

237A



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

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

**SUBMITTAL DATE:**  
June 16, 2011

**SUBJECT:** Resolution No. 2011-062, Notice of Intention to Adopt a Resolution of Necessity Regarding the  
Project to Improve State Route 79 (Winchester Road)

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

1. Approve Resolution No. 2011-062, Notice of Intention to Adopt a Resolution of Necessity Regarding the Project to Improve State Route 79 (Winchester Road);
2. Set a public hearing on Aug. 16, 2011 for Resolution No. 2011-063, Authorizing Resolution of Necessity Regarding the Project to Improve State Route 79 (Winchester Road); and
3. Direct the Clerk of the Board to send the required notice to the property owners as required per Section 1245.235 of the Code of Civil Procedure.

**BACKGROUND:** (Commences on Page 2)

Juan C. Perez, Director  
Transportation Department

Robert Field  
Assistant County Executive Officer/EDA

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2010/2012

**COMPANION ITEM ON BOARD OF DIRECTORS AGENDA:** No

<b>SOURCE OF FUNDS:</b> 35% Transportation Uniform Mitigation Fee; 65% Combined Improvement Fund	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

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

BY:   
County Executive Office Signature  
Jennifer L. Sargent

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Buster, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended, and is set for public hearing on Tuesday, August 16, 2011, at 9:30 a.m.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley  
 Nays: None  
 Absent: None  
 Date: June 28, 2011  
 xc: EDA, Transp., COB, Property owners

Kecia Harper-Ihem  
 Clerk of the Board  
 By:   
 Deputy

<b>Prev. Agn. Ref.:</b> 3.14 of 3/24/09	<b>District:</b> 3	<b>Agenda Number:</b> <b>3.63</b>
---	--------------------	--------------------------------------

BY: GLENN R. BELOIAN 04/11/11 DATE  
 FOR THE APPROVED COUNTY COUNSEL  
 2011  
 Full Concurrence

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

**BACKGROUND:**

Winchester Road (State Route 79) is one of the key north-south corridors in Southwest Riverside County. Due to significant regional and local growth in the vicinity of that corridor, a project to widen and otherwise improve SR-79 from Domenigoni Parkway (on the north) to Thompson Road (on the south) has been proposed and is needed. Specifically, this road improvement project would widen and transform that section of SR-79 from a two-lane road with one lane in each direction (its existing condition) into a four-lane road with two lanes in each direction that would be separated by a single two-way left-hand turn lane in the median (its proposed condition).

The project report was approved on December 28, 2010 by District 8 of the California Department of Transportation. The project report identifies the following deficiencies on SR-79 between Thompson Road and Domenigoni Parkway: (1) this portion of SR-79 does not provide adequate capacity to accommodate both local and regional travel demand with the existing demand and projected growth (residential, retail, and commercial development) in the French Valley area and to the nearby regional attraction (Diamond Valley Lake Recreational Area) through the interim planning year 2025; (2) this portion of SR-79 has a higher accident rate than the statewide average for similar facilities; (3) commercial and residential areas along SR-79 in the proposed project area have numerous direct access points on the existing route. These access points lead to frequent ingress and egress and many points of conflict between local and through-traffic; and, (4) widening improvements to the adjoining portions of SR-79 are either completed, already underway, or under study. Implementation of these improvements without improving the proposed project area would result in a bottleneck condition that would limit the capacity and operations of the overall route.

Upon completion, this project would address the relevant traffic needs in the vicinity of that corridor by enhancing inter-regional travel, relieving traffic congestion, improving traffic safety, and reducing response time for emergency service vehicles. The need to improve SR-79 has been recognized by various public authorities including the Riverside County Transportation Department, the City of Murrieta, the City of Temecula, and Cal Trans. Since SR-79 is a state highway, acquisition of the below-listed property interests has been recommended in writing by the Department of Transportation of the State of California. On March 24, 2009, the County Board of Supervisors approved Resolution No. 2009-048 (Agreement to Hear Future Resolutions of Necessity for the State Route 79 Widening Project from Thompson Road to Domenigoni Parkway).

The Initial Study with Mitigated Negative Declaration/Environmental Assessment with Finding of No Significant Impact pursuant to Division 13 of the Public Resources Code was approved on December 28, 2010 by District 8 Division of Environmental Planning for the California Department of Transportation.

The Economic Development Agency (EDA) has presented written offers to purchase to the property owners as required by Government Code Section 7267.2. The amounts of those offers are consistent with current property values in the Winchester/French Valley area (and are based upon fair market value appraisal reports). EDA has also offered to pay the reasonable costs, not to exceed \$5,000, for independent appraisals obtained by the property owners (as required by Code of Civil Procedure Section 1263.025).

(Continued)

June 16, 2011

Page 3

**BACKGROUND:** (Continued)

Settlements have not been reached with the following property owners, although negotiations are still in progress for the necessary rights-of-way and temporary construction easements:

Parcel No.	Ownership Assessor's Parcel No(s).
21118-1 21118-4	Newport Road 103 476-010-018 and 476-010-025
21119-1 21119-4	Winchester Agave 476-010-023

The subject Notice of Intention would schedule a hearing on August 16, 2011 for proposed Resolution No. 2011-063 (Authorizing Resolution of Necessity Regarding the Project to Improve State Route 79 (Winchester Road)). The scheduling of a Resolution of Necessity hearing on August 16, 2011 is needed in order to permit the Winchester Road Project to move forward.

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

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

**FINANCIAL DATA:** The following summarizes the funding necessary for the acquisition of the property referenced above:

Purchase Price:	\$96,523
Appraisal:	\$0
Preliminary Title Report:	\$0
EDA Real Property Costs:	\$20,000
Total Estimated Acquisition Costs:	\$116,523

EDA has already covered the costs for due diligence (appraisal and preliminary title reports) and will be or has been reimbursed by the Transportation Department. The remaining costs will be paid directly by the Transportation Department. All costs associated with this property acquisition are fully funded in the Transportation Department's budget for FY 2010/11. Thus, no additional net county cost will be incurred as a result of this transaction.

