

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

316



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

**SUBMITTAL DATE:**  
November 12, 2014

**SUBJECT:** Resolution No. 2014-137, Notice of Intention to Adopt a Resolution of Necessity for the Street A Improvement Project, District 1/District 1, [\$0]

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

1. Approve Resolution No. 2014-137, Notice of Intention to Adopt a Resolution of Necessity for the Street A Improvement Project;
2. Set a public hearing on January 13, 2015, for Resolution No. 2015-002, Authorizing Resolution of Necessity Regarding the Street A Improvement Project; and
3. Direct the Clerk of the Board to send the required notice to the property owners as required per Section 1245.235 of the Code of Civil Procedure.

**BACKGROUND:**

Summary (Commences on Page 2)

*[Signature]*  
Patricia Romo  
Assistant Director of Transportation  
for Juan C. Perez  
Director of Transportation and Land  
Management

*[Signature]*  
Robert Field  
Assistant County Executive Officer/EDA

Departmental Concurrence

FORM APPROVED COUNTY COUNSEL  
BY: *[Signature]* 11/19/14  
ANITA C. WILLIS

DATE

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0	
<b>SOURCE OF FUNDS: NA</b>					Budget Adjustment: No
					For Fiscal Year: 2014/15

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

APPROVE

BY: *[Signature]*  
Rohini Dasika

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Jeffries, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the above matter is approved as recommended, and is set for public hearing on Tuesday, January 13, 2015, at 9:30 a.m.

Ayes: Jeffries, Stone, Benoit and Ashley  
Nays: None  
Absent: Tavaglione  
Date: November 25, 2014  
xc: EDA, Transp., COB

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

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

Prev. Agn. Ref.: 3.58 of 12/18/07; 3.38 of 3/27/12

District: 1/1

Agenda Number:

**3-5**

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

Economic Development Agency/Facilities Management and Transportation Department

**FORM 11:** Resolution No. 2014-137, Notice of Intention to Adopt a Resolution of Necessity for the Street A Improvement Project, District 1/District 1,[\$0]

**DATE:** November 12, 2014

**PAGE:** 2 of 4

**BACKGROUND:**

**Summary**

The Street A Project is a proposed two lane collector road connecting McAllister Parkway to Van Buren Boulevard, of which 40 percent is located within the jurisdiction of the County of Riverside (County) and 60 percent is located within the jurisdiction of the City of Riverside (City).

In 2006, the County approved Tract 30153 (McAllister Hills), which would have constructed a golf course residential community development. The County required this tract to construct a new road between McAllister Street and Van Buren Boulevard, referred to as Street A, which would serve traffic from the development and provide an alternate access route for residents of Victoria Grove, The Orchards, and other communities in the area north of El Sobrante and east of La Sierra Avenue.

On December 18, 2007, the Board of Supervisors (Board) approved Item 3-58, which consented to and authorized the City to act as lead agency on behalf of the County for purposes of land acquisition and eminent domain necessary for Street A, since most of the property to be acquired was within the City limits. The road design was nearly complete and right-of-way was about to commence in 2008 when work ceased on the developer's project, which went into foreclosure due to the economic downturn. Since that time, the community desires to and Tract 30153 went into foreclosure due to the economic downturn. Since that time, the community desires to see Street A move forward ahead of development due to the closure of the extension of McAllister north into the City of Riverside, which was done by the City in 2009.

On March 27, 2012, the Board approved Item 3-38, an agreement between the County and City which revoked the County's consent to authorize the City to act as lead agency and designated the County as lead agency. On November 19, 2013, the City approved an amendment to the agreement, because both the County and the City expressed their desire to designate the County as lead agency for purposes of land acquisition services and any eminent domain necessary for the project. On November 25, 2014, the Transportation Department brought forth the amendment to the agreement under a separate submittal. On November 25, 2014, the Board approved Resolution No. 2014-136, Resolution Agreeing to Hear Future Resolutions of Necessity for the Street A Improvement Project.

Environmental Impact Report No. 433 (EIR) was completed in compliance with the EIR Guidelines and Riverside County Rules to implement California Environmental Quality Act (CEQA). On December 21, 2004, the Board of Supervisors adopted Resolution No. 2004-539, Certifying Environmental Impact Report (EIR) No. 433. On September 24, 2013, the Board approved Item 3.67, Amendment No. 1 to EIR No. 433.

The Economic Development Agency/Facilities Management (EDA/FM) has presented written offers to the property owners as required by Government Code Section 7267.2. The amount of the offers is consistent with current property values in the Woodcrest area 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.

The Project consists of six property owners; two of which have settled. However, settlement has not been reached with the remaining four property owners, although negotiations are still in process for the necessary right-of-way:

(Continued)

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

Economic Development Agency/Facilities Management and Transportation Department

**FORM 11:** Resolution No. 2014-137, Notice of Intention to Adopt a Resolution of Necessity for the Street A Improvement Project, District 1/District 1,[\$0]

**DATE:** November 12, 2014

**PAGE:** 3 of 4

**BACKGROUND:**

**Summary:** (Continued)

Assessor's Parcel Number (Portion)	Parcel No.	Owner(s)
239-270-001	0641-003A to 0641-003M 0641-003O to 0641-003Q	Chris Hong Wen and Mei Lung Wen, Trustees of the Wen Revocable Family Trust dated December 15, 1988, and May Yu Wen as to an undivided 50% interest and Chao Tung Tang and/or Hsueh-Mei Lee Tang, Trustees of the Tang Living Trust dated June 18, 1993, as to an undivided 25% interest and Chin Hsien Tang and Kuei Chun Chen Tang, husband and wife as joint tenants, as to an undivided 25% interest
239-240-001	0641-004A to 0641-004K	David Pai-Hsien Lin, a single man and Helen Mei-Hsien Lin, a single woman as joint tenants
239-240-004	0641-005A to 0641-005G 0641-005I and 0641-005J	Chin Hsien Tang and Kuei Chun Chen Tang, husband and wife as joint tenants, as to an undivided one-half interest and Chao Tung Tang and/or Hsueh-Mei Lee Tang, Trustees of the Tang Living Trust dated June 18, 1993, as to an undivided one-half interest
269-060-012	0641-007A to 0641-007G	El Sobrante Estates Company

The subject Notice of Intention would schedule a hearing on January 13, 2015, for the proposed Resolution No. 2015-002 (Authorizing Resolution of Necessity Regarding the Street A Improvement Project). The scheduling of a Resolution of Necessity hearing on January 13, 2015 is needed in order to permit the Street A Improvement 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.

**Impact on Citizens and Businesses**

The Project is a critical circulation and emergency access link for the communities of The Orchard, Victoria Grove and other developments located east of La Sierra Avenue, and north of El Sobrante.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

The following summarizes the funding necessary for the acquisition of the portion of the properties referenced above:

Acquisition and Temporary Construction Access	\$254,408
Preliminary Title Reports	2,400
County Appraisal	17,500
EDA/FM Real Property Staff Time	15,000
Total Estimated Acquisition Costs	\$289,308

(Continued)

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

Economic Development Agency/Facilities Management and Transportation Department

**FORM 11:** Resolution No. 2014-137, Notice of Intention to Adopt a Resolution of Necessity for the Street A Improvement Project, District 1/District 1,[\$0]

**DATE:** November 12, 2014

**PAGE:** 4 of 4

**SUPPLEMENTAL:**

**Additional Fiscal Information** (Continued)

All costs associated with the acquisition of these properties are fully funded by Developer Contributions in the Transportation Department's budget for FY 2014/15 and these costs will be included in a separate Form 11, along with the Authorizing Resolution of Necessity motion. No net county costs will be incurred as a result of this transaction.

2 **Resolution No. 2014-137**

3 **Notice of Intention to Adopt a Resolution of Necessity Regarding**  
4 **the Street A Improvement Project**

5  
6 **WHEREAS**, the portion of real properties that are the subject of this Notice  
7 (collectively the "Subject Properties") are located in the Woodcrest area, County of  
8 Riverside, State of California; within an area bounded by Van Buren Boulevard on the  
9 east and McAllister Street on the west; are legally described and pictorially depicted on  
10 the documents attached hereto as Exhibit "A" and Exhibit "B" (and incorporated herein  
11 by this reference); as Parcels 0641-003A through 0641-003M and Parcels 0641-003O  
12 through 0641-003Q; Parcels 0641-004A through 0641-004K; Parcels 0641-005A  
13 through 0641-005G and Parcels 0641-005I and 0641-005J; and Parcels 0641-007A  
14 through 0641-007G and are portions of larger real properties in all cases;

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

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Assessor's Parcel Number (Portion)	Parcel No.
20 239-270-001	0641-003A to 0641-003M 0641-003O to 0641-003Q
21 239-240-001	0641-004A to 0641-004K
22 239-240-004	0641-005A to 0641-005G 0641-005I and 0641-005J
23 269-060-012	0641-007A to 0641-007G

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1           **WHEREAS**, the proposed project that is the subject of this Notice (the  
2 "Proposed Project") is to construct a new road, Street A, that will provide a two lane  
3 collector road connecting Van Buren Boulevard to McAllister Street;

4           **WHEREAS**, the Project is a critical circulation and emergency access link for the  
5 community, including but not limited to, the use of the Subject Properties for public road  
6 purposes, for slope purposes, for drainage purposes, for temporary construction  
7 purposes and or other work, and for other incidental uses required by the Proposed  
8 Project;

9           **WHEREAS**, Parcels 0641-003A and 0641-003B, Parcels 0641-004A and 0641-  
10 004B, Parcel 0641-005A and Parcel 0641-007A will each be used for public road  
11 purposes; Parcels 0641-003D, 0641-003F, 0641-003H, and 0641-003J; Parcels 0641-  
12 004C, 0641-004F, 0641-004G, 0641-004H; Parcels 0641-005B, 0641-005C, and 0641-  
13 005E will each be used for slope/drainage purposes; Parcels 0641-003L, 0641-003M,  
14 0641-003O; Parcels 0641-004I through 0641-004K; Parcels 0641-005I and 0641-005J  
15 and Parcels 0641-007D through 0641-007G will each be used for storm drainage  
16 purposes, and whereas the uses that will be made of each one of the remaining  
17 Subject Properties is/are described in Exhibit "A";

18           **WHEREAS**, the interests in the property that are the subject of this notice  
19 (collectively the "Subject Property Interests") are identified below in Table Two; and

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TABLE TWO				
Subject Properties	Permanent Easements			Temporary Easement
	Road Easement	Slope/Drainage	Storm Drainage	
0641-003A	X			
0641-003B	X			
0641-003C				X
0641-003D		X		
0641-003E				X
0641-003F		X		
0641-003G				X
0641-003H		X		
0641-003I				X
0641-003J		X		
0641-003K				X
0641-003L			X	
0641-003M			X	
0641-003O			X	
0641-003P				X
0641-003Q				X
0641-004A	X			
0641-004B	X			
0641-004C		X		
0641-004D				X
0641-004E				X
0641-004F		X		
0641-004G		X		
0641-004H		X		
0641-004I			X	
0641-004J			X	
0641-004K			X	
0641-005A	X			
0641-005B		X		
0641-005C		X		
0641-005D				X
0641-005E		X		
0641-005F				X
0641-005G				X
0641-005I			X	
0641-005J			X	
0641-007A	X			
0641-007B		X		
0641-007C		X		
0641-007D			X	
0641-007E			X	
0641-007F			X	
0641-007G			X	

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1           **WHEREAS**, the statutes that authorize the County of Riverside to acquire the  
2 Subject Property Interests by eminent domain include Article 1, Section 19 of the  
3 California Constitution; Section 25350.5 of the Government Code; Section 760 of the  
4 Streets and Highways Code; and Sections 1240.010, 1240.020, 1240.030, 1240.040,  
5 1240.110, 1240.410, 1240.510, and 1240.610 of the Code of Civil Procedure.

6           Now, therefore, **BE IT RESOLVED AND ORDERED** as follows by the Board of  
7 Supervisors of Riverside County, State of California, in regular session assembled on  
8 November 25, 2014.

9           1.     **YOU ARE HEREBY NOTIFIED** that this Board (at its public meeting on  
10 January 13, 2015, at 9:30 a.m. in the meeting room of the Board of Supervisors located  
11 on the 1<sup>st</sup> floor of the County Administrative Center, 4080 Lemon Street, Riverside,  
12 California) may decide to adopt a Resolution of Necessity that would authorize the  
13 County of Riverside to acquire the Subject Property Interests by eminent domain (and  
14 that would find and determine each of the following matters):

15                   (a)    That the public interests and necessity require the Proposed  
16 Project;

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

19                   (c)    That the Subject Property Interests are necessary for the  
20 Proposed Project;

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

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

3 (f) That the Subject Property Interests is necessary for the Proposed  
4 Project;

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

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

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

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

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


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20 (SIGNATURE PROVISION ON THE FOLLOWING PAGE)  
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1           6.      The Clerk of the Board of Supervisors shall cause a copy of this Notice to  
2 be sent by first-class mail to each person whose property may be acquired by eminent  
3 domain and whose name and address appears on the last equalized county  
4 assessment roll (including the roll of state-assessed property).

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8      ROLL CALL:

9      Ayes:           Jeffries, Stone, Benoit and Ashley  
10     Nays:           None  
10     Absent:         Tavaglione

11  
12           The foregoing is certified to be a true copy of a resolution duly  
13 adopted by said Board of Supervisors on the date therein set forth.

13                                   KECIA HARPER-IHEM, Clerk of said Board  
14 By   
  Deputy

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FORM APPROVED COUNTY COUNSEL  
DATE 11/19/14  
BY: ANNA W. WANG

PARCEL 0641-003A TO 0641-003M

PARCEL 0641-003O TO 0641-003Q

**EXHIBIT "A"**  
**0641-003A & 0641-003B**  
**LEGAL DESCRIPTION**  
**PUBLIC ROAD AND UTILITY EASEMENT**

Being a portion of Block "C" of the Map of Arlington Heights as filed in Book 11, pages 20 and 21 of Maps, San Bernardino County Recorder and a portion of Lots 19 and 21 of the Map of Van Buren Heights as filed in Book 8, page 3 of Maps, Riverside County Recorder, lying within Section 20, Township 3 South, Range 5 West, San Bernardino Meridian in the City of Riverside, County of Riverside, State of California, more particularly described as follows:

**PARCEL 0641-003A:**

**COMMENCING** at the South Quarter Corner of Section 20, Township 3 South, Range 5 West, San Bernardino Meridian;

Thence along the southerly line thereof, North  $89^{\circ}23'48''$  West 1251.05 feet;

Thence departing said line, North  $08^{\circ}54'55''$  East 160.67 feet to the beginning of a tangent curve concave southeasterly and having a radius of 1033.00 feet;

Thence northerly along said curve through a central angle of  $12^{\circ}59'18''$  an arc length of 234.17 feet, a radial line to said point bears, North  $68^{\circ}05'47''$  West, said point being a point on the northeasterly line of that certain parcel of land described in a Grant Deed to CV COMMUNITIES, LLC, a Delaware limited liability company, recorded April 28, 2011 as filed in Instrument No. 2011-0187094 of Official Records, Riverside County Recorder, said point also being the **TRUE POINT OF BEGINNING**;

Thence continuing northeasterly along said curve, through a central angle of  $53^{\circ}02'54''$  an arc length of 956.42 feet;

Thence North  $74^{\circ}57'07''$  East along a line tangent to the end of said curve, 233.58 feet to the beginning of a tangent curve concave northwesterly and having a radius of 567.00 feet;

Thence northeasterly along said curve through a central angle of  $02^{\circ}14'32''$  an arc length of 22.19 feet to a point on the westerly line of that certain Deed granted to David Pai-Hsien Lin and Helen Mei-Hsien Lin, recorded April 12, 1990 as Instrument No. 133910, of Official Records Riverside County Recorder, a radial line to said point bears, South  $17^{\circ}17'25''$  East said point hereinafter referred to as Point "A";

Thence along said westerly line, South  $33^{\circ}34'52''$  East 68.46 feet to a point on a curve concave northwesterly and having a radius of 633.00 feet, said curve being concentric with said 567.00 foot radius curve, a radial line to said point bears, South  $19^{\circ}01'43''$  East;

**EXHIBIT "A"**  
**0641-003A & 0641-003B**  
**LEGAL DESCRIPTION**  
**PUBLIC ROAD AND UTILITY EASEMENT**

Thence southwesterly along said concentric curve through a central angle of  $03^{\circ}58'50''$  an arc length of 43.98 feet to a point on a line 66.00 feet southerly and parallel, measured at right angles from the aforementioned line described as "North  $74^{\circ}57'07''$  East 233.58 feet";

Thence along said parallel line South  $74^{\circ}57'07''$  West 233.58 feet to the beginning of a tangent curve concave southeasterly and having a radius of 967.00 feet, said curve being concentric with said 1033.00 foot radius curve;

Thence along said concentric curve through a central angle of  $55^{\circ}46'37''$  an arc length of 941.37 feet to a point on the aforementioned northeasterly line;

Thence along said line North  $33^{\circ}38'36''$  West 81.37 feet to the **TRUE POINT OF BEGINNING.**

Containing 80,222 Square Feet, 1.842 acres more or less.

**PARCEL 0641-003B:**

**COMMENCING** at the aforementioned Point "A", said point being a point on a curve concave northwesterly and having a radius of 567.00 feet, a radial line to said point bears, South  $17^{\circ}17'25''$  East;

Thence northeasterly continuing along said curve concave northwesterly, through a central angle of  $12^{\circ}46'09''$  an arc length of 126.36 feet;

Thence North  $59^{\circ}56'26''$  East along a line tangent to the end of said curve, 415.18 feet to the **TRUE POINT OF BEGINNING;**

Thence continuing North  $59^{\circ}56'26''$  East 80.80 feet to the beginning of a tangent curve concave southeasterly and having a radius of 633.00 feet;

Thence northeasterly along said curve through a central angle of  $23^{\circ}36'46''$  an arc length of 260.87 feet;

Thence North  $83^{\circ}33'12''$  East along a line tangent to the end of said last described curve, 190.10 feet to a point on the southwesterly line of said Deed granted to David Pai-Hsien Lin and Helen Mei-Hsien Lin;

**EXHIBIT "A"**  
**0641-003A & 0641-003B**  
**LEGAL DESCRIPTION**  
**PUBLIC ROAD AND UTILITY EASEMENT**

Thence along said southwesterly line South  $43^{\circ}52'40''$  East 83.11 feet to a point on a line being 66.00 feet southerly and parallel, measured at right angles from the aforementioned line described as "North  $83^{\circ}33'12''$  East 190.10 feet";

Thence along said parallel line South  $83^{\circ}33'12''$  West 240.62 feet to the beginning of a tangent curve concave southeasterly and having a radius of 567.00 feet, said curve being concentric with said 633.00 foot radius curve;

Thence along said concentric curve through a central angle of  $23^{\circ}36'46''$  an arc length of 233.67 feet to a line being 66.00 feet southeasterly and parallel, measured at right angles from the aforementioned line described as "North  $59^{\circ}56'26''$  East 415.18 feet";

Thence along said parallel line South  $59^{\circ}56'26''$  West 495.98 feet to the beginning of a tangent curve concave northwesterly and having a radius of 633.00 feet, said curve being concentric with said 567.00 foot radius curve having a central angle of  $12^{\circ}46'09''$ ;

Thence southwesterly along said concentric curve through a central angle of  $06^{\circ}09'15''$  an arc length of 67.99 feet to a point on the southeasterly line of said Deed granted to David Pai-Hsien Lin and Helen Mei-Hsien Lin;

Thence along said southeasterly line the following five (5) courses:

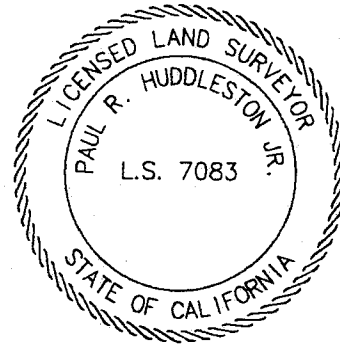
- 1) North  $56^{\circ}25'40''$  East 272.28 feet;
- 2) North  $40^{\circ}10'18''$  East 133.24 feet to a point on a curve concave southwesterly and having a radius of 230.00 feet, a radial line to said point bears North  $30^{\circ}00'11''$  East;
- 3) Southeasterly along said curve through a central angle of  $04^{\circ}30'51''$  an arc length of 18.12 feet to a point of reverse curvature to which a radial line bears, South  $34^{\circ}31'02''$  West, said reverse curve being concave northeasterly and having a radius of 295.00 feet;
- 4) Continuing southeasterly along said 295.00 foot radius curve through a central angle of  $06^{\circ}22'40''$  an arc length of 32.84 feet to a point which a radial line bears, South  $28^{\circ}08'22''$  West;
- 5) North  $23^{\circ}34'38''$  East 76.67 feet to the **TRUE POINT OF BEGINNING.**

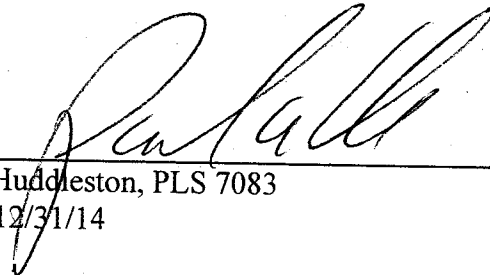
Containing 48,111 Square Feet, 1.104 acres more or less.

**EXHIBIT "A"**  
**0641-003A & 0641-003B**  
**LEGAL DESCRIPTION**  
**PUBLIC ROAD AND UTILITY EASEMENT**

As more particularly shown on Exhibit "B" attached hereto and by this reference made a part hereof.

Prepared under the supervision of:



  
Paul R. Huddleston, PLS 7083  
Expires 12/31/14

Date 10/29/13

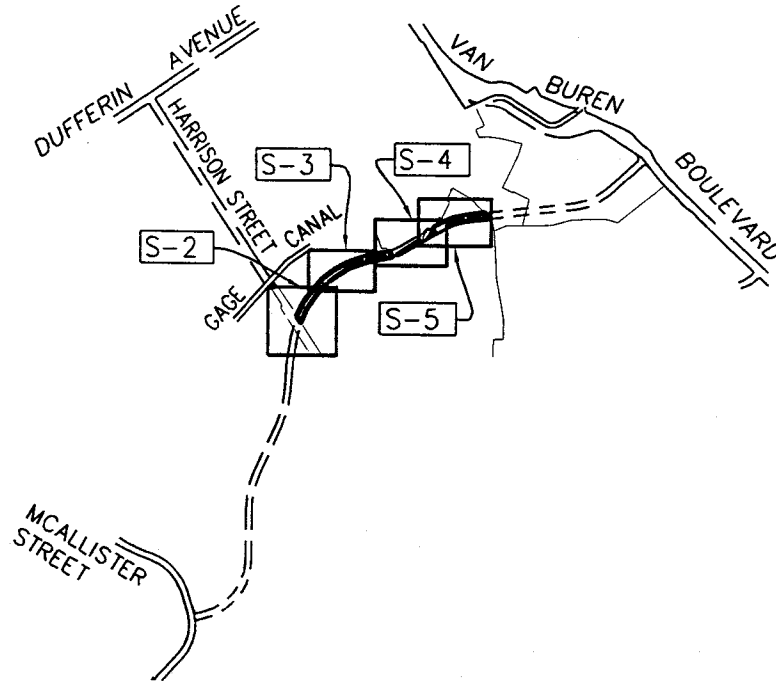
DESCRIPTION APPROVAL:

BY: K. [Signature] 11/01/2013 DATE  
FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR

THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR. BY: <u>[Signature]</u> DATE: <u>10-31-2013</u>
--

# EXHIBIT "B"

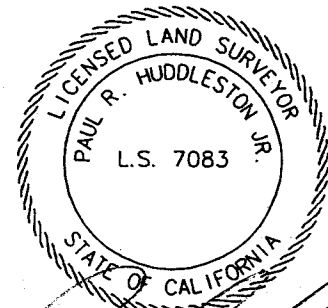
0641-003A & 0641-003B  
PUBLIC ROAD AND UTILITY EASEMENT



## VICINITY / INDEX MAP

### LEGEND:

- S-# INDICATES SHEET No. AS NOTED.
- ( ) INDICATES RECORD PER RS 72/85-90.
- 0641-001A INDICATES PARCEL No.



THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: *[Signature]*  
DATE: 10-31-2013

*[Signature]*  
PAUL R. HUDDLESTON JR.  
PLS 7083

COUNTY W.O.: C1-0641

OWNER:  
TANG CHAO  
TUNG &  
HSUEH LEE



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 1 OF 5

DATE: Oct 28, 2013

W.O. 3053-9

APN:  
239-270-001



# EXHIBIT "B"

0641-003A & 0641-003B  
PUBLIC ROAD AND UTILITY EASEMENT

SEE SHEET 3 FOR CONTINUATION

INST. No. 174584 O.R.  
REC. 9/7/1977

$\Delta=53^{\circ}02'54''$   
 $R=1033.00'$   
 $L=956.42'$

$\Delta=55^{\circ}46'37''$   
 $R=967.00'$   
 $L=941.37'$

NELY LINE INST. No.  
2011-0187094 O.R.,  
REC. 04/28/2011  
N68°05'47"W (R)  
T.P.O.B.  
**0641-003A**

**0641-003A**  
80,222 SQ.FT.  
1.842 AC.  
APN: 239-270-001

$\Delta=12^{\circ}59'18''$   
 $R=1033.00'$   
 $L=234.17'$

N70°49'30"W (R)  
N33°38'36"W 81.37'

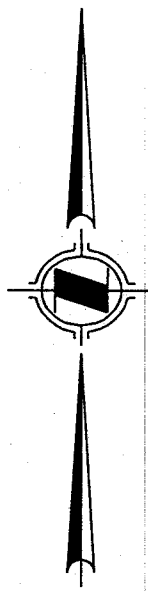
APN: 239-270-004

N08°54'55"E 160.67'

CITY OF RIVERSIDE  
N89°23'48"W 2641.25'  
(N89°23'31"W 2641.23')

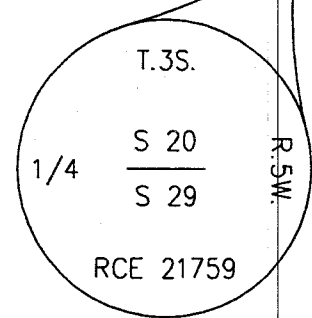
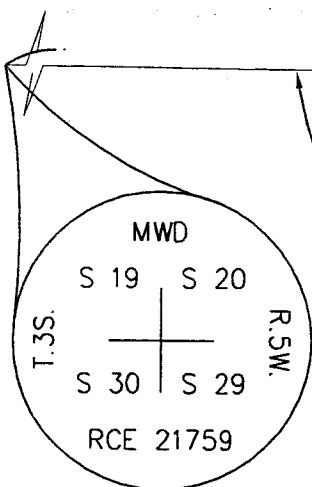
COUNTY OF RIVERSIDE  
N89°23'48"W 1251.05'  
APN: 296-060-004  
LOT 1  
MB 9/13

POR. BLOCK "C"  
MB 11/20-21 SB Co.



SCALE: 1" = 100'

P.O.C.



NORTH LINE OF RANCHO EL SOBRANTE  
DE SAN JACINTO & THE SOUTH LINE OF  
SW 1/4 SECTION 20, T.3S., R.5W., S.B.M.

COUNTY W.O.: C1-0641

OWNER:  
TANG CHAO  
TUNG &  
HSUEH LEE



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

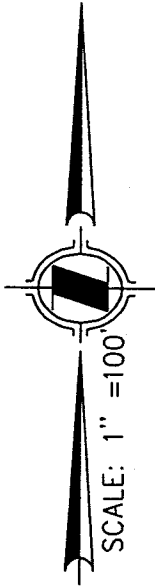
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 2 OF 5
--------------------	------------------------	--------------

DATE: Oct 29, 2013 W.O. 3053-9

APN:  
239-270-001

# EXHIBIT "B"

0641-003A & 0641-003B  
PUBLIC ROAD AND UTILITY EASEMENT



POR. BLOCK "C"  
MB 11/20-21 SB Co.  
APN: 239-270-001

SOUTHWEST LINE OF  
THE VAN BUREN  
HEIGHTS TRACT, MB 8/3

**0641-003A**

80,222 SQ.FT.  
1.842 AC.

$\Delta=53^{\circ}02'54''$   
 $R=1033.00'$   
 $L=956.42'$

$N74^{\circ}57'07''E$  233.58'

$S74^{\circ}57'07''W$  233.58'

$\Delta=55^{\circ}46'37''$   
 $R=967.00'$   
 $L=941.37'$

POR. BLOCK "C"  
MB 11/20-21 SB Co.  
APN: 239-270-001

SEE SHEET 2 FOR CONTINUATION

SEE SHEET 4 FOR CONTINUATION

COUNTY W.O.: C1-0641

OWNER:  
TANG CHAO  
TUNG &  
HSUEH LEE

APN  
239-270-001



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 3 OF 5

DATE: Oct 28, 2013

W.O. 3053-9

# EXHIBIT "B"

0641-003A & 0641-003B  
PUBLIC ROAD AND UTILITY EASEMENT

POR. LOT 21  
MB 8/3

APN: 239-270-001

SEE SHEET 5 FOR CONTINUATION

S'ELY LINE OF INST. No. 133910,  
O.R., REC. 4/12/1990

T.P.O.B.

0641-003B

APN: 239-210-005  
GAGE CANAL

POR.

LOT 19 MB 8/3

APN: 239-240-001

$\Delta=04^{\circ}30'51''$

R=230.00' L=18.12'

N30°00'11"E (R)

N59°56'26"E 415.18'

N40°10'18"E 133.24'

S34°31'02"W (PRC)

S28°08'22"W (R)

S59°56'26"W

N56°25'40"E 272.28'

S33°34'52"E 68.46'

$\Delta=06^{\circ}09'15''$

R=633.00'

L=67.99'

S23°54'19"E (R)

S19°01'43"E (R)

$\Delta=03^{\circ}58'50''$

R=633.00'

L=43.98'

S74°57'07"W 233.58'

$\Delta=02^{\circ}14'32''$

R=567.00'

L=22.19'

S17°17'25"E (R)

$\Delta=12^{\circ}46'09''$

R=567.00'

L=126.36'

N74°57'07"E 233.58'

N23°34'38"E 76.67'

495.98'

$\Delta=06^{\circ}22'40''$

R=295.00'

L=32.84'

N23°34'38"E 76.67'

99' 33'

POINT "A"

SEE SHEET 3 FOR CONTINUATION

W'LY LINE OF INST. No. 133910, O.R., REC. 4/12/1990

0641-003A

80,222 SQ.FT.  
1.842 AC.

0641-003B

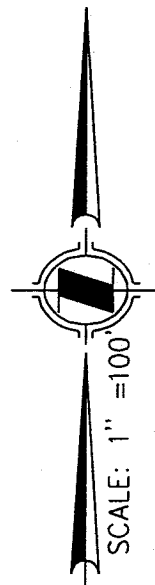
48,111 SQ.FT.  
1.104 AC.

POR. LOT 21  
MB 8/3  
APN: 239-270-001

POR.

LOT 19 MB 8/3

APN: 239-270-001



COUNTY W.O.: C1-0641

OWNER:  
TANG CHAO  
TUNG &  
HSUEH LEE

APN:  
239-270-001



PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 4 OF 5

DATE: Oct 29, 2013

W.O. 3053-9

# EXHIBIT "B"

## 0641-003A & 0641-003B PUBLIC ROAD AND UTILITY EASEMENT

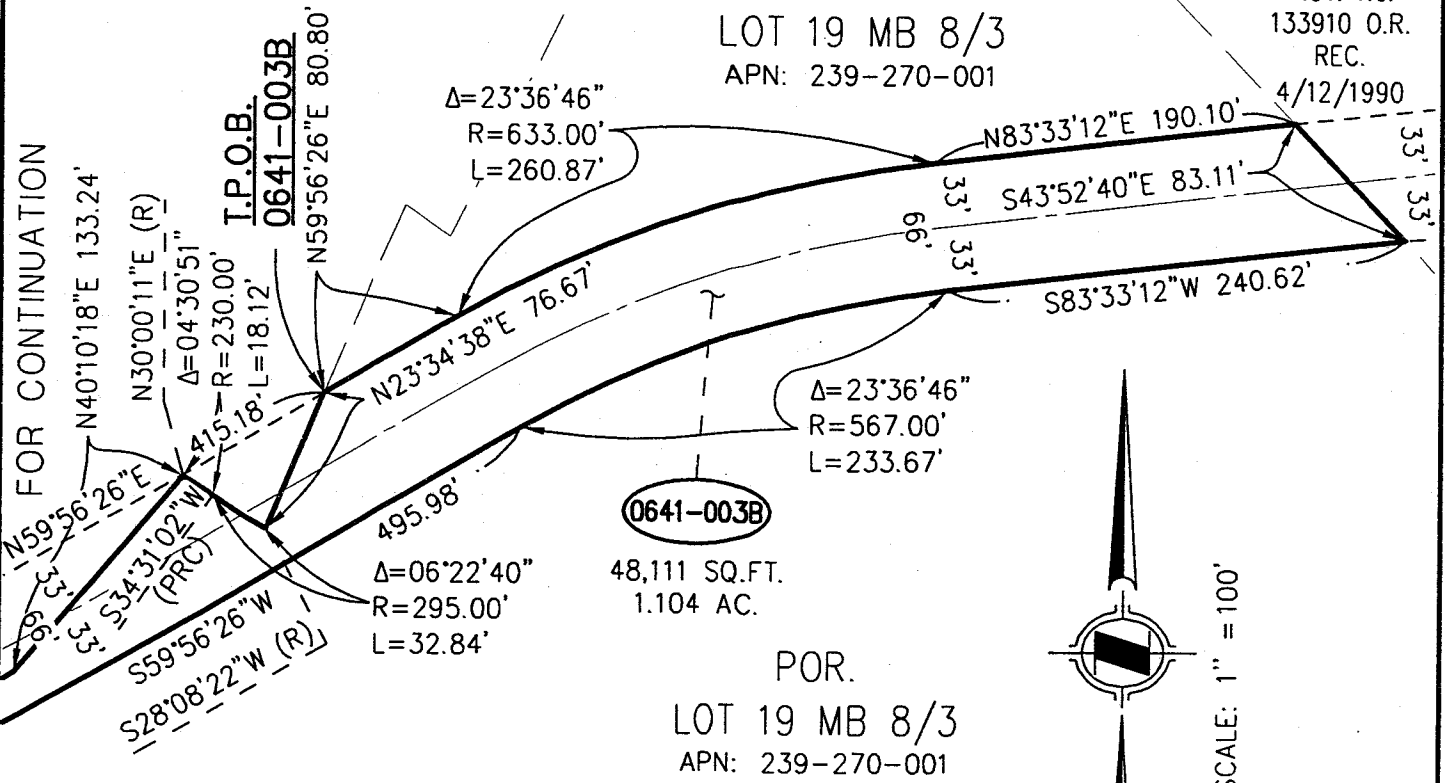
S'ELY LINE OF INST. No. 133910,  
O.R., REC. 4/12/1990

S'WLY LINE OF INST. No. 133910,  
O.R., REC. 4/12/1990

INST. No. 133910 O.R.  
REC. 4/12/1990  
POR. LOT 19 MB 8/3  
APN: 239-240-001

POR.  
LOT 19 MB 8/3  
APN: 239-240-001  
INST. No.  
133910 O.R.  
REC.  
4/12/1990

POR.  
LOT 19 MB 8/3  
APN: 239-270-001

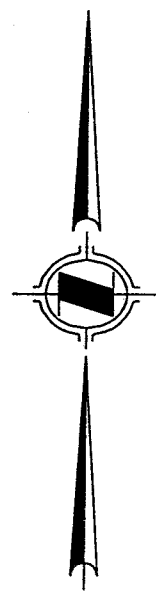


FOR CONTINUATION  
SEE SHEET 4

**0641-003B**

48,111 SQ.FT.  
1.104 AC.

POR.  
LOT 19 MB 8/3  
APN: 239-270-001



SCALE: 1" = 100'

COUNTY W.O.: C1-0641

OWNER:  
TANG CHAO  
TUNG &  
HSUEH LEE  
  
APN:  
239-270-001



**HUNSAKER & ASSOCIATES  
IRVINE, INC**  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 5 OF 5
DATE: Oct 29, 2013	W.O. 3053-9	

**EXHIBIT "A"**  
**0641-003C, 0641-003E, 0641-003G, 0641-003I, 0641-003K, 0641-003P & 0641-003Q**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**LEGAL DESCRIPTION**

Being a portion of Block "C" of the Map of Arlington Heights as filed in Book 11, pages 20 and 21 of Maps, San Bernardino County Recorder and a portion of Lots 19 and 21 of the Map of Van Buren Heights as filed in Book 8, page 3 of Maps, Riverside County Recorder, lying within Section 20, Township 3 South, Range 5 West, San Bernardino Meridian in the City of Riverside, County of Riverside, State of California, more particularly described as follows:

**PARCEL 0641-003C:**

**COMMENCING** at the South Quarter Corner of Section 20, Township 3 South, Range 5 West, San Bernardino Meridian;

Thence along the southerly line thereof, North  $89^{\circ}23'48''$  West 1251.05 feet;

Thence departing said line, North  $08^{\circ}54'55''$  East 160.67 feet to the beginning of a tangent curve concave southeasterly and having a radius of 1033.00 feet;

Thence northeasterly along said curve through a central angle of  $12^{\circ}59'18''$  an arc length of 234.17 feet, to a point on the northeasterly line of that certain parcel of land described in a Grant Deed to CV COMMUNITIES, LLC, a Delaware limited liability company, April 28, 2011 as filed in Instrument No. 2011-0187094, of Official Records, Riverside County Recorder, said point hereinafter referred to as **POINT "A"**, said point further being the **TRUE POINT OF BEGINNING**, a radial line to said point bears, North  $68^{\circ}05'47''$  West;

Thence continuing northeasterly along said curve, through a central angle of  $33^{\circ}41'03''$  an arc length of 607.30 feet to a point on said curve, a radial line to said point bears, North  $34^{\circ}24'44''$  West;

Thence departing said curve, South  $65^{\circ}34'45''$  West 45.95 feet;

Thence South  $57^{\circ}35'17''$  West 50.13 feet;

Thence South  $51^{\circ}02'46''$  West 73.40 feet;

Thence South  $47^{\circ}11'28''$  West 47.15 feet;

Thence South  $38^{\circ}55'48''$  West 94.24 feet;

Thence South  $39^{\circ}52'25''$  West 147.36 feet;

**EXHIBIT "A"**  
**0641-003C, 0641-003E, 0641-003G, 0641-003I, 0641-003K, 0641-003P & 0641-003Q**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**LEGAL DESCRIPTION**

Thence South 22°10'54" West 77.67 feet;

Thence South 15°43'18" West 71.71 feet;

Thence South 10°25'25" West 7.95 feet to a point on said northeasterly line;

Thence along said northeasterly line South 33°38'36" East 9.16 feet to the **TRUE POINT OF BEGINNING**.

Containing 10,183 Square Feet, 0.234 acres more or less.

**PARCEL 0641-003G:**

**COMMENCING** at the aforementioned **POINT "A"**;

Thence along said northeasterly line South 33°38'36" East 81.37 feet to a point on a curve concave southeasterly and having a radius of 967.00 feet, a radial line to said point bears, North 70°49'30" West, said point further being the **TRUE POINT OF BEGINNING**;

Thence northeasterly along said 967.00 foot curve through a central angle of 37°33'13" an arc length of 633.80 feet to a point on said curve, a radial line to said point bears, North 33°16'17" West, said point hereinafter referred to as **POINT "B"**;

Thence departing said curve South 31°47'04" West 95.39 feet;

Thence South 35°16'30" West 165.94 feet;

Thence South 28°03'04" West 106.39 feet;

Thence South 46°15'03" West 245.21 feet;

Thence South 52°51'18" East 33.26 feet;

Thence South 67°37'41" West 25.45 feet to said northeasterly line;

Thence North 33°38'36" West along said northeasterly line, 22.72 feet, to the **TRUE POINT OF BEGINNING**.

Contains 32,188 Square Feet, 0.739 acres more or less.

**EXHIBIT "A"**  
**0641-003C, 0641-003E, 0641-003G, 0641-003I, 0641-003K, 0641-003P & 0641-003Q**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**LEGAL DESCRIPTION**

**PARCEL 0641-003P:**

**COMMENCING** at the aforementioned **POINT "B"**, said point being a point on a curve concave southeasterly and having a radius of 967.00 feet, a radial line to said point bears, North 33°16'17" West;

Thence northeasterly continuing along said curve through a central angle of 18°13'24" an arc length of 307.56 feet;

Thence North 74°57'07" East 41.21 feet to a point hereinafter referred to as **POINT "C"** and the **TRUE POINT OF BEGINNING**;

Thence North 74°57'07" East 192.37 feet to the beginning of a tangent curve concave northwesterly and having a radius of 633.00 feet;

Thence northeasterly along said 633.00 foot curve through a central angle of 03°58'50" an arc length of 43.98 feet;

Thence non-tangent from said curve South 33°34'52" East 11.29 feet;

Thence North 56°25'40" East, a distance of 21.95 feet;

Thence South 25°37'59" West 177.74 feet;

Thence North 57°44'47" West 37.28 feet;

Thence South 87°12'57" West 28.68 feet;

Thence North 62°18'17" West 131.14 feet;

Thence North 84°38'47" West 27.79 feet;

Thence North 66°04'47" East 31.18 feet to the **TRUE POINT OF BEGINNING**.

