

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



FROM: Economic Development Agency/Facilities Management and Transportation Department

SUBMITTAL DATE:
April 24, 2014

SUBJECT: Resolution No. 2014-077, Notice of Intention to Adopt a Resolution of Necessity Regarding the Machado Street Sidewalk Improvement Project, District 1, [\$0], Gas Tax

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution No. 2014-077; Notice of Intention to Adopt a Resolution of Necessity Regarding the Machado Street Sidewalk Improvement Project;
2. Set a public hearing on June 17, 2014 for Resolution No. 2014-078, Authorizing Resolution of Necessity Regarding the Machado Street Sidewalk Improvement Project; and
3. Direct the Clerk of the Board to send the required notice to the property owners as required per Section 1245.235 of the Code of Civil Procedure.

BACKGROUND: (Commences on Page 2)

Departmental Concurrence

Patricia Romo

Robert Field

DATE: _____
 Juan C. Perez, Director Patricia Romo Robert Field
 Transportation and Land Management Assistant Director of Transportation Assistant County Executive Officer/EDA

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS: Gas Tax-100%				Budget Adjustment: No	
				For Fiscal Year: 2013/14	

C.E.O. RECOMMENDATION:

APPROVE
 BY: *Rohini Dasika*
 Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

FORM APPROVED COUNTY COUNSEL
BY: PAUL JEARLY 5/27/14

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

Prev. Agn. Ref.: _____ District: 1/1 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: Resolution No. 2014-077, Notice of Intention to Adopt a Resolution of Necessity Regarding the Machado Street Sidewalk Improvement Project, District 1, [\$0], Gas Tax

DATE: April 24, 2014

Page 2 of 3

BACKGROUND:

Summary

The Riverside County Transportation Department (RCTD) is proposing to construct a sidewalk project along Machado Street, between Tiller Avenue and approximately 200 feet north of Natalie Drive, near the Lakeside High School in the Lake Elsinore Area (Project).

The Notice of Exemption was filed and posted on April 11, 2013. RCTD staff conducted a review of the Project and it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(c).

On April 29, 2014, the Board approved Resolution No. 2014-076, Resolution Agreeing to Hear Future Resolutions of Necessity for the Machado Street Sidewalk Improvement Project in the Lake Elsinore Area. The county is authorized to acquire property by eminent domain pursuant to various statutes including Government Code §25350.5.

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

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

Parcel No.	Portions of Assessor's Parcel No(s).	Ownership
0134-001 and 0134-001A	379-020-008 and 379-020-016	Saul Avila, a married man, as his sole and separate property
0134-002 and 0134-004	379-045-017	Michelle Howard
0134-003	379-030-003	Marilyn Yarger, Trustee of the Marilyn Yarger Living Trust Frank and Maxine Staab Trust and Michelle Howard

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

Impact on Residents and Businesses

Installation of the proposed sidewalk will reduce the potential for vehicle and pedestrian conflicts, thus improving public safety in the area.

(Continued)

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

Economic Development Agency/Facilities Management and Transportation Department

FORM 11: Resolution No. 2014-077, Notice of Intention to Adopt a Resolution of Necessity Regarding the Machado Street Sidewalk Improvement Project, District 1, [\$0], Gas Tax

DATE: April 24, 2014

Page 3 of 3

SUPPLEMENTAL:

Additional Fiscal Information

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

Acquisition and Temporary Construction Access:	\$ 21,015
County Appraisal:	7,000
Owner Appraisals:	15,000
Preliminary Title Reports:	2,100
EDA/FM Real Property Staff Time:	20,400
Total Estimated Acquisition Costs:	\$65,515

All costs associated with the acquisition of these properties are fully funded by the Gas Tax in the Transportation Department's budget for FY 2013/14 and these costs will be included in a separate Form 11, along with the Authorizing Resolution of Necessity motion. No net county costs will be incurred as a result of this transaction.

2 **Resolution No. 2014-077**

3 **Notice of Intention to Adopt a Resolution of Necessity Regarding**
4 **the Machado Street Sidewalk Improvement Project**
5

6
7 WHEREAS, the portions of real properties that are subject of this Notice
8 (collectively the "Subject Properties") are located in both the unincorporated county
9 area and the City of Lake Elsinore, County of Riverside, State of California; are
10 generally located on Machado Street between Tiller Lane and Ulla Lane, are legally
11 described and pictorially depicted on the documents attached hereto as Exhibits "A"
12 and Exhibits "B" (and incorporated herein by this reference); are referred to on
13 attached Exhibits "A" and Exhibits "B" as Parcels 0134-001through 0134-004; and are
14 portions of larger real properties in all cases;

