

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

280 C



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

**SUBMITTAL DATE:**  
November 27, 2013

**SUBJECT:** Resolution No. 2013-219, Authorizing Resolution of Necessity Regarding the Jefferson Street / Interstate 10 Interchange Project, District 4, [\$2,937,104]

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

1. Approve Resolution No. 2013-219, Authorizing Resolution of Necessity Regarding the Jefferson Street / Interstate 10 Interchange Project.

**BACKGROUND:**

**Summary**

(Commences on Page 2)

Departmental Concurrence

Juan C. Perez, Director  
Transportation and Land Management

Robert Field  
Assistant County Executive Officer/EDA

FORM APPROVED COUNTY COUNSEL  
DATE: 11/23/13  
BY: PAUL J EARLY

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 2,937,104	\$ 0	\$ 2,937,104	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
<b>SOURCE OF FUNDS:</b> Coachella Valley Association of Governments - 100%				<b>Budget Adjustment:</b> No For Fiscal Year: 2013/14	

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

**APPROVE**

BY: Serena Chow  
Serena Chow

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.: 3-33 Of 2/5/13

2013 OCT 12 PM 3:12

District 4/4 Agenda Number:

9-1

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

Economic Development Agency/Facilities Management and Transportation Department

**FORM 11:** Resolution No. 2013-219, Authorizing Resolution of Necessity Regarding the Jefferson Street / Interstate 10 Interchange Project, District 4, [\$2,937,104]

**DATE:** November 27, 2013

Page 2 of 3

**BACKGROUND:**

**Summary (continued)**

The existing Jefferson Street at Interstate 10 (I-10) freeway interchange is currently a modified diamond design. The reconstruction of the proposed interchange reconstruction at I-10/Jefferson is to construct a new partial cloverleaf type interchange with loop and diamond on-ramps; construct a new Jefferson Street overcrossing; as well as a temporary westbound off-ramp during construction of the Project which would allow continued westbound travel from Interstate 10 to Varner Road. A temporary traffic signal would be constructed at the intersection of Varner Road to facilitate traffic operations. The temporary ramp would be removed after completion of the Project.

The California Department of Transportation (Caltrans) signed the Project Report on May 1, 2013, and the Initial Study with Mitigated Negative Declaration/Environmental Assessment on April 30, 2013.

On October 22, 2013, the Board approved Resolution No. 2013-218, Notice of Intention to Adopt a Resolution of Necessity Regarding the Jefferson Street / Interstate 10 Interchange Project.

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.

**Impact on Citizens and Businesses**

The Riverside County Transportation Department (RCTD) proposes to reconstruct, realign, and widen the existing Interstate 10 / Jefferson Street Interchange to reduce operational deficiencies, improve traffic operations, and access along Jefferson Street (Project).

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

Settlement has not been reached with the following property owners, although negotiations are still in process for the necessary right-of-way, permanent easements, and temporary construction easements.

Parcel No.	Portions of Assessor's Parcel No(s).	Ownership
22794-1, 22794-2, and 22794-3	607-260-047	Daniel J. Hurwitz and Rina R. Eliashar, Trustee of the Rina R. Eliashar Revocable Trust.
22796-1, 22796-2, 22796-3, and 22796-4	691-180-012, 691-190-001, and 691-190-028	Jefferson Street Ventures, LLC

**SUPPLEMENTAL:**

**Additional Fiscal Information**

(Commences on Page 3)

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

Economic Development Agency/Facilities Management and Transportation Department

**FORM 11:** Resolution No. 2013-219, Authorizing Resolution of Necessity Regarding the Jefferson Street / Interstate 10 Interchange Project, District 4, [\$2,937,104]

**DATE:** November 27, 2013

Page 3 of 3

**SUPPLEMENTAL:**

**Additional Fiscal Information**

The following summarizes the funding necessary for the acquisition of the portion of the properties referenced above:

Acquisition and Temporary Construction Access :	\$2,818,204
County Appraisal:	48,000
Owner Appraisals:	10,000
Preliminary Title Reports:	900
EDA/FM Real Property Staff Time:	60,000
Total Estimated Acquisition Costs	\$2,937,104

All costs associated with the acquisition of these properties are fully funded by the Coachella Valley Association of Governments in the Transportation Department's budget for FY 2013/14. No net county costs will be incurred as a result of this transaction.

2 Resolution No. 2013-219

3 Authorizing Resolution of Necessity Regarding  
4 the Jefferson Street / Interstate 10 Interchange 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 City of Indio, County of  
8 Riverside, State of California; are generally located on Varner Road within an area near  
9 Jefferson Street, north of Interstate 10; are legally described and pictorially depicted on  
10 the documents attached hereto as Exhibits "A" and Exhibits "B" (and incorporated  
11 herein by this reference); are referred to on attached Exhibits "A" and Exhibits "B" as  
12 Parcels 22794-1 through 22794-3 and 22796-1 through 22796-4; and are portions of  
13 larger real properties in all cases;

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

TABLE ONE	
Parcel No.	Assessor's Parcel No(s).
22794-1, 22794-2, and 22794-3	607-260-047
22796-1, 22796-2, 22796-3, and 22796-4	691-180-012, 691-190-001, and 691-190-028

23  
24 **WHEREAS**, the proposed project that is the subject of this Notice is one to  
25 reconstruct, realign, and widen the existing Interstate 10 / Jefferson Street Interchange  
26 to reduce operational deficiencies, improve traffic operations and access along  
27 Jefferson Street (the "Proposed Project") within the area bounded by Interstate 10,  
28

1 Varner Road and Jefferson Street (including, but not limited to , the use of the Subject  
 2 Properties for public road purposes, for slope purposes, for temporary off-ramp and for  
 3 other uses incidental to the Proposed Project and required by the Proposed Project).

4 **WHEREAS**, the existing Jefferson Street at Interstate 10 (I-10) freeway  
 5 interchange is currently a modified diamond design. The reconstruction of the  
 6 proposed interchange reconstruction at I-10/Jefferson is to improve the operational  
 7 performance of the Jefferson Street Interchange, to address the anticipated traffic  
 8 demand and associated potential congestion from the planned development in the  
 9 vicinity of Jefferson Street access to and from I-10; including but not limited to, the use  
 10 of the Subject Properties for public road purposes, for slope purposes, for temporary  
 11 off-ramp purposes, and for other incidental uses required by the Proposed Project;

12 **WHEREAS**, Parcels 22794-1, 22794-2, 22796-1, and 22796-2, will each be  
 13 used for public road purposes, and whereas Parcels 22794-3 and 22796-3 will each be  
 14 used for slope purposes, and whereas the use(s) that will be made of each one of the  
 15 remaining Subject Properties is/are described in attached Exhibit "A";

16 **WHEREAS**, the interests in property that are the subjects of this Notice  
 17 (collectively the "Subject Property Interests") are a fee simple ownership in Parcels  
 18 22794-1 and 22796-1, perpetual easement for road purposes in Parcels 22794-2 and  
 19 22796-2, perpetual easement for slope purposes in Parcels 22794-3 and 22796-3, and  
 20 a temporary easement in Parcel 22796-4, identified below in Table Two:

TABLE TWO			
Subject Properties	Fee Simple Ownerships	Perpetual Easements	Temporary Easements
22794-1	X		
22794-2		X	
22794-3		X	
22796-1	X		
22796-2		X	
22796-3		X	
22796-4			X

26 **WHEREAS**, the statutes that authorize the County of Riverside to acquire the  
 27 Subject Property Interests by eminent domain include Article 1, Section 19 of the  
 28

1 California Constitution; Section 25350.5 of the Government Code; Section 760 of the  
2 Streets and Highways Code; and Sections 1240.010, 1240.020, 1240.030, 1240.040,  
3 1240.110, 1240.410, 1240.510, and 1240.610 of the Code of Civil Procedure.

4 Now, therefore, **BE IT RESOLVED AND ORDERED** by the Board of  
5 Supervisors of Riverside County, State of California, not less than fourth/fifths of all  
6 members concurring, in regular session assembled on December 10, 2013, that this  
7 Board finds and determines each of the following:

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

12 2. That the public interest and necessity require the Proposed Project;

13 3. That the Proposed Project is planned or located in the manner that will be  
14 most compatible with the greatest public good and the least private injury;

15 4. That the Subject Property Interests are necessary for the Proposed  
16 Project;

17 5. That the offers required by Section 7267.2 of the Government Code have  
18 been made to the owners of record of the Subject Properties;

19 6. That, to the extent that the Subject Properties are already devoted to a  
20 public use, the use of the Proposed Project is a compatible use that will not  
21 unreasonably interfere with or impair the continuance of the public use as it presently  
22 exists or may reasonably be expected to exist in the future (California Code of Civil  
23 Procedure Section 1240.510) or the use of the Proposed Project is a more necessary  
24 public use than is the presently existing public use (California Code of Civil Procedure  
25 Section 1240.610);

26 7. That the Subject Property Interests are necessary for the Proposed  
27 Project;

28

1           8.     That acquisition of the Subject Property Interests will promote the  
2 interests of the County of Riverside.

3           **BE IT FURTHER RESOLVED AND ORDERED** that the County Counsel of the  
4 County of Riverside is hereby authorized and empowered:

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

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

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

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

19  
20                               (SIGNATURES PROVISION ON THE FOLLOWING PAGE)  
21  
22  
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24  
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28

1           5.       To correct any errors or to make or agree to nonmaterial changes in the  
2 legal description of the real property that are deemed necessary for the conduct of the  
3 condemnation action, or other proceedings or transaction required to acquire the  
4 subject real property. Counsel is further authorized to reduce or modify the extent of  
5 the interests or property to be acquired so as to reduce the compensation payable in  
6 the action where such change would not substantially impair the construction and  
7 operation for the project for which the real property is being acquired.

