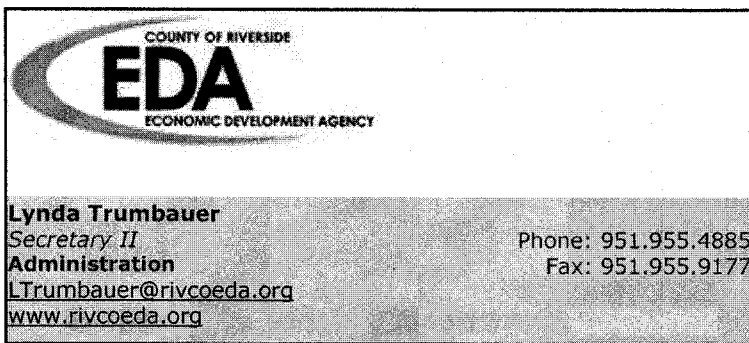


Rose, Lissette

From: Trumbauer, Lynda
Sent: Tuesday, April 09, 2013 7:48 AM
To: Rose, Lissette
Cc: Wong, Samuel
Subject: #11871 Resolution No. 2013-036, Authorizing Resolution of Necessity Regarding the Clay Street Grade Separation Project - City of Jurupa Valley
Attachments: 15.634.doc

Thank you for catching our redundancy. Unfortunately when you look at something so many time you often overlook obvious things. Please print pages 2 and 3 and replace them. Thanks so much Lissette.



BACKGROUND: (Continued)

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).

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.

(Continued)

BACKGROUND: (Continued)

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

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.

Barton, Karen

From: Patty McGraw <PMcGraw@sheppardmullin.com>
Sent: Monday, April 22, 2013 5:00 PM
To: COB
Cc: Sean O'Connor
Subject: MMI & BDI Riverside General's Objection to Resolution of Necessity No. 2013-035
Attachments: MMI & BDI Objection to Proposed Adoption of Resolution Necessity.pdf

Dear Clerk of the Board,

Attached please find MMI & BDI Riverside General's written objection to the proposed resolution of necessity.

If you have any questions, please do not hesitate to contact us.

Sincerely, Patty

Patty McGraw | Recruiting & Professional Development Administrator
Assistant to Sean P. O'Connor and Matthew M. Sonne
714.424.2849 | direct
PMcGraw@sheppardmullin.com

SheppardMullin

Sheppard Mullin Richter & Hampton LLP
650 Town Center Drive, 4th Floor
Costa Mesa, CA 92626-1993
714.513.5100 | main
www.sheppardmullin.com

Circular 230 Notice: In accordance with Treasury Regulations we notify you that any tax advice given herein (or in any attachments) is not intended or written to be used, and cannot be used by any taxpayer, for the purpose of (i) avoiding tax penalties or (ii) promoting, marketing or recommending to another party any transaction or matter addressed herein (or in any attachments).

Attention: This message is sent by a law firm and may contain information that is privileged or confidential. If you received this transmission in error, please notify the sender by reply e-mail and delete the message and any attachments.

SheppardMullin

Sheppard Mullin Richter & Hampton LLP
650 Town Center Drive, 4th Floor
Costa Mesa, CA 92626-1993
714.513.5100 main
714.513.5130 main fax
www.sheppardmullin.com

714.424.2846 direct
soconnor@sheppardmullin.com

April 22, 2013

File Number: 34XT-176028

VIA EMAIL
cob@rcbos.org

County of Riverside Board of Supervisors
1st Floor County Administrative Center
4080 Lemon Street
Riverside, CA 92502-1147
Attn: Kecia Harper-Ihem, Clerk of the Board

Re: Objection to Proposed Adoption of Resolution of Necessity No. 2013-035; Clay Street Grade Separation Project

Dear Members of the Board:

This firm represents MMI & BDI Riverside General, LLC ("MMI") regarding the County of Riverside's ("County") proposed acquisition of a portion of MMI's property identified by the County as Parcel Nos. 0753-001A, 0001B and 001C and Parcel Nos. 0753-011A, 011B, 011C, 011D and 011E (collectively the "Subject Property"). We have received notice of the County's intent to adopt a resolution of necessity authorizing the taking of the Subject Property by condemnation for the Clay Street Grade Separation Project (the "Project"). Based upon this notice, we understand that the County's hearing is scheduled for April 23, 2013 at 9:30 a.m.

The purpose of this letter is to provide a formal written objection in lieu of personally appearing at the hearing on behalf of MMI to the adoption of the proposed resolution of necessity. Accordingly, while we do not plan to appear at the hearing, we request that this letter be considered by the Board and included as part of the formal record of administrative proceedings for this item.

MMI objects to the adoption of the proposed resolution of necessity on each of the following specific grounds:

1. The County's Proposed Project Is Not Planned Or Located In The Manner That Will Be Most Compatible With The Greatest Public Good And The Least Private Injury.

One of the necessary findings that must be made before the adoption of a resolution to authorize the taking of private property is whether the proposed project for which the property is sought to be taken is planned or located in a manner that is most compatible with the greatest public good and causes the least private injury. (Code Civ. Proc., § 1240.030, subd. (b).) "This limitation, which involves essentially a comparison between two or more sites, has also been described as 'the necessity for adopting a particular plan' for a given public improvement."

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County of Riverside Board of Supervisors
April 22, 2013
Page 2

Legislative Committee Comment to Section 1240.030. In the absence of substantial evidence supporting the County's determination as to the planning and location of the proposed project, the Resolution of Necessity is invalid.

Here, the proposed Project is not compatible with the greatest public good while causing the least private injury. Notably, the actual grade separation contemplated by the County does not abut either of the properties owned by MMI of which the Subject Property is part. Instead, both of the properties owned by MMI are far enough away from the actual grade separation that with the effort of redesigning the Project, there would be no need to take the Subject Property. This is particularly true with APN 163-400-016 (County Parcel No. 0753-011E), which is far removed from the area of the grade separation. Because the Project can be redesigned with minimal effort in a manner that will require either no taking of the Subject Property or dramatically less of the Subject Property, the Project is not compatible with the greatest public good while causing the least private injury.

2. The County Failed To Extend A Legitimate Pre-condemnation Offer Pursuant to Government Code Section 7267.2.

Government Code Section 7267.6 requires that the County make a legitimate offer of compensation based upon an approved appraisal prior to initiating condemnation proceedings. A written statement and a summary basis for the offer must include sufficient details to indicate clearly the basis for the offer. (Gov. Code, § 7267.2, subd. (b).) These provisions are not merely discretionary guidelines, but mandatory requirements which must be observed by any public entity planning to initiate eminent domain proceedings through a resolution of necessity. City of San Jose v. Great Oaks Water Company (1987) 192 Cal.App.3d 1005, 1013.

One of the primary requirements of Section 7267.2 is that the public entity must establish the just compensation for the property to be taken. When the use of the diminution-in-value test fails to reflect accurately the extent of loss, severance damages may be measured by the cost of restoring the injured remainder to the same relative position in which it stood before the public project was begun. People ex rel Dep't of Pub. Works v. Hayward Bldg. Materials Co. (1963) 213 Cal.App.2d 457 (cost to cure measured by, e.g., costs of paving reconstruction, dismantling of old shop, relocation of electric lines, spur track); City of Riverside v. Kraft (1962) 203 Cal.App.2d 300 (cost to cure measured by costs of relocating shrubs, trees and flowers necessitated by moving of houses on land not taken). "The Owner is to be put in as good a position pecuniarily as he would have occupied if his property had not been taken from him." People ex rel Dep't Pub. Works v. Lynbar, Inc. (1967) 253 Cal.App.2d 870, 880.

The County's past offers of just compensation are insufficient as they failed to fully account for MMI's recoverable severance damages including, but not limited to, its costs to cure in the form of the cost to move the water line on APN 163-400-016 (County Parcel No. 0753-11E). The County is well aware of the need to move the water line, but neglected to include in its offer any compensation for the removal costs.

The County's October 30, 2012 offer of compensation ("Offer Letter") failed to satisfy the requirement under Section 7267.2 that the County provide to the owner "a written statement of,

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County of Riverside Board of Supervisors
April 22, 2013
Page 3

and summary of the basis for, the amount it established as just compensation." Although the Offer Letter and "Appraisal Summary Statement" attached thereto purport to summarize the basis of the amount offered as just compensation, in reality they fail to do so. For example, the Offer Letter references land sales summaries of between \$5.28 and \$11.10 per square foot, yet the appraiser selected – without any explanation – a land value of \$6 per square foot..

3. The County's Proposed Project Is Not Planned Or Located In The Manner That Will Be Most Compatible With The Greatest Public Good And The Least Private Injury.

One of the necessary findings that must be made before the adoption of a resolution to authorize the taking of private property is whether the proposed project for which the property is sought to be taken is planned or located in a manner that is most compatible with the greatest public good and causes the least private injury. (Code Civ. Proc., § 1240.030, subd. (b).) "This limitation, which involves essentially a comparison between two or more sites, has also been described as 'the necessity for adopting a particular plan' for a given public improvement." Legislative Committee Comment to Section 1240.030. In the absence of substantial evidence supporting the County's determination as to the planning and location of the proposed project, the Resolution of Necessity is invalid.

Here, the proposed Project is not compatible with the greatest public good while causing the least private injury. Notably, the actual grade separation contemplated by the County does not abut either of the properties owned by MMI of which the Subject Property is part. Instead, both of the properties owned by MMI are far enough away from the actual grade separation that with the effort of redesigning the Project, there would be no need to take the Subject Property. This is particularly true with APN 163-400-016 (County Parcel No. 0753-011E), which is far removed from the area of the grade separation. Because the Project can be redesigned with minimal effort in a manner that will require either no taking of the Subject Property or dramatically less of the Subject Property, the Project is not compatible with the greatest public good while causing the least private injury.

4. The Hearing On The Proposed Resolution Of Necessity Is Inappropriate Because The Agency Is Already Irrevocably Committed To Adopting The Resolution Of Necessity.

MMI is concerned that no meaningful consideration of its objections and concerns will take place at the hearing of the resolution of necessity concerning the proposed Project given that the County appears to have already committed itself to acquiring the Subject Property.

Redevelopment Agency v. Norm's Slauson (1991) 173 Cal.App.3d 1121, addressed such a situation. In that case, the Redevelopment Agency of the City of Huntington Park brought an action in eminent domain to take a major portion of a restaurant's parking lot. The redevelopment agency's attempt to take the property in question was preceded by an agreement between the agency and a developer by which the agency agreed to acquire the property for transfer to the developer and the developer would build a condominium project thereon. The Court of Appeal started its analysis with an explanation of the purpose of a hearing on a resolution of necessity: "Implicit in this requirement of a hearing and the adoption of a resolution of necessity is the concept that, in arriving at its decision to take, the Agency

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County of Riverside Board of Supervisors
April 22, 2013
Page 4

engage in a good faith and judicious consideration of the pros and cons of the issue and that the decision be buttressed by substantial evidence of the existence of the three basic requirements set forth in Code of Civil Procedure, section 1240.030." Id. at pp. 1124-25. In affirming the trial court's determination that the agency had not right to take the property, the court concluded that: "[i]t seems clear that the hearing which led to the adoption of the resolution of necessity was a sham and the Agency's policy-making board simply 'rubber stamped' a predetermined result." Id. at p. 1127. The Court also stated that: "By the time the agency actually conducted a hearing to determine the 'necessity' for taking the property in question, it had, by virtue of its contract with the developer and issuance of revenue bonds, irrevocably committed itself to take the property in question, regardless of any evidence that might be presented at the hearing." Id.

The concerns raised by the court in Norm's Slauson apply with equal vigor here as the County has irrevocably committed to acquire the Subject Property. Presumably, numerous contracts have been executed with various third party vendors and contractors and Metro will simply be "rubber stamping" a predetermined result. Accordingly, MMI is concerned that despite what objections or evidence may be presented at the April 23, 2013 hearing on the resolution of necessity for the proposed Project, the hearing will be nothing more than a procedural technicality due to the fact that the County has irrevocably committed itself to take the Subject Property.

5. The Proposed Project Does Not Comply With The California Environmental Quality Act.

The County cannot lawfully proceed with the proposed Project as it has not complied with CEQA. The County's determination that environmental review is not required for the Project is incorrect. Here, the Project is just one of several successive proposed grade separation projects. Therefore, the Project, along with the other proposed grade separation projects, will result in cumulative impacts which have not been identified and studied by the County. The Project therefore presents unusual circumstances which create the reasonable possibility of significant impacts, meaning that proper environmental review of the Project should take place.

