

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

110A



FROM: Economic Development Agency/Facilities Management and Transportation Department

SUBMITTAL DATE:
April 11, 2013

SUBJECT: Resolution No. 2013-036, Authorizing Resolution of Necessity Regarding the Clay Street Grade Separation Project – City of Jurupa Valley

RECOMMENDED MOTION: That the Board of Supervisors approve Resolution No. 2013-036, Authorizing Resolution of Necessity Regarding the Clay Street Grade Separation Project.

BACKGROUND: The Riverside County Transportation Department (RCTD) proposes to construct a grade separation at the Union Pacific Railroad (UPRR) and Clay Street at-grade crossing in the City of Jurupa Valley. Clay Street is designated as a major arterial highway and serves as a connection between Limonite Avenue and Van Buren Boulevard. The existing grade on Clay Street would be lowered to obtain vertical clearance between Clay Street and the existing railroad tracks (Project).

(Continued)

Juan C. Perez, Director
Transportation and Land Management

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 2,352,250	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2012/13

COMPANION ITEM ON BOARD AGENDA: No

SOURCE OF FUNDS: Congestion Mitigation and Air Quality (CMAQ) – 80% and Transportation Development Act (TDA) – 20%	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input checked="" type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

BY:
Jennifer C. Sargent

County Executive Office Signature

(3)

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: 13 None
Date: April 23, 2013
xc: EDA, Transp., Auditor

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

9-1

FISCAL PROCEDURES APPROVED
 PAUL ANGILO, CPA, AUDITOR-CONTROLLER
 BY:
 Lisette Rose
 FORM APPROVED COUNTY COUNSEL
 BY: ANNA W. WANG
 DATE: 4/26/13
 Departmental Conference

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

Economic Development Agency/Facilities Management and Transportation Department
 Resolution No. 2013-036, Authorizing Resolution of Necessity Regarding the Clay Street Grade
 Separation Project – City of Jurupa Valley

April 11, 2013

Page 2

BACKGROUND: (Continued)

Connection of the proposed grade separation would require a temporary shoe-fly track adjacent to and north of the existing UPRR mainline. A shoe-fly is a temporary by-pass necessary to maintain rail circulation through the project area during construction of the new structure. Upon completion of the structure, the shoe-fly would be removed, and property reverted back to the property owner.

The Project is needed in order to improve traffic flow and increase public safety by eliminating the conflicting train/vehicle movement. This will serve to end traffic delays for motorists and emergency vehicles traveling north or south on Clay Street caused by the at-grade crossing, as well as improve the efficient movement of goods through Riverside County.

The Notice of Exemption was filed and posted on February 9, 2011. RCTD staff conducted a review of the Project and it is exempt for the provisions of the California Environmental Quality Act (CEQA) based on Section 15282(h).

The National Environmental Policy Act (NEPA) environmental determination (Categorical Exclusion Section 6004; 23 CFR 771.117(d)(3) was approved on January 31, 2011, by District 8 Division of Environmental Planning for the California Department of Transportation.

The Economic Development Agency/Facilities Management (EDA/FM) has presented a written offer to the property owners as required by Government Code Section 7267.2. The amount of the offer is consistent with current property values in the Jurupa Valley area for the various property types (and is based upon a fair market value appraisal report). EDA/FM has also offered to pay the reasonable costs, not-to-exceed \$5,000, for an independent appraisal obtained by the property owners (as required by Code of Civil Procedure Section 1263.025) as well as provided relocation benefits and assistance to the tenants of Parcel 0753-003 under the California Relocation Assistance Act of 1970.

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

Parcel No.	Assessor's Parcel No(s).	Ownership
0753-001A, 001B, and 001C	163-400-012, -013 and -014	MMI and BDI Riverside General
0753-002A, 002B, and 002C	163-400-015 and -035	General Drive Corporation
0753-003A, 003B, 003C, 003D, and 003E	163-400-007	Jurupa Western, Inc.
0753-005A, 005B, and 005C	163-400-002	WCP De Anza
0753-006A, 006B, 006C, 006D, 006E, 006F, 006H, 006I, and 006J	163-400-023	Fischer, Nielson, Cox, and West
0753-007A, 007B, 007C, 007D, and 007E	163-400-025	Nikolau
0753-009A, 009B, and 009C	163-400-018	Crest Steel Corp.
0753-011A, 011B, 011C, 011D, and 011E	163-400-016	MMI and BDI Riverside General

(Continued)

On March 12, 2013, the Board approved Resolution No. 2013-035, Notice of Intention to Adopt a Resolution of Necessity Regarding the Clay Street Grade Separation Project.

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 properties referenced above.

Acquisition and Temporary Construction Access :	\$2,050,650
County Appraisal	\$ 97,200
Owner Appraisals:	\$ 50,000
Preliminary Title Reports:	\$ 4,400
EDA/FM Real Property Staff Time	\$ 150,000
Total Estimated Acquisition Costs	\$2,352,250

EDA/FM has already covered the costs for due diligence (Preliminary Title Report and Appraisal) and has been or will be 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 2012/13. Thus, no additional net county costs will be incurred as a result of this transaction.

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



9-1

(1)

On motion of Supervisor Benoit, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from the Economic Development Agency/Facilities Management/Transportation And Land Management Agency/Transportation regarding Public Hearing on Adoption of Resolution 2013-036, Authorizing Resolution of Necessity Regarding the Clay Street Grade Separation Project – City of Jurupa Valley, 2nd/2nd District is approved as recommended.

(2)

On Motion of Supervisor Benoit, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter be reconsidered.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on April 23, 2013 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: April 23, 2013

(seal)

Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

By: 

Deputy

AGENDA NO.

9-1

xc: EDA, Transp., Auditor

2 Resolution No. 2013-036

3 Authorizing Resolution of Necessity Regarding
4 the Clay Street Grade Separation Project
5

6 **WHEREAS**, the portions of real properties that are the subjects of this Notice
7 (collectively the "Subject Properties") are located in the City of Jurupa Valley, County of
8 Riverside, State of California; are generally located on Clay Street within an area
9 bounded by General Drive on the south and Linares Avenue on the north; are legally
10 described and pictorially depicted on the documents attached hereto as Exhibits "A"
11 and Exhibits "B" (and incorporated herein by this reference); are referred to on attached
12 Exhibits "A" and Exhibits "B" as Parcels 0753-001A through 0753-003E, 0753-005A
13 through 0753-007E, 0753-009A through 009C and 0753-011A through 011E; and are
14 portions of larger real properties in all cases;

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

TABLE ONE	
Parcel No.	Assessor's Parcel No(s).
0753-001A, 001B, and 001C	163-400-012, -013, & -014
0753-002A, 002B, and 002C	163-400-015 & -035
0753-003A, 003B, 003C, 003D, and 003E	163-400-007
0753-005A, 005B, and 005C	163-400-002
0753-006A, 006B, 006C, 006D, 006E, 006F, 006H, 006I, and 006J	163-400-023
0753-007A, 007B, 007C, 007D, and 007E	163-400-025
0753-009A, 009B, and 009C	163-400-018
0753-011A, 011B, 011C, 011D, and 011E	163-400-016

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FORM APPROVED COUNTY COUNSEL
BY: ANNA Y. WANG
DATE: 2/28/13

1 **WHEREAS**, the proposed project that is the subject of this Notice (the
2 "Proposed Project") is one to construct a grade separation project located at the at-
3 grade crossing of Clay Street and the Union Pacific Railroad (UPRR) tracks by lower
4 the roadway to obtain vertical clearance between Clay Street and the existing railroad
5 tracks (Project). The Project will also require a temporary shoe-fly track adjacent to
6 and north of the existing UPRR mainline and relocation of utilities through General
7 Drive.

8 **WHEREAS**, the Project is needed in order to increase public safety by
9 eliminating the conflicting train/vehicle movement and to serve to end the traffic delays
10 at Clay Street caused by the at-grade crossing and improve the efficient movement of
11 goods through Riverside County; including but not limited to, the use of the Subject
12 Properties for public road purposes, for slope purposes, for utility purposes, for access
13 purposes, for temporary utility relocation purposes, for purposes of a staging area for
14 construction and or other work, and for other incidental uses required by the Proposed
15 Project;

16 **WHEREAS**, Parcels 0753-002A, 0753-003A, 0753-003C, 0753-005A, 0753-
17 006A, 0753-006B, 0753-006C, 0753-006D, 0753-006H, 0753-006I, 0753-006J, 0753-
18 007A, 0753-007B, 0753-007E, 0753-009A, 0753-009C, 0753-011A, 0753-011B, and
19 0753-011E will each be used for public road, utility, drainage, structure, and access
20 purposes, and whereas the use(s) that will be made of each one of the remaining
21 Subject Properties is/are described in Exhibit "A";

22 **WHEREAS**, the interests in property that are the subjects of this Notice
23 (collectively the "Subject Property Interests") identified below in Table Two:
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TABLE TWO			
Subject Properties	Fee Simple Ownerships	Perpetual Easements	Temporary Easements
0753-001A			X
0753-001B			X
0753-001C			X
0753-002A		X	
0753-002B			X
0753-002C			X
0753-003A		X	
0753-003B	X		
0753-003C		X	
0753-003D			X
0753-003E			X
0753-005A		X	
0753-005B			X
0753-005C			X
0753-006A		X	
0753-006B		X	
0753-006C		X	
0753-006D		X	
0753-006E			X
0753-006F			X
0753-006H		X	
0753-006I		X	
0753-006J		X	
0753-007A		X	
0753-007B		X	
0753-007C			X
0753-007D			X
0753-007E		X	
0753-009A		X	
0753-009B			X
0753-009C		X	
0753-011A		X	
0753-011B		X	
0753-011C			X
0753-011D			X
0753-011E		X	

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

1 Now, therefore, **BE IT RESOLVED AND ORDERED** by the Board of
2 Supervisors of Riverside County, State of California, not less than fourth/fifths of all
3 members concurring, in regular session assembled on April 23, 2013, that this Board
4 finds and determines each of the following:

5 1. Notice of the Board's intention to adopt this resolution of necessity was
6 duly given as required by Section 1245.235 of the Code of Civil Procedure and, on the
7 date and at the time and place fixed for hearing, this Board did hear and consider all of
8 the evidence presented.

9 2. That the public interest and necessity require the Proposed Project;

10 3. That the Proposed Project is planned or located in the manner that will be
11 most compatible with the greatest public good and the least private injury;

12 4. That the Subject Property Interests are necessary for the Proposed
13 Project;

14 5. That the offers required by Section 7267.2 of the Government Code have
15 been made to the owners of record of the Subject Properties;

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

23 7. That the Subject Property Interests are necessary for the Proposed
24 Project;

25 8. That acquisition of the Subject Property Interests will promote the
26 interests of the County of Riverside.

27 **BE IT FURTHER RESOLVED AND ORDERED** that the County Counsel of the
28 County of Riverside is hereby authorized and empowered:

1 1. To acquire (in the name of the County) the Subject Property Interests by
2 condemnation in accordance with the Constitution and laws relating to eminent
3 domain.

4 2. To prepare and prosecute in the name of the County such proceedings in
5 the proper court having jurisdiction thereof as are necessary for such acquisition.

6 3. To make application to the Court for an order to deposit the probable
7 amount of compensation out of proper funds under the control of the County into the
8 State Treasury and for an order permitting the County to take prejudgment possession
9 and use the Subject Property Interests for the purpose of constructing the Proposed
10 Project.

11 4. To compromise and settle such proceedings if such settlement can be
12 reached and, in that event, to take all necessary actions to complete the acquisition,
13 including stipulations as to judgment and other matters and the causing of all payments
14 to be made.

15 5. To correct any errors or to make or agree to nonmaterial changes in the
16 legal description of the real property that are deemed necessary for the conduct of the
17 condemnation action, or other proceedings or transaction required to acquire the
18 subject real property. Counsel is further authorized to reduce or modify the extent of
19 the interests or property to be acquired so as to reduce the compensation payable in
20 the action where such change would not substantially impair the construction and
21 operation for the project for which the real property is being acquired.

22 ROLL CALL:

23 Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
24 Nays: None
25 Absent: None

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

KECIA HARPER-IHEM, Clerk of said Board

28 By: _____
Deputy

0753-001A

0753-001B

0753-001C

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION
0753-001A

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES, BEING A PORTION OF PARCEL 9 OF PARCEL MAP NUMBER 18131 ON FILE IN BOOK 126, PAGES 30 THROUGH 32, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, SAID PARCEL MAP BEING A SECTIONALIZED SURVEY OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST, LYING WITHIN JURUPA RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF CLAY STREET (44.00 FOOT SOUTHEASTERLY HALF-WIDTH) AND THE CENTERLINE OF GENERAL DRIVE (39.00 FOOT SOUTHWESTERLY HALF-WIDTH) AS SHOWN ON SAID PARCEL MAP;

THENCE S 40°28'04" E ALONG SAID CENTERLINE OF GENERAL DRIVE, A DISTANCE OF 63.44 FEET;

THENCE S 49°31'56" W, A DISTANCE OF 39.00 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID GENERAL DRIVE, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 339.00 FEET AND AN INITIAL RADIAL BEARING OF S 49°31'56" W, AND THE **TRUE POINT OF BEGINNING**;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 44°46'48", AN ARC DISTANCE OF 264.95 FEET TO THE EASTERLY LINE OF SAID PARCEL 9;

THENCE S 04°45'08" W ALONG SAID EASTERLY LINE, A DISTANCE OF 12.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 351.00 FEET AND AN INITIAL RADIAL BEARING OF S 04°45'08" W, BEING CONCENTRIC WITH AND DISTANT OF 51.00 FEET SOUTHWESTERLY OF, AS MEASURED RADially FROM SAID CENTERLINE OF GENERAL DRIVE;

THENCE NORTHWESTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 43°59'51", AN ARC DISTANCE OF 269.53 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT OF 10.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE RIGHT-OF-WAY CORNER CUTBACK LINE OF LOT "B" (GENERAL DRIVE) AS SHOWN BY SAID PARCEL MAP;

THENCE N 83°43'29" W ALONG SAID PARALLEL LINE, A DISTANCE OF 25.35 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 553.99 FEET AND AN INITIAL RADIAL BEARING OF S 33°22'55" E, BEING CONCENTRIC WITH AND DISTANT 54.00 FEET SOUTHEASTERLY OF, AS MEASURED RADially FROM SAID CENTERLINE OF CLAY STREET;

THENCE SOUTHWESTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 26°50'53", AN ARC DISTANCE OF 259.60 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL 9;

THENCE N 08°51'52" W ALONG SAID WESTERLY LINE, A DISTANCE OF 10.01 FEET TO THE MOST-WESTERLY CORNER OF SAID PARCEL 9, BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID CLAY STREET AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 543.99 FEET AND AN INITIAL RADIAL BEARING OF S 06°29'27" E;

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION (CONTINUED)
0753-001A

THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 27°35'45", AN ARC DISTANCE OF 262.01 FEET TO THE WESTERLY TERMINUS OF SAID RIGHT-OF-WAY CORNER CUTBACK LINE FOR LOT "B" (GENERAL DRIVE);

THENCE S 83°43'29" E ALONG SAID RIGHT-OF-WAY CORNER CUTBACK LINE, A DISTANCE OF 31.32 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 6,155 SQUARE FEET, OR 0.141 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 1.000015560 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 946-R, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

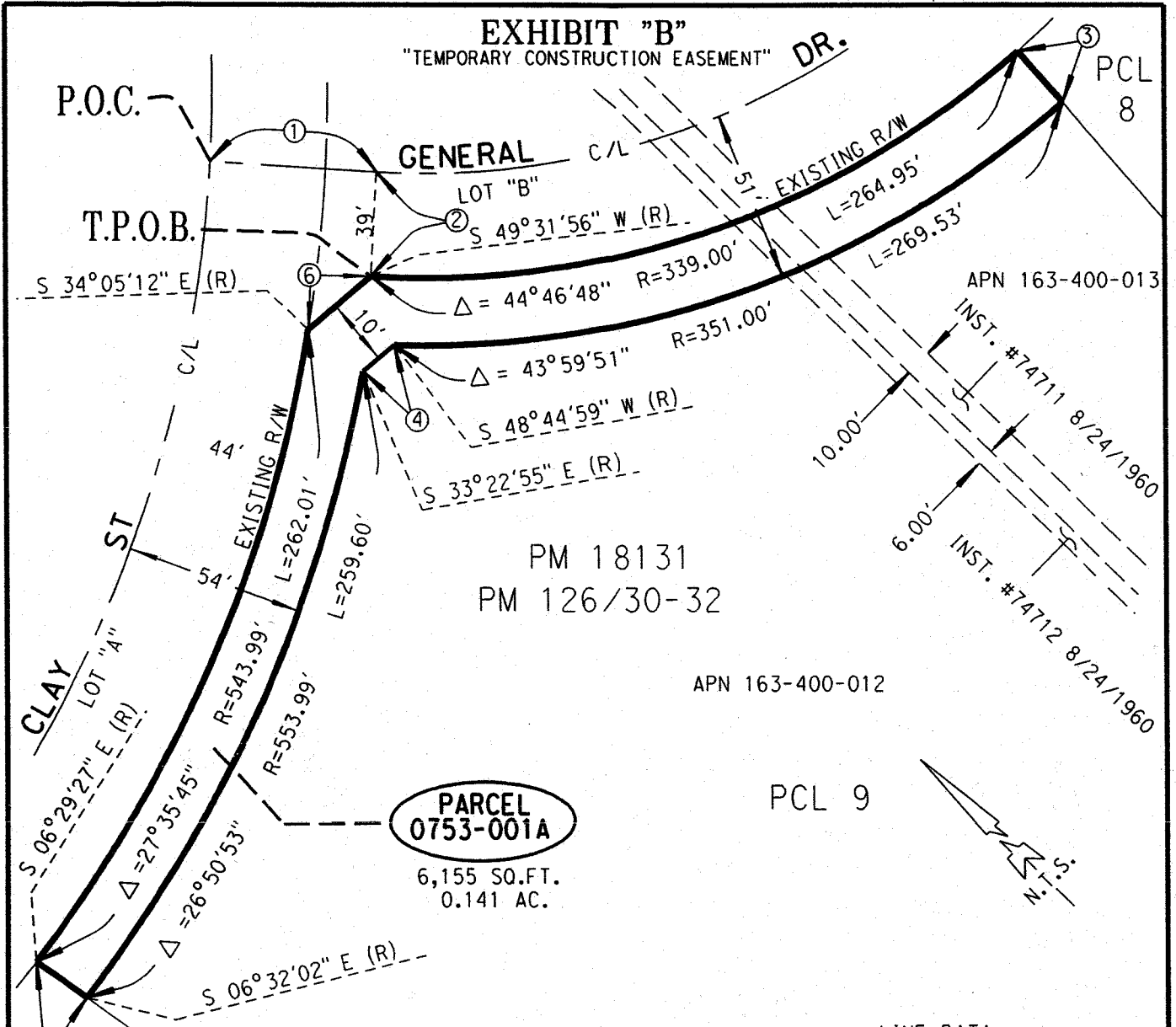
SEE ATTACHED EXHIBIT "B"

APPROVED BY: Timothy F. Rayburn

DATE: 9/6/2012



EXHIBIT "B"
"TEMPORARY CONSTRUCTION EASEMENT" DR.



PM 18131
PM 126/30-32

APN 163-400-012

PARCEL
0753-001A
6,155 SQ.FT.
0.141 AC.

PCL 9

PCL 10

SEC. 25, T.2S., R.6W.

JURUPA RANCHO

CITY OF
JURUPA VALLEY

LINE DATA

- ① S 40°28'04" E - 63.44'
- ② S 49°31'56" W - 39.00'
- ③ S 04°45'08" W (R) - 12.00'
- ④ N 83°43'29" W - 25.35'
- ⑤ N 08°51'52" W - 10.01'
- ⑥ S 83°43'29" E - 31.32'



ALL DISTANCES SHOWN ARE GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE
GRID DIST. BY A COMBINATION FACTOR OF 1.00001556024.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: CLAY STREET (GRADE SEPERAION)

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: *9/6/2012*

PAR. NO.: 0753-001A

PREPARED BY: KKC-B, BC III

SCALE: N.T.S.

DATE: SEPTEMBER, 2012

W.O. NO.: B7-0753

SHEET 1 OF 1

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION
0753-001B

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES LYING WITHIN PARCELS 8 AND 9 OF PARCEL MAP 18131 ON FILE IN BOOK 126, PAGES 30 THROUGH 32 INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, SAID PARCEL MAP BEING A SECTIONALIZED SURVEY OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST, LYING WITHIN JURUPA RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF CLAY STREET (44.00 FOOT SOUTHEASTERLY HALF-WIDTH) AND THE CENTERLINE OF GENERAL DRIVE (39.00 FOOT SOUTHWESTERLY HALF-WIDTH) AS SHOWN ON SAID PARCEL MAP;

THENCE S 40°28'04" E ALONG SAID CENTERLINE OF GENERAL DRIVE, A DISTANCE OF 63.44 FEET;

THENCE S 49°31'56" W, A DISTANCE OF 39.00 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID GENERAL DRIVE, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 339.00 FEET AND AN INITIAL RADIAL BEARING OF S 49°31'56" W;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 42°36'17", AN ARC DISTANCE OF 252.07 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 06°15'59" AN ARC DISTANCE OF 37.08 FEET;

THENCE S 00°36'10" W, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 389.00 FEET AND AN INITIAL RADIAL BEARING OF S 00°39'13" W, BEING CONCENTRIC WITH AND DISTANT 89.00 FEET SOUTHWESTERLY OF, AS MEASURED RADIALLY TO SAID CENTERLINE OF GENERAL DRIVE;

THENCE NORTHWESTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 05°27'30", AN ARC DISTANCE OF 37.06 FEET;

THENCE N 00°36'10" E, A DISTANCE OF 18.09 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 371.00 FEET AND AN INITIAL RADIAL BEARING OF S 06°22'48" W, BEING CONCENTRIC WITH AND DISTANT 71.00 FEET SOUTHWESTERLY OF, AS MEASURED RADIALLY TO, SAID CENTERLINE OF GENERAL DRIVE;

THENCE NORTHWESTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 41°09'19", AN ARC DISTANCE OF 266.48 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 30.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE RIGHT-OF-WAY CORNER CUTBACK LINE OF LOT "B" (GENERAL DRIVE), AS SHOWN ON SAID PARCEL MAP;

THENCE N 83°43'29" W ALONG SAID PARALLEL LINE, A DISTANCE OF 10.56 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 573.99 FEET AND AN INITIAL RADIAL BEARING OF S 32°39'23" E, BEING CONCENTRIC WITH AND DISTANT 74.00 FEET SOUTHEASTERLY OF, AS MEASURED RADIALLY TO, SAID CENTERLINE OF CLAY STREET;

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION (CONTINUED)
0753-001B

THENCE SOUTHWESTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 26°02'29", AN ARC DISTANCE OF 260.88 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL 9;

THENCE N 08°51'52" W ALONG SAID WESTERLY LINE, A DISTANCE OF 20.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 553.99 FEET AND AN INITIAL RADIAL BEARING OF S 06°32'01" E, BEING CONCENTRIC WITH AND DISTANT 54.00 FEET SOUTHEASTERLY OF, AS MEASURED RADIALLY TO SAID CENTERLINE OF CLAY STREET;

THENCE NORTHEASTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 26°50'53", AN ARC DISTANCE OF 259.60 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 10.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID RIGHT-OF-WAY CORNER CUTBACK LINE OF LOT "B" (GENERAL DRIVE);

THENCE S 83°43'29" E, ALONG SAID PARALLEL LINE, A DISTANCE OF 25.35 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 351.00 FEET AND AN INITIAL RADIAL BEARING OF S 48°44'59" W, BEING CONCENTRIC WITH AND DISTANT 51.00 FEET SOUTHWESTERLY OF, AS MEASURED RADIALLY TO SAID CENTERLINE OF GENERAL DRIVE;

THENCE SOUTHEASTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 42°02'21", AN ARC DISTANCE OF 257.53 FEET;

THENCE N 00°36'10" E A DISTANCE OF 12.07 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 12,657 SQUARE FEET, OR 0.291 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 1.000015560 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 946-R, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: *Timothy F. Rayburn*
DATE: 1/9/2013



EXHIBIT "B"

"TEMPORARY CONSTRUCTION EASEMENT"

T.P.O.B.

P.O.C.

C/L INTR.

GENERAL C/L

LOT "B"

PCL 9
PM 18131
PMB 126/30-32

PARCEL 0753-001B

12,657 SQ.FT.
0.291 AC.

APN 163-400-012

SEC. 25, T.2S., R.6W.
JURUPA RANCHO

CITY OF
JURUPA VALLEY

LINE DATA

- ① S 40°28'04" E - 63.44'
- ② N 49°31'56" W - 39.00'
- ③ S 00°36'10" W - 50.00'
- ④ N 00°36'10" E - 18.09'
- ⑤ N 83°43'29" W - 10.56'
- ⑥ N 08°51'52" W - 20.02'
- ⑦ S 83°43'29" E - 25.35'
- ⑧ N 00°36'10" E - 12.07'

CURVE DATA

- Ⓐ Δ = 06°15'59"
R = 339.00
L = 37.08
- Ⓑ Δ = 05°27'30"
R = 389.00
L = 37.06

ALL DISTANCES SHOWN ARE GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE
GRID DIST. BY A COMBINATION FACTOR OF 1.00001556024.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: CLAY STREET (GRADE SEPERATION)

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: 1/3/2013

PAR. NO.: 0753-001B

PREPARED BY: KKC-B

SCALE: N.T.S.