Contains 19,917 Square Feet, 0.457 acres more or less.

**EXHIBIT "A"**  
**0641-003C, 0641-003E, 0641-003G, 0641-003I, 0641-003K, 0641-003P & 0641-003Q**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**LEGAL DESCRIPTION**

**PARCEL 0641-003I:**

**COMMENCING** at the aforementioned **POINT "C"**, Thence North  $74^{\circ}57'07''$  East 192.37 feet to the beginning of a tangent curve concave northwesterly and having a radius of 633.00 feet;

Thence northeasterly along said curve through a central angle of  $08^{\circ}51'26''$  an arc length of 97.85 feet to the **TRUE POINT OF BEGINNING**, a radial line to said point bears, South  $23^{\circ}54'19''$  East;

Thence northeasterly continuing along said 633.00 foot radius curve through a central angle of  $06^{\circ}09'15''$  an arc length of 67.99 feet;

Thence tangent from said curve North  $59^{\circ}56'26''$  East 61.15 feet, to a point hereinafter referred to as **POINT "D"**;

Thence South  $46^{\circ}09'53''$  West 53.51 feet;

Thence South  $73^{\circ}45'13''$  West 26.96 feet;

Thence South  $66^{\circ}13'38''$  West 34.34 feet;

Thence South  $23^{\circ}16'20''$  East 13.23 feet;

Thence South  $46^{\circ}05'37''$  West 26.50 feet;

Thence North  $49^{\circ}04'33''$  West 25.92 feet;

Thence North  $56^{\circ}25'40''$  East 19.05 feet to the **TRUE POINT OF BEGINNING**.

Contains 1,454 Square Feet, 0.033 acres more or less.

**PARCEL 0641-003K:**

**COMMENCING** at the aforementioned **POINT "D"**;

Thence North  $59^{\circ}56'26''$  East 275.21 feet to the **TRUE POINT OF BEGINNING**, furthermore, said point is hereinafter referred to as **POINT "E"**;



**EXHIBIT "A"**  
**0641-003C, 0641-003E, 0641-003G, 0641-003I, 0641-003K, 0641-003P & 0641-003Q**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**LEGAL DESCRIPTION**

Thence continuing North  $59^{\circ}56'26''$  East 159.62 feet to the beginning of a tangent curve concave southeasterly and having a radius of 567.00 feet;

Thence northeasterly along said curve through a central angle of  $03^{\circ}57'51''$  an arc length of 39.23 feet, a radial line to said point bears, North  $26^{\circ}05'43''$  West, furthermore, said point is hereinafter referred to as **POINT "F"**;

Thence departing said curve South  $52^{\circ}33'57''$  West 66.39 feet;

Thence South  $66^{\circ}22'13''$  West 58.62 feet;

Thence South  $32^{\circ}31'33''$  East 43.61 feet;

Thence North  $88^{\circ}35'37''$  West 89.81 feet to the **TRUE POINT OF BEGINNING**.

Containing 2,485 Square Feet, 0.057 acres more or less.

**PARCEL 0641-003E:**

**COMMENCING** at the aforementioned **POINT "E"**,

Thence North  $30^{\circ}03'34''$  West 66.00 feet;

Thence North  $59^{\circ}56'26''$  East 78.82 feet to a point on southeasterly line of that certain parcel of land described in a Grant Deed to David Pai-Hsien Lin and Helen Mei-Hsien Lin, recorded April 12, 1990 as Instrument No. 133910, of Official Records, Riverside County Recorder, and the **TRUE POINT OF BEGINNING**;

Thence continuing North  $59^{\circ}56'26''$  East 79.67 feet;

Thence North  $73^{\circ}26'59''$  West 31.94 feet;

Thence South  $36^{\circ}38'46''$  West 35.10 feet;

Thence South  $51^{\circ}28'35''$  West 16.23 feet to a point on the aforementioned southeasterly line of said Grant Deed to David Pai-Hsien Lin and Helen Mei-Hsien Lin;

**EXHIBIT "A"**  
**0641-003C, 0641-003E, 0641-003G, 0641-003I, 0641-003K, 0641-003P & 0641-003Q**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**LEGAL DESCRIPTION**

Thence along said southeasterly line South 23°34'38" West 11.71 feet to the **TRUE POINT OF BEGINNING**.

Contains 942 Square Feet, 0.022 acres more or less.

**PARCEL 0641-003Q:**

**COMMENCING** at the aforementioned **POINT "F"** being a point on a 567.00 foot radius curve, concave to the southeast, a radial to said point bears North 26°05'43" West;

Thence northeasterly along said curve through a central angle of 01°49'59" an arc length of 18.14 feet to the **TRUE POINT OF BEGINNING**, a radial line to said point bears, North 24°15'44" West;

Thence continuing northeasterly along said curve through a central angle of 17°48'56" an arc length of 176.30 feet;

Thence tangent from said curve North 83°33'12" East 49.42 feet;

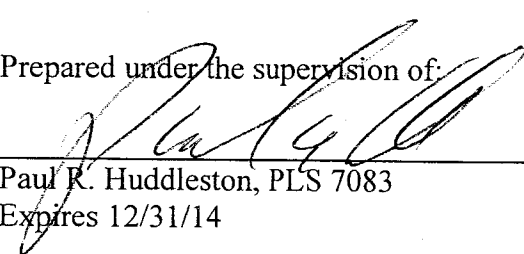
Thence South 73°43'10" West 203.47 feet;

Thence North 77°48'44" West 23.66 feet to the **TRUE POINT OF BEGINNING**.

Contains 2,621 Square Feet, 0.060 acres more or less.

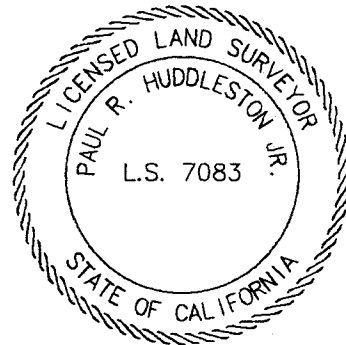
As more particularly shown on Exhibit "B" attached hereto and by this reference made a part hereof.

Prepared under the supervision of:


  
Paul R. Huddleston, PLS 7083

Expires 12/31/14

  
Date



DESCRIPTION APPROVAL:

BY:   
DATE: 11/01/2013

FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR

Page 6 of 6

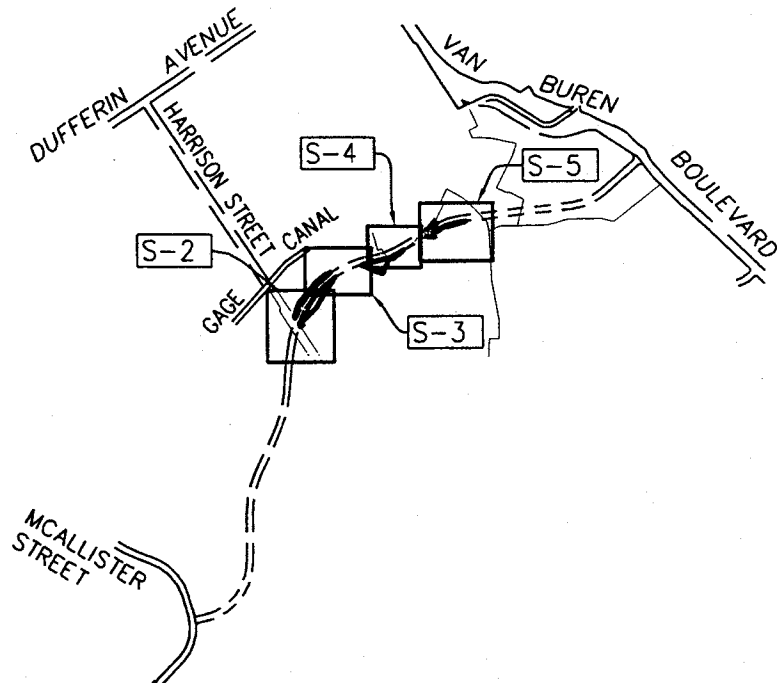
THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: 

DATE: 10-31-2013

# EXHIBIT "B"

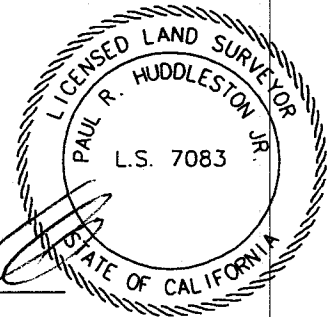
0641-003C, 0641-003E, 0641-003G, 0641-003I, 0641-003K, 0641-003P, 0641-003Q  
 TEMPORARY CONSTRUCTION EASEMENT



## VICINITY / INDEX MAP

### LEGEND:

- S-# INDICATES SHEET No. AS NOTED.
- ( ) INDICATES RECORD PER RS 72/85-90.
- 0641-001A INDICATES PARCEL No.
- # INDICATES LINE OR CURVE DATA NUMBER (SEE SHEET 6 FOR LINE AND CURVE TABLE DATA).



*Paul R. Huddleston Jr.*  
 PAUL R. HUDDLESTON JR.  
 PLS 7083

THIS DOCUMENT REVIEWED BY  
 RIVERSIDE COUNTY SURVEYOR.  
 BY: *Edward D. Hurst*  
 DATE: 10-31-2013

COUNTY W.O.: C1-0641

OWNER:  
 Tang Chao Tung  
 & Hsueh Lee



**HUNSAKER & ASSOCIATES**  
 IRVINE, INC  
**INLAND EMPIRE REGION**  
 2900 ADAMS STREET, SUITE A-15  
 RIVERSIDE CA 92504 (951)352-7200  
 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

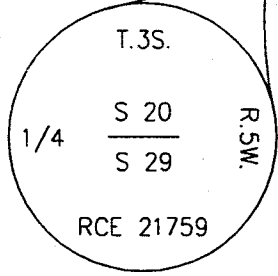
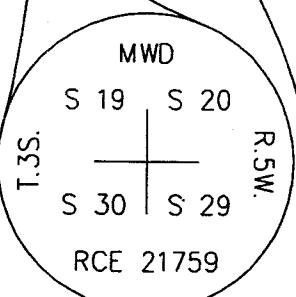
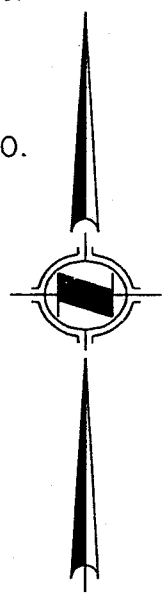
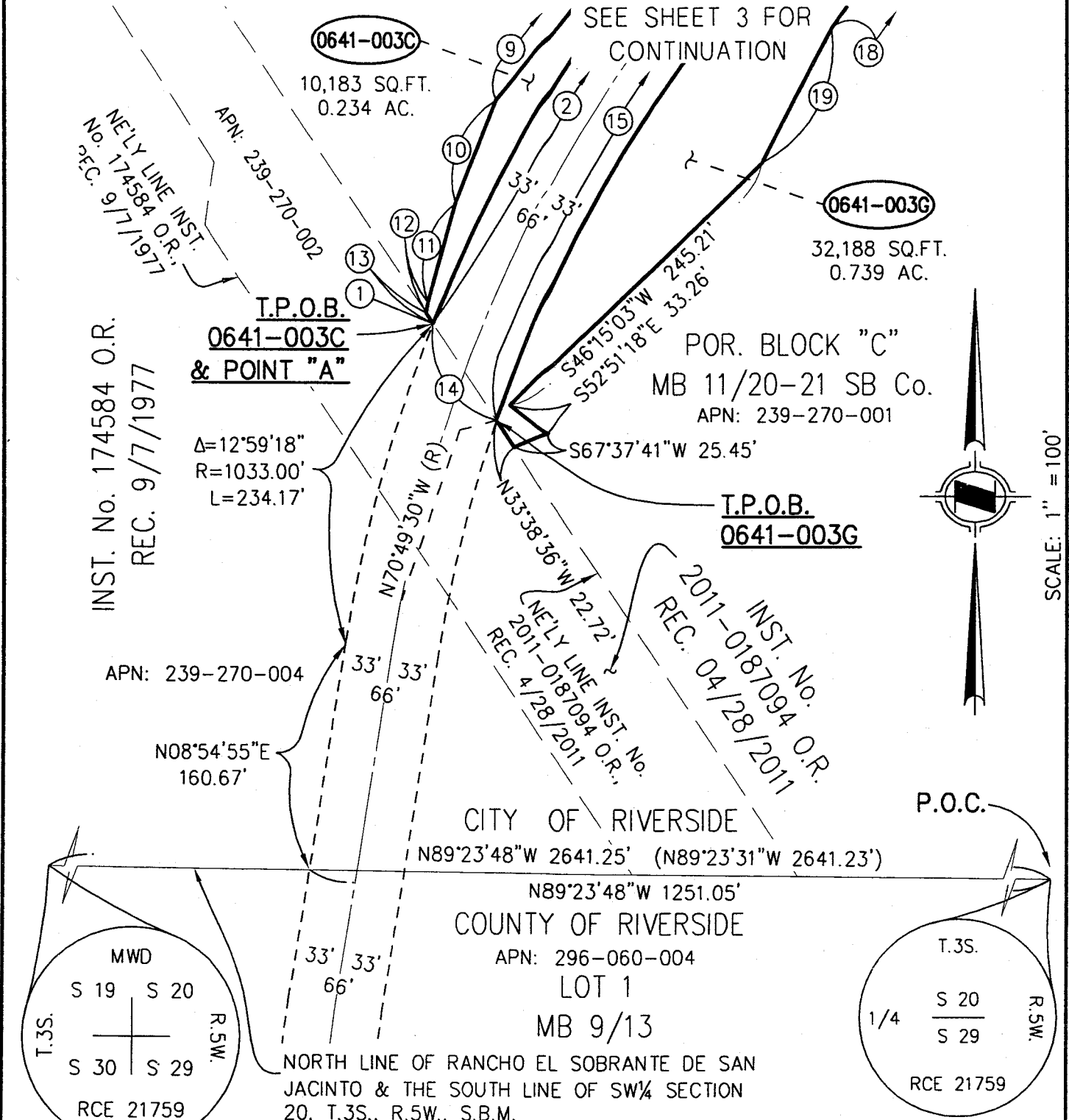
POR. OF SECTION 20, T. 3 S., R. 5 W.,  
 SAN BERNARDINO MERIDIAN

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 1 OF 6
DATE: Oct 28, 2013		W.O. 3053-9

APN:  
 239-270-001

# EXHIBIT "B"

0641-003C, 0641-003E, 0641-003G, 0641-003I, 0641-003K, 0641-003P, 0641-003Q  
TEMPORARY CONSTRUCTION EASEMENT



NOTE: SEE SHEET 6 FOR DATA TABLE.

COUNTY W.O.: C1-0641

**OWNER:**  
Tang Chao Tung  
& Hsueh Lee

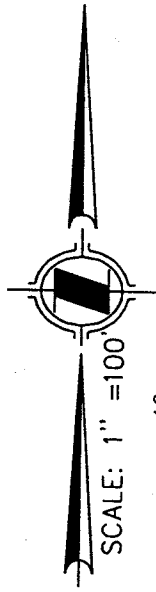
APN:  
239-270-001

**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

<b>POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN</b>		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 2 OF 6
DATE: Oct 29, 2013		W.O. 3053-9

# EXHIBIT "B"

0641-003C, 0641-003E, 0641-003G, 0641-003I, 0641-003K, 0641-003P, 0641-003Q  
 TEMPORARY CONSTRUCTION EASEMENT

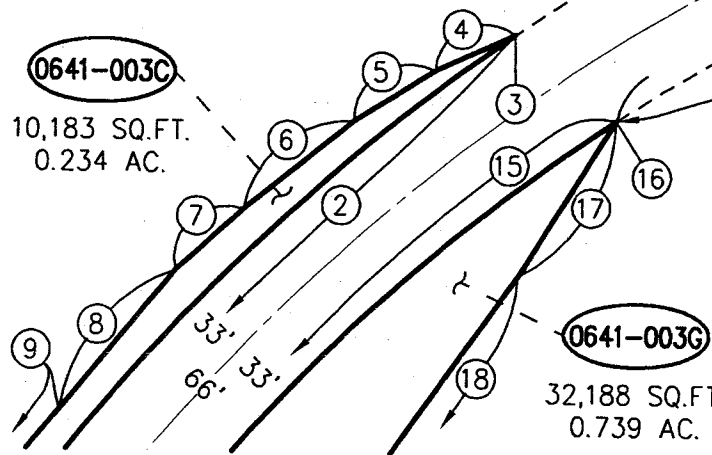


POR. LOT 21  
 MB 8/3  
 APN: 239-270-001

SOUTHWEST LINE OF THE  
 VAN BUREN HEIGHTS  
 TRACT, MB 8/3.

T.P.O.B.  
0641-003P  
POINT "C"

POR. BLOCK "C"  
 MB 11/20-21 SB Co.  
 APN: 239-270-001



POINT "B"

POR. BLOCK "C"  
 MB 11/20-21 SB Co. APN: 239-270-001

POR. LOT 21  
 MB 8/3  
 APN: 239-270-001

SEE SHEET 2 FOR CONTINUATION

SEE SHEET 4 FOR CONTINUATION

NOTE: SEE SHEET 6 FOR DATA TABLE.

OWNER:  
 Tang Chao Tung  
 & Hsueh Lee

APN:  
 239-270-001



**HUNSAKER & ASSOCIATES**  
**IRVINE, INC**  
**INLAND EMPIRE REGION**  
 2900 ADAMS STREET, SUITE A-15  
 RIVERSIDE CA 92504 (951)352-7200  
 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

COUNTY W.O.: C1-0641

POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 3 OF 6
DATE: Oct 28, 2013		W.O. 3053-9

# EXHIBIT "B"

0641-003C, 0641-003E, 0641-003G, 0641-003I, 0641-003K, 0641-003P, 0641-003Q  
TEMPORARY CONSTRUCTION EASEMENT

W'LY LINE OF INST. No. 133910, O.R.  
REC. 4/12/1990

POR. LOT 21

MB 8/3

APN: 239-240-001

POR. LOT 19 MB 8/3

APN: 239-240-001

INST. No. 133910 O.R.  
REC. 4/12/1990

T.P.O.B.  
0641-003I

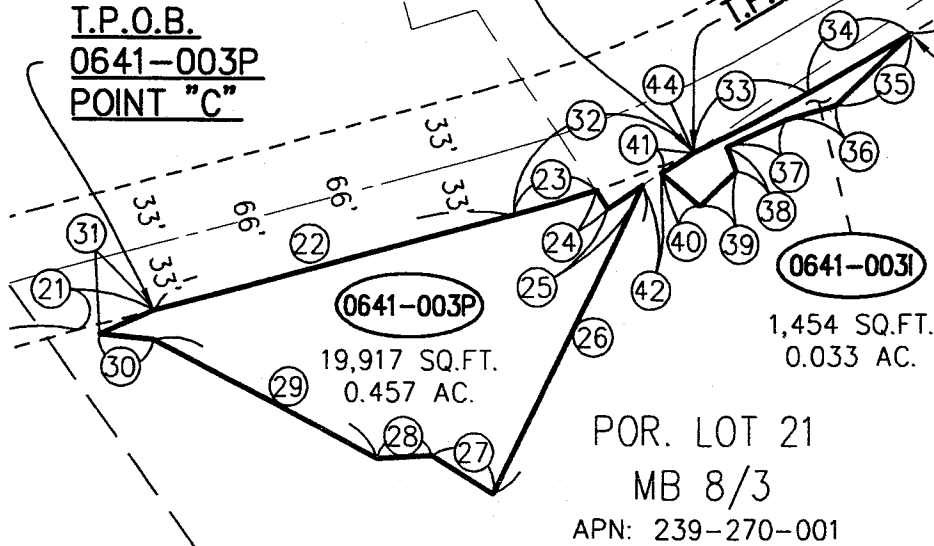
T.P.O.B.  
0641-003P  
POINT "C"

T.P.O.B. 0641-003I

POINT "D"

SEE SHEET 3 FOR CONTINUATION

SEE SHEET 5 FOR CONTINUATION

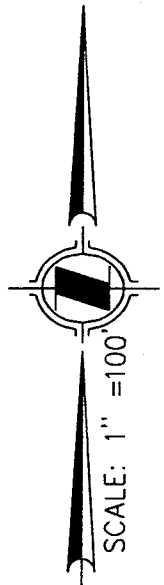


POR. LOT 21

MB 8/3

APN: 239-270-001

NOTE: SEE SHEET 6 FOR DATA TABLE.



COUNTY W.O.: C1-0641

OWNER:  
Tang Chao Tung  
& Hsueh Lee

APN:  
239-270-001



**HUNSAKER & ASSOCIATES**  
**IRVINE, INC**  
**INLAND EMPIRE REGION**

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 4 OF 6

DATE: Oct 29, 2013

W.O. 3053-9

# EXHIBIT "B"

0641-003C, 0641-003E, 0641-003G, 0641-003I, 0641-003K, 0641-003P, 0641-003Q  
 TEMPORARY CONSTRUCTION EASEMENT

POR.  
 LOT 19 MB 8/3  
 APN: 239-270-001

S'ELY LINE OF INST. No. 133910,  
 O.R. REC. 4/12/1990

POR.  
 LOT 19 MB 8/3  
 APN: 239-270-001  
 INST. No.  
 133910 O.R.  
 REC.  
 4/12/1990

POR.  
 LOT 19 MB 8/3  
 APN: 239-270-001

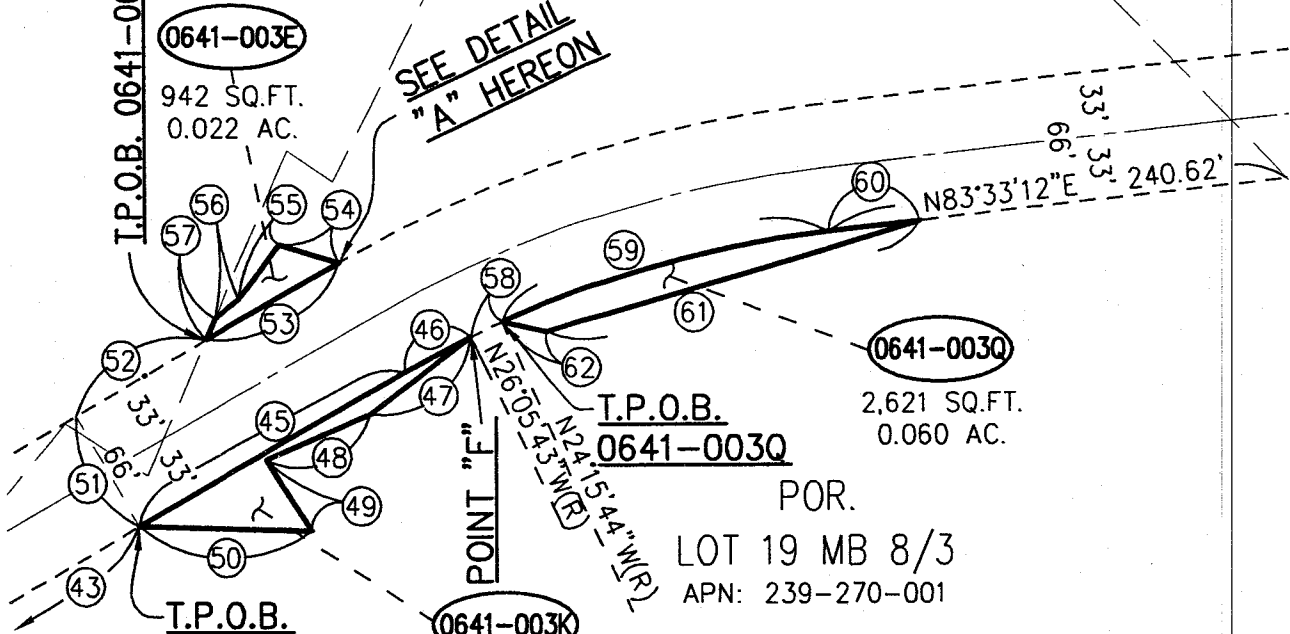
INST. No.  
 133910 O.R.  
 REC. 4/12/1990

T.P.O.B. 0641-003E

**0641-003E**  
 942 SQ.FT.  
 0.022 AC.

SEE DETAIL  
 "A" HEREON

SEE SHEET 4 FOR CONTINUATION



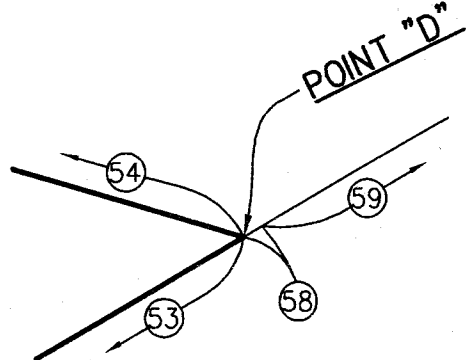
T.P.O.B.  
**0641-003K**  
 POINT "E"

**0641-003K**  
 2,485 SQ.FT.  
 0.057 AC.

**0641-003Q**  
 2,621 SQ.FT.  
 0.060 AC.

POR.  
 LOT 19 MB 8/3  
 APN: 239-270-001

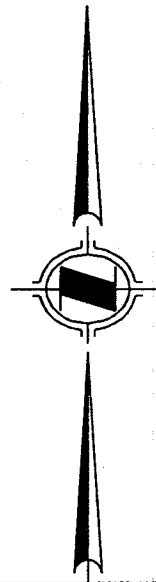
POINT "F"



**DETAIL "A"**  
 NO SCALE

POR. LOT 21  
 MB 8/3  
 APN: 239-270-001

POINT "D"



SCALE: 1" = 100'

NOTE: SEE SHEET 6 FOR DATA TABLE.

COUNTY W.O.: C1-0641

OWNER:  
 Tang Chao Tung  
 & Hsueh Lee

APN:  
 239-270-001



**HUNSAKER & ASSOCIATES**  
 IRVINE, INC  
 INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
 RIVERSIDE CA 92504 (951)352-7200  
 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
 SAN BERNARDINO MERIDIAN

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 5 OF 6
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DATE: Oct 29, 2013	W.O. 3053-9
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# EXHIBIT "B"

0641-003C, 0641-003E, 0641-003G, 0641-003I, 0641-003K, 0641-003P, 0641-003Q  
TEMPORARY CONSTRUCTION EASEMENT

DATA TABLE

DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	N68°05'47"W (R)			
②	33°41'03"	1033.00'	607.30'	312.71'
③	N34°24'44"W (R)			
④	S65°34'45"W		45.95'	
⑤	S57°35'17"W		50.13'	
⑥	S51°02'46"W		73.40'	
⑦	S47°11'28"W		47.15'	
⑧	S38°55'48"W		94.24'	
⑨	S39°52'25"W		147.36'	
⑩	S22°10'54"W		77.67'	
⑪	S15°43'18"W		72.40'	
⑫	S09°55'29"W		7.27'	
⑬	S33°38'36"E		9.16'	
⑭	S33°38'36"E		81.37'	
⑮	37°33'13"	967.00'	633.80'	328.76'
⑯	N33°16'17"W (R)			
⑰	S31°47'04"W		95.39'	
⑱	S35°16'30"W		165.94'	
⑲	S28°03'04"W		106.39'	
⑳	18°13'24"	967.00'	307.56'	155.09'
㉑	N74°57'07"E		41.21'	
㉒	N74°57'07"E		192.37'	
㉓	3°58'50"	633.00'	43.98'	22.00'
㉔	S33°34'52"E		11.29'	
㉕	N56°25'40"E		21.95'	
㉖	S25°37'59"W		177.74'	
㉗	N57°44'47"W		37.28'	
㉘	S87°12'57"W		28.68'	
㉙	N62°18'17"W		131.10'	
㉚	N84°36'52"W		27.83'	
㉛	N66°04'47"E		31.18'	
㉜	8°51'26"	633.00'	97.85'	49.02'
㉝	6°09'15"	633.00'	67.99'	34.03'

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
㉞	N59°56'26"E		61.15'	
㉟	S46°09'53"W		53.51'	
㊱	S73°45'13"W		26.96'	
㊲	S66°13'38"W		34.34'	
㊳	S23°16'20"E		13.23'	
㊴	S46°05'37"W		26.50'	
㊵	N49°04'33"W		25.92'	
㊶	N56°25'40"E		19.05'	
㊷	N56°25'40"E		11.66'	
㊸	N59°56'26"E		275.21'	
㊹	S23°54'19"E(R)			
㊺	N59°56'26"E		159.62'	
㊻	3°57'51"	567.00'	39.23'	19.62'
㊼	S52°33'57"W		66.39'	
㊽	S66°22'13"W		58.62'	
㊾	S32°31'33"E		43.61'	
㊿	N88°35'37"W		89.81'	
①	N30°03'34"W		66.00'	
②	N59°56'26"E		78.82'	
③	N59°56'26"E		79.67'	
④	N73°26'59"W		31.94'	
⑤	S36°38'46"W		35.10'	
⑥	S51°28'35"W		16.23'	
⑦	S23°34'38"W		11.71'	
⑧	1°49'59"	567.00'	18.14'	9.07'
⑨	17°48'56"	567.00'	176.30'	88.87'
⑩	N83°33'12"E		49.42'	
⑪	S73°43'10"W		203.47'	
⑫	N77°48'44"W		23.66'	

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao Tung  
& Hsueh Lee

APN:  
239-270-001



**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 6 OF 6
DATE: Oct 28, 2013		W.O. 3053-9



**EXHIBIT "A"**  
**0641-003D, 0641-003F, 0641-003H & 0641-003J**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Being a portion of Block "C" of the Map of Arlington Heights as filed in Book 11, pages 20 and 21 of Maps, San Bernardino County Recorder and a portion of Lots 19 and 21 of the Map of Van Buren Heights as filed in Book 8, page 3 of Maps, Riverside County Recorder, lying within Section 20, Township 3 South, Range 5 West, San Bernardino Meridian in the City of Riverside, County of Riverside, State of California, more particularly described as follows:

**PARCEL 0641-003D:**

**COMMENCING** at the South Quarter Corner of Section 20, Township 3 South, Range 5 West, San Bernardino Meridian;

Thence along the southerly line thereof, North 89°23'48" West 1251.05 feet;

Thence departing said line, North 08°54'55" East 160.67 feet to the beginning of a tangent curve concave southeasterly and having a radius of 1033.00 feet;

Thence northeasterly along said curve through a central angle of 12°59'18" an arc length of 234.17 feet, to a point on the northeasterly line of that certain parcel of land described in a Grant Deed to CV COMMUNITIES, LLC, a Delaware limited liability company, recorded April 28, 2011 as filed in Instrument No. 2011-0187094, of Official Records, Riverside County Recorder, said point hereinafter referred to as **POINT "A"**,

Thence continuing northeasterly along said curve, through a central angle of 34°00'58" an arc length of 613.28 feet to a point on said curve, a radial line to said point bears, North 34°04'49" West, said point also being the **TRUE POINT OF BEGINNING**;

Thence easterly continuing along said curve, being concave southerly and having a radius of 1033.00 feet through a central angle of 19°01'56" an arc length of 343.14 feet;

Thence tangent from said curve, North 74°57'07" East 233.58 feet to the beginning of a tangent curve concave northerly and having a radius of 567.00 feet;

Thence easterly along said curve through a central angle of 02°14'32" an arc length of 22.19 feet to a point on the westerly line of that certain parcel of land described in a Grant Deed to David Pai-Hsien Lin and Helen Mei-Hsien Lin, recorded April 12, 1990 as Instrument No. 133910, of Official Records, Riverside County Recorder, a radial line to said point bears, South 17°17'25" East, said point hereinafter referred to as **POINT "B"**;

Thence departing said curve along said westerly line North 33°34'52" West 10.78 feet;

**EXHIBIT "A"**  
**0641-003D, 0641-003F, 0641-003H & 0641-003J**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence departing said westerly line South 77°07'09" West 24.70 feet;

Thence South 79°10'54" West 68.77 feet;

Thence South 83°21'06" West 57.54 feet;

Thence South 73°33'59" West 12.37 feet;

Thence South 87°31'15" West 79.65 feet;

Thence South 71°50'03" West 61.80 feet;

Thence North 24°45'57" West 40.65 feet;

Thence South 85°06'50" West 45.12 feet;

Thence South 10°57'52" West 45.20 feet;

Thence South 68°33'02" West 20.88 feet;

Thence South 21°26'58" East 17.74 feet;

Thence South 49°44'25" West 22.63 feet;

Thence South 61°13'09" West 99.88 feet;

Thence South 44°43'34" West 52.81 feet;

Thence North 79°45'12" West 19.55 feet;

Thence South 40°58'05" West 28.10 feet;

Thence South 38°50'31" East 16.80 feet to the **TRUE POINT OF BEGINNING**;

**EXCEPTING THEREFROM** the following described parcel to be known as Parcel 0641-003L:

**COMMENCING** at the South Quarter Corner of Section 20, Township 3 South, Range 5 West, San Bernardino Meridian;

**EXHIBIT "A"**  
**0641-003D, 0641-003F, 0641-003H & 0641-003J**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence along the southerly line thereof, North 89°23'48" West 1251.05 feet;

Thence departing said line, North 08°54'55" East 160.67 feet to the beginning of a tangent curve concave southeasterly and having a radius of 1033.00 feet;

Thence northerly along said curve through a central angle of 58°29'38" an arc length of 1054.60 feet to a point on said curve, said point hereinafter referred to as **POINT "E"**, a radial line to said point bears, North 22°35'27" West, said point also being the **TRUE POINT OF BEGINNING**;

Thence northeasterly continuing along said curve through a central angle of 01°39'51" an arc length of 30.00 feet, a radial line to said point bears, North 20°55'36" West;

Thence departing said curve, North 21°26'58" West 21.52 feet;

Thence North 84°17'36" East 56.36 feet to the beginning of a tangent curve concave southerly and having a radius of 577.68 feet;

Thence easterly along said curve through a central angle of 03°34'23" an arc length of 36.03 feet, a radial line to said point bears, North 02°08'01" West, said point also being a point on the aforementioned curve having a radius of 1033.00 feet, being concave southerly, a radial line to said point bears, North 16°00'17" West;

Thence easterly along said curve concave southerly and having a radius of 1033.00 feet through a central angle of 00°57'24" an arc length of 17.25 feet;

Thence North 74°57'07" East 38.21 feet to a point, said point being a point on a non-tangent curve concave southerly and having a radius of 592.68 feet, said curve being concentric with the aforementioned curve having a radius of 577.68 feet, a radial line to said point bears, North 03°05'44" East, said point hereinafter referred to as **POINT "F"**;

Thence westerly along said concentric curve through a central angle of 08°48'08" an arc length of 91.05 feet;

Thence South 84°17'36" West 13.73 feet;

Thence North 23°42'39" West 42.06 feet;

Thence South 84°17'36" West 22.00 feet;

**EXHIBIT "A"**  
**0641-003D, 0641-003F, 0641-003H & 0641-003J**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence South  $12^{\circ}17'51''$  West 40.09 feet;

Thence North  $21^{\circ}26'58''$  West 13.87 feet;

Thence South  $68^{\circ}33'02''$  West 30.00 feet;

Thence South  $21^{\circ}26'58''$  East 53.08 feet to the **TRUE POINT OF BEGINNING**.

Containing 14,537 Square Feet, 0.334 acres more or less.

**PARCEL 0641-003F:**

**COMMENCING** at the aforementioned **POINT "B"**, said point being a point on a curve concave northerly and having a radius of 567.00 feet, a radial line to said point bears, South  $17^{\circ}17'25''$  East;

Thence northeasterly continuing along said curve through a central angle of  $12^{\circ}46'09''$  an arc length of 126.36 feet;

Thence tangent from said curve North  $59^{\circ}56'26''$  East 415.18 feet to a point on the southeasterly line of said Grant Deed to David Pai-Hsien Lin and Helen Mei-Hsien Lin, said point hereinafter referred to as **POINT "C"**;

Thence North  $59^{\circ}56'26''$  East 80.80 feet to the beginning of a tangent curve concave southerly and having a radius of 633.00 feet;

Thence easterly along said curve through a central angle of  $02^{\circ}05'23''$  an arc length of 23.09 feet to a point on said curve, a radial line to said point bears, North  $27^{\circ}58'11''$  West, said point being the **TRUE POINT OF BEGINNING**;

Thence continuing easterly along said curve through a central angle of  $21^{\circ}31'23''$  an arc length of 237.79 feet;

Thence tangent from said curve North  $83^{\circ}33'12''$  East 147.89 feet;

Thence North  $65^{\circ}40'42''$  West 23.07 feet;

Thence North  $78^{\circ}11'38''$  West 46.51 feet;

**EXHIBIT "A"**  
**0641-003D, 0641-003F, 0641-003H & 0641-003J**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence South 81°10'55" West 119.63 feet;

Thence South 30°34'02" West 23.40 feet;

Thence South 79°24'36" West 41.46 feet;

Thence South 74°49'19" West 58.68 feet;

Thence South 65°55'14" West 51.09 feet;

Thence South 54°03'29" West 39.60 feet to the **TRUE POINT OF BEGINNING**.

Contains 5,123 Square Feet, 0.118 acres more or less.

**PARCEL 0641-003H:**

**COMMENCING** at the aforementioned **POINT "A"**;

Thence along said northeasterly line South 33°38'36" East 81.37 feet to a point on a curve concave southeasterly and having a radius of 967.00 feet, a radial line to said point bears, North 70°49'30" West, said curve concentric with said 1033.00 foot radius curve;

Thence northeasterly along said 967.00 foot curve through a central angle of 37°33'13" an arc length of 633.80 feet to a point on said curve, said point further being the **TRUE POINT OF BEGINNING**, a radial line to said point bears, North 33°16'17" West;

Thence northeasterly continuing along said curve through a central angle of 18°13'24" an arc length of 307.56 feet;

Thence tangent from said curve North 74°57'07" East 41.21 feet, to a point hereinafter referred to as **POINT "D"**;

Thence departing said curve, South 66°04'47" West 113.69 feet;

Thence South 53°07'59" West 26.71 feet;

Thence South 68°33'02" West 12.34 feet;

Thence South 04°13'34" East 30.94 feet;

**EXHIBIT "A"**  
**0641-003D, 0641-003F, 0641-003H & 0641-003J**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence South 17°13'54" West 20.03 feet;

Thence South 71°55'37" West 35.98 feet;

Thence North 34°27'03" West 11.18 feet;

Thence North 57°58'42" West 19.37 feet;

Thence South 74°07'20" West 56.19 feet;

Thence South 79°39'08" West 68.93 feet to the **TRUE POINT OF BEGINNING**;

**EXCEPTING THEREFROM** the following described parcel to be known as Parcel 0641-003M:

**COMMENCING** at the aforementioned **POINT "E"**, said point being a point on a curve concave southeasterly and having a radius of 1033.00 feet, a radial line to said point bears, North 22°35'27" West;

Thence South 21°26'58" East 66.01 feet to a point on a curve being concentric with the aforementioned curve having a radius of 1033.00 feet, a radial line to said point bears, North 22°40'08" West, said point also being the **TRUE POINT OF BEGINNING**;

Thence easterly along said concentric curve concave southerly and having a radius of 967.00 feet through a central angle of 01°46'40" an arc length of 30.00 feet, a radial line to said point bears, North 20°53'28" West;

Thence departing said concentric curve, South 21°26'58" East 22.58 feet;

Thence South 68°33'02" West 28.53 feet;

Thence South 01°12'47" East 42.66 feet;

Thence South 70°46'58" West 22.00 feet;

Thence North 37°13'17" West 42.06 feet;

Thence South 70°46'58" West 112.90 feet to a point on the aforementioned concentric curve concave southerly and having a radius of 967.00 feet, a radial line to said point bears, North 32°10'58" West;

**EXHIBIT "A"**  
**0641-003D, 0641-003F, 0641-003H & 0641-003J**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence easterly along said concentric curve through a central angle of 04°51'46" an arc length of 82.07 feet, a radial line to said point bears, North 27°19'12" West;

Thence departing said curve North 70°46'58" East 78.39 feet;

Thence North 21°26'58" West 7.91 feet to the **TRUE POINT OF BEGINNING**.

Contains 4,501 Square Feet, 0.103 acres more or less.