We ask that the County consider the objections raised herein, and accordingly decline to adopt the proposed resolution of necessity on April 23. Please contact me with any questions.

Very truly yours,


Sean P. O'Connor
for SHEPPARD, MULLIN, RICHTER & HAMPTON LLP

SMRH:408304206.1

cc: Doug Evertz, Esq.

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



658

FROM: Economic Development Agency/Facilities Management and Transportation Department

SUBMITTAL DATE:
February 28, 2013

SUBJECT: Resolution No. 2013-035, Notice of Intention to Adopt a Resolution of Necessity Regarding the Clay Street Grade Separation Project – City of Jurupa Valley

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution No. 2013-035, Notice of Intention to Adopt a Resolution of Necessity Regarding the Clay Street Grade Separation Project;
2. Set a public hearing on April 23, 2013 for Resolution No. 2013-036, Authorizing Resolution of Necessity Regarding the Clay Street Grade Separation Project; and,

(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 type="checkbox"/>

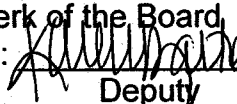
C.E.O. RECOMMENDATION: APPROVE

County Executive Office Signature BY 
Jennifer Sargent

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended, and is set for public hearing on Tuesday, April 23, 2013, at 9:30 a.m.

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: March 12, 2013
xc: EDA, Transp., Auditor, COB

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

Prev. Agn. Ref.: 3.33 of 2/26/13

District: 2/2

Agenda Number: 3-23

FISCAL PROCEDURES APPROVED
 PAUL ANGULO, CPA, AUDITOR-CONTROLLER
 BY:  2/28/13
 ANNA W. WANG
 DATE: 2/26/13
 Departmental Controller

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

RECOMMENDED MOTION: (Continued)

3. Direct the Clerk of the Board to send the required notice to the property owners as required per Section 1245.235 of the Code of Civil Procedure.

BACKGROUND:

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).

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.

(Continued)

BACKGROUND: (Continued)

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
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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

The subject Notice of Intention would schedule a hearing on April 23, 2013, for proposed Resolution No. 2013-036 (Authorizing Resolution of Necessity Regarding the Clay Street Grade Separation Project). The scheduling of a Resolution of Necessity hearing on April 23, 2013, is needed in order to permit the Clay Street Grade Separation Project to move forward.

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

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

FINANCIAL DATA:

The following summarizes the funding necessary for the 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.

2 Resolution No. 2013-035

3 Notice of Intention to Adopt a 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

FORM APPROVED COUNTY COUNSEL
BY: *ANDREA WILKINS*
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:

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** as follows by the Board of
2 Supervisors of Riverside County, State of California, in regular session assembled on
3 March 12, 2013.

4 1. YOU ARE HEREBY NOTIFIED that this Board (at its public meeting on
5 April 23, 2013, at 9:30 a.m. in the meeting room of the Board of Supervisors located on
6 the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside,
7 California) may decide to adopt a Resolution of Necessity that would authorize the
8 County of Riverside to acquire the Subject Property Interests by eminent domain (and
9 that would find and determine each of the following matters):

10 (a) That the public interest and necessity require the Proposed
11 Project;

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

14 (c) That the Subject Property Interests are necessary for the
15 Proposed Project;

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

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

25 (f) That the Subject Property Interests are necessary for the
26 Proposed Project;

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

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.

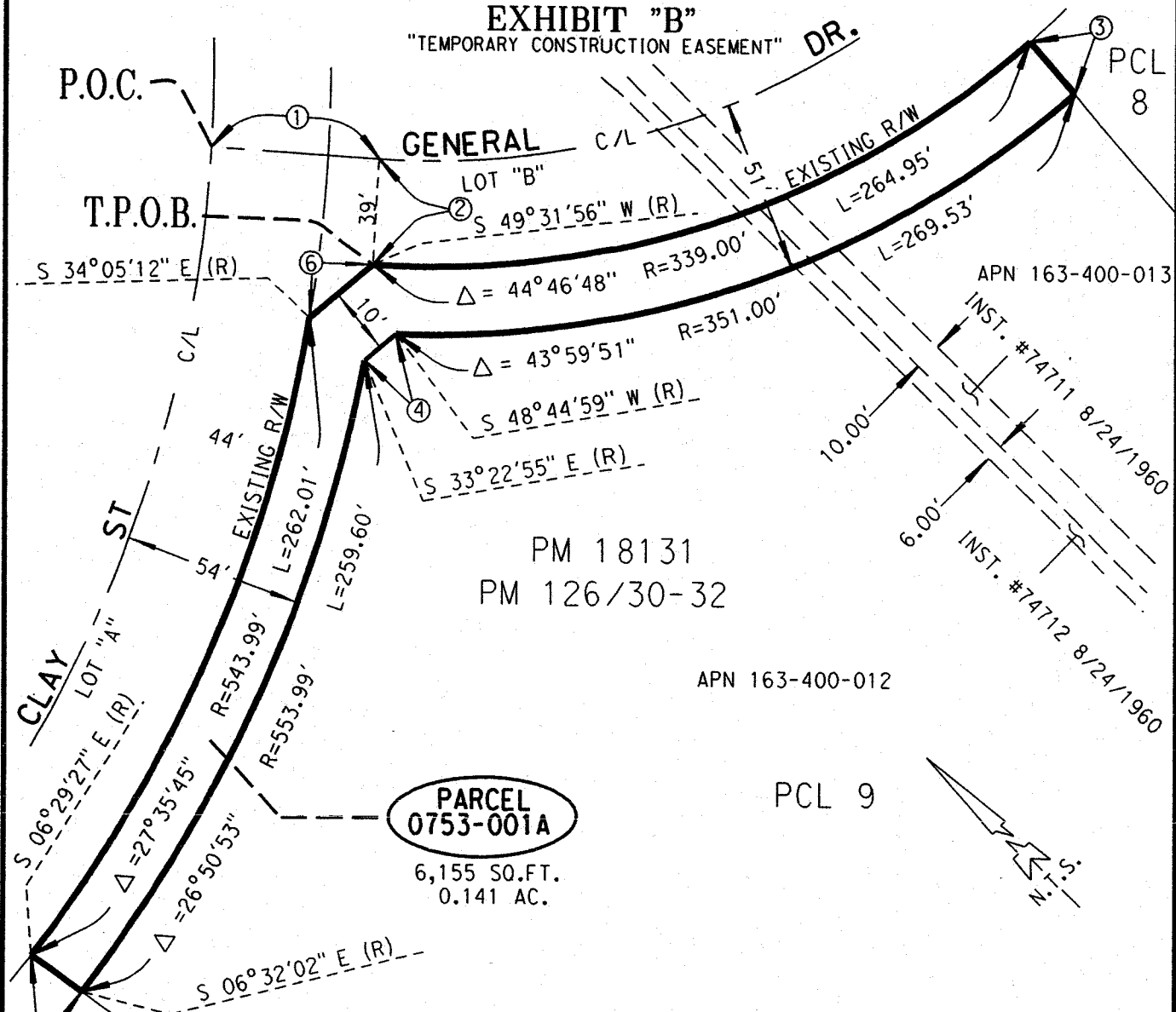
REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 946-R, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: *Timothy F. Rayburn*
DATE: 9/6/2012



EXHIBIT "B"
"TEMPORARY CONSTRUCTION EASEMENT"



PM 18131
PM 126/30-32

**PARCEL
0753-001A**

6,155 SQ.FT.
0.141 AC.

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: *9/16/2012*

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 RADIALY 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 RADIALY 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 RADIALY 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: 1/3/2013



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

S 00°39'40" W (R)

DR.

S 06°55'39" W (R)

51.00'

L=252.07'

L=257.53'

S 06°42'38" W (R)

L=266.48'

S 06°22'48" W (R)

L=260.88'

S 47°32'07" W (R)

L=259.60'

S 32°39'23" E (R)

L=260.88'

S 33°22'54" E (R)

L=259.60'

S 49°31'56" W (R)

L=259.60'

S 48°44'59" W (R)

L=259.60'

S 47°32'07" W (R)

L=259.60'

S 48°44'59" W (R)

L=259.60'

S 49°31'56" W (R)

L=259.60'

S 00°36'10" W (R)

L=259.60'

S 06°36'54" E (R)

L=259.60'

S 06°06'43" W (R)

L=259.60'

S 00°39'13" W (R)

L=259.60'

S 06°06'43" W (R)

L=259.60'

S 06°36'54" E (R)

L=259.60'

S 06°06'43" W (R)

L=259.60'

S 06°36'54" E (R)

L=259.60'

S 06°06'43" W (R)

L=259.60'

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.	PAR. NO.: 0753-001B
PROJECT: CLAY STREET (GRADE SEPERATION)	PREPARED BY: 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.
	DATE: JANUARY, 2013
	W.O. NO.: B7-0753

APPROVED BY: *Scott Jeff Ray* DATE: 1/3/2013

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 RADIALLY 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 RADIALLY 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 RADIALLY 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.

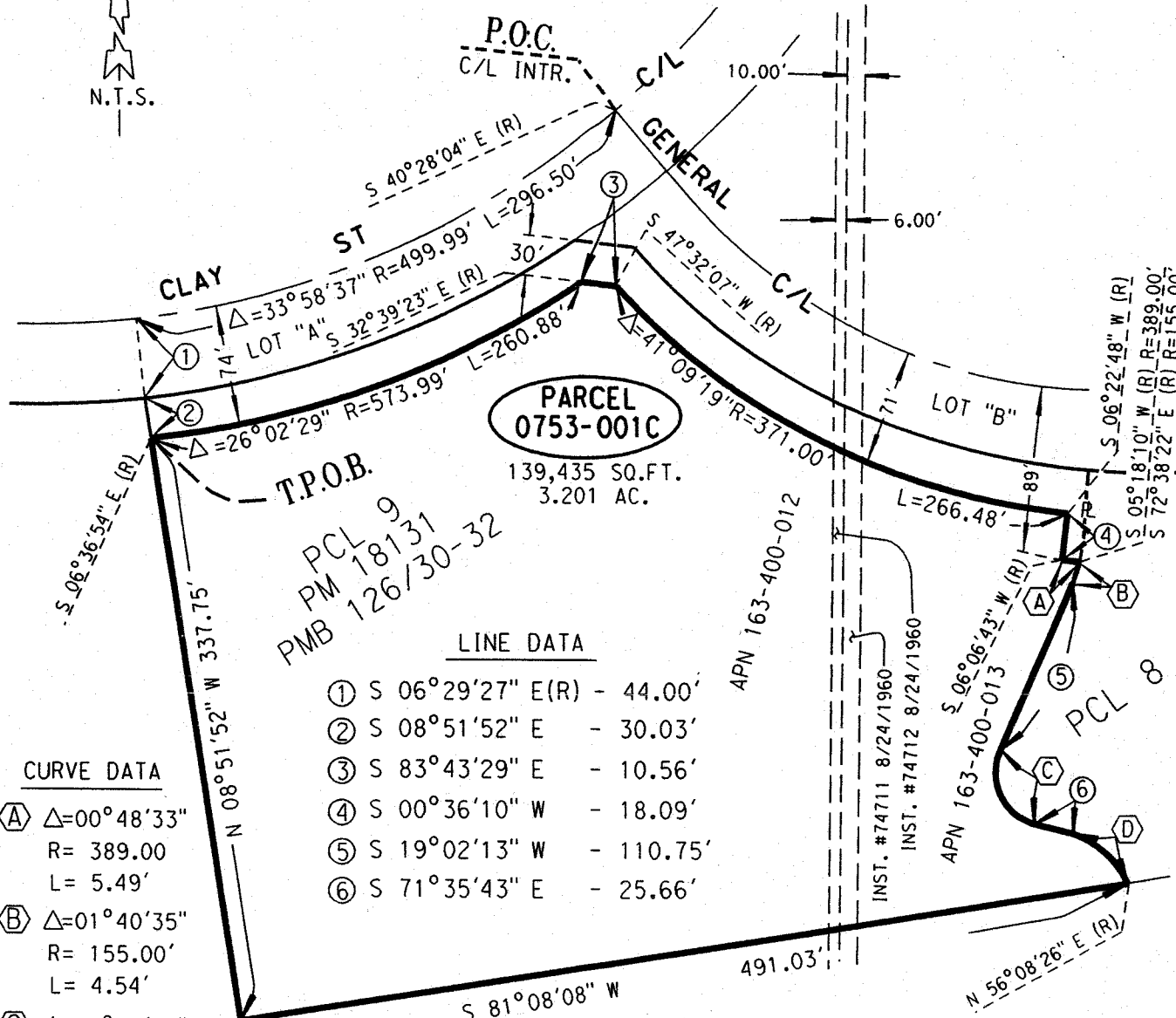
SEE ATTACHED EXHIBIT "B"