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

19

TABLE ONE	
Parcel No.	Assessor's Parcel No(s).
0134-001 and 0134-001A	379-020-008 and 379-020-016
0134-002 and 0134-004	379-045-017
0134-003	379-030-003

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1 WHEREAS, the proposed project that is the subject of this Notice is one to
2 construct sidewalks, curb and gutters, curb ramps, minor drainage and installation of
3 signs and pavement markings (the "Proposed Project") to increase bicycle and
4 pedestrian safety along Machado Street between Tiller Lane and approximately 200
5 feet north of Natalie Drive in the Lake Elsinore area of Riverside County;

6 WHEREAS, Parcels 0134-001, 0134-002, 0134-003 and 0134-004 will each be
7 used for public road purposes and whereas the use(s) that will be made of each one of
8 the remaining Subject Properties is/are described in attached Exhibit "A";

9 WHEREAS, the interests in property that are the subjects of this Notice
10 (collectively the "Subject Property Interests") are perpetual easement for road and
11 utility purposes in Parcels 0134-001, 0134-002, 0134-003 and 0134-004 and
12 temporary construction easement in Parcel 0134-001A, identified below in Table Two.

13

TABLE TWO			
Subject Properties	Fee Simple Ownerships	Perpetual Easements	Temporary Easements
0134-001 0134-001A		X	X
0134-002		X	
0134-003		X	
0134-004		X	

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

Now, therefore, **BE IT RESOLVED AND ORDERED** as follows by the Board of Supervisors of Riverside County, State of California, in regular session assembled on May 6, 2014.

1. YOU ARE HEREBY NOTIFIED that this Board (at its public meeting on June 17, 2014, at 9:30 a.m. in the meeting room of the Board of Supervisors located on

1 the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside,
2 California) may decide to adopt a Resolution of Necessity that would authorize the
3 County of Riverside to acquire the Subject Property Interests by eminent domain (and
4 that would find and determine each of the following matters):

5 (a) That the public interest and necessity require the Proposed
6 Project;

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

9 (c) That the Subject Property Interests are necessary for the
10 Proposed Project;

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

13 (e) That, to the extent that the Subject Properties are already devoted
14 to a public use, the use of the Proposed Project is a compatible use that will not
15 unreasonably interfere with or impair the continuance of the public use as it presently
16 exists or may reasonably be expected to exist in the future (California Code of Civil
17 Procedure Section 1240.510) or the use of the Proposed Project is a more necessary
18 public use than is the presently existing public use (California Code of Civil Procedure
19 Section 1240.610);

20 (f) That the Subject Property Interests are necessary for the
21 Proposed Project;

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

24 2. If (within 15 days from the mailing of this Notice) you file a written request
25 to appear at the public meeting and be heard on the matters described above in 1(a),
26 1(b), 1(c), 1(d), 1(e), 1(f), 1(g), (or any one or more of them), you will have a right to
27 appear at that meeting and be heard on those matters.

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Parcel No. 0134-001
Parcel No. 0134-001A

EXHIBIT "A"
PUBLIC ROAD AND UTILITY EASEMENT
LEGAL DESCRIPTION
0134-001

Those portions of Lots 1 and 2 in Block "C" of Map of a Portion of the La Laguna Ranch, as shown by map on file in Book 1 of Maps at Page 36 thereof, Records of Riverside County, California, located in the City of Lake Elsinore, County of Riverside, State of California, said portions being described as follows:

COMMENCING at the intersection of the centerline of Machado Street (30.00 feet half width southeasterly) with the centerline of Tiller Lane (15.00 feet half width northeasterly) as shown on Tract No. 20313-1 on file in Book 156 of Maps at Pages 36 and 37 thereof, Records of said Riverside County, California;

Thence South 53°23'55" East along said centerline of Tiller Lane, a distance of 30.27 feet to a point on the northwesterly line of Lot "G" (Machado Street) of said Tract No. 20313-1:

Thence North 28°55'53" East along said northwesterly line, a distance of 15.14 feet to the most northerly corner of said Tract No. 20313-1, said point also being the **TRUE POINT OF BEGINNING**, said point also being the intersection of the southeasterly right of way line of said Machado Street with the northeasterly right of way line of said Tiller Lane;

Thence continuing North 28°55'53" East along said southeasterly right of way line of Machado Street, a distance of 239.76 feet to a point thereon, said point being the intersection of said southeasterly right of way line of Machado Street with the southwesterly right of way line of Ulla Lane (40.00 foot half width southwesterly) shown as Lot "B" on Parcel Map 7016 on file in Book 22 of Parcel Maps at Page 25 thereof, Records of said Riverside County, California

Thence South 52°57'34" East along said southwesterly right of way line of Ulla Lane, a distance of 41.38 feet to a point thereon;

