

FORM APPROVED COUNTY COUNSEL
 BY: Gregory P. Priamos DATE: 8/3/15

FISCAL PROCEDURES APPROVED
 BY: Paul Angulo, CPA, Auditor-Controller
Susana Garcia-Bocanegra

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

432



FROM: Economic Development Agency and Transportation Department

SUBMITTAL DATE:
 October 7, 2015

SUBJECT: Approval of Right-of-Way Acquisition Agreements for the Scott Road/I215 Interchange Project, Portions of Assessor's Parcel Numbers 372-110-002 and 371-110-003, Adopt Resolution No. 2015-093 Making Responsible Agency California Environmental Quality Act (CEQA) Findings, District 5; [\$1,292,331] Local Government, City of Menifee-100%

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2015-093 Making Responsible Agency CEQA Findings;
2. Approve the attached Right-of-Way Acquisition Agreement between the County of Riverside and SFU Investments, Limited Partnership for acquisition of fee and slope easement interests in real property identified as Parcel 21934-1 in favor of Caltrans; and Parcels 0689-002A and 0689-002B in favor of the City of Menifee, all located within a portion of land with Assessor's Parcel Number 372-110-002 and authorize the Chairman of the Board to execute this Agreement on behalf of the County;

(Continued)

Juan C. Perez, Director of
 Transportation and Land
 Management

Robert Field

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	\$ 1,292,331	\$ 0	\$ 1,292,331	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS: Local Government, City of Menifee – 100%				Budget Adjustment: No	
				For Fiscal Year: 2015/16	

C.E.O. RECOMMENDATION:

APPROVE

BY:

Rohini Dasika
 Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.: 12/10/13, Item 3-33

District: 5

Agenda Number:

3-12

RECOMMENDED MOTION: (Continued)

3. Approve the attached Right of Way Acquisition Agreement between the County of Riverside and SFU Investments, Limited Partnership for acquisition of fee, slope and drainage easement interests in real property identified as Parcels 0689-003A, 0689-003B, 0689-003C, and 0689-003D in favor of the City of Menifee, all located within a portion of land with Assessor's Parcel Number 372-110-003 and authorize the Chairman of the Board to execute this Agreement on behalf of the County;
4. Authorize the Assistant County Executive Officer/EDA or his designee to execute any other documents and administer all actions necessary to complete both transactions;
5. Authorize and allocate the purchase amount of \$504,453 to acquire Parcels 21934-1, 0689-002A and 0689-002B, all located within a portion of Assessor's Parcel Number 372-110-002;
6. Authorize and allocate the purchase amount of \$694,278 to acquire Parcels 0689-003A, 0689-003B, 0689-003C, and 0689-003D, all located within a portion of Assessor's Parcel Number 372-110-003;
7. Authorize reimbursement to EDA-Real Estate in the amount not-to-exceed \$93,600 for due diligence and staff expenses; and
8. Direct the Clerk of the Board to file the Notice of Determination with the County Clerk within five days of approval by the Board.

BACKGROUND:

Summary:

The County of Riverside (County), pursuant to certain cooperative agreements, one with the State of California, acting by and through its Department of Transportation (Caltrans) and one with the City of Menifee and City of Murrieta, is responsible for acquiring right-of-way and property interests on behalf of Caltrans and the City of Menifee for the Scott Road/I215 Interchange Project (Interchange Project) for the purpose of constructing, maintaining and operating state highway and local roadway improvements to improve the traffic flow along Scott Road and for access to and from the freeway in the area of the Scott Road/I-215 Interchange. As part of the Interchange Improvement Project, the Riverside County Transportation Department (RCTD) has agreed to acquire the necessary right-of-way and manage the construction to widen Scott Road from west of Haun Road to east of Antelope Road, replacing the existing Scott Road overcrossing bridge at Interstate 215 (I-215), reconfiguring the on and off ramps, and adding freeway auxiliary lanes in the Cities of Menifee and Murrieta. The subject properties are outlined in black on the Area Map identified as Attachment 1.

Upon completion of the Interchange Project construction, the City of Menifee will assume all the rights and responsibilities associated with the ownership, operation and maintenance of the road improvements made within the City of Menifee's right-of-way and under its jurisdiction.

Pursuant to the California Environmental Quality Act, the State of California Department of Transportation, District 8 (Caltrans), as lead agency, prepared an Initial Study and adopted a Mitigated Negative Declaration (MND) and made a National Environmental Policy Act (NEPA) Categorical Exclusion Determination under Section 6005 of 23 U.S.C. 327 and approved the Interchange Project on December 2, 2010. An Addendum to the MND was prepared and considered and a NEPA/CEQA Re-Validation Conclusion Form was approved on November 29, 2012 by Caltrans whereby only minor technical changes or additions to the Road Project deemed necessary were made to the previously adopted MND and NEPA determination.

(Continued)

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

FORM 11: Approval of Right-of-Way Acquisition Agreements for the Scott Road/I215 Interchange Project, Portions of Assessor's Parcel Numbers 372-110-002 and 371-110-003, Adopt Resolution No. 2015-093 Making Responsible Agency California Environmental Quality Act (CEQA) Findings, District 5; [\$1,292,331] Local Government, City of Menifee-100%

DATE: October 7, 2015

PAGE: 3 of 4

BACKGROUND:**Summary:** (Continued)

The County has limited approval and implementing authority over the Interchange Project and thus serves only as a responsible agency for the Interchange Project pursuant to the requirements of CEQA. County Staff recommends the adoption of Resolution No. 2015-093 to make the requisite responsible agency CEQA findings for the limited approvals associated with the Interchange Project and approval of the Right-of-Way Acquisition Agreements.

The Economic Development Agency (EDA) has negotiated a settlement of just compensation of the acquisition of the real property interests described herein (ROW Property) for the purchase price of \$504,453, located on a portion of Assessor's Parcel Number 372-110-002) and the purchase price of \$694,278, located on a portion of Assessor's Parcel Number 372-110-003, both from SFU Investments Limited Partnership (SFU). See Attachment 2 for a Site Map of the subject properties. There are not-to-exceed costs of \$93,600 associated with these transactions.

SFU will convey a fee interest via a Grant Deed in favor of Caltrans for Parcel No. 21934-1 and a fee interest via Grant Deed in favor of the City of Menifee for Parcel No. 0689-002A; convey a slope easement interest via an Easement Deed in favor of the City of Menifee referenced as Parcel No. 0689-002B, all located within a portion of land with Assessor's Parcel Number 372-110-002. In addition, SFU will convey a fee interest via Grant Deed in favor of the City of Menifee for Parcel No. 0689-003A, convey slope easement interests via an Easement Deed in favor of the City of Menifee for Parcel Nos. 0689-003B and 0689-003C, and convey a drainage easement interest via an Easement Deed in favor of the City of Menifee referenced as Parcel No. 0689-003D, all located within a portion of Assessor's Parcel Number 372-110-003.

Resolution No. 2015-093 and the Right-of-Way Acquisition Agreements have been approved as to legal form by County Counsel.

Impact on Residents and Businesses

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

SUPPLEMENTAL:**Additional Fiscal Information**

The following summarizes the funding necessary for the acquisition of a portion of Assessor's Parcel Numbers 372-110-002 and 372-110-003:

Right-of-Way Acquisition	\$1,198,731
Estimated Title and Escrow Charges	5,000
Preliminary Title Report	2,000
County Appraisals	54,600
Owner Appraisal (Optional) per California Code of Civil Procedures Section 1263.025	0
EDA Real Property Staff Time (including County Counsel Staff Time)	32,000
Total Estimated Acquisition Costs (Not-to-Exceed)	\$1,292,331

(Continued)

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Approval of Right-of-Way Acquisition Agreements for the Scott Road/I215 Interchange Project, Portions of Assessor's Parcel Numbers 372-110-002 and 371-110-003, Adopt Resolution No. 2015-093 Making Responsible Agency California Environmental Quality Act (CEQA) Findings, District 5; [\$1,292,331] Local Government, City of Menifee-100%
DATE: October 7, 2015
PAGE: 4 of 4

SUPPLEMENTAL:

Additional Fiscal Information (Continued)

These transaction costs included the 1) need to obtain, besides the original appraisal report, several updated appraisal reports in order to present an offer of just compensation to the owner based on a current fair market value appraisal report as well as 2) staff time to allow for the negotiation process as well as coordination and preparation of necessary documents to complete the transaction.

All costs associated with the acquisition of these properties are fully funded by the City of Menifee. No net county costs will be incurred as a result of this transaction. These charges are estimated only and only actual amounts will be charged to the Project.

Attachments:

Attachment 1 – Area Map

Attachment 2 – Site Maps (2)

Resolution No. 2015-093

(APN 372-110-002 with legal descriptions and plat maps also referenced as Parcel Nos. 0689-003A, 0689-003B, 0689-003C, and 0689-003D)

(APN 372-110-003 with legal descriptions and plat maps also referenced as Parcel Nos. 21934-1, 0689-002A, and 0689-002B)

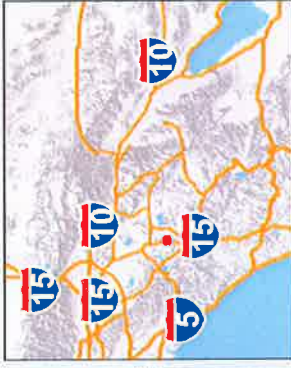
Right-of-Way Acquisition Agreement—APN 372-110-002 with exhibits (4)

Right-of-Way Acquisition Agreement—APN 372-110-003 with exhibits (4)

Notice of Determination

Attachment 1: Approval of Right of Way Acquisition Agreement

Menifee: Interstate 215 - Scott Road Interchange Project



Legend

- ☐ RCLIS Parcels



0 1,406 2,812 Feet



REPORT PRINTED ON... 7/9/2015 8:28:22 AM

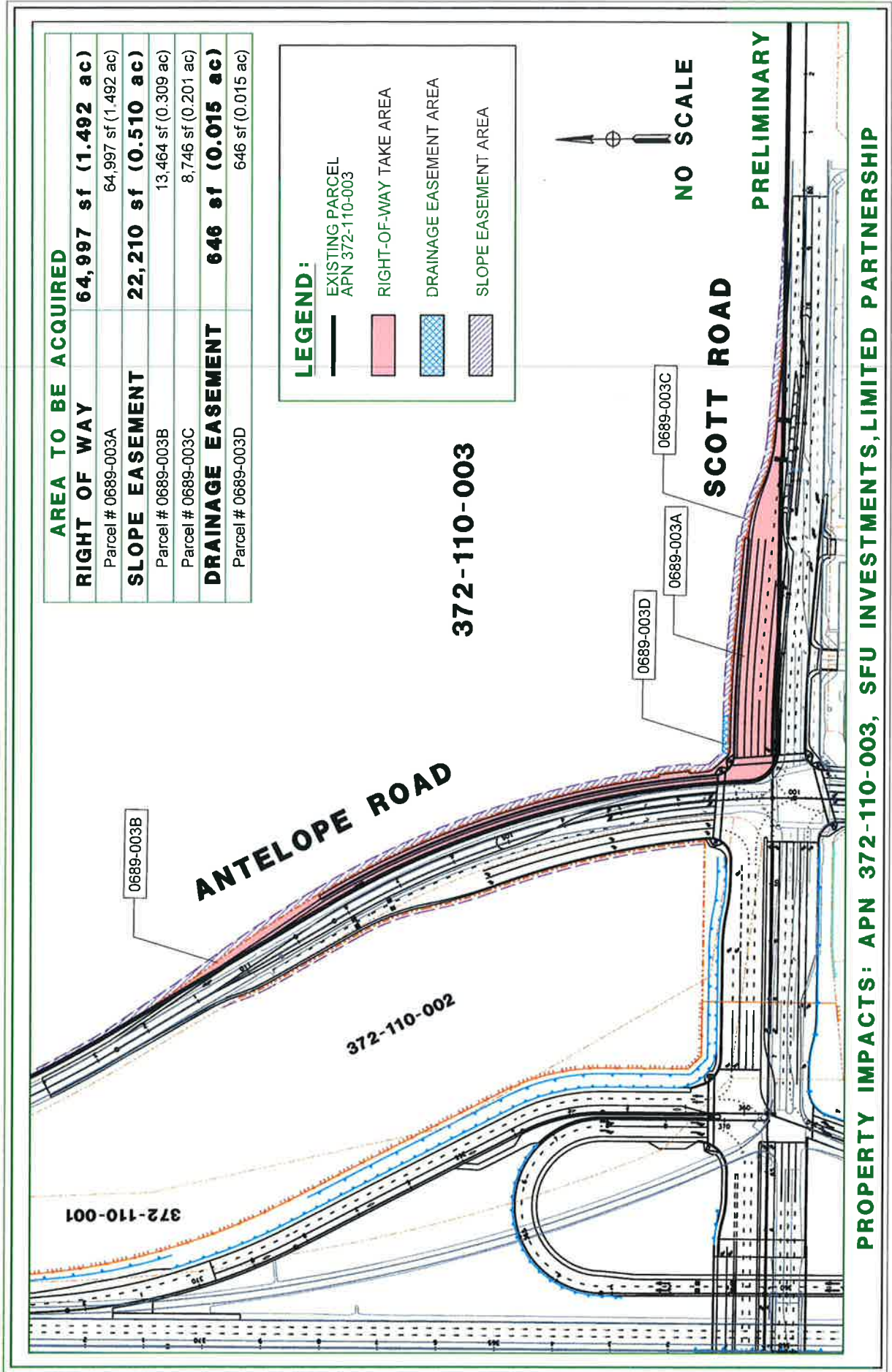
© Riverside County TLMA GIS

Notes

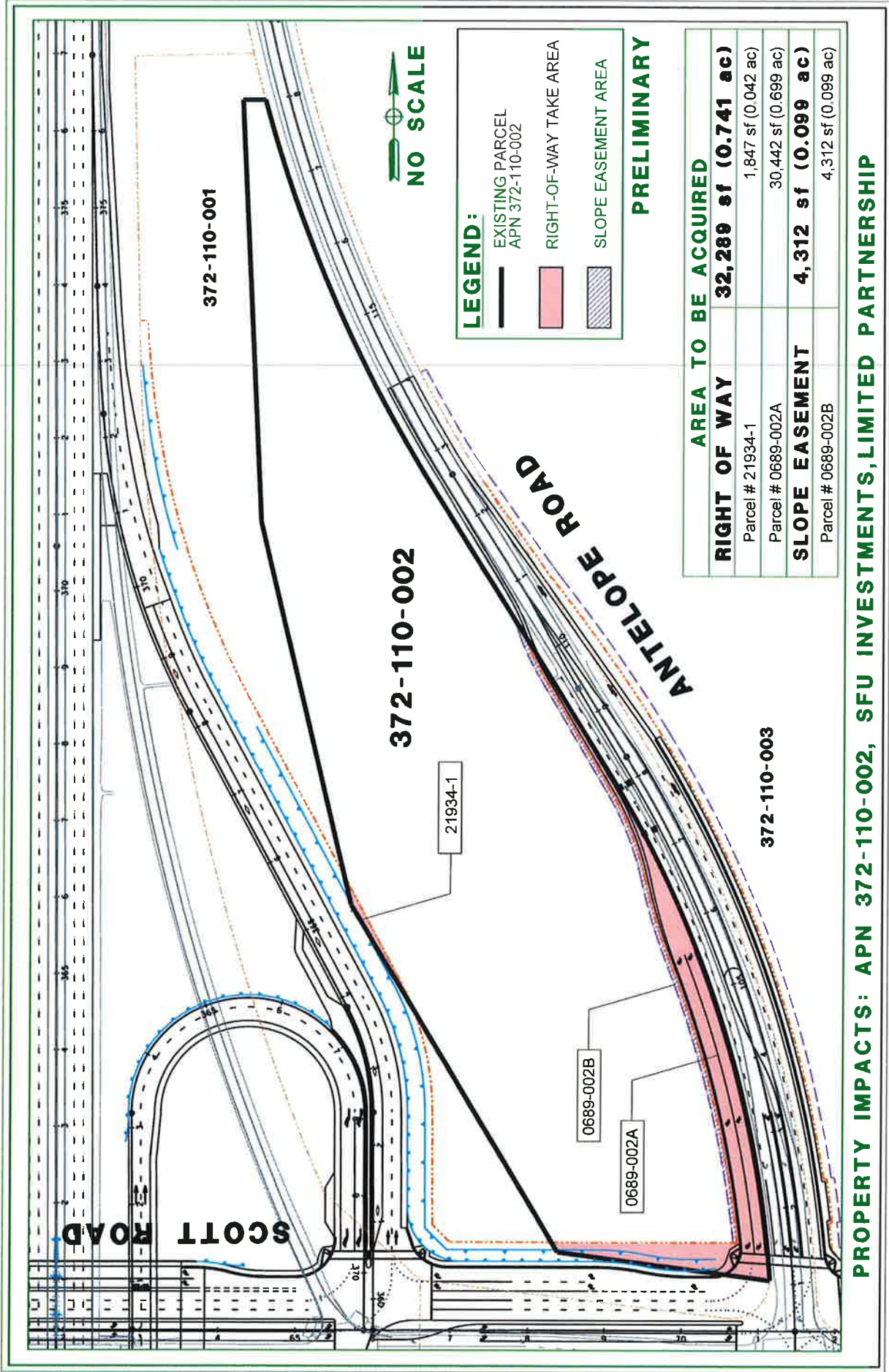
APNs: 372-110-002 and 372-110-003
District 3

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ATTACHMENT 2



ATTACHMENT 2





NOTICE OF DETERMINATION
COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT

EA No. 0A0200 (State Project Number)

SCH# 2010061012

PROJECT NAME: Scott Road Interchange at I-215 – Right of Way Acquisition, Construction, Utility, Slope & Drainage Easements – multiple parcels

DESCRIPTION AND LOCATION: The County of Riverside (County) proposes to enter into right of way acquisition, construction, utility, slope and drainage easement agreements for all or a portion of several parcels, for the Scott Road Interchange at I-215 Project (Project), which is located within State right of way and the Cities of Menifee and Murrieta. The Project is a proposed modification of the existing interchange. Property acquisition within the Cities of Menifee and Murrieta is necessary in order to construct the Interchange improvements that are a part of the Supplemental Project Report and the Mitigated Negative Declaration (MND) and Categorical Exclusion (CE) prepared by Caltrans for the Project.