8  
9  
10 APPROVED AS TO FORM:

11 Pamela J. Walls

12 County Counsel

13 By:  8/21/13

14 Paul Early

15 Deputy County Counsel

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27 SV:mr/081213/392TR/16.016 S:\Real Property\TYPING\Docs-16.000 to 16.499\16.016.doc



**22794-1**

**22794-2**

**22794-3**

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**22794-1**

BEING A PORTION OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, AS DESCRIBED BY QUITCLAIM DEED RECORDED JULY 3, 1991 AS INSTRUMENT NUMBER 226322, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 8, BEING A POINT ON THE CENTERLINE OF JEFFERSON STREET (30.00 FOOT WESTERLY HALF-WIDTH) AS ADOPTED BY BOARD RESOLUTION DATED JANUARY 1, 1901 PURSUANT TO SUPERVISORS MINUTES BOOK 6, PAGE 7, RECORDS OF THE CLERK OF THE BOARD OF SUPERVISORS OF SAID COUNTY;

THENCE N 89°59'25" W ALONG THE EAST-WEST CENTER-SECTION LINE OF SAID SECTION 8, A DISTANCE 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID JEFFERSON STREET, BEING THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING N 89°59'25" W ALONG SAID CENTER-SECTION LINE, A DISTANCE OF 154.55 FEET;

(COURSE "A") THENCE N 12°57'30" E, A DISTANCE OF 205.74 FEET;

(COURSE "B") THENCE N 89°26'06" E, A DISTANCE OF 106.43 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF JEFFERSON STREET;

THENCE S 00°33'54" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 201.58 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 26,221 SQUARE FEET, OR 0.602 ACRES, MORE OR LESS,

TOGETHER WITH UNDERLYING FEE INTEREST, IF ANY, CONTIGUOUS TO THE ABOVE-DESCRIBED PROPERTY IN AND TO JEFFERSON STREET.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000017150 TO OBTAIN GROUND DISTANCE.

THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A STATE HIGHWAY AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE GRANTEE ANY AND ALL ABUTTER'S RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY IN AND TO SAID STATE HIGHWAY OVER AND ACROSS COURSES "A" AND "B", HEREINABOVE DESCRIBED.

REFERENCE IS HEREBY MADE TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION DISTRICT 8 MAP, FILE NUMBER RW000157/ 1 THROUGH 12, INCLUSIVE, ON FILE AS MAP NUMBER 205/ 909 THROUGH 920, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

08-RIV-10-PM52.5-52.6-22794 (22794-1)

SEE ATTACHED EXHIBIT "B"

APPROVED BY: *Timothy F. Rayburn*

DATE: 4/2/2013



# EXHIBIT "B"

08-RIV-10-PM52.5-52.6-22794 (22794-1)

N 89°26'06" E 295.89'

VARNER ROAD

### LINE DATA

(17) N 89°59'25" W 61.25'

(46) N 89°59'25" W 30.00'

T. 5S., R. 7E., S.B.M.

SECTION 8

R1-INDICATES RECORD DATA PER RAMP MAP, 5S\_7E\_WEST\_018.

R2-INDICATES RECORD DATA PER CALTRANS MONUMENTATION MAP NO. 204/715-734.

CITY OF INDIO

S'LY LINE OF INST. NO. 07-0635610 REC. 10/12/2007

N'LY LINE OF INST. NO. 91-226322 REC. 07/03/1991

SE 1/2, SE 1/4, SE 1/4, NE 1/4  
SECTION 8

N'LY LINE OF INST. NO. 226322 REC. 07/03/1991

QUITCLAIM DEED PER INST. # 91-226322 REC 07/03/1991

APN 607-260-047



R/W PER TRACT MAP 31195-5 MB 362/88-96



R/W PER SUPERVISOR MINUTES BOOK 6, PG. 7 REC. 01/09/1901



R/W PER PARCEL 1 INST. NO. 69-79266 REC. 08/04/1969



RELINQUISHMENT NO. 21771, STATE HWY MB 6/96-99, RESOLUTION R 1915 INST. NO. 144728, REC. 10/30/1972,

INDICATES RESTRICTED ACCESS

22794-1  
26,221 SQ. FT.  
0.602 AC.



T.P.O.B.

P.O.C. EAST 1/4 CORNER SECTION 8

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000017150

PCL No.: 22794-1

WO No.: B2-0388

SCALE: NTS

PREPARED BY: KNV

DATE: APRIL 2013

SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION

PROJECT: JEFFERSON STREET & I-10 INTERCHANGE

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

APPROVED BY:

*Timothy F. Rayburn*

DATE: 4/2/2013



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**22794-2**

BEING A PORTION OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, AS DESCRIBED BY QUITCLAIM DEED RECORDED JULY 3, 1991 AS INSTRUMENT NUMBER 226322, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 8, BEING A POINT ON THE CENTERLINE OF JEFFERSON STREET (30.00 FOOT WESTERLY HALF-WIDTH) AS ADOPTED BY BOARD RESOLUTION DATED JANUARY 1, 1901 PURSUANT TO SUPERVISORS MINUTES BOOK 6, PAGE 7, RECORDS OF THE CLERK OF THE BOARD OF SUPERVISORS OF SAID COUNTY;

THENCE N 89°59'25" W ALONG THE EAST-WEST CENTER-SECTION LINE OF SAID SECTION 8, A DISTANCE 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID JEFFERSON STREET;

THENCE N 00°33'54" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 201.58 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE S 89°26'06" W, A DISTANCE OF 45.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 75.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF JEFFERSON STREET;

THENCE N 00°33'54" W ALONG SAID PARALLEL LINE, A DISTANCE OF 131.93 FEET TO THE NORTHERLY LINE OF SAID INSTRUMENT NUMBER 226322;

THENCE N 89°59'56" E ALONG SAID NORTHERLY LINE, A DISTANCE OF 45.00 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF JEFFERSON STREET;

THENCE S 00°33'54" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 131.48 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 5,927 SQUARE FEET, OR 0.136 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 1.000017150 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION DISTRICT 8 MAP, FILE NUMBER RW000157/ 1 THROUGH 12, INCLUSIVE, ON FILE AS MAP NUMBER 205/ 909 THROUGH 920, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

08-RIV-10-PM52.5-52.6-22794 (22794-2)

SEE ATTACHED EXHIBIT "B"

APPROVED BY: *Timothy F. Rayburn*  
DATE: 4/2/2013



# EXHIBIT "B"

08-RIV-10-PM52.5-52.6-22794 (22794-2)

N 89°26'06" E 295.89'

VARNER ROAD

- LINE DATA
- 18 S 89°26'06" W 45.00'
  - 19 N 89°59'56" E 45.00'
  - 46 N 89°59'25" W 30.00'

T. 5S., R. 7E., S.B.M.  
SECTION 8

CITY OF INDIO

TO NE CORNER  
INST. # 226322  
REC. 07/03/1991

- N 89°59'56" E 550.60' -  
S'LY LINE OF INST. NO. 0635610 REC. 10/12/2007

N'LY LINE OF INST. NO. 226322 REC. 07/03/1991

R1-INDICATES RECORD DATA  
PER RAMP MAP, 5S\_7E\_WEST\_018.

R2-INDICATES RECORD DATA  
PER CALTRANS MONUMENTATION MAP  
NO. 204-715 THROUGH 204-734.

22794-2  
5,927 SQ. FT.  
0.136 AC.

SE 1/2, SE 1/4, SE 1/4, NE 1/4  
SECTION 8

- 2 R/W PER TRACT MAP 31195-5 MB 362/88-96
- 6 R/W PER SUPERVISOR MINUTES BOOK 6, PG. 7 REC. 01/09/1901
- 16 R/W PER PARCEL 1 INST. NO. 69-79266 REC. 08/04/1969
- 45 RELINQUISHMENT NO. 21771, STATE HWY MB 6/96-99, RESOLUTION R 1915 INST. NO. 144728, REC. 10/30/1972,

APN 607-260-047

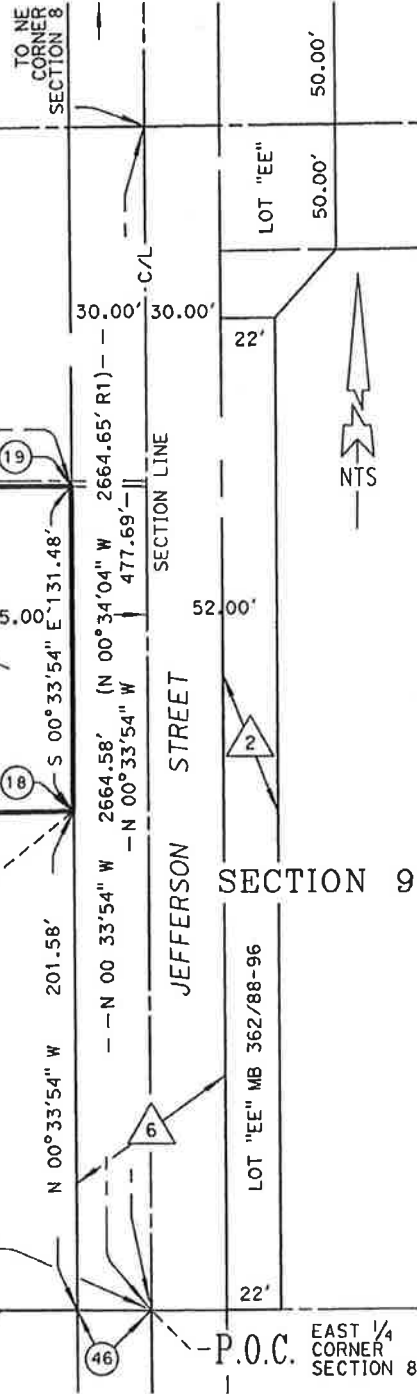
T.P.O.B.