APPROVED BY: *Timothy F. Rayburn*
DATE: 5/14/2012



EXHIBIT "B"

"TCE"



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.	PAR. NO.: 0753-001C
PROJECT: CLAY STREET (GRADE SEPERATION)	PREPARED BY: KKC-B,GE
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: 5/14/2012

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 "A" GENERAL DRIVE LOT "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: *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

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

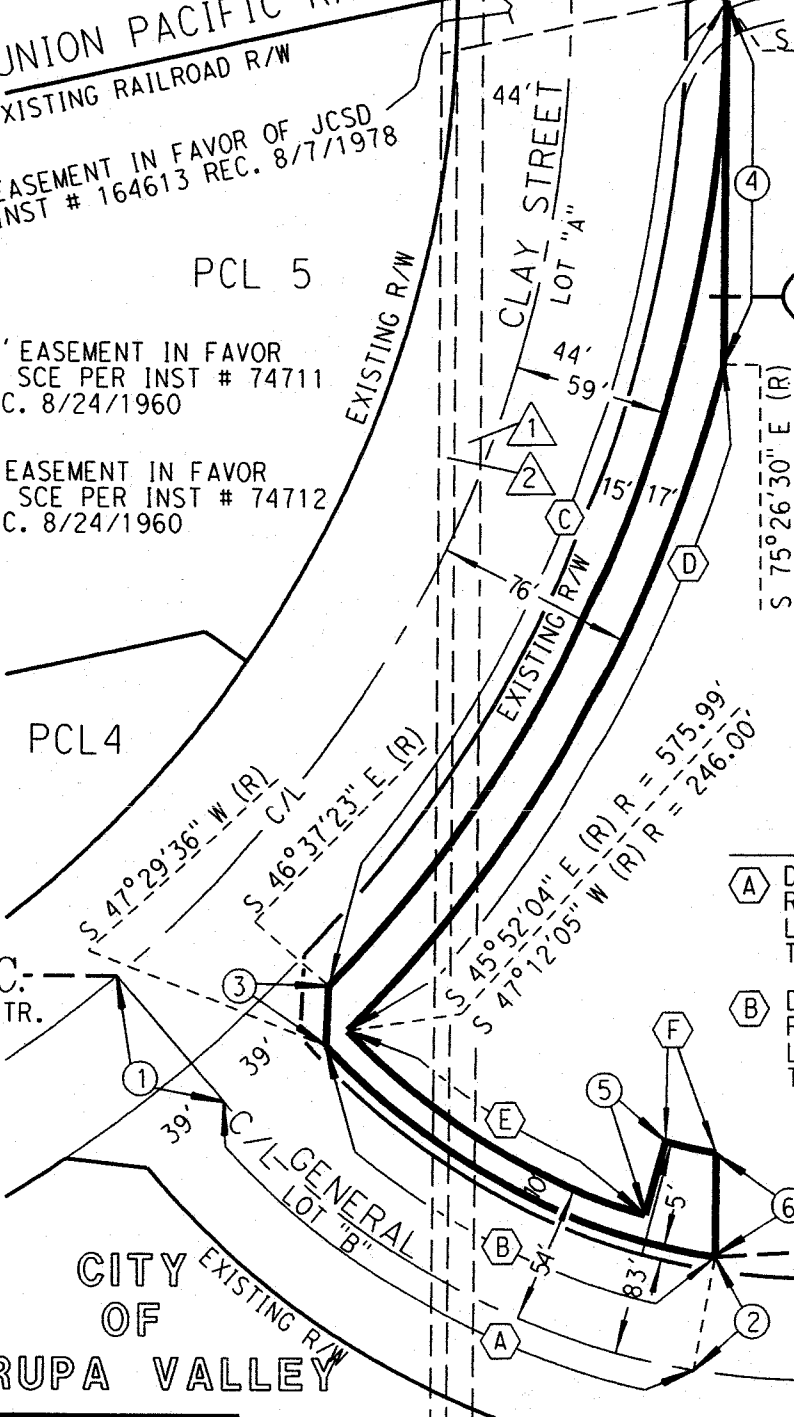
8,137 SQ.FT. APN 163-400-035
 0.187 AC. APN 163-400-015

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' | |

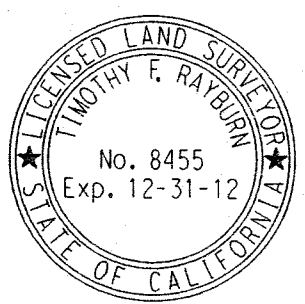


P.O.C.
 C/L INTR.

T.P.O.B.
 EXISTING R/W

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
APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 7/9/2012	W.O. NO.: B7-0753
	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

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

P.O.C.

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.

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.

DATE: JANUARY, 2013

W.O. NO.: B7-0753

APPROVED BY: *Timothy F. Rayburn* DATE: 1/3/2013

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

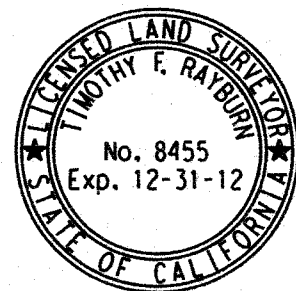
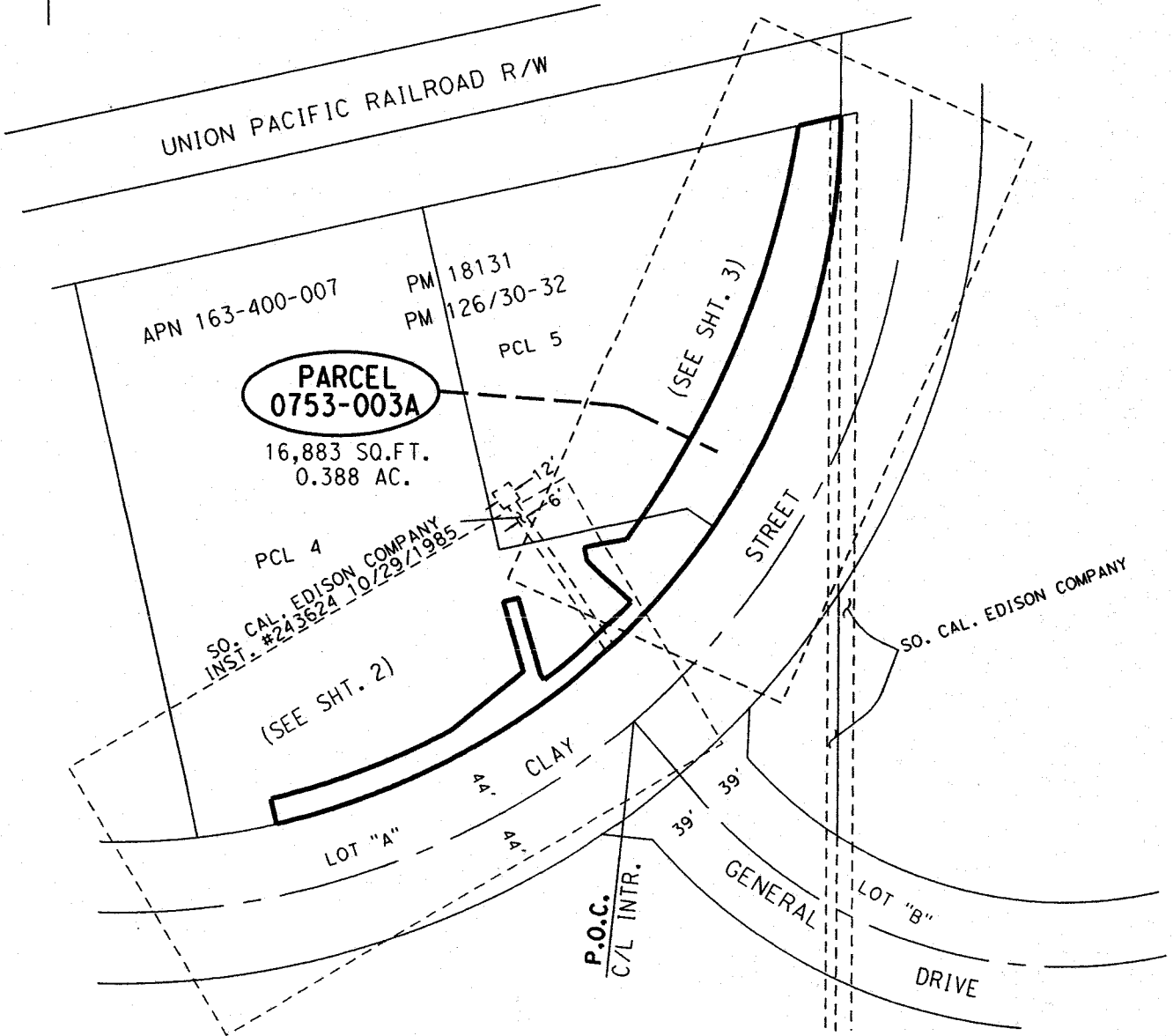


EXHIBIT "B"

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.

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

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	

EXHIBIT "B"

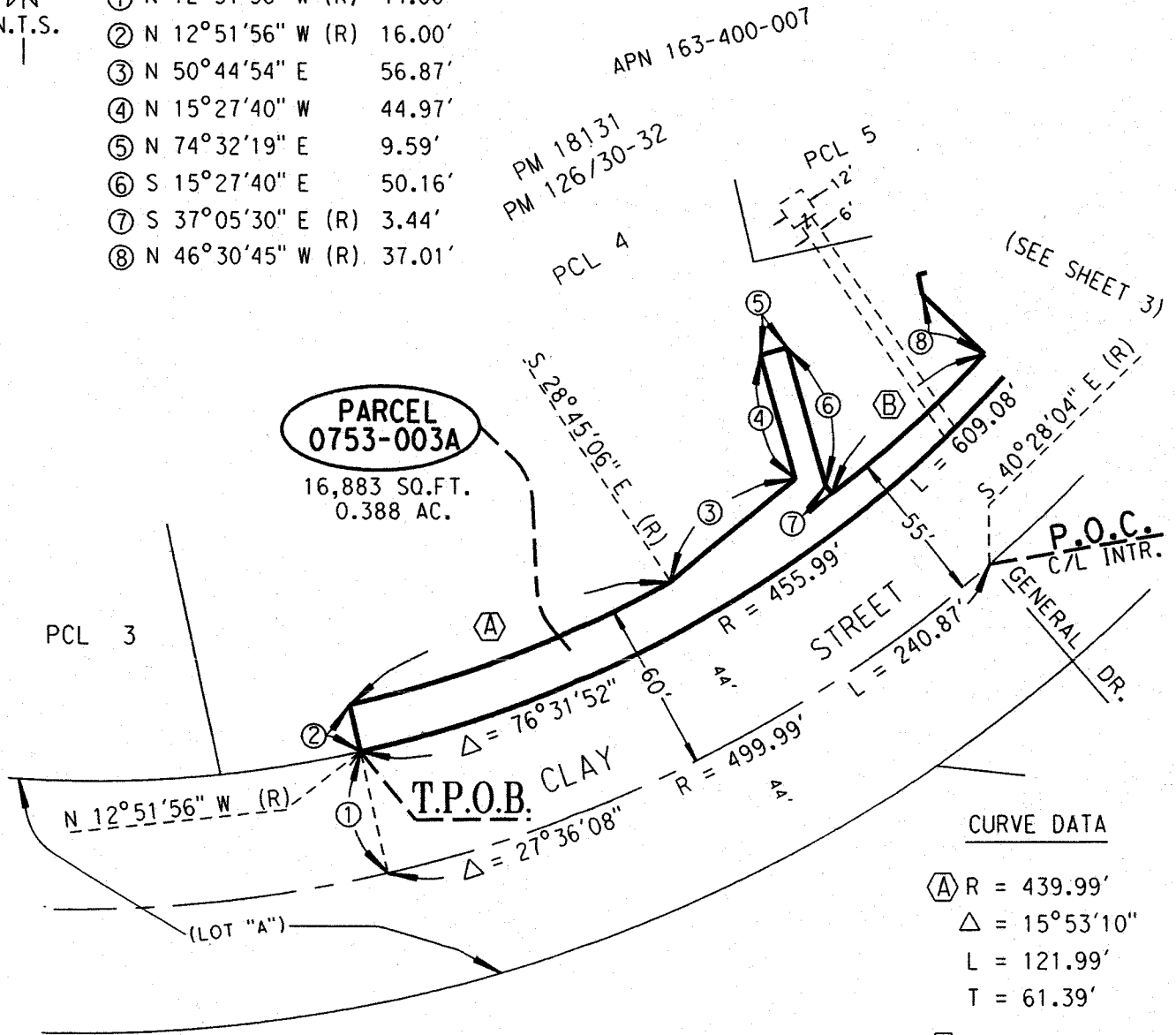
SEC. 25, T.2S., R.6W.
JURUPA RANCHO



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'

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



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.

