

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

809  
A



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

**SUBMITTAL DATE:**  
March 20, 2014

**SUBJECT:** Right of Way Acquisition Agreement and Temporary Construction Easement Deed for the Scott Road / Interstate 215 Interchange Project, District 5, [\$1,440,750]; CFD 05-8 Scott Road

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

1. Approve the attached Right of Way Acquisition Agreement for Parcels 21943-1, 21943-2, 21944-1, 0689-006A and 0689-006B, all within a portion of Assessor's Parcel Numbers 360-390-011 and 360-390-017;
2. Approve the attached Temporary Construction Easement Deed for Parcels 21943-3, 21943-4, and 21944-2, all within a portion of Assessor's Parcel Numbers 360-390-011 and 360-390-017;

(Continued)

FORM APPROVED  
BY: PATRICIA MUNROE  
Departmental Concurrence

Patricia Romo  
Patricia Romo  
Assistant Director of Transportation

Robert Field  
Robert Field  
Assistant County Executive Officer/EDA

FISCAL PROCEDURES APPROVED  
PAUL ANGULO, CPA, AUDITOR-CONTROLLER  
BY: Esteban Hernandez 3/20/14

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 1,440,750	\$ 0	\$ 1,440,750	\$ 0	Consent <input checked="" type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

**SOURCE OF FUNDS:** CFD 05-8 Scott Road  
Budget Adjustment: No  
For Fiscal Year: 2013/14

**C.E.O. RECOMMENDATION:**  
APPROVE  
BY: Inelda Delos Santos  
County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

A-30  
 Positions Added  
 4/5 Vote  
 Change Order

Prev. Agn. Ref.: N/A      District: 3/5      Agenda Number:

3-8

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

Economic Development Agency/Facilities Management and Transportation Department

**FORM 11:** Right of Way Acquisition Agreement and Temporary Construction Easement Deed for the Scott Road / Interstate 215 Interchange Project, District 5, [\$1,440,750]; CFD 05-8 Scott Road

**DATE:** March 20, 2014

Page 2 of 3

**RECOMMENDED MOTION:** (Continued)

3. Authorize the Chairman of the Board to execute this agreement and deed on behalf of the County;
4. Authorize the Assistant County Executive Officer/EDA or his designee to execute any other documents and administer all actions necessary to complete this transaction; and
5. Authorize and allocate the sum of \$1,315,551 to acquire Parcels 21943-1, 21943-2, 21944-1, 0689-006A and 0689-006B and \$84,449 for temporary access to Parcels 21943-3, 21943-4, and 21944-2 and \$40,750 to pay all related transaction costs.

**BACKGROUND:**

**Summary**

The Riverside County Transportation Department (RCTD) proposes to widen Scott Road from west of Haun Road to east of Antelope Road, replacing the existing Scott Road overcrossing bridge at Interstate 215 (I-215), reconfiguring the on and off ramps, and adding freeway auxiliary lanes in the City of Menifee (Project).

The Initial Study with Proposed Mitigated Negative Declaration and State of California Department of Transportation National Environmental Policy Act (NEPA) Determination, Section 6005 were approved on December 2, 2010, by District 8 of the State of California Department of Transportation. A NEPA / California Environmental Quality Act (CEQA) Re-Validation Form was approved on November 29, 2012, by District 8 of the State of California Department of Transportation.

The Economic Development Agency/Facilities Management (EDA/FM) has negotiated the acquisition of permanent and temporary rights of a portion of Assessor's Parcel Numbers 360-390-011 and 360-390-017 with Scott-215, LP, a California Limited Partnership (Scott-215) for the price of \$1,400,000. There are costs of \$40,750 associated with this transaction.

Scott-215 will execute Grant Deeds in favor of the State of California referenced as Parcels 21943-1, 21943-2 and 21944-1; a Grant Deed in favor of the City of Menifee referenced as Parcel 0689-006A; an Easement Deed for slope purposes in favor of the City of Menifee referenced as Parcel 0689-006B; and a Temporary Construction Easement Deed in favor of the County of Riverside referenced as Parcels 21943-3, 21943-4, and 21944-2; all located within a portion of Assessor's Parcel Numbers 360-390-011 and 360-390-017.

This Form 11 has been reviewed and approved by County Counsel as to legal form.

**Impact on Residents and Businesses**

The Project will improve traffic flow along Scott Road between Haun and Antelope Road as well as the on-ramps and off-ramps operating more efficiently and improving traffic flow on the freeway in the area of the Scott Road / I-215 interchange. Congestion and travel times will be reduced, thus, improving the quality of life and enhancing safety for the area residents and business owners.

(Continued)

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

Economic Development Agency/Facilities Management and Transportation Department

**FORM 11:** Right of Way Acquisition Agreement and Temporary Construction Easement Deed for the Scott Road / Interstate 215 Interchange Project, District 5, [\$1,440,750]; CFD 05-8 Scott Road

**DATE:** March 20, 2014

Page 3 of 3

**SUPPLEMENTAL:**

**Additional Fiscal Information**

The following summarizes the funding necessary for the acquisition and temporary access for portions of Assessor's Parcel Numbers 360-390-011 and 360-390-017:

Acquisition:	\$ 1,315,551
Temporary Construction Access	84,449
Estimated Title and Escrow Charges:	3,000
Preliminary Title Report	800
County Appraisal	21,950
EDA/FM Real Property Staff Time	15,000
Total Estimated Acquisition Costs	\$1,440,750

All costs associated with the acquisition of this property are fully funded by the CFD 05-8 Scott Road in the Transportation Department's budget for FY 2013/14. No net county costs will be incurred as a result of this transaction.

**Attachments:**

Right of Way Acquisition Agreement (4)

Temporary Construction Easement Deed (1)

1 PROJECT: I-215 / Scott Road Interchange Project  
2 PARCEL(S): 21943-1, 21943-2, 21944-1, 0689-006A and  
3 0689-006B  
4 APN: 360-390-011 and 360-390-017 (PORTION)  
5

6 **RIGHT OF WAY ACQUISITION AGREEMENT**

7 This Right of Way Acquisition Agreement, ("Agreement"), is made by and  
8 between the COUNTY OF RIVERSIDE, a political subdivision of the State of California  
9 ("County"), and SCOTT-215, LP, a California Limited Partnership, ("Grantor"). County  
10 and Grantor are sometimes collectively referred to as "Parties."

11 **RECITALS**

12 WHEREAS, Grantor owns that certain real property located at 27781 Scott  
13 Road, City of Menifee, County of Riverside, State of California, as depicted on the Plat  
14 Map identified as Attachment 1, attached hereto and made a part hereof. The real  
15 property consisting of ±4.758 acres of vacant land and is also known as Assessor's  
16 Parcel Numbers: 360-390-011 and 360-390-017 ("Property"); and

17 WHEREAS, Grantor desires to sell to the County and the County desire to  
18 purchase the fee simple interest in the portion of the Property ("ROW"), as well as a  
19 slope easement, for the purpose of constructing the I-215 / Scott Road Interchange  
20 Project ("Project") as follows: Grant Deeds in favor of the State of California  
21 referenced as Parcels 21943-1, 21943-2, and 21944-1 and described on Attachment  
22 2A, attached hereto and made a part hereof; a Grant Deed in favor of the City of  
23 Menifee referenced as Parcel 0689-006A and described on Attachment 2B, attached  
24 hereto and made a part hereof; and a Slope Easement Deed in favor of City of Menifee  
25 referenced as Parcel 0689-006B and described on Attachment 2C, attached hereto  
26 and made a part hereof, pursuant to the terms and conditions set forth herein; and

27 WHEREAS, concurrently with this Agreement, the Parties intend to enter into a  
28 Temporary Construction Access Agreement to grant County the right to temporarily

1 use portions of the Property, as described therein, for the construction of the Project;  
2 and

3 WHEREAS, the Effective Date is the date on which this Agreement is approved  
4 and fully executed by County and Grantor as listed on the signature page of this  
5 Agreement;

6 NOW, THEREFORE, in consideration of the payment and other obligations set  
7 forth below, Grantor and County mutually agree as follows:

8  
9 **ARTICLE I. AGREEMENT**

10 1. Recitals. All the above recitals are true and correct and by this reference  
11 are incorporated herein.

12 2. Consideration. For good and valuable consideration, Grantor agrees to  
13 sell and convey to the County, and the County agrees to purchase from Grantor all of  
14 the Right-of-Way Property described herein, under the terms and conditions set forth in  
15 this Agreement. The full consideration for the Right-of-Way Property consists of the  
16 purchase price amount for the real property interests to be acquired by the County  
17 ("Purchase Price"). The Purchase Price in the amount of One Million Three Hundred  
18 Fifteen Thousand Five Hundred Fifty One Dollars (\$1,315,551) is to be distributed to  
19 Grantor in accordance with this Agreement.

20 3. County Responsibilities.

21 A. Upon the mutual execution of this Agreement, County will open  
22 escrow ("Escrow") with Lawyers Title Company ("Escrow Holder"). Promptly on the  
23 Escrow Holder's request the Parties shall execute such additional Escrow instructions  
24 as are reasonably required to consummate the transaction contemplated by this  
25 Agreement and are not inconsistent with this Agreement. In the event of any conflict  
26 between the terms of this Agreement and any additional Escrow instructions, the terms  
27 of this Agreement shall control. The Escrow Holder will hold all funds deposited by the  
28 County in an escrow account ("Escrow Account") that is interest bearing and at a bank

1 approved by County with interest accruing for the benefit of County. The Escrow  
2 Account shall remain open until all charges due and payable have been paid and  
3 settled; any remaining funds shall be refunded to the County.

4 B. Upon the opening of Escrow, the County shall deposit the  
5 Consideration as follows:

6 i. Purchase Price. Deposit into Escrow the Purchase Price in  
7 the amount of One Million Three Hundred Fifteen Thousand Five Hundred Fifty One  
8 Dollars (\$1,315,551) (the "Deposit").

9 C. On or before the date that Escrow is to close ("Close of Escrow"):

10 i. Closing Costs. County will deposit to Escrow Holder  
11 amounts sufficient for all escrow, recording and reconveyance fees incurred in this  
12 transaction, and if title insurance is desired by County, the premium charged therefore.  
13 Said escrow and recording charges shall not include documentary transfer tax as  
14 County is exempt pursuant to Ca Govt. Code section 6103 and Ca Revenue and  
15 Taxation Code section 11922.

16 ii. County will deposit all other such documents consistent with  
17 this Agreement as are reasonably required by Escrow Holder or otherwise to close  
18 Escrow.

19 D. County will authorize the Escrow Holder to close Escrow and  
20 release the Deposit, in accordance with the provisions herein, to Grantor conditioned  
21 only upon the satisfaction by County.

22 i. The deposit of the following documents into Escrow for  
23 recordation in the Official Records of the County Recorder of Riverside County  
24 ("Official Records") upon Close of Escrow:

25 a. The four (4) grant deeds and one (1) slope easement  
26 deed executed, acknowledged and delivered to Craig Olsen, Real Property Agent for  
27 the County or to Escrow Holder, substantially in the forms attached hereto as  
28 Attachment 3, (Deeds) granting the portion of the Property, subject to the following:



1 2; a Grant Deed in favor of the State of California dated \_\_\_\_\_ identified as  
2 Parcel Number 21944-1; a Grant Deed in favor of the City of Menifee dated  
3 \_\_\_\_\_ identified as Parcel Number 0689-006A; and a Slope Easement Deed in  
4 favor of the City of Menifee dated \_\_\_\_\_ identified as Parcel Number 0689-  
5 006B and deliver deeds to Craig Olsen, Real Property Agent for the County or to the  
6 Escrow Holder.

7 B. Grantor shall indemnify, defend, protect, and hold the County of  
8 Riverside, its Agencies, Districts, Departments, their respective directors, Board of  
9 Supervisors, elected and appointed officials, employees, agents, representatives,  
10 successors, and assigns free and harmless from and against any and all claims,  
11 liabilities, penalties, forfeitures, losses, or expenses, including without limitation,  
12 attorneys' fees, whatsoever, arising from or caused in whole or in part, directly or  
13 indirectly, by either (a) the presence in, within, under, or about the parcel for the  
14 presence of hazardous materials, toxic substances, or hazardous substances as a  
15 result of Grantor's use, storage, or generation of such materials or substances or (b)  
16 Grantor's failure to comply with any federal, state, or local laws relating to such  
17 materials or substances. For the purpose of this Agreement, such materials or  
18 substances shall include without limitation hazardous substances, hazardous  
19 materials, or toxic substances as defined in the Comprehensive Environmental  
20 Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. section  
21 9601, et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. sections 5101 to  
22 5128; the Resource Conservation and Recovery Act, 42 U.S.C. sections 6901-87  
23 (1988); and those substances defined as hazardous wastes in section 25117 of the  
24 California Health and Safety Code or hazardous substances in section 25316 of the  
25 California Health; and in the regulations adopted in publications promulgated pursuant  
26 to said laws.

27 C. Grantor shall be obligated hereunder to include without limitation,  
28 and whether foreseeable or unforeseeable, all costs of any required or necessitated



1 repair, clean-up, detoxification, or decontamination of the parcel, and the preparation  
2 and implementation of any closure, remedial action, or other required plans in  
3 connection therewith, and such obligation shall continue under the parcel has been  
4 rendered in compliance with applicable federal, state, and local laws, statutes,  
5 ordinances, regulations, and rules.

6 **Article II. MISCELLANEOUS**

7 1. It is mutually understood and agreed by and between the Parties hereto  
8 that the right of possession and use of the subject property by County, including the  
9 right to remove and dispose of improvements, shall commence upon the execution of  
10 this Agreement by all parties. The Purchase Price includes, but is not limited to, full  
11 payment for such possession and use.

12 2. This Agreement embodies all of the considerations agreed upon between  
13 the County and Grantor. This Agreement was obtained without coercion, promises  
14 other than those provided herein, or threats of any kind whatsoever by or to either  
15 party.

16 3. The performance of this Agreement constitutes the entire consideration  
17 for the acquisition of the Property and shall relieve the County of all further obligations  
18 or claims pertaining to the acquisition of the Property or pertaining to the location,  
19 grade or construction of the proposed public improvement.

20 4. This Agreement is made solely for the benefit of the Parties to this  
21 Agreement and their respective successors and assigns, and no other person or entity  
22 may have or acquired any right by virtue of this Agreement.

23 5. This Agreement shall not be changed, modified, or amended except upon  
24 the written consent of the Parties hereto.

25 6. This Agreement is the result of negotiations between the Parties and is  
26 intended by the Parties to be a final expression of their understanding with respect to  
27 the matters herein contained. This Agreement supersedes any and all other prior  
28 agreements and understandings, oral or written, in connection therewith. No provision

1 contained herein shall be construed against the County solely because it prepared this  
2 Agreement in its executed form.

3 7. Any action at law or in equity brought by either of the Parties for the  
4 purpose of enforcing a right or rights provided for by this Agreement shall be tried in a  
5 court of competent jurisdiction in the County of Riverside, State of California, and the  
6 Parties hereby waive all provisions of law providing for a change of venue in such  
7 proceedings to any other county.

8 8. Grantor and its assigns and successors in interest shall be bound by all  
9 the terms and conditions contained in this Agreement, and all the Parties thereto shall  
10 be jointly and severally liable thereunder.

11  
12  
13 (REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

1           9.     This Agreement may be signed in counterpart or duplicate copies, and  
2 any signed counterpart or duplicate copy shall be equivalent to a signed original for all  
3 purposes.


4           In Witness Whereof, the Parties have executed this Agreement the day and year  
5 last below written.

6  
7 Dated: \_\_\_\_\_

8  
9 COUNTY:  
10 COUNTY OF RIVERSIDE, a political  
11 subdivision of the State of California

GRANTOR:  
SCOTT-215, LP, a California  
Limited Partnership

12 By: \_\_\_\_\_  
13 Jeff Stone, Chairman  
14 Board of Supervisors

By:   
Name: FRED D. GRIMES  
FDG FINANCIAL, INC. G.P.  
Its: President.

15  
16 ATTEST:  
17 Kecia Harper-Ihem  
18 Clerk of the Board

19 By: \_\_\_\_\_  
20 Deputy

21 APPROVED AS TO FORM:  
22 Pamela J. Walls  
23 County Counsel

24 By:   
25 Patricia Munroe  
26 Deputy County Counsel

27 CO:ra/021014/244TR/16.606     S:\Real Property\TYPING\Docs-16.500 to 16.999\16.606.doc

ATTACHMENT 1  
Assessor's Plat Map

APR 04 2007

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

POR SE 15 T. 6S., R. 3W

T.R.A. 054-111

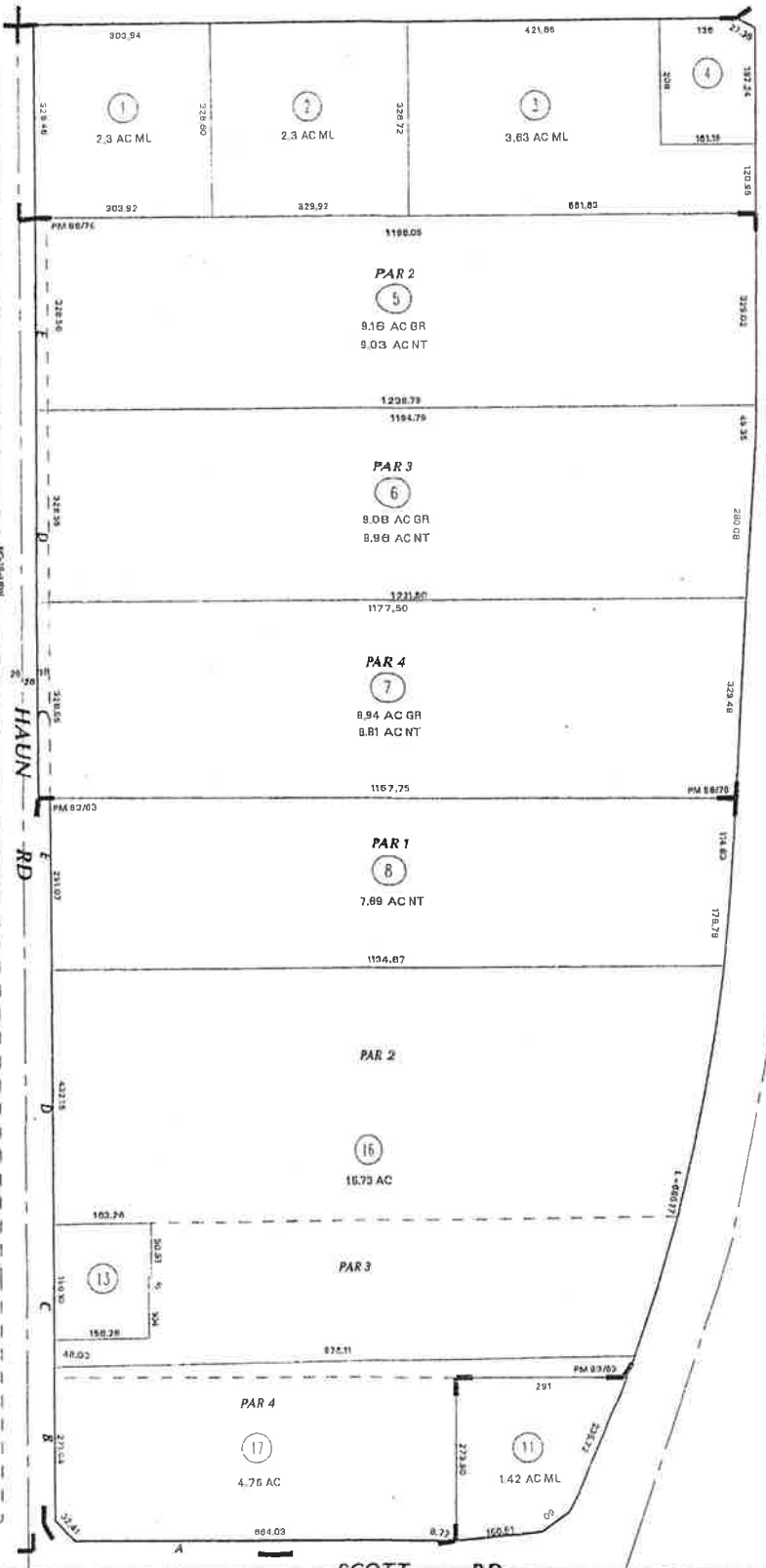
360-39  
357-36

372  
11

STATE HWY 215

1" = 200'  
ANGLES = 90

35



38

HAUN RD

SCOTT RD

359  
09

ASSESSOR'S MAP BK360 PG.39  
RiverSide Company, Colli.

2007

DATA: STATE HWY MAP

PM 58/76 PARCEL MAP NO. 10610  
PM 93/63 PARCEL MAP NO. 13382

MAY 14 2007

DATE	BY	SCALE
10/01	16	1:1.5
11/01	9,14	1:1.5
12/01	12,13	1:1.5

ATTACHMENT 2  
Legal Descriptions and Plat Maps

"2A" – Grant Deeds

1. A portion of APN: 360-390-011 and 360-390-017; Parcels 21943-1, 21943-2, and 21944-1 all in favor of the State of California

"2B" – Grant Deed

2. A portion of APN: 360-390-011 and 360-390-017; Parcel 0689-006A in favor of the City of Menifee

"2C" – Slope Easement

3. A portion of APN: 360-390-011 and 360-390-017; Parcel 0689-006B in favor of the City of Menifee

**EXHIBIT "A"**  
**SCOTT ROAD (I-215 INTERCHANGE)**  
**LEGAL DESCRIPTION**  
**21943-1**

BEING A PORTION OF PARCEL "B" OF LOT LINE ADJUSTMENT 5044, RECORDED DECEMBER 19, 2006, AS INSTRUMENT NUMBER 2006-0926416, CONFORMING DEED RECORDED DECEMBER 19, 2006, AS INSTRUMENT NUMBER 2006-0926419, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID SECTION 15;

THENCE N 89°22'21" W ALONG THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 600.31 FEET;

THENCE N 00°37'39" E, A DISTANCE OF 56.10 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL "B", BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SCOTT ROAD (VARIABLE NORTHERLY HALF WIDTH) PER INSTRUMENT NUMBERS 131519 AND 131520 BOTH RECORDED NOVEMBER 17, 1971, OFFICIAL RECORDS OF SAID RECORDER. SAID NORTHERLY RIGHT-OF-WAY LINE BEING SUBSEQUENTLY RELINQUISHED AS SHOWN AS SEGEMENT 15 OF RELINQUISHMENT 296R (RELINQUISHMENT MAP 12 OF 21 SHEETS) FILED IN THE OFFICE OF SAID RECORDER JULY 23, 1981 AS STATE HIGHWAY MAP BOOK 8, PAGES 48 THROUGH 68, INCLUSIVE (FILE NUMBER 139880), AND THE **TRUE POINT OF BEGINNING**;

THENCE S 83°33'55" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 9.00 FEET TO AN ANGLE POINT THEREIN;

THENCE N 89°22'21" W CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.54 FEET;

THENCE N 02°27'10" W, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 70.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,491.00 FEET AND AN INITIAL RADIAL BEARING OF N 02°27'10" W;

(COURSE "A") THENCE EASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°45'17", AN ARC DISTANCE OF 32.82 FEET TO THE EASTERLY LINE OF SAID PARCEL "B";

THENCE S 00°13'50" W ALONG SAID EASTERLY LINE, A DISTANCE OF 70.98 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 2,218 SQUARE FEET, OR 0.051 ACRES, MORE OR LESS.

