

125



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

FORM APPROVED COUNTY COUNSEL  
BY: ANITA C. WILLIS  
DATE: 11-18-13

**FROM:** Successor Agency to the Redevelopment Agency

**SUBMITTAL DATE:**  
December 5, 2013

**SUBJECT:** Mission Plaza Improvement Project – Land Development Approvals, District 2, [\$0]

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

1. Approve and authorize the Chairman of the Board to execute the attached certificates for the Mission Plaza Improvement Project Parcel Mergers 01879, 01880 & 01881; Lot Line Adjustment Number 05411 with accompanying Grant Deeds; and Public Road and Utility Easements.

**BACKGROUND:**  
Summary

On June 14, 2011, the Board of Supervisors for the County of Riverside approved Item 16.1, authorizing the Redevelopment Agency for the County of Riverside to proceed with Conditional Use Permit 3665 (CUP 3665) for new site buildings, on-site and off-site improvements (parking lots, utility infrastructure, and signage).

*Alex Gann*

Alex Gann  
Deputy County Executive Officer

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

<b>SOURCE OF FUNDS:</b> N/A	<b>Budget Adjustment:</b> No
	<b>For Fiscal Year:</b> 2013/14

**C.E.O. RECOMMENDATION:** APPROVE  
BY: *George A. Johnson*  
George A. Johnson  
**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

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

**Prev. Agn. Ref.:** 4-2 of 6/04/13; 4.3 of 7/17/12 | **District:** 2/2 | **Agenda Number:**

4-1

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

Successor Agency to the Redevelopment Agency

**FORM 11:** Mission Plaza Improvement Project – Land Development Approvals, District 2, [\$0]

**DATE:** December 5, 2013

Page 2 of 2

**BACKGROUND:**

**Summary (continued)**

In separate actions, on June 14, 2011, the Board of Directors for the Redevelopment Agency for the County of Riverside approved Item 4.6 and the Board of Supervisors for the County of Riverside approved Item 9.5, a lease between Cardenas Markets and the Redevelopment Agency for the County of Riverside (Agency). The proposed 50,000 square feet of leased area was reflected within CUP 3665.

In order to meet the Agency's obligation under the Cardenas Markets' Lease, the recordation of the Parcel Mergers 01879, 01880 & 01881; Lot Line Adjustment Number 05411 with accompanying Grant Deeds; and Public Road and Utility Easements are required to finalize the site entitlement documents and allow for unobstructed use of the site. On May 19, 2011, the former Redevelopment Agency for the County of Riverside approved the application and certificates for the Parcel Mergers and Lot Line Adjustment, however due to the City of Jurupa Valley incorporating on July 1, 2011; the City of Jurupa Valley has requested new certificates using official City of Jurupa Valley nomenclature.

The Lot Line Adjustment and accompanying Grant Deeds will alter assessor parcel numbers currently owned by the Successor Agency to the Redevelopment Agency (RDA) for the County of Riverside and the Housing Authority of the County of Riverside to allow the future parcels to be developed per CUP 3665, the Cardenas Market Lease, and Housing Authority's land development project. The City of Jurupa Valley is requesting the Public Road and Utility Easements in order to maintain access points to all project assessor parcel numbers owned by both the Successor Agency to the RDA and the Housing Authority of the County of Riverside. Therefore the Housing Authority of the County of Riverside, in a separate companion item before its Board, will seek to obtain approval and authorization to execute the recordation certificates for Lot Line Adjustment Number 05411 and accompanying Public Road and Utility Easements.

Staff recommends that the Board approve the motions and authorize the Chairman of the Board to execute the attached Parcel Mergers 01879, 01880 & 01881; Lot Line Adjustment Number 05411 with accompanying Grant Deeds; and Public Road and Utility Easements for the Mission Plaza Improvement Project. The Housing Authority for the County of Riverside will review a companion item to this Form 11 to approve the Lot Line Adjustment 05411, Grand Deeds and Public Road and Utility Easements.

**Impact on Residents and Businesses**

Properties are owned by the Successor Agency and Housing Authority of the County of Riverside and this specific action will have no tangible impact on residents or businesses. The approval of the attached documents will allow the Successor Agency to the Redevelopment Agency for the County of Riverside to move one step closer to developing the property as conditioned within CUP 3665, meet the lease obligations identified with the Cardenas Market Lease, and obtain a higher property value if future disposition is required.

**Attachments:**

Parcel Merger 01879, 01880 & 01881

Lot Line Adjustment Number 05411 & Grant Deed

Public Road and Utility Easements

**RECORDING REQUESTED BY  
CITY OF JURUPA VALLEY**

*THIS AREA FOR RECORDER'S USE ONLY*

When recorded, return to:

City Clerk  
For the  
Engineering Department  
8304 Limonite Avenue, Suite M  
Jurupa Valley, CA 92586

No Fee, 6103 Government Code  
Benefit of Jurupa Valley

**CERTIFICATE OF PARCEL MERGER NO. 01880**

RECORD OWNERS	EXISTING PARCELS (Assessor Parcel Numbers)
Successor Agency to the Redevelopment Agency (RDA) for the County of Riverside	181-020-022 & 181-020-029

**LEGAL DESCRIPTION OF MERGED PARCELS**

See attached - Exhibit "A"

**SIGNATURE(S) OF RECORDED OWNER(S) (Must be Notarized)**

Print Name/Title: John J. Benoit, Chairman, Board of Supervisors, Successor Agency to the RDA	Signature:
Print Name/Title:	Signature:
Print Name/Title:	Signature:
Print Name/Title:	Signature:

**CITY OF JURUPA VALLEY PLANNING DEPARTMENT APPROVAL**

This Certificate of Parcel Merger is approved.

Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

**CITY OF JURUPA VALLEY CITY ENGINEER'S APPROVAL**

This document reviewed by City of Jurupa Valley City Engineer.

BY: \_\_\_\_\_ Date: \_\_\_\_\_

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA )

COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_ before me, \_\_\_\_\_,  
(Date) (Name and Title of officer)

personally appeared \_\_\_\_\_, who  
(Name(s) of signer(s))

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

**WITNESS** my hand and official seal

{SEAL}

\_\_\_\_\_  
Notary Public

**EXHIBIT "A" – LEGAL DESCRIPTION  
PARCEL MERGER NO. 01880**

**PARCEL A**

Those portions of Lots 4 and 5 of T. M. Parson's Survey of a portion of the Jurupa Rancho, as shown by map on file in Book 1 of Maps at page 68 thereof, Records of San Bernardino County, in the County of Riverside, State of California, said portions being described as follows:

**BEGINNING** at the northeasterly corner of Mayfair Square Unit 1, as shown by map on file in Book 39 of Maps at pages 50 and 51, Records of Riverside County, California said corner being the northeasterly corner of Lot "E" (Briggs Street, 36.00 feet in half width) as shown on said map;

Thence North 56°27'20" West along the northeasterly line of said Lot "E" and along the northeasterly line of Lot "A" (Alley) of said map, a distance of 210.80 feet to the northwesterly corner of that certain parcel of land conveyed to Mission Plaza Properties, Ltd. described as Parcel 4 of Grant Deed recorded November 13, 1987 as Instrument No. 326612, Official Records of Riverside County, California;

Thence North 31°10'00" East along the northwesterly line of said parcel so conveyed, a distance of 683.75 feet to a point on the southwesterly right of way line of Mission Boulevard as conveyed to the County of Riverside by Deed recorded June 4, 1914 in Book 398, page 345 of Deeds, Official Records of Riverside County, California;

Thence South 58°50'00" East along said southwesterly right of way line, a distance of 42.13 feet to an angle point on the boundary line of said parcel so conveyed to Mission Plaza Properties, Ltd.;

Thence South 33°46'20" West along said boundary line, a distance of 134.89 feet to an angle point thereon;

Thence South 58°50'00" East along said boundary line of Parcel 4 and along the boundary line of Parcel 1 of said Grant Deed recorded November 13, 1987 as Instrument No. 326612, a distance of 331.86 feet;

Thence continuing along the boundary line of said Parcel 1 the following eleven (11) courses and distances:

- 1) South 33°47'00" West, a distance of 5.11 feet;
- 2) South 58°50'00" East, a distance of 135.00 feet;
- 3) South 33°47'00" West, a distance of 20.00 feet;
- 4) North 58°50'00" West, a distance of 132.02 feet;
- 5) South 33°47'00" West, a distance of 136.00 feet;
- 6) South 58°50'00" East, a distance of 132.02 feet;
- 7) South 38°50'00" West, a distance of 14.00 feet;

**EXHIBIT "A" – LEGAL DESCRIPTION  
PARCEL MERGER NO. 01880**

- 8) North 58°50'00" West, a distance of 132.02 feet;  
9) South 33°47'00" West, a distance of 388.84 feet;  
11) North 56°27'20" West, a distance of 133.32 feet to the **POINT OF BEGINNING.**  
Containing 4.78 acres, more or less.

  
Andrew Y. Oroscó, L.S. 5491

6/3/13  
Date



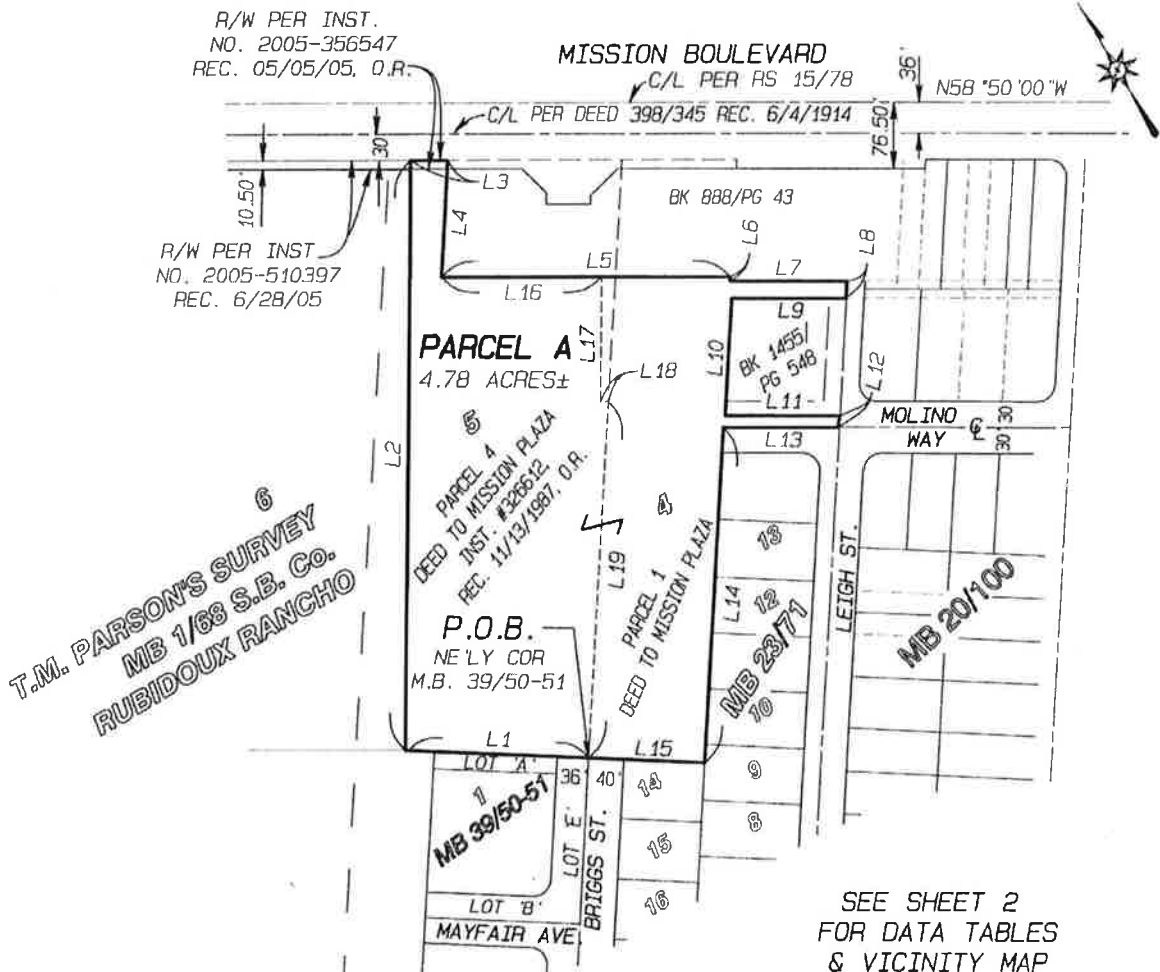
Prepared By: LB/AYO  
Checked By: AYO

Assessor's Parcel Number(s): 181-020-022 and 181-020-029  
RANCHO RUBIDOUX

Date Prepared: May 23, 2013

# EXHIBIT "B" - MAP

## CERTIFICATE OF PARCEL MERGER NO. 01880



SEE SHEET 2  
FOR DATA TABLES  
& VICINITY MAP

**LEGEND**

- APN 181-020-029
- APN 181-020-022
- APN 181-041-008
- LOT LINE BEING REMOVED
- OLD LOT LINE PER M.B. 1/68
- PARCEL A BOUNDARY

Record Owner: Redevelopment Agency County of Riverside  
Address: 3403 10th Street, Suite 500  
Riverside, CA 92501

Exhibit Prepared by: Albert A. Webb Associates  
Address: 3788 McCray Street  
Riverside, CA 92505  
Phone No.: 951) 686-1070

ALBERT A.  
**WEBB**  
ASSOCIATES

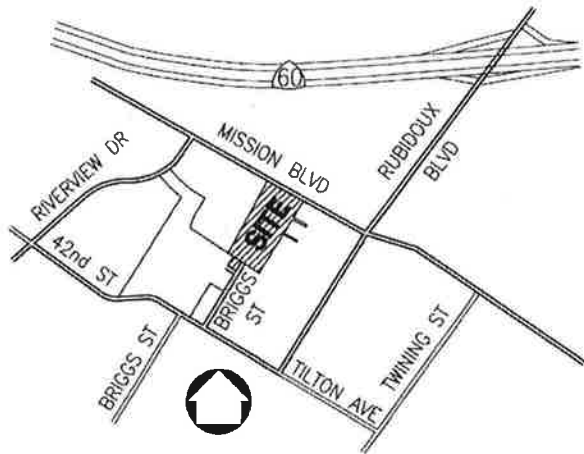
Scale: 1"=200'  
Assessor's Parcel Numbers: 181-020-022;  
181-020-029

Date prepared: 5-23-2013

SHEET 1 OF 2

**EXHIBIT "B" - MAP**  
**CERTIFICATE OF PARCEL MERGER NO. 01880**

LINE	BEARING	DISTANCE
L1	N56°27'20"W	210.80'
L2	N31°10'00"E	683.75'
L3	S58°50'00"E	42.13'
L4	S33°46'20"W	134.89'
L5	S58°50'00"E	331.86'
L6	S33°47'00"W	5.11'
L7	S58°50'00"E	135.00'
L8	S33°47'00"W	20.00'
L9	N58°50'00"W	132.02'
L10	S33°47'00"W	136.00'
L11	S58°50'00"E	132.02'
L12	S38°50'00"W	14.00'
L13	N58°50'00"W	132.02'
L14	S33°47'00"W	388.84'
L15	N56°27'20"W	133.32'
L16	S58°50'00"E	184.39'
L17	S31°10'00"W	144.95'
L18	S58°50'00"E	9.05'
L19	S33°46'20"W	413.20'



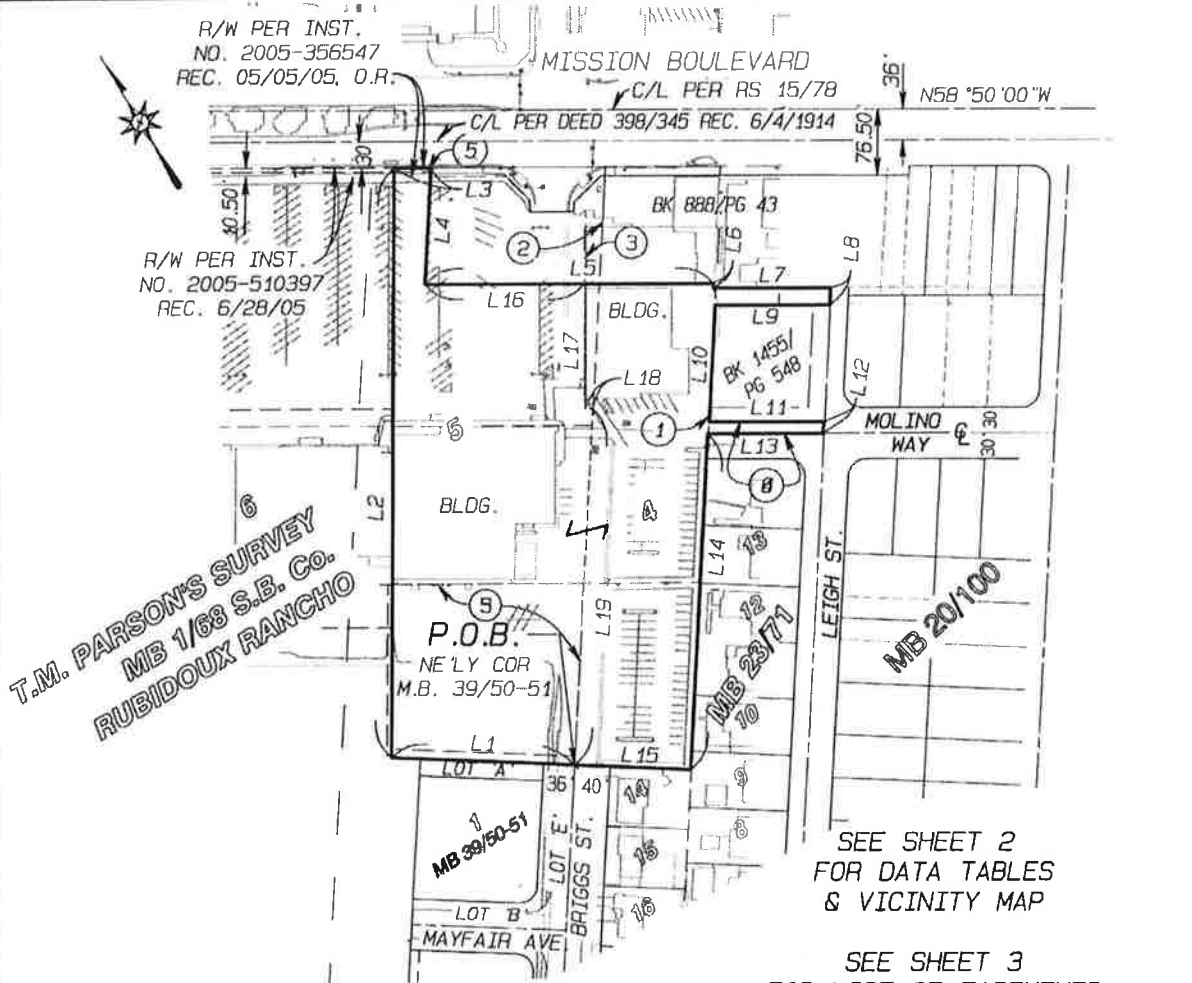
VICINITY MAP  
 NTS



ALBERT A.  
**WEBB**  
 ASSOCIATES

SHEET 2 OF 2

# EXHIBIT "C" - SITE PLAN CERTIFICATE OF PARCEL MERGER NO. 01880



**T.M. PARSON'S SURVEY  
MB 1/68 S.B. CO.  
RUBIDOUX RANCHO**

SEE SHEET 2  
FOR DATA TABLES  
& VICINITY MAP

SEE SHEET 3  
FOR LIST OF EASEMENTS

EXISTING BUILDINGS &  
PARKING TO BE DEMOLISHED

- APN 181-020-029
- APN 181-020-022
- APN 181-041-008

LEGEND

- LOT LINE BEING REMOVED
- OLD LOT LINE PER M.B. 1/68
- PARCEL A BOUNDARY

Record Owner: Redevelopment Agency County of Riverside  
Address: 3403 10th Street, Suite 500  
Riverside, CA 92501

Exhibit Prepared by: Albert A. Webb Associates  
Address: 3788 McCray Street  
Riverside, CA 92505  
Phone No.: 951) 686-1070

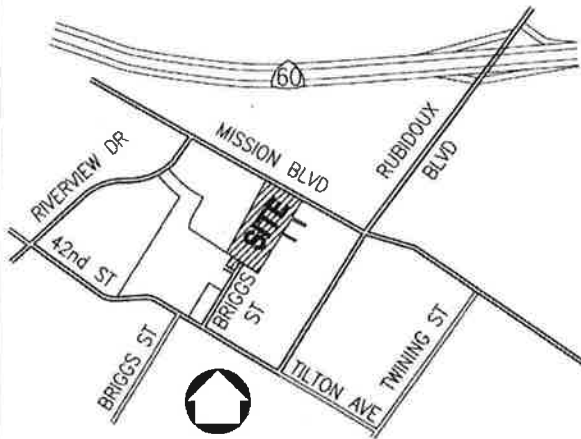
ALBERT A.  
**WEBB**  
ASSOCIATES

Scale: 1"=200'  
Assessor's Parcel Numbers: 181-020-022;  
181-020-029

SHEET 1 OF 3



**EXHIBIT "C" - SITE PLAN  
CERTIFICATE OF PARCEL MERGER NO. 01880**



VICINITY MAP  
NTS

LINE	BEARING	DISTANCE
L1	N56°27'20"W	210.80'
L2	N31°10'00"E	683.75'
L3	S58°50'00"E	42.13'
L4	S33°46'20"W	134.89'
L5	S58°50'00"E	331.86'
L6	S33°47'00"W	5.11'
L7	S58°50'00"E	135.00'
L8	S33°47'00"W	20.00'
L9	N58°50'00"W	132.02'
L10	S33°47'00"W	136.00'
L11	S58°50'00"E	132.02'
L12	S38°50'00"W	14.00'
L13	N58°50'00"W	132.02'
L14	S33°47'00"W	388.84'
L15	N56°27'20"W	133.32'
L16	N56°27'20"W	142.00'
L17	S58°50'00"E	184.39'
L18	S31°10'00"W	144.95'
L19	S58°50'00"E	9.05'
L20	S33°46'20"W	413.20'

A L B E R T A .  
**WEBB**  
A S S O C I A T E S

SHEET 2 OF 3

**EXHIBIT "C" - SITE PLAN  
CERTIFICATE OF PARCEL MERGER NO. 01880**

EASEMENTS

- ① EASEMENT FOR UTILITIES IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY PER BOOK 1121, PAGE 478, RECORDED NOVEMBER 4, 1949, O.R.
- ② EASEMENT FOR RIGHT OF WAY FOR FREE PARKING MOTOR VEHICLE PARKING & INCIDENTAL PURPOSES IN FAVOR OF CITIZENS NATIONAL TRUST & SAVINGS BANK OF RIVERSIDE PER BOOK 2083, PAGE 437, RECORDED MAY 7, 1957, O.R.
- ③ EASEMENT FOR FREE MOTOR VEHICLE PARKING AND DRIVEWAY PURPOSES IN FAVOR OF SIDNEY M. BARTON PER BOOK 2354, PAGE 68, RECORDED OCTOBER 27, 1958, O.R.
- ④ EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN FAVOR OF RALPH T. MOORE PER INST. #27580, RECORDED MARCH 29, 1960, O.R.
- ⑤ EASEMENT FOR PIPELINES IN FAVOR OF FORT SIDE MUTUAL WATER COMPANY PER BOOK 1823, PAGES 183-184, RECORDED NOVEMBER 21, 1955, O.R.