**PARCEL 0641-003J:**

**COMMENCING** at the aforementioned **POINT "D"**;

Thence North 74°57'07" East 192.37 feet to the beginning of a tangent curve concave northwesterly and having a radius of 633.00 feet;

Thence northeasterly along said curve through a central angle of 15°00'41" an arc length of 165.85 feet;

Thence tangent from said curve North 59°56'26" East 78.73 feet, to the **TRUE POINT OF BEGINNING**;

Thence continuing North 59°56'26" East 217.49 feet;

Thence South 53°51'42" West 82.78 feet;

Thence South 19°11'57" West 30.62 feet;

Thence South 63°40'06" West 47.67 feet;

Thence North 82°13'54" West 14.03 feet;

Thence South 59°56'26" West 17.52 feet;

Thence North 30°03'34" West 9.16 feet;

Thence South 72°21'54" West 36.66 feet to the **TRUE POINT OF BEGINNING**;

THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR. BY: <i>Edward D. Hunt</i> DATE: 10-31-2013
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**EXHIBIT "A"**  
**0641-003D, 0641-003F, 0641-003H & 0641-003J**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

**EXCEPTING THEREFROM** the following described parcel to be known as Parcel 0641-003O:

**COMMENCING** at the aforementioned **POINT "F"**,

Thence North 74°57'07" East 195.37 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 567.00 feet;

Thence northeasterly along said curve through a central angle of 15°00'41" an arc length of 148.55 feet;

Thence tangent from said curve North 59°56'26" East 129.66 feet to a point on the northeasterly line of said Lot 21;

Thence along said northeasterly line South 62°20'58" East 78.07 feet to a point on a line 66.00 feet southerly and parallel, measured at right angles from the aforementioned line described as "North 59°56'26" East 129.66 feet";

Thence along said parallel line South 59°56'26" West 16.83 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said parallel line, South 59°56'26" West 40.00 feet;

Thence departing said parallel line South 30°03'34" East 17.05 feet;

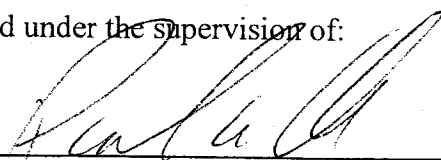
Thence North 59°56'26" East 40.00 feet;

Thence North 30°03'34" West 17.05 feet to the **TRUE POINT OF BEGINNING**.

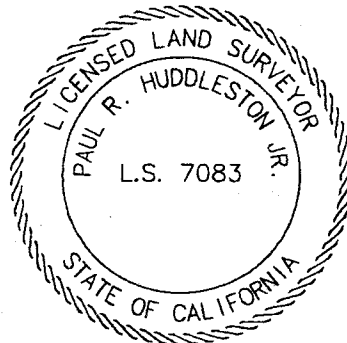
Contains 2,084 Square Feet, 0.048 acres more or less.

As more particularly shown on Exhibit "B" attached hereto and by this reference made a part hereof.

Prepared under the supervision of:

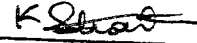
  
Paul R. Huddleston, PLS 7083  
Expires 12/31/14

10/29/13  
Date



**DESCRIPTION APPROVAL:**

Page 8 of 8

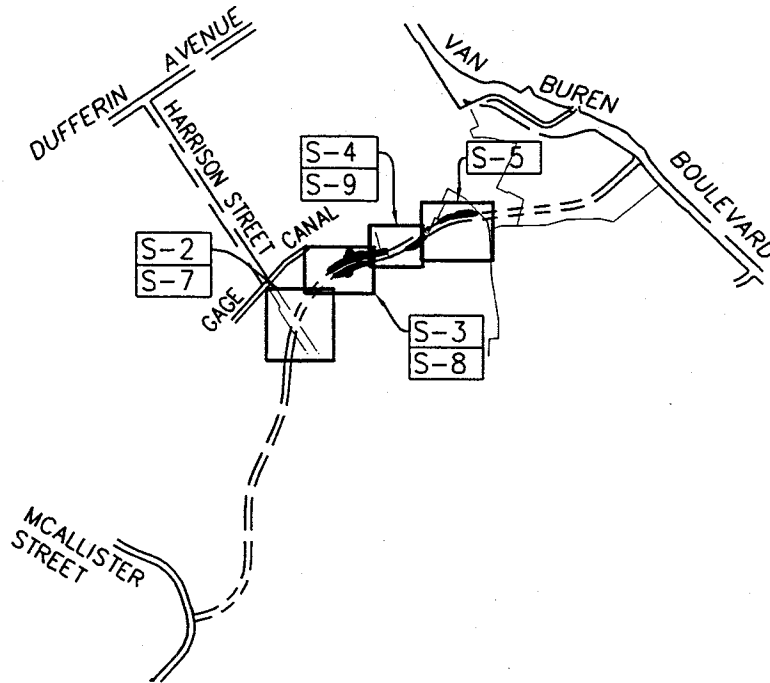
BY:   
11/01/2013  
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR



# EXHIBIT "B"

0641-003D, 0641-003F, 0641-003H, 0641-003J  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



## VICINITY / INDEX MAP

### LEGEND:

- S-# INDICATES SHEET No. AS NOTED.
- ( ) INDICATES RECORD PER RS 72/85-90.
- 0641-001A INDICATES PARCEL No.
- # INDICATES LINE OR CURVE DATA NUMBER (SEE SHEETS 6 & 10 FOR LINE AND CURVE TABLE DATA).
- #

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: Edward D. Hunt  
DATE: 10-31-2013

PAUL R. HUDDLESTON JR.  
 PLS 7083

COUNTY W.O.: C1-0641

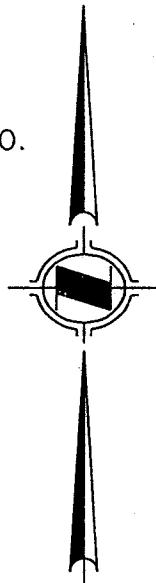
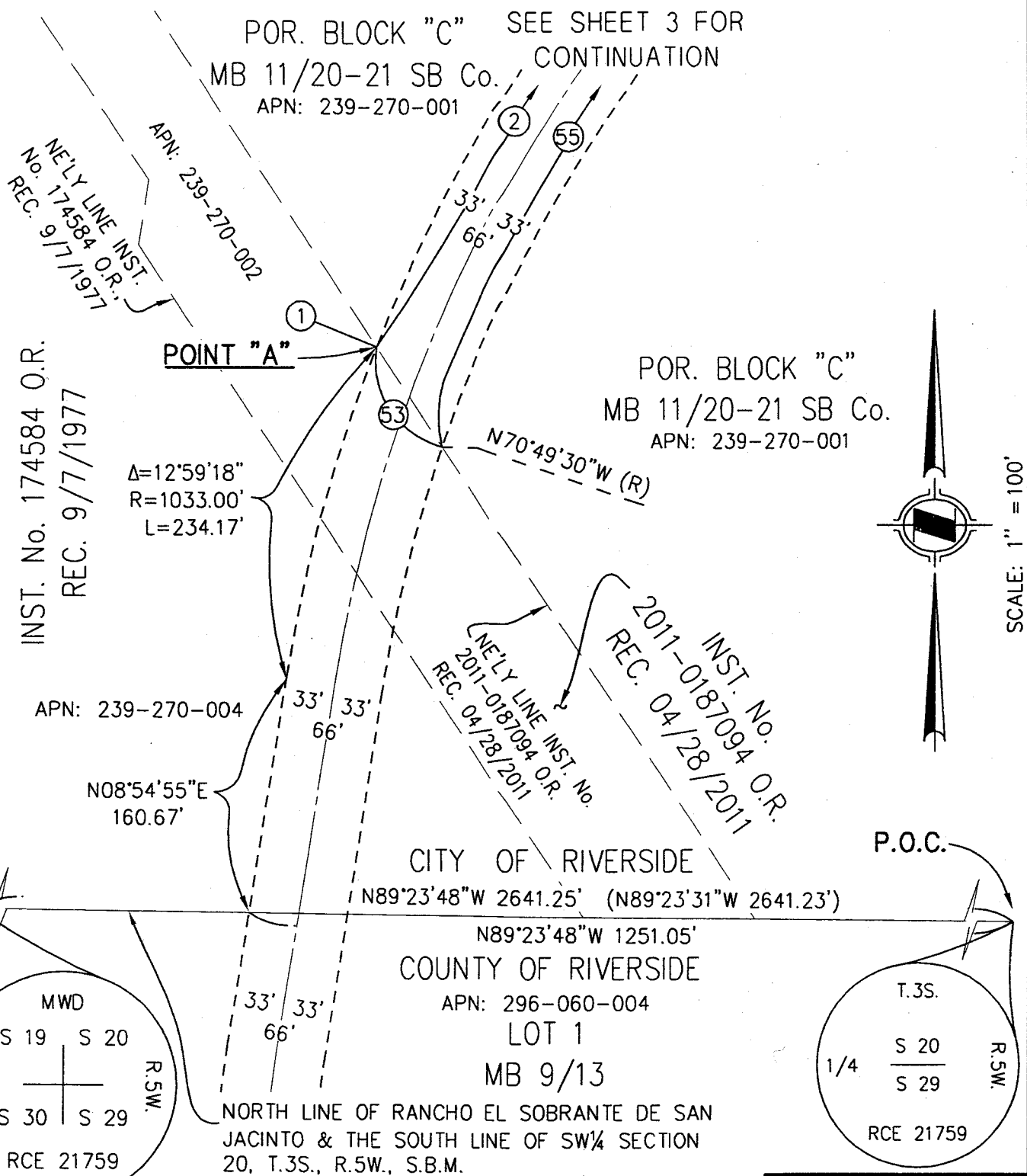
OWNER:  
Tang Chao Tung  
& Hsueh Lee  
  
APN:  
239-270-001

**HUNSAKER & ASSOCIATES**  
**IRVINE, INC**  
**INLAND EMPIRE REGION**  
 2900 ADAMS STREET, SUITE A-15  
 RIVERSIDE CA 92504 (951)352-7200  
 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 1 OF 10
DATE: Oct 28, 2013	W.O. 3053-9	

# EXHIBIT "B"

0641-003D, 0641-003F, 0641-003H, 0641-003J  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



SCALE: 1" = 100'

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao Tung  
& Hsueh Lee

APN:  
239-270-001



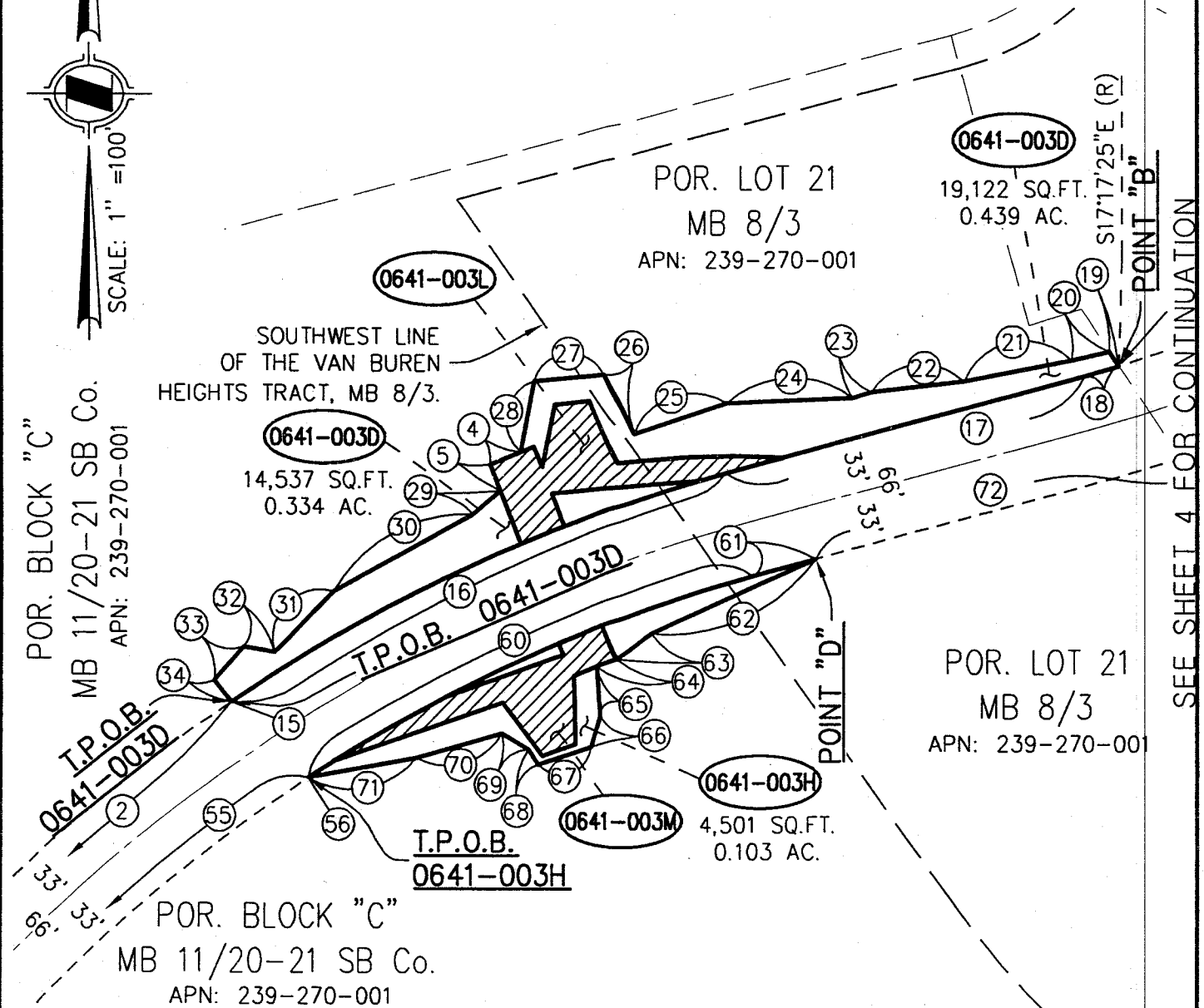
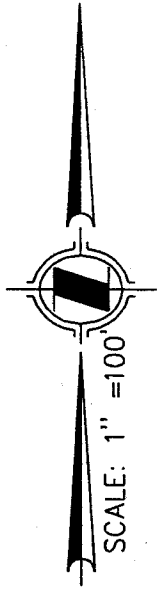
**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 2 OF 10
DATE: Oct 29, 2013		W.O. 3053-9

# EXHIBIT "B"

0641-003D, 0641-003F, 0641-003H, 0641-003J  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



SEE SHEET 4 FOR CONTINUATION

SEE SHEET 2 FOR CONTINUATION

INDICATES "NOT A PART"

NOTE: SEE SHEET 6 FOR DATA TABLE.  
SEE SHEETS 7 THROUGH 10 FOR  
NOT A PART PARCEL DELINEATION.

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao Tung  
& Hsueh Lee  
  
APN:  
239-270-001



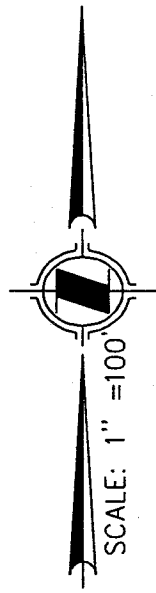
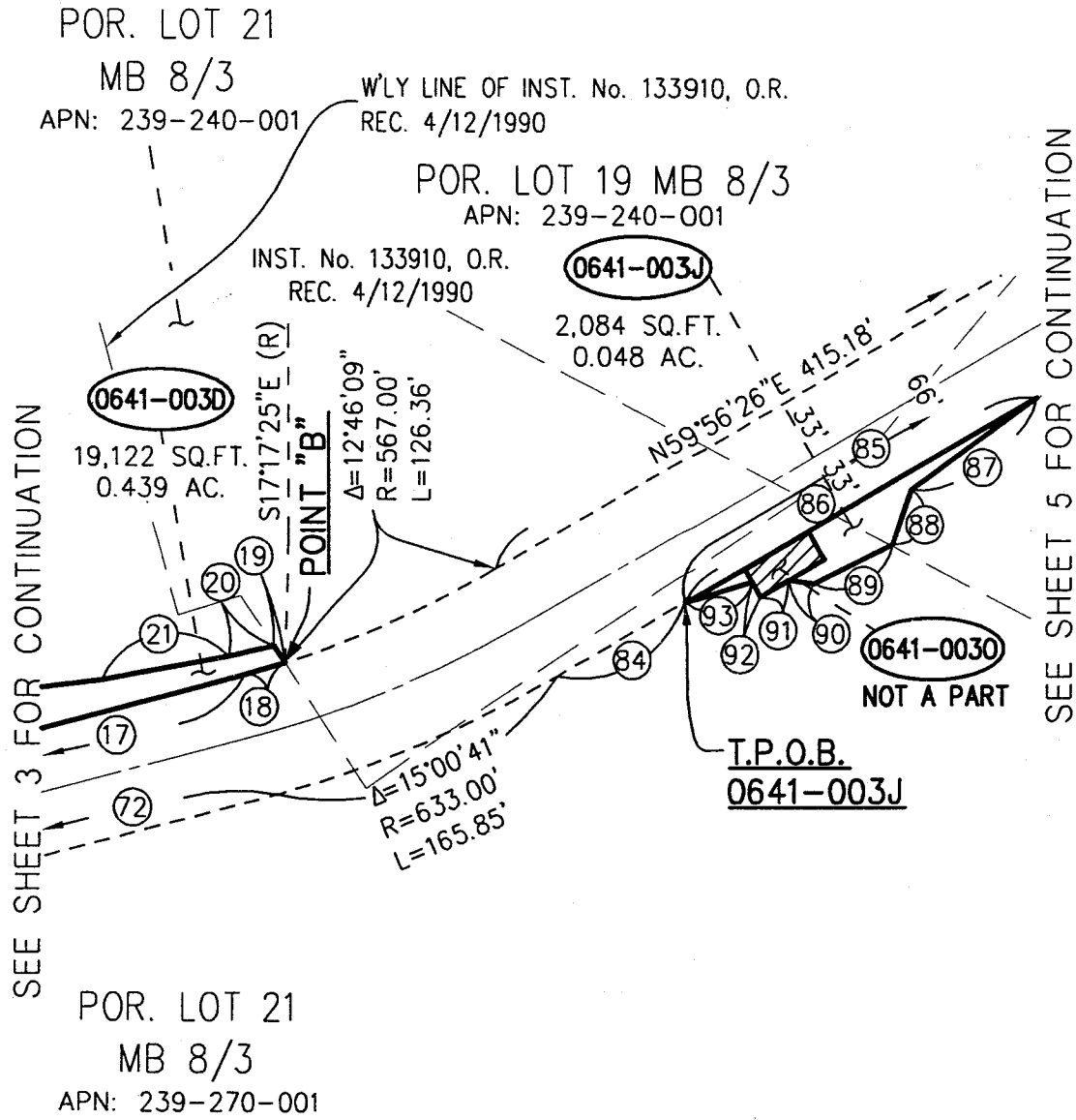
**HUNSAKER & ASSOCIATES**  
**IRVINE, INC**  
**INLAND EMPIRE REGION**  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 3 OF 10
DATE: Oct 29, 2013		W.O. 3053-9

# EXHIBIT "B"

0641-003D, 0641-003F, 0641-003H, 0641-003J  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



SEE SHEET 3 FOR CONTINUATION

SEE SHEET 5 FOR CONTINUATION

INDICATES "NOT A PART"

NOTE: SEE SHEET 6 FOR DATA TABLE.  
SEE SHEETS 7 THROUGH 10 FOR  
NOT A PART PARCEL DELINEATION.

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao Tung  
& Hsueh Lee

APN:  
239-270-001

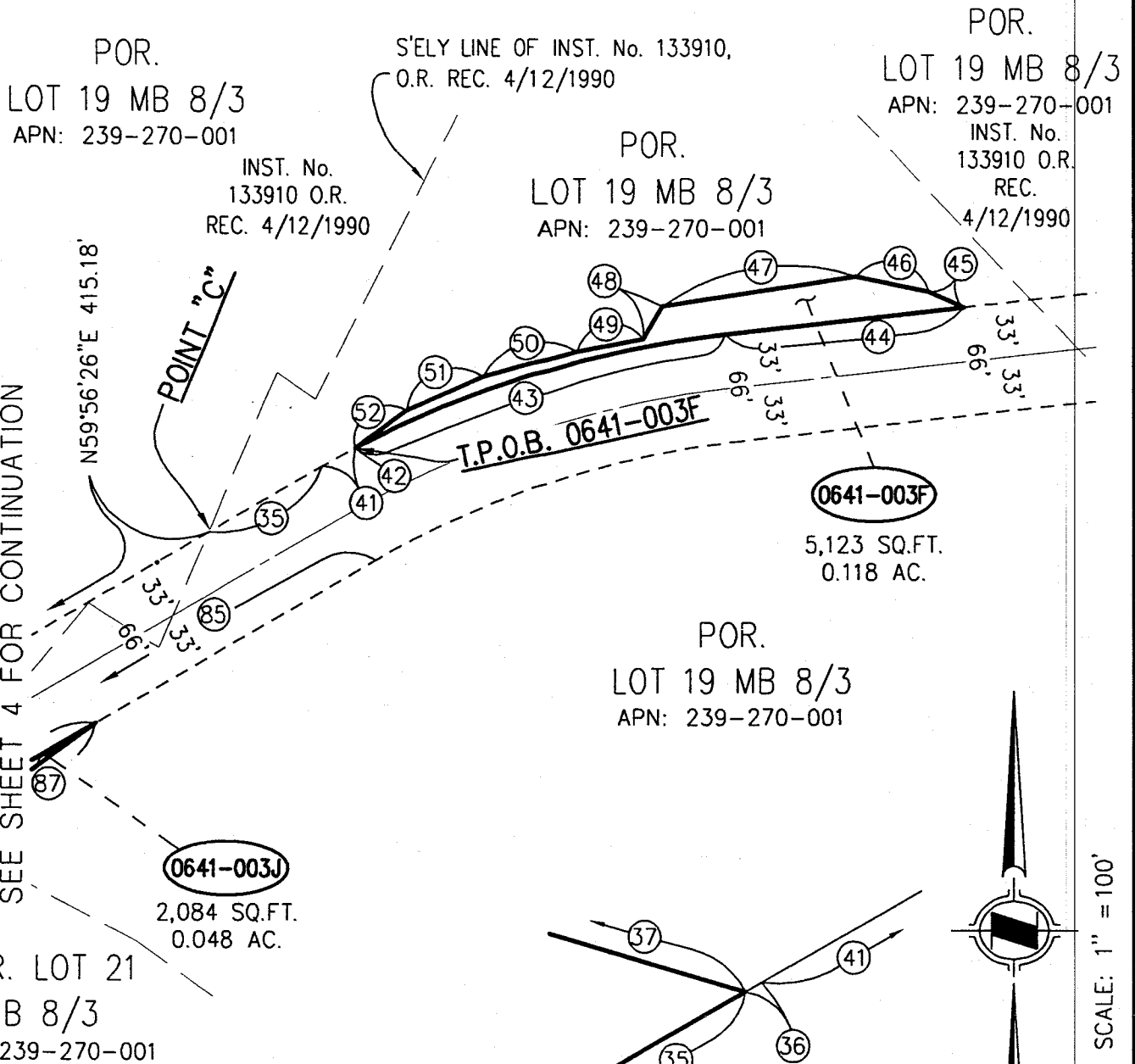


**HUNSAKER & ASSOCIATES**  
**IRVINE, INC**  
**INLAND EMPIRE REGION**  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 4 OF 10
DATE: Oct 29, 2013		W.O. 3053-9

# EXHIBIT "B"

0641-003D, 0641-003F, 0641-003H, 0641-003J  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



NOTE: SEE SHEET 6 FOR DATA TABLE.  
SEE SHEETS 7 THROUGH 10 FOR  
NOT A PART PARCEL DELINEATION.

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao Tung  
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239-270-001



**HUNSAKER & ASSOCIATES**  
IRVINE, INC

**INLAND EMPIRE REGION**

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 5 OF 10

DATE: Oct 29, 2013

W.O. 3053-9

# EXHIBIT "B"

0641-003D, 0641-003F, 0641-003H, 0641-003J

SLOPE MAINTENANCE & DRAINAGE EASEMENT

DATA TABLE

DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	N68°05'47"W (R)			
②	34°00'58"	1033.00'	613.28'	315.98'
④	S68°33'02"W		20.88'	
⑤	S21°26'58"E		17.74'	
⑮	N34°04'49"W (R)			
⑯	19°01'56"	1033.00'	343.14'	173.16'
⑰	N74°57'07"E		233.58'	
⑱	02°14'32"	567.00'	22.19'	11.10'
⑲	N33°34'52"W		10.78'	
⑳	S77°07'09"W		24.70'	
㉑	S79°10'54"W		68.77'	
㉒	S83°21'06"W		57.54'	
㉓	S73°33'59"W		12.37'	
㉔	S87°31'15"W		79.65'	
㉕	S71°50'03"W		61.80'	
㉖	N24°45'57"W		40.65'	
㉗	S85°06'50"W		45.12'	
㉘	S10°57'52"W		45.20'	
㉙	S49°44'25"W		22.63'	
㉚	S61°13'09"W		99.88'	
㉛	S44°43'34"W		52.81'	
㉜	N79°45'12"W		19.55'	
㉝	S40°58'05"W		28.10'	
㉞	S38°50'31"E		16.80'	
㉟	N59°56'26"E		80.80'	
④①	02°05'23"	633.00'	23.09'	11.55'
④②	N27°58'11"W (R)			
④③	21°31'23"	633.00'	237.79'	120.31'
④④	N83°33'12"E		147.89'	
④⑤	N65°40'42"W		23.07'	
④⑥	N78°11'38"W		46.51'	
④⑦	S81°10'55"W		119.63'	

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
④⑧	S30°34'02"W		23.40'	
④⑨	S79°24'36"W		41.46'	
⑤⑩	S74°49'19"W		58.68'	
⑤⑪	S65°55'14"W		51.09'	
⑤⑫	S54°03'29"W		39.60'	
⑤⑬	S33°38'36"E		81.37'	
⑤⑭	37°33'13"	967.00'	633.80'	328.76'
⑤⑮	N33°16'17"W (R)			
⑥⑩	18°13'24"	967.00'	307.56'	155.09'
⑥⑪	N74°57'07"E		41.21'	
⑥⑫	S66°04'47"W		113.69'	
⑥⑬	S53°07'59"W		26.71'	
⑥⑭	S68°33'02"W		12.34'	
⑥⑮	S04°13'34"E		30.94'	
⑥⑯	S17°13'54"W		20.03'	
⑥⑰	S71°55'37"W		35.98'	
⑥⑱	N34°27'03"W		11.18'	
⑥⑲	N57°58'42"W		19.37'	
⑦⑩	S74°07'20"W		56.19'	
⑦⑪	S79°39'08"W		68.93'	
⑦⑫	N74°57'07"E		192.37'	
⑧④	N59°56'26"E		78.73'	
⑧⑤	N59°56'26"E		417.24'	
⑧⑥	N59°56'26"E		217.49'	
⑧⑦	S53°51'42"W		82.78'	
⑧⑧	S19°11'57"W		30.62'	
⑧⑨	S63°40'06"W		47.67'	
⑨⑩	N82°13'54"W		14.03'	
⑨⑪	S59°56'26"W		17.52'	
⑨⑫	N30°03'34"W		9.16'	
⑨⑬	S72°21'54"W		36.66'	

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao Tung  
& Hsueh Lee

APN:  
239-270-001



**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 6 OF 10

DATE: Oct 28, 2013

W.O. 3053-9

# EXHIBIT "B"

0641-003D, 0641-003F, 0641-003H, 0641-003J  
SLOPE MAINTENANCE & DRAINAGE EASEMENT

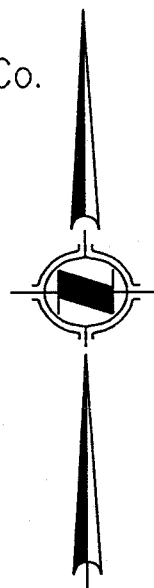
SEE SHEET 8 FOR CONTINUATION

INST. No. 174584 O.R.  
REC. 9/7/1977

APN: 239-270-002

$\Delta=58^{\circ}29'38''$   
 $R=1033.00'$   
 $L=1054.60'$

POR. BLOCK "C"  
MB 11/20-21 SB Co.  
APN: 239-270-001



SCALE: 1" = 100'

APN: 239-270-004

$N08^{\circ}54'55''E$   
160.67'

INST. No. 2011-0187094  
O.R. REC. 04/28/2011

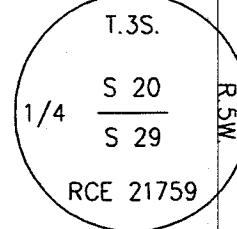
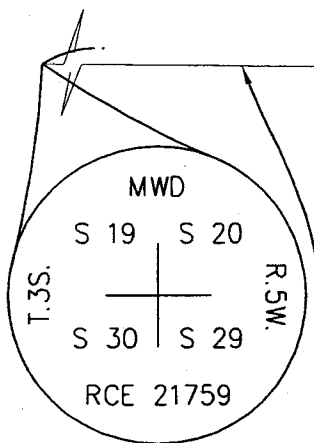
CITY OF RIVERSIDE  
 $N89^{\circ}23'48''W$  2641.25' ( $N89^{\circ}23'31''W$  2641.23')

$N89^{\circ}23'48''W$  1251.05'  
COUNTY OF RIVERSIDE

APN: 296-060-004

LOT 1  
MB 9/13

P.O.C.



NORTH LINE OF RANCHO EL SOBRANTE DE SAN JACINTO & THE SOUTH LINE OF SW $\frac{1}{4}$  SECTION 20, T.3S., R.5W., S.B.M.

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao Tung  
& Hsueh Lee

APN:  
239-270-001



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

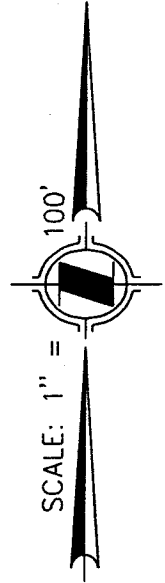
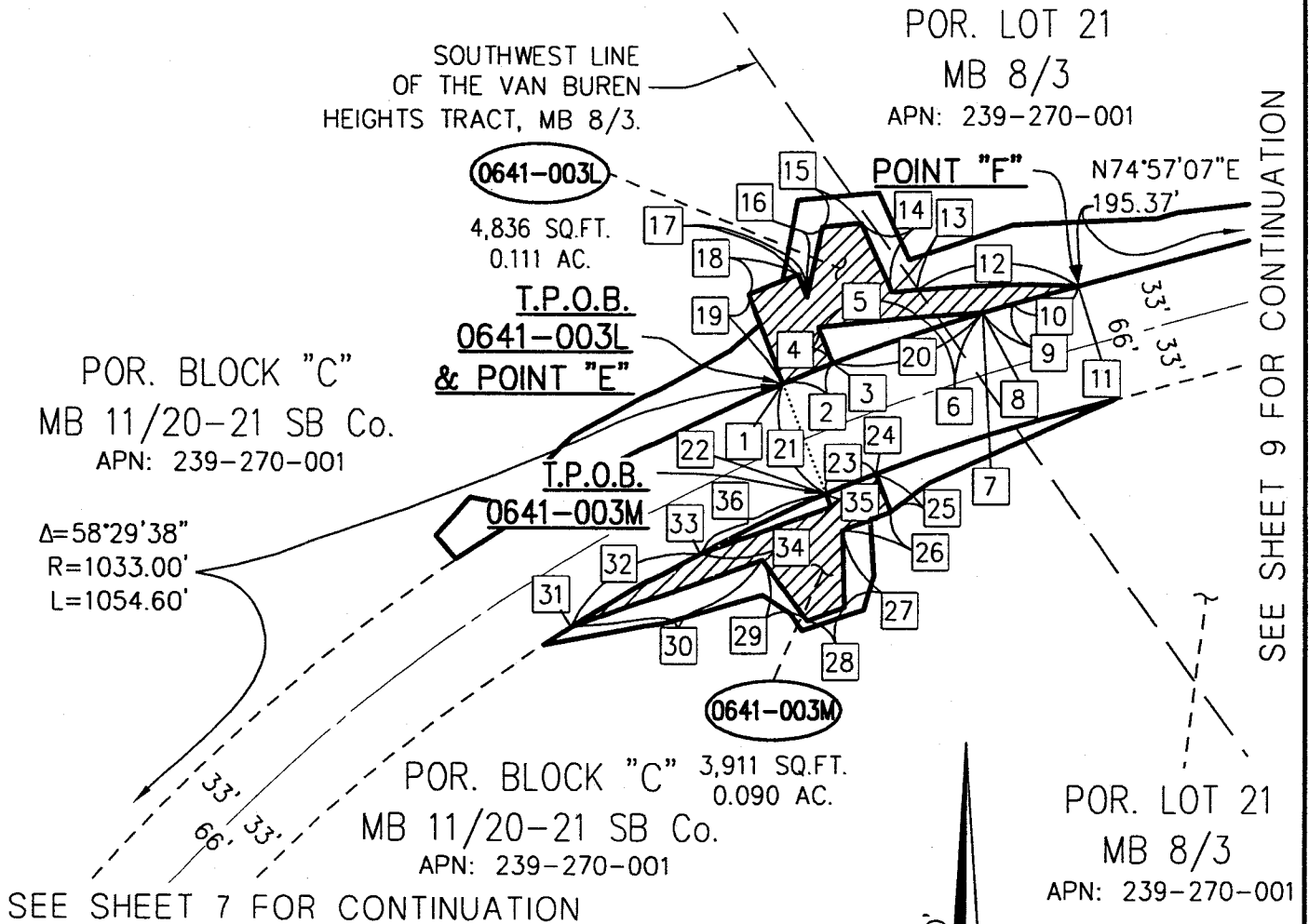
SHEET 7 OF 10

DATE: Oct 29, 2013

W.O. 3053-9

# EXHIBIT "B"

0641-003D, 0641-003F, 0641-003H, 0641-003J  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



INDICATES "NOT A PART"

NOTE: SEE SHEET 10 FOR DATA TABLE.

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao Tung  
& Hsueh Lee

APN:  
239-270-001



**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 8 OF 10
DATE: Oct 29, 2013		W.O. 3053-9



# EXHIBIT "B"

0641-003D, 0641-003F, 0641-003H, 0641-003J  
SLOPE MAINTENANCE & DRAINAGE EASEMENT

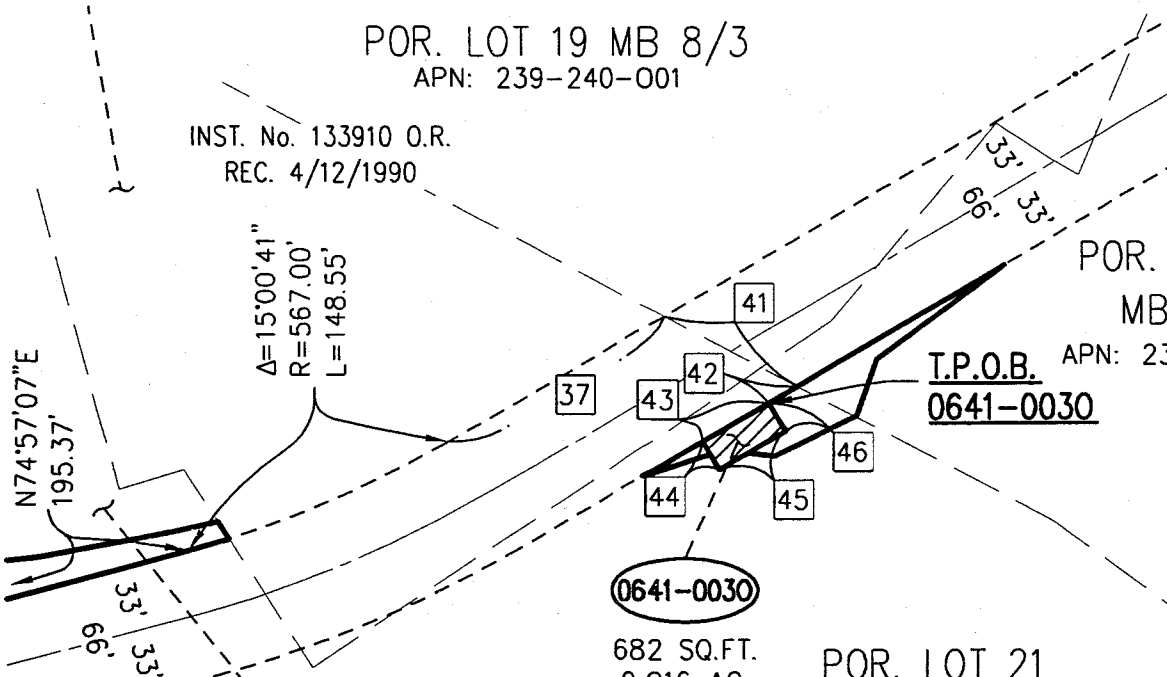
POR. LOT 21  
MB 8/3  
APN: 239-240-001

POR. LOT 19 MB 8/3  
APN: 239-240-001

INST. No. 133910 O.R.  
REC. 4/12/1990

POR. LOT 19  
MB 8/3  
APN: 239-270-001

SEE SHEET 8 FOR CONTINUATION



$\Delta = 15'00.41''$   
 $R = 567.00'$   
 $L = 148.55'$

T.P.O.B.  
0641-0030

**0641-0030**

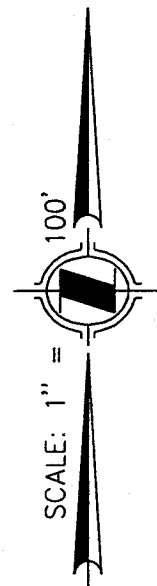
682 SQ.FT.  
0.016 AC.

POR. LOT 21  
MB 8/3  
APN: 239-270-001

POR. LOT 21  
MB 8/3  
APN: 239-270-001

INDICATES "NOT A PART"

NOTE: SEE SHEET 10 FOR DATA TABLE.



COUNTY W.O.: C1-0641

OWNER:  
Tang Chao Tung  
& Hsueh Lee

APN:  
239-270-001



**HUNSAKER & ASSOCIATES**  
**IRVINE, INC**  
**INLAND EMPIRE REGION**

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 9 OF 10
--------------------	------------------------	---------------

DATE: Oct 29, 2013	W.O. 3053-9
--------------------	-------------

# EXHIBIT "B"

0641-003D, 0641-003F, 0641-003H, 0641-003J  
SLOPE MAINTENANCE & DRAINAGE EASEMENT

DATA TABLE

	BEARING/Delta	RADIUS	LENGTH	TANGENT
1	N22°35'27"W (R)			
2	01°39'51"	1033.00'	30.00'	15.00'
3	N20°55'36"W (R)			
4	N21°26'58"W		21.52'	
5	N84°17'36"E		56.36'	
6	03°34'23"	577.68'	36.03'	18.02'
7	N02°08'01"W (R)	577.68'		
8	N16°00'17"W (R)	1033.00'		
9	00°57'24"	1033.00'	17.25'	8.62'
10	N74°57'07"E		38.21'	
11	N03°05'44"E (R)			
12	08°48'08"	592.68'	91.05'	45.62'
13	S84°17'36"W		13.73'	
14	N23°42'39"W		42.06'	
15	S84°17'36"W		22.00'	
16	S12°17'51"W		40.09'	
17	N21°26'58"W		13.87'	
18	S68°33'02"W		30.00'	
19	S21°26'58"E		53.08'	
20	04°55'19"	1033.00'	88.74'	44.40'
21	S21°26'58"E		66.01'	
22	N22°40'08"W (R)			

DATA TABLE

	BEARING/Delta	RADIUS	LENGTH	TANGENT
23	01°46'40"	967.00'	30.00'	15.00'
24	N20°53'28"W (R)			
25	S21°26'58"E		22.58'	
26	S68°33'02"W		28.53'	
27	S01°12'47"E		42.66'	
28	S70°46'58"W		22.00'	
29	N37°13'17"W		42.06'	
30	S70°46'58"W		112.90'	
31	N32°10'58"W (R)			
32	04°51'46"	967.00'	82.07'	41.06'
33	N27°19'12"W (R)			
34	N70°46'58"E		78.39'	
35	N21°26'58"W		7.91'	
36	04°39'04"	967.00'	78.50'	39.27'
37	N59°56'26"E		129.66'	
41	S62°20'58"E		78.07'	
42	S59°56'26"W		16.83'	
43	S59°56'26"W		40.00'	
44	S30°03'34"E		17.05'	
45	N59°56'26"E		40.00'	
46	N30°03'34"W		17.05'	

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao Tung  
& Hsueh Lee



**HUNSAKER & ASSOCIATES**  
**IRVINE, INC**  
**INLAND EMPIRE REGION**

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

**POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN**

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 10 OF 10

DATE: Oct 28, 2013

W.O. 3053-9

APN  
239-270-001

**EXHIBIT "A"**  
**0641-003L, 0641-003M & 0641-003O**  
**LEGAL DESCRIPTION**  
**STORM DRAIN EASEMENT**

Being a portion of Block "C" of the Map of Arlington Heights as filed in Book 11, pages 20 and 21 of Maps, San Bernardino County Recorder and a portion of a portion of Lot 21 of the Map of Van Buren Heights as filed in Book 8, page 3 of Maps, Riverside County Recorder, lying within Section 20, Township 3 South, Range 5 West, San Bernardino Meridian in the City of Riverside, County of Riverside, State of California, more particularly described as follows:

**PARCEL 0641-003L:**

**COMMENCING** at the South Quarter Corner of Section 20, Township 3 South, Range 5 West, San Bernardino Meridian;

Thence along the southerly line thereof, North  $89^{\circ}23'48''$  West 1251.05 feet;

Thence departing said line, North  $08^{\circ}54'55''$  East 160.67 feet to the beginning of a tangent curve concave southeasterly and having a radius of 1033.00 feet;

Thence northerly along said curve through a central angle of  $58^{\circ}29'38''$  an arc length of 1054.60 feet to a point hereinafter referred to as **POINT "A"**, a radial line to said point bears, North  $22^{\circ}35'27''$  West, said point also being the **TRUE POINT OF BEGINNING**;

Thence northeasterly continuing along said curve through a central angle of  $01^{\circ}39'51''$  an arc length of 30.00 feet, a radial line to said point bears, North  $20^{\circ}55'36''$  West;

Thence departing said curve, North  $21^{\circ}26'58''$  West 21.52 feet;

Thence North  $84^{\circ}17'36''$  East 56.36 feet to the beginning of a tangent curve concave southerly and having a radius of 577.68 feet;

Thence easterly along said curve through a central angle of  $03^{\circ}34'23''$  an arc length of 36.03 feet, a radial line to said point bears, North  $02^{\circ}08'01''$  West, said point also being a point on the aforementioned curve having a radius of 1033.00 feet, being concave southerly, a radial line to said point bears, North  $16^{\circ}00'17''$  West;

Thence easterly along said curve concave southerly and having a radius of 1033.00 feet through a central angle of  $00^{\circ}57'24''$  an arc length of 17.25 feet;

**EXHIBIT "A"**  
**0641-003L, 0641-003M & 0641-003O**  
**LEGAL DESCRIPTION**  
**STORM DRAIN EASEMENT**

Thence North 74°57'07" East 38.21 feet to a point, said point being a point on a non-tangent curve concave southerly and having a radius of 592.68 feet, said curve being concentric with the aforementioned curve having a radius of 577.68 feet, a radial line to said point bears, North 03°05'44" East, said point hereinafter referred to as **POINT "B"**;

Thence westerly along said concentric curve through a central angle of 08°48'08" an arc length of 91.05 feet;

Thence South 84°17'36" West 13.73 feet;

Thence North 23°42'39" West 42.06 feet;

Thence South 84°17'36" West 22.00 feet;

Thence South 12°17'51" West 40.09 feet;

Thence North 21°26'58" West 13.87 feet;

Thence South 68°33'02" West 30.00 feet;

Thence South 21°26'58" East 53.08 feet to the **TRUE POINT OF BEGINNING**.