THIS CONVEYANCE IS MADE FOR ROAD PURPOSES AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE GRANTEE ANY AND ALL ABUTTER'S RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY IN AND TO SCOTT ROAD OVER AND ACROSS COURSE "A", HEREINABOVE DESCRIBED.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES BY 1.000125036 TO OBTAIN GROUND DISTANCES.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 10-30-2013

08-RIV-215-MP15.50-21943 (21943-1)

PAGE 1 OF 1

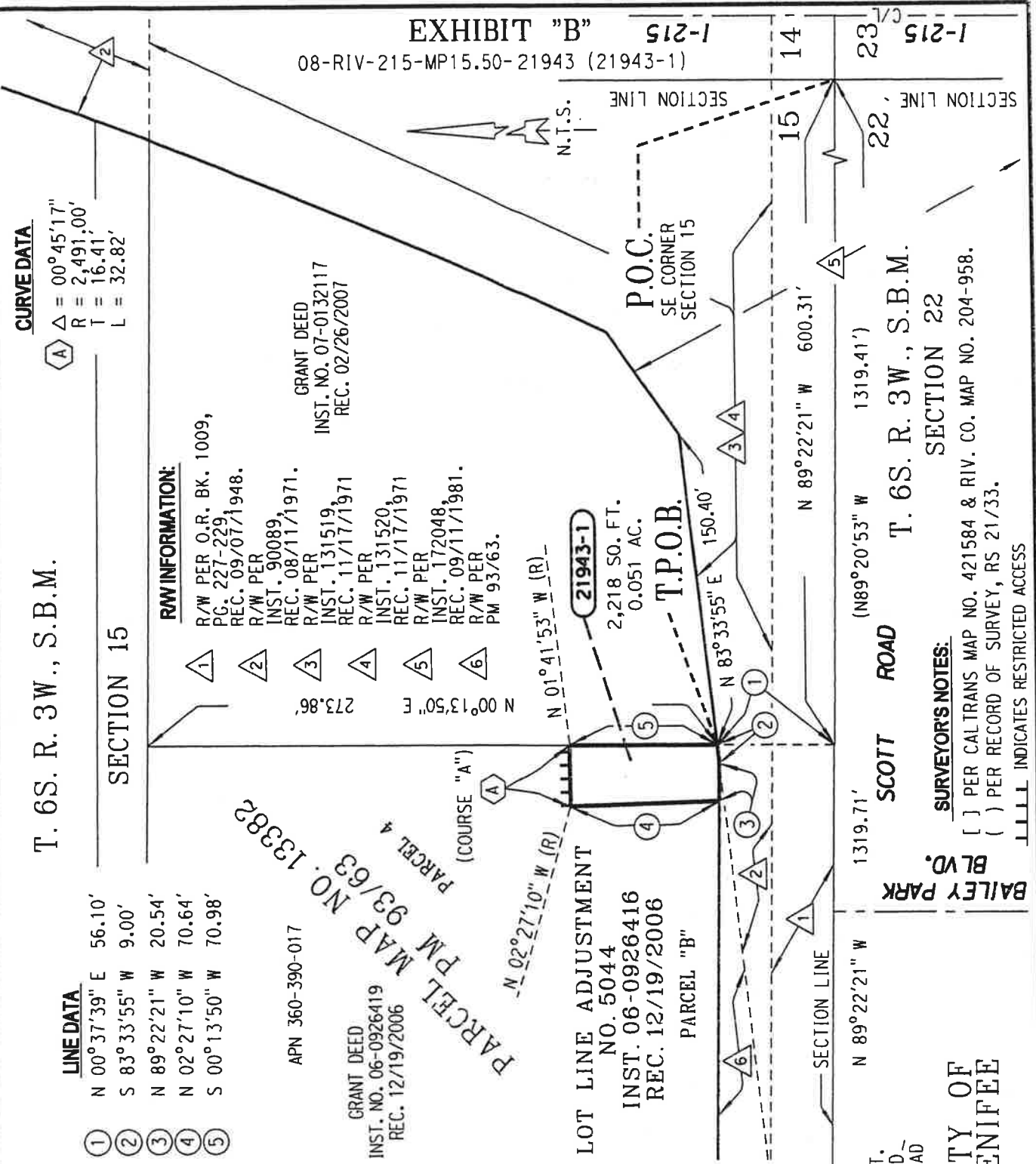




ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.  
 PROJECT: SCOTT ROAD / I-215 INTERCHANGE  
 THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.  
 APPROVED BY: *Edward D. Hunt* DATE: 10-30-2013

PAR. NO.:	21943-1
PREPARED BY:	KNV
SCALE:	N.T.S.
DATE:	OCTOBER, 2013
W.O. NO.:	B3-0689
SHEET 1 OF 1	





**EXHIBIT "A"**  
**SCOTT ROAD (I-215 INTERCHANGE)**  
**LEGAL DESCRIPTION**  
**21943-2**

BEING A PORTION OF PARCEL "B" OF LOT LINE ADJUSTMENT 5044, RECORDED DECEMBER 19, 2006, AS INSTRUMENT NUMBER 2006-0926416, CONFORMING DEED RECORDED DECEMBER 19, 2006, AS INSTRUMENT NUMBER 2006-0926419, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID SECTION 15;

THENCE N 89°22'21" W ALONG THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 600.31 FEET;

THENCE N 00°37'39" E, A DISTANCE OF 56.10 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL "B", BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SCOTT ROAD (VARIABLE NORTHERLY HALF WIDTH) PER INSTRUMENT NUMBERS 131519 AND 131520 BOTH RECORDED NOVEMBER 17, 1971, OFFICIAL RECORDS OF SAID RECORDER. SAID NORTHERLY RIGHT-OF-WAY LINE BEING SUBSEQUENTLY RELINQUISHED AS SHOWN AS SEGEMENT 15 OF RELINQUISHMENT 296R (RELINQUISHMENT MAP 12 OF 21 SHEETS) FILED IN THE OFFICE OF SAID RECORDER JULY 23, 1981 AS STATE HIGHWAY MAP BOOK 8, PAGES 48 THROUGH 68, INCLUSIVE (FILE NUMBER 139880);

THENCE N 00°13'50" E ALONG THE EASTERLY LINE OF SAID PARCEL "B", A DISTANCE OF 273.86 FEET TO AN ANGLE POINT IN SAID PARCEL LINE;

THENCE S 89°22'21" E CONTINUING ALONG SAID PARCEL LINE, A DISTANCE OF 90.89 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 377.00 FEET AND AN INITIAL RADIAL BEARING OF N 83°54'47" W, BEING THE **TRUE POINT OF BEGINNING**;

(COURSE "A")THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 03°44'12", AN ARC DISTANCE OF 24.59 FEET TO THE NORTHERLY LINE OF SAID PARCEL "B";

THENCE S 89°47'00" E ALONG SAID NORTHERLY LINE, A DISTANCE OF 206.19 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE FOR INTERSTATE 215 AS DESCRIBED BY GRANT DEED RECORDED AUGUST 11, 1971 AS INSTRUMENT NUMBER 90089, SAID OFFICIAL RECORDS, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,999.63 FEET AND AN INITIAL RADIAL BEARING OF S 69°49'08" E;

THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°31'30", AN ARC DISTANCE OF 27.49 FEET, RETURNING TO THE AFOREMENTIONED PARCEL LINE;

THENCE N 89°22'21" W ALONG SAID PARCEL LINE, A DISTANCE OF 200.01 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 5,101 SQUARE FEET, OR 0.117 ACRES, MORE OR LESS.

THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A STATE HIGHWAY AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE GRANTEE ANY AND ALL ABUTTER'S RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY IN AND TO SAID INTERSTATE 215, OVER AND ACROSS COURSE "A", HEREINABOVE DESCRIBED.

EXHIBIT "A"  
SCOTT ROAD (I-215 INTERCHANGE)  
LEGAL DESCRIPTION (CONTINUED)  
21943-2

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES BY 1.000125036 TO OBTAIN GROUND DISTANCES.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 10-30-2013





ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.:	21943-2
PROJECT: SCOTT ROAD / I-215 INTERCHANGE	PREPARED BY:	KNV
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.	SCALE:	N.T.S.
	DATE:	OCTOBER, 2013
APPROVED BY: <i>Edward D. Hunt</i> DATE: 10-30-2013	W.O. NO.:	B3-0689
	SHEET 1 OF 1	

T. 6S. R. 3W., S.B.M.  
SECTION 15

T.P.O.B.

**CURVED DATA**

- (A) Δ = 03°44'12"    B Δ = 00°31'30"  
R = 377.00'    R = 2,999.63'  
T = 12.30'    T = 13.74'  
L = 24.59'    L = 27.49'
- (C) Δ = 21°36'47" (Δ = 21°36'22")  
R = 2,999.63' (R = 3,000.00')  
T = 572.56' (T = 572.45')  
L = 1131.52' (L = 1131.29')

APN 360-390-017  
GRANT DEED  
INST. NO. 06-0926419  
REC. 12/19/2006  
PARCEL MAP NO. 13382  
PARCEL 4  
LOT LINE ADJUSTMENT  
NO. 5044  
INST. 06-0926416  
REC. 12/19/2006  
PARCEL "B"

**R/W INFORMATION:**

- 1 R/W PER O.R. BK. 1009,  
PG. 227-229  
REC. 09/07/1948.
- 2 R/W PER  
INST. 90089,  
REC. 08/11/1971.
- 3 R/W PER  
INST. 131519,  
REC. 11/17/1971
- 4 R/W PER  
INST. 131520,  
REC. 11/17/1971
- 5 R/W PER  
INST. 172048,  
REC. 09/11/1981.
- 6 R/W PER  
PM 93/63.

CITY OF MENIFEE  
5,101 SQ. FT.  
0.117 AC.

P.O.C.  
SE CORNER  
SECTION 15

TO C/L INT.  
SCOTT ROAD  
& HAUN ROAD  
LINE DATA  
N 00°37'39" E 56.10'  
S 89°22'21" E 90.89'

**SURVEYOR'S NOTES:**

- [ ] PER CALTRANS MAP NO. 421584 & RIV. CO. MAP NO. 204-958.
- ( ) PER RECORD OF SURVEY, RS 21/33.
- ||||| INDICATES RESTRICTED ACCESS

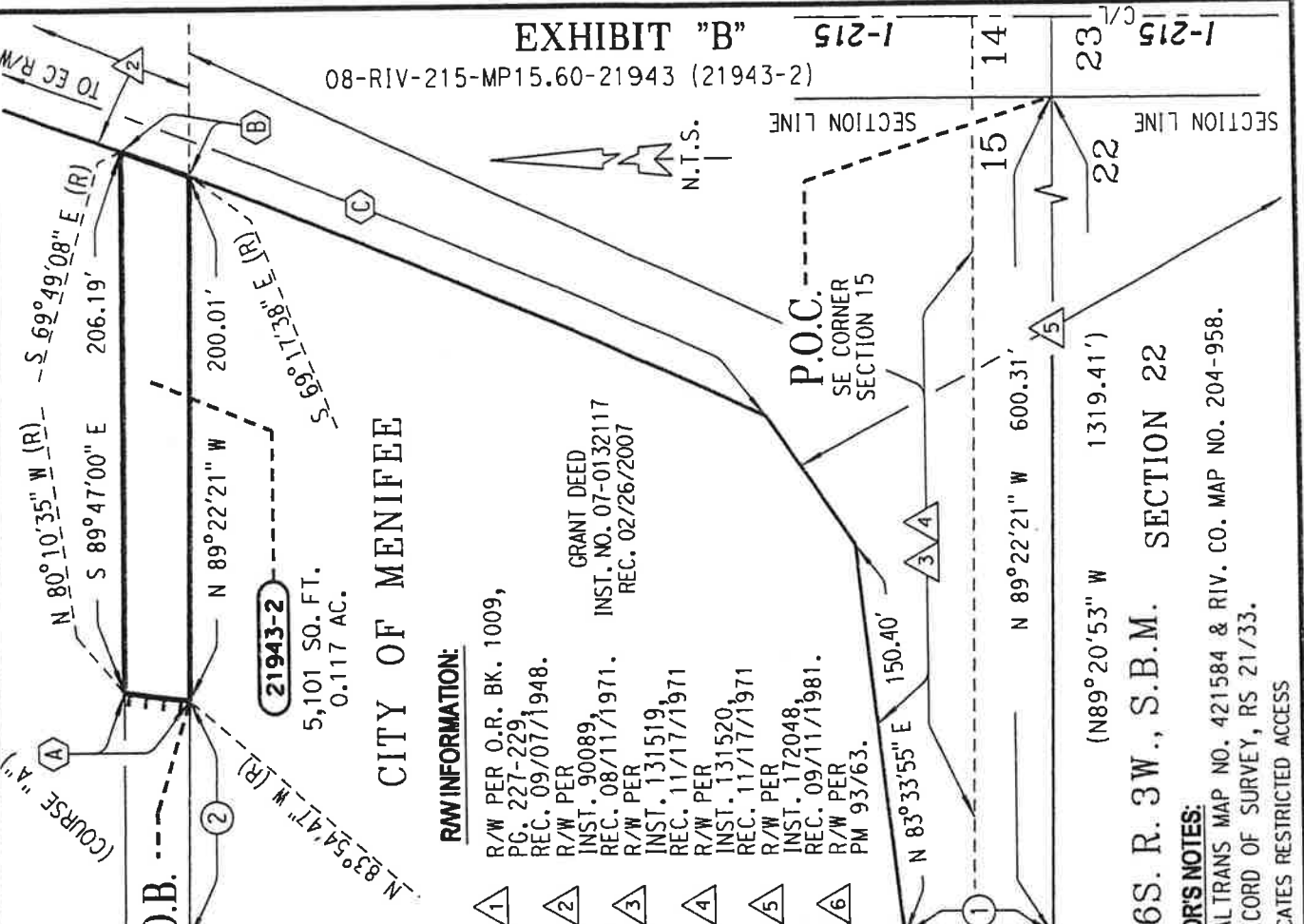


EXHIBIT "B" I-215

08-RIV-215-MP15.60-21943 (21943-2)

**EXHIBIT "A"**  
**SCOTT ROAD (I-215 INTERCHANGE)**  
**LEGAL DESCRIPTION**  
**21944-1**

BEING A PORTION OF THAT CERTAIN PARCEL OF DESCRIBED BY GRANT DEED RECORDED FEBRUARY 26, 2007, AS INSTRUMENT NUMBER 2007-0132117, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, AND DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID SECTION 15;

THENCE N 89°22'21" W ALONG THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 600.31 FEET;

THENCE N 00°37'39" E, A DISTANCE OF 56.10 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL "B", BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SCOTT ROAD (VARIABLE NORTHERLY HALF WIDTH) PER INSTRUMENT NUMBERS 131519 AND 131520 BOTH RECORDED NOVEMBER 17, 1971, OFFICIAL RECORDS OF SAID RECORDER. SAID NORTHERLY RIGHT-OF-WAY LINE BEING SUBSEQUENTLY RELINQUISHED AS SHOWN AS SEGEMENT 15 OF RELINQUISHMENT 296R (RELINQUISHMENT MAP 12 OF 21 SHEETS) FILED IN THE OFFICE OF SAID RECORDER JULY 23, 1981 AS STATE HIGHWAY MAP BOOK 8, PAGES 48 THROUGH 68, INCLUSIVE (FILE NUMBER 139880), AND **THE TRUE POINT OF BEGINNING**;

THENCE N 00°13'50" E ALONG THE MOST-WESTERLY LINE OF SAID GRANT DEED, A DISTANCE OF 70.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,491.00 FEET AND AN INITIAL RADIAL BEARING OF N 01°41'53" W;

(COURSE "A") THENCE EASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°40'02", AN ARC DISTANCE OF 72.49 FEET;

(COURSE "B") THENCE N 39°24'31" E, A DISTANCE OF 24.41 FEET;

(COURSE "C") THENCE N 00°38'18" E, A DISTANCE OF 146.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 377.00 FEET;

(COURSE "D") THENCE NORTHERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 05°26'55", AN ARC DISTANCE OF 35.85 FEET TO THE NORTHERLY LINE OF SAID GRANT DEED;

THENCE S 89°22'21" E ALONG SAID NORTHERLY LINE, A DISTANCE OF 200.01 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE FOR INTERSTATE 215 AS DESCRIBED BY GRANT DEED RECORDED NOVEMBER 17, 1971 AS INSTRUMENT NUMBER 131519 SAID OFFICIAL RECORDS, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,999.63 FEET AND AN INITIAL RADIAL BEARING OF S 69°17'38" E;

THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 04°33'34", AN ARC DISTANCE OF 238.70 FEET;

THENCE S 55°20'05" W CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 59.99 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SCOTT ROAD AS DESCRIBED BY INSTRUMENT NUMBERS 131519 AND 131520, BOTH RECORDED NOVEMBER 17, 1971, SAID OFFICIAL RECORDS;

**EXHIBIT "A"**  
**SCOTT ROAD (I-215 INTERCHANGE)**  
**LEGAL DESCRIPTION (CONTINUED)**  
**21944-1**

THENCE S 83°33'55" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 150.40 FEET TO THE **TRUE POINT OF BEGINNING**

CONTAINING 44,092 SQUARE FEET, OR 1.012 ACRES, MORE OR LESS.

THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A STATE HIGHWAY AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE GRANTEE ANY AND ALL ABUTTER'S RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY IN AND TO INTERSTATE 215 AND SCOTT ROAD, OVER AND ACROSS COURSES "A" THROUGH "D", INCLUSIVE, HEREINABOVE DESCRIBED.

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT A PORTION OF THE GRANTOR'S REMAINING PROPERTY IS LANDLOCKED, AND WITHOUT DIRECT ACCESS TO SAID STATE HIGHWAY AND SCOTT ROAD, AND GRANTORS HEREBY RELIEVE GRANTEE OF ANY LIABILITY TO PROVIDE ACCESS TO THE REMAINING LANDLOCKED PROPERTY.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES BY 1.000125036 TO OBTAIN GROUND DISTANCES.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 10-30-2013





**EXHIBIT "A"**  
**SCOTT ROAD (I-215 INTERCHANGE)**  
**LEGAL DESCRIPTION**  
**0689-006A**

BEING A PORTION OF PARCEL "B" OF LOT LINE ADJUSTMENT 5044, RECORDED DECEMBER 19, 2006, AS INSTRUMENT NUMBER 2006-0926416, CONFORMING DEED RECORDED DECEMBER 19, 2006, AS INSTRUMENT NUMBER 2006-0926419, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF SCOTT ROAD (55.00 FOOT NORTHERLY HALF-WIDTH) AND THE CENTERLINE OF HAUN ROAD (44.00 FOOT EASTERLY HALF-WIDTH), BEING A POINT ON THE SOUTH LINE OF SAID SECTION 15, AS SHOWN ON PARCEL MAP 13382 ON FILE IN BOOK 93, PAGE 63 OF PARCEL MAPS, RECORDS OF SAID RECORDER;

THENCE S 89°22'21" E ALONG SAID SOUTH LINE OF SECTION 15, A DISTANCE OF 66.42 FEET;

THENCE N 00°37'39" E, A DISTANCE OF 54.99 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY-LINE OF LOT "A" (SCOTT ROAD) AND THE MOST-EASTERLY CORNER OF LOT "B" (HAUN ROAD), AS SHOWN BY SAID PARCEL MAP, BEING A POINT ON THE RIGHT-OF-WAY CORNER CUTBACK LINE AND THE **TRUE POINT OF BEGINNING**;

THENCE N 44°34'36" W ALONG SAID RIGHT-OF-WAY CORNER CUTBACK LINE, A DISTANCE OF 32.39 FEET TO AN ANGLE POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID LOT "B";

THENCE N 00°13'01" E CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 47.44 FEET;

(COURSE "A") THENCE S 36°50'50" E, A DISTANCE OF 60.85 FEET;

(COURSE "B") THENCE S 89°20'41" E, A DISTANCE OF 12.15 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,323.00 FEET;

(COURSE "C") THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°53'51", AN ARC DISTANCE OF 158.02 FEET;

(COURSE "D") THENCE N 86°45'28" E, A DISTANCE OF 46.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 209.00 FEET;

(COURSE "E") THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°40'50", AN ARC DISTANCE OF 46.26 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 200.99 FEET AND AN INITIAL RADIAL BEARING OF S 09°26'18" W;

(COURSE "F") THENCE EASTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 12°40'50", AN ARC DISTANCE OF 44.48 FEET;

(COURSE "G") THENCE N 86°45'28" E, A DISTANCE OF 197.70 FEET;

(COURSE "H") THENCE N 03°14'32" W, A DISTANCE OF 24.00 FEET;

(COURSE "I") THENCE N 86°45'28" E, A DISTANCE OF 69.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,491.00 FEET;

(COURSE "J") THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°47'22", AN ARC DISTANCE OF 34.32 FEET;

EXHIBIT "A"  
SCOTT ROAD (I-215 INTERCHANGE)  
LEGAL DESCRIPTION (CONTINUED)  
0689-006A

THENCE S 02°27'10" E, A DISTANCE OF 70.64 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF SCOTT ROAD;

THENCE N 89°22'21" W ALONG SAID NORHTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 623.50 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 22,903 SQUARE FEET, OR 0.526 ACRES, MORE OR LESS.

THIS CONVEYANCE IS MADE FOR ROAD PURPOSES AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE GRANTEE ANY AND ALL ABUTTER'S RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY IN AND TO SCOTT ROAD, OVER AND ACROSS COURSES "A" THROUGH "J", INCLUSIVE, HEREINABOVE DESCRIBED.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES BY 1.000125036 TO OBTAIN GROUND DISTANCES.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

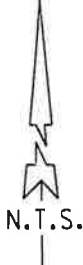
DATE: 10-30-2013





EXHIBIT "B"

08-RIV-215-MP15.50-21943 (0689-006A)



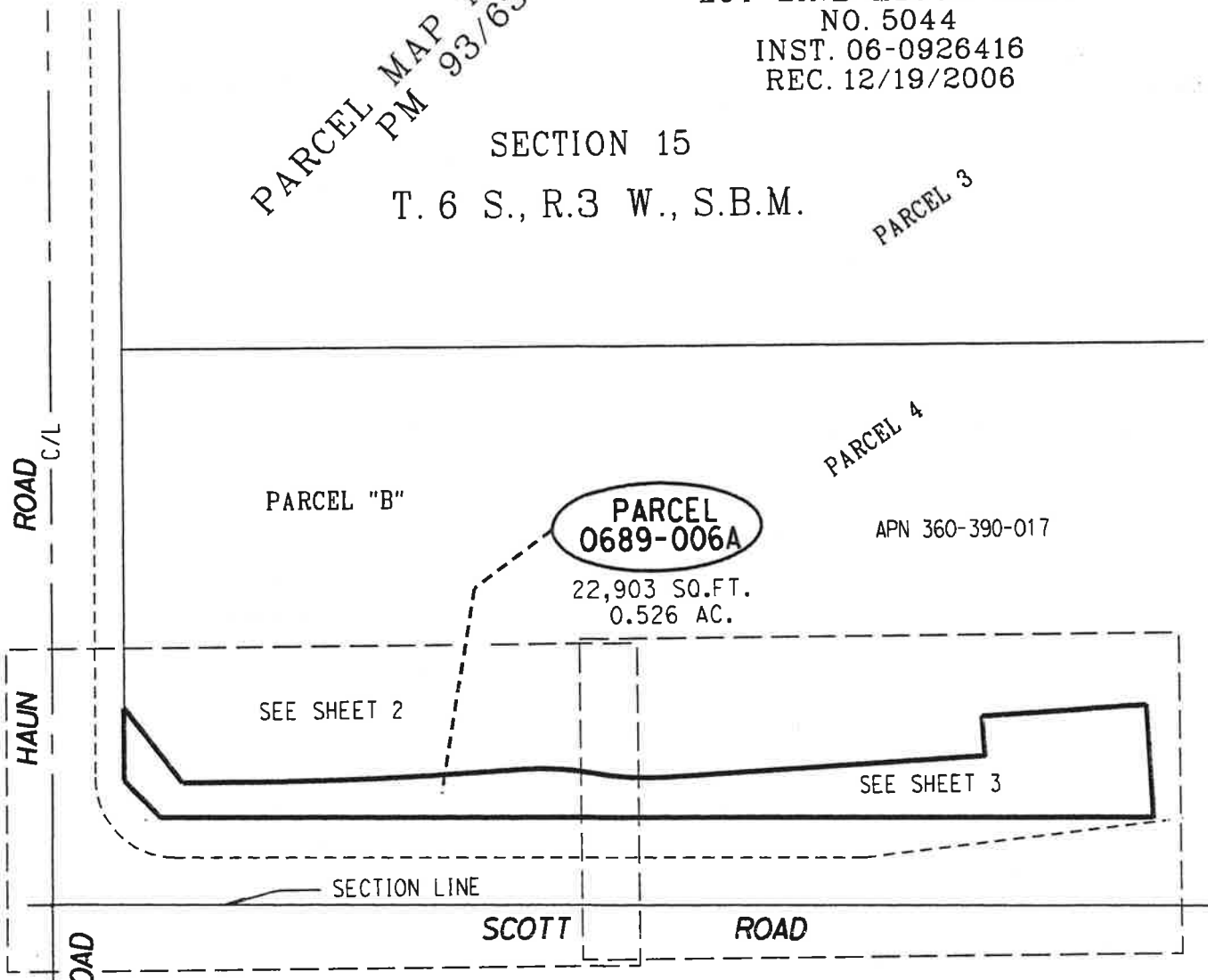
PARCEL MAP NO. 13382  
PM 93/63

LOT LINE ADJUSTMENT  
NO. 5044  
INST. 06-0926416  
REC. 12/19/2006

SECTION 15

T. 6 S., R.3 W., S.B.M.

PARCEL 3



PARCEL "B"

PARCEL  
0689-006A

APN 360-390-017

22,903 SQ.FT.  
0.526 AC.