NON-PLOTTABLE EASEMENTS

1. EASEMENT, PRIVILEGE AND SERVITUDE OF THE RIVERSIDE PORTLAND CEMENT COMPANY TO OPERATE ITS CEMENT PLANT WITH RESTRICTIONS PER BOOK 476, PAGE 94, DATED FEB. 16, 1918, OF DEEDS.
2. EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF DRAINS, DITCHES AND CANALS AND INGRESS AND EGRESS TO COUNTY OF RIVERSIDE PER BOOK 509, PAGE 362-363, RECORDED OCTOBER 31, 1919, O.R.
3. EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF CALIFORNIA ELECTRIC POWER CO. PER BOOK INST. #24567, RECORDED MARCH 18, 1960, O.R.
4. EASEMENT FOR FREE MOTOR VEHICLE PARKING PURPOSES IN FAVOR OF MAYFAIR MARKET PER BOOK 2388, PAGE 509, RECORDED DECEMBER 31, 1958, O.R.



A L B E R T A .  
**WEBB**  
A S S O C I A T E S

SHEET 3 OF 3

**RECORDING REQUESTED BY  
CITY OF JURUPA VALLEY**

*THIS AREA FOR RECORDER'S USE ONLY*

When recorded, return to:

City Clerk  
For the  
Engineering Department  
8304 Limonite Avenue, Suite M  
Jurupa Valley, CA 92586

No Fee, 6103 Government Code  
Benefit of Jurupa Valley

**CERTIFICATE OF PARCEL MERGER NO. 01879**

RECORD OWNERS	EXISTING PARCELS (Assessor Parcel Numbers)
Successor Agency to the Redevelopment Agency (RDA) for the County of Riverside	181-020-030, -031; 181-020-023, -027; 181-020-028

**LEGAL DESCRIPTION OF MERGED PARCELS**

See attached - Exhibit "A"

**SIGNATURE(S) OF RECORDED OWNER(S) (Must be Notarized)**

Print Name/Title: John J. Benoit, Chairman, Board of Supervisors, <del>Successor Agency to the RDA</del>	Signature:
Print Name/Title:	Signature:
Print Name/Title:	Signature:
Print Name/Title:	Signature:

**CITY OF JURUPA VALLEY PLANNING DEPARTMENT APPROVAL**

This Certificate of Parcel Merger is approved.

Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

**CITY OF JURUPA VALLEY CITY ENGINEER'S APPROVAL**

This document reviewed by City of Jurupa Valley City Engineer.

BY: \_\_\_\_\_ Date: \_\_\_\_\_

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA )  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_ before me, \_\_\_\_\_,  
(Date) (Name and Title of officer)

personally appeared \_\_\_\_\_, who  
(Name(s) of signer(s))

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

**WITNESS** my hand and official seal

{SEAL}

\_\_\_\_\_  
Notary Public

**EXHIBIT "A" – LEGAL DESCRIPTION  
PARCEL MERGER NO. 01879**

**PARCEL A**

Those portions of Lots 5, 6, 7 and 8 of T. M. Parson's Survey of a portion of the Jurupa Rancho, as shown by map on file in Book 1 of Maps at page 68 thereof, Records of San Bernardino County together with a portion of Lot 11 of Miller and Newman's Survey of Rubidoux Rancho as shown by map on file in Book 7 of Maps at page 36 thereof, Records of San Bernardino County, in the County of Riverside, State of California, said portions being described as follows:

**Commencing** at the northeasterly corner of Mayfair Square Unit 1, as shown by map on file in Book 39 of Map at pages 50 and 51, Records of Riverside County, California, said corner also being the northeasterly corner of Lot "E" (Briggs Street, 36.00 feet in half width) as shown on said map;

Thence North 56°27'20" West along the northeasterly line of said Lot "E" and along the northeasterly line of Lot "A" (Alley, 20 feet in full width) of said map, a distance of 210.80 feet to the **TRUE POINT OF BEGINNING**;

Thence North 56°28'19" West along said northeasterly line, a distance of 633.35 feet to the southeasterly line of that certain parcel of land conveyed to Governing Board of West Riverside School District by Deed recorded May 14, 1948 in Book 912 at page 71, Official Records of Riverside County, California;

Thence North 33°46'20" East along said southeasterly line, a distance of 253.70 feet to the most easterly corner of said parcel so conveyed;

Thence North 57°38'30" West along the northeasterly line of said parcel of land, a distance of 128.3 feet to the most northerly corner thereof, said corner being on the northwesterly line of said T. M. Parson's Survey;

Thence North 47°40'25" East along said northwesterly line, a distance of 13.7 feet to the most easterly corner of that certain parcel of land conveyed to West Riverside School District by Quitclaim Deed recorded June 30, 1934 in Book 180 at page 399, Official Records of Riverside County, California;

Thence North 42°19'35" West along the easterly line of said parcel so conveyed, a distance of 57.01 feet to a point on the northwesterly line of that certain parcel of land conveyed to Mission Plaza Properties, Ltd., a California Limited Partnership, described as Parcel 2 in Grant Deed recorded November 13, 1987 as Instrument No. 326612, Official Records of Riverside County, California, said northwesterly line being on the southeasterly right of way line of Riverview Drive (44.00 feet in half width) as established by Quitclaim Deed from the County of Riverside to Wilvine Investments, Inc., recorded March 14, 1962

**EXHIBIT "A" – LEGAL DESCRIPTION  
PARCEL MERGER NO. 01879**

as instrument No. 23577, Official Records of Riverside County, California, said point also being on a non-tangent curve, concave northwesterly, having a radius of 544.00 feet, the radial line to said point bears South 34°05'36" East;

Thence northeasterly along said southeasterly right of way line and along said curve, to the left, through a central angle of 23°20'20", an arc distance of 221.59 feet;

Thence North 32°34'05" East along said southeasterly right of way line, a distance of 32.88 feet to an angle point on said right of way line, said point being the most westerly corner of that certain parcel of land conveyed to the County of Riverside by Grant Deed recorded February 3, 1981 as Instrument No. 55427;

Thence South 58°50'00" East along said right of way line and along the boundary line of said parcel so conveyed, a distance of 6.00 feet to an angle point thereon;

Thence North 32°42'10" East continuing along said southeasterly right of way line and along said boundary line, a distance of 100.00 feet to an angle point thereon;

Thence North 76°53'40" East continuing along said southeasterly right of way line and along said boundary line, a distance of 24.38 feet;

Thence North 31°05'10" East continuing along said southeasterly right of way line and along said boundary line, a distance of 6.12 feet to the beginning of a non-tangent curve concave to the south having a radius of 40.00 feet, the radial line to said point bears North 13°27'47" East;

Thence easterly and southeasterly along said northeasterly line and along said curve, to the right, through a central angle of 17°42'13", an arc distance of 12.36 feet to a point on the southwesterly right of way line of Mission Boulevard (30 feet in half width) as conveyed to the County of Riverside by Deed recorded June 4, 1914 in Book 398 of Deeds at page 345 thereof, Records of Riverside County, California;


Thence South 58°50'00" East along said southwesterly right of way line, a distance of 711.46 feet to the most easterly corner of that certain parcel of land conveyed to Mission Plaza Properties described as Parcel 3 of Grant Deed recorded November 13, 1987, as Instrument No. 326612, Official Records of Riverside County, California;

Thence South 31°10'00" West along the southeasterly line of said Parcel 3, a distance of 683.75 feet to the **TRUE POINT OF BEGINNING**.

Containing 10.86 acres, more or less.

**EXHIBIT "A" – LEGAL DESCRIPTION  
PARCEL MERGER NO. 01879**

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF  
PREPARED UNDER MY SUPERVISION

  
Andrew Y. Oroscó, L.S. 5491

6/3/13  
Date



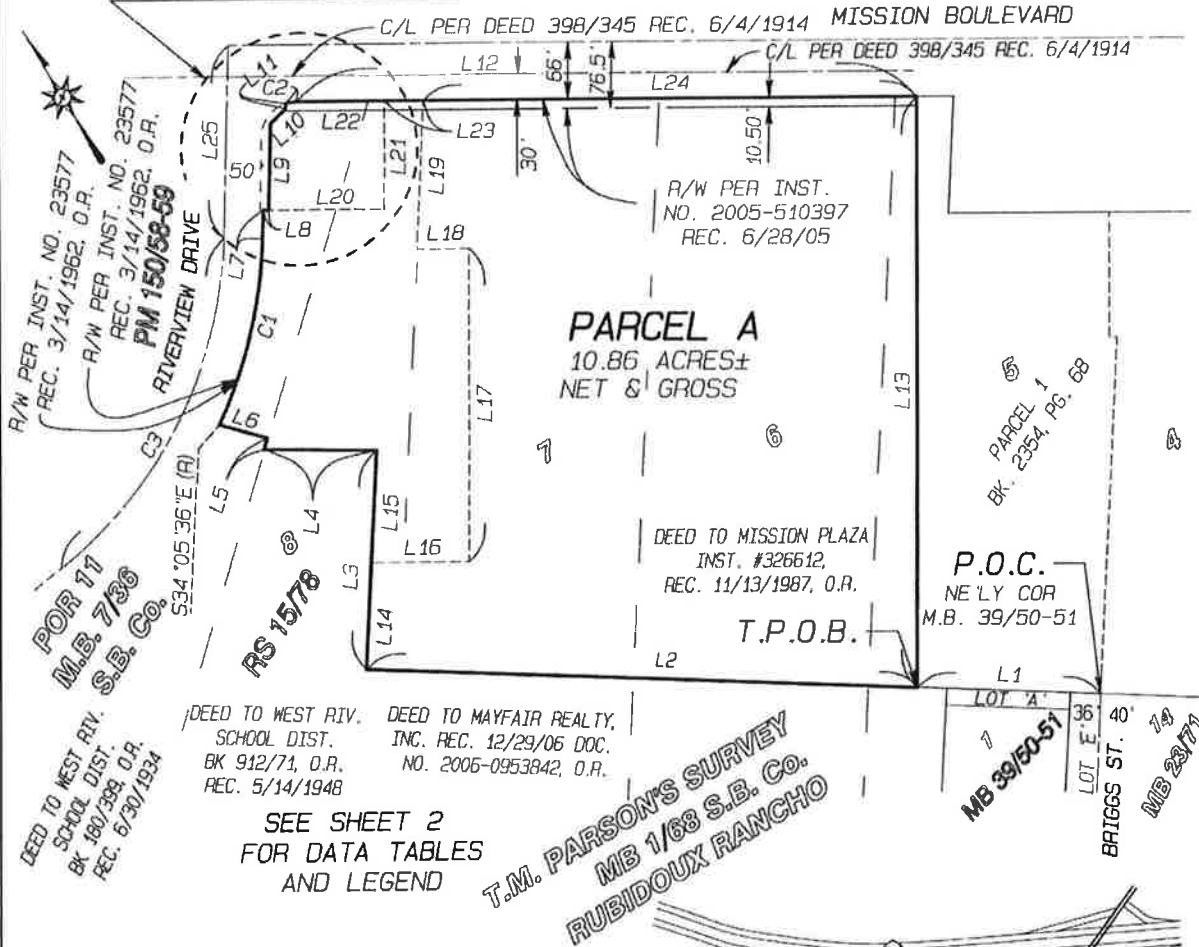
Prepared By: LB/AYO  
Checked By: AYO

Assessor's Parcel Number(s): 181-020-030, -031; 181-020-023, -027; 181-020-028  
RANCHO RUBIDOUX

Date Prepared: May 5, 2012

# EXHIBIT "B" - MAP CERTIFICATE OF PARCEL MERGER NO. 01879

SEE DETAIL 'A' ON SHEET 3



SEE SHEET 2  
FOR DATA TABLES  
AND LEGEND

- APN 181-020-030
- APN 181-020-031
- APN 181-020-023
- APN 181-020-027
- APN 181-020-028

Record Owner: Redevelopment Agency County of Riverside  
Address: 3403 10th Street, Suite 500  
Riverside, CA 92501

Record Owner: Allie T. Mallad  
Address: 5786 Mission Blvd.  
Riverside, CA 92509

Exhibit Prepared by: Albert A. Webb Associates  
Address: 3788 McCray Street  
Riverside, CA 92505  
Phone No.: 951) 686-1070

Scale: 1"=200'  
Assessor's Parcel Numbers: 181-020-030, - 031;  
181-020-023, -027; 181-020-028

File :G:\2010\10-0166\002 Parcel Merger\10-166 Parcel Merger- 01879 revised 6-16-13.pro



A. BERT A.  
**WEBB**  
ASSOCIATES

SHEET 1 OF 3

**EXHIBIT "B" - MAP**  
**CERTIFICATE OF PARCEL MERGER NO. 01879**

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	544.00'	221.59'	23°20'20"	112.35'
C2	40.00'	12.36'	17°42'13"	6.23'
C3	500.00'	437.65'	50°09'02"	233.95'

LINE	BEARING	DISTANCE
L1	N56°27'20"W	210.80'
L2	N56°28'19"W	633.35'
L3	N33°46'20"E	253.70'
L4	N57°38'30"W	128.3'
L5	N47°40'25"E	13.7'
L6	N42°19'35"W	57.01'
L7	N32°34'05"E	32.88'
L8	S58°50'00"E	6.00'
L9	N32°42'10"E	100.00'
L10	N76°53'40"E	24.38'
L11	N31°05'10"E	6.12'
L12	S58°50'00"E	711.46'
L13	S31°10'00"W	683.75'
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L15	N33°46'20"E	129.67'
L16	S50°50'00"E	111.62'
L17	N31°10'00"E	362.75'
L18	N58°50'00"W	59.28'
L19	N33°46'20"E	171.18'
L20	S58°50'00"E	132.29'
L21	S31°10'00"W	125.00'
L22	S58°50'00"E	100.00'
L23	S58°50'00"E	44.41'
L24	S58°50'00"E	567.05'
L25	N32°42'10"E	222.81'

**LEGEND**

- LOT LINE BEING REMOVED
- - - - - OLD LOT LINE PER M.B. 1/68
- PARCEL A BOUNDARY

A L B E R T A .

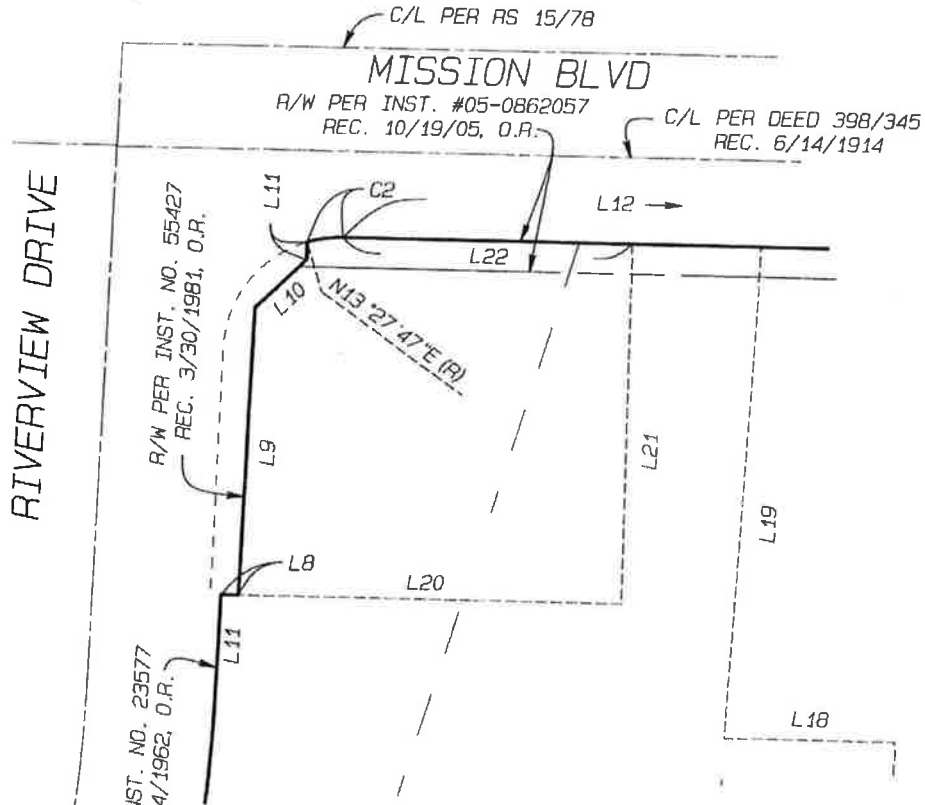
**WEBB**

A S S O C I A T E S

SHEET  2  OF  3

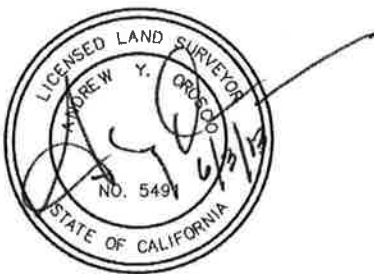


**EXHIBIT "B" - MAP**  
**CERTIFICATE OF PARCEL MERGER NO. 01879**



**DETAIL 'A'**

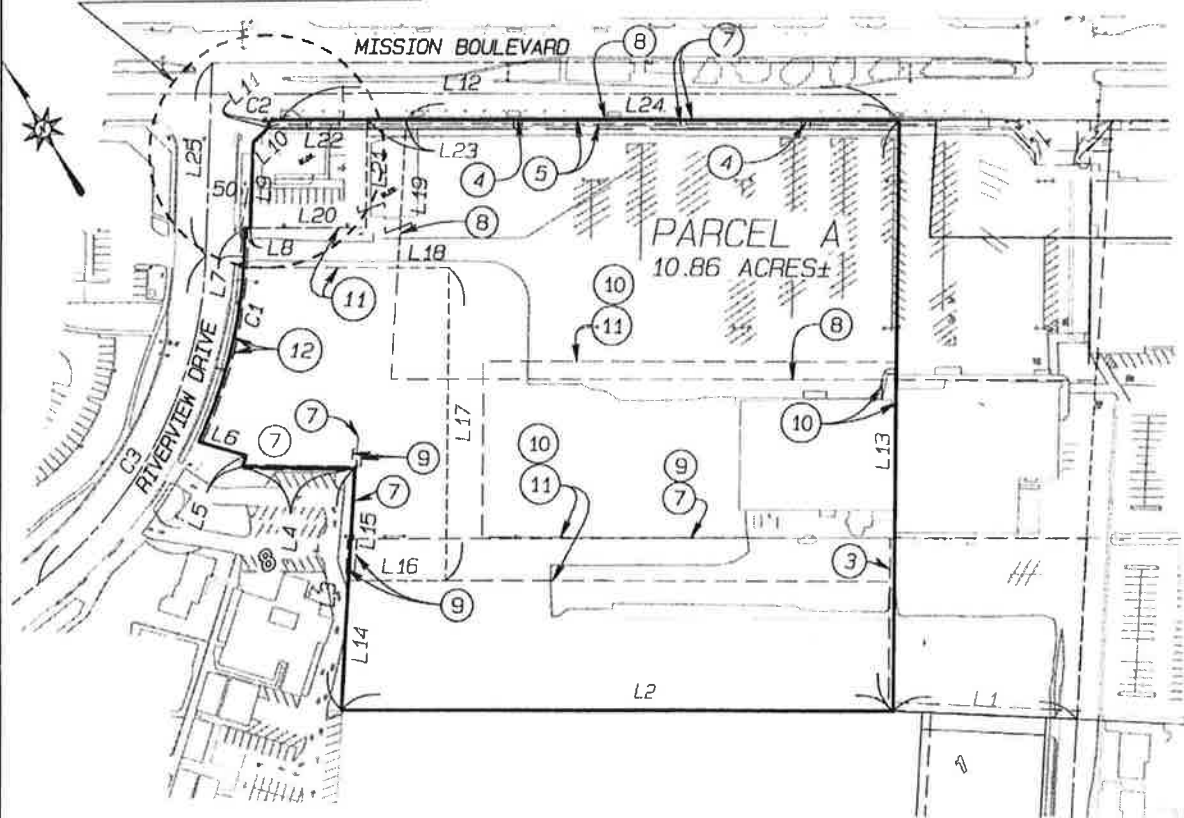
SCALE: 1" = 60'