QUITCLAIM DEED PER  
INST. # 91-226322  
REC 07/03/1991

OLD VARNER ROAD  
TO EC OLD VARNER ROAD  
TO CENTER SEC. SECTION 8  
N 63°19'59" W 1073.68'  
N 63°20'00" W 1073.00' (R2)  
TO BC OLD VARNER ROAD

N 89°59'25" W 2635.90'

EAST-WEST CENTER SECTION LINE



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000017150

PCL No.: 22794-2	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: B2-0388	
SCALE: NTS	PROJECT: JEFFERSON STREET & I-10 INTERCHANGE
PREPARED BY: KNV	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
DATE: APRIL 2013	APPROVED BY: <i>Timothy F. Rayburn</i>
SHEET 1 OF 1	DATE: 4/2/2013



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**22794-3**

AN EASEMENT FOR SLOPE AND MAINTENANCE PURPOSES LYING WITHIN THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, AS DESCRIBED BY QUITCLAIM DEED RECORDED JULY 3, 1991 AS INSTRUMENT NUMBER 226322, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 8, BEING A POINT ON THE CENTERLINE OF JEFFERSON STREET (30.00 FOOT WESTERLY HALF-WIDTH) AS ADOPTED BY BOARD RESOLUTION DATED JANUARY 1, 1901 PURSUANT TO SUPERVISORS MINUTES BOOK 6, PAGE 7, RECORDS OF THE CLERK OF THE BOARD OF SUPERVISORS OF SAID COUNTY;

THENCE N 89°59'25" W ALONG THE EAST-WEST CENTER-SECTION LINE OF SAID SECTION 8, A DISTANCE 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID JEFFERSON STREET;

THENCE N 00°33'54" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 333.06 FEET TO THE NORTHERLY LINE OF SAID INSTRUMENT NUMBER 226322;

THENCE S 89°59'56" W ALONG SAID NORTHERLY LINE, A DISTANCE OF 45.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 75.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF JEFFERSON STREET, BEING THE **TRUE POINT OF BEGINNING**;

THENCE S 00°33'54" E ALONG SAID PARALLEL LINE, A DISTANCE OF 131.93 FEET;

THENCE S 89°26'06" W, A DISTANCE OF 61.43 FEET;

THENCE N 12°57'30" E, A DISTANCE OF 135.99 FEET TO A POINT ON SAID NORTHERLY LINE;

THENCE N 89°59'56" E ALONG SAID NORTHERLY LINE, A DISTANCE OF 29.63 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 6,015 SQUARE FEET, OR 0.138 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 1.000017150 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION DISTRICT 8 MAP, FILE NUMBER RW000157/ 1 THROUGH 12, INCLUSIVE, ON FILE AS MAP NUMBER 205/ 909 THROUGH 920, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

08-RIV-10-PM52.5-52.6-22794 (22794-3)

SEE ATTACHED EXHIBIT "B"

APPROVED BY: \_\_\_\_\_

*Timothy F. Rayburn*

DATE: \_\_\_\_\_

*4/2/2013*



# EXHIBIT "B"

08-RIV-10-PM52.5-52.6-22794 (22794-3)

N 89°26'06" E 295.89'

VARNER ROAD

### LINE DATA

- ①9 S 89°59'56" W 45.00'
- ②0 N 89°59'56" E 29.63'
- ②1 S 89°26'06" W 61.43'
- ④6 N 89°59'25" W 30.00'

T. 5S., R. 7E., S.B.M.  
SECTION 8

TO NE CORNER  
INST. # 226322  
REC. 07/03/1991

- S 89°59'56" W 550.60' -  
S'LY LINE OF INST. NO. 07-0635610 REC. 10/12/2007  
N'LY LINE OF INST. NO. 91-226322 REC. 07/03/1991

R1-INDICATES RECORD DATA  
PER RAMP MAP, 5S\_7E\_WEST\_018.

R2-INDICATES RECORD DATA  
PER CALTRANS MONUMENTATION MAP  
NO. 204-715 THROUGH 204-734.

CITY OF INDIO

22794-3  
6,015 SQ. FT.  
0.138 AC.

T.P.O.B.

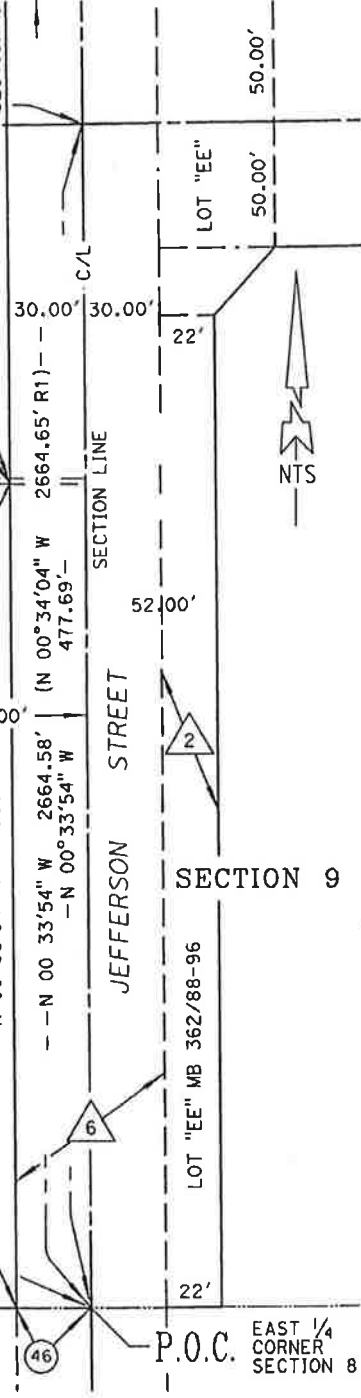
- △ 2 R/W PER TRACT MAP 31195-5 MB 362/88-96
- △ 6 R/W PER SUPERVISOR MINUTES BOOK 6, PG. 7 REC. 01/09/1901
- △ 16 R/W PER PARCEL 1 INST. NO. 69-79266 REC. 08/04/1969
- △ 45 RELINQUISHMENT NO. 21771, STATE HWY MB 6/96-99, RESOLUTION R 1915 INST. NO. 144728, REC. 10/30/1972,

QUITCLAIM DEED PER  
INST. # 91-226322  
REC 07/03/1991

APN 607-260-047

OLD VARNER ROAD  
TO EC OLD IN VARNER ROAD  
TO CENTER SEC. SECTION 8  
TO BC OLD VARNER ROAD  
N 63°19'59" W 1073.68'  
N 63°20'00" W 1073.00' (R2)  
N 89°59'25" W 2635.90'

TO NE CORNER SECTION 8



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000017150

PCL No.: 22794-3

WO No.: B2-0388

SCALE: NTS

PREPARED BY: KNV

DATE: APRIL 2013

SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

PROJECT: JEFFERSON STREET & I-10 INTERCHANGE

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

APPROVED BY:

*Timothy F. Rayburn*

DATE: 4/2/2013



**22796-1**

**22796-2**

**22796-3**

**22796-4**



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**22796-1**

BEING A PORTION OF LOT 299 AS SHOWN ON TRACT MAP NUMBER 31195-5 ON FILE IN BOOK 362, PAGES 88 THROUGH 96, INCLUSIVE, OF MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, PARCEL "A" OF LOT LINE ADJUSTMENT NUMBER 2005-05 AS DESCRIBED BY GRANT DEED RECORDED MARCH 21, 2005 AS INSTRUMENT NUMBER 2005-0220413 AND THE VACATION OF OLD VARNER ROAD (42ND AVENUE) AS DESCRIBED BY RESOLUTION NUMBER 9107 RECORDED JUNE 16, 2006 AS INSTRUMENT NUMBER 2006-0436243, BOTH OFFICIAL RECORDS OF SAID RECORDER, LYING WITHIN THE WEST ONE-HALF OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 9, BEING A POINT ON THE CENTERLINE OF JEFFERSON STREET (52.00 FOOT EASTERLY HALF-WIDTH) AS SHOWN ON SAID TRACT MAP;

THENCE N 89°35'57" E ALONG THE EAST-WEST CENTER-SECTION LINE OF SAID SECTION 9, A DISTANCE 30.00 FEET TO THE SOUTHWESTERLY CORNER OF LOT "EE" AS SHOWN ON SAID TRACT MAP, BEING AN ANGLE POINT IN SAID EASTERLY RIGHT-OF-WAY LINE AND THE **TRUE POINT OF BEGINNING**;

THENCE N 89°35'57" E CONTINUING ALONG SAID EAST-WEST CENTER-SECTION LINE AND THE SOUTHERLY LINE OF SAID LOT "EE", A DISTANCE OF 22.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT "EE", BEING AN ANGLE POINT IN SAID EASTERLY RIGHT-OF-WAY LINE;

THENCE N 00°33'54" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 202.03 FEET;

(COURSE "A") THENCE N 89°26'06" E, A DISTANCE OF 95.59 FEET;

(COURSE "B") THENCE S 12°40'20" E, A DISTANCE OF 290.29 FEET;

(COURSE "C") THENCE S 84°03'14" E, A DISTANCE OF 241.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 390.00 FEET;

(COURSE "D") THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°23'40", AN ARC DISTANCE 417.90 FEET;

(COURSE "E") THENCE S 22°39'34" E, A DISTANCE OF 566.33 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND VACATED BY SAID RESOLUTION NUMBER 9107;

THENCE N 39°24'49" W ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 133.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1273.98 FEET;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 27°37'01", AN ARC DISTANCE OF 614.06 FEET;

THENCE N 67°01'50" W CONTINUING ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 449.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 9, ALSO BEING THE WESTERLY LINE OF SAID RESOLUTION NUMBER 9107;

THENCE N 00°33'56" W ALONG SAID WESTERLY LINE, A DISTANCE OF 98.53 FEET TO THE

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**22796-1**

NORTHEASTERLY LINE OF SAID RESOLUTION NUMBER 9107;

THENCE S 63°19'59" E ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 33.74 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF JEFFERSON STREET (30.00 FOOT EASTERLY HALF-WIDTH AS ADOPTED BY BOARD RESOLUTION DATED JANUARY 1, 1901, PURSUANT TO SUPERVISORS MINUTES BOOK 6, PAGE 7, RECORDS OF THE CLERK OF THE BOARD OF SUPERVISORS OF SAID COUNTY);

THENCE N 00°33'56" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 139.38 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 273,415 SQUARE FEET, OR 6.277 ACRES, MORE OR LESS,

TOGETHER WITH UNDERLYING FEE INTEREST, IF ANY, CONTIGUOUS TO THE ABOVE-DESCRIBED PROPERTY IN AND TO JEFFERSON STREET.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000017150 TO OBTAIN GROUND DISTANCE.

THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A STATE HIGHWAY AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE GRANTEE ANY AND ALL ABUTTER'S RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY IN AND TO SAID STATE HIGHWAY OVER AND ACROSS COURSES ("A") THROUGH ("E"), INCLUSIVE, HEREINABOVE DESCRIBED.

