

**SUBMITTAL TO THE FLOOD CONTROL AND  
WATER CONSERVATION DISTRICT BOARD  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

208 B



**FROM:** General Manager-Chief Engineer

**SUBMITTAL DATE:**  
April 23, 2013

**SUBJECT:** Notice of Intent to Adopt a Resolution of Necessity Regarding  
San Jacinto MDP Line C, Stage 2, Line C-4, Line C-5 and Line B Project  
District 3 / District 3

**RECOMMENDED MOTION:**

Approve Resolution No. F2013-07, Notice of Intent to Adopt a Resolution of Necessity and set a public hearing for Resolution No. F2013-08 on May 21, 2013.

**BACKGROUND:**

See Page 2

**FINANCIAL:**

GSW:rlp

**WARREN D. WILLIAMS**  
General Manager-Chief Engineer

**FINANCIAL  
DATA**

Current F.Y. District Cost:	N/A	In Current Year Budget:	N/A
Current F.Y. County Cost:	N/A	Budget Adjustment:	N/A
Annual Net District Cost:	N/A	For Fiscal Year:	N/A

**SOURCE OF FUNDS:**

Positions To Be Deleted Per A-30 ☐

Requires 4/5 Vote ☐

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

APPROVE

BY:

Steven C. Horn, MPA

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL  
BY: ANNA W. WANG  
DATE: 4/19/13

☐ Policy

☐ Consent

Dep't Recomm.:

☐ Policy

☐ Consent

Per Exec. Ofc.:

Prev. Agn. Ref

District: 3<sup>rd</sup> / 3<sup>rd</sup>

Agenda Number:

11-4

(Master P8\83282)

**FLOOD CONTROL AND WATER CONSERVATION DISTRICT BOARD SUBMITTAL  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

**SUBJECT:** Notice of Intent to Adopt a Resolution of Necessity Regarding  
San Jacinto MDP Line C, Stage 2, Line C-4, Line C-5 and Line B Project  
District 3 / District 3

**SUBMITTAL DATE:** April 23, 2013

**Page 2**

**BACKGROUND:**

The San Jacinto MDP Line C, Stage 2, Line C-4, Line C-5 and Line B Project consists of the construction and subsequent operation and maintenance of an underground storm drain system totaling approximately 1.6 miles in length, which includes connector pipes, catch basins and inlets, the replacement of road surfaces, and the relocation of existing gas, water, electric, communications, and sewer utility lines. The facilities were identified in the San Jacinto Master Drainage Plan, adopted June 8, 1982 and will provide flood protection for the local area including the San Jacinto Valley Cemetery.

The project is located in Zone 4 within the Cities of San Jacinto and Hemet, and is generally bounded by West Esplanade Avenue to the north, South San Jacinto Avenue to the east, East Menlo Avenue to the south and North Buena Vista Street to the west.

Negotiations have been conducted with the nine (9) affected owners, and to date, have been successful with five (5) owners. Negotiations will continue with four (4) owners, however, in order to facilitate the timely construction of the flood control facilities for the San Jacinto MDP Line C, Stage 2, Line C-4, Line C-5 and Line B Project, staff is recommending the approval of Resolution No. F2013-07.

**BOARD OF SUPERVISORS****RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT**

## RESOLUTION NO. F2013-07

NOTICE OF INTENT TO ADOPT A RESOLUTION OF NECESSITY REGARDING  
SAN JACINTO MDP LINE C, STAGE 2, LINE C-4, LINE C-5 AND LINE B PROJECT

WHEREAS, the portions of real properties that is the subject of this Notice (collectively the Subject Properties) are located in the Cities of San Jacinto and Hemet, County of Riverside, California; are located in the general vicinity of Esplanade Avenue and Buena Vista Street; are legally described and visually depicted in the documents attached hereto as Exhibits "A" and "B", and incorporated herein by this reference; and are referred to in attached Exhibits "A", "B", as Parcel 4124-6 (which is a portion of Riverside County Assessor's Parcel No. [APN] 439-070-022); Parcels 4124-7 and 4124-7T (which are a portion of Riverside County APN 439-070-021; Parcels 4124-10 and 4124-10T (which are a portion of Riverside County APN 439-080-056); and Parcels 4124-11 and 4124-11T, and Parcels 4140-1 and 4140-1T (which are a portion of Riverside County APN 439-080-013);

WHEREAS, the proposed project that is the subject of this Notice (the Proposed Project) is to develop and construct a public flood control facility, and is for other uses incidental to that stated use, and required by that stated use including but not limited to the development and construction of an access road, and including but not limited to the incidental creation of "remnant[s]" within the meaning of Code of Civil Procedure Section 1240.410);

WHEREAS, the interests in property that is the subject of this Notice (collectively the Subject Property Interests) are: (a) perpetual subsurface easements in Parcels 4124-6, 4124-7, 4124-10, 4124-11 and 4140-1; and (b) temporary construction easements in Parcels 4124-7T, 4124-10T, 4124-11T and 4140-1T.

WHEREAS, the authorities that authorize the Riverside County Flood Control and Water Conservation District (District) to acquire the Subject Property Interest by eminent domain

FORM APPROVED COUNTY COUNSEL  
BY:  4/9/13  
DATE  
ANNA W. WANG

1 include Article 1, Section 19 of the California Constitution; Section 25350.5 of the Government  
2 Code; Section 48-9 of the Water Code-Appendix; and Sections 1240.010, 1240.020, 1240.030,  
3 1240.040, 1240.110, 1240.410, 1240.510 and 1240.610 of the Code of Civil Procedure.

4 NOW, THEREFORE, BE IT RESOLVED AND ORDERED as follows by the Board of  
5 Supervisors of the District in regular session assembled on April 23, 2013:

- 6  
7 1. You are hereby notified that this Board (at its public meeting on May 21, 2013 at  
8 10:30 a.m. in the meeting room of the Board of Supervisors located on the 1<sup>st</sup> Floor  
9 of the County Administrative Center, 4080 Lemon Street, Riverside, California)  
10 may decide to adopt a Resolution of Necessity that would authorize the District to  
11 acquire the Subject Property Interest by eminent domain (and that would find and  
12 determine each of the following matters):

- 13 (a) The public interest and necessity require the Proposed Project;  
14  
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  
18 (c) The Subject Property Interest is necessary for the Proposed Project;  
19  
20 (d) The offer required by Section 7267.2 of the Government Code has been made  
21 to the owner or owners of record of the Subject Property;  
22  
23 (e) To the extent that the Subject Property is already devoted to a public use, the  
24 use of the Proposed Project is a compatible use that will not unreasonably  
25 interfere with or impair the continuance of the public use as it presently exists  
26 or may reasonably be expected to exist in the future (California Code of Civil  
27 Procedure Section 1240.510), or the use of the Proposed Project is a more  
28 necessary public use than is the presently existing public use (California Code  
of Civil Procedure Section 1240.610); and

1 (f) This notice was duly given as required by Section 1245.235 of the California  
2 Code of Civil Procedure.

- 3 2. If, within fifteen (15) days from the mailing of this Notice, you file a written request  
4 to appear at the public meeting and be heard on the matters described in 1(a), 1(b),  
5 1(c), 1(d), 1(e) and 1(f) (or any one or more of them), you will have a right to appear  
6 at that meeting and be heard on those matters.
- 7
- 8 3. All such written requests to appear and be heard must be filed with the Clerk of the  
9 Board of Supervisors of the District.
- 10 4. Your written request to appear and be heard must be filed within the fifteen (15) day  
11 time period. Failure to file such a timely written request will result in a waiver of  
12 your right to appear and be heard.
- 13 5. Questions regarding the amount of compensation to be paid will not be a part of the  
14 public meeting and the Board will not consider such questions in determining  
15 whether a Resolution of Necessity should be adopted.
- 16
- 17 6. The Clerk of the Board of Supervisors of the District shall cause a copy of this  
18 Notice to be sent by first-class mail to each person whose property may be acquired  
19 by eminent domain and whose name and address appears on the last equalized  
20 County Assessment Roll (including the roll of State-assessed property).
- 21  
22  
23  
24  
25  
26  
27  
28

Exhibit "A"

**San Jacinto MDP Line C-5  
Parcel 4040-1**

Being a portion of the South One-Half of Lot 25 of the Midway Ranch Tract as shown on Map Book 8, Page 50, records of Riverside County, within the city of Hemet, County of Riverside, State of California, further described as follows:

The North 22.00' feet of the South One-Half of Lot 25 of said map.

Containing 0.32 acre, more or less.



  
WILLIAM R. HOFFERBER JR.

Land Surveyor No. 7360

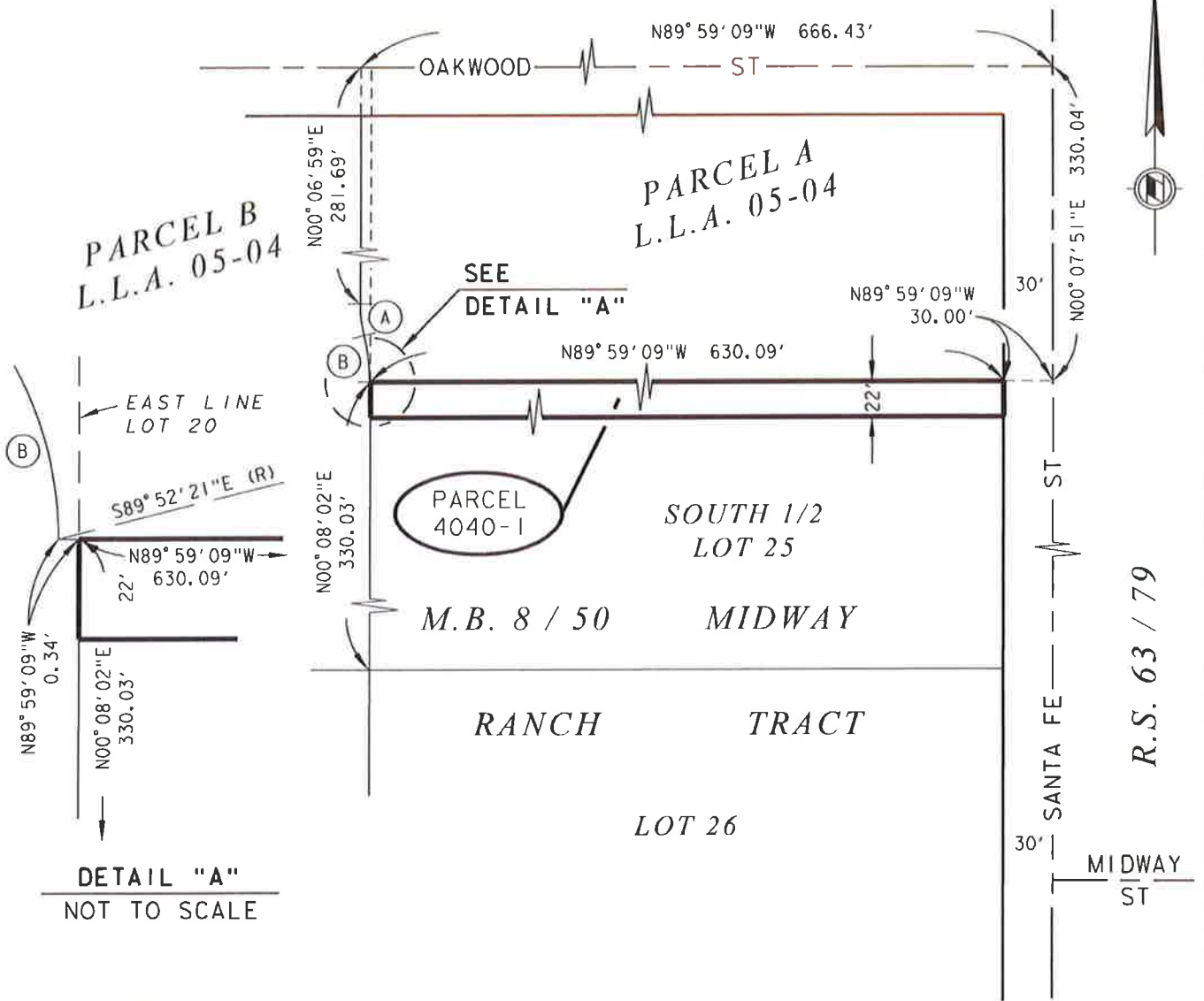
Signed For: Riverside County Flood Control  
and Water Conservation District

Date:

20 Nov. 2012

# Exhibit "B"

BEING A PORTION OF THE SOUTH ONE-HALF OF LOT 25 OF THE MIDWAY RANCH TRACT  
AS SHOWN ON MAP BOOK 8, PAGE 50 RECORDS OF RIVERSIDE COUNTY, WITHIN  
THE CITY OF SAN JACINTO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



*William R. Hoffmeyer, Jr.*  
DATE: 28 Nov. 2012

CURVE DATA				
Circle	Δ =	R =	T =	L =
A	13° 58' 38"	80.50'	9.87'	19.64'
B	13° 59' 18"	119.50'	14.66'	29.17'

## RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

1995 MARKET ST. RIVERSIDE, CA. 92501

PROJECT NAME:

SAN JACINTO RIVER MDP LINE C-5

THIS PLAT IS SOLELY AN AID IN LOCATING  
THE PARCEL(S) DESCRIBED IN THE  
ATTACHED DOCUMENT. IT IS NOT A PART  
OF THE WRITTEN DESCRIPTION THEREIN.