PROJECT: CLAY STREET (GRADE SEPERATION)

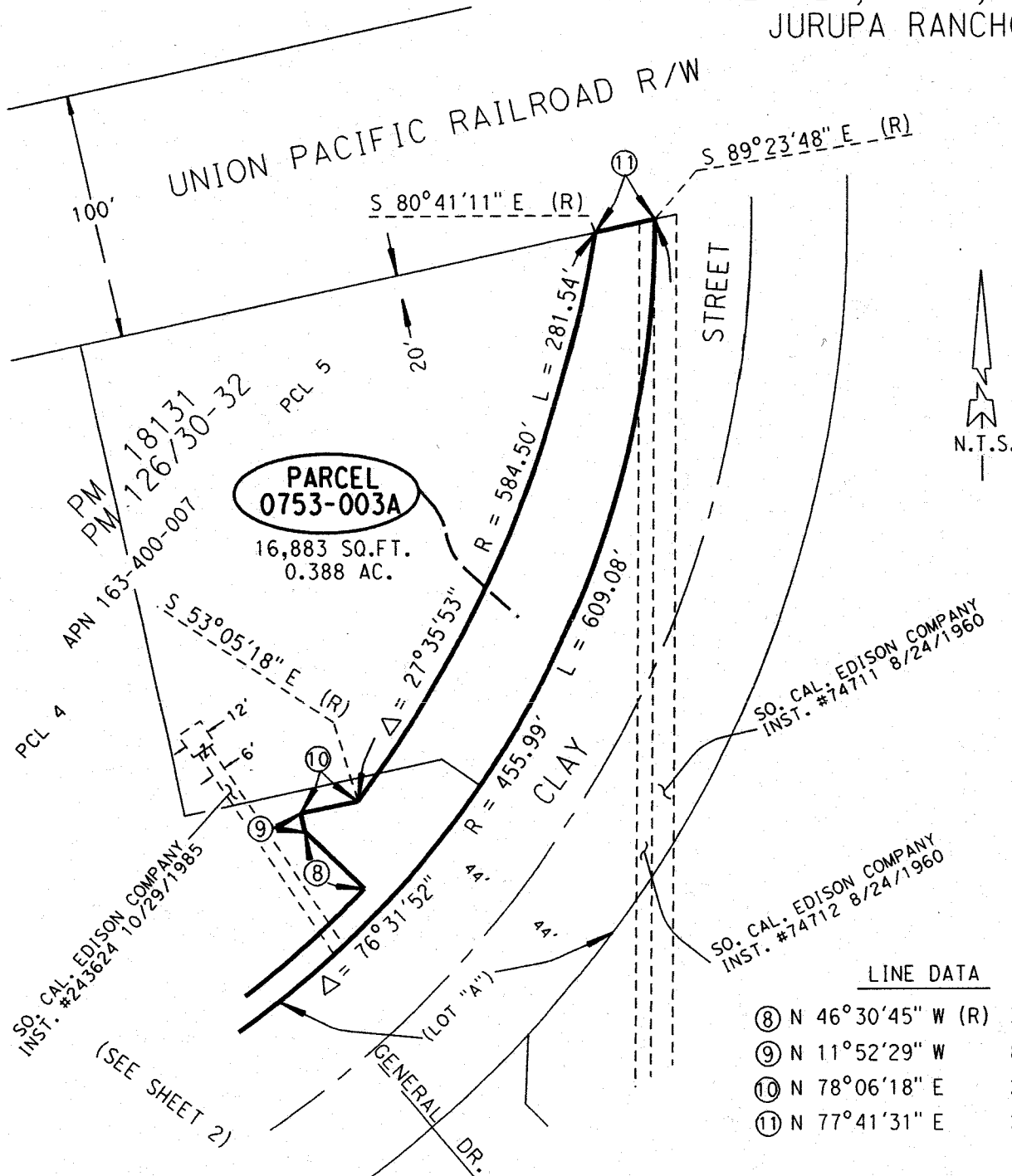
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

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

PAR. NO.:	0753-003A
PREPARED BY:	GSE, KKC~B
SCALE:	N.T.S.
DATE:	MAY, 2012
W.O. NO.:	B7-0753
SHEET 2 OF 3	

EXHIBIT "B"

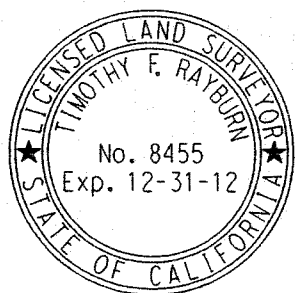
SEC. 25, T.2S., R.6W.
JURUPA RANCHO



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.	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 3 OF 3

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"

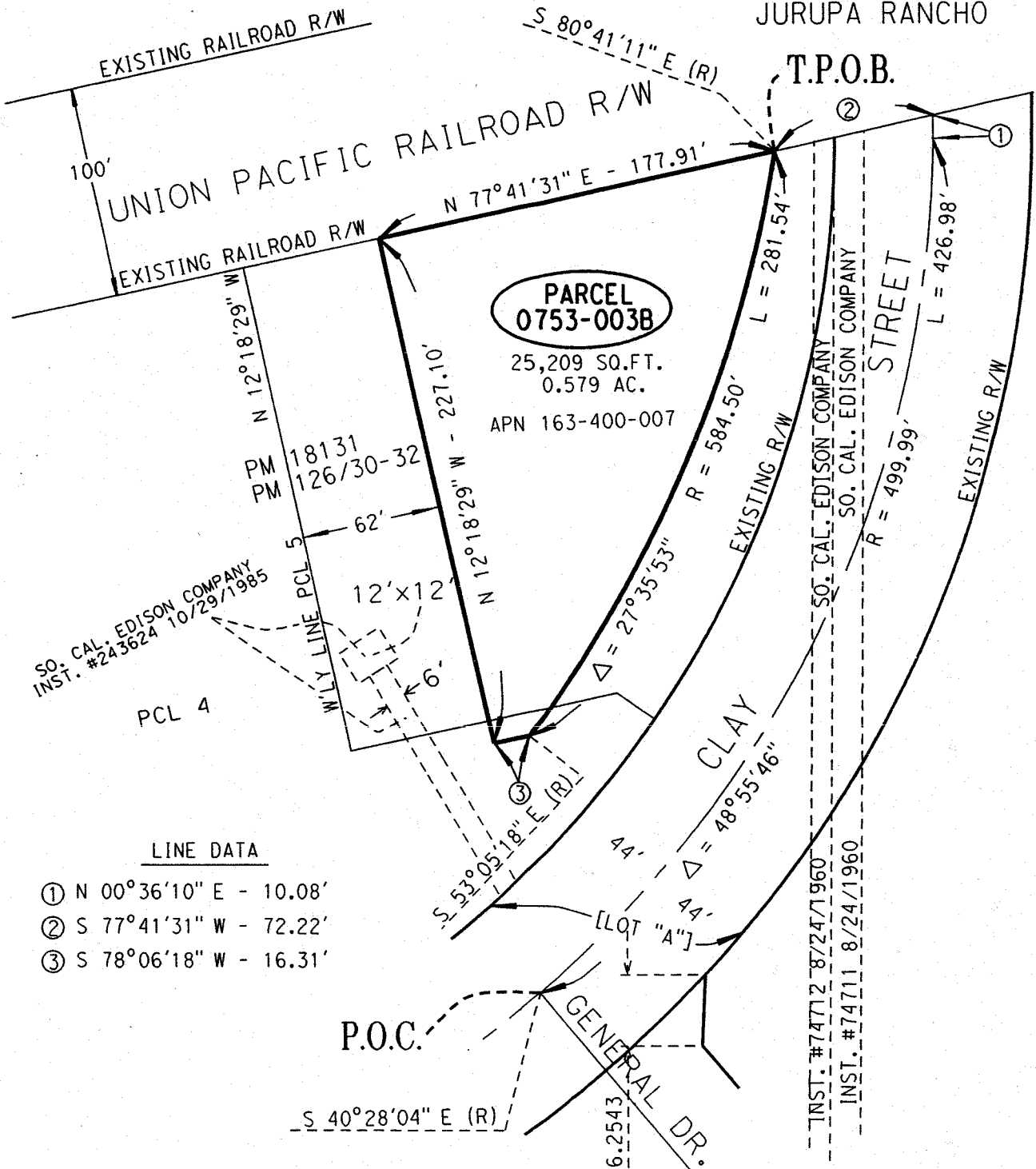
APPROVED BY: Timothy F. Rayburn

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.

PAR. NO.: 0753-003B

PROJECT: CLAY STREET (GRADE SEPERATION)

PREPARED BY: GSE/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: 8/29/2012

SHEET 1 OF 1

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.

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'

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.

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

EXISTING R/W

S 41°06'25" E (R)

CLAY STREET

P.O.C.
 C/L INTR.

S 40°28'04" E (R)

GENERAL DRIVE

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.: 0753-003C

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: 6/14/2012

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

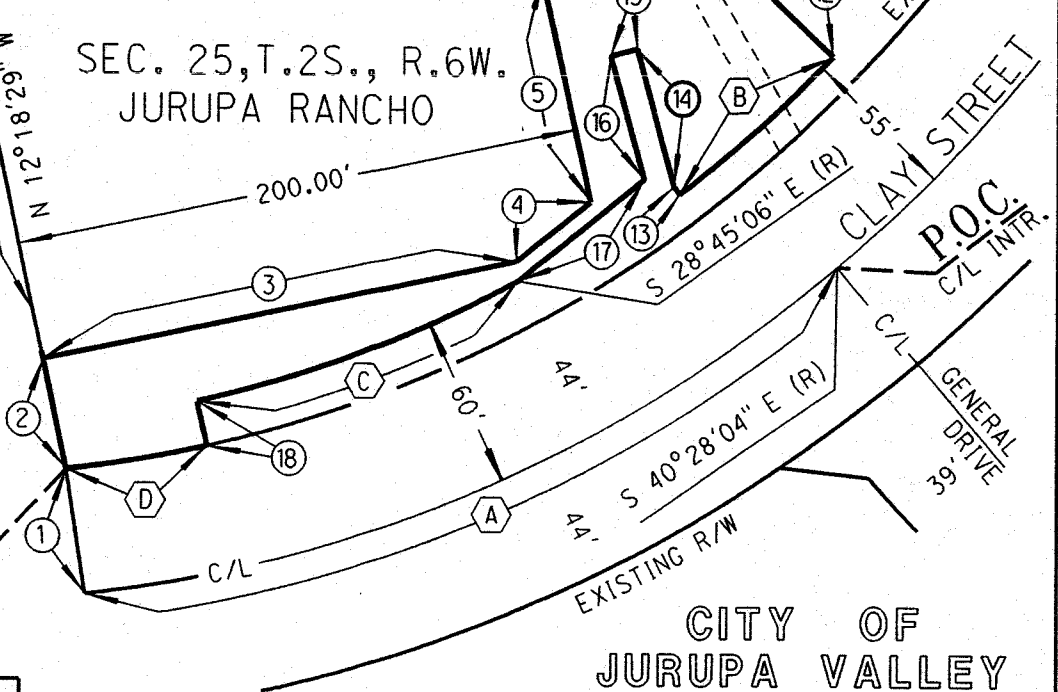
12'x12'

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'

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

W/LY LINE O.C.L. A
N 12°18'29" W



T.P.O.B.

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.: 0753-003D

PREPARED BY: DGO

SCALE: N.T.S.