Thence leaving said southwesterly right of way line, South 35°45'29" West, a distance of 10.40 feet;

Thence South 77°20'41" West, a distance of 34.41 feet to a point on a line parallel with and distant southeasterly 44.00 feet, measured at right angles, from the centerline of said Machado Street;

Thence South 28°55'53" West along said parallel line, a distance of 172.96 feet;

Thence South 12°07'58" East, a distance of 30.22 feet;

Thence South 36°48'10" West, a distance of 9.49 feet to a point on said northeasterly right of way line of said Tiller Lane;

EXHIBIT "A"
PUBLIC ROAD AND UTILITY EASEMENT
LEGAL DESCRIPTION
0134-001

Thence North 53°23'55" West along said northeasterly right of way line of Tiller Lane, a distance of 32.84 feet to the **TRUE POINT OF BEGINNING**.

Containing 4,357 square feet or 0.10 acre, more or less.

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

PREPARED UNDER MY SUPERVISION


Andrew Y. Oroscó, L.S. 5491

8/14/13
Date



Prepared by: KM
Checked by: AYO

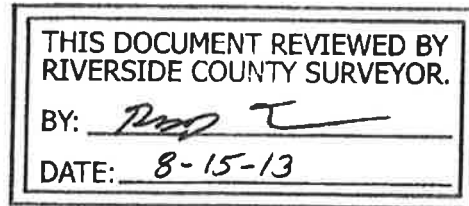
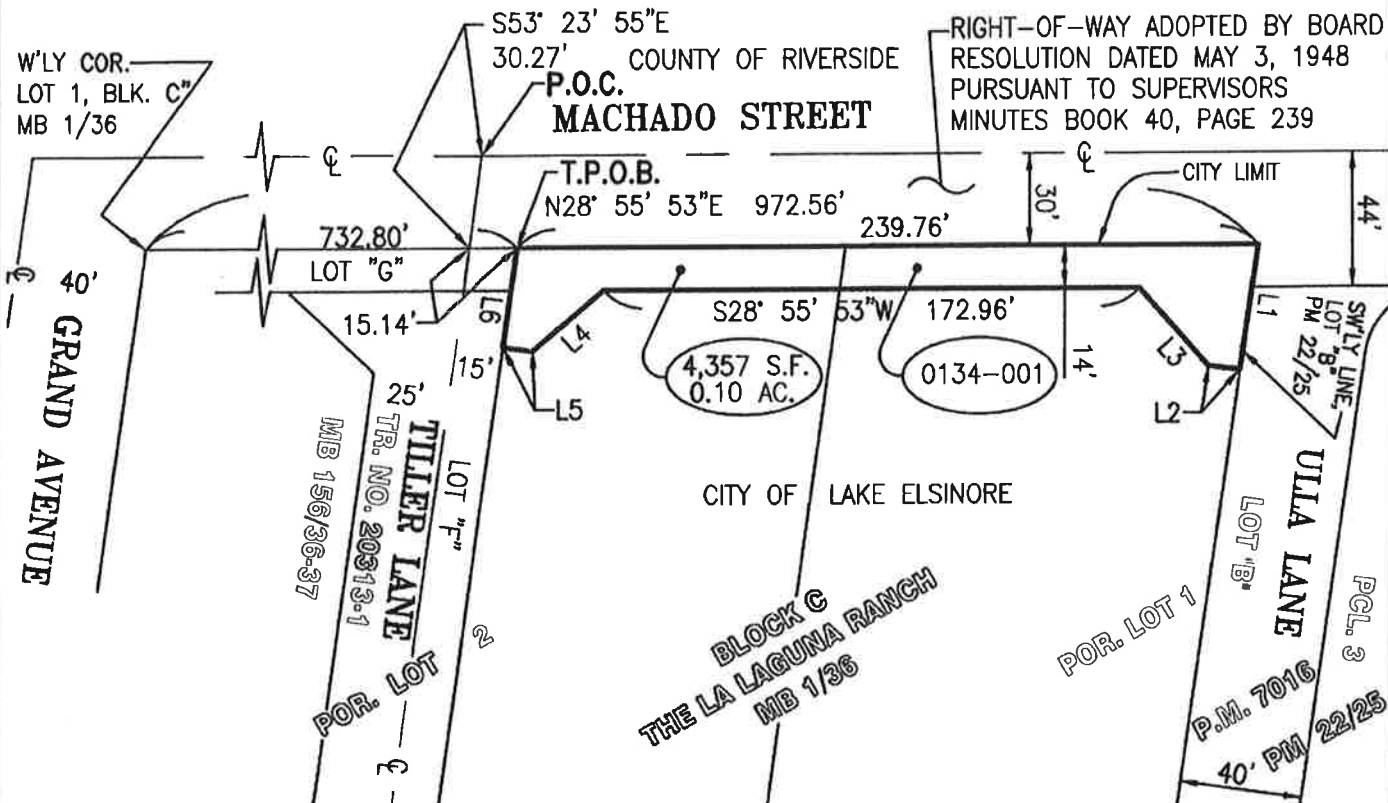