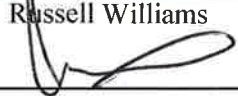
On December 2, 2010, Caltrans, as lead agency, adopted a MND under CEQA and a CE under NEPA for the Project. On November 29, 2012, Caltrans issued a NEPA/CEQA Revalidation/Addendum for minor additions to the Project. The documents may be examined, along with the administrative record, at the Transportation Department, 4080 Lemon St., 8th floor, Riverside, CA, 92501.

1. The Project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this Project pursuant to the provisions of CEQA.
3. A Categorical Exclusion was prepared for this Project pursuant to the provisions of NEPA.
4. An Environmental Commitments Record/Mitigation Monitoring Reporting Plan was adopted.
5. The County is a responsible agency under CEQA for the Project, and the County has considered the information contained in the earlier MND/CE (EA 0A0200)(SCH 2010061012) and Revalidation/Addendum dated November 29, 2012 (collectively referred to hereinafter as the "Documents") and determined that the Documents contain a complete, objective and accurate reporting of potential environmental impacts.
6. The County concurs with the environmental findings adopted by the lead agency.
7. The County finds that the acquisition of road right of way, construction, utility, slope and drainage easement interests in real property is within the scope of the Documents.
8. Acquisition of the easement interests in real property is an implementing action in furtherance of the Scott Road Interchange at I-215 Project and is consistent with the characteristics evaluated in the Documents.



Russell Williams

Title Environmental Manager Date 7/28/15



Juan C. Perez

Title Director of Transportation Date 9/22/15

HEARING BODY OR OFFICER

XX Board of Supervisors
____ Planning Commission

ACTION ON PROJECT

____ Approval
____ Disapproval

Date: _____

Verifying:

Title:

Date:

For County Clerk Use

BOARD OF SUPERVISORS

COUNTY OF RIVERSIDE

RESOLUTION NO. 2015-093

MAKING RESPONSIBLE AGENCY FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM, AND ISSUING CERTAIN LIMITED APPROVALS FOR THE SCOTT ROAD/I215 INTERCHANGE PROJECT BY AUTHORIZING THE PURCHASE OF FEE AND EASEMENT INTERESTS IN REAL PROPERTY LOCATED IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA PORTIONS OF ASSESSOR'S PARCEL NUMBERS 372-110-002 and 372-110-003

WHEREAS, the County of Riverside ("County"), pursuant to certain cooperative agreements, one with the State of California, acting by and through its Department of Transportation ("CalTrans") and one with the City of Menifee and City of Murrieta, is responsible for acquiring right of way and property interests on behalf of CalTrans and the City of Menifee for the Scott Road/I215 Interchange Project ("Road Project") for the purpose of designing, constructing, maintaining and operating state highway and local roadway improvements to improve the traffic flow along Scott Road and for access to and from the freeway in the area of Scott Road/I-215 Interchange; and

WHEREAS, the County desires to purchase from the SFU Investments, Limited Partnership ("Seller") and the Seller desires to sell to the County fee and easement interests over certain real property owned by Seller, located in the City of Menifee, County of Riverside, State of California, consisting of a fee interest of approximately 1.492 acres of land, a slope easement interest of approximately 0.51 acres over land, and a drainage easement interest of approximately 0.015 acres over land, all with Assessor's Parcel Number 372-110-003, also referenced as Parcel Nos. 0689-003A, 0689-003B, 0689-003C and 0689-003D ("Property"), more particularly described and depicted on Attachment "A", attached hereto and by this reference incorporated herein ("Acquisition Project"); and

WHEREAS, the County desires to purchase from the SFU Investments, Limited Partnership ("Seller") and the Seller desires to sell to the County fee and easement interests over certain real property owned by Seller, located in the City of Menifee, County of Riverside, State of California, consisting of a fee interest of approximately 0.042 acres of land identified as Parcel No. 21934-1 in favor of CalTrans, a fee interest of approximately 0.699 acres over land identified as Parcel No. 0689-002A in favor of the City

FORM APPROVED COUNTY COUNSEL
BY: *[Signature]* DATE: 7-31-15
SYNTHIA M. GUNZEL

1 of Menifee, and a slope easement interest of approximately 0.099 acres over land identified as Parcel No.
2 0689-002B in favor of the City of Menifee, all over portions of land with Assessor's Parcel Number 372-
3 110-003, ("Property"), more particularly described and depicted on Attachment "B", attached hereto and by
4 this reference incorporated herein ("Acquisition Project"); and

5 WHEREAS, the County has been asked to issue certain limited approvals for the Road Project, specifically
6 including authorizing the purchase of the aforementioned fee and easement interests in real property
7 located in the City of Menifee, County of Riverside, State of California for state highway and local
8 roadway improvement purposes; hereinafter may be collectively referred to as the "Project"; and
9 WHEREAS, the County has more limited approval and implementing authority over the Project and thus
10 serves only as a responsible agency for the Project pursuant to the requirements of CEQA; and

11 WHEREAS, pursuant to the California Environmental Quality Act (Public Resources Code Section
12 21000 et seq.) and CEQA Guidelines (14 Cal Code of Regulations Section 15000 et seq.) ("CEQA") a
13 Mitigated Negative Declaration ("MND") for the Project were prepared and adopted by CalTrans, acting as
14 the CEQA lead agency, and made a NEPA Categorical Exclusion Determination under Section 6005 of 23
15 U.S.C. 327 was made by CalTrans, as the NEPA lead agency, based on an examination of the Project and
16 supporting information on December 2, 2010; and

17 WHEREAS, CalTrans as lead agency determined that the Project would not have any impacts on
18 land use and planning, recreation, public services and mineral resources; would have less than significant
19 impacts on population and housing; and would have less than significant impacts on transportation/traffic,
20 aesthetics, hydrology and water quality, geology and soils, cultural resources, hazards and hazardous
21 materials, air quality, noise, biological resources, or mandatory findings of significance, because the certain
22 mitigation and minimization measures described in the Mitigated Negative Declaration would reduce
23 potential effects to insignificance; and

24 WHEREAS, the lead agency reviewed and considered the Mitigated Negative Declaration, Initial
25 Study, mitigation measures and a Mitigation Reporting and Monitoring Plan, the Project, support
26 documentation, with all comments received and adopted the Mitigated Negative Declaration and the
27 Mitigation Reporting and Monitoring Plan, and approved the Project; and
28

1 WHEREAS, on November 29, 2012, CalTrans prepared and considered an addendum to the MND
2 and Re-Validated the NEPA Categorical Exclusion Determination whereby CalTrans made only minor
3 technical changes or additions to the Project that were deemed necessary to the previously adopted MND
4 and Categorical Exclusion Determination; and

5 WHEREAS, the Board of Supervisors of the County of Riverside, acting as a responsible agency,
6 has verified that the adopted MND, including the addendum, adequately analyzes the potential
7 environmental impacts associated with the County's limited role as a responsible agency in the
8 implementation of the Project; and

9 WHEREAS, all the aforementioned federal and state environmental documents and associated
10 materials, including the MND, Initial Study, Surveys and Reports, Addendum, Mitigation Monitoring and
11 Reporting Program, supporting documentation, and NEPA Categorical Exclusion Determination will
12 hereinafter collectively be referred to as the "Documents", and the Documents taken together, thoroughly
13 address the environmental effects of the Acquisition Project; and

14 WHEREAS, pursuant to CEQA, the County is acting as a responsible agency for considering the
15 Documents determined to be adequate and adopted by CalTrans; and

16 WHEREAS, the Acquisition project is a project within the Road Project and was analyzed in the
17 Documents, which included parcels known as Assessor's Parcel Numbers 372-110-002, 372-110-003, 372-
18 110-001, 388-010-034, 388-010-033, 388-010-025, 388-010-002, 384-180-003, 384-180-002, 384-180-
19 038, 384-180-039, 360-390-017, 360-390-011, and 360-390-016, as shown on Attachment "C"; and

20 WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred;

21 NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Board of
22 Supervisors of the County of Riverside ("Board"), assembled in regular session on or after October 20,
23 2015, at or after 9:00 a.m., in the meeting room of the Board of Supervisors located on the 1st floor of the
24 County Administrative Center, 4080 Lemon Street, Riverside, California, based upon the evidence and
25 testimony presented on the matter, both written and oral, including the Documents, as it relates to the
26 Acquisition Project, that:

27 1. Incorporation of Recitals. The above recitations constitute findings of the Board with
28 respect to the Project and are incorporated herein.

1 2. Consideration of the MND, Addendum and Adoption of Findings Regarding CEQA
2 Compliance. As the decision-making body for the County, and in the County's limited role as a
3 responsible agency under CEQA, the County has received, reviewed, and considered the information
4 contained in the Documents for the Project, any comment letters, and other related documents. The
5 Acquisition Project is within the scope of the Documents, and taken together, the environmental effects of
6 the Project have been adequately addressed in the Documents. Based on this review, the County finds that,
7 as to those potential environmental impacts within the County's powers and authorities as responsible
8 agency, that the Documents for the Acquisition Project contains a complete, objective, and accurate
9 reporting of those potential impacts and reflects the independent judgment and analysis of the County.

10 3. CEQA Findings on Environmental Impacts. In its limited role as a responsible agency
11 under CEQA, the County finds that there are no feasible alternatives to the Project which would avoid or
12 substantially lessen the Project's potentially significant environmental impacts but still achieve most of the
13 Project's objectives. The County further finds that the mitigation measures imposed by the lead agency are
14 sufficient to reduce all potentially significant impacts to a level of less than significant except as described
15 in the Documents. As such, the County concurs with the environmental findings adopted by the lead
16 agency, which can be found in the Office of the Riverside County Transportation Department located at
17 3525 14th Street, Riverside, CA 92501 and therefore the County adopts those findings as its own and
18 incorporates them herein.

19 4. Adoption of Mitigation Monitoring and Reporting Program. The County hereby approves
20 and adopts the Mitigation Monitoring and Reporting Program as it relates to the Acquisition Project which
21 was prepared for the Project and approved by the lead agency, which is attached to the written findings
22 adopted by the lead agency which can be found in the Office of the Riverside County Transportation
23 Department located at 3525 14th Street, Riverside, CA 92501 and the County adopts those findings at its
24 own and incorporates them herein.

25 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that, as required by State
26 CEQA Guidelines section 15096 and in its limited role as responsible agency under CEQA, the Board
27 hereby approves the Acquisition Project.
28

1 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED by a four-fifths vote of the
2 Board authorizes the purchase of the Property (a portion of Assessor's Parcel Number 372-110-003) for a
3 purchase price of Six Hundred Ninety Four Thousand Two Hundred and Seventy Eight Even Dollars
4 (\$694,278.00), plus transaction costs, escrow and closing fees in an amount not to exceed Forty Six
5 Thousand and Eight Hundred Even Dollars (\$46,800), from the Buyer.

6 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED by a four-fifths vote of the
7 Board authorizes the purchase of the Property (a portion of Assessor's Parcel Number 372-110-002) for a
8 purchase price of Five Hundred Four Thousand Four Hundred and Fifty Three Even Dollars (\$504,453.00)
9 plus transaction costs, escrow and closing fees in an amount not to exceed Forty Six Thousand and Eight
10 Hundred Even Dollars (\$46,800), from the Buyer.

11 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Board hereby directs
12 the Clerk of the Board to file a Notice of Determination with the Riverside County Clerk and also with the
13 Governor's Office of Planning and Research within five (5) working days of the approval of the Project.

14 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the documents and
15 materials that constitute the record of proceedings on which these findings are based are located at the
16 offices of the Clerk of the Board of Supervisors for the County at 4080 Lemon St., 1st Floor, Riverside, CA
17 92501 and the County Transportation Office, 3525 14th Street, Riverside, CA 92501.

18 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of the Board
19 shall sign this Resolution to attest and certify to the passage and adoption thereof.

ATTACHMENT A

Legal Descriptions and Plat Maps

0689-003A, 0689-003B, 0689-003C, and 0689-003D

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION
0689-003A

BEING A PORTION OF "PARCEL 3", "PARCEL 4", AND "PARCEL 7" AS DESCRIBED BY QUITCLAIM DEED RECORDED MARCH 9, 1998, AS INSTRUMENT NUMBER 084940, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF SCOTT ROAD (VARIABLE NORTHERLY HALF-WIDTH) AND THE CENTERLINE OF ANTELOPE ROAD (30.00 FOOT EASTERLY HALF-WIDTH), BEING A POINT ON THE SOUTH LINE OF SAID SECTION 14, AS SHOWN BY CALTRANS MONUMENTATION MAP NUMBER 421585, ON FILE IN BOOK 204, PAGES 957 THROUGH 969, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID RIVERSIDE COUNTY;

THENCE LEAVING SAID CENTERLINES S 89°19'00" E ALONG SAID SOUTH LINE OF SECTION 14, A DISTANCE OF 77.82 FEET;

THENCE LEAVING SAID SOUTH LINE AT RIGHT ANGLES, N 00°41'00" E, A DISTANCE OF 32.25 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SCOTT ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID ANTELOPE ROAD, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 49.99 FEET AND AN INITIAL RADIAL BEARING OF S 00°40'06" W AND THE **TRUE POINT OF BEGINNING**;

THENCE WESTERLY, NORTHWESTERLY, AND NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 87°00'12", AN ARC DISTANCE OF 75.92 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,529.81 FEET AND AN INITIAL RADIAL BEARING OF N 87°40'18" E;

THENCE NORTHERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 28°42'00", AN ARC DISTANCE OF 766.30 FEET;

THENCE N 31°01'42" W CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 400.93 FEET;

(COURSE "A") THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE S 34°27'21" E, A DISTANCE OF 139.81 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 289.00 FEET;

(COURSE "B") THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°12'32", AN ARC DISTANCE OF 16.19 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2,122.16 FEET AND AN INITIAL RADIAL BEARING OF N 52°20'07" E;

(COURSE "C") THENCE SOUTHEASTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 06°38'11", AN ARC DISTANCE OF 245.80 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,553.81 FEET AND AN INITIAL RADIAL BEARING OF S 58°58'18" E, BEING CONCENTRIC WITH AND DISTANT 53.99 FEET NORTHEASTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD;

(COURSE "D") THENCE SOUTHEASTERLY ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 22°55'11", AN ARC DISTANCE OF 621.56 FEET;

(COURSE "E") THENCE N 81°53'29" E ALONG A RADIAL LINE, A DISTANCE OF 4.00 FEET TO THE

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION (CONTINUED)
0689-003A

BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,557.81 FEET AND AN INITIAL RADIAL BEARING OF N 81°53'29" E, BEING CONCENTRIC WITH AND DISTANT 57.99 FEET EASTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD;

(COURSE "F") THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 02°07'52", AN ARC DISTANCE OF 57.94 FEET;

(COURSE "G") THENCE S 84°01'21" W ALONG A RADIAL LINE, A DISTANCE OF 4.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,553.81 FEET AND AN INITIAL RADIAL BEARING OF N 84°01'21" E, BEING CONCENTRIC WITH AND DISTANT 53.99 FEET EASTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD;

(COURSE "H") THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°18'50", AN ARC DISTANCE OF 35.63 FEET;

(COURSE "I") THENCE S 43°20'31" E, A DISTANCE OF 39.17 FEET;

(COURSE "J") THENCE S 89°21'42" E, A DISTANCE OF 23.68 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,477.00 FEET;

(COURSE "K") THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°26'07", AN ARC DISTANCE OF 191.75 FEET;

(COURSE "L") THENCE S 84°55'35" E, A DISTANCE OF 163.35 FEET;

(COURSE "M") THENCE S 05°04'25" W ALONG A RADIAL LINE, A DISTANCE OF 6.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 280.50 FEET AND AN INITIAL RADIAL BEARING OF N 05°04'25" E;

(COURSE "N") THENCE EASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 18°18'43", AN ARC DISTANCE OF 89.65 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 274.50 FEET AND AN INITIAL RADIAL BEARING OF S 23°23'08" W;

(COURSE "O") THENCE EASTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 18°18'43", AN ARC DISTANCE OF 87.73 FEET;

(COURSE "P") THENCE S 84°55'35" E, A DISTANCE OF 151.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 3,471.10 FEET;

(COURSE "Q") THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°12'56", AN ARC DISTANCE OF 134.22 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SCOTT ROAD AS DESCRIBED BY DEED RECORDED SEPTEMBER 20, 1949 IN BOOK 1109, PAGES 280 THROUGH 282, INCLUSIVE, SAID OFFICIAL RECORDS;

THENCE N 89°20'00" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 317.95 FEET TO THE SOUTHEASTERLY CORNER OF THAT CERTAIN RIGHT-OF-WAY CONVEYED TO THE STATE OF CALIFORNIA BY INSTRUMENT NUMBER 26919, RECORDED MARCH 20, 1969, SAID OFFICIAL RECORDS;

THENCE N 00°41'00" E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE EASTERLY LINE OF

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION (CONTINUED)
0689-003A

SAID INSTRUMENT NUMBER 26919, A DISTANCE OF 2.98 FEET TO THE NORTHEASTERLY CORNER THEREOF;

THENCE N 89°19'54" W ALONG THE NORTHERLY LINE OF SAID INSTRUMENT NUMBER 26919, BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF SCOTT ROAD, A DISTANCE OF 512.73 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 64,997 SQUARE FEET, OR 1.492 ACRES, MORE OR LESS.