DATE: APRIL, 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
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 RADIALY 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"

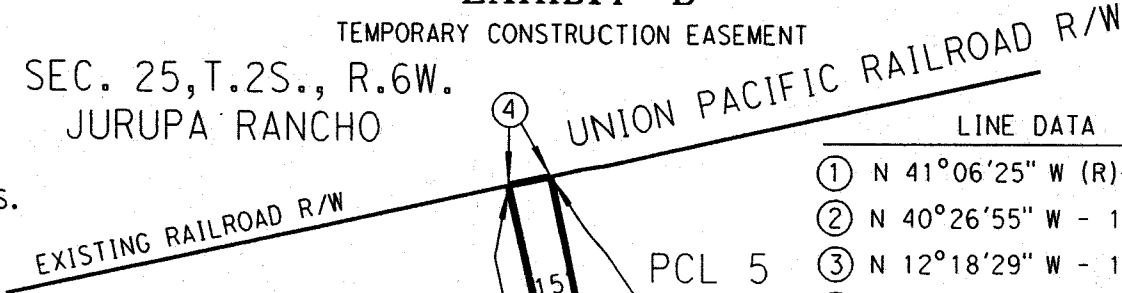
APPROVED BY: Timothy F. Rayburn
DATE: 6/14/2012



EXHIBIT "B"

TEMPORARY CONSTRUCTION EASEMENT

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



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

A S 40°28'04" E (R)

P.O.C.
C/L INTR.

S 43°02'21" E (R)
CLAY STREET

C/L GENERAL DRIVE

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.: 0753-003E
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: APRIL, 2012
APPROVED BY: <i>Timothy F. Rayburn</i>	W.O. NO.: B7-0753
DATE: 6/14/2012	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

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

PCL 5
PM 16858
PMB 133/98-99

PCL 6

P.O.C.
C/L TNTR

C/L LINARES AVE
N 89°23'50" W

ESMT IN FAVOR OF INST
3572 REC 11/28/1950 O.R.

PCL 7

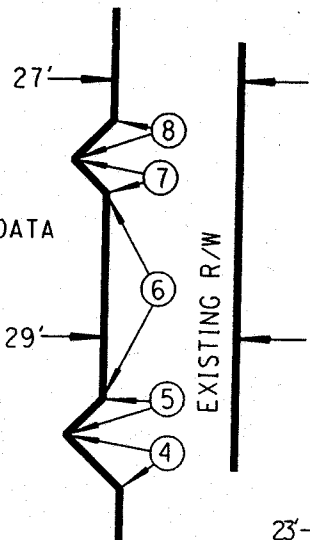
EXISTING UPRR R/W

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

T.P.O.B.

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

DETAIL



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.: 0753-005A
PREPARED BY: DGO, KKC-B
SCALE: N.T.S.
DATE: MAY, 2012
W.O. NO.: B7-0753

APPROVED BY: *Timothy F. Rayburn* DATE: 7/12/2012

SHEET 1 OF 1



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



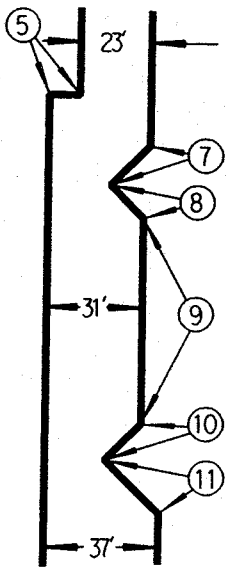
SECTION 25 T.2S., R.6W. ⑥ EXHIBIT "B"
 RANCHO JURUPA "TCE"



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.

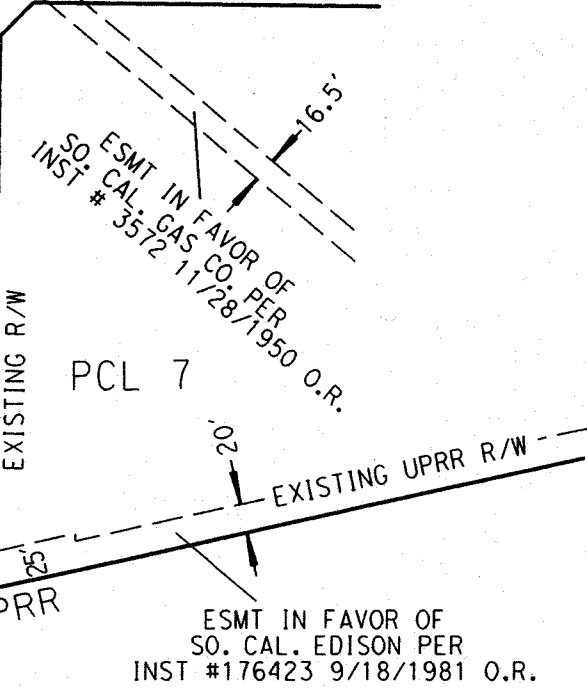
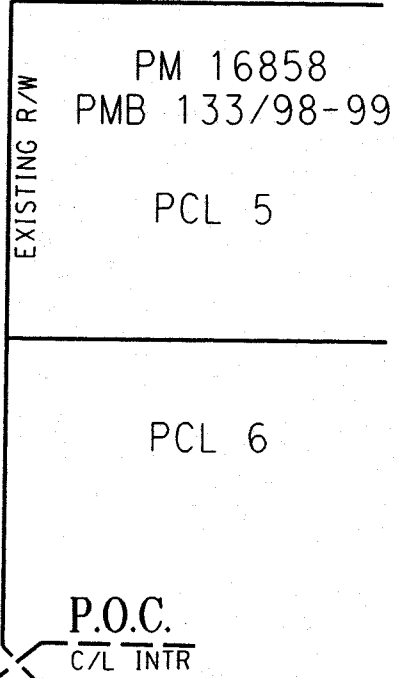
ALL DISTANCES SHOWN ARE GRID DISTANCES.
 GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE
 GRID DIST. BY A COMBINATION FACTOR OF 1.000015560.

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.

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



PAR. NO.:	0753-005B
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
0753-005C

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.

APN 163-400-002

PARCEL A
0753-005C

1,422 SQ.FT.
0.033 AC.

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

LINE DATA

- 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.

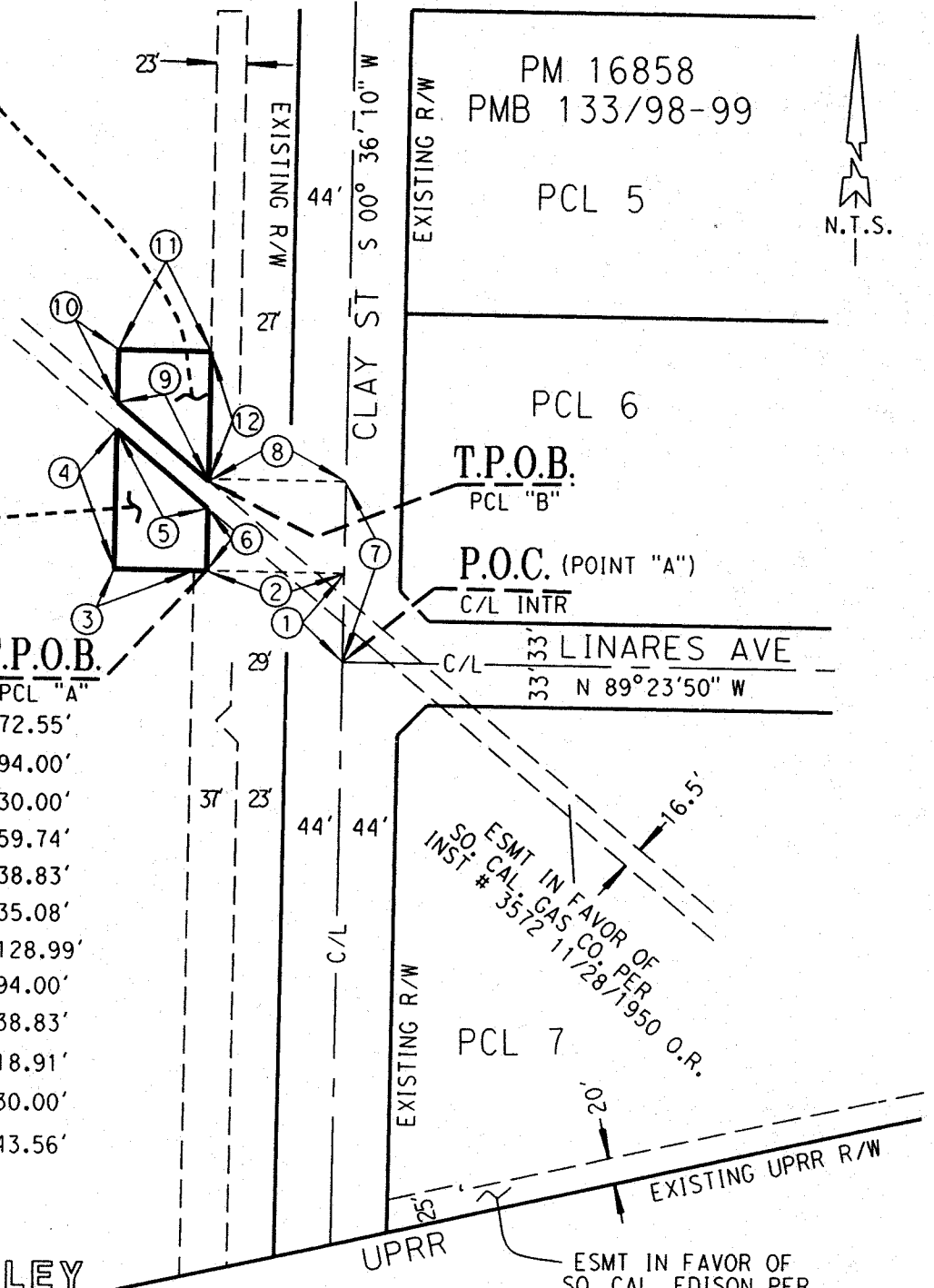
ALL DISTANCES SHOWN ARE GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE
GRID DIST. BY A COMBINATION FACTOR OF 1.000015560.

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



PM 16858
PMB 133/98-99

PCL 5

PCL 6

T.P.O.B.
PCL "B"

P.O.C. (POINT "A")
C/L INTR

C/L 33.33 LINARES AVE
33 N 89°23'50" W

PCL 7

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

ESMT IN FAVOR OF
SO. CAL. EDISON PER
INST #176423 9/18/1981 O.R.



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: 01/14/2012



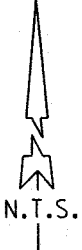
EXHIBIT "B" SEC. 25, T.2S., R.6W.
JURUPA RANCHO

P.O.C.
C/L INTR.

R/W PER
PM 133/98-99

LINARES AVENUE

N 89°23'50" W



CLAY STREET

R/W PER
PM 133/98-99

INST #436142
REC. 11/14/1996

PM 16858
PM 133/
98-99

PCL 7

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

UNION PACIFIC RAILROAD R/W

CITY
OF

JURUPA VALLEY

T.P.O.B.

SW'LY CRNR PCL 7



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.

PAR. NO.:	0753-006A
PREPARED BY:	KKC-B,DGO
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
0753-006B

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

LINARES AVENUE

N 89°23'50" W



CLAY STREET

S 00°36'10" W 372.63'

EXISTING R/W

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.

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.: 0753-006B

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: 1/9/2013

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



370.66'
CLAY STREET

EXISTING R/W

PCL 7

APN 163-400-023
PM 16858
PMB 133/98-99

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.

R/W PER
PM 133/98-99

S 00° 36' 10" W

C/L

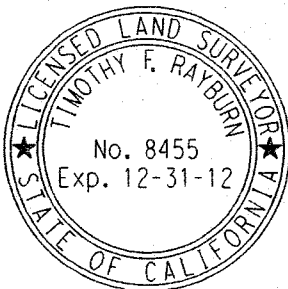
C/L

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.

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.: 0753-006C

PREPARED BY: DGO, KC-B

SCALE: N.T.S.

DATE: JUNE, 2012

W.O. NO.: B7-0753

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: *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

-T.P.O.B.

LINARES AVENUE



CLAY STREET

S 00° 36' 10" W

N 89° 23' 50" 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' INST #436142 NOV. 14, 1996
- ② S 00° 36' 10" W - 42.50'
- 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'

PCL 0753-006B
INST.#
REC.

EXIST R/W

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
	W.O. NO.: B7-0753

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

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

C/L

33'

EXISTING R/W

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

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

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



S 00°36'10" W 446.07'
CLAY STREET

EXISTING R/W

R/W PER
PM 133/98-99

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

C/L

14' 36'
44'
94'
58'
20'
6'13'25'
20'20'25'

⑥

20'

⑦

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.

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.: 0753-006E

PREPARED BY: DGO

SCALE: N.T.S.