EXHIBIT "B"
PUBLIC ROAD AND UTILITY EASEMENT
0134-001



LINE DATA TABLE		
LINE #	BEARING	DISTANCE
L1	S52°57'34"E	41.38'
L2	S35°45'29"W	10.40'
L3	S77°20'41"W	34.41'
L4	S12°07'58"E	30.22'
L5	S36°48'10"W	9.49'
L6	N53°23'55"W	32.84'

THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.

BY: *[Signature]*

DATE: *8-15-13*



RANCHO LA LAGUNA
 SEC. 10, T6S, R5W

ALBERT A. WEBB ASSOCIATES

CITY OF LAKE ELSINORE

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
LEGAL DESCRIPTION

THOSE PORTIONS OF LOTS 1 AND 2 IN BLOCK "C" OF MAP OF A PORTION OF THE LA LAGUNA RANCH AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS, PAGE 36, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SAID PORTIONS BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF MACHADO STREET (30.00 FEET HALF WIDTH SOUTHEASTERLY) WITH THE CENTERLINE OF TILLER LANE (15.00 FEET HALF WIDTH NORTHEASTERLY) AS SHOWN ON TRACT NO. 20313-1 ON FILE IN BOOK 156 OF MAPS, PAGES 36 AND 37, RECORDS OF SAID RIVERSIDE COUNTY;

THENCE SOUTH $53^{\circ}23'55''$ EAST ALONG SAID CENTERLINE OF TILLER LANE, A DISTANCE OF 30.27 FEET TO A POINT ON THE NORTHWESTERLY LINE OF LOT "G" (MACHADO STREET) OF SAID TRACT NO. 20313-1;

THENCE NORTH $28^{\circ}55'53''$ EAST ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 15.14 FEET TO THE MOST NORTHERLY CORNER OF SAID TRACT NO. 20313-1, SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID MACHADO STREET WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID TILLER LANE;

THENCE CONTINUING NORTH $28^{\circ}55'53''$ EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF MACHADO STREET, A DISTANCE OF 239.76 FEET TO THE INTERSECTION OF SAID SOUTHEASTERLY RIGHT OF WAY LINE OF MACHADO STREET WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF ULLA LANE (40.00 FEET HALF WIDTH) SHOWN AS LOT "B" ON PARCEL MAP 7016 ON FILE IN BOOK 22, PAGE 25 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY CALIFORNIA;

THENCE SOUTH $52^{\circ}57'34''$ EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF ULLA LANE, A DISTANCE OF 41.38 FEET TO **THE TRUE POINT OF BEGINNING**;

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
LEGAL DESCRIPTION

THENCE LEAVING SAID SOUTHWESTERLY RIGHT OF WAY LINE, SOUTH 35°45'29" WEST A DISTANCE OF 10.40 FEET;

THENCE SOUTH 77°20'41" WEST, A DISTANCE OF 34.41 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT SOUTHEASTERLY 44.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF SAID MACHADO STREET;

THENCE SOUTH 28°55'53" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 172.96 FEET;

THENCE SOUTH 12°07'58" EAST, A DISTANCE OF 30.22 FEET;

THENCE SOUTH 36°48'10" WEST, A DISTANCE OF 9.49 FEET TO A POINT ON SAID NORTHEASTERLY RIGHT OF WAY LINE OF SAID TILLER LANE;

THENCE SOUTH 53°23'55" EAST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF SAID TILLER LANE, A DISTANCE OF 6.00 FEET TO A POINT THEREON;

THENCE LEAVING SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTH 36°48'10" EAST, A DISTANCE OF 12.20 FEET;

THENCE NORTH 12°07'58" WEST, A DISTANCE OF 30.70 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT SOUTHEASTERLY 50.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF SAID MACHADO STREET;

THENCE NORTH 28°55'53" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 22.25 FEET;

THENCE SOUTH 61°04'07" EAST, A DISTANCE OF 6.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT SOUTHEASTERLY 56.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF SAID MACHADO STREET;

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
LEGAL DESCRIPTION

THENCE NORTH 28°55'53" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 18.00 FEET;

THENCE NORTH 61°04'07" WEST A DISTANCE OF 6.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT SOUTHEASTERLY 50.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF SAID MACHADO STREET;

THENCE NORTH 28°55'53" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 107.46 FEET;

