parcels 0784-001A and 0784-001B, will be used for public road  
2 purposes, and for other uses incidental to the Proposed Project and required by the  
3 Proposed Project;

4           **WHEREAS**, the interests in property that are the subjects of this Notice  
5 (collectively the "Subject Property Interests") are fee simple interests;

6           **WHEREAS**, the statutes that authorize the County of Riverside to acquire the  
7 Subject Property Interests by eminent domain include Article 1, Section 19 of the  
8 California Constitution; Section 25350.5 of the Government Code; Section 760 of the  
9 Streets and Highways Code; and Sections 1240.010, 1240.020, 1240.030, 1240.040,  
10 1240.110, 1240.410, 1240.510, and 1240.610 of the Code of Civil Procedure.

11           Now, therefore, **BE IT RESOLVED AND ORDERED** as follows by the Board of  
12 Supervisors of Riverside County, State of California, in regular session assembled on  
13 November 22, 2011.

14           1.     **YOU ARE HEREBY NOTIFIED** that this Board (at its public meeting on  
15 January 10, 2012 at 9:30 a.m. in the meeting room of the Board of Supervisors located  
16 on the 1<sup>st</sup> floor of the County Administrative Center, 4080 Lemon Street, Riverside,  
17 California) may decide to adopt a Resolution of Necessity that would authorize the  
18 County of Riverside to acquire the Subject Property Interests by eminent domain (and  
19 that would find and determine each of the following matters):

20                     (a)     That the public interest and necessity require the Proposed  
21 Project;

22                     (b)     That the Proposed Project is planned or located in the manner that  
23 will be most compatible with the greatest public good and the least private injury;

24                     (c)     That the Subject Property Interests are necessary for the  
25 Proposed Project;

26                     (d)     That the offers required by Section 7267.2 of the Government  
27 Code have been made to the owner of record of the Subject Properties;

28

1 (e) That, to the extent that the Subject Properties are already devoted  
2 to a public use, the use of the Proposed Project is a compatible use that will not  
3 unreasonably interfere with or impair the continuance of the public use as it presently  
4 exists or may reasonably be expected to exist in the future (California Code of Civil  
5 Procedure Section 1240.510) or the use of the Proposed Project is a more necessary  
6 public use than is the presently existing public use (California Code of Civil Procedure  
7 Section 1240.610);

8 (f) That the Subject Property Interests are needed for road purposes;

9 (g) That acquisition of the Subject Property Interests will promote the  
10 interests of the County of Riverside.

11 2. If (within 15 days from the mailing of this Notice) you file a written request  
12 to appear at the public meeting and be heard on the matters described above in 1(a),  
13 1(b), 1(c), 1(d), 1(e), 1(f), 1(g), (or any one or more of them), you will have a right to  
14 appear at that meeting and be heard on those matters.

15 3. All such written requests to appear and be heard must be filed with the  
16 Clerk of the Riverside County Board of Supervisors.

17 4. Your written request to appear and be heard must be filed within the  
18 fifteen (15) day time period. Failure to file such a timely written request will result in a  
19 waiver of your right to appear and be heard.

20 5. Questions regarding the amount of compensation to be paid will not be a  
21 part of the public meeting and the Board will not consider such questions in  
22 determining whether a Resolution of Necessity should be adopted.

23 6. The Clerk of the Board of Supervisors shall cause a copy of this Notice to  
24 be sent by first-class mail to each person whose property may be acquired by eminent  
25 domain and whose name and address appears on the last equalized county  
26 assessment roll (including the roll of state-assessed property).

