



724B

**SUBMITTAL TO THE FLOOD CONTROL AND WATER CONSERVATION DISTRICT BOARD
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

FROM: General Manager-Chief Engineer

SUBMITTAL DATE:
March 15, 2011

SUBJECT: Authorization to Convey Fee Title in District Owned Real Property
Murrieta Creek Phase I
Project No. 7-0-00021

RECOMMENDED MOTION:

1. Approve Resolution No. F2011-06, Authorization to Convey Fee Title in District Owned Real Property, a portion of RCFC Parcel Nos. 7021-15 and 7021-16, Grant Deed to the City of Temecula.
2. Authorize the Chairman of the Board of Supervisors to execute the necessary documents to complete the conveyance.
3. Authorize the General Manager-Chief Engineer or his designee to execute any other documents and administer all actions necessary to complete the transaction.

BACKGROUND:

See Page 2

FINANCIAL:

WARREN D. WILLIAMS
General Manager-Chief Engineer

FINANCIAL DATA

Current F.Y. District Cost:	N/A	In Current Year Budget:	N/A
Current F.Y. County Cost:	N/A	Budget Adjustment:	N/A
Annual Net District Cost:	N/A	For Fiscal Year:	N/A

SOURCE OF FUNDS:

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires 4/5 Vote	<input checked="" type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY: Michael R. Shetler
Michael R. Shetler

County Executive Office Signature

Polley
 Polley
 Consent
 Consent
 Dep't Recomm.:
 Per Exec. Ofc.:

MINUTES OF THE FLOOD CONTROL AND WATER CONSERVATION DISTRICT

On motion of Supervisor Stone, seconded by Supervisor Buster and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Stone, Benoit and Ashley
 Nays: None
 Absent: Tavaglione
 Date: March 15, 2011
 xc: Flood

Kecia Harper-Ihem
 Clerk of the Board
 By: [Signature]
 Deputy

FORM APPROVED COUNTY COUNSEL
 BY: Synthia M. Gunzel
 DATE: 2-22-11
 SYNTHIA M. GUNZEL

**FLOOD CONTROL AND WATER CONSERVATION DISTRICT BOARD SUBMITTAL
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

SUBJECT: Authorization to Convey Fee Title in District Owned Real Property
Murrieta Creek Phase I
Project No. 7-0-00021

SUBMITTAL DATE: March 15, 2011
Page 2

BACKGROUND:

The District, in cooperation with the Corps of Engineers, is currently designing Murrieta Creek Phase I ("Project") which travels through the city of Temecula. The City of Temecula ("City") is currently acquiring, in cooperation with the District, all required right-of-way for this Project within the City's limits. Pursuant to the preliminary design for the Project, a Record of Survey was prepared and recorded in Book 114 Pages 95 through 99. The City of Temecula owned RCFC Parcel 7021-16 as described on the Record of Survey. The City had conveyed via Grant Deed, recorded as Instrument Number 2004-0381206 on May 20, 2004, the fee title to the District. The District then issued a letter of credit to the City for the appraised value. Upon further design it was determined that the District would not need all the original right-of-way dedicated for the Project.

The City has proposed to build a recreational complex which is a compatible use adjacent to Murrieta Creek Phase I. The District has reviewed and approved the plans for the recreational complex. A portion of RCFC Parcel No. 7021-16, and a small portion of the adjacent Parcel No. 7021-15 is needed for the recreational complex. The District will retain a blanket access easement across said parcels for ingress/egress to Murrieta Creek Phase I.

The District recommends that the right-of-way referenced as RCFC Parcel Nos. 7021-16A and 7021-15A, shown on Exhibits "A" and "B", consisting of approximately 28,625 sq/ft, be granted in fee title to the City of Temecula. The original value established in 2004 for the District's acquisition of RCFC Parcel No. 7021-16 was \$2.50 a sq/ft. The District will issue a reversal of a portion of the credit given to the City of Temecula in the amount of \$71,563. All other costs shall be borne by the City of Temecula.