REFERENCE IS HEREBY MADE TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION DISTRICT 8 MAP, FILE NUMBER RW000157/ 1 THROUGH 12, INCLUSIVE, ON FILE AS MAP NUMBER 205/ 909 THROUGH 920, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

08-RIV-10-PM52.5-52.6-22796 (22796-1)

SEE ATTACHED EXHIBIT "B"

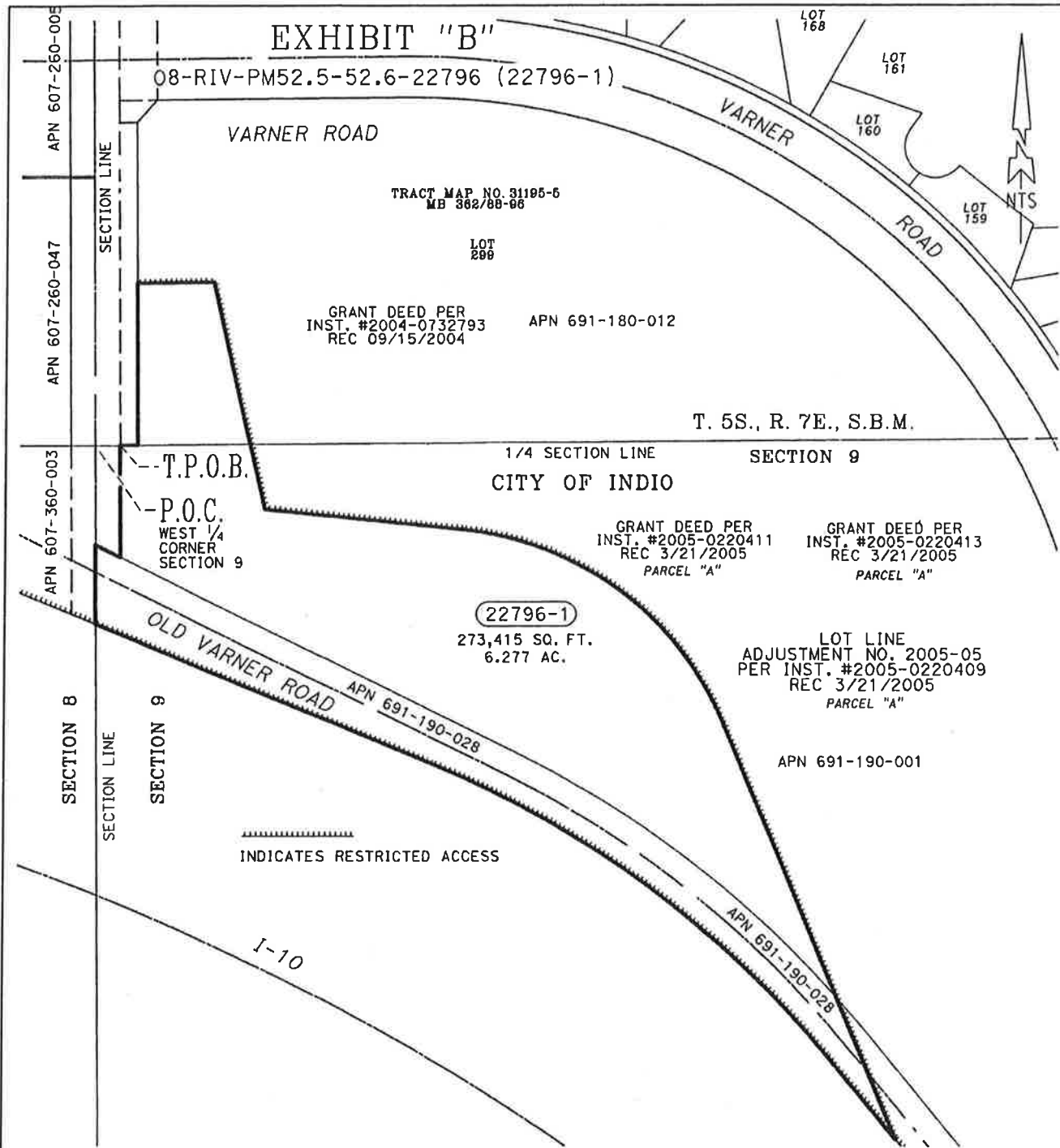
APPROVED BY:

*Timothy F. Rayburn*

DATE:

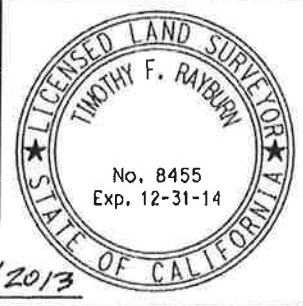
*4/02/2013*





ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000017150

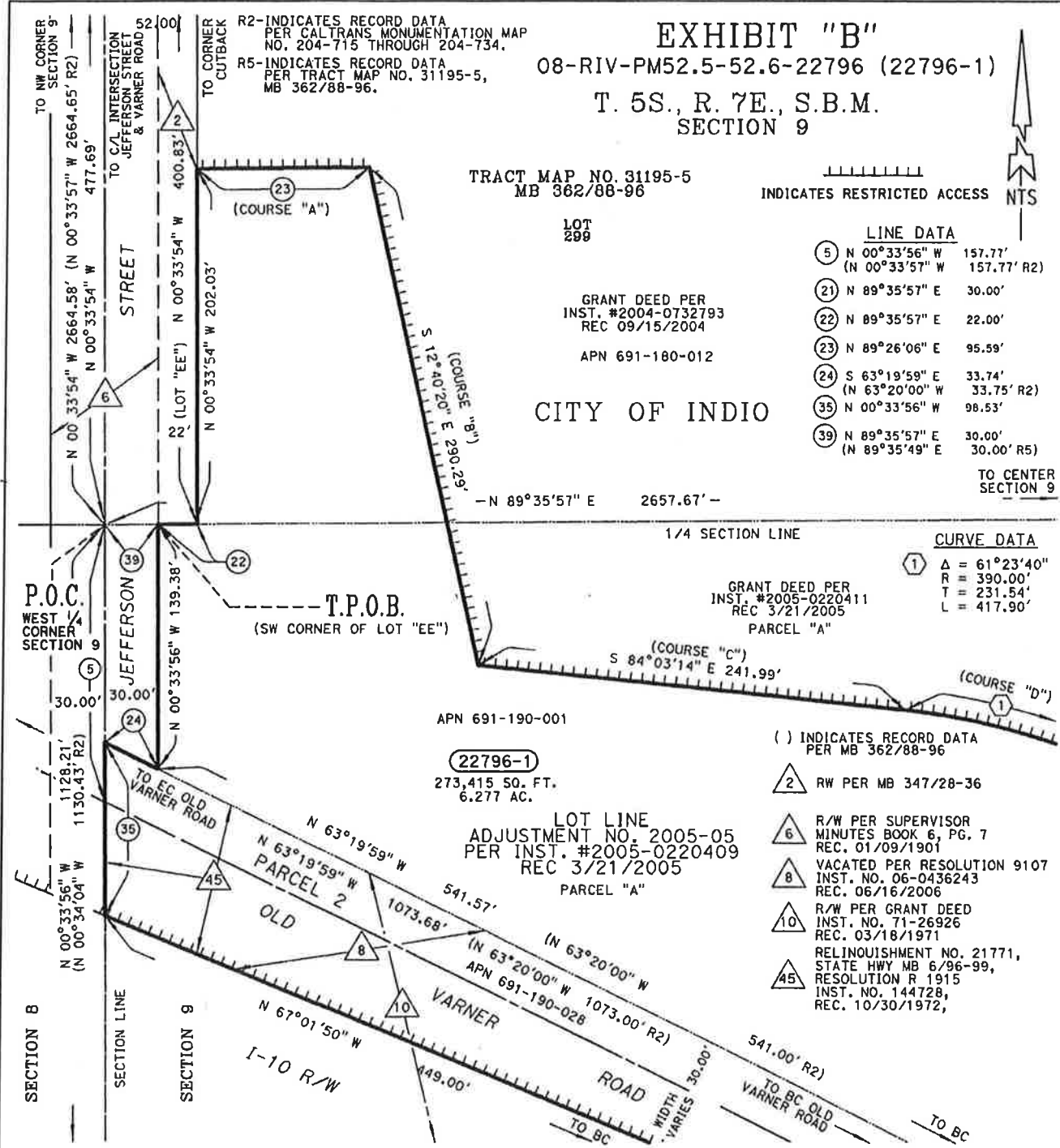
PCL No.: 22796-1	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: B2-0388	PROJECT: JEFFERSON STREET & I-10 INTERCHANGE
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: KNV	
DATE: APRIL 2013	APPROVED BY: <i>Timothy F. Rayburn</i>
SHEET 1 OF 3	DATE: 4/2/2013



# EXHIBIT "B"

08-RIV-PM52.5-52.6-22796 (22796-1)

T. 5S., R. 7E., S.B.M.  
SECTION 9



R2-INDICATES RECORD DATA PER CALTRANS MONUMENTATION MAP NO. 204-715 THROUGH 204-734.  
R5-INDICATES RECORD DATA PER TRACT MAP NO. 31195-5, MB 362/88-96.

TRACT MAP NO. 31195-5  
MB 362/88-96

LOT 299

GRANT DEED PER INST. #2004-0732793 REC 09/15/2004

APN 691-180-012

CITY OF INDIO

INDICATES RESTRICTED ACCESS NTS

LINE DATA	BEARING	DISTANCE
5	N 00°33'56" W (N 00°33'57" W)	157.77' (157.77' R2)
21	N 89°35'57" E	30.00'
22	N 89°35'57" E	22.00'
23	N 89°26'06" E	95.59'
24	S 63°19'59" E (N 63°20'00" W)	33.74' (33.75' R2)
35	N 00°33'56" W	98.53'
39	N 89°35'57" E (N 89°35'49" E)	30.00' (30.00' R5)

TO CENTER SECTION 9

**CURVE DATA**

1	Δ = 61°23'40"
	R = 390.00'
	T = 231.54'
	L = 417.90'

GRANT DEED PER INST. #2005-0220411 REC 3/21/2005 PARCEL "A"

APN 691-190-001

22796-1

273,415 SQ. FT.  
6.277 AC.