RCFC PARCEL NUMBER(S):

PARCEL 4040-1

SCALE:

1" = 100'

OCT-31-2012

PREPARED BY:

DAC

SHEET NO.

1 OF 1

Exhibit "A"

**San Jacinto MDP Line C-5  
Parcel 4040-1T**

Being a portion of the South one-half of Lot 25 of the Midway Ranch Tract as shown on Map Book 8, Page 50, records of Riverside County, within the city of Hemet, County of Riverside, State of California, further described as follows:

The South 28.00 feet of the North 50.00 feet of the South one-half of Lot 25 of said map.

Containing 0.41 acre, more or less.



  
WILLIAM R. HOFFERBER JR.

Land Surveyor No. 7360

Signed For: Riverside County Flood Control  
and Water Conservation District

Date: 09 APRIL 2013



BEING A PORTION OF THE SOUTH ONE-HALF OF LOT 25 OF THE MIDWAY RANCH TRACT  
AS SHOWN ON MAP BOOK 8, PAGE 50 RECORDS OF RIVERSIDE COUNTY, WITHIN  
THE CITY OF SAN JACINTO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



DATE: 09 APR 2013

CURVE DATA				
○	△ =	R =	T =	L =
A	13° 58' 38"	80.50'	9.87'	19.64'
B	13° 59' 18"	119.50'	14.66'	29.17'

1995 MARKET ST. RIVERSIDE, CA. 92501

PROJECT NAME:

SAN JACINTO RIVER MDP LINE C-5

THIS PLAT IS SOLELY AN AID IN LOCATING  
THE PARCEL(S) DESCRIBED IN THE  
ATTACHED DOCUMENT. IT IS NOT A PART  
OF THE WRITTEN DESCRIPTION THEREIN.

RCFC PARCEL NUMBER(S):

PARCEL 4040-1T

SCALE:

$$1'' = 100'$$

MAR-27-13

PREPARED BY:

DAC

SHEET NO.
-----------

1 OF 1

## Exhibit "A"

### **San Jacinto MDP Line C Parcel 4124-6**

All that portion of a strip of land 40.00 feet wide lying within the North one-half of Lot 24 of the Midway Ranch Tract in the city of San Jacinto, County of Riverside, State of California as shown on Map Book 8, Page 50, in the office of the County Recorder of said County, the Westerly line of said strip being described as follows:

Commencing at the point of intersection with Midway Street and Santa Fe Street as shown on Record of Survey Book 63, Page 79, records of Riverside County, State of California;

Thence South  $00^{\circ} 07' 37''$  West 34.97 feet, along the centerline of said Santa Fe Street;

Thence North  $89^{\circ} 52' 23''$  West 30.00 feet to a point on the Westerly right-of-way line of Santa Fe Street as shown on said Map Book 8, Page 50, said point being the beginning of a non-tangent curve, concave Northerly, having a radius of 200.00 feet, to which a radial line bears South  $00^{\circ} 58' 45''$  West, said point also being the Point of Beginning;

Thence Westerly along said curve through a central angle of  $39^{\circ} 37' 10''$  an arc distance of 138.30 feet;

Thence North  $49^{\circ} 24' 05''$  West 610.81 feet to the beginning of a curve, concave Northeasterly, having a radius of 110.00 feet;

Thence Northwesterly along said curve through a central angle of  $49^{\circ} 32' 07''$  an arc distance of 95.10 feet to the West line of Lot 27 of said map book;

Thence North  $00^{\circ} 08' 02''$  East 827.59 feet along the West lines of Lot 27, Lot 26, and the South one-half of Lot 25 of said map book to the beginning of a curve concave Westerly, and having a radius of 160.00 feet;

Thence Northerly along said curve through a central angle of  $25^{\circ} 00' 34''$  an arc distance of 69.84 feet;

Thence North  $24^{\circ} 52' 32''$  West 50.13 feet to the beginning of a curve concave Easterly, and having a radius of 110.00 feet;

Thence Northerly along said curve through a central angle of  $24^{\circ} 52' 32''$  an arc distance of 47.76 feet;

Thence North 498.21 feet to the beginning of a curve concave Easterly, and having a radius of 200.00 feet;

Thence Northerly along said curve through a central angle of  $09^{\circ} 27' 35''$  an arc distance of 33.02 feet;

Thence North 09° 27' 35" East 7.02 feet to the beginning of a curve, concave Westerly, having a radius of 160.00 feet;

Thence Northerly along said curve through a central angle of 09° 27' 35" an arc distance of 26.42 feet;

Thence North 528.28 feet to the beginning of a curve, concave Easterly, having a radius of 200.00 feet;

Thence Northerly along said curve through a central angle of 17° 11' 31" an arc distance of 60.01 feet;

Thence North 17° 11' 31" East 115.22 feet to a point on the east line of Parcel 5 as shown on Parcel Map Book 184, Pages 40 and 41, records of Riverside County, State of California, said point being North 00° 06' 09" East 101.38 feet along said East line from the Southeast corner of said Parcel 5, said point also being the Point of Terminus.

Containing 190 Square Feet, more or less.



  
WILLIAM R. HOFFERBER JR.

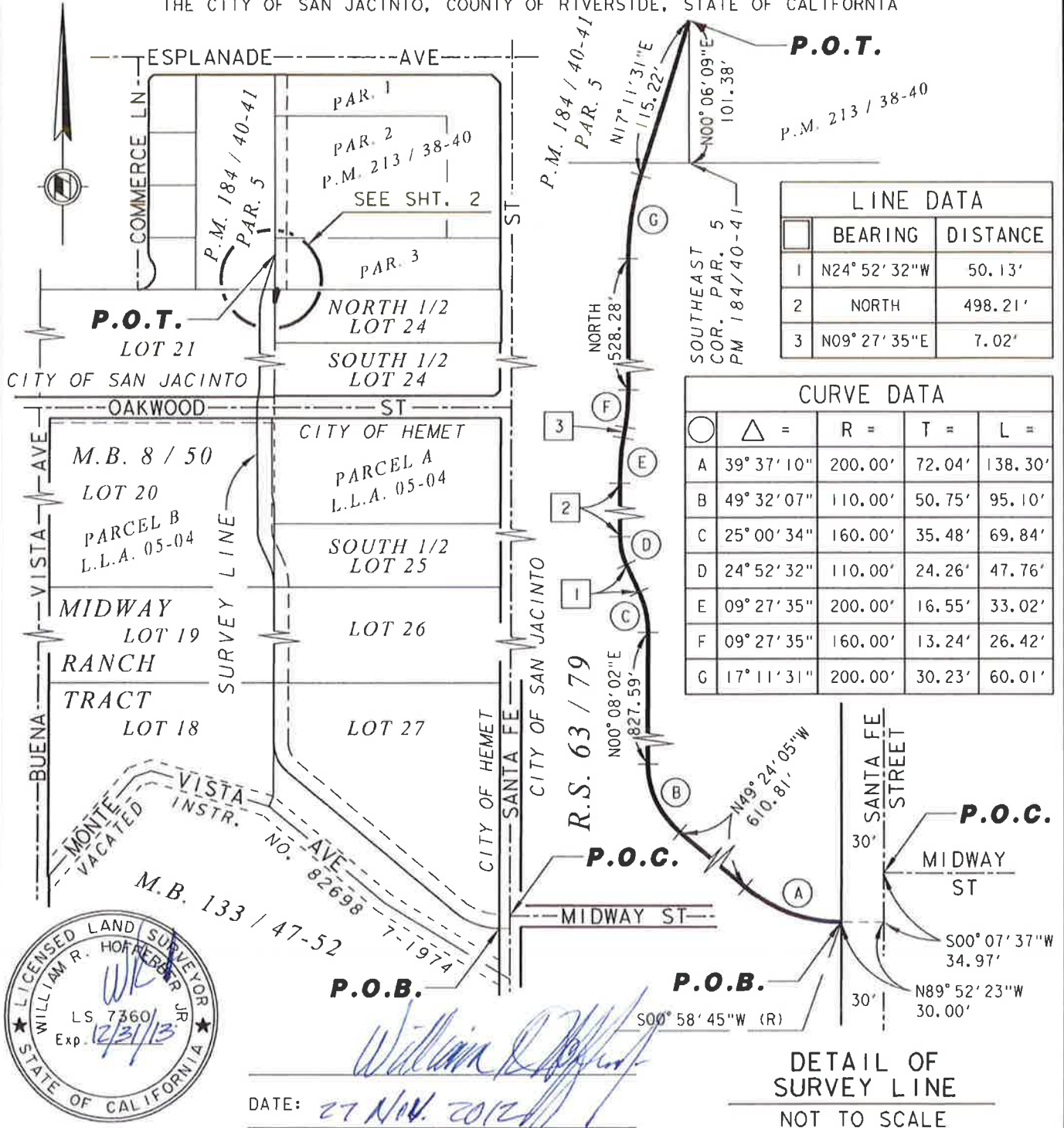
Land Surveyor No. 7360

Signed For: Riverside County Flood Control  
and Water Conservation District

Date: 27 Nov. 2012

# Exhibit "B"

BEING A PORTION OF THE NORTH ONE-HALF OF LOT 24 OF THE MIDWAY RANCH TRACT  
AS SHOWN ON MAP BOOK 8, PAGE 50 RECORDS OF RIVERSIDE COUNTY, WITHIN  
THE CITY OF SAN JACINTO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



## RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

1995 MARKET ST. RIVERSIDE, CA. 92501

PROJECT NAME:

SAN JACINTO RIVER MDP LINE C

THIS PLAT IS SOLELY AN AID IN LOCATING  
THE PARCEL(S) DESCRIBED IN THE  
ATTACHED DOCUMENT. IT IS NOT A PART  
OF THE WRITTEN DESCRIPTION THEREIN.

RCFC PARCEL NUMBER(S):

PARCEL 4124-6

SCALE:

NO SCALE

NOV-20-2012

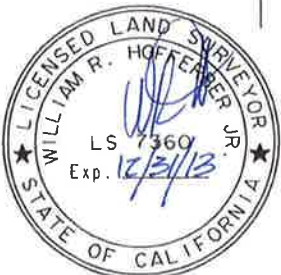
PREPARED BY:

DAC

SHEET NO.

1 OF 2

BEING A PORTION OF THE NORTH ONE-HALF OF LOT 24 OF THE MIDWAY RANCH TRACT  
AS SHOWN ON MAP BOOK 8, PAGE 50 RECORDS OF RIVERSIDE COUNTY, WITHIN  
THE CITY OF SAN JACINTO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



William D. Kemp  
27 Nov. 2014

CURVE DATA				
○	△ =	R =	T =	L =
G	17° 11' 31"	200.00'	30.23'	60.01'
H	06° 34' 13"	160.00'	9.18'	18.35'

1995 MARKET ST. RIVERSIDE, CA. 92501

SAN JACINTO RIVER MDP LINE C

2 OF 2

Exhibit "A"

**San Jacinto MDP Line C**  
**Parcel 4124-7**

All that portion of Lot 21 of the Midway Ranch Tract as shown on Map Book 8, Page 50, records of Riverside County, within the city of San Jacinto, County of Riverside, State of California, lying Easterly of the following described line:

Commencing at the point of intersection with Midway Street and Santa Fe Street as shown on Record of Survey Book 63, Page 79, records of Riverside County, State of California;

Thence South  $00^{\circ} 07' 37''$  West 34.97 feet, along the centerline of said Santa Fe Street;

Thence North  $89^{\circ} 52' 23''$  West 30.00 feet to a point on the Westerly right-of-way line of Santa Fe Street as shown on said Map Book 8, Page 50, said point being the beginning of a non-tangent curve, concave Northerly, having a radius of 200.00 feet, to which a radial line bears South  $00^{\circ} 58' 45''$  West, said point also being the Point of Beginning;

Thence Westerly along said curve through a central angle of  $39^{\circ} 37' 10''$  an arc distance of 138.30 feet;

Thence North  $49^{\circ} 24' 05''$  West 610.81 feet to the beginning of a curve, concave Northeasterly, having a radius of 110.00 feet;

Thence Northwesterly along said curve through a central angle of  $49^{\circ} 32' 07''$  an arc distance of 95.10 feet to the West line of Lot 27 of said map book;

Thence North  $00^{\circ} 08' 02''$  East 827.59 feet along the West lines of Lot 27, Lot 26, and the South one-half of Lot 25 of said map book to the beginning of a curve concave Westerly, and having a radius of 160.00 feet;

Thence Northerly along said curve through a central angle of  $25^{\circ} 00' 34''$  an arc distance of 69.84 feet;

Thence North  $24^{\circ} 52' 32''$  West 50.13 feet to the beginning of a curve concave Easterly, and having a radius of 110.00 feet;

Thence Northerly along said curve through a central angle of  $24^{\circ} 52' 32''$  an arc distance of 47.76 feet;

Thence North 498.21 feet to the beginning of a curve concave Easterly, and having a radius of 200.00 feet;

Thence Northerly along said curve through a central angle of  $09^{\circ} 27' 35''$  an arc distance of 33.02 feet;



Thence North  $09^{\circ} 27' 35''$  East 7.02 feet to the beginning of a curve, concave Westerly, having a radius of 160.00 feet;

Thence Northerly along said curve through a central angle of  $09^{\circ} 27' 35''$  an arc distance of 26.42 feet;

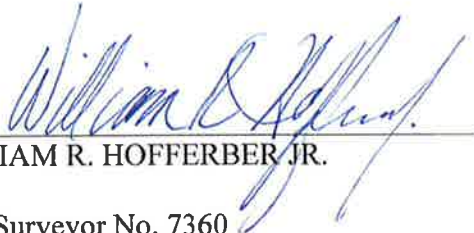
Thence North 528.28 feet to the beginning of a curve, concave Easterly, having a radius of 200.00 feet;

Thence Northerly along said curve through a central angle of  $17^{\circ} 11' 31''$  an arc distance of 60.01 feet;

Thence North  $17^{\circ} 11' 31''$  East 115.22 feet to a point on the East line of Parcel 5 as shown on Parcel Map Book 184, Pages 40 and 41, records of Riverside County, State of California, said point being North  $00^{\circ} 06' 09''$  East 101.38 feet along said East line from the Southeast corner of said Parcel 5, said point also being the Point of Terminus.