27  
28 CAO:sl/110311/291TR/14.263 S:\Real Property\TYPING\Docs-14.000 to 14.499\14.263.doc

**EXHIBIT "A"**  
**MAGNOLIA AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**0784-001A**

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND CONVEYED TO PACIFIC ELECTRIC RAILWAY COMPANY AS DESCRIBED IN GRANT DEED RECORDED NOVEMBER 5, 1913, IN BOOK 385 PAGES 232 THROUGH 239, INCLUSIVE, TOGETHER WITH THAT CERTAIN PARCEL OF LAND CONVEYED TO PACIFIC ELECTRIC RAILWAY COMPANY AS DESCRIBED IN QUITCLAIM DEED RECORDED APRIL 11, 1914, IN BOOK 390 PAGES 388 AND 389, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN RANCHO EL SOBRANTE DE SAN JACINTO, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF MAGNOLIA AVENUE (132.00 FEET WIDE) AND THE CENTERLINE OF LINCOLN STREET (88.00 FEET WIDE) AS SHOWN ON PARCEL MAP NUMBER 11337, ON FILE IN BOOK 194 PAGES 16 THROUGH 18, INCLUSIVE, OF PARCEL MAPS, RECORDS OF SAID RECORDER;

THENCE N 56°22'11" E ALONG SAID CENTERLINE OF MAGNOLIA AVENUE A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTHEASTERLY LINE OF PARCEL NUMBER SIX GRANTED TO THE COUNTY OF RIVERSIDE BY GRANT DEED RECORDED NOVEMBER 22, 1913, IN BOOK 385 PAGES 353 THROUGH 355, INCLUSIVE, SAID OFFICIAL RECORDS, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE N 33°36'46" W ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 25.00 FEET TO THE MOST-NORTHERLY CORNER THEREOF, BEING A POINT ON THE NORTHWESTERLY LINE OF SAID GRANT DEED RECORDED IN BOOK 385 PAGES 232 THROUGH 239, INCLUSIVE;

THENCE N 56°22'11" E ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 1,985.54 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF PARCEL 6113-1 AS DESCRIBED BY FINAL ORDER OF CONDEMNATION RECORDED MARCH 7, 1983, AS INSTRUMENT NUMBER 48580, SAID OFFICIAL RECORDS, BEING A POINT ON THE SOUTHWESTERLY LINE OF THE RIVERSIDE CITY LIMITS AS DESCRIBED BY THE REPORT OF THE BOUNDARY COMMISSION AS ANNEXATION NUMBER 24 SIGNATURE DATED MARCH 11, 1963;

THENCE S 33°37'31" E ALONG SAID SOUTHWESTERLY LINE OF PARCEL 6113-1, A DISTANCE OF 50.00 FEET TO THE MOST-SOUTHERLY CORNER THEREOF BEING A POINT ON THE SOUTHEASTERLY LINE OF SAID GRANT DEED RECORDED IN BOOK 385 PAGES 232 THROUGH 239, INCLUSIVE;

THENCE S 56°22'11" W ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 1,985.55 FEET TO THE MOST-EASTERLY CORNER OF SAID PARCEL SIX;

THENCE N 33°36'46" W ALONG SAID NORTHEASTERLY LINE OF PARCEL SIX, A DISTANCE OF 25.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 99,277 SQUARE FEET, OR 2.279 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000027271 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 955-M, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: *Timothy F. Rayburn*

DATE: 6/1/2011



EXHIBIT "B"



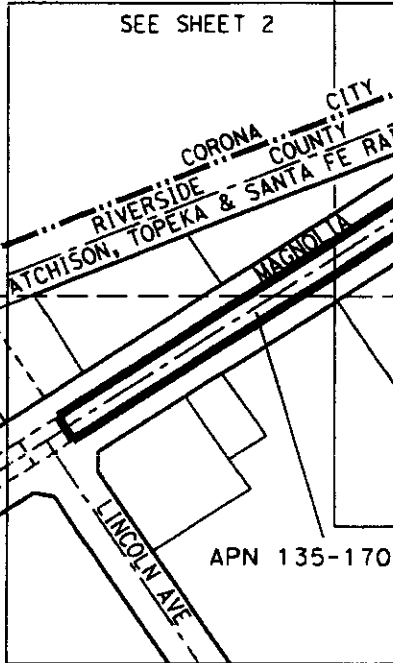
SECTION 22  
T.3S., R.6W.

SECTION 21

SEE SHEET 4

SEE SHEET 3

SEE SHEET 2



PARCEL  
0784-001A

99,277 SQ.FT.  
2.279 AC.

