

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



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

**SUBMITTAL DATE:**  
November 12, 2014

**SUBJECT:** Resolution No. 2014-137, Notice of Intention to Adopt a Resolution of Necessity for the Street  
A Improvement Project, District 1/District 1, [\$0]

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

1. Approve Resolution No. 2014-137, Notice of Intention to Adopt a Resolution of Necessity for the  
Street A Improvement Project;
2. Set a public hearing on January 13, 2015, for Resolution No. 2015-002, Authorizing Resolution  
of Necessity Regarding the Street A 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:**

**Summary** (Commences on Page 2)

Patricia Romo  
Assistant Director of Transportation  
for Juan C. Perez  
Director of Transportation and Land  
Management

Robert Field  
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:** NA

**Budget Adjustment:** No

**For Fiscal Year:** 2014/15

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

**APPROVE**

**BY:**

Rohini Dasika

**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

**Prev. Agn. Ref.:** 3.58 of 12/18/07; 3.38 of 3/27/12

**District:** 1/1

**Agenda Number:**

3-5

FORM APPROVED COUNTY COUNSEL

BY: ANITA C. WILLIS DATE: 11/19/14

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

**BACKGROUND:**  
**Summary**

The Street A Project is a proposed two lane collector road connecting McAllister Parkway to Van Buren Boulevard, of which 40 percent is located within the jurisdiction of the County of Riverside (County) and 60 percent is located within the jurisdiction of the City of Riverside (City).

In 2006, the County approved Tract 30153 (McAllister Hills), which would have constructed a golf course residential community development. The County required this tract to construct a new road between McAllister Street and Van Buren Boulevard, referred to as Street A, which would serve traffic from the development and provide an alternate access route for residents of Victoria Grove, The Orchards, and other communities in the area north of El Sobrante and east of La Sierra Avenue.

On December 18, 2007, the Board of Supervisors (Board) approved Item 3-58, which consented to and authorized the City to act as lead agency on behalf of the County for purposes of land acquisition and eminent domain necessary for Street A, since most of the property to be acquired was within the City limits. The road design was nearly complete and right-of-way was about to commence in 2008 when work ceased on the developer's project, which went into foreclosure due to the economic downturn. Since that time, the community desires to and Tract 30153 went into foreclosure due to the economic downturn. Since that time, the community desires to see Street A move forward ahead of development due to the closure of the extension of McAllister north into the City of Riverside, which was done by the City in 2009.

On March 27, 2012, the Board approved Item 3-38, an agreement between the County and City which revoked the County's consent to authorize the City to act as lead agency and designated the County as lead agency. On November 19, 2013, the City approved an amendment to the agreement, because both the County and the City expressed their desire to designate the County as lead agency for purposes of land acquisition services and any eminent domain necessary for the project. On November 25, 2014, the Transportation Department brought forth the amendment to the agreement under a separate submittal. On November 25, 2014, the Board approved Resolution No. 2014-136, Resolution Agreeing to Hear Future Resolutions of Necessity for the Street A Improvement Project.

Environmental Impact Report No. 433 (EIR) was completed in compliance with the EIR Guidelines and Riverside County Rules to implement California Environmental Quality Act (CEQA). On December 21, 2004, the Board of Supervisors adopted Resolution No. 2004-539, Certifying Environmental Impact Report (EIR) No. 433. On September 24, 2013, the Board approved Item 3.67, Amendment No. 1 to EIR No. 433.

The Economic Development Agency/Facilities Management (EDA/FM) has presented written offers to the property owners as required by Government Code Section 7267.2. The amount of the offers is consistent with current property values in the Woodcrest 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.

The Project consists of six property owners; two of which have settled. However, settlement has not been reached with the remaining four property owners, although negotiations are still in process for the necessary right-of-way:

(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. 2014-137, Notice of Intention to Adopt a Resolution of Necessity for the Street A Improvement Project, District 1/District 1,[\$0]  
**DATE:** November 12, 2014  
**PAGE:** 3 of 4

**BACKGROUND:**

**Summary:** (Continued)

Assessor's Parcel Number (Portion)	Parcel No.	Owner(s)
239-270-001	0641-003A to 0641-003M 0641-003O to 0641-003Q	Chris Hong Wen and Mei Lung Wen, Trustees of the Wen Revocable Family Trust dated December 15, 1988, and May Yu Wen as to an undivided 50% interest and Chao Tung Tang and/or Hsueh-Mei Lee Tang, Trustees of the Tang Living Trust dated June 18, 1993, as to an undivided 25% interest and Chin Hsian Tang and Kuei Chun Chen Tang, husband and wife as joint tenants, as to an undivided 25% interest
239-240-001	0641-004A to 0641-004K	David Pai-Hsien Lin, a single man and Helen Mei-Hsien Lin, a single woman as joint tenants
239-240-004	0641-005A to 0641-005G 0641-005I and 0641-005J	Chin Hsien Tang and Kuei Chun Chen Tang, husband and wife as joint tenants, as to an undivided one-half interest and Chao Tung Tang and/or Hsueh-Mei Lee Tang, Trustees of the Tang Living Trust dated June 18, 1993, as to an undivided one-half interest
269-060-012	0641-007A to 0641-007G	El Sobrante Estates Company

The subject Notice of Intention would schedule a hearing on January 13, 2015, for the proposed Resolution No. 2015-002 (Authorizing Resolution of Necessity Regarding the Street A Improvement Project). The scheduling of a Resolution of Necessity hearing on January 13, 2015 is needed in order to permit the Street A Improvement Project to move forward.

The county is authorized to acquire property by eminent domain pursuant to various statutes including Government Code, §25350.5.

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

**Impact on Citizens and Businesses**

The Project is a critical circulation and emergency access link for the communities of The Orchard, Victoria Grove and other developments located east of La Sierra Avenue, and north of El Sobrante.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

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

Acquisition and Temporary Construction Access	\$254,408
Preliminary Title Reports	2,400
County Appraisal	17,500
EDA/FM Real Property Staff Time	15,000
Total Estimated Acquisition Costs	\$289,308

(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. 2014-137, Notice of Intention to Adopt a Resolution of Necessity for the Street A Improvement Project, District 1/District 1,[\$0]

**DATE:** November 12, 2014

**PAGE:** 4 of 4

**SUPPLEMENTAL:**

**Additional Fiscal Information** (Continued)

All costs associated with the acquisition of these properties are fully funded by Developer Contributions in the Transportation Department's budget for FY 2014/15 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.

**Resolution No. 2014-137****Notice of Intention to Adopt a Resolution of Necessity Regarding  
the Street A Improvement Project**

**WHEREAS**, the portion of real properties that are the subject of this Notice (collectively the "Subject Properties") are located in the Woodcrest area, County of Riverside, State of California; within an area bounded by Van Buren Boulevard on the east and McAllister Street on the west; are legally described and pictorially depicted on the documents attached hereto as Exhibit "A" and Exhibit "B" (and incorporated herein by this reference); as Parcels 0641-003A through 0641-003M and Parcels 0641-003O through 0641-003Q; Parcels 0641-004A through 0641-004K; Parcels 0641-005A through 0641-005G and Parcels 0641-005I and 0641-005J; and Parcels 0641-007A through 0641-007G and are portions of larger real properties in all cases;

**WHEREAS**, each one of the Subject Properties are listed below and includes the relevant Subject Property within its boundaries, and whereas the larger real properties are listed below, in Table One across by its Riverside County's Parcel Number;

Assessor's Parcel Number (Portion)	Parcel No.
239-270-001	0641-003A to 0641-003M 0641-003O to 0641-003Q
239-240-001	0641-004A to 0641-004K
239-240-004	0641-005A to 0641-005G 0641-005I and 0641-005J
269-060-012	0641-007A to 0641-007G

1       **WHEREAS**, the proposed project that is the subject of this Notice (the  
2 "Proposed Project") is to construct a new road, Street A, that will provide a two lane  
3 collector road connecting Van Buren Boulevard to McAllister Street;

4       **WHEREAS**, the Project is a critical circulation and emergency access link for the  
5 community, including but not limited to, the use of the Subject Properties for public road  
6 purposes, for slope purposes, for drainage purposes, for temporary construction  
7 purposes and or other work, and for other incidental uses required by the Proposed  
8 Project;

9       **WHEREAS**, Parcels 0641-003A and 0641-003B, Parcels 0641-004A and 0641-  
10 004B, Parcel 0641-005A and Parcel 0641-007A will each be used for public road  
11 purposes; Parcels 0641-003D, 0641-003F, 0641-003H, and 0641-003J; Parcels 0641-  
12 004C, 0641-004F, 0641-004G, 0641-004H; Parcels 0641-005B, 0641-005C, and 0641-  
13 005E will each be used for slope/drainage purposes; Parcels 0641-003L, 0641-003M,  
14 0641-003O; Parcels 0641-004I through 0641-004K; Parcels 0641-005I and 0641-005J  
15 and Parcels 0641-007D through 0641-007G will each be used for storm drainage  
16 purposes, and whereas the uses that will be made of each one of the remaining  
17 Subject Properties is/are described in Exhibit "A";

18       **WHEREAS**, the interests in the property that are the subject of this notice  
19 (collectively the "Subject Property Interests") are identified below in Table Two; and

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TABLE TWO				
Permanent Easements				
Subject Properties	Road Easement	Slope/Drainage	Storm Drainage	Temporary Easement
0641-003A	X			
0641-003B	X			
0641-003C				X
0641-003D		X		
0641-003E				X
0641-003F		X		X
0641-003G		X		X
0641-003H		X		X
0641-003I				X
0641-003J		X		X
0641-003K				
0641-003L			X	
0641-003M			X	
0641-003O			X	
0641-003P				X
0641-003Q				X
0641-004A	X			
0641-004B	X			
0641-004C		X		
0641-004D				X
0641-004E				X
0641-004F		X		
0641-004G		X		
0641-004H		X		
0641-004I			X	
0641-004J			X	
0641-004K			X	
0641-005A	X			
0641-005B		X		
0641-005C		X		
0641-005D				X
0641-005E		X		
0641-005F				X
0641-005G				X
0641-005I			X	
0641-005J			X	
0641-007A	X			
0641-007B		X		
0641-007C		X		
0641-007D			X	
0641-007E			X	
0641-007F			X	
0641-007G			X	

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1       **WHEREAS**, the statutes that authorize the County of Riverside to acquire the  
2 Subject Property Interests by eminent domain include Article 1, Section 19 of the  
3 California Constitution; Section 25350.5 of the Government Code; Section 760 of the  
4 Streets and Highways Code; and Sections 1240.010, 1240.020, 1240.030, 1240.040,  
5 1240.110, 1240.410, 1240.510, and 1240.610 of the Code of Civil Procedure.

6       Now, therefore, **BE IT RESOLVED AND ORDERED** as follows by the Board of  
7 Supervisors of Riverside County, State of California, in regular session assembled on  
8 November 25, 2014.

9       1.     **YOU ARE HEREBY NOTIFIED** that this Board (at its public meeting on  
10 January 13, 2015, at 9:30 a.m. in the meeting room of the Board of Supervisors located  
11 on the 1<sup>st</sup> floor of the County Administrative Center, 4080 Lemon Street, Riverside,  
12 California) may decide to adopt a Resolution of Necessity that would authorize the  
13 County of Riverside to acquire the Subject Property Interests by eminent domain (and  
14 that would find and determine each of the following matters):

15               (a)     That the public interests and necessity require the Proposed  
16 Project;

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

19               (c)     That the Subject Property Interests are necessary for the  
20 Proposed Project;

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

23               (e)     That, to the extent that the Subject Properties are already devoted  
24 to a public use, the use of the Proposed Project is a compatible use that will not  
25 unreasonably interfere with or impair the continuance of the public use as it presently  
26 exists or may reasonably be expected to exist in the future (California Code of Civil  
27 Procedure Section 1240.510) or the use of the Proposed Project is a more necessary  
28



1 public use than is the presently existing public use (California Code of Civil Procedure  
2 Section 1240.610);

3 (f) That the Subject Property Interests is necessary for the Proposed  
4 Project;

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

7 2. If (within 15 days from the mailing of this Notice) you file a written request  
8 to appear at the public meeting and be heard on the matters described above in 1(a),  
9 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  
10 appear at that meeting and be heard on those matters.

11 3. All such written requests to appear and be heard must be filed with the  
12 Clerk of the Riverside County Board of Supervisors.

13 4. Your written request to appear and be heard must be filed within the  
14 fifteen (15) day time period. Failure to file such a timely written request will result in a  
15 waiver of your right to appear and be heard.

16 5. Questions regarding the amount of compensation to be paid will not be a  
17 part of the public meeting and the Board will not consider such questions in  
18 determining whether a Resolution of Necessity should be adopted.

19  
20 (SIGNATURE PROVISION ON THE FOLLOWING PAGE)  
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1           6.       The Clerk of the Board of Supervisors shall cause a copy of this Notice to  
2 be sent by first-class mail to each person whose property may be acquired by eminent  
3 domain and whose name and address appears on the last equalized county  
4 assessment roll (including the roll of state-assessed property).

FORM APPROVED COUNTY COUNSEL  
BY: ANNA W. WANG  
DATE: 1/19/14

SV:s/111914/394TR/16.344 S:\Real Property\TYPING\Docs-16.000 to 16.499\16.344.doc

PARCEL 0641-003A TO 0641-003M

PARCEL 0641-003O TO 0641-003Q

**EXHIBIT "A"**  
**0641-003A & 0641-003B**  
**LEGAL DESCRIPTION**  
**PUBLIC ROAD AND UTILITY EASEMENT**

Being a portion of Block "C" of the Map of Arlington Heights as filed in Book 11, pages 20 and 21 of Maps, San Bernardino County Recorder and a portion of Lots 19 and 21 of the Map of Van Buren Heights as filed in Book 8, page 3 of Maps, Riverside County Recorder, lying within Section 20, Township 3 South, Range 5 West, San Bernardino Meridian in the City of Riverside, County of Riverside, State of California, more particularly described as follows:

**PARCEL 0641-003A:**

**COMMENCING** at the South Quarter Corner of Section 20, Township 3 South, Range 5 West, San Bernardino Meridian;

Thence along the southerly line thereof, North 89°23'48" West 1251.05 feet;

Thence departing said line, North 08°54'55" East 160.67 feet to the beginning of a tangent curve concave southeasterly and having a radius of 1033.00 feet;

Thence northerly along said curve through a central angle of 12°59'18" an arc length of 234.17 feet, a radial line to said point bears, North 68°05'47" West, said point being a point on the northeasterly line of that certain parcel of land described in a Grant Deed to CV COMMUNITIES, LLC, a Delaware limited liability company, recorded April 28, 2011 as filed in Instrument No. 2011-0187094 of Official Records, Riverside County Recorder, said point also being the **TRUE POINT OF BEGINNING**;

Thence continuing northeasterly along said curve, through a central angle of 53°02'54" an arc length of 956.42 feet;

Thence North 74°57'07" East along a line tangent to the end of said curve, 233.58 feet to the beginning of a tangent curve concave northwesterly and having a radius of 567.00 feet;

Thence northeasterly along said curve through a central angle of 02°14'32" an arc length of 22.19 feet to a point on the westerly line of that certain Deed granted to David Pai-Hsien Lin and Helen Mei-Hsien Lin, recorded April 12, 1990 as Instrument No. 133910, of Official Records Riverside County Recorder, a radial line to said point bears, South 17°17'25" East said point hereinafter referred to as Point "A";

Thence along said westerly line, South 33°34'52" East 68.46 feet to a point on a curve concave northwesterly and having a radius of 633.00 feet, said curve being concentric with said 567.00 foot radius curve, a radial line to said point bears, South 19°01'43" East;

**EXHIBIT "A"**  
**0641-003A & 0641-003B**  
**LEGAL DESCRIPTION**  
**PUBLIC ROAD AND UTILITY EASEMENT**

Thence southwesterly along said concentric curve through a central angle of  $03^{\circ}58'50''$  an arc length of 43.98 feet to a point on a line 66.00 feet southerly and parallel, measured at right angles from the aforementioned line described as "North  $74^{\circ}57'07''$  East 233.58 feet";

Thence along said parallel line South  $74^{\circ}57'07''$  West 233.58 feet to the beginning of a tangent curve concave southeasterly and having a radius of 967.00 feet, said curve being concentric with said 1033.00 foot radius curve;

Thence along said concentric curve through a central angle of  $55^{\circ}46'37''$  an arc length of 941.37 feet to a point on the aforementioned northeasterly line;

Thence along said line North  $33^{\circ}38'36''$  West 81.37 feet to the **TRUE POINT OF BEGINNING.**

Containing 80,222 Square Feet, 1.842 acres more or less.