THENCE SOUTH 61°04'07" EAST, A DISTANCE OF 6.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT SOUTHEASTERLY 56.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF SAID MACHADO STREET;

THENCE NORTH 28°55'53" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 18.00 FEET;

THENCE NORTH 61°04'07" WEST A DISTANCE OF 6.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT SOUTHEASTERLY 50.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF SAID MACHADO STREET;

THENCE NORTH 28°55'53" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 2.30 FEET;

THENCE NORTH 77°20'41" EAST, A DISTANCE OF 33.98 FEET;

THENCE NORTH 35°45'29" EAST, A DISTANCE OF 12.55 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF ULLA LANE;

THENCE NORTH 52° 57'34" WEST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF ULLA LANE, A DISTANCE OF 6.00 FEET TO **THE TRUE POINT OF BEGINNING.**

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
LEGAL DESCRIPTION

CONTAINING 1,760.78 SQUARE FEET, 0.04 ACRES, MORE OR LESS.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART
HEREOF.

PREPARED UNDER MY SUPERVISION.

KENNETH D. TEICH, RIVERSIDE COUNTY SURVEYOR

BY:  DEPUTY



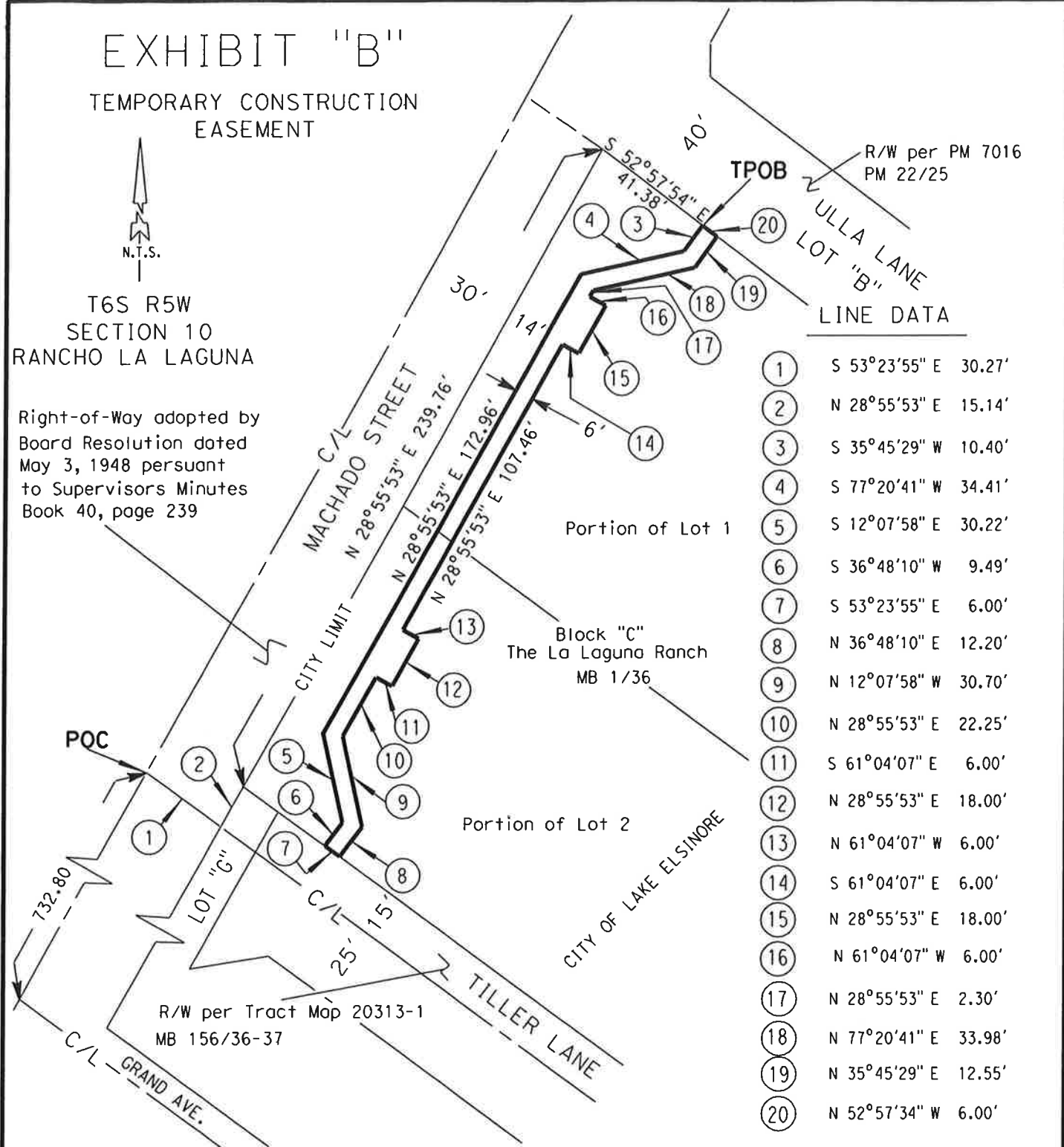
EXHIBIT "B"