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

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

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 10-30-2013



08-RIV-215-MP15.50-15.80-21935 (0689-003A)

LINE DATA

- ① N 89°19'00" W 986.47'
[N 89°19'20" W 986.49']
- ② N 89°21'15" W 957.36'
[N 89°20'53" W 957.49']
- ③ N 89°19'00" W 1,651.05'
- ④ N 89°19'00" W 471.39'
[N 89°19'20" W 471.10']
- ⑤ N 89°19'00" W 634.59'
[N 89°19'22" W 634.72']
- ⑥ N 31°01'42" W 433.01'
[N 31°02'17" W 432.45']
- ⑦ S 89°19'00" E 77.82'
- ⑧ N 00°41'00" E 32.25'

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

SECTION 14

CITY OF MENIFEE

SELL ON \$50 BARS

(CAL TRANS MAP NO. 421585 (204-959))
 (PARCEL MAP NO. 32258, PM 222/6-7)
 (PARCEL MAP NO. 6476, PM 20/86-88)
 ([TRACT MAP NO. 27034, MB 246/11-12])

CURVE DATA

- ⑦ $\Delta = 31^{\circ}40'57''$ ($\Delta = 31^{\circ}41'24''$)
 $R = 1,499.81'$ ($R = 1,500.00'$)
 $T = 425.57'$ ($T = 425.73'$)
 $L = 829.34'$ ($L = 829.64'$)

⑧ $\Delta = 31^{\circ}26'05''$ ($\Delta = 31^{\circ}26'34''$)
 $R = 1,849.77'$ ($R = 1,850.00'$)
 $T = 520.55'$ ($T = 520.76'$)
 $L = 1,014.86'$ ($L = 1,015.24'$)

QUITCLAIM DEED
INST. NO. 084940
REC. 03/09/1998
"PARCEL 7"

64,997 SQ. FT.
1.492 AC.

APN 372-110-003

QUITCLAIM DEED
INST. NO. 084940
REC. 03/09/1998

QUITCLAIM DEED
INST. NO. 084940
REC. 03/09/1998
"PARCEL 4"

REC. 03/08/99
"PARCEL"
GRANT DEED
INST. NO. 274622 REC. 12/28/1979
DIRECTOR DEED
INST. NO. 161774
REC. 08/09/1979

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

COUNTY OF RIVERSIDE TRANSPORTATION DEPT. SURVEY DIV

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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

APPROVED BY: [Signature] DATE: 10-30-2019

PAR. NO.: 0689-009A

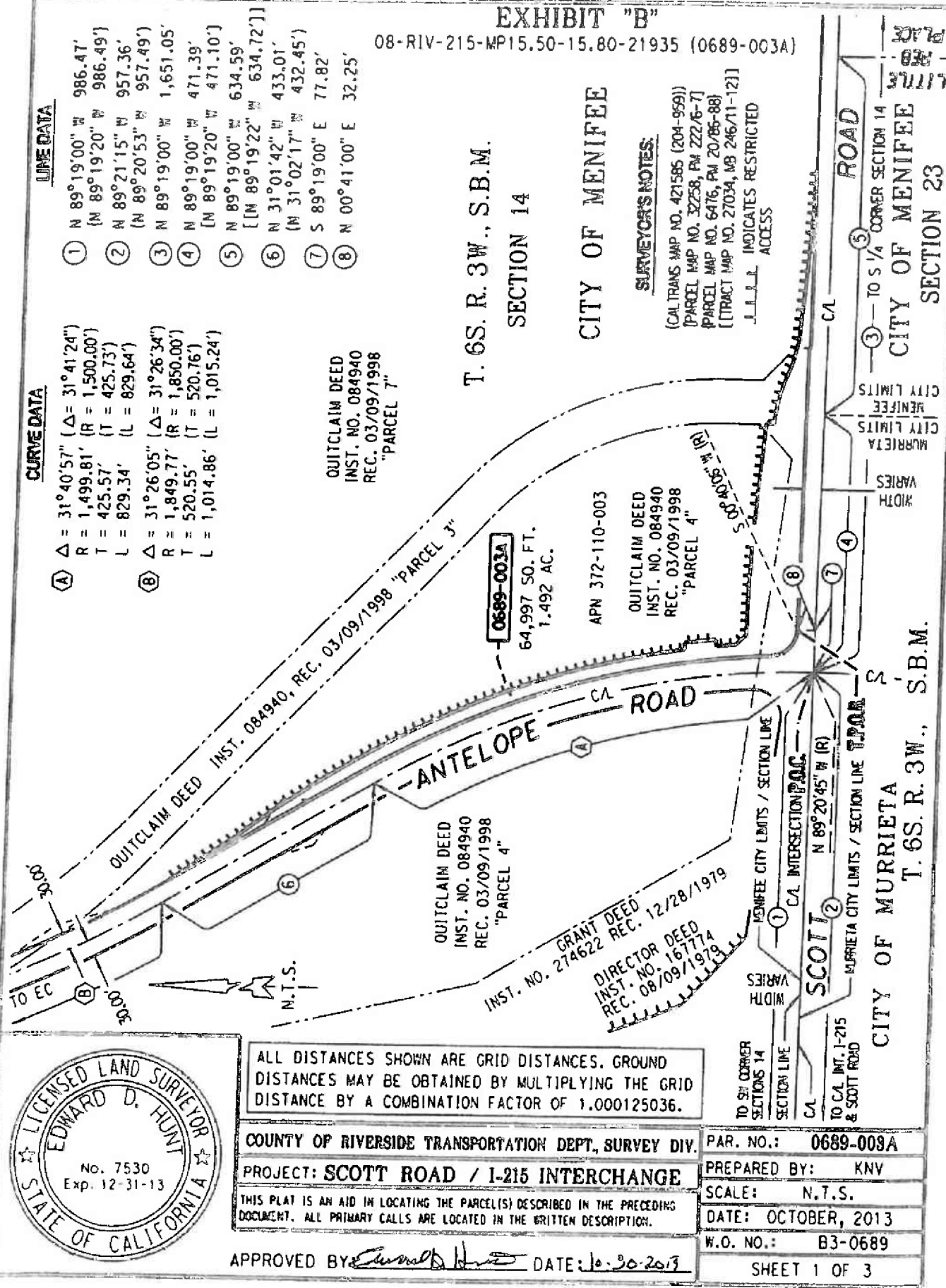
PREPARED BY: KNV

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 1 OF 3





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

COUNTY OF RIVERSIDE TRANSPORTATION DEPT. SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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

APPROVED BY *[Signature]* DATE 10-30-2013

PAR. NO.: 0689-003A

PREPARED BY: KNV

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: 83-0689

SHEET 2 OF 3

FOR INFORMATION:

- 1. R/W PER O.R. BK. 1109, PGS 280-282, REC. 09/20/1949.
- 2. R/W PER INST. 26919, REC. 03/20/1969.
- 3. R/W PER INST. 222103, REC. 11/07/1977.
- 4. R/W PER INST. 172048, REC. 09/11/1981.
- 5. R/W PER INST. 282000, REC. 03/09/1998.
- 6. R/W PER INST. 312-110-003, REC. 03/09/1998.
- 7. R/W PER INST. 312-110-003, REC. 03/09/1998.
- 8. R/W PER INST. 312-110-003, REC. 03/09/1998.
- 9. R/W PER INST. 312-110-003, REC. 03/09/1998.
- 10. R/W PER INST. 312-110-003, REC. 03/09/1998.
- 11. R/W PER INST. 312-110-003, REC. 03/09/1998.
- 12. R/W PER INST. 312-110-003, REC. 03/09/1998.
- 13. R/W PER INST. 312-110-003, REC. 03/09/1998.
- 14. R/W PER INST. 312-110-003, REC. 03/09/1998.
- 15. R/W PER INST. 312-110-003, REC. 03/09/1998.
- 16. R/W PER INST. 312-110-003, REC. 03/09/1998.
- 17. R/W PER INST. 312-110-003, REC. 03/09/1998.
- 18. R/W PER INST. 312-110-003, REC. 03/09/1998.
- 19. R/W PER INST. 312-110-003, REC. 03/09/1998.
- 20. R/W PER INST. 312-110-003, REC. 03/09/1998.

CURVE DATA

- 1. $\Delta = 31^\circ 41' 24''$
 $R = 1,499.81'$
 $T = 425.57'$
 $L = 829.34'$
- 2. $\Delta = 87^\circ 00' 12''$
 $R = 49.99'$
 $T = 47.45'$
 $L = 75.92'$
- 3. $\Delta = 00^\circ 44' 12''$
 $R = 1,529.81'$
 $T = 9.83'$
 $L = 19.67'$
- 4. $\Delta = 28^\circ 42' 00''$
 $R = 1,529.81'$
 $T = 390.74'$
 $L = 766.30'$
- 5. $\Delta = 22^\circ 55' 11''$
 $R = 1,553.81'$
 $T = 314.99'$
 $L = 621.56'$
- 6. $\Delta = 18^\circ 18' 43''$
 $R = 280.50'$
 $T = 45.21'$
 $L = 89.65'$
- 7. $\Delta = 18^\circ 18' 43''$
 $R = 274.50'$
 $T = 44.24'$
 $L = 87.73'$
- 8. $\Delta = 02^\circ 12' 56''$
 $R = 3,471.10'$
 $T = 67.12'$
 $L = 134.22'$
- 9. $\Delta = 02^\circ 12' 56''$
 $R = 3,471.10'$
 $T = 67.12'$
 $L = 134.22'$
- 10. $\Delta = 02^\circ 12' 56''$
 $R = 3,471.10'$
 $T = 67.12'$
 $L = 134.22'$
- 11. $\Delta = 02^\circ 12' 56''$
 $R = 3,471.10'$
 $T = 67.12'$
 $L = 134.22'$
- 12. $\Delta = 02^\circ 12' 56''$
 $R = 3,471.10'$
 $T = 67.12'$
 $L = 134.22'$
- 13. $\Delta = 02^\circ 12' 56''$
 $R = 3,471.10'$
 $T = 67.12'$
 $L = 134.22'$
- 14. $\Delta = 02^\circ 12' 56''$
 $R = 3,471.10'$
 $T = 67.12'$
 $L = 134.22'$
- 15. $\Delta = 02^\circ 12' 56''$
 $R = 3,471.10'$
 $T = 67.12'$
 $L = 134.22'$
- 16. $\Delta = 02^\circ 12' 56''$
 $R = 3,471.10'$
 $T = 67.12'$
 $L = 134.22'$
- 17. $\Delta = 02^\circ 12' 56''$
 $R = 3,471.10'$
 $T = 67.12'$
 $L = 134.22'$
- 18. $\Delta = 02^\circ 12' 56''$
 $R = 3,471.10'$
 $T = 67.12'$
 $L = 134.22'$
- 19. $\Delta = 02^\circ 12' 56''$
 $R = 3,471.10'$
 $T = 67.12'$
 $L = 134.22'$
- 20. $\Delta = 02^\circ 12' 56''$
 $R = 3,471.10'$
 $T = 67.12'$
 $L = 134.22'$

LINE DATA

- 1. N $89^\circ 19' 00''$ W 986.47'
(N $89^\circ 19' 20''$ W 986.49')
- 2. N $89^\circ 21' 15''$ W 957.36'
(N $89^\circ 20' 53''$ W 957.49')
- 3. N $89^\circ 19' 00''$ W 1,651.05'
- 4. N $89^\circ 19' 00''$ W 471.39'
- 5. N $89^\circ 19' 20''$ W 471.10'
- 6. N $89^\circ 19' 00''$ W 634.59'
- 7. S $89^\circ 19' 00''$ E 77.82'
- 8. N $00^\circ 41' 00''$ E 32.25'
- 9. N $81^\circ 53' 29''$ E (R) 4.00'
- 10. S $84^\circ 01' 21''$ W (R) 4.00'
- 11. S $43^\circ 20' 31''$ E 39.17'
- 12. S $89^\circ 21' 42''$ E 23.68'
- 13. S $84^\circ 55' 35''$ E 163.35'
- 14. S $05^\circ 04' 25''$ W (R) 6.00'
- 15. S $84^\circ 55' 35''$ E 151.16'
- 16. N $89^\circ 20' 00''$ W 317.95'
- 17. N $00^\circ 41' 00''$ E 2.98'
- 18. N $89^\circ 19' 54''$ W 512.73'
- 19. (N $89^\circ 20' 53''$ W 512.66')

EXHIBIT "B"

08-RIV-215-MP15.50-15.80-21935 (0689-003A)

CITY OF MENIFEE

SECTION 14

QUITCLAIM DEED
INST. NO. 084940
REC. 03/09/1998
"PARCEL 7"

INDICATES ACCESS

OC DEED, PCL 3
INST. 084940
REC. 03/09/1998

64,997 SQ. FT.
1.492 AC.

64,997 SQ. FT.
1.492 AC.

64,997 SQ. FT.
1.492 AC.

64,997 SQ. FT.
1.492 AC.

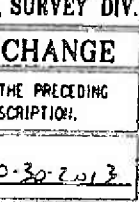
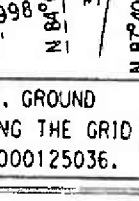
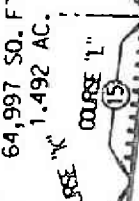
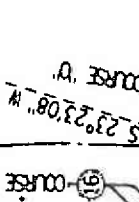
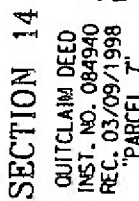
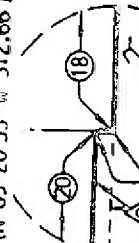
64,997 SQ. FT.
1.492 AC.

64,997 SQ. FT.
1.492 AC.

64,997 SQ. FT.
1.492 AC.

64,997 SQ. FT.
1.492 AC.

64,997 SQ. FT.
1.492 AC.



TO S 1/4 CORNER SECTION 14
VARIES WIDTH
[CAL TRANS MAP NO. 421565 (204-959)]
[PARCEL MAP NO. 32258, PM 222/6-7]
[PARCEL MAP NO. 6476, PM 20/85-88]
[TRACT MAP NO. 27034, MB 246/11-12]

SURVEYOR'S NOTES:

CITY OF MURRIETA

SECTION 23

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

ROAD

INTERSECTION - T.P.O.B.