DATE: JANUARY, 2013

W.O. NO.: B7-0753

SHEET 1 OF 1

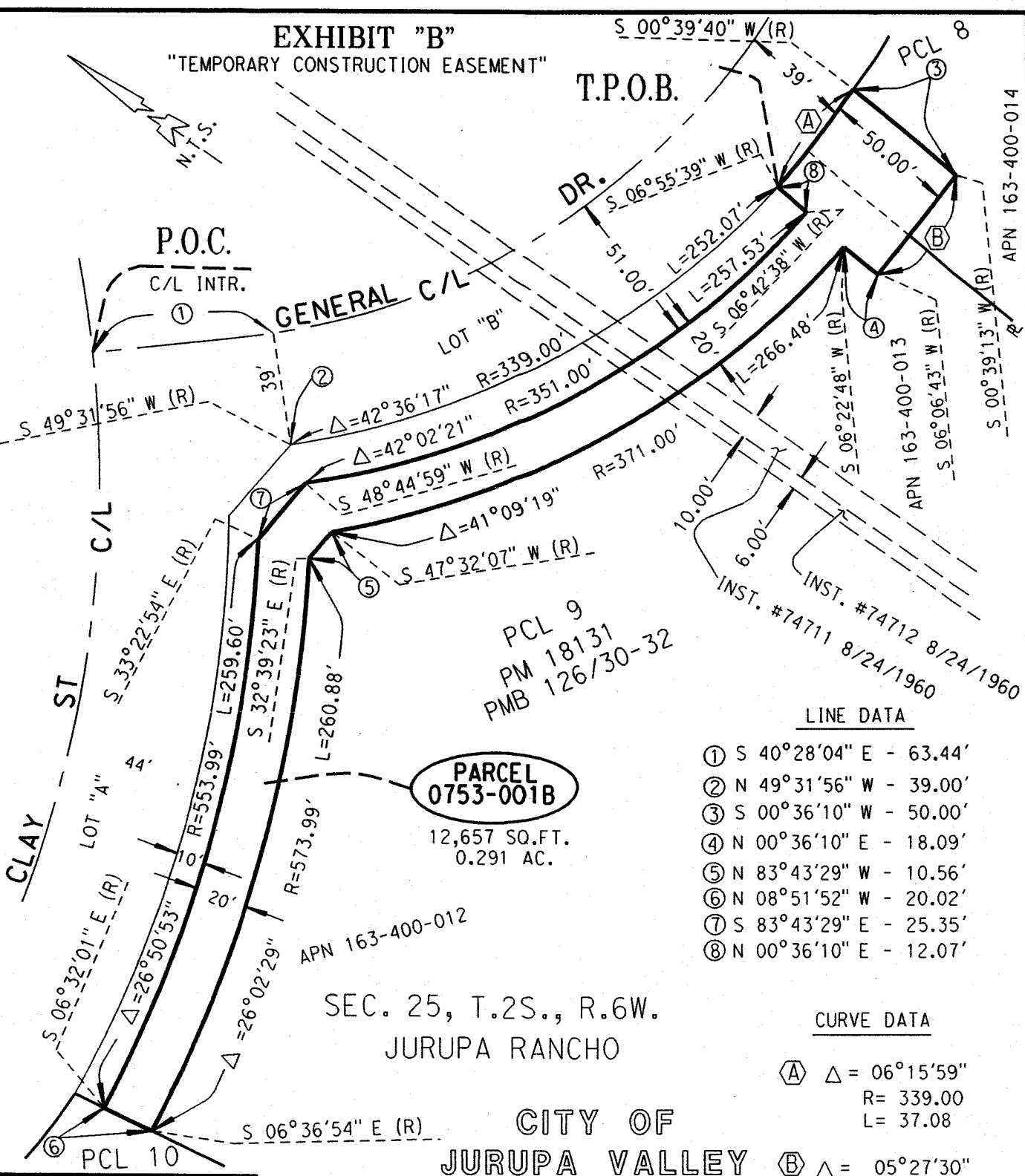


EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION
0753-001C

ALL THAT PORTION OF PARCEL 9 OF PARCEL MAP 18131 ON FILE IN BOOK 126, PAGES 30 THROUGH 32, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, SAID PARCEL MAP BEING A SECTIONALIZED SURVEY OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST, LYING WITHIN THE JURUPA RANCHO:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF CLAY STREET (44.00 FOOT SOUTHEASTERLY HALF-WIDTH) AND THE CENTERLINE OF GENERAL DRIVE (39.00 FOOT SOUTHWESTERLY HALF-WIDTH) AS SHOWN ON SAID PARCEL MAP, BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 499.99 FEET AND AN INITIAL RADIAL BEARING OF S 40°28'04" E;

THENCE SOUTHWESTERLY ALONG SAID CENTERLINE OF CLAY STREET AND SAID CURVE THROUGH A CENTRAL ANGLE OF 33°58'37", AN ARC DISTANCE OF 296.50 FEET;

THENCE LEAVING SAID CENTERLINE ALONG A LINE RADIAL TO SAID CURVE S 06°29'27" E, A DISTANCE OF 44.00 FEET TO THE MOST-WESTERLY CORNER OF SAID PARCEL 9, BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID CLAY STREET;

THENCE S 08°51'52" E ALONG THE WESTERLY LINE OF SAID PARCEL 9, A DISTANCE OF 30.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 573.99 FEET AND AN INITIAL RADIAL BEARING OF S 06°36'54" E, BEING CONCENTRIC WITH AND DISTANT 74.00 FEET SOUTHEASTERLY OF, AS MEASURED RADIALY TO, SAID CENTERLINE OF CLAY STREET,

THENCE NORTHEASTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 26°02'29", AN ARC DISTANCE OF 260.88 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 30.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE RIGHT-OF-WAY CORNER CUTBACK LINE OF LOT "B" (GENERAL DRIVE), AS SHOWN ON SAID PARCEL MAP;

THENCE S 83°43'29" E ALONG SAID PARALLEL LINE, A DISTANCE OF 10.56 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 371.00 FEET AND AN INITIAL RADIAL BEARING OF S 47°32'07" W, BEING CONCENTRIC WITH AND DISTANT 71.00 FEET SOUTHWESTERLY OF, AS MEASURED RADIALY TO, SAID CENTERLINE OF GENERAL DRIVE;

THENCE SOUTHEASTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 41°09'19", AN ARC DISTANCE OF 266.48 FEET;

THENCE S 00°36'10" W, A DISTANCE OF 18.09 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 389.00 FEET AND AN INITIAL RADIAL BEARING OF S 06°06'43" W, BEING CONCENTRIC WITH AND DISTANT 89.00 FEET SOUTHWESTERLY OF, AS MEASURED RADIALY TO, SAID CENTERLINE OF GENERAL DRIVE;

THENCE SOUTHEASTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 00°48'33", AN ARC DISTANCE OF 5.49 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL 9, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 155.00 FEET AND AN INITIAL RADIAL BEARING OF S 72°38'22" E;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF PARCEL 9 AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°40'35", AN ARC DISTANCE OF 4.54 FEET;

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION (CONTINUED)
0753-001C

THENCE CONTINUING ALONG SAID EASTERLY LINE OF PARCEL 9 S 19°02'13" W, A DISTANCE OF 110.75 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 35.00 FEET;

THENCE CONTINUING ALONG SAID EASTERLY LINE OF PARCEL 9, SOUTHERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°37'56", AN ARC DISTANCE OF 55.36 FEET;

THENCE CONTINUING ALONG SAID EASTERLY LINE OF PARCEL 9 S 71°35'43" E, A DISTANCE OF 25.66 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 65.00 FEET

THENCE CONTINUING ALONG SAID EASTERLY LINE OF PARCEL 9, SOUTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 37°44'09", AN ARC DISTANCE OF 42.81 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL 9;

THENCE S 81°08'08" W ALONG THE SOUTHERLY LINE OF SAID PARCEL 9, A DISTANCE OF 491.03 FEET TO THE SOUTHWESTERLY CORNER THEREOF;

THENCE N 08°51'52" W ALONG SAID WESTERLY LINE OF PARCEL 9, A DISTANCE OF 317.75 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING: 139,435 SQUARE FEET, OR 3.201 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 1.000015560 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 946-R, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

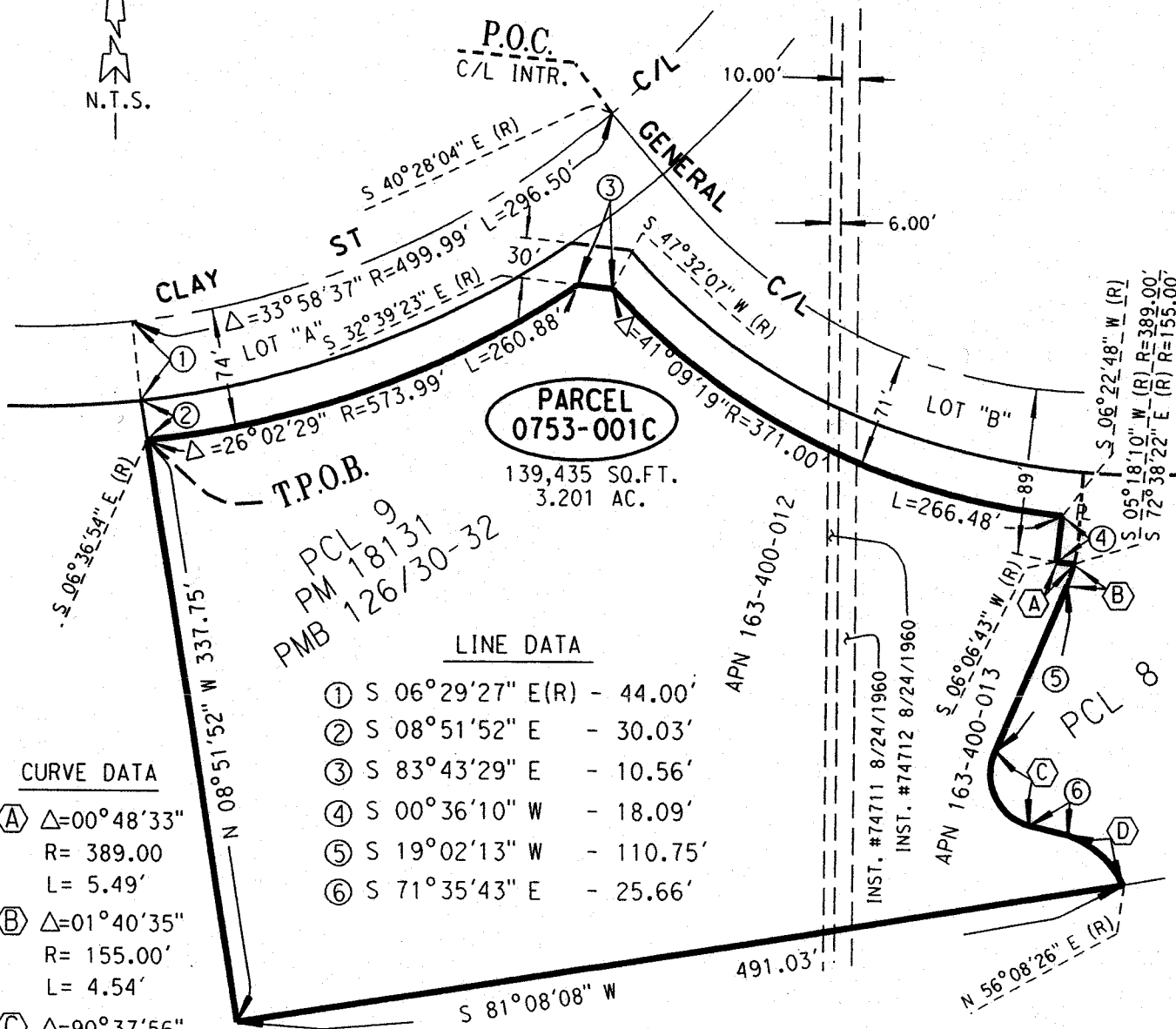
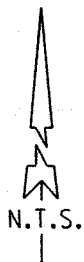
APPROVED BY: *Timothy F. Rayburn*

DATE: 5/14/2012



EXHIBIT "B"

"TCE"



PARCEL 0753-001C
139,435 SQ.FT.
3.201 AC.

T.P.O.B.
PCL 9
PM 18131
PMB 126/30-32

LINE DATA

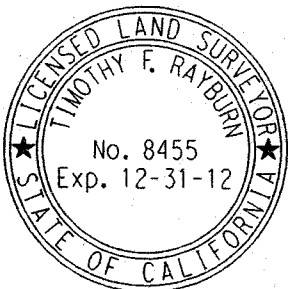
- ① S 06°29'27" E(R) - 44.00'
- ② S 08°51'52" E - 30.03'
- ③ S 83°43'29" E - 10.56'
- ④ S 00°36'10" W - 18.09'
- ⑤ S 19°02'13" W - 110.75'
- ⑥ S 71°35'43" E - 25.66'

CURVE DATA

- (A) Δ=00°48'33"
R= 389.00
L= 5.49'
- (B) Δ=01°40'35"
R= 155.00'
L= 4.54'
- (C) Δ=90°37'56"
R= 35.00'
L= 55.36'
- (D) Δ=37°44'09"
R= 65.00'
L= 42.81'

CITY OF JURUPA VALLEY

SEC. 25, T.2S., R.6W.
JURUPA RANCHO



ALL DISTANCES SHOWN ARE GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE
GRID DIST. BY A COMBINATION FACTOR OF 1.00001556024.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: CLAY STREET (GRADE SEPERATION)

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: 5/14/2012

PAR. NO.: 0753-001C

PREPARED BY: KKC-B,GE

SCALE: N.T.S.

DATE: MAY, 2012

W.O. NO.: B7-0753

SHEET 1 OF 1

0753-002A

0753-002B

0753-002C

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION
0753-002A

BEING A PORTION OF PARCEL 6 OF PARCEL MAP 18131 ON FILE IN BOOK 126, PAGES 30 THROUGH 32, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, SAID PARCEL MAP BEING A SECTIONALIZED SURVEY OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST, LYING WITHIN JURUPA RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF CLAY STREET (44.00 FOOT EASTERLY HALF-WIDTH) AND THE CENTERLINE OF GENERAL DRIVE (39.00 FOOT NORTHERLY HALF-WIDTH) AS SHOWN ON SAID PARCEL MAP;

THENCE S 40°28'04" E ALONG SAID CENTERLINE OF GENERAL DRIVE, A DISTANCE OF 63.44 FEET;

THENCE N 49°31'56" E, A DISTANCE OF 39.00 FEET TO AN ANGLE POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GENERAL DRIVE, BEING THE SOUTHERLY TERMINUS OF THE RIGHT-OF-WAY CORNER CUTBACK LINE OF LOT "B" (GENERAL DRIVE) AS SHOWN BY SAID PARCEL MAP 18131 AND THE **TRUE POINT OF BEGINNING**;

THENCE N 02°46'34" E ALONG SAID RIGHT-OF-WAY CORNER CUTBACK LINE, A DISTANCE OF 31.31 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID CLAY STREET, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND WESTERLY, HAVING A RADIUS OF 543.99 FEET AND AN INITIAL RADIAL BEARING OF S 46°50'53" E;

THENCE NORTHEASTERLY AND NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 42°32'57", AN ARC DISTANCE OF 403.98 FEET;

THENCE N 00°36'10" E CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.17 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL 6, BEING THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF CLAY STREET AND THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY (100.00 FOOT FULL WIDTH) AS DESCRIBED IN DEED BOOK 170, PAGES 252 THROUGH 256, INCLUSIVE, RECORDED AUGUST 3, 1903, OFFICIAL RECORDS OF SAID COUNTY;

THENCE N 77°41'31" E ALONG SAID SOUTHERLY LINE AND SAID NORTHERLY LINE OF PARCEL 6, A DISTANCE OF 15.39 FEET TO A POINT ON A LINE PARALLEL WITH AN DISTANT 59.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF CLAY STREET;

THENCE S 00°36'10" W ALONG SAID PARALLEL LINE, A DISTANCE OF 23.61 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 558.99 FEET, CONCENTRIC WITH AND DISTANT 59.00 FEET EASTERLY OF, AS MEASURED RADIALLY TO, SAID CENTERLINE OF CLAY STREET;

THENCE SOUTHERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 42°46'27", AN ARC DISTANCE OF 417.32 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 10.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID RIGHT-OF-WAY CORNER CUTBACK LINE;

THENCE S 02°46'34" W ALONG SAID PARALLEL LINE, A DISTANCE OF 23.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 256.00 FEET AND AN INITIAL RADIAL BEARING OF S 47°29'36" W, BEING CONCENTRIC WITH AND DISTANT 44.00 FEET NORTHEASTERLY OF, AS MEASURED RADIALLY TO, SAID CENTERLINE OF GENERAL DRIVE;

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION (CONTINUED)
0783-002A

THENCE EASTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 46°48'53", AN ARC DISTANCE OF 209.17 FEET;

THENCE S 00°40'43" W ALONG A LINE RADIAL TO SAID CENTERLINE OF GENERAL DRIVE, A DISTANCE OF 5.00 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF GENERAL DRIVE, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND NORTHEASTERLY HAVING A RADIUS OF 261.00 FEET;

THENCE WESTERLY AND NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 48°51'13", AN ARC DISTANCE OF 222.54 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 7,839 SQUARE FEET, OR 0.180 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 1.000015560 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 946-R, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: _____

Timothy F. Rayburn

DATE: _____

7/9/2012



SEC. 25, T.2S., R.6W. EXHIBIT "B"
 JURUPA RANCHO



UNION PACIFIC RAILROAD R/W
 EXISTING RAILROAD R/W

AN EASEMENT IN FAVOR OF JCSD
 PER INST # 164613 REC. 8/7/1978

DRAINAGE EASEMENT
 PER PM 126/30-32

PM 18131
 PMB 126/30-32

PCL 5

**PARCEL
 0753-002A**

PCL 6

7,839 SQ.FT. APN 163-400-035
 0.180 AC. APN 163-400-015

1 10' EASEMENT IN FAVOR
 OF SCE PER INST # 74711
 REC. 8/24/1960

2 6' EASEMENT IN FAVOR
 OF SCE PER INST # 74712
 REC. 8/24/1960

LINE DATA

- ① S 40°28'04" E - 63.44'
- ② N 49°31'56" E - 39.00' (R)
- ③ N 02°46'34" E - 31.31'
- ④ N 00°36'10" E - 20.17'
- ⑤ N 77°41'31" E - 15.39'
- ⑥ S 00°36'10" W - 23.61'
- ⑦ S 02°46'34" W - 23.02'
- ⑧ S 00°40'43" W (R) - 5.00'

CURVE DATA

Ⓐ D - 42°32'57"	Ⓒ D - 46°48'53"
R - 543.99'	R - 256.00'
L - 403.98'	L - 209.17'
T - 211.82'	T - 110.82'
Ⓑ D - 42°46'27"	Ⓓ D - 48°51'13"
R - 558.99'	R - 261.00'
L - 417.32'	L - 222.54'
T - 218.92'	T - 118.54'

P.O.C.
 C/L INTR.

T.P.O.B.

CITY
 OF
 JURUPA VALLEY

LOT "B" GENERAL DRIVE



ALL DISTANCES SHOWN ARE GRID DISTANCES.
 GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE
 GRID DIST. BY A COMBINATION FACTOR OF 1.000015560.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: CLAY STREET (GRADE SEPERATION)

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: *James Ray* DATE: 7/9/2012

PAR. NO.: 0753-002A

PREPARED BY: DGO

SCALE: N.T.S.

DATE: MAY, 2012

W.O. NO.: B7-0753

SHEET 1 OF 1

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION
0783-002B

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES, BEING A PORTION OF PARCEL 6 OF PARCEL MAP 18131 ON FILE IN BOOK 126, PAGES 30 THROUGH 32, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, SAID PARCEL MAP BEING A SECTIONALIZED SURVEY OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST, LYING WITHIN JURUPA RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF CLAY STREET (44.00 FOOT EASTERLY HALF-WIDTH) AND THE CENTERLINE OF GENERAL DRIVE (39.00 FOOT NORTHERLY HALF-WIDTH) AS SHOWN ON SAID PARCEL MAP;

THENCE S 40°28'04" E ALONG SAID CENTERLINE OF GENERAL DRIVE, A DISTANCE OF 63.44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 300.00 FEET;

THENCE EASTERLY ALONG SAID CENTERLINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 40°32'28", AN ARC DISTANCE OF 212.27 FEET;

THENCE N 08°59'28" E RADially FROM SAID CURVE, A DISTANCE OF 44.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 256.00 FEET, BEING CONCENTRIC WITH AND DISTANT 44.00 FEET NORTHERLY OF, AS MEASURED RADially TO, SAID CENTERLINE OF GENERAL DRIVE, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE WESTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 38°30'08", AN ARC DISTANCE OF 172.03 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 10.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE RIGHT-OF-WAY CORNER CUTBACK LINE FOR LOT "B" (GENERAL DRIVE), AS SHOWN ON OF SAID PARCEL MAP;

THENCE N 02°46'34" E ALONG SAID PARALLEL LINE, A DISTANCE OF 23.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 558.99 FEET AND AN INITIAL RADIAL BEARING OF S 46°37'23" E, BEING CONCENTRIC WITH AND DISTANT 59.00 FEET SOUTHEASTERLY OF, AS MEASURED RADially TO, SAID CENTERLINE OF CLAY STREET;

THENCE NORTHERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 42°46'27", AN ARC DISTANCE OF 417.32 FEET;

THENCE S 00°36'10" W, A DISTANCE OF 138.91 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 575.99 FEET AND AN INITIAL RADIAL BEARING OF S 75°26'30" E, BEING CONCENTRIC WITH AND DISTANT 76.00 FEET EASTERLY OF, AS MEASURED RADially TO, SAID CENTERLINE OF CLAY STREET;

THENCE SOUTHERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 29°34'26", AN ARC DISTANCE OF 297.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 246.00 FEET AND AN INITIAL RADIAL BEARING OF S 47°12'05" W, BEING CONCENTRIC WITH AND DISTANT 54.00 FEET NORTHEASTERLY OF, AS MEASURED RADially TO, SAID CENTERLINE OF GENERAL DRIVE;

THENCE EASTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 31°28'07", AN ARC DISTANCE OF 135.11 FEET;

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION (CONTINUED)
0783-002B

THENCE LEAVING SAID CONCENTRIC CURVE N 15°43'58" E ALONG A RADIAL LINE, A DISTANCE OF 29.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 217.00 FEET, BEING CONCENTRIC WITH AND DISTANT 83.00 FEET NORTHERLY OF, AS MEASURED RADIALY TO, SAID CENTERLINE OF GENERAL DRIVE;

THENCE EASTERLY ALONG CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 05°13'12", AN ARC DISTANCE OF 19.77 FEET;

THENCE S 00°36'10" W, A DISTANCE OF 39.50 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING: 8,137 SQUARE FEET, OR 0.187 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 1.000015560 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 946-R, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Timothy F. Rayburn
DATE: 7/9/2012



SEC. 25, T.2S., R.6W. EXHIBIT "B"
 JURUPA RANCHO



UNION PACIFIC RAILROAD R/W
 EXISTING RAILROAD R/W

AN EASEMENT IN FAVOR OF JCSD
 PER INST # 164613 REC. 8/7/1978

DRAINAGE EASEMENT
 PER PM 126/30-32

PM 18131
 PMB 126/30-32

PCL 5

**PARCEL
 0753-002B**

PCL 6

APN 163-400-035
 APN 163-400-015

8,137 SQ.FT.
 0.187 AC.

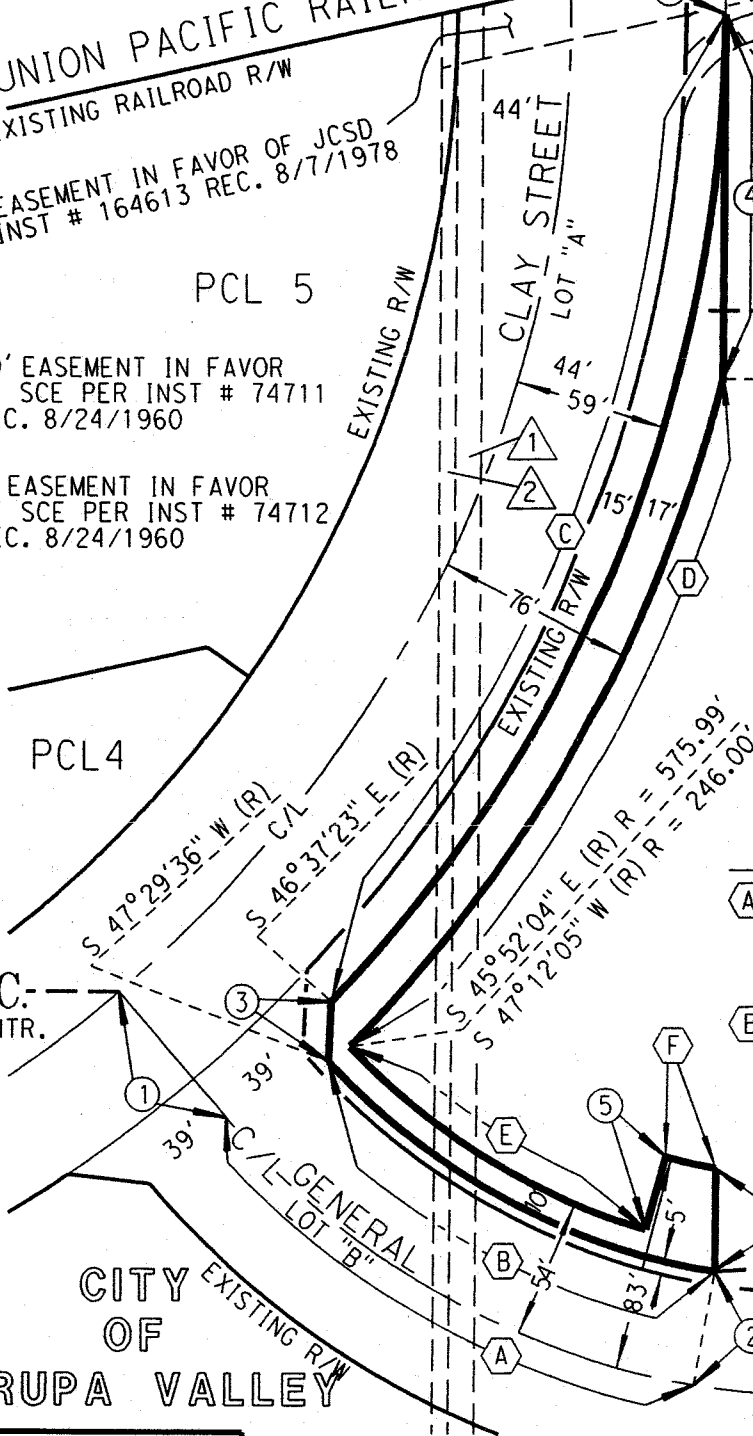
- ① 10' EASEMENT IN FAVOR OF SCE PER INST # 74711 REC. 8/24/1960
- ② 6' EASEMENT IN FAVOR OF SCE PER INST # 74712 REC. 8/24/1960

LINE DATA

- ① S 40°28'04" E - 63.44'
- ② N 08°59'28" E (R) - 44.00'
- ③ N 02°46'34" E - 23.02'
- ④ S 00°36'10" W - 138.91'
- ⑤ N 15°43'58" E (R) - 29.00'
- ⑥ S 00°36'10" W - 39.50'
- ⑦ N 00°36'10" E - 23.61'
- ⑧ N 77°41'31" E - 15.39'

CURVE DATA

- | | |
|-----------------|-----------------|
| Ⓐ D - 40°32'28" | Ⓒ D - 42°46'27" |
| R - 300.00' | R - 558.99' |
| L - 212.27' | L - 417.32' |
| T - 110.80' | T - 218.92' |
| Ⓑ D - 38°30'08" | Ⓓ D - 29°34'26" |
| R - 256.00' | R - 575.99' |
| L - 172.03' | L - 297.31' |
| T - 89.40' | T - 152.04' |
| Ⓔ D - 31°28'07" | |
| R - 246.00' | |
| L - 135.11' | |
| T - 69.31' | |
| Ⓕ D - 05°13'12" | |
| R - 217.00' | |
| L - 19.77' | |
| T - 9.89' | |



P.O.C.
 C/L INTR.

T.P.O.B.

CITY OF JURUPA VALLEY
 EXISTING R/W

DRIVE



ALL DISTANCES SHOWN ARE GRID DISTANCES.
 GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE
 GRID DIST. BY A COMBINATION FACTOR OF 1.00001556024.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PAR. NO.: 0753-002B

PROJECT: CLAY STREET (GRADE SEPERATION)

PREPARED BY: DGO

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.

DATE: MAY, 2012

W.O. NO.: B7-0753

APPROVED BY: *Timothy F. Rayburn* DATE: 7/9/2012

SHEET 1 OF 1

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION
0753-002C

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES LYING WITHIN PARCEL 6 OF PARCEL MAP 18131 ON FILE IN BOOK 126, PAGES 30 THROUGH 32, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, SAID PARCEL MAP BEING A SECTIONALIZED SURVEY OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST, LYING WITHIN JURUPA RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF CLAY STREET (44.00 FOOT EASTERLY HALF-WIDTH) AND THE CENTERLINE OF GENERAL DRIVE (39.00 FOOT NORTHERLY HALF-WIDTH) AS SHOWN ON SAID PARCEL MAP;

THENCE S 40°28'04" E ALONG SAID CENTERLINE OF GENERAL DRIVE, A DISTANCE OF 63.44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 300.00 FEET;

THENCE EASTERLY ALONG SAID CENTERLINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 40°42'10", AN ARC DISTANCE OF 213.12 FEET;

THENCE N 08°49'45" E, A DISTANCE OF 39.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GENERAL DRIVE, BEING THE **TRUE POINT OF BEGINNING**;

THENCE N 00°36'10" E, A DISTANCE OF 509.59 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL 6;

THENCE N 77°41'31" E ALONG SAID NORTHERLY LINE, A DISTANCE OF 37.96 FEET;

THENCE S 00°36'10" W, A DISTANCE OF 520.76 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF GENERAL DRIVE, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 261.00 FEET AND AN INITIAL RADIAL BEARING OF S 00°40'42" W;

THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 08°09'03", AN ARC DISTANCE OF 37.13 TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 19,078 SQUARE FEET, OR 0.438 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 1.000015560 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 946-R, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: *Timothy F. Rayburn*

DATE: 1/3/2013



EXHIBIT "B"

"TEMPORARY CONSTRUCTION EASEMENT"



UNION PACIFIC RAILROAD R/W
EXISTING RAILROAD R/W

AN EASEMENT IN FAVOR OF JCSD
PER INST # 164613 REC. 8/7/1978

PCL 5

SEC. 25, T.2S., R.6W.
JURUPA RANCHO

DRAINAGE EASEMENT
PER PM 126/30-32

PM 18131
PMB 126/30-32
PCL 6

APN 163-400-015

PARCEL
0753-002C

19,078 SQ.FT.
0.438 AC.