2  
3 Resolution No. 2011-062

4 Notice of Intention to Adopt a Resolution of Necessity Regarding  
5 the Project to Improve State Route 79 (Winchester Road)  
6

7 **WHEREAS**, the portions of real properties that are the subjects of this Notice  
8 (collectively the "Subject Properties") are located in the unincorporated County of  
9 Riverside, State of California; are generally located within an area on the east side of  
10 existing State Route 79 bounded by Domenigoni Parkway on the north and Thompson  
11 Road on the south; are legally described and pictorially depicted on the documents  
12 attached hereto as Exhibits "A" and Exhibits "B" (and incorporated herein by this  
13 reference); are referred to on attached Exhibits "A" and Exhibits "B" as Parcels 21118-  
14 1, 21118-4, 21119-1, and 21119-4; and are portions of larger real properties in all  
15 cases;

16 **WHEREAS**, each one of the Subject Properties is listed below in Table One  
17 (across from the larger real property that includes the relevant Subject Property within  
18 its boundaries), and whereas each one of those larger real properties is listed below in  
19 Table One by its Riverside County Assessor's Parcel Number:  
20

TABLE ONE	
Riverside County Assessor's Parcel Numbers Of the Larger Real Properties	Subject Properties
476-010-018 and 476-010-025	Parcels 21118-1 and 21118-4
476-010-023	Parcels 21119-1 and 21119-4

1       **WHEREAS**, the proposed project that is the subject of this Notice (the  
2 "Proposed Project") is one to widen and improve State Route 79 (Winchester Road),  
3 and to otherwise improve the public road system, within an area bounded by  
4 Domenigoni Parkway on the north and Thompson Road on the south (including, but  
5 not limited to, the use of the Subject Properties for public road purposes, for utility  
6 purposes, for drainage purposes, for purposes of a staging area for construction and/or  
7 other work, and for other uses incidental to the Proposed Project and required by the  
8 Proposed Project);

9       **WHEREAS**, Parcels 21118-1 and 21119-1 will each be used for public road and  
10 utility and drainage purposes, and whereas the use(s) that will be made of each one of  
11 the remaining Subject Properties is/are described in Exhibits "A" and "B";

12       **WHEREAS**, the interests in property that are the subjects of this Notice  
13 (collectively the "Subject Property Interests") are a fee simple ownership in Parcels  
14 21118-1 and 21119-1 and temporary easements in Parcels 21118-4 and 21119-4. Said  
15 interests in property are categorized below in Table Two:  
16

TABLE TWO			
Subject Properties	Fee Simple Ownerships	Perpetual Easements	Temporary Construction Easements
21118-1	X		
21118-4			X
21119-1	X		
21119-4			X

17  
18  
19  
20  
21  
22  
23  
24  
25  
26       **WHEREAS**, the statutes that authorize the County of Riverside to acquire the  
27 Subject Property Interests by eminent domain include Article 1, Section 19 of the  
28

1 California Constitution; Section 25350.5 of the Government Code; Section 760 of the  
2 Streets and Highways Code; and Sections 1240.010, 1240.020, 1240.030, 1240.040,  
3 1240.110, 1240.410, 1240.510, and 1240.610 of the Code of Civil Procedure.

4 Now, therefore, **BE IT RESOLVED AND ORDERED** as follows by the Board of  
5 Supervisors of Riverside County, State of California, in regular session assembled on  
6 June 28, 2011.

7 1. YOU ARE HEREBY NOTIFIED that this Board (at its public meeting on  
8 August 16, 2011 at 9:30 a.m. in the meeting room of the Board of Supervisors located  
9 on the 1<sup>st</sup> floor of the County Administrative Center, 4080 Lemon Street, Riverside,  
10 California) may decide to adopt a Resolution of Necessity that would authorize the  
11 County of Riverside to acquire the Subject Property Interests by eminent domain (and  
12 that would find and determine each of the following matters):

13 (a) That the public interest and necessity require the Proposed  
14 Project;

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

17 (c) That the Subject Property Interests are necessary for the  
18 Proposed Project;

19 (d) That the offers required by Section 7267.2 of the Government  
20 Code have been made to the owners of record of the Subject Properties;

21 (e) That, to the extent that the Subject Properties are already devoted  
22 to a public use, the use of the Proposed Project is a compatible use that will not  
23 unreasonably interfere with or impair the continuance of the public use as it presently  
24 exists or may reasonably be expected to exist in the future (California Code of Civil  
25 Procedure Section 1240.510) or the use of the Proposed Project is a more necessary  
26 public use than is the presently existing public use (California Code of Civil Procedure  
27 Section 1240.610);

1 (f) That the Subject Property Interests are needed for state highway  
2 purposes;

3 (g) That acquisition of the Subject Property Interests has been  
4 recommended in writing by the Department of Transportation of the State of California;  
5 and

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

8 2. If (within 15 days from the mailing of this Notice) you file a written request  
9 to appear at the public meeting and be heard on the matters described above in 1(a),  
10 1(b), 1(c), 1(d), 1(e), 1(f), 1(g), 1(h) (or any one or more of them), you will have a right  
11 to appear at that meeting and be heard on those matters.

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

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

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

20 6. The Clerk of the Board of Supervisors shall cause a copy of this Notice to  
21 be sent by first-class mail to each person whose property may be acquired by eminent  
22 domain and whose name and address appears on the last equalized county  
23 assessment roll (including the roll of state-assessed property).