APN 135-170-006

RANCHO EL SOBRANTE  
DE SAN JACINTO

SECTION 28

SECTION 27  
T.3S., R.6W.



ALL DISTANCES SHOWN ARE GRID DISTANCES.  
GROUND DISTANCES MAY BE OBTAINED BY  
MULTIPLYING THE GRID DIST. BY A COMBINATION  
FACTOR OF 1.000027271.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PAR. NO.: 0784-001A

PROJECT: MAGNOLIA AVE (GRADE SEPARATION)

PREPARED BY: BCIII

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: MAY, 2011

W.O. NO.: B7-0784

APPROVED BY: *Timothy F. Rayburn* DATE: 6/1/2011

SHEET 1 OF 4 SHEETS



**EXHIBIT "B"**

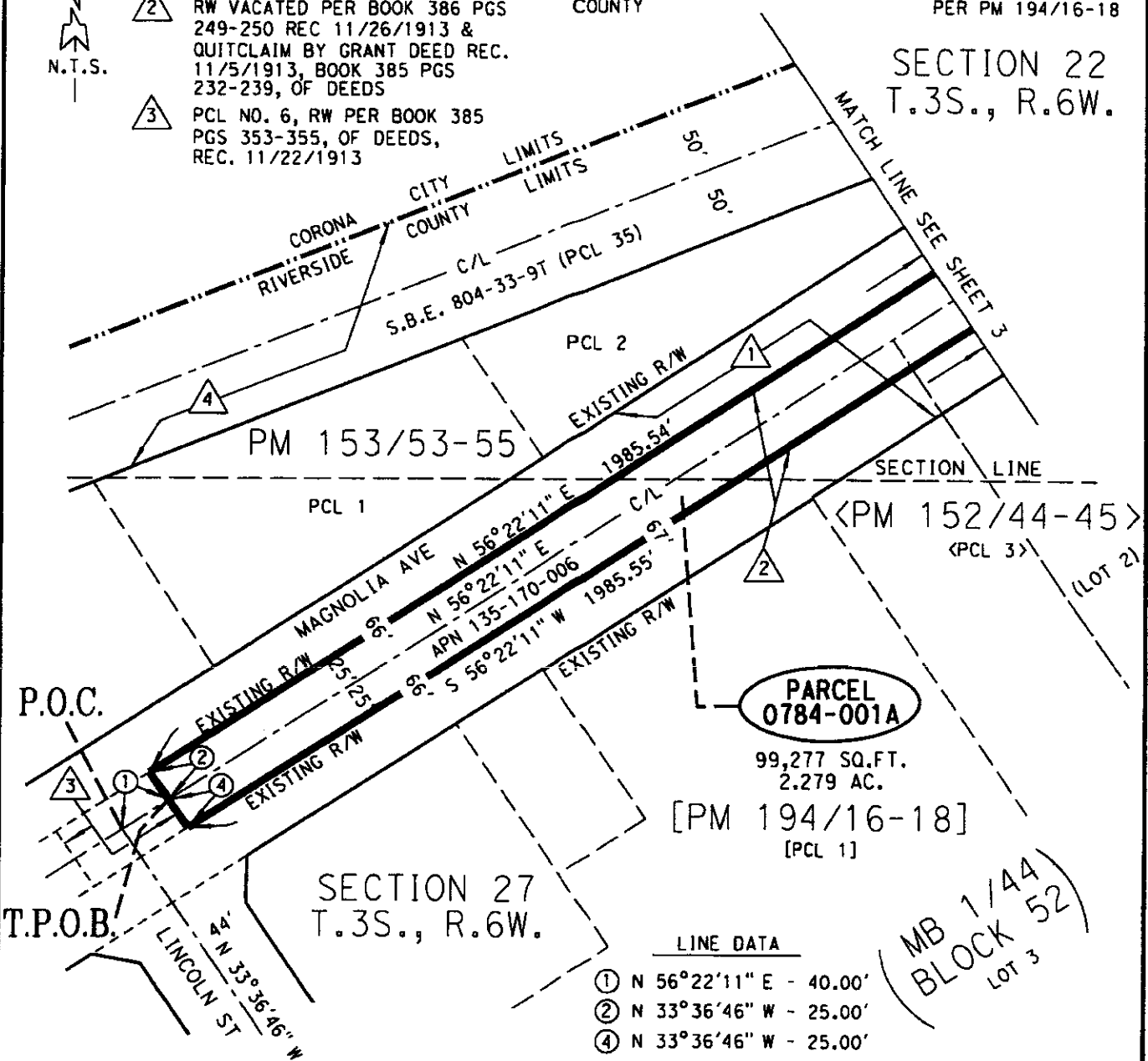
( ) = INDICATES REC DATA PER MB 1/44  
 < > = INDICATES REC DATA PER PM 152/44-45  
 [ ] = INDICATES REC DATA PER PM 194/16-18