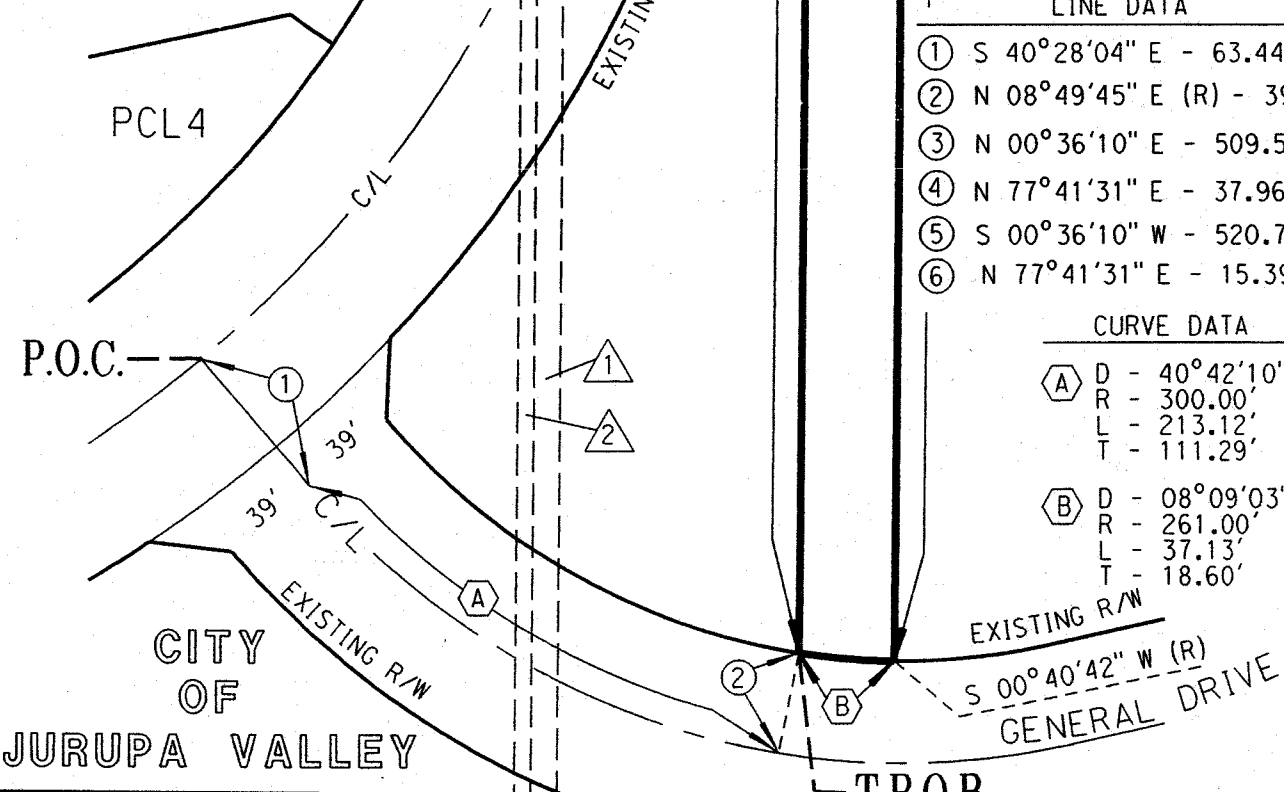
- ① 10' EASEMENT IN FAVOR OF SCE PER INST # 74711 REC. 8/24/1960
- ② 6' EASEMENT IN FAVOR OF SCE PER INST # 74712 REC. 8/24/1960

LINE DATA

- ① S 40°28'04" E - 63.44'
- ② N 08°49'45" E (R) - 39.00'
- ③ N 00°36'10" E - 509.59'
- ④ N 77°41'31" E - 37.96'
- ⑤ S 00°36'10" W - 520.76'
- ⑥ N 77°41'31" E - 15.39'

CURVE DATA

- A** D - 40°42'10"
R - 300.00'
L - 213.12'
T - 111.29'
- B** D - 08°09'03"
R - 261.00'
L - 37.13'
T - 18.60'



CITY OF JURUPA VALLEY



ALL DISTANCES SHOWN ARE GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE
GRID DIST. BY A COMBINATION FACTOR OF 1.000015560.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0753-002C
PROJECT: CLAY STREET (GRADE SEPERATION)	PREPARED BY: DGO
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: JANUARY, 2013
DATE: 1/3/2013	W.O. NO.: B7-0753
	SHEET 1 OF 1

0753-003A

0753-003B

0753-003C

0753-003D

0753-003E

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION
0753-003A

BEING A PORTION OF PARCELS 4 AND 5 OF PARCEL MAP 18131 ON FILE IN BOOK 126, PAGES 30 THROUGH 32, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, SAID MAP BEING A SECTIONALIZED SURVEY OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST, LYING WITHIN JURUPA RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF CLAY STREET (88.00 FEET WIDE) AND THE CENTERLINE OF GENERAL DRIVE (78.00 FEET WIDE) AS SHOWN ON SAID PARCEL MAP, ALSO BEING A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 499.99 FEET AND AN INITIAL RADIAL BEARING OF S 40°28'04" E;

THENCE SOUTHWESTERLY AND WESTERLY ALONG SAID CURVE AND SAID CENTERLINE OF CLAY STREET THROUGH A CENTRAL ANGLE OF 27°36'08", AN ARC DISTANCE OF 240.87 FEET;

THENCE N 12°51'56" W, ALONG A LINE RADIAL FROM SAID CURVE, A DISTANCE OF 44.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CLAY STREET, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING N 12°51'56" W ALONG SAID RADIAL LINE, A DISTANCE OF 16.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 439.99 FEET, BEING CONCENTRIC WITH AND DISTANT 60.00 FEET NORTHERLY AND NORTHWESTERLY OF, AS MEASURED RADIALLY TO, SAID CENTERLINE OF CLAY STREET;

THENCE EASTERLY AND NORTHEASTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 15°53'10", AN ARC DISTANCE OF 121.99 FEET;

THENCE N 50°44'54" E, A DISTANCE OF 56.87 FEET;

THENCE N 15°27'40" W, A DISTANCE OF 44.97 FEET;

THENCE N 74°32'19" E, A DISTANCE OF 9.59 FEET;

THENCE S 15°27'40" E, A DISTANCE OF 50.16 FEET TO A LINE RADIAL TO SAID CENTERLINE OF CLAY STREET;

THENCE S 37°05'30" E ALONG SAID RADIAL LINE, A DISTANCE OF 3.44 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 444.99 FEET, BEING CONCENTRIC WITH AND DISTANT 55.00 FEET NORTHWESTERLY OF, AS MEASURED RADIALLY TO, SAID CENTERLINE OF CLAY STREET;

THENCE NORTHEASTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 09°25'15", AN ARC DISTANCE OF 73.17 FEET;

THENCE N 46°30'45" W ALONG A LINE RADIAL FROM SAID CONCENTRIC CURVE, A DISTANCE OF 37.01 FEET;

THENCE N 11°52'29" W, A DISTANCE OF 8.50 FEET;

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION (CONTINUED)
0753-003A

THENCE N 78°06'18" E, A DISTANCE OF 26.38 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND WESTERLY HAVING A RADIUS OF 584.50 FEET AND AN INITIAL RADIAL BEARING OF S 53°05'18" E;

THENCE NORTHEASTERLY AND NORTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 27°35'53", AN ARC DISTANCE OF 281.54 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL 5, ALSO BEING THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY AS DESCRIBED IN DEED BOOK 170 PAGES 252 THROUGH 256, INCLUSIVE, RECORDED AUGUST 3, 1903, OFFICIAL RECORDS OF SAID COUNTY;

THENCE N 77°41'31" E, ALONG SAID NORTHERLY LINE OF PARCEL 5 AND SAID SOUTHERLY LINE, A DISTANCE OF 27.08 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL 5, BEING A POINT ON THE WESTERLY

RIGHT-OF-WAY LINE OF SAID CLAY STREET AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, NORTHWESTERLY, AND NORTHERLY HAVING A RADIUS OF 455.99 FEET AND AN INITIAL RADIAL BEARING OF S 89°23'48" E;

THENCE SOUTHERLY, SOUTHWESTERLY AND WESTERLY ALONG SAID RIGHT-OF-WAY LINE AND NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 76°31'52", AN ARC DISTANCE OF 609.08 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 16,883 SQUARE FEET, OR 0.388 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 1.00001556024 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 946-R, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

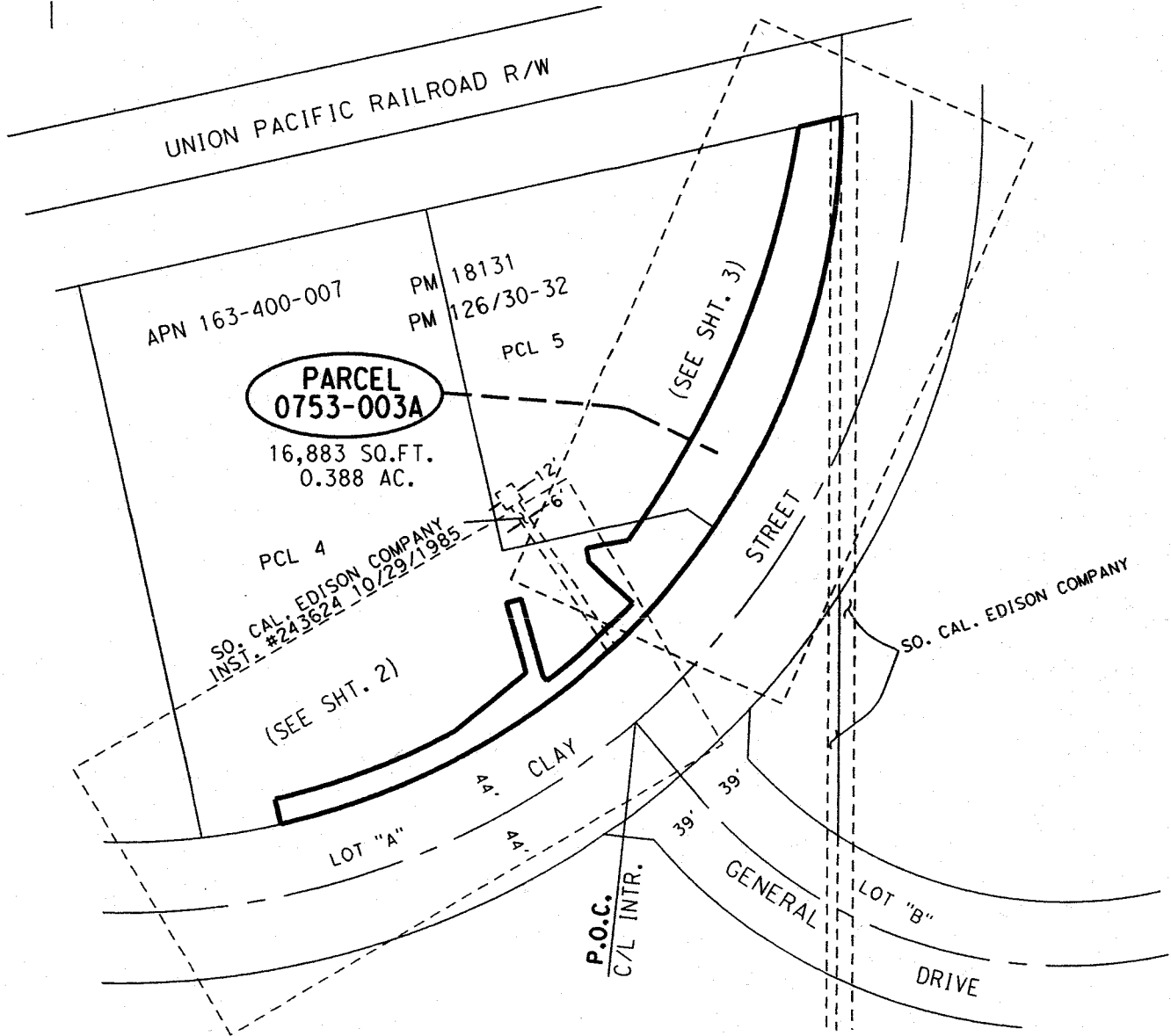
APPROVED BY: Timothy F. Rayburn

DATE: 6/14/2012



EXHIBIT "B"

SEC. 25, T.2S., R.6W.
JURUPA RANCHO



ALL DISTANCES SHOWN ARE GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE
GRID DIST. BY A COMBINATION FACTOR OF 1.00001556024.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.
PROJECT: CLAY STREET (GRADE SEPERATION)

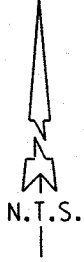
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING
DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

PAR. NO.:	0753-003A
PREPARED BY:	GSE, KKC~B
SCALE:	N.T.S.
DATE:	MAY, 2012
W.O. NO.:	B7-0753
SHEET 1 OF 3	

APPROVED BY: *Timothy F. Rayburn* DATE: 6/14/2012

EXHIBIT "B"

SEC. 25, T.2S., R.6W.
JURUPA RANCHO



LINE DATA

- ① N 12°51'56" W (R) 44.00'
- ② N 12°51'56" W (R) 16.00'
- ③ N 50°44'54" E 56.87'
- ④ N 15°27'40" W 44.97'
- ⑤ N 74°32'19" E 9.59'
- ⑥ S 15°27'40" E 50.16'
- ⑦ S 37°05'30" E (R) 3.44'
- ⑧ N 46°30'45" W (R) 37.01'

APN 163-400-007

PM 18131
PM 126/30-32

PCL 5

PCL 4

(SEE SHEET 3)

PARCEL 0753-003A
16,883 SQ.FT.
0.388 AC.

PCL 3

S 28°45'06" E (R)

L = 609.08'

P.O.C.
C/L INTR.

STREET

S 40°28'04" E (R)
L = 240.87'

R = 455.99'

T.P.O.B. CLAY

R = 499.99'

N 12°51'56" W (R)

Δ = 76°31'52"

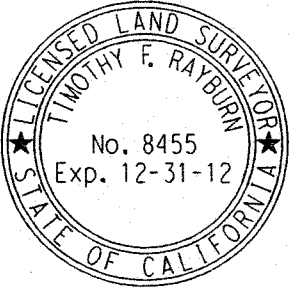
(LOT "A")

CURVE DATA

- Ⓐ R = 439.99'
- Δ = 15°53'10"
- L = 121.99'
- T = 61.39'
- Ⓑ R = 444.99'
- Δ = 09°25'15"
- L = 73.17'
- T = 36.67'

() = INDICATES REC. DATA PER PM 126/30-32

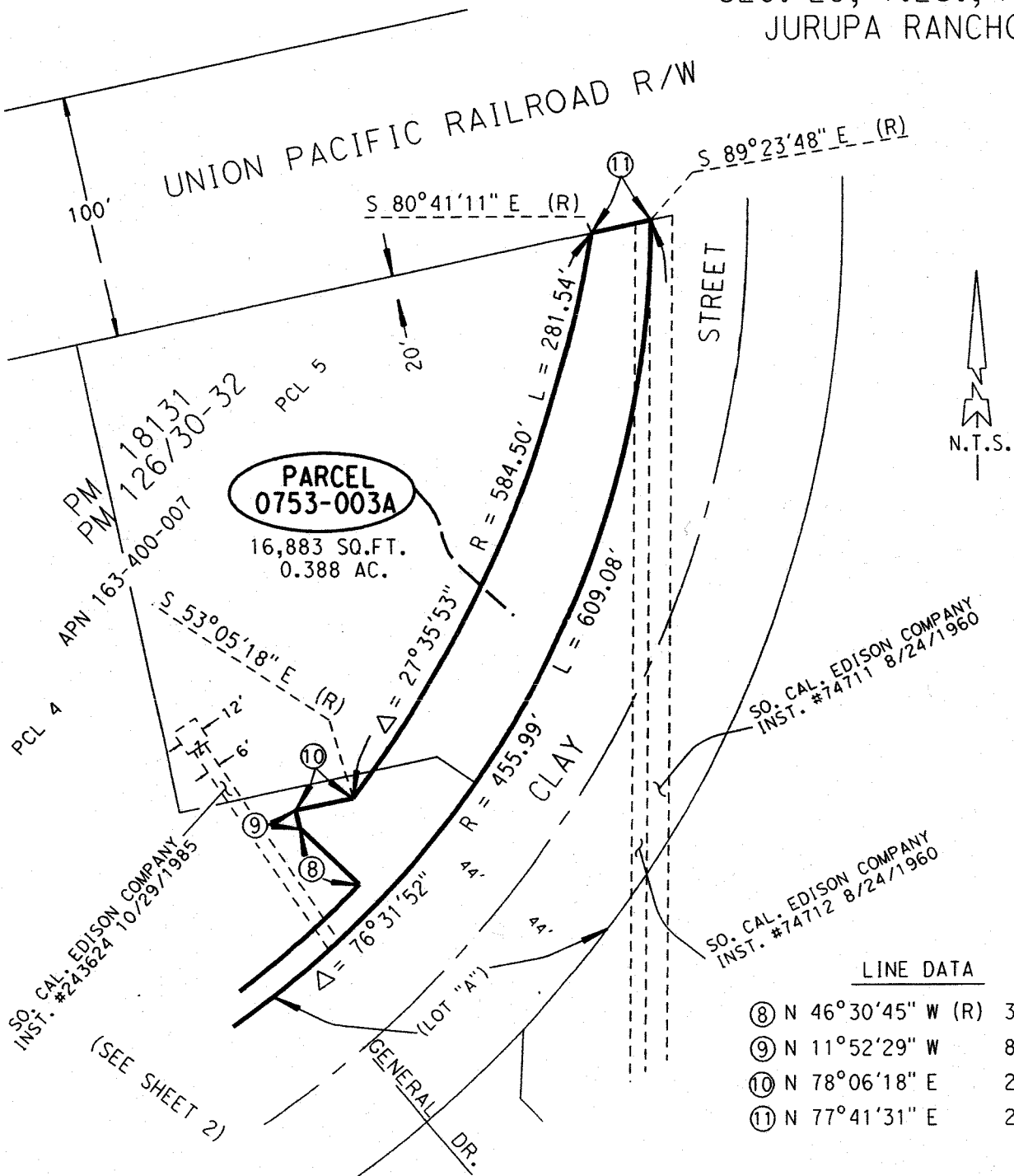
ALL DISTANCES SHOWN ARE GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE
GRID DIST. BY A COMBINATION FACTOR OF 1.00001556024.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0753-003A
PROJECT: CLAY STREET (GRADE SEPERATION)	PREPARED BY: GSE, KKC-B
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: 6/14/2012	DATE: MAY, 2012
	W.O. NO.: B7-0753
	SHEET 2 OF 3

EXHIBIT "B"

SEC. 25, T.2S., R.6W.
JURUPA RANCHO



LINE DATA

⑧	N 46°30'45" W (R)	37.01'
⑨	N 11°52'29" W	8.50'
⑩	N 78°06'18" E	26.38'
⑪	N 77°41'31" E	27.08'

() = INDICATES REC. DATA PER PM 126/30-32

ALL DISTANCES SHOWN ARE GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE
GRID DIST. BY A COMBINATION FACTOR OF 1.00001556024.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT, SURVEY DIV.
PROJECT: CLAY STREET (GRADE SEPERATION)
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING
DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

PAR. NO.:	0753-003A
PREPARED BY:	GSE, KKC~B
SCALE:	N.T.S.
DATE:	MAY, 2012
W.O. NO.:	B7-0753

APPROVED BY: *Timothy F. Rayburn* DATE: 6/14/2012

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION
0753-003B

BEING A PORTION OF PARCELS 4 AND 5 OF PARCEL MAP 18131 ON FILE IN BOOK 126, PAGES 30 THROUGH 32, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, SAID PARCEL MAP BEING A SECTIONALIZED SURVEY OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST, LYING WITHIN JURUPA RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF CLAY STREET (88.00 FEET WIDE) AND THE CENTERLINE OF GENERAL DRIVE (78.00 FEET WIDE) AS SHOWN ON SAID PARCEL MAP, ALSO BEING A POINT ON A CURVE, CONCAVE NORTHWESTERLY AND WESTERLY, HAVING A RADIUS OF 499.99 FEET, AND AN INITIAL RADIAL BEARING OF S 40°28'04" E;

THENCE NORTHEASTERLY AND NORTHERLY ALONG SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 48°55'46", AN ARC DISTANCE OF 426.98 FEET;

THENCE N 00°36'10" E CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 10.08 FEET TO A POINT ON THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY AS DESCRIBED IN DEED BOOK 170, PAGES 252 THROUGH 256, INCLUSIVE, RECORDED AUGUST 3, 1903, OFFICIAL RECORDS OF SAID RECORDER;

THENCE S 77°41'31" E ALONG SAID SOUTHERLY LINE, A DISTANCE OF 72.22 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND NORTHWESTERLY, HAVING A RADIUS OF 584.50 FEET, AND AN INITIAL RADIAL BEARING OF S 80°41'11" E, AND THE **TRUE POINT OF BEGINNING**;

THENCE SOUTHERLY AND SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 27°35'53", AN ARC DISTANCE OF 281.54 FEET;

THENCE S 78°06'18" W, A DISTANCE OF 16.31 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 62.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WESTERLY PARCEL LINE OF SAID PARCEL 5;

THENCE N 12°18'29" W, ALONG SAID PARALLEL LINE, A DISTANCE OF 227.10 FEET TO THE NORTHERLY LINE OF SAID PARCEL 5 AND SAID SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY;

THENCE N 77°41'31" E ALONG SAID NORTHERLY LINE OF PARCEL 5 AND SAID SOUTHERLY LINE, A DISTANCE OF 177.91 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 25,209 SQUARE FEET, OR 0.579 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 1.0000155600. TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 946-R, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

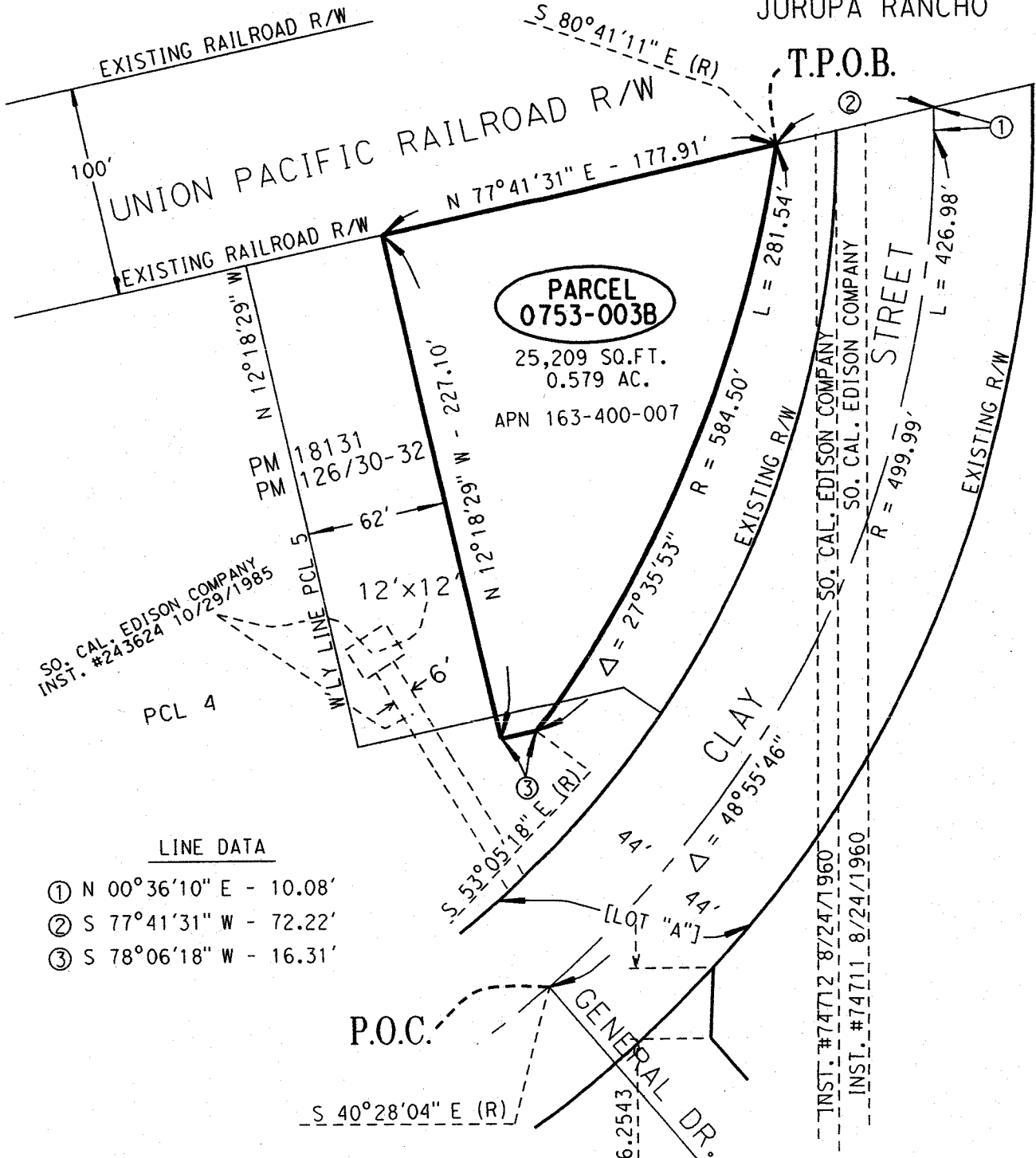
APPROVED BY: Timothy F. Rayburn

DATE: 8/29/2012



EXHIBIT "B"

SEC. 25, T.2S., R.6W.
JURUPA RANCHO



LINE DATA

- ① N 00°36'10" E - 10.08'
- ② S 77°41'31" W - 72.22'
- ③ S 78°06'18" W - 16.31'

[] = INDICATES REC. DATA PER PM 126/30-32

ALL DISTANCES SHOWN ARE GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE
GRID DIST. BY A COMBINATION FACTOR OF 1.00001556024.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.
PROJECT: CLAY STREET (GRADE SEPERATION)
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING
DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

PAR. NO.:	0753-003B
PREPARED BY:	GSE/DGO
SCALE:	N.T.S.
DATE:	MAY, 2012
W.O. NO.:	B7-0753
SHEET 1 OF 1	

APPROVED BY: *Timothy F. Rayburn* DATE: 8/29/2012

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION
0753-003C

AN EASEMENT FOR SEWER PURPOSES, BEING A PORTION OF PARCEL 4 OF PARCEL MAP 18131 ON FILE IN BOOK 126, PAGES 30 THROUGH 32, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, SAID PARCEL MAP BEING A SECTIONALIZED SURVEY OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST, LYING WITHIN JURUPA RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF CLAY STREET (88.00 FEET WIDE) AND THE CENTERLINE OF GENERAL DRIVE (78.00 FEET WIDE) AS SHOWN ON SAID PARCEL MAP, BEING A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 499.99 FEET AND AN INITIAL RADIAL BEARING OF S 40°28'04" E;

THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID CENTERLINE OF CLAY STREET THROUGH A CENTRAL ANGLE OF 01°56'11", AN ARC DISTANCE OF 16.90 FEET TO A POINT ON A LINE RADIAL FROM SAID CURVE;

THENCE N 38°31'53" W ALONG SAID RADIAL LINE, A DISTANCE OF 55.00 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE N 40°26'55" W, A DISTANCE OF 114.82 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 35.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EASTERLY LINE OF SAID PARCEL 4;

THENCE N 12°18'29" W ALONG SAID PARALLEL LINE, A DISTANCE OF 196.06 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL 4, BEING THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY AS DESCRIBED IN DEED BOOK 170 PAGES 252 THROUGH 256, INCLUSIVE, RECORDED AUGUST 3, 1903, OFFICIAL RECORDS OF SAID RECORDER;

THENCE N 77°41'31" E ALONG SAID SOUTHERLY LINE AND SAID NORTHERLY LINE OF PARCEL 4, A DISTANCE OF 20.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 15.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID EASTERLY LINE OF PARCEL 4;

THENCE S 12°18'29" E ALONG SAID PARALLEL LINE, A DISTANCE OF 191.05 FEET;

THENCE S 40°26'55" E, A DISTANCE OF 110.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 444.99 FEET AND AN INITIAL RADIAL BEARING OF S 41°06'25" E, BEING CONCENTRIC WITH AND DISTANT 55.00 FEET NORTHWESTERLY OF, AS MEASURED RADially TO SAID CENTERLINE OF CLAY STREET;

THENCE SOUTHWESTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 02°34'32", AN ARC DISTANCE OF 20.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 6,121 SQUARE FEET, OR 0.141 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 1.000015560 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 946-R, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Timothy F. Rayburn
DATE: 6/14/2012



SEC. 25, T.2S., R.6W. EXHIBIT "B"
 JURUPA RANCHO SEWER EASEMENT

NE'LY COR
 PCL 5

N.T.S.

EXISTING RAILROAD R/W

UNION PACIFIC RAILROAD R/W
 N 77°41'31" E 301.98'

PARCEL
 0753-003C
 6,121 SQ.FT.
 0.141 AC.

PM 18131
 PMB 126/30-32

APN 163-400-007

CURVE DATA	
A	D - 01°56'11"
	R - 499.99'
	L - 16.90'
	T - 8.45'
B	D - 02°34'32"
	R - 444.99'
	L - 20.00'
	T - 10.00'

PCL 4

T.P.O.B.

LINE DATA	
①	N 38°31'53" W (R) - 55.00'
②	N 40°26'55" W - 114.82'
③	N 12°18'29" W - 196.06'
④	N 77°41'31" E - 20.00'
⑤	S 12°18'29" E - 191.05'
⑥	S 40°26'55" E - 110.02'

SO. CAL. EDISON COMPANY
 INST. #243624 10/29/1985

EXISTING R/W

CLAY STREET
 S 41°06'25" E (R)

P.O.C.
 C/L INTR.

S 40°28'04" E (R)

GENERAL DRIVE
 39'

CITY
 OF
 JURUPA VALLEY



ALL DISTANCES SHOWN ARE GRID DISTANCES.
 GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE
 GRID DIST. BY A COMBINATION FACTOR OF 1.000015560.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: CLAY STREET (GRADE SEPERATION)

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: 6/14/2012

PAR. NO.: 0753-003C

PREPARED BY: DGO

SCALE: N.T.S.