24 ROLL CALL:

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

28 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: ANNA W. WANG 6/8/11  
DATE

**PARCEL 21118-1**



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

BEING A PORTION OF PARCEL 2 OF PARCEL MAP NUMBER 11539, ON FILE IN BOOK 64, PAGE 59, OF PARCEL MAPS AND A PORTION OF PARCEL "B" OF NOTICE OF LOT LINE ADJUSTMENT NUMBER 4858 RECORDED MAY 25, 2005, AS INSTRUMENT NUMBER 418101, AS DESCRIBED IN GRANT DEED RECORDED OCTOBER 5, 2005, AS INSTRUMENT NUMBER 825211, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE NORTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE CENTERLINE INTERSECTION OF STATE ROUTE 79, WINCHESTER ROAD (16.762 METER SOUTHEASTERLY HALF-WIDTH) AND KOON STREET, AS SHOWN ON SAID PARCEL MAP;

THENCE S 36°03'34" W ALONG THE CENTERLINE OF SAID STATE ROUTE 79, A DISTANCE OF 30.300 METERS;

THENCE S 53°56'26" E A DISTANCE OF 16.762 METERS, TO THE MOST NORTHERLY CORNER OF SAID PARCEL "B" ALSO BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROUTE 79, AS SHOWN ON PARCEL MAP NUMBER 15358, ON FILE IN BOOK 93, PAGES 40 AND 41, OF PARCEL MAPS, RECORDS OF SAID RECORDER, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING S 53°56'26" E ALONG THE NORTHEASTERLY LINE OF SAID PARCEL "B" A DISTANCE OF 11.277 METERS, TO A POINT 28.039 METERS SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES, TO SAID CENTERLINE OF STATE ROUTE 79;

(COURSE "A") THENCE S 36°03'34" W PARALLEL WITH AND 28.039 METERS SOUTHEASTERLY OF SAID CENTERLINE OF STATE ROUTE 79, A DISTANCE OF 290.426 METERS;

(COURSE "B") THENCE N 53°56'26" W A DISTANCE OF 11.277 METERS TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 79;

THENCE N 36°03'34" E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 79, A DISTANCE OF 290.426 METERS, TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 3,275.1 SQUARE METERS, 35,253 SQUARE FEET, OR 0.809 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 STATE HIGHWAY OVER AND ACROSS COURSES "(A)" AND "(B)", 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 1.000100842 TO OBTAIN GROUND DISTANCE.

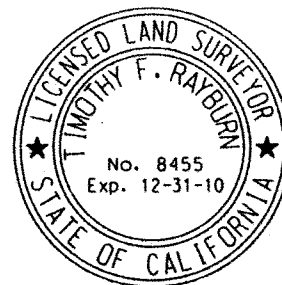
REFERENCE IS HEREBY MADE TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION - DISTRICT 8 MAP, FILE NUMBER RW 000014 / 1 THROUGH 60, INCLUSIVE, ON FILE AS MAP NUMBER 205 / 401 THROUGH 460, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

08-RIV-79-KP 17.25-21118 (21118-1)

SEE ATTACHED EXHIBIT "B"