1 BOARD OF SUPERVISORS

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

2 RESOLUTION NO. F2011-06

3
4 AUTHORIZATION TO CONVEY FEE TITLE
5 IN DISTRICT OWNED REAL PROPERTY
6 MURRIETA CREEK PHASE I
7 PROJECT NO. 7-0-00021

8 WHEREAS, by the Board of Supervisors of the Riverside County Flood Control
9 and Water Conservation District in regular session assembled on March 15, 2011, at least four-
10 fifths of all members concurring, that the fee title interest in a portion of District's Parcel Nos.
11 7021-15 and 7021-16, hereinafter referred to as Parcel Nos. 7021-15A and 7021-16A, will be
12 granted by the District to the City of Temecula, in certain real property in the city of Temecula,
13 County of Riverside, State of California, a portion of Assessor's Parcel Numbers 922-100-035
14 and 922-100-006, being approximately 28,625 square feet, as described in Exhibit "A" and
15 shown on Exhibit "B", attached hereto and made a part hereof; and

16 WHEREAS, the interest to be conveyed will benefit the City of Temecula, the real
17 property being conveyed is in excess to the District's needs for the construction and maintenance
18 of Murrieta Creek Phase I, with the reservation of an access easement through the property.

19 THEREFORE, BE IT FURTHER RESOLVED, DETERMINED, AND
20 ORDERED, the Chairman of the Board of Supervisors is authorized to execute the necessary
21 documents to complete the conveyance.

22 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the
23 General Manager-Chief Engineer or his designee is authorized to execute any other documents
24 and administer all actions necessary to complete the transaction.

25 ROLL CALL:

- 26
27 Ayes: Buster, Stone, Benoit, and Ashley
28 Nays: None
Absent: Tavaglione

The foregoing is certified to be a true copy of a
resolution duly adopted by said Board of Super-
visors on the date therein set forth.

KECIA HARPER-IHEM Clerk of said Board
By _____ Deputy


FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* 11-2-11
DATE
SYNTHIA M. GUNZEL

RCFC PARCEL 7021-15A

EXHIBIT A

BEING A PORTION OF PARCEL 7021-15 AS SHOWN ON RECORD OF SURVEY FILED IN RECORD OF SURVEY BOOK 114, PAGES 95 THROUGH 99 INCLUSIVE, WITHIN THE CITY OF TEMECULA, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA WITHIN LOT 2 OF BLOCK 32 AS SHOWN ON THE MAP FILED IN MAP BOOK 15, PAGE 726, WITHIN THE CITY OF TEMECULA, RECORDS OF SAN DIEGO COUNTY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE NORTH 20.00 FEET OF THE WEST 142.00 FEET OF SAID PARCEL 7021-15.


STEVEN L. RAY, L.S. 6980 EXP. 9/30/11 DATE 10-20-10



FIRST STREET

PARCEL 7021-17C

PARCEL 7021-17B

POR. PARCEL 4, P.M. NO. 7674
P.M. BOOK 46, PAGES 50/51
O.R. RIVERSIDE CO.

PARCEL 7021-16

RECORD OF SURVEY
R.S. BOOK 114, PAGES 95-99
O.R. RIVERSIDE CO. PARCEL 7021-17A

20.00'

142.00'

116.04'

N 74°17'33" E 426.04'

142.00'
N 74°17'33" E

PARCEL 7021-15A

N 15°42'05" W 20.00'

PARCEL 7021-15

LOT 2, BLOCK 32
BOOK 15, PAGE 726
OF MAPS, REC. S.D. CO.

N 23°27'42" W 186.60'

334.81'

N 15°42'05" W

N 74°18'07" E 451.23'

PARCEL 7021-14

150.00'

N 15°42'00" W

EXHIBIT 'B' - PLAT



1"=100'



Steven L. Ray
STEVEN L. RAY DATE 10-20-10
L.S. 6980 EXP. 9/30/11

RHA
Engineering, Inc.
6800 INDIANA AVENUE • SUITE 260
RIVERSIDE, CA 92506
(951) 683-8088
FAX (951) 683-6915

EXHIBIT "A"

BEING A PORTION OF PARCEL 7021-16 AS SHOWN ON RECORD OF SURVEY FILED IN RECORD OF SURVEY BOOK 114, PAGES 95 THROUGH 99 INCLUSIVE, WITHIN PARCEL 4 OF PARCEL MAP 7674, FILED IN PARCEL MAP BOOK 86, PAGES 50 AND 51, WITHIN THE CITY OF TEMECULA, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL 7021-16, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND RECORDED FEBRUARY 20, 2003, AS DOCUMENT NO. 2003-119053, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 7021-16, NORTH 72°13'51" EAST A DISTANCE OF 87.58 FEET TO AN ANGLE POINT ON THE WESTERLY LINE OF SAID PARCEL 7021-16, SAID ANGLE POINT ALSO BEING THE SOUTHEASTERLY CORNER OF SAID DOCUMENT NO. 2003-119053;


THENCE CONTINUING NORTH 72°13'51" EAST A DISTANCE OF 57.64 FEET;