SEE SHEET 2

SEE SHEET 3

SECTION LINE

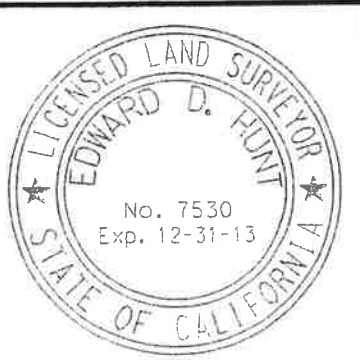
SCOTT

ROAD

T. 6 S., R.3 W., S.B.M.

SECTION 22

CITY OF MENIFEE



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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

APPROVED BY: *Edward D. Hunt* DATE: 10.20.2013

PAR. NO.:	0689-006A
PREPARED BY:	GSE
SCALE:	N.T.S.
DATE:	OCTOBER, 2013
W.O. NO.:	B3-0689
SHEET 1 OF 3	

# EXHIBIT "B"

08-RIV-215-MP15.50-21943 (0689-006A)



### LINE DATA

- ① S 89°22'21" E - 66.42'
- ② N 00°37'39" E - 54.99'
- ③ N 44°34'36" W - 32.39'
- ④ N 00°13'01" E - 47.44'
- ⑤ S 36°50'50" E - 60.85'
- ⑥ S 89°20'41" E - 12.15'
- ⑦ N 86°45'28" E - 46.52'

### R/W INFORMATION:

- ① R/W PER INST. 90089, REC. 08/11/1971.
- ② R/W PER INST. 172048, REC. 09/11/1981.
- ③ R/W PER PM 93/63.

### CURVE DATA

- Ⓐ R = 2,323.00'  
Δ = 03°53'51"  
L = 158.02'  
T = 79.04
- Ⓑ R = 209.00'  
Δ = 12°40'50"  
L = 46.26'  
T = 23.22'

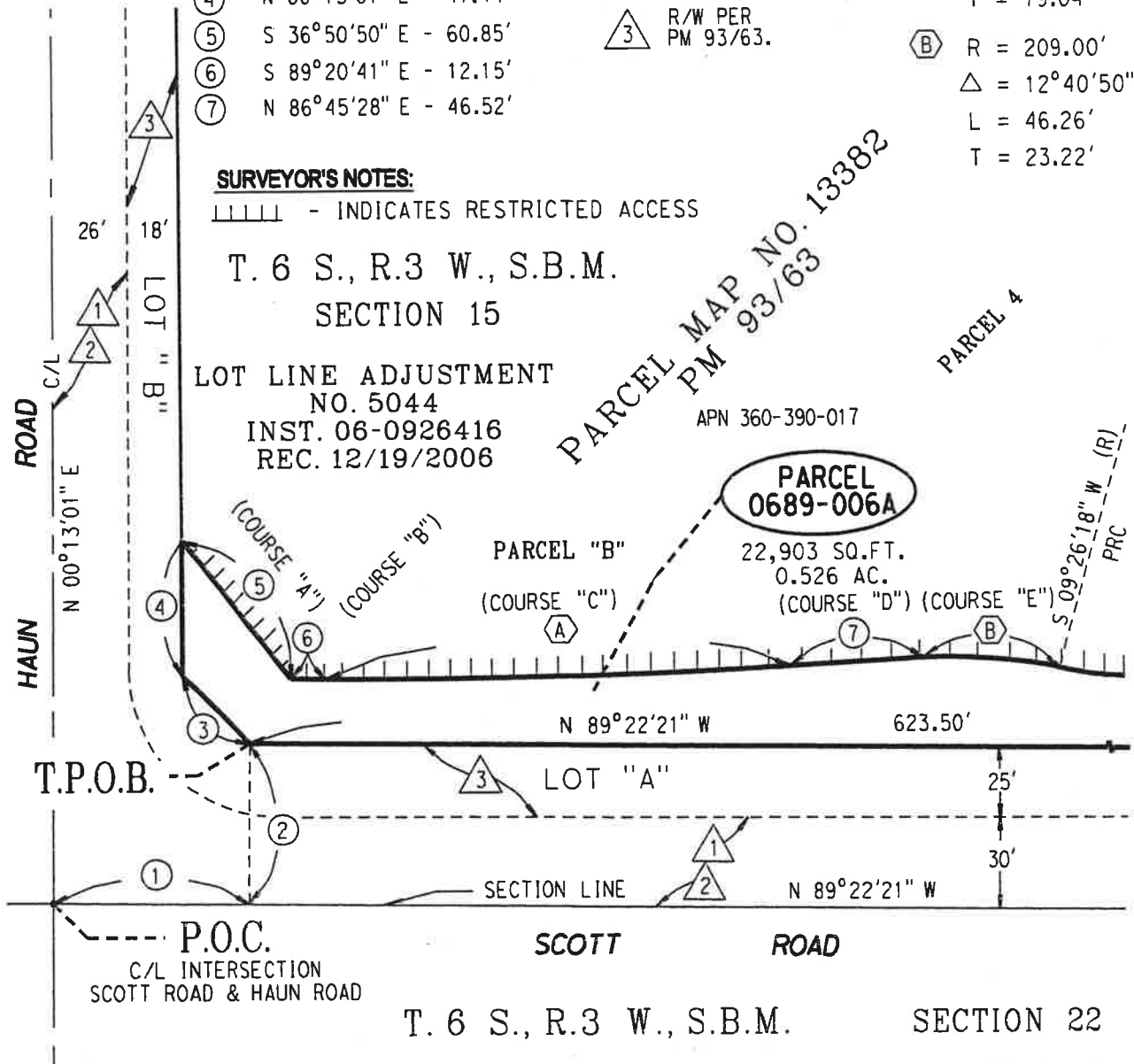
### SURVEYOR'S NOTES:

||||| - INDICATES RESTRICTED ACCESS

T. 6 S., R.3 W., S.B.M.  
SECTION 15

LOT LINE ADJUSTMENT  
NO. 5044  
INST. 06-0926416  
REC. 12/19/2006

PARCEL MAP NO. 13382  
PM 93/63  
APN 360-390-017



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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

APPROVED BY: *Edward D. Hunt* DATE: 10-30-2013

CITY OF  
MENIFEE

PAR. NO.: 0689-006A

PREPARED BY: GSE

SCALE: N.T.S.

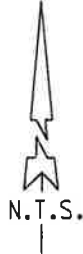
DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 2 OF 3

**EXHIBIT "B"**

08-RIV-215-MP15.5021943 (0689-006A)



**LINE DATA**

- ⑧ N 03°14'32" W - 24.00'
- ⑨ N 86°45'28" E - 69.34'
- ⑩ S 02°27'10" E - 70.64'

**R/W INFORMATION:**

- ① R/W PER INST. 90089, REC. 08/11/1971.
- ② R/W PER INST. 172048, REC. 09/11/1981.
- ③ R/W PER PM 93/63.

**CURVE DATA**

- ⓑ R = 209.00'  
Δ = 12°40'50"  
L = 46.26'  
T = 23.22'
- ⓒ R = 200.99'  
Δ = 12°40'50"  
L = 44.48'  
T = 22.33'
- ⓓ R = 2,491.00'  
Δ = 00°47'22"  
L = 34.32'  
T = 17.16'

**SURVEYOR'S NOTES:**

||||| - INDICATES RESTRICTED ACCESS

T. 6 S., R.3 W., S.B.M.

SECTION 15

LOT LINE ADJUSTMENT

NO. 5044

INST. 06-0926416

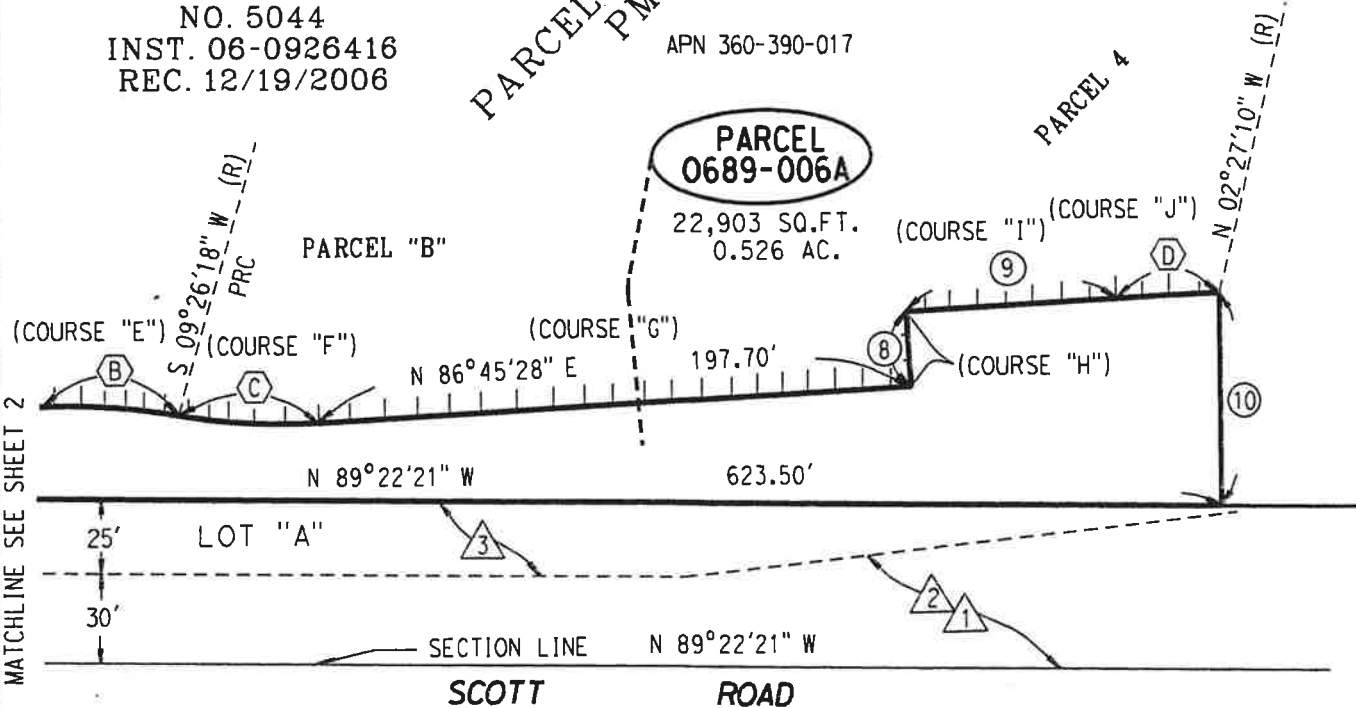
REC. 12/19/2006

PARCEL MAP NO. 13382  
PM 93/63

APN 360-390-017

**PARCEL 0689-006A**

22,903 SQ.FT.  
0.526 AC.



T. 6 S., R.3 W., S.B.M.

SECTION 22

CITY OF MENIFEE



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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

APPROVED BY: *Edward D. Hunt* DATE: 10-30-2013

PAR. NO.: 0689-006A

PREPARED BY: GSE

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 3 OF 3

**EXHIBIT "A"**  
**SCOTT ROAD (I-215 INTERCHANGE)**  
**LEGAL DESCRIPTION**  
**SLOPE EASEMENT**  
**0689-006B**

AN EASEMENT FOR SLOPE PURPOSES LYING WITHIN PARCEL "B" OF LOT LINE ADJUSTMENT 5044, RECORDED DECEMBER 19, 2006, AS INSTRUMENT NUMBER 2006-0926416, CONFORMING DEED RECORDED DECEMBER 19, 2006, AS INSTRUMENT NUMBER 2006-0926419, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF SCOTT ROAD (55.00 FOOT NORTHERLY HALF-WIDTH) AND THE CENTERLINE OF HAUN ROAD (44.00 FOOT EASTERLY HALF-WIDTH), BEING A POINT ON THE SOUTH LINE OF SAID SECTION 15, AS SHOWN ON PARCEL MAP 13382 ON FILE IN BOOK 93, PAGE 63 OF PARCEL MAPS, RECORDS OF SAID RECORDER;

THENCE S 89°22'21" E ALONG SAID SOUTH LINE OF SECTION 15, A DISTANCE OF 66.42 FEET;

THENCE N 00°37'39" E, A DISTANCE OF 54.99 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY-LINE OF LOT "A" (SCOTT ROAD) AND THE MOST-EASTERLY CORNER OF LOT "B" (HAUN ROAD), AS SHOWN BY SAID PARCEL MAP, BEING A POINT ON THE RIGHT-OF-WAY CORNER CUTBACK LINE;

THENCE N 44°34'36" W ALONG SAID RIGHT-OF-WAY CORNER CUTBACK LINE, A DISTANCE OF 32.39 FEET TO AN ANGLE POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID LOT "B";

THENCE N 00°13'01" E CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 47.44 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING N 00°13'01" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 16.59 FEET;

THENCE S 36°50'50" E, A DISTANCE OF 69.16 FEET;

THENCE S 89°20'41" E, A DISTANCE OF 7.22 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,313.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°53'51", AN ARC DISTANCE OF 157.34 FEET;

THENCE N 86°45'28" E, A DISTANCE OF 46.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 219.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°40'50", AN ARC DISTANCE OF 48.47 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 190.99 FEET AND AN INITIAL RADIAL BEARING OF S 09°26'18" W;

THENCE EASTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 12°40'50", AN ARC DISTANCE OF 42.27 FEET;

THENCE N 86°45'28" E, A DISTANCE OF 197.70 FEET;

EXHIBIT "A"  
SCOTT ROAD (I-215 INTERCHANGE)  
LEGAL DESCRIPTION (CONTINUED)  
SLOPE EASEMENT  
0689-006B

THENCE S 03°14'32" E, A DISTANCE OF 10.00 FEET;

THENCE S 86°45'28" W, A DISTANCE OF 197.70 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 200.99 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°40'50", AN ARC DISTANCE OF 44.48 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 209.00 FEET AND AN INITIAL RADIAL BEARING OF N 09°26'18" E;

THENCE WESTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 12°40'50", AN ARC DISTANCE OF 46.26 FEET;

THENCE S 86°45'28" W, A DISTANCE OF 46.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,323.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°53'51", AN ARC DISTANCE OF 158.02 FEET;

THENCE N 89°20'41" W, A DISTANCE OF 12.15 FEET;

THENCE N 36°50'50" W, A DISTANCE OF 60.85 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 5,673 SQUARE FEET, OR 0.130 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES BY 1.000125036 TO OBTAIN GROUND DISTANCES.

SEE ATTACHED EXHIBIT "B"

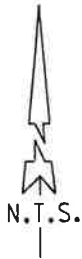
APPROVED BY: Edward D. Hunt

DATE: 10-30-2013



EXHIBIT "B"

08-RIV-215-MP15.5021943 (0689-006B)  
SLOPE EASEMENT

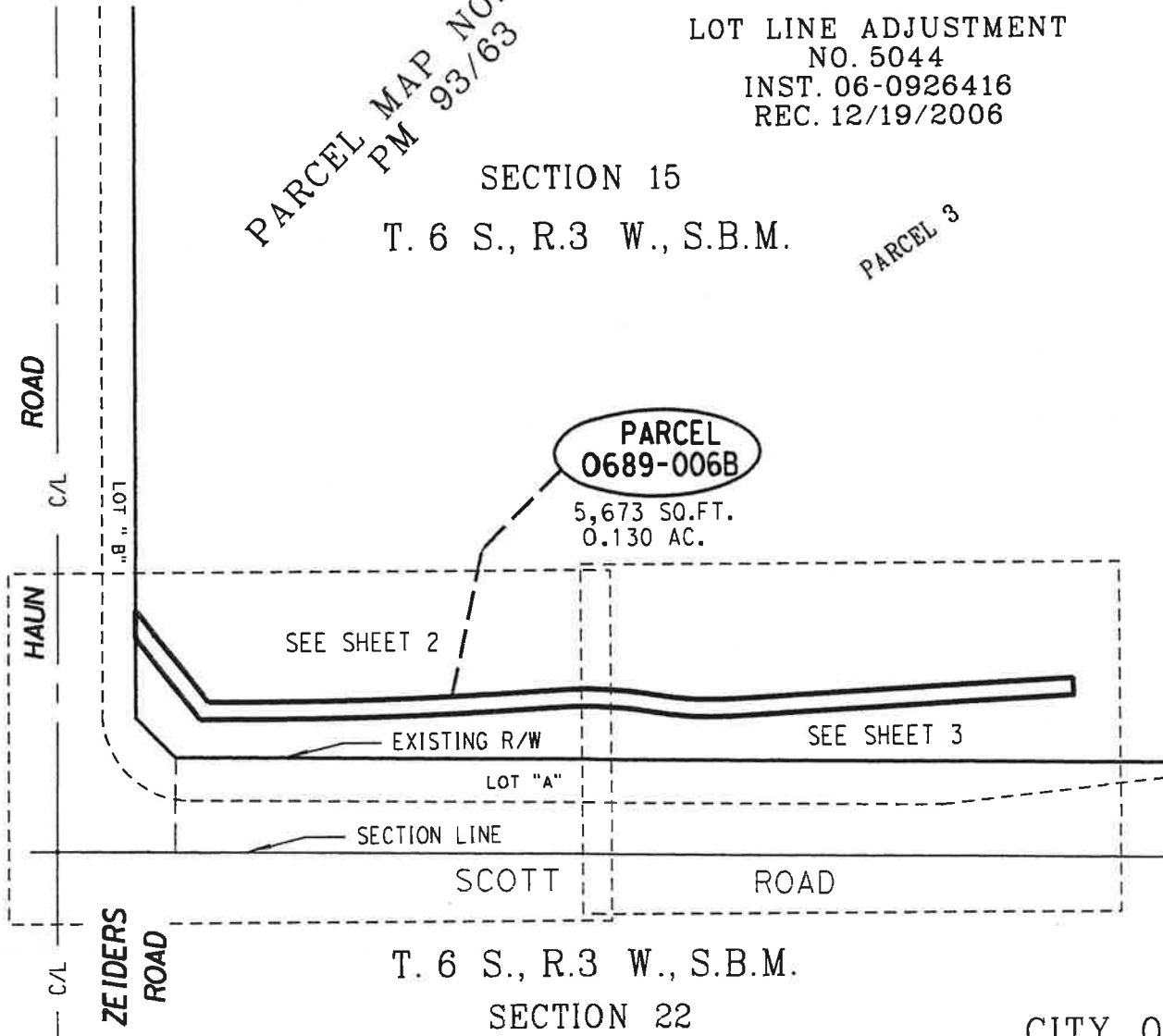


PARCEL MAP NO. 13382  
PM 93/63

LOT LINE ADJUSTMENT  
NO. 5044  
INST. 06-0926416  
REC. 12/19/2006

SECTION 15  
T. 6 S., R.3 W., S.B.M.

PARCEL 3



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

CITY OF  
MENIFEE



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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

APPROVED BY: *Edward D. Hunt* DATE: 10-30-2013

PAR. NO.: 0689-006B

PREPARED BY: GSE

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 1 OF 3

# EXHIBIT "B"

08-RIV-215-MP15.50-21943 (0689-006B)  
SLOPE EASEMENT

## CURVE DATA

Ⓐ	R = 2,313.00'
	Δ = 03°53'51"
	L = 157.34'
	T = 78.70'
Ⓑ	R = 219.00'
	Δ = 12°40'50"
	L = 48.47'
	T = 24.33'
Ⓔ	R = 209.00'
	Δ = 12°40'50"
	L = 46.25'
	T = 23.22'
Ⓕ	R = 2,323.00'
	Δ = 03°53'51"
	L = 158.02'
	T = 79.04'

## LINE DATA

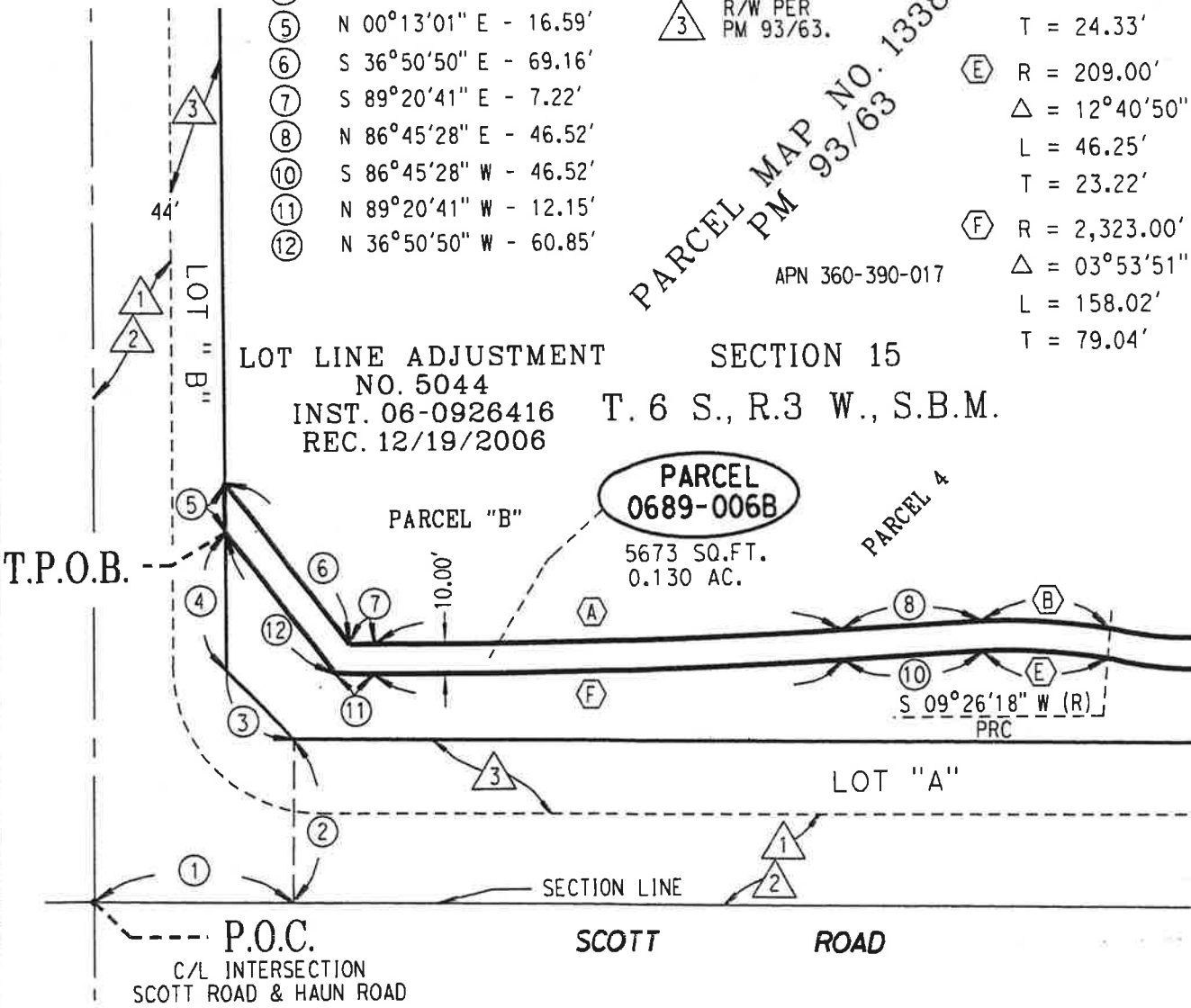
- ① S 89°22'21" E - 66.42'
- ② N 00°37'39" E - 54.99'
- ③ N 44°34'36" W - 32.39'
- ④ N 00°13'01" E - 47.44'
- ⑤ N 00°13'01" E - 16.59'
- ⑥ S 36°50'50" E - 69.16'
- ⑦ S 89°20'41" E - 7.22'
- ⑧ N 86°45'28" E - 46.52'
- ⑩ S 86°45'28" W - 46.52'
- ⑪ N 89°20'41" W - 12.15'
- ⑫ N 36°50'50" W - 60.85'

## R/W INFORMATION:

- ① R/W PER INST. 90089, REC. 08/11/1971.
- ② R/W PER INST. 172048, REC. 09/11/1981.
- ③ R/W PER PM 93/63.