- ① RW PER BOOK "R" PG 548, OF DEEDS, REC. 2/8/1877 SAN BERNARDINO CO.
- ② RW VACATED PER BOOK 386 PGS 249-250 REC 11/26/1913 & QUITCLAIM BY GRANT DEED REC. 11/5/1913, BOOK 385 PGS 232-239, OF DEEDS
- ③ PCL NO. 6, RW PER BOOK 385 PGS 353-355, OF DEEDS, REC. 11/22/1913

- ④ RW PER BOOK 63 PGS 111-112, OF DEEDS, REC. 7/4/1887 SAN BERNARDINO COUNTY

SECTION 22  
T.3S., R.6W.



**LINE DATA**

- ① N 56°22'11" E - 40.00'
- ② N 33°36'46" W - 25.00'
- ④ N 33°36'46" W - 25.00'

(MB 1/44  
BLOCK 52  
LOT 3)

**RANCHO EL SOBRANTE DE SAN JACINTO**



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DIST. BY A COMBINATION FACTOR OF 1.000027271.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0784-001A
PROJECT: MAGNOLIA AVE (GRADE SEPARATION)	PREPARED BY: BCIII
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.
APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 6/1/2011	DATE: MAY, 2011
	W.O. NO.: B7-0784
	SHEET 2 OF 4 SHEETS

EXHIBIT "B"