LOT LINE ADJUSTMENT NO. 2005-05 PER INST. #2005-0220409 REC 3/21/2005 PARCEL "A"

( ) INDICATES RECORD DATA PER MB 362/88-96

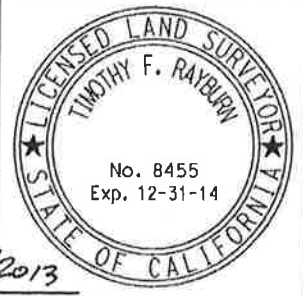
- 2 RW PER MB 347/28-36
- 6 R/W PER SUPERVISOR MINUTES BOOK 6, PG. 7 REC. 01/09/1901
- 8 VACATED PER RESOLUTION 9107 INST. NO. 06-0436243 REC. 06/16/2006
- 10 R/W PER GRANT DEED INST. NO. 71-26926 REC. 03/18/1971
- 45 RELINQUISHMENT NO. 21771, STATE HWY MB 6/96-99, RESOLUTION R 1915 INST. NO. 144728, REC. 10/30/1972,

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000017150

PCL No.: 22796-1
WO No.: B2-0388
SCALE: NTS
PREPARED BY: KNV
DATE: APRIL 2013
SHEET 2 OF 3

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION  
PROJECT: JEFFERSON STREET & I-10 INTERCHANGE  
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

APPROVED BY: *Timothy F. Rayburn* DATE: 4/2/2013



# EXHIBIT "B"

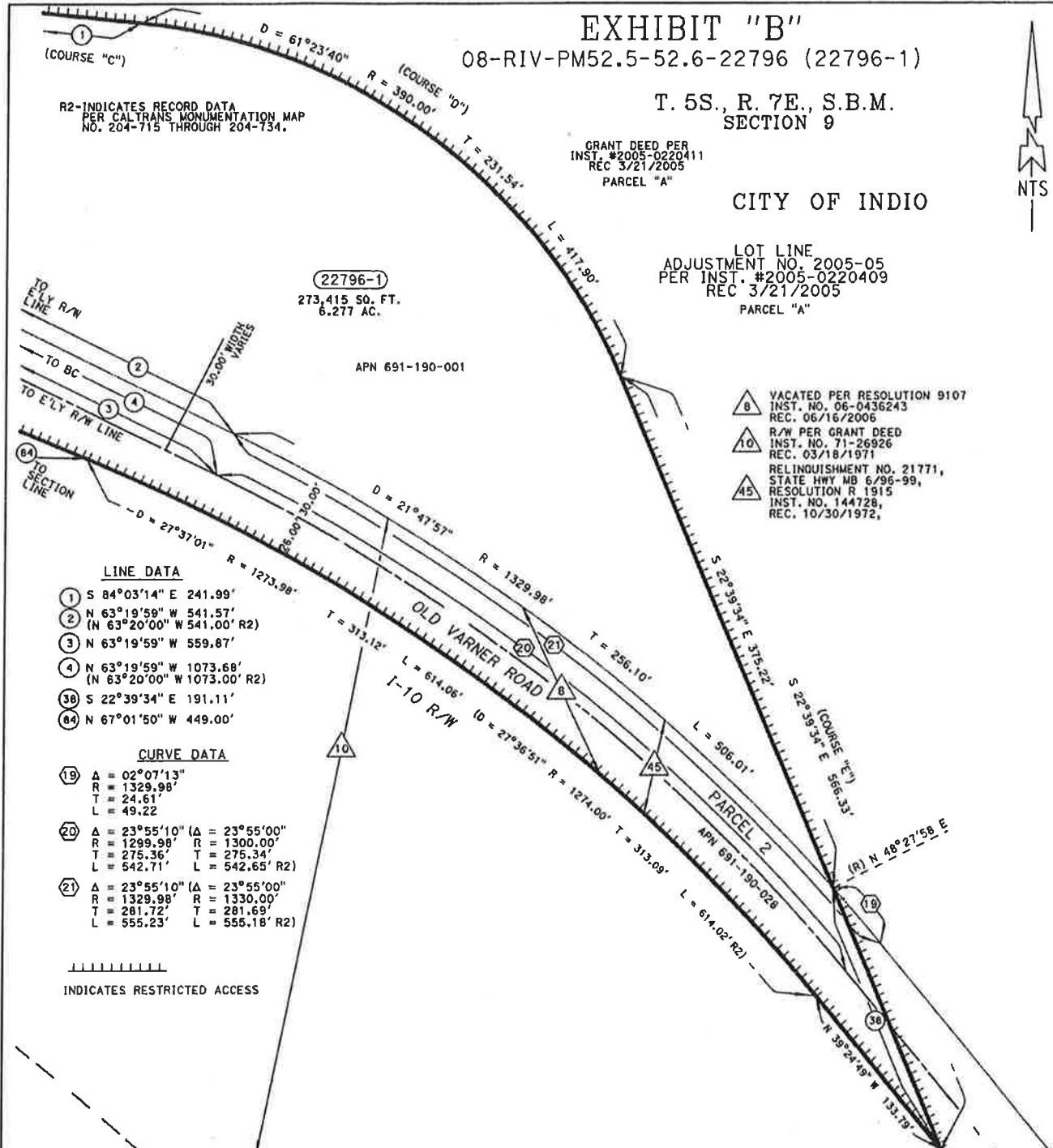
08-RIV-PM52.5-52.6-22796 (22796-1)

T. 5S., R. 7E., S.B.M.  
SECTION 9

CITY OF INDIO

GRANT DEED PER  
INST. #2005-0220411  
REC 3/21/2005  
PARCEL "A"

LOT LINE  
ADJUSTMENT NO. 2005-05  
PER INST. #2005-0220409  
REC 3/21/2005  
PARCEL "A"



R2-INDICATES RECORD DATA  
PER CALTRANS MONUMENTATION MAP  
NO. 204-715 THROUGH 204-734.

- △ 8 VACATED PER RESOLUTION 9107  
INST. NO. 06-0436243  
REC. 06/16/2006
- △ 10 R/W PER GRANT DEED  
INST. NO. 71-26926  
REC. 03/18/1971
- △ 45 RELINQUISHMENT NO. 21771,  
STATE HWY MD 6/96-99,  
RESOLUTION R 1915  
INST. NO. 144728,  
REC. 10/30/1972,

**LINE DATA**

- ① S 84°03'14" E 241.99'
- ② N 63°19'59" W 541.57'  
(N 63°20'00" W 541.00' R2)
- ③ N 63°19'59" W 559.87'
- ④ N 63°19'59" W 1073.68'  
(N 63°20'00" W 1073.00' R2)
- ③ S 22°39'34" E 191.11'
- ④ N 67°01'50" W 449.00'

**CURVE DATA**

- ①9 Δ = 02°07'13"  
R = 1329.98'  
T = 24.61'  
L = 49.22'
- ②0 Δ = 23°55'10" (Δ = 23°55'00"  
R = 1299.98' R = 1300.00'  
T = 275.36' T = 275.34'  
L = 542.71' L = 542.65' R2)
- ②1 Δ = 23°55'10" (Δ = 23°55'00"  
R = 1329.98' R = 1330.00'  
T = 281.72' T = 281.69'  
L = 555.23' L = 555.18' R2)

INDICATES RESTRICTED ACCESS

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000017150

PCL No.: 22796-1	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: B2-0388	
SCALE: NTS	PROJECT: JEFFERSON STREET & I-10 INTERCHANGE
PREPARED BY: KNV	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
DATE: APRIL 2013	APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 4/2/2013
SHEET 3 OF 3	

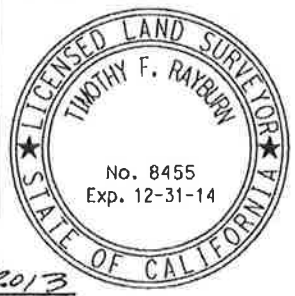


EXHIBIT "A"  
LEGAL DESCRIPTION  
22796-2

BEING A PORTION OF LOT 299 AS SHOWN ON TRACT MAP NUMBER 31195-5 ON FILE IN BOOK 362, PAGES 88 THROUGH 96, INCLUSIVE, OF MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE WEST ONE-HALF OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 9, BEING A POINT ON THE CENTERLINE OF JEFFERSON STREET (52.00 FOOT EASTERLY HALF-WIDTH) AS SHOWN ON SAID TRACT MAP;

THENCE N 89°35'57" E ALONG THE EAST-WEST CENTER-SECTION LINE OF SAID SECTION 9, A DISTANCE 52.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT "EE" AS SHOWN ON SAID TRACT MAP, BEING AN ANGLE POINT IN SAID EASTERLY RIGHT-OF-WAY LINE;

THENCE N 00°33'54" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 202.03 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING N 00°33'54" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 131.19 FEET;

THENCE N 89°26'06" E, A DISTANCE OF 31.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 83.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF JEFFERSON STREET;

THENCE S 00°33'54" E ALONG SAID PARALLEL LINE, A DISTANCE OF 131.19 FEET;

THENCE S 89°26'06" W, A DISTANCE OF 31.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 4,067 SQUARE FEET, OR 0.093 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 1.000017150 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION DISTRICT 8 MAP, FILE NUMBER RW000157/ 1 THROUGH 12, INCLUSIVE, ON FILE AS MAP NUMBER 205/ 909 THROUGH 920, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

08-RIV-10-PM52.5-52.6-22796 (22796-2)

SEE ATTACHED EXHIBIT "B"