THENCE SOUTH 15°42'05" EAST A DISTANCE OF 183.38 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 7021-16;

THENCE ALONG SAID SOUTHERLY LINE SOUTH 74°17'33" WEST A DISTANCE OF 142.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 7021-16;

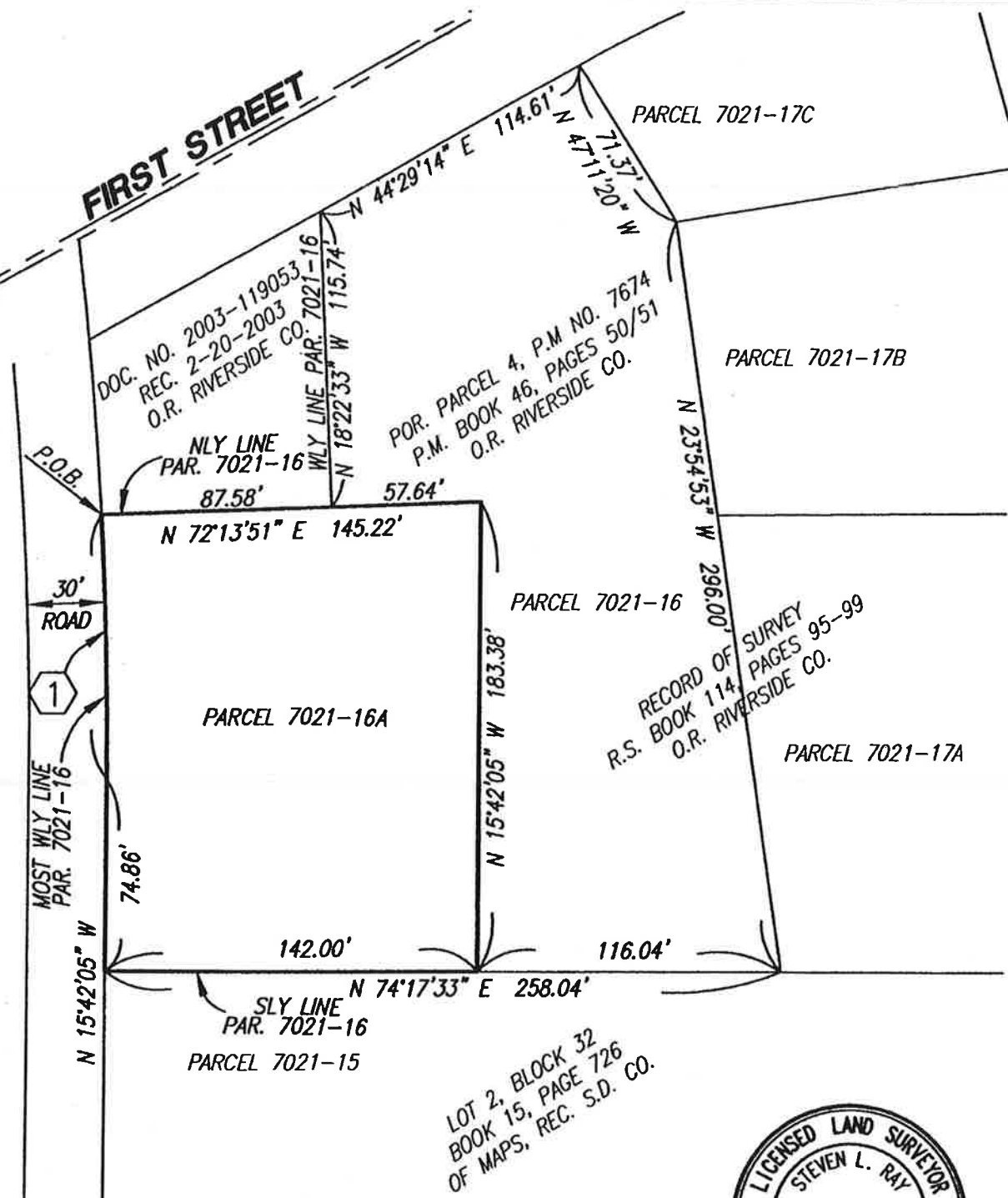
THENCE ALONG THE MOST WESTERLY LINE OF SAID PARCEL 7021-16 NORTH 15°42'05" WEST A DISTANCE OF 74.86 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1716.87 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°26'54" AN ARC DISTANCE OF 103.33 FEET TO THE POINT OF BEGINNING.