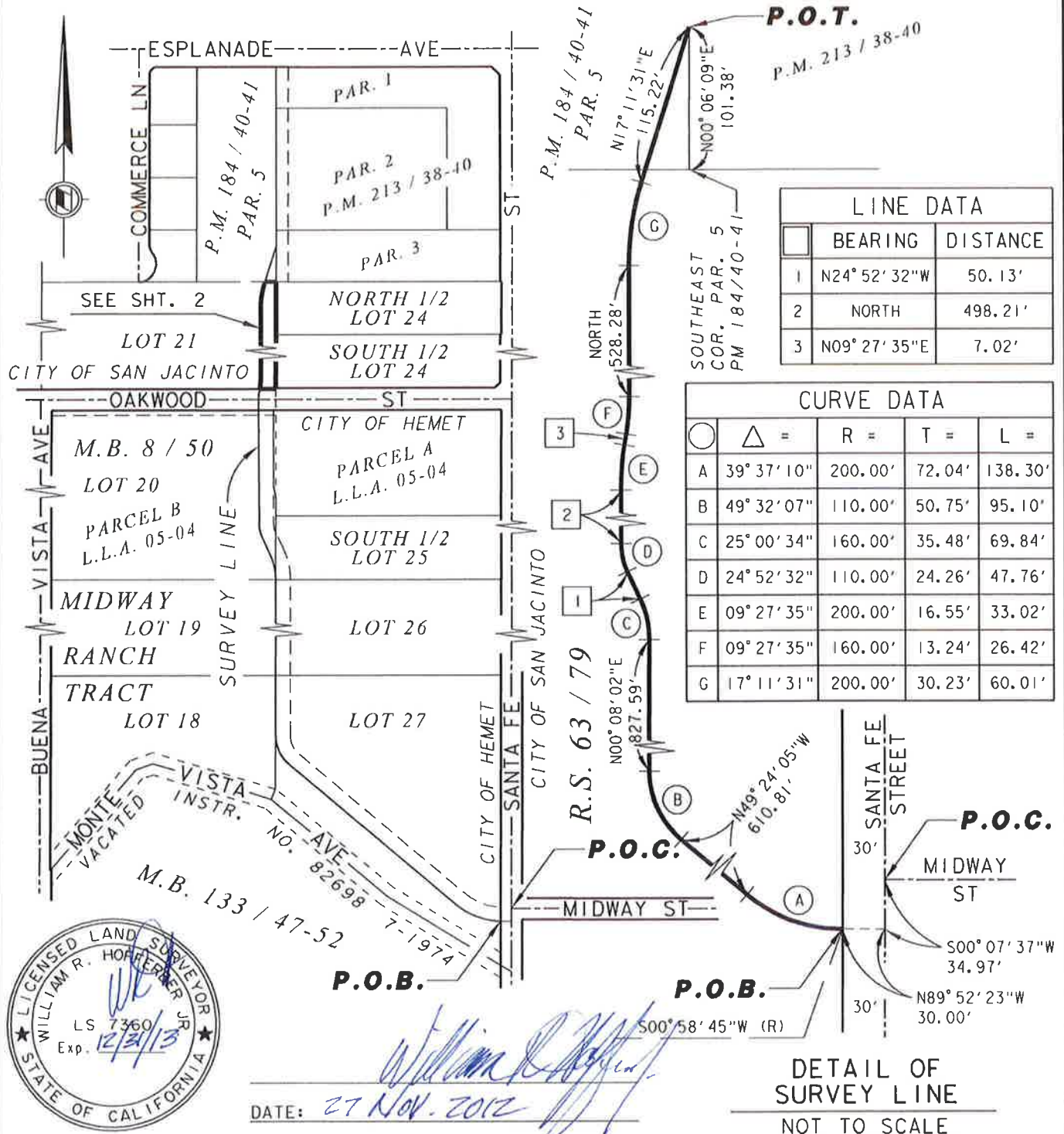
Containing 0.606 Acre, more or less.



  
WILLIAM R. HOFFERBER JR.  
Land Surveyor No. 7360  
Signed For: Riverside County Flood Control  
and Water Conservation District  
Date: 27 Nov. 2012

# Exhibit "B"

BEING A PORTION OF LOT 21 OF THE MIDWAY RANCH TRACT AS SHOWN ON MAP BOOK 8, PAGE 50 RECORDS OF RIVERSIDE COUNTY, WITHIN THE CITY OF HEMET, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



DATE: 27 Nov. 2012

## RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

1995 MARKET ST. RIVERSIDE, CA. 92501

PROJECT NAME:

SAN JACINTO RIVER MDP LINE C

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

RCFC PARCEL NUMBER(S):

PARCEL 4124-7

SCALE:

NO SCALE

NOV-20-2012

PREPARED BY:

DAC

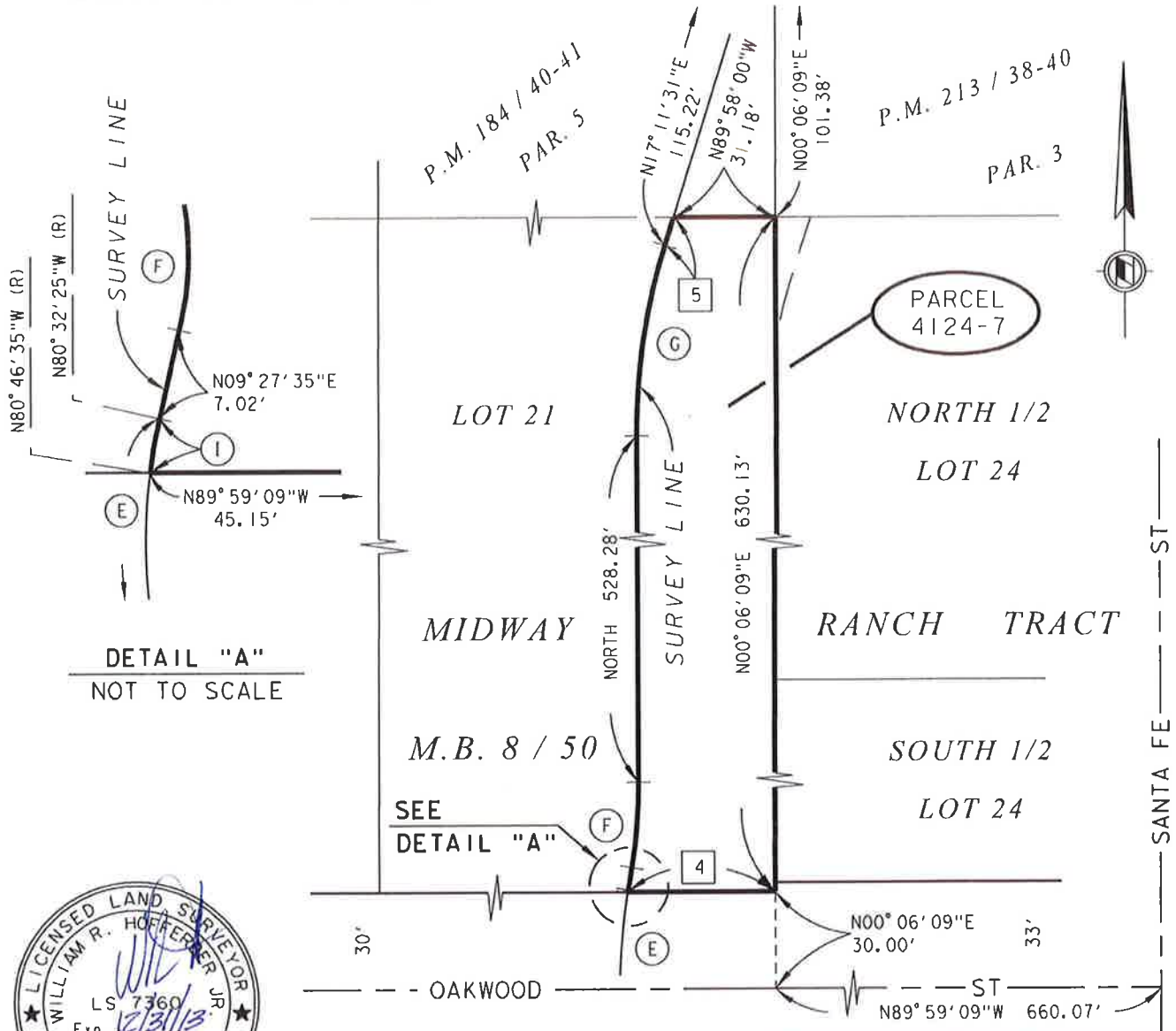
SHEET NO.

1 OF 2



# Exhibit "B"

BEING A PORTION OF LOT 21 OF THE MIDWAY RANCH TRACT AS SHOWN ON MAP BOOK 8, PAGE 50 RECORDS OF RIVERSIDE COUNTY, WITHIN THE CITY OF HEMET, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



LINE DATA		
	BEARING	DISTANCE
4	N89°59'09\"W	45.15'
5	N17°11'31\"E	9.11'

CURVE DATA				
○	Δ =	R =	T =	L =
E	09°27'35"	200.00'	16.55'	33.02'
F	09°27'35"	160.00'	13.24'	26.42'
G	17°11'31"	200.00'	30.23'	60.01'
I	00°14'10"	200.00'	0.41'	0.82'

## RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

1995 MARKET ST. RIVERSIDE, CA. 92501

PROJECT NAME:

SAN JACINTO RIVER MDP LINE C

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

RCFC PARCEL NUMBER(S):

PARCEL 4124-7

SCALE:

1" = 50'

PREPARED BY:

DAC

SHEET NO.

NOV-20-2012

2 OF 2

## Exhibit "A"

### **San Jacinto MDP Line C Parcel 4124-7T**

All that portion of Lot 21 of the Midway Ranch Tract as shown on Map Book 8, Page 50, records of Riverside County, within the city of San Jacinto, County of Riverside, State of California, lying Easterly of the following described west line:

Commencing at the Northeast corner of said Lot 21;

Thence North  $89^{\circ} 58' 00''$  West 62.81 feet, along the North line of said Lot 21 to the Point of Beginning;

Thence South 596.12 feet to the beginning of a curve concave Westerly, and having a radius of 140.00 feet;

Thence Southerly along said curve through a central angle of  $09^{\circ} 27' 35''$  an arc distance of 23.12 feet;

Thence South  $09^{\circ} 27' 35''$  West 7.02 feet to the beginning of a curve concave Easterly, and having a radius of 220.00 feet;

Thence Southerly along said curve through a central angle of  $01^{\circ} 04' 46''$  an arc distance of 4.15 feet to a Point of Terminus at the South line of said Lot 21.