DATE: JANUARY, 2013

W.O. NO.: B7-0753

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

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
PMB 133/98-99

EXHIBIT "B"
TCE

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

T.P.O.B.

P.O.C.
C/L INTR.

LINARES AVENUE

R/W PER
PM 133/98-99

N 89°23'50" W

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

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

EXISTING R/W

366.47'

PCL 7

APN 163-400-023

INST #436142
NOV. 14, 1996

**PARCEL
0753-006F**

64,187 SQ.FT.
1.474 AC.

N 00°36'10" E

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

16.5'

S 00°36'10" W



EXISTING RR R/W
UNION PACIFIC RAILROAD R/W
S 77°41'31" W

ESMT IN FAVOR OF
JCSD PER
INST #176423 9/18/1981

T.P.O.B. CITY 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.

DATE: JUNE, 2012

W.O. NO.: B7-0753

APPROVED BY: *Timothy F. Rayburn* DATE: 6/19/2012

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.

R/W PER
PM 133/98-99

LINARES AVENUE

N 89°23'50" W



CLAY STREET
S 00° 36' 10" W 372.63'

EXISTING R/W

INST #436142 REC. 11/14/1996 PM 16858
PMB 133/98-99
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 - 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'

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



370.66'
CLAY STREET

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.

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

INST #436142
NOV. 14, 1996

PCL 0753-0061

PCL 0753-006H
INST.#

REC.

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'

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.: 0753-0061

PREPARED BY: DGO, KC-B

SCALE: N.T.S.

DATE: JANUARY, 2013

W.O. NO.: B7-0753

APPROVED BY: *Timothy F. Rayburn* DATE: 2/4/2013

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.

R/W PER
PM 133/98-99

T.P.O.B.

N 89°23'50" W

LINARES AVENUE



CLAY STREET

S 00°36'10" W

PARCEL
0753-006J

1,485 SQ.FT.
0.034 AC.

PCL 7

APN 163-400-023

PM 16858
PMB 133/98-99

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

PCL 0753-006I
INST.#
REC.

PCL 0753-006H
INST.#
REC.

R/W PER
PM 133/98-99

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

C/L

44'

EXIST R/W

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'

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.

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

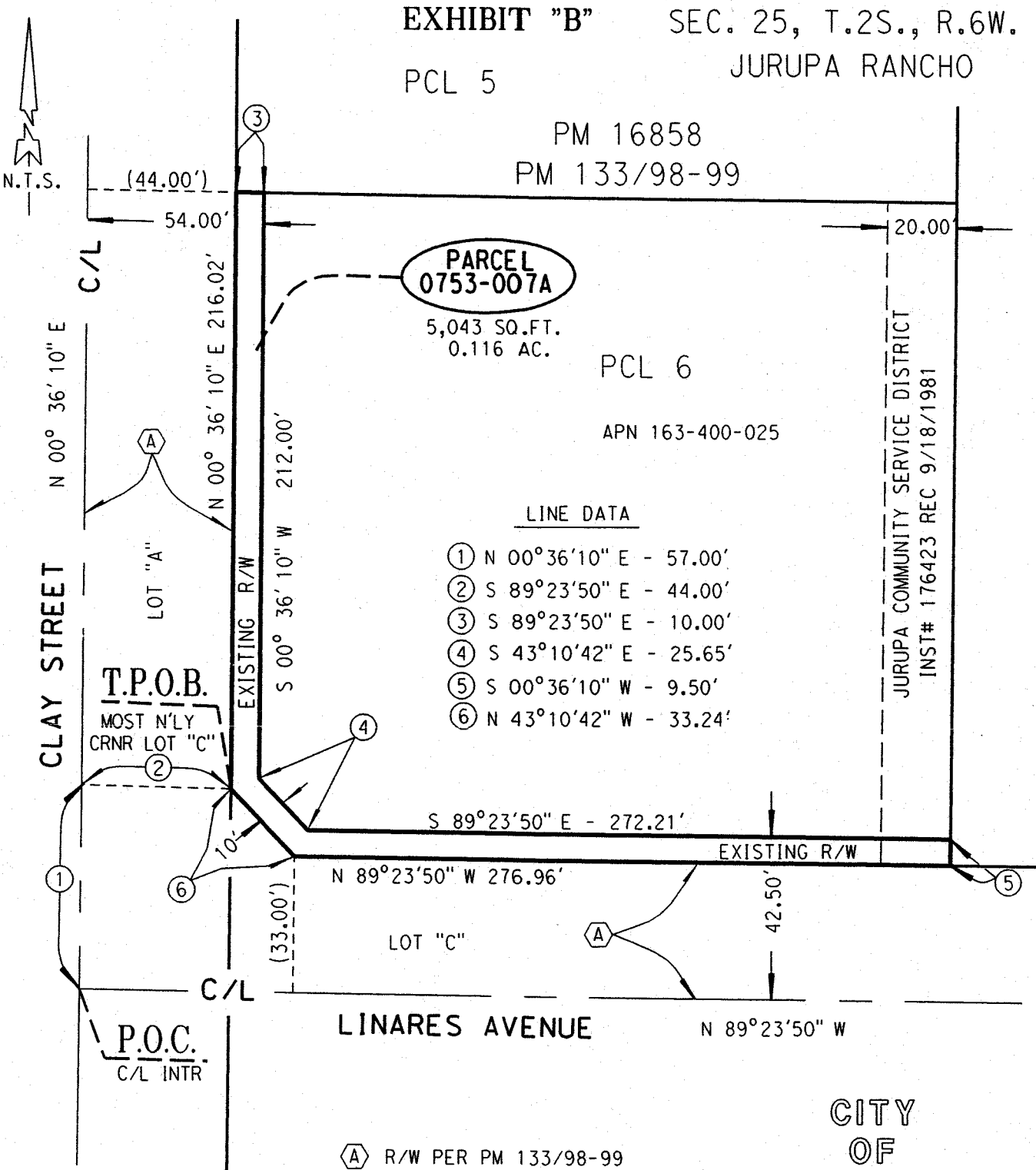
5,043 SQ.FT.
0.116 AC.

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'



(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.

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"

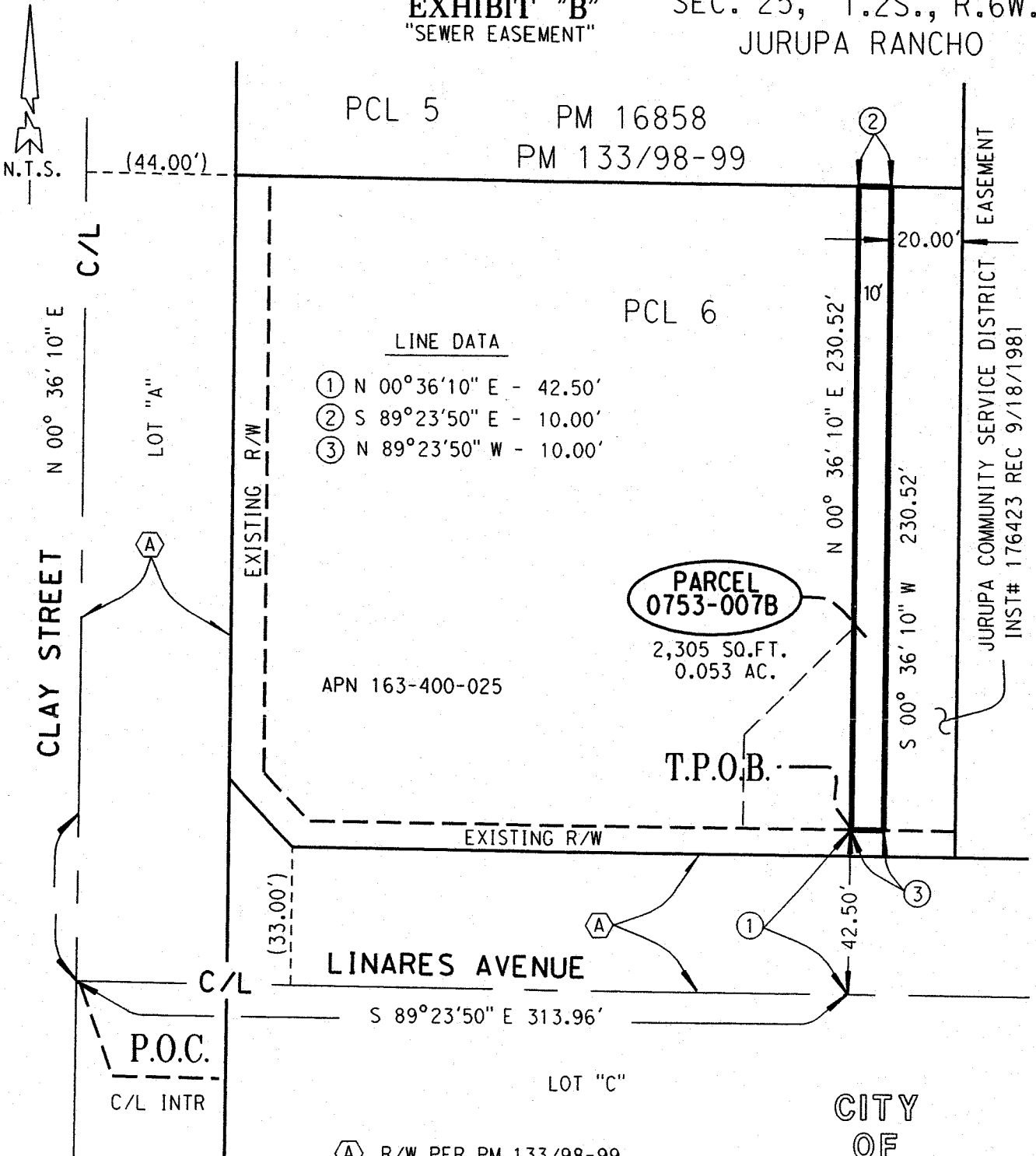
APPROVED BY: Timothy F. Rayburn

DATE: 6/14/2012



EXHIBIT "B"
"SEWER EASEMENT"

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



- 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.

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

Ⓐ 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.	PAR. NO.: 0753-007B
PROJECT: CLAY STREET (GRADE SEPERATION)	PREPARED BY: 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: MAY, 2012
DATE: 6/14/2012	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 E. Rayburn
DATE: 6/14/2012



EXHIBIT "B"
"TCE"

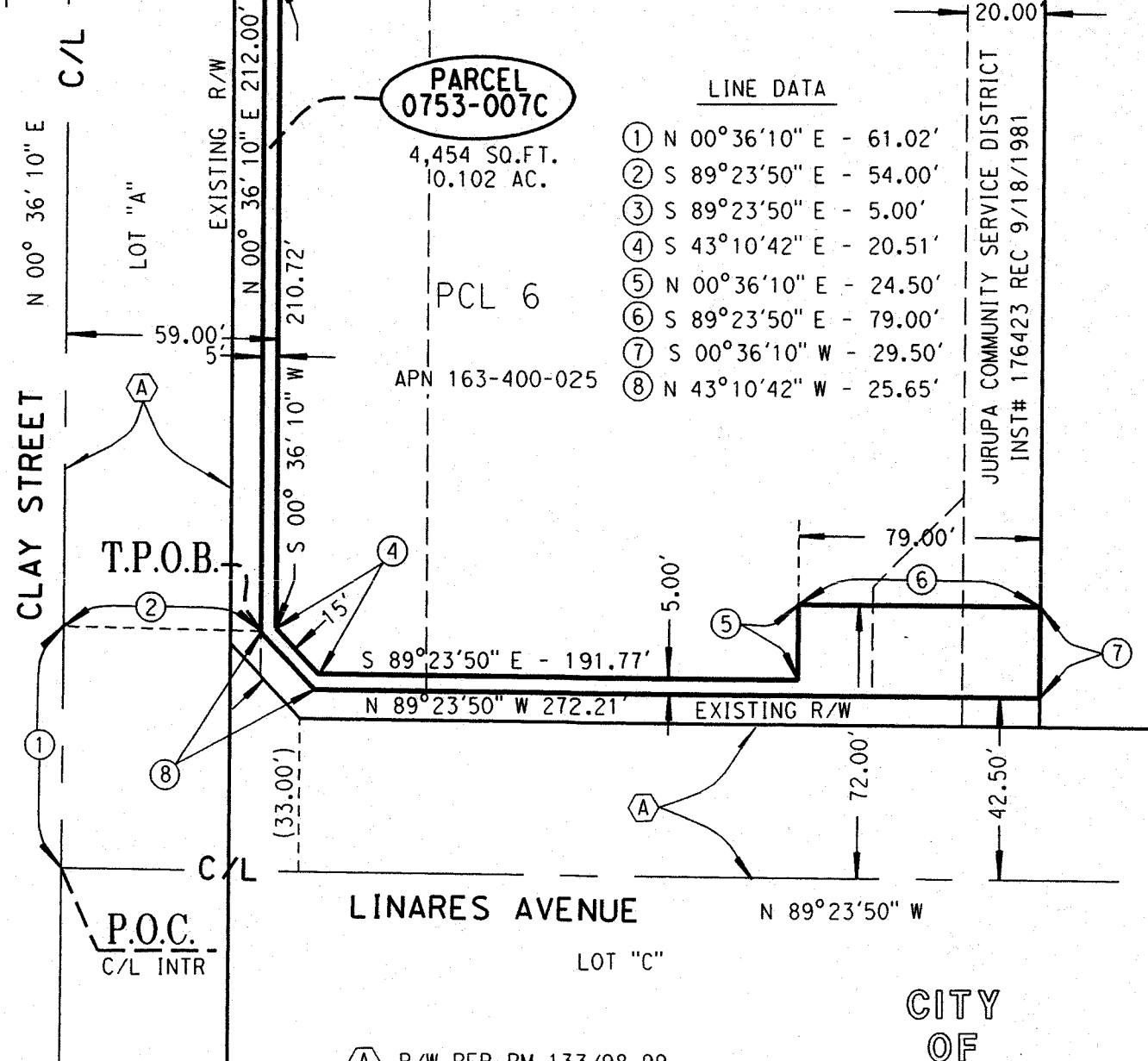
SEC. 25, T.2S., R.6W.