SCOTT ROAD

TO S 1/4 CORNER SECTION 14
VARIES WIDTH
[CAL TRANS MAP NO. 421565 (204-959)]
[PARCEL MAP NO. 32258, PM 222/6-7]
[PARCEL MAP NO. 6476, PM 20/85-88]
[TRACT MAP NO. 27034, MB 246/11-12]

EXHIBIT "B"

08-RIV-215-MP15.50-15.80-21935 (0689-003A)



CURVE DATA

①	$\Delta = 31^{\circ}40'57''$ $R = 1,499.81'$ $T = 425.57'$ $L = 829.34'$	$(\Delta = 31^{\circ}41'24''$ $R = 1,500.00'$ $T = 425.73'$ $L = 829.64')$
②	$\Delta = 31^{\circ}26'05''$ $R = 1,849.77'$ $T = 520.55'$ $L = 1,014.86'$	$(\Delta = 31^{\circ}26'34''$ $R = 1,850.00'$ $T = 520.76'$ $L = 1,015.24')$
③	$\Delta = 28^{\circ}42'00''$ $R = 1,529.81'$ $T = 390.74'$ $L = 766.30'$	
④	$\Delta = 03^{\circ}12'32''$ $R = 289.00'$ $T = 8.10'$ $L = 16.19'$	
⑤	$\Delta = 06^{\circ}38'11''$ $R = 2,122.16'$ $T = 123.04'$ $L = 245.80'$	
⑥	$\Delta = 22^{\circ}55'11''$ $R = 1,553.81'$ $T = 314.99'$ $L = 621.56'$	

LINE DATA

- ⑥ N $31^{\circ}01'42''$ W 433.01'
(N $31^{\circ}02'17''$ W 432.45')
- ⑨ N $31^{\circ}01'42''$ W 400.93'
- ⑩ S $34^{\circ}27'21''$ E 139.81'

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

SECTION 14

QUITCLAIM DEED
INST. NO. 084940
REC. 03/09/1998
"PARCEL 7"

SURVEYOR'S NOTES:

(CALTRANS MAP NO. 421585 (204-959))
INDICATES RESTRICTED ACCESS

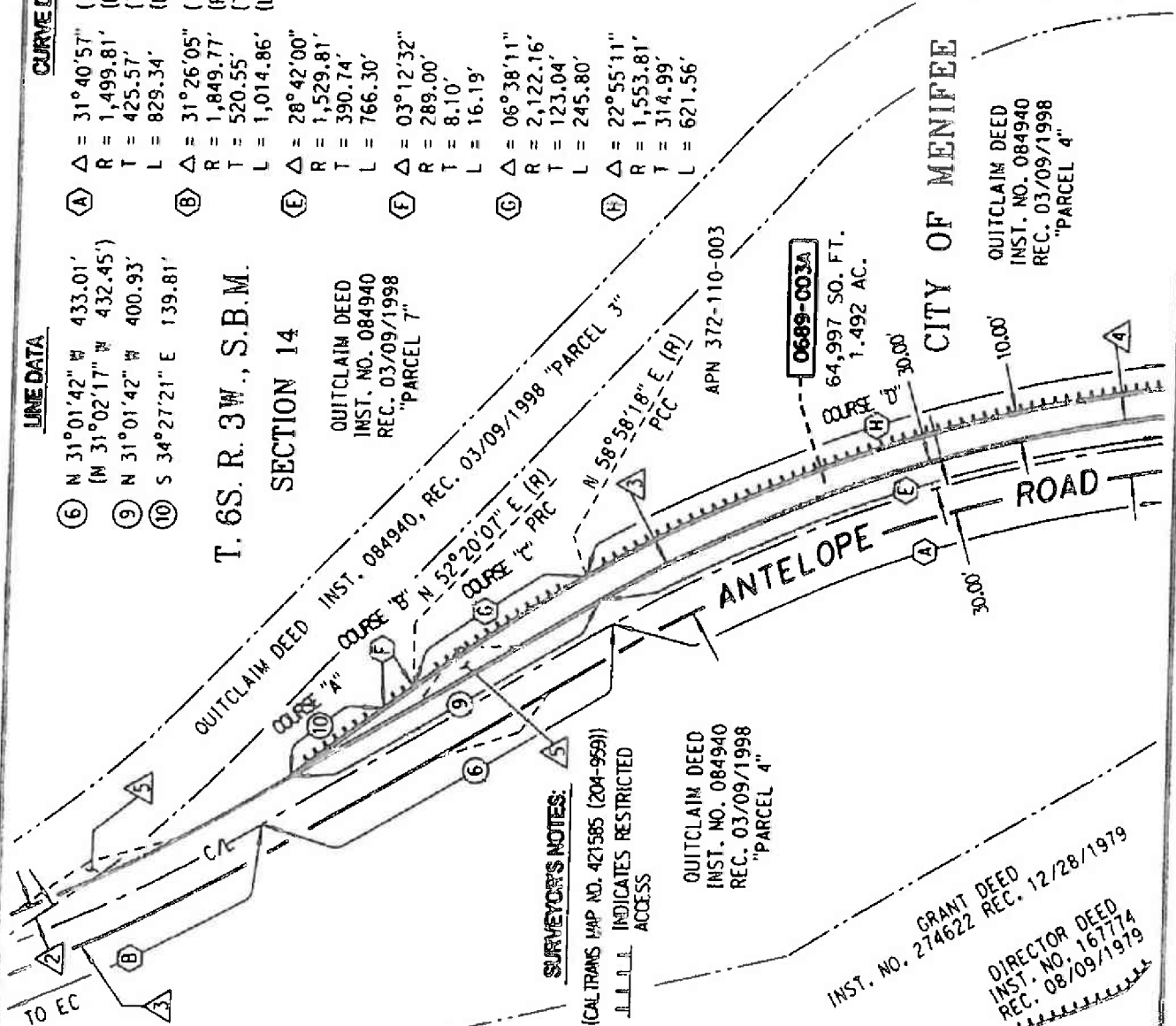
QUITCLAIM DEED
INST. NO. 084940
REC. 03/09/1998
"PARCEL 4"

GRANT DEED
INST. NO. 274622 REC. 12/28/1979

DIRECTOR DEED
INST. NO. 167774
REC. 08/09/1979

RAN INFORMATION

②	R/W PER INST. 26919, REC. 03/20/1969.
③	R/W PER INST. 222103, REC. 11/07/1977.
④	R/W PER INST. 172048, REC. 09/11/1981.
⑤	R/W PER INST. 222104, REC. 11/07/1977.



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

COUNTY OF RIVERSIDE TRANSPORTATION DEPT. SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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

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

PAR. NO.: 0689-003A

PREPARED BY: KNV

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 3 OF 3

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION
0689-003B

AN EASEMENT FOR SLOPE AND MAINTENANCE PURPOSES LYING WITHIN A PORTION OF "PARCEL 3" AND "PARCEL 4", AS DESCRIBED BY QUITCLAIM DEED RECORDED MARCH 9, 1998, AS INSTRUMENT NUMBER 084940, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF SCOTT ROAD (VARIABLE NORTHERLY HALF-WIDTH) AND THE CENTERLINE OF ANTELOPE ROAD (30.00 FOOT EASTERLY HALF-WIDTH), BEING A POINT ON THE SOUTH LINE OF SAID SECTION 14, AS SHOWN BY CALTRANS MONUMENTATION MAP NUMBER 421585, ON FILE IN BOOK 204, PAGES 957 THROUGH 969, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID RIVERSIDE COUNTY;

THENCE LEAVING SAID CENTERLINES S 89°19'00" E ALONG SAID SOUTH LINE OF SECTION 14, A DISTANCE OF 77.82 FEET;

THENCE LEAVING SAID SOUTH LINE AT RIGHT ANGLES, N 00°41'00" E, A DISTANCE OF 32.25 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SCOTT ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID ANTELOPE ROAD, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 49.99 FEET AND AN INITIAL RADIAL BEARING OF S 00°40'06" W;

THENCE WESTERLY, NORTHWESTERLY, AND NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 87°00'12", AN ARC DISTANCE OF 75.92 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,529.81 FEET AND AN INITIAL RADIAL BEARING OF N 87°40'18" E;

THENCE NORTHERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 02°20'07", AN ARC DISTANCE OF 62.35 FEET;

THENCE N 85°20'11" E ALONG A RADIAL LINE, A DISTANCE OF 24.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,553.81 FEET AND AN INITIAL RADIAL BEARING OF N 85°20'11" E, BEING CONCENTRIC WITH AND DISTANT 53.99 FEET EASTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°18'50", AN ARC DISTANCE OF 35.63 FEET;

THENCE N 84°01'21" E ALONG A RADIAL LINE, A DISTANCE OF 4.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,557.81 FEET AND AN INITIAL RADIAL BEARING OF N 84°01'21" E, BEING CONCENTRIC WITH AND DISTANT 57.99 FEET EASTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD;

THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 02°07'52", AN ARC DISTANCE OF 57.94 FEET;

THENCE S 81°53'29" W ALONG A RADIAL LINE, A DISTANCE OF 4.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,553.81 FEET AND AN INITIAL RADIAL BEARING OF N 81°53'29" E, BEING CONCENTRIC WITH AND DISTANT 53.99 FEET EASTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD;

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION (CONTINUED)
0689-003B

THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 22°55'11", AN ARC DISTANCE OF 621.56 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2,122.16 FEET AND AN INITIAL RADIAL BEARING OF N 58°58'18" E, BEING CONCENTRIC WITH AND DISTANT 53.99 FEET EASTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD;

THENCE NORTHWESTERLY ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 06°38'11", AN ARC DISTANCE OF 245.80 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 289.00 FEET AND AN INITIAL RADIAL BEARING OF S 52°20'07" W;

THENCE NORTHWESTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 03°12'32", AN ARC DISTANCE OF 16.19 FEET;

THENCE N 34°27'21" W, A DISTANCE OF 139.81 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF ANTELOPE ROAD;

THENCE N 31°01'42" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 32.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,819.77 FEET;

THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 04°15'36", AN ARC DISTANCE OF 135.30 FEET;

THENCE N 63°13'54" E ALONG A RADIAL LINE, A DISTANCE OF 11.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,808.43 FEET AND AN INITIAL RADIAL BEARING OF S 63°13'54" W;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 07°41'15", AN ARC DISTANCE OF 242.64 FEET;

THENCE S 34°27'21" E, A DISTANCE OF 63.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 279.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°12'32", AN ARC DISTANCE OF 15.63 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2,132.16 FEET AND AN INITIAL RADIAL BEARING OF N 52°20'07" E;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°38'11", AN ARC DISTANCE OF 246.96 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,563.81 FEET AND AN INITIAL RADIAL BEARING OF N 58°58'18" E, BEING CONCENTRIC WITH AND DISTANT 63.99 FEET NORTHEASTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD;

THENCE SOUTHEASTERLY ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 22°55'11", AN ARC DISTANCE OF 625.56 FEET;

THENCE N 81°53'29" E ALONG A RADIAL LINE, A DISTANCE OF 4.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,567.81 FEET AND AN INITIAL RADIAL BEARING OF N 81°53'29" E, BEING CONCENTRIC WITH AND DISTANT 67.99 FEET EASTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD;

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION (CONTINUED)
0689-003B

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 02°07'52", AN ARC DISTANCE OF 58.31 FEET;

THENCE S 84°01'21" W ALONG A RADIAL LINE, A DISTANCE OF 4.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,563.81 FEET AND AN INITIAL RADIAL BEARING OF N 84°01'21" E, BEING CONCENTRIC WITH AND DISTANT 63.99 FEET EASTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD;

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°11'06", AN ARC DISTANCE OF 32.35 FEET;

THENCE S 43°20'31" E, A DISTANCE OF 31.42 FEET;

THENCE S 23°38'54" W, A DISTANCE OF 10.86 FEET;

THENCE N 43°20'31" W, A DISTANCE OF 39.17 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 13,464 SQUARE FEET, OR 0.309 ACRES, MORE OR LESS.

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

SEE ATTACHED EXHIBIT "B"

APPROVED BY:

Edward E. Hunt

DATE:

10-30-2013



CURVE DATA

QUITCLAIM DEED

PARCEL 7

INST. NO. 98-84940

REC. 03/09/1998

⑥ $\Delta = 31^{\circ}40'57''$ ($\Delta = 31^{\circ}41'24''$)
 $R = 1,499.81'$ ($R = 1,500.00'$)
 $T = 425.57'$ ($T = 425.73'$)
 $L = 829.34'$ ($L = 829.64'$)

(B) $\Delta = 31^{\circ}26'05''$ ($\Delta = 31^{\circ}26'34''$)
 $R = 1,849.77'$ ($R = 1,850.00'$)
 $T = 520.55'$ ($T = 520.76'$)
 $L = 1,014.86'$ ($L = 1,015.24'$)

$\Delta = 87^{\circ}00'12''$ ($\Delta = 87^{\circ}00'55''$)
 $R = 49.99'$ ($R = 50.00'$)
 $T = 47.45'$ ($T = 47.46'$)
 $L = 75.92'$ ($L = 75.94'$)

⑥ $\Delta = 02^{\circ}20'07''$
 $R = 1,529.81'$
 $T = 31.18'$
 $L = 62.35'$

LINE DATA

- ① N 89°19'00" W 1651.05'
- ② N 89°19'00" W 471.39'
[N 89°19'20" W 471.10']
- ③ N 31°01'42" W 433.01'
(N 31°02'17" W 432.45')
- ④ S 89°19'00" E 77.82'
- ⑤ N 00°41'00" E 32.25'
- ⑥ N 85°20'11" E (R) 24.00'

GRANT DEED
274

GRAN 10-2
INST. NO. 274622
REC. 12/28/1979

QUITCLAIM DEED
INST. NO. 084940
REC. 03/09/1998
"PARCEL 4"

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

CITY OF MENIFEE

SURVEYOR'S NOTES:

(IRAMP MAP NO. 81, FB 2051 S-4922))
(PARCEL MAP NO. 32258, FM 222/6-7)
(PARCEL MAP NO. 6476, FM 20/86-88)
(CALTRANS MAP NO. 421585 (204-959))

III INDICATES RESTRICTED ACCESS

SCOTT

— MENIFEE CITY LIMITS / SECTION LINE

N 89°19'00" W 986.47' (N 89°19'20" W 986.49')

N 89°21'15" W 957.36' (N 89°20'53" W 957.49')

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

SECTION 23

APN 372-110-003

REC-03/09/1998 "PARCEL 3"

0689-0038

13,464 SQ. FT.
0.309 AC.

QUITCLAIM DEED
INST. NO. 084940
REC. 03/09/1998
"PARCEL 4"

N 87° 40' 18" E (R)
S 00° 40' 06" W (R)

⑤ TO S 1/4 COR.

TO NE BNDY. LN. PM 222/6-7
MURRIETA CITY LIMITS / SECTION LINE



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

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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

APPROVED BY: Charles D. Hill DATE: 10-30-2013

CITY OF
MURRIETA

PAR. NO.: 0689-003B

PREPARED BY: KNV

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 1 OF 3

CURVE DATA

EXHIBIT "B"

LINE DATA

- (A) $\Delta = 31^{\circ}40'57''$ ($\Delta = 31^{\circ}41'24''$)
 $R = 1,499.81'$ ($R = 1,500.00'$)
 $T = 425.57'$ ($T = 425.73'$)
 $L = 829.34'$ ($L = 829.64'$)
- (C) $\Delta = 87^{\circ}00'12''$ ($\Delta = 87^{\circ}00'55''$)
 $R = 49.99'$ ($R = 50.00'$)
 $T = 47.45'$ ($T = 47.46'$)
 $L = 75.92'$ ($L = 75.94'$)
- (D) $\Delta = 02^{\circ}20'07''$
 $R = 1,529.81'$
 $T = 31.18'$
 $L = 62.35'$

SURVEYOR'S NOTES

(PARCEL MAP NO. 6476, PM 20/86-88)
 (CALTRANS MAP NO. 421585 (204-959))
 (PARCEL MAP NO. 32258, PM 22/6-7)

CITY OF MENIFEE
 T. 6S. R. 3W., S.B.M.

RAW INFORMATION:

- (F) $\Delta = 01^{\circ}18'50''$
 $R = 1,553.81'$
 $T = 17.82'$
 $L = 35.63'$

- (G) $\Delta = 02^{\circ}07'52''$
 $R = 1,557.81'$
 $T = 28.98'$
 $L = 57.94'$

- (H) $\Delta = 22^{\circ}55'11''$
 $R = 1,553.81'$
 $T = 314.99'$
 $L = 621.56'$

- (O) $\Delta = 22^{\circ}55'11''$
 $R = 1,563.81'$
 $T = 317.02'$
 $L = 625.56'$

- (P) $\Delta = 02^{\circ}07'52''$
 $R = 1,567.81'$
 $T = 29.16'$
 $L = 58.31'$

- (Q) $\Delta = 01^{\circ}11'06''$
 $R = 1,563.81'$
 $T = 16.17'$
 $L = 32.35'$

- 1 R/W PER
O.R. BK. 1109, PG. 280,
REC. 09/20/1949.
- 2 R/W PER
INST. 26919,
REC. 03/20/1969.
- 3 R/W PER
INST. 222103,
REC. 11/07/1977.
- 4 R/W PER
INST. 172048,
REC. 09/11/1981.

SECTION 14 DIRECTOR DEED
 INST. NO. 167774
 REC. 08/09/1979

SCOTT ROAD

TO SW COR. SEC. 14 --- MENIFEE CITY LIMITS / SECTION LINE ---
 $N 89^{\circ}19'00'' W 986.47'$ ($N 89^{\circ}19'20'' W 986.49'$ R24)

$N 89^{\circ}21'15'' W 957.36'$ ($N 89^{\circ}20'53'' W 957.49'$ R25)
 TO C/L INT. I-215
 & SCOTT ROAD.