STEVEN L. RAY, L.S. 6980 EXP. 9/30/11 DATE 10-20-10



FIRST STREET



1"=60'

EXHIBIT 'B' - PLAT

Steven L. Ray
STEVEN L. RAY
L.S. 6980

10-20-10
DATE
EXP. 9/30/11



CURVE DATA				
No	△	R	L	T
①	03°26'54"	1716.87'	103.33'	51.68'

RHA
Engineering, Inc.
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RIVERSIDE, CA 92506
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522 B

**SUBMITTAL TO THE FLOOD CONTROL AND WATER CONSERVATION DISTRICT BOARD
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

FROM: General Manager-Chief Engineer

SUBMITTAL DATE:
February 15, 2011

SUBJECT: Notice of Intent to Convey Fee Title in District Owned Real Property
Murrieta Creek Phase I
Project No. 7-0-00021

RECOMMENDED MOTION:

Approve Resolution No. F2011-01, Notice of Intent to Convey Fee Title in District Owned Real Property, the right of way consisting of portions of Assessor's Parcel Numbers 922-100-035 and 922-100-006, those being portions of RCFC Parcel Numbers 7021-15 and 7021-16, by Grant Deed to the City of Temecula and authorize the Clerk of the Board to give notice pursuant to Section 6061 of the Government Code.

BACKGROUND:

See Page 2

FINANCIAL:
N/A

WARREN D. WILLIAMS
General Manager-Chief Engineer

FINANCIAL DATA	Current F.Y. District Cost:	N/A	In Current Year Budget:	N/A
	Current F.Y. County Cost:	N/A	Budget Adjustment:	N/A
	Annual Net District Cost:	N/A	For Fiscal Year:	N/A

SOURCE OF FUNDS:

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY: *Michael R. Shetler*
Michael R. Shetler

County Executive Office Signature

MINUTES OF THE FLOOD CONTROL AND WATER CONSERVATION DISTRICT

On motion of Supervisor Buster, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and is set for Tuesday, March 15, 2011, at 1:30 p.m.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: February 15, 2011
xc: Flood, COB

Kecia Harper-Ihem
Clerk of the Board
By: *Kecia Harper-Ihem*
Deputy

Prev. Agn. Ref.:

District: 3rd

Agenda Number:

11.1

FOR APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel*
DATE: 2-2-11
SYNTHIA M. GUNZEL

Dept Recomm.: Policy Consent
Per Exec. Ofc.: Policy Consent

**FLOOD CONTROL AND WATER CONSERVATION DISTRICT BOARD SUBMITTAL
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

SUBJECT: Notice of Intent to Convey Fee Title in District Owned Real Property
Murrieta Creek Phase I
Project No. 7-0-00021

SUBMITTAL DATE: February 15, 2011

Page 2

BACKGROUND:

The District, in cooperation with the Corps of Engineers, is currently designing Murrieta Creek Phase I ("Project") which travels through the city of Temecula. The City of Temecula ("City") is currently acquiring, in cooperation with the District, all required right-of-way for this Project within the city's limits. Pursuant to the preliminary design for the Project, a Record of Survey was prepared and recorded in Book 114 Pages 95 through 99. The City of Temecula owned RCFC Parcel 7021-16 as described on the Record of Survey. The City had conveyed via Grant Deed, recorded as Instrument Number 2004-0381206 on May 20, 2004, the fee title to the District. The District then issued a letter of credit to the City for the appraised value. Upon further design it was determined that the District would not need all the original right-of-way dedicated for the Project.

The City has proposed to build a recreational complex which is a compatible use adjacent to Murrieta Creek Phase I. The District has reviewed and approved the plans for the recreational complex. A portion of RCFC Parcel No. 7021-16, and a small portion of the adjacent Parcel No. 7021-15 is needed for the recreational complex. The District will retain a blanket access easement across said parcels for ingress/egress to Murrieta Creek Phase I.

The District recommends that the right-of-way referenced as RCFC Parcel Nos. 7021-16A and 7021-15A, shown on Exhibits "A" and "B", consisting of approximately 28,625 sq/ft, be granted in fee title to the City of Temecula. The original value established in 2004 for the District's acquisition of RCFC Parcel No. 7021-16 was \$2.50 a sq/ft. The District will issue a reversal of a portion of the credit given to the City of Temecula in the amount of \$71,563. All other costs shall be borne by the City of Temecula.