**Containing:** 4,836 Square Feet, 0.111 acres more or less.

**PARCEL 0641-003M:**

**COMMENCING** at the aforementioned **POINT "A"**, said point being a point on a curve concave southeasterly and having a radius of 1033.00 feet, a radial line to said point bears, North 22°35'27" West;

Thence South 21°26'58" East 66.01 feet to a point on a curve being concentric with the aforementioned curve having a radius of 1033.00 feet, a radial line to said point bears, North 22°40'08" West, said point also being the **TRUE POINT OF BEGINNING**;

Thence easterly along said concentric curve concave southerly and having a radius of 967.00 feet through a central angle of 01°46'40" an arc length of 30.00 feet, a radial line to said point bears, North 20°53'28" West;

**EXHIBIT "A"**  
**0641-003L, 0641-003M & 0641-003O**  
**LEGAL DESCRIPTION**  
**STORM DRAIN EASEMENT**

Thence departing said concentric curve, South  $21^{\circ}26'58''$  East 22.58 feet;

Thence South  $68^{\circ}33'02''$  West 28.53 feet;

Thence South  $01^{\circ}12'47''$  East 42.66 feet;

Thence South  $70^{\circ}46'58''$  West 22.00 feet;

Thence North  $37^{\circ}13'17''$  West 42.06 feet;

Thence South  $70^{\circ}46'58''$  West 112.90 feet to a point on the aforementioned concentric curve concave southerly and having a radius of 967.00 feet, a radial line to said point bears, North  $32^{\circ}10'58''$  West;

Thence easterly along said concentric curve through a central angle of  $04^{\circ}51'46''$  an arc length of 82.07 feet, a radial line to said point bears, North  $27^{\circ}19'12''$  West;

Thence departing said curve North  $70^{\circ}46'58''$  East 78.39 feet;

Thence North  $21^{\circ}26'58''$  West 7.91 feet to the **TRUE POINT OF BEGINNING**.

**Containing:** 3,911 Square Feet, 0.090 acres more or less.

**PARCEL 0641-003O:**

**COMMENCING** at the aforementioned **POINT "B"**,

Thence North  $74^{\circ}57'07''$  East 195.37 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 567.00 feet;

Thence northeasterly along said curve through a central angle of  $15^{\circ}00'41''$  an arc length of 148.55 feet;

Thence tangent from said curve North  $59^{\circ}56'26''$  East 129.66 feet to a point on the northeasterly line of said Lot 21;

Thence along said northeasterly line South  $62^{\circ}20'58''$  East 78.07 feet to a point on a line

**EXHIBIT "A"**  
**0641-003L, 0641-003M & 0641-003O**  
**LEGAL DESCRIPTION**  
**STORM DRAIN EASEMENT**

66.00 feet southerly and parallel, measured at right angles from the aforementioned line described as "North 59°56'26" East 129.66 feet";

Thence along said parallel line South 59°56'26" West 16.83 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said parallel line, South 59°56'26" West 40.00 feet;

Thence departing said parallel line South 30°03'34" East 17.05 feet;

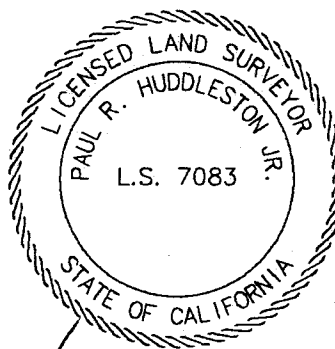
Thence North 59°56'26" East 40.00 feet;

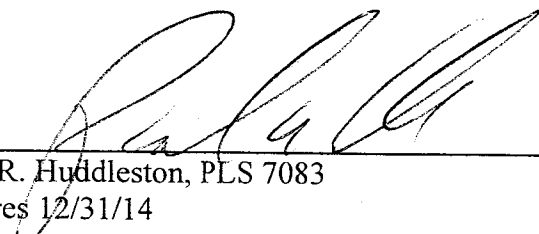
Thence North 30°03'34" West 17.05 feet to the **TRUE POINT OF BEGINNING**.

**Containing:** 682 Square Feet, 0.016 acres more or less.


As more particularly shown on Exhibit "B" attached hereto and by this reference made a part hereof.

Prepared under the supervision of:

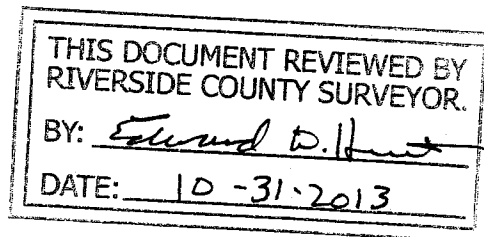


  
\_\_\_\_\_  
Paul R. Huddleston, PLS 7083  
Expires 12/31/14  
Date 10/29/13

**DESCRIPTION APPROVAL:**

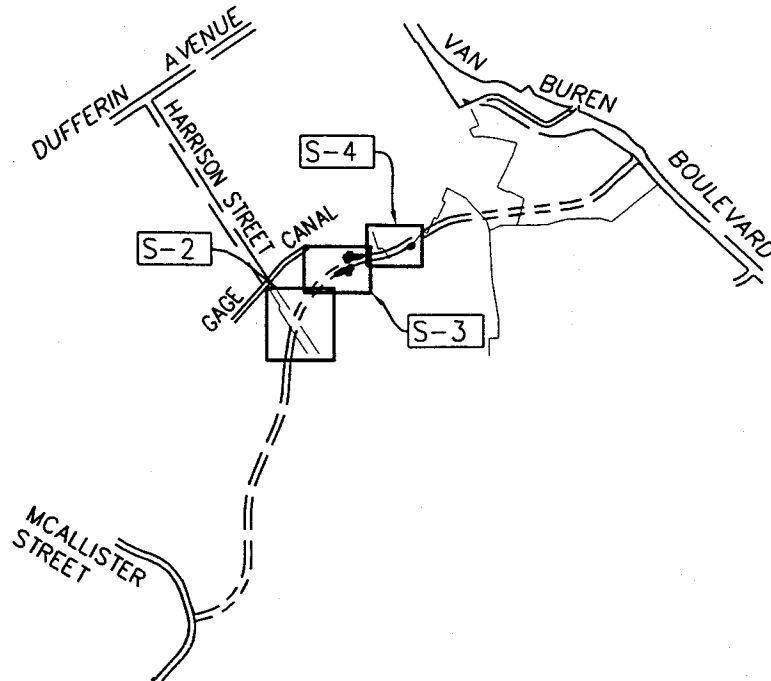
BY:  11/01/2013  
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR



# EXHIBIT "B"

0641-003L, 0641-003M & 0641-003O  
STORM DRAINAGE EASEMENT



## VICINITY / INDEX MAP

### LEGEND:

S-#

INDICATES SHEET No. AS NOTED.

( )

INDICATES RECORD PER RS 72/85-90.

0641-001A

INDICATES PARCEL No.

#

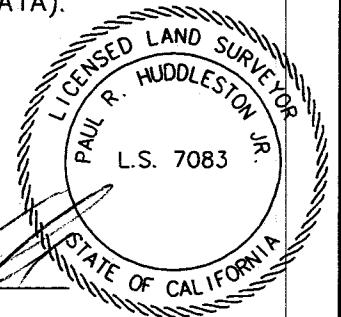
INDICATES LINE OR CURVE DATA NUMBER (SEE SHEETS 5 & 6 FOR LINE AND CURVE TABLE DATA).

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: *Edward O. Hunt*

DATE: 10-31-2013

*Paul R. Huddleston Jr.*  
PAUL R. HUDDLESTON JR.  
PLS 7083



COUNTY W.O.: C1-0641

OWNER:  
Tang Chao Tung  
& Hsueh Lee

APN:  
239-270-001



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 1 OF 5

DATE: Oct 28, 2013

W.O. 3053-9

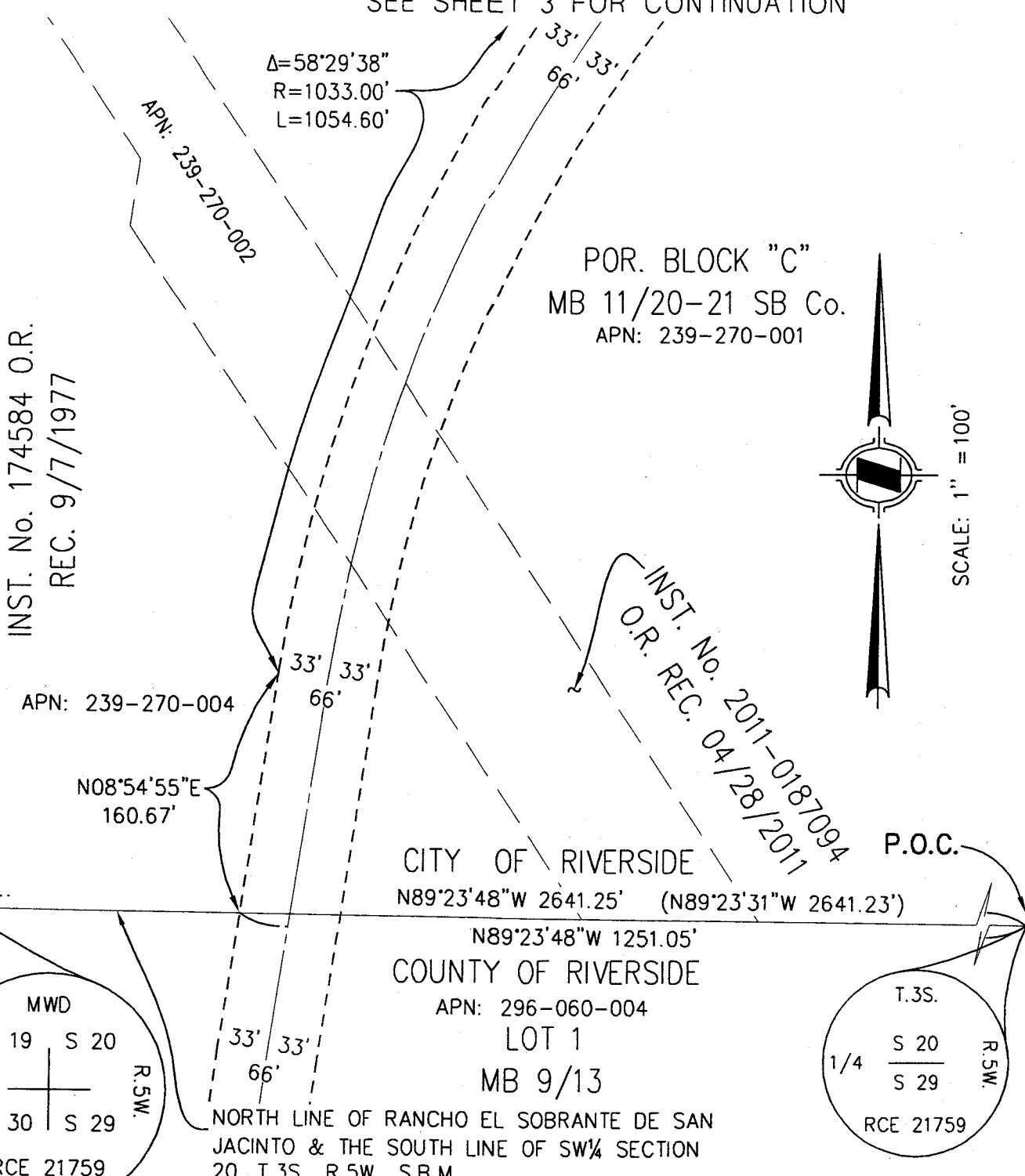
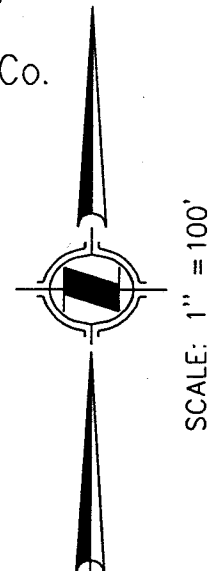
# EXHIBIT "B"

0641-003L, 0641-003M & 0641-003O  
STORM DRAINAGE EASEMENT

SEE SHEET 3 FOR CONTINUATION

INST. No. 174584 O.R.  
REC. 9/7/1977

POR. BLOCK "C"  
MB 11/20-21 SB Co.  
APN: 239-270-001



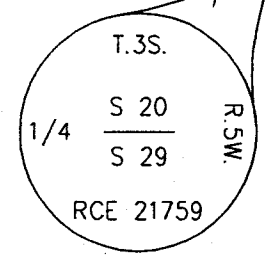
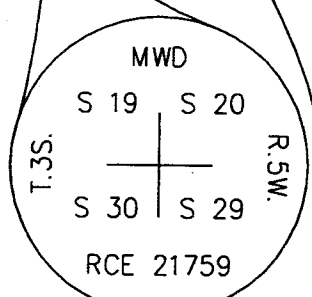
INST. No. 2011-0187094  
O.R. REC. 04/28/2011

CITY OF RIVERSIDE  
N89°23'48"W 2641.25' (N89°23'31"W 2641.23')

COUNTY OF RIVERSIDE  
APN: 296-060-004

LOT 1  
MB 9/13

NORTH LINE OF RANCHO EL SOBRANTE DE SAN  
JACINTO & THE SOUTH LINE OF SW¼ SECTION  
20, T.3S., R.5W., S.B.M.



COUNTY W.O.: C1-0641

OWNER:  
Tang Chao Tung  
& Hsueh Lee

APN:  
239-270-001

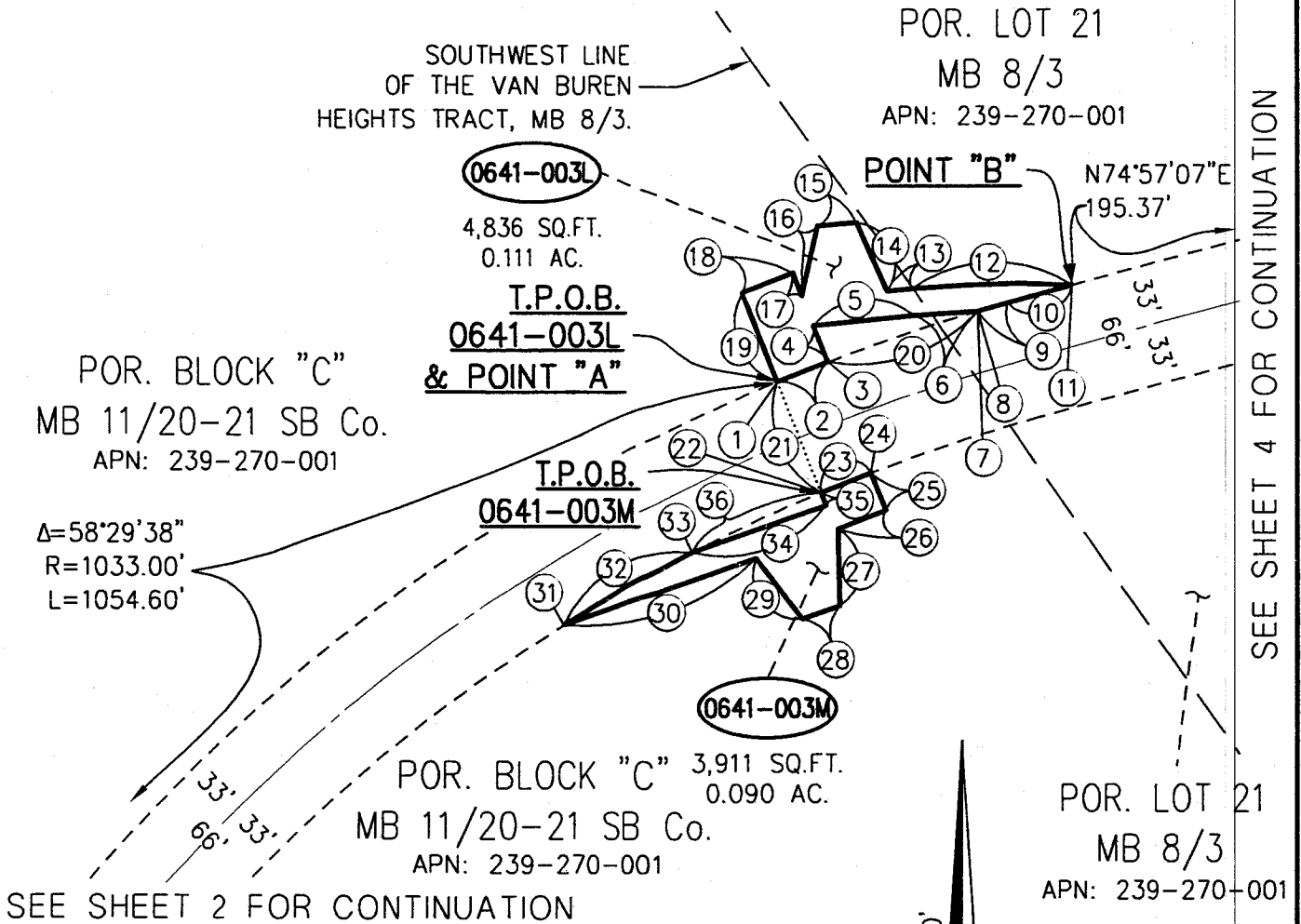
**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 2 OF 5
DATE: Oct 29, 2013		W.O. 3053-9

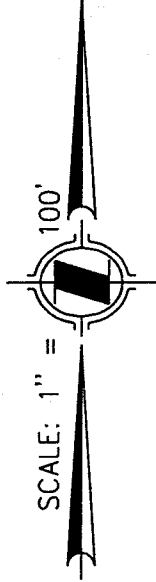


# EXHIBIT "B"

0641-003L, 0641-003M & 0641-003O  
STORM DRAINAGE EASEMENT



NOTE: SEE SHEETS 5 & 6 FOR DATA TABLE.



COUNTY W.O.: C1-0641

OWNER:  
Tang Chao Tung  
& Hsueh Lee

APN:  
239-270-001

**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 3 OF 5
DATE: Oct 28, 2013	W.O. 3053-9	

# EXHIBIT "B"

0641-003L, 0641-003M & 0641-003O  
STORM DRAINAGE EASEMENT

POR. LOT 21  
MB 8/3  
APN: 239-240-001

POR. LOT 19 MB 8/3  
APN: 239-240-001

INST. No. 133910 O.R.  
REC. 4/12/1990

$\Delta = 15^{\circ}00'41''$   
 $R = 567.00'$   
 $L = 148.55'$

POR. LOT 19  
MB 8/3  
APN: 239-270-001

T.P.O.B.  
0641-003O

**0641-003O**

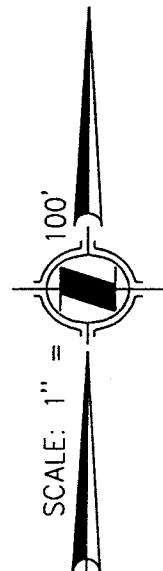
682 SQ.FT.  
0.016 AC.

POR. LOT 21  
MB 8/3  
APN: 239-270-001

POR. LOT 21  
MB 8/3  
APN: 239-270-001

SEE SHEET 3 FOR CONTINUATION

N74°57'07"E  
195.37'



NOTE: SEE SHEETS 5 & 6 FOR DATA TABLE.

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao Tung  
& Hsueh Lee

APN  
239-270-001



**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 4 OF 5

DATE: Oct 29, 2013

W.O. 3053-9

# EXHIBIT "B"

0641-003L, 0641-003M & 0641-003O  
STORM DRAINAGE EASEMENT

DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	N22°35'27"W (R)			
②	01°39'51"	1033.00'	30.00'	15.00'
③	N20°55'36"W (R)			
④	N21°26'58"W		21.52'	
⑤	N84°17'36"E		56.36'	
⑥	03°34'23"	577.68'	36.03'	18.02'
⑦	N02°08'01"W (R)	577.68'		
⑧	N16°00'17"W (R)	1033.00'		
⑨	00°57'24"	1033.00'	17.25'	8.62'
⑩	N74°57'07"E		38.21'	
⑪	N03°05'44"E (R)			
⑫	08°48'08"	592.68'	91.05'	45.62'
⑬	S84°17'36"W		13.73'	
⑭	N23°42'39"W		42.06'	
⑮	S84°17'36"W		22.00'	
⑯	S12°17'51"W		40.09'	
⑰	N21°26'58"W		13.87'	
⑱	S68°33'02"W		30.00'	
⑲	S21°26'58"E		53.08'	
⑳	04°55'19"	1033.00'	88.74'	44.40'
㉑	S21°26'58"E		66.01'	
㉒	N22°40'08"W (R)			

DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
㉓	01°46'40"	967.00'	30.00'	15.00'
㉔	N20°53'28"W (R)			
㉕	S21°26'58"E		22.58'	
㉖	S68°33'02"W		28.53'	
㉗	S01°12'47"E		42.66'	
㉘	S70°46'58"W		22.00'	
㉙	N37°13'17"W		42.06'	
㉚	S70°46'58"W		112.90'	
㉛	N32°10'58"W (R)			
㉜	04°51'46"	967.00'	82.07'	41.06'
㉝	N27°19'12"W (R)			
㉞	N70°46'58"E		78.39'	
㉟	N21°26'58"W		7.91'	
㊱	04°39'04"	967.00'	78.50'	39.27'
㊲	N59°56'26"E		129.66'	
㊳	S62°20'58"E		78.07'	
㊴	S59°56'26"W		16.83'	
㊵	S59°56'26"W		40.00'	
㊶	S30°03'34"E		17.05'	
㊷	N59°56'26"E		40.00'	
㊸	N30°03'34"W		17.05'	

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao Tung  
& Hsueh Lee.

APN:  
239-270-001



**HUNSAKER & ASSOCIATES**  
**IRVINE, INC**  
**INLAND EMPIRE REGION**

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 5 OF 5
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DATE: Oct 28, 2013	W.O. 3053-9
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PARCEL 0641-004A TO 0641-004K

**EXHIBIT "A"**  
**0641-004A & 0641-004B**  
**LEGAL DESCRIPTION**  
**PUBLIC ROAD AND UTILITY EASEMENT**

Being a portion of that Grant Deed to David Pai-Hsien Lin and Helen Mei-Hsien Lin, recorded April 12, 1990 as Instrument No. 133910, of Official Records Riverside County Recorder, lying within Section 20, Township 3 South, Range 5 West, San Bernardino Meridian in the City of Riverside, County of Riverside, State of California, more particularly described as follows:

**PARCEL 0641-004A:**

**COMMENCING** at the South Quarter Corner of Section 20, Township 3 South, Range 5 West, San Bernardino Meridian;

Thence along the southerly line thereof, North  $89^{\circ}23'48''$  West 1251.05 feet;

Thence departing said line, North  $08^{\circ}54'55''$  East 160.67 feet to the beginning of a tangent curve concave southeasterly and having a radius of 1033.00 feet;

Thence northerly along said curve through a central angle of  $66^{\circ}02'12''$  an arc length of 1190.59 feet;

Thence North  $74^{\circ}57'07''$  East along a line tangent to the end of said curve, 233.58 feet to the beginning of a tangent curve concave northwesterly and having a radius of 567.00 feet;

Thence northeasterly along said curve through a central angle of  $02^{\circ}14'32''$  an arc length of 22.19 feet to a point on said curve to which a radial line bears, South  $17^{\circ}17'25''$  East, said point also being a point on the westerly line of said Grant Deed and the **TRUE POINT OF BEGINNING**;

Thence continuing northeasterly along said curve through a central angle of  $12^{\circ}46'09''$  an arc length of 126.36 feet;

Thence North  $59^{\circ}56'26''$  East along a line tangent to the end of said curve, 415.18 feet to a point on the southeasterly line of said Grant Deed, said point hereinafter referred to as **POINT "A"**;

Thence along said southeasterly line the following five (5) courses:

- 1) South  $23^{\circ}34'38''$  West 76.67 feet to a point on a curve concave northeasterly and having a radius of 295.00 feet, a radial line to said point bears, South  $28^{\circ}08'22''$  West;
- 2) Northwesterly along said curve through a central angle of  $06^{\circ}22'40''$  an arc length of 32.84 feet to a point of reverse curvature to which a radial line bears, North  $34^{\circ}31'02''$  East, said reverse curve being concave southwesterly and having a radius of 230.00 feet;

**EXHIBIT "A"**  
**0641-004A & 0641-004B**  
**LEGAL DESCRIPTION**  
**PUBLIC ROAD AND UTILITY EASEMENT**

- 3) Northwesterly along said curve through a central angle of  $04^{\circ}30'51''$  an arc length of 18.12 feet to a point to which a radial line bears, North  $30^{\circ}00'11''$  East;
- 4) South  $40^{\circ}10'18''$  West 133.24 feet;
- 5) South  $56^{\circ}25'40''$  West 272.28 feet to a point on a non-tangent curve concave northwesterly and having a radius of 633.00 feet, said curve being concentric with said 567.00 foot radius curve, the radial line to said point bears, South  $23^{\circ}54'19''$  East;

Thence southwesterly along said concentric curve through a central angle of  $04^{\circ}52'36''$  an arc length of 53.88 feet to a point on the aforementioned westerly line;

Thence along said westerly line North  $33^{\circ}34'52''$  West 68.46 feet to the **TRUE POINT OF BEGINNING**.

Containing 23,345 Square Feet, 0.536 acres more or less.

**PARCEL 0641-004B:**

**COMMENCING** at the aforementioned **POINT "A"**;

Thence North  $59^{\circ}56'26''$  East 80.80 feet to the beginning of a tangent curve concave southeasterly and having a radius of 633.00 feet;

Thence northeasterly along said curve through a central angle of  $23^{\circ}36'46''$  an arc length of 260.87 feet;

Thence North  $83^{\circ}33'12''$  East along a tangent line to the end of said curve, 190.10 feet to a point on the southwesterly line of said Grant Deed, said point being the **TRUE POINT OF BEGINNING**;

Thence continuing North  $83^{\circ}33'12''$  East 447.16 feet to a point on the easterly line of said Grant Deed;

Thence along said easterly line South  $14^{\circ}23'46''$  West 70.62 feet to a line being 66.00 feet southerly and parallel, measured at right angles from the aforementioned line described as "North  $83^{\circ}33'12''$  East 447.16 feet";

**EXHIBIT "A"**  
**0641-004A & 0641-004B**  
**LEGAL DESCRIPTION**  
**PUBLIC ROAD AND UTILITY EASEMENT**

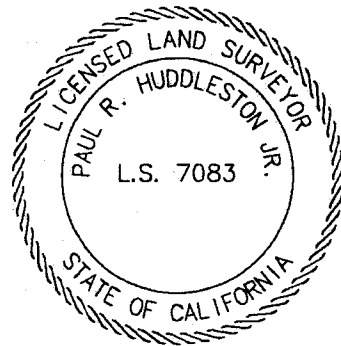
Thence along said parallel line South 83°33'12" West 371.52 feet to a point on the  
aforementioned southwesterly line of said Grant Deed;

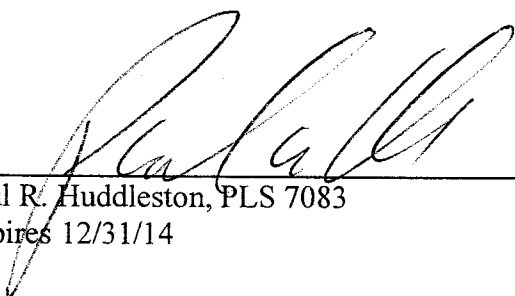
Thence along said southwesterly line North 43°52'40" West 83.11 feet to the **TRUE POINT OF  
BEGINNING.**

Containing 27,016 Square Feet, 0.620 acres more or less.

As more particularly shown on Exhibit "B" attached hereto and by this reference made a part  
hereof.

Prepared under the supervision of:



  
Paul R. Huddleston, PLS 7083  
Expires 12/31/14

10/29/13  
Date

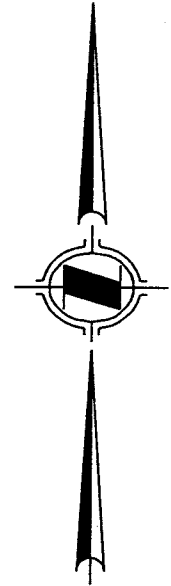
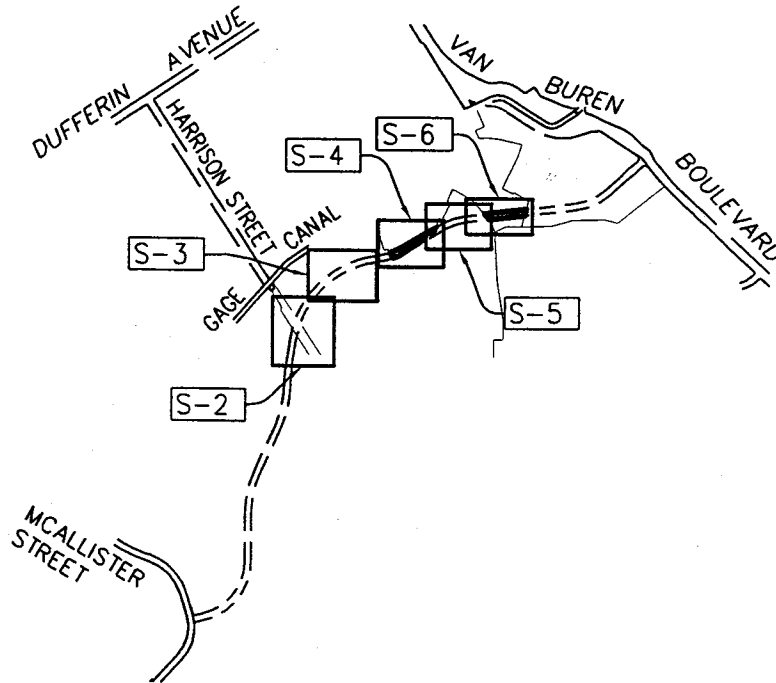
THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR. BY: <u>Edward P. Hunt</u> DATE: <u>10-31-2013</u>
---

DESCRIPTION APPROVAL:

BY: K. Stead 11/01/2013  
DATE  
FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR

# EXHIBIT "B"

0641-004A & 0641-004B  
PUBLIC ROAD AND UTILITY EASEMENT



SCALE: 1" = 2000'

## VICINITY / INDEX MAP

### LEGEND:

S-#

INDICATES SHEET No. AS NOTED.

( )

INDICATES RECORD PER RS 72/85-90.

0641-001A

INDICATES PARCEL No.



THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: *Edward P. Jones*

DATE: 10-31-2013

*Paul R. Huddleston Jr.*  
PAUL R. HUDDLESTON JR.  
P.L.S. 7083

COUNTY W.O.: C1-0641

OWNER:  
LIN DAVID PAI  
HSEIN & HELEN  
MEI HSEIN



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 1 OF 6

DATE: Oct 28, 2013

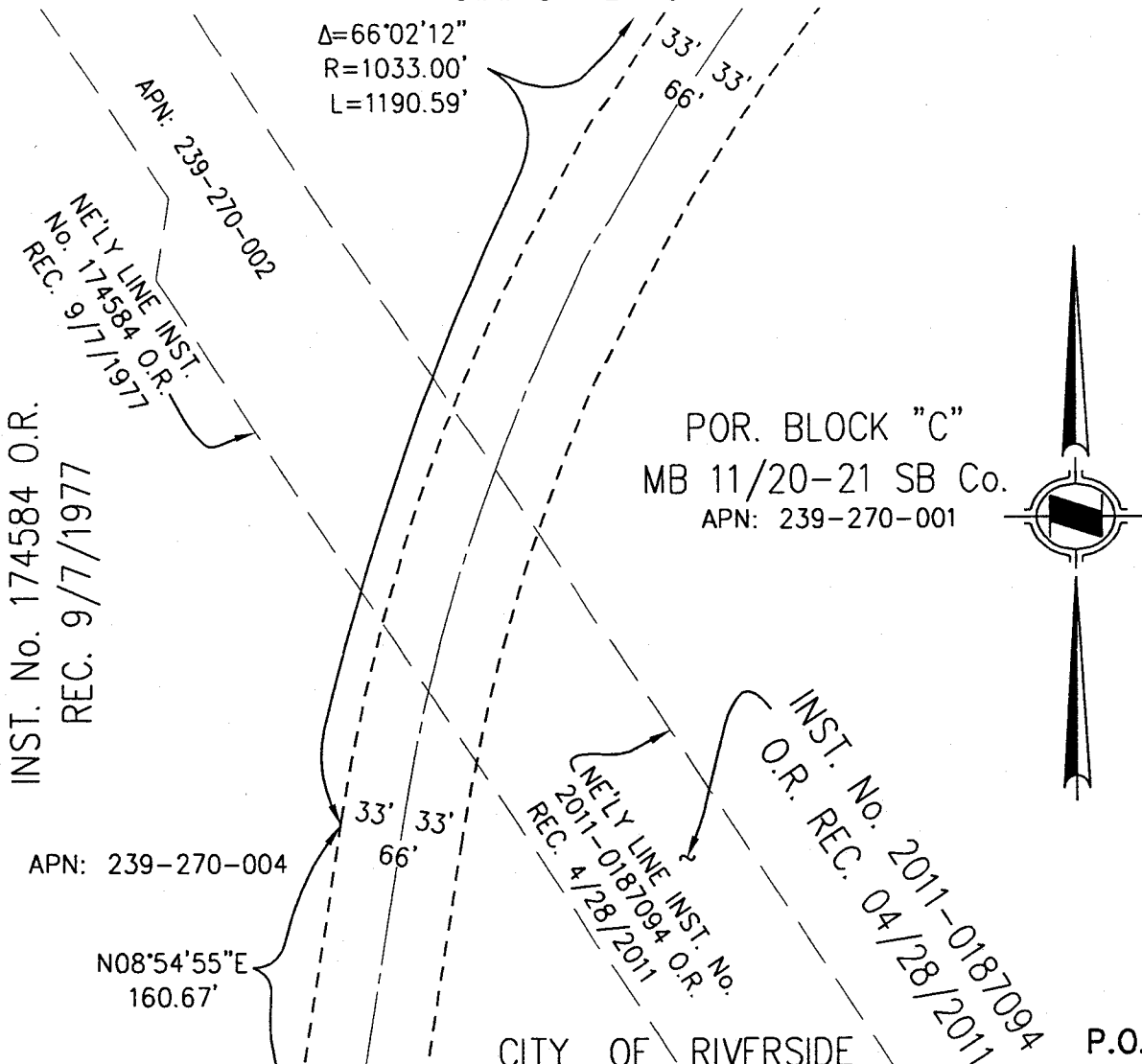
W.O. 3053-9

APN:  
239-240-001



# EXHIBIT "B"

0641-004A & 0641-004B  
 PUBLIC ROAD AND UTILITY EASEMENT  
 SEE SHEET 3 FOR CONTINUATION



POR. BLOCK "C"  
 MB 11/20-21 SB Co.  
 APN: 239-270-001

SCALE: 1" = 100'

INST. No. 174584 O.R.  
 REC. 9/7/1977

APN: 239-270-004

N08°54'55"E  
 160.67'

NE'LY LINE INST. No.  
 2011-0187094 O.R.  
 REC. 4/28/2011

INST. No. 2011-0187094  
 O.R. REC. 04/28/2011

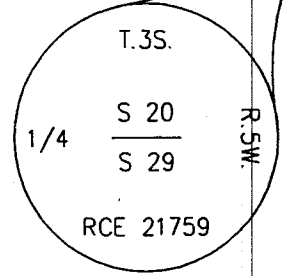
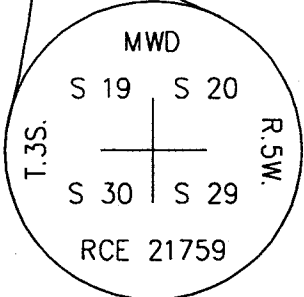
CITY OF RIVERSIDE P.O.C.  
 N89°23'48"W 2641.25' (N89°23'31"W 2641.23')

N89°23'48"W 1251.05'  
 COUNTY OF RIVERSIDE

APN: 296-060-004

LOT 1  
 MB 9/13

NORTH LINE OF RANCHO EL SOBRANTE DE SAN  
 JACINTO & THE SOUTH LINE OF SW¼ SECTION  
 20, T.3S., R.5W., S.B.M.