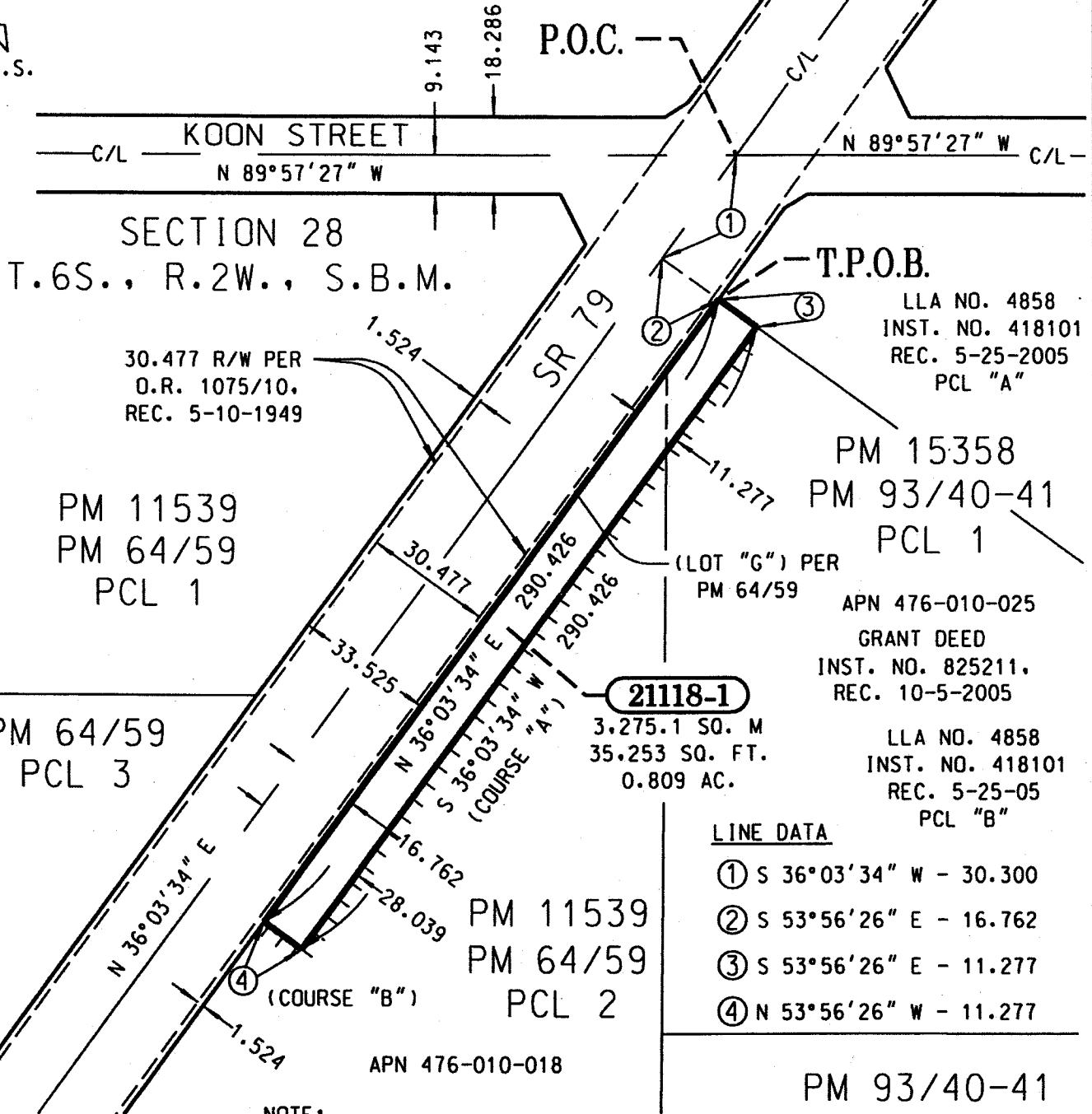
APPROVED BY: Timothy F. Rayburn

DATE: 7/21/09



**EXHIBIT "B"**

08-RIV-79-KP 17.25-21118 (21118-1)



SECTION 28  
T.6S., R.2W., S.B.M.

30.477 R/W PER  
O.R. 1075/10,  
REC. 5-10-1949

PM 11539  
PM 64/59  
PCL 1

PM 64/59  
PCL 3

PM 11539  
PM 64/59  
PCL 2

APN 476-010-018

T.P.O.B.  
LLA NO. 4858  
INST. NO. 418101  
REC. 5-25-2005  
PCL "A"

PM 15358  
PM 93/40-41  
PCL 1

APN 476-010-025  
GRANT DEED  
INST. NO. 825211,  
REC. 10-5-2005

LLA NO. 4858  
INST. NO. 418101  
REC. 5-25-05  
PCL "B"

LINE DATA

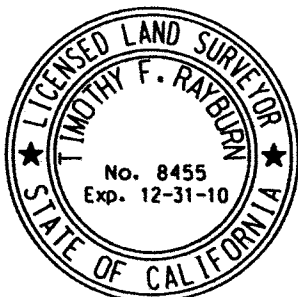
- ① S 36°03'34" W - 30.300
- ② S 53°56'26" E - 16.762
- ③ S 53°56'26" E - 11.277
- ④ N 53°56'26" W - 11.277

PM 93/40-41  
PCL 3

NOTE:

||| INDICATES RESTRICTED ACCESS

ALL DISTANCES SHOWN ARE METRIC GRID DISTANCES.  
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE  
GRID DIST. BY A COMBINATION FACTOR OF 1.000100842.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: STATE ROUTE 79

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: *Timothy F. Rayburn* DATE: 7/01/09

PAR. NO.: 21118-1

PREPARED BY: N.J.C.

SCALE: N.T.S.

DATE: JULY, 2009

W.O. NO.: B4-0527

SHEET 1 OF 1

**PARCEL 21118-4**

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**TEMPORARY CONSTRUCTION EASEMENT**

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES OVER A PORTION OF PARCEL 2 OF PARCEL MAP NUMBER 11539, ON FILE IN BOOK 64, PAGE 59, OF PARCEL MAPS, AND A PORTION OF PARCEL "B" OF NOTICE OF LOT LINE ADJUSTMENT NUMBER 4858 RECORDED MAY 25, 2005, AS INSTRUMENT NUMBER 418101, AS DESCRIBED IN GRANT DEED RECORDED OCTOBER 5, 2005, AS INSTRUMENT NUMBER 825211, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE NORTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE CENTERLINE INTERSECTION OF STATE ROUTE 79, WINCHESTER ROAD (16.762 METER HALF-WIDTH), AND KOON STREET, AS SHOWN ON SAID PARCEL MAP;

THENCE S 36°03'34" W ALONG THE CENTERLINE OF SAID STATE ROUTE 79, A DISTANCE OF 320.726 METERS;

THENCE S 53°56'26" E A DISTANCE OF 16.762 METERS, TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROUTE 79, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING S 53°56'26" E, A DISTANCE OF 11.277 METERS TO A POINT 28.039 METERS SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF STATE ROUTE 79;

THENCE N 36°03'34" E, PARALLEL WITH AND 28.039 METERS SOUTHEASTERLY OF SAID CENTERLINE OF STATE ROUTE 79, A DISTANCE OF 290.426 METERS TO THE NORTHEASERLY LINE OF SAID PARCEL "B";

THENCE S 53°52'26" E, ALONG SAID NORHTEASTERLY LINE, A DISTANCE OF 5.003 METERS TO A POINT 33.042 METERS SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF STATE ROUTE 79;

THENCE S 36°03'34" W, PARALLEL WITH AND 33.042 METERS SOUTHEASTERLY OF SAID CENTERLINE OF STATE ROUTE 79, A DISTANCE OF 295.426 METERS;

THENCE N 53°56'26" W, A DISTANCE OF 16.280 METERS TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 79;

THENCE N 36°03'34" E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 79 A DISTANCE OF 5.000 METERS TO THE **TRUE POINT OF BEGINNING**;

CONTAINING: 1,534.4 SQUARE METERS, 16,516 SQUARE FEET, OR 0.379 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 1.000100842 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION - DISTRICT 8 MAP, FILE NUMBER RW 000014 / 1 THROUGH 60, INCLUSIVE, ON FILE AS MAP NUMBER 205 / 401 THROUGH 460, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

08-RIV-79-KP 17.25-21118 (21118-4)

SEE ATTACHED EXHIBIT "B"