BOARD OF SUPERVISORS

**RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT**

RESOLUTION NO. F2011-01

NOTICE OF INTENT TO CONVEY FEE TITLE
IN DISTRICT OWNED REAL PROPERTY
MURRIETA CREEK PHASE I
PROJECT NO. 7-0-00021

BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the Riverside County Flood Control and Water Conservation District in regular session assembled on February 15, 2011, notice is hereby given, pursuant to California Water Code – Appendix, Chapter 48, Section 48-9, Paragraph 5, that it intends to convey the fee title interest in a portion of the District's Parcel Nos. 7021-15 and 7021-16, herein after referred to as Parcel Nos. 7021-15A and 7021-16A, by conveying at or after 1:30 p.m. on March 15, 2011 to the City of Temecula, in certain real property in the city of Temecula, County of Riverside, State of California, a portion of Assessor's Parcel Numbers 922-100-035 and 922-100-006, being approximately 28,625 square feet, as described in Exhibit "A" and shown on Exhibit "B", attached hereto and made a part hereof.

BE IT FURTHER RESOLVED AND DETERMINED that the interest to be conveyed is for a recreational complex adjacent to Murrieta Creek. The real property being conveyed is in excess to the District's needs for the construction and maintenance of Murrieta Creek Phase I, with the reservation of access easement through the property.

BE IT FURTHER RESOLVED that the Clerk of the Board of Supervisors is directed to give notice hereof as provided in Section 6061 of the Government Code.

ROLL CALL:

Ayes: Buster, Tavaglione, Stone, Benoit, and Ashley
Nays: None
Absent: None

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on the date therein set forth.

KECIA HARPER-IHEM, Clerk of said Board


By: 
Deputy

FORM APPROVED COUNTY COUNSEL
BY:  DATE 2-2-11
CYNTHIA M. GUNZEL

EXHIBIT A

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STEVEN L. RAY, L.S. 6980 EXP. 9/30/11 DATE 10-20-10



FIRST STREET

PARCEL 7021-17C

PARCEL 7021-17B

POR. PARCEL 4, P.M. NO. 7674
P.M. BOOK 46, PAGES 50/51
D.R. RIVERSIDE CO.

PARCEL 7021-16

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PARCEL 7021-14

150.00'

N 15°42'00" W

EXHIBIT 'B' - PLAT



1"=100'



Steven L. Ray 10-20-10
STEVEN L. RAY DATE
L.S. 6980 EXP. 9/30/11

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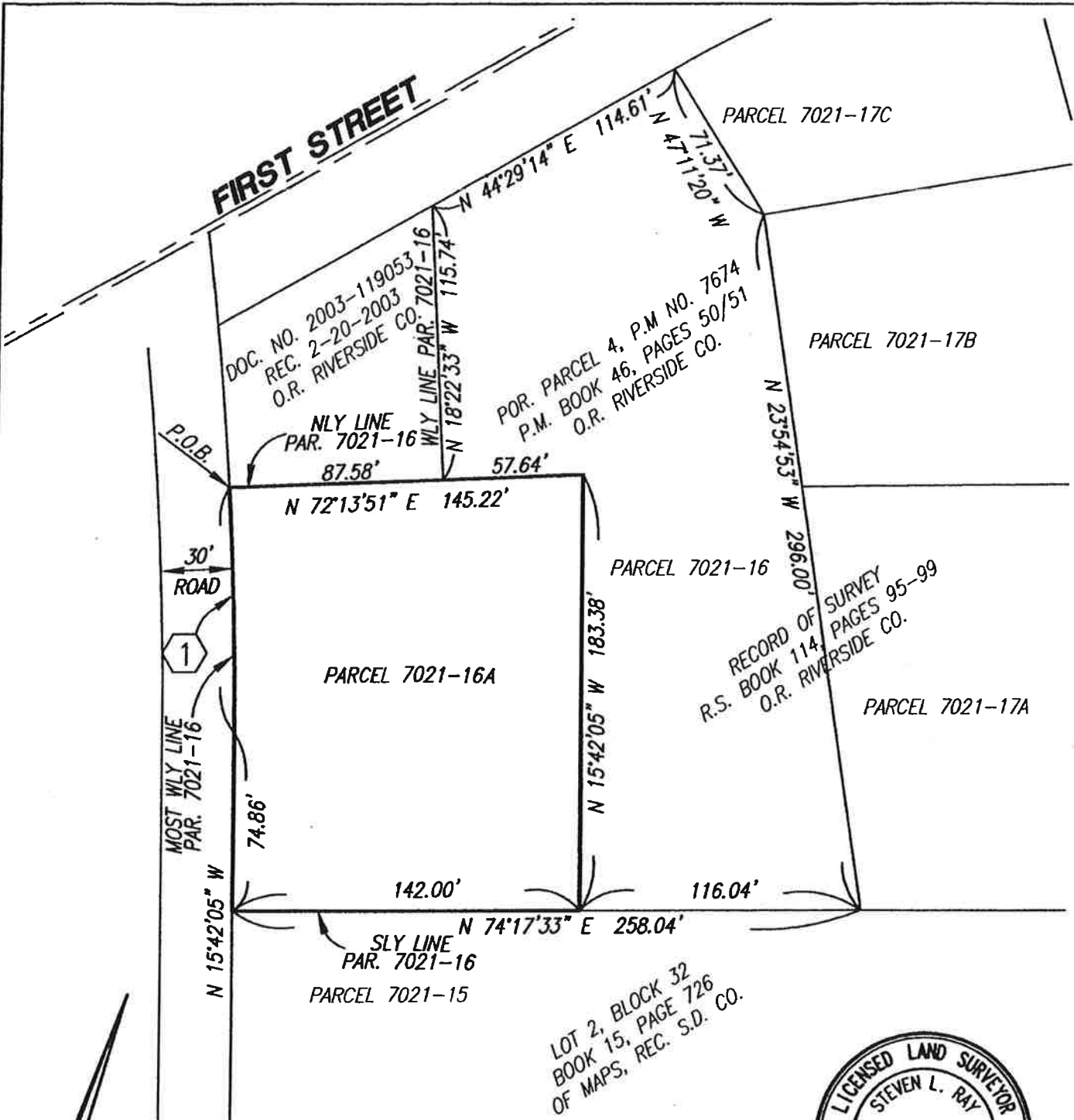
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THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°26'54" AN ARC DISTANCE OF 103.33 FEET TO THE POINT OF BEGINNING.