COUNTY W.O.: C1-0641

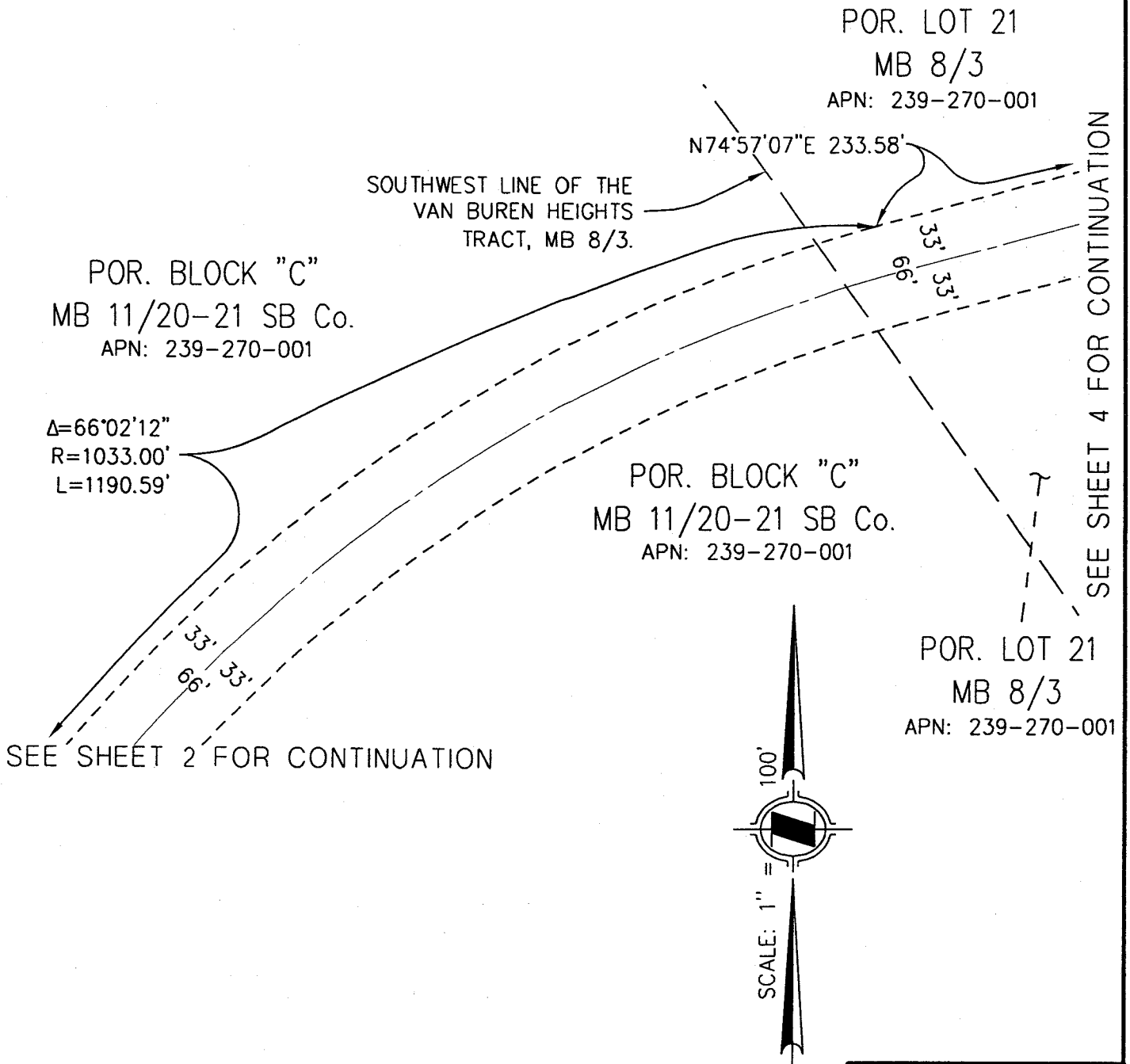
OWNER:  
 LIN DAVID PAI  
 HSEIN & HELEN  
 MEI HSEIN  
 APN:  
 239-240-001

**H & A**  
**HUNSAKER & ASSOCIATES**  
**IRVINE, INC**  
**INLAND EMPIRE REGION**  
 2900 ADAMS STREET, SUITE A-15  
 RIVERSIDE CA 92504 (951)352-7200  
 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 2 OF 6
DATE: Oct 28, 2013	W.O. 3053-9	

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PUBLIC ROAD AND UTILITY EASEMENT



COUNTY W.O.: C1-0641

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SHEET 3 OF 6

DATE: Oct 28, 2013

W.O. 3053-9

# EXHIBIT "B"

## 0641-004A & 0641-004B PUBLIC ROAD AND UTILITY EASEMENT

S'ELY LINE OF INST. No. 133910,  
O.R. REC. 4/12/1990

POR. LOT 21  
MB 8/3  
APN: 239-270-001

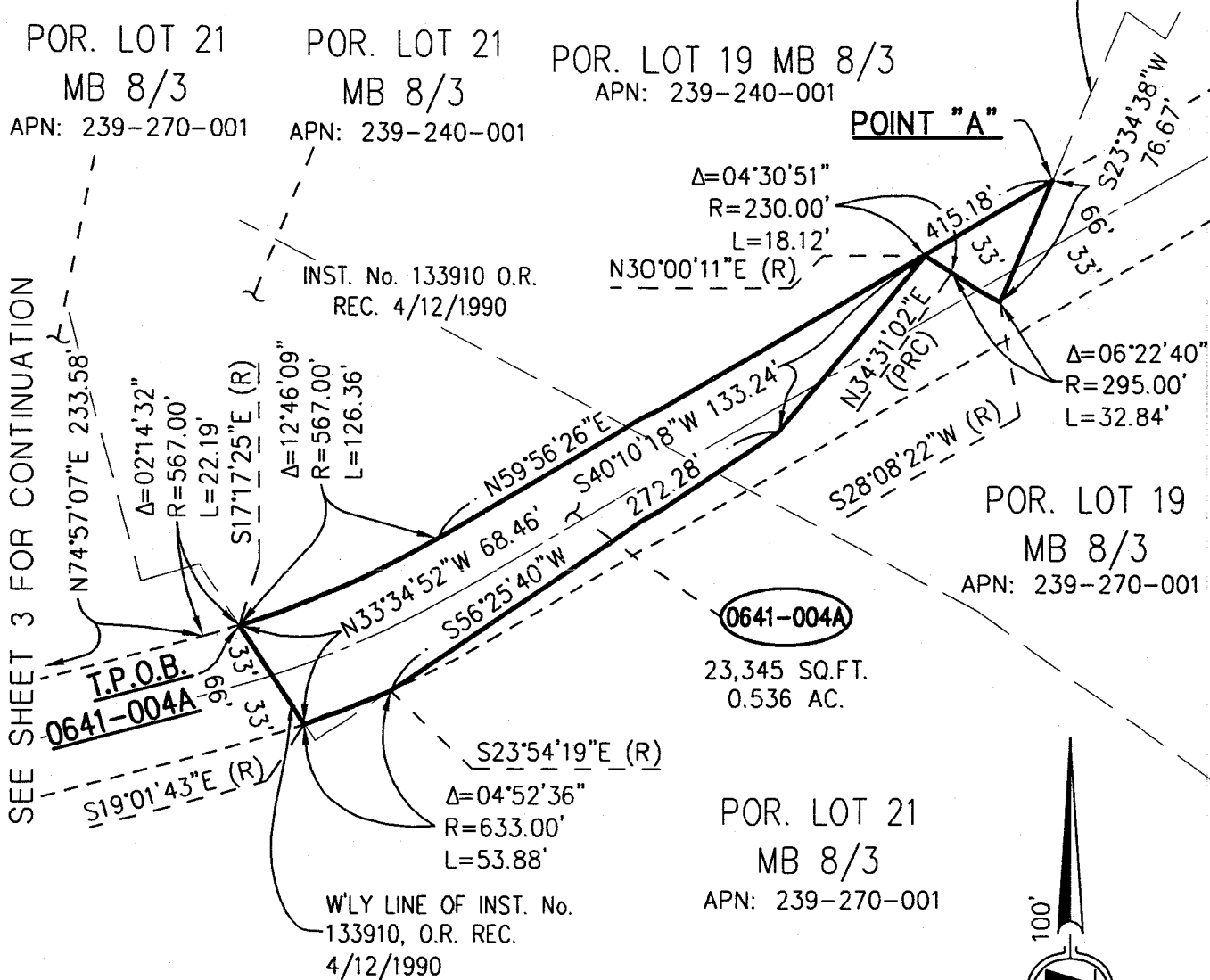
POR. LOT 21  
MB 8/3  
APN: 239-240-001

POR. LOT 19 MB 8/3  
APN: 239-240-001

**POINT "A"**

SEE SHEET 3 FOR CONTINUATION

SEE SHEET 5 FOR CONTINUATION

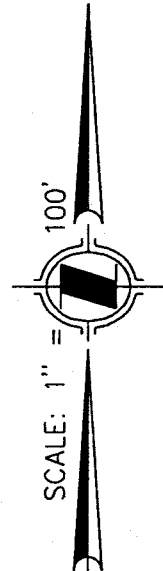


**0641-004A**

23,345 SQ.FT.  
0.536 AC.

POR. LOT 21  
MB 8/3  
APN: 239-270-001

POR. LOT 19  
MB 8/3  
APN: 239-270-001

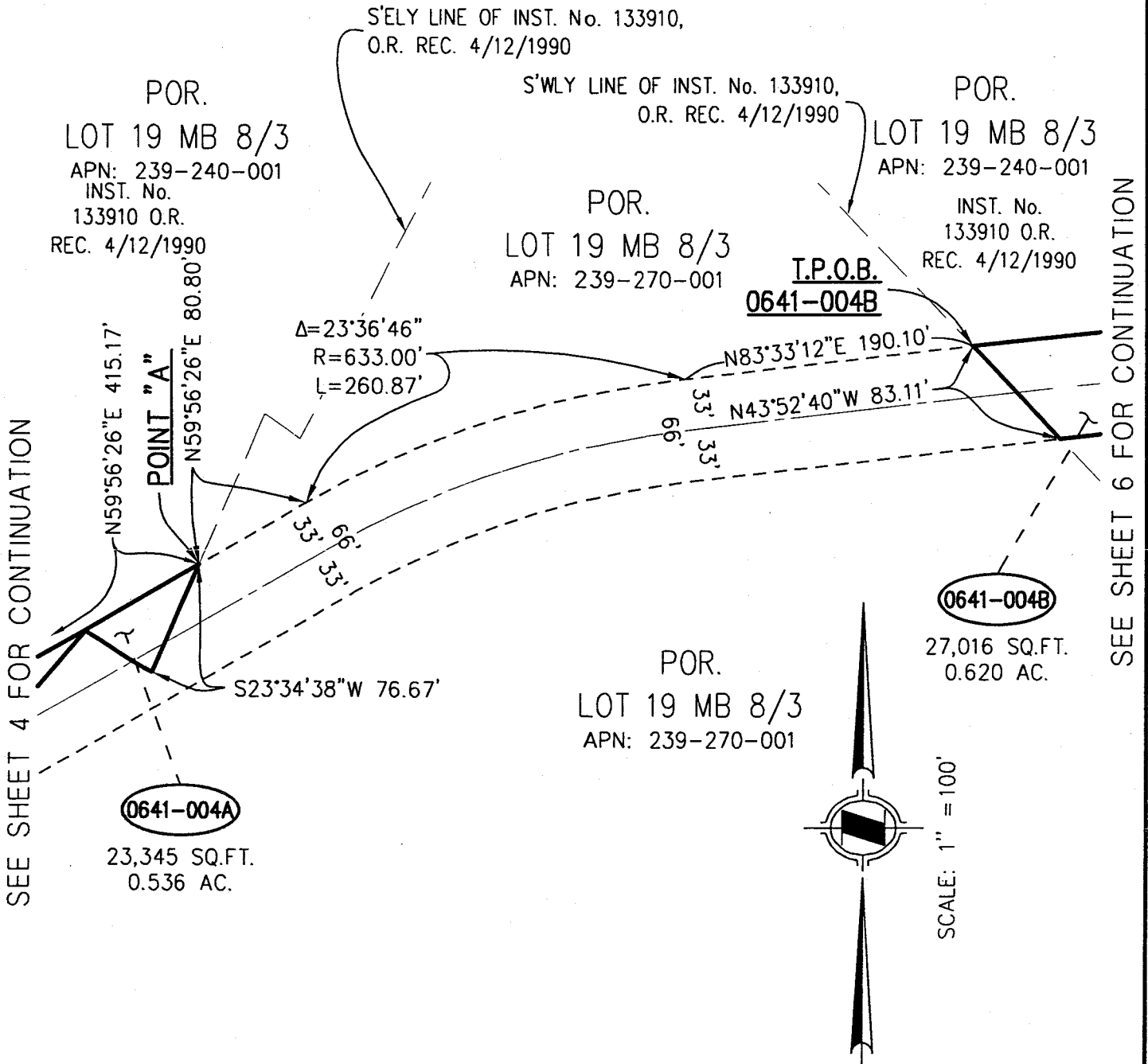


COUNTY W.O.: C1-0641

<p>OWNER: LIN DAVID PAI HSEIN &amp; HELEN MEI HSEIN</p> <p>APN: 239-240-001</p>	<p><b>HUNSAKER &amp; ASSOCIATES</b> <b>IRVINE, INC</b> <b>INLAND EMPIRE REGION</b> 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS</p>	<p>POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; border: 1px solid black;">PREPARED BY RNB</td> <td style="width: 33%; border: 1px solid black;">CHECKED BY PRH, JR.</td> <td style="width: 33%; border: 1px solid black;">SHEET 4 OF 6</td> </tr> <tr> <td colspan="2" style="border: 1px solid black;">DATE: Oct 29, 2013</td> <td style="border: 1px solid black;">W.O. 3053-9</td> </tr> </table>	PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 4 OF 6	DATE: Oct 29, 2013		W.O. 3053-9
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DATE: Oct 29, 2013		W.O. 3053-9						

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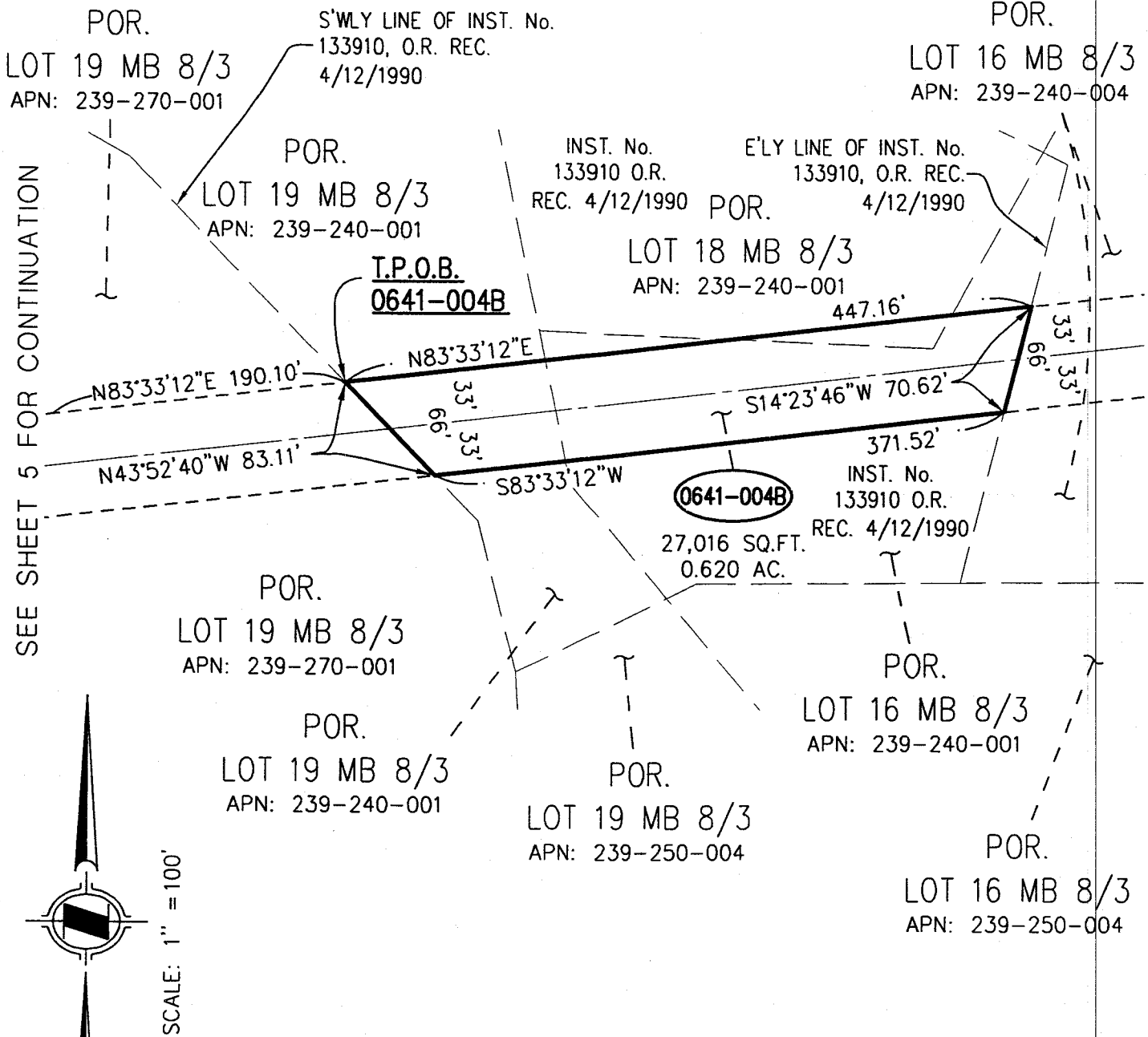
**H & A**

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DATE: Oct 29, 2013		W.O. 3053-9

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DATE: Oct 29, 2013		W.O. 3053-9

**EXHIBIT "A"**  
**0641-004C, 0641-004F, 0641-004G & 0641-004H**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Being those portions of Lots 16, 18, 19 and 21 of the Map of Van Buren Heights, per map recorded in Book 8, Page 3 of Maps, records of Riverside County Recorder as described in that certain Grant Deed to David Pai-Hsien Lin and Helen Mei-Hsien Lin, recorded April 12, 1990 as Instrument No. 133910, of Official Records, Riverside County Recorder, lying within Section 20, Township 3 South, Range 5 West, San Bernardino Meridian in the City of Riverside, County of Riverside, State of California, more particularly described as follows:

**PARCEL 0641-004C:**

**COMMENCING** at the South Quarter Corner of Section 20, Township 3 South, Range 5 West, San Bernardino Meridian;

Thence along the southerly line thereof, North  $89^{\circ}23'48''$  West 1251.05 feet;

Thence departing said line, North  $08^{\circ}54'55''$  East 160.67 feet to the beginning of a tangent curve concave southeasterly and having a radius of 1033.00 feet;

Thence northerly along said curve through a central angle of  $66^{\circ}02'12''$  an arc length of 1190.59 feet;

Thence North  $74^{\circ}57'07''$  East along a line tangent to the end of said curve, 233.58 feet to the beginning of a tangent curve concave northwesterly and having a radius of 567.00 feet;

Thence northeasterly along said curve through a central angle of  $02^{\circ}14'32''$  an arc length of 22.19 feet to a point on said curve to which a radial line bears, South  $17^{\circ}17'25''$  East, said point also being a point on the westerly line of said Grant Deed, said point hereinafter referred to as **POINT "A"**, said point further being the **TRUE POINT OF BEGINNING**;

Thence continuing northeasterly along said curve through a central angle of  $12^{\circ}46'09''$  an arc length of 126.36 feet;

Thence North  $59^{\circ}56'26''$  East along a line tangent to the end of said curve, 348.11 feet, to a point hereinafter referred to as **POINT "B"**;

Thence South  $76^{\circ}41'22''$  West 61.52 feet;

Thence South  $68^{\circ}23'46''$  West 84.20 feet;

Thence North  $43^{\circ}29'17''$  West 36.77 feet;

**EXHIBIT "A"**  
**0641-004C, 0641-004F, 0641-004G & 0641-004H**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence South 72°11'33" West 36.04 feet;

Thence South 00°36'04" East 49.06 feet;

Thence South 59°56'26" West 23.49 feet;

Thence South 30°03'34" East 9.62 feet;

Thence South 57°12'20" West 53.08 feet;

Thence South 46°51'37" West 56.99 feet;

Thence South 58°09'54" West 44.12 feet;

Thence South 68°40'18" West 20.19 feet;

Thence North 46°01'36" West 33.50 feet;

Thence South 57°16'35" West 25.72 feet;

Thence South 18°43'10" East 22.94 feet;

Thence South 77°07'09" West 29.86 feet to a point on the aforementioned westerly line of said Grant Deed;

Thence along said westerly line South 33°34'52" East 10.78 feet to the **TRUE POINT OF BEGINNING**;

**EXCEPTING THEREFROM** the following described parcel to be known as Parcel 0641-004I:

**COMMENCING** at the South Quarter Corner of Section 20, Township 3 South, Range 5 West, San Bernardino Meridian;

Thence along the southerly line thereof, North 89°23'48" West 1251.05 feet;

Thence departing said line, North 08°54'55" East 160.67 feet to the beginning of a tangent curve concave southeasterly and having a radius of 1033.00 feet;

Thence northerly along said curve through a central angle of 66°02'12" an arc length of 1190.59 feet;

**EXHIBIT "A"**  
**0641-004C, 0641-004F, 0641-004G & 0641-004H**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence North 74°57'07" East along a line tangent to the end of said curve, 233.58 feet to the beginning of a tangent curve concave northwesterly and having a radius of 567.00 feet;

Thence northeasterly along said curve through a central angle of 15°00'41" an arc length of 148.55 feet;

Thence North 59°56'26" East along a line tangent to the end of said curve, 114.54 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing North 59°56'26" East 40.00 feet;

Thence North 30°03'34" West 8.31 feet;

Thence North 71°17'07" East 42.24 feet;

Thence North 59°56'26" East 76.25 feet, said point hereinafter referred to as **POINT "E"**;

Thence South 71°17'07" West 79.98 feet;

Thence North 36°43'08" West 42.06 feet;

Thence South 71°17'07" West 22.00 feet;

Thence South 00°42'38" East 35.60 feet;

Thence South 59°56'26" West 35.36 feet;

Thence South 30°03'34" East 30.80 feet to the **TRUE POINT OF BEGINNING**.

Contains 6,956 Square Feet, 0.160 acres more or less.

**PARCEL 0641-004F:**

**COMMENCING** at the aforementioned **POINT "B"**;

Thence North 59°56'26" East 147.87 feet to the beginning of a tangent curve concave southeasterly and having a radius of 633.00 feet;



**EXHIBIT "A"**  
**0641-004C, 0641-004F, 0641-004G & 0641-004H**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence northeasterly along said curve through a central angle of  $23^{\circ}36'46''$  an arc length of 260.87 feet;

Thence tangent from said curve North  $83^{\circ}33'12''$  East 190.10 feet to a point on the southwesterly line of said Grant Deed, said point hereinafter referred to as **POINT "C"**;

Thence continuing North  $83^{\circ}33'12''$  East 94.96 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing North  $83^{\circ}33'12''$  East 125.55 feet, to a point hereinafter referred to as **POINT "D"**;

Thence North  $88^{\circ}06'25''$  West 52.99 feet;

Thence North  $06^{\circ}26'48''$  West 30.31 feet;

Thence South  $83^{\circ}33'12''$  West 40.00 feet;

Thence South  $06^{\circ}26'48''$  East 28.55 feet;

Thence South  $67^{\circ}37'28''$  West 34.45 feet to the **TRUE POINT OF BEGINNING**;

**EXCEPTING THEREFROM** the following described parcel to be known as Parcel 0641-004J:

**COMMENCING** at the aforementioned **POINT "E"**;

Thence North  $59^{\circ}56'26''$  East 223.77 feet to the beginning of a tangent curve concave southeasterly and having a radius of 633.00 feet;

Thence northeasterly along said curve through a central angle of  $23^{\circ}36'46''$  an arc length of 260.87 feet;

Thence North  $83^{\circ}33'12''$  East along a line tangent to the end of said curve, 318.19 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing North  $83^{\circ}33'12''$  East 1.47 feet to a point on the easterly line of said Lot 19, said point hereinafter referred to as **POINT "F"**;

Thence continuing North  $83^{\circ}33'12''$  East 38.53 feet;

Thence North  $06^{\circ}26'48''$  West 38.00 feet;

**EXHIBIT "A"**  
**0641-004C, 0641-004F, 0641-004G & 0641-004H**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence South 83°33'12" West 40.00 feet

Thence South 06°26'48" East 38.00 feet to the **TRUE POINT OF BEGINNING**.

Contains 358 Square Feet, 0.008 acres more or less.

**PARCEL 0641-004G:**

**COMMENCING** at the aforementioned **POINT "D"**;

Thence North 83°33'12" East 171.86 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing North 83°33'12" East 54.78 feet to a point on the easterly line of said Grant Deed;

Thence along said easterly line North 14°23'46" East 8.76 feet;

Thence departing said line South 75°30'18" West 58.48 feet to the **TRUE POINT OF BEGINNING**.

Contains 224 Square Feet, 0.005 acres more or less.

**PARCEL 0641-004H:**

**COMMENCING** at the aforementioned **POINT "C"**, said point being a point on the southwesterly line of said Grant Deed;

Thence along said southwesterly line South 43°52'40" East 83.11 feet to a line that is parallel with and distant 66.00 feet southerly, as measured at right angles, from that certain course described hereinabove in Parcel 0641-004F as "North 83°33'12" East, 94.96 feet";

Thence North 83°33'12" East along said parallel line, 16.59 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said parallel line, North 83°33'12" East 145.80 feet;

Thence South 65°42'12" West 41.84 feet;

Thence South 83°33'12" West 50.00 feet;

**EXHIBIT "A"**  
**0641-004C, 0641-004F, 0641-004G & 0641-004H**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence North 83°32'37" West 57.43 feet to the **TRUE POINT OF BEGINNING**;

**EXCEPTING THEREFROM** the following described parcel to be known as Parcel 0641-004K:

**COMMENCING** at the aforementioned **POINT "F"**, said point being a point on said easterly line of said Lot 19;

Thence along said easterly line South 11°24'58" East 66.25 feet to a point on a line 66.00 feet southerly and parallel, measured at right angles from the aforementioned line described as "North 83°33'12" East 318.19 feet", said point being the **TRUE POINT OF BEGINNING**;

Thence along said parallel line South 83°33'12" West 12.21 feet;

Thence departing said parallel line South 06°26'48" East 12.82 feet;

Thence North 83°33'12" East 50.00 feet;

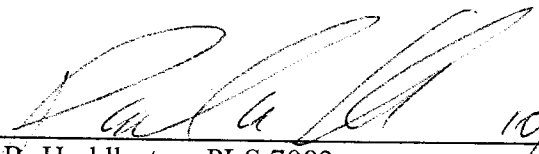
Thence North 06°26'48" West 12.82 feet to above said parallel line;

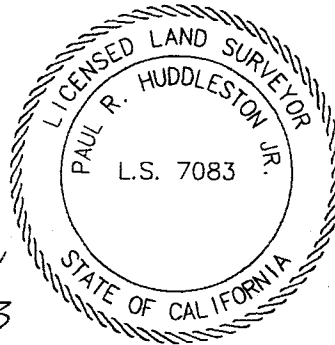
Thence along said parallel line, South 83°33'12" West 37.79 feet to the **TRUE POINT OF BEGINNING**.

Containing 615 Square Feet, 0.014 acres more or less.

As more particularly shown on Exhibit "B" attached hereto and by this reference made a part hereof.


Prepared under the supervision of:

  
Paul R. Huddleston, PLS 7083  
Expires 12/31/14  
10/31/13  
Date

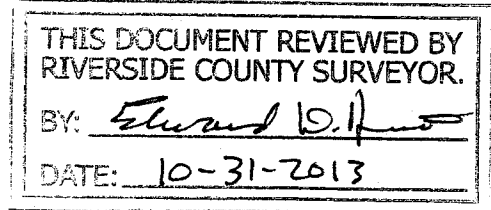


DESCRIPTION APPROVAL:

Page 6 of 6

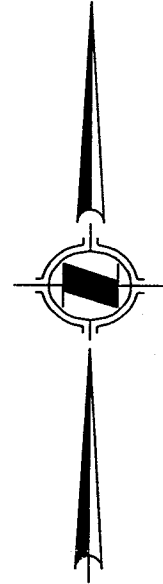
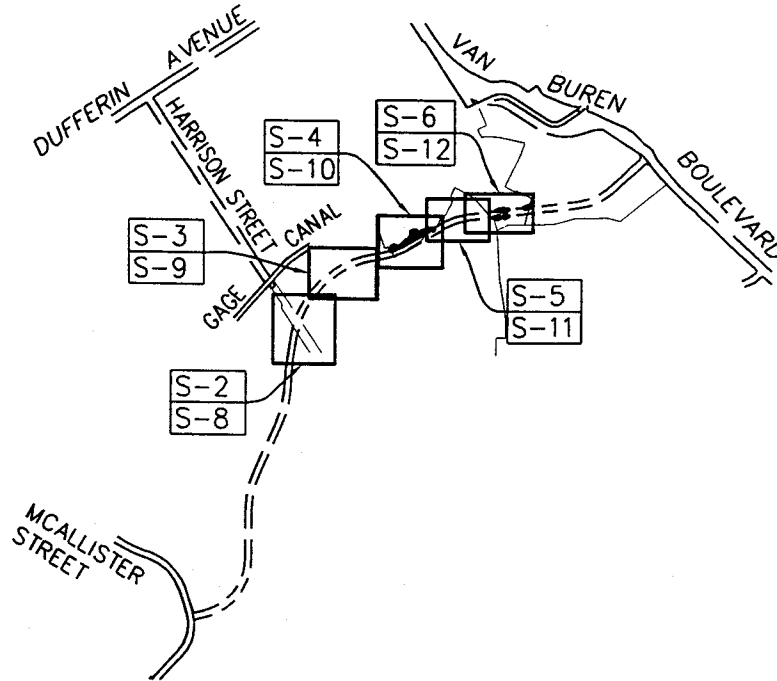
BY:   
11/01/2013  
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR



# EXHIBIT "B"

0641-004C, 0641-004F, 0641-004G & 0641-004H  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



SCALE: 1" = 2000'

## VICINITY / INDEX MAP

### LEGEND:

S-#

INDICATES SHEET No. AS NOTED.

( )

INDICATES RECORD PER RS 72/85-90.

0641-001A

INDICATES PARCEL No.

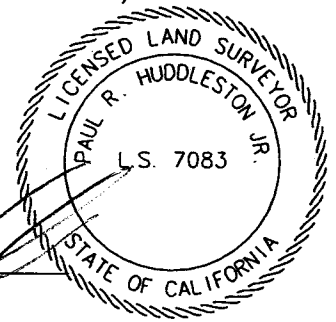
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INDICATES LINE OR CURVE DATA NUMBER (SEE SHEETS 7 & 13 FOR LINE AND CURVE TABLE DATA).

#

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: *Edward P. H...*  
DATE: 10-31-2013

*Paul R. Huddleston Jr.*  
PAUL R. HUDDLESTON JR.  
PLS 7083



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Mer Hsein

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SHEET 1 OF 13

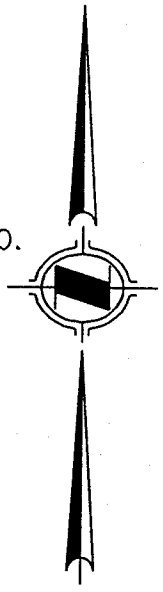
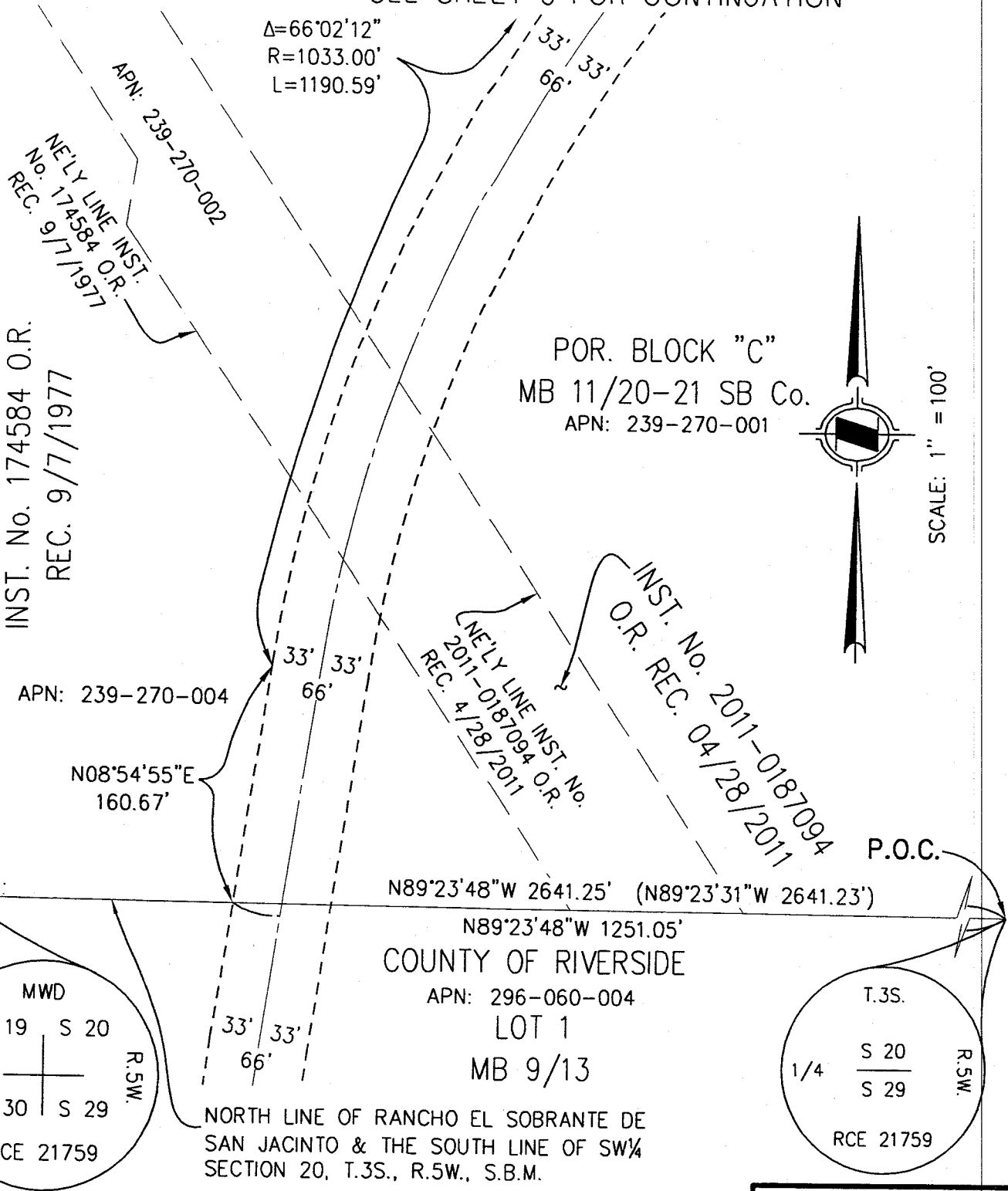
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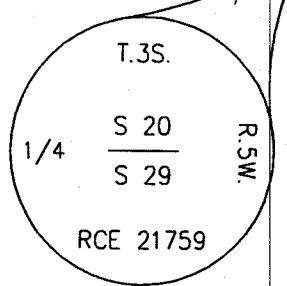
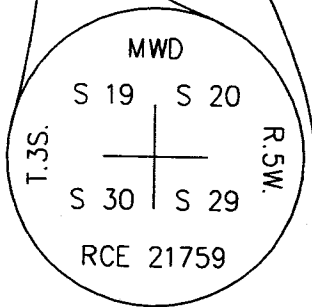
COUNTY OF RIVERSIDE

APN: 296-060-004

LOT 1

MB 9/13

NORTH LINE OF RANCHO EL SOBRANTE DE  
SAN JACINTO & THE SOUTH LINE OF SW¼  
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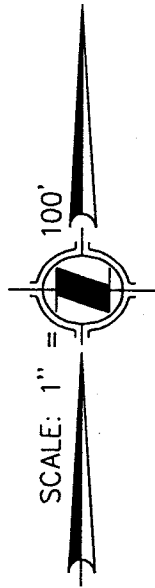


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# EXHIBIT "B"

0641-004C, 0641-004F, 0641-004G & 0641-004H  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



POR. LOT 21

MB 8/3

APN: 239-270-001

N74°57'07"E 233.58'

SOUTHWEST LINE OF THE  
VAN BUREN HEIGHTS  
TRACT, MB 8/3.

POR. BLOCK "C"

MB 11/20-21 SB Co.

APN: 239-270-001

$\Delta=66^{\circ}02'12''$   
 $R=1033.00'$   
 $L=1190.59'$

POR. BLOCK "C"  
MB 11/20-21 SB Co.  
APN: 239-270-001

SEE SHEET 4 FOR CONTINUATION

POR. LOT 21

MB 8/3

APN: 239-270-001

SEE SHEET 2 FOR CONTINUATION

COUNTY W.O.: C1-0641

OWNER:  
Lin David Pai  
Hsein & Helen  
Mei Hsein

APN:  
239-240-001



**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 3 OF 13

DATE: Oct 28, 2013

W.O. 3053-9

# EXHIBIT "B"

## 0641-004C, 0641-004F, 0641-004G & 0641-004H SLOPE MAINTENANCE & DRAINAGE EASEMENT

W'LY LINE OF INST. No. 133910,  
O.R. REC. 4/12/1990

S'ELY LINE OF INST. No. 133910,  
O.R. REC. 4/12/1990

POR. LOT 21

MB 8/3

APN: 239-270-001

POR. LOT 19 MB 8/3

APN: 239-240-001

**0641-004C**

6,956 SQ.FT.  
0.160 AC.

INST. No. 133910 O.R.  
REC. 4/12/1990

POR. LOT 21

MB 8/3

APN: 239-240-001

NOT A PART

**0641-004I**

SEE SHEET 3 FOR CONTINUATION

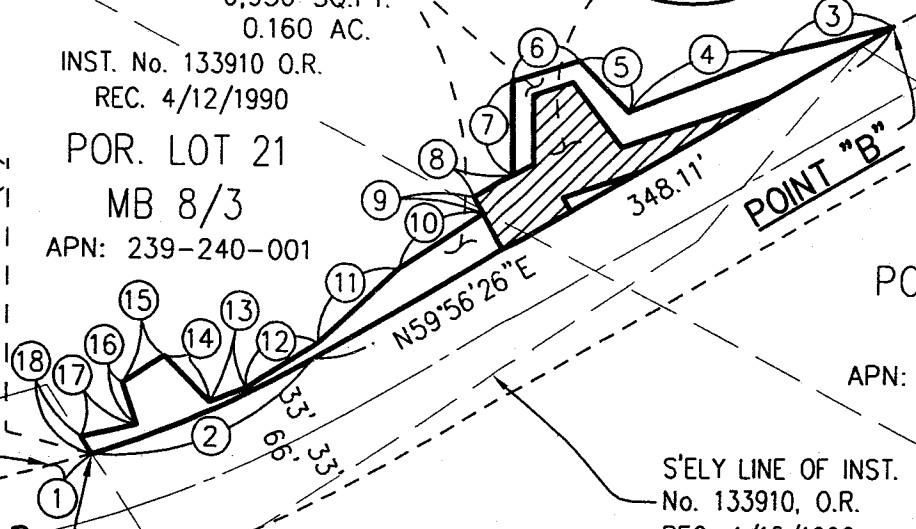
SEE SHEET 5 FOR CONTINUATION

N74°57'07"E 233.58'

S17°17'25"E (R)

**T.P.O.B.**  
**0641-004C**  
**& POINT "A"**

S19°01'43"E (R)



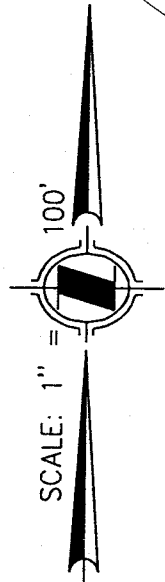
POR. LOT 19  
MB 8/3  
APN: 239-270-001

S'ELY LINE OF INST.  
No. 133910, O.R.  
REC. 4/12/1990

POR. LOT 21  
MB 8/3  
APN: 239-270-001

INDICATES "NOT A PART"

NOTE: SEE SHEET 7 FOR DATA TABLE.  
SEE SHEETS 8 THROUGH 13 FOR  
NOT A PART PARCEL DELINEATION.



COUNTY W.O.: C1-0641

OWNER:  
Lin David Pai  
Hsein & Helen  
Mei Hsein  
  
APN  
239-240-001

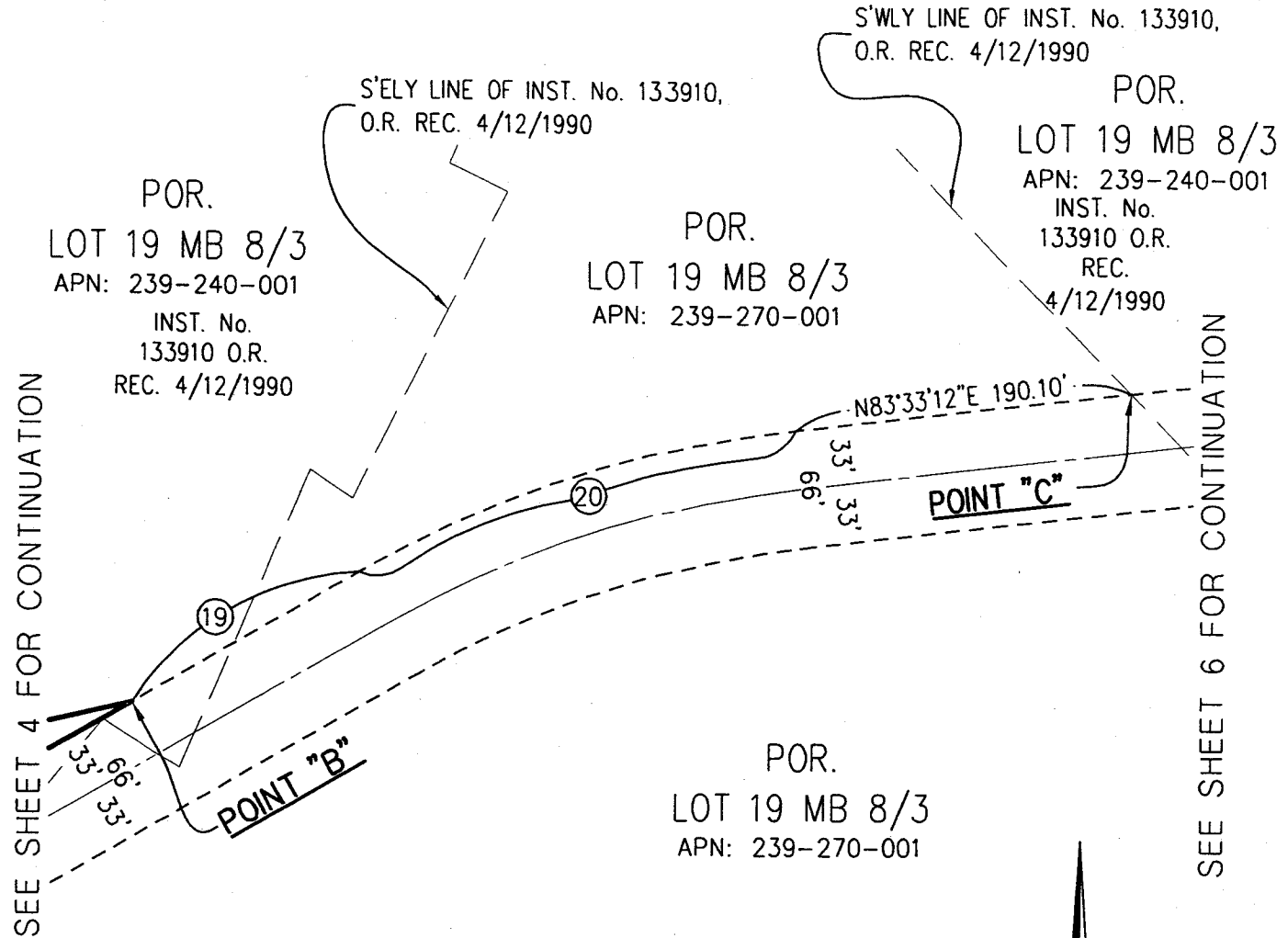


**HUNSAKER & ASSOCIATES**  
**IRVINE, INC**  
**INLAND EMPIRE REGION**  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 4 OF 13
DATE: Oct 29, 2013		W.O. 3053-9

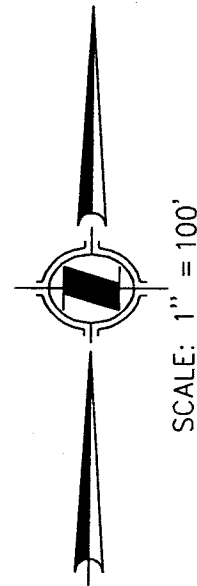
# EXHIBIT "B"

0641-004C, 0641-004F, 0641-004G & 0641-004H  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



SEE SHEET 4 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION



NOTE: SEE SHEET 7 FOR DATA TABLE.  
SEE SHEETS 8 THROUGH 13 FOR  
NOT A PART PARCEL DELINEATION.