A L B E R T A .  
**WEBB**  
 A S S O C I A T E S  
 SHEET 3 OF 3

# EXHIBIT "C" - SITE PLAN CERTIFICATE OF PARCEL MERGER NO. 01879

SEE DETAIL 'A' ON SHEET 3



EXISTING BUILDINGS & PARKING TO BE DEMOLISHED

SEE SHEET 2  
FOR DATA TABLES

SEE SHEET 4  
FOR LIST OF EASEMENTS

Record Owner: Redevelopment Agency County of Riverside  
Address: 3403 10th Street, Suite 500  
Riverside, CA 92501  
Record Owner: Allie T. Mallard  
Address: 5786 Mission Blvd.  
Riverside, CA 92509

Exhibit Prepared by: Albert A. Webb Associates  
Address: 3788 McCray Street  
Riverside, CA 92505  
Phone No.: 951) 686-1070

Scale: 1"=200'  
Assessor's Parcel Numbers: 181-020-030, - 031;  
181-020-023, -027; 181-020-028



ALBERT A.  
**WEBB**

ASSOCIATES

SHEET 1 OF 4

**EXHIBIT "C" - SITE PLAN  
CERTIFICATE OF PARCEL MERGER NO. 01879**

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	544.00'	221.59'	23°20'20"	112.35'
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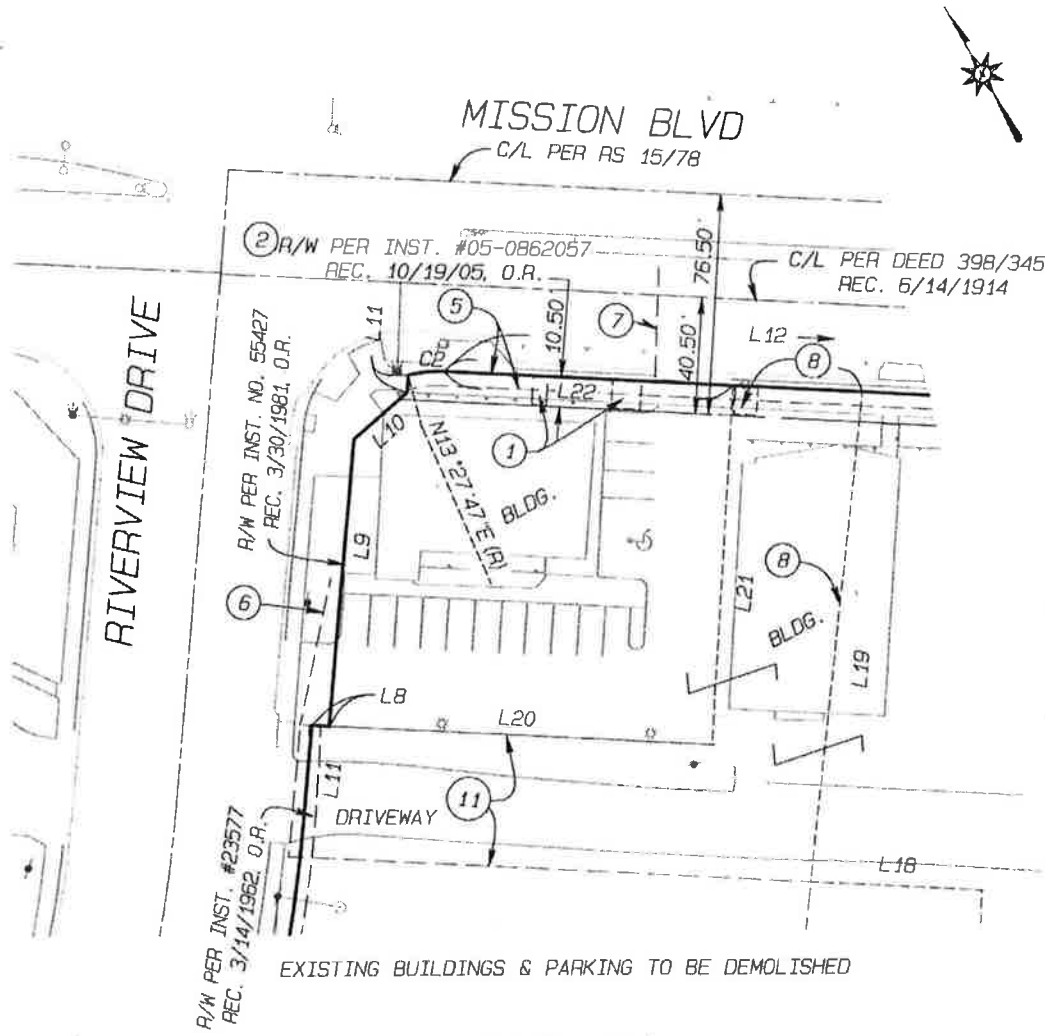
LEGEND

- LOT LINE BEING REMOVED
- - - - - OLD LOT LINE PER M.B. 1/68
- PARCEL A BOUNDARY

A L B E R T A .  
**WEBB**  
A S S O C I A T E S

SHEET 2 OF 4

**EXHIBIT "B" - SITE PLAN  
 CERTIFICATE OF PARCEL MERGER NO. 01879**



**DETAIL 'A'**  
 SCALE: 1" = 60'

ALBERT A.  
**WEBB**  
 ASSOCIATES

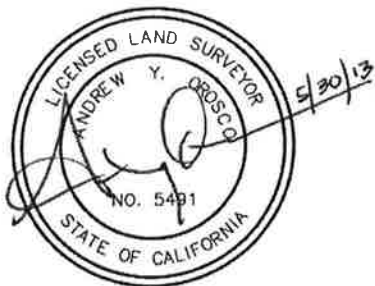
**EXHIBIT "C" - SITE PLAN**  
**CERTIFICATE OF PARCEL MERGER NO. 01879**

EASEMENTS

- ① EASEMENT FOR WATER PIPE LINES AND INCIDENTAL PURPOSES IN FAVOR OF RUBIDOUX COMMUNITY SERVICES DISTRICT PER INST. #337078, RECORDED OCTOBER 10, 1995, O.R.
- ② EASEMENT FOR PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES AND INCIDENTAL PURPOSES IN FAVOR OF COUNTY OF RIVERSIDE PER INST. #05-862057, RECORDED OCTOBER 10, 2005, O.R.
- ③ C/L WATERLINE EASEMENT IN FAVOR OF SUNNYSLOPE HEIGHTS WATER CO. PER INST. #65950, RECORDED MAY 28, 1964 & INST. #82661, RECORDED JULY 6, 1964, O.R.
- ④ EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES IN FAVOR OF RUBIDOUX COMMUNITY SERVICES DISTRICT PER INST. #337100, RECORDED OCTOBER 10, 1995, O.R.
- ⑤ EASEMENT FOR PIPELINES IN FAVOR OF FORT SIDE MUTUAL WATER COMPANY PER BOOK 1823, PAGE 183-184, RECORDED NOVEMBER 21, 1955, O.R.
- ⑥ C/L OF EASEMENT FOR POLE LINES AND CONDUITS IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY PER BOOK 2272, PAGE 355, RECORDED MAY 16, 1958, O.R.
- ⑦ EASEMENT FOR POLE LINES AND CONDUITS IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH CO. PER BOOK 2249, PAGE 479 AND 481, RECORDED APRIL 4, 1958, O.R.
- ⑧ EASEMENT FOR RIGHT OF WAY FOR FREE PARKING MOTOR VEHICLE PARKING & INCIDENTAL PURPOSES IN FAVOR OF CITIZENS NATIONAL TRUST & SAVINGS BANK OF RIVERSIDE PER BOOK 2083, PAGE 437, RECORDED MAY 7, 1957, O.R.
- ⑨ EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY PER BOOK 2256, PAGE 402, RECORDED APRIL 17, 1958, O.R.
- ⑩ EASEMENT FOR FREE MOTOR VEHICLE PARKING AND DRIVEWAY PURPOSES IN FAVOR OF SIDNEY M. BARTON PER INST. #94684 IN BOOK 2388, PAGE 509, RECORDED DEC. 31, 1958, O.R.
- ⑪ EASEMENT FOR SLOPES AND DRAINAGE AND INCIDENTAL PURPOSES IN FAVOR OF THE COUNTY OF RIVERSIDE PER INST. #73109, RECORDED AUG. 19, 1960, O.R.

NON-PLOTTABLE EASEMENTS

1. EASEMENT FOR PIPELINE IN FAVOR OF SUNNYSLOPE HEIGHTS WATER CO. PER INST. #88090, RECORDED JULY 17, 1964, O.R.
2. EASEMENT FOR PIPELINES, OPEN DITCH AND INCIDENTAL PURPOSES IN FAVOR OF ABIGAIL HIGGINS, ET AL, PER BOOK 147, PAGE 372, RECORDED FEB. 26, 1903, OF DEEDS.
3. EASEMENT, PRIVILEGE AND SERVITUDE OF THE RIVERSIDE PORTLAND CEMENT COMPANY TO OPERATE ITS CEMENT PLANT WITH RESTRICTIONS PER BOOK 476, PAGE 94, DATED FEB. 16, 1918, OF DEEDS.
4. EASEMENT FOR FREE MOTOR VEHICLE PARKING AND DRIVEWAY IN FAVOR OF MAY FAIR MARKET PER INST. #94684 IN BOOK 2388, PAGE 509, RECORDED DEC. 31, 1958, O.R.



A L B E R T A .  
**WEBB**  
A S S O C I A T E S

SHEET 4 OF 4

**RECORDING REQUESTED BY  
CITY OF JURUPA VALLEY**

*THIS AREA FOR RECORDER'S USE ONLY*

When recorded, return to:

City Clerk  
For the  
Engineering Department  
8304 Limonite Avenue, Suite M  
Jurupa Valley, CA 92586

No Fee, 6103 Government Code  
Benefit of Jurupa Valley

**CERTIFICATE OF PARCEL MERGER NO. 01881**

RECORD OWNERS	EXISTING PARCELS (Assessor Parcel Numbers)
Successor Agency to the Redevelopment Agency (RDA) for the County of Riverside	181-020-030, -031; 181-020-023, -027; 181-020-028

**LEGAL DESCRIPTION OF MERGED PARCELS**  
See attached - Exhibit "A"

**SIGNATURE(S) OF RECORDED OWNER(S) (Must be Notarized)**

Print Name/Title: John J. Benoit, Chairman, Board of Supervisors, <small>Successor Agency to the RDA</small>	Signature:
Print Name/Title:	Signature:
Print Name/Title:	Signature:
Print Name/Title:	Signature:

**CITY OF JURUPA VALLEY PLANNING DEPARTMENT APPROVAL**

This Certificate of Parcel Merger is approved.

Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

**CITY OF JURUPA VALLEY CITY ENGINEER'S APPROVAL**

This document reviewed by City of Jurupa Valley City Engineer.

BY: \_\_\_\_\_ Date: \_\_\_\_\_

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA )  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_ before me, \_\_\_\_\_,  
(Date) (Name and Title of officer)

personally appeared \_\_\_\_\_, who  
(Name(s) of signer(s))

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

**WITNESS** my hand and official seal

{SEAL}

\_\_\_\_\_  
Notary Public

**EXHIBIT "A" – LEGAL DESCRIPTION  
PARCEL MERGER NO. 01881**

**PARCEL A**

Parcel A of Certificate of Parcel Merger No. 01879, recorded \_\_\_\_\_, 2012 as Document No. 2012-\_\_\_\_\_, together with Parcel A of Certificate of Parcel Merger No. 01880, recorded \_\_\_\_\_, 2012 as Document No. 2012-\_\_\_\_\_, both Official Records of Riverside County, California being portions of Lots 4, 5, 6, 7 and 8 of T. M. Parson's Survey of a portion of the Jurupa Rancho, as shown by map on file in Book 1 of Maps at page 68 thereof, Records of San Bernardino County **together with** a portion of Lot 11 of Miller and Newman's Survey of Rubidoux Rancho as shown by map on file in Book 7 of Maps at page 36 thereof, Records of San Bernardino County, California, said portions being described as follows:

**BEGINNING** at the northeasterly corner of Mayfair Square Unit 1, as shown by map on file in Book 39 of Maps at pages 50 and 51, Records of Riverside County, California said corner being the northeasterly corner of Lot "E" (Briggs Street, 36.00 feet in half width) as shown on said map;

Thence North 56°27'20" West along the northeasterly line of said Lot "E" and along the northeasterly line of Lot "A" (Alley) of said map, a distance of 178.00 feet to the most northerly corner of said Lot "A", said corner being the most easterly corner of that certain parcel of land conveyed to Mayfair Realty, Inc., a Delaware corporation, by Grant Deed recorded December 29, 2006 as Document No. 2006-0953842, Official Records of Riverside County, California;

Thence North 56°27'20" West along the northeasterly line of said parcel so conveyed, a distance of 32.80 feet to the northwesterly corner of that certain parcel of land conveyed to Mission Plaza Properties, Ltd. described as Parcel 4 of Grant Deed recorded November 13, 1987 as Instrument No. 326612, Official Records of Riverside County, California;

Thence North 56°28'19" West along the northeasterly line of said parcel so conveyed to Mayfair Realty, Inc., a distance of 633.35 feet to the southeasterly line of that certain parcel of land conveyed to Governing Board of West Riverside School District by Deed recorded May 14, 1948 in Book 912 at page 71, Official Records of Riverside County, California;

Thence North 33°46'20" East along said southeasterly line, a distance of 253.70 feet to the most easterly corner of said parcel so conveyed;

Thence North 57°38'30" West along the northeasterly line of said parcel of land, a distance of 128.30 feet to the most northerly corner thereof, said corner being on the northwesterly line of said T. M. Parson's Survey;

Thence North 47°40'25" East along said northwesterly line, a distance of 13.70 feet to the most easterly corner of that certain parcel of land conveyed to West Riverside School District by Quitclaim Deed recorded June 30, 1934 in Book 180 at page 399, Official Records of Riverside County, California;

Thence North 42°19'35" West along the easterly line of said parcel so conveyed, a distance of 57.01 feet to a point on the northwesterly line of that certain parcel of land conveyed to Mission Plaza Properties, Ltd., a California Limited Partnership, described as Parcel 2 in Grant Deed recorded November 13, 1987 as Instrument No. 326612, Official Records of Riverside County, California, said northwesterly line being on the southeasterly right of way line of Riverview Drive

**EXHIBIT "A" – LEGAL DESCRIPTION  
PARCEL MERGER NO. 01881**

(44.00 feet in half width) as established by Quitclaim Deed from the County of Riverside to Wilvine Investments, Inc., recorded March 14, 1962 as Instrument No. 23577, Official Records of Riverside County, California, said point also being on a non-tangent curve, concave northeasterly, having a radius of 544.00 feet, the radial line to said point bears South 34°05'36" East;

Thence northeasterly along said southeasterly right of way line and along said curve, to the left, through a central angle of 23°20'20", an arc distance of 221.59 feet;

Thence North 32°34'05" East along said southeasterly right of way line, a distance of 32.88 feet to an angle point on said right of way line, said point being the most westerly corner of that certain parcel of land conveyed to the County of Riverside by Grant Deed recorded February 3, 1981 as Instrument No. 55427;

Thence South 58°50'00" East along said right of way line and along the boundary line of said parcel so conveyed, a distance of 6.00 feet to an angle point thereon;

Thence North 32°42'10" East continuing along said southeasterly right of way line and along said boundary line, a distance of 100.00 feet to an angle point thereon;

Thence North 76°53'40" East continuing along said southeasterly right of way line and along said boundary line, a distance of 24.38 feet;

Thence North 31°05'10" East continuing along said southeasterly right of way line and along said boundary line, a distance of 6.12 feet to the beginning of a non-tangent curve concave to the south having a radius of 40.00 feet, the radial line to said point bears North 13°27'47" East.

Thence easterly and southeasterly along said curve, to the right, through a central angle of 17°42'13", an arc distance of 12.36 feet to a point on the southwesterly right of way line of Mission Boulevard (30 feet in half width) as conveyed to the County of Riverside by Deed recorded June 4, 1914 in Book 398 of Deeds at page 345 thereof, Records of Riverside County, California;

Thence South 58°50'00" East along said southwesterly right of way line, a distance of 753.59 feet to an angle point on the boundary line of that certain parcel of land conveyed to Mission Plaza Properties described as Parcel 4 of Grant Deed recorded November 13, 1987, Official Records of Riverside County, California;

Thence South 33°46'20" West along said boundary line, a distance of 134.89 feet to an angle point thereon;

Thence South 58°50'00" East along said boundary line of Parcel 4 and along the boundary line of Parcel 1 of said Grant Deed recorded November 13, 1987 as Instrument No. 326612, a distance of 331.86 feet;

Thence continuing along the boundary line of said Parcel 1 the following ten (10) courses and distances:

- 1) South 33°47'00" West, a distance of 5.11 feet;

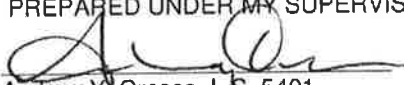


**EXHIBIT "A" – LEGAL DESCRIPTION  
PARCEL MERGER NO. 01881**

- 2) South 58°50'00" East, a distance of 135.00 feet;
  - 3) South 33°47'00" West, a distance of 20.00 feet;
  - 4) North 58°50'00" West, a distance of 132.02 feet;
  - 5) South 33°47'00" West, a distance of 136.00 feet;
  - 6) South 58°50'00" East, a distance of 132.02 feet;
  - 7) South 38°50'00" West, a distance of 14.00 feet;
  - 8) North 58°50'00" West, a distance of 132.02 feet;
  - 9) South 33°47'00" West, a distance of 388.84 feet;
  - 10) North 56°27'20" West, a distance of 133.32 feet to the **POINT OF BEGINNING.**
- Containing 15.83 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF

PREPARED UNDER MY SUPERVISION

  
Andrew Y. Orosco, L.S. 5491

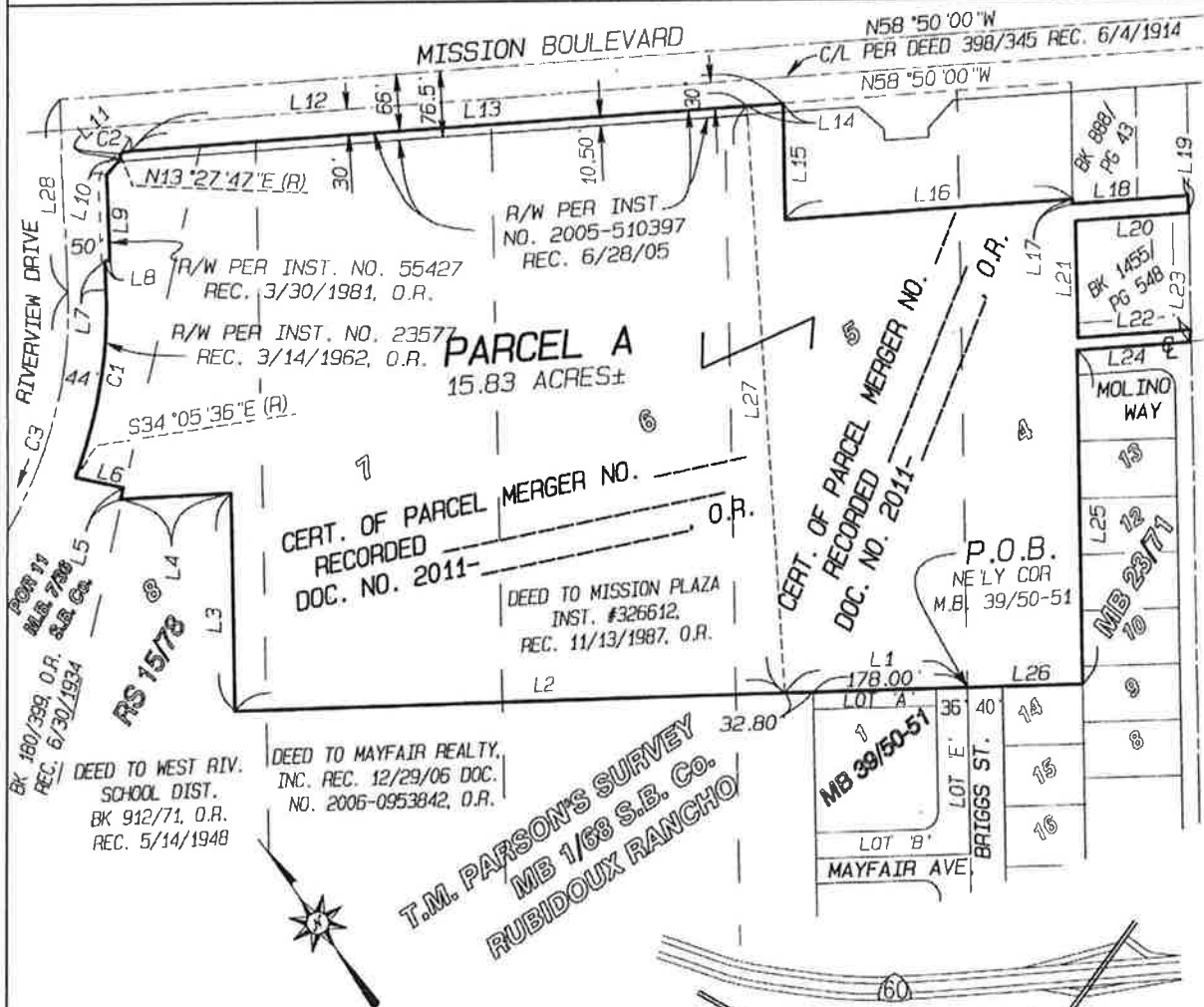
6/3/13  
Date



Prepared By: LIB/AYO  
Checked By: AJO

Assessor's Parcel Number(s): 181-020-030, -031; 181-020-023, -027; 181-020-028  
RANCHO RUBIDOUX  
Date Prepared: May 23, 2013

**EXHIBIT "B" - MAP  
CERTIFICATE OF PARCEL MERGER NO. 01881**



SEE SHEET 2  
FOR DATA TABLES  
& LEGEND

Record Owner: Redevelopment Agency County of Riverside  
Address: 3403 10th Street, Suite 500  
Riverside, CA 92501  
Record Owner: Allie T. Mallad  
Address: 5786 Mission Blvd.  
Riverside, CA 92509

Exhibit Prepared by: Albert A. Webb Associates  
Address: 3788 McCray Street  
Riverside, CA 92505  
Phone No.: 951) 686-1070

Scale: 1"=200'

Assessor's Parcel Numbers: 181-020-022, -023, -027, -028, -029  
181-020-030, -031

DATE PREPARED: MAY 23, 2013

SHEET 1 OF 2

File G:\2010\10-0166\002 Parcel Merger\10-166 Parcel Merger -01881 Rev 5-23.pro



VICINITY MAP  
NTS

ALBERT A.  
**WEBB**  
ASSOCIATES

**EXHIBIT "B" - MAP  
CERTIFICATE OF PARCEL MERGER NO. 01881**

CURVE	RADIUS	LENGTH	DELTA	TANGENT
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**LEGEND**

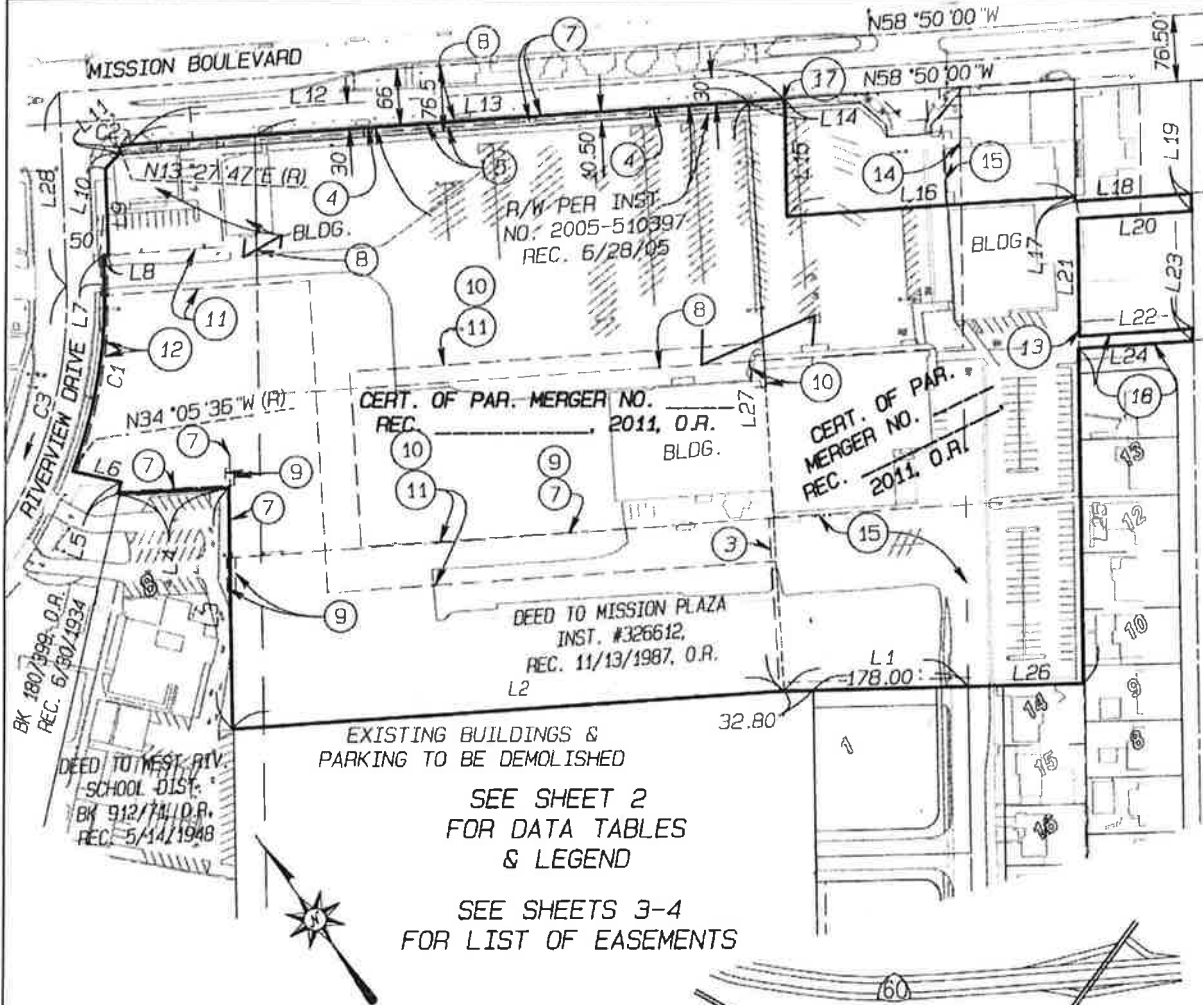
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- - - - - OLD LOT LINE PER M.B. 1/68
- PARCEL A BOUNDARY



ALBERT A.  
**WEBB**  
ASSOCIATES

SHEET 2 OF 2

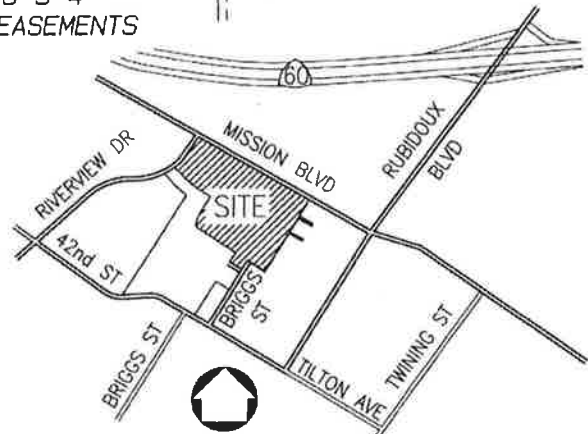
# EXHIBIT "C" - SITE PLAN CERTIFICATE OF PARCEL MERGER NO. 01881



EXISTING BUILDINGS &  
PARKING TO BE DEMOLISHED

SEE SHEET 2  
FOR DATA TABLES  
& LEGEND

SEE SHEETS 3-4  
FOR LIST OF EASEMENTS



Record Owner: Redevelopment Agency County of Riverside  
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Record Owner: Allie T. Mallad  
Address: 5786 Mission Blvd.  
Riverside, CA 92509

Exhibit Prepared by: Albert A. Webb Associates  
Address: 3788 McCray Street  
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Phone No.: 951) 686-1070

VICINITY MAP  
NTS

ALBERT A.  
**WEBB**  
ASSOCIATES

Scale: 1"=200'  
Assessor's Parcel Numbers: 181-020-022, -023, -027, -028, -029  
181-020-030, -031  
DATE PREPARED: MAY 23, 2013  
SHEET 1 OF 4

File :G:\2010\10-0166\002 Parcel Merger\10-166 Parcel Merger-01881 SITE PLAN REV 5-23.pro

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CERTIFICATE OF PARCEL MERGER NO. 01881**

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L25	S33°47'00"W	388.84'
L26	N56°27'20"W	133.32'
L27	N31°10'00"E	683.75'
L28	N32°42'10"E	222.81'

**LEGEND**

- LOT LINE BEING REMOVED
- - - - - OLD LOT LINE PER M.B. 1/68
- PARCEL A BOUNDARY

A L B E R T A .  
**WEBB**  
A S S O C I A T E S

SHEET 2 OF 4

**EXHIBIT "C" - SITE PLAN  
CERTIFICATE OF PARCEL MERGER NO. 01881**

EASEMENTS

- ① EASEMENT FOR WATER PIPE LINES AND INCIDENTAL PURPOSES IN FAVOR OF RUBIDOUX COMMUNITY SERVICES DISTRICT PER INST. #337078, RECORDED OCTOBER 10, 1995, O.R.
- ② EASEMENT FOR PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES AND INCIDENTAL PURPOSES IN FAVOR OF COUNTY OF RIVERSIDE PER INST. #05-862057, RECORDED OCTOBER 10, 2005, O.R.
- ③ C/L WATERLINE EASEMENT IN FAVOR OF SUNNYSLOPE HEIGHTS WATER CO. PER INST. #65950, RECORDED MAY 28, 1964 & INST. #82661, RECORDED JULY 6, 1964, O.R.
- ④ EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES IN FAVOR OF RUBIDOUX COMMUNITY SERVICES DISTRICT PER INST. #337100, RECORDED OCTOBER 10, 1995, O.R.
- ⑤ EASEMENT FOR PIPELINES IN FAVOR OF FORT SIDE MUTUAL WATER COMPANY PER BOOK 1823, PAGE 183-184, RECORDED NOVEMBER 21, 1955, O.R.
- ⑥ C/L OF EASEMENT FOR POLE LINES AND CONDUITS IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY PER BOOK 2272, PAGE 355, RECORDED MAY 16, 1958, O.R.
- ⑦ EASEMENT FOR POLE LINES AND CONDUITS IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH CO. PER BOOK 2249, PAGE 479 AND 481, RECORDED APRIL 4, 1958, O.R.
- ⑧ EASEMENT FOR RIGHT OF WAY FOR FREE PARKING MOTOR VEHICLE PARKING & INCIDENTAL PURPOSES IN FAVOR OF CITIZENS NATIONAL TRUST & SAVINGS BANK OF RIVERSIDE PER BOOK 2083, PAGE 437, RECORDED MAY 7, 1957, O.R.
- ⑨ EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY PER BOOK 2256, PAGE 402, RECORDED APRIL 17, 1958, O.R.
- ⑩ EASEMENT FOR FREE MOTOR VEHICLE PARKING AND DRIVEWAY PURPOSES IN FAVOR OF SIDNEY M. BARTON PER INST. #94684 IN BOOK 2388, PAGE 509, RECORDED DEC. 31, 1958, O.R.
- ⑪ EASEMENT FOR SLOPES AND DRAINAGE AND INCIDENTAL PURPOSES IN FAVOR OF THE COUNTY OF RIVERSIDE PER INST. #73109, RECORDED AUG. 19, 1960, O.R.
- ⑫ EASEMENT FOR UTILITIES IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY PER BOOK 1121, PAGE 478, RECORDED NOVEMBER 4, 1949, O.R.
- ⑬ EASEMENT FOR RIGHT OF WAY FOR FREE PARKING MOTOR VEHICLE PARKING & INCIDENTAL PURPOSES IN FAVOR OF CITIZENS NATIONAL TRUST & SAVINGS BANK OF RIVERSIDE PER BOOK 2083, PAGE 437, RECORDED MAY 7, 1957, O.R.
- ⑭ EASEMENT FOR FREE MOTOR VEHICLE PARKING AND DRIVEWAY PURPOSES IN FAVOR OF SIDNEY M. BARTON PER BOOK 2354, PAGE 68, RECORDED OCTOBER 27, 1958, O.R.
- ⑮ EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN FAVOR OF RALPH T. MOORE PER INST. #27580, RECORDED MARCH 29, 1960, O.R.
- ⑯ EASEMENT FOR PIPELINES IN FAVOR OF FORT SIDE MUTUAL WATER COMPANY PER BOOK 1823, PAGES 183-184, RECORDED NOVEMBER 21, 1955, O.R.

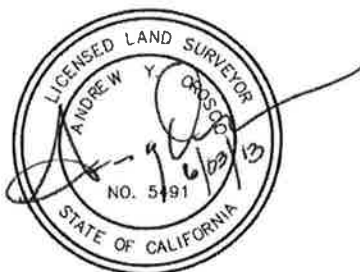
A L B E R T A .  
**WEBB**  
A S S O C I A T E S

SHEET 3 OF 4

**EXHIBIT "C" - SITE PLAN  
CERTIFICATE OF PARCEL MERGER NO. 01881**

NON-PLOTTABLE EASEMENTS

1. EASEMENT FOR PIPELINE IN FAVOR OF SUNNYSLOPE HEIGHTS WATER CO. PER INST. #88090, RECORDED JULY 17, 1964, O.R.
2. EASEMENT FOR PIPELINES, OPEN DITCH AND INCIDENTAL PURPOSES IN FAVOR OF ABIGAIL HIGGINS, ET AL, PER BOOK 147, PAGE 372, RECORDED FEB. 26, 1903, OF DEEDS.
3. EASEMENT, PRIVILEGE AND SERVITUDE OF THE RIVERSIDE PORTLAND CEMENT COMPANY TO OPERATE ITS CEMENT PLANT WITH RESTRICTIONS PER BOOK 476, PAGE 94, DATED FEB. 16, 1918, OF DEEDS.
4. EASEMENT FOR FREE MOTOR VEHICLE PARKING AND DRIVEWAY IN FAVOR OF MAY FAIR MARKET PER INST. #94684 IN BOOK 2388, PAGE 509, RECORDED DEC. 31, 1958, O.R.
5. EASEMENT, PRIVILEGE AND SERVITUDE OF THE RIVERSIDE PORTLAND CEMENT COMPANY TO OPERATE ITS CEMENT PLANT WITH RESTRICTIONS PER BOOK 476, PAGE 94, DATED FEB. 16, 1918, OF DEEDS.
6. EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF DRAINS, DITCHES AND CANALS AND INGRESS AND EGRESS TO COUNTY OF RIVERSIDE PER BOOK 509, PAGE 362-363, RECORDED OCTOBER 31, 1919, O.R.
7. EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF CALIFORNIA ELECTRIC POWER CO. PER BOOK INST. #24567, RECORDED MARCH 18, 1960, O.R.



A L B E R T A .  
**WEBB**  
A S S O C I A T E S

SHEET 4 OF 4

**RECORDING REQUESTED BY  
CITY OF JURUPA VALLEY**

*THIS AREA FOR RECORDER'S USE ONLY*

When recorded, return to:

City Clerk  
For  
The Planning Department  
8304 Limonite Ave, Suite M  
Jurupa Valley, CA 92509

No Fee, 6103 Government Code  
Benefit of Jurupa Valley

**NOTICE OF LOT LINE ADJUSTMENT NO.**

RECORD OWNERS	EXISTING PARCELS (Assessor Parcel Numbers)
Successor Agency to the Redevelopment Agency (RDA) for the County of Riverside	181-020-022, -023, -027, -028, -029; 181-020-030, -031
Housing Authority of the County of Riverside	181-030-002, 181-041-002, 181-041-004, 181-041-008

**LEGAL DESCRIPTION OF ADJUSTED PARCELS**

See attached Legal Description - Exhibit "A"

**SIGNATURE(S) OF RECORDED OWNER(S) (Must be Notarized)**

<i>Print Name/Title:</i> John J. Benoit, Chairman, Board of Supervisors Successor Agency to the RDA	<i>Signature:</i>
<i>Print Name/Title:</i> John J. Benoit, Chairman, Board of Commissioners, Housing Authority of the County of Riverside	<i>Signature:</i>
<i>Print Name/Title:</i>	<i>Signature:</i>
<i>Print Name/Title:</i>	<i>Signature:</i>

**CITY OF JURUPA VALLEY PLANNING DEPARTMENT APPROVAL**

This Lot Line Adjustment is approved.

Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

**CITY OF JURUPA VALLEY CITY ENGINEER'S APPROVAL**

This document reviewed by City Engineer.

BY: \_\_\_\_\_ Date: \_\_\_\_\_

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA )  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_ before me, \_\_\_\_\_  
(Date) (Name and Title of officer)

personally appeared \_\_\_\_\_, who  
(Name(s) of signer(s))

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

**WITNESS** my hand and official seal

{SEAL}

\_\_\_\_\_  
Notary Public



**EXHIBIT "A" – LEGAL DESCRIPTION  
LOT LINE ADJUSTMENT NO. 05411**

**PARCEL A**

That portion of Parcel A of Certificate of Parcel Merger No. 01881, recorded \_\_\_\_\_, 2013 as Document No. 2013-\_\_\_\_\_, **together with** portions of Lots 5, 6 and 7, of T. M. Parson's Survey of a portion of the Jurupa Rancho, as shown by map on file in Book 1 of Maps at page 68 thereof, Records of San Bernardino County, **together with** portions of Lot "A" and Lot 1 of Mayfair Square Unit 1, as shown by map on file in Book 39 of Maps at pages 50 and 51, Records of Riverside County, California, said portions being more particularly described as follows:

**COMMENCING** at the most northerly corner of Lot "D" (Alley, 20.00 feet in width) of said Mayfair Square Unit 1, said corner being on the southeasterly line of said Lot 7 of T. M. Parson's Survey;

Thence North 33°53'22" East along said southeasterly line, a distance of 177.36 feet to the most northerly corner of that certain parcel of land conveyed to the Redevelopment Agency for the County of Riverside by Grant Deed recorded May 15, 2007 as Document No. 2007-0322534, Official Records of Riverside County, California;

Thence South 56°27'20" East along the northeasterly line of said parcel so conveyed, a distance of 50.85 feet more or less to a point 308.00 feet distant from the most easterly corner of said parcel so conveyed;

Thence leaving said northeasterly line North 33°26'24" East, a distance of 142.02 feet to the beginning of a tangent curve, concave to the west, having a radius of 300.00 feet;

Thence northeasterly and northerly along said curve, to the left, through a central angle of 32°44'43", an arc distance of 171.45 feet to point on the curve also being the **TRUE POINT OF BEGINNING**;

Thence continuing along said curve, concave, to the west having a radius of 300.00 feet;

Thence northerly along said curve, to the left, through a central angle of 0°43'34", an arc distance of 3.80 feet;

Thence North 00°01'53" West, a distance of 34.08 feet to the beginning of a tangent curve, concave to the east, having a radius of 300.00 feet;

Thence northerly and northeasterly along said curve, to the right, through a central angle of 31°07'47", an arc distance of 162.99 feet;

Thence North 31°05'54" East, a distance of 159.72 feet;

Thence North 58°54'06" West, a distance of 57.00 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 885.00 feet;

Thence northwesterly along said curve, to the right, through a central angle of 16°21'40", an arc distance of 252.72 feet to a point hereinafter referred to as **Point "A"**;

**EXHIBIT "A" – LEGAL DESCRIPTION  
LOT LINE ADJUSTMENT NO. 05411**

Thence North 42°32'26" West, a distance of 88.13 feet to a point on the northwesterly line being on the southeasterly right of way line of Riverview Drive (44.00 feet in half width) as established by Quitclaim Deed from the County of Riverside to Wilvine Investments, Inc., recorded March 14, 1962 as Instrument No. 23577, Official Records of Riverside County, California, said point also being on a non-tangent curve, concave to the northwest, having a radius of 544.00 feet, the radial line to said point bears South 39°28'49" East;