DATE: MAY, 2012

W.O. NO.: B7-0753

SHEET 1 OF 1

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION
0753-003D

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES, BEING A PORTION OF PARCELS 4 AND 5 OF PARCEL MAP 18131 ON FILE IN BOOK 126, PAGES 30 THROUGH 32, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, SAID PARCEL MAP BEING A SECTIONALIZED SURVEY OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST, LYING WITHIN THE JURUPA RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF CLAY STREET (88.00 FEET WIDE) AND THE CENTERLINE OF GENERAL DRIVE (78.00 FEET WIDE) AS SHOWN ON SAID PARCEL MAP, BEING A POINT ON A CURVE, CONCAVE NORTHWESTERLY AND NORTHERLY WITH A RADIUS OF 499.99 FEET AND AN INITIAL RADIAL BEARING OF S 40°28'04" E;

THENCE SOUTHWESTERLY AND WESTERLY ALONG SAID CURVE AND SAID CENTERLINE OF CLAY STREET THROUGH A CENTRAL ANGLE OF 33°53'21", AN ARC DISTANCE OF 295.74 FEET TO A POINT ON A RADIAL LINE FROM SAID CURVE;

THENCE N 06°34'43" W ALONG SAID RADIAL LINE, A DISTANCE OF 44.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 4, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CLAY STREET AND THE **TRUE POINT OF BEGINNING**;

THENCE N 12°18'29" W ALONG THE WESTERLY LINE OF SAID PARCEL 4, A DISTANCE OF 36.06 FEET;

THENCE N 77°57'57" E, A DISTANCE OF 172.57 FEET;

THENCE N 50°45'35" E, A DISTANCE OF 30.77 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 200.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WESTERLY LINE OF SAID PARCEL 4;

THENCE N 12°18'29" W ALONG SAID PARALLEL LINE, A DISTANCE OF 85.66 FEET TO THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID PARCEL 5, BEING A POINT ON A LINE PARALLEL WITH AND DISTANT 216.99 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTHERLY LINES OF SAID PARCELS 4 AND 5, BEING ALSO THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY AS DESCRIBED IN DEED BOOK 170 PAGES 252 THROUGH 256, INCLUSIVE, RECORDED AUGUST 3, 1903, OFFICIAL RECORDS OF SAID RECORDER;

THENCE N 77°41'31" E ALONG SAID PARALLEL LINE, A DISTANCE OF 22.28 FEET TO AN ANGLE POINT IN THE EASTERLY LINE OF SAID PARCEL 4;

THENCE N 12°18'29" W ALONG SAID EASTERLY LINE, A DISTANCE OF 216.99 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL 5;

THENCE N 77°41'31" E ALONG SAID SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY AND THE NORTHERLY LINE OF SAID PARCEL 5, A DISTANCE OF 62.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 62.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID EASTERLY LINE OF PARCEL 4;

THENCE S 12°18'29" E ALONG SAID PARALLEL LINE, A DISTANCE OF 227.10 FEET;

THENCE S 78°06'18" W, A DISTANCE OF 10.07 FEET;

THENCE S 11°52'29" E, A DISTANCE OF 8.50 FEET;

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION (CONTINUED)
0753-003D

THENCE S 46°30'45" E, A DISTANCE OF 37.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 444.99 FEET AND AN INITIAL RADIAL BEARING OF S 46°30'45" E, BEING CONCENTRIC WITH AND DISTANT 55.00 FEET NORTHWESTERLY OF, AS MEASURED RADIALLY TO, SAID CENTERLINE OF CLAY STREET;

THENCE SOUTHWESTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 09°25'15", AN ARC DISTANCE OF 73.17 FEET TO A POINT ON A LINE FROM RADIAL SAID CURVE;

THENCE N 37°05'30" W ALONG SAID RADIAL LINE, A DISTANCE OF 3.44 FEET;

THENCE N 15°27'08" W, A DISTANCE OF 50.16 FEET;

THENCE S 74°32'19" W, A DISTANCE OF 9.59 FEET;

THENCE S 15°27'40" E, A DISTANCE OF 44.97 FEET;

THENCE S 50°44'54" W, A DISTANCE OF 56.87 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND NORTHERLY, HAVING A RADIUS OF 439.99 FEET AND AN INITIAL RADIAL BEARING OF S 28°45'06" E, BEING CONCENTRIC WITH AND DISTANT 60.00 FEET NORTHWESTERLY OF, AS MEASURED RADIALLY TO, SAID CENTERLINE OF CLAY STREET;

THENCE SOUTHWESTERLY AND WESTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 15°53'10", AN ARC DISTANCE OF 121.99 FEET TO A POINT ON A LINE RADIAL TO SAID CURVE;

THENCE S 12°51'56" E ALONG SAID RADIAL LINE, A DISTANCE OF 16.00 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF CLAY STREET, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 455.99 FEET AND AN INITIAL RADIAL BEARING OF S 12°51'56" E;

THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 06°17'13", AN ARC DISTANCE OF 50.04 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 23,181 SQUARE FEET, OR 0.532 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 1.000015560 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 946-R, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: *Timothy F. Rayburn*
DATE: 6/14/2012



EXHIBIT "B"

LINE DATA

- ① N 06°34'43" W (R) - 44.00' TEMPORARY CONSTRUCTION EASEMENT
- ② N 12°18'29" W - 36.06'
- ③ N 77°57'57" E - 172.57'
- ④ N 50°45'35" E - 30.77'
- ⑤ N 12°18'29" W - 85.66'
- ⑥ N 77°41'31" E - 23.00'
- ⑦ N 12°18'29" W - 216.99'
- ⑧ N 77°41'31" E - 62.00'
- ⑨ S 12°18'29" E - 227.10'
- ⑩ S 78°06'18" W - 10.07'
- ⑪ S 11°52'29" E - 8.50'
- ⑫ S 46°30'45" E (R) - 37.01'
- ⑬ N 37°05'30" W (R) - 3.44'
- ⑭ N 15°27'08" W - 50.16'
- ⑮ S 74°32'19" W - 9.59'
- ⑯ S 15°27'40" E - 44.97'
- ⑰ S 50°44'54" W - 56.87'
- ⑱ S 12°51'56" E (R) - 16.00'



UNION PACIFIC RAILROAD R/W
EXISTING RAILROAD R/W

PM 18131
PMB 126/30-32
PCL 5
APN 163-400-007

**PARCEL
0753-003D**

23,181 SQ.FT.
0.532 AC.

PCL 4

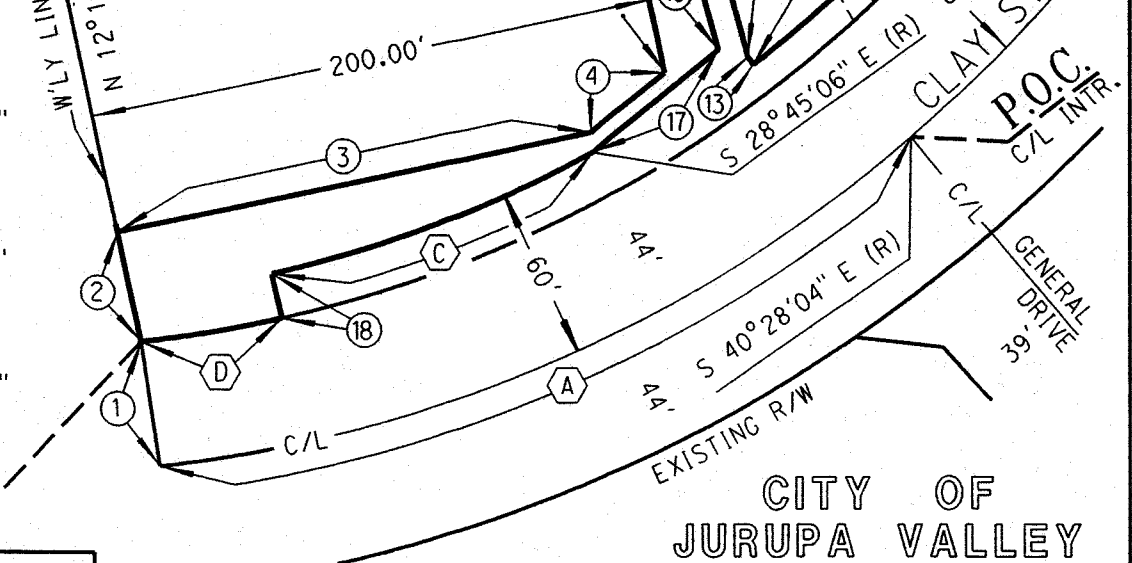
SO. CAL. EDISON COMPANY
INST. #243624 10/29/1985

12'x12'

CURVE DATA

- | | |
|----------|---------------|
| A | D - 33°53'21" |
| | R - 499.99' |
| | L - 295.74' |
| | T - 152.33' |
| B | D - 09°25'15" |
| | R - 444.99' |
| | L - 73.17' |
| | T - 36.67' |
| C | D - 15°53'10" |
| | R - 439.99' |
| | L - 121.99' |
| | T - 61.39' |
| D | D - 06°17'13" |
| | R - 455.99' |
| | L - 50.04' |
| | T - 25.04' |

W/LY LINE O.C.L. A
N 12°18'29" W
SEC. 25, T.2S., R.6W.
JURUPA RANCHO



T.P.O.B.

ALL DISTANCES SHOWN ARE GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE
GRID DIST. BY A COMBINATION FACTOR OF 1.000015560.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: CLAY STREET (GRADE SEPERATION)

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

PAR. NO.: 0753-003D

PREPARED BY: DGO

SCALE: N.T.S.

DATE: APRIL, 2012

W.O. NO.: B7-0753

SHEET 1 OF 1

APPROVED BY: *Timothy F. Rayburn* DATE: 6/14/2012



EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION
0783-003E

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES, BEING A PORTION OF PARCELS 4 AND 5 OF PARCEL MAP 18131 ON FILE IN BOOK 126, PAGES 30 THROUGH 32, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, SAID PARCEL MAP BEING A SECTIONALIZED SURVEY OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST, LYING WITHIN JURUPA RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF CLAY STREET (88.00 FEET WIDE) AND THE CENTERLINE OF GENERAL DRIVE (78.00 FEET WIDE) AS SHOWN ON SAID PARCEL MAP, BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 499.99 FEET AND AN INITIAL RADIAL BEARING OF S 40°28'04" E;

THENCE NORTHEASTERLY ALONG SAID CURVE, AND SAID CENTERLINE OF CLAY STREET THROUGH A CENTRAL ANGLE OF 00°38'21", AN ARC DISTANCE OF 5.58 FEET TO A POINT ON A LINE RADIAL FROM SAID CURVE;

THENCE N 41°06'25" W ALONG SAID RADIAL LINE, A DISTANCE OF 55.00 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE N 40°26'55" W, A DISTANCE OF 110.02 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 15.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EASTERLY LINE OF SAID PARCEL 4;

THENCE N 12°18'29" W ALONG SAID PARALLEL LINE, A DISTANCE OF 191.05 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL 4, BEING THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY AS DESCRIBED IN DEED BOOK 170, PAGES 252 THROUGH 256, INCLUSIVE, RECORDED AUGUST 3, 1903, OFFICIAL RECORDS OF SAID RECORDER;

THENCE N 77°41'31" E ALONG SAID NORTHERLY LINE OF PARCEL 4, A DISTANCE OF 15.00 FEET TO THE NORTHEASTERLY CORNER THEREOF;

THENCE S 12°18'29" E ALONG SAID EASTERLY LINE OF PARCEL 4, A DISTANCE OF 187.29 FEET;

THENCE S 40°26'55" E, A DISTANCE OF 105.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 444.99 FEET AND AN INITIAL RADIAL BEARING OF S 43°02'21" E, BEING CONCENTRIC WITH AND DISTANT 55.00 FEET NORTHWESTERLY OF, AS MEASURED RADIALLY TO, SAID CENTERLINE OF CLAY STREET;

THENCE SOUTHWESTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 01°55'56", AN ARC DISTANCE OF 15.01 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 4,457 SQUARE FEET, OR 0.102 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 1.000015560 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 946-R, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Timothy F. Rayburn

DATE: 6/14/2012



EXHIBIT "B"

TEMPORARY CONSTRUCTION EASEMENT

SEC. 25, T.2S., R.6W.
JURUPA RANCHO



EXISTING RAILROAD R/W

UNION PACIFIC RAILROAD R/W

LINE DATA

- ① N 41°06'25" W (R) - 55.00'
- ② N 40°26'55" W - 110.02'
- ③ N 12°18'29" W - 191.05'
- ④ N 77°41'31" E - 15.00'
- ⑤ S 12°18'29" E - 187.29'
- ⑥ S 40°26'55" E - 105.84'

PARCEL 0753-003E
4,457 SQ.FT.
0.102 AC.

SO. CAL. EDISON COMPANY
INST. #243624 10/29/1985

PM 18131
PMB 126/30-32

APN 163-400-007

CURVE DATA

- Ⓐ D - 00°38'21"
R - 499.99'
L - 5.58'
T - 2.79'
- Ⓑ D - 01°55'56"
R - 444.99'
L - 15.01'
T - 7.50'

PCL 4

T.P.O.B.

EXISTING R/W

S 40°28'04" E (R)

P.O.C.
C/L INTR.

S 43°02'21" E (R)
CLAY STREET

C/L GENERAL DRIVE

EXISTING R/W

CITY OF JURUPA VALLEY



ALL DISTANCES SHOWN ARE GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE
GRID DIST. BY A COMBINATION FACTOR OF 1.000015560.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: CLAY STREET (GRADE SEPERATION)

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: 6/14/2012

PAR. NO.: 0753-003E

PREPARED BY: DGO

SCALE: N.T.S.

DATE: APRIL, 2012

W.O. NO.: B7-0753

SHEET 1 OF 1

0753-005A

0753-005B

0753-005C

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION
0753-005A

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND CONVEYED TO WCP DEANZA, LLC AS DESCRIBED BY DEED RECORDED AUGUST 13, 2008 AS INSTRUMENT NUMBER 2008-0446155, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, BEING BASED UPON A SECTIONALIZED SURVEY OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST, LYING WITHIN THE JURUPA RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF CLAY STREET (44.00 FOOT WESTERLY HALF-WIDTH) AND THE CENTERLINE OF LINARES AVENUE (33.00 FOOT SOUTHERLY HALF-WIDTH) AS SHOWN ON PARCEL MAP 16858 ON FILE IN BOOK 133, PAGES 98 AND 99 OF PARCEL MAPS, RECORDS OF SAID RECORDER;

THENCE S 00°36'10" W ALONG SAID CENTERLINE OF CLAY STREET, A DISTANCE OF 456.16 FEET TO A POINT ON THE NORTHERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY AS DESCRIBED BY DEED BOOK 170 PAGES 252 THROUGH 256, INCLUSIVE, RECORDED AUGUST 3, 1903, OFFICIAL RECORDS OF SAID COUNTY;

THENCE S 77°41'31" W ALONG SAID NORTHERLY LINE, A DISTANCE OF 45.14 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID CLAY STREET, BEING THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTHERLY LINE S 77°41'31" W, A DISTANCE OF 23.60 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 67.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF CLAY STREET;

THENCE N 00°36'10" E ALONG SAID PARALLEL LINE, A DISTANCE OF 409.88 FEET;

THENCE N 45°29'26" W, A DISTANCE OF 24.46 FEET;

THENCE N 45°36'10" E, A DISTANCE OF 16.43 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 73.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF CLAY STREET;

THENCE N 00°36'10" E ALONG SAID PARALLEL LINE, A DISTANCE OF 66.06 FEET;

THENCE N 44°23'50" W, A DISTANCE OF 15.10 FEET;

THENCE N 45°36'10" E, A DISTANCE OF 17.93 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 71.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF CLAY STREET;

THENCE N 00°36'10" E ALONG SAID PARALLEL LINE, A DISTANCE OF 451.18 FEET;

THENCE S 89°23'50" E, A DISTANCE OF 27.00 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF CLAY STREET;

THEN S 00°36'10" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 973.79 FEET TO THE **TRUE POINT OF BEGINNING**.

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION (CONTINUED)
0753-005A

CONTAINING: 25,197 SQUARE FEET, OR 0.578 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 1.000015560 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 946-R, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Timothy F. Rayburn
DATE: 7/11/2012



SEC. 25 T.2S., R.6W.
JURUPA RANCHO

EXHIBIT "B"



LINE DATA

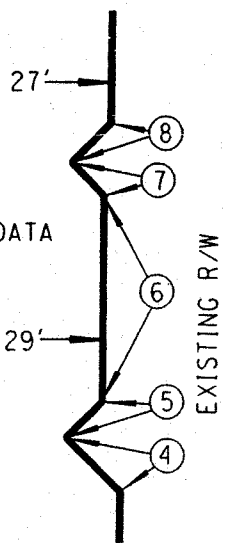
- ① S 00°36'10" W - 456.16'
- ② S 77°41'31" W - 45.14'
- ③ S 77°41'31" W - 23.60'
- ④ N 45°29'26" W - 24.46'
- ⑤ N 45°36'10" E - 16.43'
- ⑥ N 00°36'10" E - 66.06'
- ⑦ N 44°23'50" W - 15.10'
- ⑧ N 45°36'10" E - 17.93'
- ⑨ S 89°23'50" E - 27.00'

PARCEL 0753-005A
25,197 SQ.FT.
0.578 AC.
APN 163-400-002

SEE DETAIL AT LEFT

() INDICATES DATA PER PM #16858 PM 133/98-99

DETAIL



CITY OF JURUPA VALLEY

ESMT IN FAVOR OF SO. CAL. EDISON PER INST #9765 REC 2/7/1957 O.R.

PCL 5
PM 16858
PMB 133/98-99

EXISTING R/W
PCL 6

P.O.C.
C/L INTR

C/L (33') LINARES AVE
N 89°23'50" W

ESMT IN FAVOR OF INST #3572 REC 11/28/1950 O.R.
SO. CAL. GAS CO. PER INST #3572 REC 11/28/1950 O.R.

PCL 7

EXISTING UPRR R/W

T.P.O.B. ESMT IN FAVOR OF SO. CAL. EDISON PER NST #176423 REC 9/18/1981 O.R.



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DIST. BY A COMBINATION FACTOR OF 1.000015560.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: CLAY STREET (GRADE SEPERATION)

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

PAR. NO.: 0753-005A

PREPARED BY: DGO, KKC-B

SCALE: N.T.S.

DATE: MAY, 2012

W.O. NO.: B7-0753

APPROVED BY: *Timothy F. Rayburn* DATE: 7/11/2012

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION
0753-005B

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND CONVEYED TO WCP DEANZA, LLC AS DESCRIBED BY DEED RECORDED AUGUST 13, 2008 AS INSTRUMENT NUMBER 2008-0446155 OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, BEING BASED UPON A SECTIONALIZED SURVEY OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST, LYING WITHIN THE JURUPA RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF CLAY STREET (44.00 FOOT WESTERLY HALF-WIDTH) AND THE CENTERLINE OF LINARES AVENUE (33.00 FOOT SOUTHERLY HALF-WIDTH) AS SHOWN ON PARCEL MAP 16858 ON FILE IN BOOK 133, PAGES 98 AND 99 OF PARCEL MAPS, RECORDS OF SAID RECORDER;

THENCE S 00°36'10" W ALONG SAID CENTERLINE OF CLAY STREET, A DISTANCE OF 456.16 FEET TO A POINT ON THE NORTHERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY AS DESCRIBED BY DEED BOOK 170 PAGES 252 THROUGH 256, INCLUSIVE, RECORDED AUGUST 3, 1903, OFFICIAL RECORDS OF SAID COUNTY;

THENCE S 77°41'31" W ALONG SAID NORTHERLY LINE, A DISTANCE OF 45.14 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF CLAY STREET;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE S 77°41'31" W, A DISTANCE OF 23.60 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTHERLY LINE S 77°41'31" W, A DISTANCE OF 37.96 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 104.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF CLAY STREET;

THENCE N 00°36'10" E ALONG SAID PARALLEL LINE, A DISTANCE OF 522.54 FEET;

THENCE S 89°23'50" E, A DISTANCE OF 10.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 94.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF CLAY STREET;

THENCE N 00°36'10" E ALONG SAID PARALLEL LINE, A DISTANCE OF 435.00 FEET;

THENCE S 89°23'50" E, A DISTANCE OF 23.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 71.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF CLAY STREET;

THENCE S 00°36'10" W ALONG SAID PARALLEL LINE, A DISTANCE OF 451.18 FEET;

THENCE S 45°36'10" W, A DISTANCE OF 17.93 FEET;

THENCE S 44°23'50" E, A DISTANCE OF 15.10 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 73.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF CLAY STREET;

THENCE S 00°36'10" W ALONG SAID PARALLEL LINE, A DISTANCE OF 66.06 FEET;

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION (CONTINUED)
0753-005B

THENCE S 45°36'10" W, A DISTANCE OF 16.43 FEET;

THENCE S 45°29'26" E, A DISTANCE OF 24.46 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 67.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF CLAY STREET;

THEN S 00°36'10" W ALONG SAID PARALLEL LINE, A DISTANCE OF 409.88 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 29,291 SQUARE FEET, OR 0.672 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 1.000015560 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 946-R, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: *Timothy F. Rayburn*

DATE: 7/11/2012



SECTION 25 T.2S., R.6W.
RANCHO JURUPA

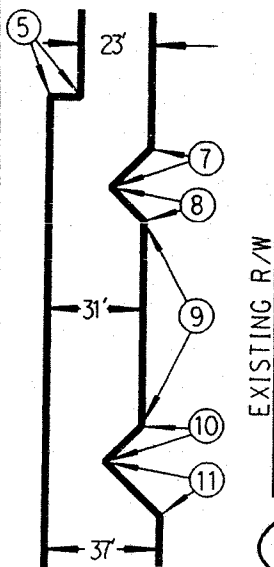
EXHIBIT "B"
"TCE"



LINE DATA

- ① S 00°36'10" W - 456.16'
- ② S 77°41'31" W - 45.14'
- ③ S 77°41'31" W - 23.60'
- ④ S 77°41'31" W - 37.96'
- ⑤ S 89°23'50" E - 10.00'
- ⑥ S 89°23'50" E - 23.00'
- ⑦ S 45°36'10" W - 17.93'
- ⑧ S 44°23'50" E - 15.10'
- ⑨ S 00°36'10" W - 66.06'
- ⑩ S 45°36'10" W - 16.43'
- ⑪ S 45°29'26" E - 24.46'

APN 163-400-002



SEE
DETAIL

PARCEL
0753-005B

29,291 SQ.FT.
0.672 AC.

CITY OF
JURUPA VALLEY

T.P.O.B.

ALL DISTANCES SHOWN ARE GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE
GRID DIST. BY A COMBINATION FACTOR OF 1.000015560.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: CLAY STREET (GRADE SEPERATION)

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

PAR. NO.: 0753-005B

PREPARED BY: DGO

SCALE: N.T.S.

DATE: MAY, 2012

W.O. NO.: B7-0753

APPROVED BY: *James Ray* DATE: 7/11/2012

SHEET 1 OF 1

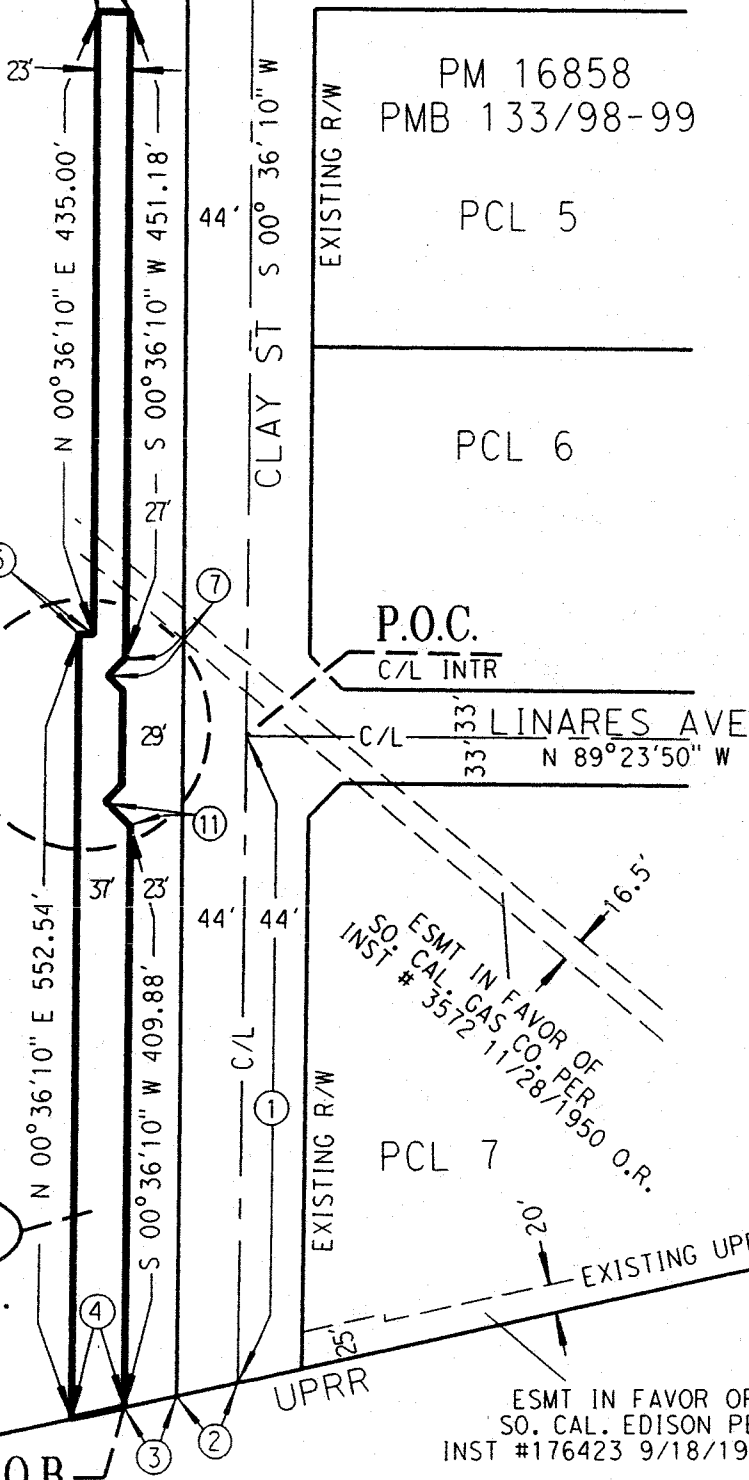


EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION
0753-005C

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND CONVEYED TO WCP DEANZA, LLC AS DESCRIBED BY DEED RECORDED AUGUST 13, 2008 AS INSTRUMENT NUMBER 2008-0446155 OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, BEING BASED UPON A SECTIONALIZED SURVEY OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST, LYING WITHIN THE JURUPA RANCHO, DESCRIBED AS FOLLOWS:

PARCEL A

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF CLAY STREET (44.00 FOOT WESTERLY HALF-WIDTH) AND THE CENTERLINE OF LINARES AVENUE (33.00 FOOT SOUTHERLY HALF-WIDTH) AS SHOWN ON PARCEL MAP 16858 ON FILE IN BOOK 133, PAGES 98 AND 99 OF PARCEL MAPS, RECORDS OF SAID RECORDER, SAID POINT HEREINAFTER REFERRED TO AS POINT "A";

THENCE N 00°36'10" E ALONG SAID CENTERLINE OF CLAY STREET, A DISTANCE OF 72.55 FEET;

THENCE N 89°23'50" W, A DISTANCE OF 94.00 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING N 89°23'50" W, A DISTANCE OF 30.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 124.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF CLAY STREET;

THENCE N 00°36'10" E ALONG SAID PARALLEL LINE, A DISTANCE OF 59.74 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF AN EASEMENT IN FAVOR OF THE SOUTHERN CALIFORNIA GAS COMPANY AS DESCRIBED BY DEED RECORDED NOVEMBER 28, 1950 AS INSTRUMENT NUMBER 3572, SAID OFFICIAL RECORDS;

THENCE S 49°59'04" E ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 38.83 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 94.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF CLAY STREET;

THENCE S 00°36'10" W ALONG SAID PARALLEL LINE, A DISTANCE OF 35.08 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 1,422 SQUARE FEET, OR 0.033 ACRES, MORE OR LESS.

PARCEL B

COMMENCING AT THE AFOREMENTIONED POINT "A";

THENCE N 00°36'10" E ALONG SAID CENTERLINE OF CLAY STREET, A DISTANCE OF 128.99 FEET;

THENCE N 89°23'50" W, A DISTANCE OF 94.00 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY BEING THE **TRUE POINT OF BEGINNING**;

THENCE N 49°59'04" W ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 38.83 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 124.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF CLAY STREET;

THENCE N 00°36'10" E ALONG SAID PARALLEL LINE, A DISTANCE OF 18.91 FEET;

THENCE S 89°23'50" E, A DISTANCE OF 30.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 94.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF CLAY STREET;

THENCE S 00°36'10" W ALONG SAID PARALLEL LINE, A DISTANCE OF 43.56 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 937 SQUARE FEET, OR 0.022 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 1.000015560 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 946-R, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Timothy F. Rayburn

DATE: 9/6/2012



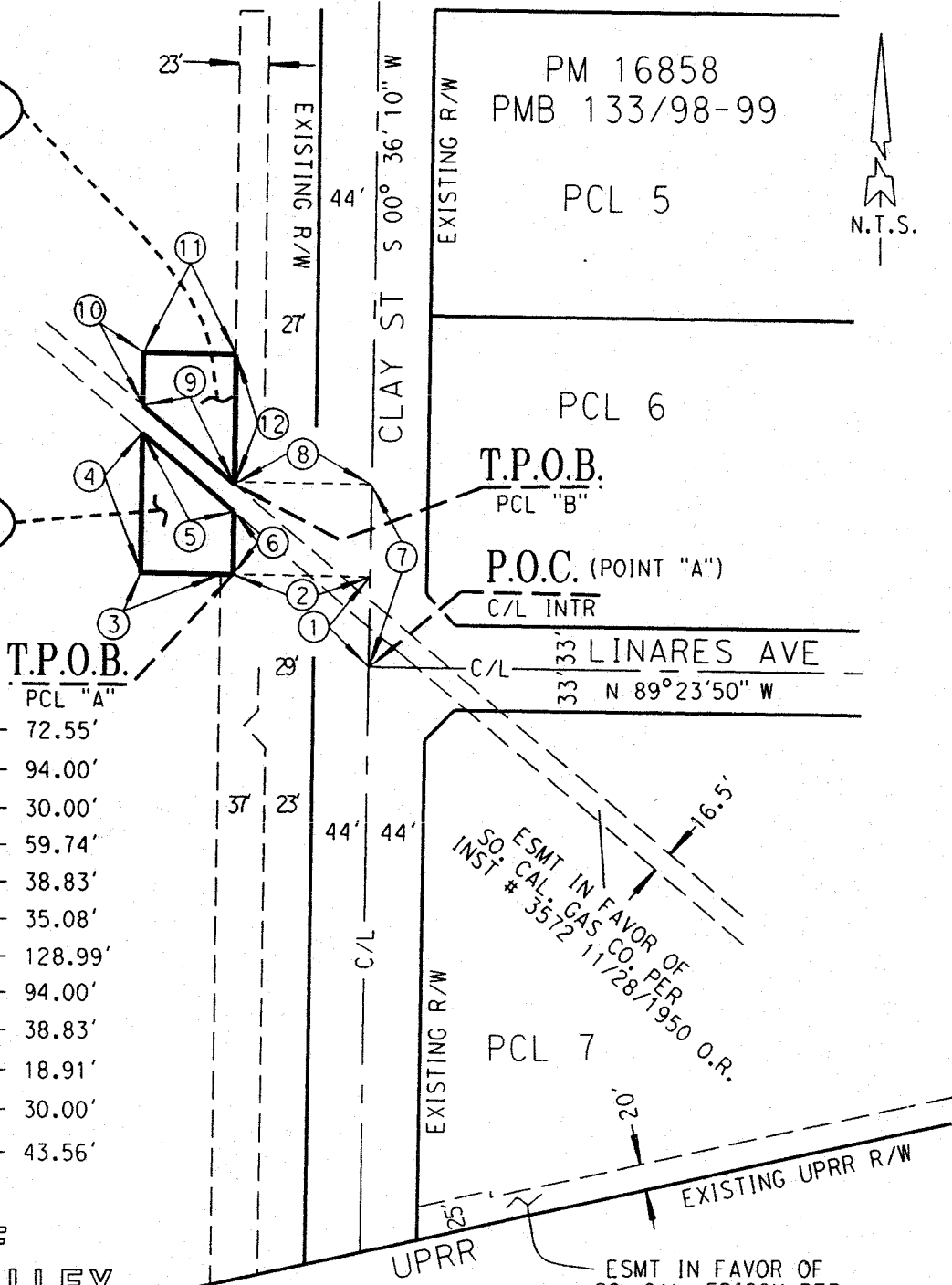
SECTION 25 T.2S., R.6W.
RANCHO JURUPA

EXHIBIT "B"
"TCE"

PARCEL B
0753-005C
937 SQ.FT.
0.022 AC.