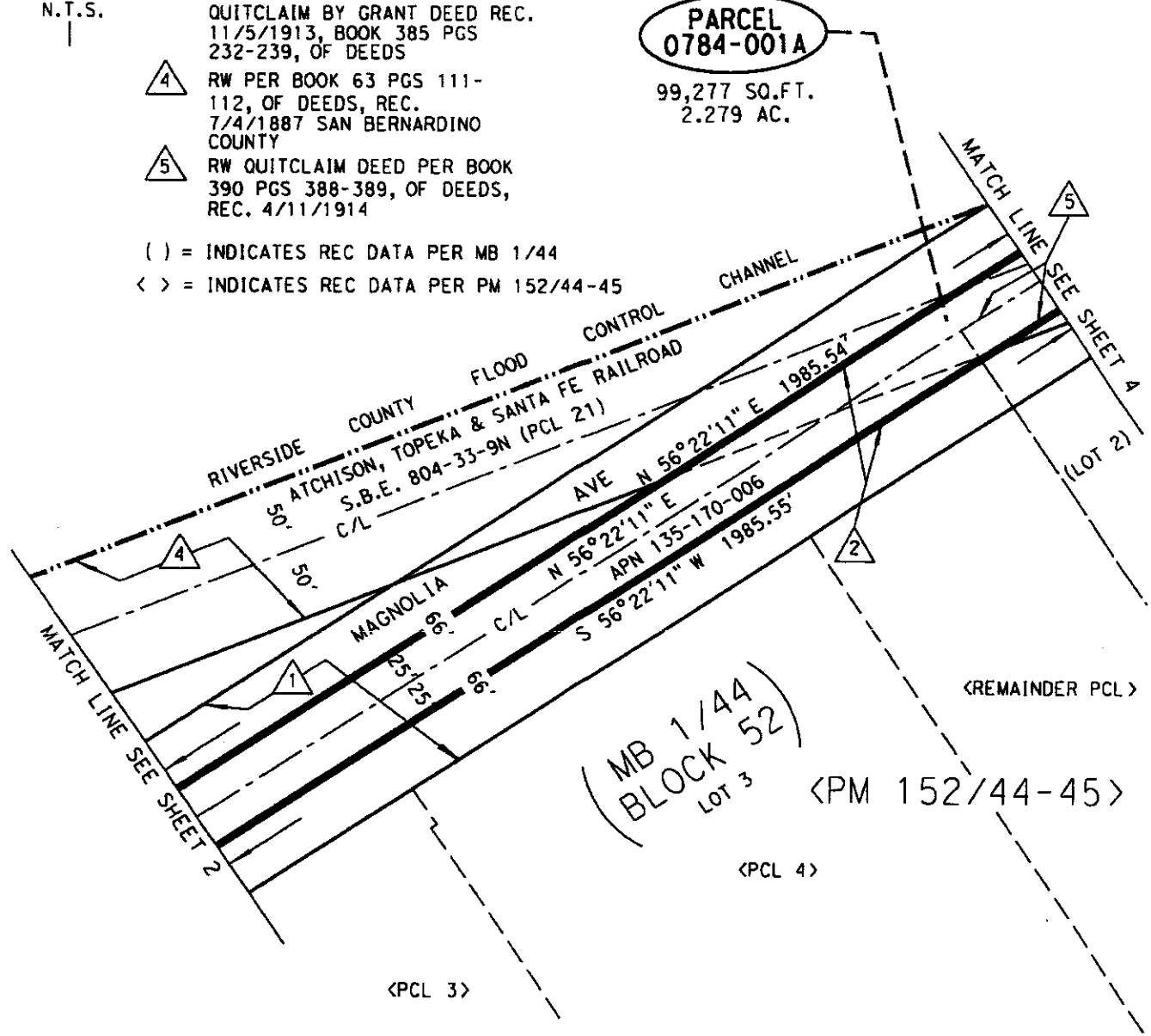
SECTION 22  
T.3S., R.6W.



- ① RW PER BOOK "R" PG 548, OF DEEDS, REC. 2/8/1877 SAN BERNARDINO CO.
- ② RW VACATED PER BOOK 386 PGS 249-250 REC 11/26/1913 & QUITCLAIM BY GRANT DEED REC. 11/5/1913, BOOK 385 PGS 232-239, OF DEEDS
- ④ RW PER BOOK 63 PGS 111-112, OF DEEDS, REC. 7/4/1887 SAN BERNARDINO COUNTY
- ⑤ RW QUITCLAIM DEED PER BOOK 390 PGS 388-389, OF DEEDS, REC. 4/11/1914

**PARCEL 0784-001A**  
99,277 SQ.FT.  
2.279 AC.

( ) = INDICATES REC DATA PER MB 1/44  
< > = INDICATES REC DATA PER PM 152/44-45



RANCHO EL SOBRANTE DE SAN JACINTO



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DIST. BY A COMBINATION FACTOR OF 1.000027271.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0784-001A
PROJECT: MAGNOLIA AVE (GRADE SEPARATION)	PREPARED BY: BCIII
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.
APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 6/1/2011	DATE: MAY, 2011
	W.O. NO.: B7-0784
	SHEET 3 OF 4 SHEETS

EXHIBIT "B"