Excepting therefrom all that portion of Lot 21 lying Easterly of the survey line described as follows:

Commencing at the point of intersection with Midway Street and Santa Fe Street as shown on Record of Survey Book 63, Page 79, records of Riverside County, State of California;

Thence South  $00^{\circ} 07' 37''$  West 34.97 feet, along the centerline of said Santa Fe Street;

Thence North  $89^{\circ} 52' 23''$  West 30.00 feet to a point on the Westerly right-of-way line of Santa Fe Street as shown on said Map Book 8, Page 50, said point being the beginning of a non-tangent curve, concave Northerly, having a radius of 200.00 feet, to which a radial line bears South  $00^{\circ} 58' 45''$  West, said point also being the Point of Beginning of said survey line;

Thence Westerly along said curve through a central angle of  $39^{\circ} 37' 10''$  an arc distance of 138.30 feet;

Thence North  $49^{\circ} 24' 05''$  West 610.81 feet to the beginning of a curve, concave Northeasterly, having a radius of 110.00 feet;

Thence Northwesterly along said curve through a central angle of  $49^{\circ} 32' 07''$  an arc distance of 95.10 feet to the West line of Lot 27 of said map book;

Thence North  $00^{\circ} 08' 02''$  East 827.59 feet along the West lines of Lot 27, Lot 26, and the South one-half of Lot 25 of said map book to the beginning of a curve concave Westerly, and having a radius of 160.00 feet;

Thence Northerly along said curve through a central angle of  $25^{\circ} 00' 34''$  an arc distance of 69.84 feet;

Thence North  $24^{\circ} 52' 32''$  West 50.13 feet to the beginning of a curve concave Easterly, and having a radius of 110.00 feet;

Thence Northerly along said curve through a central angle of  $24^{\circ} 52' 32''$  an arc distance of 47.76 feet;

Thence North 498.21 feet to the beginning of a curve concave Easterly, and having a radius of 200.00 feet;

Thence northerly along said curve through a central angle of  $09^{\circ} 27' 35''$  an arc distance of 33.02 feet;

Thence North  $09^{\circ} 27' 35''$  East 7.02 feet to the beginning of a curve, concave westerly, having a radius of 160.00 feet;

Thence Northerly along said curve through a central angle of  $09^{\circ} 27' 35''$  an arc distance of 26.42 feet;

Thence North 528.28 feet to the beginning of a curve, concave Easterly, having a radius of 200.00 feet;

Thence Northerly along said curve through a central angle of  $17^{\circ} 11' 31''$  an arc distance of 60.01 feet;

Thence North  $17^{\circ} 11' 31''$  East 115.22 feet to a point on the East line of Parcel 5 as shown on Parcel Map Book 184, Pages 40 and 41, records of Riverside County, State of California, said point being North  $00^{\circ} 06' 09''$  East 101.38 feet along said East line from the Southeast corner of said Parcel 5, said point also being the Point of Terminus of said survey line.

Containing 0.30 acre, more or less.



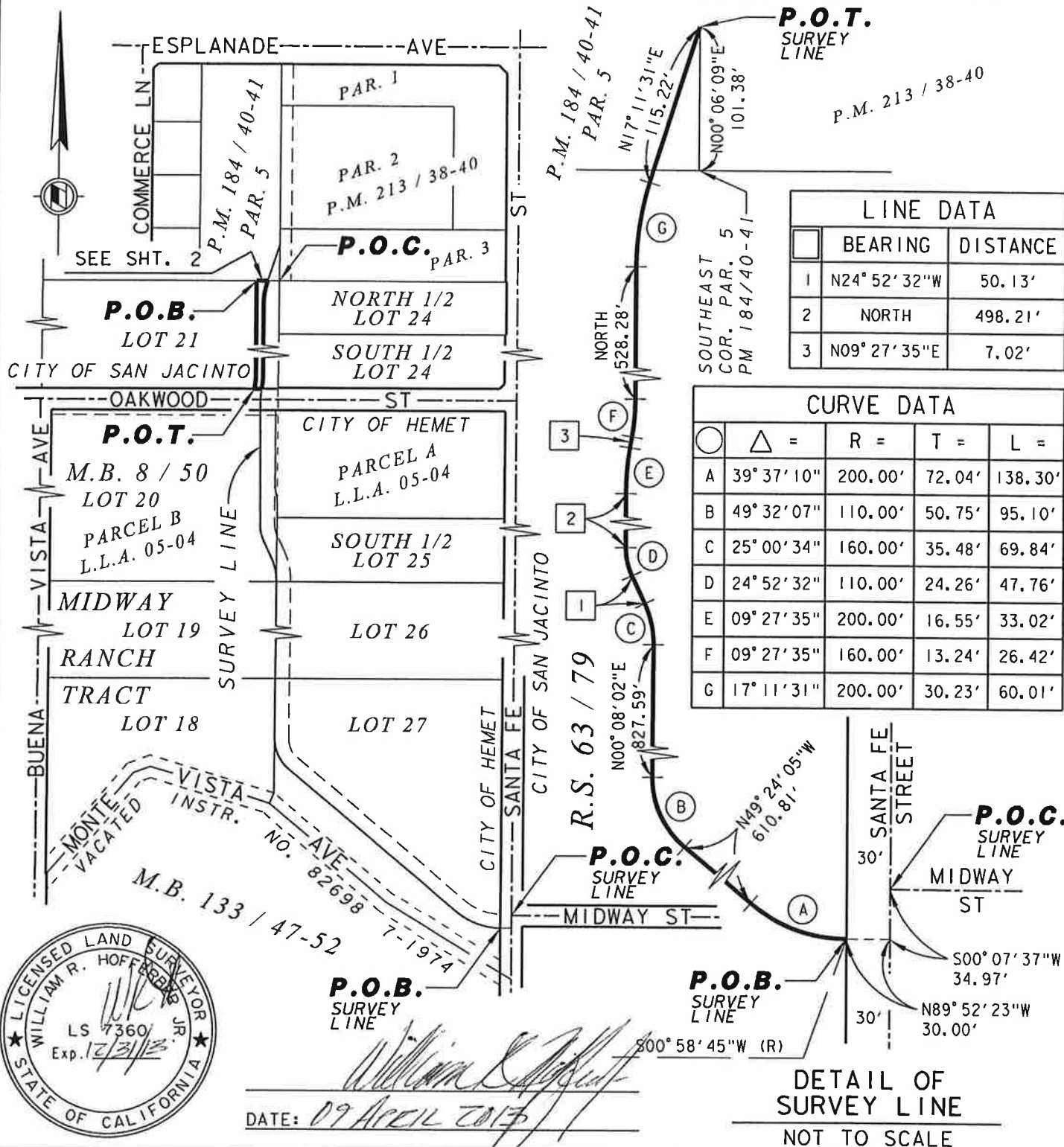
  
WILLIAM R. HOFFERBER JR.

Land Surveyor No. 7360  
Signed For: Riverside County Flood Control  
and Water Conservation District

Date: 09 APRIL 2013

# Exhibit "B"

BEING A PORTION OF LOT 21 OF THE MIDWAY RANCH TRACT AS SHOWN ON MAP BOOK 8, PAGE 50 RECORDS OF RIVERSIDE COUNTY, WITHIN THE CITY OF HEMET, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



DATE: 09 April 2013

## RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

1995 MARKET ST. RIVERSIDE, CA. 92501

PROJECT NAME:

SAN JACINTO RIVER MDP LINE C

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

RCFC PARCEL NUMBER(S):

PARCEL 4124-7T

SCALE:

NO SCALE

APR-09-2013

PREPARED BY:

DAC

SHEET NO.

1 OF 2

# Exhibit "B"

BEING A PORTION OF LOT 21 OF THE MIDWAY RANCH TRACT AS SHOWN ON MAP BOOK 8, PAGE 50 RECORDS OF RIVERSIDE COUNTY, WITHIN THE CITY OF HEMET, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

## CURVE DATA

Circle	Δ =	R =	T =	L =
E	09° 27' 35"	200.00'	16.55'	33.02'
F	09° 27' 35"	160.00'	13.24'	26.42'
G	17° 11' 31"	200.00'	30.23'	60.01'
I	00° 14' 10"	200.00'	0.41'	0.82'
T	09° 27' 35"	140.00'	11.58'	23.12'
CC	01° 04' 46"	220.00'	2.07'	4.15'

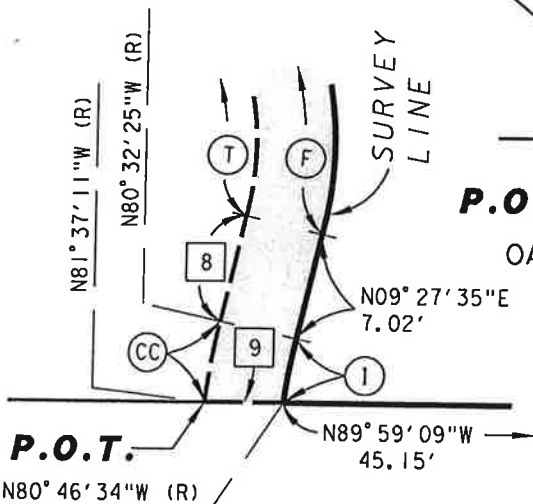
## LINE DATA

Box	BEARING	DISTANCE
4	N89° 59' 09"W	45.15'
5	N17° 11' 31"E	9.11'
8	S09° 27' 35"W	7.02'
9	N89° 59' 09"W	20.24'
10	N89° 58' 00"W	31.63'

LOT 21

PARCEL 4124-7T

SEE  
DETAIL "A"

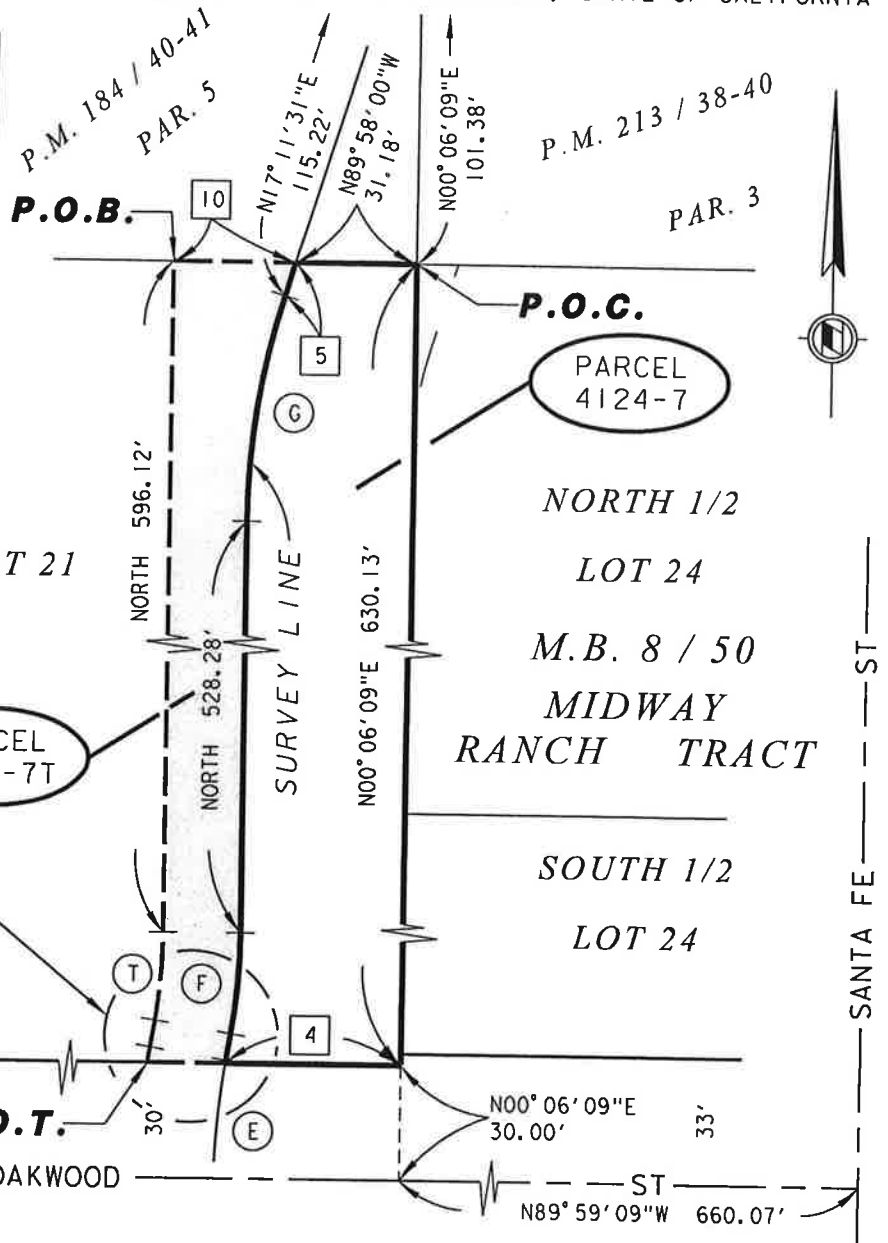


P.O.T.

N80° 46' 34"W (R)

DETAIL "A"

NOT TO SCALE



NORTH 1/2

LOT 24

M.B. 8 / 50

MIDWAY  
RANCH TRACT

SOUTH 1/2

LOT 24

SANTA FE ST

DATE: 07 APRIL 2013



## RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

1995 MARKET ST. RIVERSIDE, CA. 92501

PROJECT NAME:

SAN JACINTO RIVER MDP LINE C

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

RCFC PARCEL NUMBER(S):

PARCEL 4124-7T

SCALE:

1" = 50'

PREPARED BY:

DAC

SHEET NO.