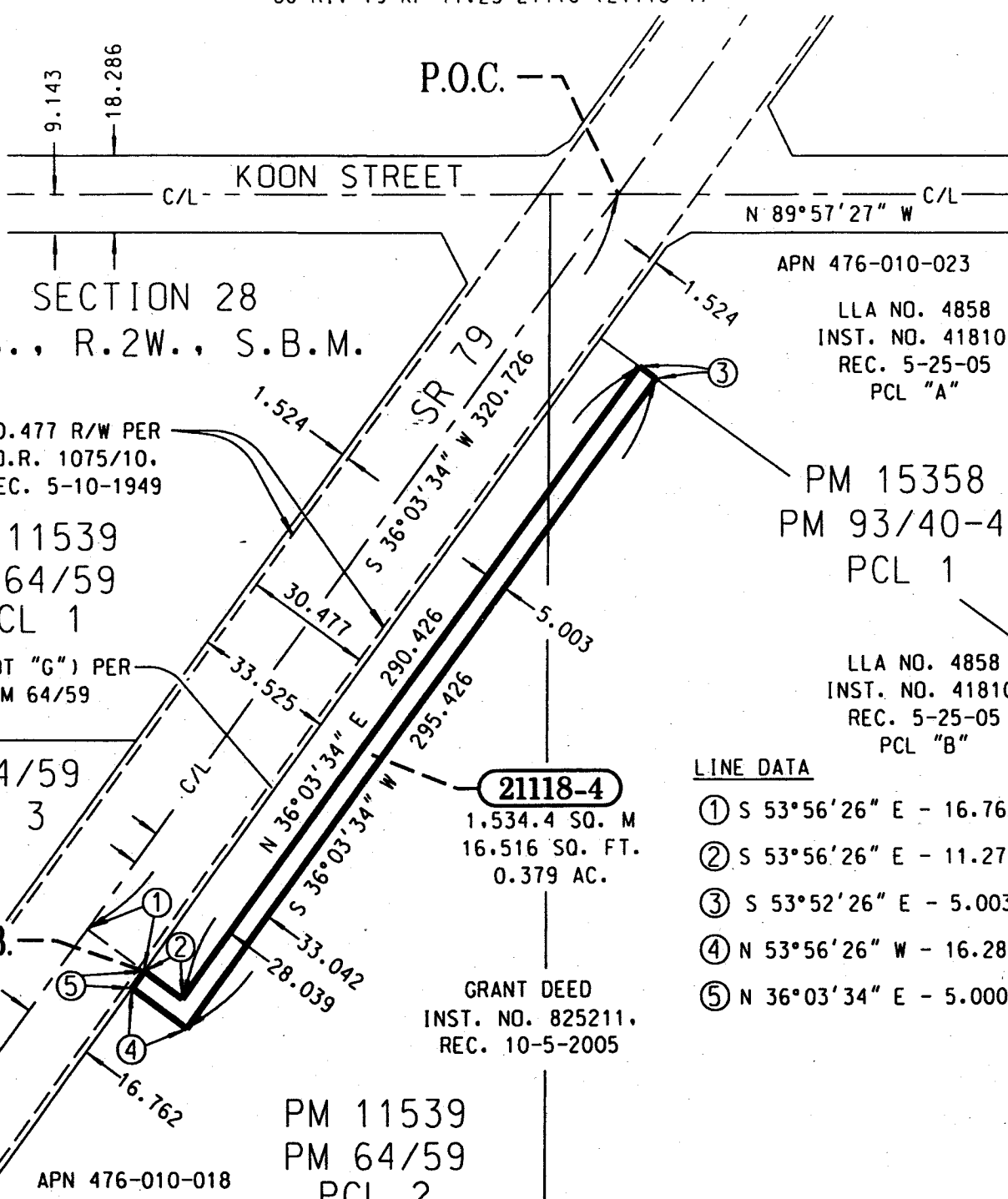
APPROVED BY: *Timothy F. Rayburn*

DATE: 2/3/2011



# EXHIBIT "B"

TEMPORARY CONSTRUCTION EASEMENT  
08-RIV-79-KP 17.25-21118 (21118-4)



ALL DISTANCES SHOWN ARE METRIC GRID DISTANCES.  
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE  
GRID DIST. BY A COMBINATION FACTOR OF 1.000100842.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.:	21118-4
PROJECT:	PREPARED BY:	NJC/TFR
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.	SCALE:	N.T.S.
APPROVED BY: <i>Timothy F. Rayburn</i>	DATE:	FEBRUARY, 2011
	W.O. NO.:	B4-0527
		SHEET 1 OF 1

**PARCEL 21119-1**

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

BEING A PORTION OF PARCEL "A" OF NOTICE OF LOT LINE ADJUSTMENT NUMBER 4858 RECORDED MAY 25, 2005, AS INSTRUMENT NUMBER 418101, AND DESCRIBED IN GRANT DEED RECORDED MAY 25, 2005 AS INSTRUMENT 418102, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE NORTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE CENTERLINE INTERSECTION OF STATE ROUTE 79, WINCHESTER ROAD (16.762 METER SOUTHEASTERLY HALF-WIDTH), AND KOON STREET (9.143 METER HALF-WIDTH), AS SHOWN ON PARCEL MAP NUMBER 15358, ON FILE IN BOOK 93, PAGES 40 AND 41, OF PARCEL MAPS, RECORDS OF SAID RECORDER;

THENCE S 36°03'34" W ALONG THE CENTERLINE OF SAID STATE ROUTE 79, A DISTANCE OF 3.361 METERS;

THENCE S 53°56'26" E, A DISTANCE OF 16.762 METERS TO AN ANGLE POINT IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROUTE 79, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE N 59°03'38" E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 6.665 METERS TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID KOON STREET;

THENCE S 89°57'16" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 10.722 METERS TO A POINT 28.039 METERS SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF STATE ROUTE 79;