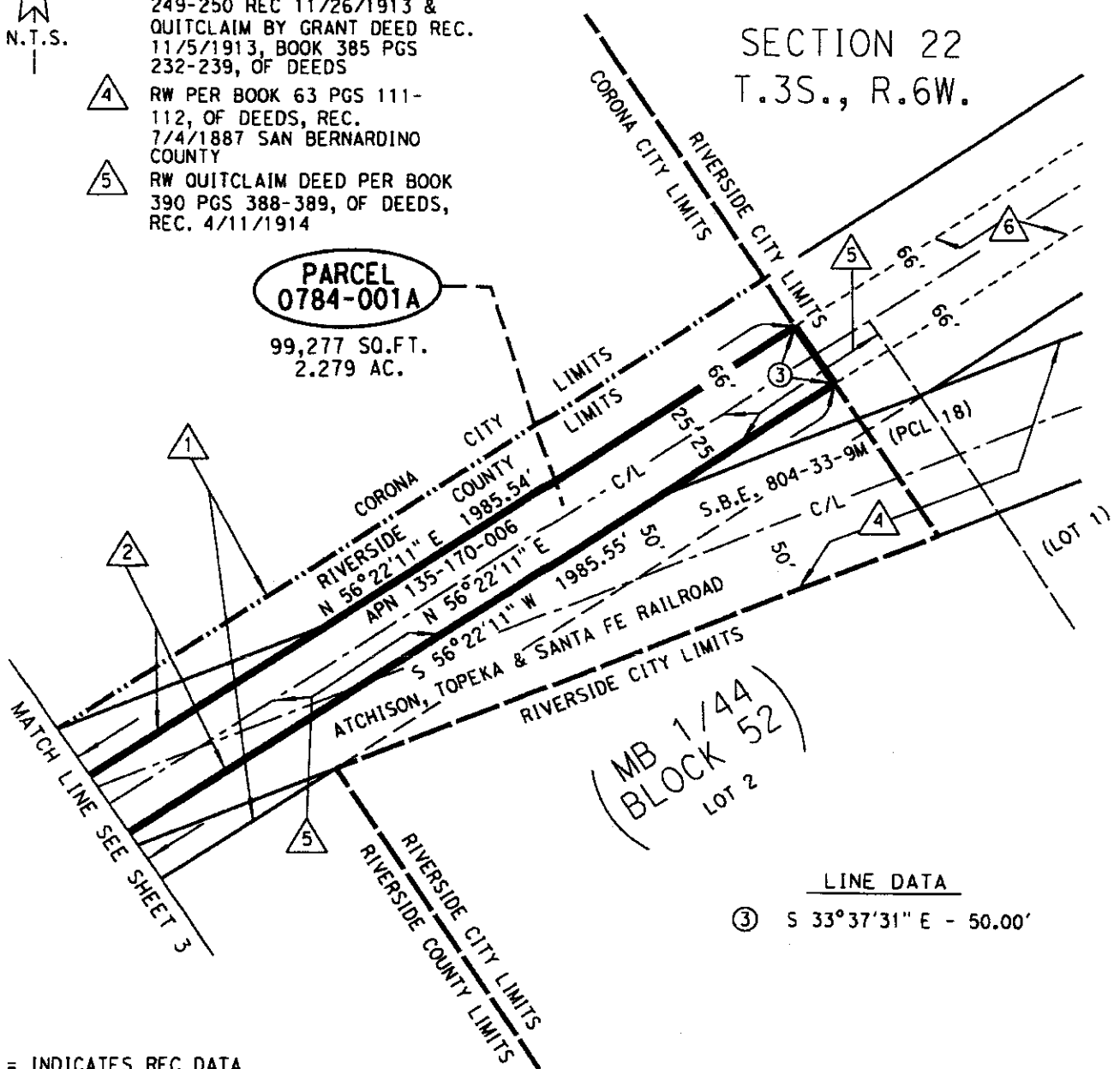


- ① RW PER BOOK "R" PG 548, OF DEEDS, REC. 2/8/1877 SAN BERNARDINO CO.
- ② RW VACATED PER BOOK 386 PGS 249-250 REC 11/26/1913 & QUITCLAIM BY GRANT DEED REC. 11/5/1913, BOOK 385 PGS 232-239, OF DEEDS
- ④ RW PER BOOK 63 PGS 111-112, OF DEEDS, REC. 7/4/1887 SAN BERNARDINO COUNTY
- ⑤ RW QUITCLAIM DEED PER BOOK 390 PGS 388-389, OF DEEDS, REC. 4/11/1914

- ⑥ FINAL ORDER OF CONDEMNATION INST. #48580, REC. 3/7/1983 (PCL 6113-1)

SECTION 22  
T.3S., R.6W.