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

LINARES AVENUE

N 89°23'50" W

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.	PAR. NO.: 0753-007C
PROJECT: CLAY STREET (GRADE SEPERATION)	PREPARED BY: 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.
	DATE: MAY, 2012
	W.O. NO.: B7-0753

APPROVED BY: *Timothy F. Rayburn* DATE: 6/4/2012

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

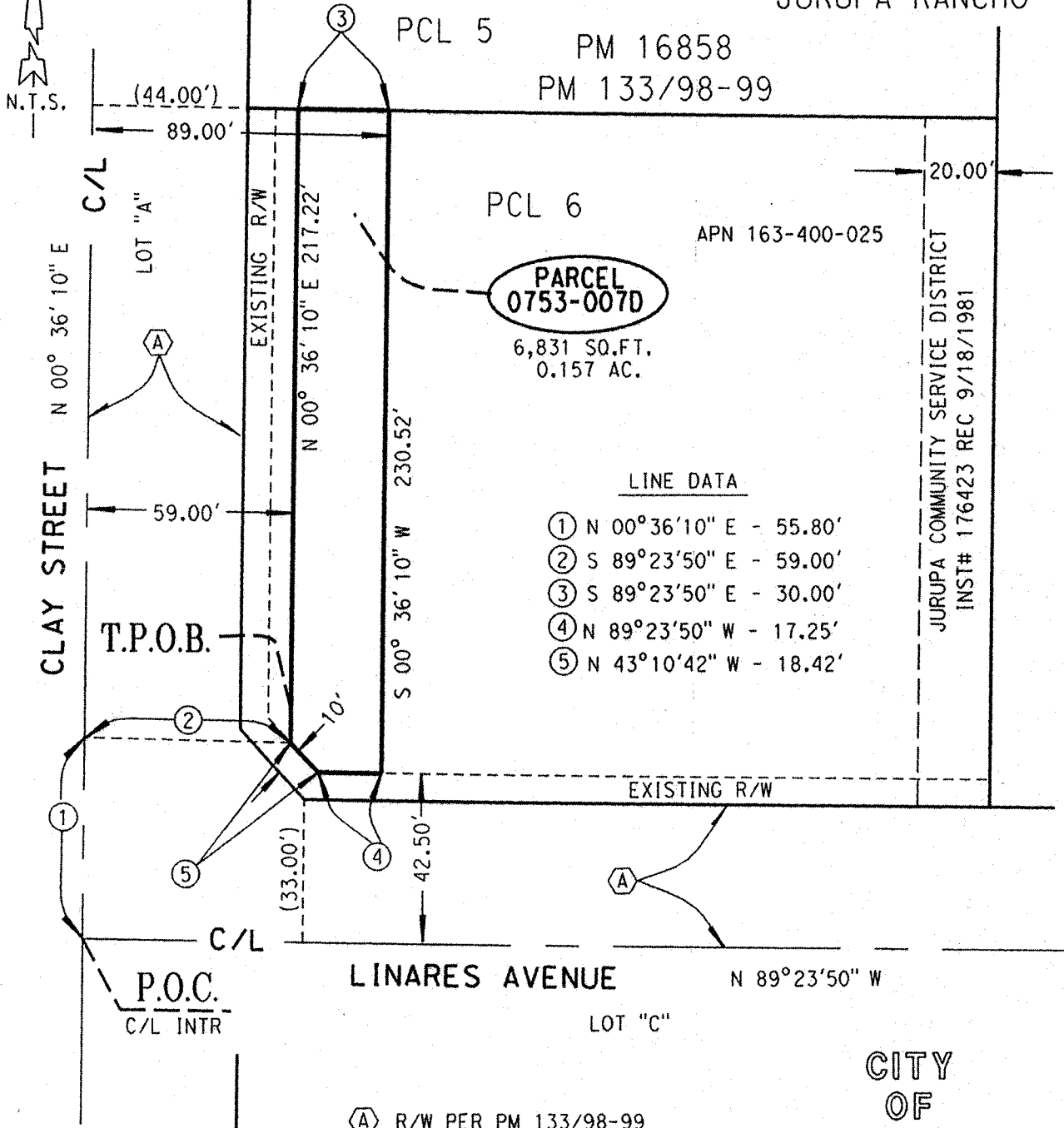


EXHIBIT "B"

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

"TEMPORARY CONSTRUCTION EASEMENT"

JURUPA RANCHO



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'

LINARES AVENUE

N 89° 23' 50" W

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.

PAR. NO.: 0753-007D

PROJECT: CLAY STREET (GRADE SEPERATION)

PREPARED BY: DLM

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: 1/3/2013

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: *Timothy F. Rayburn*

DATE: 6/12/2012



EXHIBIT "B"

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

JURUPA RANCHO

PCL 5

PM 16858

PM 133/98-99



CLAY STREET
N 00° 36' 10" E
C/L
LOT "A"
44'

EXISTING R/W

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

33'

C/L

P.O.C.

C/L INTR

LINARES AVENUE

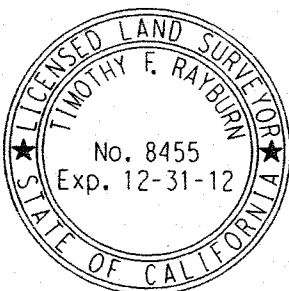
N 89°23'50" W

LOT "C"

Ⓐ R/W 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.

APPROVED BY

Timothy F. Rayburn

DATE: 6/12/2012

PAR. NO.: 0753-007E

PREPARED BY: DGO

SCALE: N.T.S.

DATE: MAY, 2012

W.O. NO.: B7-0753

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.

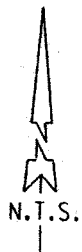
THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000015560 TO OBTAIN GROUND DISTANCE.

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: *Jeremy F. Rugh*

DATE: 5/14/2012



VINCINITY MAP
N.T.S.

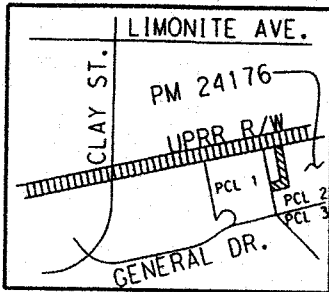


EXHIBIT "B" "WATER EASEMENT"

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

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'

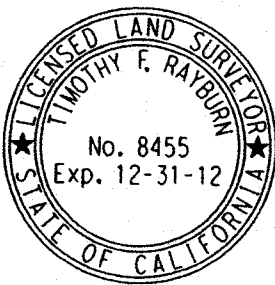
DRAINAGE EASEMENT PER PM 155/90-92
DEDICATED NOT ACCEPTED PER - 291.13'

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)

PAR. NO.: 0753-009A

PREPARED BY: KKC-B

SCALE: N.T.S.

DATE: MAY, 2012

W.O. NO.: B7-0753

APPROVED BY: *Timothy F. Rayburn* DATE: 5/14/2012

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



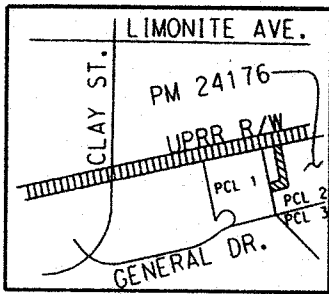


VINCINITY MAP
N.T.S.

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'

DEDICATED NOT ACCEPTED PER PM 155/90-92

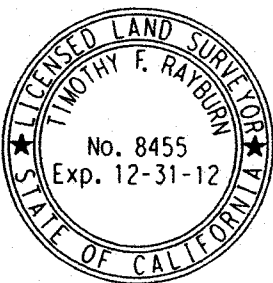
DRAINAGE EASEMENT

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

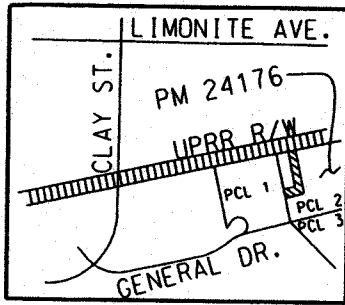
DATE: 9/11/2012



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

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'

PER PM 155/90-92

DEDICATED NOT ACCEPTED PER
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 # 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.
PROJECT: CLAY STREET (GRADE SEPERATION)

PAR. NO.: 0753-009C

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: SEPTEMBER, 2012

W.O. NO.: B7-0753

APPROVED BY: *Timothy F. Rayburn* DATE: 9/11/2012

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
CLAY

P.O.C.
N'WLY CRNR
PCL 1

PM 24176
PM 155/90-92

APN 163-400-016

PCL 1

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

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

MWD ROAD ESMT
INST. #260686
REC. 12/5/1984

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'
- Δ = 03°24'57"
- L = 5.96'
- T = 2.98'

N 12°18'29" W 248.85'
S 12°18'29" E 212.44'

GENERAL DR

PCL 3

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

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.: 0753-011A

PROJECT: CLAY STREET (GRADE SEPERATION)

PREPARED BY: KKC-B, BC III

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: *Leahlynn Reed*

DATE: 5/09/2012

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"