PARCEL MAP NO. 13382  
PM 93/63

APN 360-390-017



LOT LINE ADJUSTMENT

SECTION 15

NO. 5044

INST. 06-0926416

T. 6 S., R.3 W., S.B.M.

REC. 12/19/2006

**PARCEL 0689-006B**

5673 SQ.FT.  
0.130 AC.

S 09°26'18" W (R) PRC

MATCHLINE SEE SHEET 3

T.P.O.B.

P.O.C.

C/L INTERSECTION  
SCOTT ROAD & HAUN ROAD

SECTION LINE

SCOTT

ROAD

LOT "A"

T. 6 S., R.3 W., S.B.M.

SECTION 22

CITY OF  
MENIFEE



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PAR. NO.: 0689-006B

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

PREPARED BY: GSE

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

SCALE: N.T.S.

DATE: OCTOBER, 2013

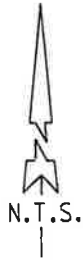
W.O. NO.: B3-0689

APPROVED BY: *Edward D. Hunt* DATE: 10-30-2013

SHEET 2 OF 3

**EXHIBIT "B"**

08-RIV-215-MP15.50-21943 (0689-006B)  
SLOPE EASEMENT



**R/W INFORMATION:**

- 1 R/W PER INST. 90089, REC. 08/11/1971.
- 2 R/W PER INST. 172048, REC. 09/11/1981.
- 3 R/W PER PM 93/63.

**LINE DATA**

9 S 03°14'32" E - 10.00'

**CURVE DATA**

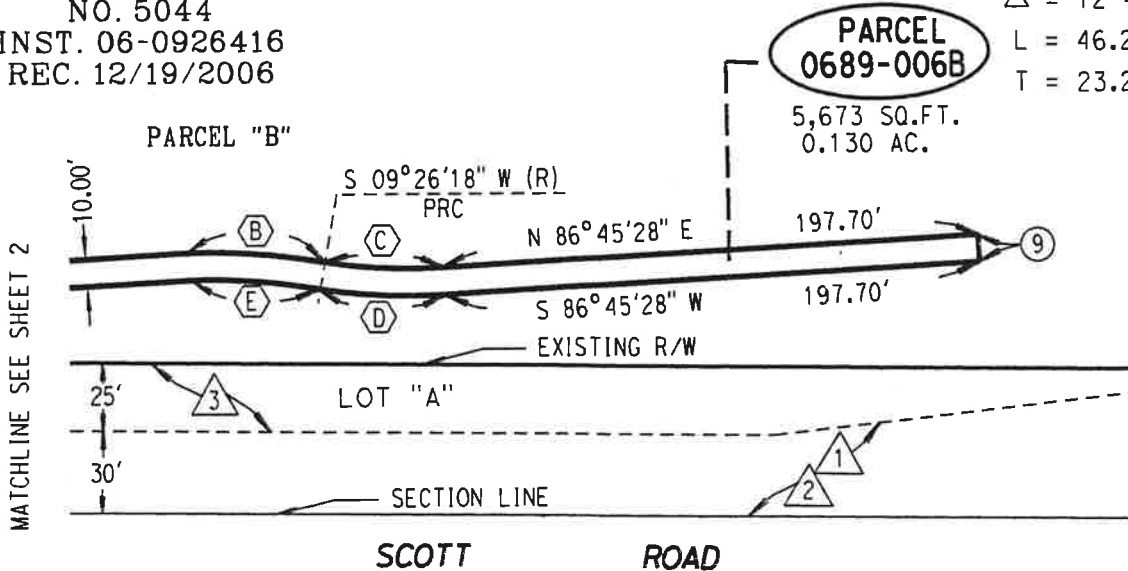
- B R = 219.00'  
Δ = 12°40'50"  
L = 48.47'  
T = 24.33'
- C R = 190.99'  
Δ = 12°40'50"  
L = 42.27'  
T = 21.22'
- D R = 200.99'  
Δ = 12°40'50"  
L = 44.48'  
T = 22.33'
- E R = 209.00'  
Δ = 12°40'50"  
L = 46.26'  
T = 23.22'

PARCEL MAP NO. 13382  
PM 93/63

SECTION 15  
T. 6 S., R. 3 W., S.B.M.

LOT LINE ADJUSTMENT  
NO. 5044  
INST. 06-0926416  
REC. 12/19/2006

APN 360-390-017



T. 6 S., R. 3 W., S.B.M.

SECTION 22

CITY OF  
MENIFEE



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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

APPROVED BY: *Edward D. Hunt* DATE: 10-30-2013

PAR. NO.: 0689-006B

PREPARED BY: GSE

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 3 OF 3



ATTACHMENT 3

DEEDS

RECORDING REQUESTED BY

When Recorded Mail To

STATE OF CALIFORNIA  
DEPARTMENT OF TRANSPORTATION  
464 W. 4<sup>th</sup> STREET, 6<sup>th</sup> FLOOR  
SAN BERNARDINO, CA 92401-1400  
Attention C. Camarillo – MS 650

FREE RECORDING:  
This instrument is for the benefit of The State of California, and is entitled to be recorded without fee or tax. (Govt. Code 6103, 27383 and Rev. & Tax Code 11922)

CO:mr/010214/244TR/16.610

Space above this line for Recorder's Use

**GRANT DEED**  
(CORPORATION)

District	County	Route	Post	Number
08	RIV	215	15.50	21943

SCOTT-215, LP, a California Limited Partnership, does hereby GRANT to the STATE OF CALIFORNIA all that real property in the County of Riverside, State of California, described as:

See Attached Exhibit "A"

And depicted as:

See Attached Exhibit "B"

**08-RIV-215-PM 15.50-21943 (21943-1)**

This conveyance is made for road purposes and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights including access rights, appurtenant to grantor's remaining property in and to Scott Road.

IN WITNESS WHEREOF, said corporation has caused its corporate name to be hereunto subscribed and its corporate seal to be affixed hereto, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

SCOTT-215, LP, a California Limited Partnership

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

Name: \_\_\_\_\_

Its: \_\_\_\_\_

**ACKNOWLEDGMENT**

State of California }  
County of \_\_\_\_\_ } ss

On \_\_\_\_\_ before me, \_\_\_\_\_  
(here insert name and title of the officer)

personally appeared \_\_\_\_\_

\_\_\_\_\_, who 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.

Signature \_\_\_\_\_ (Seal)

**THIS IS TO CERTIFY, That the State of California, acting by and through the Department of Transportation (pursuant to Government Code Section 27281), hereby accepts for public purposes the real property described in the within deed and consents to the recordation thereof.**

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

Malcom Dougherty  
Director of Transportation

By \_\_\_\_\_  
Attorney in Fact

EXHIBIT "A"  
SCOTT ROAD (I-215 INTERCHANGE)  
LEGAL DESCRIPTION  
21943-1

BEING A PORTION OF PARCEL "B" OF LOT LINE ADJUSTMENT 5044, RECORDED DECEMBER 19, 2006, AS INSTRUMENT NUMBER 2006-0926416, CONFORMING DEED RECORDED DECEMBER 19, 2006, AS INSTRUMENT NUMBER 2006-0926419, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID SECTION 15;

THENCE N 89°22'21" W ALONG THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 600.31 FEET;

THENCE N 00°37'39" E, A DISTANCE OF 56.10 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL "B", BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SCOTT ROAD (VARIABLE NORTHERLY HALF WIDTH) PER INSTRUMENT NUMBERS 131519 AND 131520 BOTH RECORDED NOVEMBER 17, 1971, OFFICIAL RECORDS OF SAID RECORDER. SAID NORTHERLY RIGHT-OF-WAY LINE BEING SUBSEQUENTLY RELINQUISHED AS SHOWN AS SEGEMENT 15 OF RELINQUISHMENT 296R (RELINQUISHMENT MAP 12 OF 21 SHEETS) FILED IN THE OFFICE OF SAID RECORDER JULY 23, 1981 AS STATE HIGHWAY MAP BOOK 8, PAGES 48 THROUGH 68, INCLUSIVE (FILE NUMBER 139880), AND THE **TRUE POINT OF BEGINNING**;

THENCE S 83°33'55" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 9.00 FEET TO AN ANGLE POINT THEREIN;

THENCE N 89°22'21" W CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.54 FEET;

THENCE N 02°27'10" W, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 70.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,491.00 FEET AND AN INITIAL RADIAL BEARING OF N 02°27'10" W;

(COURSE "A") THENCE EASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°45'17", AN ARC DISTANCE OF 32.82 FEET TO THE EASTERLY LINE OF SAID PARCEL "B";

THENCE S 00°13'50" W ALONG SAID EASTERLY LINE, A DISTANCE OF 70.98 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 2,218 SQUARE FEET, OR 0.051 ACRES, MORE OR LESS.

THIS CONVEYANCE IS MADE FOR ROAD PURPOSES AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE GRANTEE ANY AND ALL ABUTTER'S RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY IN AND TO SCOTT ROAD OVER AND ACROSS COURSE "A", HEREINABOVE DESCRIBED.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES BY 1.000125036 TO OBTAIN GROUND DISTANCES.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 10-30-2013

08-RIV-215-MP15.50-21943 (21943-1)  
PAGE 1 OF 1





ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

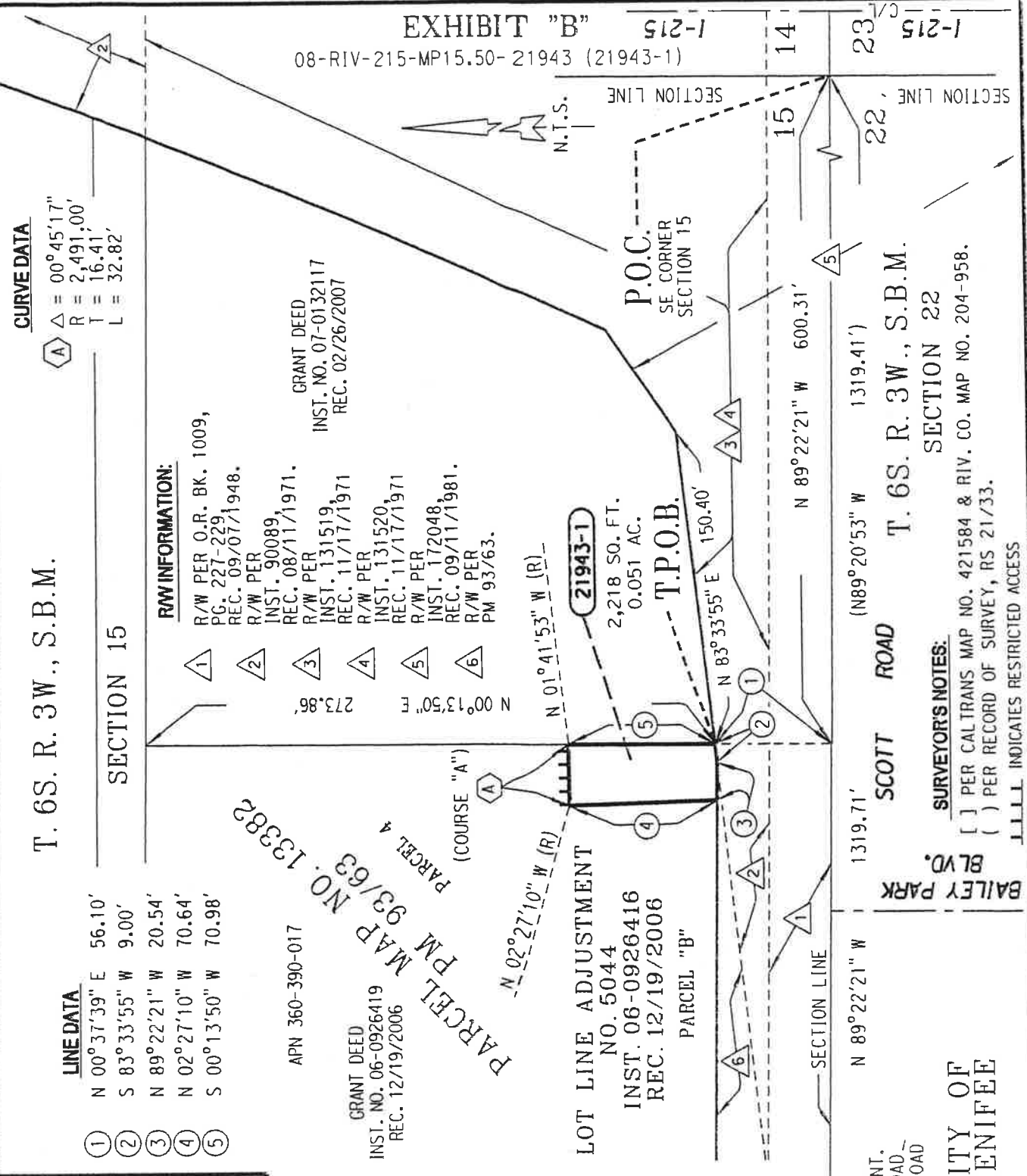
COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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

APPROVED BY: *Edward S. Hunt* DATE: 10-30-2013

PAR. NO.:	21943-1
PREPARED BY:	KNV
SCALE:	N.T.S.
DATE:	OCTOBER, 2013
W.O. NO.:	B3-0689
SHEET 1 OF 1	



**RECORDING REQUESTED BY**

When Recorded Mail To

STATE OF CALIFORNIA  
DEPARTMENT OF TRANSPORTATION  
464 W. 4<sup>th</sup> STREET, 6<sup>th</sup> FLOOR  
SAN BERNARDINO, CA 92401-1400  
Attention C. Camarillo – MS 650

FREE RECORDING:  
This instrument is for the benefit of The State of California, and is entitled to be recorded without fee or tax. (Govt. Code 6103, 27383 and Rev. & Tax Code 11922)

CO:mr/010214/244TR/16.611

Space above this line for Recorder's Use

**GRANT DEED**  
(CORPORATION)

District	County	Route	Post	Number
08	RIV	215	15.60	21943

SCOTT-215, LP, a California Limited Partnership, does hereby GRANT to the STATE OF CALIFORNIA all that real property in the County of Riverside, State of California, described as:

**See Attached Exhibit "A"**

And depicted as:

**See Attached Exhibit "B"**

**08-RIV-215-PM 15.60-21943 (21943-2)**

This conveyance is made for road purposes and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights including access rights, appurtenant to grantor's remaining property in and to Interstate 215.

IN WITNESS WHEREOF, said corporation has caused its corporate name to be hereunto subscribed and its corporate seal to be affixed hereto, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

SCOTT-215, LP, a California Limited Partnership

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

Name: \_\_\_\_\_

Its: \_\_\_\_\_

State of California }  
County of \_\_\_\_\_ } ss

**ACKNOWLEDGMENT**

On \_\_\_\_\_ before me, \_\_\_\_\_  
(here insert name and title of the officer)

personally appeared \_\_\_\_\_

\_\_\_\_\_, who 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.

Signature \_\_\_\_\_ (Seal)

**THIS IS TO CERTIFY, That the State of California, acting by and through the Department of Transportation (pursuant to Government Code Section 27281), hereby accepts for public purposes the real property described in the within deed and consents to the recordation thereof.**

**IN WITNESS WHEREOF, I have hereunto set my hand**

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Malcom Dougherty  
Director of Transportation

By \_\_\_\_\_  
Attorney in Fact

**EXHIBIT "A"**  
**SCOTT ROAD (I-215 INTERCHANGE)**  
**LEGAL DESCRIPTION**  
**21943-2**

BEING A PORTION OF PARCEL "B" OF LOT LINE ADJUSTMENT 5044, RECORDED DECEMBER 19, 2006, AS INSTRUMENT NUMBER 2006-0926416, CONFORMING DEED RECORDED DECEMBER 19, 2006, AS INSTRUMENT NUMBER 2006-0926419, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID SECTION 15;

THENCE N 89°22'21" W ALONG THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 600.31 FEET;

THENCE N 00°37'39" E, A DISTANCE OF 56.10 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL "B", BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SCOTT ROAD (VARIABLE NORTHERLY HALF WIDTH) PER INSTRUMENT NUMBERS 131519 AND 131520 BOTH RECORDED NOVEMBER 17, 1971, OFFICIAL RECORDS OF SAID RECORDER. SAID NORTHERLY RIGHT-OF-WAY LINE BEING SUBSEQUENTLY RELINQUISHED AS SHOWN AS SEGEMENT 15 OF RELINQUISHMENT 296R (RELINQUISHMENT MAP 12 OF 21 SHEETS) FILED IN THE OFFICE OF SAID RECORDER JULY 23, 1981 AS STATE HIGHWAY MAP BOOK 8, PAGES 48 THROUGH 68, INCLUSIVE (FILE NUMBER 139880);

THENCE N 00°13'50" E ALONG THE EASTERLY LINE OF SAID PARCEL "B", A DISTANCE OF 273.86 FEET TO AN ANGLE POINT IN SAID PARCEL LINE;

THENCE S 89°22'21" E CONTINUING ALONG SAID PARCEL LINE, A DISTANCE OF 90.89 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 377.00 FEET AND AN INITIAL RADIAL BEARING OF N 83°54'47" W, BEING THE **TRUE POINT OF BEGINNING**;

(COURSE "A")THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 03°44'12", AN ARC DISTANCE OF 24.59 FEET TO THE NORTHERLY LINE OF SAID PARCEL "B";

THENCE S 89°47'00" E ALONG SAID NORTHERLY LINE, A DISTANCE OF 206.19 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE FOR INTERSTATE 215 AS DESCRIBED BY GRANT DEED RECORDED AUGUST 11, 1971 AS INSTRUMENT NUMBER 90089, SAID OFFICIAL RECORDS, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,999.63 FEET AND AN INITIAL RADIAL BEARING OF S 69°49'08" E;

THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°31'30", AN ARC DISTANCE OF 27.49 FEET, RETURNING TO THE AFOREMENTIONED PARCEL LINE;

THENCE N 89°22'21" W ALONG SAID PARCEL LINE, A DISTANCE OF 200.01 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 5,101 SQUARE FEET, OR 0.117 ACRES, MORE OR LESS.

THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A STATE HIGHWAY AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE GRANTEE ANY AND ALL ABUTTER'S RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY IN AND TO SAID INTERSTATE 215, OVER AND ACROSS COURSE "A", HEREINABOVE DESCRIBED.



EXHIBIT "A"  
SCOTT ROAD (I-215 INTERCHANGE)  
LEGAL DESCRIPTION (CONTINUED)  
21943-2

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES BY 1.000125036 TO OBTAIN GROUND DISTANCES.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 10-30-2013



T. 6S. R. 3W., S.B.M.

SECTION 15

T.P.O.B.

**CURVE DATA**

(A)  $\Delta = 03^{\circ}44'12''$   $\Delta = 00^{\circ}31'30''$   
 $R = 377.00'$   $R = 2,999.63'$   
 $T = 12.30'$   $T = 13.74'$   
 $L = 24.59'$   $L = 27.49'$   
 (C)  $\Delta = 21^{\circ}36'47''$   $\Delta = 21^{\circ}36'22''$   
 $R = 2,999.63'$   $R = 3,000.00'$   
 $T = 572.56'$   $T = 572.45'$   
 $L = 1131.52'$   $L = 1131.29'$

APN 360-390-017

GRANT DEED  
 INST. NO. 06-0926419  
 REC. 12/19/2006

PARCEL MAP NO. 13382  
 PARCEL PM 93/63

**LOT LINE ADJUSTMENT**

NO. 5044  
 INST. 06-0926416  
 REC. 12/19/2006

PARCEL "B"

**R/W INFORMATION:**

R/W PER O.R. BK. 1009,  
 PG. 227-229,  
 REC. 09/07/1948.  
 R/W PER  
 INST. 90089,  
 INST. NO. 07-0132117  
 REC. 02/26/2007  
 R/W PER  
 INST. 131519,  
 REC. 11/17/1971  
 R/W PER  
 INST. 131520,  
 REC. 11/17/1971  
 R/W PER  
 INST. 172048,  
 REC. 09/11/1981.  
 R/W PER  
 PM 93/63.

CITY OF MENIFEE

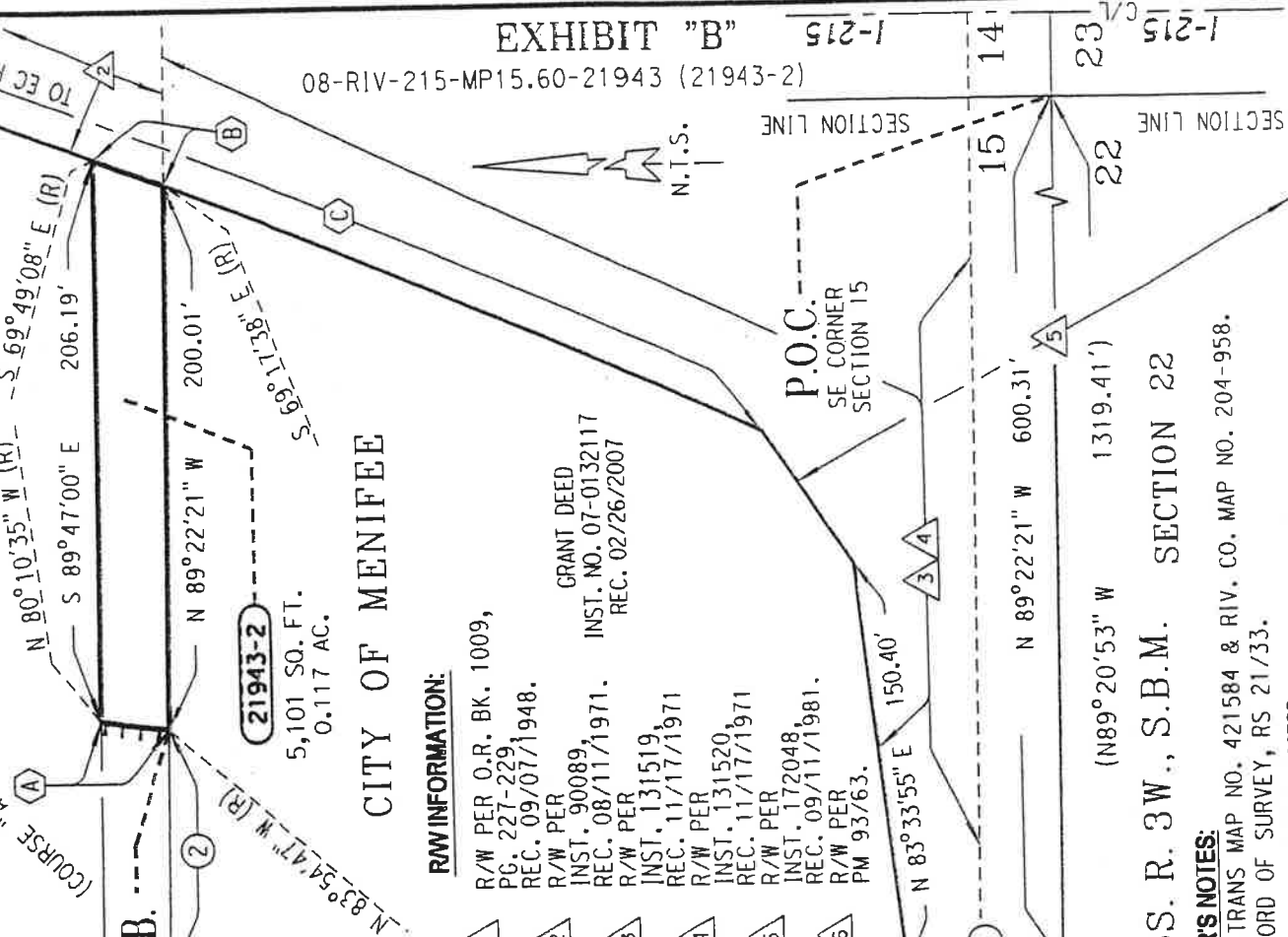
21943-2  
 5,101 SQ. FT.  
 0.117 AC.

EXHIBIT "B"  
 08-RIV-215-MP15.60-21943 (21943-2)

N.T.S.