**PARCEL 0641-003B:**

**COMMENCING** at the aforementioned Point "A", said point being a point on a curve concave northwesterly and having a radius of 567.00 feet, a radial line to said point bears, South  $17^{\circ}17'25''$  East;

Thence northeasterly continuing along said curve concave northwesterly, through a central angle of  $12^{\circ}46'09''$  an arc length of 126.36 feet;

Thence North  $59^{\circ}56'26''$  East along a line tangent to the end of said curve, 415.18 feet to the **TRUE POINT OF BEGINNING;**

Thence continuing North  $59^{\circ}56'26''$  East 80.80 feet to the beginning of a tangent curve concave southeasterly and having a radius of 633.00 feet;

Thence northeasterly along said curve through a central angle of  $23^{\circ}36'46''$  an arc length of 260.87 feet;

Thence North  $83^{\circ}33'12''$  East along a line tangent to the end of said last described curve, 190.10 feet to a point on the southwesterly line of said Deed granted to David Pai-Hsien Lin and Helen Mei-Hsien Lin;

**EXHIBIT "A"**  
**0641-003A & 0641-003B**  
**LEGAL DESCRIPTION**  
**PUBLIC ROAD AND UTILITY EASEMENT**

Thence along said southwesterly line South  $43^{\circ}52'40''$  East 83.11 feet to a point on a line being 66.00 feet southerly and parallel, measured at right angles from the aforementioned line described as "North  $83^{\circ}33'12''$  East 190.10 feet";

Thence along said parallel line South  $83^{\circ}33'12''$  West 240.62 feet to the beginning of a tangent curve concave southeasterly and having a radius of 567.00 feet, said curve being concentric with said 633.00 foot radius curve;

Thence along said concentric curve through a central angle of  $23^{\circ}36'46''$  an arc length of 233.67 feet to a line being 66.00 feet southeasterly and parallel, measured at right angles from the aforementioned line described as "North  $59^{\circ}56'26''$  East 415.18 feet";

Thence along said parallel line South  $59^{\circ}56'26''$  West 495.98 feet to the beginning of a tangent curve concave northwesterly and having a radius of 633.00 feet, said curve being concentric with said 567.00 foot radius curve having a central angle of  $12^{\circ}46'09''$ ;

Thence southwesterly along said concentric curve through a central angle of  $06^{\circ}09'15''$  an arc length of 67.99 feet to a point on the southeasterly line of said Deed granted to David Pai-Hsien Lin and Helen Mei-Hsien Lin;

Thence along said southeasterly line the following five (5) courses:

- 1) North  $56^{\circ}25'40''$  East 272.28 feet;
- 2) North  $40^{\circ}10'18''$  East 133.24 feet to a point on a curve concave southwesterly and having a radius of 230.00 feet, a radial line to said point bears North  $30^{\circ}00'11''$  East;
- 3) Southeasterly along said curve through a central angle of  $04^{\circ}30'51''$  an arc length of 18.12 feet to a point of reverse curvature to which a radial line bears, South  $34^{\circ}31'02''$  West, said reverse curve being concave northeasterly and having a radius of 295.00 feet;
- 4) Continuing southeasterly along said 295.00 foot radius curve through a central angle of  $06^{\circ}22'40''$  an arc length of 32.84 feet to a point which a radial line bears, South  $28^{\circ}08'22''$  West;
- 5) North  $23^{\circ}34'38''$  East 76.67 feet to the **TRUE POINT OF BEGINNING.**

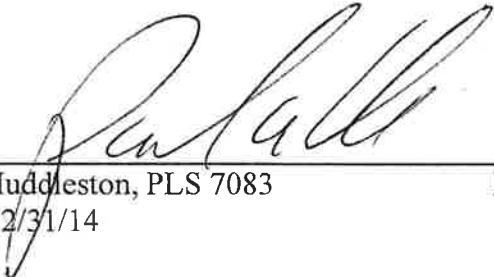
Containing 48,111 Square Feet, 1.104 acres more or less.

**EXHIBIT "A"**  
**0641-003A & 0641-003B**  
**LEGAL DESCRIPTION**  
**PUBLIC ROAD AND UTILITY EASEMENT**

As more particularly shown on Exhibit "B" attached hereto and by this reference made a part hereof.

Prepared under the supervision of:



  
Paul R. Huddleston, PLS 7083  
Expires 12/31/14

10/29/13  
Date

**DESCRIPTION APPROVAL:**

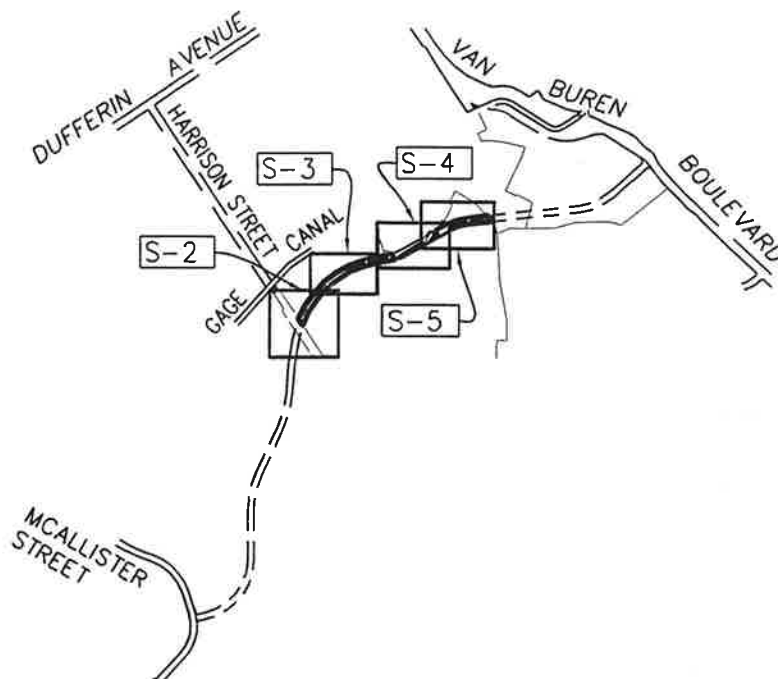
BY: K. [Signature] 11/01/2013  
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR

THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.
BY: <u>[Signature]</u>
DATE: <u>10-31-2013</u>

# EXHIBIT "B"

0641-003A & 0641-003B  
PUBLIC ROAD AND UTILITY EASEMENT



## VICINITY / INDEX MAP

### LEGEND:

S-#

INDICATES SHEET No. AS NOTED.

( )

INDICATES RECORD PER RS 72/85-90.

0641-001A

INDICATES PARCEL No.



THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: *[Signature]*

DATE: 10-31-2013

*[Signature]*  
PAUL R. HUDDLESTON JR.  
PLS 7083

COUNTY W.O.: C1-0641

OWNER  
TANG CHAO  
TUNG &  
HSUEH LEE

APN  
239-270-001



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 1 OF 5

DATE: Oct 28, 2013

W.O. 3053-9



# EXHIBIT "B"

0641-003A & 0641-003B  
PUBLIC ROAD AND UTILITY EASEMENT

SEE SHEET 3 FOR CONTINUATION

INST. No. 174584 O.R.  
REC. 9/7/1977

N'ELY LINE INST. No.  
2011-0187094 O.R.,  
REC. 04/28/2011

$\Delta=53^{\circ}02'54''$   
 $R=1033.00'$   
 $L=956.42'$

$\Delta=55^{\circ}46'37''$   
 $R=967.00'$   
 $L=941.37'$

T.P.O.B.  
**0641-003A**

**0641-003A**  
80,222 SQ.FT.  
1.842 AC.  
APN: 239-270-001

$\Delta=12^{\circ}59'18''$   
 $R=1033.00'$   
 $L=234.17'$

$N70^{\circ}49'30''W (R)$

$N33^{\circ}38'36''W 81.37'$

APN: 239-270-004

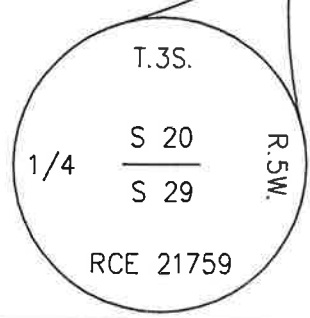
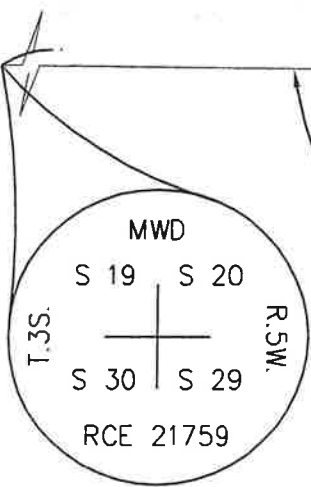
$N08^{\circ}54'55''E 160.67'$

APN: 239-270-002  
2011-0187094 O.R.  
REC. 04/28/2011

CITY OF RIVERSIDE  
 $N89^{\circ}23'48''W 2641.25'$   
 $(N89^{\circ}23'31''W 2641.23')$

$N89^{\circ}23'48''W 1251.05'$   
COUNTY OF RIVERSIDE  
APN: 296-060-004  
LOT 1  
MB 9/13

P.O.C.



POR. BLOCK "C"  
MB 11/20-21 SB Co.



COUNTY W.O.: C1-0641

OWNER  
TANG CHAO  
TUNG &  
HSUEH LEE

APN  
239-270-001



**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

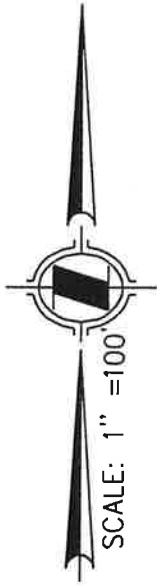
POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 2 OF 5
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DATE: Oct 29, 2013	W.O. 3053-9
--------------------	-------------

# EXHIBIT "B"

0641-003A & 0641-003B  
PUBLIC ROAD AND UTILITY EASEMENT



POR. BLOCK "C"  
MB 11/20-21 SB Co.  
APN: 239-270-001

SOUTHWEST LINE OF  
THE VAN BUREN  
HEIGHTS TRACT, MB 8/3

**0641-003A**

80,222 SQ.FT.  
1.842 AC.

$\Delta=53^{\circ}02'54''$   
 $R=1033.00'$   
 $L=956.42'$

N74°57'07"E 233.58'

S74°57'07"W 233.58'

$\Delta=55^{\circ}46'37''$   
 $R=967.00'$   
 $L=941.37'$

POR. BLOCK "C"  
MB 11/20-21 SB Co.  
APN: 239-270-001

SEE SHEET 2 FOR CONTINUATION

SEE SHEET 4 FOR CONTINUATION

COUNTY W.O.: C1-0641

OWNER:  
TANG CHAO  
TUNG &  
HSUEH LEE

APN:  
239-270-001



**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 3 OF 5

DATE: Oct 28, 2013

W.O. 3053-9



# EXHIBIT "B"

0641-003A & 0641-003B  
PUBLIC ROAD AND UTILITY EASEMENT

S'ELY LINE OF INST. No. 133910,  
O.R., REC. 4/12/1990

S'WLY LINE OF INST. No. 133910,  
O.R., REC. 4/12/1990

INST. No. 133910 O.R.  
REC. 4/12/1990

POR. LOT 19 MB 8/3  
APN: 239-240-001

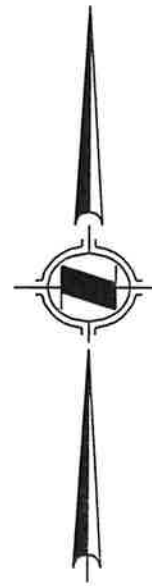
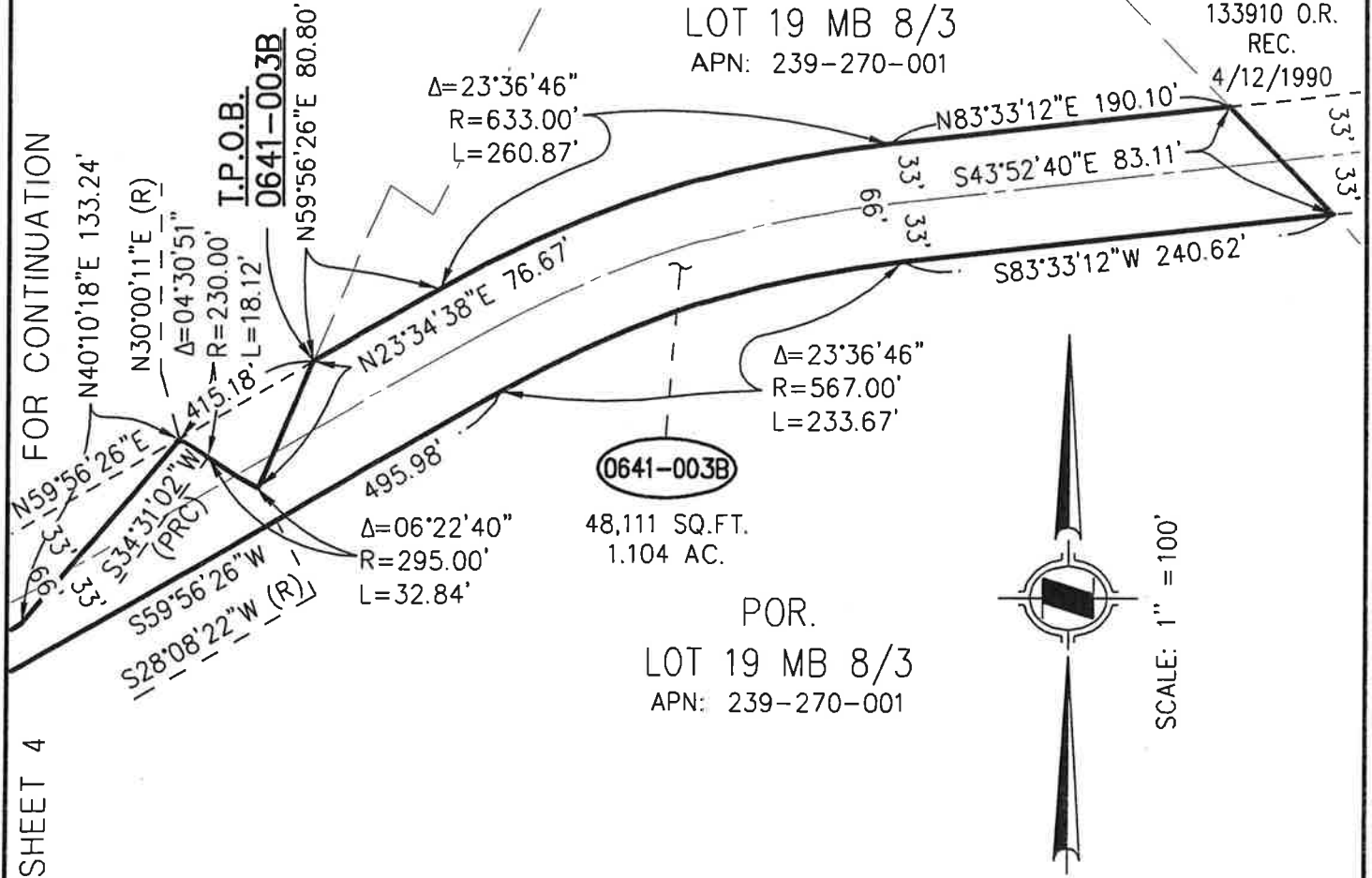
POR.