STEVEN L. RAY, L.S. 6980 EXP. 9/30/11 DATE 10-20-10





1"=60'

EXHIBIT 'B' - PLAT

Steven L. Ray 10-20-10
 STEVEN L. RAY DATE
 L.S. 6980 EXP. 9/30/11



CURVE DATA				
No	△	R	L	T
①	03°26'54"	1716.87'	103.33'	51.68'

RHA
Engineering, Inc.
 6800 INDIANA AVENUE • SUITE 260
 RIVERSIDE, CA 92506
 (951) 683-8088
 FAX (951) 683-6915



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

February 23, 2011

THE CALIFORNIAN
ATTN: LEGALS
28765 SINGLE OAK DR., STE. 100
TEMECULA, CA 92590

FAX (951) 699-1467
E-MAIL: tswenson@nctimes.com

RE: NOTICE OF PUBLIC HEARING: RESOLUTION NO. F2011-01 NOTICE OF INTENT TO CONVEY FEE TITLE

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Saturday, February 26, 2011**.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, **WITH TWO CLIPPINGS OF THE PUBLICATION**.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Mcgil

Cecilia Gil, Board Assistant to
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Tammi Swenson [TSwenson@nctimes.com]
Sent: Wednesday, February 23, 2011 8:06 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: RES. NO. F2011-01

Received...

Tammi Swenson
Legal Advertising Representative
The Californian & The North County Times
Riverside County: (951)676-4315 ext 2604
San Diego County: (760)745-6611 ext 2604
tswenson@nctimes.com

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Tuesday, February 22, 2011 5:00 PM
To: Tammi Swenson
Subject: FOR PUBLICATION: RES. NO. F2011-01

Hello! Attached is a Notice of Public Hearing, for publication on Saturday, Feb. 26, 2011. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

RESOLUTION NO. F2011-01

**NOTICE OF INTENT TO CONVEY FEE TITLE
IN DISTRICT OWNED REAL PROPERTY
MURRIETA CREEK PHASE I
PROJECT NO. 7-0-00021**

BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the Riverside County Flood Control and Water Conservation District in regular session assembled on February 15, 2011, notice is hereby given, pursuant to California Water Code – Appendix, Chapter 48, Section 48-9, Paragraph 5, that it intends to convey the fee title interest in a portion of the District's Parcel Nos. 7021-15 and 7021-16, herein after referred to as Parcel Nos. 7021-15A and 7021-16A, by conveying at or after 1:30 p.m. on March 15, 2011 to the City of Temecula, in certain real property in the city of Temecula, County of Riverside, State of California, a portion of Assessor's Parcel Numbers 922-100-035 and 922-100-006, being approximately 28,625 square feet, as described in Exhibit "A" and shown on Exhibit "B", attached hereto and made a part hereof.