PARCEL A
0753-005C
1,422 SQ.FT.
0.033 AC.

APN 163-400-002



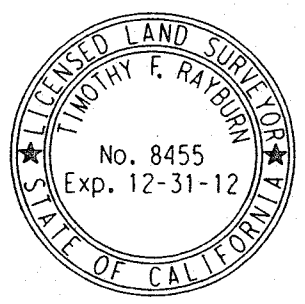
LINE DATA T.P.O.B.
PCL "A"

- ① N 00°36'10" E - 72.55'
- ② N 89°23'50" W - 94.00'
- ③ N 89°23'50" W - 30.00'
- ④ N 00°36'10" E - 59.74'
- ⑤ S 49°59'04" E - 38.83'
- ⑥ S 00°36'10" W - 35.08'
- ⑦ N 00°36'10" E - 128.99'
- ⑧ N 89°23'50" E - 94.00'
- ⑨ N 49°59'04" W - 38.83'
- ⑩ N 00°36'10" E - 18.91'
- ⑪ S 89°23'50" E - 30.00'
- ⑫ S 00°36'10" W - 43.56'

CITY OF
JURUPA VALLEY

T.P.O.B.

ALL DISTANCES SHOWN ARE GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE
GRID DIST. BY A COMBINATION FACTOR OF 1.000015560.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: CLAY STREET (GRADE SEPERATION)

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: *9/6/2012*

PAR. NO.: 0753-005C

PREPARED BY: JCM

SCALE: N.T.S.

DATE: AUGUST, 2012

W.O. NO.: B7-0753

SHEET 1 OF 1

0753-006A

0753-006B

0753-006C

0753-006D

0753-006E

0753-006F

0753-006H

0753-006I

0753-006J

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION
0753-006A

BEING A PORTION OF PARCEL 7 OF PARCEL MAP 16858 ON FILE IN BOOK 133, PAGES 98 AND 99 OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, SAID PARCEL MAP BEING A SECTIONALIZED SURVEY OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST, LYING WITHIN JURUPA RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF CLAY STREET (44.00 FOOT EASTERLY HALF-WIDTH) AND THE CENTERLINE OF LINARES AVENUE (33.00 FOOT SOUTHERLY HALF-WIDTH) AS SHOWN ON SAID PARCEL MAP;

THENCE S 00°36'10" W ALONG SAID CENTERLINE OF CLAY STREET, A DISTANCE OF 446.07 FEET;

THENCE S 89°23'50" E, A DISTANCE OF 44.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 7, BEING THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID CLAY STREET AND THE NORTHERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY (100.00 FOOT FULL-WIDTH), AS SHOWN ON SAID PARCEL MAP, AND THE **TRUE POINT OF BEGINNING**;

THENCE N 00°36'10" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 389.07 FEET TO THE MOST-SOUTHERLY CORNER OF LOT "C" (LINARES AVENUE) AS SHOWN BY SAID PARCEL MAP, BEING A POINT ON THE RIGHT-OF-WAY CORNER CUTBACK LINE;

THENCE N 44°23'02" E ALONG SAID RIGHT-OF-WAY CORNER CUTBACK LINE, A DISTANCE OF 33.24 FEET TO AN ANGLE POINT IN SAID LOT "C", BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LINARES AVENUE;

THENCE S 89°23'50" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 276.96 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 7;

THENCE S 00°36'10" W ALONG THE EASTERLY LINE OF SAID LOT 7, A DISTANCE OF 9.50 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 42.50 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF LINARES AVENUE;

THENCE N 89°23'50" W ALONG SAID PARALLEL LINE, A DISTANCE OF 273.04 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 10.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID RIGHT-OF-WAY CORNER CUTBACK LINE;

THENCE S 44°23'02" W ALONG SAID PARALLEL LINE, A DISTANCE OF 18.67 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 58.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF CLAY STREET;

THENCE S 00°36'10" W ALONG SAID PARALLEL LINE A DISTANCE OF 386.89 FEET TO THE SOUTHERLY LINE OF SAID PARCEL 7, BEING SAID NORTHERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY;

THENCE S 77°41'31" W ALONG SAID SOUTHERLY LINE OF PARCEL 7, A DISTANCE OF 14.36 FEET TO THE **TRUE POINT OF BEGINNING**.

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION (CONTINUED)
0753-006A

CONTAINING: 8,288 SQUARE FEET, OR 0.190 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 1.000015560 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 946-R, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Timothy F. Rayburn
DATE: 6/14/2012



EXHIBIT "B" SEC. 25, T.2S., R.6W.
JURUPA RANCHO

P.O.C.
C/L INTR.

R/W PER
PM 133/98-99

LINARES AVENUE

C/L

N 89°23'50" W

33.00' S 89°23'50" E 276.96' EXISTING R/W

N 89°23'50" W 273.04'

PM 16858

PM 133/
98-99

PCL 7

INST #436142
REC. 11/14/1996

APN 163-400-023

**PARCEL
0753-006A**

8,288 SQ.FT.
0.190 AC.

LINE DATA

- ① S 89°23'50" E - 44.00'
- ② N 44°23'02" E - 33.24'
- ③ S 00°36'10" W - 9.50'
- ④ S 44°23'02" W - 18.67'
- ⑤ S 77°41'31" W - 14.36'

ESMT IN FAVOR OF
SCE PER INST.
INST #35170 2/14/86

ESMT IN FAVOR OF
SO. CAL. GAS CO. PER
INST # 3572 11/28/1950

ESMT IN FAVOR OF
J.C.S.D. PER INST
#176423 9/18/1981



R/W PER
PM 133/98-99

CLAY STREET

C/L

446.07'

S 00° 36' 10" W

N 00° 36' 10" E 389.07'

S 00° 36' 10" W 386.89'

T.P.O.B.

SW'LY CRNR PCL 7

UNION PACIFIC RAILROAD R/W

CITY
OF

JURUPA VALLEY



ALL DISTANCES SHOWN ARE GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE
GRID DIST. BY A COMBINATION FACTOR OF 1.000015560.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: CLAY STREET (GRADE SEPARATION)

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: 6/14/2012

PAR. NO.: 0753-006A

PREPARED BY: KKC-B, DGO

SCALE: N.T.S.

DATE: MAY, 2012

W.O. NO.: B7-0753

SHEET 1 OF 1

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION
0753-006B

AN EASEMENT FOR SEWER PURPOSES, BEING A PORTION OF PARCEL 7 OF PARCEL MAP 16858 ON FILE IN BOOK 133, PAGES 98 AND 99 OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, SAID PARCEL MAP BEING A SECTIONALIZED SURVEY OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST, LYING WITHIN JURUPA RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF CLAY STREET (44.00 FOOT EASTERLY HALF-WIDTH) AND THE CENTERLINE OF LINARES AVENUE (33.00 FOOT SOUTHERLY HALF-WIDTH) AS SHOWN ON SAID PARCEL MAP;

THENCE S 00°36'10" W ALONG SAID CENTERLINE OF CLAY STREET, A DISTANCE OF 372.63 FEET;

THENCE S 89°23'50" E, A DISTANCE OF 185.35 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 40.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTHERLY LINE OF SAID PARCEL 7, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE N 77°41'31" E ALONG SAID PARALLEL LINE, A DISTANCE OF 111.43 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 50.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EASTERLY LINE OF SAID PARCEL 7;

THENCE N 00°36'10" E ALONG SAID PARALLEL LINE, A DISTANCE OF 30.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 317.74 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF LINARES AVENUE;

THENCE S 89°23'50" E ALONG SAID PARALLEL LINE, A DISTANCE OF 20.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 30.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID EASTERLY LINE OF PARCEL 7;

THENCE N 00°36'10" E ALONG SAID PARALLEL LINE, A DISTANCE OF 275.24 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 42.50 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF LINARES AVENUE;

THENCE S 89°23'50" E ALONG SAID PARALLEL LINE, A DISTANCE OF 10.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 20.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID EASTERLY LINE OF PARCEL 7;

THENCE S 00°36'10" W ALONG SAID PARALLEL LINE, A DISTANCE OF 318.88 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 20.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID SOUTHERLY LINE OF PARCEL 7;

THENCE S 77°41'31" W ALONG SAID PARALLEL LINE, A DISTANCE OF 137.64 FEET;

THENCE N 12°18'29" W, A DISTANCE OF 20.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 6,348 SQUARE FEET, OR 0.146 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 1.000015560 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 946-R, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: *Timothy F. Rayburn*

DATE: 1/31/2013

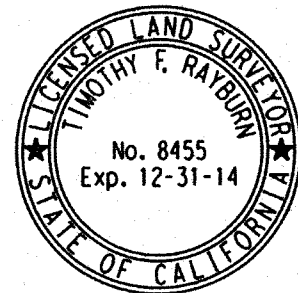


EXHIBIT "B"
"SEWER EASEMENT"

SEC. 25, T.2S., R.6W.

JURUPA RANCHO

P.O.C.
C/L INTR.

R/W PER
PM 133/98-99

LINEARES AVENUE

N 89°23'50" W



S 00°36'10" W 372.63'
CLAY STREET

EXISTING R/W

INST #436142
REC. 11/14/1996

PCL 7

APN 163-400-023

LINE DATA

- ① S 89°23'50" E - 185.35'
- ② N 77°41'31" E - 111.43'
- ③ N 00°36'10" E - 30.00'
- ④ S 89°23'50" E - 20.00'
- ⑤ N 00°36'10" E - 275.24'
- ⑥ S 89°23'50" E - 10.00'
- ⑦ S 00°36'10" W - 318.88'
- ⑧ S 77°41'31" W - 137.64'
- ⑨ N 12°18'29" W - 20.00'

ESMT IN FAVOR OF
SO. CAL. GAS CO. PER
INST # 3572, 11/28/1950

PARCEL
0753-006B

6,348 SQ.FT.
0.146 AC.

R/W PER
PM 133/98-99

SCE ESMT PER
INST.# 35170,
REC. 2/14/86, O.R.

C/L

44'

PM 16858
PMB 133/98-99

T.P.O.B.

6' X 20'

UNION PACIFIC RAILROAD R/W

ESMT IN FAVOR OF
J.C.S.D. PER
INST #176423 9/18/1981

CITY
OF

JURUPA VALLEY



ALL DISTANCES SHOWN ARE GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE
GRID DIST. BY A COMBINATION FACTOR OF 1.000015560.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: CLAY STREET (GRADE SEPERATION)

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

PAR. NO.: 0753-006B

PREPARED BY: KKC-B,DGO

SCALE: N.T.S.

DATE: JANUARY, 2013

W.O. NO.: B7-0753

APPROVED BY: *Timothy F. Rayburn* DATE: 1/29/2013

SHEET 1 OF 1

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION
0753-006C

AN EASEMENT FOR ACCESS PURPOSES, BEING A PORTION OF PARCEL 7 OF PARCEL MAP 16858 ON FILE IN BOOK 133, PAGES 98 AND 99 OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, SAID PARCEL MAP BEING A SECTIONALIZED SURVEY OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST, LYING WITHIN JURUPA RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF CLAY STREET (44.00 FOOT EASTERLY HALF-WIDTH) AND THE CENTERLINE OF LINARES AVENUE (33.00 FOOT SOUTHERLY HALF-WIDTH) AS SHOWN ON SAID PARCEL MAP;

THENCE S 00°36'10" W ALONG SAID CENTERLINE OF CLAY STREET, A DISTANCE OF 370.66 FEET;

THENCE S 89°23'50" E, A DISTANCE OF 193.96 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 150.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EASTERLY LINE OF SAID PARCEL 7, SAID POINT BEING ON THE NORTHWESTERLY LINE OF PARCEL 0753-006B RECORDED _____ 20 _____, AS INSTRUMENT NUMBER _____, OFFICIAL RECORDS OF SAID RECORDER AND THE **TRUE POINT OF BEGINNING**;

THENCE N 00°36'10" E ALONG SAID PARALLEL LINE, A DISTANCE OF 79.45 FEET;

THENCE PERPENDICULAR FROM LAST SAID COURSE, S 89°23'50" E, A DISTANCE OF 120.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL 0753-006B;

THENCE THE FOLLOWING FOUR (4) COURSES BEING ALONG THE BOUNDARY OF SAID PARCEL 0753-006B;

- 1) S 00°36'10" W ALONG SAID WESTERLY LINE, A DISTANCE OF 26.53 FEET TO AN ANGEL POINT THEREIN;
- 2) N 89°23'50" W, A DISTANCE OF 20.00 FEET TO AN ANGEL POINT THEREIN;
- 3) S 00°36'10" W, A DISTANCE OF 30.00 FEET TO AN ANGEL POINT THEREIN;
- 4) S 77°41'31" W, A DISTANCE OF 102.60 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 7,330 SQUARE FEET, OR 0.168 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 1.000015560 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 946-R, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: *Timothy F. Rayburn*

DATE: 6/14/2012



EXHIBIT "B"
ACCESS EASEMENT

SEC. 25, T.2S., R.6W.
JURUPA RANCHO

P.O.C.
C/L INTR.

R/W PER
PM 133/98-99

N 89°23'50" W LINARES AVENUE



CLAY STREET
EXISTING R/W

370.66'

44'

R/W PER
PM 133/98-99

S 00°36'10" W

C/L

EXISTING R/W

APN 163-400-023

PM 16858
PMB 133/98-99

PCL 7

LINE DATA

- ① S 89°23'50" E - 193.96'
- ② N 00°36'10" E - 79.45'
- ③ S 89°23'50" E - 120.00'
- ④ S 00°36'10" W - 26.53'
- ⑤ N 89°23'50" W - 20.00'
- ⑥ S 00°36'10" W - 30.00'
- ⑦ S 77°41'31" W - 102.60'

PARCEL
0753-006C

7,330 SQ.FT.
0.168 AC.

T.P.O.B.

ESMT IN FAVOR OF
SO. CAL. GAS CO. PER
INST # 3572 11/28/1950

INST #436142
NOV. 14, 1996

PCL 0753-006B
INST.#
REC.

UNION PACIFIC RAILROAD R/W

CITY
OF

JURUPA VALLEY

ESMT IN FAVOR OF
J.C.S.D. PER
INST #176423 9/18/1981



ALL DISTANCES SHOWN ARE GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE
GRID DIST. BY A COMBINATION FACTOR OF 1.000015560.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0753-006C
PROJECT: CLAY STREET (GRADE SEPERATION)	PREPARED BY: DGO, KC~B
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.
	DATE: JUNE, 2012
	W.O. NO.: B7-0753
APPROVED BY: <i>Surveyor's Signature</i> DATE: 6/14/2012	SHEET 1 OF 1

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION
0753-006D

AN EASEMENT FOR ACCESS PURPOSES, BEING A PORTION OF PARCEL 7 OF PARCEL MAP 16858 ON FILE IN BOOK 133, PAGES 98 AND 99 OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, SAID PARCEL MAP BEING A SECTIONALIZED SURVEY OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST, LYING WITHIN JURUPA RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF CLAY STREET (44.00 FOOT EASTERLY HALF-WIDTH) AND THE CENTERLINE OF LINARES AVENUE (33.00 FOOT SOUTHERLY HALF-WIDTH) AS SHOWN ON SAID PARCEL MAP;

THENCE S 89°23'50" E ALONG SAID CENTERLINE OF LINARES AVENUE, A DISTANCE OF 281.46 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 62.50 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EASTERLY LINE OF SAID PARCEL 7;

THENCE S 00°36'10" W ALONG SAID PARALLEL LINE, A DISTANCE OF 42.50 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 42.50 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF LINARES AVENUE, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE S 89°23'50" E ALONG SAID PARALLEL LINE, A DISTANCE 32.50 FEET TO A POINT ON THE WESTERLY LINE OF PARCEL 0753-006B RECORDED _____, 20____, AS INSTRUMENT NUMBER _____, OFFICIAL RECORDS OF SAID RECORDER;

THENCE S 00°36'10" W ALONG SAID WESTERLY LINE, A DISTANCE OF 61.90 FEET;

THENCE N 44°29'08" W, A DISTANCE OF 45.89 FEET TO A POINT ON THE AFORMENTIONED PARALLEL LINE, BEING DISTANT 62.50 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID EASTERLY LINE OF PARCEL 7;

THENCE N 00°36'10" E ALONG SAID PARALLEL LINE, A DISTANCE OF 29.50 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 1,485 SQUARE FEET, OR 0.034 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 1.000015560 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 946-R, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: *James Boyd Ruff*
DATE: 6/14/2012



EXHIBIT "B"
ACCESS EASEMENT

SEC. 25, T.2S., R.6W.
JURUPA RANCHO

T.P.O.B.

P.O.C.
C/L INTR.

R/W PER
PM 133/98-99

LINARES AVENUE



CLAY STREET

S 00° 36' 10" W

R/W PER
PM 133/98-99

C/L

44'

EXIST R/W

**PARCEL
0753-006D**

1,485 SQ.FT.
0.034 AC.

PCL 7

APN 163-400-023

PM 16858
PMB 133/98-99

LINE DATA

- ① S 89° 23' 50" E - 281.46'
- ② S 00° 36' 10" W - 42.50' INST #436142 NOV. 14, 1996
- ③ S 89° 23' 50" E - 32.50'
- ④ S 00° 36' 10" W - 61.90'
- ⑤ N 44° 29' 08" W - 45.89'
- ⑥ N 00° 36' 10" E - 29.50'

ESMT IN FAVOR OF
SO. CAL. GAS CO. PER
INST # 3572 11/28/1950

PCL 0753-006B
INST.#
REC.

UNION PACIFIC RAILROAD R/W

CITY
OF

JURUPA VALLEY

ESMT IN FAVOR OF
J.C.S.D. PER
INST #176423 9/18/1981



ALL DISTANCES SHOWN ARE GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE
GRID DIST. BY A COMBINATION FACTOR OF 1.000015560.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0753-006D
PROJECT: CLAY STREET (GRADE SEPERATION)	PREPARED BY: DGO
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.
	DATE: MAY, 2012
APPROVED BY: <i>Timothy F. Rayburn</i>	W.O. NO.: B7-0753
DATE: 6/14/2012	SHEET 1 OF 1

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION
0753-006E

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES LYING WITHIN PARCEL 7 OF PARCEL MAP 16858 ON FILE IN BOOK 133, PAGES 98 AND 99 OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, SAID PARCEL MAP BEING A SECTIONALIZED SURVEY OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST, LYING WITHIN JURUPA RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF CLAY STREET (44.00 FOOT EASTERLY HALF-WIDTH) AND THE CENTERLINE OF LINARES AVENUE (33.00 FOOT SOUTHERLY HALF-WIDTH) AS SHOWN ON SAID PARCEL MAP;

THENCE S 00°36'10" W ALONG SAID CENTERLINE OF CLAY STREET, A DISTANCE OF 446.07 FEET;

THENCE S 89°23'50" E, A DISTANCE OF 44.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 7, BEING THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID CLAY STREET AND THE NORTHERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY (100.00 FOOT FULL WIDTH), AS SHOWN ON SAID PARCEL MAP;

THENCE N 77°41'31" E ALONG THE SOUTHERLY LINE OF SAID PARCEL 7, A DISTANCE OF 14.36 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 58.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF CLAY STREET AND THE **TRUE POINT OF BEGINNING**;

THENCE N 00°36'10" E, ALONG SAID PARALLEL LINE, A DISTANCE OF 386.89 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 10.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE RIGHT-OF-WAY CORNER CUTBACK LINE OF LOT "C" (LINARES AVENUE) AS SHOWN BY SAID PARCEL MAP;

THENCE N 44°23'02" E ALONG SAID PARALLEL LINE, A DISTANCE OF 18.67 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 42.50 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF LINARES AVENUE;

THENCE S 89°23'50" E ALONG SAID PARALLEL LINE, A DISTANCE OF 23.08 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 94.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF CLAY STREET;

THENCE S 00°36'10" W ALONG SAID PARALLEL LINE, A DISTANCE OF 392.11 FEET TO SAID SOUTHERLY LINE OF PARCEL 7;

THENCE S 77°41'31" W ALONG SAID SOUTHERLY LINE, A DISTANCE OF 36.93 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 14,176 SQUARE FEET, OR 0.325 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 1.000015560 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 946-R, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: *Timothy F. Rayburn*

DATE: 1/3/2013



EXHIBIT "B"
 "TEMPORARY CONSTRUCTION EASEMENT"

SEC. 25, T.2S., R.6W.
 JURUPA RANCHO

P.O.C.
 C/L INTR.

R/W PER
 PM 133/98-99

LINARES AVENUE

N 89°23'50" W



S 00°36'10" W 446.07'
 CLAY STREET

EXISTING R/W

INST #436142 PCL 7
 NOV. 14, 1996
 APN 163-400-023

PARCEL
0753-006E

14,176 SQ.FT.
 0.325 AC.

LINE DATA

- ① S 89°23'50" E - 44.00'
- ② N 77°41'31" E - 14.36'
- ③ N 00°36'10" E - 386.89'
- ④ N 44°23'02" E - 18.67'
- ⑤ S 89°23'50" E - 23.08'
- ⑥ S 00°36'10" W - 392.11'
- ⑦ S 77°41'31" W - 36.93'

PM 16858
 PMB 133/98-99

R/W PER
 PM 133/98-99

ESMT IN FAVOR OF
 SCE PER INST.
 INST #35170 2/14/86

C/L

C/L

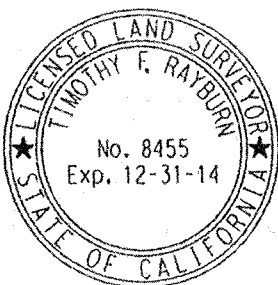
C/L

T.P.O.B.

EXISTING RR R/W
 UNION PACIFIC RAILROAD R/W

ESMT IN FAVOR OF
 J.C.S.D. PER
 INST #176423 9/18/1981

CITY
OF
JURUPA VALLEY



ALL DISTANCES SHOWN ARE GRID DISTANCES.
 GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE
 GRID DIST. BY A COMBINATION FACTOR OF 1.000015560.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0753-006E
PROJECT: CLAY STREET (GRADE SEPERATION)	PREPARED BY: DGO
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.
	DATE: JANUARY, 2013
APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 1/3/2013	W.O. NO.: B7-0753
	SHEET 1 OF 1

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION
0753-006F

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES, BEING A PORTION OF PARCEL 7 OF PARCEL MAP 16858 ON FILE IN BOOK 133, PAGES 98 AND 99 OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, SAID PARCEL MAP BEING A SECTIONALIZED SURVEY OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST, LYING WITHIN THE JURUPA RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF CLAY STREET (44.00 FOOT EASTERLY HALF-WIDTH) AND THE CENTERLINE OF LINARES AVENUE (33.00 FOOT SOUTHERLY HALF-WIDTH) AS SHOWN ON SAID PARCEL MAP;

THENCE S 89°23'50" E ALONG SAID CENTERLINE OF LINARES AVENUE, A DISTANCE OF 281.46 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 62.50 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EASTERLY LINE OF SAID PARCEL 7;

THENCE S 00°36'10" W ALONG SAID PARALLEL LINE, A DISTANCE OF 42.50 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID PARALLEL LINE S 00°36'10" W, A DISTANCE 29.50 FEET;

THENCE S 44°29'08" E, A DISTANCE OF 45.89' FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 30.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID EASTERLY LINE OF PARCEL 7 ;

THENCE S 00°36'10" W ALONG SAID PARALLEL LINE, A DISTANCE OF 186.81 FEET;

THENCE N 89°23'50" W, A DISTANCE OF 120.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 150.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EASTERLY LINE OF SAID PARCEL 7;

THENCE S 00°36'10" W ALONG SAID PARALLEL LINE, A DISTANCE OF 79.45 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 40.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTHERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY (100.00 FOOT FULL WIDTH), AS SHOWN ON SAID PARCEL MAP;

THENCE S 77°41'31" W ALONG SAID PARALLEL LINE, A DISTANCE OF 8.83 FEET;

THENCE S 12°18'29" E, A DISTANCE OF 20.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 20.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID NORTHERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY;

THENCE S 77°41'31" W ALONG SAID PARALLEL LINE, A DISTANCE OF 89.19 FEET;

THENCE N12°18'29" W, A DISTANCE 5.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 25.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID NORTHERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY;

THENCE S 77°41'31" W ALONG SAID PARALLEL LINE, A DISTANCE OF 7.98 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 94.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF CLAY STREET;

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION (CONTINUED)
0753-006F

THENCE N 00°36'10" E ALONG SAID PARALLEL LINE, A DISTANCE OF 366.47 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 42.50 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF LINARES AVENUE;

THENCE S 89°23'50" E ALONG SAID PARALLEL LINE, A DISTANCE OF 187.47 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 64,187 SQUARE FEET, OR 1.474 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 1.000015560 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 946-R, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Timothy F. Rayburn
DATE: 6/14/2012



PM 16858 EXHIBIT "B"
 PMB 133/98-99 TCE

SEC. 25, T.2S., R.6W.
 JURUPA RANCHO

P.O.C.
 C/L INTR.

R/W PER
 PM 133/98-99

T.P.O.B.

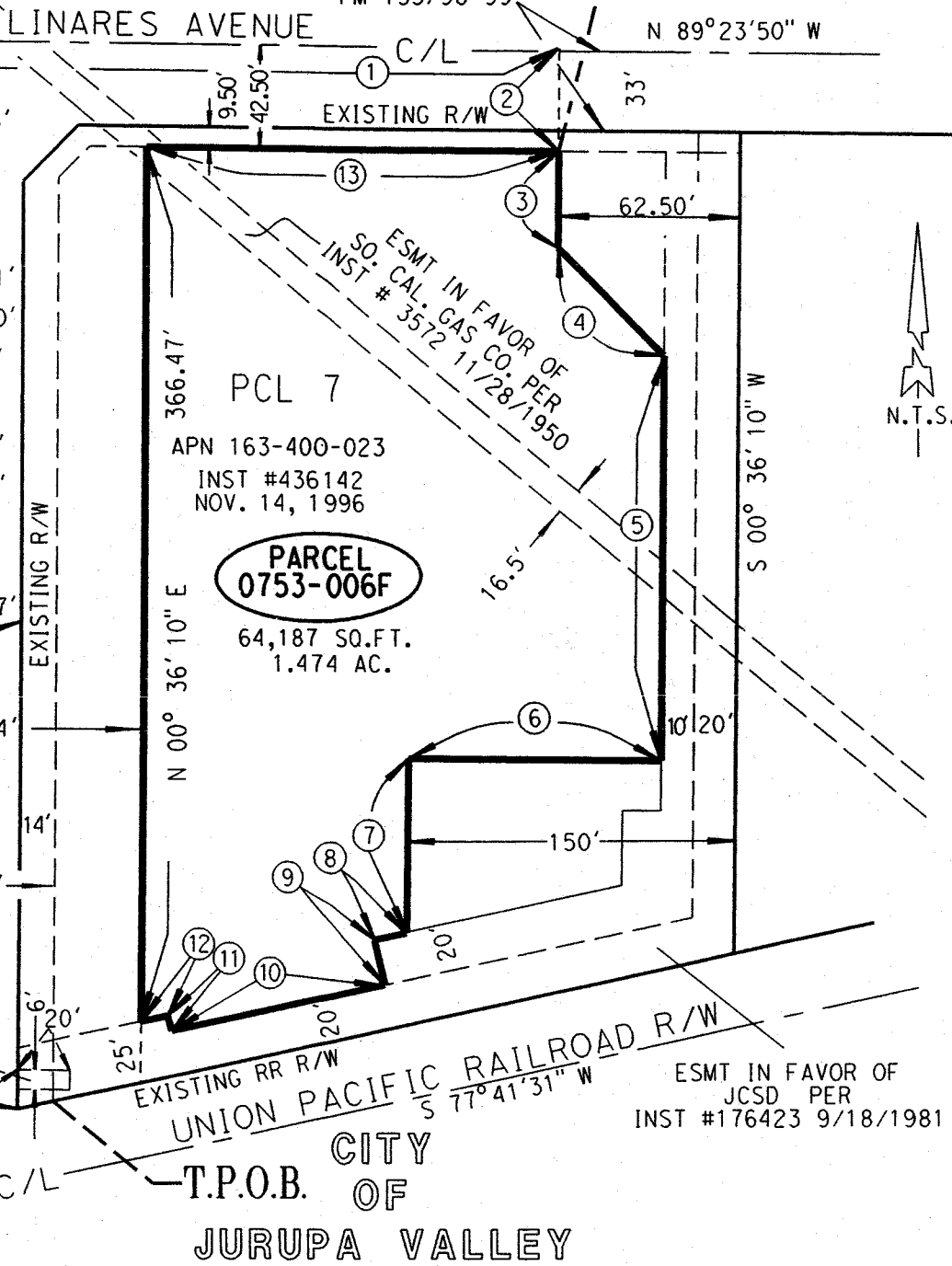
LINE DATA

- ① S 89°23'50" E - 281.46'
- ② S 00°36'10" W - 42.50'
- ③ S 00°36'10" W - 29.50'
- ④ S 44°29'08" E - 45.89'
- ⑤ S 00°36'10" W - 186.81'
- ⑥ N 89°23'50" W - 120.00'
- ⑦ S 00°36'10" W - 79.45'
- ⑧ S 77°41'31" W - 8.83'
- ⑨ S 12°18'29" E - 20.00'
- ⑩ S 77°41'31" W - 89.19'
- ⑪ N 12°18'29" W - 5.00'
- ⑫ S 77°41'31" W - 7.98'
- ⑬ S 89°23'50" E - 187.47'

R/W PER
 PM 133/98-99

CLAY STREET
 N 00° 36' 10" E
 C/L

ESMT IN FAVOR OF
 SCE PER
 INST #35170 2/14/1986



PCL 7
 APN 163-400-023
 INST #436142
 NOV. 14, 1996
PARCEL 0753-006F
 64,187 SQ.FT.
 1.474 AC.