APPROVED BY: \_\_\_\_\_

*Timothy F. Rayburn*

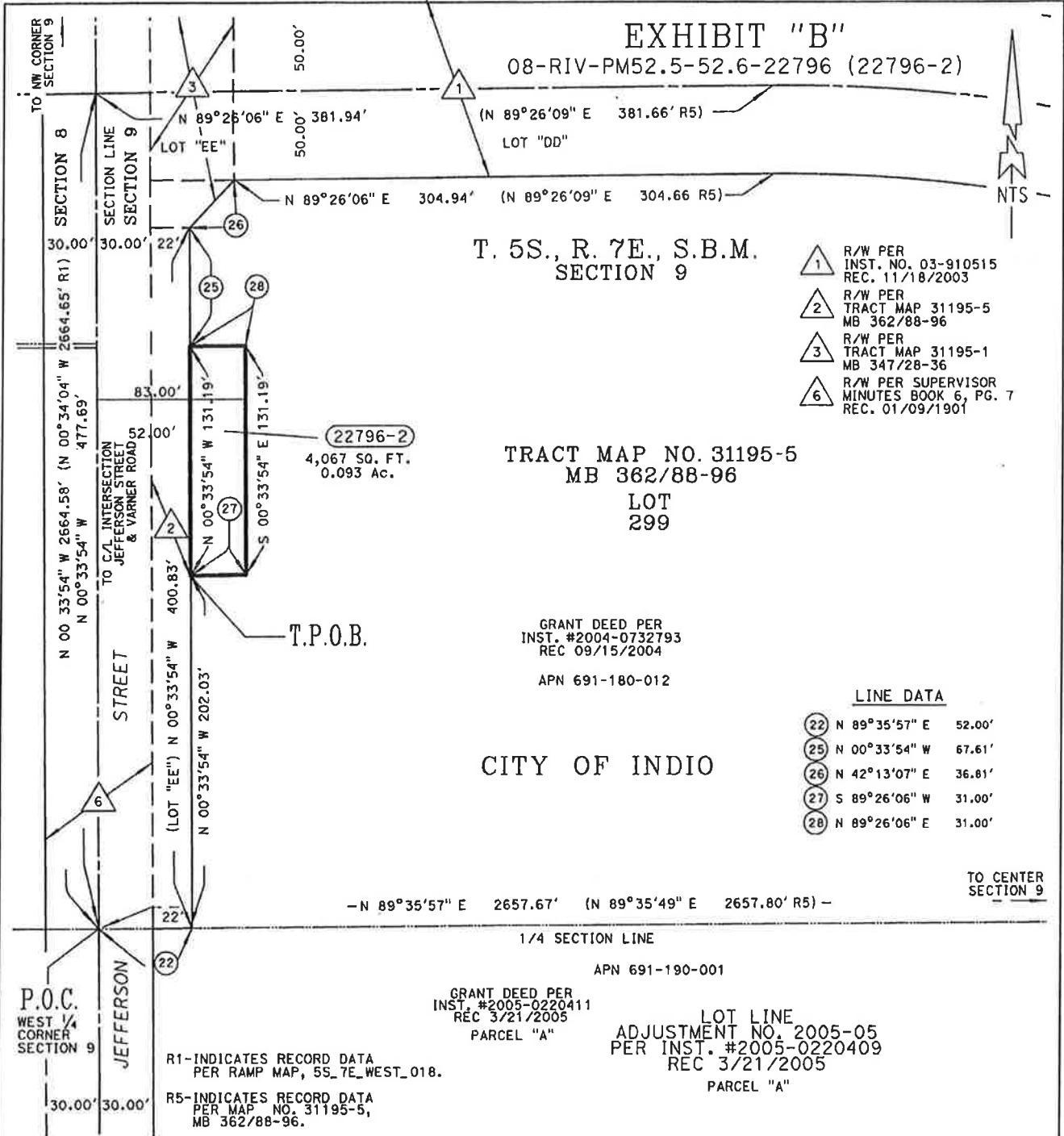
DATE: \_\_\_\_\_

*11/2/2013*



# EXHIBIT "B"

08-RIV-PM52.5-52.6-22796 (22796-2)



- 1 R/W PER INST. NO. 03-910515 REC. 11/18/2003
- 2 R/W PER TRACT MAP 31195-5 MB 362/88-96
- 3 R/W PER TRACT MAP 31195-1 MB 347/28-36
- 6 R/W PER SUPERVISOR MINUTES BOOK 6, PG. 7 REC. 01/09/1901

T. 5S., R. 7E., S.B.M.  
SECTION 9

TRACT MAP NO. 31195-5  
MB 362/88-96  
LOT 299

GRANT DEED PER  
INST. #2004-0732793  
REC 09/15/2004  
APN 691-180-012

LINE DATA

- 22 N 89°35'57" E 52.00'
- 25 N 00°33'54" W 67.61'
- 26 N 42°13'07" E 36.81'
- 27 S 89°26'06" W 31.00'
- 28 N 89°26'06" E 31.00'

CITY OF INDIO

TO CENTER SECTION 9

- N 89°35'57" E 2657.67' (N 89°35'49" E 2657.80' R5) -

1/4 SECTION LINE

APN 691-190-001

GRANT DEED PER  
INST. #2005-0220411  
REC 3/21/2005  
PARCEL "A"

LOT LINE  
ADJUSTMENT NO. 2005-05  
PER INST. #2005-0220409  
REC 3/21/2005  
PARCEL "A"

R1-INDICATES RECORD DATA  
PER RAMP MAP, 5S\_7E\_WEST\_018.

R5-INDICATES RECORD DATA  
PER MAP NO. 31195-5,  
MB 362/88-96.

P.O.C.  
WEST 1/4  
CORNER  
SECTION 9

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000017150

PCL No.: 22796-2

WO No.: B2-0388

SCALE: NTS

PREPARED BY: KNV

DATE: APRIL 2013

SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

PROJECT: JEFFERSON STREET & I-10 INTERCHANGE

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

APPROVED BY:

*Timothy F. Rayburn*

DATE:

4/2/2013



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**22796-3**

AN EASEMENT FOR SLOPE AND MAINTENANCE PURPOSES LYING WITHIN LOT 299 AS SHOWN ON TRACT MAP NUMBER 31195-5 ON FILE IN BOOK 362, PAGES 88 THROUGH 96, INCLUSIVE, OF MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE WEST ONE-HALF OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 9, BEING A POINT ON THE CENTERLINE OF JEFFERSON STREET (52.00 FOOT EASTERLY HALF-WIDTH) AS SHOWN ON SAID TRACT MAP;

THENCE N 89°35'57" E ALONG THE EAST-WEST CENTER-SECTION LINE OF SAID SECTION 9, A DISTANCE 52.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT "EE" AS SHOWN ON SAID TRACT MAP, BEING AN ANGLE POINT IN SAID EASTERLY RIGHT-OF-WAY LINE;

THENCE N 00°33'54" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 202.03 FEET;

THENCE N 89°26'06" E, A DISTANCE OF 31.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 83.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF JEFFERSON STREET, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE N 00°33'54" W ALONG SAID PARALLEL LINE, A DISTANCE OF 131.19 FEET;

THENCE N 89°26'06" E, A DISTANCE OF 36.45 FEET;

THENCE S 12°40'20" E, A DISTANCE OF 134.18 FEET;

THENCE S 89°26'06" W, A DISTANCE OF 64.59 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 6,628 SQUARE FEET, OR 0.152 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 1.000017150 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION DISTRICT 8 MAP, FILE NUMBER RW000157/ 1 THROUGH 12, INCLUSIVE, ON FILE AS MAP NUMBER 205/ 909 THROUGH 920, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

08-RIV-10-PM52.5-52.6-22796 (22796-3)

SEE ATTACHED EXHIBIT "B"

APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

*Timothy F. Rayburn*

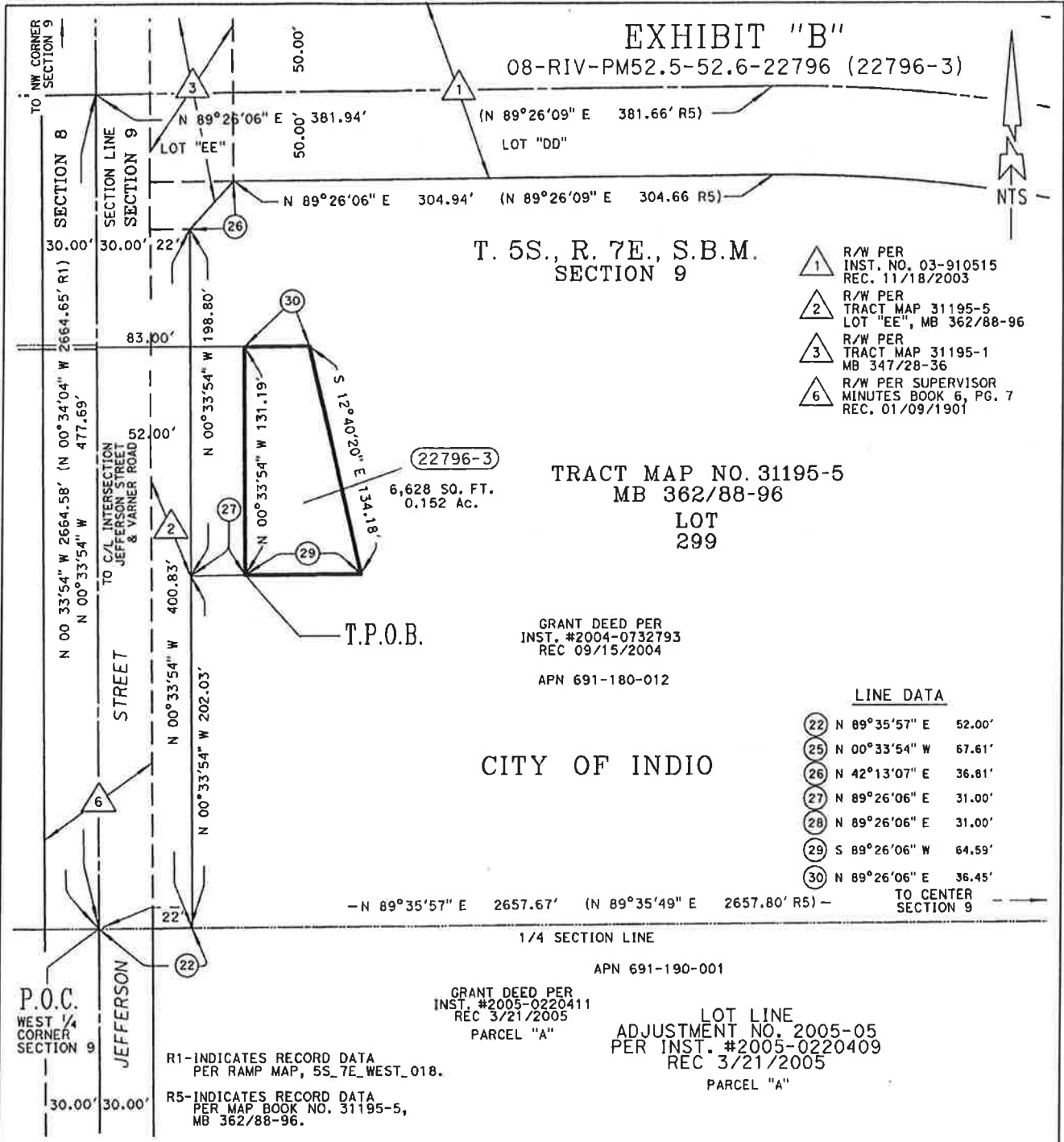
4/2/2013





EXHIBIT "B"