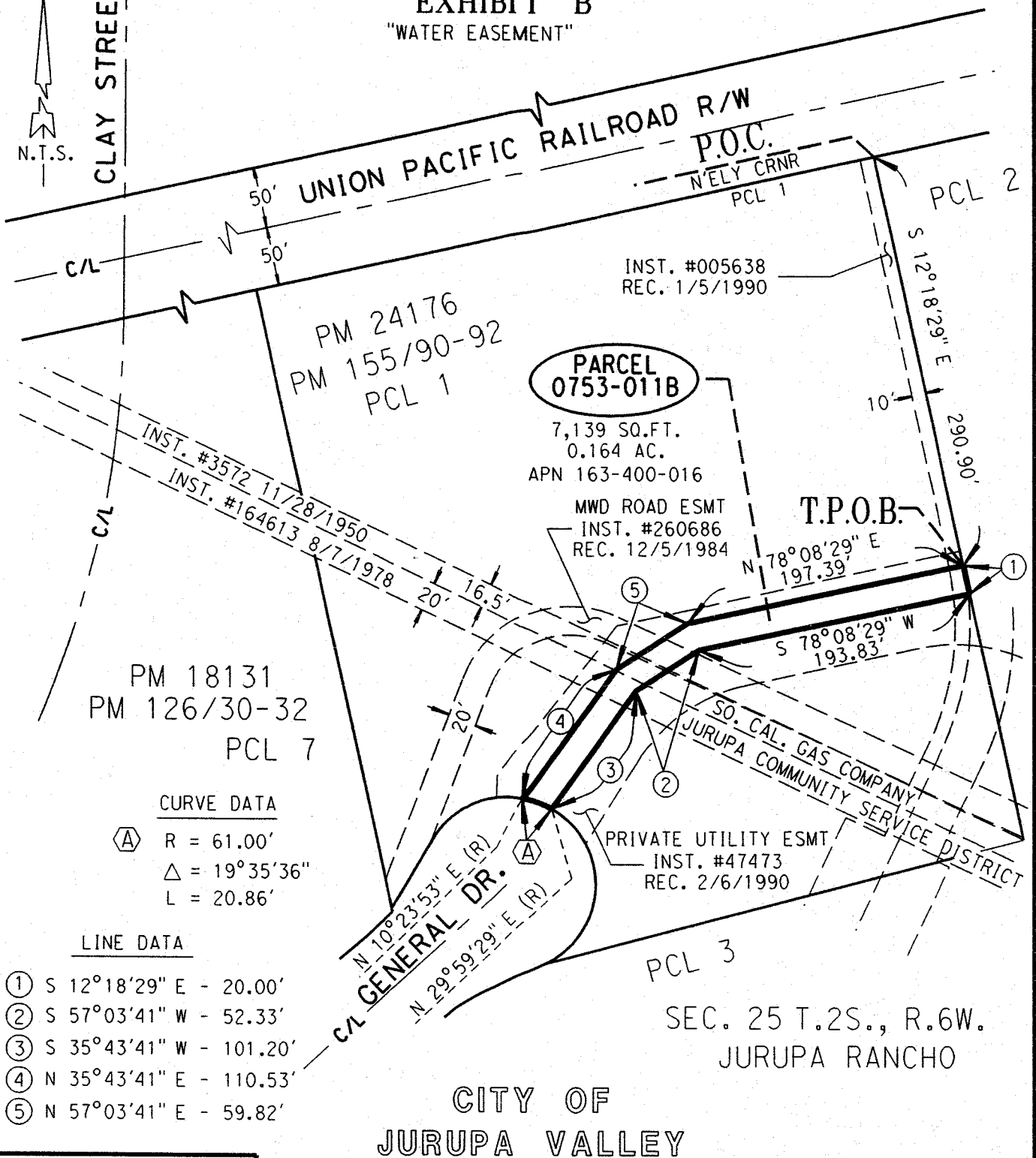
APPROVED BY: Timothy F. Rayburn
DATE: 5/08/2012



EXHIBIT "B"
"WATER EASEMENT"



CLAY STREET



PM 24176
PM 155/90-92
PCL 1

PARCEL 0753-011B

7,139 SQ.FT.
0.164 AC.
APN 163-400-016

MWD ROAD ESMT
INST. #260686
REC. 12/5/1984

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'

GENERAL DR.
N 10°23'53" E (R)
N 29°59'29" E (R)

SO. CAL. GAS COMPANY
JURUPA COMMUNITY SERVICE DISTRICT
PRIVATE UTILITY ESMT
INST. #47473
REC. 2/6/1990

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.	PAR. NO.: 0753-011B
PROJECT: CLAY STREET (GRADE SEPERATION)	PREPARED BY: KKC-B, BC III
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: MAY, 2012
DATE: 5/08/2012	W.O. NO.: B7-0753
	SHEET 1 OF 1

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"

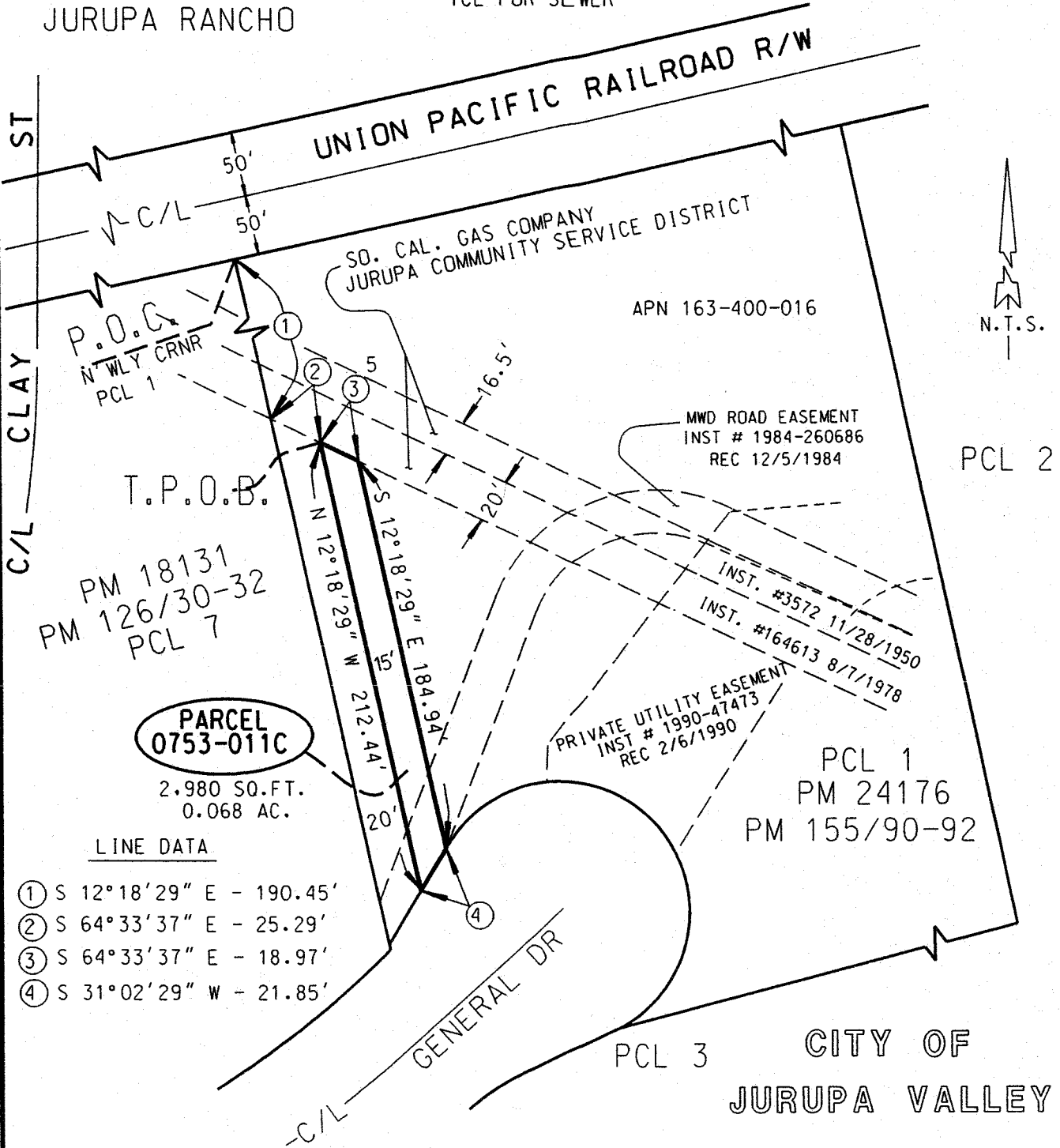
APPROVED BY: Timothy F. Rayburn

DATE: 9/11/2012



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

EXHIBIT "B"
 "TCE FOR SEWER"



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.: 0753-011C
 PREPARED BY: KKC-B, GE
 SCALE: N.T.S.
 DATE: SEPTEMBER, 2012
 W.O. NO.: B7-0753

APPROVED BY: *Timothy F. Rayburn* DATE: 9/11/2012

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"

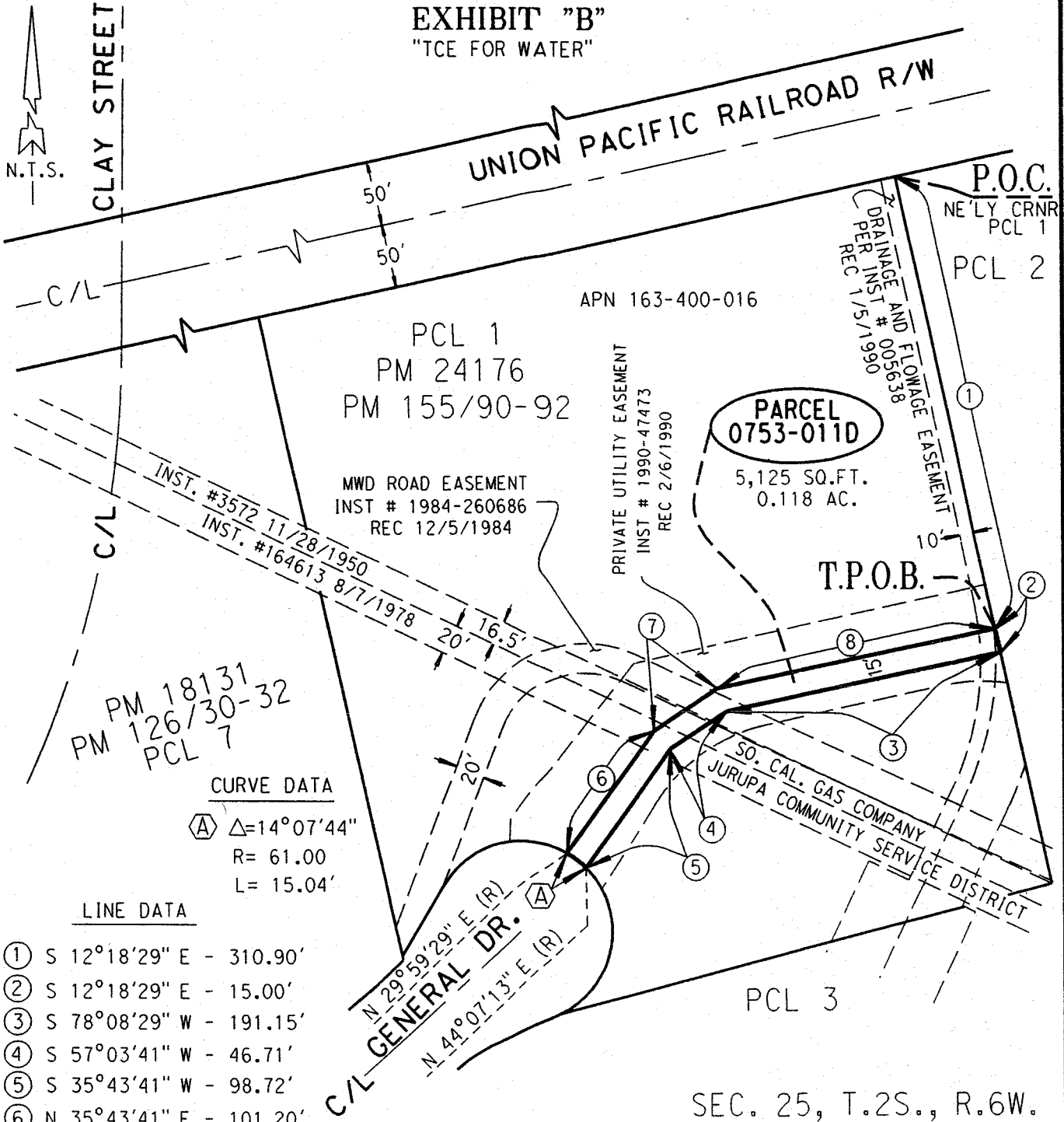
APPROVED BY: Timothy F. Rayburn

DATE: 5/9/2012



EXHIBIT "B"

"TCE FOR WATER"



CLAY STREET

UNION PACIFIC RAILROAD R/W

N.T.S.

P.O.C.
NE'LY CRNR
PCL 1
PCL 2

APN 163-400-016

PCL 1
PM 24176
PM 155/90-92

**PARCEL
0753-011D**

5,125 SQ.FT.
0.118 AC.

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

T.P.O.B.

PM 18131
PM 126/30-32
PCL 7

CURVE DATA

⊕ Δ=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.

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	

APPROVED BY: *Timothy F. Rayburn* DATE: 5/9/2012

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.

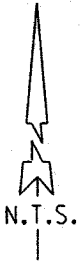
SEE ATTACHED EXHIBIT "B"

APPROVED BY: Timothy F. Raub

DATE: 5/9/2012



EXHIBIT "B"
"GAS EASEMENT"



CLAY STREET

UNION PACIFIC RAILROAD R/W

P.O.C.
NE'LY CRNR
PCL 1

PCL 2

APN 163-400-016

PCL 1
PM 24176
PM 155/90-92

PARCEL
0753-011E

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COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: CLAY STREET (GRADE SEPERATION)

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DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

PAR. NO.: 0753-011E

PREPARED BY: KKC-B, GE

SCALE: N.T.S.

DATE: MAY, 2012

W.O. NO.: B7-0753

APPROVED BY: *Timothy F. Rayburn* DATE: 5/9/2012

SHEET 1 OF 1