LOT 19 MB 8/3  
APN: 239-240-001  
INST. No.  
133910 O.R.  
REC.  
4/12/1990

POR.  
LOT 19 MB 8/3  
APN: 239-270-001

FOR CONTINUATION

SEE SHEET 4



SCALE: 1" = 100'

COUNTY W.O.: C1-0641

OWNER:  
TANG CHAO  
TUNG &  
HSUEH LEE

APN:  
239-270-001



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 5 OF 5

DATE: Oct 29, 2013

W.O. 3053-9

**EXHIBIT "A"**  
**0641-003C, 0641-003E, 0641-003G, 0641-003I, 0641-003K, 0641-003P & 0641-003Q**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**LEGAL DESCRIPTION**

Being a portion of Block "C" of the Map of Arlington Heights as filed in Book 11, pages 20 and 21 of Maps, San Bernardino County Recorder and a portion of Lots 19 and 21 of the Map of Van Buren Heights as filed in Book 8, page 3 of Maps, Riverside County Recorder, lying within Section 20, Township 3 South, Range 5 West, San Bernardino Meridian in the City of Riverside, County of Riverside, State of California, more particularly described as follows:

**PARCEL 0641-003C:**

**COMMENCING** at the South Quarter Corner of Section 20, Township 3 South, Range 5 West, San Bernardino Meridian;

Thence along the southerly line thereof, North 89°23'48" West 1251.05 feet;

Thence departing said line, North 08°54'55" East 160.67 feet to the beginning of a tangent curve concave southeasterly and having a radius of 1033.00 feet;

Thence northeasterly along said curve through a central angle of 12°59'18" an arc length of 234.17 feet, to a point on the northeasterly line of that certain parcel of land described in a Grant Deed to CV COMMUNITIES, LLC, a Delaware limited liability company, April 28, 2011 as filed in Instrument No. 2011-0187094, of Official Records, Riverside County Recorder, said point hereinafter referred to as **POINT "A"**, said point further being the **TRUE POINT OF BEGINNING**, a radial line to said point bears, North 68°05'47" West;

Thence continuing northeasterly along said curve, through a central angle of 33°41'03" an arc length of 607.30 feet to a point on said curve, a radial line to said point bears, North 34°24'44" West;

Thence departing said curve, South 65°34'45" West 45.95 feet;

Thence South 57°35'17" West 50.13 feet;

Thence South 51°02'46" West 73.40 feet;

Thence South 47°11'28" West 47.15 feet;

Thence South 38°55'48" West 94.24 feet;

Thence South 39°52'25" West 147.36 feet;

**EXHIBIT "A"**  
**0641-003C, 0641-003E, 0641-003G, 0641-003I, 0641-003K, 0641-003P & 0641-003Q**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**LEGAL DESCRIPTION**

Thence South 22°10'54" West 77.67 feet;

Thence South 15°43'18" West 71.71 feet;

Thence South 10°25'25" West 7.95 feet to a point on said northeasterly line;

Thence along said northeasterly line South 33°38'36" East 9.16 feet to the **TRUE POINT OF BEGINNING**.

Containing 10,183 Square Feet, 0.234 acres more or less.

**PARCEL 0641-003G:**

**COMMENCING** at the aforementioned **POINT "A"**;

Thence along said northeasterly line South 33°38'36" East 81.37 feet to a point on a curve concave southeasterly and having a radius of 967.00 feet, a radial line to said point bears, North 70°49'30" West, said point further being the **TRUE POINT OF BEGINNING**;

Thence northeasterly along said 967.00 foot curve through a central angle of 37°33'13" an arc length of 633.80 feet to a point on said curve, a radial line to said point bears, North 33°16'17" West, said point hereinafter referred to as **POINT "B"**;

Thence departing said curve South 31°47'04" West 95.39 feet;

Thence South 35°16'30" West 165.94 feet;

Thence South 28°03'04" West 106.39 feet;

Thence South 46°15'03" West 245.21 feet;

Thence South 52°51'18" East 33.26 feet;

Thence South 67°37'41" West 25.45 feet to said northeasterly line;

Thence North 33°38'36" West along said northeasterly line, 22.72 feet, to the **TRUE POINT OF BEGINNING**.

Contains 32,188 Square Feet, 0.739 acres more or less.

**EXHIBIT "A"**  
**0641-003C, 0641-003E, 0641-003G, 0641-003I, 0641-003K, 0641-003P & 0641-003Q**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**LEGAL DESCRIPTION**

**PARCEL 0641-003P:**

**COMMENCING** at the aforementioned **POINT "B"**, said point being a point on a curve concave southeasterly and having a radius of 967.00 feet, a radial line to said point bears, North 33°16'17" West;

Thence northeasterly continuing along said curve through a central angle of 18°13'24" an arc length of 307.56 feet;

Thence North 74°57'07" East 41.21 feet to a point hereinafter referred to as **POINT "C"** and the **TRUE POINT OF BEGINNING**;

Thence North 74°57'07" East 192.37 feet to the beginning of a tangent curve concave northwesterly and having a radius of 633.00 feet;

Thence northeasterly along said 633.00 foot curve through a central angle of 03°58'50" an arc length of 43.98 feet;

Thence non-tangent from said curve South 33°34'52" East 11.29 feet;

Thence North 56°25'40" East, a distance of 21.95 feet;

Thence South 25°37'59" West 177.74 feet;

Thence North 57°44'47" West 37.28 feet;

Thence South 87°12'57" West 28.68 feet;

Thence North 62°18'17" West 131.14 feet;

Thence North 84°38'47" West 27.79 feet;

Thence North 66°04'47" East 31.18 feet to the **TRUE POINT OF BEGINNING**.

Contains 19,917 Square Feet, 0.457 acres more or less.

**EXHIBIT "A"**  
**0641-003C, 0641-003E, 0641-003G, 0641-003I, 0641-003K, 0641-003P & 0641-003Q**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**LEGAL DESCRIPTION**

**PARCEL 0641-003I:**

**COMMENCING** at the aforementioned **POINT "C"**, Thence North  $74^{\circ}57'07''$  East 192.37 feet to the beginning of a tangent curve concave northwesterly and having a radius of 633.00 feet;

Thence northeasterly along said curve through a central angle of  $08^{\circ}51'26''$  an arc length of 97.85 feet to the **TRUE POINT OF BEGINNING**, a radial line to said point bears, South  $23^{\circ}54'19''$  East;

Thence northeasterly continuing along said 633.00 foot radius curve through a central angle of  $06^{\circ}09'15''$  an arc length of 67.99 feet;

Thence tangent from said curve North  $59^{\circ}56'26''$  East 61.15 feet, to a point hereinafter referred to as **POINT "D"**;

Thence South  $46^{\circ}09'53''$  West 53.51 feet;

Thence South  $73^{\circ}45'13''$  West 26.96 feet;

Thence South  $66^{\circ}13'38''$  West 34.34 feet;

Thence South  $23^{\circ}16'20''$  East 13.23 feet;

Thence South  $46^{\circ}05'37''$  West 26.50 feet;

Thence North  $49^{\circ}04'33''$  West 25.92 feet;

Thence North  $56^{\circ}25'40''$  East 19.05 feet to the **TRUE POINT OF BEGINNING**.

Contains 1,454 Square Feet, 0.033 acres more or less.

**PARCEL 0641-003K:**

**COMMENCING** at the aforementioned **POINT "D"**;

Thence North  $59^{\circ}56'26''$  East 275.21 feet to the **TRUE POINT OF BEGINNING**, furthermore, said point is hereinafter referred to as **POINT "E"**;



**EXHIBIT "A"**  
**0641-003C, 0641-003E, 0641-003G, 0641-003I, 0641-003K, 0641-003P & 0641-003Q**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**LEGAL DESCRIPTION**

Thence continuing North 59°56'26" East 159.62 feet to the beginning of a tangent curve concave southeasterly and having a radius of 567.00 feet;

Thence northeasterly along said curve through a central angle of 03°57'51" an arc length of 39.23 feet, a radial line to said point bears, North 26°05'43" West, furthermore, said point is hereinafter referred to as **POINT "F"**;

Thence departing said curve South 52°33'57" West 66.39 feet;

Thence South 66°22'13" West 58.62 feet;

Thence South 32°31'33" East 43.61 feet;

Thence North 88°35'37" West 89.81 feet to the **TRUE POINT OF BEGINNING**.

Containing 2,485 Square Feet, 0.057 acres more or less.

**PARCEL 0641-003E:**

**COMMENCING** at the aforementioned **POINT"E"**,

Thence North 30°03'34" West 66.00 feet;

Thence North 59°56'26" East 78.82 feet to a point on southeasterly line of that certain parcel of land described in a Grant Deed to David Pai-Hsien Lin and Helen Mei-Hsien Lin, recorded April 12, 1990 as Instrument No. 133910, of Official Records, Riverside County Recorder, and the **TRUE POINT OF BEGINNING**;

Thence continuing North 59°56'26" East 79.67 feet;

Thence North 73°26'59" West 31.94 feet;

Thence South 36°38'46" West 35.10 feet;

Thence South 51°28'35" West 16.23 feet to a point on the aforementioned southeasterly line of said Grant Deed to David Pai-Hsien Lin and Helen Mei-Hsien Lin;

**EXHIBIT "A"**  
**0641-003C, 0641-003E, 0641-003G, 0641-003I, 0641-003K, 0641-003P & 0641-003Q**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**LEGAL DESCRIPTION**

Thence along said southeasterly line South 23°34'38" West 11.71 feet to the **TRUE POINT OF BEGINNING**.

Contains 942 Square Feet, 0.022 acres more or less.

**PARCEL 0641-003Q:**

**COMMENCING** at the aforementioned **POINT "F"** being a point on a 567.00 foot radius curve, concave to the southeast, a radial to said point bears North 26°05'43" West;

Thence northeasterly along said curve through a central angle of 01°49'59" an arc length of 18.14 feet to the **TRUE POINT OF BEGINNING**, a radial line to said point bears, North 24°15'44" West;

Thence continuing northeasterly along said curve through a central angle of 17°48'56" an arc length of 176.30 feet;

Thence tangent from said curve North 83°33'12" East 49.42 feet;

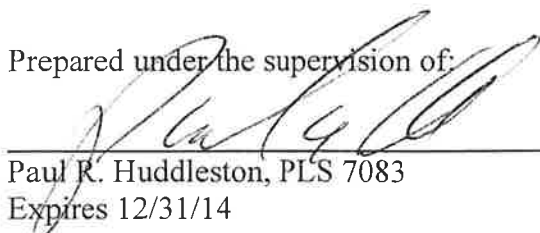
Thence South 73°43'10" West 203.47 feet;

Thence North 77°48'44" West 23.66 feet to the **TRUE POINT OF BEGINNING**.

Contains 2,621 Square Feet, 0.060 acres more or less.

As more particularly shown on Exhibit "B" attached hereto and by this reference made a part hereof.

Prepared under the supervision of:

  
Paul R. Huddleston, PLS 7083  
Expires 12/31/14

  
Date



**DESCRIPTION APPROVAL:**

Page 6 of 6

BY:  11/01/2013  
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR

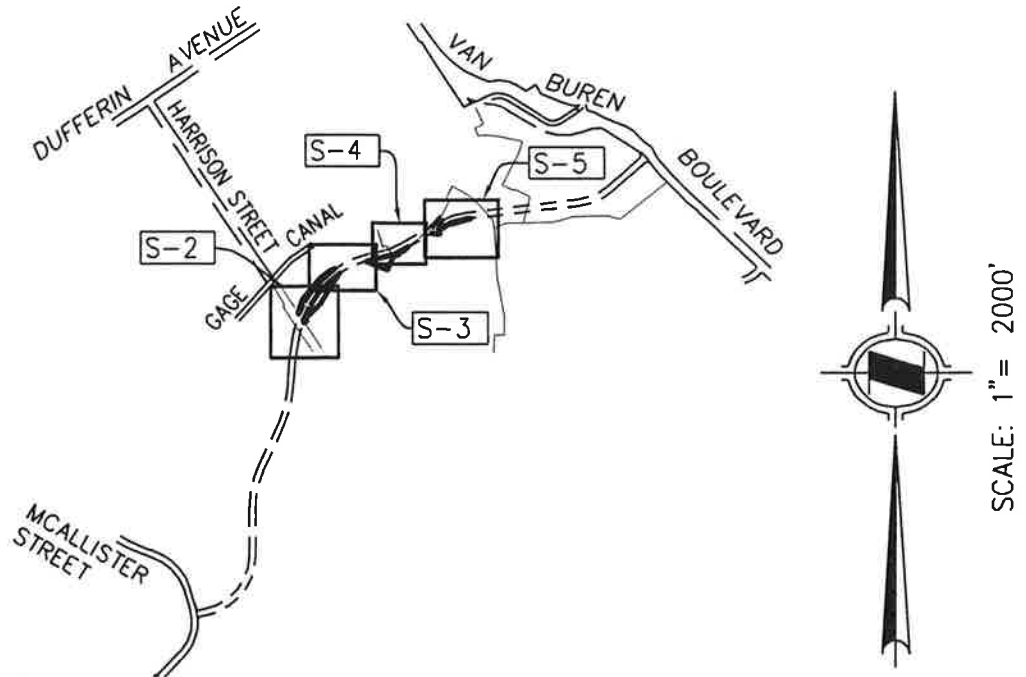
THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: 

DATE: 10-31-2013

# EXHIBIT "B"

0641-003C, 0641-003E, 0641-003G, 0641-003I, 0641-003K, 0641-003P, 0641-003Q  
TEMPORARY CONSTRUCTION EASEMENT



## VICINITY / INDEX MAP

### LEGEND:

S-#

INDICATES SHEET No. AS NOTED.

( )

INDICATES RECORD PER RS 72/85-90.

0641-001A

INDICATES PARCEL No.

#

INDICATES LINE OR CURVE DATA  
NUMBER (SEE SHEET 6 FOR LINE AND  
CURVE TABLE DATA).