Thence northeasterly along said southeasterly right of way line and along said curve, to the left, through a central angle of 17°49'01", an arc distance of 169.16 feet to the end of curve of said southeasterly right of way;

Thence North 32°42'10" East along said southeasterly right of way line, a distance of 33.06 feet to an angle point on said right of way line, said point being the most westerly corner of that certain parcel of land conveyed to the County of Riverside by Grant Deed recorded February 3, 1981 as Instrument No. 55427;

Thence South 58°50'00" East along said right of way line and along the boundary line of said parcel so conveyed, a distance of 6.00 feet to an angle point thereon;

Thence North 32°42'10" East continuing along said southeasterly right of way line and along said boundary line, a distance of 100.00 feet to an angle point thereon;

Thence North 76°53'40" East continuing along said southeasterly right of way line and along said boundary line, a distance of 24.38 feet;

Thence North 31°05'10" East continuing along said southeasterly right of way line and along said boundary line, a distance of 6.12 feet to the beginning of a non-tangent curve concave to the south having a radius of 40.00 feet, the radial line to said point bears North 13°27'47" East, said point also being on the southwesterly line of that certain parcel of land conveyed to the County of Riverside by Deed recorded October 22, 1940, as Instrument No. 1312, Official Records of Riverside County, California;

Thence easterly and southeasterly along said southwesterly line and along said curve, to the right, through a central angle of 17°42'13", an arc distance of 12.36 feet to a point on the southwesterly right of way line of Mission Boulevard (30 feet in half width) as conveyed to the County of Riverside by Deed recorded June 4, 1914 in Book 398 of Deeds at page 345 thereof, Records of Riverside County, California;

Thence South 58°50'00" East along said southwesterly right of way line, a distance of 753.59 feet to the most easterly corner of that certain parcel of land conveyed to Mission Plaza Properties described as Parcel 3 of Grant Deed recorded November 13, 1987, Official Records of Riverside County, California;

Thence South 33°46'20" West along said boundary line, a distance of 134.89 feet to an angle point thereon;

**EXHIBIT "A" – LEGAL DESCRIPTION  
LOT LINE ADJUSTMENT NO. 05411**

Thence South 58°50'00" East along said boundary line of Parcel 4 and along the boundary line of Parcel 1 of said Grant Deed recorded November 13, 1987 as Instrument No. 326612 , a distance of 331.86 feet;

Thence continuing along the boundary line of said Parcel 1 the following nine (9) courses and distances:

- 1) South 33°47'00" West, a distance of 5.11 feet;
- 2) South 58°50'00" East, a distance of 135.00 feet;
- 3) South 33°47'00" West, a distance of 20.00 feet;
- 4) North 58°50'00" West, a distance of 132.02 feet;
- 5) South 33°47'00" West, a distance of 136.00 feet;
- 6) South 58°50'00" East, a distance of 132.02 feet;
- 7) South 38°50'00" West, a distance of 14.00 feet;
- 8) North 58°50'00" West, a distance of 132.02 feet;

9) South 33°47'00" West, a distance of 388.84 feet to the northeasterly line of Lot 14 of Hunter Subdivision Unit No. 2, as shown by map on file in Book 23 of Maps at page 71, Records of said Riverside County, California;

Thence North 56°27'30" West, along said northeasterly line of Lot 14 and the northeasterly line of said Hunter Subdivision Unit 2, a distance of 133.32 feet to the northeasterly corner of said Mayfair Square Unit 1, said corner being the northeasterly corner of Lot "E" (Briggs Street, 36.00 feet in half width) as shown on said map;

Thence North 56°27'10" West along the northeasterly line of said Mayfair Square Unit 1, a distance of 36.00 feet to the northeasterly corner of Lot "A" as shown on said Mayfair Square Unit 1, corner also being on the northwesterly right of way line of said Briggs Street;

Thence South 33°46'10" West along said northwesterly right of way, a distance of 5.61 feet to a point on the northeasterly line of said Parcel "B" and along the following three courses of said northeasterly line of Parcel "B" as described in this description. Said point being the beginning of a non-tangent curve, concave to the south, having a radius of 52.00 feet, the radial line to said point bears North 06°18'38" East;

Thence westerly along said curve to the left through a central angle of 27°11'09", an arc distance of 24.67 feet

Thence North 58°54'06" West along said northeasterly line of Parcel B as described in this Lot Line Adjustment, a distance of 450.49 feet;

Thence North 89°21'45" West along said northerly line of Parcel B as described in this Lot Line Adjustment, a distance of 37.00 feet to the **POINT OF BEGINNING**.  
Containing 14.27 acres, more or less.

**EXHIBIT "A" – LEGAL DESCRIPTION  
LOT LINE ADJUSTMENT NO. 05411**

**PARCEL B**

Those portions of Lots 5, 6 and 7, of T. M. Parson's Survey of a portion of the Jurupa Rancho, as shown by map on file in Book 1 of Maps at page 68 thereof, Records of San Bernardino County, California, **together with** portions of Lot "A", Lot "E" and Lot 1 and all of Lot "B" and Lot 2 of Mayfair Square Unit 1, as shown by map on file in Book 39 of Maps at pages 50 and 51, Records of Riverside County, California, said portions being more particularly described as follows:

**COMMENCING** at the most northerly corner of Lot "D" (Alley, 20.00 feet in width) of said Mayfair Square Unit 1, said corner being on the southeasterly line of said Lot 7 of T. M. Parson's Survey;

Thence North  $33^{\circ}53'22''$  East along said southeasterly line, a distance of 177.36 feet to the most northerly corner of that certain parcel of land conveyed to the Redevelopment Agency for the County of Riverside by Grant Deed recorded May 15, 2007 as Document No. 2007-0322534, Official Records of Riverside County, California;

Thence South  $56^{\circ}27'20''$  East along the northeasterly line of said parcel so conveyed, a distance of 50.85 feet more or less to a point 308.00 feet distant from the northeasterly corner of said parcel so conveyed, said point also being the **TRUE POINT OF BEGINNING**;

Thence leaving said northeasterly line North  $33^{\circ}26'24''$  East, a distance of 142.02 feet to the beginning of a tangent curve, concave to the west, having a radius of 300.00 feet;

Thence northeasterly and northerly along said curve, to the left, through a central angle of  $32^{\circ}44'43''$ , an arc distance of 171.45 feet;

Thence South  $89^{\circ}21'45''$  East, a distance of 37.00 feet;

Thence South  $58^{\circ}54'06''$  East, a distance of 450.49 feet to the beginning of a non-tangent curve, concave to the south, having a radius of 52.00 feet, the radial line to said point bears North  $20^{\circ}52'30''$  West;

Thence easterly along said curve, to the right, through a central angle of  $27^{\circ}11'09''$ , an arc distance of 24.67 feet more or less to a point on the northwesterly right of way line of Briggs Street (Lot "E", 36.00 feet in half width) of said Mayfair Square Unit 1;

Thence North  $33^{\circ}46'10''$  East along said northwesterly right of way line, a distance of 5.61 feet to the northwesterly corner of said Lot "E";

Thence South  $56^{\circ}27'10''$  East along the northeasterly line of said Lot "E", a distance of 36.00 feet to a point of intersection with the centerline of said Briggs Street;

Thence South  $33^{\circ}46'10''$  West along said centerline, a distance of 373.03 feet to a point of intersection with the southeasterly prolongation of the southwesterly line of said Lot 2 of Mayfair Square Unit 1;

**EXHIBIT "A" – LEGAL DESCRIPTION  
LOT LINE ADJUSTMENT NO. 05411**

Thence North 56°29'50" West along said southeasterly prolongation and along the southwesterly line of said Lot 2, a distance of 178.00 feet to the most westerly corner of said Lot 2, said corner being on the southeasterly line of said parcel so conveyed to the Redevelopment Agency for the County of Riverside;

Thence North 33°46'10" East along the northwesterly line of said Lot 2 and along said southeasterly line of said parcel so conveyed, a distance of 8.03 feet to the northeasterly corner of parcel so conveyed;

Thence North 56°27'20" West along the northeasterly line of said parcel so conveyed, a distance of 308.00 feet to the **TRUE POINT OF BEGINNING**.

Containing 3.87 acres, more or less.

**EXHIBIT "A" – LEGAL DESCRIPTION  
LOT LINE ADJUSTMENT NO. 05411**

**PARCEL C**

That portion of Parcel A of Certificate of Parcel Merger No. 01881, recorded \_\_\_\_\_, 2013 as Document No. 2013-\_\_\_\_\_, Official Records of Riverside County, California **together with** portions of Lots 6 and 7 of T. M. Parson's Survey of a portion of the Jurupa Rancho, as shown by map on file in Book 1 of Maps at page 68 thereof, Records of San Bernardino, in the County of Riverside, State of California, said portions being more particularly described as follows:

**COMMENCING** at the most northerly corner of Lot "D" (Alley, 20.00 feet in width) of Mayfair Square Unit 1, as shown by map on file in Book 39 of Map at pages 50 and 51, Records of Riverside County, California, said corner being on the southeasterly line of said Lot 7 of T. M. Parson's Survey;

Thence North 33°53'22" East along said southeasterly line, a distance of 177.36 feet to the most northerly corner of that certain parcel of land conveyed to the Redevelopment Agency for the County of Riverside by Grant Deed recorded May 15, 2007 as Document No. 2007-0322534, Official Records of Riverside County, California;

Thence South 56°27'20" East along the northeasterly line of said parcel so conveyed, a distance of 50.85 feet more or less to a point 308.00 feet distant from the northeasterly corner of said parcel so conveyed, said point also being the **TRUE POINT OF BEGINNING**;

Thence North 33°26'24" East, a distance of 142.02 feet to the beginning of a tangent curve, concave to the west, having a radius of 300.00 feet;

Thence northeasterly and northerly along said curve, to the left, through a central angle of 33°28'17", an arc distance of 175.26 feet;

Thence North 00°01'53" West, a distance of 34.08 feet to the beginning of a tangent curve, concave to the east, having a radius of 300.00 feet;

Thence northerly and northeasterly along said curve, to the right, through a central angle of 20°14'08", an arc distance of 105.95 feet to a line parallel with and 66.76 feet northeasterly of the northeasterly line of said lot 7;

Thence North 56°28'19" West along said parallel line, a distance of 245.36 feet to a point on the southeasterly line of that certain parcel of land conveyed to Governing Board of West Riverside School District by Deed recorded May 14, 1948 in Book 912 at page 71, Official Records of Riverside County, California;

Thence South 33°46'20" West, along the southeasterly line of said parcel so conveyed, a distance of 431.99 feet to the most northerly corner of that certain parcel of land conveyed to the County of Riverside by Grant Deed recorded December 27, 1967 as Instrument No. 113913, Official Records of Riverside County, California;

**EXHIBIT "A" – LEGAL DESCRIPTION  
LOT LINE ADJUSTMENT NO. 05411**

Thence South 56°27'20" East along the northeasterly line of said parcel so conveyed, a distance of 307.35 feet to the most easterly corner thereof, said corner also being said most northerly corner of said parcel of land conveyed to the Redevelopment Agency for the County of Riverside;

Thence South 56°27'20" East along said northeasterly line of parcel so conveyed to the Redevelopment Agency for the County of Riverside, a distance of 50.85 feet to the **TRUE POINT OF BEGINNING**.

Containing 3.24 acres, more or less.

**EXHIBIT "A" – LEGAL DESCRIPTION  
LOT LINE ADJUSTMENT NO. 05411**

**PARCEL D**

That portion of Parcel A of Certificate of Parcel Merger No. 01881, recorded \_\_\_\_\_, 2013 as Document No. 2013-\_\_\_\_\_, Official Records of Riverside County, California **together with** portions of Lots 6 and 7 of T. M. Parson's Survey of a portion of the Jurupa Rancho, as shown by map on file in Book 1 of Maps at page 68 thereof, Records of San Bernardino, in the County of Riverside, State of California, said portions being more particularly described as follows:

**COMMENCING** at the most northerly corner of Lot "D" (Alley, 20.00 feet in width) of Mayfair Square Unit 1, as shown by map on file in Book 39 of Map at pages 50 and 51, Records of Riverside County, California, said corner being on the southeasterly line of said Lot 7 of T. M. Parson's Survey;

Thence North 33°53'22" East along said southeasterly line, a distance of 177.36 feet to the most northerly corner of that certain parcel of land conveyed to the Redevelopment Agency for the County of Riverside by Grant Deed recorded May 15, 2007 as Document No. 2007-0322534, Official Records of Riverside County, California;

Thence South 56°27'20" East along the northeasterly line of said parcel so conveyed, a distance of 50.85 feet more or less to a point 308.00 feet distant from the northeasterly corner of said parcel so conveyed;

Thence North 33°26'24" East, a distance of 142.02 feet to the beginning of a tangent curve, concave to the west, having a radius of 300.00 feet;

Thence northeasterly and northerly along said curve, to the left, through a central angle of 33°28'17", an arc distance of 175.26 feet;

Thence North 00°01'53" West, a distance of 34.08 feet to the beginning of a tangent curve, concave to the east, having a radius of 300.00 feet;

Thence northerly and northeasterly along said curve, to the right, through a central angle of 20°14'08", an arc distance of 105.95 feet to a point on a line parallel with and 66.76 feet northeasterly of the northeasterly line of said lot 7, said line being the northerly line of Parcel "C" of this Lot Line Adjustment, said point also being the **TRUE POINT OF BEGINNING**;

Thence North 56°28'19" West along said parallel line, a distance of 245.36 feet to a point on the southeasterly line of that certain parcel of land conveyed to Governing Board of West Riverside School District by Deed recorded May 14, 1948 in Book 912 at page 71, Official Records of Riverside County, California;

Thence North 33°46'20" East along said southeasterly line, a distance of 186.64 feet to the most easterly corner of said parcel so conveyed;

Thence North 57°38'30" West along the northeasterly line of said parcel so conveyed, a distance of 128.30 feet to a point on the southeasterly line of that certain parcel of land conveyed to West Riverside School District by Quitclaim Deed recorded June 30, 1934 in Book 180 at page 399, Official Records of Riverside County, California;



**EXHIBIT "A" – LEGAL DESCRIPTION  
LOT LINE ADJUSTMENT NO. 05411**

Thence North 47°40'25" East along said southeasterly line, a distance of 13.70 feet to the most easterly corner of said parcel so conveyed;

Thence North 42°19'35" West along the northeasterly line of said parcel so conveyed, a distance of 57.53 feet to a point on the southeasterly right of way line of Riverview Drive (44.00 feet in half width) as established by Quitclaim Deed from the County of Riverside to Wilvine Investments, Inc., recorded March 14, 1962 as Instrument No. 23577, Official Records of Riverside County, California, said point being on a non-tangent curve, concave to the northwest, having a radius of 544.00 feet, the radial line to said point bears South 33°59'03" East;

Thence northeasterly along said right of way line and along said curve, to the left, through a central angle of 5°29'47", an arc distance of 52.18 feet more or less to the southwesterly line of Parcel "A" of this Lot Line Adjustment;

Thence leaving said right of way line South 42°32'26" East along said southwesterly line, a distance of 88.13 feet more or less to previously mentioned point "A", said point being the beginning of a tangent curve, concave to the northeast, having a radius of 885.00 feet;

Thence southeasterly along said curve, to the left, through a central angle of 16°21'40", an arc distance of 252.72 feet;


Thence South 58°54'06" East, a distance of 57.00 feet;

Thence South 31°05'54" West, a distance of 159.72 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 300.00 feet;

Thence southwesterly along said curve, to the left, through a central angle of 10°53'36", an arc distance of 57.04 feet to the **TRUE POINT OF BEGINNING**.

Containing 1.37 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.  
PREPARED UNDER MY SUPERVISION

  
Andrew Y. Orosco, L.S. 5491

8/30/13  
Date



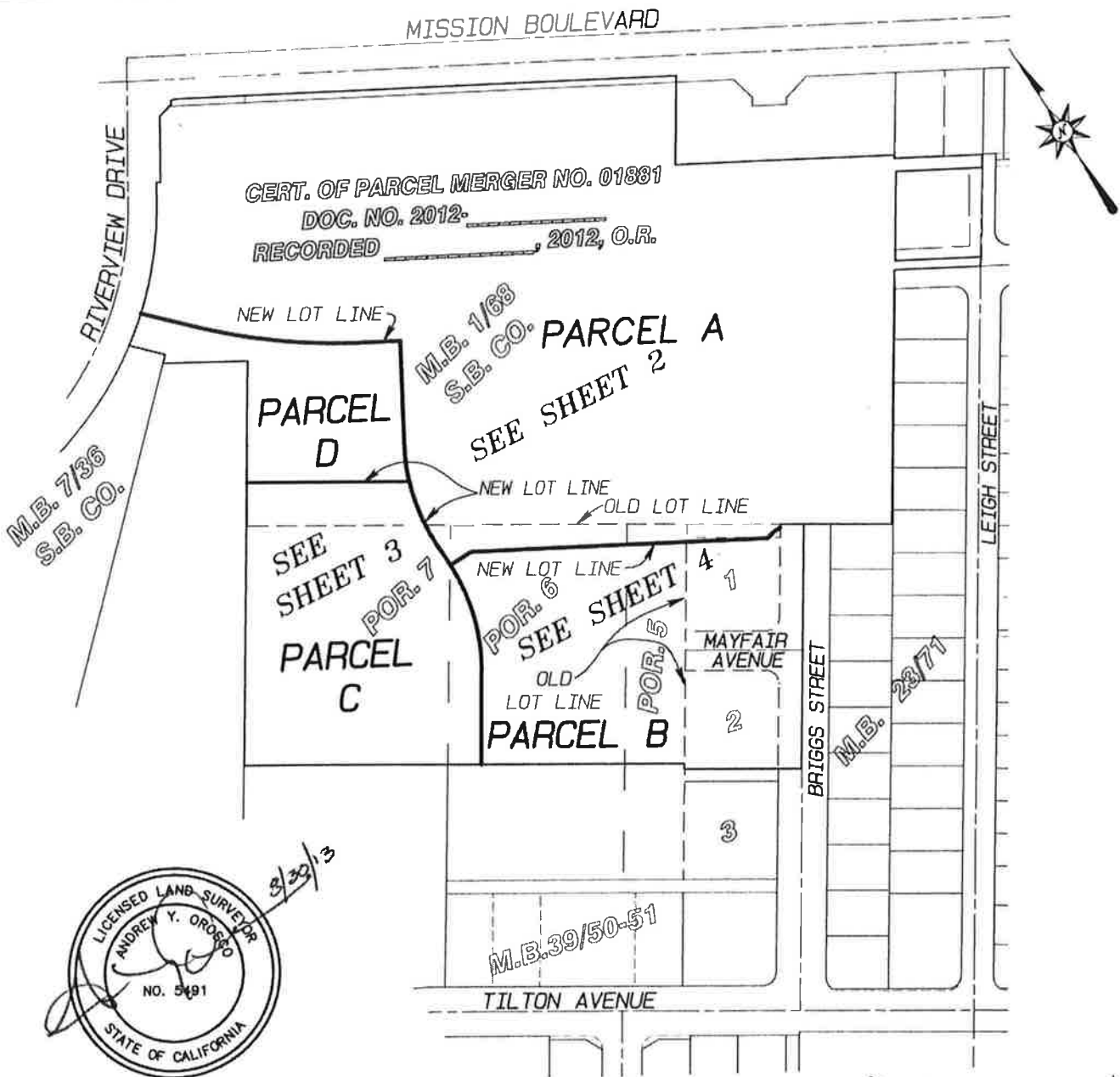
Prepared By: LB/AYO

Checked By: AYO

Assessor's Parcel Number(s): 181-020-022, -023, -027, -028, -029, 030,-031; 181-041-002, -004, -008 and 181-030-002 RANCHO RUBIDOUX Date Prepared: August 15, 2013

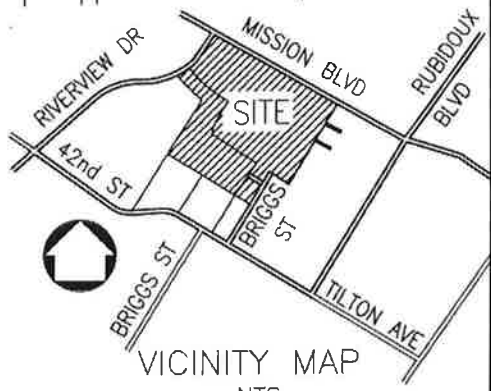
G:\2010\10-0166\003 Lot Line Adjustments\Word Docs\LOT LINE ADJUSTMENT LEGAL DESC REV 8-20-13.docx