MURRIETA CITY LIMITS / SECTION LINE
 T. 6S. R. 3W., S.B.M. SECTION 23



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

COUNTY OF RIVERSIDE TRANSPORTATION DEPT. SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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

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

PAR. NO.: 0689-003B

PREPARED BY: KNV

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 2 OF 3

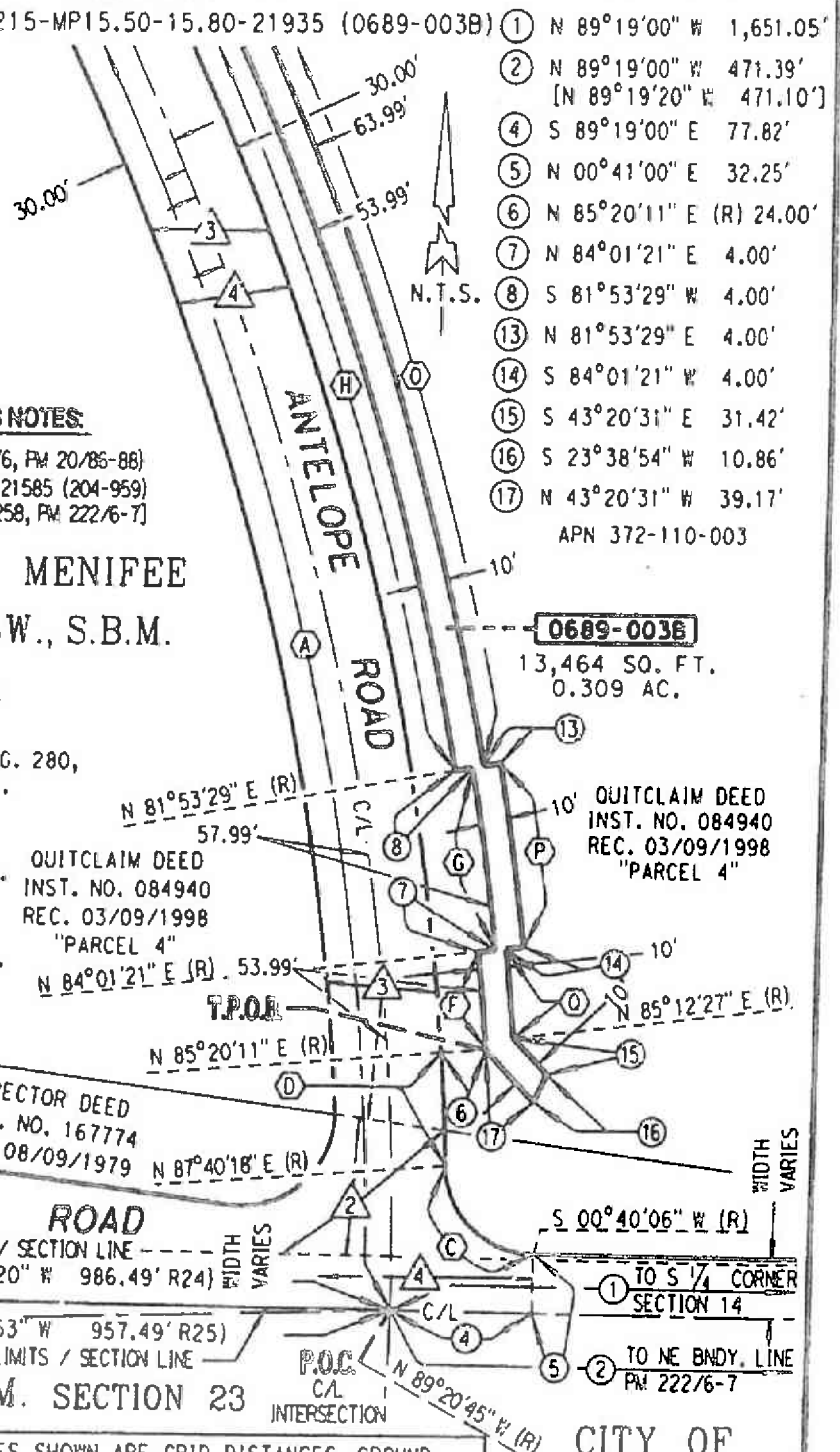


EXHIBIT "B"

08-RIV-215-MP15.50-15.80-21935 (0689-003B)

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

SECTION 14

RAW INFORMATION

- 2 R/W PER INST. 26919, REC. 03/20/1969.
- 3 R/W PER INST. 222103, REC. 11/07/1977.
- 4 R/W PER INST. 172048, REC. 09/11/1981.
- 5 R/W PER INST. 222104, REC. 11/07/1977.

N.T.S.

QUITCLAIM DEED
INST. NO. 084940
REC. 03/09/1998
"PARCEL 4"

CITY OF MENIFEE

CURVE DATA

- | | | |
|--|---|---|
| (A) $\Delta = 31^{\circ}40'57''$ ($\Delta = 31^{\circ}41'24''$)
R = 1,499.81' (R = 1,500.00')
T = 425.57' (T = 425.73')
L = 829.34' (L = 829.64') | (H) $\Delta = 22^{\circ}55'11''$
R = 1,553.81'
T = 314.99'
L = 621.56' | (I) $\Delta = 06^{\circ}38'11''$
R = 2,122.16'
T = 123.04'
L = 245.80' |
| (B) $\Delta = 31^{\circ}26'05''$ ($\Delta = 31^{\circ}26'34''$)
R = 1,849.77' (R = 1,850.00')
T = 520.55' (T = 520.76')
L = 1,014.86' (L = 1,015.24') | (J) $\Delta = 03^{\circ}12'32''$
R = 289.00'
T = 8.10'
L = 16.19' | (K) $\Delta = 04^{\circ}15'36''$
R = 1,819.77'
T = 67.68'
L = 135.30' |
| (L) $\Delta = 07^{\circ}41'15''$
R = 1,808.43'
T = 121.50'
L = 242.64' | (M) $\Delta = 03^{\circ}12'32''$
R = 279.00'
T = 7.82'
L = 15.63' | (N) $\Delta = 06^{\circ}38'11''$
R = 2,132.16'
T = 123.62'
L = 246.96' |
| (O) $\Delta = 22^{\circ}55'11''$
R = 1,563.81'
T = 317.02'
L = 625.56' | | |

LINE DATA

- | |
|--|
| (3) N $31^{\circ}01'42''$ W 433.01'
(N $31^{\circ}02'17''$ W 432.45') |
| (9) N $34^{\circ}27'21''$ W 139.81' |
| (10) N $31^{\circ}01'42''$ W 32.08' |
| (11) N $63^{\circ}13'54''$ E 11.34' |
| (12) S $34^{\circ}27'21''$ E 63.03' |

QUITCLAIM DEED
INST. NO. 084940
REC. 03/09/1998
"PARCEL 7"

APN 372-110-003

0689-003B

13,464 SQ. FT.
0.309 AC.

QUITCLAIM DEED
INST. NO. 084940
REC. 03/09/1998
"PARCEL 4"

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

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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

APPROVED BY *Edward D. Hunt* DATE: 10-30-2012

PAR. NO.: 0689-003B

PREPARED BY: KNV

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 3 OF 3



EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION
0689-003C

AN EASEMENT FOR SLOPE AND MAINTENANCE PURPOSES LYING WITHIN A PORTION OF "PARCEL 3", "PARCEL 4" AND "PARCEL 7", AS DESCRIBED BY QUITCLAIM DEED RECORDED MARCH 9, 1998, AS INSTRUMENT NUMBER 084940, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF SCOTT ROAD (VARIABLE NORTHERLY HALF-WIDTH) AND THE CENTERLINE OF ANTELOPE ROAD (30.00 FOOT EASTERLY HALF-WIDTH), BEING A POINT ON THE SOUTH LINE OF SAID SECTION 14, AS SHOWN BY CALTRANS MONUMENTATION MAP NUMBER 421585, ON FILE IN BOOK 204, PAGES 957 THROUGH 969, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID RIVERSIDE COUNTY;

THENCE LEAVING SAID CENTERLINES S 89°19'00" E ALONG SAID SOUTH LINE OF SECTION 14, A DISTANCE OF 77.82 FEET;

THENCE LEAVING SAID SOUTH LINE AT RIGHT ANGLES, N 00°41'00" E, A DISTANCE OF 32.25 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SCOTT ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID ANTELOPE ROAD, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 49.99 FEET AND AN INITIAL RADIAL BEARING OF S 00°40'06" W;

THENCE WESTERLY, NORTHWESTERLY, AND NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 87°00'12", AN ARC DISTANCE OF 75.92 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,529.81 FEET AND AN INITIAL RADIAL BEARING OF N 87°40'18" E;

THENCE NORTHERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 02°20'07", AN ARC DISTANCE OF 62.35 FEET;

THENCE N 85°20'11" E ALONG A RADIAL LINE, A DISTANCE OF 24.00 FEET;

THENCE S 43°20'31" E, A DISTANCE OF 39.17 FEET;

THENCE S 89°21'42" E, A DISTANCE OF 23.68 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,477.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°59'33", AN ARC DISTANCE OF 42.91 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE N 01°37'51" E, A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,487.00 FEET AND AN INITIAL RADIAL BEARING OF N 01°37'51" E;

THENCE EASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 03°26'34", AN ARC DISTANCE OF 149.44 FEET;

THENCE S 84°55'35" E, A DISTANCE OF 163.35 FEET;

THENCE S 05°04'25" W, A DISTANCE OF 6.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 290.50 FEET AND AN INITIAL RADIAL BEARING OF N 05°04'25" E;

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION (CONTINUED)
0689-003C

THENCE EASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 18°18'43", AN ARC DISTANCE OF 92.85 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 264.50 FEET AND AN INITIAL RADIAL BEARING OF S 23°23'08" W;

THENCE EASTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 18°18'43", AN ARC DISTANCE OF 84.54 FEET;

THENCE S 84°55'35" E, A DISTANCE OF 151.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 3,461.10 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°12'56", AN ARC DISTANCE OF 133.84 FEET;

THENCE S 87°08'31" E, A DISTANCE OF 133.80 FEET;

THENCE S 00°41'00" W, A DISTANCE OF 4.88 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SCOTT ROAD;

THENCE N 89°20'00" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 134.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 3,471.10 FEET AND AN INITIAL RADIAL BEARING OF S 02°51'29" W;

THENCE WESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 02°12'56", AN ARC DISTANCE OF 134.22 FEET;

THENCE N 84°55'35" W, A DISTANCE OF 151.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 274.50 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°18'43", AN ARC DISTANCE OF 87.73 FEET TO THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS OF 280.50 AND AN INITIAL RADIAL BEARING OF N 23°23'08" E;

THENCE WESTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 18°18'43", AN ARC DISTANCE OF 89.65 FEET;

THENCE N 05°04'25" E ALONG A RADIAL LINE, A DISTANCE OF 6.00 FEET;

THENCE N 84°55'35" W, A DISTANCE OF 163.35 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,477.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°26'34", AN ARC DISTANCE OF 148.83 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 8,746 SQUARE FEET, OR 0.201 ACRES, MORE OR LESS.

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

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION (CONTINUED)
0689-003C

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 10-30-2013



EXHIBIT "B"

08-RIV-215-MP15.50-21935 (0689-003C)

CURVE DATA

- (A) $\Delta = 87^{\circ}00'12''$ $IA = 87^{\circ}00'55''$
 $R = 49.99'$ $(R = 50.00')$
 $T = 47.45'$ $(T = 47.46')$
 $L = 75.92'$ $(L = 75.94')$
 (B) $\Delta = 02^{\circ}20'07''$ $EA = 00^{\circ}59'33''$
 $R = 1,529.81'$ $R = 2,477.00'$
 $T = 31.18'$ $T = 21.46'$
 $L = 62.35'$ $L = 42.91'$

LINE DATA

- (1) N $89^{\circ}19'00''$ W 986.47'
 (N $89^{\circ}19'20''$ W 986.49')
 (2) N $89^{\circ}21'15''$ W 957.36'
 (N $89^{\circ}20'53''$ W 957.49')
 (5) S $89^{\circ}19'00''$ E 77.82'
 (6) M $00^{\circ}41'00''$ E 32.25'
 (7) N $85^{\circ}20'11''$ E (R) 24.00'
 (8) S $43^{\circ}20'31''$ E 39.17'
 (9) S $89^{\circ}21'42''$ E 23.68'

OC DEED, PCL 3
INST. 084940
REC. 03/09/1998

QUITCLAIM DEED
INST. NO. 084940
REC. 03/09/1998
"PARCEL 4"

APN 372-110-003

QUITCLAIM DEED
INST. NO. 084940
REC. 03/09/1998
"PARCEL 7"

SECTION 14

SCOTT ROAD TO S $\frac{1}{4}$ COR. SECTION 14

N $89^{\circ}19'00''$ 634.59'
(N $89^{\circ}19'22''$ 634.72')

T. 6S. R. 3W., S.B.M.
MB NO. 27034

CITY OF

SCHUTES CIRCLE

SECTION 23

LOT 4 LOT 5
LOT 6

MB 246/11-12

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

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LOT 248

LOT 249

LOT 250

LOT 251

LOT 252

LOT 253

LOT 254

LOT 255

LOT 256

LOT 257

LOT 258

LOT 259

EXHIBIT "B" S 23° 21' 00" E 1/4

08-RIV-215-MP15.50-21935 (0689-003C)

LINE DATA

①	N 89°19'00" W	986.47'	⑦	N 85°20'11" E	(R) 24.00'
②	N 89°19'20" W	986.49'	⑧	S 43°20'31" E	39.17'
③	N 89°21'15" W	957.36'	⑨	S 89°21'42" E	23.68'
④	N 89°20'53" W	957.49'	⑩	N 01°37'51" E	10.00'
⑤	N 89°19'00" W	634.59'	⑪	S 05°04'25" W	(R) 6.00'
⑥	N 00°41'00" E	32.25'	⑫	N 05°04'25" E	(R) 5.00'

OC DEED, PCL 3
INST. 084940
REC. 03/09/1998

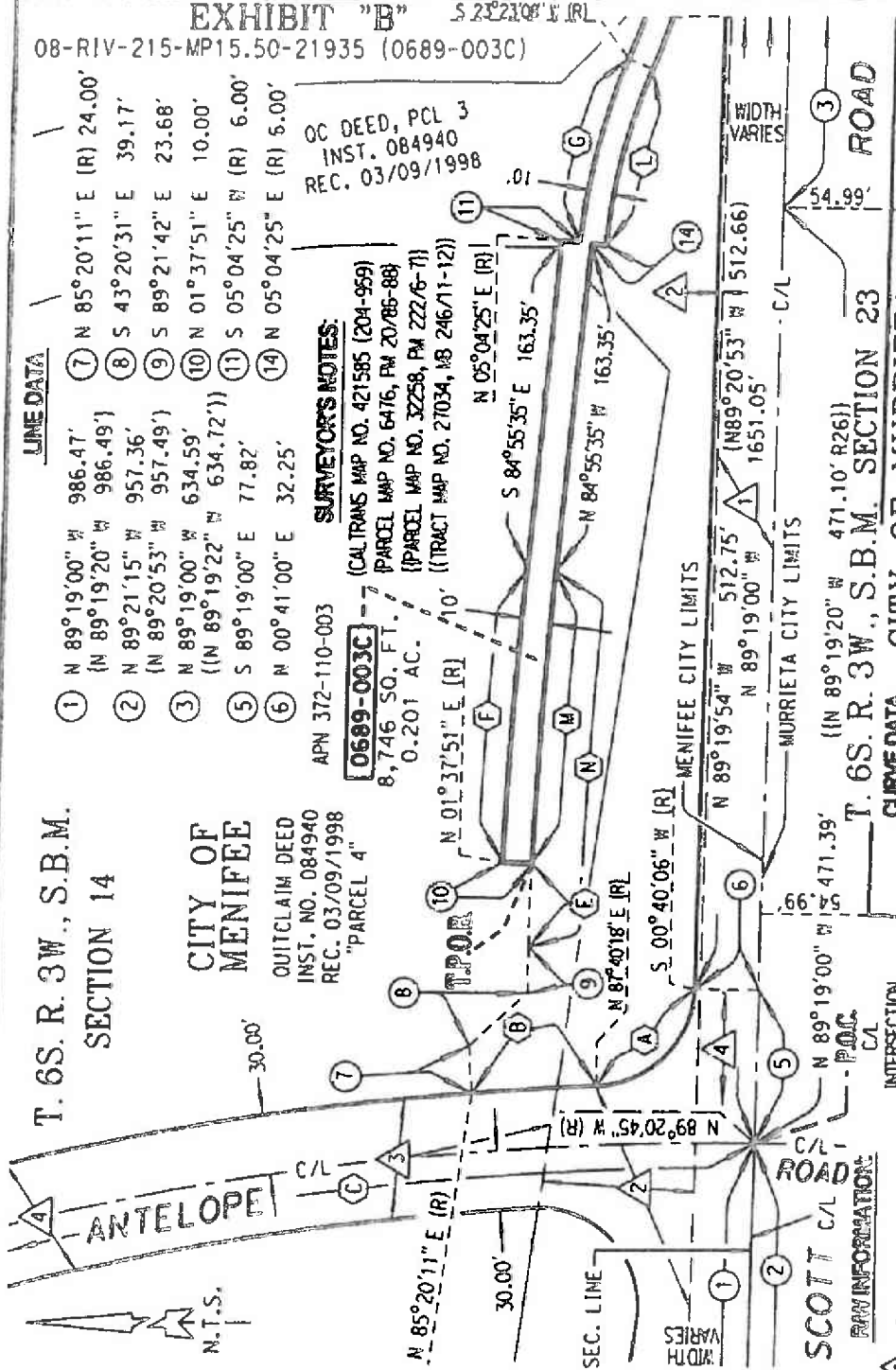
SURVEYOR'S NOTES:

APN 372-110-003
[0689-003C] (CALTRANS MAP NO. 421585 (204-959))
8,746 SQ. FT. (PARCEL MAP NO. 6476, PM 20/85-88)
0.201 AC. (PARCEL MAP NO. 32258, PM 222/6-71)
(TRACT MAP NO. 27034, MB 246/11-12)

T. 6S. R. 3W., S.B.M.
SECTION 14

CITY OF
MENIFEE

QUITCLAIM DEED
INST. NO. 084940
REC. 03/09/1998
"PARCEL 4"



CURVE DATA

①	Δ = 87°00'12"	Δ = 87°00'55"	③	Δ = 18°18'43"	Δ = 04°26'07"
②	R = 49.99'	(R = 50.00')	④	R = 290.50'	R = 2,477.00'
③	T = 47.45'	(T = 47.46')	⑤	T = 46.82'	T = 95.92'
④	L = 75.92'	(L = 75.94')	⑥	L = 92.85'	L = 191.75'
⑤	Δ = 02°20'06"	Δ = 18°18'43"	⑦	Δ = 18°18'43"	Δ = 03°26'34"
⑥	R = 1,529.81'	R = 280.50'	⑧	R = 45.21'	R = 2,477.00'
⑦	T = 31.11'	T = 45.21'	⑨	T = 89.65'	T = 74.74'
⑧	L = 62.35'	L = 89.65'	⑩	Δ = 03°26'34"	Δ = 03°26'34"
⑨	Δ = 31°40'57"	Δ = 34°29'37"	⑪	R = 2,487.00'	R = 2,477.00'
⑩	R = 1,499.81'	(R = 1,500.00')	⑫	T = 74.74'	T = 74.74'
⑪	T = 425.57'	(T = 465.67')	⑬	L = 149.44'	L = 148.83'
⑫	L = 829.34'	(L = 903.04')			



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

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

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

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

PAR. NO.: 0689-003C
PREPARED BY: KNV
SCALE: N.T.S.
DATE: OCTOBER, 2013
W.O. NO.: B3-0689



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

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

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

PAR. NO.:	0689-033C
PREPARED BY:	KNV
SCALE:	N.T.S.
DATE:	OCTOBER, 2013
W.O. NO.:	83-0689
SHEET	3 OF 3

CITY OF MURRIETA

MURRIETA CITY LIMITS
MENIFEE CITY LIMITS

SURVEYOR'S NOTES:

(CAL TRANS MAP NO. 421585 (204-959))
(PARCEL MAP NO. 32259, RA 2226-71)
(TRACT MAP NO. 27034, MB 246/11-12))

SECTION 23
LOT 2

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

CITY OF MENIFEE

ADDITIONAL INFORMATION:

R/W PER
O.R. BK. 1109, PG. 280,
REC. 09/20/1949.
R/W PER
INST. 26919,
REC. 03/20/1969.
LOT 1

CURVE DATA

- ⑥ Δ = 18°18'43" Δ = 02°12'56"
R = 290.50' R = 3,471.10'
T = 46.82' T = 67.12'
L = 92.85' L = 134.22'
- ⑦ Δ = 18°18'43" Δ = 18°18'43"
R = 264.50' R = 274.50'
T = 42.63' T = 44.24'
L = 84.54' L = 87.73'
- ⑧ Δ = 02°12'56" Δ = 18°18'43"
R = 3,461.10' R = 280.50'
T = 66.93' T = 45.21'
L = 133.84' L = 89.65'

LINE DATA

- ④ N 89°19'00" W 471.39'
{(N 89°19'20" W 471.10')}
- ⑫ S 00°41'00" W 4.88'
- ⑬ N 84°55'35" W 151.16'
- ⑭ N 00°41'00" E 2.98'
- ⑮ N 89°19'54" W 512.75'
(N 89°20'53" W 512.66')

QUITCLAIM DEED
INST. NO. 084940
REC. 03/09/1998
"PARCEL 7"

APN 372-110-003

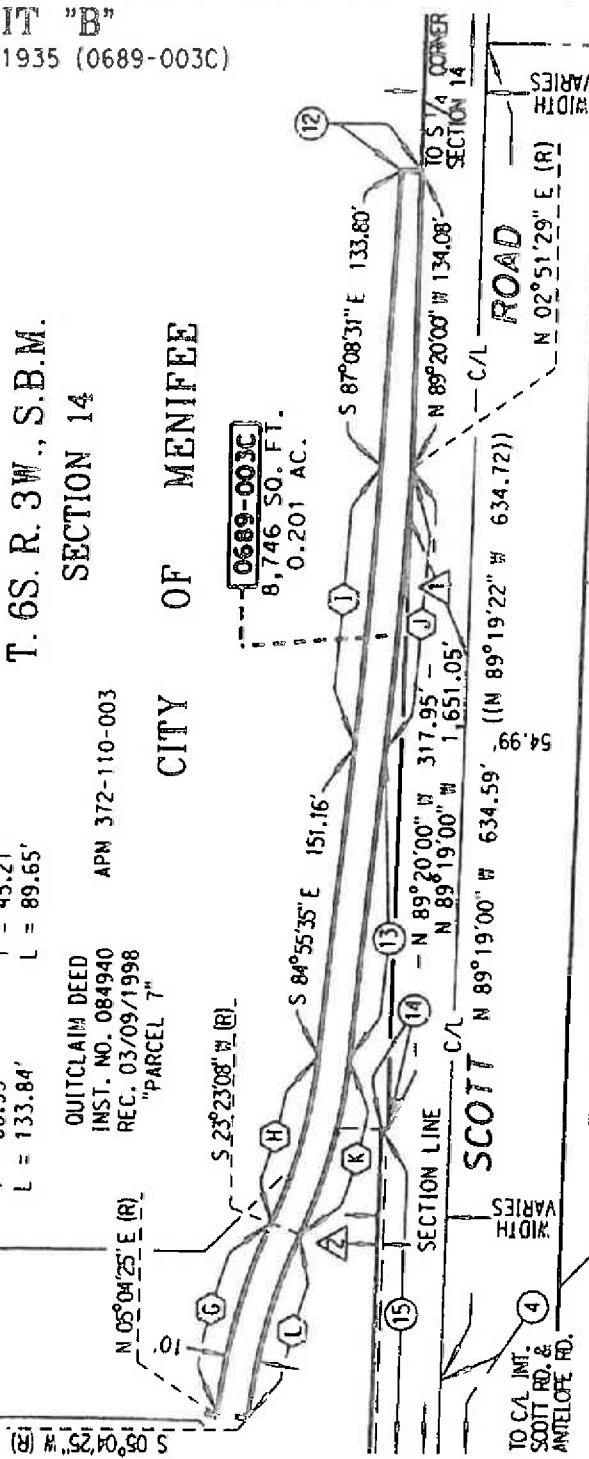
SECTION 14

CITY OF MENIFEE

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



EXHIBIT "B"
08-RIV-215-MP15.50-21935 (0689-003C)



LITTLE REB
PLACE

WIDTH VARIES

ROAD

TO S 1/4 CORNER
SECTION 14

C/L

SCOTT N 89°19'00" W 634.59' (N 89°19'22" W 634.72))

WIDTH VARIES

TO CAL. INT.
SCOTT RD. &
ANTELOPE RD.

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION
0689-003D

AN EASEMENT FOR DRAINAGE PURPOSES LYING WITHIN A PORTION OF "PARCEL 4", AS DESCRIBED BY QUITCLAIM DEED RECORDED MARCH 9, 1998, AS INSTRUMENT NUMBER 084940, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF SCOTT ROAD (VARIABLE NORTHERLY HALF-WIDTH) AND THE CENTERLINE OF ANTELOPE ROAD (30.00 FOOT EASTERLY HALF-WIDTH), BEING A POINT ON THE SOUTH LINE OF SAID SECTION 14, AS SHOWN BY CALTRANS MONUMENTATION MAP NUMBER 421585, ON FILE IN BOOK 204, PAGES 957 THROUGH 969, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID RIVERSIDE COUNTY;

THENCE LEAVING SAID CENTERLINES S 89°19'00" E ALONG SAID SOUTH LINE OF SECTION 14, A DISTANCE OF 77.82 FEET;

THENCE LEAVING SAID SOUTH LINE AT RIGHT ANGLES, N 00°41'00" E, A DISTANCE OF 32.25 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SCOTT ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID ANTELOPE ROAD, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 49.99 FEET AND AN INITIAL RADIAL BEARING OF S 00°40'06" W;

THENCE WESTERLY, NORTHWESTERLY, AND NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 87°00'12", AN ARC DISTANCE OF 75.92 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,529.81 FEET AND AN INITIAL RADIAL BEARING OF N 87°40'18" E;

THENCE NORTHERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 02°20'07", AN ARC DISTANCE OF 62.35 FEET;

THENCE N 85°20'11" E ALONG A RADIAL LINE, A DISTANCE OF 24.00 FEET;

THENCE S 43°20'31" E, A DISTANCE OF 39.17 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N 23°38'54" E, A DISTANCE OF 10.86 FEET;

THENCE S 89°21'42" E, A DISTANCE OF 19.43 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,487.00 FEET;

THENCE EASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°59'33", AN ARC DISTANCE OF 43.08 FEET;

THENCE S 01°37'51" W ALONG A RADIAL LINE, A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,477.00 FEET AND AN INITIAL RADIAL BEARING OF N 01°37'51" E;

THENCE WESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°59'33", AN ARC DISTANCE OF 42.91 FEET;

THENCE N 89°21'42" W, A DISTANCE OF 23.68 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 646 SQUARE FEET, OR 0.015 ACRES, MORE OR LESS.

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION (CONTINUED)
0689-003D

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

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 10-30-2013



EXHIBIT "B"

LINE DATA

08-RIV-215-MP15.50-21935 (0689-003D)

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

SECTION 14

QUITCLAIM DEED

PARCEL 4

INST. NO. 98-84940

REC. 03/09/1998

APN 372-110-003

0689-003D

646 SQ. FT.

0.015 AC.

N.T.S.

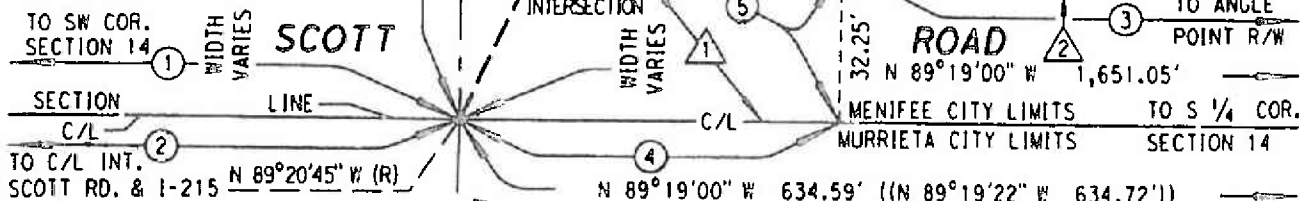
- ① N 89°19'00" W 986.47' (N 89°19'20" W 986.49')
- ② N 89°21'15" W 957.36' (N 89°20'53" W 957.49')
- ③ N 89°19'54" W 512.75' (N 89°20'53" W 512.66')
- ④ N 89°19'00" W 77.82'
- ⑤ N 00°41'00" E 32.25'
- ⑥ N 85°20'11" E 24.00'
- ⑦ S 43°20'31" E 39.17'
- ⑧ N 23°38'54" E 10.86'
- ⑨ S 89°21'42" E 19.43'
- ⑩ S 01°37'51" W (R) 10.00'
- ⑪ N 89°21'42" W 23.68'

RAW INFORMATION

- ① R/W PER
O.R. BK. 1109, PG. 280,
REC. 09/20/1949.
- ② R/W PER
INST. 26919,
REC. 03/20/1969.
- ③ R/W PER
INST. 222103,
REC. 11/07/1977.
- ④ R/W PER
INST. 172048,
REC. 09/11/1981.

SURVEYOR'S NOTES:

(PARCEL MAP NO. 6476, PM 20/86-88)
(CALTRANS MAP NO. 421585 (204-959))
(TRACT MAP NO. 27034, MB 246/11-12))
(CALTRANS MAP NO. 423574 (204-956))



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

CURVE DATA		CITY OF MURRIETA	
△ = 31°40'57"	△ = 31°41'24"	△ = 87°00'12"	△ = 87°00'55"
R = 1,499.81'	(R = 1,500.00')	R = 49.99'	(R = 50.00')
T = 425.57'	(T = 425.73')	T = 47.45'	(T = 47.46')
L = 829.34'	(L = 829.64')	L = 75.92'	(L = 75.94')
△ = 27°57'47"	△ = 27°58'06"	△ = 00°44'12"	△ = 00°44'13"
R = 1,529.81'	(R = 1,530.00')	R = 1,529.81'	(R = 1,530.00')
T = 380.90'	(T = 381.02')	T = 9.83'	(T = 9.84')
L = 746.52'	(L = 746.85')	L = 19.67'	(L = 19.68')



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

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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

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

PAR. NO.: 0689-003D

PREPARED BY: KNV

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: 83-0689

SHEET 1 OF 1

ATTACHMENT B

Legal Descriptions and Plat Maps

0689-002A and 0689-002B

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION
21934-1

BEING A PORTION OF "PARCEL 4" AS DESCRIBED BY QUITCLAIM DEED RECORDED MARCH 9, 1998 AS INSTRUMENT NUMBER 98-84940, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF SCOTT ROAD (VARIABLE NORTHERLY HALF-WIDTH) AND THE CENTERLINE OF ANTELOPE ROAD (30.00 FOOT WESTERLY HALF-WIDTH), BEING A POINT ON THE SOUTH LINE OF SAID SECTION 14, AS SHOWN BY CALTRANS MONUMENTATION MAP NUMBER 421585, ON FILE IN BOOK 204, PAGES 957 THROUGH 969, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID RIVERSIDE COUNTY;

THENCE LEAVING SAID INTERSECTION N 89°19'00" W ALONG SAID SOUTH LINE OF SECTION 14, A DISTANCE OF 89.91 FEET;

THENCE LEAVING SAID SOUTH LINE AT RIGHT ANGLES, N 00°41'00" E, A DISTANCE OF 55.61 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SCOTT ROAD, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 49.99 FEET AND AN INITIAL RADIAL BEARING OF S 07°31'57" W;

THENCE EASTERLY, NORTHEASTERLY, AND NORTHERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 98°25'01", AN ARC DISTANCE OF 85.87 FEET TO THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN INSTRUMENT NUMBER 167774, RECORDED AUGUST 9, 1979, SAID OFFICIAL RECORDS;

THENCE N 82°24'10" W ALONG THE EASTERLY LINE OF, BEING MORE SPECIFICALLY THE FINAL COURSE OF, SAID INSTRUMENT NUMBER 167774 (DESCRIBED THEREIN AS "SOUTH 82°23'56" EAST 277.55 FEET"), A DISTANCE OF 277.71 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE;

THENCE N 30°30'51" W CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 309.89 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING N 30°30'51" W ALONG SAID EASTERLY LINE, A DISTANCE OF 171.51 FEET TO AN ANGLE POINT THEREIN;

THENCE N 13°05'33" W CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 56.32 FEET;

(COURSE "A") THENCE S 27°18'47" E, A DISTANCE OF 169.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 372.24 FEET;

(COURSE "B") THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°40'32", AN ARC DISTANCE OF 56.36 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING: 1,847 SQUARE FEET, OR 0.042 ACRES, MORE OR LESS.