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: Edward B. Hines

DATE: 10-31-2013

Paul R. Huddleston Jr.  
PAUL R. HUDDLESTON JR.  
PLS 7083



COUNTY W.O.: C1-0641

OWNER:  
Tang Chao Tung  
& Hsueh Lee

APN:  
239-270-001



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

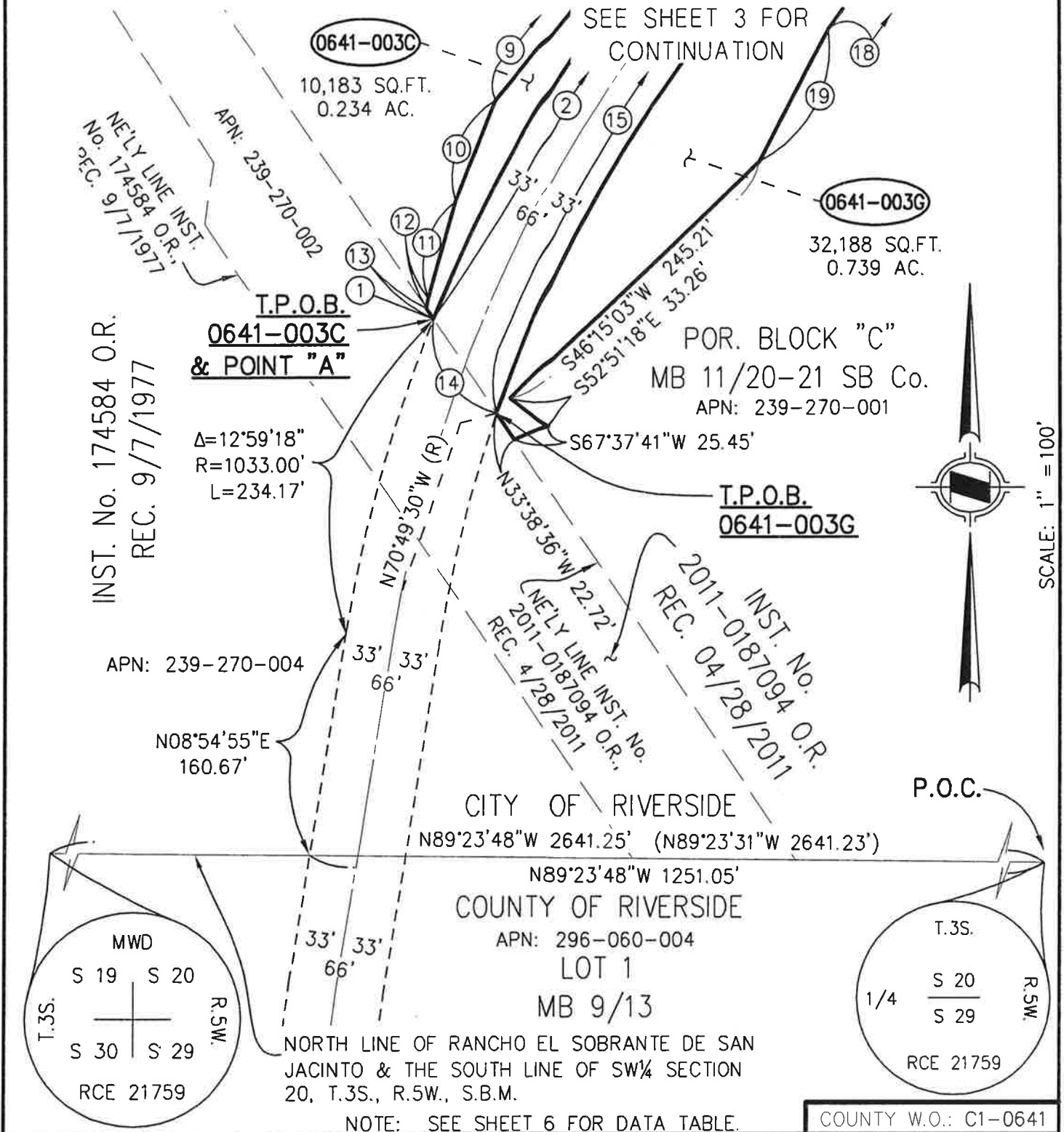
SHEET 1 OF 6

DATE: Oct 28, 2013

W.O. 3053-9

# EXHIBIT "B"

0641-003C, 0641-003E, 0641-003G, 0641-003I, 0641-003K, 0641-003P, 0641-003Q  
TEMPORARY CONSTRUCTION EASEMENT



SCALE: 1" = 100'

OWNER:  
Tang Chao Tung  
& Hsueh Lee

APN:  
239-270-001



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 2 OF 6

DATE: Oct 29, 2013

W.O. 3053-9

# EXHIBIT "B"

0641-003C, 0641-003E, 0641-003G, 0641-003I, 0641-003K, 0641-003P, 0641-003Q  
TEMPORARY CONSTRUCTION EASEMENT



SOUTHWEST LINE OF THE  
VAN BUREN HEIGHTS  
TRACT, MB 8/3.

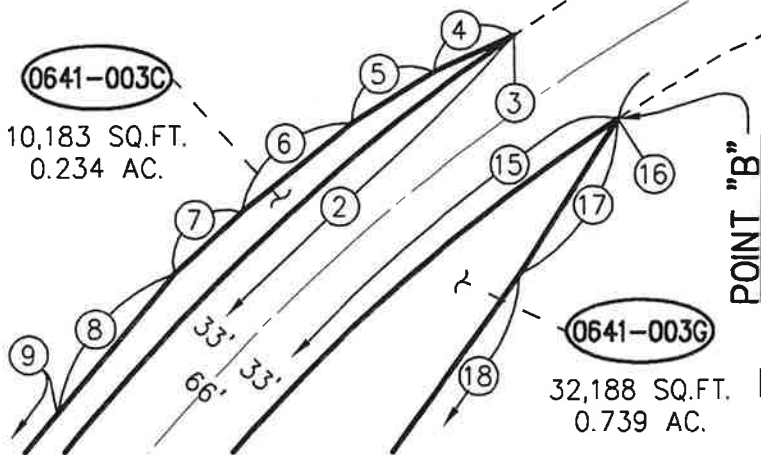
POR. LOT 21

MB 8/3

APN: 239-270-001

T.P.O.B.  
0641-003P  
POINT "C"

POR. BLOCK "C"  
MB 11/20-21 SB Co.  
APN: 239-270-001



SEE SHEET 2 FOR CONTINUATION

POR. BLOCK "C"

MB 11/20-21 SB Co. APN: 239-270-001  
APN: 239-270-001

POR. LOT 21  
MB 8/3

SEE SHEET 4 FOR CONTINUATION

NOTE: SEE SHEET 6 FOR DATA TABLE.

COUNTY W.O.: C1-0641

OWNER  
Tang Chao Tung  
& Hsueh Lee

APN:  
239-270-001



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

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SHEET 3 OF 6

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W.O. 3053-9

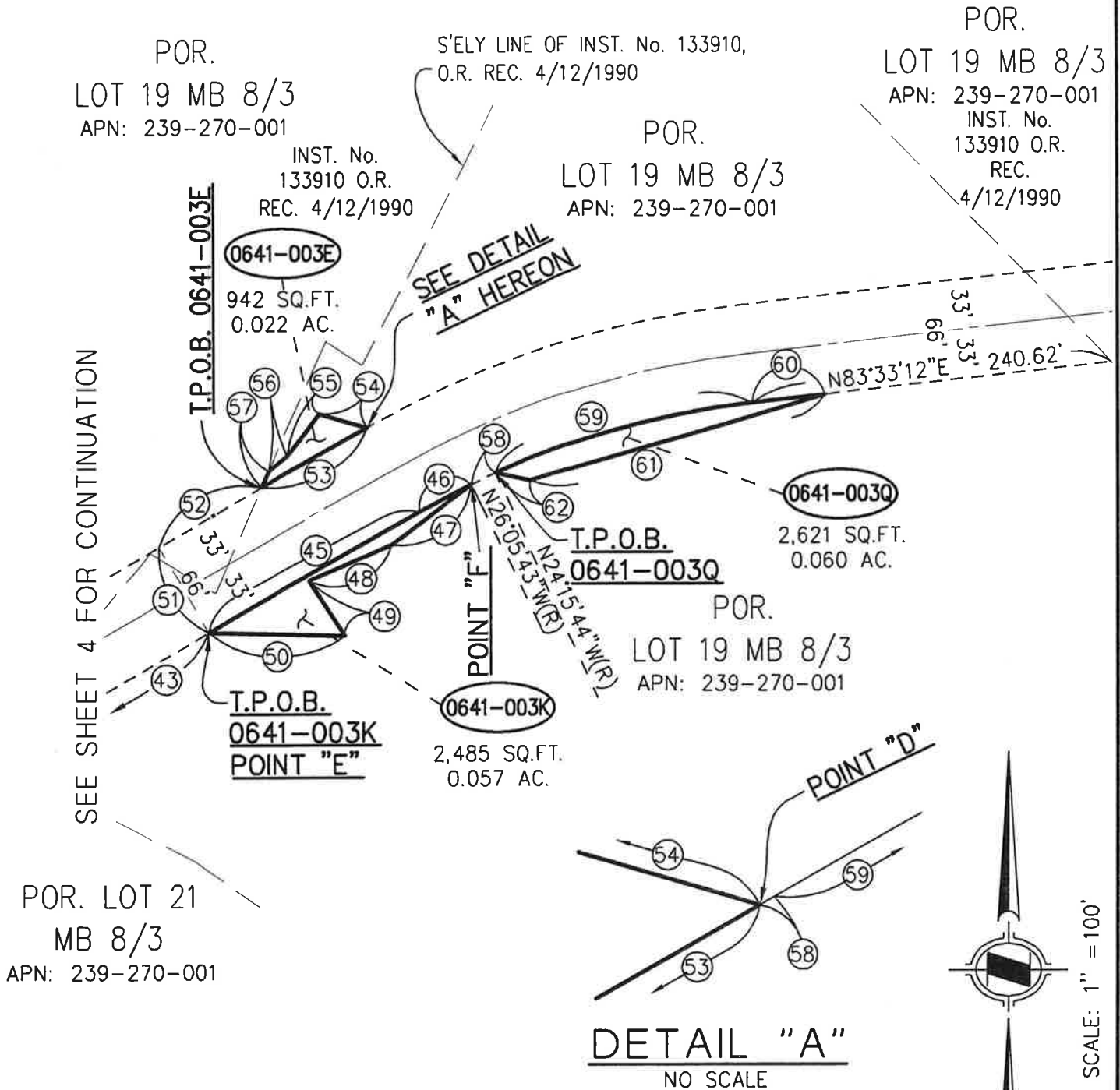
0641-003C, 0641-003E, 0641-003G, 0641-003I, 0641-003K, 0641-003P, 0641-003Q  
TEMPORARY CONSTRUCTION EASEMENT

SCALE: 1" = 100'

W.O. 3053-9

# EXHIBIT "B"

0641-003C, 0641-003E, 0641-003G, 0641-003I, 0641-003K, 0641-003P, 0641-003Q  
TEMPORARY CONSTRUCTION EASEMENT



NOTE: SEE SHEET 6 FOR DATA TABLE.

COUNTY W.O.: C1-0641

OWNER  
Tang Chao Tung  
& Hsueh Lee

APN:  
239-270-001



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
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PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
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SHEET 5 OF 6

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W.O. 3053-9

# EXHIBIT "B"

0641-003C, 0641-003E, 0641-003G, 0641-003I, 0641-003K, 0641-003P, 0641-003Q  
TEMPORARY CONSTRUCTION EASEMENT

DATA TABLE

DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	N68°05'47"W (R)			
②	33°41'03"	1033.00'	607.30'	312.71'
③	N34°24'44"W (R)			
④	S65°34'45"W		45.95'	
⑤	S57°35'17"W		50.13'	
⑥	S51°02'46"W		73.40'	
⑦	S47°11'28"W		47.15'	
⑧	S38°55'48"W		94.24'	
⑨	S39°52'25"W		147.36'	
⑩	S22°10'54"W		77.67'	
⑪	S15°43'18"W		72.40'	
⑫	S09°55'29"W		7.27'	
⑬	S33°38'36"E		9.16'	
⑭	S33°38'36"E		81.37'	
⑮	37°33'13"	967.00'	633.80'	328.76'
⑯	N33°16'17"W (R)			
⑰	S31°47'04"W		95.39'	
⑱	S35°16'30"W		165.94'	
⑲	S28°03'04"W		106.39'	
⑳	18°13'24"	967.00'	307.56'	155.09'
㉑	N74°57'07"E		41.21'	
㉒	N74°57'07"E		192.37'	
㉓	3°58'50"	633.00'	43.98'	22.00'
㉔	S33°34'52"E		11.29'	
㉕	N56°25'40"E		21.95'	
㉖	S25°37'59"W		177.74'	
㉗	N57°44'47"W		37.28'	
㉘	S87°12'57"W		28.68'	
㉙	N62°18'17"W		131.10'	
㉚	N84°36'52"W		27.83'	
㉛	N66°04'47"E		31.18'	
㉜	8°51'26"	633.00'	97.85'	49.02'
㉝	6°09'15"	633.00'	67.99'	34.03'

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
㉞	N59°56'26"E		61.15'	
㉟	S46°09'53"W		53.51'	
㊱	S73°45'13"W		26.96'	
㊲	S66°13'38"W		34.34'	
㊳	S23°16'20"E		13.23'	
㊴	S46°05'37"W		26.50'	
㊵	N49°04'33"W		25.92'	
㊶	N56°25'40"E		19.05'	
㊷	N56°25'40"E		11.66'	
㊸	N59°56'26"E		275.21'	
㊹	N59°56'26"E		159.62'	
㊺	3°57'51"	567.00'	39.23'	19.62'
㊻	S52°33'57"W		66.39'	
㊼	S66°22'13"W		58.62'	
㊽	S32°31'33"E		43.61'	
㊾	N88°35'37"W		89.81'	
㊿	N30°03'34"W		66.00'	
1	N59°56'26"E		78.82'	
2	N59°56'26"E		79.67'	
3	N73°26'59"W		31.94'	
4	S36°38'46"W		35.10'	
5	S51°28'35"W		16.23'	
6	S23°34'38"W		11.71'	
7	1°49'59"	567.00'	18.14'	9.07'
8	17°48'56"	567.00'	176.30'	88.87'
9	N83°33'12"E		49.42'	
10	S73°43'10"W		203.47'	
11	N77°48'44"W		23.66'	

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao Tung  
& Hsueh Lee

APN:  
239-270-001



**HUNSAKER & ASSOCIATES**  
**IRVINE, INC**  
**INLAND EMPIRE REGION**

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 6 OF 6

DATE: Oct 28, 2013

W.O. 3053-9



**EXHIBIT "A"**  
**0641-003D, 0641-003F, 0641-003H & 0641-003J**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Being a portion of Block "C" of the Map of Arlington Heights as filed in Book 11, pages 20 and 21 of Maps, San Bernardino County Recorder and a portion of Lots 19 and 21 of the Map of Van Buren Heights as filed in Book 8, page 3 of Maps, Riverside County Recorder, lying within Section 20, Township 3 South, Range 5 West, San Bernardino Meridian in the City of Riverside, County of Riverside, State of California, more particularly described as follows:

**PARCEL 0641-003D:**

**COMMENCING** at the South Quarter Corner of Section 20, Township 3 South, Range 5 West, San Bernardino Meridian;

Thence along the southerly line thereof, North  $89^{\circ}23'48''$  West 1251.05 feet;

Thence departing said line, North  $08^{\circ}54'55''$  East 160.67 feet to the beginning of a tangent curve concave southeasterly and having a radius of 1033.00 feet;