CITY
 T.P.O.B. OF
 JURUPA VALLEY



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0753-006F
PROJECT: CLAY STREET (GRADE SEPERATION)	PREPARED BY: DGO / DM
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: 6/19/2012	DATE: JUNE, 2012
	W.O. NO.: B7-0753
	SHEET 1 OF 1

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION
0753-006H

AN EASEMENT FOR ELECTRIC PURPOSES, BEING A PORTION OF PARCEL 7 OF PARCEL MAP 16858 ON FILE IN BOOK 133, PAGES 98 AND 99 OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, SAID PARCEL MAP BEING A SECTIONALIZED SURVEY OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST, LYING WITHIN JURUPA RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF CLAY STREET (44.00 FOOT EASTERLY HALF-WIDTH) AND THE CENTERLINE OF LINARES AVENUE (33.00 FOOT SOUTHERLY HALF-WIDTH) AS SHOWN ON SAID PARCEL MAP;

THENCE S 00°36'10" W ALONG SAID CENTERLINE OF CLAY STREET, A DISTANCE OF 372.63 FEET;

THENCE S 89°23'50" E, A DISTANCE OF 185.35 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 40.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTHERLY LINE OF SAID PARCEL 7, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE N 77°41'31" E ALONG SAID PARALLEL LINE, A DISTANCE OF 111.43 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 50.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EASTERLY LINE OF SAID PARCEL 7;

THENCE N 00°36'10" E ALONG SAID PARALLEL LINE, A DISTANCE OF 30.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 317.74 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF LINARES AVENUE;

THENCE S 89°23'50" E ALONG SAID PARALLEL LINE, A DISTANCE OF 20.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 30.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID EASTERLY LINE OF PARCEL 7;

THENCE N 00°36'10" E ALONG SAID PARALLEL LINE, A DISTANCE OF 275.24 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 42.50 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF LINARES AVENUE;

THENCE S 89°23'50" E ALONG SAID PARALLEL LINE, A DISTANCE OF 10.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 20.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID EASTERLY LINE OF PARCEL 7;

THENCE S 00°36'10" W ALONG SAID PARALLEL LINE, A DISTANCE OF 318.88 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 20.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID SOUTHERLY LINE OF PARCEL 7;

THENCE S 77°41'31" W ALONG SAID PARALLEL LINE, A DISTANCE OF 97.62 FEET;

THENCE S 12°18'29" E, A DISTANCE OF 20.00 FEET TO SAID SOUTHERLY LINE;

THENCE S 77°41'31" W ALONG SAID SOUTHERLY LINE, A DISTANCE OF 50.00 FEET;

THENCE N 12°18'29" W, A DISTANCE OF 12.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 12.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID SOUTHERLY LINE;

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION (CONTINUED)
0753-006H

THENCE N 77°41'31" E ALONG SAID PARALLEL LINE, A DISTANCE OF 10.00 FEET;

THENCE N 12°18'29" W, A DISTANCE OF 28.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 7,267 SQUARE FEET, OR 0.167 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 1.000015560 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 946-R, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: *Timothy F. Rayburn*
DATE: 2/20/2013



EXHIBIT "B"
"ELECTRIC" EASEMENT

SEC. 25, T.2S., R.6W.
JURUPA RANCHO

P.O.C.
C/L INTR.



LINARES AVENUE

R/W PER
PM 133/98-99

N 89°23'50" W

EXISTING R/W

INST #436142 REC. 11/14/1996 PM 16858
PMB 133/98-99
APN 163-400-023

PCL 7

LINE DATA

- ① S 89°23'50" E - 185.35'
- ② N 77°41'31" E - 111.43'
- ③ N 00°36'10" E - 30.00'
- ④ S 89°23'50" E - 20.00'
- ⑤ N 00°36'10" E - 275.24'
- ⑥ S 89°23'50" E - 10.00'
- ⑦ S 00°36'10" W - 318.88'
- ⑧ S 77°41'31" W - 97.62'
- ⑨ S 12°18'29" E - 20.00'
- ⑩ S 77°41'31" W - 50.00'
- ⑪ N 12°18'29" W - 12.00'
- ⑫ N 77°41'31" E - 10.00'
- ⑬ N 12°18'29" W - 28.00'
- ⑭ S 77°41'31" W - 144.19'

SO. ESMT IN FAVOR OF
INST # 3572, 11/28/1950
SCE ESMT PER
INST.# 35170, REC. 2/14/86, O.R.

**PARCEL
0753-006H**

7,267 SQ.FT.
0.167 AC.

T.P.O.B.

UNION PACIFIC RAILROAD R/W

ESMT IN FAVOR OF
J.C.S.D. PER
INST #176423 9/18/1981

CITY OF
JURUPA VALLEY



ALL DISTANCES SHOWN ARE GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE
GRID DIST. BY A COMBINATION FACTOR OF 1.000015560.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PAR. NO.: 0753-006H

PROJECT: CLAY STREET (GRADE SEPERATION)

PREPARED BY: KKC-B,DGO

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.

DATE: JANUARY, 2013

W.O. NO.: B7-0753

APPROVED BY: *Timothy F. Rayburn* DATE: 2/20/2013

SHEET 1 OF 1

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION
0753-006I

AN EASEMENT FOR ACCESS PURPOSES, BEING A PORTION OF PARCEL 7 OF PARCEL MAP 16858 ON FILE IN BOOK 133, PAGES 98 AND 99 OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, SAID PARCEL MAP BEING A SECTIONALIZED SURVEY OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST, LYING WITHIN JURUPA RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF CLAY STREET (44.00 FOOT EASTERLY HALF-WIDTH) AND THE CENTERLINE OF LINARES AVENUE (33.00 FOOT SOUTHERLY HALF-WIDTH) AS SHOWN ON SAID PARCEL MAP;

THENCE S 00°36'10" W ALONG SAID CENTERLINE OF CLAY STREET, A DISTANCE OF 370.66 FEET;

THENCE S 89°23'50" E, A DISTANCE OF 193.96 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 150.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EASTERLY LINE OF SAID PARCEL 7, SAID POINT BEING ON THE NORTHWESTERLY LINE OF PARCEL 0753-006H RECORDED _____ 20 _____, AS INSTRUMENT NUMBER _____, OFFICIAL RECORDS OF SAID RECORDER AND THE **TRUE POINT OF BEGINNING**;

THENCE N 00°36'10" E ALONG SAID PARALLEL LINE, A DISTANCE OF 79.45 FEET;

THENCE PERPENDICULAR FROM LAST SAID COURSE, S 89°23'50" E, A DISTANCE OF 120.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL 0753-006H;

THENCE THE FOLLOWING FOUR (4) COURSES BEING ALONG THE BOUNDARY OF SAID PARCEL 0753-006H;

- 1) S 00°36'10" W ALONG SAID WESTERLY LINE, A DISTANCE OF 26.53 FEET TO AN ANGEL POINT THEREIN;
- 2) N 89°23'50" W, A DISTANCE OF 20.00 FEET TO AN ANGEL POINT THEREIN;
- 3) S 00°36'10" W, A DISTANCE OF 30.00 FEET TO AN ANGEL POINT THEREIN;
- 4) S 77°41'31" W, A DISTANCE OF 102.60 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 7,330 SQUARE FEET, OR 0.168 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 1.000015560 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 946-R, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: *Timothy F. Rayburn*

DATE: 2/4/2013



EXHIBIT "B"
ACCESS EASEMENT

SEC. 25, T.2S., R.6W.
JURUPA RANCHO

P.O.C.
C/L INTR.

R/W PER
PM 133/98-99

N 89°23'50" W LINARES AVENUE



CLAY STREET
EXISTING R/W

370.66'

44'

R/W PER
PM 133/98-99

SCE ESMT PER
INST.# 35170,
REC. 2/14/86, O.R.

S 00° 36' 10" W

6' X 20'

EXISTING R/W

- APN 163-400-023 PM 16858
PMB 133/98-99
- PCL 7
- LINE DATA
- ① S 89°23'50" E - 193.96'
 - ② N 00°36'10" E - 79.45'
 - ③ S 89°23'50" E - 120.00'
 - ④ S 00°36'10" W - 26.53'
 - ⑤ N 89°23'50" W - 20.00'
 - ⑥ S 00°36'10" W - 30.00'
 - ⑦ S 77°41'31" W - 102.60'

**PARCEL
0753-0061**

7,330 SQ.FT.
0.168 AC.

T.P.O.B.

INST #436142
NOV. 14, 1996

UNION PACIFIC RAILROAD R/W

CITY
OF

JURUPA VALLEY

ESMT IN FAVOR OF
J.C.S.D. PER
INST #176423 9/18/1981

PCL 0753-0061

PCL 0753-006H
INST.#
REC.



ALL DISTANCES SHOWN ARE GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE
GRID DIST. BY A COMBINATION FACTOR OF 1.000015560.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: CLAY STREET (GRADE SEPERATION)

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: 2/4/2013

PAR. NO.: 0753-0061

PREPARED BY: DGO, KC-B

SCALE: N.T.S.

DATE: JANUARY, 2013

W.O. NO.: B7-0753

SHEET 1 OF 1

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION
0753-006J

AN EASEMENT FOR ACCESS PURPOSES, BEING A PORTION OF PARCEL 7 OF PARCEL MAP 16858 ON FILE IN BOOK 133, PAGES 98 AND 99 OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, SAID PARCEL MAP BEING A SECTIONALIZED SURVEY OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST, LYING WITHIN JURUPA RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF CLAY STREET (44.00 FOOT EASTERLY HALF-WIDTH) AND THE CENTERLINE OF LINARES AVENUE (33.00 FOOT SOUTHERLY HALF-WIDTH) AS SHOWN ON SAID PARCEL MAP;

THENCE S 89°23'50" E ALONG SAID CENTERLINE OF LINARES AVENUE, A DISTANCE OF 281.46 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 62.50 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EASTERLY LINE OF SAID PARCEL 7;

THENCE S 00°36'10" W ALONG SAID PARALLEL LINE, A DISTANCE OF 42.50 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 42.50 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF LINARES AVENUE, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE S 89°23'50" E ALONG SAID PARALLEL LINE, A DISTANCE 32.50 FEET TO A POINT ON THE WESTERLY LINE OF PARCEL 0753-006H RECORDED _____, 20____, AS INSTRUMENT NUMBER _____, OFFICIAL RECORDS OF SAID RECORDER;

THENCE S 00°36'10" W ALONG SAID WESTERLY LINE, A DISTANCE OF 61.90 FEET;

THENCE N 44°29'08" W, A DISTANCE OF 45.89 FEET TO A POINT ON THE AFORMENTIONED PARALLEL LINE, BEING DISTANT 62.50 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID EASTERLY LINE OF PARCEL 7;

THENCE N 00°36'10" E ALONG SAID PARALLEL LINE, A DISTANCE OF 29.50 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 1,485 SQUARE FEET, OR 0.034 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 1.000015560 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 946-R, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Timothy F. Rayburn

DATE: 2/4/2013



EXHIBIT "B"
ACCESS EASEMENT

SEC. 25, T.2S., R.6W.
JURUPA RANCHO

P.O.C.
C/L INTR.

T.P.O.B.



LINARES AVENUE

CLAY STREET

PARCEL 0753-006J
1,485 SQ.FT.
0.034 AC.

PCL 7

APN 163-400-023

PM 16858
PMB 133/98-99

LINE DATA

- ① S 89°23'50" E - 281.46'
- ② S 00°36'10" W - 42.50' INST #436142 NOV. 14, 1996
- ③ S 89°23'50" E - 32.50'
- ④ S 00°36'10" W - 61.90'
- ⑤ N 44°29'08" W - 45.89'
- ⑥ N 00°36'10" E - 29.50'

UNION PACIFIC RAILROAD R/W

CITY OF

JURUPA VALLEY

ESMT IN FAVOR OF
J.C.S.D. PER
INST #176423 9/18/1981

R/W PER
PM 133/98-99

SCE ESMT PER
INST.# 35170,
REC. 2/14/86, O.R.

PCL 0753-006I
INST.#
REC.

PCL 0753-006H
INST.#
REC.



ALL DISTANCES SHOWN ARE GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE
GRID DIST. BY A COMBINATION FACTOR OF 1.000015560.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: CLAY STREET (GRADE SEPERATION)

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: 2/4/2013

PAR. NO.: 0753-006J

PREPARED BY: DGO

SCALE: N.T.S.

DATE: JANUARY, 2013

W.O. NO.: B7-0753

SHEET 1 OF 1

0753-007A

0753-007B

0753-007C

0753-007D

0753-007E

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION
0753-007A

BEING A PORTION OF PARCEL 6 OF PARCEL MAP 16858 ON FILE IN BOOK 133, PAGES 98 AND 99 OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, SAID PARCEL MAP BEING A SECTIONALIZED SURVEY OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST, LYING WITHIN THE JURUPA RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF CLAY STREET (88.00 FEET WIDE) AND THE CENTERLINE OF LINARES AVENUE (66.00 FEET WIDE) AS SHOWN ON SAID PARCEL MAP,

THENCE N 00°36'10" E ALONG SAID CENTERLINE OF CLAY STREET, A DISTANCE OF 57.00 FEET;

THENCE S 89°23'50" E, A DISTANCE OF 44.00 FEET TO THE MOST NORTHERLY CORNER OF LOT "C" (LINARES AVE) AS SHOWN ON SAID PARCEL MAP, BEING THE NORTHERLY TERMINUS OF THE RIGHT-OF-WAY CORNER CUTBACK LINE AND THE **TRUE POINT OF BEGINNING**;

THENCE N 00°36'10" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 216.02 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 6;

THENCE S 89°23'50" E ALONG NORTHERLY LINE OF SAID PARCEL 6, A DISTANCE OF 10.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 54.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF CLAY STREET;

THENCE S 00°36'10" W ALONG SAID PARALLEL LINE, A DISTANCE OF 212.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 10.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID RIGHT-OF-WAY CORNER CUTBACK LINE;

THENCE S 43°10'42" E A DISTANCE OF 25.65 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 42.50 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTER LINE OF LINARES AVENUE;

THENCE S 89°23'50" E ALONG SAID PARALLEL LINE, A DISTANCE OF 272.21 FEET TO A PONT ON THE EASTERLY LINE OF SAID PARCEL 6;

THENCE S 00°36'10" W ALONG SAID EASTERLY LINE, A DISTANCE OF 9.50 FEET TO A PONT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LINARES AVENUE;

THENCE N 89°23'50" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 276.96 FEET TO AN ANGLE POINT THEREIN, BEING THE SOUTHERLY TERMINUS OF SAID RIGHT-OF-WAY CORNER CUTBACK LINE;

THENCE N 43°10'42" W ALONG SAID RIGHT-OF-WAY CORNER CUTBACK LINE, A DISTANCE OF 33.24 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 5,043 SQUARE FEET, OR 0.116 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 1.000015560 TO OBTAIN GROUND DISTANCE.

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION (CONTINUED)
0753-007A

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 946-R, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY:

Timothy F. Rayburn

DATE:

5/10/2012



EXHIBIT "B"

SEC. 25, T.2S., R.6W.

PCL 5

JURUPA RANCHO

PM 16858

PM 133/98-99

**PARCEL
0753-007A**

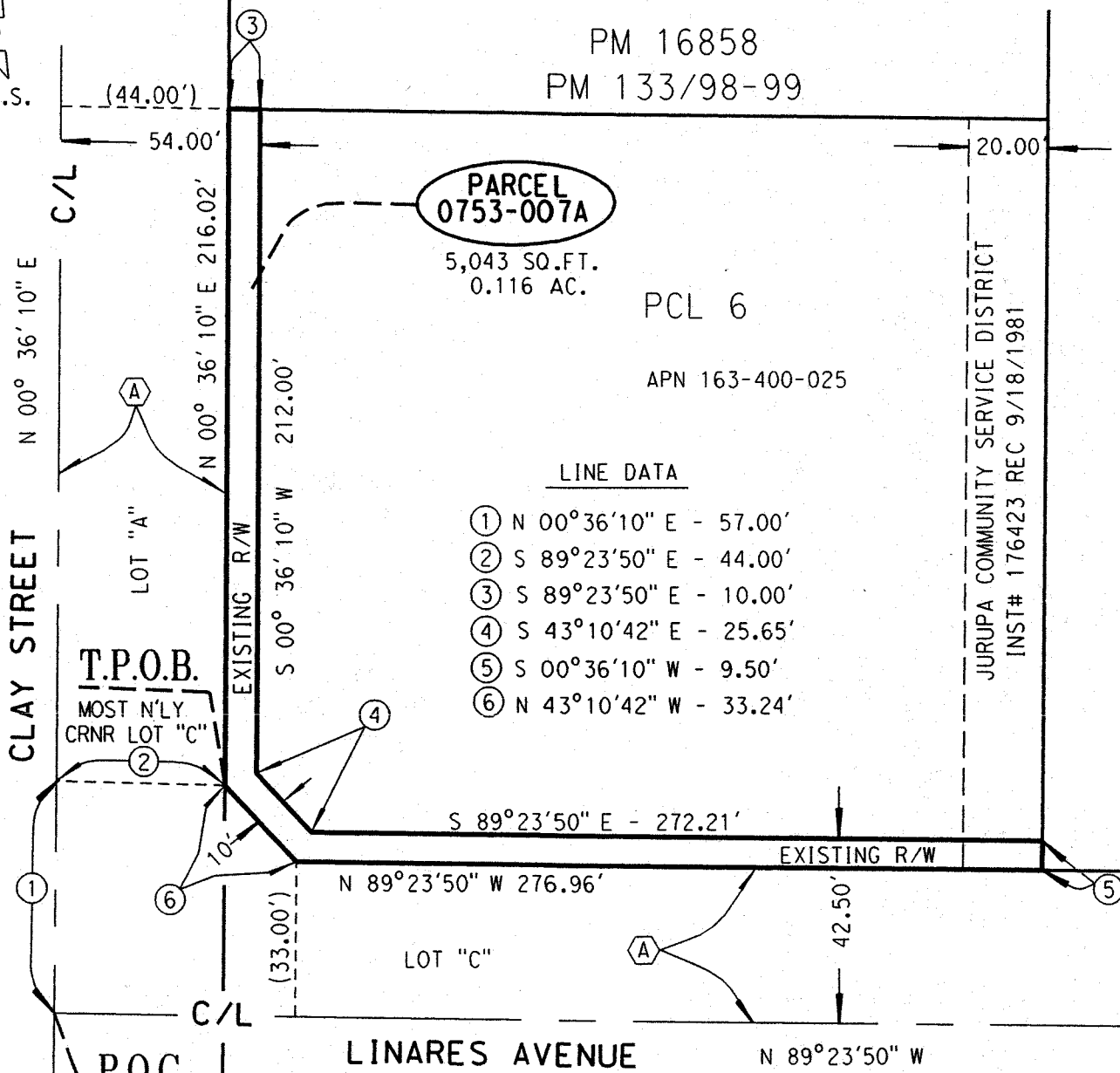
5,043 SQ.FT.
0.116 AC.

PCL 6

APN 163-400-025

LINE DATA

- ① N 00°36'10" E - 57.00'
- ② S 89°23'50" E - 44.00'
- ③ S 89°23'50" E - 10.00'
- ④ S 43°10'42" E - 25.65'
- ⑤ S 00°36'10" W - 9.50'
- ⑥ N 43°10'42" W - 33.24'



CLAY STREET

N 00° 36' 10" E

(44.00')
54.00'

LOT "A"

T.P.O.B.

MOST N'LY
CRNR LOT "C"

P.O.C.

C/L INTR

EXISTING R/W

S 00° 36' 10" W 212.00'

LINARES AVENUE

N 89°23'50" W

LOT "C"

S 89°23'50" E - 272.21'

N 89°23'50" W 276.96'

EXISTING R/W

JURUPA COMMUNITY SERVICE DISTRICT
INST# 176423 REC 9/18/1981

CITY
OF

(A) R/W PER PM 133/98-99

() INDICATES DATA PER PM 133/98-99

JURUPA VALLEY

ALL DISTANCES SHOWN ARE GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE
GRID DIST. BY A COMBINATION FACTOR OF 1.00001556024.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT, SURVEY DIV.
PROJECT: CLAY STREET (GRADE SEPERATION)

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: 5/10/2012

PAR. NO.:	0753-007A
PREPARED BY:	KKC-B
SCALE:	N.T.S.
DATE:	MAY, 2012
W.O. NO.:	B7-0753
SHEET 1 OF 1	

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION
0753-007B

AN EASEMENT FOR SEWER PURPOSES, BEING A PORTION OF PARCEL 6 OF PARCEL MAP 16858 ON FILE IN BOOK 133, PAGES 98 AND 99 OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, SAID PARCEL MAP BEING A SECTIONALIZED SURVEY OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST, LYING WITHIN THE JURUPA RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF CLAY STREET (88.00 FEET WIDE) AND THE CENTERLINE OF LINARES AVENUE (66.00 FEET WIDE) AS SHOWN ON SAID PARCEL MAP,

THENCE S 89°23'50" E ALONG SAID CENTERLINE OF LINARES AVENUE, A DISTANCE OF 313.96 FEET;

THENCE N 00°36'10" E, A DISTANCE OF 42.50 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 30.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EASTERLY LINE OF SAID PARCEL 6, BEING THE **TRUE POINT OF BEGINNING**;

THENCE N 00°36'10" E ALONG SAID PARALLEL LINE, A DISTANCE OF 230.52 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL 6;

THENCE S 89°23'50" E ALONG SAID NORTHERLY LINE, A DISTANCE OF 10.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 20.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID EASTERLY LINE OF PARCEL 6;

THENCE S 00°36'10" W ALONG SAID PARALLEL LINE, A DISTANCE OF 230.52 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 42.50 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF LINARES AVENUE;

THENCE N 89°23'50" W ALONG SAID PARALLEL LINE, A DISTANCE OF 10.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 2,305 SQUARE FEET, OR 0.053 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 1.000015560 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 946-R, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: _____

Timothy F. Rayburn

DATE: _____

6/14/2012



EXHIBIT "B"
"SEWER EASEMENT"

SEC. 25, T.2S., R.6W.
JURUPA RANCHO

PCL 5 PM 16858
PM 133/98-99

PCL 6

LINE DATA

- ① N 00°36'10" E - 42.50'
- ② S 89°23'50" E - 10.00'
- ③ N 89°23'50" W - 10.00'

PARCEL
0753-007B

2,305 SQ.FT.
0.053 AC.

APN 163-400-025

T.P.O.B.

EASEMENT
JURUPA COMMUNITY SERVICE DISTRICT
INST# 176423 REC 9/18/1981

CLAY STREET

N 00° 36' 10" E

C/L

LOT "A"

EXISTING R/W

C/L

P.O.C.

C/L INTR

LINARES AVENUE

S 89°23'50" E 313.96'

LOT "C"

CITY
OF

JURUPA VALLEY

Ⓐ R/W PER PM 133/98-99

() INDICATES DATA PER PM 133/98-99

ALL DISTANCES SHOWN ARE GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE
GRID DIST. BY A COMBINATION FACTOR OF 1.00001556024.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: CLAY STREET (GRADE SEPERATION)

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: 6/14/2012

PAR. NO.: 0753-007B

PREPARED BY: KKC-B

SCALE: N.T.S.

DATE: MAY, 2012

W.O. NO.: B7-0753

SHEET 1 OF 1



EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION
0753-007C

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES, BEING A PORTION OF PARCEL 6 OF PARCEL MAP 16858 ON FILE IN BOOK 133, PAGES 98 AND 99 OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, SAID PARCEL MAP BEING A SECTIONALIZED SURVEY OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST, LYING WITHIN JURUPA RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF CLAY STREET (88.00 FEET WIDE) AND THE CENTERLINE OF LINARES AVENUE (66.00 FEET WIDE) AS SHOWN ON SAID PARCEL MAP,

THENCE N 00°36'10" E ALONG SAID CENTERLINE OF CLAY STREET, A DISTANCE OF 61.02 FEET;

THENCE S 89°23'50" E, A DISTANCE OF 54.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 54.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF CLAY STREET, BEING THE **TRUE POINT OF BEGINNING**;

THENCE N 00°36'10" E ALONG SAID PARALLEL LINE, A DISTANCE OF 212.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL 6;

THENCE S 89°23'50" E ALONG SAID NORTHERLY LINE, A DISTANCE OF 5.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 59.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTER LINE OF CLAY STREET;

THENCE S 00°36'10" W ALONG SAID PARALLEL LINE A DISTANCE OF 210.72 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 15.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE RIGHT-OF-WAY CORNER CUTBACK LINE FOR LOT "C" (LINARES AVENUE) AS SHOWN ON SAID PARCEL MAP;

THENCE S 43°10'42" E ALONG SAID PARALLEL LINE, A DISTANCE OF 20.51 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 47.50 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF LINARES AVENUE;

THENCE S 89°23'50" E ALONG SAID PARALLEL LINE A DISTANCE OF 191.77 FEET TO A POINT ON A LINE PARALLEL LINE WITH AND DISTANT 79.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EASTERLY LINE OF SAID PARCEL 6;

THENCE N 00°36'10" E ALONG SAID PARALLEL LINE, A DISTANCE OF 24.50 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 72.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF LINARES AVENUE;

THENCE S 89°23'50" E ALONG SAID PARALLEL LINE, A DISTANCE OF 79.00 FEET TO A POINT ON SAID EASTERLY LINE OF PARCEL 6;

THENCE S 00°36'10" W ALONG SAID EASTERLY LINE, A DISTANCE OF 29.50 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 42.50 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF LINARES AVENUE;

THENCE N 89°23'50" W ALONG SAID PARALLEL LINE, A DISTANCE OF 272.21 FEET TO A POINT ON A PARALLEL LINE WITH AND DISTANT 10.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID RIGHT-OF-WAY CORNER CUTBACK LINE;

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION (CONTINUED)
0753-007C

THENCE N 43°10'42" W ALONG SAID PARALLEL LINE, A DISTANCE OF 25.65 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 4,454 SQUARE FEET, OR 0.102 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 1.000015560 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 946-R, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Timothy F. Rayburn
DATE: 6/14/2012



EXHIBIT "B"
"TCE"

SEC. 25, T.2S., R.6W.

PCL 5

JURUPA RANCHO

PM 16858

PM 133/98-99

PARCEL
0753-007C

4,454 SQ.FT.
0.102 AC.