08-RIV-PM52.5-52.6-22796 (22796-3)



- 1 R/W PER INST. NO. 03-910515 REC. 11/18/2003
- 2 R/W PER TRACT MAP 31195-5 LOT "EE", MB 362/88-96
- 3 R/W PER TRACT MAP 31195-1 MB 347/28-36
- 6 R/W PER SUPERVISOR MINUTES BOOK 6, PG. 7 REC. 01/09/1901

TRACT MAP NO. 31195-5  
MB 362/88-96  
LOT 299

GRANT DEED PER INST. #2004-0732793 REC 09/15/2004  
APN 691-180-012

LINE DATA

22	N 89°35'57" E	52.00'
25	N 00°33'54" W	67.61'
26	N 42°13'07" E	36.81'
27	N 89°26'06" E	31.00'
28	N 89°26'06" E	31.00'
29	S 89°26'06" W	64.59'
30	N 89°26'06" E	36.45'

CITY OF INDIO

- N 89°35'57" E 2657.67' (N 89°35'49" E 2657.80' R5) - TO CENTER SECTION 9

1/4 SECTION LINE

APN 691-190-001

GRANT DEED PER INST. #2005-0220411 REC 3/21/2005  
PARCEL "A"

LOT LINE ADJUSTMENT NO. 2005-05 PER INST. #2005-0220409 REC 3/21/2005  
PARCEL "A"

R1-INDICATES RECORD DATA PER RAMP MAP, 55\_7E\_WEST\_018.  
R5-INDICATES RECORD DATA PER MAP BOOK NO. 31195-5, MB 362/88-96.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000017150	
PCL No.: 22796-3	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: B2-0388	PROJECT: JEFFERSON STREET & I-10 INTERCHANGE
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: KNV	APPROVED BY: <i>Timothy F. Rayburn</i>
DATE: APRIL 2013	DATE: 4/2/2013
SHEET 1 OF 1	



LOT LINE  
 ADJUSTMENT NO. 2005-05  
 PER INST. #2005-0220409  
 REC 3/21/2005  
 PARCEL "A"

EXHIBIT "B"  
 08-RIV-PM54.9-56.1-22796 (22796-4)



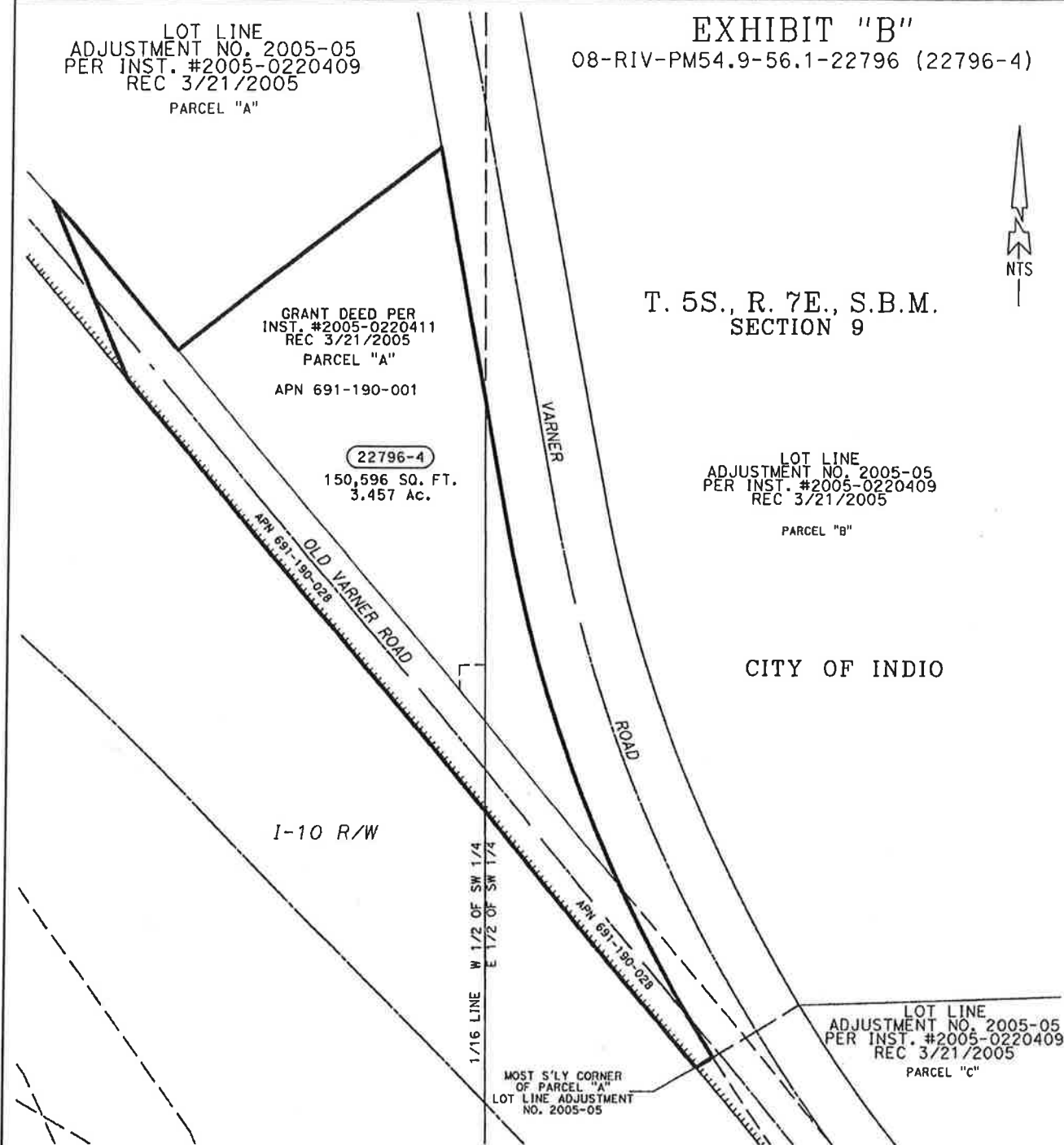
T. 5S., R. 7E., S.B.M.  
 SECTION 9

GRANT DEED PER  
 INST. #2005-0220411  
 REC 3/21/2005  
 PARCEL "A"  
 APN 691-190-001

22796-4  
 150,596 SQ. FT.  
 3.457 Ac.

LOT LINE  
 ADJUSTMENT NO. 2005-05  
 PER INST. #2005-0220409  
 REC 3/21/2005  
 PARCEL "B"

CITY OF INDIO



LOT LINE  
 ADJUSTMENT NO. 2005-05  
 PER INST. #2005-0220409  
 REC 3/21/2005  
 PARCEL "C"

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000017150

PCL No.: 22796-4  
 WO No.: B2-0388  
 SCALE: NTS  
 PREPARED BY: KNV  
 DATE: APRIL 2013  
 SHEET 1 OF 3

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
 SURVEY DIVISION  
 PROJECT: JEFFERSON STREET & I-10 INTERCHANGE  
 THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

APPROVED BY: *Timothy F. Rayburn*

DATE: 4/2/2013



LOT LINE  
ADJUSTMENT NO. 2005-05  
PER INST. #2005-0220409  
REC 3/21/2005

PARCEL "A"

EXHIBIT "B"  
08-RIV-PM54.9-56.1-22796 (22796-4)