TEMPORARY CONSTRUCTION EASEMENT



T6S R5W
SECTION 10
RANCHO LA LAGUNA

Right-of-Way adopted by
Board Resolution dated
May 3, 1948 pursuant
to Supervisors Minutes
Book 40, page 239



LINE DATA

1	S 53°23'55" E 30.27'
2	N 28°55'53" E 15.14'
3	S 35°45'29" W 10.40'
4	S 77°20'41" W 34.41'
5	S 12°07'58" E 30.22'
6	S 36°48'10" W 9.49'
7	S 53°23'55" E 6.00'
8	N 36°48'10" E 12.20'
9	N 12°07'58" W 30.70'
10	N 28°55'53" E 22.25'
11	S 61°04'07" E 6.00'
12	N 28°55'53" E 18.00'
13	N 61°04'07" W 6.00'
14	S 61°04'07" E 6.00'
15	N 28°55'53" E 18.00'
16	N 61°04'07" W 6.00'
17	N 28°55'53" E 2.30'
18	N 77°20'41" E 33.98'
19	N 35°45'29" E 12.55'
20	N 52°57'34" W 6.00'

PCL No.: 0134-001
WO No.: C2-0134
SCALE: NTS
PREPARED BY: WJH
DATE: SEPT., 2013
SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION
PROJECT: MACHADO SIDEWALK PROJECT
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: 9-26-13



Parcel No. 0134-002

Parcel No. 0134-004

EXHIBIT "A"
PUBLIC ROAD AND UTILITY EASEMENT
LEGAL DESCRIPTION
0134-002

That portion of Lot 5 of a Subdivision of Lots 1 and 2, Irish-Ledlie Tract, Block "B", La Laguna Ranch, as shown by map on file in Book 9 of Maps at Page 29, thereof, Records of Riverside County, California, located in Section 10, Township 6 South, Range 5 West of the County of Riverside, State of California, said portion being described as follows:

The northeasterly 10.00 feet of the southeasterly 14.00 feet of said Lot 5, said southeasterly 14.00 feet being measured along a line 30.00 feet northwesterly of, as measured at a right angle, to the centerline of Machado Street as shown by said Subdivision of Lots 1 and 2, Irish-Ledlie Tract, Block "B", La Laguna Ranch.

Containing 141 square feet, more or less.

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

PREPARED UNDER MY SUPERVISION


Andrew Y. Orocco, L.S. 5491

8/14/13
Date



Prepared by: KM
Checked by: AYO

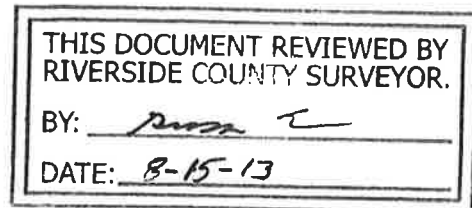


EXHIBIT "B"
PUBLIC ROAD AND
UTILITY EASEMENT
0134-002

COUNTY OF RIVERSIDE

20' PER DEED RECORDED
 JAN. 21, 1988 AS INST.
 NO. 16726, O.R.



GRAND AVENUE

POR. LOT 5
M.B. 9/29

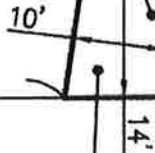
POR. LOT 6
N52°58'30"W

MB 48/11-12
LOT 25

COMMON LINE
 LOT 5/6

THIS DOCUMENT REVIEWED BY
 RIVERSIDE COUNTY SURVEYOR.
 BY: *[Signature]*
 DATE: **8-15-13**

0134-002



141 S.F.

1919.50'

30' R/W

30' R/W



MACHADO STREET

RIGHT-OF-WAY ADOPTED BY BOARD
 RESOLUTION DATED MAY 3, 1948 PURSUANT
 TO SUPERVISORS MINUTES BOOK 40, PAGE 239

CITY LIMITS
 CITY OF LAKE ELSINORE

RANCHO LA LAGUNA
 SEC. 10, T6S, R5W

ALBERT A.
WEBB
 ASSOCIATES

COUNTY OF RIVERSIDE

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

SHEET 1 OF 1

W.O.
 13-0032

SCALE: 1"=20'