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

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION (CONTINUED)
21934-1

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

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 12.29.2014



EXHIBIT "B"

08-RIV-215-PM15.65-21934 (21934-1)

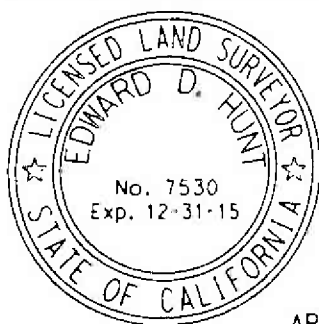
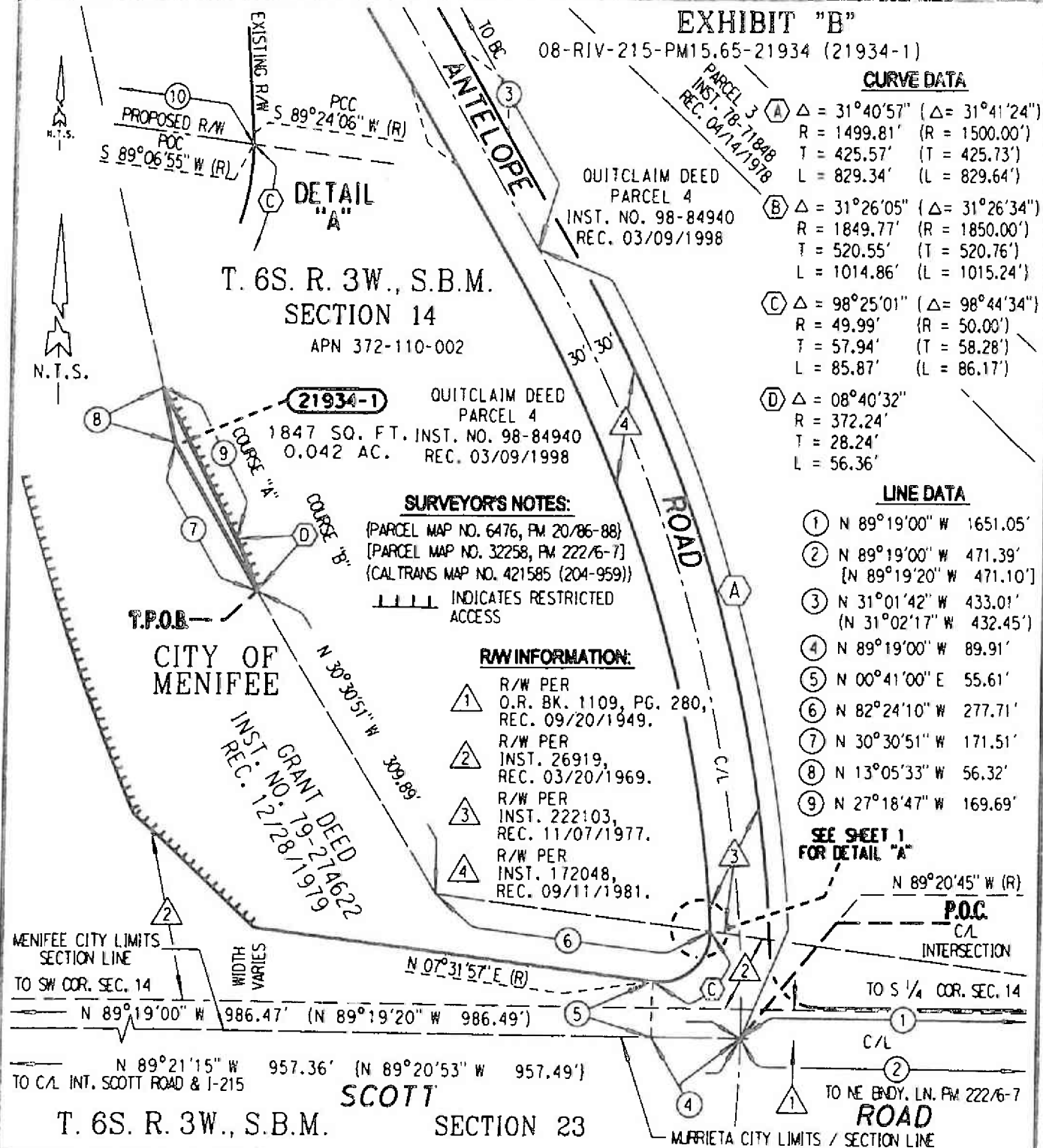
CURVE DATA

- △ = 31°40'57" (△ = 31°41'24")
 R = 1499.81' (R = 1500.00')
 T = 425.57' (T = 425.73')
 L = 829.34' (L = 829.64')
- △ = 31°26'05" (△ = 31°26'34")
 R = 1849.77' (R = 1850.00')
 T = 520.55' (T = 520.76')
 L = 1014.86' (L = 1015.24')
- △ = 98°25'01" (△ = 98°44'34")
 R = 49.99' (R = 50.00')
 T = 57.94' (T = 58.28')
 L = 85.87' (L = 86.17')
- △ = 08°40'32"
 R = 372.24'
 T = 28.24'
 L = 56.36'

LINE DATA

- ① N 89°19'00" W 1651.05'
 ② N 89°19'00" W 471.39'
 [N 89°19'20" W 471.10']
 ③ N 31°01'42" W 433.01'
 [N 31°02'17" W 432.45']
 ④ N 89°19'00" W 89.91'
 ⑤ N 00°41'00" E 55.61'
 ⑥ N 82°24'10" W 277.71'
 ⑦ N 30°30'51" W 171.51'
 ⑧ N 13°05'33" W 56.32'
 ⑨ N 27°18'47" W 169.69'

SEE SHEET 1
FOR DETAIL "A"



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

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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

APPROVED BY: *Edward D. Hunt* DATE: 12-29-2014

CITY OF MURRIETA

PAR. NO.: 21934-1

PREPARED BY: KNV

SCALE: N.T.S.

DATE: DECEMBER, 2014

W.O. NO.: B3-0689

SHEET 1 OF 1

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION
0689-002A

BEING A PORTION OF "PARCEL 4" AS DESCRIBED BY QUITCLAIM DEED RECORDED MARCH 9, 1998 AS INSTRUMENT NUMBER 084940, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF SCOTT ROAD (VARIABLE NORTHERLY HALF-WIDTH) AND THE CENTERLINE OF ANTELOPE ROAD (30.00 FOOT WESTERLY HALF-WIDTH), BEING A POINT ON THE SOUTH LINE OF SAID SECTION 14, AS SHOWN BY CALTRANS MONUMENTATION MAP NUMBER 421585, ON FILE IN BOOK 204, PAGES 957 THROUGH 969, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID RIVERSIDE COUNTY;

THENCE LEAVING SAID CENTERLINES N 89°19'00" W ALONG SAID SOUTH LINE OF SECTION 14, A DISTANCE OF 89.91 FEET;

THENCE LEAVING SAID SOUTH LINE AT RIGHT ANGLES, N 00°41'00" E, A DISTANCE OF 55.61 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SCOTT ROAD, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 49.99 FEET AND AN INITIAL RADIAL BEARING OF S 07°31'57" W;

THENCE EASTERLY, NORTHEASTERLY, AND NORTHERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 98°25'01", AN ARC DISTANCE OF 85.87 FEET TO THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY INSTRUMENT NUMBER 167774, RECORDED AUGUST 9, 1979, SAID OFFICIAL RECORDS, BEING THE **TRUE POINT OF BEGINNING**;

THENCE N 82°24'10" W ALONG THE EASTERLY LINE OF, BEING MORE SPECIFICALLY THE FINAL COURSE OF, SAID INSTRUMENT NUMBER 167774 (DESCRIBED THEREIN AS "SOUTH 82°23'56" EAST 277.55 FEET"), A DISTANCE OF 277.71 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE;

THENCE N 30°30'51" W CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 15.51 FEET;

(COURSE "A") THENCE S 89°21'42" E, A DISTANCE OF 241.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,431.82 FEET AND AN INITIAL RADIAL BEARING OF S 84°29'54" W, BEING CONCENTRIC WITH AND DISTANT 67.99 FEET WESTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD;

(COURSE "B") THENCE NORTHERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 15°12'14", AN ARC DISTANCE OF 379.95 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 703.00 FEET AND AN INITIAL RADIAL BEARING OF S 69°17'40" W;

(COURSE "C") THENCE NORTHERLY ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 09°01'13", AN ARC DISTANCE OF 110.68 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 397.00 FEET AND AN INITIAL RADIAL BEARING OF N 78°18'53" E;

(COURSE "D") THENCE NORTHERLY ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 18°14'12", AN ARC DISTANCE OF 126.36 FEET;

(COURSE "E") THENCE N 29°55'19" W, A DISTANCE OF 174.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 303.00 FEET;

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION (CONTINUED)
0689-002A

(COURSE "F") THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°25'36", AN ARC DISTANCE OF 60.43 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID ANTELOPE ROAD;

THENCE S 31°01'42" E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 208.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,469.82 FEET;

THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°25'47", AN ARC DISTANCE OF 703.66 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 49.99 FEET AND AN INITIAL RADIAL BEARING OF N 86°24'06" E;

THENCE SOUTHERLY CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF ANTELOPE ROAD AND ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 02°42'50", AN ARC DISTANCE OF 2.37 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING: 30,442 SQUARE FEET, OR 0.699 ACRES, MORE OR LESS.

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

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

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 10-30-2014



EXHIBIT "B"

08-RIV-215-MP15.50-15.70-21933 (0689-002A)

CURVE DATA

(A) $\Delta = 31^{\circ}40'57''$ ($\Delta = 31^{\circ}41'24''$)
 $R = 1,499.81'$ ($R = 1,500.00'$)
 $T = 425.57'$ ($T = 425.73'$)
 $L = 829.34'$ ($L = 829.64'$)

(B) $\Delta = 31^{\circ}26'05''$ ($\Delta = 31^{\circ}26'34''$)
 $R = 1,849.77'$ ($R = 1,850.00'$)
 $T = 520.55'$ ($T = 520.76'$)
 $L = 1014.86'$ ($L = 1015.24'$)

(C) $\Delta = 98^{\circ}25'01''$ ($\Delta = 98^{\circ}44'34''$)
 $R = 49.99'$ ($R = 50.00'$)
 $T = 57.93'$ ($T = 58.28'$)
 $L = 85.87'$ ($L = 86.17'$)

LINE DATA

- ① N $89^{\circ}19'00''$ W 1,651.05'
- ② N $89^{\circ}19'00''$ W 471.39'
 [N $89^{\circ}19'20''$ W 471.10']
- ③ N $31^{\circ}01'42''$ W 433.01'
 [N $31^{\circ}02'17''$ W 432.45']
- ④ N $89^{\circ}19'00''$ W 89.91'
- ⑤ N $00^{\circ}41'00''$ E 55.61'

TO W 1/4 CORNER
SECTION 14

2624.31'

(N $00^{\circ}12'14''$ E

2624.39'

N $00^{\circ}12'22''$ E

(N $00^{\circ}24'17''$ E 1061.36')

(N $00^{\circ}24'22''$ E 1061.41'

I-215

N.T.S.

SEE SHEET 3
FOR DETAIL "B"

CITY OF
MENIFEE

QUITCLAIM DEED
INST. NO. 084940
REC. 03/09/1998
PARCEL 4

APN 372-110-002

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

SECTION 14

DIRECTOR DEED
79-167714
REC. 08/09/1979

0689-002A

30,442 SQ. FT.
0.699 AC.

SURVEYOR'S NOTES:

(PARCEL MAP NO. 6476, PM 20/86-88)
 (PARCEL MAP NO. 32258, PM 222/6-7)
 (CALTRANS MAP NO. 421585 (204-959))

INDICATES RESTRICTED
ACCESS

SCOTT

MENIFEE CITY LIMITS / SECTION LINE
 S $07^{\circ}31'57''$ W (R)
 N $89^{\circ}19'00''$ W 986.47' (N $89^{\circ}19'20''$ W 986.49')

TO C/L INT.
I-215 & SCOTT RD.

N $89^{\circ}21'15''$ W 957.36' (N $89^{\circ}20'53''$ W 957.49')

T. 6S. R. 3W., S.B.M. SECTION 23

QUITCLAIM DEED
INST. NO. 98-84940
REC. 03/09/1998

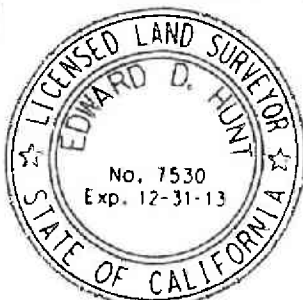
SEE SHEET 2
FOR DETAIL "A"

P.O.C.
C/L
INTERSECTION
ROAD

TO S 1/4 COR. SEC. 14

TO NE BNDY. LN. PM 222/6-7

MURRIETA CITY LIMITS / SECTION LINE



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

COUNTY OF RIVERSIDE TRANSPORTATION DEPT. SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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

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

CITY OF
MURRIETA

PAR. NO.: 0689-002A

PREPARED BY: KNV

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: 83-0689

SHEET 1 OF 3

EXHIBIT "B"

08-RIV-215-MP15.50-15.70-21934 (0689--002A)

CURVE DATA

- (A) $\Delta = 31^{\circ}40'57''$ ($\Delta = 31^{\circ}41'24''$)
 $R = 1,499.81'$ ($R = 1,500.00'$)
 $T = 425.57'$ ($T = 425.73'$)
 $L = 829.34'$ ($L = 829.64'$)
- (C) $\Delta = 98^{\circ}25'01''$ ($\Delta = 98^{\circ}44'34''$)
 $R = 49.99'$ ($R = 50.00'$)
 $T = 57.93'$ ($T = 58.28'$)
 $L = 85.87'$ ($L = 86.17'$)
- (D) $\Delta = 27^{\circ}25'47''$ ($\Delta = 27^{\circ}26'45''$)
 $R = 1,469.82'$ ($R = 1,470.00'$)
 $T = 358.71'$ ($T = 345.41'$)
 $L = 703.66'$ ($L = 678.50'$)
- (E) $\Delta = 02^{\circ}42'50''$ ($\Delta = 02^{\circ}23'17''$)
 $R = 49.99'$ ($R = 50.00'$)
 $T = 1.18'$ ($T = 1.04'$)
 $L = 2.37'$ ($L = 2.08'$)

LINE DATA

- (1) N $89^{\circ}19'00''$ W 1,651.05'
(2) N $89^{\circ}19'00''$ W 471.39'
[N $89^{\circ}19'20''$ W 471.10']
(4) N $89^{\circ}19'00''$ W 89.91'
(5) N $00^{\circ}41'00''$ E 55.61'
(6) N $82^{\circ}24'10''$ W 277.71'
(7) N $30^{\circ}30'51''$ W 15.51'
(8) S $89^{\circ}21'42''$ E 241.37'

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

CITY OF MENIFEE

0689-002A

30,442 SQ. FT.
0.699 AC.

QUITCLAIM DEED
INST. NO. 98-84940
REC. 03/09/1998
PARCEL 4

SECTION 14
PARCEL 4

S $84^{\circ}29'54''$ W (R)

APN 372-110-002

DIRECTOR'S DEED
INST. NO. 167774
REC. 8/9/1979

N $07^{\circ}31'57''$ E (R)

SCOTT

MENIFEE CITY LIMITS / SECTION LINE

ROAD

TO SW COR. SEC. 14

N $89^{\circ}19'00''$ W 986.47' (N $89^{\circ}19'20''$ W 986.49')

C/L

TO C/L INT.
I-215 & SCOTT ROAD

N $89^{\circ}21'15''$ W 957.36' (N $89^{\circ}20'53''$ W 957.49')

MURRIETA CITY LIMITS / SECTION LINE

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

SECTION 23

PARCEL 1

PARCEL MAP NO. 30975

PM 206/29-31

(PARCEL MAP NO. 6476, PM 20/86-88)
(PARCEL MAP NO. 32258, PM 222/6-7)
(CALTRANS MAP NO. 421585 (204-959))

PARCEL 2

MOST-E'LY CORNER
INST. NO. 167774
REC. 08/09/1979

CITY OF MURRIETA

INDICATES RESTRICTED ACCESS

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

COUNTY OF RIVERSIDE TRANSPORTATION DEPT. SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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

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

RAW INFORMATION:

- (1) R/W PER
O.R. BK. 1109, PG. 280,
REC. 09/20/1949.
- (2) R/W PER
INST. 26919,
REC. 03/20/1969.
- (3) R/W PER
INST. 222103,
REC. 11/07/1977.
- (4) R/W PER
INST. 172048,
REC. 09/11/1981.
- QUITCLAIM DEED
INST. NO. 98-84940
REC. 03/09/1998

CITY OF MENIFEE

SEE SHEET 1
FOR DETAIL "A"

P.O.C.