**PARCEL 0784-001A**  
99,277 SQ.FT.  
2.279 AC.



( ) = INDICATES REC DATA PER MB 1/44

RANCHO EL SOBRANTE DE SAN JACINTO



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY ABE OBTAINED BY MULTIPLYING THE GRID DIST. BY A COMBINATION FACTOR OF 1.000027271.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0784-001A
PROJECT: MAGNOLIA AVE (GRADE SEPARATION)	PREPARED BY: BCIII
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APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 6/1/2011	DATE: MAY, 2011
	W.O. NO.: B7-0784
	SHEET 4 OF 4 SHEETS

EXHIBIT "A"  
MAGNOLIA AVENUE (GRADE SEPARATION)  
LEGAL DESCRIPTION  
0784-001B

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND CONVEYED TO PACIFIC ELECTRIC RAILWAY COMPANY AS DESCRIBED IN GRANT DEED RECORDED NOVEMBER 5, 1913, IN BOOK 385 PAGES 232 THROUGH 239, INCLUSIVE, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN RANCHO EL SOBRANTE DE SAN JACINTO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF MAGNOLIA AVENUE (132.00 FEET WIDE) AND THE CENTERLINE OF LINCOLN STREET (88.00 FEET WIDE) AS SHOWN ON PARCEL MAP NUMBER 11337, ON FILE IN BOOK 61, PAGES 28 AND 29, OF PARCEL MAPS, RECORDS OF SAID RECORDER;

THENCE S 56°22'11" W ALONG SAID CENTERLINE OF MAGNOLIA AVENUE A DISTANCE 40.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF PARCEL NUMBER SIX GRANTED TO THE COUNTY OF RIVERSIDE BY GRANT DEED RECORDED NOVEMBER 22, 1913, IN BOOK 385 PAGES 353 THROUGH 355, INCLUSIVE, SAID OFFICIAL RECORDS, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N 33°36'46" W ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 25.00 FEET TO THE MOST-WESTERLY CORNER THEREOF, BEING A POINT ON THE NORTHWESTERLY LINE OF SAID GRANT DEED RECORDED IN BOOK 385 PAGES 232 THROUGH 239, INCLUSIVE;

THENCE S 56°22'11" W ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 487.42 FEET;

THENCE S 33°37'49" E, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID GRANT DEED RECORDED IN BOOK 385 PAGES 232 THROUGH 239, INCLUSIVE;

THENCE N 56°22'11" E ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 487.40 FEET TO THE MOST-SOUTHERLY CORNER OF SAID PARCEL 6;

THENCE N 33°36'46" W ALONG SAID SOUTHWESTERLY LINE OF PARCEL 6, A DISTANCE OF 25.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 24,371 SQUARE FEET, OR 0.559 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000027271 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 955-M, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