P.O.C.  
 SE CORNER  
 SECTION 15

SURVEYOR'S NOTES:  
 [ ] PER CALTRANS MAP NO. 421584 & RIV. CO. MAP NO. 204-958.  
 ( ) PER RECORD OF SURVEY, RS 21/33.  
 L L L L INDICATES RESTRICTED ACCESS



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT, SURVEY DIV.  
 PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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

APPROVED BY *Edward D. Hunt* DATE: 10-30-2013

PAR. NO.:	21943-2
PREPARED BY:	KNV
SCALE:	N.T.S.
DATE:	OCTOBER, 2013
W.O. NO.:	B3-0689
SHEET 1 OF 1	

RECORDING REQUESTED BY

When Recorded Mail To

STATE OF CALIFORNIA  
DEPARTMENT OF TRANSPORTATION  
464 W. 4<sup>th</sup> STREET, 6<sup>th</sup> FLOOR  
SAN BERNARDINO, CA 92401-1400  
Attention C. Camarillo – MS 650

FREE RECORDING:  
This instrument is for the benefit of The State of California, and is entitled to be recorded without fee or tax. (Govt. Code 6103, 27383 and Rev. & Tax Code 11922)

Space above this line for Recorder's Use

CO:mr/010214/244TR/16.604

**GRANT DEED**  
(CORPORATION)

District	County	Route	Post	Number
08	RIV	215	15.50- 15.60	21944

SCOTT-215, LP, a California Limited Partnership, does hereby GRANT to the STATE OF CALIFORNIA all that real property in the County of Riverside, State of California, described as:

**See Attached Exhibit "A"**

And depicted as:

**See Attached Exhibit "B"**

**08-RIV-215-PM 15.50-15.60-21944 (21944-1)**

This conveyance is made for road purposes and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights including access rights, appurtenant to grantor's remaining property in and to Interstate 215 and Scott Road.

IN WITNESS WHEREOF, said corporation has caused its corporate name to be hereunto subscribed and its corporate seal to be affixed hereto, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

SCOTT-215, LP, a California Limited Partnership

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

Name: \_\_\_\_\_

Its: \_\_\_\_\_

State of California }  
 County of \_\_\_\_\_ } SS

**ACKNOWLEDGMENT**

On \_\_\_\_\_ before me, \_\_\_\_\_  
(here insert name and title of the officer)  
 personally appeared \_\_\_\_\_

\_\_\_\_\_, who 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.

Signature \_\_\_\_\_ (Seal)

**THIS IS TO CERTIFY, That the State of California, acting by and through the Department of Transportation (pursuant to Government Code Section 27281), hereby accepts for public purposes the real property described in the within deed and consents to the recordation thereof.**

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Malcom Dougherty  
 Director of Transportation

By \_\_\_\_\_  
 Attorney in Fact

**EXHIBIT "A"**  
**SCOTT ROAD (I-215 INTERCHANGE)**  
**LEGAL DESCRIPTION**  
**21944-1**

BEING A PORTION OF THAT CERTAIN PARCEL OF DESCRIBED BY GRANT DEED RECORDED FEBRUARY 26, 2007, AS INSTRUMENT NUMBER 2007-0132117, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, AND DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID SECTION 15;

THENCE N 89°22'21" W ALONG THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 600.31 FEET;

THENCE N 00°37'39" E, A DISTANCE OF 56.10 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL "B", BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SCOTT ROAD (VARIABLE NORTHERLY HALF WIDTH) PER INSTRUMENT NUMBERS 131519 AND 131520 BOTH RECORDED NOVEMBER 17, 1971, OFFICIAL RECORDS OF SAID RECORDER. SAID NORTHERLY RIGHT-OF-WAY LINE BEING SUBSEQUENTLY RELINQUISHED AS SHOWN AS SEGEMENT 15 OF RELINQUISHMENT 296R (RELINQUISHMENT MAP 12 OF 21 SHEETS) FILED IN THE OFFICE OF SAID RECORDER JULY 23, 1981 AS STATE HIGHWAY MAP BOOK 8, PAGES 48 THROUGH 68, INCLUSIVE (FILE NUMBER 139880), AND **THE TRUE POINT OF BEGINNING**;

THENCE N 00°13'50" E ALONG THE MOST-WESTERLY LINE OF SAID GRANT DEED, A DISTANCE OF 70.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,491.00 FEET AND AN INITIAL RADIAL BEARING OF N 01°41'53" W;

(COURSE "A") THENCE EASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°40'02", AN ARC DISTANCE OF 72.49 FEET;

(COURSE "B") THENCE N 39°24'31" E, A DISTANCE OF 24.41 FEET;

(COURSE "C") THENCE N 00°38'18" E, A DISTANCE OF 146.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 377.00 FEET;

(COURSE "D") THENCE NORTHERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 05°26'55", AN ARC DISTANCE OF 35.85 FEET TO THE NORTHERLY LINE OF SAID GRANT DEED;

THENCE S 89°22'21" E ALONG SAID NORTHERLY LINE, A DISTANCE OF 200.01 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE FOR INTERSTATE 215 AS DESCRIBED BY GRANT DEED RECORDED NOVEMBER 17, 1971 AS INSTRUMENT NUMBER 131519 SAID OFFICIAL RECORDS, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,999.63 FEET AND AN INITIAL RADIAL BEARING OF S 69°17'38" E;

THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 04°33'34", AN ARC DISTANCE OF 238.70 FEET;

THENCE S 55°20'05" W CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 59.99 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SCOTT ROAD AS DESCRIBED BY INSTRUMENT NUMBERS 131519 AND 131520, BOTH RECORDED NOVEMBER 17, 1971, SAID OFFICIAL RECORDS;

EXHIBIT "A"  
SCOTT ROAD (I-215 INTERCHANGE)  
LEGAL DESCRIPTION (CONTINUED)  
21944-1

THENCE S 83°33'55" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 150.40 FEET TO THE **TRUE POINT OF BEGINNING**

CONTAINING 44,092 SQUARE FEET, OR 1.012 ACRES, MORE OR LESS.

THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A STATE HIGHWAY AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE GRANTEE ANY AND ALL ABUTTER'S RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY IN AND TO INTERSTATE 215 AND SCOTT ROAD, OVER AND ACROSS COURSES "A" THROUGH "D", INCLUSIVE, HEREINABOVE DESCRIBED.

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT A PORTION OF THE GRANTOR'S REMAINING PROPERTY IS LANDLOCKED, AND WITHOUT DIRECT ACCESS TO SAID STATE HIGHWAY AND SCOTT ROAD, AND GRANTORS HEREBY RELIEVE GRANTEE OF ANY LIABILITY TO PROVIDE ACCESS TO THE REMAINING LANDLOCKED PROPERTY.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES BY 1.000125036 TO OBTAIN GROUND DISTANCES.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 10.30.2013



**R/W INFORMATION:**

1 R/W PER O.R. BK. 1009, PG. 227-229, REC. 09/07/1948.  
 2 R/W PER INST. 90089, REC. 08/11/1971.  
 3 R/W PER INST. 131519, REC. 11/17/1971  
 4 R/W PER INST. 131520, REC. 11/17/1971  
 5 R/W PER INST. 172048, REC. 09/11/1981.  
 6 R/W PER PM 93/63, REC. 12/19/2006

**T. 6S. R. 3W., S.B.M.**

N 83°54'48" W (R) 200.01'  
 S 89°22'21" E

**SECTION 15**

**CURVE DATA**

(A)  $\Delta = 01^{\circ}40'02"$  B  $\Delta = 05^{\circ}26'55"$   
 R = 2,491.00' R = 377.00'  
 T = 36.25' T = 17.94'  
 L = 72.49' L = 35.85'

**LINE DATA**

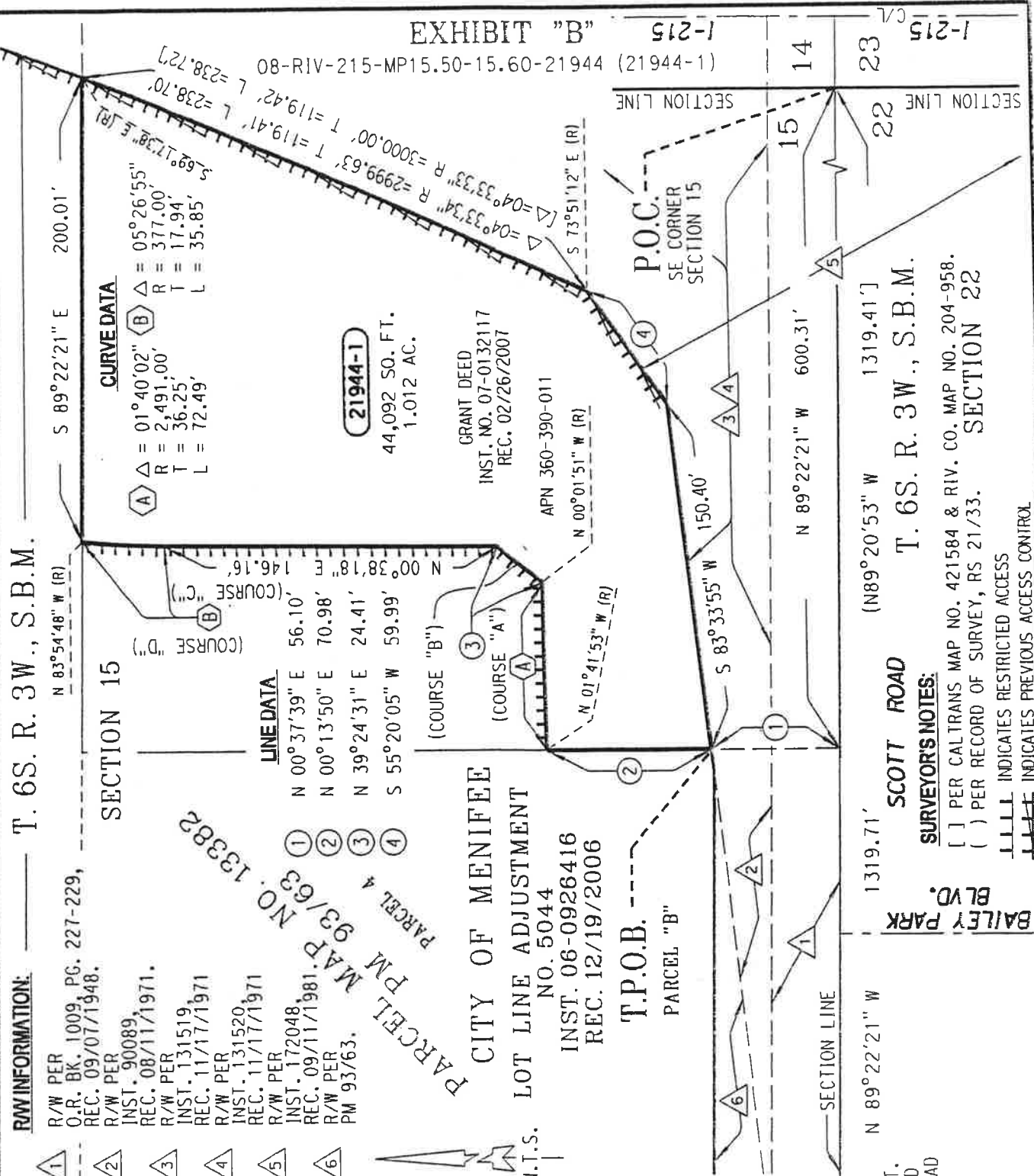
(1) N 00°37'39" E 56.10'  
 (2) N 00°13'50" E 70.98'  
 (3) N 39°24'31" E 24.41'  
 (4) S 55°20'05" W 59.99'

**21944-1**  
 44,092 SQ. FT.  
 1.012 AC.

**CITY OF MENIFEE**  
**LOT LINE ADJUSTMENT**  
 NO. 5044  
 INST. 06-0926416  
 REC. 12/19/2006

**T.P.O.B.**  
 PARCEL "B"

**P.O.C.**  
 SE CORNER  
 SECTION 15



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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

APPROVED BY: *[Signature]* DATE: 10-20-2013

PAR. NO.:	21944-1
PREPARED BY:	KNV
SCALE:	N.T.S.
DATE:	OCTOBER, 2013
W.O. NO.:	B3-0689
SHEET 1 OF 1	

TO C/L INT.  
 SCOTT ROAD  
 & HAUN ROAD

BAILEY PARK  
 BLVD.

SCOTT ROAD

(N89°20'53" W 1319.41')  
 T. 6S. R. 3W., S.B.M.  
 SURVEYOR'S NOTES:  
 ( ) PER CALTRANS MAP NO. 421584 & RIV. CO. MAP NO. 204-958.  
 ( ) PER RECORD OF SURVEY, RS 21/33. SECTION 22  
 L L L L L INDICATES RESTRICTED ACCESS  
 L L L L L INDICATES PREVIOUS ACCESS CONTROL

RETURN TO:  
CITY OF MENIFEE  
29714 Haun Road  
Menifee, CA 92586

FOR RECORDER'S USE

THIS INSTRUMENT IS FOR  
THE BENEFIT OF THE CITY OF  
MENIFEE AND ENTITLED TO  
BE RECORDED WITHOUT  
FEE. (GOV CODE 6103)

CERTIFICATE of ACCEPTANCE of DEDICATION  
(GOVERNMENT CODE SECTION 27281)

THIS IS TO CERTIFY that the interest in real property  
granted by this dedication dated \_\_\_\_\_,  
from, SCOTT-215, LP., a California Limited Partnership, to the  
CITY OF MENIFEE, is hereby accepted for the purpose of  
vesting title in the CITY OF MENIFEE on behalf of the public for  
public road and utility purposes, and WILL be included into the  
City Maintained Road System by the undersigned on behalf of  
the City Council of Menifee. Grantee consents to recordation  
thereof by its duly authorized officer.

Dated: \_\_\_\_\_ CITY OF MENIFEE

By: \_\_\_\_\_  
JONATHAN G. SMITH, P.E.  
CITY ENGINEER, CITY OF MENIFEE

CO:mr/010214/244TR/16.608

Project: I/215 / Scott Road Interchange  
Parcel: 0689-006A  
APN: 360-390-017 (portion)

GRANT DEED

**SCOTT-215, LP., a California Limited Partnership**

Grant(s) to the CITY OF MENIFEE, a municipal corporation, all that real property in the City of Menifee, County  
of Riverside, State of California, described as follows:

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

This conveyance is made for road purposes and the Grantor hereby releases and relinquishes to the Grantee any  
and all abutter's rights including access rights, appurtenant to grantor's remaining property in and to Scott Road.

**SIGNATURE OF RECORDED OWNER(S) MUST BE NOTARIZED**

**Scott-215, LP, a California Limited  
Partnership**

DATED \_\_\_\_\_

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

Name: \_\_\_\_\_

Its: \_\_\_\_\_



**EXHIBIT "A"**  
**SCOTT ROAD (I-215 INTERCHANGE)**  
**LEGAL DESCRIPTION**  
**0689-006A**

BEING A PORTION OF PARCEL "B" OF LOT LINE ADJUSTMENT 5044, RECORDED DECEMBER 19, 2006, AS INSTRUMENT NUMBER 2006-0926416, CONFORMING DEED RECORDED DECEMBER 19, 2006, AS INSTRUMENT NUMBER 2006-0926419, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF SCOTT ROAD (55.00 FOOT NORTHERLY HALF-WIDTH) AND THE CENTERLINE OF HAUN ROAD (44.00 FOOT EASTERLY HALF-WIDTH), BEING A POINT ON THE SOUTH LINE OF SAID SECTION 15, AS SHOWN ON PARCEL MAP 13382 ON FILE IN BOOK 93, PAGE 63 OF PARCEL MAPS, RECORDS OF SAID RECORDER;

THENCE S 89°22'21" E ALONG SAID SOUTH LINE OF SECTION 15, A DISTANCE OF 66.42 FEET;

THENCE N 00°37'39" E, A DISTANCE OF 54.99 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY-LINE OF LOT "A" (SCOTT ROAD) AND THE MOST-EASTERLY CORNER OF LOT "B" (HAUN ROAD), AS SHOWN BY SAID PARCEL MAP, BEING A POINT ON THE RIGHT-OF-WAY CORNER CUTBACK LINE AND THE **TRUE POINT OF BEGINNING**;

THENCE N 44°34'36" W ALONG SAID RIGHT-OF-WAY CORNER CUTBACK LINE, A DISTANCE OF 32.39 FEET TO AN ANGLE POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID LOT "B";

THENCE N 00°13'01" E CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 47.44 FEET;

(COURSE "A") THENCE S 36°50'50" E, A DISTANCE OF 60.85 FEET;

(COURSE "B") THENCE S 89°20'41" E, A DISTANCE OF 12.15 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,323.00 FEET;

(COURSE "C") THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°53'51", AN ARC DISTANCE OF 158.02 FEET;

(COURSE "D") THENCE N 86°45'28" E, A DISTANCE OF 46.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 209.00 FEET;

(COURSE "E") THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°40'50", AN ARC DISTANCE OF 46.26 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 200.99 FEET AND AN INITIAL RADIAL BEARING OF S 09°26'18" W;

(COURSE "F") THENCE EASTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 12°40'50", AN ARC DISTANCE OF 44.48 FEET;

(COURSE "G") THENCE N 86°45'28" E, A DISTANCE OF 197.70 FEET;

(COURSE "H") THENCE N 03°14'32" W, A DISTANCE OF 24.00 FEET;

(COURSE "I") THENCE N 86°45'28" E, A DISTANCE OF 69.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,491.00 FEET;

(COURSE "J") THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°47'22", AN ARC DISTANCE OF 34.32 FEET;

EXHIBIT "A"  
SCOTT ROAD (I-215 INTERCHANGE)  
LEGAL DESCRIPTION (CONTINUED)  
0689-006A

THENCE S 02°27'10" E, A DISTANCE OF 70.64 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF SCOTT ROAD;

THENCE N 89°22'21" W ALONG SAID NORHTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 623.50 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 22,903 SQUARE FEET, OR 0.526 ACRES, MORE OR LESS.

THIS CONVEYANCE IS MADE FOR ROAD PURPOSES AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE GRANTEE ANY AND ALL ABUTTER'S RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY IN AND TO SCOTT ROAD, OVER AND ACROSS COURSES "A" THROUGH "J", INCLUSIVE, HEREINABOVE DESCRIBED.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES BY 1.000125036 TO OBTAIN GROUND DISTANCES.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 10-30-2013





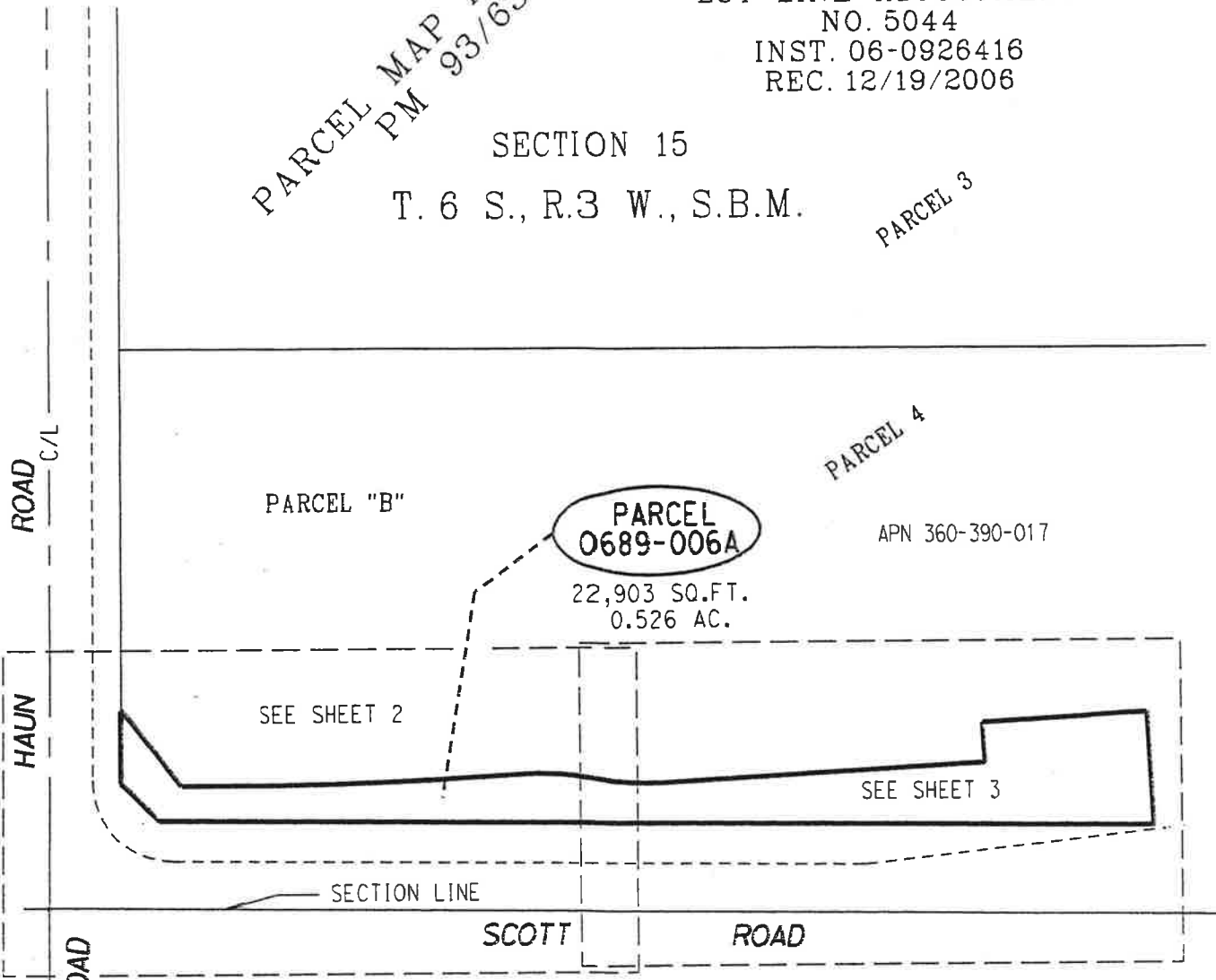
PARCEL MAP NO. 13382  
PM 93/63

LOT LINE ADJUSTMENT  
NO. 5044  
INST. 06-0926416  
REC. 12/19/2006

SECTION 15

T. 6 S., R.3 W., S.B.M.

PARCEL 3



PARCEL "B"

PARCEL  
0689-006A

APN 360-390-017

22,903 SQ.FT.  
0.526 AC.

SEE SHEET 2

SEE SHEET 3

SECTION LINE

SCOTT

ROAD

T. 6 S., R.3 W., S.B.M.

SECTION 22

CITY OF MENIFEE



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PAR. NO.: 0689-006A

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

PREPARED BY: GSE

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

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

APPROVED BY: *Edward E. Hunt* DATE: 10.20.2013

SHEET 1 OF 3

# EXHIBIT "B"

08-RIV-215-MP15.50-21943 (0689-006A)



**LINE DATA**

- ① S 89°22'21" E - 66.42'
- ② N 00°37'39" E - 54.99'
- ③ N 44°34'36" W - 32.39'
- ④ N 00°13'01" E - 47.44'
- ⑤ S 36°50'50" E - 60.85'
- ⑥ S 89°20'41" E - 12.15'
- ⑦ N 86°45'28" E - 46.52'

**RAW INFORMATION:**

- ① R/W PER INST. 90089, REC. 08/11/1971.
- ② R/W PER INST. 172048, REC. 09/11/1981.
- ③ R/W PER PM 93/63.