APR-09-2013

2 OF 2

Exhibit "A"

**San Jacinto MDP Line C  
Parcel 4124-10**

All that portion of Parcel "B" as shown on Certificate of Compliance for Lot Line Adjustment No. 05-04 recorded August 9, 2005 as Instrument No. 2005-643019 records of Riverside County, within the city of Hemet, County of Riverside, State of California, lying Easterly of the following described line:

Commencing at the point of intersection with Midway Street and Santa Fe Street as shown on Record of Survey Book 63, Page 79, records of Riverside County, State of California;

Thence South  $00^{\circ} 07' 37''$  West 34.97 feet, along the centerline of said Santa Fe Street;

Thence North  $89^{\circ} 52' 23''$  West 30.00 feet to a point on the Westerly right-of-way line of Santa Fe Street as shown on the Midway Ranch Tract in Map Book 8, Page 50, in the office of the County Recorder of said County, said point being the beginning of a non-tangent curve, concave Northerly, having a radius of 200.00 feet, to which a radial line bears South  $00^{\circ} 58' 45''$  West, said point also being the Point of Beginning;

Thence Westerly along said curve through a central angle of  $39^{\circ} 37' 10''$  an arc distance of 138.30 feet;

Thence North  $49^{\circ} 24' 05''$  West 610.81 feet to the beginning of a curve, concave Northeasterly, having a radius of 110.00 feet;

Thence Northwesterly along said curve through a central angle of  $49^{\circ} 32' 07''$  an arc distance of 95.10 feet to the West line of Lot 27 of said map book;

Thence North  $00^{\circ} 08' 02''$  East 827.59 feet along the West lines of Lot 27, Lot 26, and the South one-half of Lot 25 of said map book to the beginning of a curve concave Westerly, and having a radius of 160.00 feet;

Thence Northerly along said curve through a central angle of  $25^{\circ} 00' 34''$  an arc distance of 69.84 feet;

Thence North  $24^{\circ} 52' 32''$  West 50.13 feet to the beginning of a curve concave Easterly, and having a radius of 110.00 feet;

Thence Northerly along said curve through a central angle of  $24^{\circ} 52' 32''$  an arc distance of 47.76 feet;

Thence North 498.21 feet to the beginning of a curve concave Easterly, and having a radius of 200.00 feet;

Thence Northerly along said curve through a central angle of  $09^{\circ} 27' 35''$  an arc distance of 33.02 feet;

Thence North  $09^{\circ} 27' 35''$  East 7.02 feet to the beginning of a curve, concave Westerly, having a radius of 160.00 feet;

Thence Northerly along said curve through a central angle of  $09^{\circ} 27' 35''$  an arc distance of 26.42 feet;

Thence North 528.28 feet to the beginning of a curve, concave Easterly, having a radius of 200.00 feet;

Thence Northerly along said curve through a central angle of  $17^{\circ} 11' 31''$  an arc distance of 60.01 feet;

Thence North  $17^{\circ} 11' 31''$  East 115.22 feet to a point on the East line of Parcel 5 as shown on Parcel Map Book 184, Pages 40 and 41, records of Riverside County, State of California, said point being North  $00^{\circ} 06' 09''$  East 101.38 feet along said East line from the Southeast corner of said Parcel 5, said point also being the Point of Terminus.

Containing 0.326 Acre, more or less.



  
WILLIAM R. HOFFERBER JR.

Land Surveyor No. 7360

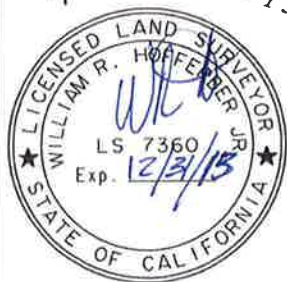
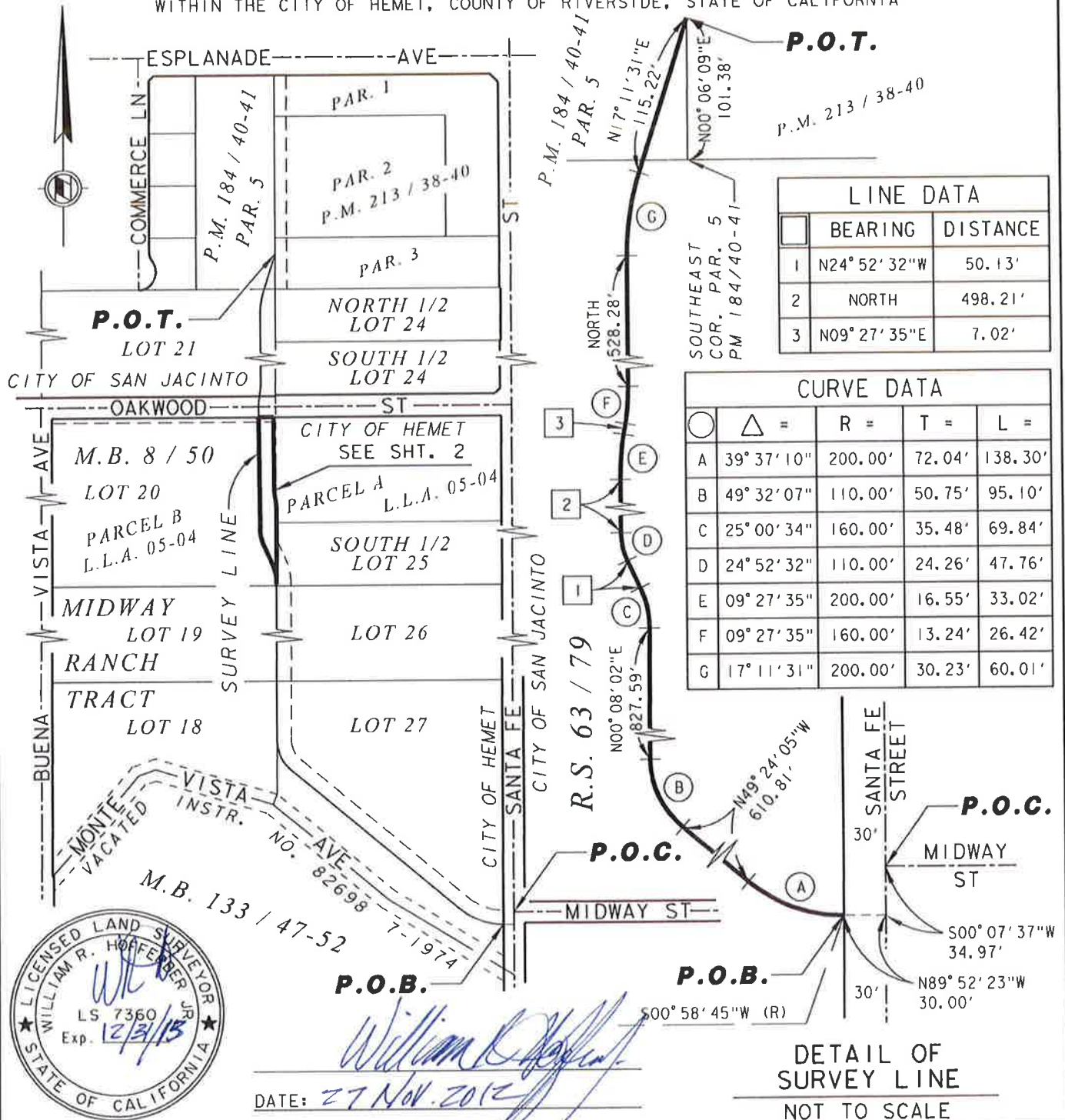
Signed For: Riverside County Flood Control  
and Water Conservation District

Date: 27 Nov. 2012



# Exhibit "B"

BEING A PORTION OF PARCEL "B" AS SHOWN ON CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT No. 05-04 RECORDED AUGUST 9, 2005 AS INSTRUMENT No. 2005-643019 RECORDS OF RIVERSIDE COUNTY, WITHIN THE CITY OF HEMET, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



DATE: 27 Nov. 2012

## RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

1995 MARKET ST. RIVERSIDE, CA. 92501

PROJECT NAME:

SAN JACINTO RIVER MDP LINE C

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

RCFC PARCEL NUMBER(S):

PARCEL 4124-10

SCALE:

NO SCALE

NOV-20-2012

PREPARED BY:

DAC

SHEET NO.

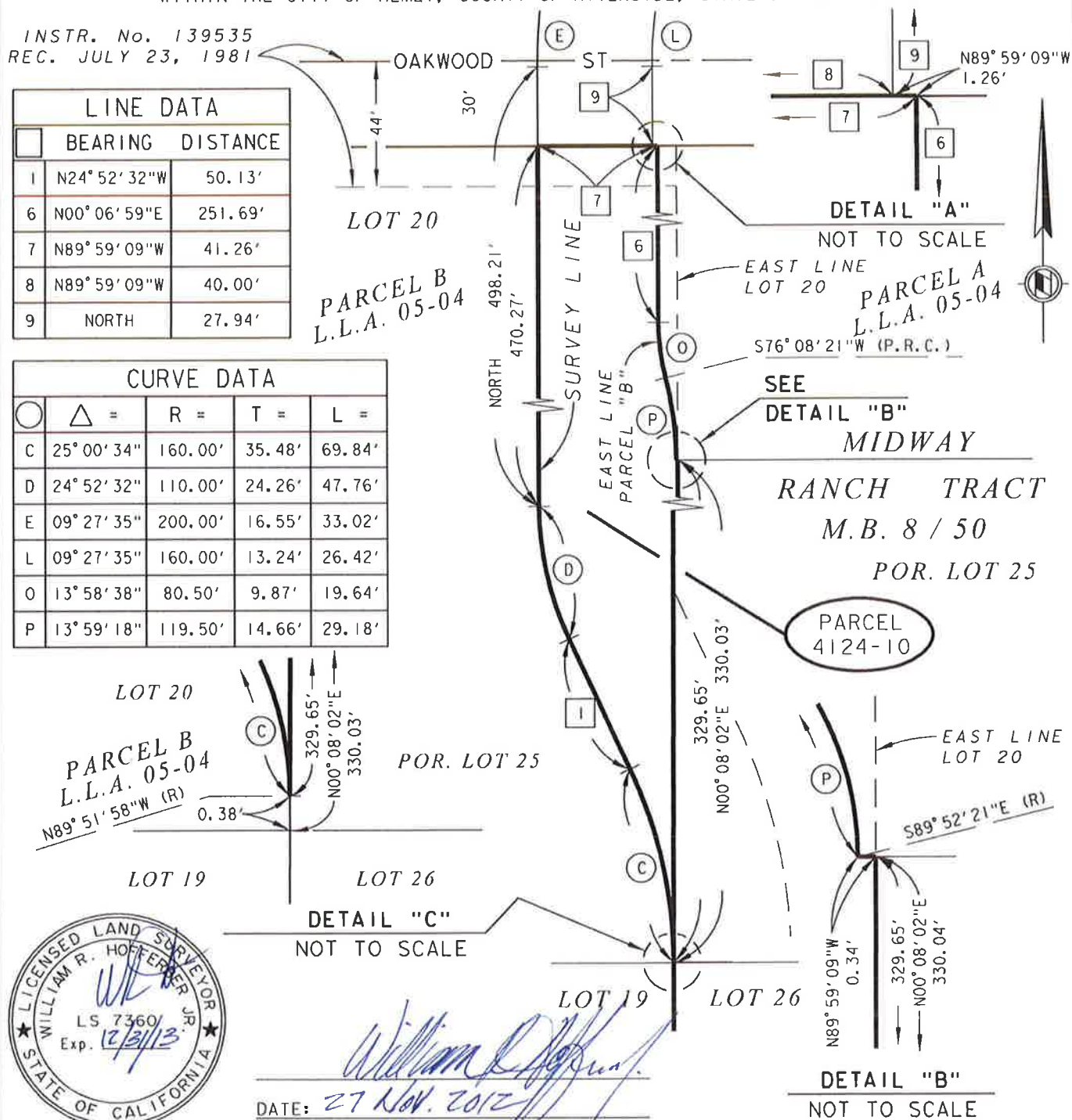
1 OF 2



BEING A PORTION OF PARCEL "B" AS SHOWN ON CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT  
No. 05-04 RECORDED AUGUST 9, 2005 AS INSTRUMENT No. 2005-643019 RECORDS OF RIVERSIDE COUNTY,  
WITHIN THE CITY OF HEMET, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

LINE DATA		
	BEARING	DISTANCE
1	N24° 52' 32"W	50.13'
6	N00° 06' 59"E	251.69'
7	N89° 59' 09"W	41.26'
8	N89° 59' 09"W	40.00'
9	NORTH	27.94'

CURVE DATA				
○	△ =	R =	T =	L =
C	25° 00' 34"	160.00'	35.48'	69.84'
D	24° 52' 32"	110.00'	24.26'	47.76'
E	09° 27' 35"	200.00'	16.55'	33.02'
L	09° 27' 35"	160.00'	13.24'	26.42'
O	13° 58' 38"	80.50'	9.87'	19.64'
P	13° 59' 18"	119.50'	14.66'	29.18'



**RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT**

1995 MARKET ST. RIVERSIDE, CA. 92501

PROJECT NAME:

SAN JACINTO RIVER MDP LINE C

THIS PLAT IS SOLELY AN AID IN LOCATING  
THE PARCEL(S) DESCRIBED IN THE  
ATTACHED DOCUMENT. IT IS NOT A PART  
OF THE WRITTEN DESCRIPTION THEREIN.