Thence northeasterly along said curve through a central angle of  $12^{\circ}59'18''$  an arc length of 234.17 feet, to a point on the northeasterly line of that certain parcel of land described in a Grant Deed to CV COMMUNITIES, LLC, a Delaware limited liability company, recorded April 28, 2011 as filed in Instrument No. 2011-0187094, of Official Records, Riverside County Recorder, said point hereinafter referred to as **POINT "A"**,

Thence continuing northeasterly along said curve, through a central angle of  $34^{\circ}00'58''$  an arc length of 613.28 feet to a point on said curve, a radial line to said point bears, North  $34^{\circ}04'49''$  West, said point also being the **TRUE POINT OF BEGINNING**;

Thence easterly continuing along said curve, being concave southerly and having a radius of 1033.00 feet through a central angle of  $19^{\circ}01'56''$  an arc length of 343.14 feet;

Thence tangent from said curve, North  $74^{\circ}57'07''$  East 233.58 feet to the beginning of a tangent curve concave northerly and having a radius of 567.00 feet;

Thence easterly along said curve through a central angle of  $02^{\circ}14'32''$  an arc length of 22.19 feet to a point on the westerly line of that certain parcel of land described in a Grant Deed to David Pai-Hsien Lin and Helen Mei-Hsien Lin, recorded April 12, 1990 as Instrument No. 133910, of Official Records, Riverside County Recorder, a radial line to said point bears, South  $17^{\circ}17'25''$  East, said point hereinafter referred to as **POINT "B"**;

Thence departing said curve along said westerly line North  $33^{\circ}34'52''$  West 10.78 feet;

**EXHIBIT "A"**  
**0641-003D, 0641-003F, 0641-003H & 0641-003J**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence departing said westerly line South 77°07'09" West 24.70 feet;

Thence South 79°10'54" West 68.77 feet;

Thence South 83°21'06" West 57.54 feet;

Thence South 73°33'59" West 12.37 feet;

Thence South 87°31'15" West 79.65 feet;

Thence South 71°50'03" West 61.80 feet;

Thence North 24°45'57" West 40.65 feet;

Thence South 85°06'50" West 45.12 feet;

Thence South 10°57'52" West 45.20 feet;

Thence South 68°33'02" West 20.88 feet;

Thence South 21°26'58" East 17.74 feet;

Thence South 49°44'25" West 22.63 feet;

Thence South 61°13'09" West 99.88 feet;

Thence South 44°43'34" West 52.81 feet;

Thence North 79°45'12" West 19.55 feet;

Thence South 40°58'05" West 28.10 feet;

Thence South 38°50'31" East 16.80 feet to the **TRUE POINT OF BEGINNING**;

**EXCEPTING THEREFROM** the following described parcel to be known as Parcel 0641-003L:

**COMMENCING** at the South Quarter Corner of Section 20, Township 3 South, Range 5 West, San Bernardino Meridian;

**EXHIBIT "A"**  
**0641-003D, 0641-003F, 0641-003H & 0641-003J**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence along the southerly line thereof, North 89°23'48" West 1251.05 feet;

Thence departing said line, North 08°54'55" East 160.67 feet to the beginning of a tangent curve concave southeasterly and having a radius of 1033.00 feet;

Thence northerly along said curve through a central angle of 58°29'38" an arc length of 1054.60 feet to a point on said curve, said point hereinafter referred to as **POINT "E"**, a radial line to said point bears, North 22°35'27" West, said point also being the **TRUE POINT OF BEGINNING**;

Thence northeasterly continuing along said curve through a central angle of 01°39'51" an arc length of 30.00 feet, a radial line to said point bears, North 20°55'36" West;

Thence departing said curve, North 21°26'58" West 21.52 feet;

Thence North 84°17'36" East 56.36 feet to the beginning of a tangent curve concave southerly and having a radius of 577.68 feet;

Thence easterly along said curve through a central angle of 03°34'23" an arc length of 36.03 feet, a radial line to said point bears, North 02°08'01" West, said point also being a point on the aforementioned curve having a radius of 1033.00 feet, being concave southerly, a radial line to said point bears, North 16°00'17" West;

Thence easterly along said curve concave southerly and having a radius of 1033.00 feet through a central angle of 00°57'24" an arc length of 17.25 feet;

Thence North 74°57'07" East 38.21 feet to a point, said point being a point on a non-tangent curve concave southerly and having a radius of 592.68 feet, said curve being concentric with the aforementioned curve having a radius of 577.68 feet, a radial line to said point bears, North 03°05'44" East, said point hereinafter referred to as **POINT "F"**;

Thence westerly along said concentric curve through a central angle of 08°48'08" an arc length of 91.05 feet;

Thence South 84°17'36" West 13.73 feet;

Thence North 23°42'39" West 42.06 feet;

Thence South 84°17'36" West 22.00 feet;

**EXHIBIT "A"**  
**0641-003D, 0641-003F, 0641-003H & 0641-003J**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence South 12°17'51" West 40.09 feet;

Thence North 21°26'58" West 13.87 feet;

Thence South 68°33'02" West 30.00 feet;

Thence South 21°26'58" East 53.08 feet to the **TRUE POINT OF BEGINNING**.

Containing 14,537 Square Feet, 0.334 acres more or less.

**PARCEL 0641-003F:**

**COMMENCING** at the aforementioned **POINT "B"**, said point being a point on a curve concave northerly and having a radius of 567.00 feet, a radial line to said point bears, South 17°17'25" East;

Thence northeasterly continuing along said curve through a central angle of 12°46'09" an arc length of 126.36 feet;

Thence tangent from said curve North 59°56'26" East 415.18 feet to a point on the southeasterly line of said Grant Deed to David Pai-Hsien Lin and Helen Mei-Hsien Lin, said point hereinafter referred to as **POINT "C"**;

Thence North 59°56'26" East 80.80 feet to the beginning of a tangent curve concave southerly and having a radius of 633.00 feet;

Thence easterly along said curve through a central angle of 02°05'23" an arc length of 23.09 feet to a point on said curve, a radial line to said point bears, North 27°58'11" West, said point being the **TRUE POINT OF BEGINNING**;

Thence continuing easterly along said curve through a central angle of 21°31'23" an arc length of 237.79 feet;

Thence tangent from said curve North 83°33'12" East 147.89 feet;

Thence North 65°40'42" West 23.07 feet;

Thence North 78°11'38" West 46.51 feet;

**EXHIBIT "A"**  
**0641-003D, 0641-003F, 0641-003H & 0641-003J**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence South 81°10'55" West 119.63 feet;

Thence South 30°34'02" West 23.40 feet;

Thence South 79°24'36" West 41.46 feet;

Thence South 74°49'19" West 58.68 feet;

Thence South 65°55'14" West 51.09 feet;

Thence South 54°03'29" West 39.60 feet to the **TRUE POINT OF BEGINNING**.

Contains 5,123 Square Feet, 0.118 acres more or less.

**PARCEL 0641-003H:**

**COMMENCING** at the aforementioned **POINT "A"**;

Thence along said northeasterly line South 33°38'36" East 81.37 feet to a point on a curve concave southeasterly and having a radius of 967.00 feet, a radial line to said point bears, North 70°49'30" West, said curve concentric with said 1033.00 foot radius curve;

Thence northeasterly along said 967.00 foot curve through a central angle of 37°33'13" an arc length of 633.80 feet to a point on said curve, said point further being the **TRUE POINT OF BEGINNING**, a radial line to said point bears, North 33°16'17" West;

Thence northeasterly continuing along said curve through a central angle of 18°13'24" an arc length of 307.56 feet;

Thence tangent from said curve North 74°57'07" East 41.21 feet, to a point hereinafter referred to as **POINT "D"**;

Thence departing said curve, South 66°04'47" West 113.69 feet;

Thence South 53°07'59" West 26.71 feet;

Thence South 68°33'02" West 12.34 feet;

Thence South 04°13'34" East 30.94 feet;

**EXHIBIT "A"**  
**0641-003D, 0641-003F, 0641-003H & 0641-003J**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence South 17°13'54" West 20.03 feet;

Thence South 71°55'37" West 35.98 feet;

Thence North 34°27'03" West 11.18 feet;

Thence North 57°58'42" West 19.37 feet;

Thence South 74°07'20" West 56.19 feet;

Thence South 79°39'08" West 68.93 feet to the **TRUE POINT OF BEGINNING**;

**EXCEPTING THEREFROM** the following described parcel to be known as Parcel 0641-003M:

**COMMENCING** at the aforementioned **POINT "E"**, said point being a point on a curve concave southeasterly and having a radius of 1033.00 feet, a radial line to said point bears, North 22°35'27" West;

Thence South 21°26'58" East 66.01 feet to a point on a curve being concentric with the aforementioned curve having a radius of 1033.00 feet, a radial line to said point bears, North 22°40'08" West, said point also being the **TRUE POINT OF BEGINNING**;

Thence easterly along said concentric curve concave southerly and having a radius of 967.00 feet through a central angle of 01°46'40" an arc length of 30.00 feet, a radial line to said point bears, North 20°53'28" West;

Thence departing said concentric curve, South 21°26'58" East 22.58 feet;

Thence South 68°33'02" West 28.53 feet;

Thence South 01°12'47" East 42.66 feet;

Thence South 70°46'58" West 22.00 feet;

Thence North 37°13'17" West 42.06 feet;

Thence South 70°46'58" West 112.90 feet to a point on the aforementioned concentric curve concave southerly and having a radius of 967.00 feet, a radial line to said point bears, North 32°10'58" West;

**EXHIBIT "A"**  
**0641-003D, 0641-003F, 0641-003H & 0641-003J**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence easterly along said concentric curve through a central angle of 04°51'46" an arc length of 82.07 feet, a radial line to said point bears, North 27°19'12" West;

Thence departing said curve North 70°46'58" East 78.39 feet;

Thence North 21°26'58" West 7.91 feet to the **TRUE POINT OF BEGINNING**.

Contains 4,501 Square Feet, 0.103 acres more or less.

**PARCEL 0641-003J:**

**COMMENCING** at the aforementioned **POINT "D"**;

Thence North 74°57'07" East 192.37 feet to the beginning of a tangent curve concave northwesterly and having a radius of 633.00 feet;

Thence northeasterly along said curve through a central angle of 15°00'41" an arc length of 165.85 feet;

Thence tangent from said curve North 59°56'26" East 78.73 feet, to the **TRUE POINT OF BEGINNING**;

Thence continuing North 59°56'26" East 217.49 feet;

Thence South 53°51'42" West 82.78 feet;

Thence South 19°11'57" West 30.62 feet;

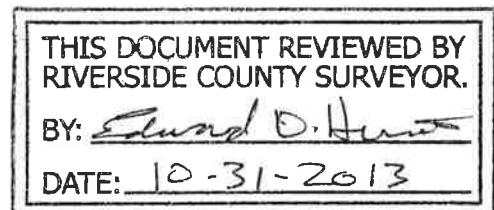
Thence South 63°40'06" West 47.67 feet;

Thence North 82°13'54" West 14.03 feet;

Thence South 59°56'26" West 17.52 feet;

Thence North 30°03'34" West 9.16 feet;

Thence South 72°21'54" West 36.66 feet to the **TRUE POINT OF BEGINNING**;



**EXHIBIT "A"**  
**0641-003D, 0641-003F, 0641-003H & 0641-003J**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

**EXCEPTING THEREFROM** the following described parcel to be known as Parcel 0641-003O:

**COMMENCING** at the aforementioned **POINT "F"**,

Thence North 74°57'07" East 195.37 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 567.00 feet;

Thence northeasterly along said curve through a central angle of 15°00'41" an arc length of 148.55 feet;

Thence tangent from said curve North 59°56'26" East 129.66 feet to a point on the northeasterly line of said Lot 21;

Thence along said northeasterly line South 62°20'58" East 78.07 feet to a point on a line 66.00 feet southerly and parallel, measured at right angles from the aforementioned line described as "North 59°56'26" East 129.66 feet";

Thence along said parallel line South 59°56'26" West 16.83 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said parallel line, South 59°56'26" West 40.00 feet;

Thence departing said parallel line South 30°03'34" East 17.05 feet;

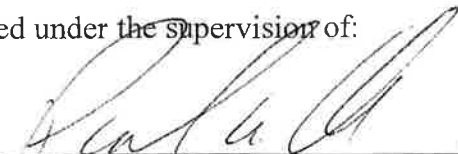
Thence North 59°56'26" East 40.00 feet;

Thence North 30°03'34" West 17.05 feet to the **TRUE POINT OF BEGINNING**.

Contains 2,084 Square Feet, 0.048 acres more or less.

As more particularly shown on Exhibit "B" attached hereto and by this reference made a part hereof.


Prepared under the supervision of:

  
Paul R. Huddleston, PLS 7083  
Expires 12/31/14  
10/29/13  
Date



**DESCRIPTION APPROVAL:**

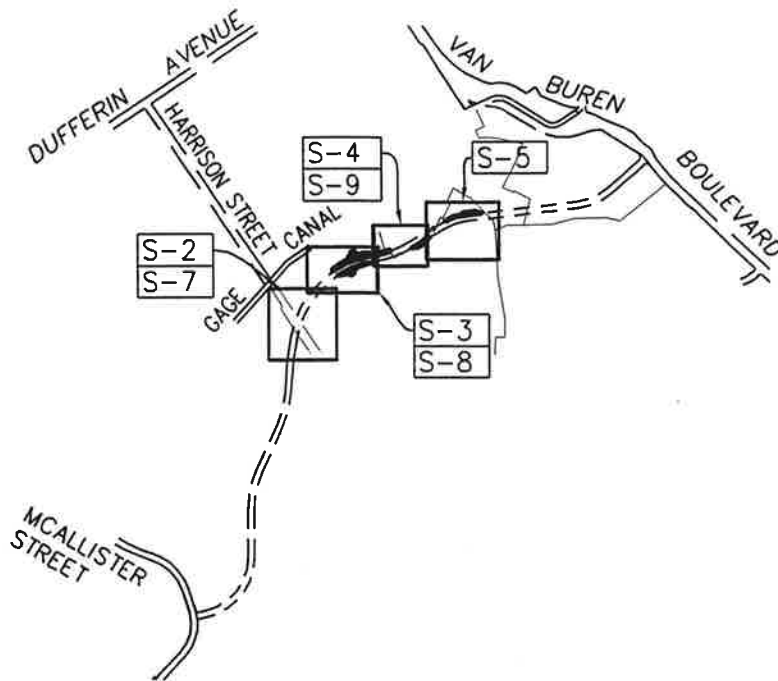
Page 8 of 8

BY:   
11/01/2013  
DATE  
FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR



# EXHIBIT "B"

0641-003D, 0641-003F, 0641-003H, 0641-003J  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



## VICINITY / INDEX MAP

### LEGEND:

- S-# INDICATES SHEET No. AS NOTED.
- ( ) INDICATES RECORD PER RS 72/85-90.
- 0641-001A INDICATES PARCEL No.
- # INDICATES LINE OR CURVE DATA  
NUMBER (SEE SHEETS 6 & 10 FOR  
LINE AND CURVE TABLE DATA).