**CURVE DATA**

- Ⓐ R = 2,323.00'  
Δ = 03°53'51"  
L = 158.02'  
T = 79.04
- Ⓑ R = 209.00'  
Δ = 12°40'50"  
L = 46.26'  
T = 23.22'

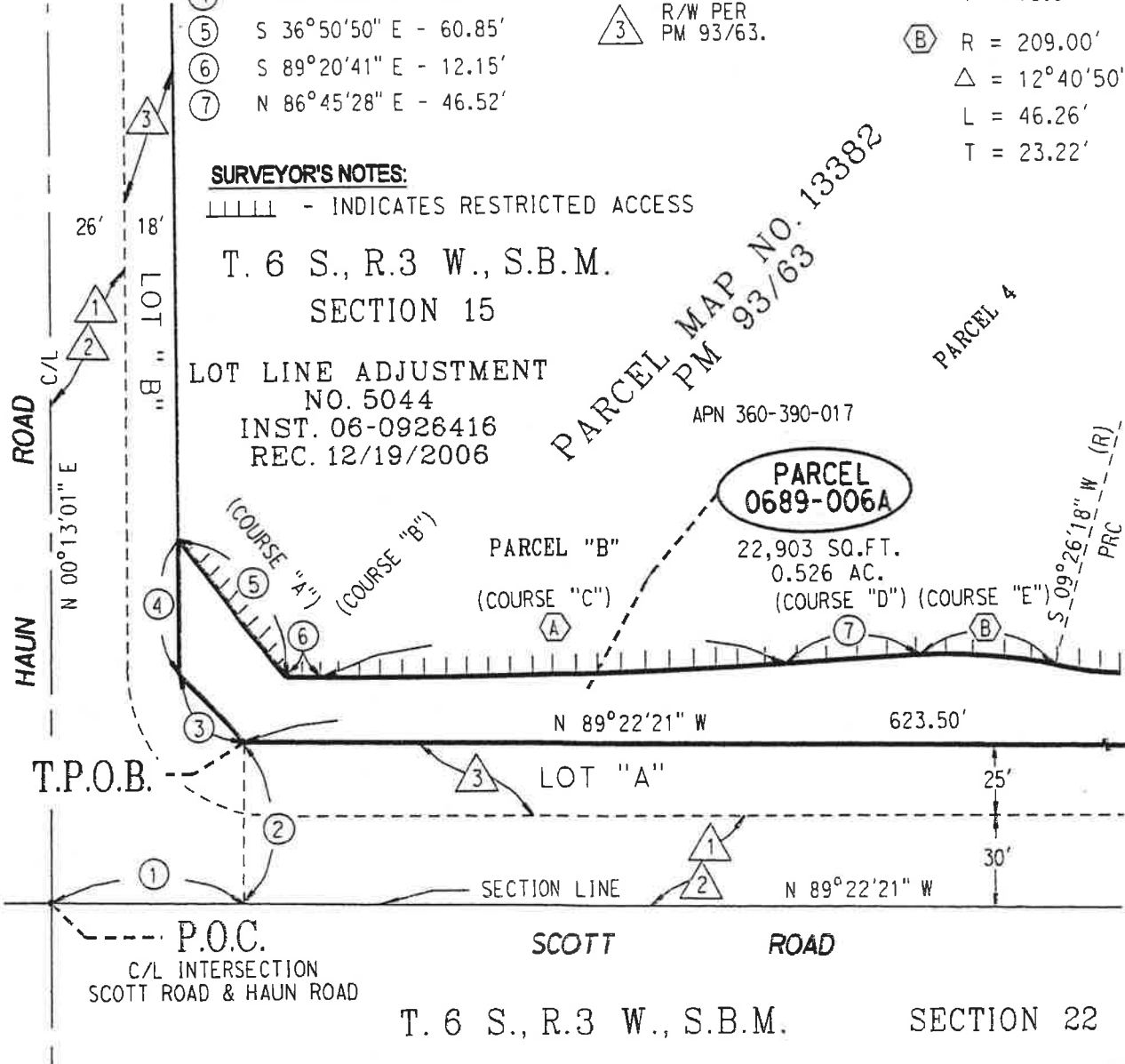
**SURVEYOR'S NOTES:**

||||| - INDICATES RESTRICTED ACCESS

T. 6 S., R.3 W., S.B.M.  
SECTION 15

LOT LINE ADJUSTMENT  
NO. 5044  
INST. 06-0926416  
REC. 12/19/2006

PARCEL MAP NO. 13382  
PM 93/63



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0689-006A
PROJECT: SCOTT ROAD / I-215 INTERCHANGE	PREPARED BY: GSE
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.	SCALE: N.T.S.
APPROVED BY: <i>Edward L. Hunt</i> DATE: 10-30-2017	DATE: OCTOBER, 2013
	W.O. NO.: B3-0689
	SHEET 2 OF 3

CITY OF  
MENIFEE

# EXHIBIT "B"

08-RIV-215-MP15.5021943 (0689-006A)



**LINE DATA**

- ⑧ N 03° 14' 32" W - 24.00'
- ⑨ N 86° 45' 28" E - 69.34'
- ⑩ S 02° 27' 10" E - 70.64'

**RAW INFORMATION:**

- ① R/W PER INST. 90089, REC. 08/11/1971.
- ② R/W PER INST. 172048, REC. 09/11/1981.
- ③ R/W PER PM 93/63.

**CURVE DATA**

- ⓑ R = 209.00'  
Δ = 12° 40' 50"  
L = 46.26'  
T = 23.22'
- ⓒ R = 200.99'  
Δ = 12° 40' 50"  
L = 44.48'  
T = 22.33'
- ⓓ R = 2,491.00'  
Δ = 00° 47' 22"  
L = 34.32'  
T = 17.16'

**SURVEYOR'S NOTES:**

||||| - INDICATES RESTRICTED ACCESS

T. 6 S., R. 3 W., S.B.M.

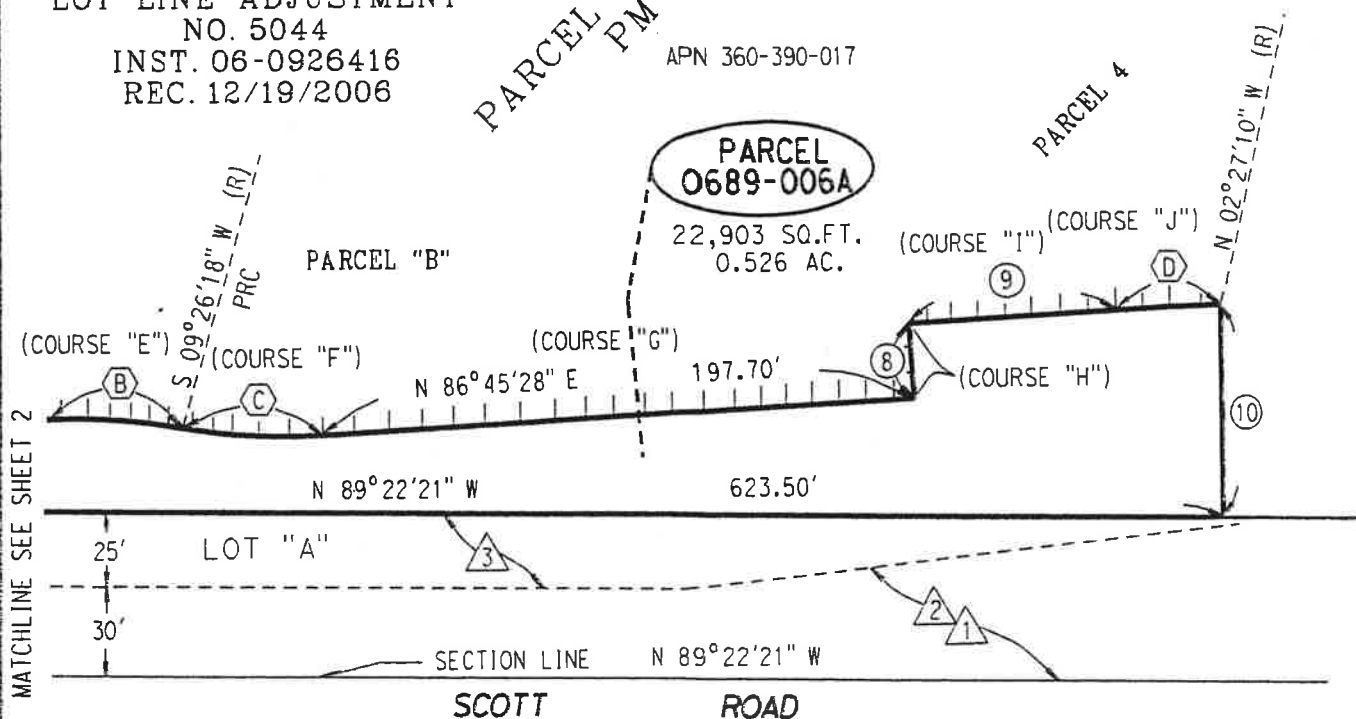
SECTION 15

**LOT LINE ADJUSTMENT**

NO. 5044  
INST. 06-0926416  
REC. 12/19/2006

PARCEL MAP NO. 13382  
PM 93/63

APN 360-390-017



T. 6 S., R. 3 W., S.B.M.

SECTION 22

CITY OF  
MENIFEE



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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

APPROVED BY: *Edward L. Hunt* DATE: 10-30-2013

PAR. NO.: 0689-006A

PREPARED BY: GSE

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 3 OF 3

STATE OF CALIFORNIA )  
 )ss.  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public in and for said  
County \_\_\_\_\_ and \_\_\_\_\_ State, \_\_\_\_\_ personally appeared  
\_\_\_\_\_, who 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:

Signature \_\_\_\_\_ [SEAL]

STATE OF CALIFORNIA )  
 )ss.  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public in and for said  
County \_\_\_\_\_ and \_\_\_\_\_ State, \_\_\_\_\_ personally appeared  
\_\_\_\_\_, who 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:

Signature \_\_\_\_\_ [SEAL]

RETURN TO:  
CITY OF MENIFEE  
29714 Haun Road  
Menifee, CA, 92586

THIS INSTRUMENT IS FOR  
THE BENEFIT OF THE CITY OF  
MENIFEE AND ENTITLED TO  
BE RECORDED WITHOUT  
FEE (GOV CODE 6103)

CERTIFICATE of ACCEPTANCE of EASEMENT  
(GOVERNMENT CODE SECTION 27281)

THIS IS TO CERTIFY that the interest in real property granted by this easement dated \_\_\_\_\_, from, SCOTT-215, LP., a California Limited Partnership, to the CITY OF MENIFEE, is hereby accepted for the purpose of an easement for the City of Menifee on behalf of the public for slope purposes, and subject to improvements in accordance with City standards, will be included into the City Maintained Road System by the undersigned on behalf of the City Council of Menifee. Grantee consents to recordation thereof by its duly authorized officer.

Dated: \_\_\_\_\_ CITY OF MENIFEE

By: \_\_\_\_\_  
JONATHAN G. SMITH, P.E.  
CITY ENGINEER, CITY OF MENIFEE

CO:mr/010214/244TR/16.609

Project: I/215 / Scott Road Interchange  
Parcel: 0689-006B  
APN: 360-390-017 (portion)

SLOPE EASEMENT

**SCOTT-215, LP., a California Limited Partnership**

Grant(s) to the CITY OF MENIFEE, a municipal corporation, an easement for slope purposes, over, upon, across, and within the real property in the City of Menifee, County of Riverside, State of California, described as follows:

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

**SIGNATURE OF RECORDED OWNER(S) MUST BE NOTARIZED**

**Scott-215, LP, a California Limited Partnership**

DATED \_\_\_\_\_

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

Name: \_\_\_\_\_

Its: \_\_\_\_\_

**EXHIBIT "A"**  
**SCOTT ROAD (I-215 INTERCHANGE)**  
**LEGAL DESCRIPTION**  
**SLOPE EASEMENT**  
**0689-006B**

AN EASEMENT FOR SLOPE PURPOSES LYING WITHIN PARCEL "B" OF LOT LINE ADJUSTMENT 5044, RECORDED DECEMBER 19, 2006, AS INSTRUMENT NUMBER 2006-0926416, CONFORMING DEED RECORDED DECEMBER 19, 2006, AS INSTRUMENT NUMBER 2006-0926419, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF SCOTT ROAD (55.00 FOOT NORTHERLY HALF-WIDTH) AND THE CENTERLINE OF HAUN ROAD (44.00 FOOT EASTERLY HALF-WIDTH), BEING A POINT ON THE SOUTH LINE OF SAID SECTION 15, AS SHOWN ON PARCEL MAP 13382 ON FILE IN BOOK 93, PAGE 63 OF PARCEL MAPS, RECORDS OF SAID RECORDER;

THENCE S 89°22'21" E ALONG SAID SOUTH LINE OF SECTION 15, A DISTANCE OF 66.42 FEET;

THENCE N 00°37'39" E, A DISTANCE OF 54.99 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY-LINE OF LOT "A" (SCOTT ROAD) AND THE MOST-EASTERLY CORNER OF LOT "B" (HAUN ROAD), AS SHOWN BY SAID PARCEL MAP, BEING A POINT ON THE RIGHT-OF-WAY CORNER CUTBACK LINE;

THENCE N 44°34'36" W ALONG SAID RIGHT-OF-WAY CORNER CUTBACK LINE, A DISTANCE OF 32.39 FEET TO AN ANGLE POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID LOT "B";

THENCE N 00°13'01" E CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 47.44 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING N 00°13'01" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 16.59 FEET;

THENCE S 36°50'50" E, A DISTANCE OF 69.16 FEET;

THENCE S 89°20'41" E, A DISTANCE OF 7.22 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,313.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°53'51", AN ARC DISTANCE OF 157.34 FEET;

THENCE N 86°45'28" E, A DISTANCE OF 46.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 219.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°40'50", AN ARC DISTANCE OF 48.47 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 190.99 FEET AND AN INITIAL RADIAL BEARING OF S 09°26'18" W;

THENCE EASTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 12°40'50", AN ARC DISTANCE OF 42.27 FEET;

THENCE N 86°45'28" E, A DISTANCE OF 197.70 FEET;



EXHIBIT "A"  
SCOTT ROAD (I-215 INTERCHANGE)  
LEGAL DESCRIPTION (CONTINUED)  
SLOPE EASEMENT  
0689-006B

THENCE S 03°14'32" E, A DISTANCE OF 10.00 FEET;

THENCE S 86°45'28" W, A DISTANCE OF 197.70 FEET TO THE BEGINNING OF A TANGENT CURVE,  
CONCAVE NORTHERLY, HAVING A RADIUS OF 200.99 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°40'50", AN ARC  
DISTANCE OF 44.48 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHERLY,  
HAVING A RADIUS OF 209.00 FEET AND AN INITIAL RADIAL BEARING OF N 09°26'18" E;

THENCE WESTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 12°40'50",  
AN ARC DISTANCE OF 46.26 FEET;

THENCE S 86°45'28" W, A DISTANCE OF 46.52 FEET TO THE BEGINNING OF A TANGENT CURVE  
CONCAVE NORTHERLY, HAVING A RADIUS OF 2,323.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°53'51", AN ARC  
DISTANCE OF 158.02 FEET;

THENCE N 89°20'41" W, A DISTANCE OF 12.15 FEET;

THENCE N 36°50'50" W, A DISTANCE OF 60.85 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 5,673 SQUARE FEET, OR 0.130 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE  
CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES BY 1.000125036 TO  
OBTAIN GROUND DISTANCES.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 10-30-2013



EXHIBIT "B"

08-RIV-215-MP15.5021943 (0689-006B)  
SLOPE EASEMENT



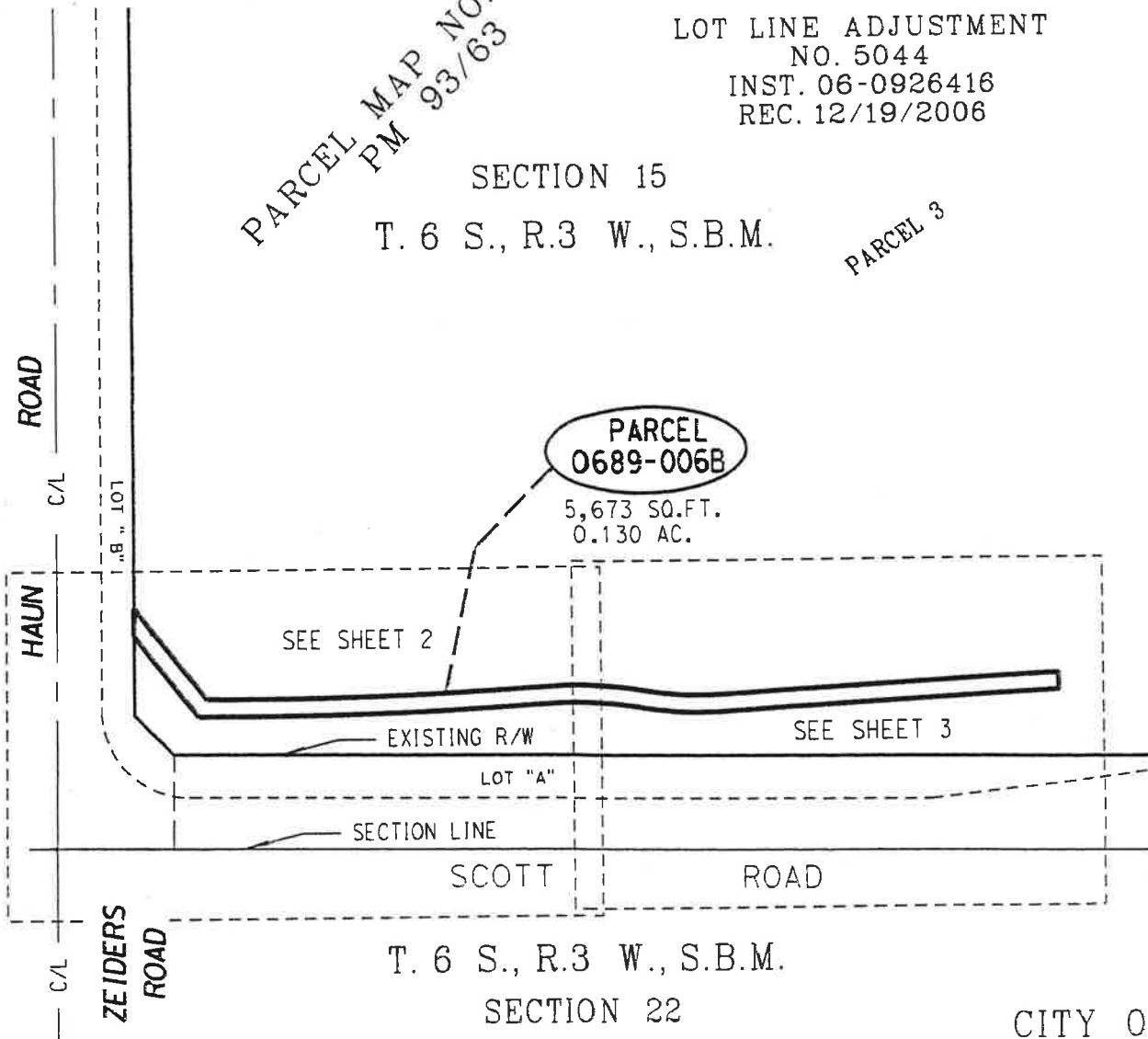
PARCEL MAP NO. 13382  
PM 93/63

LOT LINE ADJUSTMENT  
NO. 5044  
INST. 06-0926416  
REC. 12/19/2006

SECTION 15

T. 6 S., R.3 W., S.B.M.

PARCEL 3



T. 6 S., R.3 W., S.B.M.

SECTION 22

CITY OF  
MENIFEE



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.  
PROJECT: SCOTT ROAD / I-215 INTERCHANGE  
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

PAR. NO.:	0689-006B
PREPARED BY:	GSE
SCALE:	N.T.S.
DATE:	OCTOBER, 2013
W.O. NO.:	B3-0689
SHEET 1 OF 3	

APPROVED BY: *Edward D. Hunt* DATE: 10-30-2013

# EXHIBIT "B"

08-RIV-215-MP15.50-21943 (0689-006B)  
SLOPE EASEMENT

### CURVE DATA

- (A) R = 2,313.00'  
Δ = 03°53'51"  
L = 157.34'  
T = 78.70'
- (B) R = 219.00'  
Δ = 12°40'50"  
L = 48.47'  
T = 24.33'
- (E) R = 209.00'  
Δ = 12°40'50"  
L = 46.25'  
T = 23.22'
- (F) R = 2,323.00'  
Δ = 03°53'51"  
L = 158.02'  
T = 79.04'

### LINE DATA

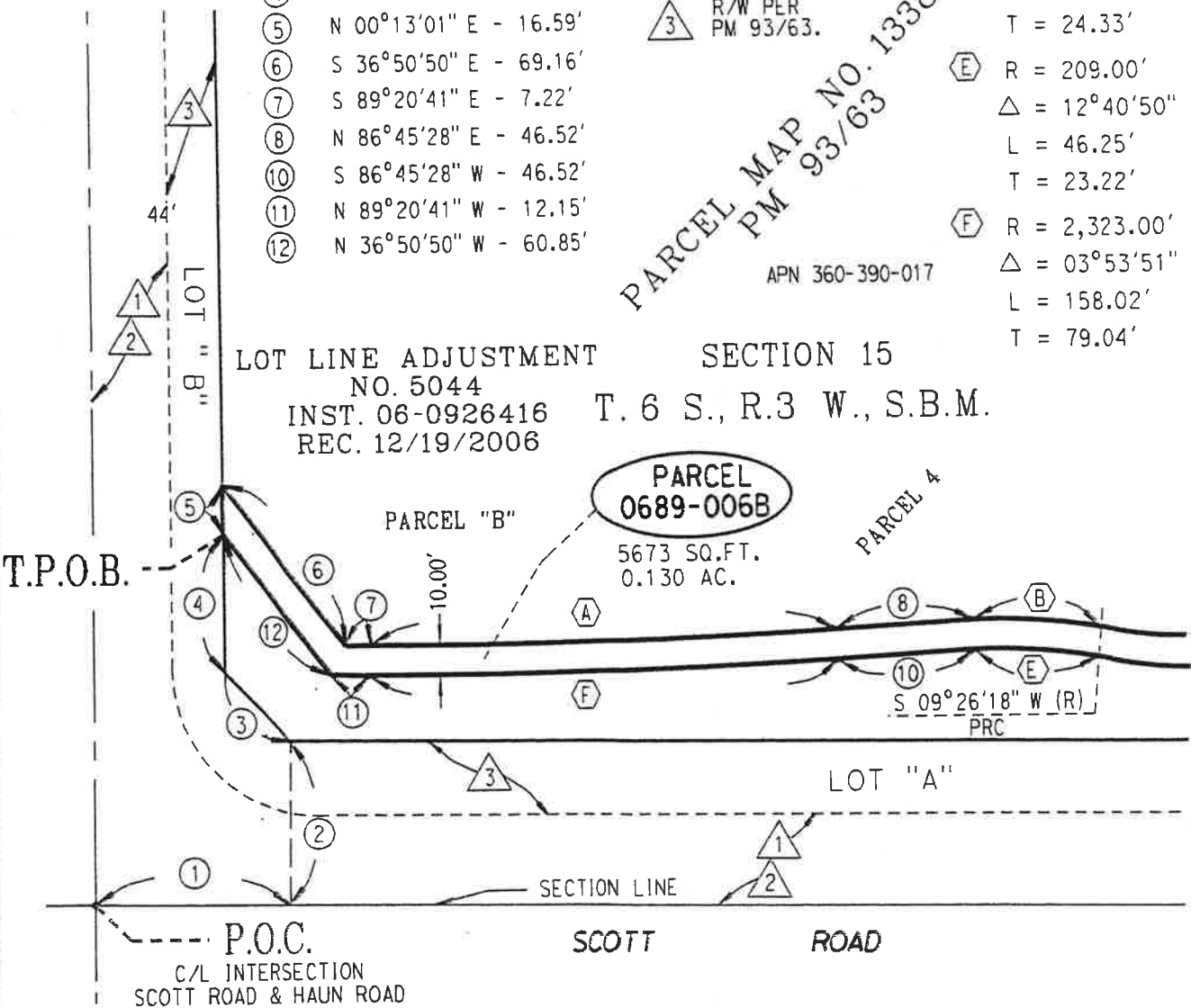
- (1) S 89°22'21" E - 66.42'
- (2) N 00°37'39" E - 54.99'
- (3) N 44°34'36" W - 32.39'
- (4) N 00°13'01" E - 47.44'
- (5) N 00°13'01" E - 16.59'
- (6) S 36°50'50" E - 69.16'
- (7) S 89°20'41" E - 7.22'
- (8) N 86°45'28" E - 46.52'
- (10) S 86°45'28" W - 46.52'
- (11) N 89°20'41" W - 12.15'
- (12) N 36°50'50" W - 60.85'

### RAW INFORMATION:

- (1) R/W PER INST. 90089, REC. 08/11/1971.
- (2) R/W PER INST. 172048, REC. 09/11/1981.
- (3) R/W PER PM 93/63.