RCFC PARCEL NUMBER(S):

PARCEL 4124-10

SCALE:

 $1'' = 50'$ 

NOV-20-2012

PREPARED BY:

DAC

SHEET NO.

2 OF 2

## Exhibit "A"

### **San Jacinto MDP Line C Parcel 4124-10T**

All that portion of Parcel "B" as shown on Certificate of Compliance for Lot Line Adjustment No. 05-04 recorded August 9, 2005 as Instrument No. 2005-643019 records of Riverside County, within the city of Hemet, County of Riverside, State of California, lying within a 20 foot wide strip of land, parallel and concentric with the following described Easterly line:

Commencing at the point of intersection with Midway Street and Santa Fe Street as shown on Record of Survey Book 63, Page 79, records of Riverside County, State of California;

Thence South  $00^{\circ} 07' 37''$  West 34.97 feet, along the centerline of said Santa Fe Street;

Thence North  $89^{\circ} 52' 23''$  West 30.00 feet to a point on the Westerly right-of-way line of Santa Fe Street as shown on the Midway Ranch Tract in Map Book 8, Page 50, in the office of the County Recorder of said county, said point being the beginning of a non-tangent curve, concave Northerly, having a radius of 200.00 feet, to which a radial line bears South  $00^{\circ} 58' 45''$  West, said point also being the Point of Beginning of said survey line;

Thence Westerly along said curve through a central angle of  $39^{\circ} 37' 10''$  an arc distance of 138.30 feet;

Thence North  $49^{\circ} 24' 05''$  West 610.81 feet to the beginning of a curve, concave Northeasterly, having a radius of 110.00 feet;

Thence Northwesterly along said curve through a central angle of  $49^{\circ} 32' 07''$  an arc distance of 95.10 feet to the West line of Lot 27 of said map book;

Thence North  $00^{\circ} 08' 02''$  East 827.59 feet along the West lines of Lot 27, Lot 26, and the South one-half of Lot 25 of said map book to the beginning of a curve concave Westerly, and having a radius of 160.00 feet;

Thence Northerly along said curve through a central angle of  $25^{\circ} 00' 34''$  an arc distance of 69.84 feet;

Thence North  $24^{\circ} 52' 32''$  West 50.13 feet to the beginning of a curve concave Easterly, and having a radius of 110.00 feet;

Thence Northerly along said curve through a central angle of  $24^{\circ} 52' 32''$  an arc distance of 47.76 feet;

Thence North 498.21 feet to the beginning of a curve concave Easterly, and having a radius of 200.00 feet;

Thence Northerly along said curve through a central angle of  $09^{\circ} 27' 35''$  an arc distance of 33.02 feet;

Thence North  $09^{\circ} 27' 35''$  East 7.02 feet to the beginning of a curve, concave Westerly, having a radius of 160.00 feet;

Thence Northerly along said curve through a central angle of  $09^{\circ} 27' 35''$  an arc distance of 26.42 feet;

Thence North 528.28 feet to the beginning of a curve, concave Easterly, having a radius of 200.00 feet;

Thence Northerly along said curve through a central angle of  $17^{\circ} 11' 31''$  an arc distance of 60.01 feet;

Thence North  $17^{\circ} 11' 31''$  East 115.22 feet to a point on the East line of Parcel 5 as shown on Parcel Map Book 184, Pages 40 and 41, records of Riverside County, State of California, said point being North  $00^{\circ} 06' 09''$  East 101.38 feet along said East line from the Southeast corner of said Parcel 5, said point also being the Point of Terminus of said survey line.

Containing 0.29 acre, more or less.



  
WILLIAM R. HOFFERBER JR.

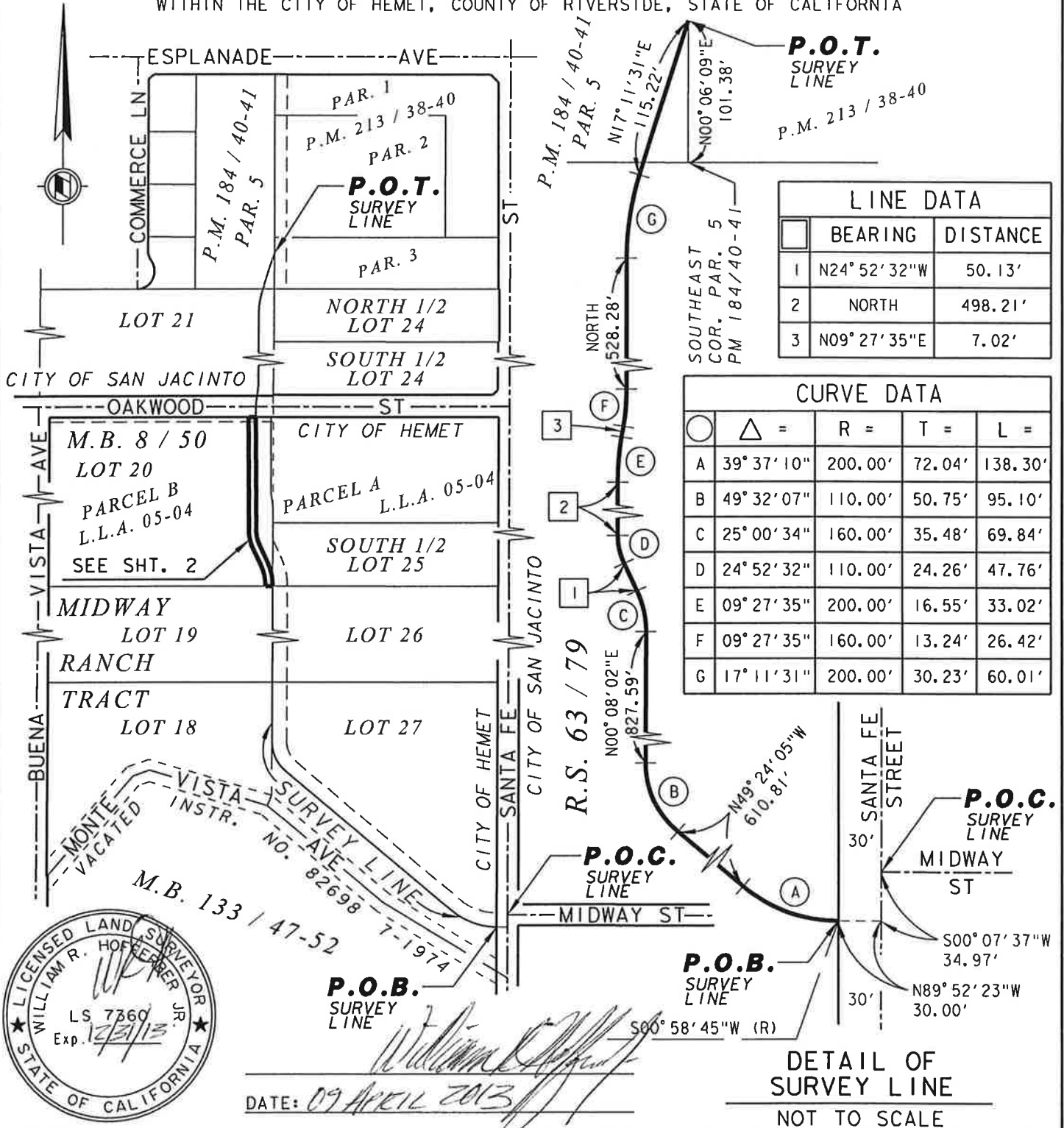
Land Surveyor No. 7360

Signed For: Riverside County Flood Control  
and Water Conservation District

Date: 09 APRIL 2013

# Exhibit "B"

BEING A PORTION OF PARCEL "B" AS SHOWN ON CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT No. 05-04 RECORDED AUGUST 9, 2005 AS INSTRUMENT No. 2005-643019 RECORDS OF RIVERSIDE COUNTY, WITHIN THE CITY OF HEMET, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



## RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

1995 MARKET ST. RIVERSIDE, CA. 92501

PROJECT NAME: SAN JACINTO RIVER MDP LINE C			
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.	RCFC PARCEL NUMBER(S):  PARCEL 4124-10T	SCALE: NO SCALE	PREPARED BY: DAC
		APR-09-13	SHEET NO. 1 OF 2

# Exhibit "B"

BEING A PORTION OF PARCEL "B" AS SHOWN ON CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT No. 05-04 RECORDED AUGUST 9, 2005 AS INSTRUMENT No. 2005-643019 RECORDS OF RIVERSIDE COUNTY, WITHIN THE CITY OF HEMET, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

## LINE DATA

	BEARING	DISTANCE
1	N24° 52' 32" W	50.13'
6	N00° 06' 59" E	251.69'
7	N89° 59' 09" W	41.26'
8	N89° 59' 09" W	40.00'
9	NORTH	27.94'
10	N89° 59' 09" W	20.00'

## CURVE DATA

Δ =	R =	T =	L =
C 25° 00' 34"	160.00'	35.48'	69.84'
D 24° 52' 32"	110.00'	24.26'	47.76'
E 09° 27' 35"	200.00'	16.55'	33.02'
L 09° 27' 35"	160.00'	13.24'	26.42'
O 13° 58' 38"	80.50'	9.87'	19.64'
P 13° 59' 18"	119.50'	14.66'	29.18'
U 24° 52' 32"	130.00'	28.67'	56.44'
V 25° 00' 34"	140.00'	31.05'	61.11'

OAKWOOD ST  
INSTR. No. 139535  
REC. JULY 23, 1981

PARCEL B  
L.L.A. 05-04  
LOT 20

DETAIL "A"

NOT TO SCALE

EAST LINE  
LOT 20

PARCEL A  
L.L.A. 05-04  
S76° 08' 21" W (P.R.C.)

SEE  
DETAIL "B"

MIDWAY

RANCH TRACT

M.B. 8 / 50

POR. LOT 25

PARCEL  
4124-10

EAST LINE  
LOT 20

S89° 52' 21" E (R)

DETAIL "B"

NOT TO SCALE

DETAIL "C"

NOT TO SCALE



DATE: 09 APRIL 2013

## RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

1995 MARKET ST. RIVERSIDE, CA. 92501

PROJECT NAME:

SAN JACINTO RIVER MDP LINE C

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

RCFC PARCEL NUMBER(S):

PARCEL 4124-10T

SCALE:

1" = 50'

PREPARED BY:

DAC

SHEET NO.

APR-09-13

2 OF 2

Exhibit "A"

**San Jacinto MDP Line C**  
**Parcel 4124-11**

All that portion of a strip of land 40.00 feet wide lying within the South one-half of Lot 25 of the Midway Ranch Tract in the city of Hemet, County of Riverside, State of California as shown on Map Book 8, Page 50, in the office of the County Recorder of said County, the Westerly line of said strip being described as follows:

Commencing at the point of intersection with Midway Street and Santa Fe Street as shown on Record of Survey Book 63, Page 79, records of Riverside County, State of California;

Thence South  $00^{\circ} 07' 37''$  West 34.97 feet, along the centerline of said Santa Fe Street;

Thence North  $89^{\circ} 52' 23''$  West 30.00 feet to a point on the Westerly right-of-way line of Santa Fe Street as shown on said Map Book 8, Page 50, said point being the beginning of a non-tangent curve, concave Northerly, having a radius of 200.00 feet, to which a radial line bears South  $00^{\circ} 58' 45''$  West, said point also being the Point of Beginning;

Thence Westerly along said curve through a central angle of  $39^{\circ} 37' 10''$  an arc distance of 138.30 feet;

Thence North  $49^{\circ} 24' 05''$  West 610.81 feet to the beginning of a curve, concave Northeasterly, having a radius of 110.00 feet;

Thence Northwesterly along said curve through a central angle of  $49^{\circ} 32' 07''$  an arc distance of 95.10 feet to the West line of Lot 27 of said map book;

Thence North  $00^{\circ} 08' 02''$  East 827.59 feet along the West lines of Lot 27, Lot 26, and the said South one-half of Lot 25 of said map book to the beginning of a curve concave Westerly, and having a radius of 160.00 feet;

Thence Northerly along said curve through a central angle of  $25^{\circ} 00' 34''$  an arc distance of 69.84 feet;

Thence North  $24^{\circ} 52' 32''$  West 50.13 feet to the beginning of a curve concave Easterly, and having a radius of 110.00 feet;

Thence Northerly along said curve through a central angle of  $24^{\circ} 52' 32''$  an arc distance of 47.76 feet;

Thence North 498.21 feet to the beginning of a curve concave Easterly, and having a radius of 200.00 feet;

Thence Northerly along said curve through a central angle of  $09^{\circ} 27' 35''$  an arc distance of 33.02 feet;

Thence North  $09^{\circ} 27' 35''$  East 7.02 feet to the beginning of a curve, concave Westerly, having a radius of 160.00 feet;

Thence Northerly along said curve through a central angle of  $09^{\circ} 27' 35''$  an arc distance of 26.42 feet;

Thence North 528.28 feet to the beginning of a curve, concave Easterly, having a radius of 200.00 feet;

Thence Northerly along said curve through a central angle of  $17^{\circ} 11' 31''$  an arc distance of 60.01 feet;

Thence North  $17^{\circ} 11' 31''$  East 115.22 feet to a point on the East line of Parcel 5 as shown on Parcel Map Book 184, Pages 40 and 41, records of Riverside County, State of California, said point being North  $00^{\circ} 06' 09''$  East 101.38 feet along said East line from the Southeast corner of said Parcel 5, said point also being the Point of Terminus.