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: Edward D. Hunt

DATE: 10-31-2013

Paul R. Huddleston Jr.  
PAUL R. HUDDLESTON JR.  
PLS 7083



COUNTY W.O.: C1-0641

OWNER:  
Tang Chao Tung  
& Hsueh Lee

APN:  
239-270-001



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

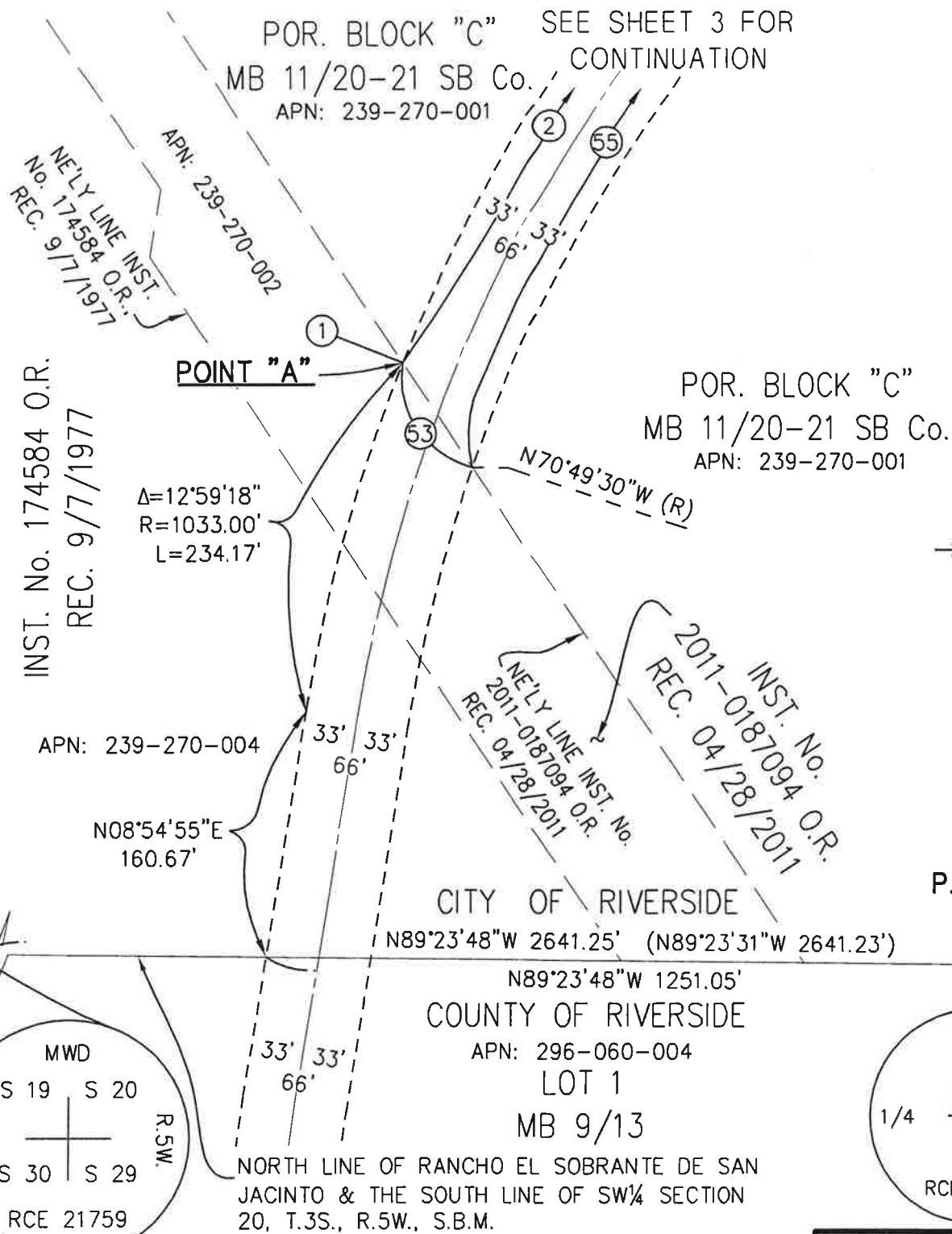
SHEET 1 OF 10

DATE: Oct 28, 2013

W.O. 3053-9

# EXHIBIT "B"

0641-003D, 0641-003F, 0641-003H, 0641-003J  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



SCALE: 1" = 100'

NOTE: SEE SHEET 6 FOR DATA TABLE.

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao Tung  
& Hsueh Lee

APN:  
239-270-001



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY  
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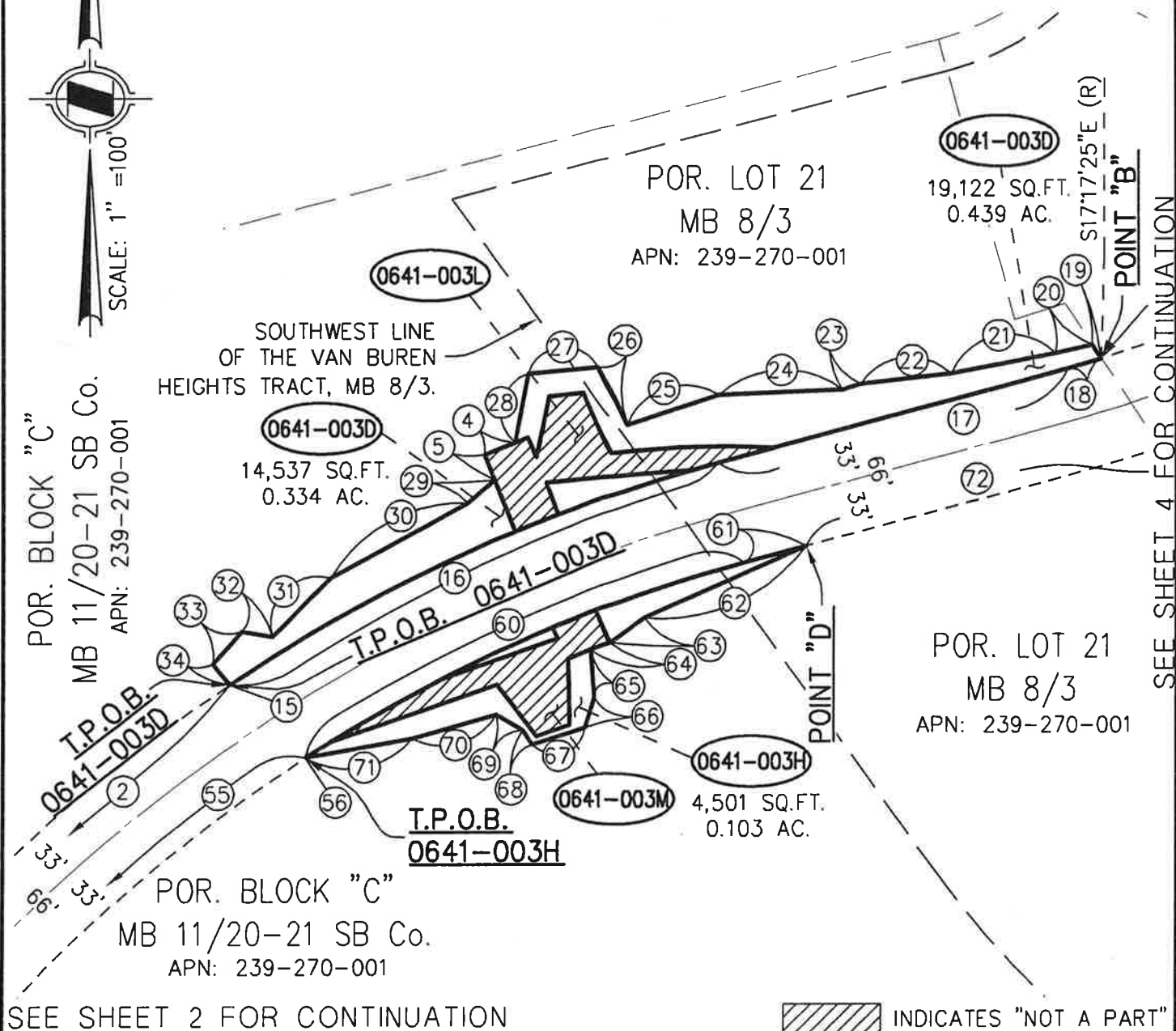
SHEET 2 OF 10

DATE: Oct 29, 2013

W.O. 3053-9

# EXHIBIT "B"

0641-003D, 0641-003F, 0641-003H, 0641-003J  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



NOTE: SEE SHEET 6 FOR DATA TABLE.  
SEE SHEETS 7 THROUGH 10 FOR  
NOT A PART PARCEL DELINEATION.

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao Tung  
& Hsueh Lee

APN:  
239-270-001



HUNSAKER & ASSOCIATES  
IRVINE, INC  
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2900 ADAMS STREET, SUITE A-15  
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PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY  
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PRH, JR.

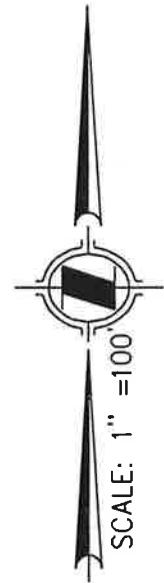
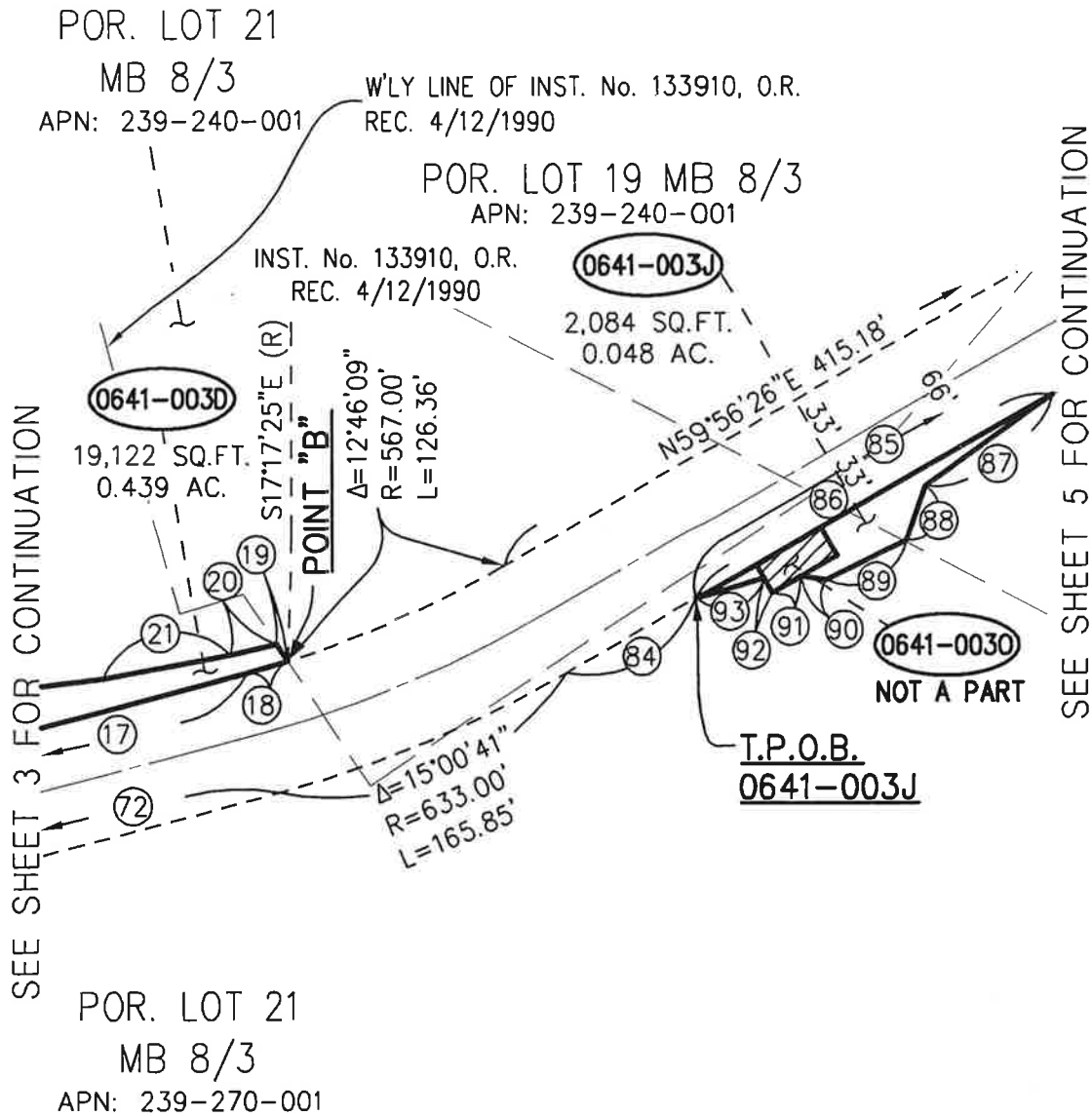
SHEET 3 OF 10

DATE: Oct 29, 2013

W.O. 3053-9

# EXHIBIT "B"

0641-003D, 0641-003F, 0641-003H, 0641-003J  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



 INDICATES "NOT A PART"

NOTE: SEE SHEET 6 FOR DATA TABLE.  
SEE SHEETS 7 THROUGH 10 FOR  
NOT A PART PARCEL DELINEATION.

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao Tung  
& Hsueh Lee

APN:  
239-270-001



HUNSAKER & ASSOCIATES  
IRVINE, INC

INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 4 OF 10

DATE: Oct 29, 2013

W.O. 3053-9



# EXHIBIT "B"

0641-003D, 0641-003F, 0641-003H, 0641-003J

SLOPE MAINTENANCE & DRAINAGE EASEMENT

DATA TABLE

DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	N68°05'47"W (R)			
②	34°00'58"	1033.00'	613.28'	315.98'
④	S68°33'02"W		20.88'	
⑤	S21°26'58"E		17.74'	
⑮	N34°04'49"W (R)			
⑮	19°01'56"	1033.00'	343.14'	173.16'
⑰	N74°57'07"E		233.58'	
⑱	02°14'32"	567.00'	22.19'	11.10'
⑲	N33°34'52"W		10.78'	
⑳	S77°07'09"W		24.70'	
㉑	S79°10'54"W		68.77'	
㉒	S83°21'06"W		57.54'	
㉓	S73°33'59"W		12.37'	
㉔	S87°31'15"W		79.65'	
㉕	S71°50'03"W		61.80'	
㉖	N24°45'57"W		40.65'	
㉗	S85°06'50"W		45.12'	
㉘	S10°57'52"W		45.20'	
㉙	S49°44'25"W		22.63'	
㉚	S61°13'09"W		99.88'	
㉛	S44°43'34"W		52.81'	
㉜	N79°45'12"W		19.55'	
㉝	S40°58'05"W		28.10'	
㉞	S38°50'31"E		16.80'	
㉟	N59°56'26"E		80.80'	
④①	02°05'23"	633.00'	23.09'	11.55'
④②	N27°58'11"W (R)			
④③	21°31'23"	633.00'	237.79'	120.31'
④④	N83°33'12"E		147.89'	
④⑤	N65°40'42"W		23.07'	
④⑥	N78°11'38"W		46.51'	
④⑦	S81°10'55"W		119.63'	