COUNTY W.O.: C1-0641

<p><b>OWNER:</b> Lin David Par Hsein &amp; Helen Mei Hsein</p> <p>APN: 239-240-001</p>	<p><b>HUNSAKER &amp; ASSOCIATES</b> IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS</p>	<p><b>POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">PREPARED BY RNB</td> <td style="width: 33%;">CHECKED BY PRH, JR.</td> <td style="width: 33%;">SHEET 5 OF 13</td> </tr> <tr> <td colspan="2">DATE: Oct 28, 2013</td> <td>W.O. 3053-9</td> </tr> </table>	PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 5 OF 13	DATE: Oct 28, 2013		W.O. 3053-9
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 5 OF 13						
DATE: Oct 28, 2013		W.O. 3053-9						



# EXHIBIT "B"

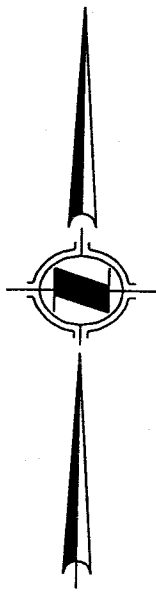
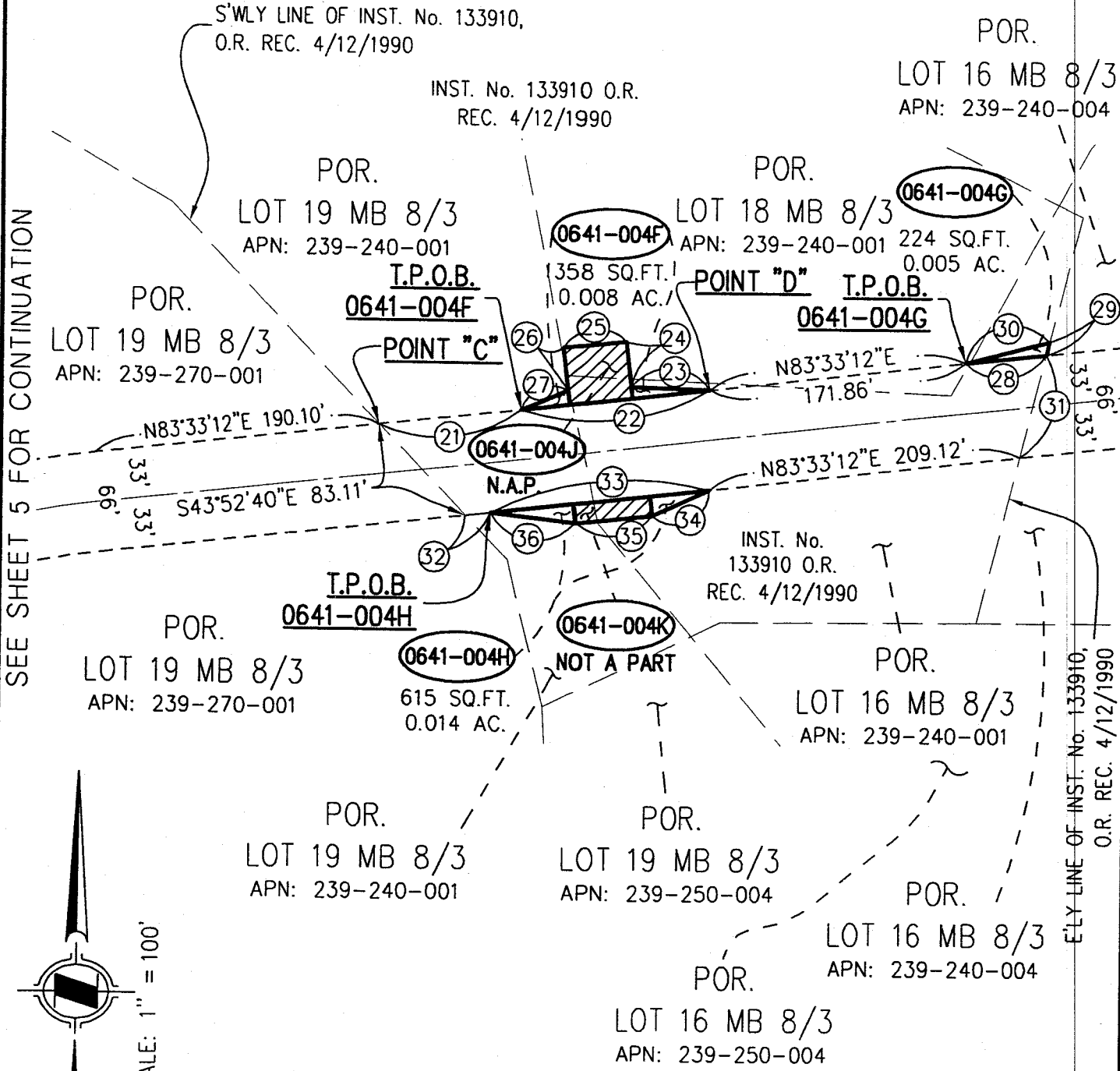
0641-004C, 0641-004F, 0641-004G & 0641-004H  
SLOPE MAINTENANCE & DRAINAGE EASEMENT

S'WLY LINE OF INST. No. 133910,  
O.R. REC. 4/12/1990

INST. No. 133910 O.R.  
REC. 4/12/1990

POR.  
LOT 16 MB 8/3  
APN: 239-240-004

SEE SHEET 5 FOR CONTINUATION



INDICATES "NOT A PART"

NOTE: SEE SHEET 7 FOR DATA TABLE.  
SEE SHEETS 8 THROUGH 13 FOR  
NOT A PART PARCEL DELINEATION.

OWNER:  
Lin David Pai  
Hsein & Helen  
Mei Hsein  
  
APN:  
239-240-001

**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

COUNTY W.O.: C1-0641		
POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 6 OF 13
DATE: Oct 29, 2013		W.O. 3053-9

E'LY LINE OF INST. No. 133910,  
O.R. REC. 4/12/1990

# EXHIBIT "B"

0641-004C, 0641-004F, 0641-004G & 0641-004H  
SLOPE MAINTENANCE & DRAINAGE EASEMENT

DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	02°14'32"	567.00'	22.19'	11.10'
②	12°46'09"	567.00'	126.36'	63.45'
③	S76°41'22"W		61.52'	
④	S68°23'46"W		84.20'	
⑤	S43°29'17"E		36.77'	
⑥	S72°11'33"W		36.04'	
⑦	S0°36'04"E		49.06'	
⑧	S59°56'26"W		23.49'	
⑨	S30°03'34"E		9.62'	
⑩	S57°12'20"W		53.08'	
⑪	S46°51'37"W		56.99'	
⑫	S58°09'54"W		44.12'	
⑬	S68°40'18"W		20.19'	
⑭	N46°01'36"W		33.50'	
⑮	S57°16'35"W		25.72'	
⑯	S18°43'10"E		22.94'	
⑰	S77°07'09"W		29.86'	
⑱	S33°34'52"E		10.78'	

DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
⑲	N59°56'26"E		147.87'	
⑳	23°36'46"	633.00'	260.87'	132.31'
㉑	N83°33'12"E		94.96'	
㉒	N83°33'12"E		125.55'	
㉓	N88°06'25"W		52.99'	
㉔	N6°26'48"W		30.31'	
㉕	S83°33'12"W		40.00'	
㉖	S6°26'48"E		28.55'	
㉗	S67°37'28"W		34.45'	
㉘	N83°33'12"E		54.78'	
㉙	N14°23'46"E		8.76'	
㉚	S75°30'18"W		58.48'	
㉛	S14°23'46"W		70.62'	
㉜	N83°33'12"E		16.59'	
㉝	N83°33'12"E		145.80'	
㉞	S65°42'12"W		41.84'	
㉟	S83°33'12"W		50.00'	
㊱	N83°32'37"W		57.43'	

COUNTY W.O.: C1-0641

OWNER:  
Lin David Pai  
Hsein & Helen  
Mer Hsein

APN:  
239-240-001



**HUNSAKER & ASSOCIATES**  
**IRVINE, INC**  
**INLAND EMPIRE REGION**

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

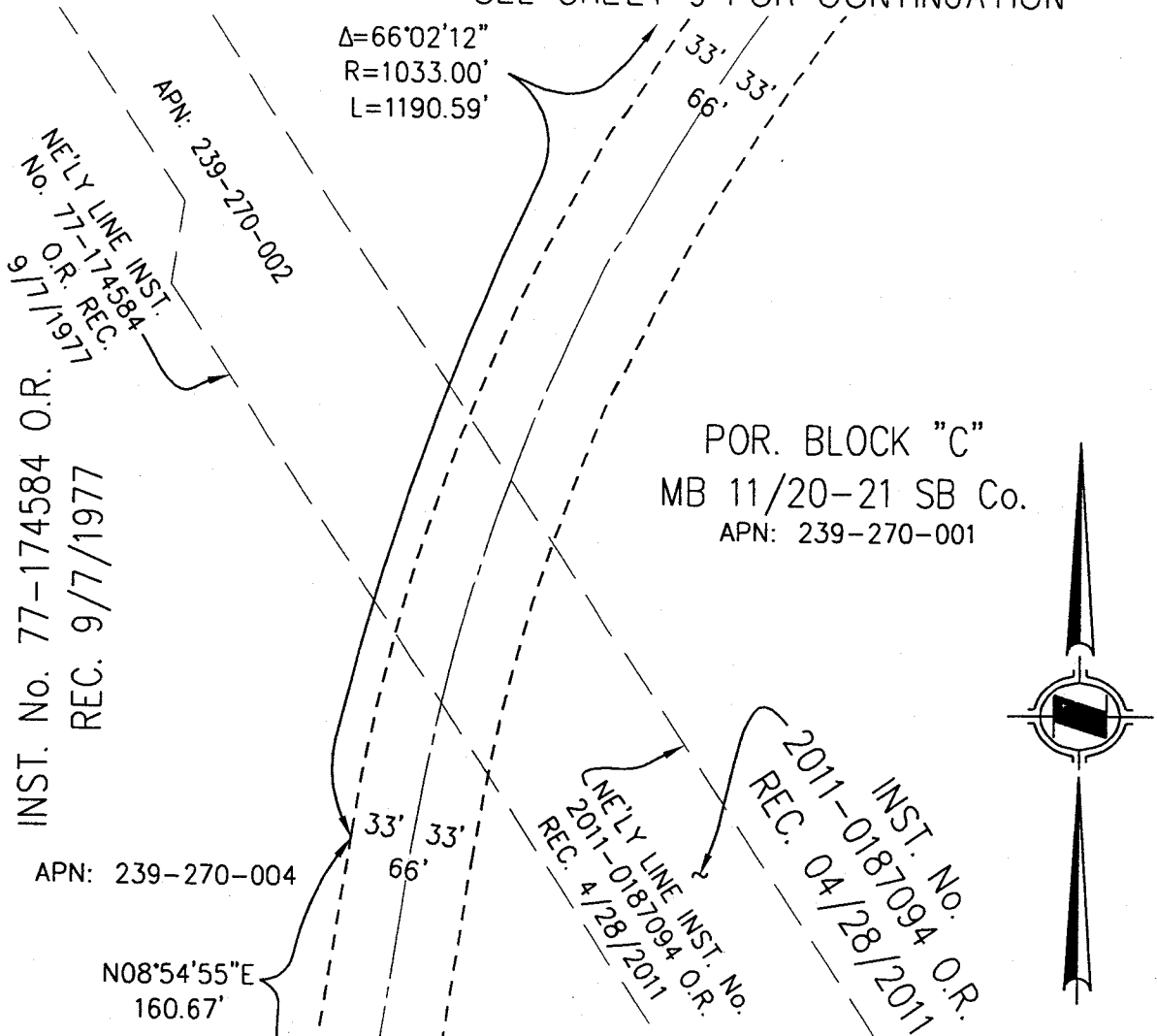
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 7 OF 13
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DATE: Oct 28, 2013

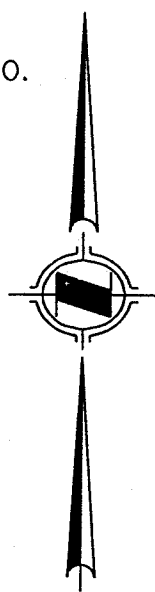
W.O. 3053-9

# EXHIBIT "B"

0641-004C, 0641-004F, 0641-004G & 0641-004H  
 SLOPE MAINTENANCE & DRAINAGE EASEMENT  
 SEE SHEET 9 FOR CONTINUATION



POR. BLOCK "C"  
 MB 11/20-21 SB Co.  
 APN: 239-270-001

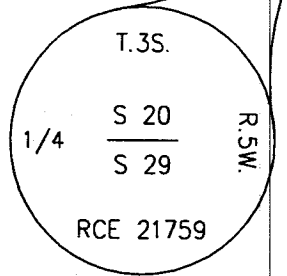
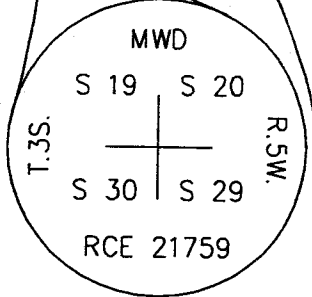


SCALE: 1" = 100'

CITY OF RIVERSIDE  
 N89°23'48"W 2641.25' (N89°23'31"W 2641.23')

N89°23'48"W 1251.05'  
 COUNTY OF RIVERSIDE  
 APN: 296-060-004  
 LOT 1  
 MB 9/13

NORTH LINE OF RANCHO EL SOBRANTE DE  
 SAN JACINTO & THE SOUTH LINE OF SW¼  
 SECTION 20, T.3S., R.5W., S.B.M.

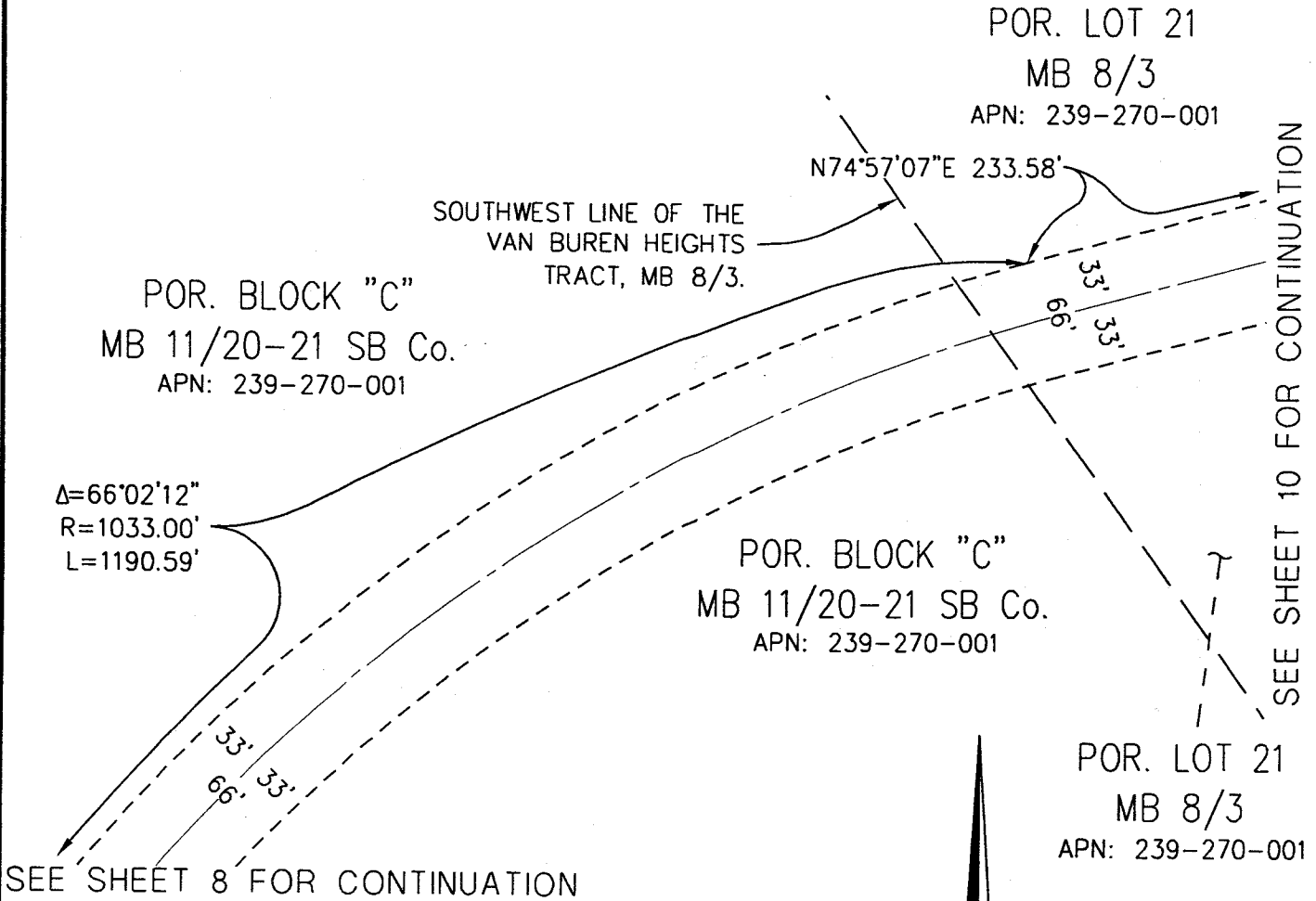


COUNTY W.O.: C1-0641

OWNER: Lin David Pai Hsien & Helen Mei Hsien  APN: 239-240-001		HUNSAKER & ASSOCIATES IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS		POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
		PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 8 OF 13		
		DATE: Oct 28, 2013		W.O. 3053-9		

# EXHIBIT "B"

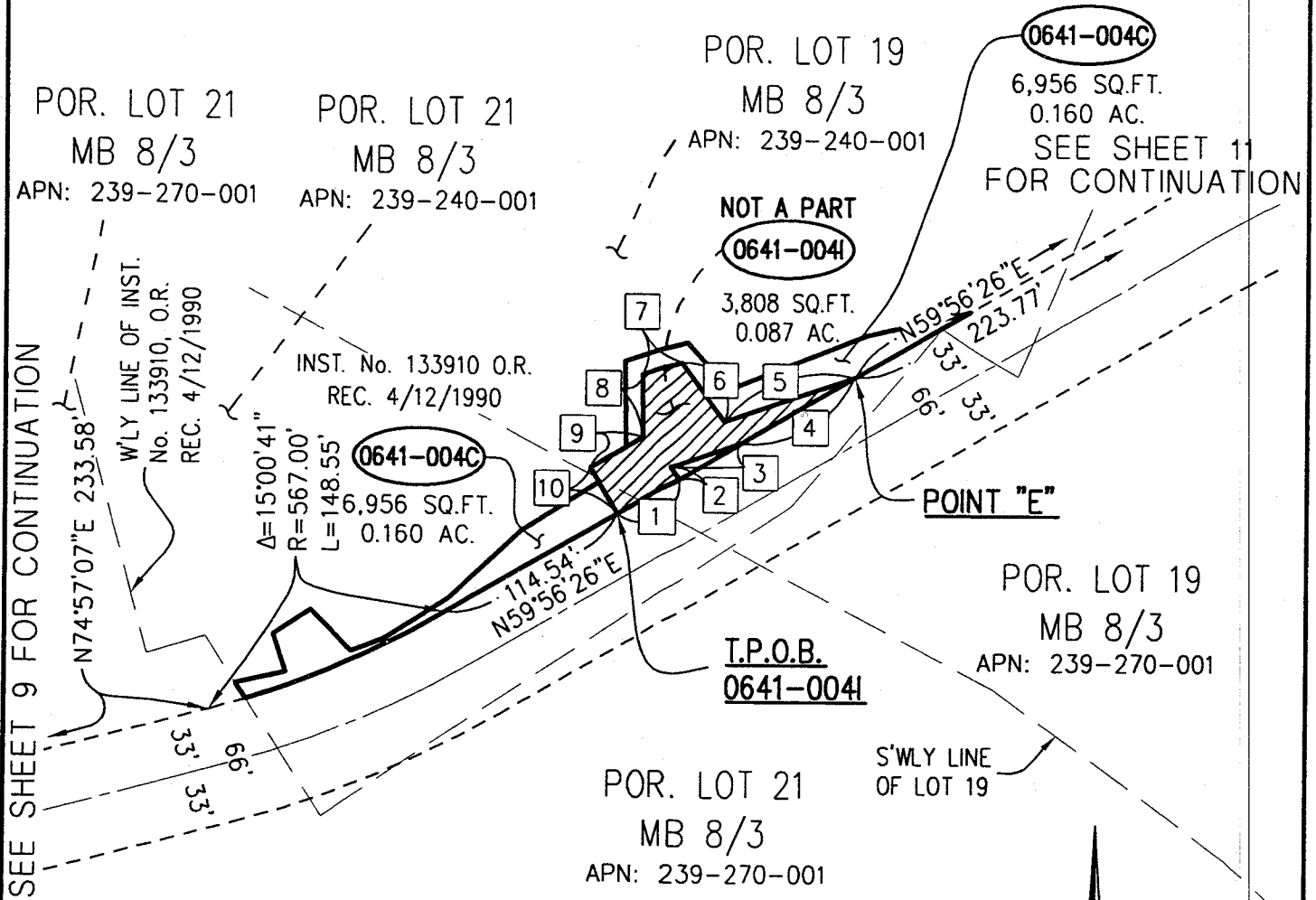
0641-004C, 0641-004F, 0641-004G & 0641-004H  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



<p><b>OWNER:</b> Lin David Pai Hsien &amp; Helen Mei Hsien</p> <p>APN: 239-240-001</p>	<p><b>HUNSAKER &amp; ASSOCIATES</b> IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS</p>	<p>COUNTY W.O.: C1-0641</p> <p><b>POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">PREPARED BY RNB</td> <td style="width: 33%;">CHECKED BY PRH, JR.</td> <td style="width: 33%;">SHEET 9 OF 13</td> </tr> <tr> <td colspan="2">DATE: Oct 28, 2013</td> <td>W.O. 3053-9</td> </tr> </table>	PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 9 OF 13	DATE: Oct 28, 2013		W.O. 3053-9
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 9 OF 13						
DATE: Oct 28, 2013		W.O. 3053-9						

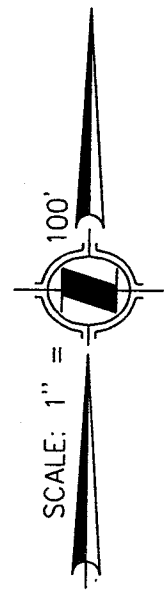
# EXHIBIT "B"

0641-004C, 0641-004F, 0641-004G & 0641-004H  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



INDICATES "NOT A PART"

NOTE: SEE SHEET 13 FOR DATA TABLE.



COUNTY W.O.: C1-0641

OWNER:  
Lin David Pai  
Hsien & Helen  
Mei Hsien

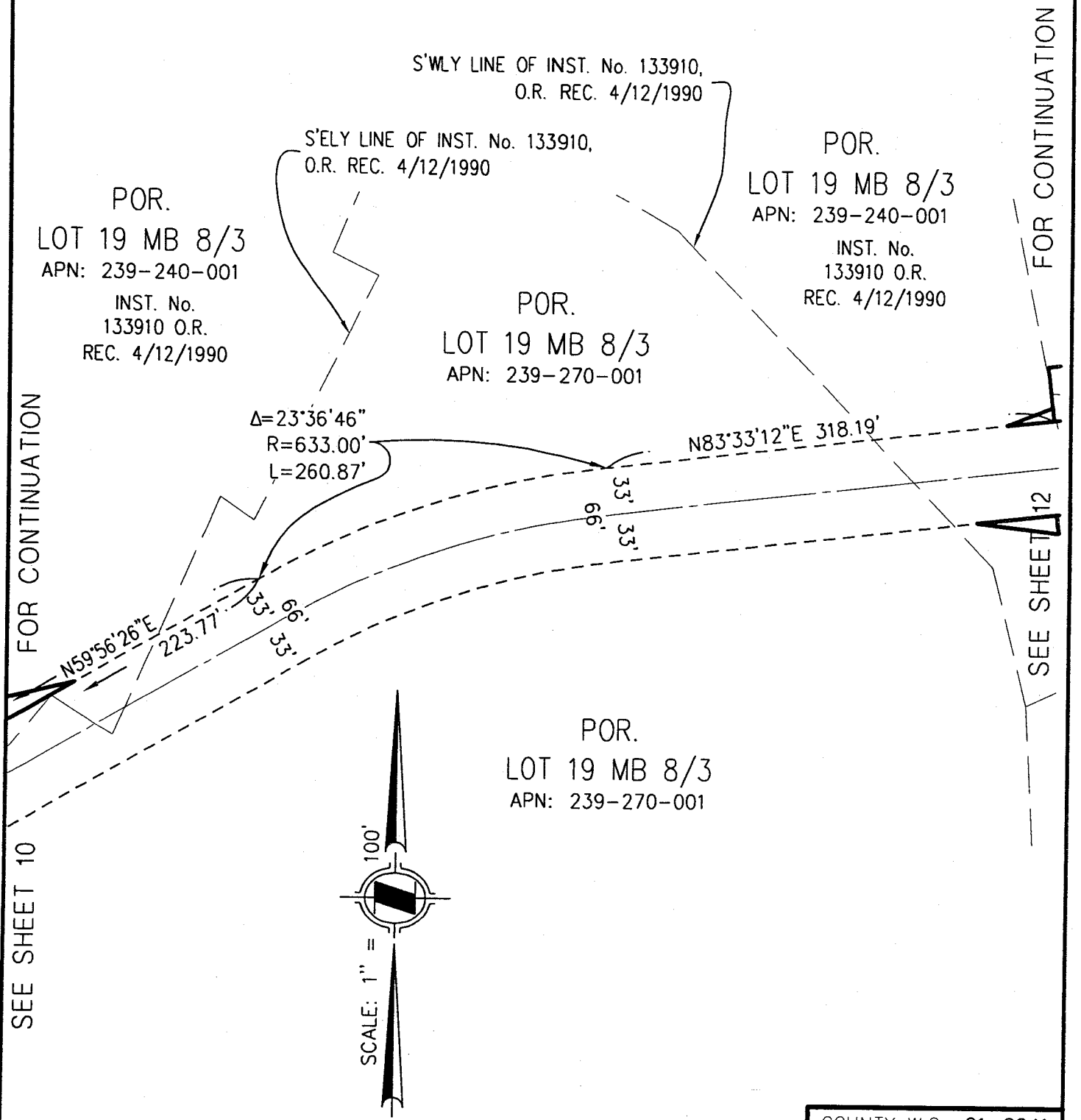
APN:  
239-240-001

**HUNSAKER & ASSOCIATES**  
**IRVINE, INC**  
**INLAND EMPIRE REGION**  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 10 OF 13
DATE: Oct 29, 2013		W.O. 3053-9

# EXHIBIT "B"

0641-004C, 0641-004F, 0641-004G & 0641-004H  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



OWNER:  
Lin David Pai  
Hsien & Helen  
Mer Hsien

APN:  
239-240-001

**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION

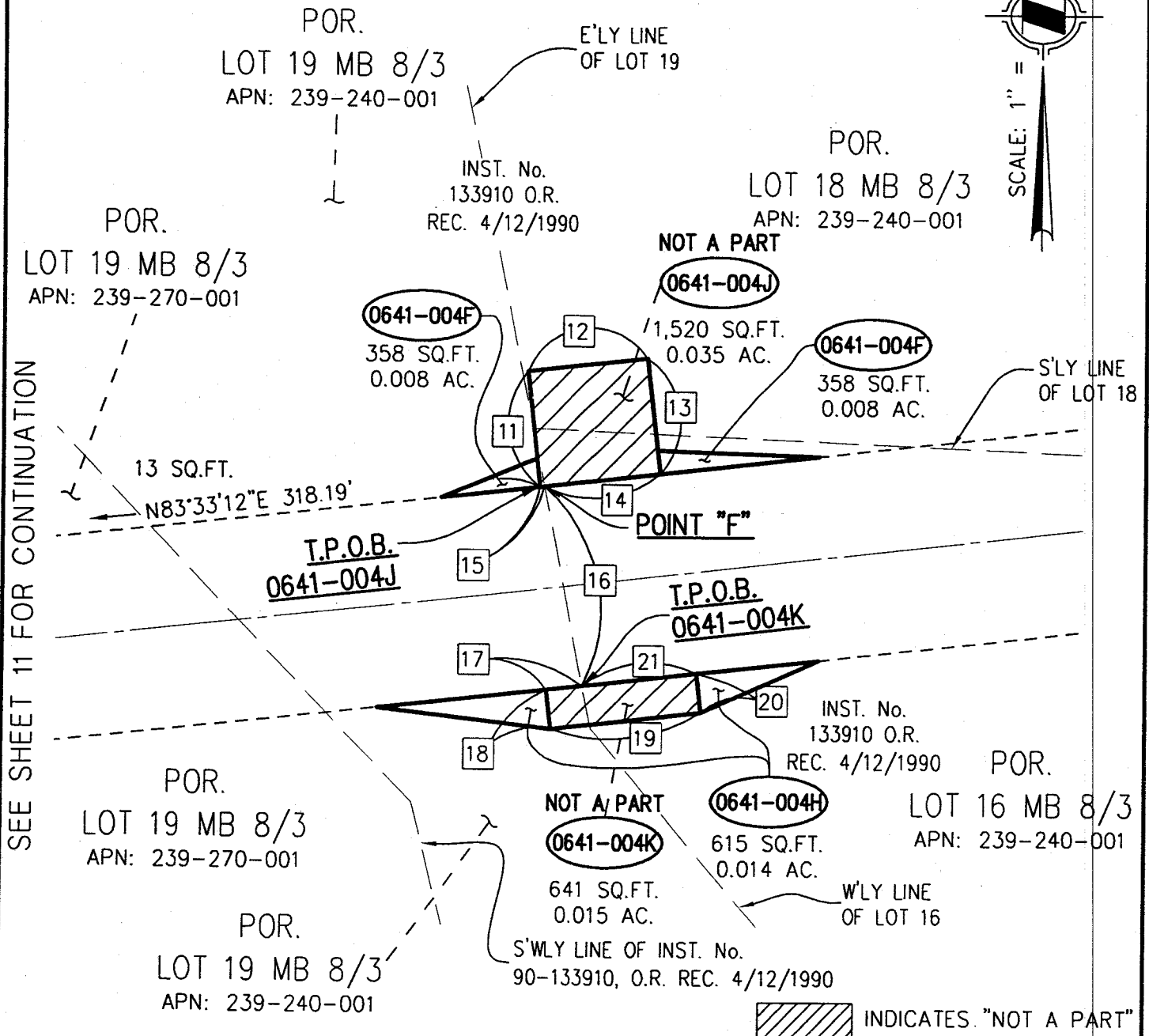
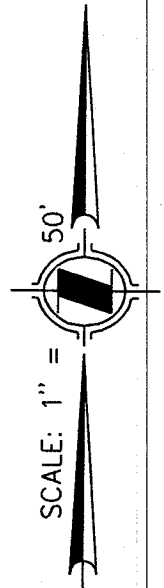
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

COUNTY W.O.: C1-0641		
POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 11 OF 13
DATE: Oct 29, 2013		W.O. 3053-9

# EXHIBIT "B"

0641-004C, 0641-004F, 0641-004G & 0641-004H  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



SEE SHEET 11 FOR CONTINUATION

NOTE: SEE SHEET 13 FOR DATA TABLE. COUNTY W.O.: C1-0641

**OWNER:**  
Lin David Pai  
Hsien & Helen  
Mei Hsien

APN:  
239-240-001

**HUNSAKER & ASSOCIATES**  
**IRVINE, INC**  
**INLAND EMPIRE REGION**  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

<b>P.O.R. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN</b>		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 12 OF 13
DATE: Oct 29, 2013		W.O. 3053-9

# EXHIBIT "B"

0641-004C, 0641-004F, 0641-004G & 0641-004H  
SLOPE MAINTENANCE & DRAINAGE EASEMENT

## DATA TABLE

	BEARING/Delta	RADIUS	LENGTH	TANGENT
1	N59°56'26"E		40.00'	
2	N30°03'34"W		8.31'	
3	N71°17'07"E		42.24'	
4	N59°56'26"E		76.25'	
5	S71°17'07"W		79.98'	
6	N36°43'08"W		42.06'	
7	S71°17'07"W		22.00'	
8	S00°42'38"E		35.60'	
9	S59°56'26"W		35.36'	
10	S30°03'34"E		30.80'	
11	S6°26'48"E		38.00'	
12	S83°33'12"W		40.00'	
13	N6°26'48"W		38.00'	
14	N83°33'12"E		38.53'	
15	N83°33'12"E		1.47'	
16	S11°24'58"E		66.25'	
17	S83°33'12"W		12.21'	
18	S6°26'48"E		12.82'	
19	N83°33'12"E		50.00'	
20	N6°26'48"W		12.82'	
21	S83°33'12"W		37.79'	

COUNTY W.O.: C1-0641

OWNER:  
Lin David Pai  
Hsien & Helen  
Mei Hsien

APN:  
239-240-001

**HUNSAKER & ASSOCIATES**  
**IRVINE, INC**  
**INLAND EMPIRE REGION**  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

**POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN**

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 13 OF 13
DATE: Oct 28, 2013		W.O. 3053-9



**EXHIBIT "A"**  
**0641-004D & 0641-004E**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**LEGAL DESCRIPTION**

Being those portions of Lots 16, 18, 19 and 21 of the Map of Van Buren Heights, per map recorded in Book 8, Page 3 of Maps, records of Riverside County Recorder as described in that certain Grant Deed to David Pai-Hsien Lin and Helen Mei-Hsien Lin, recorded April 12, 1990 as Instrument No. 133910, of Official Records, Riverside County Recorder, lying within Section 20, Township 3 South, Range 5 West, San Bernardino Meridian in the City of Riverside, County of Riverside, State of California, more particularly described as follows:

**PARCEL 0641-004E:**

**COMMENCING** at the South Quarter Corner of Section 20, Township 3 South, Range 5 West, San Bernardino Meridian;

Thence along the southerly line thereof, North 89°23'48" West 1251.05 feet;

Thence departing said line, North 08°54'55" East 160.67 feet to the beginning of a tangent curve concave southeasterly and having a radius of 1033.00 feet;

Thence northerly along said curve through a central angle of 66°02'12" an arc length of 1190.59 feet;

Thence North 74°57'07" East 233.58 feet to the beginning of a tangent curve concave northwesterly and having a radius of 567.00 feet;

Thence northeasterly along said curve through a central angle of 02°14'32" an arc length of 22.19 feet to a point on said curve to which a radial line bears, South 17°17'25" East, said point also being a point on the westerly line of said Grant Deed, said point hereinafter referred to as **POINT "A"**;

Thence continuing northeasterly along said curve through a central angle of 12°46'09" an arc length of 126.36 feet;

Thence North 59°56'26" East 348.11 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing North 59°56'26" East 37.23 feet to a point on the southeasterly line of said Grant Deed;

Thence along said southeasterly line North 23°34'43" East 11.71 feet;

**EXHIBIT "A"**  
**0641-004D & 0641-004E**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**LEGAL DESCRIPTION**

Thence departing said southeasterly line South 51°28'35" West 47.17 feet to the **TRUE POINT OF BEGINNING**.

Contains 129 Square Feet, 0.003 acres more or less.

**PARCEL 0641-004D:**

**COMMENCING** at the aforementioned **POINT "A"**;

Thence along the westerly line of said Grant Deed South 33°34'52" East 68.46 feet to a point on a non-tangent curve concave northwesterly and having a radius of 633.00 feet, a radial line to said point bears, South 19°01'43" East;

Thence departing said westerly line northeasterly along said non-tangent curve through a central angle of 03°01'35" an arc length of 33.43 feet to a point on said curve, said point being the **TRUE POINT OF BEGINNING**, a radial line to said point bears, South 22°03'18" East;

Thence continuing northeasterly along said curve through a central angle of 01°51'01" an arc length of 20.44 feet to which a radial line bears, South 23°54'19" East, said point being a point on the southeasterly line of said Grant Deed;


Thence departing said curve along said southeasterly line South 56°25'40" West 19.05 feet;

Thence departing said southerly line North 49°04'33" West 3.90 feet to the **TRUE POINT OF BEGINNING**.

Contains 35 Square Feet, 0.001 acres more or less.

As more particularly shown on Exhibit "B" attached hereto and by this reference made a part hereof.

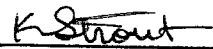
Prepared under the supervision of:

  
Paul R. Huddleston, PLS 7083  
Expires 12/31/14  
Date 10/29/13

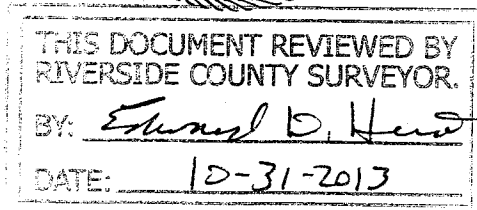


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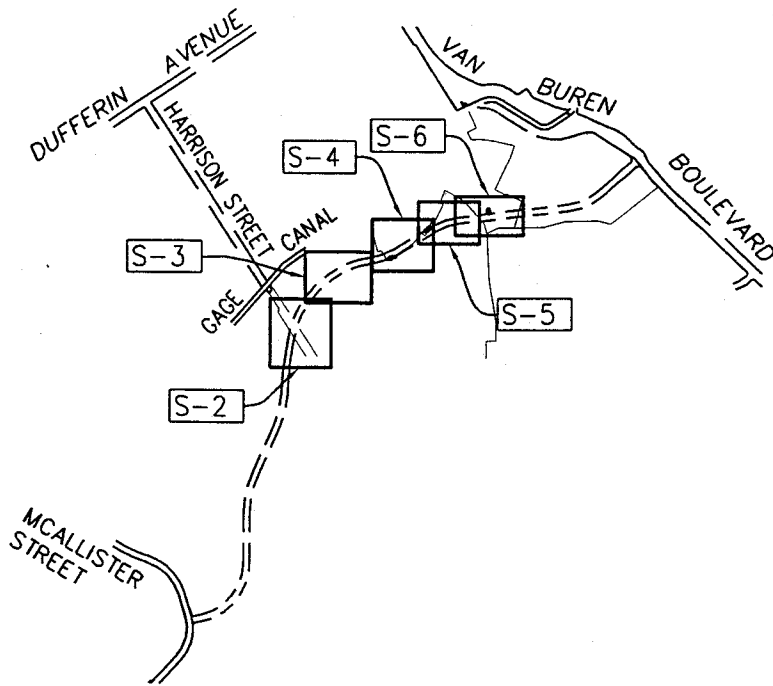
Page 2 of 2

BY:   
DATE 11/01/2013

FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR



**EXHIBIT "B"**  
**0641-004D & 0641-004E**  
**TEMPORARY CONSTRUCTION EASEMENT**



**VICINITY / INDEX MAP**

**LEGEND:**

- S-#** INDICATES SHEET No. AS NOTED.
- ( )** INDICATES RECORD PER RS 72/85-90.
- 0641-001A** INDICATES PARCEL No.
- #** INDICATES LINE OR CURVE DATA NUMBER (SEE SHEET 7 FOR LINE AND CURVE TABLE DATA).