PARCEL MAP NO. 13382  
PM 93/63

APN 360-390-017



LOT LINE ADJUSTMENT  
NO. 5044  
INST. 06-0926416  
REC. 12/19/2006

SECTION 15

T. 6 S., R. 3 W., S.B.M.

PARCEL  
0689-006B

5673 SQ.FT.  
0.130 AC.

S 09°26'18" W (R)  
PRC

MATCHLINE SEE SHEET 3

T. 6 S., R. 3 W., S.B.M.

SECTION 22

CITY OF  
MENIFEE



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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

APPROVED BY: *Edward D. Hunt* DATE: 10-30-2013

PAR. NO.: 0689-006B

PREPARED BY: GSE

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 2 OF 3

# EXHIBIT "B"

08-RIV-215-MP15.50-21943 (0689-006B)  
SLOPE EASEMENT



**R/W INFORMATION:**

- ① R/W PER INST. 90089, REC. 08/11/1971.
- ② R/W PER INST. 172048, REC. 09/11/1981.
- ③ R/W PER PM 93/63.

**LINE DATA**

⑨ S 03°14'32" E - 10.00'

**CURVE DATA**

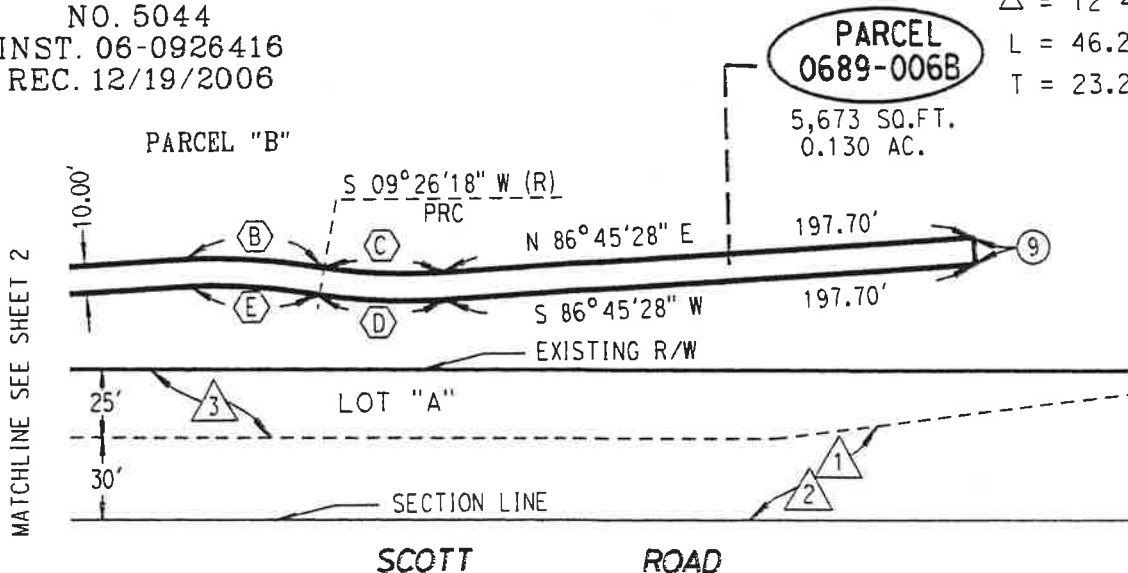
- ⓑ R = 219.00'  
Δ = 12°40'50"  
L = 48.47'  
T = 24.33'
- ⓒ R = 190.99'  
Δ = 12°40'50"  
L = 42.27'  
T = 21.22'
- ⓓ R = 200.99'  
Δ = 12°40'50"  
L = 44.48'  
T = 22.33'
- ⓔ R = 209.00'  
Δ = 12°40'50"  
L = 46.26'  
T = 23.22'

PARCEL MAP NO. 13382  
PM 93/63

SECTION 15  
T. 6 S., R.3 W., S.B.M.

LOT LINE ADJUSTMENT  
NO. 5044  
INST. 06-0926416  
REC. 12/19/2006

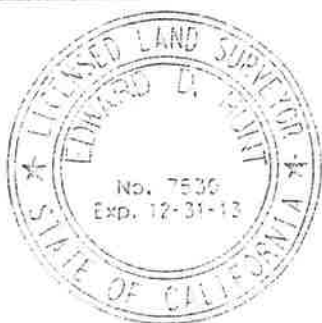
APN 360-390-017



T. 6 S., R.3 W., S.B.M.

SECTION 22

CITY OF  
MENIFEE



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0689-006B
PROJECT: SCOTT ROAD / I-215 INTERCHANGE	PREPARED BY: GSE
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.	SCALE: N.T.S.
APPROVED BY: <i>Edward L. Hunt</i> DATE: 10.30.2013	DATE: OCTOBER, 2013
	W.O. NO.: B3-0689
	SHEET 3 OF 3

Recorded at request of and return to:  
Economic Development Agency/  
Facilities Management  
Real Estate Division  
On behalf of the Transportation Department  
3403 10<sup>th</sup> Street, Suite 500  
Riverside, California 92501

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

CO:ra/021014/244TR/16.709

(Space above this line for Recorder's use)

PROJECT: I-215 / Scott Road Interchange Project  
PARCELS: 21943-3, 21943-4, and 21944-2  
APN: 360-390-011 and 360-390-017  
(PORTION)

## TEMPORARY CONSTRUCTION EASEMENT DEED

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which are hereby acknowledged,

SCOTT-215, LP, a California Limited Partnership ("Grantor")

Grant(s) to the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("County"), a temporary non-exclusive easement to be used for the off-ramp reconfiguration construction and construction of the slope easement and for all purposes necessary to facilitate and accomplish the construction of I-215 / Scott Road Interchange Project ("Project"), in, on, and along the real property situated in the City of Menifee, County of Riverside, State of California, identified as a portion of Assessor's Parcel Numbers 360-390-011 and 360-390-017, referenced as Parcel Nos. 21943-3, 21943-4, and 21944-2, described on Attachment "1," attached hereto and made a part hereof.

Other terms of the Temporary Construction Easement Deed (hereinafter, the "Deed"):

1. AFFECTED PARCELS: The temporary construction easement area (TCE Area), used for the off-ramp reconfiguration construction and construction of the slope easement and for all purposes necessary to facilitate and accomplish the construction of the Project, referenced as Parcel Nos. 21943-3, 21943-4, and

21944-2 consisting of approximately 0.437 acres or 19,056 square feet as designated on Attachment 1, attached hereto, and made a part hereof.

2. CONSIDERATION: Grantor grants a temporary right to County to enter upon and use the TCE Area of Grantor's property, and the County agrees to rent from Grantor all of the TCE Area property described herein, under the terms and conditions set forth in this Deed. The full consideration for the TCE Area consists of the rental price amount for the real property interests to be temporarily acquired by the County ("Rental Price"). The Rental Price in the amount of \$84,449 (Eighty Four Thousand Four Hundred Forty Nine Dollars) is to be distributed to Grantor in accordance with this Deed.
3. COUNTY RESPONSIBILITIES: Upon the mutual execution of this Deed, County will open escrow ("Escrow") with Lawyers Title Company ("Escrow Holder"). Promptly on the Escrow Holder's request the parties shall execute such additional Escrow instructions as are reasonably required to consummate the transaction contemplated by this Deed and are not consistent with this Deed. In the event of any conflict between the terms of this Deed and any additional Escrow instructions, the terms of this Deed shall control. The Escrow will hold all funds deposited by the County in an escrow account ("Escrow Account") that is interest bearing and at a bank approved by County with interest accruing for the benefit of County. The Escrow Account shall remain open until all charges due and payable have been paid and settled; any remaining funds shall be refunded to the County.
  - a. Upon the opening of Escrow, the County shall deposit the Consideration as follows:
    - i. Rental Price: Deposit into Escrow the Rental Price in the amount of Eighty Four Thousand Four Hundred Forty Nine Dollars (\$84,449) (the "Deposit").
  - b. On or before the date that Escrow is to close ("Close of Escrow")
    - i. Closing Costs. County will deposit to Escrow Holder amounts sufficient for all escrow, recording and reconveyance fees incurred in this transaction, and if title insurance is desired by County, the premium charged therefore. Said escrow and recording charges shall not include documentary transfer tax as County is exempt pursuant to Ca Govt. Code section 6103 and Ca Revenue and Taxation Code section 11922.
  - c. County will authorize the Escrow Holder to close Escrow and release the Deposit, in accordance with the provisions herein, to Grantor conditioned only upon the satisfaction by County:
    - i. The deposit of the Temporary Construction Easement Deed executed, acknowledged and delivered to Craig Olsen, Real Property Agent for the County or to Escrow Holder, temporarily granting the

portion of the property for recordation in the Official Records of the County Recorder of said Riverside County ("Official Records") upon Close of Escrow:

4. GRANTOR RESPONSIBILITIES: Execute and acknowledge the Deed in favor of the County of Riverside dated \_\_\_\_\_ identified as Parcel Numbers 21943-3, 21943-4, and 21944-2 and deliver Deed to Craig Olsen, Real Property Agent for the County or to the Escrow Holder.
5. NOTICE TO GRANTOR: County shall provide a thirty (30) day written notice to Grantor prior to using the rights herein granted. The rights herein granted may be exercised for twenty-four (24) months from the thirty (30) day written notice, or until completion of said Project, whichever occurs later. At the expiration of the Temporary Construction Easement term, County shall quitclaim its interest in such property to Grantor or Grantor's successor.
6. EQUIPMENT: It is understood that the County may enter upon the TCE Area where appropriate or designated for the purpose of getting equipment to and from the TCE Area. County agrees not to damage the TCE Area in the process of performing such activities.
7. DEBRIS REMOVED: At the termination of the period of use of TCE Area by County, but before its relinquishment to Grantor, debris generated by County's use will be removed and the surface will be graded and left in a neat condition.
8. HOLD HARMLESS: Grantor shall be held harmless from all claims of third persons arising from the County's use of the TCE Area permitted under this Deed; however, this hold harmless agreement does not extend to any liability arising from or as a consequence of the presence of hazardous waste on the property.
9. OWNERSHIP: Grantor hereby warrants that they are the owners of the property and that they have the right to grant County permission to enter upon and use the property.
10. ENTIRE DEED: This Deed is the result of negotiations between the parties hereto. This Deed is intended by the parties as a final expression of their understanding with respect to the matters herein and is a complete and exclusive statement of the terms and conditions hereof. This Deed supersedes any and all other prior agreements or understandings, oral or written, in connection therewith. No provision contained herein shall be construed against the County solely because it provided or prepared this Deed.
11. MODIFICATIONS IN WRITING: This Deed shall not be changed, modified, or amended except upon the written consent of the parties hereto.
12. SUCCESSORS AND ASSIGNS: Grantor, its assigns and successors in interest,

shall be bound by all the terms and conditions contained in this Deed, and all the parties thereto shall be jointly and severally liable thereunder.

13. TITLES AND HEADINGS: Titles and headings to articles, paragraphs, or subparagraphs herein are for the purpose of convenience and reference only, and shall in no way limit, define or otherwise affect the provisions of this Deed.

14. GOVERNING LAW AND VENUE: Any action at law or in equity brought by either of the Parties hereto for the purpose of enforcing a right or rights providing for by this Deed shall be tried in a court of competent jurisdiction in the County of Riverside, State of California, and the parties hereby waive all provisions of law providing for a change of venue in such proceedings to any other county.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)




15. COUNTERPART: This Deed may be signed in counterpart or duplicate copies, and any signed counterpart or duplicate copy shall be equivalent to a signed original for all purposes.

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

COUNTY:  
COUNTY OF RIVERSIDE, a political  
subdivision of the State of California

GRANTOR:  
SCOTT-215, LP, A CALIFORNIA  
LIMITED PARTNERSHIP

By: \_\_\_\_\_  
Jeff Stone, Chairman  
Board of Supervisors

By:  \_\_\_\_\_  
Name: FRED. D. GRIMES  
FDG FINANCIAL, INC. GP  
Its: President

ATTEST:  
Kecia Harper-Ihem  
Clerk of the Board

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

APPROVED AS TO FORM:  
Pamela J. Walls  
County Counsel

By:  \_\_\_\_\_  
Patricia Munroe  
Deputy County Counsel

STATE OF CALIFORNIA )  
COUNTY OF Riverside )ss  
 )

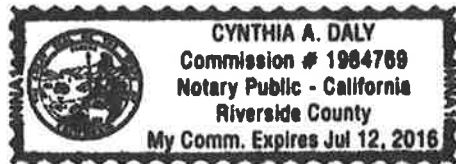
On February 12, 2014, before me, CYNTHIA A. DALY, a Notary Public in and for said County and State, personally appeared FRED D. GRIMES, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they 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:

Signature

Cynthia A. Daly



[SEAL]

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

On \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_, who 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:

Signature \_\_\_\_\_

[SEAL]

**ATTACHMENT "1"**  
**Temporary Construction Easement Area**  
**Exhibit "A": Legal Description and Exhibit "B": Plat Map (Depiction)**

1. A portion of Assessor's Parcel Number: 360-390-017 referenced as Parcels 21943-3 and 21943-4.
2. A portion of Assessor's Parcel Number: 360-390-011 referenced as Parcel 21944-2.

**EXHIBIT "A"**  
**SCOTT ROAD (I-215 INTERCHANGE)**  
**LEGAL DESCRIPTION**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**21943-3**

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES LYING WITHIN PARCEL "B" OF LOT LINE ADJUSTMENT 5044, RECORDED DECEMBER 19, 2006, AS INSTRUMENT NUMBER 2006-0926416, CONFORMING DEED RECORDED DECEMBER 19, 2006, AS INSTRUMENT NUMBER 2006-0926419, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF SCOTT ROAD AND THE CENTERLINE OF HAUN ROAD (44.00 FOOT EASTERLY HALF-WIDTH), BEING A POINT ON THE SOUTH LINE OF SAID SECTION 15, AS SHOWN ON PARCEL MAP 13382 ON FILE IN BOOK 93, PAGE 63, OF PARCEL MAPS, RECORDS OF SAID RECORDER;

THENCE S 89°22'21" E ALONG SAID SOUTH LINE OF SECTION 15, A DISTANCE OF 66.42 FEET;

THENCE N 00°37'39" E, A DISTANCE OF 54.99 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY-LINE OF LOT "A" (SCOTT ROAD) AND THE MOST-EASTERLY CORNER OF LOT "B" (HAUN 6ROAD), AS SHOWN BY SAID PARCEL MAP, BEING A POINT ON THE RIGHT-OF-WAY CORNER CUTBACK LINE;

THENCE N 44°34'36" W ALONG SAID RIGHT-OF-WAY CORNER CUTBACK LINE, A DISTANCE OF 32.39 FEET TO AN ANGLE POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID LOT "B";

THENCE N 00°13'01" E CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 64.03 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING N 00°13'01" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 24.89 FEET;

THENCE S 36°50'50" E, A DISTANCE OF 81.62 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,298.00 FEET AND AN INITIAL RADIAL BEARING OF S 00°39'03" W;

THENCE EASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 03°53'35", AN ARC DISTANCE OF 156.14 FEET;

THENCE N 86°45'28" E, A DISTANCE OF 46.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 234.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°40'50", AN ARC DISTANCE OF 51.79 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 175.99 FEET AND AN INITIAL RADIAL BEARING OF S 09°26'18" W;

THENCE EASTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 12°40'50", AN ARC DISTANCE OF 38.95 FEET;

THENCE N 86°45'28" E, A DISTANCE OF 197.70 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A";

THENCE N 03°14'32" W, A DISTANCE OF 24.00 FEET;

THENCE N 86°45'28" E, A DISTANCE OF 69.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,516.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°33'48", AN ARC DISTANCE OF 68.65 FEET TO THE EASTERLY LINE OF SAID PARCEL "B";

EXHIBIT "A"  
SCOTT ROAD (I-215 INTERCHANGE)  
LEGAL DESCRIPTION (CONTINUED)  
TEMPORARY CONSTRUCTION EASEMENT  
21943-3

THENCE S 00°13'50" W ALONG SAID EASTERLY LINE, A DISTANCE OF 25.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,491.00 FEET AND AN INITIAL RADIAL BEARING OF N 01°41'53" W;

THENCE WESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°32'39", AN ARC DISTANCE OF 67.14 FEET;

THENCE S 86°45'28" W, A DISTANCE OF 69.34 FEET TO THE AFOREMENTIONED POINT "A";

THENCE S 03°14'32" E, A DISTANCE OF 14.00 FEET;

THENCE S 86°45'28" W, A DISTANCE OF 197.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 190.99 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°40'50", AN ARC DISTANCE OF 42.27 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 219.00 FEET AND AN INITIAL RADIAL BEARING OF N 09°26'18" E ;

THENCE WESTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 12°40'50", AN ARC DISTANCE OF 48.47 FEET;

THENCE S 86°45'28" W, A DISTANCE OF 46.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,313.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°53'51", AN ARC DISTANCE OF 157.34 FEET;

THENCE N 89°20'41" W, A DISTANCE OF 7.22 FEET;

THENCE N 36°50'50" W, A DISTANCE OF 69.16 FEET, TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 11,991 SQUARE FEET, OR 0.275 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES BY 1.000125036 TO OBTAIN GROUND DISTANCES.

SEE ATTACHED EXHIBIT "B"

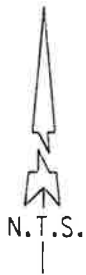
APPROVED BY: Edward D. Hunt

DATE: 10-30-2013



**EXHIBIT "B"**

08-RIV-215-MP15.50-21943 (21943-3)  
TEMPORARY CONSTRUCTION EASEMENT



PARCEL MAP NO. 13382  
PM 93/63

LOT LINE ADJUSTMENT  
NO. 5044  
INST. 06-0926416  
REC. 12/19/2006

SECTION 15

T. 6 S., R.3 W., S.B.M.

PARCEL 3

ROAD

HAUN

LOT "B"

PARCEL "B"

21943-3

11,991 SQ.FT.  
0.275 AC.

PARCEL 4

APN 360-390-017

E'LY LINE  
PCL. "B"

C/L

SEE SHEET 2

SEE SHEET 3

EXISTING R/W

LOT "A"

SECTION LINE

SCOTT

ROAD

C/L  
ZEIDERS ROAD

T. 6 S., R.3 W., S.B.M.

SECTION 22

CITY OF MENIFEE



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PAR. NO.: 21943-3

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

PREPARED BY: GSE

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

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

APPROVED BY: *Edward D. Hunt* DATE: 10-30-2013

SHEET 1 OF 3

**EXHIBIT "B"**

08-RIV-215-MP15.50-21943 (21943-3)  
 TEMPORARY CONSTRUCTION EASEMENT

LINE DATA

- |                          |                          |
|--------------------------|--------------------------|
| ① S 89°22'21" E - 66.42' | ⑬ S 86°45'28" W - 46.52' |
| ② N 00°37'39" E - 54.99' | ⑭ N 89°20'41" W - 7.22'  |
| ③ N 44°34'36" W - 32.39' | ⑮ N 36°50'50" W - 69.16' |
| ④ N 00°13'01" E - 64.03' |                          |
| ⑤ N 00°13'01" E - 24.89' |                          |
| ⑥ S 36°50'50" E - 81.62' |                          |
| ⑦ N 86°45'28" E - 46.52' |                          |

CURVE DATA

- |                 |
|-----------------|
| Ⓐ R = 2,298.00' |
| Δ = 03°53'35"   |
| L = 156.14'     |
| T = 78.10'      |
| Ⓑ R = 234.00'   |
| Δ = 12°40'50"   |
| L = 51.79'      |
| T = 26.00'      |
| Ⓒ R = 219.00'   |
| Δ = 12°40'50"   |
| L = 48.47'      |
| T = 24.33'      |
| Ⓓ R = 2,313.00' |
| Δ = 03°53'51"   |
| L = 157.34'     |
| T = 78.70'      |

R/W INFORMATION:

- |   |  |
|---|--|
| ① | R/W PER INST. 90089, REC. 08/11/1971.  |
| ② | R/W PER INST. 172048, REC. 09/11/1981. |
| ③ | R/W PER PM 93/63.                      |

PARCEL MAP NO. 13382  
 PM 93/63

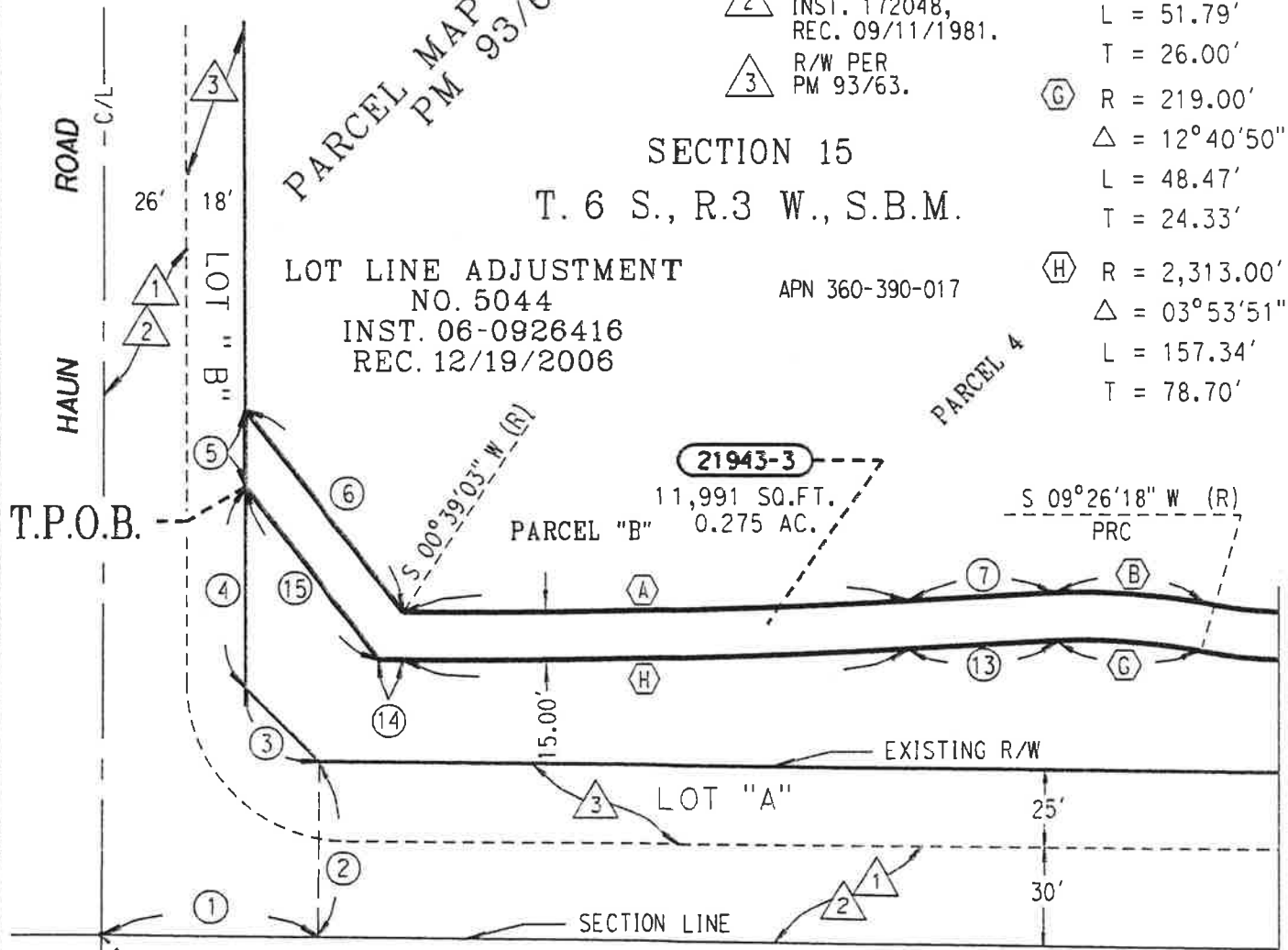
SECTION 15

T. 6 S., R.3 W., S.B.M.

LOT LINE ADJUSTMENT

NO. 5044  
 INST. 06-0926416  
 REC. 12/19/2006

APN 360-390-017



T.P.O.B.

P.O.C.