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
④⑧	S30°34'02"W		23.40'	
④⑨	S79°24'36"W		41.46'	
⑤⑩	S74°49'19"W		58.68'	
⑤①	S65°55'14"W		51.09'	
⑤②	S54°03'29"W		39.60'	
⑤③	S33°38'36"E		81.37'	
⑤⑤	37°33'13"	967.00'	633.80'	328.76'
⑤⑥	N33°16'17"W (R)			
⑥①	18°13'24"	967.00'	307.56'	155.09'
⑥①	N74°57'07"E		41.21'	
⑥②	S66°04'47"W		113.69'	
⑥③	S53°07'59"W		26.71'	
⑥④	S68°33'02"W		12.34'	
⑥⑤	S04°13'34"E		30.94'	
⑥⑥	S17°13'54"W		20.03'	
⑥⑦	S71°55'37"W		35.98'	
⑥⑧	N34°27'03"W		11.18'	
⑥⑨	N57°58'42"W		19.37'	
⑦①	S74°07'20"W		56.19'	
⑦①	S79°39'08"W		68.93'	
⑦②	N74°57'07"E		192.37'	
⑧④	N59°56'26"E		78.73'	
⑧⑤	N59°56'26"E		417.24'	
⑧⑥	N59°56'26"E		217.49'	
⑧⑦	S53°51'42"W		82.78'	
⑧⑧	S19°11'57"W		30.62'	
⑧⑨	S63°40'06"W		47.67'	
⑨①	N82°13'54"W		14.03'	
⑨①	S59°56'26"W		17.52'	
⑨②	N30°03'34"W		9.16'	
⑨③	S72°21'54"W		36.66'	

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao Tung  
& Hsueh Lee

APN:  
239-270-001



**HUNSAKER & ASSOCIATES**  
**IRVINE, INC**  
**INLAND EMPIRE REGION**

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 6 OF 10

DATE: Oct 28, 2013

W.O. 3053-9

# EXHIBIT "B"

0641-003D, 0641-003F, 0641-003H, 0641-003J  
SLOPE MAINTENANCE & DRAINAGE EASEMENT

SEE SHEET 8 FOR CONTINUATION

INST. No. 174584 O.R.  
REC. 9/7/1977

APN: 239-270-002

$\Delta = 58^{\circ}29'38''$   
 $R = 1033.00'$   
 $L = 1054.60'$

POR. BLOCK "C"  
MB 11/20-21 SB Co.  
APN: 239-270-001



SCALE: 1" = 100'

APN: 239-270-004

$N08^{\circ}54'55''E$   
160.67'

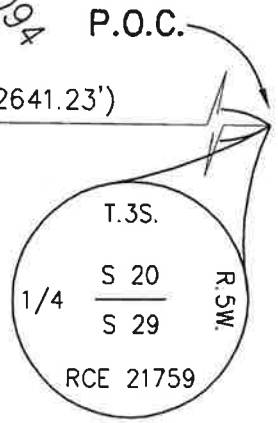
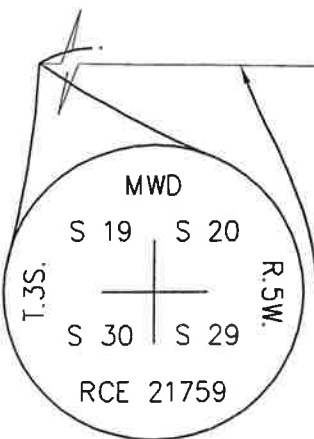
INST. No. 2011-0187094  
O.R. REC. 04/28/2011

CITY OF RIVERSIDE  
 $N89^{\circ}23'48''W$  2641.25' ( $N89^{\circ}23'31''W$  2641.23')

$N89^{\circ}23'48''W$  1251.05'  
COUNTY OF RIVERSIDE  
APN: 296-060-004

LOT 1  
MB 9/13

NORTH LINE OF RANCHO EL SOBRANTE DE SAN  
JACINTO & THE SOUTH LINE OF SW $\frac{1}{4}$  SECTION  
20, T.3S., R.5W., S.B.M.



COUNTY W.O.: C1-0641

OWNER:  
Tang Chao Tung  
& Hsueh Lee

APN:  
239-270-001



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

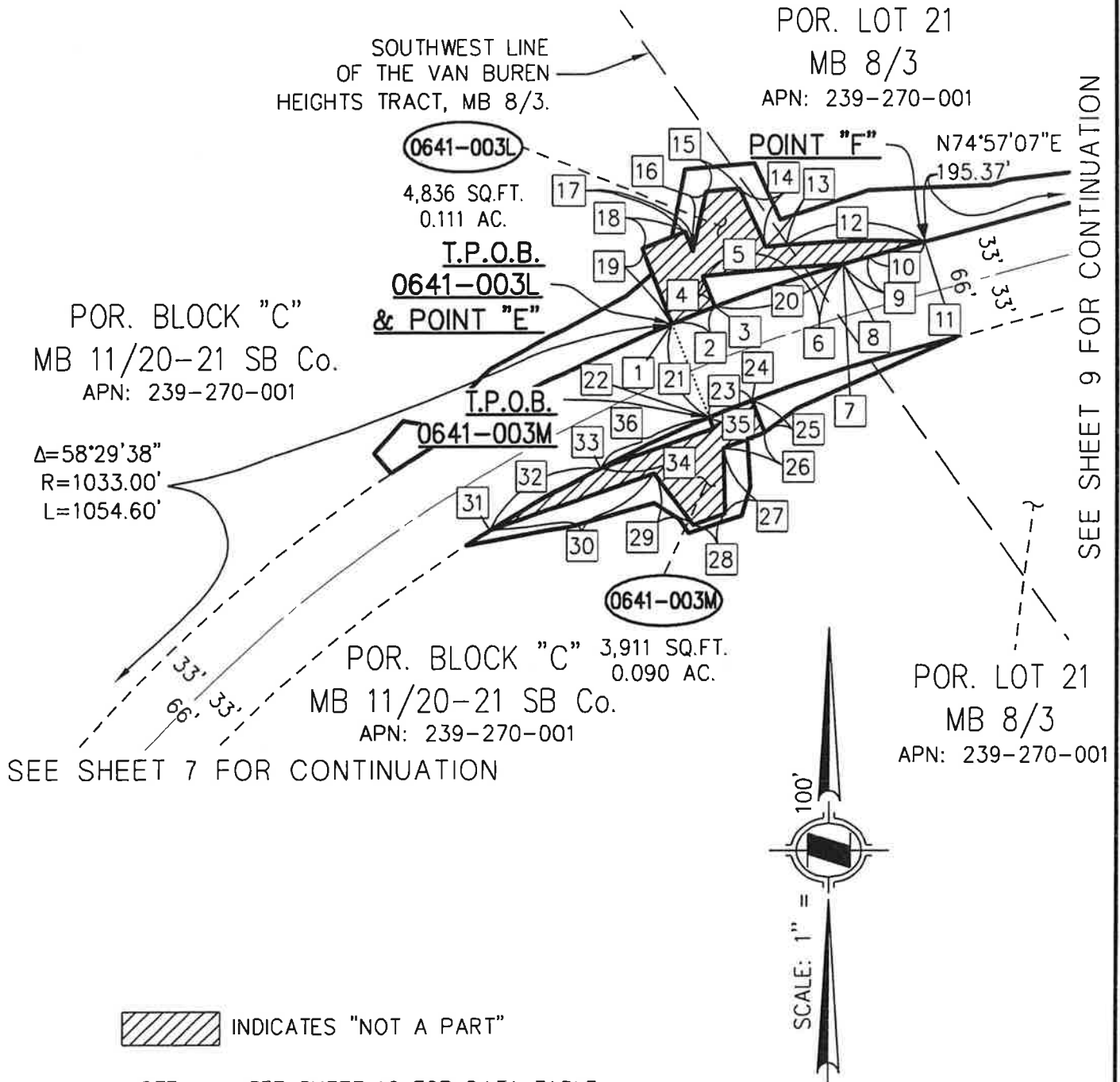
POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY RNB CHECKED BY PRH, JR. SHEET 7 OF 10

DATE: Oct 29, 2013 W.O. 3053-9

# EXHIBIT "B"

0641-003D, 0641-003F, 0641-003H, 0641-003J  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



NOTE: SEE SHEET 10 FOR DATA TABLE.

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao Tung  
& Hsueh Lee

APN:  
239-270-001



**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 8 OF 10

DATE: Oct 29, 2013

W.O. 3053-9



# EXHIBIT "B"

0641-003D, 0641-003F, 0641-003H, 0641-003J  
SLOPE MAINTENANCE & DRAINAGE EASEMENT

POR. LOT 21  
MB 8/3  
APN: 239-240-001

POR. LOT 19 MB 8/3  
APN: 239-240-001

INST. No. 133910 O.R.  
REC. 4/12/1990

POR. LOT 19  
MB 8/3  
APN: 239-270-001

**T.P.O.B.**  
**0641-0030**

682 SQ.FT.  
0.016 AC.

POR. LOT 21  
MB 8/3  
APN: 239-270-001

POR. LOT 21  
MB 8/3  
APN: 239-270-001

 INDICATES "NOT A PART"

NOTE: SEE SHEET 10 FOR DATA TABLE.



COUNTY W.O.: C1-0641

OWNER  
Tang Chao Tung  
& Hsueh Lee

APN:  
239-270-001



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 9 OF 10

DATE: Oct 29, 2013

W.O. 3053-9

# EXHIBIT "B"

0641-003D, 0641-003F, 0641-003H, 0641-003J  
SLOPE MAINTENANCE & DRAINAGE EASEMENT

DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	N22°35'27"W (R)			
2	01°39'51"	1033.00'	30.00'	15.00'
3	N20°55'36"W (R)			
4	N21°26'58"W		21.52'	
5	N84°17'36"E		56.36'	
6	03°34'23"	577.68'	36.03'	18.02'
7	N02°08'01"W (R)	577.68'		
8	N16°00'17"W (R)	1033.00'		
9	00°57'24"	1033.00'	17.25'	8.62'
10	N74°57'07"E		38.21'	
11	N03°05'44"E (R)			
12	08°48'08"	592.68'	91.05'	45.62'
13	S84°17'36"W		13.73'	
14	N23°42'39"W		42.06'	
15	S84°17'36"W		22.00'	
16	S12°17'51"W		40.09'	
17	N21°26'58"W		13.87'	
18	S68°33'02"W		30.00'	
19	S21°26'58"E		53.08'	
20	04°55'19"	1033.00'	88.74'	44.40'
21	S21°26'58"E		66.01'	
22	N22°40'08"W (R)			

DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
23	01°46'40"	967.00'	30.00'	15.00'
24	N20°53'28"W (R)			
25	S21°26'58"E		22.58'	
26	S68°33'02"W		28.53'	
27	S01°12'47"E		42.66'	
28	S70°46'58"W		22.00'	
29	N37°13'17"W		42.06'	
30	S70°46'58"W		112.90'	
31	N32°10'58"W (R)			
32	04°51'46"	967.00'	82.07'	41.06'
33	N27°19'12"W (R)			
34	N70°46'58"E		78.39'	
35	N21°26'58"W		7.91'	
36	04°39'04"	967.00'	78.50'	39.27'
37	N59°56'26"E		129.66'	
41	S62°20'58"E		78.07'	
42	S59°56'26"W		16.83'	
43	S59°56'26"W		40.00'	
44	S30°03'34"E		17.05'	
45	N59°56'26"E		40.00'	
46	N30°03'34"W		17.05'	

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao Tung  
& Hsueh Lee

APN  
239-270-001



HUNSAKER & ASSOCIATES  
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2900 ADAMS STREET, SUITE A-15  
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PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 10 OF 10
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DATE: Oct 28, 2013	W.O. 3053-9
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**EXHIBIT "A"**  
**0641-003L, 0641-003M & 0641-003O**  
**LEGAL DESCRIPTION**  
**STORM DRAIN EASEMENT**

Being a portion of Block "C" of the Map of Arlington Heights as filed in Book 11, pages 20 and 21 of Maps, San Bernardino County Recorder and a portion of a portion of Lot 21 of the Map of Van Buren Heights as filed in Book 8, page 3 of Maps, Riverside County Recorder, lying within Section 20, Township 3 South, Range 5 West, San Bernardino Meridian in the City of Riverside, County of Riverside, State of California, more particularly described as follows:

**PARCEL 0641-003L:**

**COMMENCING** at the South Quarter Corner of Section 20, Township 3 South, Range 5 West, San Bernardino Meridian;

Thence along the southerly line thereof, North 89°23'48" West 1251.05 feet;

Thence departing said line, North 08°54'55" East 160.67 feet to the beginning of a tangent curve concave southeasterly and having a radius of 1033.00 feet;

Thence northerly along said curve through a central angle of 58°29'38" an arc length of 1054.60 feet to a point hereinafter referred to as **POINT "A"**, a radial line to said point bears, North 22°35'27" West, said point also being the **TRUE POINT OF BEGINNING**;

Thence northeasterly continuing along said curve through a central angle of 01°39'51" an arc length of 30.00 feet, a radial line to said point bears, North 20°55'36" West;

Thence departing said curve, North 21°26'58" West 21.52 feet;

Thence North 84°17'36" East 56.36 feet to the beginning of a tangent curve concave southerly and having a radius of 577.68 feet;

Thence easterly along said curve through a central angle of 03°34'23" an arc length of 36.03 feet, a radial line to said point bears, North 02°08'01" West, said point also being a point on the aforementioned curve having a radius of 1033.00 feet, being concave southerly, a radial line to said point bears, North 16°00'17" West;

Thence easterly along said curve concave southerly and having a radius of 1033.00 feet through a central angle of 00°57'24" an arc length of 17.25 feet;

**EXHIBIT "A"**  
**0641-003L, 0641-003M & 0641-003O**  
**LEGAL DESCRIPTION**  
**STORM DRAIN EASEMENT**

Thence North 74°57'07" East 38.21 feet to a point, said point being a point on a non-tangent curve concave southerly and having a radius of 592.68 feet, said curve being concentric with the aforementioned curve having a radius of 577.68 feet, a radial line to said point bears, North 03°05'44" East, said point hereinafter referred to as **POINT "B"**;

Thence westerly along said concentric curve through a central angle of 08°48'08" an arc length of 91.05 feet;

Thence South 84°17'36" West 13.73 feet;

Thence North 23°42'39" West 42.06 feet;

Thence South 84°17'36" West 22.00 feet;

Thence South 12°17'51" West 40.09 feet;

Thence North 21°26'58" West 13.87 feet;

Thence South 68°33'02" West 30.00 feet;

Thence South 21°26'58" East 53.08 feet to the **TRUE POINT OF BEGINNING**.

**Containing:** 4,836 Square Feet, 0.111 acres more or less.

**PARCEL 0641-003M:**

**COMMENCING** at the aforementioned **POINT "A"**, said point being a point on a curve concave southeasterly and having a radius of 1033.00 feet, a radial line to said point bears, North 22°35'27" West;

Thence South 21°26'58" East 66.01 feet to a point on a curve being concentric with the aforementioned curve having a radius of 1033.00 feet, a radial line to said point bears, North 22°40'08" West, said point also being the **TRUE POINT OF BEGINNING**;

Thence easterly along said concentric curve concave southerly and having a radius of 967.00 feet through a central angle of 01°46'40" an arc length of 30.00 feet, a radial line to said point bears, North 20°53'28" West;

**EXHIBIT "A"**  
**0641-003L, 0641-003M & 0641-003O**  
**LEGAL DESCRIPTION**  
**STORM DRAIN EASEMENT**

Thence departing said concentric curve, South  $21^{\circ}26'58''$  East 22.58 feet;

Thence South  $68^{\circ}33'02''$  West 28.53 feet;

Thence South  $01^{\circ}12'47''$  East 42.66 feet;

Thence South  $70^{\circ}46'58''$  West 22.00 feet;

Thence North  $37^{\circ}13'17''$  West 42.06 feet;

Thence South  $70^{\circ}46'58''$  West 112.90 feet to a point on the aforementioned concentric curve concave southerly and having a radius of 967.00 feet, a radial line to said point bears, North  $32^{\circ}10'58''$  West;

Thence easterly along said concentric curve through a central angle of  $04^{\circ}51'46''$  an arc length of 82.07 feet, a radial line to said point bears, North  $27^{\circ}19'12''$  West;

Thence departing said curve North  $70^{\circ}46'58''$  East 78.39 feet;

Thence North  $21^{\circ}26'58''$  West 7.91 feet to the **TRUE POINT OF BEGINNING**.