THIS DOCUMENT REVIEWED BY  
 RIVERSIDE COUNTY SURVEYOR.  
 BY: Edward D. Hurd  
 DATE: 10-31-2013

PAUL R. HUDDLESTON JR.  
 PLS 7083

COUNTY W.O.: C1-0641

OWNER:  
 Lin David Pai  
 Hsein & Helen  
 Mei Hsein  
 APN:  
 239-240-001

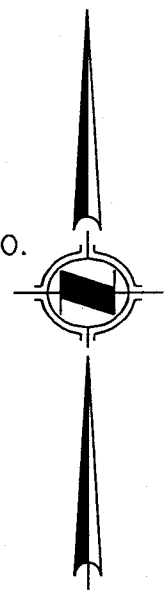
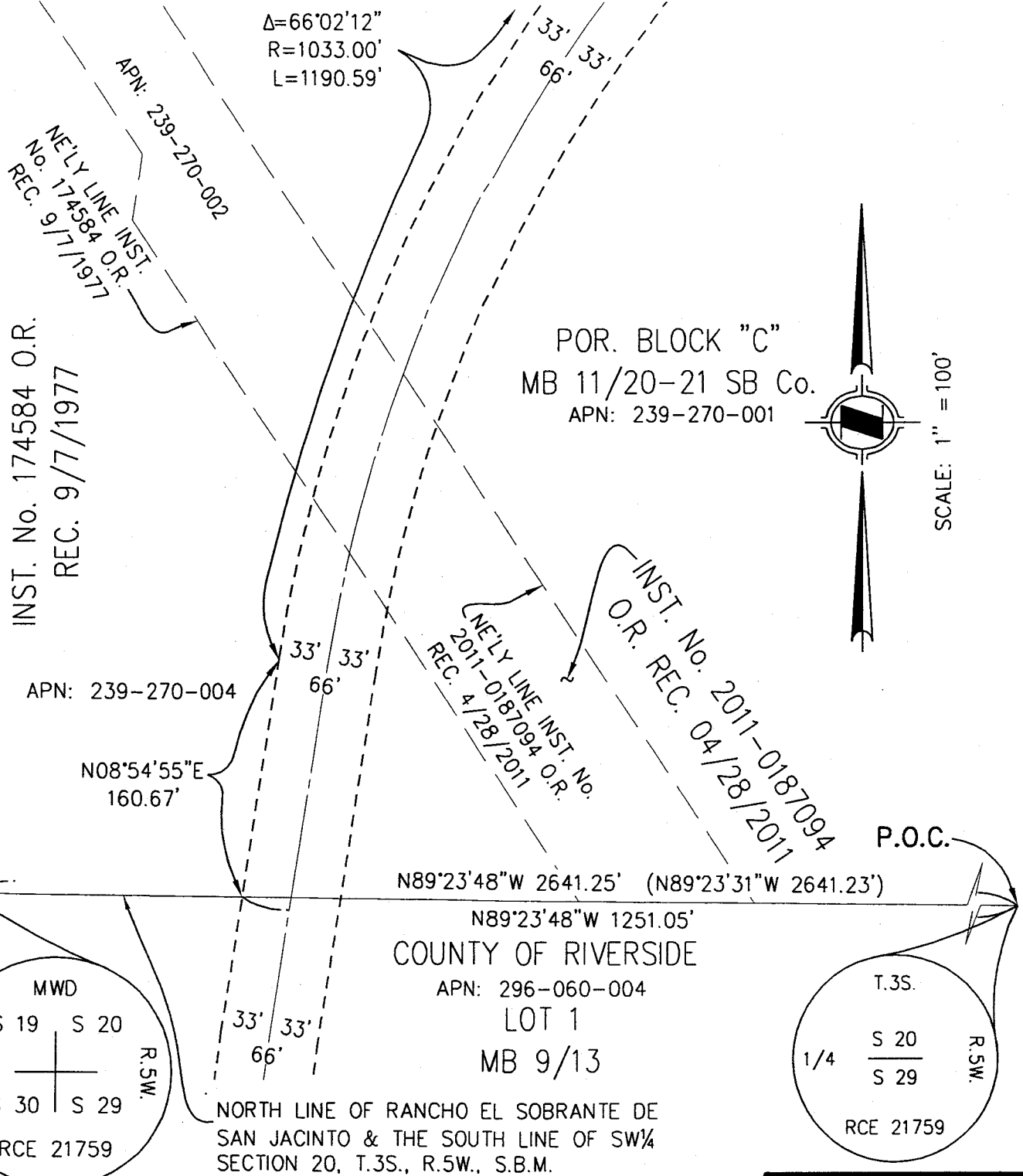
**H & A**  
**HUNSAKER & ASSOCIATES**  
 IRVINE, INC  
**INLAND EMPIRE REGION**  
 2900 ADAMS STREET, SUITE A-15  
 RIVERSIDE CA 92504 (951)352-7200  
 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

**POR. OF SECTION 20, T. 3 S., R. 5 W.,  
 SAN BERNARDINO MERIDIAN**

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 1 OF 4
DATE: Oct 29, 2013		W.O. 3053-9

# EXHIBIT "B"

0641-004D & 0641-004E  
 TEMPORARY CONSTRUCTION EASEMENT  
 SEE SHEET 3 FOR CONTINUATION



POR. BLOCK "C"  
 MB 11/20-21 SB Co.  
 APN: 239-270-001

INST. No. 174584 O.R.  
 REC. 9/7/1977

APN: 239-270-004

N08°54'55"E  
 160.67'

N89°23'48"W 2641.25' (N89°23'31"W 2641.23')

N89°23'48"W 1251.05'

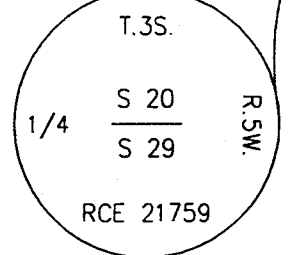
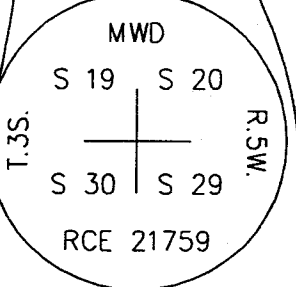
COUNTY OF RIVERSIDE

APN: 296-060-004

LOT 1

MB 9/13

NORTH LINE OF RANCHO EL SOBRANTE DE  
 SAN JACINTO & THE SOUTH LINE OF SW¼  
 SECTION 20, T.3S., R.5W., S.B.M.



COUNTY W.O.: C1-0641

OWNER:  
 Lin David Pai  
 Hsein & Helen  
 Mei Hsein

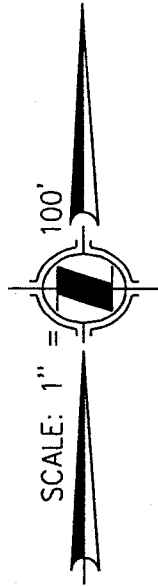
APN:  
 239-240-001

**HUNSAKER & ASSOCIATES**  
 IRVINE, INC  
 INLAND EMPIRE REGION  
 2900 ADAMS STREET, SUITE A-15  
 RIVERSIDE CA 92504 (951)352-7200  
 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 2 OF 4
DATE: Oct 29, 2013		W.O. 3053-9

# EXHIBIT "B"

0641-004D & 0641-004E  
 TEMPORARY CONSTRUCTION EASEMENT



POR. BLOCK "C"  
 MB 11/20-21 SB Co.  
 APN: 239-270-001

POR. LOT 21  
 MB 8/3  
 APN: 239-270-001

N74°57'07"E 233.58'

SOUTHWEST LINE OF THE  
 VAN BUREN HEIGHTS  
 TRACT, MB 8/3.

$\Delta=66^{\circ}02'12''$   
 $R=1033.00'$   
 $L=1190.59'$

POR. BLOCK "C"  
 MB 11/20-21 SB Co.  
 APN: 239-270-001

SEE SHEET 4 FOR CONTINUATION

POR. LOT 21  
 MB 8/3  
 APN: 239-270-001

SEE SHEET 2 FOR CONTINUATION

COUNTY W.O.: C1-0641

OWNER  
 Lin David Pai  
 Hsein & Helen  
 Mei Hsein



HUNSAKER & ASSOCIATES  
 IRVINE, INC

INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
 RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

APN:  
 239-240-001

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
 SAN BERNARDINO MERIDIAN

PREPARED BY  
 RNB

CHECKED BY  
 PRH, JR.

SHEET 3 OF 4

DATE: Oct 29, 2013

W.O. 3053-9

# EXHIBIT "B"

## 0641-004D & 0641-004E TEMPORARY CONSTRUCTION EASEMENT

W'LY LINE OF INST. No. 133910,  
O.R. REC. 4/12/1990

S'ELY LINE OF INST. No. 133910,  
O.R. REC. 4/12/1990

POR. LOT 21  
MB 8/3  
APN: 239-270-001

INST. No.  
133910 O.R.  
REC. 4/12/1990

POR. LOT 19 MB 8/3  
APN: 239-240-001

**0641-004E**  
129 SQ.FT.  
0.003 AC.

INST. No. 133910 O.R.  
REC. 4/12/1990

POR. LOT 21  
MB 8/3  
APN: 239-240-001

**T.P.O.B.**  
**0641-004E**

POR. LOT 19  
MB 8/3  
APN: 239-270-001

S'ELY LINE OF INST.  
No. 133910, O.R.  
REC. 4/12/1990

POR. LOT 21  
MB 8/3  
APN: 239-270-001

SEE SHEET 3 FOR CONTINUATION

N74°57'07"E 233.58'

S17°17'25"E (R)

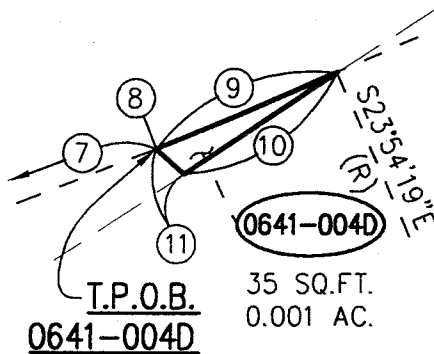
**SEE DETAIL  
"A" HEREON**

**POINT "A"**  
S19°01'43"E (R)

**0641-004D**  
35 SQ.FT.  
0.001 AC.

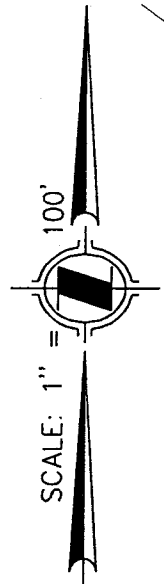
### DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	02°14'32"	567.00'	22.19'	11.10'
②	12°46'09"	567.00'	126.36'	63.45'
③	N59°56'26"E		37.23'	
④	N23°34'43"E		11.71'	
⑤	S51°28'35"W		47.17'	
⑥	S33°34'52"E		68.46'	
⑦	03°01'35"	633.00'	33.44'	16.72'
⑧	S22°03'18"E (R)			
⑨	01°51'01"	633.00'	20.44'	10.22'
⑩	S56°25'40"W		19.05'	
⑪	N49°04'33"W		3.90'	



### DETAIL "A"

NO SCALE



COUNTY W.O.: C1-0641

OWNER:  
Lin David Pai  
Hsein & Helen  
Mei Hsein



**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 4 OF 4

APN:  
239-240-001

DATE: Oct 29, 2013

W.O. 3053-9

**EXHIBIT "A"**  
**0641-004I, 0641-004J & 0641-004K**  
**LEGAL DESCRIPTION**  
**STORM DRAIN EASEMENT**

Being portions of Lots 18 and 19 of Van Buren Heights, as shown by map filed in Book 8, page 3 of Maps, Riverside County Recorder, lying within Section 20, Township 3 South, Range 5 West, San Bernardino Meridian in the City of Riverside, County of Riverside, State of California, more particularly described as follows:

**PARCEL 0641-004I:**

**COMMENCING** at the South Quarter Corner of Section 20, Township 3 South, Range 5 West, San Bernardino Meridian;

Thence along the southerly line thereof, North 89°23'48" West 1251.05 feet;

Thence departing said line, North 08°54'55" East 160.67 feet to the beginning of a tangent curve concave southeasterly and having a radius of 1033.00 feet;

Thence northerly along said curve through a central angle of 66°02'12" an arc length of 1190.59 feet;

Thence North 74°57'07" East along a line tangent to the end of said curve, 233.58 feet to the beginning of a tangent curve concave northwesterly and having a radius of 567.00 feet;

Thence northeasterly along said curve through a central angle of 15°00'41" an arc length of 148.55 feet;

Thence North 59°56'26" East along a line tangent to the end of said curve, 114.54 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing North 59°56'26" East 40.00 feet;

Thence North 30°03'34" West 8.31 feet;

Thence North 71°17'07" East 42.24 feet;

Thence North 59°56'26" East 76.25 feet, said point hereinafter referred to as **POINT "A"**;

Thence South 71°17'07" West 79.98 feet;

Thence North 36°43'08" West 42.06 feet;

**EXHIBIT "A"**  
**0641-004I, 0641-004J & 0641-004K**  
**LEGAL DESCRIPTION**  
**STORM DRAIN EASEMENT**

Thence South 71°17'07" West 22.00 feet;

Thence South 00°42'38" East 35.60 feet;

Thence South 59°56'26" West 35.36 feet;

Thence South 30°03'34" East 30.80 feet to the **TRUE POINT OF BEGINNING**.

**Containing:** 3,808 Square Feet, 0.087 acres more or less.

**PARCEL 0641-004J:**

**COMMENCING** at the aforementioned **POINT "A"**;

Thence North 59°56'26" East 223.77 feet to the beginning of a tangent curve concave southeasterly and having a radius of 633.00 feet;

Thence northeasterly along said curve through a central angle of 23°36'46" an arc length of 260.87 feet;

Thence North 83°33'12" East along a line tangent to the end of said curve, 318.19 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing North 83°33'12" East 1.47 feet to a point on the easterly line of said Lot 19, said point hereinafter referred to as **POINT "B"**;

Thence continuing North 83°33'12" East 38.53 feet;

Thence North 06°26'48" West 38.00 feet;

Thence South 83°33'12" West 40.00 feet

Thence South 06°26'48" East 38.00 feet to the **TRUE POINT OF BEGINNING**.

**Containing:** 1,520 Square Feet, 0.035 acres more or less.



**EXHIBIT "A"**  
**0641-004I, 0641-004J & 0641-004K**  
**LEGAL DESCRIPTION**  
**STORM DRAIN EASEMENT**

**PARCEL 0641-004K:**

**COMMENCING** at the aforementioned **POINT "B"**, said point being a point on said easterly line of said Lot 19;

Thence along said easterly line South 11°24'58" East 66.25 feet to a point on a line 66.00 feet southerly and parallel, measured at right angles from the aforementioned line described as "North 83°33'12" East 318.19 feet", said point being the **TRUE POINT OF BEGINNING**;

Thence along said parallel line South 83°33'12" West 12.21 feet;

Thence departing said parallel line South 06°26'48" East 12.82 feet;

Thence North 83°33'12" East 50.00 feet;

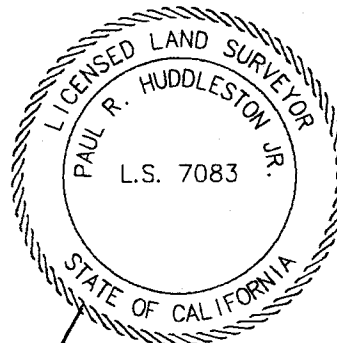
Thence North 06°26'48" West 12.82 feet to above said parallel line;

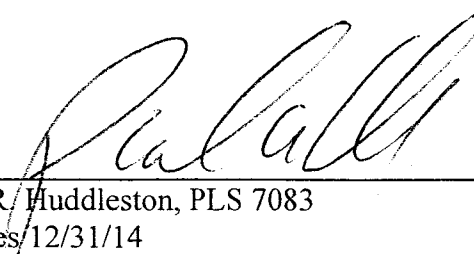
Thence along said parallel line, South 83°33'12" West 37.79 feet to the **TRUE POINT OF BEGINNING**.

**Containing:** 641 Square Feet, 0.015 acre more or less.

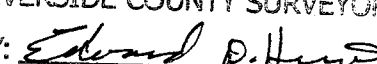
As more particularly shown on Exhibit "B" attached hereto and by this reference made a part hereof.

Prepared under the supervision of:

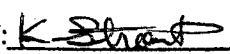


  
Paul R. Huddleston, PLS 7083  
Expires 12/31/14

10/29/13  
Date

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR  
BY:   
DATE: 10-31-2013

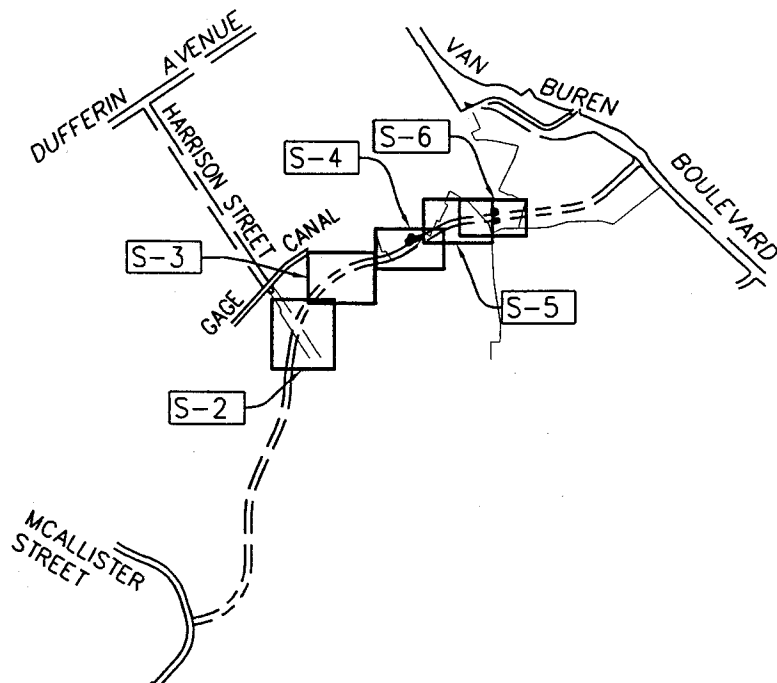
DESCRIPTION APPROVAL: Page 3 of 3

BY:  11/01/2013  
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR

# EXHIBIT "B"

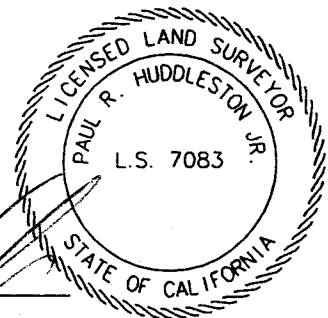
0641-004I, 0641-004J & 0641-004K  
STORM DRAIN EASEMENT



## VICINITY / INDEX MAP

### LEGEND:

- S-# INDICATES SHEET No. AS NOTED.
- ( ) INDICATES RECORD PER RS 72/85-90.
- 0641-001A INDICATES PARCEL No.
- # INDICATES LINE OR CURVE DATA NUMBER (SEE SHEET 7 FOR LINE AND CURVE TABLE DATA).



*Paul R. Huddleston Jr.*  
PAUL R. HUDDLESTON JR.  
PLS 7083

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: *Edward D. Hines*  
DATE: 10-31-2013

COUNTY W.O.: C1-0641

OWNER:  
Lin David Pai  
Hsien & Helen  
Mei Hsien  
  
APN:  
239-240-001

**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

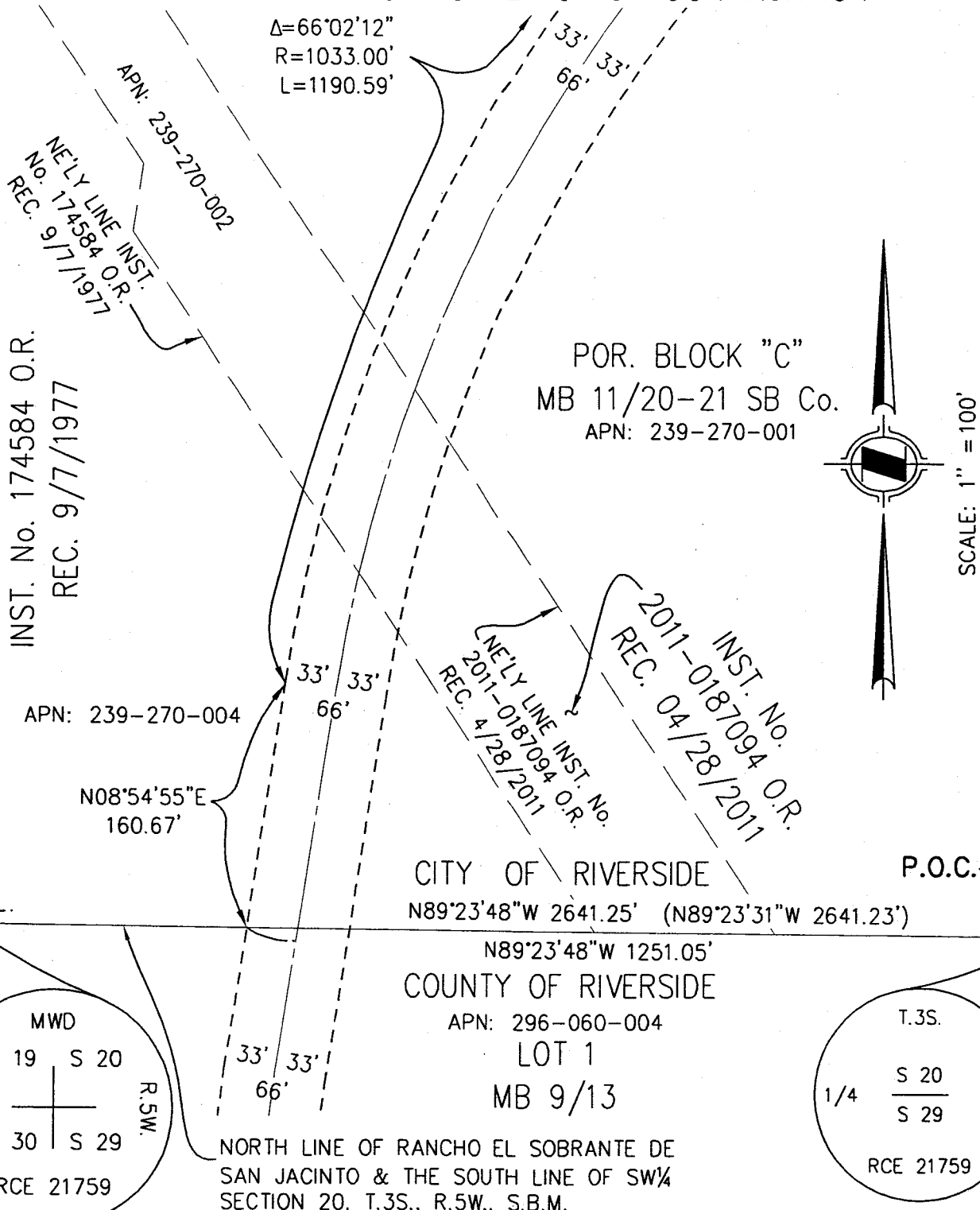
POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 1 OF 7
DATE: Oct 29, 2013		W.O. 3053-9

# EXHIBIT "B"

0641-004I, 0641-004J & 0641-004K

STORM DRAIN EASEMENT

SEE SHEET 3 FOR CONTINUATION



COUNTY W.O.: C1-0641

OWNER:  
 Lin David Pai  
 Hsien & Helen  
 Mei Hsien

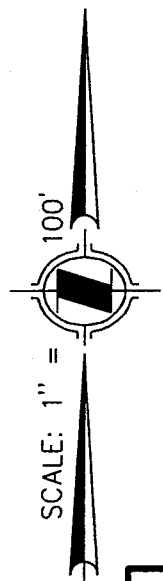
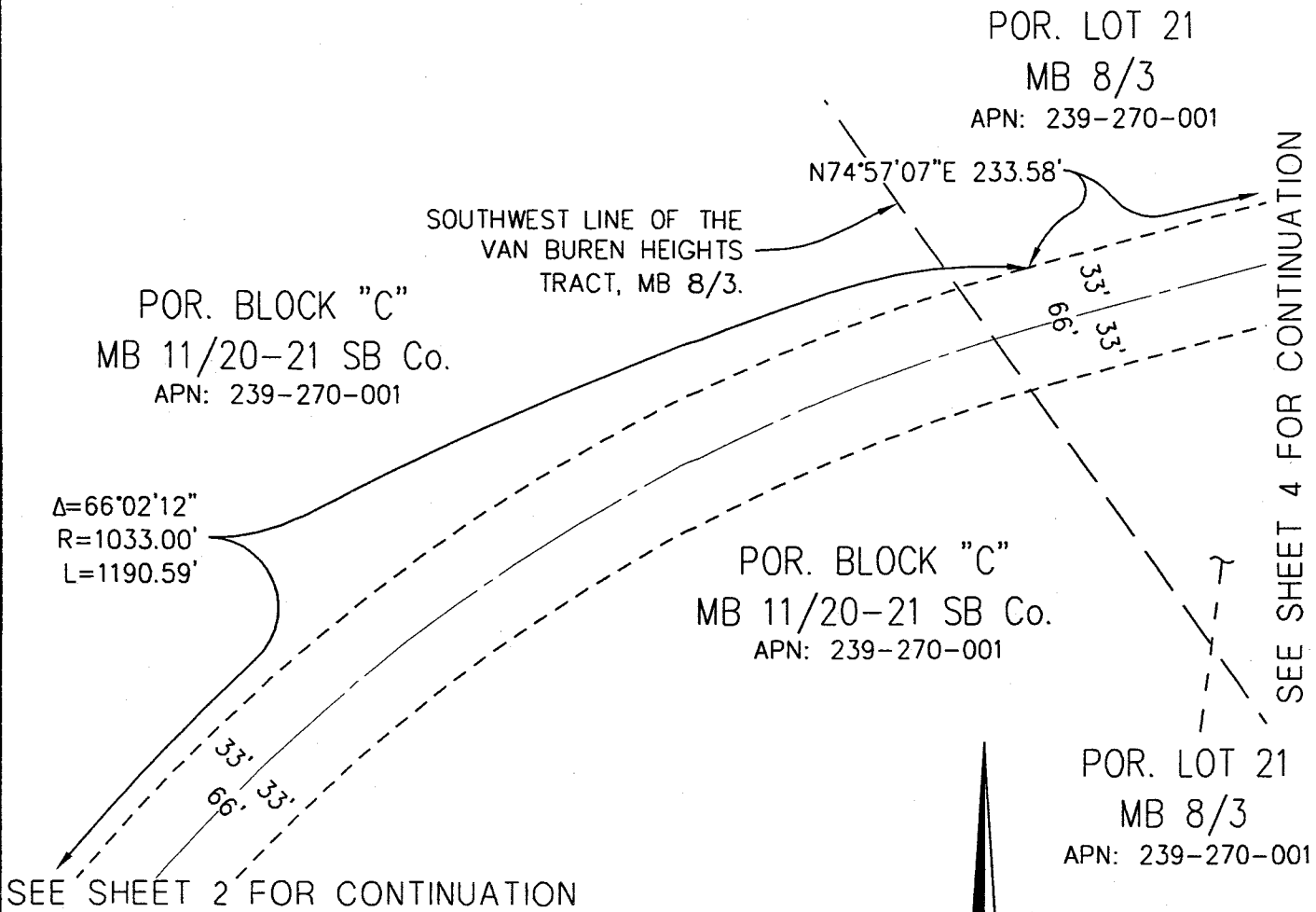
APN:  
 239-240-001

**HUNSAKER & ASSOCIATES**  
 IRVINE, INC  
 INLAND EMPIRE REGION  
 2900 ADAMS STREET, SUITE A-15  
 RIVERSIDE CA 92504 (951)352-7200  
 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 2 OF 7
DATE: Oct 29, 2013	W.O. 3053-9	

# EXHIBIT "B"

0641-004I, 0641-004J & 0641-004K  
STORM DRAIN EASEMENT



COUNTY W.O.: C1-0641

OWNER:  
Lin David Pai  
Hsien & Helen  
Mei Hsien  
  
APN:  
239-240-001

**HUNSAKER & ASSOCIATES**  
**IRVINE, INC**  
**INLAND EMPIRE REGION**  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 3 OF 7
DATE: Oct 29, 2013		W.O. 3053-9

# EXHIBIT "B"

0641-004I, 0641-004J & 0641-004K  
STORM DRAIN EASEMENT

POR. LOT 19

MB 8/3

APN: 239-240-001

POR. LOT 21

MB 8/3

APN: 239-270-001

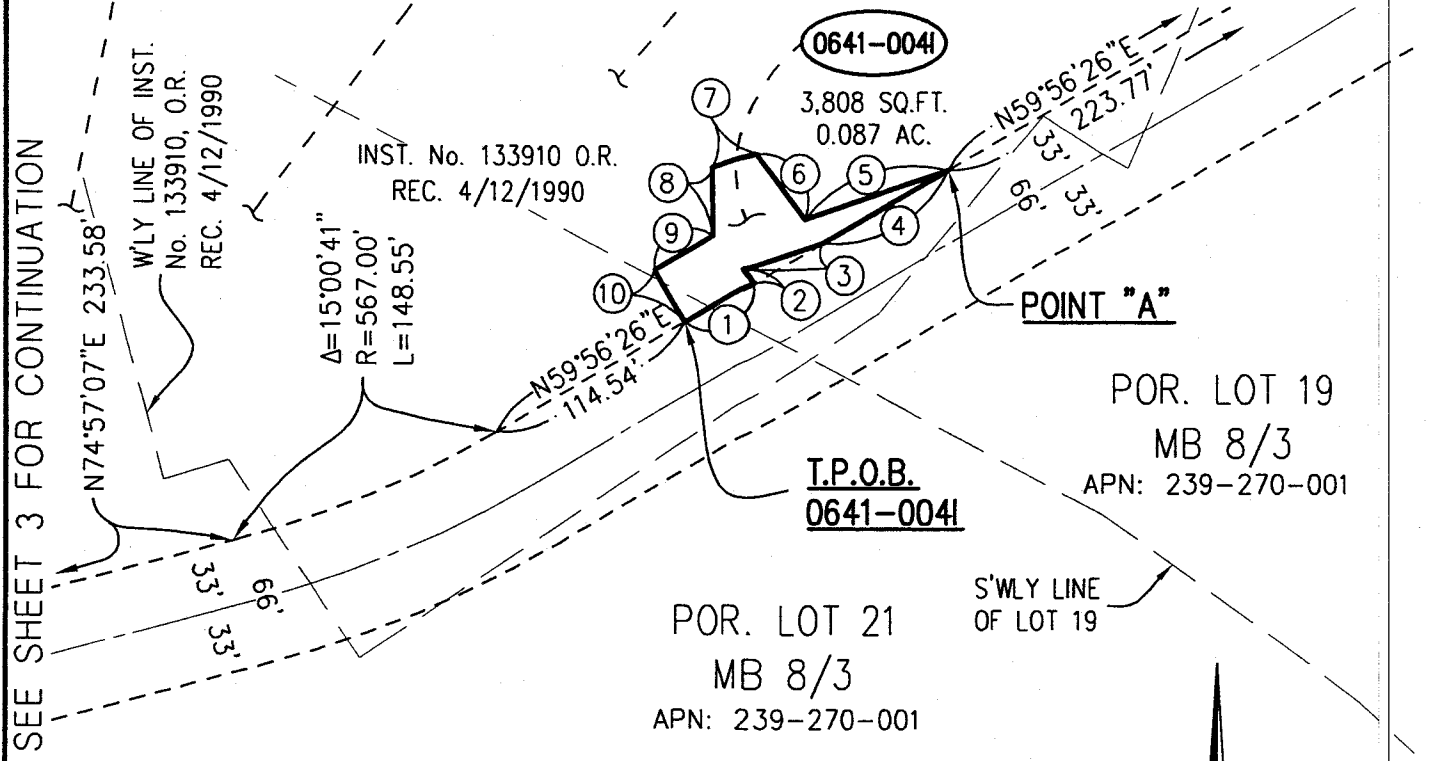
POR. LOT 21

MB 8/3

APN: 239-240-001

SEE SHEET 5 FOR CONTINUATION

SEE SHEET 3 FOR CONTINUATION



POR. LOT 19

MB 8/3

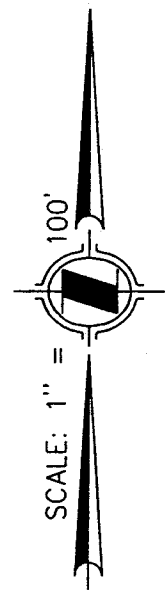
APN: 239-270-001

POR. LOT 21

MB 8/3

APN: 239-270-001

S'WLY LINE OF LOT 19



**NOTE:**

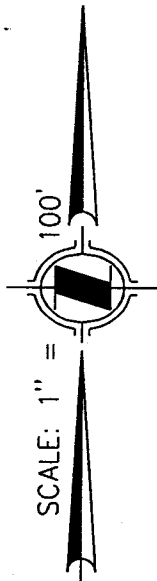
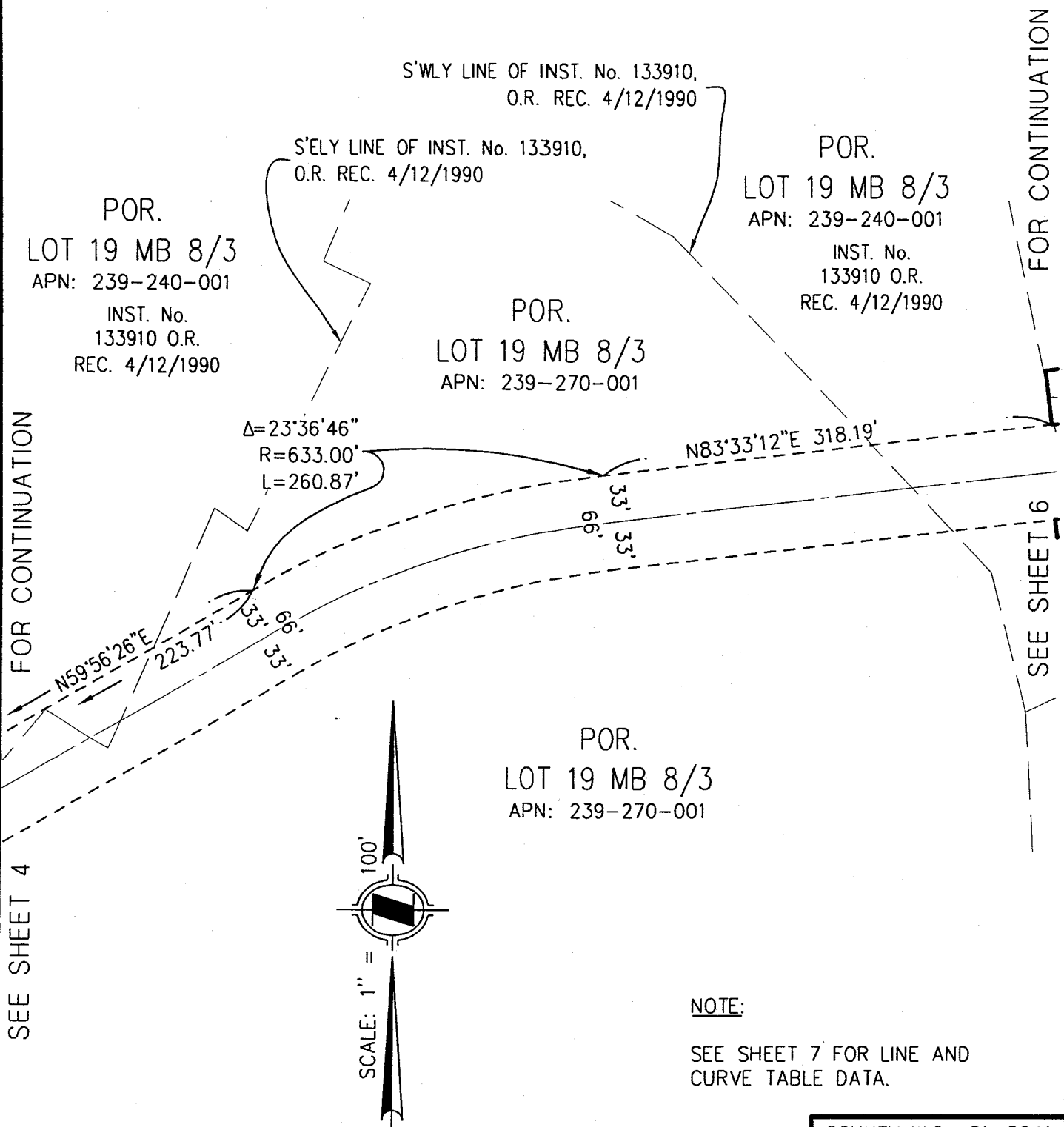
SEE SHEET 7 FOR LINE AND CURVE TABLE DATA.

COUNTY W.O.: C1-0641

<p><b>OWNER:</b> Lin David Pai Hsien &amp; Helen Mei Hsien</p> <p>APN: 239-240-001</p>	<p><b>HUNSAKER &amp; ASSOCIATES</b> IRVINE, INC INLAND EMPIRE REGION</p> <p>2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200</p> <p>PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS</p>	<p>POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN</p>	
		<p>PREPARED BY RNB</p>	<p>CHECKED BY PRH, JR.</p>
		<p>DATE: Oct 29, 2013</p>	<p>SHEET 4 OF 7 W.O. 3053-9</p>


# EXHIBIT "B"

0641-004I, 0641-004J & 0641-004K  
STORM DRAIN EASEMENT



**NOTE:**  
SEE SHEET 7 FOR LINE AND CURVE TABLE DATA.

COUNTY W.O.: C1-0641

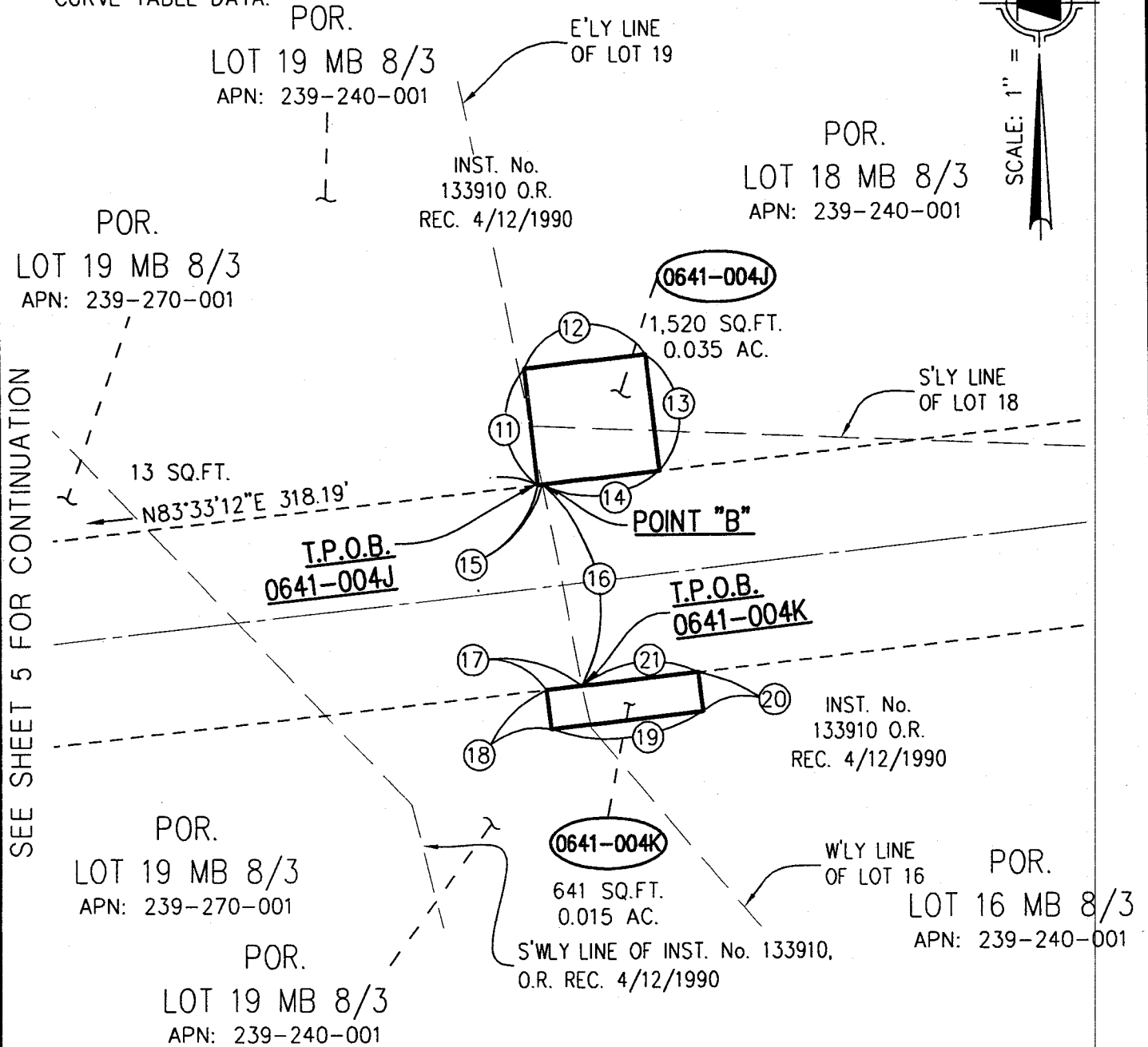
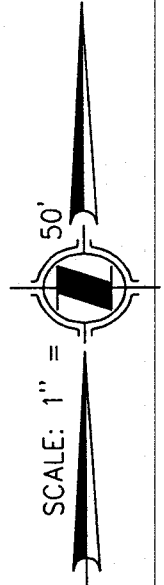
<b>OWNER:</b> Lin David Pai Hsien & Helen Mei Hsien  APN: 239-240-001	 <b>HUNSAKER &amp; ASSOCIATES</b> IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS	POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
		PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 5 OF 7
		DATE: Oct 29, 2013		W.O. 3053-9

# EXHIBIT "B"

0641-004I, 0641-004J & 0641-004K  
STORM DRAIN EASEMENT

**NOTE:**

SEE SHEET 7 FOR LINE AND CURVE TABLE DATA.