# EXHIBIT "B" - MAP LOT LINE ADJUSTMENT NO. 05411



INDEX SHEET

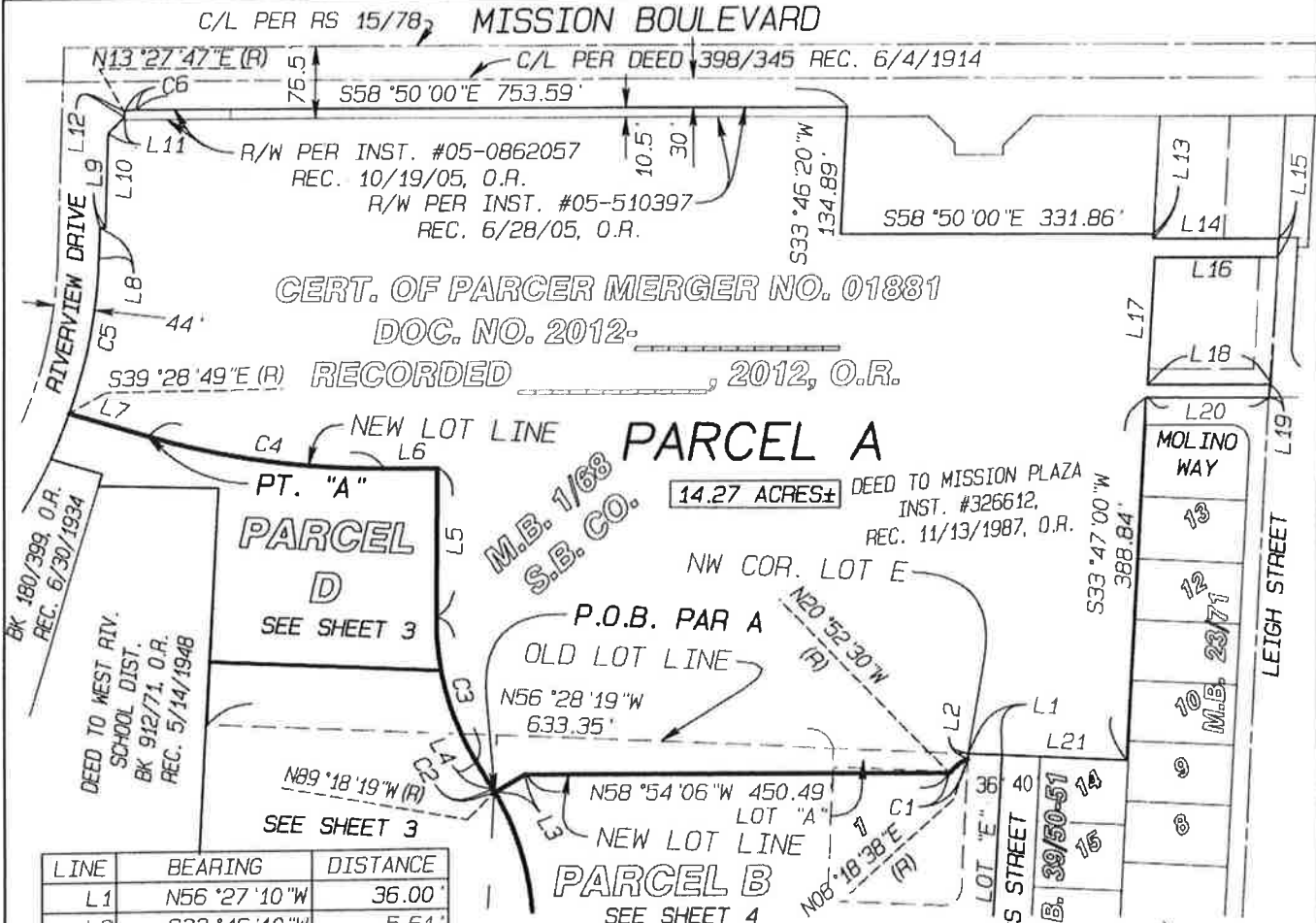
ALBERT A.  
**WEBB**  
ASSOCIATES



VICINITY MAP  
NTS

Scale: NTS  
 Assessor's Parcel Numbers: 181-020-022, -023, -027, -028, -029  
 181-020-030, -031; 181-041-002, -004, -008; 181-030-002  
 Rubidoux Rancho  
 Date Prepared: July 10, 2013

# EXHIBIT "B" - MAP LOT LINE ADJUSTMENT NO. 05411

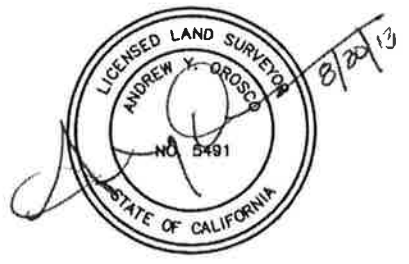


LINE	BEARING	DISTANCE
L1	N56°27'10"W	36.00'
L2	S33°46'10"W	5.61'
L3	N89°21'45"W	37.00'
L4	N00°01'53"W	34.08'
L5	N31°05'54"E	159.72'
L6	N58°54'06"W	57.00'
L7	N42°32'26"W	88.13'
L8	N32°42'10"E	33.06'
L9	S58°50'00"E	6.00'
L10	N32°42'10"E	100.00'
L11	N76°53'40"E	24.38'
L12	N31°05'10"E	6.12'
L13	S33°47'00"W	5.11'
L14	S58°50'00"E	135.00'
L15	S33°47'00"W	20.00'
L16	N58°50'00"W	132.02'
L17	S33°47'00"W	136.00'
L18	S58°50'00"E	132.02'
L19	S38°50'00"W	14.00'
L20	N58°50'00"W	132.02'
L21	N56°27'30"W	133.32'

CURVE	RADIUS	DELTA	LENGTH
C1	52.00'	27°11'09"	24.67'
C2	300.00'	0°43'34"	3.80'
C3	300.00'	31°07'47"	162.99'
C4	885.00'	16°21'40"	252.72'
C5	544.00'	17°49'01"	169.16'
C6	40.00'	17°42'13"	12.36'

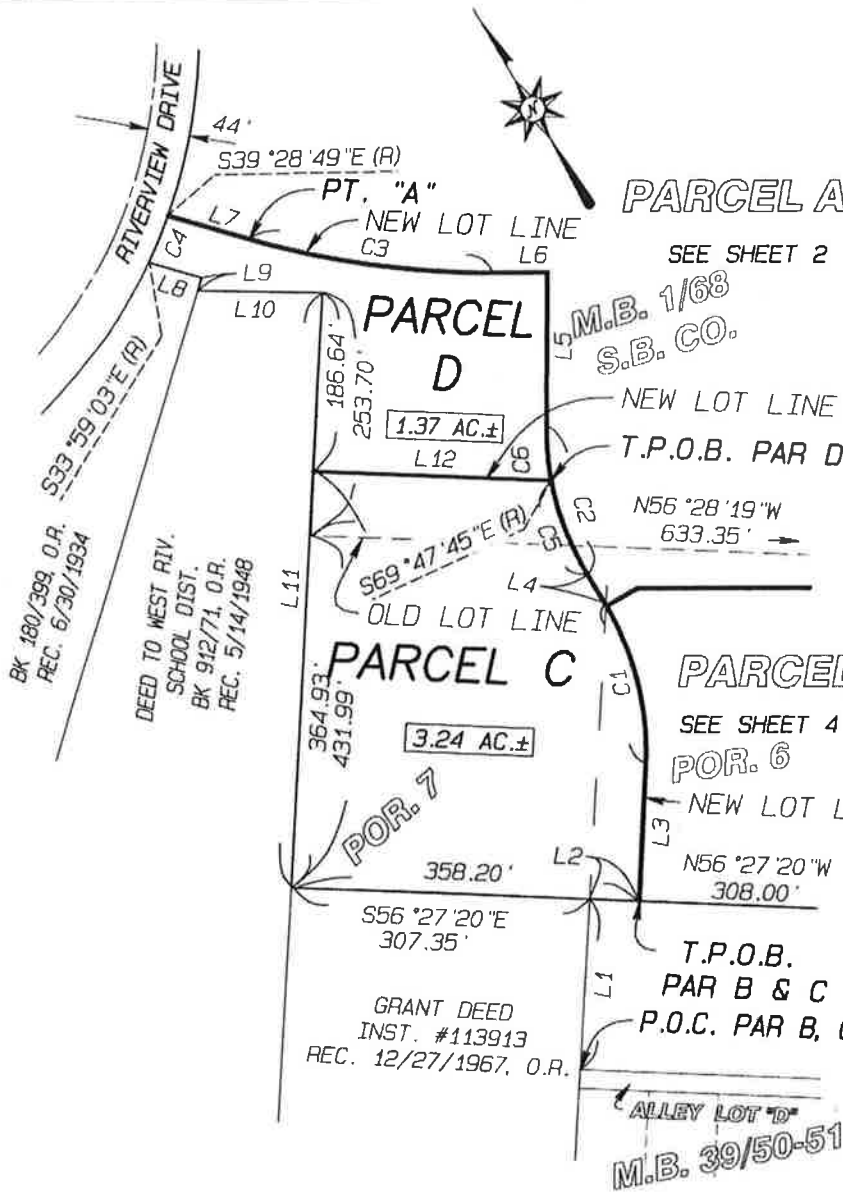


ALBERT A.  
**WEBB**  
ASSOCIATES



Scale: 1"=200'  
 Assessor's Parcel Numbers: 181-020-022, -023, -027, -028, -029  
 181-020-030, -031; 181-041-002, -004, -008; 181-030-002  
 Rubidoux Rancho  
 Date Prepared: July 10, 2013  
 File :G:\2010\10-0166\003 Lot Line Adjustments\10-166 LLA rev 7-10-13.pro SHEET 2 OF 4

# EXHIBIT "B" - MAP LOT LINE ADJUSTMENT NO. 05411



LINE	BEARING	DISTANCE
L1	N33°53'22"E	177.36'
L2	S56°27'20"E	50.85'
L3	N33°26'24"E	142.02'
L4	N00°01'53"W	34.08'
L5	S31°05'54"W	159.72'
L6	S58°54'06"E	57.00'
L7	S42°32'26"E	88.13'
L8	N42°19'35"W	57.53'
L9	N47°40'25"E	13.70'
L10	N57°38'30"W	128.30'
L11	S33°46'20"W	618.63'
L12	N56°28'19"W	245.36'

CURVE	RADIUS	DELTA	LENGTH
C1	300.00'	33°28'17"	175.26'
C2	300.00'	31°07'47"	162.99'
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C4	544.00'	5°29'47"	52.18'
C5	300.00'	20°14'08"	105.95'
C6	300.00'	10°53'39"	57.04'

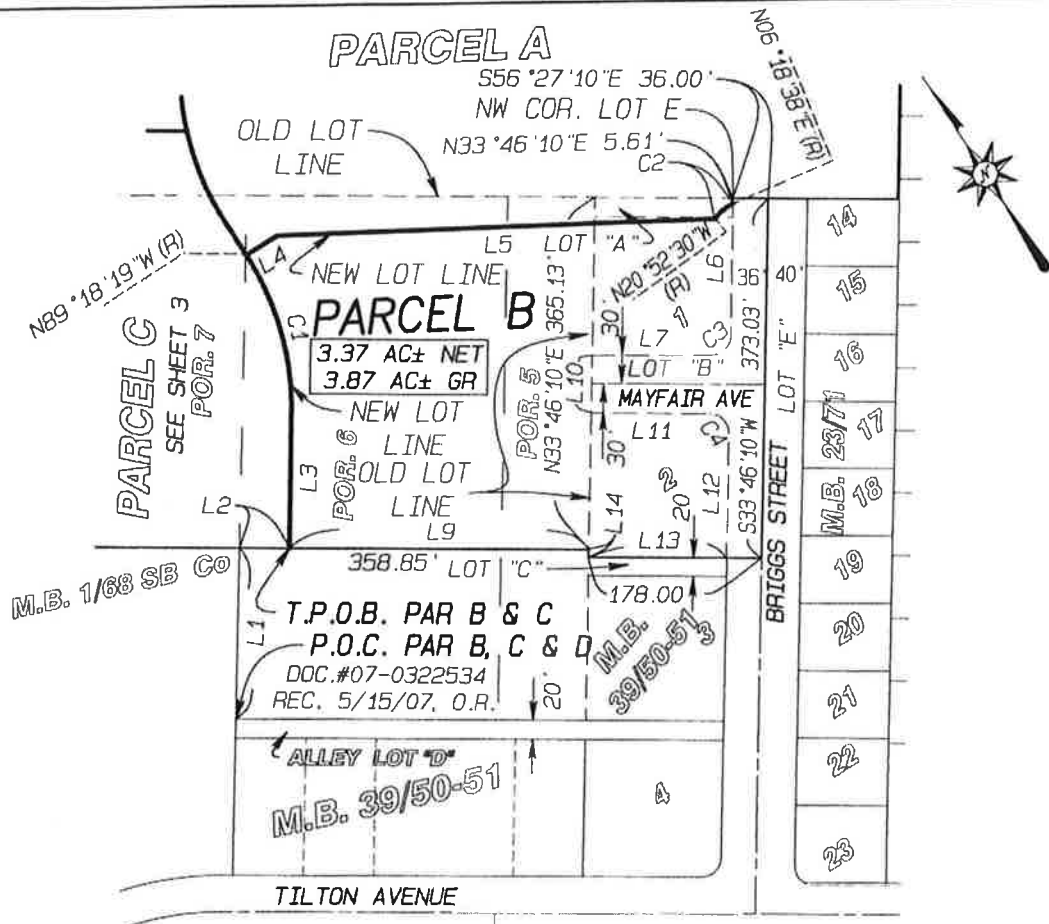


ALBERT A.  
**WEBB**  
ASSOCIATES

Scale: 1"=200'  
 Assessor's Parcel Numbers: 181-020-022, -023, -027, -028, -029  
 181-020-030, -031; 181-041-002, -004, -008; 181-030-002  
 Rubidoux Rancho  
 Date Prepared: July 10, 2013

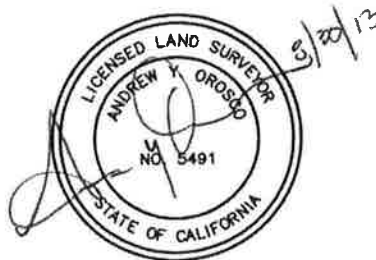
# EXHIBIT "B" - MAP

## LOT LINE ADJUSTMENT NO. 05411



LINE	BEARING	DISTANCE
L1	N33°53'22"E	177.36'
L2	S56°27'20"E	50.85'
L3	N33°26'24"E	142.02'
L4	S89°21'45"E	37.00'
L5	S58°54'06"E	450.49'
L6	S33°46'10"W	137.54'
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L12	S33°46'10"W	129.91'
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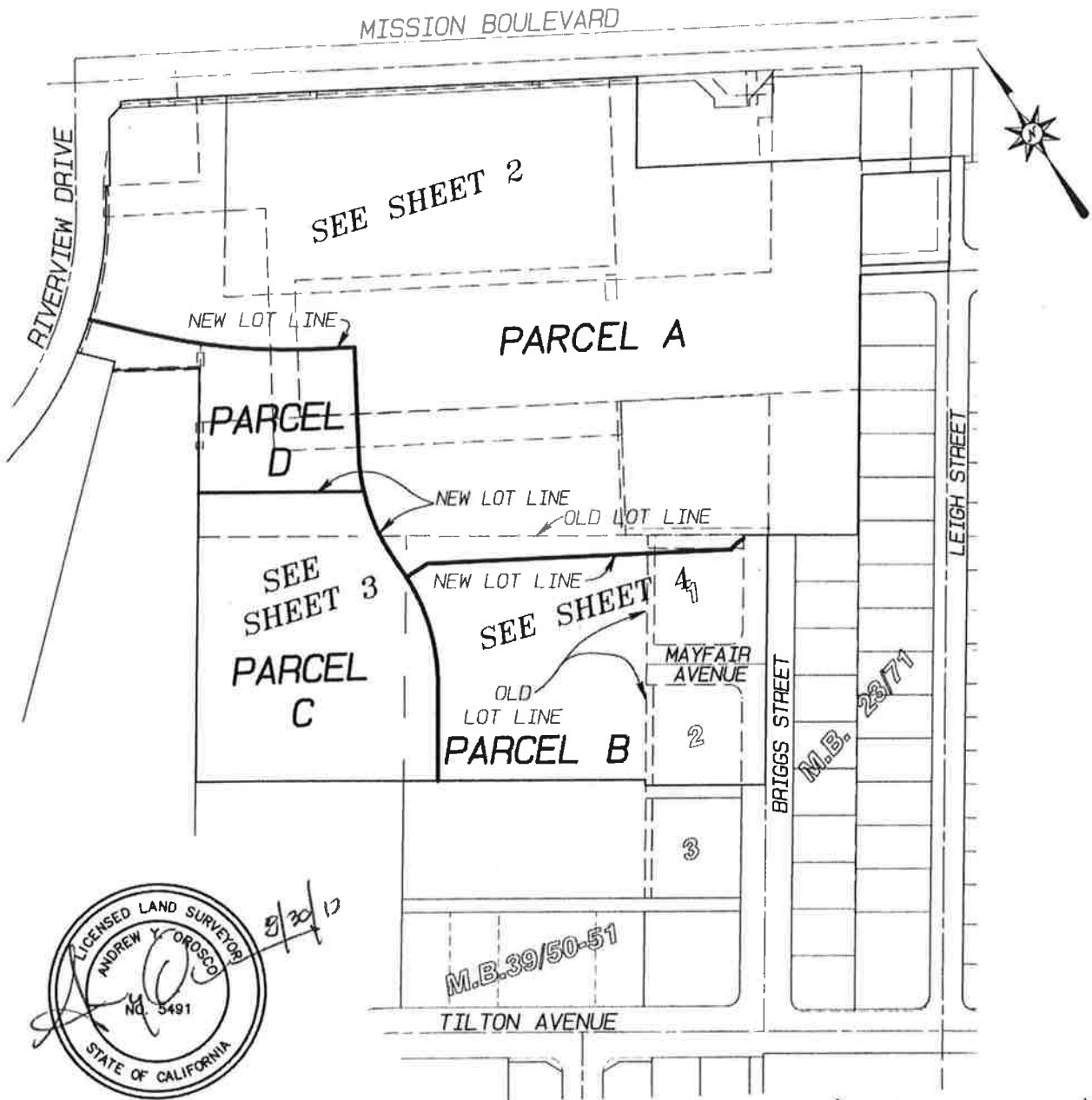
CURVE	RADIUS	DELTA	LENGTH
C1	300.00'	32°44'43"	171.45'
C2	52.00'	27°11'09"	24.67'
C3	20.00'	89°44'00"	31.32'
C4	20.00'	90°16'00"	31.51'



ALBERT A.  
**WEBB**  
ASSOCIATES

Scale: 1"=200'  
 Assessor's Parcel Numbers: 181-020-022, -023, -027, -028, -029  
 181-020-030, -031; 181-041-002, -004, -008; 181-030-002  
 Rubidoux Rancho  
 Date Prepared: July 10, 2013

# EXHIBIT "C" - SITE PLAN LOT LINE ADJUSTMENT NO. 05411



## INDEX SHEET

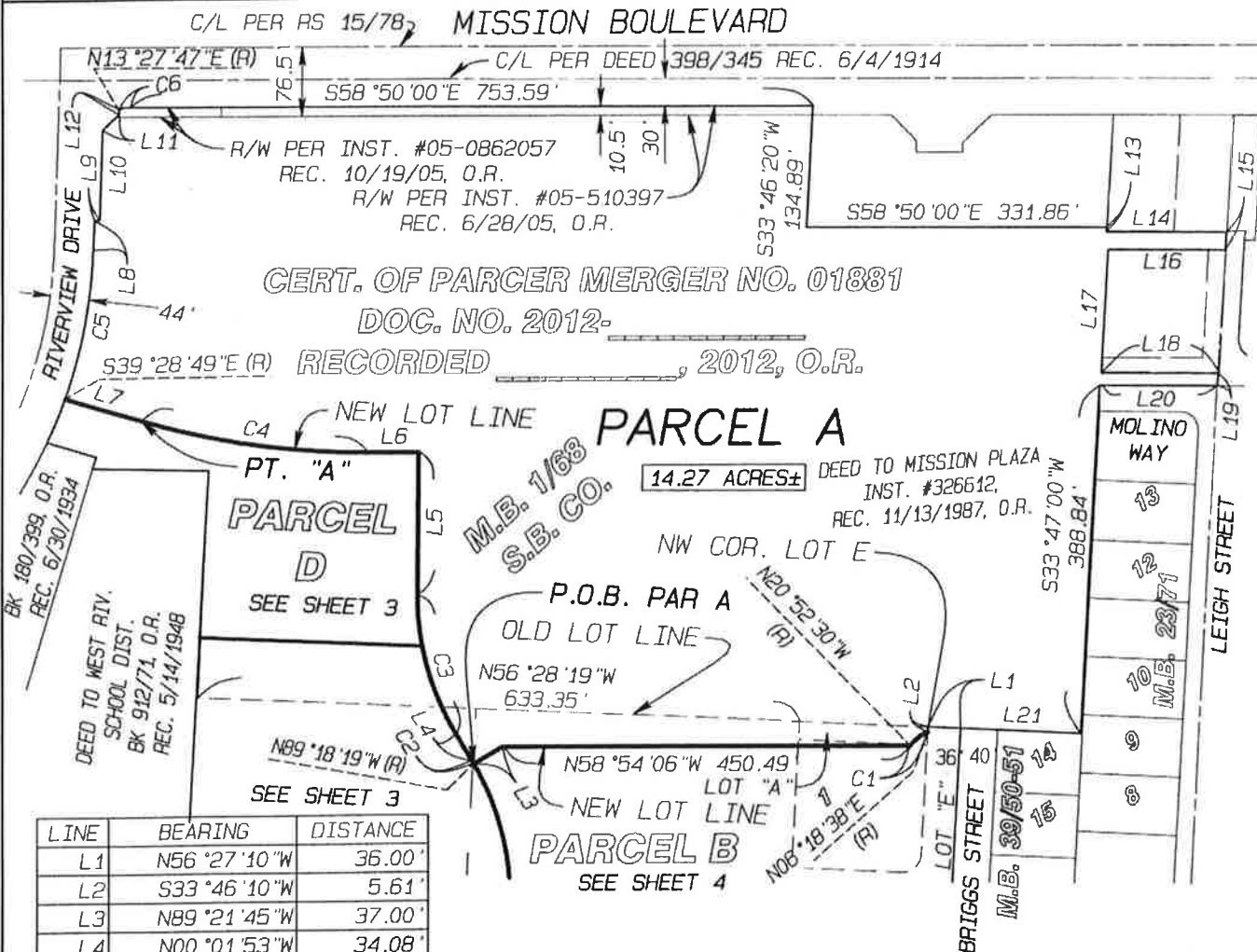
SEE SHEETS 6-8 FOR EASEMENTS

ALBERT A.  
**WEBB**  
ASSOCIATES



Scale: NTS  
 Assessor's Parcel Numbers: 181-020-022, -023, -027, -028, -029  
 181-020-030, -031; 181-041-002, -004, -008; 181-030-002  
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# EXHIBIT "C" - SITE PLAN LOT LINE ADJUSTMENT NO. 05411