THENCE S 36°03'34" W, PARALLEL WITH AND 28.039 METERS SOUTHEASTERLY OF SAID CENTERLINE OF STATE ROUTE 79, A DISTANCE OF 39.379 METERS TO A POINT ON THE SOUTHWESTERLY LINE OF SAID PARCEL "A";

THENCE N 53°56'26" W, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 11.277 METERS TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 79;

THENCE N 36°03'34" E, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 26.939 METERS TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 392.3 SQUARE METERS, 4,223 SQUARE FEET, OR 0.097 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 STATE HIGHWAY.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000100842 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION - DISTRICT 8 MAP, FILE NUMBER RW 000014 / 1 THROUGH 60, INCLUSIVE, ON FILE AS MAP NUMBER 205 / 401 THROUGH 460, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

08-RIV-79-KP 17.57-21119 (21119-1)

SEE ATTACHED EXHIBIT "B"

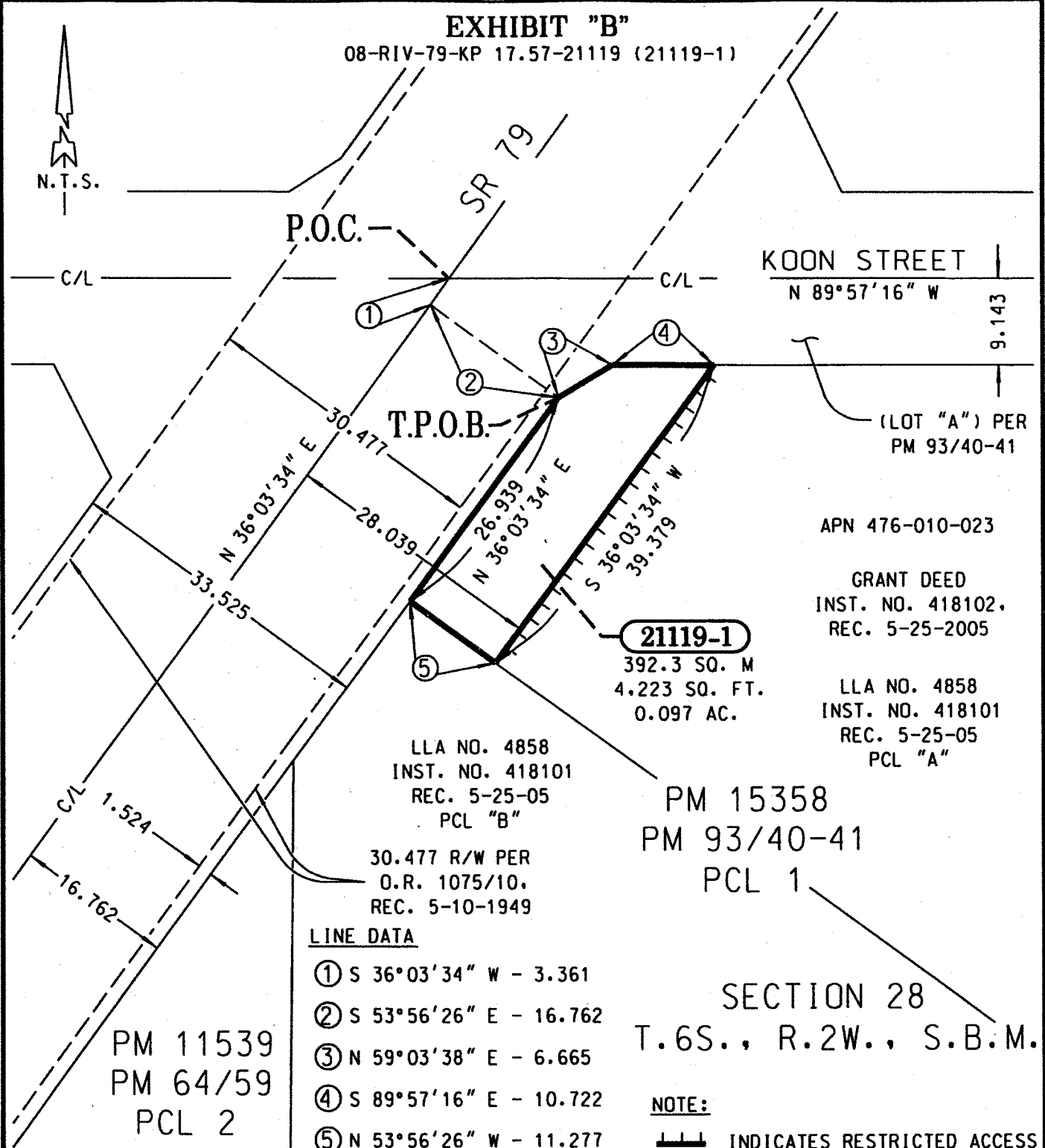
APPROVED BY: *Timothy F. Rayburn*

DATE: 7/01/09



**EXHIBIT "B"**

08-RIV-79-KP 17.57-21119 (21119-1)



**KOON STREET**  
 N 89°57'16" W  
 9.143  
 (LOT "A") PER  
 PM 93/40-41

APN 476-010-023

GRANT DEED  
 INST. NO. 418102.  
 REC. 5-25-2005

LLA NO. 4858  
 INST. NO. 418101  
 REC. 5-25-05  
 PCL "A"

**21119-1**  
 392.3 SQ. M  
 4,223 SQ. FT.  
 0.097 AC.

LLA NO. 4858  
 INST. NO. 418101  
 REC. 5-25-05  
 PCL "B"

30.477 R/W PER  
 O.R. 1075/10.  
 REC. 5-10-1949

PM 15358  
 PM 93/40-41  
 PCL 1

**LINE DATA**

- ① S 36°03'34" W - 3.361
- ② S 53°56'26" E - 16.762
- ③ N 59°03'38" E - 6.665
- ④ S 89°57'16" E - 10.722
- ⑤ N 53°56'26" W - 11.277

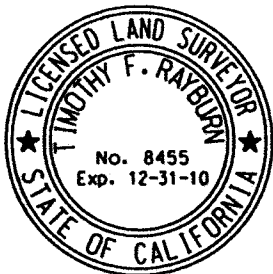
**NOTE:**

INDICATES RESTRICTED ACCESS

SECTION 28  
 T.6S., R.2W., S.B.M.