C/L
INTERSECTION
TO S $1/4$ COR.
SEC. 14

TO NE
BODY LN. PM 222/6-7

DETAIL "A"

PCC
N $86^{\circ}24'06''$ E (R)

PCC
N $89^{\circ}06'56''$ E (R)

EXISTING R/W

ROAD



PAR. NO.: 0689-002A

PREPARED BY: KNV

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 2 OF 3

EXHIBIT "B"

08-RIV-215-MP15.50-15.70-21934 (0689--002A)

CURVE DATA

(A) $\Delta = 31^{\circ}40'57''$ R = 1499.81' T = 425.57' L = 829.34'	($\Delta = 31^{\circ}41'24''$) (R = 1500.00') (T = 425.73') (L = 829.64')
(B) $\Delta = 27^{\circ}25'47''$ R = 1469.82' T = 358.71' L = 703.66'	($\Delta = 27^{\circ}26'45''$) (R = 1470.00') (T = 345.41') (L = 678.50')
(F) $\Delta = 15^{\circ}12'14''$ R = 1431.82' T = 191.10' L = 379.95'	(H) $\Delta = 18^{\circ}14'12''$ R = 397.00' T = 63.72' L = 126.36'
(G) $\Delta = 09^{\circ}01'13''$ R = 703.00' T = 55.45' L = 110.68'	(I) $\Delta = 11^{\circ}25'36''$ R = 303.00' T = 30.31' L = 60.43'

LINE DATA

(3) N $31^{\circ}01'42''$ W 433.01' (N $31^{\circ}02'17''$ W 432.45')
(9) N $29^{\circ}55'19''$ W 174.40'
(10) S $31^{\circ}01'42''$ E 208.40'

N.T.S.

CITY OF
MENIFEE

CITY OF
MENIFEE

ANTELOPE

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

SECTION 14

QUITCLAIM DEED
PARCEL 4
INST. NO. 98-84940
REC. 03/09/1998

QUITCLAIM DEED
INST. NO. 98-84940
REC. 03/09/1998

APN 372-110-002

N $78^{\circ}18'53''$ E (R)
PRC

0689-002A
30,442 SQ. FT.
0.699 AC.

PARCEL 4

S $69^{\circ}17'40''$ W (R)
PRC

SURVEYOR'S NOTES:

(CALTRANS MAP NO. 421585 (204-959))
INDICATES RESTRICTED
ACCESS

RAW INFORMATION:

- (3) R/W PER
INST. 222103,
REC. 11/07/1977.
- (4) R/W PER
INST. 172048,
REC. 09/11/1981.
- (5) R/W PER
INST. 222104,
REC. 11/07/1977.



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

COUNTY OF RIVERSIDE TRANSPORTATION DEPT, SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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

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

PAR. NO.: 0689-002A

PREPARED BY: KNV

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: 83-0689

SHEET 3 OF 3

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION
0689-002B

AN EASEMENT FOR SLOPE AND MAINTENANCE PURPOSES LYING WITHIN "PARCEL 4" AS DESCRIBED BY QUITCLAIM DEED RECORDED MARCH 9, 1998 AS INSTRUMENT NUMBER 084940, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF SCOTT ROAD (VARIABLE NORTHERLY HALF-WIDTH) AND THE CENTERLINE OF ANTELOPE ROAD (30.00 FOOT WESTERLY HALF-WIDTH), BEING A POINT ON THE SOUTH LINE OF SAID SECTION 14, AS SHOWN BY CALTRANS MONUMENTATION MAP NUMBER 421585, ON FILE IN BOOK 204, PAGES 957 THROUGH 969, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID RIVERSIDE COUNTY;

THENCE LEAVING SAID CENTERLINES N 89°19'00" W ALONG SAID SOUTH LINE OF SECTION 14, A DISTANCE OF 89.91 FEET;

THENCE LEAVING SAID SOUTH LINE AT RIGHT ANGLES, N 00°41'00" E, A DISTANCE OF 55.61 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SCOTT ROAD, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 49.99 FEET AND AN INITIAL RADIAL BEARING OF S 07°31'57" W;

THENCE EASTERLY, NORTHEASTERLY, AND NORTHERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 98°25'01", AN ARC DISTANCE OF 85.87 FEET TO THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY INSTRUMENT NUMBER 167774, RECORDED AUGUST 9, 1979, SAID OFFICIAL RECORDS;

THENCE N 82°24'10" W ALONG THE EASTERLY LINE OF, BEING MORE SPECIFICALLY THE FINAL COURSE OF, SAID INSTRUMENT NUMBER 167774 (DESCRIBED THEREIN AS "SOUTH 82°23'56" EAST 277.55 FEET"), A DISTANCE OF 277.71 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE;

THENCE N 30°30'51" W CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 15.51 FEET;

THENCE S 89°21'42" E, A DISTANCE OF 241.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,431.82 FEET AND AN INITIAL RADIAL BEARING OF S 84°29'54" W;

THENCE S 89°21'42" E, A DISTANCE OF 241.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, CONCENTRIC WITH AND DISTANT 72.99 FEET WESTERLY OF SAID CENTERLINE OF ANTELOPE ROAD HAVING A RADIUS OF 1,426.82 FEET AND AN INITIAL RADIAL BEARING OF N 84°28'36" W, BEING CONCENTRIC WITH AND DISTANT 67.99 FEET WESTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE NORTHERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 15°10'56", AN ARC DISTANCE OF 378.08 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 708.00 FEET AND AN INITIAL RADIAL BEARING OF N 69°17'40" E;

THENCE NORTHERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 09°01'13", AN ARC DISTANCE OF 111.46 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 392.00 FEET AND AN INITIAL RADIAL BEARING OF N 78°18'53" E;

THENCE NORTHERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 18°14'12", AN ARC DISTANCE OF 124.77 FEET;

THENCE N 29°55'19" W, A DISTANCE OF 174.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 308.00 FEET;

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION (CONTINUED)
0689-002B

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $11^{\circ}10'23''$, AN ARC DISTANCE OF 60.06 FEET;

THENCE N $18^{\circ}44'56''$ W, A DISTANCE OF 24.33 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID ANTELOPE ROAD;

THENCE S $31^{\circ}01'42''$ E ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 23.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 303.00 FEET AND AN INITIAL RADIAL BEARING OF S $71^{\circ}30'17''$ W;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF $11^{\circ}25'36''$, AN ARC DISTANCE OF 60.43 FEET;

THENCE S $29^{\circ}55'19''$ E, A DISTANCE OF 174.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 397.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $18^{\circ}14'12''$, AN ARC DISTANCE OF 126.36 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 703.00 FEET AND AN INITIAL RADIAL BEARING OF N $78^{\circ}18'53''$ E;

THENCE SOUTHERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF $09^{\circ}01'13''$, AN ARC DISTANCE OF 110.68 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,431.82 FEET AND AN INITIAL RADIAL BEARING OF S $69^{\circ}17'40''$ W, BEING CONCENTRIC WITH AND DISTANT 67.99 FEET WESTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD;

THENCE SOUTHERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF $15^{\circ}12'14''$, AN ARC DISTANCE OF 379.95 FEET;

THENCE N $89^{\circ}21'42''$ W, A DISTANCE OF 5.03 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING: 4,312 SQUARE FEET, OR 0.099 ACRES, MORE OR LESS.

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

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 10-30-2013



TO 1/4 CORNER
SECTION 14

2624.31'

(N 00°12'14" E

2624.39'

(N 00°12'22" E

(N 00°24'17" E 1061.36')

I-215

LINE DATA

- ① N 89°19'00" W 1651.05'
- ② N 89°19'00" W 471.39'
(N 89°19'20" W 471.10')
- ③ N 31°01'42" W 433.01'
(N 31°02'17" W 432.45')
- ④ N 89°19'00" W 89.91'
- ⑤ N 00°41'00" E 55.61'
- ⑥ N 82°24'10" W 277.71'
(N 82°23'56" W 277.55')
- ⑦ N 30°30'51" W 15.51'
- ⑧ N 89°21'42" W 241.37'

N.T.S.

QUITCLAIM DEED
INST. NO. 084940
REC. 03/09/1998
PARCEL 4

APN 372-110-002

CITY OF
T. 6S. R. 3W., S.B.M. MENIFEE

SECTION 14

0689-002B
4,312 SQ. FT.
0.099 AC.

DIRECTOR DEED
INST. NO. 79-1677A
REC. 08/09/1979

SCOTT

MENIFEE CITY LIMITS / SECTION LINE

N 89°19'00" W 986.47' (N 89°19'20" W 986.49')
N 89°21'15" W 957.36' (N 89°20'53" W 957.49')

C/L SCOTT ROAD

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

SECTION 23

EXHIBIT "B"

08-RIV-215-MP15.50-15.70-21933 (0689-002B)

CURVE DATA

- | | |
|---------------|----------------|
| △ = 31°40'57" | △ = 31°41'24" |
| R = 1499.81' | (R = 1500.00') |
| T = 425.57' | (T = 425.73') |
| L = 829.34' | (L = 829.64') |
| △ = 31°26'05" | △ = 31°26'34" |
| R = 1849.77' | (R = 1850.00') |
| T = 520.55' | (T = 520.76') |
| L = 1014.86' | (L = 1015.24') |
| △ = 98°25'01" | △ = 98°44'34" |
| R = 49.99' | (R = 50.00') |
| T = 57.94' | (T = 58.28') |
| L = 85.87' | (L = 86.17') |

SURVEYOR'S NOTES:

(PARCEL MAP NO. 6476, PM 20/86-88)
(PARCEL MAP NO. 32258, PM 222/6-7)
(CALTRANS MAP NO. 421585 (204-959))

INDICATES RESTRICTED ACCESS

QUITCLAIM DEED
INST. NO. 98-84940
REC. 03/09/1998

SEE SHEET 2
FOR DETAIL "A"

N 89°20'45" W (R)

P.O.C.
C/L
INTERSECTION
ROAD

TO S 1/4 COR. SEC. 14

TO NE BNDY. L.N. PM 222/6-7

MURRIETA CITY LIMITS / SECTION LINE



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

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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

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

CITY OF
MURRIETA

PAR. NO.: 0689-002B

PREPARED BY: KNV

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 1 OF 3

EXHIBIT "B"

08-RIV-215-MP15.50-15.70-21934 (0689--002B)

CURVE DATA

- (A) $\Delta = 31^{\circ}40'57''$ ($\Delta = 31^{\circ}41'24''$)
 $R = 1,499.81'$ ($R = 1,500.00'$)
 $T = 425.57'$ ($T = 425.73'$)
 $L = 829.34'$ ($L = 829.64'$)
- (C) $\Delta = 98^{\circ}25'01''$ ($\Delta = 98^{\circ}44'34''$)
 $R = 49.99'$ ($R = 50.00'$)
 $T = 57.94'$ ($T = 58.28'$)
 $L = 85.87'$ ($L = 86.17'$)
- (D) $\Delta = 27^{\circ}25'47''$ ($\Delta = 27^{\circ}26'45''$)
 $R = 1,469.82'$ ($R = 1,470.00'$)
 $T = 358.71'$ ($T = 345.41'$)
 $L = 703.66'$ ($L = 678.50'$)
- (E) $\Delta = 02^{\circ}42'50''$ ($\Delta = 02^{\circ}23'17''$)
 $R = 49.99'$ ($R = 50.00'$)
 $T = 1.18'$ ($T = 1.04'$)
 $L = 2.37'$ ($L = 2.08'$)

LINE DATA

- (1) N $89^{\circ}19'00''$ W 1,651.05'
 (2) N $89^{\circ}19'00''$ W 471.39'
 [N $89^{\circ}19'20''$ W 471.10']
 (4) N $89^{\circ}19'00''$ W 89.91'
 (5) N $00^{\circ}41'00''$ E 55.61'
 (6) N $82^{\circ}24'10''$ W 277.71'
 (7) N $30^{\circ}30'51''$ W 15.51'
 (8) S $89^{\circ}21'42''$ E 236.34'
 (13) N $89^{\circ}21'42''$ W 5.03'

APN 372-110-002

QUITCLAIM DEED
 INST. NO. 084940
 REC. 03/09/1998
 PARCEL 4

0689-002B
 4,312 SQ. FT.
 0.099 AC.

RAW INFORMATION:

- 1 R/W PER
 O.R. BK. 1109, PG. 280,
 REC. 09/20/1949.
- 2 R/W PER
 INST. 26919,
 REC. 03/20/1969.
- 3 R/W PER
 INST. 222103,
 REC. 11/07/1977.
- 4 R/W PER
 INST. 172048,
 REC. 09/11/1981.
- QUITCLAIM DEED
 INST. NO. 98-84940
 REC. 03/09/1998

0689-002A

RAW INFORMATION:

- 1 R/W PER
 O.R. BK. 1109, PG. 280,
 REC. 09/20/1949.
- 2 R/W PER
 INST. 26919,
 REC. 03/20/1969.
- 3 R/W PER
 INST. 222103,
 REC. 11/07/1977.
- 4 R/W PER
 INST. 172048,
 REC. 09/11/1981.

T. 6S. R. 3W., S.B.M.
 CITY OF MENIFEE SECTION 14

GRANT DEED
 INST. NO. 79-274622
 REC. 12/28/1979

SCOTT ROAD

TO SW COR. SEC. 14

TO C/L INT.
 I-215 & SCOTT ROAD

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

SECTION 23

CITY OF MENIFEE

SEE SHEET 1
 FOR DETAIL "A"

P.O.C.
 C/L
 INTERSECTION
 TO S $\frac{1}{4}$ COR.
 SEC. 14

TO NE
 BNDY LN. PM 222/6-7

SURVEYOR'S NOTES:

- (PARCEL MAP NO. 6476, PM 20/85-88)
 (PARCEL MAP NO. 32258, PM 222/6-7)
 (CALTRANS MAP NO. 421585 (204-959))

INDICATES RESTRICTED
 ACCESS

PARCEL MAP NO. 30975
 PM 206/29-31

PARCEL 2

CITY OF MURRIETA

MOST-E'LY CORNER
 INST. NO. 167774,
 REC. 08/09/1979

DETAIL
 "A"

PCC
 S $89^{\circ}24'06''$ W (R)
 PCC
 S $89^{\circ}06'56''$ W (R)

30.00'
 ANTELOPE ROAD



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COUNTY OF RIVERSIDE TRANSPORTATION DEPT. SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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

PAR. NO.: 0689-002B

PREPARED BY: KNV

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 2 OF 3

EXHIBIT "B"

08-RIV-215-MP15.50-15.70-21934 (0689--002B)

CURVE DATA

(A) $\Delta = 31^{\circ}40'57''$ R = 1,499.81' T = 425.57' L = 829.34'	(I) $\Delta = 31^{\circ}41'24''$ (R = 1,500.00') (T = 425.73') (L = 829.64')
(D) $\Delta = 27^{\circ}25'47''$ R = 1,469.82' T = 358.71' L = 703.66'	(J) $\Delta = 27^{\circ}26'45''$ (R = 1,470.00') (T = 345.41') (L = 678.50')
(F) $\Delta = 15^{\circ}10'56''$ R = 1,426.82' T = 190.15' L = 378.08'	(K) $\Delta = 11^{\circ}25'36''$ R = 303.00' T = 30.31' L = 60.43'
(G) $\Delta = 09^{\circ}01'13''$ R = 708.00' T = 55.85' L = 111.46'	(L) $\Delta = 18^{\circ}14'12''$ R = 397.00' T = 63.72' L = 126.36'
(H) $\Delta = 18^{\circ}14'12''$ R = 392.00' T = 62.92' L = 124.77'	(M) $\Delta = 09^{\circ}01'13''$ R = 703.00' T = 55.45' L = 110.68'
(I) $\Delta = 11^{\circ}10'23''$ R = 308.00' T = 30.13' L = 60.06'	(N) $\Delta = 15^{\circ}12'14''$ R = 1,431.82' T = 191.10' L = 379.95'

N.T.S.

CITY OF
MENIFEE

CITY OF
MENIFEE

ANTELOPE
ROAD

T. 6S. R. 3W., S.B.M.
SECTION 14

QUITCLAIM DEED
INST. NO. 084940
REC. 03/09/1998
PARCEL 4

LINE DATA

- (3) N $31^{\circ}01'42''$ W 433.01'
(N $31^{\circ}02'17''$ W 432.45')
- (9) N $29^{\circ}55'19''$ W 174.40'
- (10) N $18^{\circ}44'56''$ W 24.33'
- (11) S $31^{\circ}01'42''$ E 23.53'
- (12) S $29^{\circ}55'19''$ E 174.40'
- (14) S $31^{\circ}01'42''$ E 208.40'

N $78^{\circ}18'53''$ E (R)
PRC
0689-002B
4,312 SQ. FT.
0.099 AC.
APN 372-110-002

N $69^{\circ}17'40''$ E (R)
PRC

SURVEYOR'S NOTES:

(CALTRANS MAP NO. 421585 (204-959))
INDICATES RESTRICTED
ACCESS

RAW INFORMATION:

- (3) R/W PER
INST. 222103,
REC. 11/07/1977.
- (4) R/W PER
INST. 172048,
REC. 09/11/1981.
- (5) R/W PER
INST. 222104,
REC. 11/07/1977.



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COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

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

PAR. NO.: 0689-002B

PREPARED BY: KNV

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 3 OF 3

ATTACHMENT C