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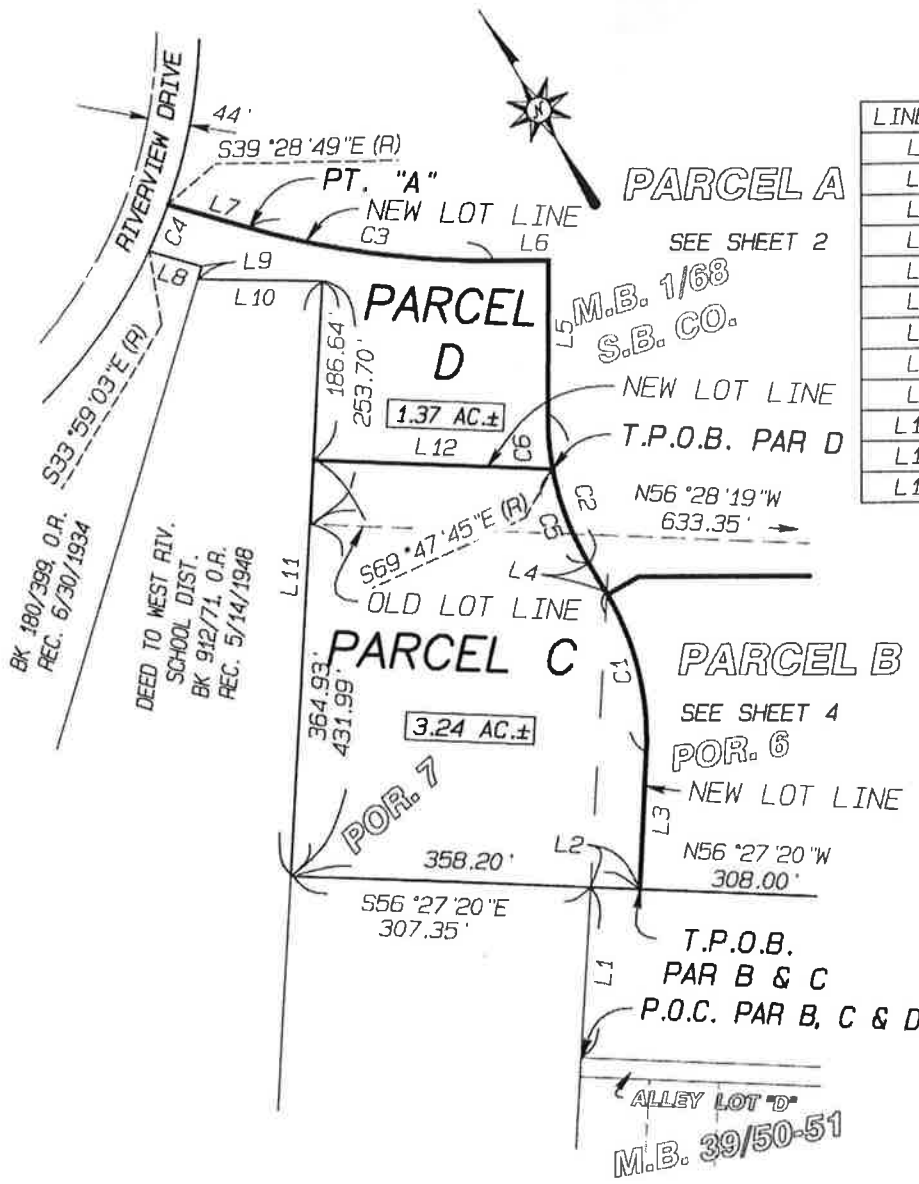


A L B E R T A .  
**WEBB**  
A S S O C I A T E S



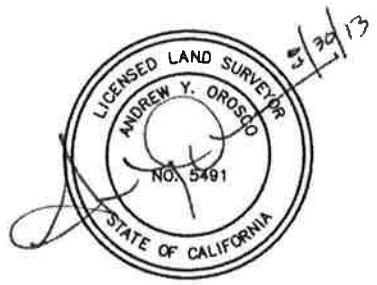
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Rubidoux Rancho  
Date Prepared: July 10, 2013

# EXHIBIT "C" - SITE PLAN LOT LINE ADJUSTMENT NO. 05411



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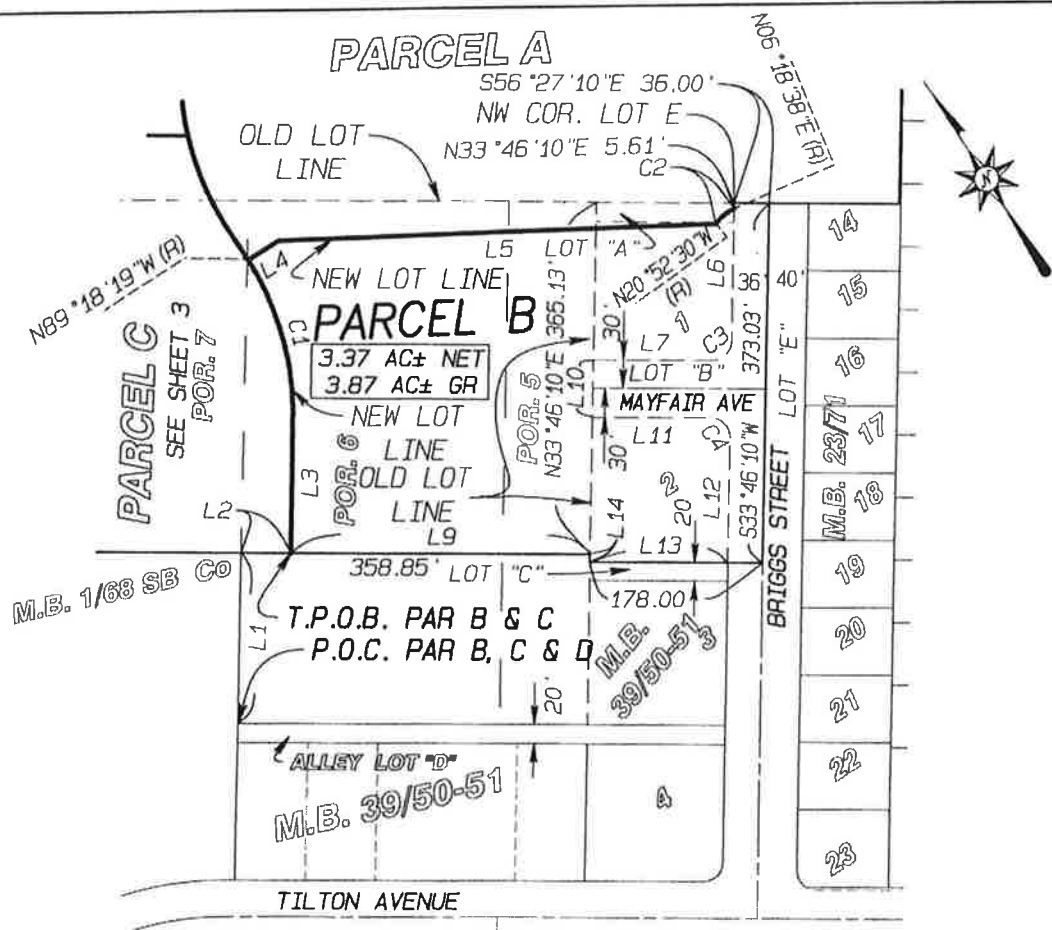


ALBERT A.  
**WEBB**  
ASSOCIATES

Scale: 1"=200'  
Assessor's Parcel Numbers: 181-020-022, -023, -027, -028, -029  
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Rubidoux Rancho  
Date Prepared: July 10, 2013



# EXHIBIT "C" - SITE PLAN LOT LINE ADJUSTMENT NO. 05411



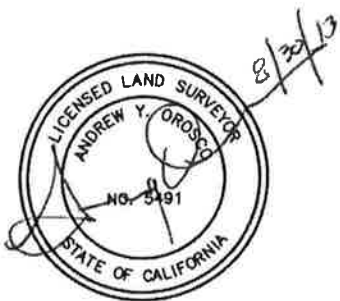
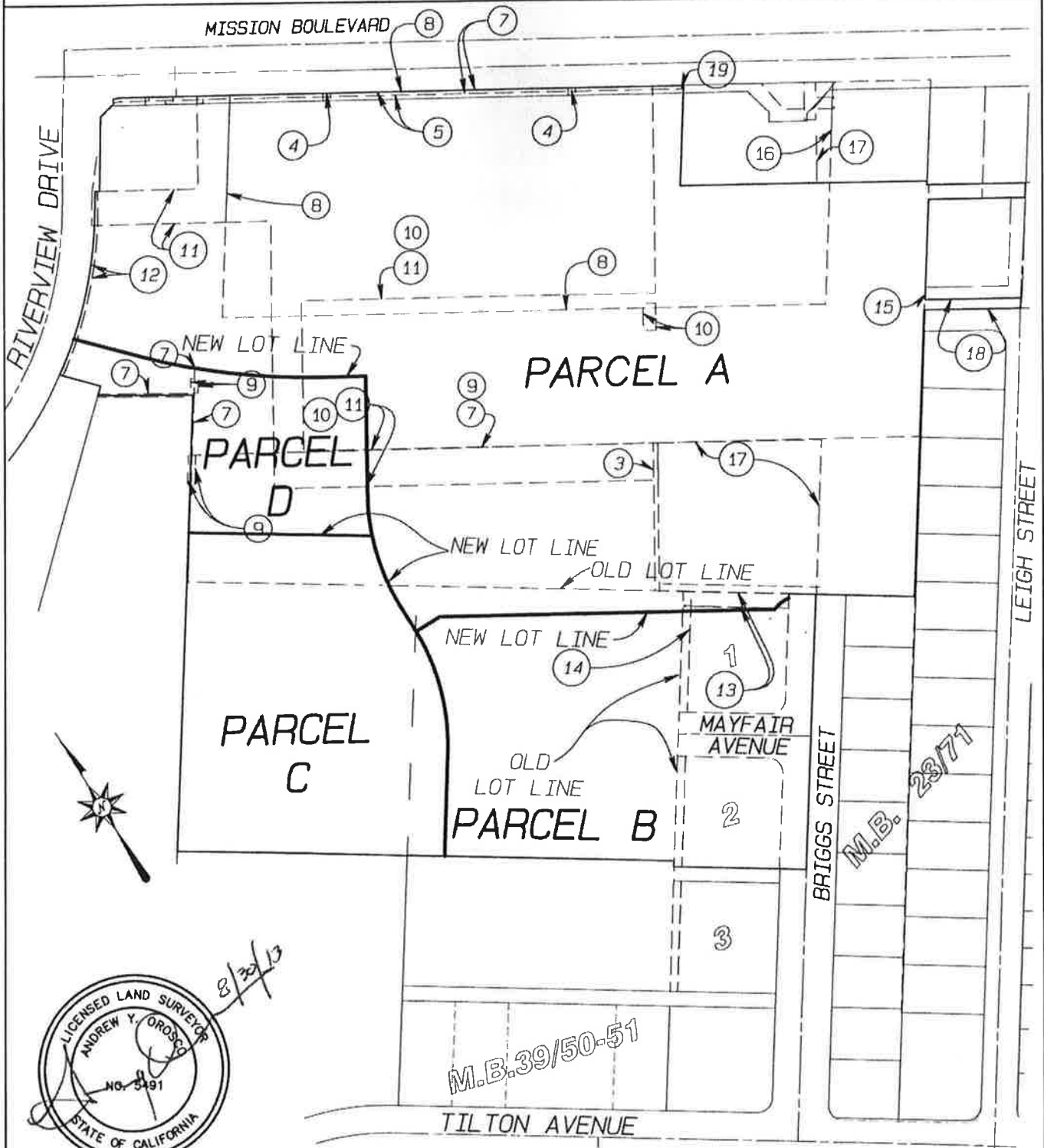
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 Assessor's Parcel Numbers: 181-020-022, -023, -027, -028, -029  
 181-020-030, -031; 181-041-002, -004, -008; 181-030-002  
 Rubidoux Rancho  
 Date Prepared: July 10, 2013

# EXHIBIT "C" - SITE PLAN LOT LINE ADJUSTMENT NO. 05411



## EASEMENTS

SEE SHEET 6 & 7 FOR LIST OF EASEMENTS

**EXHIBIT "C" - SITE PLAN  
LOT LINE ADJUSTMENT NO. 05411**

EASEMENTS

- ① EASEMENT FOR WATER PIPE LINES AND INCIDENTAL PURPOSES IN FAVOR OF RUBIDOUX COMMUNITY SERVICES DISTRICT PER INST. #337078, RECORDED OCTOBER 10, 1995, O.R.
- ② EASEMENT FOR PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES AND INCIDENTAL PURPOSES IN FAVOR OF COUNTY OF RIVERSIDE PER INST. #05-862057, RECORDED OCTOBER 10, 2005, O.R.
- ③ C/L WATERLINE EASEMENT IN FAVOR OF SUNNYSLOPE HEIGHTS WATER CO. PER INST. #65950, RECORDED MAY 28, 1964 & INST. #82661, RECORDED JULY 6, 1964, O.R.
- ④ EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES IN FAVOR OF RUBIDOUX COMMUNITY SERVICES DISTRICT PER INST. #337100, RECORDED OCTOBER 10, 1995, O.R.
- ⑤ EASEMENT FOR PIPELINES IN FAVOR OF FORT SIDE MUTUAL WATER COMPANY PER BOOK 1823, PAGE 183-184, RECORDED NOVEMBER 21, 1955, O.R.
- ⑥ C/L OF EASEMENT FOR POLE LINES AND CONDUITS IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY PER BOOK 2272, PAGE 355, RECORDED MAY 16, 1958, O.R.
- ⑦ EASEMENT FOR POLE LINES AND CONDUITS IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH CO. PER BOOK 2249, PAGE 479 AND 481, RECORDED APRIL 4, 1958, O.R.
- ⑧ EASEMENT FOR RIGHT OF WAY FOR FREE PARKING MOTOR VEHICLE PARKING & INCIDENTAL PURPOSES IN FAVOR OF CITIZENS NATIONAL TRUST & SAVINGS BANK OF RIVERSIDE PER BOOK 2083, PAGE 437, RECORDED MAY 7, 1957, O.R.
- ⑨ EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY PER BOOK 2256, PAGE 402, RECORDED APRIL 17, 1958, O.R.
- ⑩ EASEMENT FOR FREE MOTOR VEHICLE PARKING AND DRIVEWAY PURPOSES IN FAVOR OF SIDNEY M. BARTON PER INST. #94684 IN BOOK 2388, PAGE 509, RECORDED DEC. 31, 1958, O.R.
- ⑪ EASEMENT FOR SLOPES AND DRAINAGE AND INCIDENTAL PURPOSES IN FAVOR OF THE COUNTY OF RIVERSIDE PER INST. #73109, RECORDED AUG. 19, 1960, O.R.
- ⑫ RESERVED EASEMENT FOR PUBLIC UTILITIES AND/OR PUBLIC SERVICE FACILITIES PER INST. #150919, RECORDED JULY 20, 1978, O.R.
- ⑬ EASEMENT FOR UTILITIES IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH CO. PER BOOK 2721, PAGE 284, RECORDED JUNE 28, 1960, O.R.
- ⑭ EASEMENT FOR UTILITIES IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY PER BOOK 1121, PAGE 478, RECORDED NOVEMBER 4, 1949, O.R.
- ⑮ EASEMENT FOR RIGHT OF WAY FOR FREE PARKING MOTOR VEHICLE PARKING & INCIDENTAL PURPOSES IN FAVOR OF CITIZENS NATIONAL TRUST & SAVINGS BANK OF RIVERSIDE PER BOOK 2083, PAGE 437, RECORDED MAY 7, 1957, O.R.
- ⑯ EASEMENT FOR FREE MOTOR VEHICLE PARKING AND DRIVEWAY PURPOSES IN FAVOR OF SIDNEY M. BARTON PER BOOK 2354, PAGE 68, RECORDED OCTOBER 27, 1958, O.R.
- ⑰ EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN FAVOR OF RALPH T. MOORE PER INST. #27580, RECORDED MARCH 29, 1960, O.R.
- ⑱ EASEMENT FOR PIPELINES IN FAVOR OF FORT SIDE MUTUAL WATER COMPANY PER BOOK 1823, PAGES 183-184, RECORDED NOVEMBER 21, 1955, O.R.



**EXHIBIT "C" - SITE PLAN  
LOT LINE ADJUSTMENT NO. 05411**

NON-PLOTTABLE EASEMENTS

1. EASEMENT FOR PIPELINE IN FAVOR OF SUNNYSLOPE HEIGHTS WATER CO. PER INST. #88090, RECORDED JULY 17, 1964, O.R.
2. EASEMENT FOR PIPELINES, OPEN DITCH AND INCIDENTAL PURPOSES IN FAVOR OF ABIGAIL HIGGINS, ET AL. PER BOOK 147, PAGE 372, RECORDED FEB. 26, 1903, OF DEEDS.
3. EASEMENT, PRIVILEGE AND SERVITUDE OF THE RIVERSIDE PORTLAND CEMENT COMPANY TO OPERATE ITS CEMENT PLANT WITH RESTRICTIONS PER BOOK 476, PAGE 94, DATED FEB. 16, 1918, OF DEEDS.
4. EASEMENT FOR FREE MOTOR VEHICLE PARKING AND DRIVEWAY IN FAVOR OF MAY FAIR MARKET PER INST. #94684 IN BOOK 2388, PAGE 509, RECORDED DEC. 31, 1958, O.R.
5. EASEMENT, PRIVILEGE AND SERVITUDE OF THE RIVERSIDE PORTLAND CEMENT COMPANY TO OPERATE ITS CEMENT PLANT WITH RESTRICTIONS PER BOOK 476, PAGE 94, DATED FEB. 16, 1918, OF DEEDS.
6. EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF DRAINS, DITCHES AND CANALS AND INGRESS AND EGRESS TO COUNTY OF RIVERSIDE PER BOOK 509, PAGE 362-363, RECORDED OCTOBER 31, 1919, O.R.
7. EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF CALIFORNIA ELECTRIC POWER CO. PER BOOK INST. #24567, RECORDED MARCH 18, 1960, O.R.