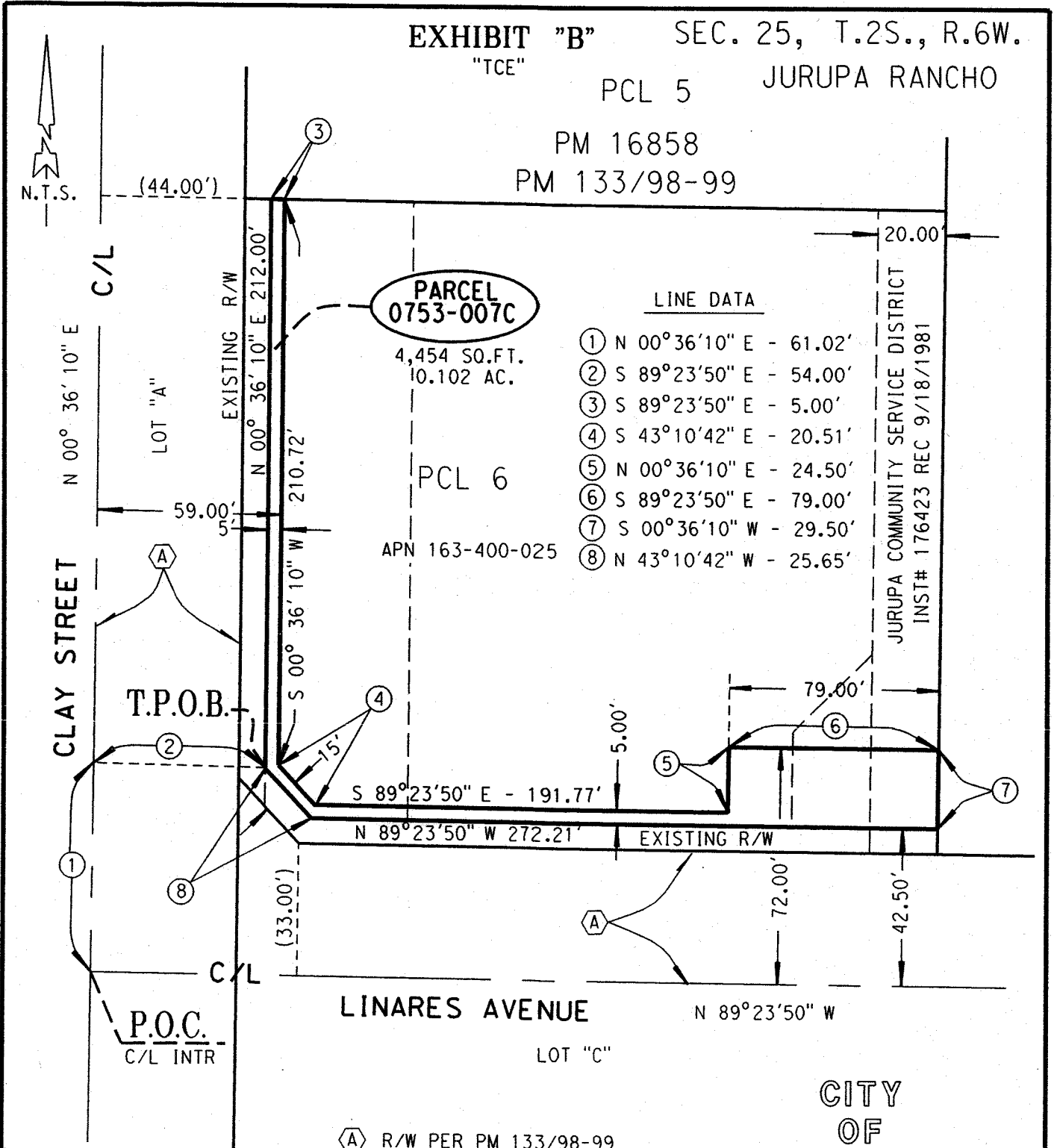
LINE DATA

- ① N 00°36'10" E - 61.02'
- ② S 89°23'50" E - 54.00'
- ③ S 89°23'50" E - 5.00'
- ④ S 43°10'42" E - 20.51'
- ⑤ N 00°36'10" E - 24.50'
- ⑥ S 89°23'50" E - 79.00'
- ⑦ S 00°36'10" W - 29.50'
- ⑧ N 43°10'42" W - 25.65'

PCL 6

APN 163-400-025

JURUPA COMMUNITY SERVICE DISTRICT
INST# 176423 REC 9/18/1981



(A) R/W PER PM 133/98-99

() INDICATES DATA PER PM 133/98-99

CITY OF
JURUPA VALLEY

ALL DISTANCES SHOWN ARE GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE
GRID DIST. BY A COMBINATION FACTOR OF 1.00001556024.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: CLAY STREET (GRADE SEPERATION)

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

PAR. NO.: 0753-007C

PREPARED BY: KKC~B

SCALE: N.T.S.

DATE: MAY, 2012

W.O. NO.: B7-0753

APPROVED BY: *Timothy F. Rayburn* DATE: 6/14/2012

SHEET 1 OF 1



EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION
0753-007D

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES LYING WITHIN PARCEL 6 OF PARCEL MAP 16858 ON FILE IN BOOK 133, PAGES 98 AND 99 OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, SAID PARCEL MAP BEING A SECTIONALIZED SURVEY OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST, LYING WITHIN THE JURUPA RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF CLAY STREET (88.00 FEET WIDE) AND THE CENTERLINE OF LINARES AVENUE (66.00 FEET WIDE) AS SHOWN ON SAID PARCEL MAP,

THENCE N 00°36'10" E ALONG SAID CENTERLINE OF CLAY STREET, A DISTANCE OF 55.80 FEET;

THENCE S 89°23'50" E, A DISTANCE OF 59.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 59.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF CLAY STREET AND THE **TRUE POINT OF BEGINNING**;

THENCE N 00°36'10" E ALONG SAID PARALLEL LINE, A DISTANCE OF 217.22 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL 6;

THENCE S 89°23'50" E ALONG SAID NORTHERLY LINE, A DISTANCE OF 30.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 89.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF CLAY STREET;

THENCE S 00°36'10" W ALONG SAID PARALLEL LINE, A DISTANCE OF 230.52 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 42.50 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE OF LINARES AVENUE;

THENCE N 89°23'50" W ALONG SAID PARALLEL LINE, A DISTANCE OF 17.25 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 10.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE RIGHT-OF-WAY CORNER CUTBACK LINE FOR LOT "C" (LINARES AVENUE) AS SHOWN ON SAID PARCEL MAP;

THENCE N 43°10'42" W ALONG SAID PARALLEL LINE, A DISTANCE OF 18.42 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 6,831 SQUARE FEET, OR 0.157 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 1.000015560 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 946-R, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: _____

Timothy F. Rayburn

DATE: _____

1/3/2013

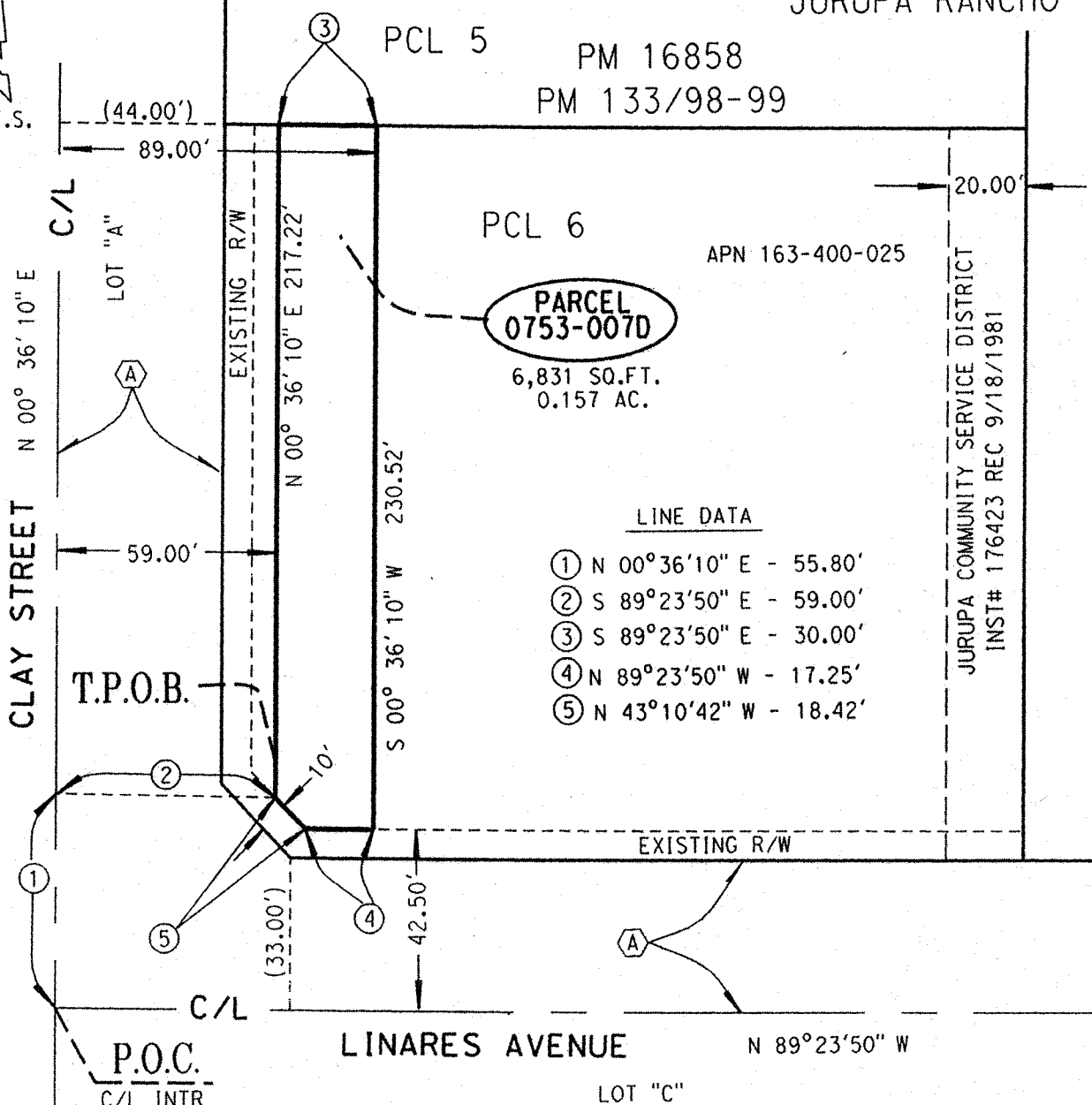


EXHIBIT "B"

SEC. 25, T.2S., R.6W.

"TEMPORARY CONSTRUCTION EASEMENT"

JURUPA RANCHO



PARCEL 0753-007D
6,831 SQ.FT.
0.157 AC.

LINE DATA

- ① N 00°36'10" E - 55.80'
- ② S 89°23'50" E - 59.00'
- ③ S 89°23'50" E - 30.00'
- ④ N 89°23'50" W - 17.25'
- ⑤ N 43°10'42" W - 18.42'

JURUPA COMMUNITY SERVICE DISTRICT
INST# 176423 REC 9/18/1981

CITY OF JURUPA VALLEY

Ⓐ R/W PER PM 133/98-99

() INDICATES DATA PER PM 133/98-99



ALL DISTANCES SHOWN ARE GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE
GRID DIST. BY A COMBINATION FACTOR OF 1.00001556024.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.
PROJECT: CLAY STREET (GRADE SEPERATION)

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: 1/3/2013

PAR. NO.: 0753-007D
PREPARED BY: DLM
SCALE: N.T.S.
DATE: JANUARY, 2013
W.O. NO.: B7-0753
SHEET 1 OF 1

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION
0753-007E

AN EASEMENT FOR ACCESS PURPOSES, BEING A PORTION OF PARCEL 6 OF PARCEL MAP 16858 ON FILE IN BOOK 133, PAGES 98 AND 99 OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, SAID PARCEL MAP BEING A SECTIONALIZED SURVEY OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST, LYING WITHIN JURUPA RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF CLAY STREET (44.00 FOOT EASTERLY HALF-WIDTH) AND THE CENTERLINE OF LINARES AVENUE (33.00 FOOT NORTHERLY HALF-WIDTH) AS SHOWN ON SAID PARCEL MAP;

THENCE S 89°23'50" E ALONG SAID CENTERLINE OF LINARES AVENUE, A DISTANCE OF 281.46 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 62.50 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EASTERLY LINE OF SAID PARCEL 6;

THENCE N 00°36'10" E ALONG SAID PARALLEL LINE, A DISTANCE OF 42.50 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING N 00°36'10" E ALONG SAID PARALLEL LINE, A DISTANCE OF 29.50 FEET;

THENCE N 45°41'25" E, A DISTANCE OF 45.89 FEET TO A POINT ON THE WESTERLY LINE OF PARCEL 0753-007B RECORDED _____, 20____, AS INSTRUMENT NUMBER _____, OFFICIAL RECORDS OF SAID RECORDER;

THENCE S 00°36'10" W ALONG SAID WESTERLY LINE, A DISTANCE OF 61.90 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 42.50 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF LINARES AVENUE;

THENCE N 89°23'50" W ALONG SAID PARALLEL LINE, A DISTANCE OF 32.50 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 1,485 SQUARE FEET, OR 0.034 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 1.000015560 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 946-R, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: *Jonathan F. Ray*

DATE: 6/12/2012



EXHIBIT "B"

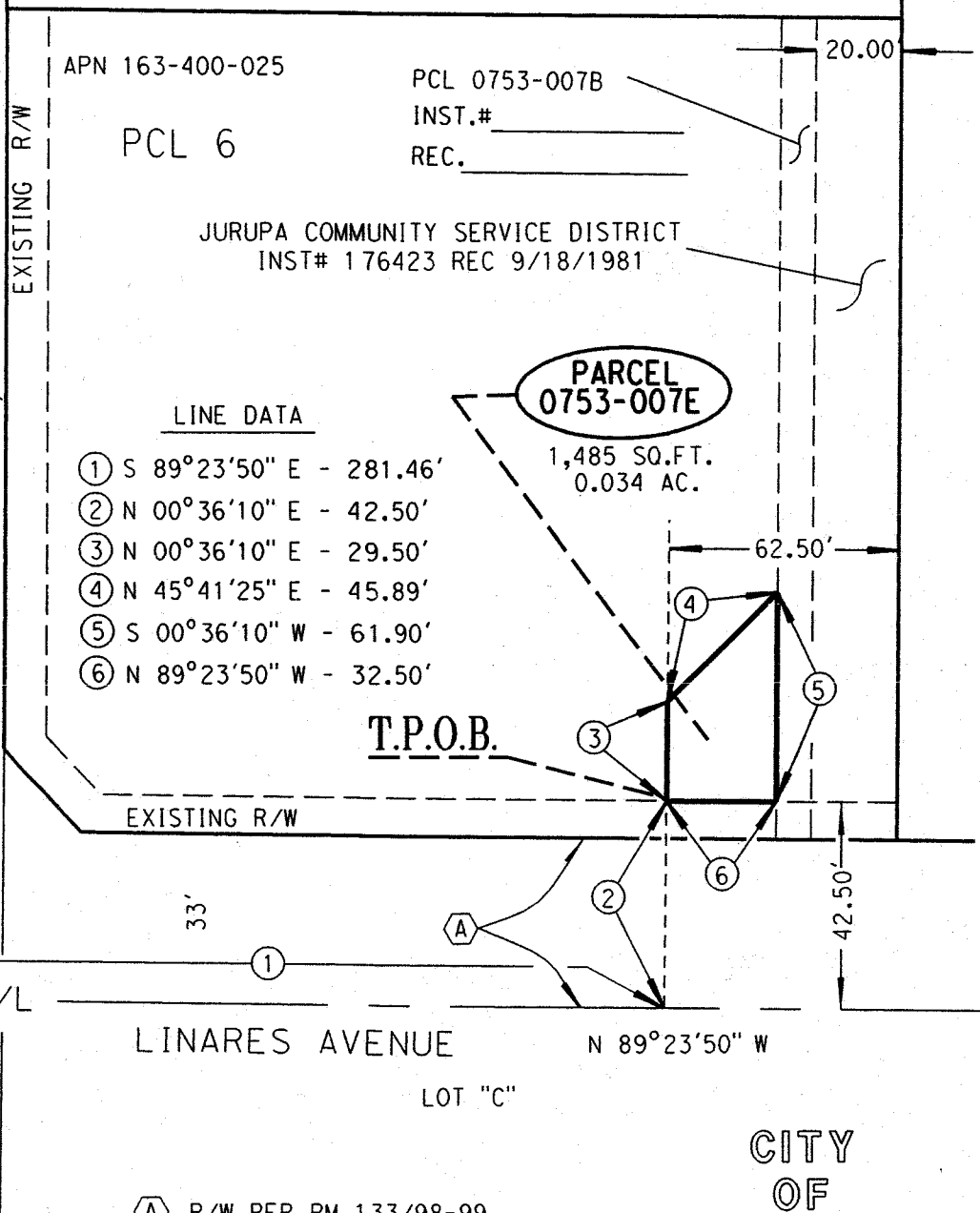
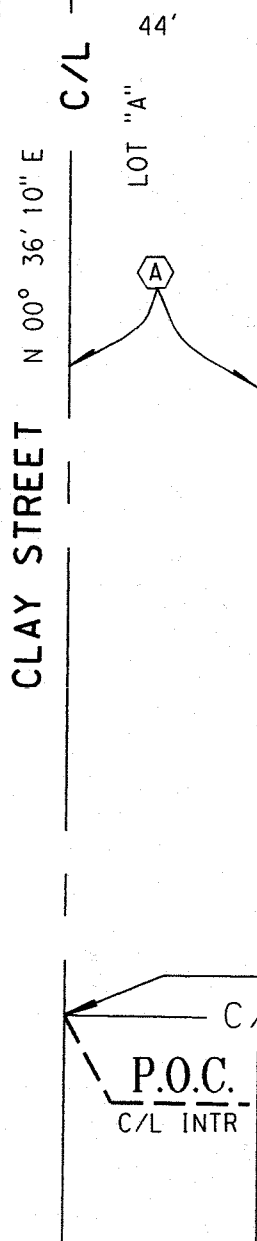
SEC. 25, T.2S., R.6W.

JURUPA RANCHO

PCL 5

PM 16858

PM 133/98-99



APN 163-400-025

PCL 0753-007B

INST.# _____

REC. _____

PCL 6

JURUPA COMMUNITY SERVICE DISTRICT

INST# 176423 REC 9/18/1981

LINE DATA

- ① S 89°23'50" E - 281.46'
- ② N 00°36'10" E - 42.50'
- ③ N 00°36'10" E - 29.50'
- ④ N 45°41'25" E - 45.89'
- ⑤ S 00°36'10" W - 61.90'
- ⑥ N 89°23'50" W - 32.50'

PARCEL 0753-007E

1,485 SQ.FT.
0.034 AC.

T.P.O.B.

EXISTING R/W

LINARES AVENUE

N 89°23'50" W

LOT "C"

CITY OF

JURUPA VALLEY

Ⓐ R/W PER PM 133/98-99



ALL DISTANCES SHOWN ARE GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE
GRID DIST. BY A COMBINATION FACTOR OF 1.00001556024.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: CLAY STREET (GRADE SEPERATION)

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

PAR. NO.: 0753-007E

PREPARED BY: DGO

SCALE: N.T.S.

DATE: MAY, 2012

W.O. NO.: B7-0753

APPROVED BY: *Timothy F. Rayburn* DATE: 6/12/2012

SHEET 1 OF 1

0753-009A

0753-009B

0753-009C

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION
0753-009A

AN EASEMENT FOR WATER PURPOSES, BEING A PORTION OF PARCEL 2 OF PARCEL MAP 24176 ON FILE IN BOOK 155, PAGES 90 THROUGH 92, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, SAID PARCEL MAP BEING A SECTIONALIZED SURVEY OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST, LYING WITHIN THE JURUPA RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF CLAY STREET AND THE CENTERLINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY (100 FEET WIDE), AS DESCRIBED BY DEED BOOK 170, PAGES 252 AND 253, RECORDED AUGUST 3, 1903, OFFICIAL RECORDS OF SAID COUNTY, AS SHOWN ON SAID PARCEL MAP 24176;

THENCE N 77°41'31" E ALONG SAID CENTERLINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, A DISTANCE OF 1218.93 TO A POINT ON THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID PARCEL 2;

THENCE S 12°18'29" E ALONG SAID NORTHERLY PROLONGATION, A DISTANCE OF 50.00 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL 2, BEING A POINT ON THE SOUTHERLY LINE OF SAID UNION PACIFIC RAILROAD RIGHT-OF-WAY;

THENCE N 77°41'31" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE NORTHERLY LINE OF SAID PARCEL 2, A DISTANCE OF 30.00 FEET **THE TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTHERLY LINE OF PARCEL 2 N 77°41'31" E, A DISTANCE OF 20.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 50.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID WESTERLY LINE OF PARCEL 2;

THENCE S 12°18'29" E ALONG SAID PARALLEL LINE, A DISTANCE OF 311.29 FEET;

THENCE S 78°08'29" W, A DISTANCE OF 50.00 FEET TO SAID WESTERLY LINE OF PARCEL 2;

THENCE N 12°18'29" W ALONG SAID WESTERLY LINE, A DISTANCE OF 20.00 FEET;

THENCE N 78°08'29" E, A DISTANCE OF 30.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 30.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID WESTERLY LINE OF PARCEL 2;

THENCE N 77°41'31" W ALONG SAID PARALLEL LINE, A DISTANCE OF 291.13 FEET TO **THE TRUE POINT OF BEGINNING**.

CONTAINING: 6,824 SQUARE FEET, OR 0.157 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 1.000015560 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 946-R, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: *Timothy F. Rapp*

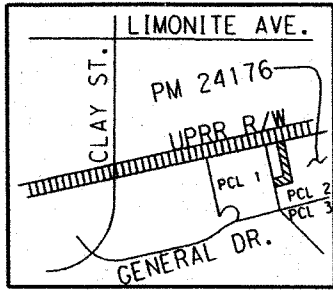
DATE: 5/14/2012



VINCINITY MAP
N.T.S.

EXHIBIT "B" "WATER EASEMENT"

SEC. 25, T.2S., R.6W.
JURUPA RANCHO



CLAY STREET

T.P.O.B.

EXISTING RAILROAD R/W

C/L
UNION PACIFIC RAILROAD

PARCEL
0753-009A

6,824 SQ.FT.
0.157 AC.

P.O.C.
C/L INTR

PCL 1

30'
50.00'
30.00'

PCL 2

PM 24176
PM 155/90-92

APN 163-400-018

LINE DATA

- ① N 77°41'31" E - 1218.93'
- ② S 12°18'29" E - 50.00'
- ③ N 77°41'50" E - 30.00'
- ④ N 77°41'31" E - 20.00'
- ⑤ S 78°08'29" W - 50.00'
- ⑥ N 12°18'29" W - 20.00'
- ⑦ N 78°08'29" E - 30.00'

DRAINAGE EASEMENT PER PM 155/90-92
DEDICATED NOT ACCEPTED PER - 291.13'

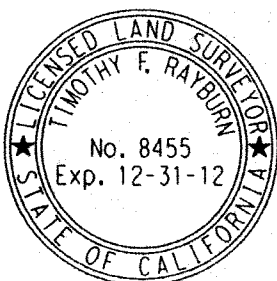
N 12°18'29" W - 291.13'
S 12°18'29" E - 311.29'

MWD PERMANENT ROAD EASEMENT
INST # 1990-059102
REC 2/15/1990

PRIVATE UTILITY EASEMENT
INST # 1989-47473
REC 12/7/1989

PRIVATE UTILITY EASEMENT
INST # 1990-47472
REC 2/6/1990

CITY
OF
JURUPA VALLEY



ALL DISTANCES SHOWN ARE GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE
GRID DIST. BY A COMBINATION FACTOR OF 1.00001556024.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: CLAY STREET (GRADE SEPERATION)

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: 5/14/2012

PAR. NO.: 0753-009A

PREPARED BY: KKC-B

SCALE: N.T.S.

DATE: MAY, 2012

W.O. NO.: B7-0753

SHEET 1 OF 1

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION
0753-009B

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES, BEING A PORTION OF PARCEL 2 OF PARCEL MAP 24176 ON FILE IN BOOK 155, PAGES 90 THROUGH 92, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, SAID PARCEL MAP BEING A SECTIONALIZED SURVEY OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST, LYING WITHIN THE JURUPA RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF CLAY STREET AND THE CENTERLINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY (100 FEET WIDE), AS DESCRIBED BY DEED BOOK 170, PAGES 252 AND 253, RECORDED AUGUST 3, 1903, OFFICIAL RECORDS OF SAID COUNTY, AS SHOWN ON SAID PARCEL MAP 24176;

THENCE N 77°41'31" E ALONG SAID CENTERLINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, A DISTANCE OF 1218.93 TO A POINT ON THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID PARCEL 2;

THENCE S 12°18'29" E ALONG SAID NORTHERLY PROLONGATION, A DISTANCE OF 50.00 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL 2, BEING A POINT ON THE SOUTHERLY LINE OF SAID UNION PACIFIC RAILROAD RIGHT-OF-WAY;

THENCE N 77°41'31" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE NORTHERLY LINE OF SAID PARCEL 2, A DISTANCE OF 50.00 FEET THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTHERLY LINE OF PARCEL 2 N 77°41'31" E, A DISTANCE OF 15.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 65.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID WESTERLY LINE OF PARCEL 2;

THENCE S 12°18'29" E ALONG SAID PARALLEL LINE, A DISTANCE OF 326.41 FEET;

THENCE S 78°08'29" W, A DISTANCE OF 65.00 FEET TO SAID WESTERLY LINE OF PARCEL 2;

THENCE N 12°18'29" W ALONG SAID WESTERLY LINE, A DISTANCE OF 15.00 FEET;

THENCE N 78°08'29" E, A DISTANCE OF 50.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 50.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID WESTERLY LINE OF PARCEL 2;

THENCE N 77°41'31" W ALONG SAID PARALLEL LINE, A DISTANCE OF 311.29 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 5,645 SQUARE FEET, OR 0.130 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 1.000015560 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 946-R, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Timothy F. Rayburn

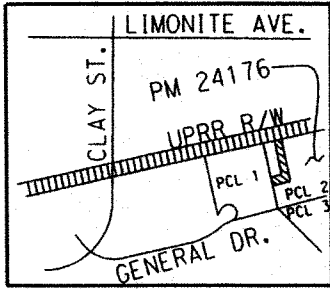
DATE: 5/14/2012



VINCINITY MAP
N.T.S.

EXHIBIT "B"
"TCE FOR WATER"

SEC. 25, T.2S., R.6W.
JURUPA RANCHO



CLAY STREET

T.P.O.B.

EXISTING RAILROAD R/W

C/L
UNION PACIFIC RAILROAD

PARCEL
0753-009B

5,645 SQ.FT.
0.130 AC.

PM 24176

PM 155/90-92

PCL 2

APN 163-400-018

P.O.C.
C/L INTR
PCL 1

LINE DATA

- ① N 77°41'31" E - 1218.93'
- ② S 12°18'29" E - 50.00'
- ③ N 77°41'50" E - 50.00'
- ④ N 77°41'31" E - 15.00'
- ⑤ S 78°08'29" W - 65.00'
- ⑥ N 12°18'29" W - 15.00'
- ⑦ N 78°08'29" E - 50.00'

65.00'
50.00'
DEDICATED NOT ACCEPTED PER PM 155/90-92

DEDICATED NOT ACCEPTED PER PM 155/90-92
DRAINAGE EASEMENT
N 12°18'29" W - 311.29'
S 12°18'29" E - 326.41'

MWD PERMANENT ROAD EASEMENT
INST # 1990-059102
REC 2/15/1990

PRIVATE UTILITY EASEMENT
INST # 1989-47473
REC 12/7/1989

PRIVATE UTILITY EASEMENT
INST # 1990-47472
REC 2/6/1990

CITY
OF
JURUPA VALLEY



ALL DISTANCES SHOWN ARE GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE
GRID DIST. BY A COMBINATION FACTOR OF 1.00001556024.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: CLAY STREET (GRADE SEPERATION)

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: 5/14/2012

PAR. NO.: 0753-009B

PREPARED BY: KKC-B, DGO

SCALE: N.T.S.

DATE: MAY, 2012

W.O. NO.: B7-0753

SHEET 1 OF 1

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION
0753-009C

AN EASEMENT FOR GAS PURPOSES, BEING A PORTION OF PARCEL 2 OF PARCEL MAP 24176 ON FILE IN BOOK 155, PAGES 90 THROUGH 92, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, SAID PARCEL MAP BEING A SECTIONALIZED SURVEY OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST, LYING WITHIN THE JURUPA RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF CLAY STREET AND THE CENTERLINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY (100 FEET WIDE), AS DESCRIBED BY DEED BOOK 170, PAGES 252 AND 253, RECORDED AUGUST 3, 1903, OFFICIAL RECORDS OF SAID COUNTY, AS SHOWN ON SAID PARCEL MAP 24176;

THENCE N 77°41'31" E ALONG SAID CENTERLINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, A DISTANCE OF 1218.93 TO A POINT ON THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID PARCEL 2;

THENCE S 12°18'29" E ALONG SAID NORTHERLY PROLONGATION, A DISTANCE OF 50.00 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL 2, BEING A POINT ON THE SOUTHERLY LINE OF SAID UNION PACIFIC RAILROAD RIGHT-OF-WAY;

THENCE N 77°41'31" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE NORTHERLY LINE OF SAID PARCEL 2, A DISTANCE OF 50.00 FEET THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTHERLY LINE OF PARCEL 2 N 77°41'31" E, A DISTANCE OF 15.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 65.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID WESTERLY LINE OF PARCEL 2;

THENCE S 12°18'29" E ALONG SAID PARALLEL LINE, A DISTANCE OF 326.41 FEET;

THENCE S 78°08'29" W, A DISTANCE OF 65.00 FEET TO SAID WESTERLY LINE OF PARCEL 2;

THENCE N 12°18'29" W ALONG SAID WESTERLY LINE, A DISTANCE OF 15.00 FEET;

THENCE N 78°08'29" E, A DISTANCE OF 50.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 50.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID WESTERLY LINE OF PARCEL 2;

THENCE N 77°41'31" W ALONG SAID PARALLEL LINE, A DISTANCE OF 311.29 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 5,645 SQUARE FEET, OR 0.130 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 1.000015560 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 946-R, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Timothy F. Rayburn

DATE: 9/11/2012



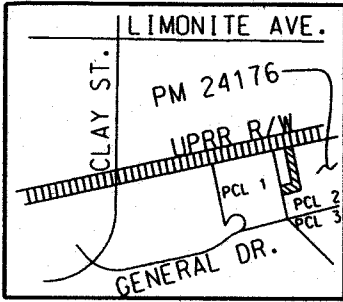
VINCINITY MAP
N.T.S.