BE IT FURTHER RESOLVED AND DETERMINED that the interest to be conveyed is for a recreational complex adjacent to Murrieta Creek. The real property being conveyed is in excess to the District's needs for the construction and maintenance of Murrieta Creek Phase I, with the reservation of access easement through the property.

BE IT FURTHER RESOLVED that the Clerk of the Board of Supervisors is directed to give notice hereof as provided in Section 6061 of the Government Code.

(INSERT ATTACHMENTS)

ROLL CALL:

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on February 15, 2011.

KECIA HARPER-IHEM, Clerk of said Board

By: Cecilia Gil, Board Assistant

Any person affected by the above matter(s) may submit written comments to the Clerk of the Board before the public hearing or may appear and be heard in support of or opposition to the project at the time of the hearing. If you challenge the above item(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence, to the Board of Supervisors at, or prior to, the public hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147


Dated: February 23, 2011

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

EXHIBIT A

BEING A PORTION OF PARCEL 7021-15 AS SHOWN ON RECORD OF SURVEY FILED IN RECORD OF SURVEY BOOK 114, PAGES 95 THROUGH 99 INCLUSIVE, WITHIN THE CITY OF TEMECULA, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA WITHIN LOT 2 OF BLOCK 32 AS SHOWN ON THE MAP FILED IN MAP BOOK 15, PAGE 726, WITHIN THE CITY OF TEMECULA, RECORDS OF SAN DIEGO COUNTY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE NORTH 20.00 FEET OF THE WEST 142.00 FEET OF SAID PARCEL 7021-15.


STEVEN L. RAY, L.S. 6980 EXP. 9/30/11 DATE 10-20-10



FIRST STREET

PARCEL 7021-17C

PARCEL 7021-17B

FOR PARCEL 4, P.M. NO. 7674
P.M. BOOK 46, PAGES 90/51
O.R. RIVERSIDE CO.

PARCEL 7021-16

RECORD OF SURVEY
R.S. BOOK 114, PAGES 95-99
O.R. RIVERSIDE CO. PARCEL 7021-17A

20.00'

142.00'

116.04'

N 74°17'33" E 426.04'

142.00'
N 74°17'33" E

PARCEL 7021-15A

N 15°42'05" W 20.00'

PARCEL 7021-15

LOT 2, BLOCK 32
BOOK 15, PAGE 726
OF MAPS, REC. S.D. CO.

N 25°27'42" W 186.60'

334.81'

N 15°42'05" W

N 74°18'07" E 451.23'

PARCEL 7021-14

150.00'

N 15°42'00" W

EXHIBIT 'B' - PLAT



1"=100'



Steven L. Ray
STEVEN L. RAY
L.S. 6980

10-20-10

DATE
EXP. 9/30/11

RHA
Engineering, Inc.
6800 INDIANA AVENUE © SUITE 260
RIVERSIDE, CA 92506
(951) 683-0088
FAX (951) 683-8915

EXHIBIT "A"

BEING A PORTION OF PARCEL 7021-16 AS SHOWN ON RECORD OF SURVEY FILED IN RECORD OF SURVEY BOOK 114, PAGES 95 THROUGH 99 INCLUSIVE, WITHIN PARCEL 4 OF PARCEL MAP 7674, FILED IN PARCEL MAP BOOK 86, PAGES 50 AND 51, WITHIN THE CITY OF TEMECULA, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL 7021-16, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND RECORDED FEBRUARY 20, 2003, AS DOCUMENT NO. 2003-119053, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 7021-16, NORTH $72^{\circ}13'51''$ EAST A DISTANCE OF 87.58 FEET TO AN ANGLE POINT ON THE WESTERLY LINE OF SAID PARCEL 7021-16, SAID ANGLE POINT ALSO BEING THE SOUTHEASTERLY CORNER OF SAID DOCUMENT NO. 2003-119053;


THENCE CONTINUING NORTH $72^{\circ}13'51''$ EAST A DISTANCE OF 57.64 FEET;

THENCE SOUTH $15^{\circ}42'05''$ EAST A DISTANCE OF 183.38 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 7021-16;