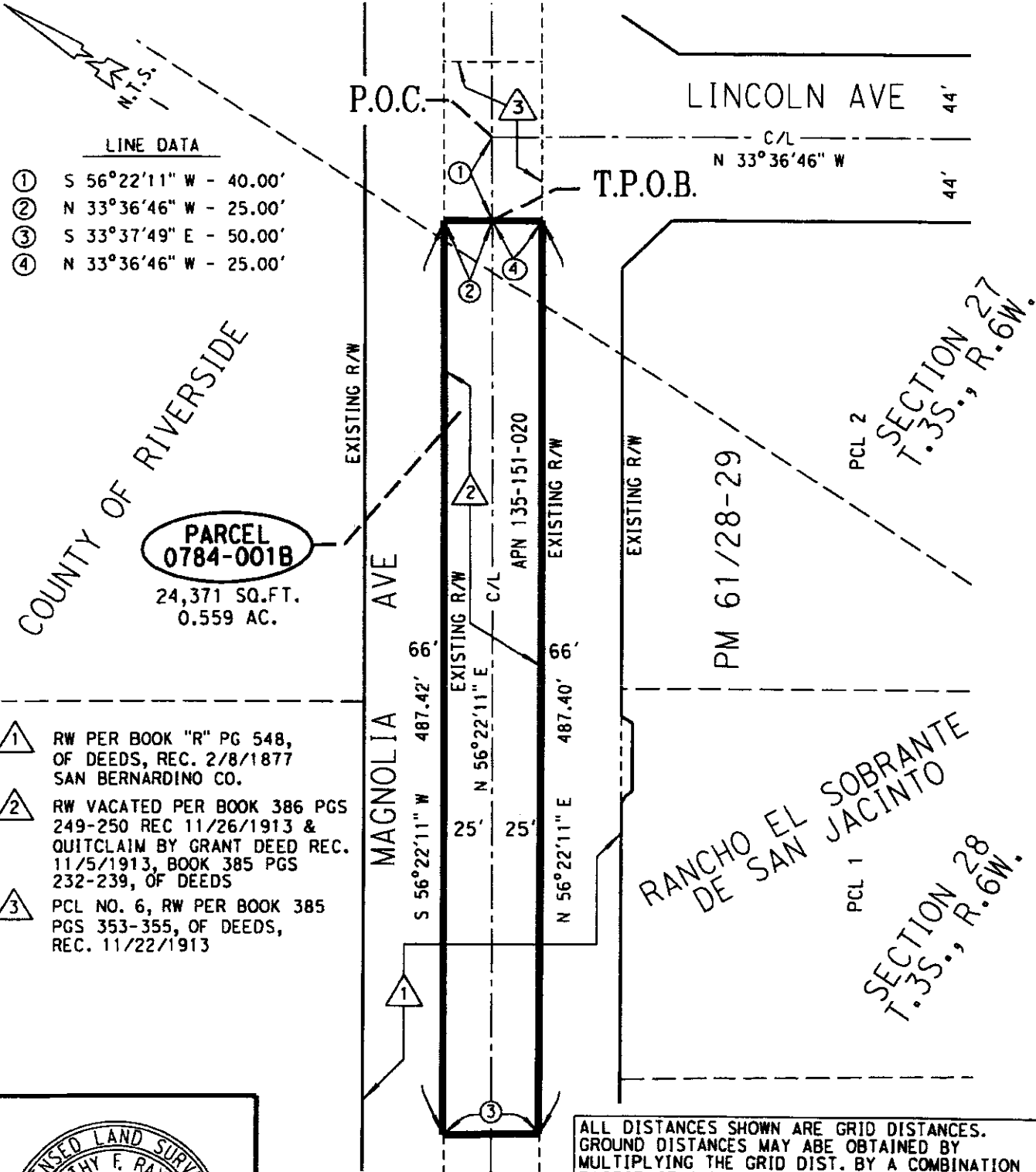
SEE ATTACHED EXHIBIT "B"

APPROVED BY: Timothy F. Rayburn

DATE: 6/1/2011



EXHIBIT "B"



- LINE DATA
- ① S 56°22'11" W - 40.00'
  - ② N 33°36'46" W - 25.00'
  - ③ S 33°37'49" E - 50.00'
  - ④ N 33°36'46" W - 25.00'

**PARCEL 0784-001B**  
24,371 SQ.FT.  
0.559 AC.

- ① RW PER BOOK "R" PG 548, OF DEEDS, REC. 2/8/1877 SAN BERNARDINO CO.
- ② RW VACATED PER BOOK 386 PGS 249-250 REC 11/26/1913 & QUITCLAIM BY GRANT DEED REC. 11/5/1913, BOOK 385 PGS 232-239, OF DEEDS
- ③ PCL NO. 6, RW PER BOOK 385 PGS 353-355, OF DEEDS, REC. 11/22/1913

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY ABE OBTAINED BY MULTIPLYING THE GRID DIST. BY A COMBINATION FACTOR OF 1.000027271.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0784-001B
PROJECT: MAGNOLIA AVE (GRADE SEPARATION)	PREPARED BY: BCIII
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.
APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 6/1/2011	DATE: MAY, 2011
	W.O. NO.: B7-0784
	SHEET 1 OF 1 SHEET