EXHIBIT "B"
"GAS EASEMENT"

SEC. 25, T. 2S., R. 6W.
JURUPA RANCHO



CLAY STREET



T.P.O.B.

EXISTING RAILROAD R/W

C/L
UNION PACIFIC RAILROAD

PARCEL
0753-009C

5,645 SQ.FT.
0.130 AC.

PM 24176

PM 155/90-92

PCL 2

APN 163-400-018

LINE DATA

- ① N 77° 41' 31" E - 1218.93'
- ② S 12° 18' 29" E - 50.00'
- ③ N 77° 41' 50" E - 50.00'
- ④ N 77° 41' 31" E - 15.00'
- ⑤ S 78° 08' 29" W - 65.00'
- ⑥ N 12° 18' 29" W - 15.00'
- ⑦ N 78° 08' 29" E - 50.00'

65.00'
50.00'

PER PM 155/90-92

DEDICATED NOT ACCEPTED PER
DRAINAGE EASEMENT

N 12° 18' 29" W - 311.29'

S 12° 18' 29" E - 326.411'

MWD PERMANENT ROAD EASEMENT
INST # 1990-059102
REC 2/15/1990

PRIVATE UTILITY EASEMENT
INST # 1990-47473
REC 2/6/1990

PRIVATE UTILITY EASEMENT
INST # 1990-47472
REC 2/6/1990

CITY
OF
JURUPA VALLEY



ALL DISTANCES SHOWN ARE GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE
GRID DIST. BY A COMBINATION FACTOR OF 1.00001556024.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0753-009C
PROJECT: CLAY STREET (GRADE SEPERATION)	PREPARED BY: KKC'-B, DGO
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: 9/11/2012	DATE: SEPTEMBER, 2012
	W.O. NO.: B7-0753
	SHEET 1 OF 1

0753-011A

0753-011B

0753-011C

0753-011D

0753-011E

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION
0753-011A

AN EASEMENT FOR SEWER PURPOSES, BEING A PORTION OF PARCEL 1 OF PARCEL MAP 24176 ON FILE IN BOOK 155, PAGES 90 THROUGH 92, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, SAID PARCEL MAP BEING A SECTIONALIZED SURVEY OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST, LYING WITHIN JURUPA RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID PARCEL 1, BEING A POINT ON THE SOUTHEASTERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, AS SHOWN ON SAID PARCEL MAP;

THENCE S 12°18'29" E ALONG THE WESTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 190.45 TO A POINT ON THE SOUTHEASTERLY LINE OF THAT CERTAIN EASEMENT DESCRIBED BY INSTRUMENT NUMBER 164613, RECORDED AUGUST 7, 1978, OFFICIAL RECORDS OF SAID RECORDER, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE S 64°33'37" E ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 25.29 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 20.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID WESTERLY LINE;

THENCE S 12°18'29" E ALONG SAID PARALLEL LINE, A DISTANCE OF 212.44 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF GENERAL DRIVE, AS SHOWN ON SAID PARCEL MAP;

THENCE S 31°02'29" W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 22.99 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 100.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 03°24'57", AN ARC DISTANCE OF 5.96 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 1;

THENCE N 12°18'29" W ALONG SAID WESTERLY LINE, A DISTANCE OF 248.85 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 4,615 SQUARE FEET, OR 0.106 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 1.000015560 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 946-R, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Timothy F. Rayburn
DATE: 5/08/2012



EXHIBIT "B"

"SEWER EASEMENT"

SEC 25 T.2S., R.6W.

JURUPA RANCHO

UNION PACIFIC RAILROAD R/W



ST

C/L

C/L

CLAY

P.O.C.

N'WLY CRNR

PCL 1

PM 24176

PM 155/90-92

APN 163-400-016

PCL 1

MWD ROAD ESMT

INST. #260686

REC. 12/5/1984

JCSD
INST. #164613
REC. 8/7/1978

SO. CAL. GAS
INST. #3572
REC. 11/28/1950

T.P.O.B.

PM 18131
PM 126/30-32
PCL 7

LINE DATA

- ① S 12°18'49" E - 190.45'
- ② S 64°33'37" E - 25.29'
- ③ S 31°02'29" W - 22.99'

**PARCEL
0753-011A**

4,615 SQ.FT.
0.106 AC.

CURVE DATA

- ⊕ R = 100.00'
- △ = 03°24'57"
- L = 5.96'
- T = 2.98'

N 12°18'29" W 248.85'
S 12°18'29" E 212.44'
N 55°32'34" W (R)

GENERAL DR

PRIVATE UTILITY EASEMENT
INST. #428929
REC. 12/7/1989
VARIES

PCL 3

CITY OF JURUPA VALLEY

ALL DISTANCES SHOWN ARE GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE
GRID DIST. BY A COMBINATION FACTOR OF 1.00001556024.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: CLAY STREET (GRADE SEPERATION)

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: 5/09/2012

PAR. NO.: 0753-011A

PREPARED BY: KKC-B, BC III

SCALE: N.T.S.

DATE: MAY, 2012

W.O. NO.: B7-0753

SHEET 1 OF 1

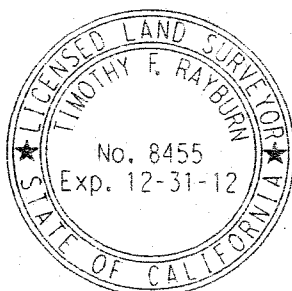


EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION
0753-011B

AN EASEMENT FOR WATER PURPOSES, BEING A PORTION OF PARCEL 1 OF PARCEL MAP 24176 ON FILE IN BOOK 155, PAGES 90 THROUGH 92, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, SAID PARCEL MAP BEING A SECTIONALIZED SURVEY OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST, LYING WITHIN JURUPA RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID PARCEL, BEING A POINT ON THE SOUTHEASTERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, AS SHOWN ON SAID MAP;

THENCE S 12°18'29" E ALONG THE EASTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 290.90 TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING S 12°18'29" E ALONG SAID EASTERLY LINE, A DISTANCE OF 20.00 FEET;

THENCE S 78°08'29" W, A DISTANCE OF 193.83 FEET;

THENCE S 57°03'41" W, A DISTANCE OF 52.33 FEET;

THENCE S 35°43'41" W, A DISTANCE OF 101.20 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF GENERAL DRIVE AS SHOWN ON SAID PARCEL MAP, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 61.00 FEET AND AN INITIAL RADIAL BEARING OF N 29°59'29"E;

THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 19°35'36", AN ARC DISTANCE OF 20.86 FEET;

THENCE N 35°43'41" E, A DISTANCE OF 110.53 FEET

THENCE N 57°03'41" E, A DISTANCE OF 59.82 FEET;

THENCE N 78°08'29" E, A DISTANCE OF 197.39 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 7,139 SQUARE FEET, OR 0.164 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 1.000015560 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 946-R, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: _____

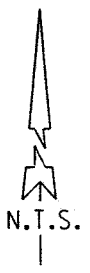
Timothy F. Rayburn

DATE: _____

5/08/2012



EXHIBIT "B"
"WATER EASEMENT"



CLAY STREET

UNION PACIFIC RAILROAD R/W

P.O.C.

N'ELY CRNR
PCL 1

PCL 2

PM 24176
PM 155/90-92
PCL 1

INST. #005638
REC. 1/5/1990

PARCEL
0753-011B

7,139 SQ.FT.
0.164 AC.
APN 163-400-016

MWD ROAD ESMT
INST. #260686
REC. 12/5/1984

T.P.O.B.

PM 18131
PM 126/30-32
PCL 7

CURVE DATA

Ⓐ R = 61.00'
Δ = 19°35'36"
L = 20.86'

LINE DATA

- ① S 12°18'29" E - 20.00'
- ② S 57°03'41" W - 52.33'
- ③ S 35°43'41" W - 101.20'
- ④ N 35°43'41" E - 110.53'
- ⑤ N 57°03'41" E - 59.82'

CL GENERAL DR.
N 10°23'53" E (R)
N 29°59'29" E (R)

PRIVATE UTILITY ESMT
INST. #47473
REC. 2/6/1990

SO. CAL. GAS COMPANY
JURUPA COMMUNITY SERVICE DISTRICT

SEC. 25 T.2S., R.6W.
JURUPA RANCHO

CITY OF
JURUPA VALLEY



ALL DISTANCES SHOWN ARE GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE
GRID DIST. BY A COMBINATION FACTOR OF 1.00001556024.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.
PROJECT: CLAY STREET (GRADE SEPERATION)
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING
DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

PAR. NO.: 0753-011B
PREPARED BY: KKC-B, BC III
SCALE: N.T.S.
DATE: MAY, 2012
W.O. NO.: B7-0753

APPROVED BY: *Timothy F. Rayburn* DATE: 5/08/2012

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION
0753-01 1C

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES, BEING A PORTION OF PARCEL 1 OF PARCEL MAP 24176 ON FILE IN BOOK 155, PAGES 90 THROUGH 92, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, SAID PARCEL MAP BEING A SECTIONALIZED SURVEY OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST, LYING WITHIN THE JURUPA RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID PARCEL 1, ALSO BEING A POINT ON THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, AS SHOWN ON SAID PARCEL MAP;

THENCE S 12°18'29" E ALONG THE WESTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 190.45 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THAT CERTAIN EASEMENT DESCRIBED BY INSTRUMENT NUMBER 164613, RECORDED AUGUST 7, 1978, OFFICIAL RECORDS OF SAID RECORDER;

THENCE S 64°33'37" E ALONG SAID SOUTHERLY LINE, A DISTANCE OF 25.29 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING S 64°33'37" E ALONG SAID SOUTHERLY LINE, A DISTANCE OF 18.97 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 35.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID WESTERLY LINE OF PARCEL 1;

THENCE S 12°18'29" E ALONG SAID PARALLEL LINE, A DISTANCE OF 184.94 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF GENERAL DRIVE, AS SHOWN ON SAID PARCEL MAP;

THENCE S 31°02'29" W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 21.85 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 20.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID WESTERLY LINE OF SAID PARCEL 1;

THENCE N 12°18'29" W ALONG SAID PARALLEL LINE, A DISTANCE OF 212.44 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 2,980 SQUARE FEET, OR 0.068 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 1.000015560 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 946-R, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

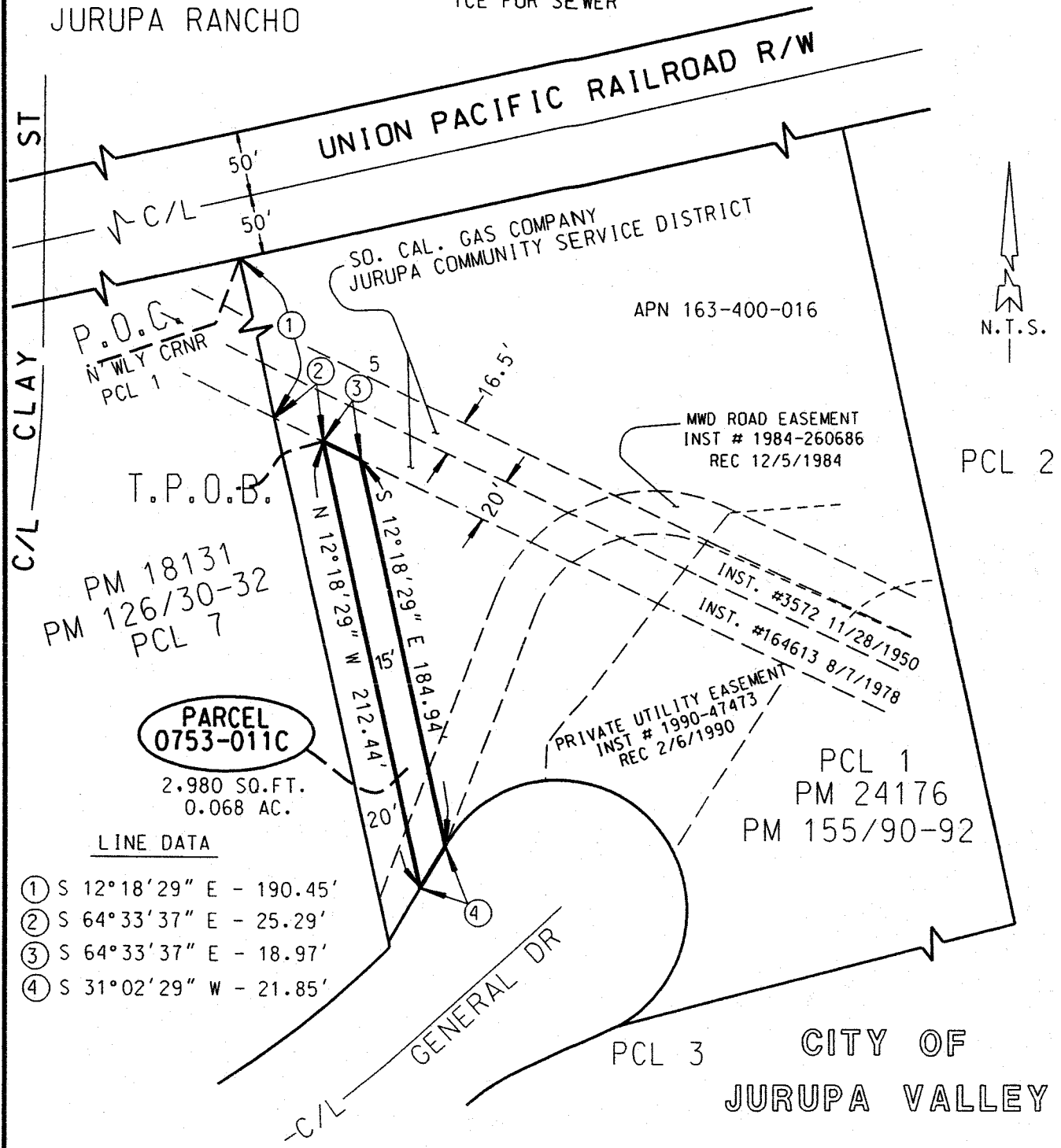
APPROVED BY: *Timothy F. Rayburn*

DATE: 9/11/2012



SEC. 25, T. 2S., R. 6W.
 JURUPA RANCHO

EXHIBIT "B"
 "TCE FOR SEWER"

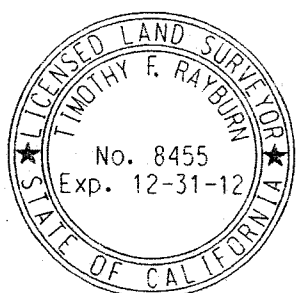


PM 18131
 PM 126/30-32
 PCL 7

PARCEL
0753-011C
 2,980 SQ.FT.
 0.068 AC.

LINE DATA

- ① S 12°18'29" E - 190.45'
- ② S 64°33'37" E - 25.29'
- ③ S 64°33'37" E - 18.97'
- ④ S 31°02'29" W - 21.85'



ALL DISTANCES SHOWN ARE GRID DISTANCES.
 GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE
 GRID DIST. BY A COMBINATION FACTOR OF 1.00001556024.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.
 PROJECT: CLAY STREET (GRADE SEPERATION)

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: 9/11/2012

PAR. NO.: 0753-011C
PREPARED BY: KKC'-B, GE
SCALE: N.T.S.
DATE: SEPTEMBER, 2012
W.O. NO.: B7-0753
SHEET 1 OF 1

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION
0783-011D

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES, BEING A PORTION OF PARCEL 1 OF PARCEL MAP 24176 ON FILE IN BOOK 155, PAGES 90 THROUGH 92, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, SAID PARCEL MAP BEING A SECTIONALIZED SURVEY OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST, LYING WITHIN JURUPA RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID PARCEL 1, ALSO BEING A POINT ON THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, AS SHOWN ON SAID PARCEL MAP;

THENCE S 12°18'29" E ALONG THE EASTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 310.90 TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING S 12°18'29" E ALONG SAID EASTERLY LINE, A DISTANCE OF 15.00 FEET;

THENCE S 78°08'29" W, A DISTANCE OF 191.15 FEET;

THENCE S 57°03'41" W, A DISTANCE OF 46.71 FEET;

THENCE S 35°43'41" W, A DISTANCE OF 98.72 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF GENERAL DRIVE AS SHOWN ON SAID PARCEL MAP, BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 61.00 FEET AND AN INITIAL RADIAL BEARING OF N 44°07'13" E;

THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 14°07'44", AN ARC DISTANCE OF 15.04 FEET;

THENCE N 35°43'41" E, A DISTANCE OF 101.20 FEET

THENCE N 57°03'41" E, A DISTANCE OF 52.33 FEET;

THENCE N 78°08'29" E, A DISTANCE OF 193.83 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 5,125 SQUARE FEET, OR 0.118 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 1.000015560 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 946-R, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

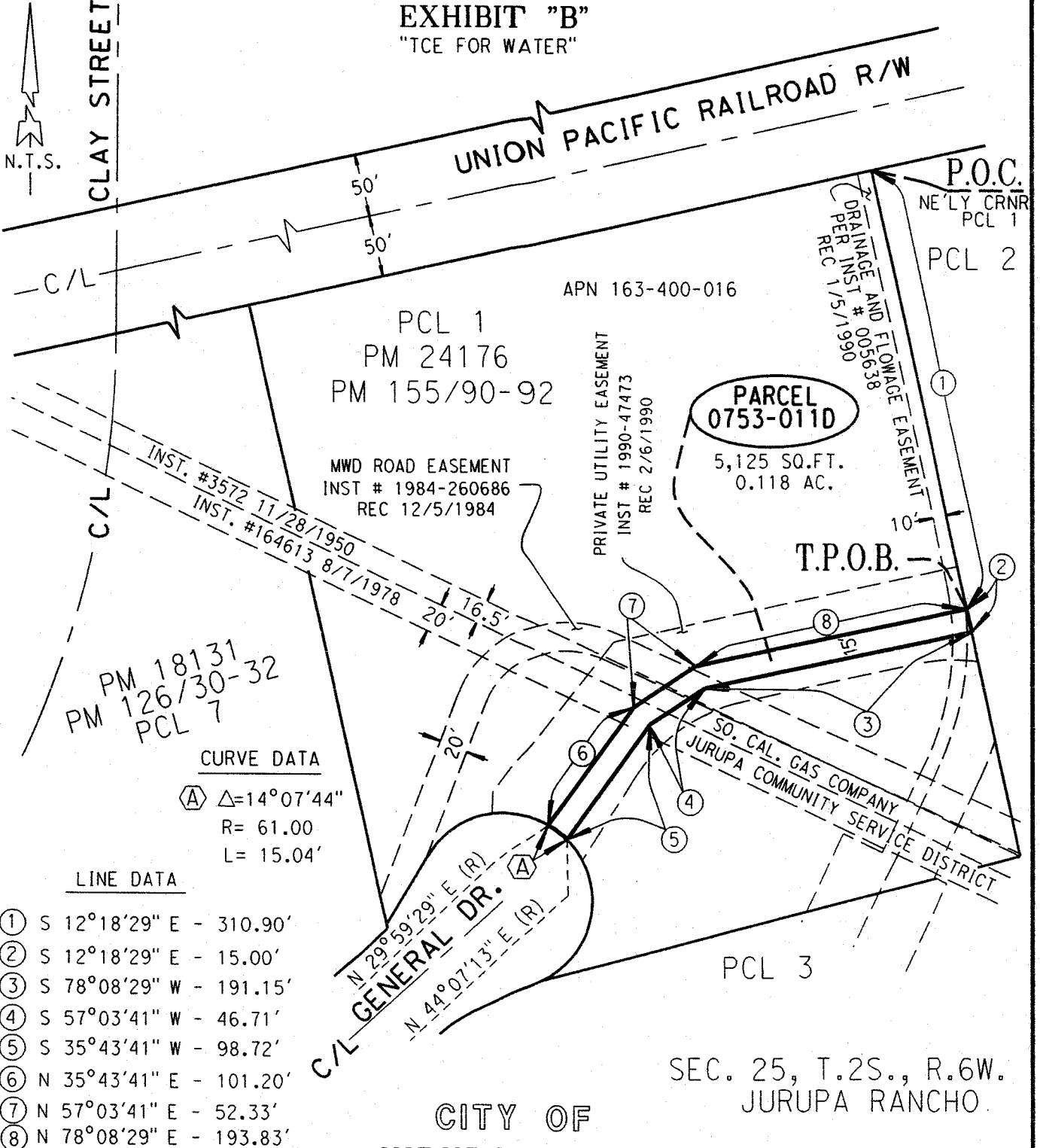
SEE ATTACHED EXHIBIT "B"

APPROVED BY: *Timothy F. Rayburn*

DATE: 5/9/2012



EXHIBIT "B"
"TCE FOR WATER"



PM 18131
PM 126/30-32
PCL 7

CURVE DATA

△ = 14° 07' 44"
R = 61.00
L = 15.04'

LINE DATA

- ① S 12° 18' 29" E - 310.90'
- ② S 12° 18' 29" E - 15.00'
- ③ S 78° 08' 29" W - 191.15'
- ④ S 57° 03' 41" W - 46.71'
- ⑤ S 35° 43' 41" W - 98.72'
- ⑥ N 35° 43' 41" E - 101.20'
- ⑦ N 57° 03' 41" E - 52.33'
- ⑧ N 78° 08' 29" E - 193.83'

C/L
GENERAL DR.
N 29° 59' 29" E (R)
N 44° 07' 13" E (R)

CITY OF JURUPA VALLEY

SEC. 25, T.2S., R.6W.
JURUPA RANCHO.



ALL DISTANCES SHOWN ARE GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE
GRID DIST. BY A COMBINATION FACTOR OF 1.00001556024.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: CLAY STREET (GRADE SEPERATION)

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: 5/9/2012

PAR. NO.: 0753-011D

PREPARED BY: KKC-B, GE

SCALE: N.T.S.

DATE: MAY, 2012

W.O. NO.: B7-0753

SHEET 1 OF 1

EXHIBIT "A"
CLAY STREET (GRADE SEPARATION)
LEGAL DESCRIPTION
0783-011E

AN EASEMENT FOR GAS PURPOSES, BEING A PORTION OF PARCEL 1 OF PARCEL MAP 24176 ON FILE IN BOOK 155, PAGES 90 THROUGH 92, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, SAID PARCEL MAP BEING A SECTIONALIZED SURVEY OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST, LYING WITHIN JURUPA RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID PARCEL 1, ALSO BEING A POINT ON THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, AS SHOWN ON SAID PARCEL MAP;

THENCE S 12°18'29" E ALONG THE EASTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 310.90 TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING S 12°18'29" E ALONG SAID EASTERLY LINE, A DISTANCE OF 15.00 FEET;

THENCE S 78°08'29" W, A DISTANCE OF 191.15 FEET;

THENCE S 57°03'41" W, A DISTANCE OF 46.71 FEET;

THENCE S 35°43'41" W, A DISTANCE OF 98.72 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF GENERAL DRIVE AS SHOWN ON SAID PARCEL MAP, BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 61.00 FEET AND AN INITIAL RADIAL BEARING OF N 44°07'13" E;

THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 14°07'44", AN ARC DISTANCE OF 15.04 FEET;

THENCE N 35°43'41" E, A DISTANCE OF 101.20 FEET

THENCE N 57°03'41" E, A DISTANCE OF 52.33 FEET;

THENCE N 78°08'29" E, A DISTANCE OF 193.83 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 5,125 SQUARE FEET, OR 0.118 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 1.000015560 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 946-R, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

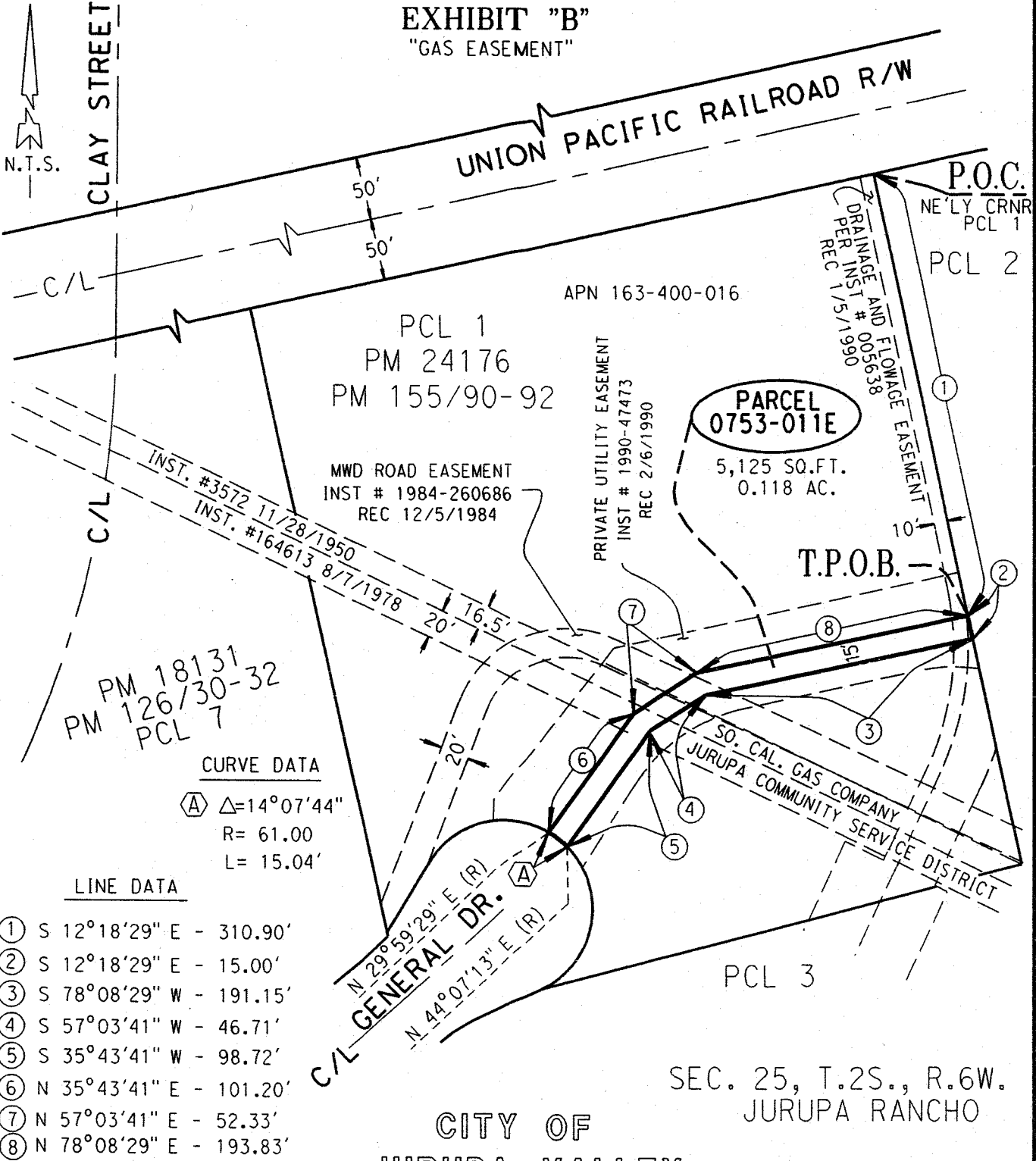
SEE ATTACHED EXHIBIT "B"

APPROVED BY: Timothy F. Rayburn

DATE: 5/9/2012



EXHIBIT "B"
"GAS EASEMENT"



CLAY STREET

UNION PACIFIC RAILROAD R/W

PCL 1
PM 24176
PM 155/90-92

APN 163-400-016

PARCEL 0753-011E

5,125 SQ.FT.
0.118 AC.

T.P.O.B.

P.O.C.
NE'LY CORNER
PCL 1
PCL 2

MWD ROAD EASEMENT
INST # 1984-260686
REC 12/5/1984

PRIVATE UTILITY EASEMENT
INST # 1990-47473
REC 2/6/1990

DRAINAGE AND FLOWAGE EASEMENT
PER INST # 005638
REC 1/5/1990

PM 18131
PM 126/30-32
PCL 7

CURVE DATA

△=14°07'44"
R= 61.00
L= 15.04'

LINE DATA

- ① S 12°18'29" E - 310.90'
- ② S 12°18'29" E - 15.00'
- ③ S 78°08'29" W - 191.15'
- ④ S 57°03'41" W - 46.71'
- ⑤ S 35°43'41" W - 98.72'
- ⑥ N 35°43'41" E - 101.20'
- ⑦ N 57°03'41" E - 52.33'
- ⑧ N 78°08'29" E - 193.83'

C/L GENERAL DR.
N 29°59'29" E (R)
N 44°07'13" E (R)

SO. CAL. GAS COMPANY
JURUPA COMMUNITY SERVICE DISTRICT

PCL 3

SEC. 25, T.2S., R.6W.
JURUPA RANCHO

CITY OF
JURUPA VALLEY



ALL DISTANCES SHOWN ARE GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE
GRID DIST. BY A COMBINATION FACTOR OF 1.00001556024.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.
PROJECT: CLAY STREET (GRADE SEPERATION)

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: 5/9/2012

PAR. NO.:	0753-011E
PREPARED BY:	KKC-B, GE
SCALE:	N.T.S.
DATE:	MAY, 2012
W.O. NO.:	B7-0753
SHEET 1 OF 1	