PM 11539  
 PM 64/59  
 PCL 2

ALL DISTANCES SHOWN ARE METRIC GRID DISTANCES.  
 GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE  
 GRID DIST. BY A COMBINATION FACTOR OF 1.000100842.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: **STATE ROUTE 79**

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 *Timothy F. Rayburn* DATE: 7/01/09

PAR. NO.: **21119-1**

PREPARED BY: N.J.C.

SCALE: N.T.S.

DATE: JULY, 2009

W.O. NO.: B4-0527

SHEET 1 OF 1



**PARCEL 21119-4**

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**TEMPORARY CONSTRUCTION EASEMENT**

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES OVER A PORTION OF PARCEL "A" OF NOTICE OF LOT LINE ADJUSTMENT NUMBER 4858 RECORDED MAY 25, 2005, AS INSTRUMENT NUMBER 418101, AND DESCRIBED IN GRANT DEED RECORDED MAY 25, 2005 AS INSTRUMENT 418102, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE NORTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE CENTERLINE INTERSECTION OF STATE ROUTE 79, WINCHESTER ROAD (16.762 METER SOUTHEASTERLY HALF-WIDTH), AND KOON STREET (9.143 METER HALF-WIDTH), AS SHOWN ON PARCEL MAP NUMBER 15358, ON FILE IN BOOK 93, PAGES 40 AND 41, OF PARCEL MAPS, RECORDS OF SAID RECORDER;

THENCE S 36°03'34" W ALONG THE CENTERLINE OF SAID STATE ROUTE 79, A DISTANCE OF 30.300 METERS;

THENCE S 53°56'26" E A DISTANCE OF 28.039 METERS, TO THE **TRUE POINT OF BEGINNING**;

THENCE N 36°03'34" E, PARALLEL WITH AND 28.039 METERS SOUTHEASTERLY OF SAID CENTERLINE OF STATE ROUTE 79, A DISTANCE OF 39.379 METERS TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID KOON STREET;

THENCE S 89°57'16" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 6.185 METERS, TO A POINT 33.042 METERS SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF STATE ROUTE 79;

THENCE S 36°03'34" W, PARALLEL WITH AND 33.042 METERS SOUTHEASTERLY OF SAID CENTERLINE OF STATE ROUTE 79, A DISTANCE OF 43.015 METERS TO A POINT ON THE SOUTHWESTERLY LINE OF SAID PARCEL "A";

THENCE N 53°56'26" W, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 5.003 METERS TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 206.1 SQUARE METERS, 2,219 SQUARE FEET, OR 0.051 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 1.000100842 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION - DISTRICT 8 MAP, FILE NUMBER RW 000014 / 1 THROUGH 60, INCLUSIVE, ON FILE AS MAP NUMBER 205 / 401 THROUGH 460, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

08-RIV-79-KP 17.57-21119 (21119-4)

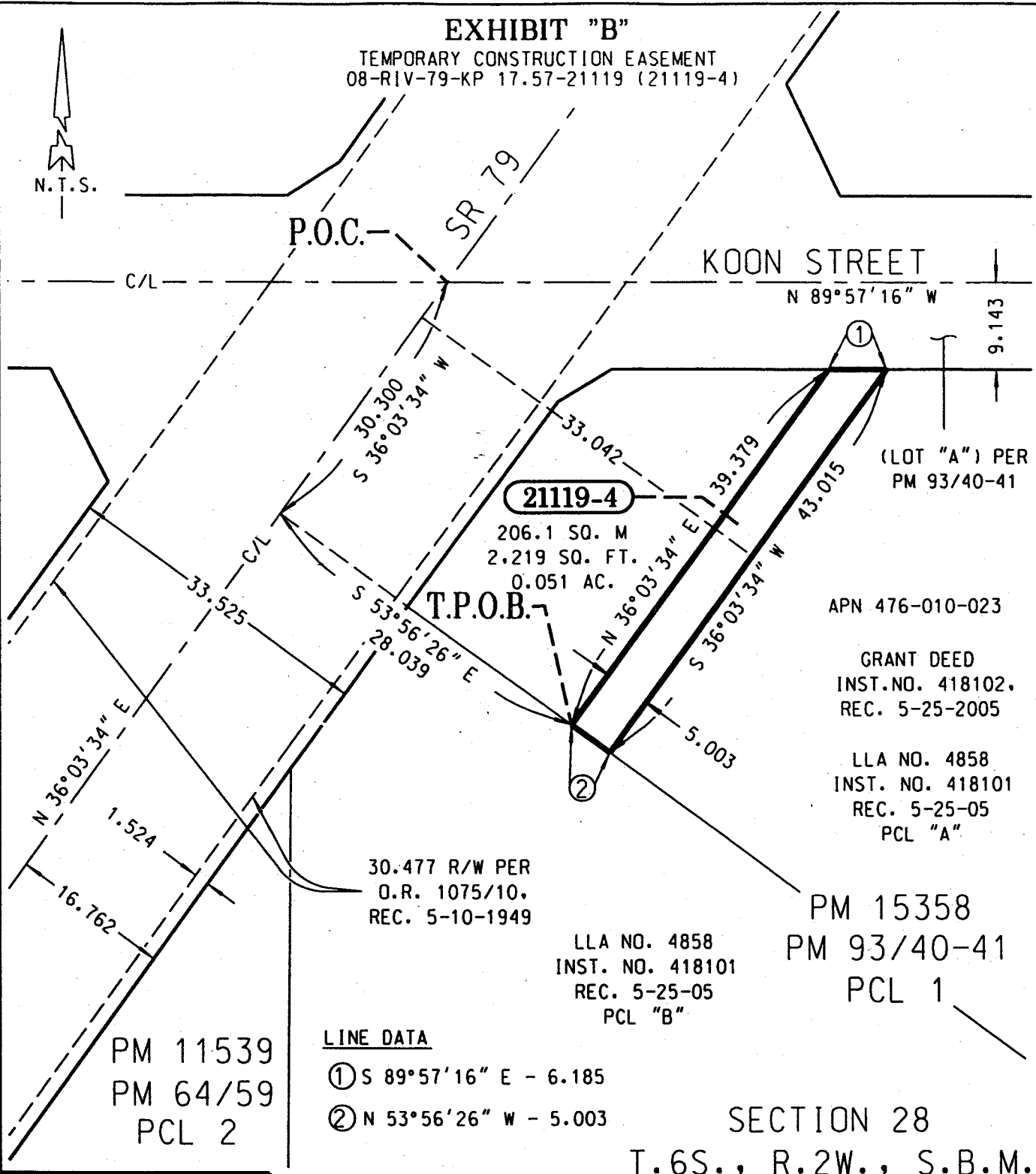
SEE ATTACHED EXHIBIT "B"