A L B E R T A .  
**WEBB**  
A S S O C I A T E S

Recorded at request of and return to:

County of Riverside  
P.O. Box 1180  
Riverside, California 92502-1180  
Attn: Real Property Division

FREE RECORDING  
This instrument is for the benefit of the  
Housing Authority of the County of  
Riverside, and is entitled to be recorded  
without fee.  
(Govt. Code 6103)

Project: Mission Plaza  
APNs: 181-020-022,023,027,028,029,030,031;  
181-041-002,004,008; 181-030-002

# GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY (RDA) FOR THE COUNTY OF RIVERSIDE, a public body, corporate and politic, organized and existing under, and by virtue of the State of California hereby

GRANT(S) to

HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE, a public body, corporate and politic of the State of California the real property in the County of Riverside, State of California described as Parcels "B" and "C" of LLA No. \_\_\_\_\_ Recorded on \_\_\_\_\_, as Document No. 2013-\_\_\_\_\_, more particularly described as:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"  
AND MADE A PART HEREOF

**THIS DOCUMENT IS BEING RECORDED PURSUANT TO LOT LINE ADJUSTMENT NO. \_\_\_\_\_  
APPROVED BY THE CITY OF JURUPA VALLEY PLANNING DEPARTMENT ON \_\_\_\_\_.**

Successor Agency to the Redevelopment Agency  
for the County of Riverside

Date: \_\_\_\_\_

By: \_\_\_\_\_  
John J. Benoit, Chairman  
Board of Supervisors  
Successor Agency to the RDA

FORM APPROVED COUNTY COUNSEL  
BY: Anita C. Willis 11-18-13  
ANITA C. WILLIS DATE

**EXHIBIT "A" – LEGAL DESCRIPTION  
LOT LINE ADJUSTMENT NO. 05411**

**PARCEL B**

Those portions of Lots 5, 6 and 7, of T. M. Parson's Survey of a portion of the Jurupa Rancho, as shown by map on file in Book 1 of Maps at page 68 thereof, Records of San Bernardino County, California, **together with** portions of Lot "A", Lot "E" and Lot 1 and all of Lot "B" and Lot 2 of Mayfair Square Unit 1, as shown by map on file in Book 39 of Maps at pages 50 and 51, Records of Riverside County, California, said portions being more particularly described as follows:

**COMMENCING** at the most northerly corner of Lot "D" (Alley, 20.00 feet in width) of said Mayfair Square Unit 1, said corner being on the southeasterly line of said Lot 7 of T. M. Parson's Survey;

Thence North 33°53'22" East along said southeasterly line, a distance of 177.36 feet to the most northerly corner of that certain parcel of land conveyed to the Redevelopment Agency for the County of Riverside by Grant Deed recorded May 15, 2007 as Document No. 2007-0322534, Official Records of Riverside County, California;

Thence South 56°27'20" East along the northeasterly line of said parcel so conveyed, a distance of 50.85 feet more or less to a point 308.00 feet distant from the northeasterly corner of said parcel so conveyed, said point also being the **TRUE POINT OF BEGINNING**;

Thence leaving said northeasterly line North 33°26'24" East, a distance of 142.02 feet to the beginning of a tangent curve, concave to the west, having a radius of 300.00 feet;

Thence northeasterly and northerly along said curve, to the left, through a central angle of 32°44'43", an arc distance of 171.45 feet;

Thence South 89°21'45" East, a distance of 37.00 feet;

Thence South 58°54'06" East, a distance of 450.49 feet to the beginning of a non-tangent curve, concave to the south, having a radius of 52.00 feet, the radial line to said point bears North 20°52'30" West;

Thence easterly along said curve, to the right, through a central angle of 27°11'09", an arc distance of 24.67 feet more or less to a point on the northwesterly right of way line of Briggs Street (Lot "E", 36.00 feet in half width) of said Mayfair Square Unit 1;

Thence North 33°46'10" East along said northwesterly right of way line, a distance of 5.61 feet to the northwesterly corner of said Lot "E";

Thence South 56°27'10" East along the northeasterly line of said Lot "E", a distance of 36.00 feet to a point of intersection with the centerline of said Briggs Street;

Thence South 33°46'10" West along said centerline, a distance of 373.03 feet to a point of intersection with the southeasterly prolongation of the southwesterly line of said Lot 2 of Mayfair Square Unit 1;

**EXHIBIT "A" – LEGAL DESCRIPTION  
LOT LINE ADJUSTMENT NO. 05411**

Thence North 56°29'50" West along said southeasterly prolongation and along the southwesterly line of said Lot 2, a distance of 178.00 feet to the most westerly corner of said Lot 2, said corner being on the southeasterly line of said parcel so conveyed to the Redevelopment Agency for the County of Riverside;

Thence North 33°46'10" East along the northwesterly line of said Lot 2 and along said southeasterly line of said parcel so conveyed, a distance of 8.03 feet to the northeasterly corner of parcel so conveyed;

Thence North 56°27'20" West along the northeasterly line of said parcel so conveyed, a distance of 308.00 feet to the **TRUE POINT OF BEGINNING**.

Containing 3.87 acres, more or less.

**EXHIBIT "A" – LEGAL DESCRIPTION  
LOT LINE ADJUSTMENT NO. 05411**

**PARCEL C**

That portion of Parcel A of Certificate of Parcel Merger No. 01881, recorded \_\_\_\_\_, 2013 as Document No. 2013-\_\_\_\_\_, Official Records of Riverside County, California **together with** portions of Lots 6 and 7 of T. M. Parson's Survey of a portion of the Jurupa Rancho, as shown by map on file in Book 1 of Maps at page 68 thereof, Records of San Bernardino, in the County of Riverside, State of California, said portions being more particularly described as follows:

**COMMENCING** at the most northerly corner of Lot "D" (Alley, 20.00 feet in width) of Mayfair Square Unit 1, as shown by map on file in Book 39 of Map at pages 50 and 51, Records of Riverside County, California, said corner being on the southeasterly line of said Lot 7 of T. M. Parson's Survey;

Thence North 33°53'22" East along said southeasterly line, a distance of 177.36 feet to the most northerly corner of that certain parcel of land conveyed to the Redevelopment Agency for the County of Riverside by Grant Deed recorded May 15, 2007 as Document No. 2007-0322534, Official Records of Riverside County, California;

Thence South 56°27'20" East along the northeasterly line of said parcel so conveyed, a distance of 50.85 feet more or less to a point 308.00 feet distant from the northeasterly corner of said parcel so conveyed, said point also being the **TRUE POINT OF BEGINNING**;

Thence North 33°26'24" East, a distance of 142.02 feet to the beginning of a tangent curve, concave to the west, having a radius of 300.00 feet;

Thence northeasterly and northerly along said curve, to the left, through a central angle of 33°28'17", an arc distance of 175.26 feet;

Thence North 00°01'53" West, a distance of 34.08 feet to the beginning of a tangent curve, concave to the east, having a radius of 300.00 feet;

Thence northerly and northeasterly along said curve, to the right, through a central angle of 20°14'08", an arc distance of 105.95 feet to a line parallel with and 66.76 feet northeasterly of the northeasterly line of said lot 7;

Thence North 56°28'19" West along said parallel line, a distance of 245.36 feet to a point on the southeasterly line of that certain parcel of land conveyed to Governing Board of West Riverside School District by Deed recorded May 14, 1948 in Book 912 at page 71, Official Records of Riverside County, California;

Thence South 33°46'20" West, along the southeasterly line of said parcel so conveyed, a distance of 431.99 feet to the most northerly corner of that certain parcel of land conveyed to the County of Riverside by Grant Deed recorded December 27, 1967 as Instrument No. 113913, Official Records of Riverside County, California;



**EXHIBIT "A" – LEGAL DESCRIPTION  
LOT LINE ADJUSTMENT NO. 05411**

Thence South 56°27'20" East along the northeasterly line of said parcel so conveyed, a distance of 307.35 feet to the most easterly corner thereof, said corner also being said most northerly corner of said parcel of land conveyed to the Redevelopment Agency for the County of Riverside;

Thence South 56°27'20" East along said northeasterly line of parcel so conveyed to the Redevelopment Agency for the County of Riverside, a distance of 50.85 feet to the **TRUE POINT OF BEGINNING.**

Containing 3.24 acres, more or less.

RECORDING REQUESTED BY:

CITY OF JURUPA VALLEY

WHEN RECORDED MAIL TO:

City of Jurupa Valley  
8304 Limonite Avenue, Suite M  
Jurupa Valley, CA 92509  
Attn: City Clerk

Exempt: Government Code Section 6103

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**PUBLIC ROAD AND UTILITY EASMENT**

**THE SUCCESSORS IN INTEREST OF THE REDEVELOPMENT AGENCY  
FOR THE COUNTY OF RIVERSIDE, A PUBLIC BODY**

Grant(s) to the City of Jurupa Valley, a public body, corporate and politic of the State of California, an easement for public road and utility purposes, including drainage purposes, over, upon, across, and within the real property in the City of Jurupa Valley, State of California, described as follows:

SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO AS EXHIBITS "A" AND "B" AND MADE A PART HEREOF

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

By: \_\_\_\_\_

Print Name: John J. Benoit

Title: Chairman, Board of Supervisors, Successor Agency to the RDA

CERTIFICATE OF ACCEPTANCE  
(Government Code Section 27281)

**THIS IS TO CERTIFY** that the interest in real property granted by the easement deed dated \_\_\_\_ day of \_\_\_\_\_, 20\_\_ from the GRANTOR, THE SUCCESSORS IN INTEREST OF THE REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE, a public body, to the Grantee, CITY OF JURUPA VALLEY, a municipal corporation, is hereby accepted for the purpose of vesting title in the City of Jurupa Valley on behalf of the public for public road, drainage, and utility purposes and is hereby accepted into the City Maintained Road System pursuant to the authority granted to the undersigned as provided in Streets and Highways Code Section 1806 and Sections 1 and 2 of Riverside County Ordinance No. 669.1, as said ordinance was adopted by the City Council of the City of Jurupa Valley pursuant to Jurupa Valley Ordinance No. 11-10 adding Chapter 1.35 of the Jurupa Valley Municipal Code, adopting by reference the ordinances of the County of Riverside as of July 1, 2011, the date of incorporation of the City of Jurupa Valley, as well as the resolutions, rules and regulations of the County of Riverside implementing these ordinances. Grantee consents to the recordation of said easement by its duly authorized officer.

Said street shall be designated and known as \_\_\_\_\_.

Dated: \_\_\_\_\_, 20\_\_

CITY OF JURUPA VALLEY

ATTEST:

\_\_\_\_\_  
*Tina M. York, PE, for Roy Stephenson, PE*  
*Director of Public Works/City Engineer*

\_\_\_\_\_  
*Victoria Wasko, CMC*  
*City Clerk*

**EXHIBIT "A"**  
**PUBLIC ROAD & UTILITY EASEMENT**  
**LEGAL DESCRIPTION**

That portions of Parcel A and Parcel D of Lot Line Adjustment No. 05411 recorded \_\_\_\_\_, 2013, as Document No. 2013-\_\_\_\_\_ Official Records of Riverside County, California, lying within Rancho Jurupa (Rubidoux) and Section 16, Township 2 South, Range 5 West, San Bernardino Meridian, being described as follows:

**COMMENCING** at the intersection of the centerline of Mission Boulevard with the centerline of Riverview Drive of Parcel Map No. 2165-L, as shown by map on file in Book 150 of Parcel Maps at pages 58 and 59 thereof, Records of Riverside County, California;

Thence South  $32^{\circ}31'59''$  West along said centerline of Riverview Drive, a distance of 187.35 feet to the beginning of a tangent curve, concave to the northwest, having a radius of 500.00 feet;

Thence southwesterly along said centerline and along said curve, to the right, through a central angle of  $23^{\circ}17'48''$ , an arc distance of 203.30 feet to a point thereon, the radial line to said point bears South  $34^{\circ}10'14''$  East;

Thence South  $34^{\circ}10'14''$  East along the southeasterly prolongation of said radial line, a distance of 44.00 feet to the **TRUE POINT OF BEGINNING**, said point being on the southeasterly right of way line of said Riverview Drive as set forth in that certain Grant Deed to the County of Riverside recorded August 19, 1960 as Instrument No. 73109, Official Records of Riverside County, California, said point also being on a curve, concave to the northwest, having a radius of 544.00 feet, the radial line to said point bears South  $34^{\circ}10'14''$  East;

Thence northeasterly along said southeasterly right of way line and along said curve, to the left, through a central angle of  $23^{\circ}17'48''$ , an arc distance of 221.19 feet;

Thence North  $32^{\circ}31'59''$  East continuing along said southeasterly right of way line, a distance of 32.88 feet to an angle point in said southeasterly right of way line as set forth in that certain Grant Deed to the County of Riverside recorded March 30, 1981 as Instrument No. 55427, Official Records of Riverside County, California;

Thence South  $58^{\circ}52'13''$  East along said right of way line, a distance of 6.00 feet to an angle point thereon, said point being on a line parallel with and distant southeasterly 50.00 feet, measured at a right angle, with said centerline of Riverview Drive;

Thence North  $32^{\circ}31'59''$  East along said parallel line and along said southeasterly right of way line, a distance of 99.93 feet to an angle point thereon;

Thence North  $76^{\circ}43'29''$  East along said right of way line, a distance of 1.44 feet to a point on a line parallel with and distant southeasterly 51.00 feet, measured at a right angle, from said centerline of Riverview Drive;

**EXHIBIT "A"**  
**PUBLIC ROAD & UTILITY EASEMENT**  
**LEGAL DESCRIPTION**

Thence South 32°31'59" West along said parallel line, a distance of 133.99 feet to the beginning of a tangent curve, concave to the northwest, having a radius of 551.00 feet;

Thence southwesterly along said curve, to the right, through a central angle of 11°52'44", an arc distance of 114.24 feet, the radial line to said point bears South 45°35'17" East;

Thence South 03°15'33" East, a distance of 29.66 feet;

Thence South 42°30'33" East, a distance of 58.10 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 848.00 feet;

Thence southeasterly along said curve, to the left, through a central angle of 16°21'40", an arc distance of 242.15 feet;

Thence South 58°52'13" East, a distance of 82.00 feet;

Thence South 22°00'01" East, a distance of 15.00 feet;

Thence South 31°07'47" West, a distance of 187.72 feet to the beginning of a tangent curve, concave to the east, having a radius of 263.00 feet;

Thence southwesterly and southerly along said curve, to the left, through a central angle of 31°07'47", an arc distance of 142.89 feet;

Thence South 00°00'00" East, a distance of 34.08 feet to the beginning of a tangent curve, concave to the west, having a radius of 337.00 feet;

Thence southerly along said curve, to the right, through a central angle of 0°43'12", an arc distance of 4.23 feet, the radial line to said point bears South 89°16'48" East;

Thence North 89°19'53" West, a distance of 37.00 feet to the beginning of a non-tangent curve, concave to the west, having a radius of 300.00 feet, the radial line to said point bears South 89°16'26" East;

Thence northerly along said curve, to the left, through a central angle of 0°43'34", an arc distance of 3.80 feet;

Thence North 00°00'00" West, a distance of 34.08 feet to the beginning of a tangent curve, concave to the east, having a radius of 300.00 feet;

Thence northerly and northeasterly along said curve, to the right, through a central angle of 20°04'52", an arc distance of 105.14 feet to the northeasterly line of Parcel C of Said Lot Line Adjustment;

**EXHIBIT "A"**  
**PUBLIC ROAD & UTILITY EASEMENT**  
**LEGAL DESCRIPTION**

Thence North 56°28'23" West along said northeasterly line, a distance of 37.93 feet to the beginning of a non-tangent curve, concave to the southeast, having a radius of 337.00 feet, the radial line to said point bears South 68°25'10" East;

Thence northeasterly along said curve, to the right, through a central angle of 9°32'57", an arc distance of 56.17 feet;

Thence North 31°07'47" East, a distance of 112.72 feet;

Thence North 13°52'13" West, a distance of 14.14 feet;

Thence North 58°52'13" West, a distance of 9.93 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 922.00 feet;

Thence northwesterly along said curve, to the right, through a central angle of 10°50'31", an arc distance of 174.47 feet to the most easterly corner of that certain parcel of land granted to Governing Board of West Riverside School District by deed recorded May 14, 1948 in Book 912 at page 71 of Official Records of Riverside County, California, the radial line to said point bears South 41°58'18" West;

Thence North 57°46'28" West along the northeasterly line of said parcel of land, a distance of 128.17 feet to the northwest corner thereof, said point also being on the northwesterly line of said Lot 8 of T. M. Parson's Subdivision;

Thence North 47°32'27" East along said northwesterly line, a distance of 13.68 feet to the most southerly corner of Parcel No. 1 of Record of Survey on file in Book 10 at page 81 of Records of Survey, Records of Riverside County, California;

Thence North 42°27'33" West along the southerly line of said Parcel No. 1, a distance of 58.43 feet to the **TRUE POINT OF BEGINNING**.

Containing 1.25 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

  
Andrew Y. Oroscio, L.S. 5491

7/31/13  
Date



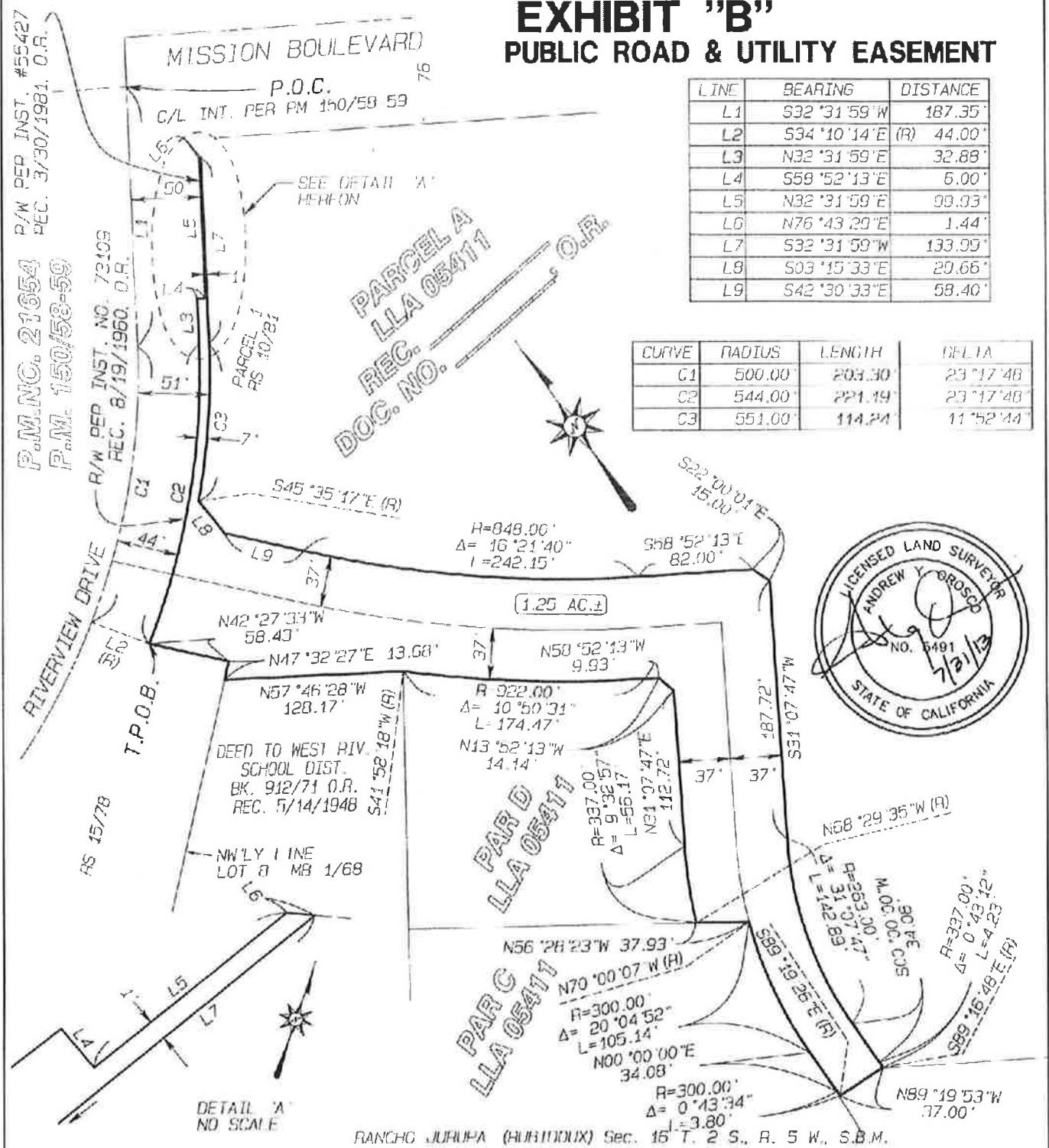
Prepared by: LB/AYO  
Checked by: AYO

Page 3 of 3

# EXHIBIT "B" PUBLIC ROAD & UTILITY EASEMENT

LINE	BEARING	DISTANCE
L1	S32°31'59"W	187.35'
L2	S34°10'14"E (R)	44.00'
L3	N32°31'59"E	32.88'
L4	S58°52'13"E	6.00'
L5	N32°31'59"E	99.03'
L6	N76°43'29"E	1.44'
L7	S32°31'59"W	133.09'
L8	S03°15'33"E	20.66'
L9	S42°30'33"E	58.40'

CURVE	RADIUS	LENGTH	DELTA
C1	500.00'	203.30'	23°17'48"
C2	544.00'	221.19'	23°17'48"
C3	551.00'	114.24'	11°52'44"



ALBERT A. <b>WEBB</b> ASSOCIATES	<b>CITY OF JURUPA VALLEY</b>	
	G:\2010\10-0166\005 ROAD EASEMENTS\10-0166 RD EASEMENT REV 6-11-13.pro	
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.		SHEET 1 OF 1
SCALE: 1" = 100'	DRAWN BY <u>U/A/AVG</u> DATE <u>7/31/13</u> CHKD BY <u>AYO</u> DATE <u>7/31/13</u>	W.O. 10-165 SUBJECT: PUBLIC ROAD & UTILITY EASEMENT