C/L INTERSECTION  
 SCOTT ROAD & HAUN ROAD

SCOTT ROAD

ROAD

SECTION 22

T. 6 S., R.3 W., S.B.M.

CITY OF  
 MENIFEE



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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

APPROVED BY: *Edward L. Hunt* DATE: 10-30-2017

PAR. NO.: 21943-3

PREPARED BY: GSE

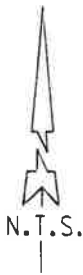
SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 2 OF 3

MATCHLINE SEE SHEET 3



**LINE DATA**

- ⑧ N 03°14'32" W - 24.00'
- ⑨ N 86°45'28" E - 69.34'
- ⑩ S 00°13'50" W - 25.01'
- ⑪ S 86°45'28" W - 69.34'
- ⑫ S 03°14'32" E - 14.00'
- ⑬ S 00°13'50" W - 70.98'

**EXHIBIT "B"**

08-RIV-215-MP15.50-21943 (21943-3)  
TEMPORARY CONSTRUCTION EASEMENT

- ⓑ R = 234.00'      ⓔ R = 2,491.00'
- △ = 12°40'50"      △ = 01°32'39"
- L = 51.79'      L = 67.14'
- T = 26.00'      T = 33.57'
- ⓒ R = 175.99'      ⓕ R = 190.99'
- △ = 12°40'50"      △ = 12°40'50"
- L = 38.95'      L = 42.27'
- T = 19.55'      T = 21.22'
- ⓓ R = 2,516.00'      ⓖ R = 219.00'
- △ = 01°33'48"      △ = 12°40'50"
- L = 68.65'      L = 48.47'
- T = 34.33'      T = 25.33'

**R/W INFORMATION:**

- ① R/W PER INST. 90089, REC. 08/11/1971.
- ② R/W PER INST. 172048, REC. 09/11/1981.
- ③ R/W PER PM 93/63.

PARCEL MAP NO. 13382  
PM 93/63

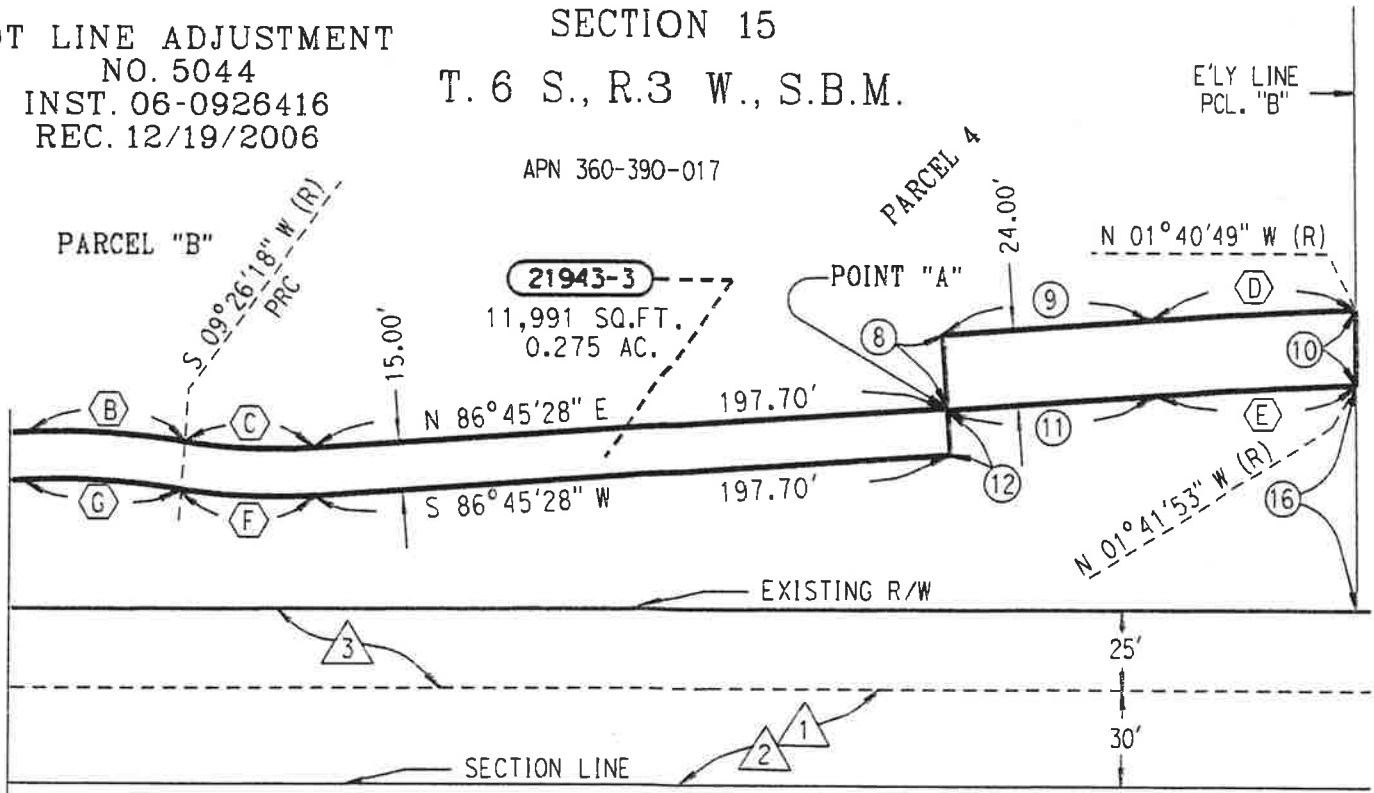
LOT LINE ADJUSTMENT  
NO. 5044  
INST. 06-0926416  
REC. 12/19/2006

SECTION 15  
T. 6 S., R.3 W., S.B.M.

APN 360-390-017

E'LY LINE  
PCL. "B"

MATCHLINE SEE SHEET 2



SCOTT

ROAD

T. 6 S., R.3 W., S.B.M.

SECTION 22

CITY OF  
MENIFEE



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PAR. NO.: 21943-3

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

PREPARED BY: GSE

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

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

APPROVED BY: *Edward L. Hunt* DATE: 10-30-2013

SHEET 3 OF 3



**EXHIBIT "A"**  
**SCOTT ROAD (I-215 INTERCHANGE)**  
**LEGAL DESCRIPTION**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**21943-4**

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES LYING WITHIN PARCEL "B" OF LOT LINE ADJUSTMENT 5044, RECORDED DECEMBER 19, 2006, AS INSTRUMENT NUMBER 2006-0926416, CONFORMING DEED RECORDED DECEMBER 19, 2006, AS INSTRUMENT NUMBER 2006-0926419, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID SECTION 15;

THENCE N 89°22'21" W ALONG THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 600.31 FEET;

THENCE N 00°37'39" E, A DISTANCE OF 56.10 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL "B", BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SCOTT ROAD (VARIABLE NORTHERLY HALF WIDTH) PER INSTRUMENT NUMBERS 131519 AND 131520 BOTH RECORDED NOVEMBER 17, 1971, OFFICIAL RECORDS OF SAID RECORDER. SAID NORTHERLY RIGHT-OF-WAY LINE BEING SUBSEQUENTLY RELINQUISHED AS SHOWN AS SEGMENT 15 OF RELINQUISHMENT 296R (RELINQUISHMENT MAP 12 OF 21 SHEETS) FILED IN THE OFFICE OF SAID RECORDER JULY 23, 1981 AS STATE HIGHWAY MAP BOOK 8, PAGES 48 THROUGH 68, INCLUSIVE (FILE NUMBER 139880);

THENCE N 00°13'50" E ALONG THE EASTERLY LINE OF SAID PARCEL "B", A DISTANCE OF 273.86 FEET TO AN ANGLE POINT IN SAID PARCEL LINE;

THENCE S 89°22'21" E CONTINUING ALONG SAID PARCEL LINE, A DISTANCE OF 65.78 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 402.00 FEET AND AN INITIAL RADIAL BEARING OF N 84°15'13" W, BEING THE **TRUE POINT OF BEGINNING**;

THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 03°28'28", AN ARC DISTANCE OF 24.38 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL "B";

THENCE S 89°47'00" E ALONG SAID NORTHERLY LINE, A DISTANCE OF 25.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 377.00 FEET AND AN INITIAL RADIAL BEARING OF N 80°10'35" W;

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 03°44'12", AN ARC DISTANCE OF 24.59 FEET, RETURNING TO THE AFOREMENTIONED PARCEL LINE;

THENCE N 89°22'21" W, A DISTANCE OF 25.11 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 612 SQUARE FEET, OR 0.014 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES BY 1.000125036 TO OBTAIN GROUND DISTANCES.

SEE ATTACHED EXHIBIT "B"

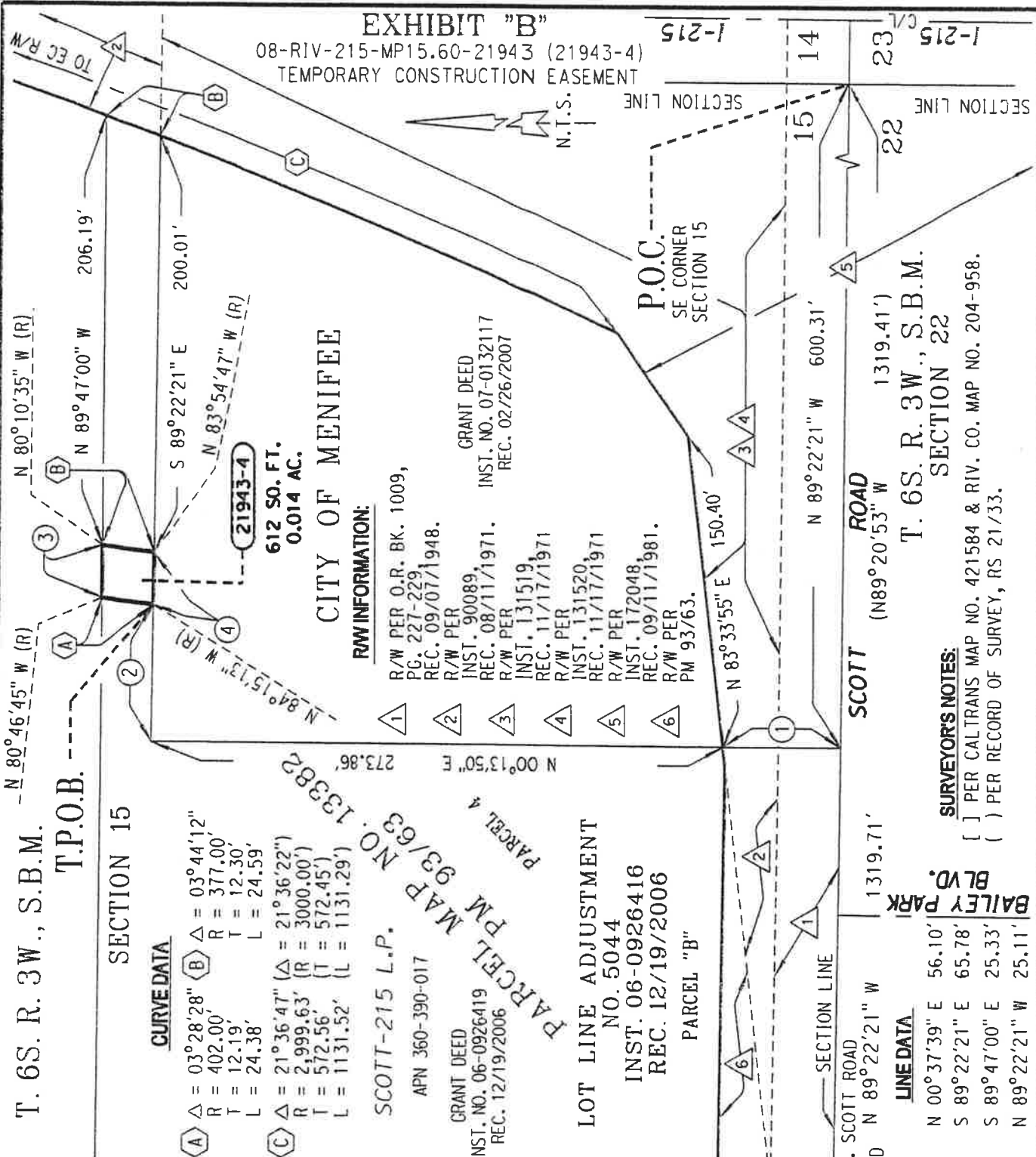
APPROVED BY: Edward D. Hunt

DATE: 10-30-2013



**EXHIBIT "B"**

08-RIV-215-MP15.60-21943 (21943-4)  
 TEMPORARY CONSTRUCTION EASEMENT



T. 6S. R. 3W., S.B.M.

T.P.O.B.

SECTION 15

**CURVE DATA**

- (A)  $\Delta = 03^{\circ}28'28''$   $\Delta = 03^{\circ}44'12''$   
 $R = 402.00'$   $R = 377.00'$   
 $T = 12.19'$   $T = 12.30'$   
 $L = 24.38'$   $L = 24.59'$
- (C)  $\Delta = 21^{\circ}36'47''$  ( $\Delta = 21^{\circ}36'22''$ )  
 $R = 2,999.63'$  ( $R = 3000.00'$ )  
 $T = 572.56'$  ( $T = 572.45'$ )  
 $L = 1131.52'$  ( $L = 1131.29'$ )

SCOTT-215 L.P.

APN 360-390-017

**GRANT DEED**

INST. NO. 06-0926419  
 REC. 12/19/2006

**LOT LINE ADJUSTMENT**

NO. 5044  
 INST. 06-0926416  
 REC. 12/19/2006

**RAW INFORMATION:**

- 1 R/W PER O.R. BK. 1009, PG. 227-229, REC. 09/07/1948.
- 2 R/W PER INST. 90089, REC. 08/11/1971.
- 3 R/W PER INST. 131519, REC. 11/17/1971
- 4 R/W PER INST. 131520, REC. 11/17/1971
- 5 R/W PER INST. 172048, REC. 09/11/1981.
- 6 R/W PER PM 93/63.

CITY OF MENIFEE

612 SO. FT.  
 0.014 AC.

PARCEL MAP NO. 13382  
 PARCEL 4  
 INST. 06-0926419  
 REC. 12/19/2006

**LINE DATA**

- (1) N 00°37'39" E 56.10'
- (2) S 89°22'21" E 65.78'
- (3) S 89°47'00" E 25.33'
- (4) N 89°22'21" W 25.11'

**SURVEYOR'S NOTES:**

[ ] PER CALTRANS MAP NO. 421584 & RIV. CO. MAP NO. 204-958.  
 ( ) PER RECORD OF SURVEY, RS 21/33.



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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

APPROVED BY: *Edward D. Hunt* DATE: 10-30-2013

PAR. NO.: 21943-4

PREPARED BY: KNV

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 1 OF 1

**EXHIBIT "A"**  
**SCOTT ROAD (I-215 INTERCHANGE)**  
**LEGAL DESCRIPTION**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**21944-2**

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES LYING WITHIN THAT CERTAIN PARCEL OF DESCRIBED BY GRANT DEED RECORDED FEBRUARY 26, 2007, AS INSTRUMENT NUMBER 2007-0132117, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, AND DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID SECTION 15;

THENCE N 89°22'21" W ALONG THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 600.31 FEET;

THENCE N 00°37'39" E, A DISTANCE OF 56.10 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL "B", BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SCOTT ROAD (VARIABLE NORTHERLY HALF WIDTH) PER INSTRUMENT NUMBERS 131519 AND 131520 BOTH RECORDED NOVEMBER 17, 1971, OFFICIAL RECORDS OF SAID RECORDER. SAID NORTHERLY RIGHT-OF-WAY LINE BEING SUBSEQUENTLY RELINQUISHED AS SHOWN AS SEGEMENT 15 OF RELINQUISHMENT 296R (RELINQUISHMENT MAP 12 OF 21 SHEETS) FILED IN THE OFFICE OF SAID RECORDER JULY 23, 1981 AS STATE HIGHWAY MAP BOOK 8, PAGES 48 THROUGH 68, INCLUSIVE (FILE NUMBER 139880);

THENCE N 00°13'50" E ALONG THE MOST-WESTERLY LINE OF SAID GRANT DEED, A DISTANCE OF 70.98 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID WESTERLY LINE N 00°13'50" E, A DISTANCE OF 25.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,516.00 FEET AND AN INITIAL RADIAL BEARING OF N 01°40'43" W;

THENCE EASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°26'01", AN ARC DISTANCE OF 62.95 FEET;

THENCE N 00°38'18" E, A DISTANCE OF 140.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 402.00 FEET;

THENCE NORTHERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 05°06'29", AN ARC DISTANCE OF 35.84 FEET TO A POINT ON THE NORTHERLY LINE OF SAID GRANT DEED;

THENCE S 89°22'21" E ALONG SAID NORTHERLY LINE, A DISTANCE OF 25.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 377.00 FEET AND AN INITIAL RADIAL BEARING OF N 83°54'48" W;

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 05°26'55", AN ARC DISTANCE OF 35.85 FEET;

THENCE S 00°38'18" W, A DISTANCE OF 146.16 FEET;

THENCE S 39°24'31" W, A DISTANCE OF 24.41 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,491.00 FEET AND AN INITIAL RADIAL BEARING OF N 00°01'51" W;

EXHIBIT "A"  
SCOTT ROAD (I-215 INTERCHANGE)  
LEGAL DESCRIPTION  
TEMPORARY CONSTRUCTION EASEMENT  
21944-2

THENCE WESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°40'02", AN ARC DISTANCE OF 72.49 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 6,453 SQUARE FEET, OR 0.148 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES BY 1.000125036 TO OBTAIN GROUND DISTANCES.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 10-30-2013



EXHIBIT "B"

08-RIV-215-MP15.50-15.60-21944 (21944-2)

T. 6S. R. 3W., S.B.M.

RAW INFORMATION:

- 1 R/W PER O.R. BK. 1009, PG. 227-229, REC. 09/07/1948.
- 2 R/W PER INST. 90089, REC. 08/11/1971.
- 3 R/W PER INST. 131519, REC. 11/17/1971
- 4 R/W PER INST. 131520, REC. 11/17/1971
- 5 R/W PER INST. 172048, REC. 09/11/1981.
- 6 R/W PER PM 93/63.



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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

APPROVED BY: *Edward O. Hill* DATE: 10-30-2013

PAR. NO.: 21944-2

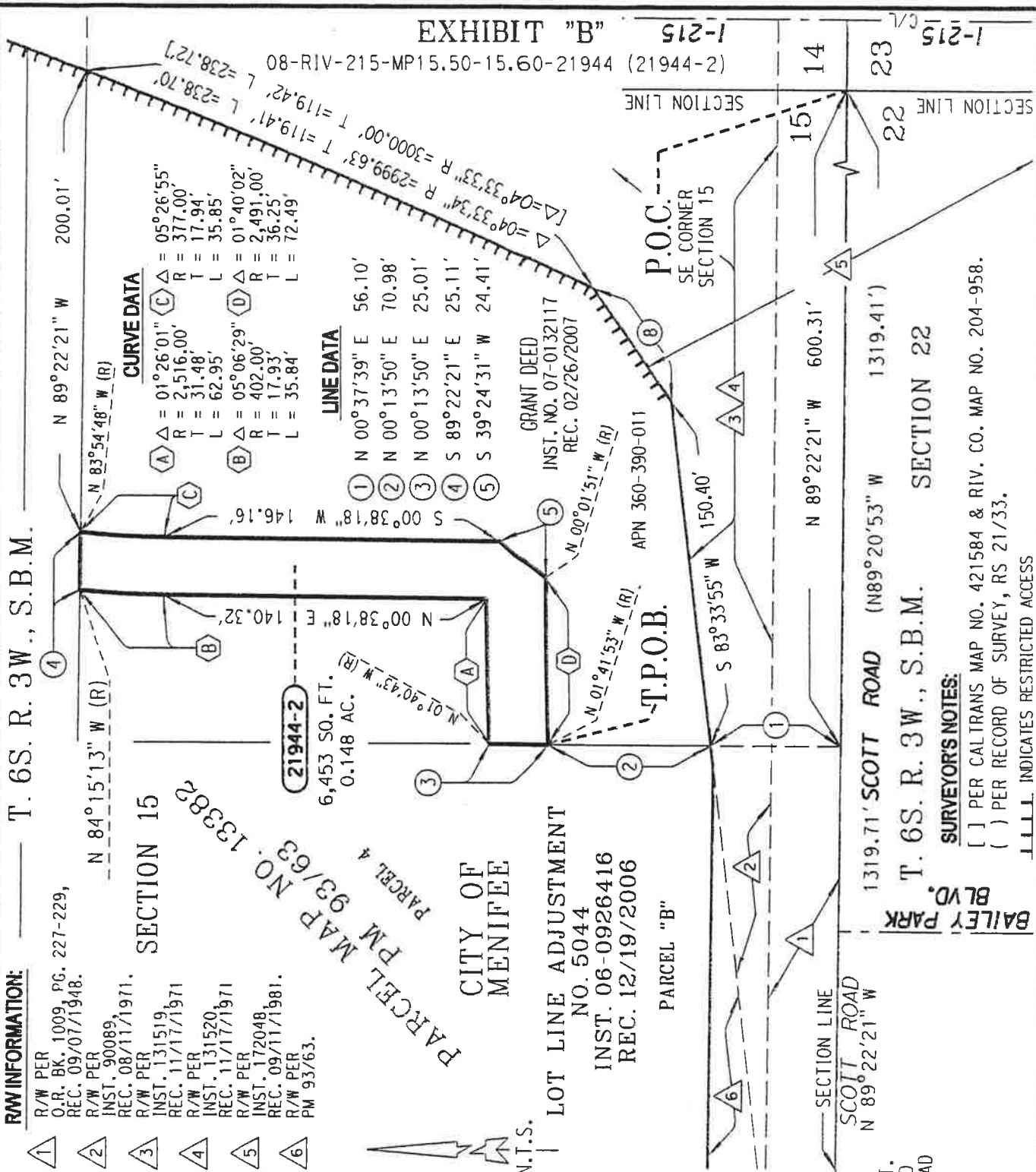
PREPARED BY: KNV

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 1 OF 1



CURVE DATA

- (A)  $\Delta = 01^{\circ}26'01''$  C  $\Delta = 05^{\circ}26'55''$   
R = 2,516.00' R = 377.00'  
T = 31.48' T = 17.94'  
L = 62.95' L = 35.85'
- (B)  $\Delta = 05^{\circ}06'29''$  D  $\Delta = 01^{\circ}40'02''$   
R = 402.00' R = 2,491.00'  
T = 17.93' T = 36.25'  
L = 35.84' L = 72.49'

LINE DATA

- 1 N 00°37'39" E 56.10'
- 2 N 00°13'50" E 70.98'
- 3 N 00°13'50" E 25.01'
- 4 S 89°22'21" E 25.11'
- 5 S 39°24'31" W 24.41'

LOT LINE ADJUSTMENT  
NO. 5044  
INST. 06-0926416  
REC. 12/19/2006

GRANT DEED  
INST. NO. 07-0132117  
REC. 02/26/2007

21944-2  
6,453 SQ. FT.  
0.148 AC.

PARCEL MAP NO. 13382  
PARCEL 4  
CITY OF MENIFEES

T.P.O.B.

P.O.C. SE CORNER SECTION 15

SECTION LINE  
SCOTT ROAD  
N 89°22'21" W

1319.71' SCOTT ROAD (N89°20'53" W 1319.41')

T. 6S. R. 3W., S.B.M.

SECTION 22

SURVEYOR'S NOTES:

- [ ] PER CALTRANS MAP NO. 421584 & RIV. CO. MAP NO. 204-958.
- ( ) PER RECORD OF SURVEY, RS 21/33.
- ||||| INDICATES RESTRICTED ACCESS

TO C/L INT.  
SCOTT ROAD  
& HAUN ROAD

SECTION LINE  
14

SECTION LINE  
22

1-215

1-215

**CERTIFICATE OF ACCEPTANCE  
(Government Code Section 27281)**

THIS IS TO CERTIFY that the temporary interest in real property conveyed by the temporary construction easement deed dated \_\_\_\_\_, from SCOTT-215, LP, a California Limited Partnership, to the COUNTY OF RIVERSIDE, is hereby accepted by the undersigned on behalf of the Board of Supervisors pursuant to the authority contained in County Ordinance No. 669. Grantee consents to recordation thereof by its duly authorized officer.

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

COUNTY OF RIVERSIDE  
Juan C. Perez, Director of Transportation

By: \_\_\_\_\_, Deputy