APPROVED BY: *Jonathan F. Rayburn*  
DATE: 2/3/2011



**EXHIBIT "B"**

TEMPORARY CONSTRUCTION EASEMENT  
08-RIV-79-KP 17.57-21119 (21119-4)



**21119-4**

206.1 SQ. M  
2,219 SQ. FT.  
0.051 AC.

**T.P.O.B.**

(LOT "A") PER  
PM 93/40-41

APN 476-010-023

GRANT DEED  
INST. NO. 418102,  
REC. 5-25-2005

LLA NO. 4858  
INST. NO. 418101  
REC. 5-25-05  
PCL "A"

30.477 R/W PER  
O.R. 1075/10,  
REC. 5-10-1949

LLA NO. 4858  
INST. NO. 418101  
REC. 5-25-05  
PCL "B"

PM 15358  
PM 93/40-41  
PCL 1

PM 11539  
PM 64/59  
PCL 2

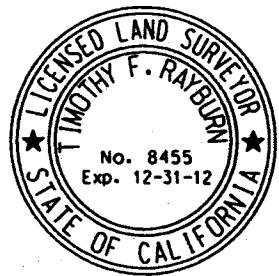
LINE DATA

- ① S 89°57'16" E - 6.185
- ② N 53°56'26" W - 5.003

SECTION 28

T.6S., R.2W., S.B.M.

ALL DISTANCES SHOWN ARE METRIC GRID DISTANCES.  
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE  
GRID DIST. BY A COMBINATION FACTOR OF 1.000100842.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.  
PROJECT: **STATE ROUTE 79**

PAR. NO.:	<b>21119-4</b>
PREPARED BY:	NJC/TFR
SCALE:	N.T.S.
DATE:	FEBRUARY, 2011
W.O. NO.:	B4-0527
SHEET 1 OF 1	

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: *Timothy F. Rayburn* DATE: 2/3/2011

**PARCEL 21118-1**

6/28/2011 3.63

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

BEING A PORTION OF PARCEL 2 OF PARCEL MAP NUMBER 11539, ON FILE IN BOOK 64, PAGE 59, OF PARCEL MAPS AND A PORTION OF PARCEL "B" OF NOTICE OF LOT LINE ADJUSTMENT NUMBER 4858 RECORDED MAY 25, 2005, AS INSTRUMENT NUMBER 418101, AS DESCRIBED IN GRANT DEED RECORDED OCTOBER 5, 2005, AS INSTRUMENT NUMBER 825211, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE NORTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE CENTERLINE INTERSECTION OF STATE ROUTE 79, WINCHESTER ROAD (16.762 METER SOUTHEASTERLY HALF-WIDTH) AND KOON STREET, AS SHOWN ON SAID PARCEL MAP;

THENCE S 36°03'34" W ALONG THE CENTERLINE OF SAID STATE ROUTE 79, A DISTANCE OF 30.300 METERS;

THENCE S 53°56'26" E A DISTANCE OF 16.762 METERS, TO THE MOST NORTHERLY CORNER OF SAID PARCEL "B" ALSO BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROUTE 79, AS SHOWN ON PARCEL MAP NUMBER 15358, ON FILE IN BOOK 93, PAGES 40 AND 41, OF PARCEL MAPS, RECORDS OF SAID RECORDER, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING S 53°56'26" E ALONG THE NORTHEASTERLY LINE OF SAID PARCEL "B" A DISTANCE OF 11.277 METERS, TO A POINT 28.039 METERS SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES, TO SAID CENTERLINE OF STATE ROUTE 79;

(COURSE "A") THENCE S 36°03'34" W PARALLEL WITH AND 28.039 METERS SOUTHEASTERLY OF SAID CENTERLINE OF STATE ROUTE 79, A DISTANCE OF 290.426 METERS;

(COURSE "B") THENCE N 53°56'26" W A DISTANCE OF 11.277 METERS TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 79;

THENCE N 36°03'34" E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 79, A DISTANCE OF 290.426 METERS, TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 3,275.1 SQUARE METERS, 35,253 SQUARE FEET, OR 0.809 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 STATE HIGHWAY OVER AND ACROSS COURSES "(A)" AND "(B)", 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 1.000100842 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION - DISTRICT 8 MAP, FILE NUMBER RW 000014 / 1 THROUGH 60, INCLUSIVE, ON FILE AS MAP NUMBER 205 / 401 THROUGH 460, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

08-RIV-79-KP 17.25-21118 (21118-1)

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Timothy F. Rayburn

DATE: 7/01/09