DRWN BY KM
 CHKD BY ASD

DATE 8-14-13
 DATE 8-14-13

EXHIBIT "A"
PUBLIC ROAD AND UTILITY EASEMENT
LEGAL DESCRIPTION
0134-004


That portion of Lot 6 of a Subdivision of Lots 1 and 2, Irish-Ledlie Tract, Block "B", La Laguna Ranch, as shown by map on file in Book 9 of Maps at Page 29, thereof, Records of Riverside County, California, located in Section 10, Township 6 South, Range 5 West of the County of Riverside, State of California, said portion being described as follows:

The southwesterly 10.00 feet of the southeasterly 14.00 feet of said Lot 6, said southeasterly 14.00 feet being measured along a line 30.00 feet northwesterly of, as measured at a right angle, to the centerline of Machado Street as shown by said Subdivision of Lots 1 and 2, Irish-Ledlie Tract, Block "B", La Laguna Ranch.

Containing 141 square feet, more or less.

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

PREPARED UNDER MY SUPERVISION


Andrew Y. Oroscio, L.S. 5491

8/14/13
Date



Prepared by: KM
Checked by: APG

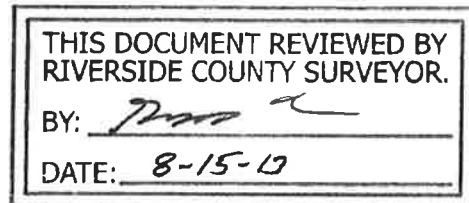


EXHIBIT "B"
PUBLIC ROAD AND
UTILITY EASEMENT
0134-004

COUNTY OF RIVERSIDE

20' PER DEED RECORDED
 JAN. 21, 1988 AS INST.
 NO. 16726, O.R.



GRAND AVENUE

POR. LOT 5
M.B. 9/29

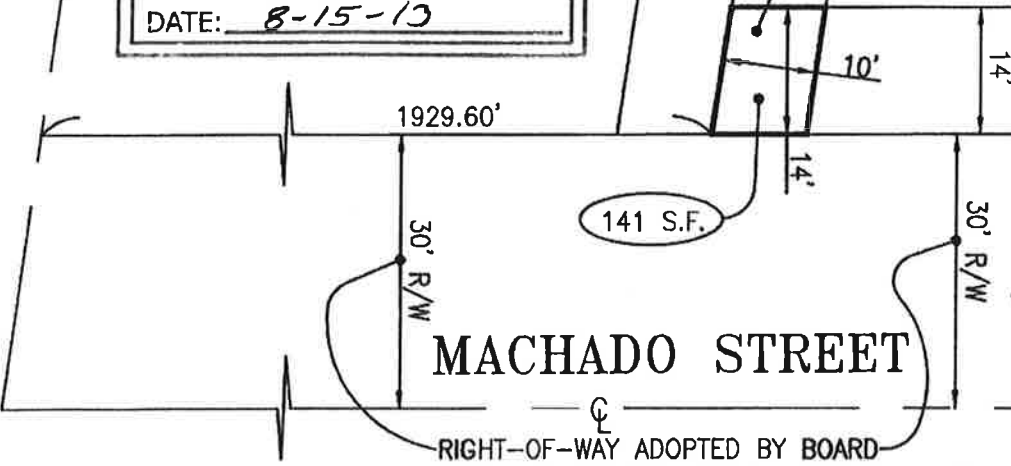
POR. LOT 6
N52°58'30"W

MB 48/11-12
LOT 25

COMMON LINE
 LOT 5/6

THIS DOCUMENT REVIEWED BY
 RIVERSIDE COUNTY SURVEYOR.
 BY: Don L
 DATE: 8-15-13

0134-004



MACHADO STREET

RIGHT-OF-WAY ADOPTED BY BOARD
 RESOLUTION DATED MAY 3, 1948 PURSUANT
 TO SUPERVISORS MINUTES BOOK 40, PAGE 239

CITY LIMITS
 CITY OF LAKE ELSINORE

RANCHO LA LAGUNA
 SEC. 10, T6S, R5W

ALBERT A.
WEBB
ASSOCIATES

COUNTY OF RIVERSIDE

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

SHEET 1 OF 1

W.O.
 13-0032

SCALE: 1"=20'
 DRWN BY KM DATE 8-14-13
 CHKD BY AYD DATE 8-14-13

Parcel No. 0134-003

EXHIBIT "A"
PUBLIC ROAD AND UTILITY EASEMENT
LEGAL DESCRIPTION
0134-003

That portion of Lot 5 of a Subdivision of Lots 1 and 2, Irish-Ledlie Tract, Block "B", La Laguna Ranch, as shown by map on file in Book 9 of Maps at Page 29 thereof, Records of Riverside County, California, located in the Section 10, Township 6 South, Range 5 West of the County of Riverside, State of California, said portion being described as follows:

COMMENCING at the most easterly corner of said Lot 5;

Thence south 28°55'53" West, along the southeasterly line of said Lot 5, being the northwesterly right of way line of Machado Street (30.00 foot half width) as shown on said Subdivision of Lots 1 and 2, Irish-Ledlie Tract, Block "B", La Laguna Ranch, a distance of 10.10 feet to the **TRUE POINT OF BEGINNING**, said point being on a line parallel with and distant southwesterly 10.00 feet, measured at right angles, from the northeasterly line of said Lot 5;

Thence continuing South 28°55'53" West, along said northwesterly right of way line of Machado Street, a distance of 133.33 feet to northeasterly boundary line of Parcel Map No. 12044, as shown by map on file in Book 79 of Parcel Maps at Page 22 thereof, Records of said Riverside County, California;

Thence North 52°58'30" West, along said northeasterly boundary line, a distance of 14.14 feet to a point on a line parallel with and distant northwesterly 44.00 feet, measured at right angles, from said centerline of Machado Street, as shown on said Parcel Map;

Thence North 28°55'53" East, along last said parallel line, a distance of 133.33 feet to a point on said line parallel with the northeasterly line of said Lot 5:

Thence South 52°58'30" East, along said line parallel with the northeasterly line of said Lot 5, a distance of 14.14 feet to the **POINT OF BEGINNING**.

Containing 1,867 square feet, more or less.

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

PREPARED UNDER MY SUPERVISION



Andrew Y. Oroseo, L.S. 5491

Date 8-14-13

Prepared by: KM
Checked by: AJO

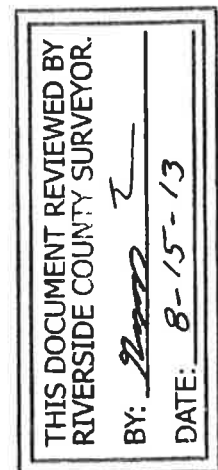


EXHIBIT "B"
PUBLIC ROAD AND UTILITY EASEMENT
 0134-003 PCL. 2

(A) - RIGHT-OF-WAY ADOPTED BY BOARD RESOLUTION DATED MAY 3, 1948 PURSUANT TO SUPERVISORS MINUTES BOOK 40, PAGE 239

THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.
 BY: [Signature]
 DATE: 8-15-13

COUNTY OF RIVERSIDE

PER DEED RECORDED JAN. 21, 1988 AS INST. NO. 16726, O.R. 20'

POR. LOT 5
 M.B. 9/29

LOT 29

LOT 28

LOT 27
 MB 48/11-12

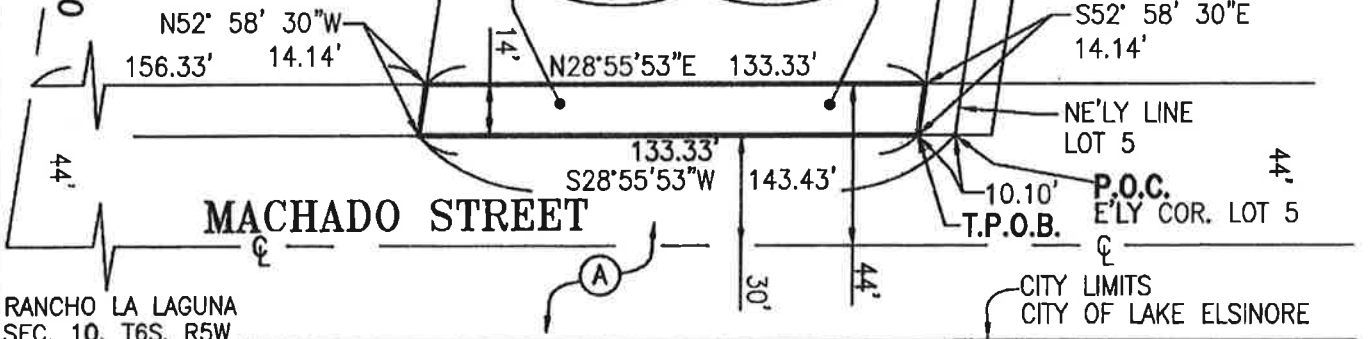
LOT 26



LOT 25

PCL. 3
 PCL. 4
 P.M. NO. 12044
 P.M. 79/22

MARCOLESCO LANE



RANCHO LA LAGUNA
 SEC. 10, T6S, R5W

ALBERT A.
WEBB
 ASSOCIATES

COUNTY OF RIVERSIDE

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SHEET 1 OF 1

W.O.
 13-0032

SCALE: 1"=50'

DRWN BY KM
 CHKD BY AYO

DATE 8-14-13
 DATE 8-14-13