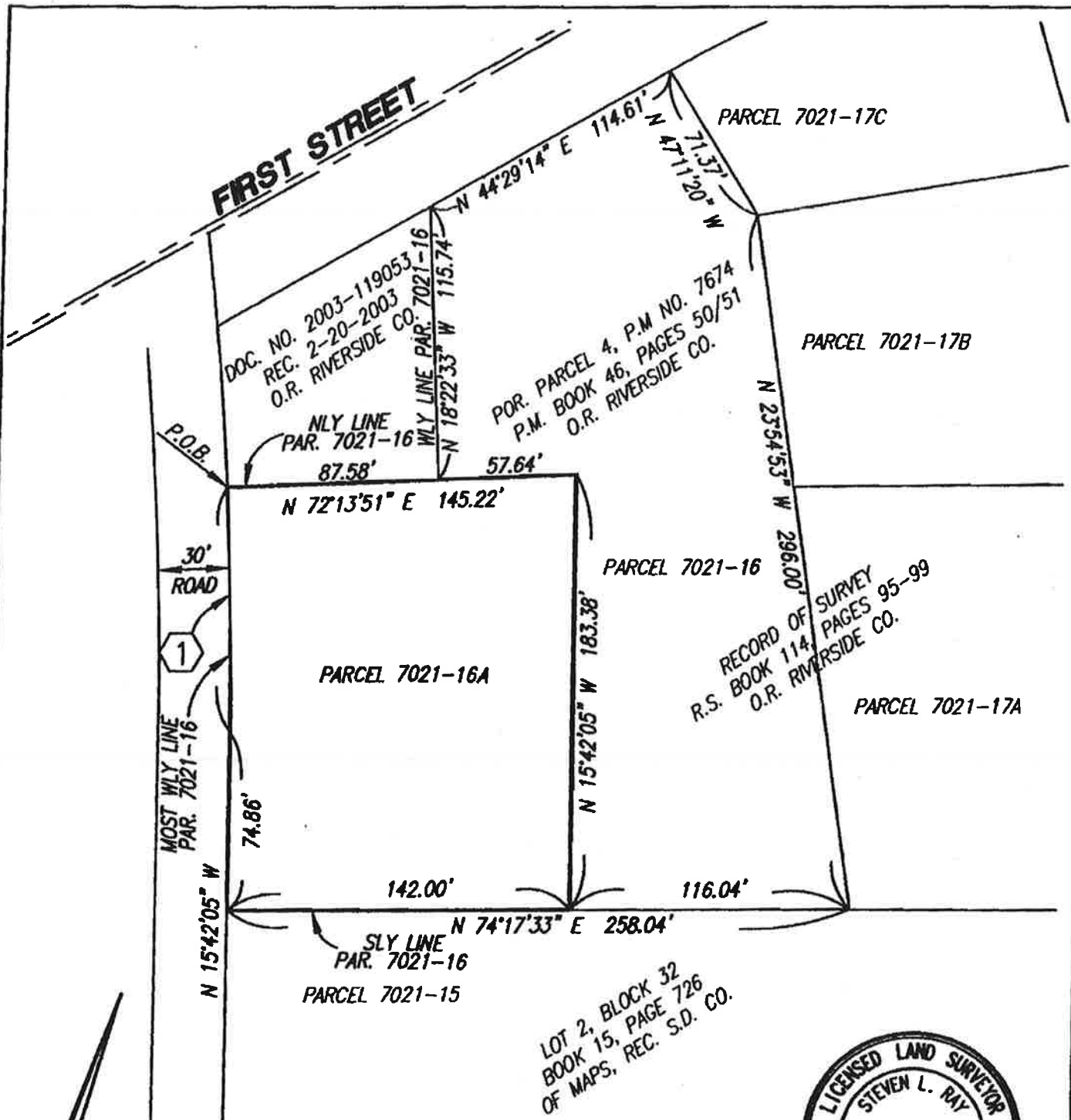
THENCE ALONG SAID SOUTHERLY LINE SOUTH $74^{\circ}17'33''$ WEST A DISTANCE OF 142.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 7021-16;

THENCE ALONG THE MOST WESTERLY LINE OF SAID PARCEL 7021-16 NORTH $15^{\circ}42'05''$ WEST A DISTANCE OF 74.86 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1716.87 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $03^{\circ}26'54''$ AN ARC DISTANCE OF 103.33 FEET TO THE POINT OF BEGINNING.


STEVEN L. RAY, L.S. 6980 EXP. 9/30/11 DATE 10-20-10





1"=60'

EXHIBIT 'B' - PLAT

Steven L. Ray
 STEVEN L. RAY DATE 10-20-10
 L.S. 6980 EXP. 9/30/11



CURVE DATA				
No	△	R	L	T
①	03°26'54"	1716.87'	103.33'	51.68'

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