Containing 0.077 Acre, more or less.



William R. Hofferber Jr.  
WILLIAM R. HOFFERBER JR.

Land Surveyor No. 7360

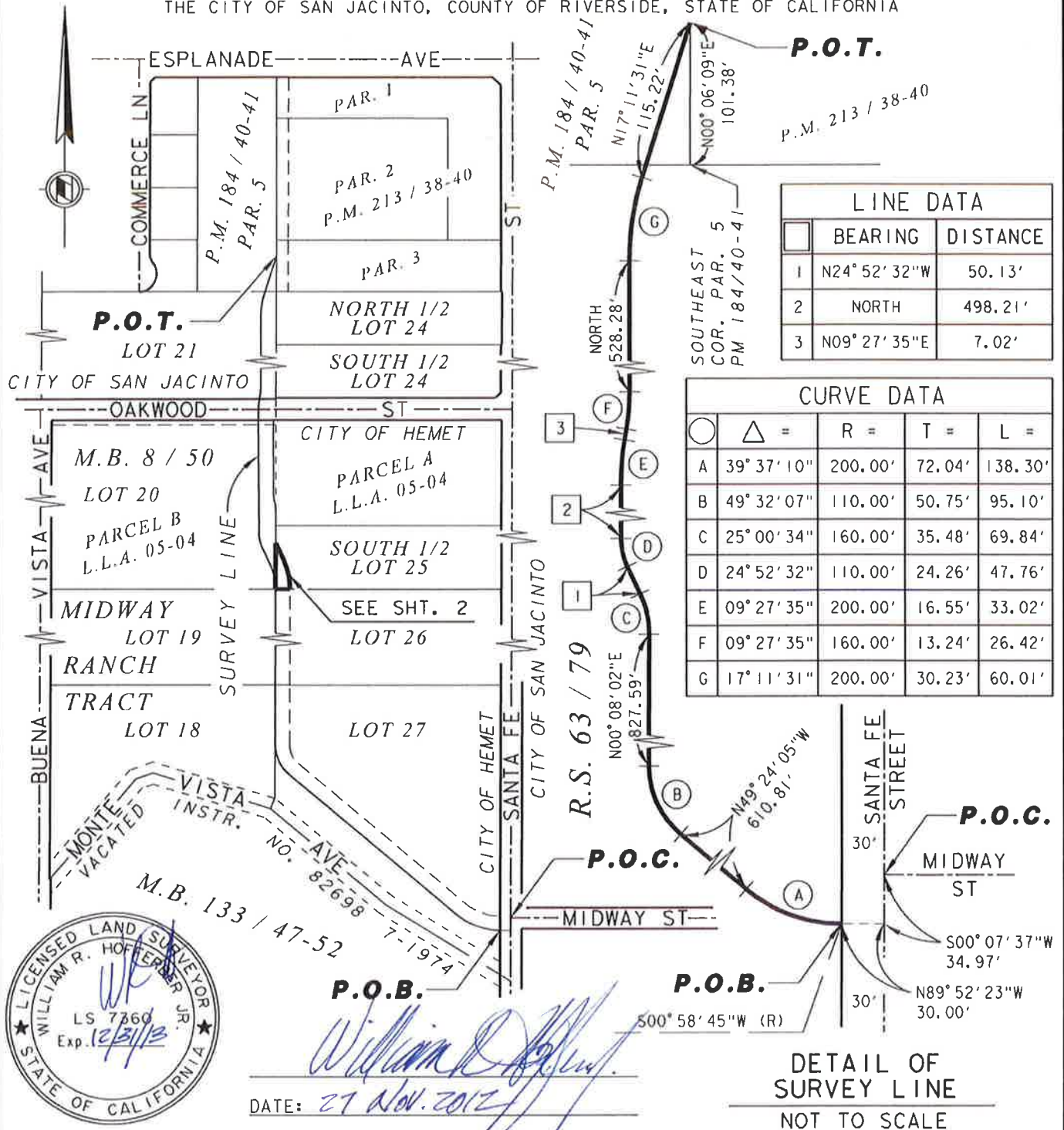
Signed For: Riverside County Flood Control  
and Water Conservation District

Date: 27 Nov. 2012



# Exhibit "B"

BEING A PORTION OF THE SOUTH ONE-HALF OF LOT 25 OF THE MIDWAY RANCH TRACT  
AS SHOWN ON MAP BOOK 8, PAGE 50 RECORDS OF RIVERSIDE COUNTY, WITHIN  
THE CITY OF SAN JACINTO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



P.O.B.

P.O.B.

DATE: 27 Nov. 2012

## RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

1995 MARKET ST. RIVERSIDE, CA. 92501

PROJECT NAME:

SAN JACINTO RIVER MDP LINE C

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

RCFC PARCEL NUMBER(S):

PARCEL 4124-11

SCALE:

NO SCALE

NOV-20-2012

PREPARED BY:

DAC

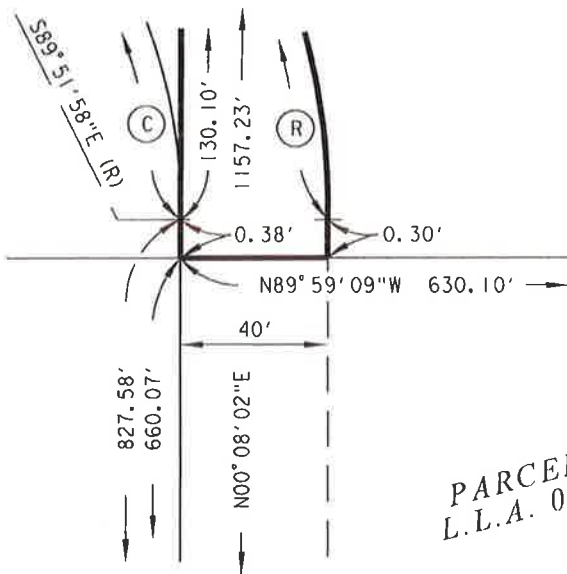
SHEET NO.

1 OF 2



# Exhibit "B"

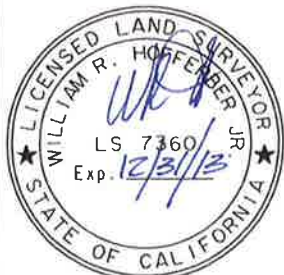
BEING A PORTION OF THE SOUTH ONE-HALF OF LOT 25 OF THE MIDWAY RANCH TRACT  
AS SHOWN ON MAP BOOK 8, PAGE 50 RECORDS OF RIVERSIDE COUNTY, WITHIN  
THE CITY OF SAN JACINTO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



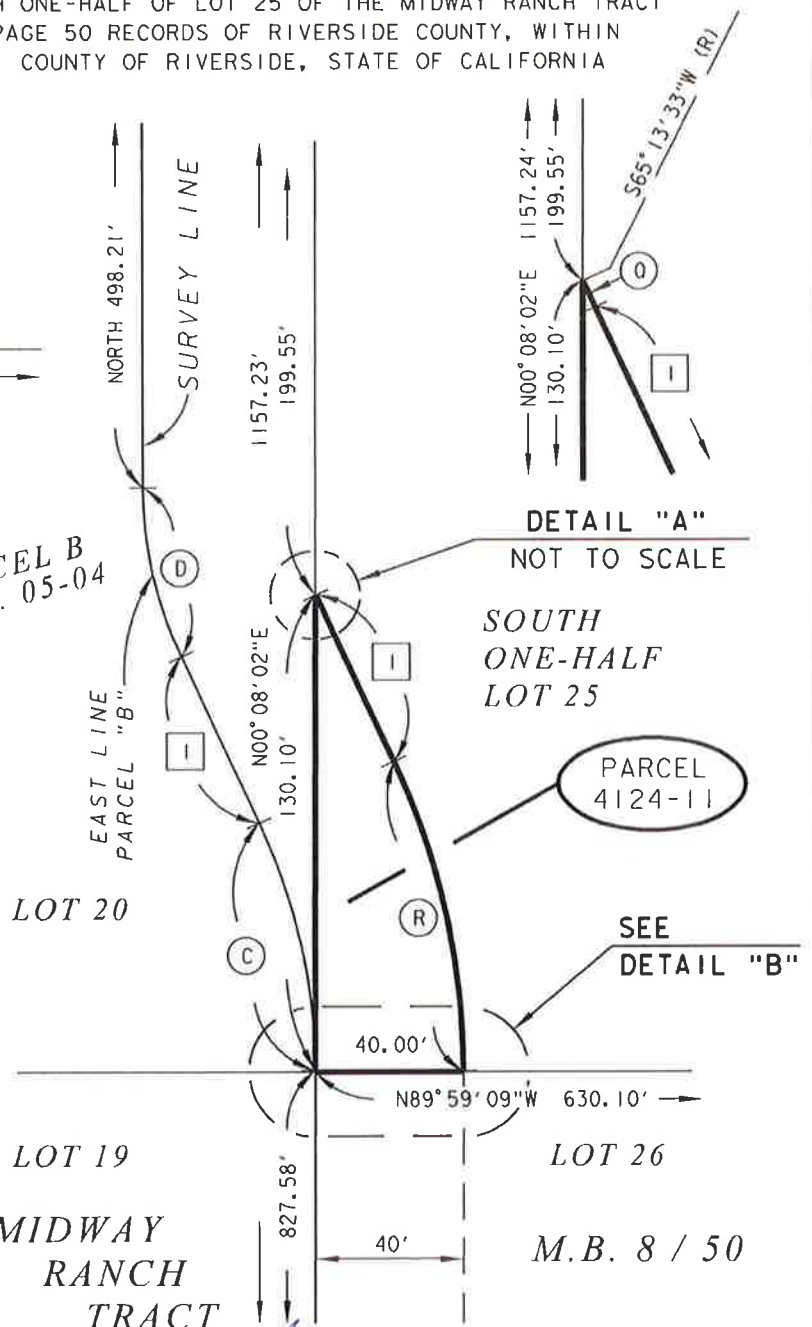
DETAIL "B"  
NOT TO SCALE

LINE DATA		
	BEARING	DISTANCE
I	N24°52'32"W	50.13'

CURVE DATA				
○	Δ =	R =	T =	L =
C	25°00'34"	160.00'	35.48'	69.84'
D	24°52'32"	110.00'	24.26'	47.76'
Q	00°06'05"	70.00'	0.06'	0.12'
R	25°00'34"	200.00'	44.36'	87.30'



DATE: 27 Nov. 2012



## RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

1995 MARKET ST. RIVERSIDE, CA. 92501

PROJECT NAME:

SAN JACINTO RIVER MDP LINE C

THIS PLAT IS SOLELY AN AID IN LOCATING  
THE PARCEL(S) DESCRIBED IN THE  
ATTACHED DOCUMENT. IT IS NOT A PART  
OF THE WRITTEN DESCRIPTION THEREIN.

RCFC PARCEL NUMBER(S):

PARCEL 4124-11

SCALE:

1" = 50'

NOV-20-2012

PREPARED BY:

DAC

SHEET NO.

2 OF 2

## Exhibit "A"

### **San Jacinto MDP Line C Parcel 4124-11T**

Being a portion of the South one-half of Lot 25 of the Midway Ranch Tract in the city of Hemet, County of Riverside, State of California as shown on Map Book 8, Page 50, in the office of the County Recorder of said county, described as follows:

Beginning at the Southwest corner of said South one-half of Lot 25;

Thence South  $89^{\circ} 59' 09''$  East 60.00 feet along the South line of said South one-half of Lot 25;

Thence North  $00^{\circ} 08' 02''$  East 0.26 foot to the beginning of a curve, concave Westerly, having a radius of 220.00 feet;

Thence Northerly along said curve through a central angle of  $25^{\circ} 00' 34''$  an arc distance of 96.03 feet;

Thence North  $24^{\circ} 52' 32''$  West 93.13 feet to the West line of said South one-half of Lot 25;

Thence South  $00^{\circ} 08' 02''$  West 177.79 feet along said West line to the True Point of Beginning.