T. 5S., R. 7E., S.B.M.  
SECTION 9

CITY OF INDIO

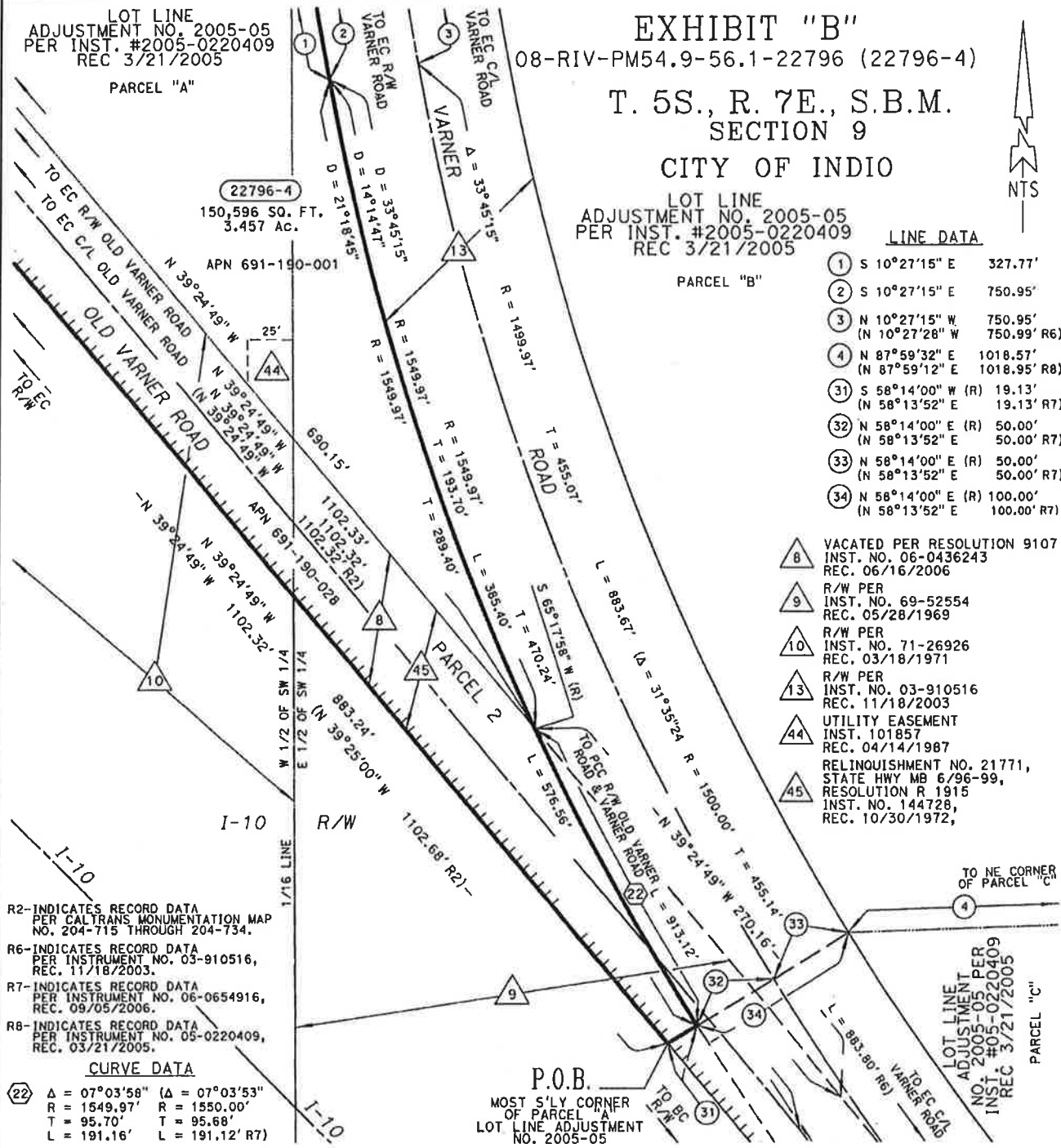
LOT LINE  
ADJUSTMENT NO. 2005-05  
PER INST. #2005-0220409  
REC 3/21/2005

PARCEL "B"

LINE DATA

- ① S 10°27'15" E 327.77'
- ② S 10°27'15" E 750.95'
- ③ N 10°27'15" W 750.95'  
(N 10°27'28" W 750.99' R6)
- ④ N 87°59'32" E 1018.57'  
(N 87°59'12" E 1018.95' R8)
- ③① S 58°14'00" W (R) 19.13'  
(N 58°13'52" E 19.13' R7)
- ③② N 58°14'00" E (R) 50.00'  
(N 58°13'52" E 50.00' R7)
- ③③ N 58°14'00" E (R) 50.00'  
(N 58°13'52" E 50.00' R7)
- ③④ N 58°14'00" E (R) 100.00'  
(N 58°13'52" E 100.00' R7)

- △ 8 VACATED PER RESOLUTION 9107  
INST. NO. 06-0436243  
REC. 06/16/2006
- △ 9 R/W PER  
INST. NO. 69-52554  
REC. 05/28/1969
- △ 10 R/W PER  
INST. NO. 71-26926  
REC. 03/18/1971
- △ 13 R/W PER  
INST. NO. 03-910516  
REC. 11/18/2003
- △ 44 UTILITY EASEMENT  
INST. 101857  
REC. 04/14/1987
- △ 45 RELINQUISHMENT NO. 21771,  
STATE HWY MB 6/96-99,  
RESOLUTION R 1915  
INST. NO. 144728,  
REC. 10/30/1972,



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000017150

PCL No.: 22796-4  
WO No.: B2-0388  
SCALE: NTS  
PREPARED BY: KNV  
DATE: APRIL 2013  
SHEET 2 OF 3

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION  
PROJECT: JEFFERSON STREET & I-10 INTERCHANGE  
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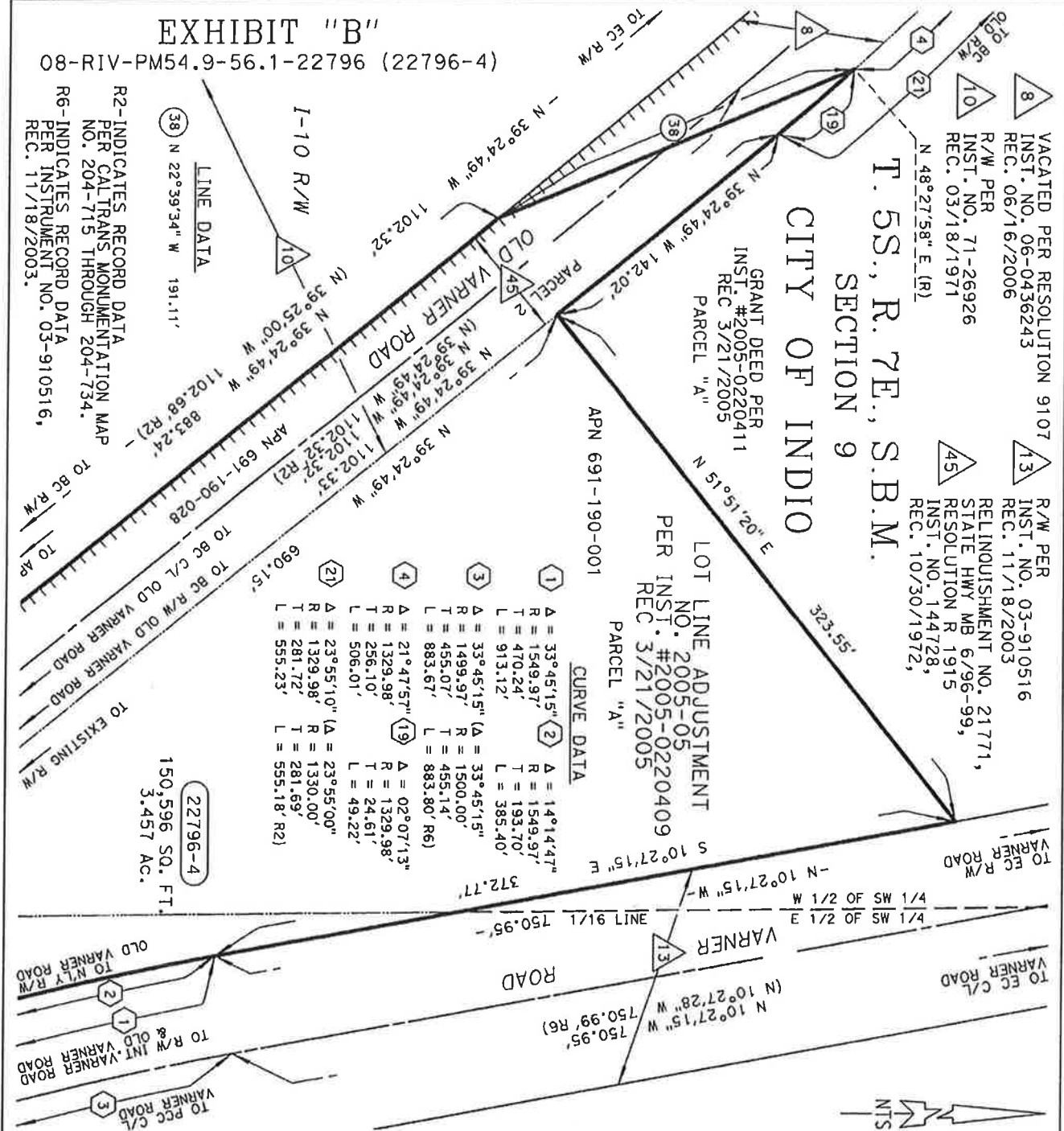
APPROVED BY: *Timothy F. Rayburn* DATE: 4/2/2013



EXHIBIT "B"

08-RIV-PM54.9-56.1-22796 (22796-4)

R2-INDICATES RECORD DATA  
PER CALTRANS MONUMENTATION MAP  
NO. 204-715 THROUGH 204-734.  
R6-INDICATES RECORD DATA  
PER INSTRUMENT NO. 03-910516,  
REC. 11/18/2003.



VACATED PER RESOLUTION 9107  
INST. NO. 06-0436243  
REC. 06/16/2006

R/W PER  
INST. NO. 71-269926  
REC. 03/18/1971

N 48°27'58" E (R)

R/W PER  
INST. NO. 03-910516  
REC. 11/18/2003

RELINQUISHMENT NO. 217771,  
STATE HWY MB 6/96-99,  
RESOLUTION R 1915  
INST. NO. 144728,  
REC. 10/30/1972,

T. 5S., R. 7E., S.B.M.  
SECTION 9  
CITY OF INDIO

GRANT DEED PER  
INST. #2005-0220411  
REC 3/21/2005  
PARCEL "A"

LOT LINE ADJUSTMENT  
NO. 2005-05  
PER INST. #2005-0220409  
REC 3/21/2005  
PARCEL "A"

CURVE DATA

- ① Δ = 33°45'15"    Δ = 14°14'47"  
R = 1549.97'    R = 1549.97'  
T = 470.24'    T = 193.70'  
L = 913.12'    L = 385.40'
- ② Δ = 14°14'47"  
R = 1549.97'  
T = 193.70'  
L = 385.40'
- ③ Δ = 33°45'15" (Δ = 33°45'15"  
R = 1499.97'    R = 1500.00'  
T = 455.07'    T = 455.14'  
L = 883.67'    L = 883.80' (R6)
- ④ Δ = 21°47'57"    Δ = 02°07'13"  
R = 1329.98'    R = 1329.98'  
T = 256.10'    T = 24.61'  
L = 506.01'    L = 49.22'
- ⑤ Δ = 23°55'10" (Δ = 23°55'00"  
R = 1329.98'    R = 1330.00'  
T = 281.72'    T = 281.69'  
L = 555.23'    L = 555.18' (R2)

22796-4  
150,596 SQ. FT.  
3,457 AC.

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PCL No.: 22796-4	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: B2-0388	PROJECT: JEFFERSON STREET & I-10 INTERCHANGE
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: KNV	APPROVED BY: <i>Timothy F. Rayburn</i>
DATE: APRIL 2013	DATE: 4/2/2013
SHEET 3 OF 3	