**Containing:** 3,911 Square Feet, 0.090 acres more or less.

**PARCEL 0641-003O:**

**COMMENCING** at the aforementioned **POINT "B"**,

Thence North  $74^{\circ}57'07''$  East 195.37 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 567.00 feet;

Thence northeasterly along said curve through a central angle of  $15^{\circ}00'41''$  an arc length of 148.55 feet;

Thence tangent from said curve North  $59^{\circ}56'26''$  East 129.66 feet to a point on the northeasterly line of said Lot 21;

Thence along said northeasterly line South  $62^{\circ}20'58''$  East 78.07 feet to a point on a line

**EXHIBIT "A"**  
**0641-003L, 0641-003M & 0641-003O**  
**LEGAL DESCRIPTION**  
**STORM DRAIN EASEMENT**

66.00 feet southerly and parallel, measured at right angles from the aforementioned line described as "North 59°56'26" East 129.66 feet";

Thence along said parallel line South 59°56'26" West 16.83 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said parallel line, South 59°56'26" West 40.00 feet;

Thence departing said parallel line South 30°03'34" East 17.05 feet;

Thence North 59°56'26" East 40.00 feet;

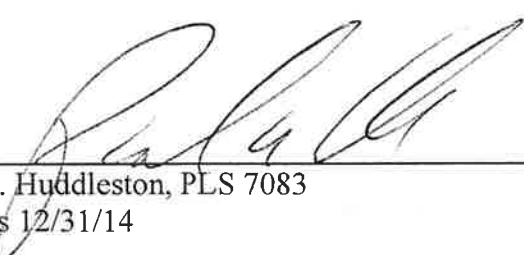
Thence North 30°03'34" West 17.05 feet to the **TRUE POINT OF BEGINNING**.

**Containing:** 682 Square Feet, 0.016 acres more or less.

As more particularly shown on Exhibit "B" attached hereto and by this reference made a part hereof.

Prepared under the supervision of:



  
Paul R. Huddleston, PLS 7083  
Expires 12/31/14

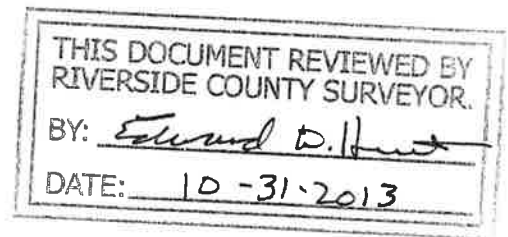
10/29/13  
Date

**DESCRIPTION APPROVAL:**

BY: K. Stephens 11/01/2013  
DATE

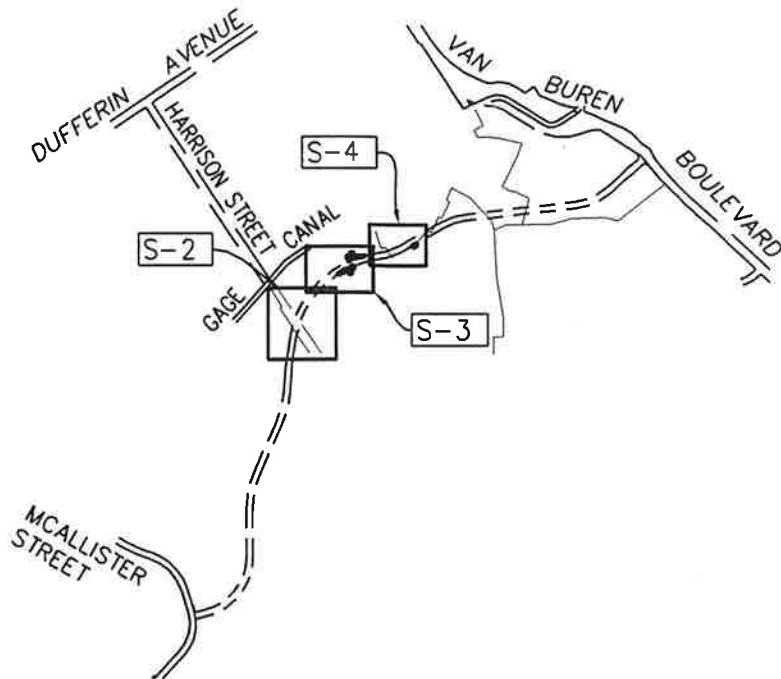
FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR

Page 4 of 4



# EXHIBIT "B"

0641-003L, 0641-003M & 0641-003O  
STORM DRAINAGE EASEMENT



## VICINITY / INDEX MAP

### LEGEND:

S-#

INDICATES SHEET No. AS NOTED.

( )

INDICATES RECORD PER RS 72/85-90.

0641-001A

INDICATES PARCEL No.

#

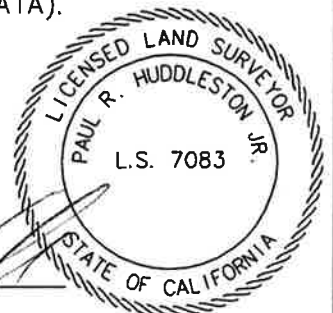
INDICATES LINE OR CURVE DATA  
NUMBER (SEE SHEETS 5 & 6 FOR LINE  
AND CURVE TABLE DATA).

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: Edward O. Hunsaker

DATE: 10-31-2013

Paul R. Huddleston Jr.  
PAUL R. HUDDLESTON JR.  
PLS 7083



COUNTY W.O.: C1-0641

OWNER:  
Tang Chao Tung  
& Hsueh Lee

APN:  
239-270-001



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
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PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

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SAN BERNARDINO MERIDIAN

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 1 OF 5

DATE: Oct 28, 2013

W.O. 3053-9

# EXHIBIT "B"

0641-003L, 0641-003M & 0641-003O  
STORM DRAINAGE EASEMENT

SEE SHEET 3 FOR CONTINUATION

INST. No. 174584 O.R.  
REC. 9/7/1977

APN: 239-270-002

$\Delta = 58^{\circ}29'38''$   
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 $L = 1054.60'$

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MB 11/20-21 SB Co.  
APN: 239-270-001



SCALE: 1" = 100'

APN: 239-270-004

$N08^{\circ}54'55''E$   
160.67'

INST. No. 2011-0187094  
O.R. REC. 04/28/2011

CITY OF RIVERSIDE  
 $N89^{\circ}23'48''W$  2641.25' ( $N89^{\circ}23'31''W$  2641.23')

$N89^{\circ}23'48''W$  1251.05'  
COUNTY OF RIVERSIDE

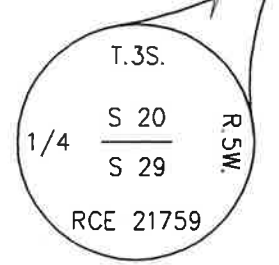
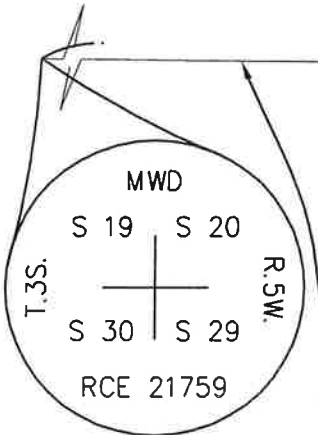
APN: 296-060-004

LOT 1

MB 9/13

NORTH LINE OF RANCHO EL SOBRANTE DE SAN  
JACINTO & THE SOUTH LINE OF SW $\frac{1}{4}$  SECTION  
20, T.3S., R.5W., S.B.M.

P.O.C.



COUNTY W.O.: C1-0641

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239-270-001



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POR. OF SECTION 20, T. 3 S., R. 5 W.,  
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SHEET 2 OF 5

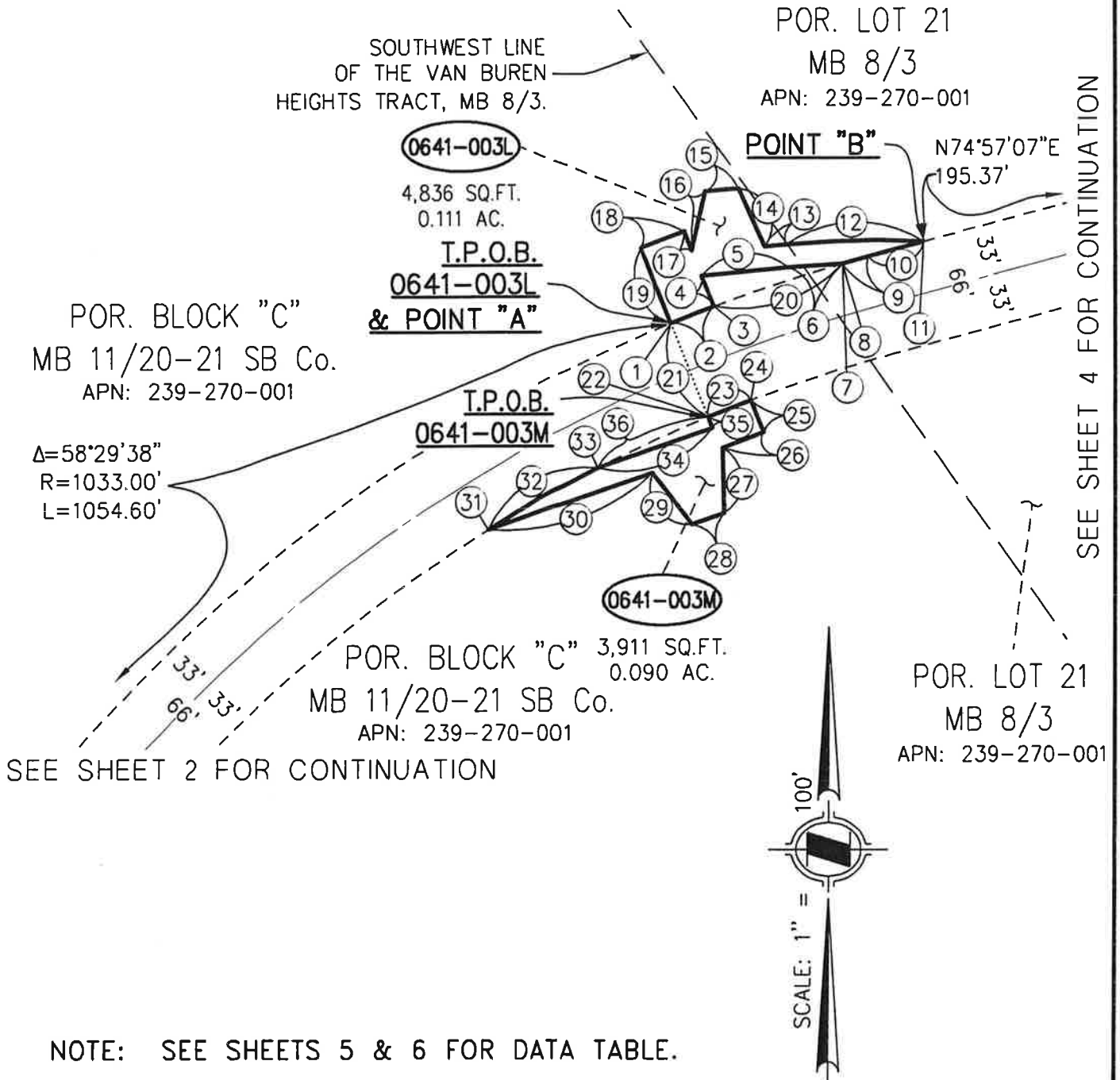
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0641-003L, 0641-003M & 0641-003O  
STORM DRAINAGE EASEMENT



NOTE: SEE SHEETS 5 & 6 FOR DATA TABLE.

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao Tung  
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HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

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SHEET 3 OF 5

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W.O. 3053-9

APN:  
239-270-001

# EXHIBIT "B"

0641-003L, 0641-003M & 0641-003O  
STORM DRAINAGE EASEMENT

POR. LOT 21

MB 8/3

APN: 239-240-001

POR. LOT 19 MB 8/3

APN: 239-240-001

INST. No. 133910 O.R.

REC. 4/12/1990

SEE SHEET 3 FOR CONTINUATION

N74°57'07"E

195.37'

$\Delta=15^{\circ}00'41''$   
 $R=567.00'$   
 $L=148.55'$

POR. LOT 19

MB 8/3

APN: 239-270-001

T.P.O.B.

0641-0030

0641-0030

682 SQ.FT.  
0.016 AC.

POR. LOT 21

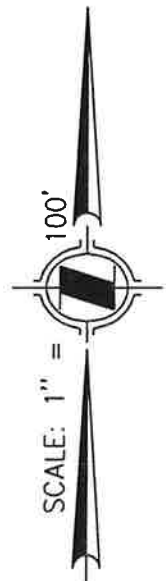
MB 8/3

APN: 239-270-001

POR. LOT 21

MB 8/3

APN: 239-270-001



NOTE: SEE SHEETS 5 & 6 FOR DATA TABLE.

COUNTY W.O.: C1-0641

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SHEET 4 OF 5

DATE: Oct 29, 2013

W.O. 3053-9

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0641-003L, 0641-003M & 0641-003O  
STORM DRAINAGE EASEMENT

DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(1)	N22°35'27"W (R)			
(2)	01°39'51"	1033.00'	30.00'	15.00'
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(5)	N84°17'36"E		56.36'	
(6)	03°34'23"	577.68'	36.03'	18.02'
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(9)	00°57'24"	1033.00'	17.25'	8.62'
(10)	N74°57'07"E		38.21'	
(11)	N03°05'44"E (R)			
(12)	08°48'08"	592.68'	91.05'	45.62'
(13)	S84°17'36"W		13.73'	
(14)	N23°42'39"W		42.06'	
(15)	S84°17'36"W		22.00'	
(16)	S12°17'51"W		40.09'	
(17)	N21°26'58"W		13.87'	
(18)	S68°33'02"W		30.00'	
(19)	S21°26'58"E		53.08'	
(20)	04°55'19"	1033.00'	88.74'	44.40'
(21)	S21°26'58"E		66.01'	
(22)	N22°40'08"W (R)			

DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(23)	01°46'40"	967.00'	30.00'	15.00'
(24)	N20°53'28"W (R)			
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(26)	S68°33'02"W		28.53'	
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(30)	S70°46'58"W		112.90'	
(31)	N32°10'58"W (R)			
(32)	04°51'46"	967.00'	82.07'	41.06'
(33)	N27°19'12"W (R)			
(34)	N70°46'58"E		78.39'	
(35)	N21°26'58"W		7.91'	
(36)	04°39'04"	967.00'	78.50'	39.27'
(37)	N59°56'26"E		129.66'	
(41)	S62°20'58"E		78.07'	
(42)	S59°56'26"W		16.83'	
(43)	S59°56'26"W		40.00'	
(44)	S30°03'34"E		17.05'	
(45)	N59°56'26"E		40.00'	
(46)	N30°03'34"W		17.05'	

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao Tung  
& Hsueh Lee

APN:  
239-270-001



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 5 OF 5

DATE: Oct 28, 2013

W.O. 3053-9