Excepting therefrom all that portion of the South one-half of Lot 25 within a 40.00 foot wide strip of land lying Easterly of the survey line described as follows:

Commencing at the point of intersection with Midway Street and Santa Fe Street as shown on Record of Survey Book 63, Page 79, records of Riverside County, State of California;

Thence South  $00^{\circ} 07' 37''$  West 34.97 feet, along the centerline of said Santa Fe Street;

Thence North  $89^{\circ} 52' 23''$  West 30.00 feet to a point on the Westerly right-of-way line of Santa Fe Street as shown on said Map Book 8, Page 50, said point being the beginning of a non-tangent curve, concave Northerly, having a radius of 200.00 feet, to which a radial line bears South  $00^{\circ} 58' 45''$  West, said point also being the Point of Beginning of said survey line;

Thence Westerly along said curve through a central angle of  $39^{\circ} 37' 10''$  an arc distance of 138.30 feet;

Thence North  $49^{\circ} 24' 05''$  West 610.81 feet to the beginning of a curve, concave Northeasterly, having a radius of 110.00 feet;

Thence Northwesterly along said curve through a central angle of  $49^{\circ} 32' 07''$  an arc distance of 95.10 feet to the West line of Lot 27 of said map book;

Thence North  $00^{\circ} 08' 02''$  East 827.59 feet along the West lines of Lot 27, Lot 26, and the said South one-half of Lot 25 of said map book to the beginning of a curve concave Westerly, and having a radius of 160.00 feet;

Thence Northerly along said curve through a central angle of  $25^{\circ} 00' 34''$  an arc distance of 69.84 feet;

Thence North  $24^{\circ} 52' 32''$  West 50.13 feet to the beginning of a curve concave Easterly, and having a radius of 110.00 feet;

Thence Northerly along said curve through a central angle of  $24^{\circ} 52' 32''$  an arc distance of 47.76 feet;

Thence North 498.21 feet to the beginning of a curve concave Easterly, and having a radius of 200.00 feet;

Thence Northerly along said curve through a central angle of  $09^{\circ} 27' 35''$  an arc distance of 33.02 feet;

Thence North  $09^{\circ} 27' 35''$  East 7.02 feet to the beginning of a curve, concave Westerly, having a radius of 160.00 feet;

Thence Northerly along said curve through a central angle of  $09^{\circ} 27' 35''$  an arc distance of 26.42 feet;

Thence North 528.28 feet to the beginning of a curve, concave Easterly, having a radius of 200.00 feet;

Thence Northerly along said curve through a central angle of  $17^{\circ} 11' 31''$  an arc distance of 60.01 feet;

Thence North  $17^{\circ} 11' 31''$  East 115.22 feet to a point on the East line of Parcel 5 as shown on Parcel Map Book 184, Pages 40 and 41, records of Riverside County, State of California, said point being North  $00^{\circ} 06' 09''$  East 101.38 feet along said East line from the Southeast corner of said Parcel 5, said point also being the Point of Terminus of said survey line.

Containing 0.08 acre, more or less.



  
WILLIAM R. HOFFERBER, JR.

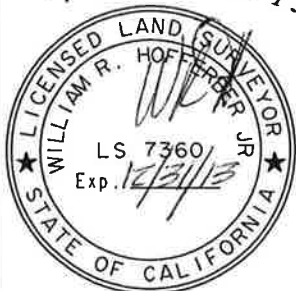
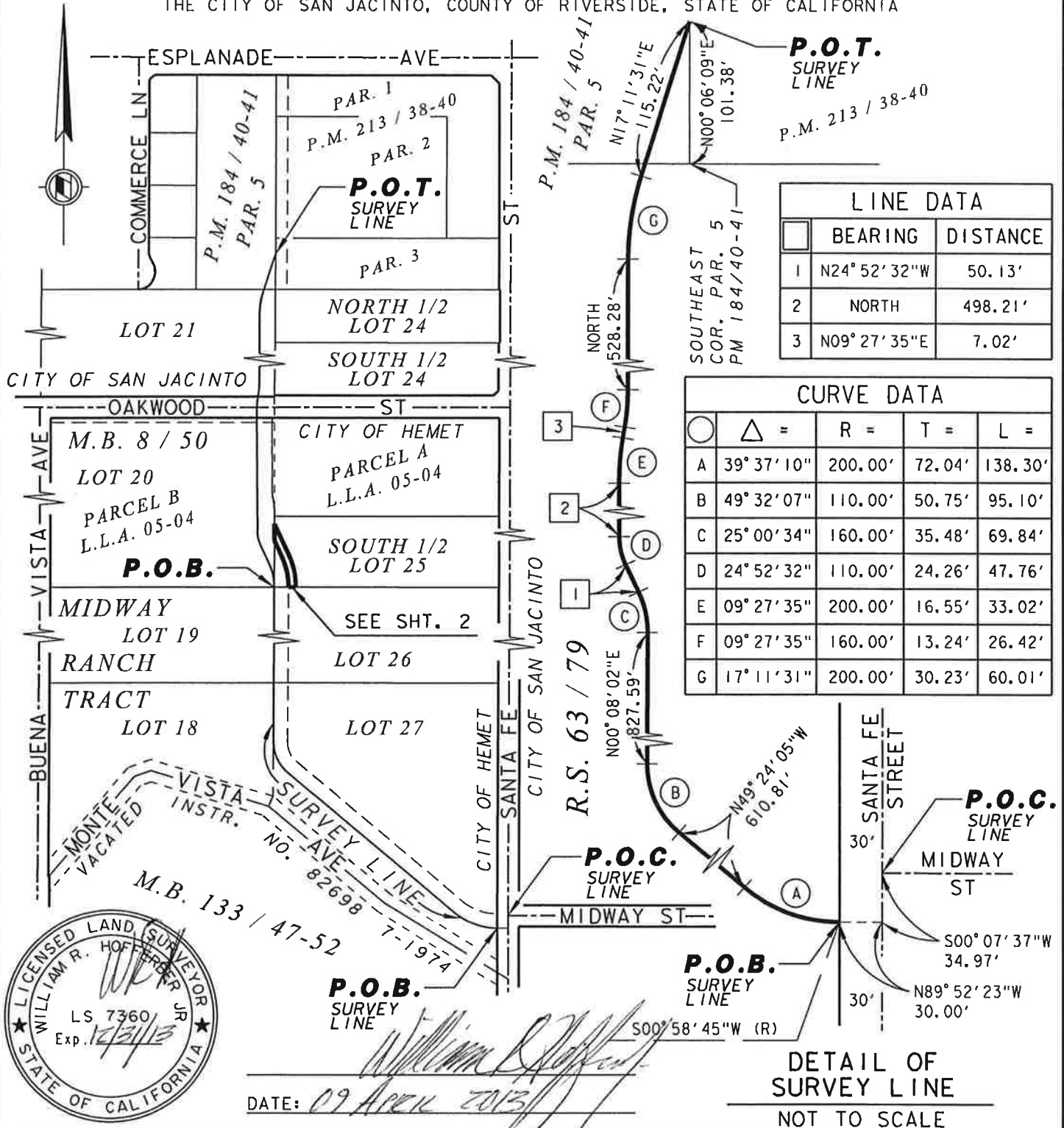
Land Surveyor No. 7360

Signed For: Riverside County Flood Control  
and Water Conservation District

Date: 09 APRIL 2013

# Exhibit "B"

BEING A PORTION OF THE SOUTH ONE-HALF OF LOT 25 OF THE MIDWAY RANCH TRACT  
AS SHOWN ON MAP BOOK 8, PAGE 50 RECORDS OF RIVERSIDE COUNTY, WITHIN  
THE CITY OF SAN JACINTO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



DATE: 09 APRIL 2013

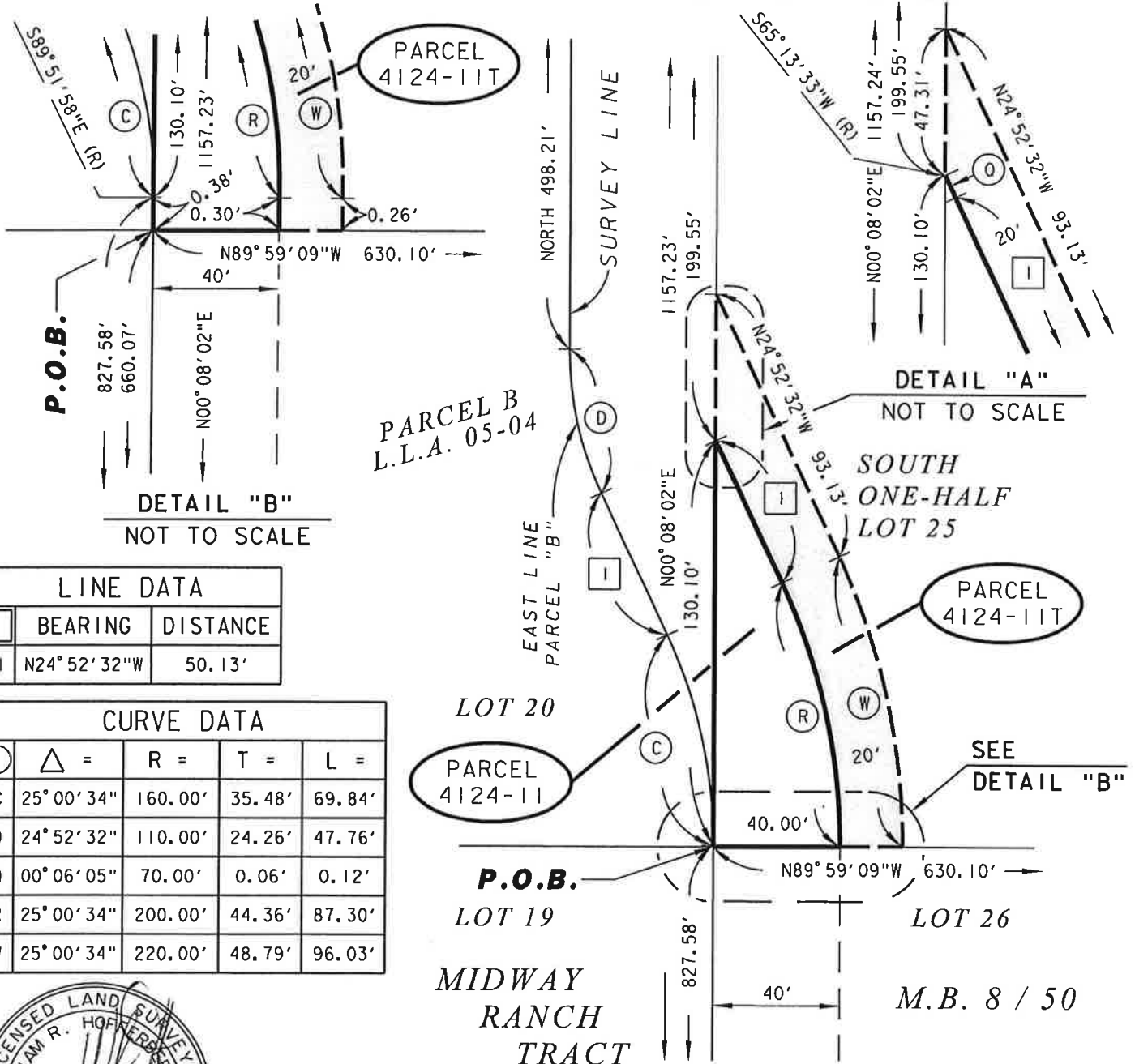
## RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

1995 MARKET ST. RIVERSIDE, CA. 92501

PROJECT NAME:		SAN JACINTO RIVER MDP LINE C	
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.	RCFC PARCEL NUMBER(S):	SCALE:	PREPARED BY:
	PARCEL 4124-11T	NO SCALE	DAC
		APR-09-13	SHEET NO. 1 OF 2

# Exhibit "B"

BEING A PORTION OF THE SOUTH ONE-HALF OF LOT 25 OF THE MIDWAY RANCH TRACT  
AS SHOWN ON MAP BOOK 8, PAGE 50 RECORDS OF RIVERSIDE COUNTY, WITHIN  
THE CITY OF SAN JACINTO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



LINE DATA		
	BEARING	DISTANCE
I	N24° 52' 32" W	50.13'

CURVE DATA				
○	△ =	R =	T =	L =
C	25° 00' 34"	160.00'	35.48'	69.84'
D	24° 52' 32"	110.00'	24.26'	47.76'
Q	00° 06' 05"	70.00'	0.06'	0.12'
R	25° 00' 34"	200.00'	44.36'	87.30'
W	25° 00' 34"	220.00'	48.79'	96.03'



*William R. Hoffer*  
DATE: 09 APRIL 2013

## RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

1995 MARKET ST. RIVERSIDE, CA. 92501

PROJECT NAME:

SAN JACINTO RIVER MDP LINE C

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

RCFC PARCEL NUMBER(S):

PARCEL 4124-11T

SCALE:

1" = 50'

APR-09-13

PREPARED BY:

DAC

SHEET NO.

2 OF 2