SEE SHEET 5 FOR CONTINUATION

COUNTY W.O.: C1-0641

OWNER:  
Lin David Pai  
Hsien & Helen  
Mer Hsien

APN:  
239-240-001

**H & A** HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 6 OF 7
DATE: Oct 29, 2013	W.O. 3053-9	


# EXHIBIT "B"

0641-004I, 0641-004J & 0641-004K  
STORM DRAIN EASEMENT

## DATA TABLE

	BEARING/Delta	RADIUS	LENGTH	TANGENT
①	N59°56'26"E		40.00'	
②	N30°03'34"W		8.31'	
③	N71°17'07"E		42.24'	
④	N59°56'26"E		76.25'	
⑤	S71°17'07"W		79.98'	
⑥	N36°43'08"W		42.06'	
⑦	S71°17'07"W		22.00'	
⑧	S00°42'38"E		35.60'	
⑨	S59°56'26"W		35.36'	
⑩	S30°03'34"E		30.80'	
⑪	S6°26'48"E		38.00'	
⑫	S83°33'12"W		40.00'	
⑬	N6°26'48"W		38.00'	
⑭	N83°33'12"E		38.53'	
⑮	N83°33'12"E		1.47'	
⑯	S11°24'58"E		66.25'	
⑰	S83°33'12"W		12.21'	
⑱	S6°26'48"E		12.82'	
⑲	N83°33'12"E		50.00'	
⑳	N6°26'48"W		12.82'	
㉑	S83°33'12"W		37.79'	

COUNTY W.O.: C1-0641

OWNER: Lin David Pai Hsien & Helen Mei Hsien		<b>HUNSAKER &amp; ASSOCIATES</b> <b>IRVINE, INC</b> <b>INLAND EMPIRE REGION</b> 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200	<b>POR. OF SECTION 20, T. 3 S., R. 5 W.,</b> <b>SAN BERNARDINO MERIDIAN</b>
APN: 239-240-001	PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS	PREPARED BY <b>RNB</b>	CHECKED BY <b>PRH, JR.</b>
		SHEET 7 OF 7	DATE: Oct 29, 2013
		W.O. 3053-9	



PARCEL 0641-005A TO 0641-005G

PARCEL 0641-005I TO 0641-005J

**EXHIBIT "A"**  
**0641-005A**  
**LEGAL DESCRIPTION**  
**PUBLIC ROAD AND UTILITY EASEMENT**

Being portions of Lots 10, 11, 12, 13, 14 and 16 of Van Buren Heights, as shown by map filed in Book 8, page 3 of Maps, Riverside County Recorder, lying within Section 20, Township 3 South, Range 5 West, San Bernardino Meridian in the City of Riverside, County of Riverside, State of California, more particularly described as follows:

**PARCEL 0641-005A:**

**COMMENCING** at the South Quarter Corner of Section 20, Township 3 South, Range 5 West, San Bernardino Meridian;

Thence along the southerly line thereof, North  $89^{\circ}23'48''$  West 1251.05 feet;

Thence departing said line, North  $08^{\circ}54'55''$  East 160.67 feet to the beginning of a tangent curve concave southeasterly and having a radius of 1033.00 feet;

Thence northerly along said curve through a central angle of  $66^{\circ}02'12''$  an arc length of 1190.59 feet;

Thence North  $74^{\circ}57'07''$  East along a line tangent to the end of said curve, 233.58 feet to the beginning of a tangent curve concave northwesterly and having a radius of 567.00 feet;

Thence northeasterly along said curve through a central angle of  $15^{\circ}00'41''$  an arc length of 148.55 feet;

Thence North  $59^{\circ}56'26''$  East along a line tangent to the end of said curve, 495.98 feet to the beginning of a tangent curve concave southeasterly and having a radius of 633.00 feet;

Thence northeasterly along said curve through a central angle of  $23^{\circ}36'46''$  an arc length of 260.87 feet;

Thence North  $83^{\circ}33'12''$  East along a line tangent to the end of said curve, 637.26 feet to a point on the easterly line of that certain Grant Deed to David Pai-Hsien Lin and Helen Mei-Hsien Lin, recorded April 12, 1990 as Instrument No. 133910, of Official Records, Riverside County Recorder, said point being the **TRUE POINT OF BEGINNING**;

Thence continuing North  $83^{\circ}33'12''$  East 514.85 feet to the beginning of a tangent curve concave northwesterly and having a radius of 567.00 feet;

Thence northeasterly along said curve through a central angle of  $35^{\circ}00'48''$  an arc length of 346.49 feet;

**EXHIBIT "A"**  
**0641-005A**  
**LEGAL DESCRIPTION**  
**PUBLIC ROAD AND UTILITY EASEMENT**

Thence North 48°32'24" East along a line tangent to the end of said curve, 196.27 feet;

Thence North 47°13'05" East 130.04 feet;

Thence North 48°32'24" East 126.81 feet;

Thence North 00°26'39" East 37.41 feet to the beginning of a non-tangent curve concave southwesterly and having a radius of 1138.00 feet, a radial line to the beginning of said curve bears North 46°36'26" East;

Thence northwesterly along said curve through a central angle of 01°52'40" an arc length of 37.30 feet to a point on the southwesterly line of Parcel 2 of those parcels of land described in Deed granted to the City of Riverside, recorded June 20, 1972 as Instrument No. 80738, of Official Records, Riverside County Recorder;

Thence along said southwesterly line the following four (4) courses:

- 1) South 57°07'40" East 13.77 feet;
- 2) South 70°02'37" East 42.79 feet;
- 3) South 40°51'08" East 109.32 feet;
- 4) South 32°14'19" East 48.25 feet;

Thence North 42°12'55" West 43.66 feet;

Thence North 84°03'37" West 36.72 feet to a point on line 72.00 feet southeasterly and parallel, measured at right angles, from the aforementioned line described as "North 48°32'24" East 126.81 feet"

Thence along said parallel line South 48°32'24" West 139.80 feet;

Thence South 49°51'43" West 130.03 feet to a point on a line 66.00 feet southeasterly and parallel, measured at right angles from the aforementioned line described as "North 48°32'24" East 196.27 feet";

Thence along said parallel line South 48°32'24" West 196.27 feet to the beginning of a tangent curve concave northwesterly and having a radius of 633.00 feet, said curve being concentric with said 567.00 foot radius curve;

**EXHIBIT "A"**  
**0641-005A**  
**LEGAL DESCRIPTION**  
**PUBLIC ROAD AND UTILITY EASEMENT**

Thence southwesterly along said concentric curve through a central angle of 35°00'48" an arc length of 386.83 feet to a point on a line 66.00 feet southerly and parallel, measured at right angles, from the aforementioned line described as "North 83°33'12" East 514.85 feet";

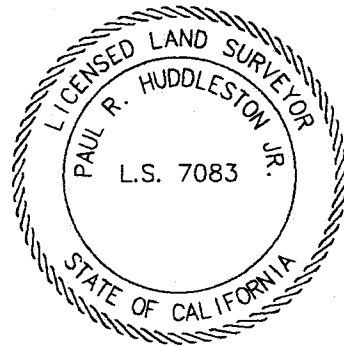
Thence along said parallel line South 83°33'12" West 539.97 feet to a point on the aforementioned easterly line of said Grant Deed granted to David Pai-Hsien Lin and Helen Mei-Hsien Lin, recorded April 12, 1990 as Instrument No. 133910, of Official Records, Riverside County Recorder;

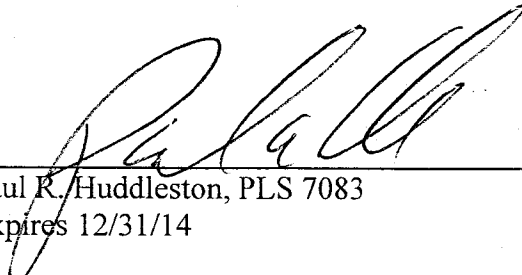
Thence along said easterly line North 14°23'46" East 70.62 feet to the **TRUE POINT OF BEGINNING.**

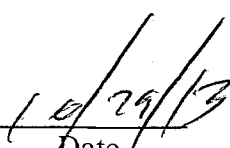
Containing 95,304 Square Feet, 2.188 acres more or less.

As more particularly shown on Exhibit "B" attached hereto and by this reference made a part hereof.

Prepared under the supervision of:



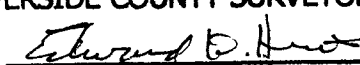
  
Paul R. Huddleston, PLS 7083  
Expires 12/31/14

  
Date

DESCRIPTION APPROVAL:

BY:  11/01/2013  
DATE

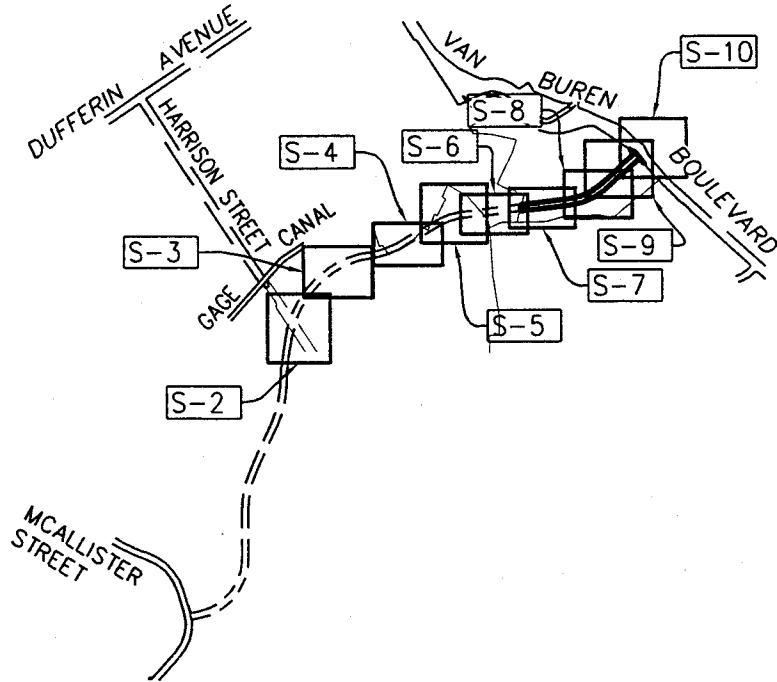
FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR

THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.
BY: 
DATE: <u>10-31-2013</u>

# EXHIBIT "B"

0641-005A

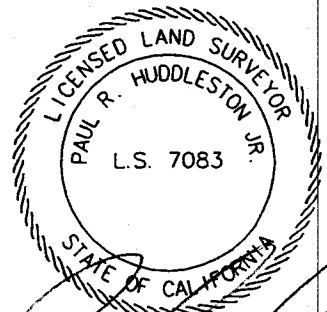
## PUBLIC ROAD AND UTILITY EASEMENT



### VICINITY / INDEX MAP

#### LEGEND:

- S-# INDICATES SHEET No. AS NOTED.
- ( ) INDICATES RECORD PER RS 72/85-90.
- 0641-001A INDICATES PARCEL No.



THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: *Edward D. Hino*  
DATE: 10-31-2013

*Paul R. Huddleston Jr.*  
PAUL R. HUDDLESTON JR.  
PLS 7083

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao &  
Hsien Mei Lee  
  
APN:  
239-240-001



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN  
PREPARED BY: RNB      CHECKED BY: PRH, JR.      SHEET 1 OF 10  
DATE: Oct 29, 2013      W.O. 3053-9

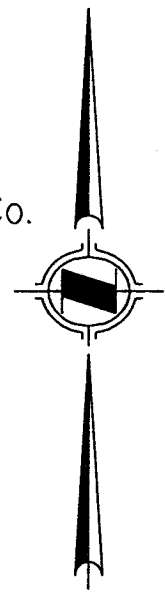
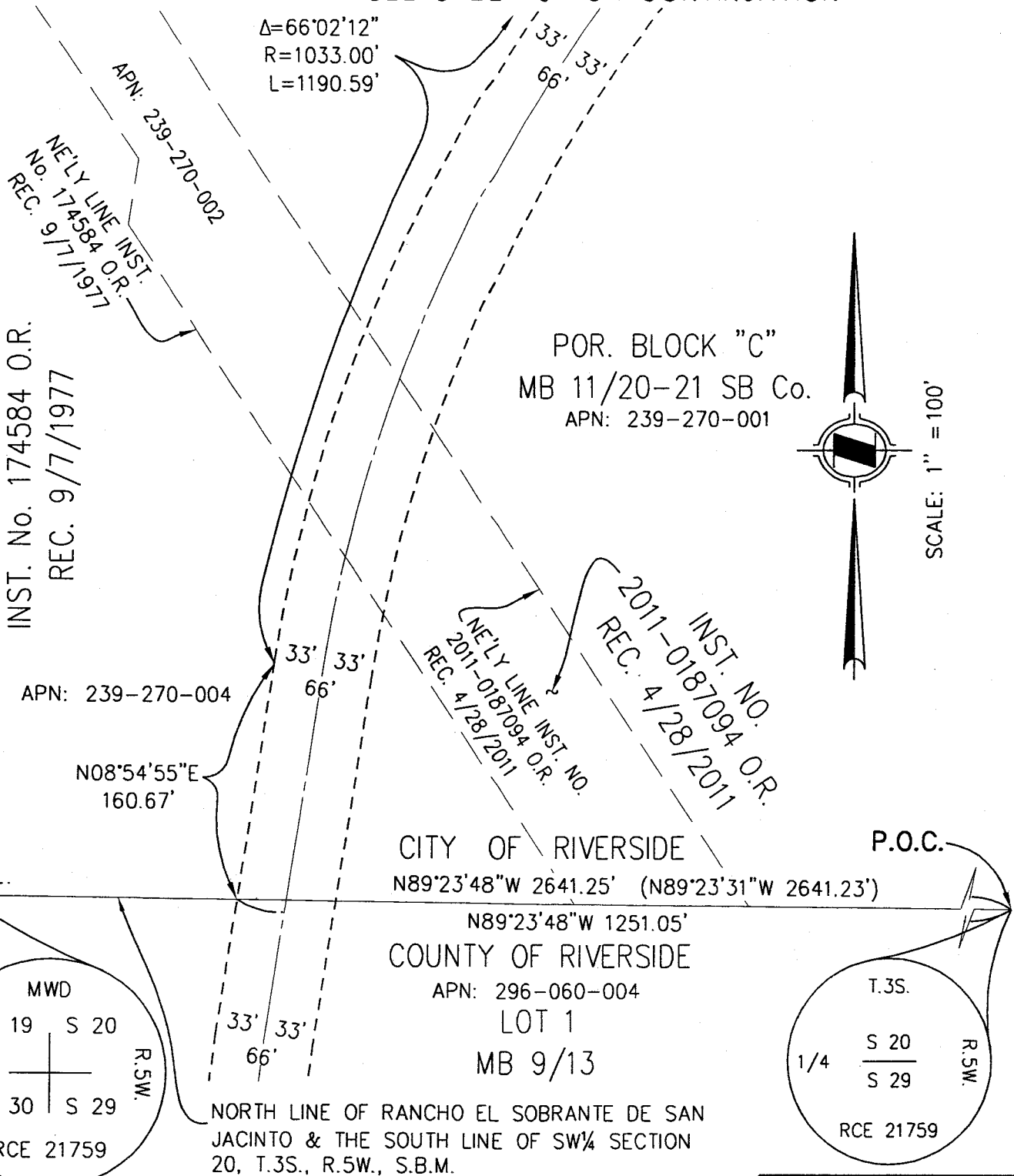
# EXHIBIT "B"

0641-005A

PUBLIC ROAD AND UTILITY EASEMENT

SEE SHEET 3 FOR CONTINUATION

$\Delta=66^{\circ}02'12''$   
 $R=1033.00'$   
 $L=1190.59'$



SCALE: 1" = 100'

POR. BLOCK "C"  
 MB 11/20-21 SB Co.  
 APN: 239-270-001

CITY OF RIVERSIDE

N89°23'48"W 2641.25' (N89°23'31"W 2641.23')

N89°23'48"W 1251.05'

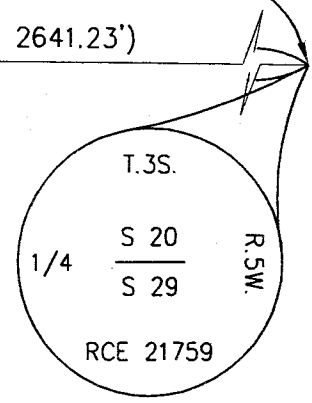
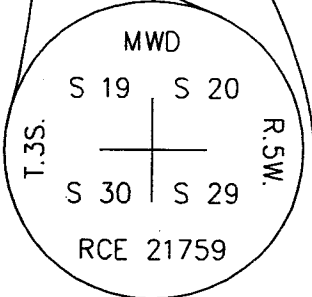
COUNTY OF RIVERSIDE

APN: 296-060-004

LOT 1

MB 9/13

NORTH LINE OF RANCHO EL SOBRANTE DE SAN  
 JACINTO & THE SOUTH LINE OF SW¼ SECTION  
 20, T.3S., R.5W., S.B.M.



COUNTY W.O.: C1-0641

OWNER:  
 Tang Chao &  
 Hsien Mei Lee

APN:  
 239-240-001



**HUNSAKER & ASSOCIATES**  
 IRVINE, INC  
 INLAND EMPIRE REGION  
 2900 ADAMS STREET, SUITE A-15  
 RIVERSIDE CA 92504 (951)352-7200  
 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

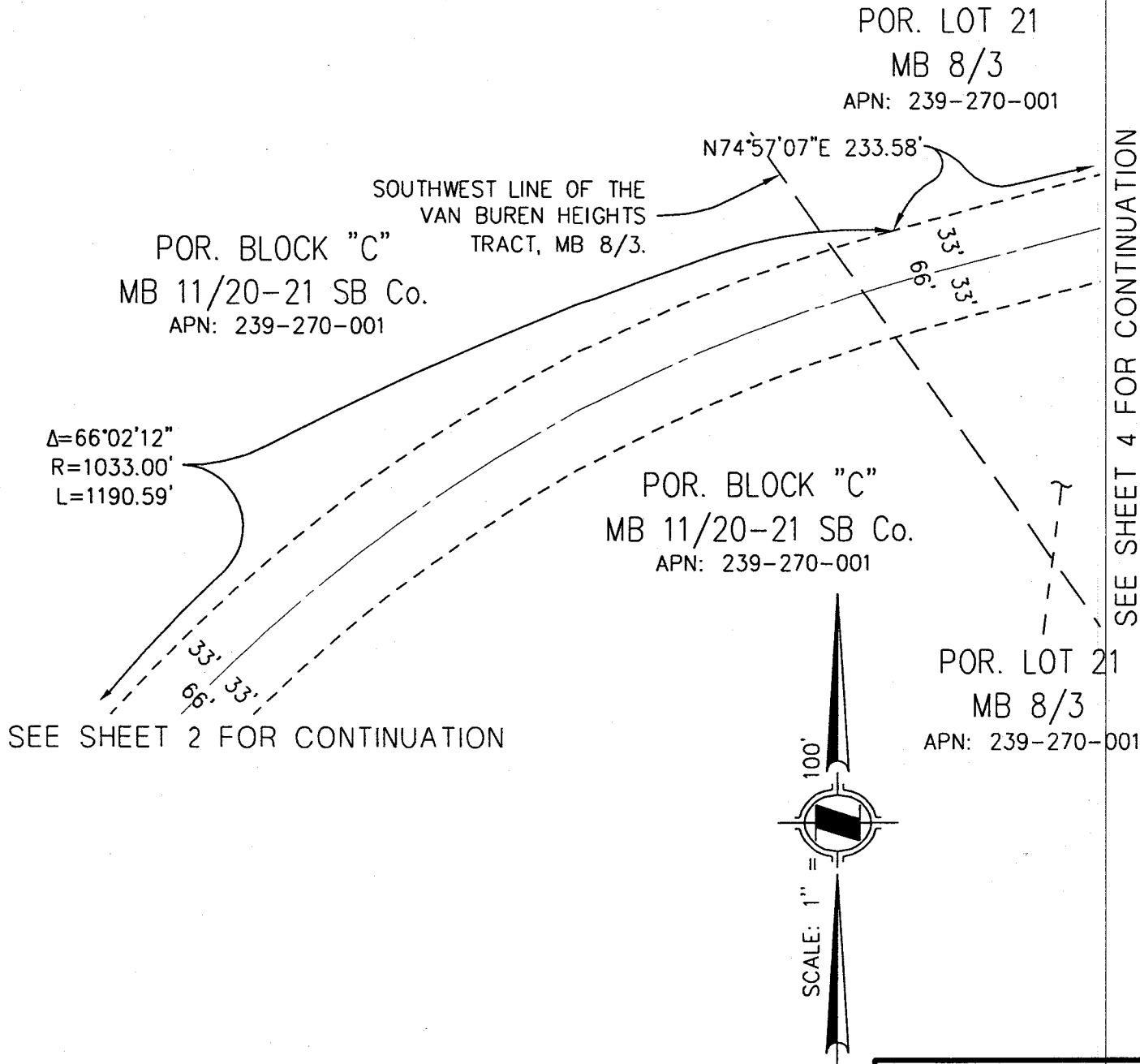
POR. OF SECTION 20, T. 3 S., R. 5 W.,  
 SAN BERNARDINO MERIDIAN

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 2 OF 10
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DATE: Oct 29, 2013	W.O. 3053-9
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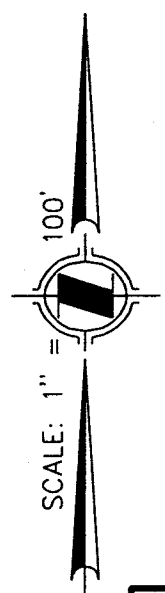
# EXHIBIT "B"

0641-005A  
PUBLIC ROAD AND UTILITY EASEMENT



SEE SHEET 4 FOR CONTINUATION

SEE SHEET 2 FOR CONTINUATION

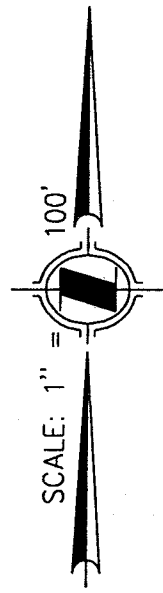
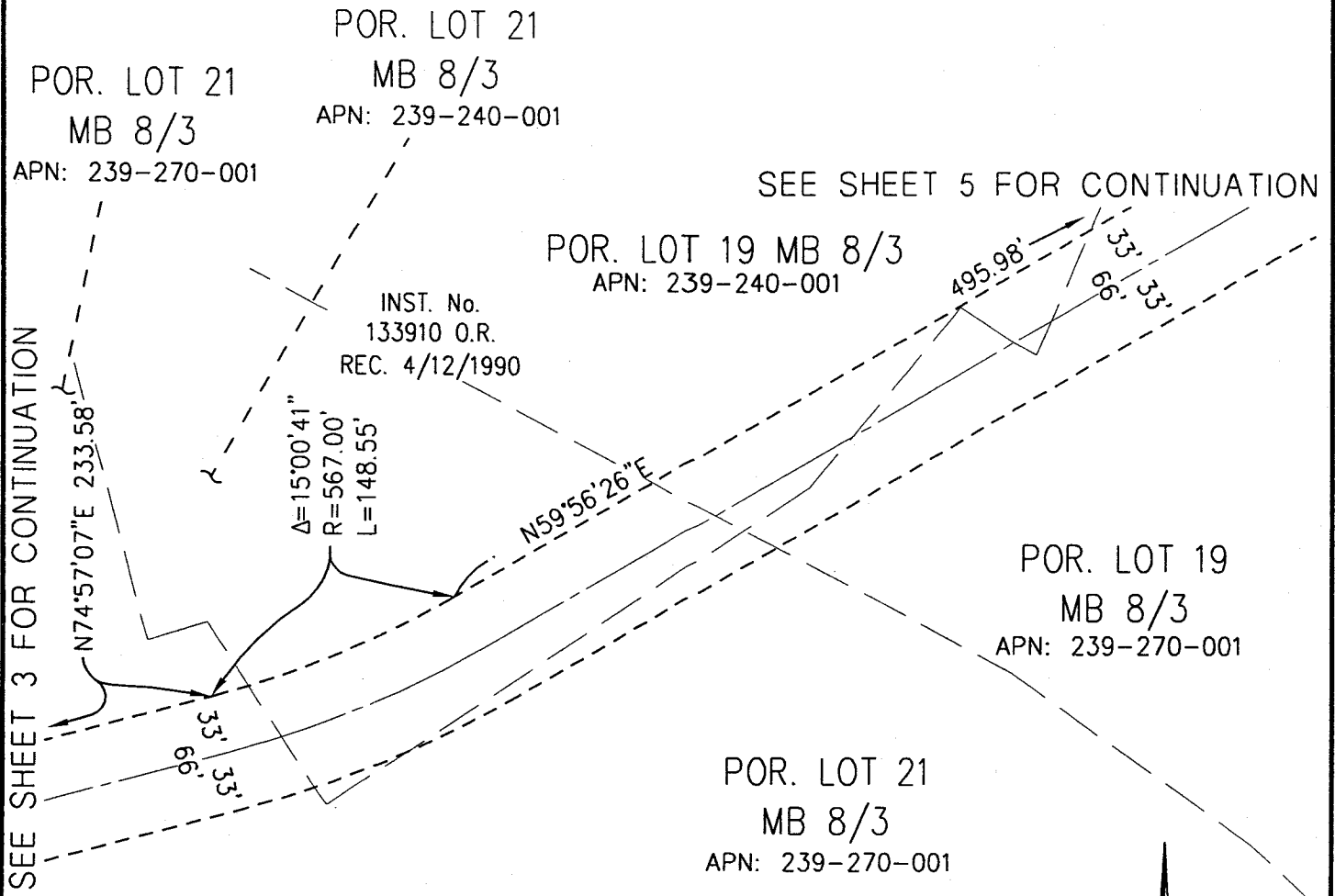


COUNTY W.O.: C1-0641

<p><i>OWNER:</i> Tang Chao &amp; Hsien Mei Lee</p> <p>APN: 239-240-001</p>	<p><b>HUNSAKER &amp; ASSOCIATES IRVINE, INC</b> <b>INLAND EMPIRE REGION</b> 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS</p>	<p><b>POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN</b></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; border: 1px solid black;">                 PREPARED BY <b>RNB</b> </td> <td style="width: 33%; border: 1px solid black;">                 CHECKED BY <b>PRH, JR.</b> </td> <td style="width: 33%; border: 1px solid black;">                 SHEET 3 OF 10             </td> </tr> <tr> <td style="border: 1px solid black;">                 DATE: Oct 29, 2013             </td> <td colspan="2" style="border: 1px solid black;">                 W.O. 3053-9             </td> </tr> </table>	PREPARED BY <b>RNB</b>	CHECKED BY <b>PRH, JR.</b>	SHEET 3 OF 10	DATE: Oct 29, 2013	W.O. 3053-9	
PREPARED BY <b>RNB</b>	CHECKED BY <b>PRH, JR.</b>	SHEET 3 OF 10						
DATE: Oct 29, 2013	W.O. 3053-9							

# EXHIBIT "B"

0641-005A  
PUBLIC ROAD AND UTILITY EASEMENT



COUNTY W.O.: C1-0641

OWNER:  
Tang Chao &  
Hsien Mei Lee



**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 4 OF 10
--------------------	------------------------	---------------

DATE: Oct 29, 2013	W.O. 3053-9
--------------------	-------------

APN:  
239-240-001



# EXHIBIT "B"

0641-005A

## PUBLIC ROAD AND UTILITY EASEMENT

POR.  
 LOT 19 MB 8/3  
 APN: 239-240-001

INST. No.  
 133910 O.R.  
 REC. 4/12/1990

POR.  
 LOT 19 MB 8/3  
 APN: 239-240-001

INST. No.  
 133910 O.R.  
 REC. 4/12/1990

POR.  
 LOT 19 MB 8/3  
 APN: 239-270-001

POR.  
 LOT 19 MB 8/3  
 APN: 239-270-001

SEE SHEET 4 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION

N59°56'26"E 495.98'

23°56'46" R=633.00' L=260.87'

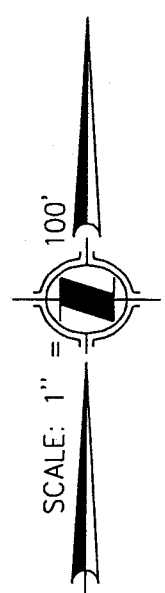
N83°33'12"E

637.26'

33'  
 66'  
 33'

33'  
 66'  
 33'

33'  
 66'  
 33'



COUNTY W.O.: C1-0641

OWNER:  
 Tang Chao &  
 Hsien Mei Lee

APN:  
 239-240-001



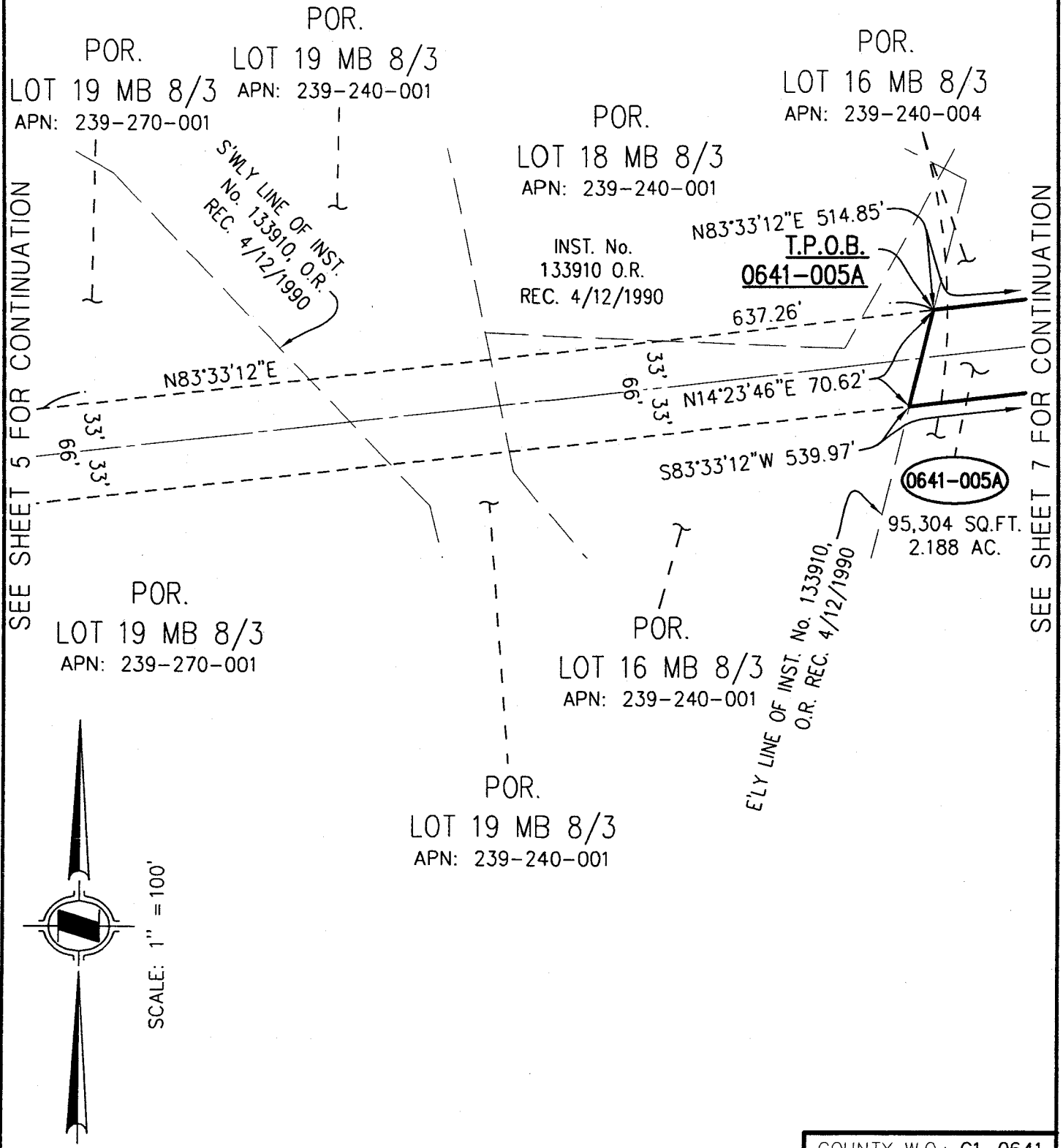
**HUNSAKER & ASSOCIATES**  
 IRVINE, INC  
 INLAND EMPIRE REGION  
 2900 ADAMS STREET, SUITE A-15  
 RIVERSIDE CA 92504 (951)352-7200  
 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
 SAN BERNARDINO MERIDIAN

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 5 OF 10
DATE: Oct 29, 2013		W.O. 3053-9

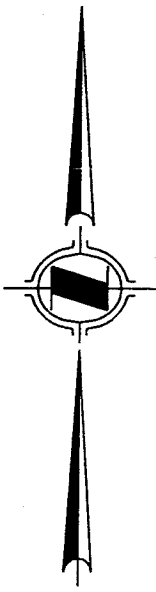
# EXHIBIT "B"

0641-005A  
PUBLIC ROAD AND UTILITY EASEMENT



SEE SHEET 5 FOR CONTINUATION

SEE SHEET 7 FOR CONTINUATION



SCALE: 1" = 100'

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao &  
Hsien Mei Lee  
  
APN:  
239-240-001



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

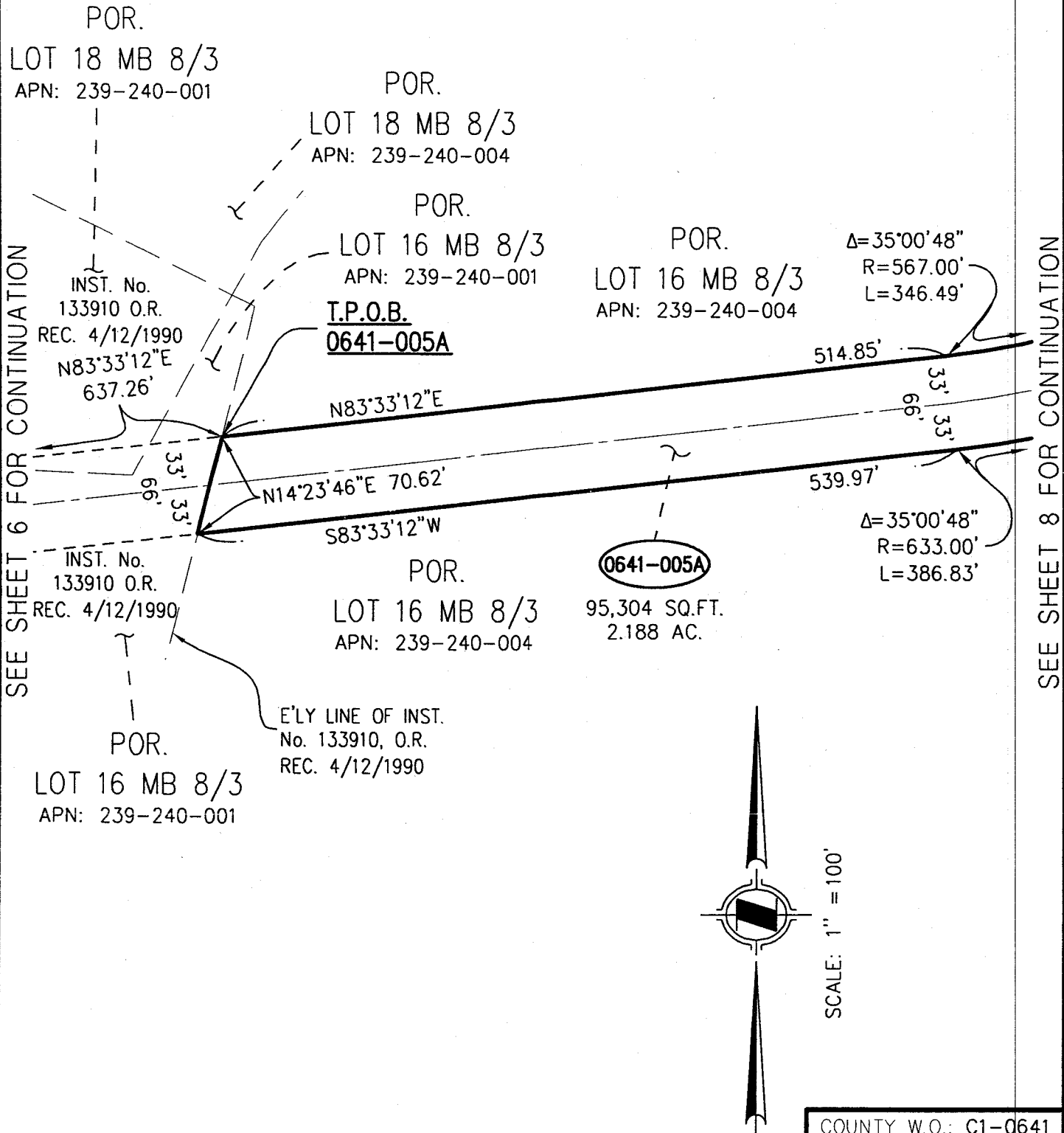
POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 6 OF 10
DATE: Oct 29, 2013		W.O. 3053-9

# EXHIBIT "B"

0641-005A

## PUBLIC ROAD AND UTILITY EASEMENT



OWNER:  
Tang Chao &  
Hsien Mei Lee

APN:  
239-240-001



**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

COUNTY W.O.: C1-0641		
POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 7 OF 10
DATE: Oct 29, 2013		W.O. 3053-9

# EXHIBIT "B"

0641-005A

## PUBLIC ROAD AND UTILITY EASEMENT

SEE SHEET 9 FOR CONTINUATION

POR.

LOT 14 MB 8/3

APN: 239-240-004

$\Delta=35^{\circ}00'48''$

R=567.00'

L=346.49'

POR.

LOT 16 MB 8/3

APN: 239-240-004

N83°33'12"E 514.85'

SEE SHEET 7 FOR CONTINUATION

33'  
66'  
33'

POR.

LOT 14 MB 8/3

APN: 239-240-004

0641-005A

95,304 SQ.FT.

2.188 AC.

$\Delta=35^{\circ}00'48''$

R=633.00'

L=386.83'

S83°33'12"W 539.97'

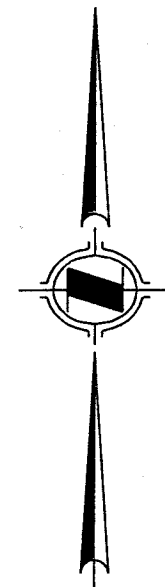
POR. LOT 16 MB 8/3

APN: 239-240-004

POR.  
LOT 10 MB 8/3  
APN: 239-240-004

POR. LOT 17 MB 8/3

APN: 239-240-004



SCALE: 1" = 100'

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao &  
Hsien Mei Lee

APN:  
239-240-001



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 8 OF 10

DATE: Oct 29, 2013

W.O. 3053-9

# EXHIBIT "B"

0641-005A  
PUBLIC ROAD AND UTILITY EASEMENT

POR. LOT 12 MB 8/3  
APN: 239-240-004

LOT 13  
MB 8/3  
APN: 239-240-004

LOT 14  
MB 8/3  
APN: 239-240-004

POR.  
LOT 11 MB 8/3  
APN: 239-240-004

POR. LOT 10  
MB 8/3  
APN: 239-240-004

LOT 14 MB 8/3  
APN: 239-240-004

0641-005A

95,304 SQ.FT.  
2.188 AC.

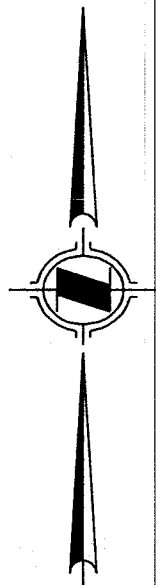
SEE SHEET 10 FOR DETAIL  
VAN BUREN AVEN

SEE SHEET 8 FOR CONTINUATION

SEE SHEET 8 FOR CONTINUATION

$\Delta=35^{\circ}00'48''$   
R=567.00'  
L=346.49'

$\Delta=35^{\circ}00'48''$   
R=633.00'  
L=386.83'



COUNTY W.O.: C1-0641

OWNER:  
Tang Chao &  
Hsien Mei Lee

APN  
239-240-001



**HUNSAKER & ASSOCIATES  
IRVINE, INC**  
INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

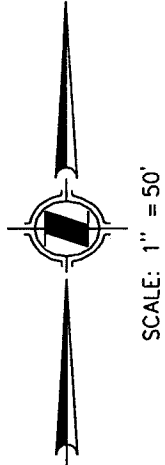
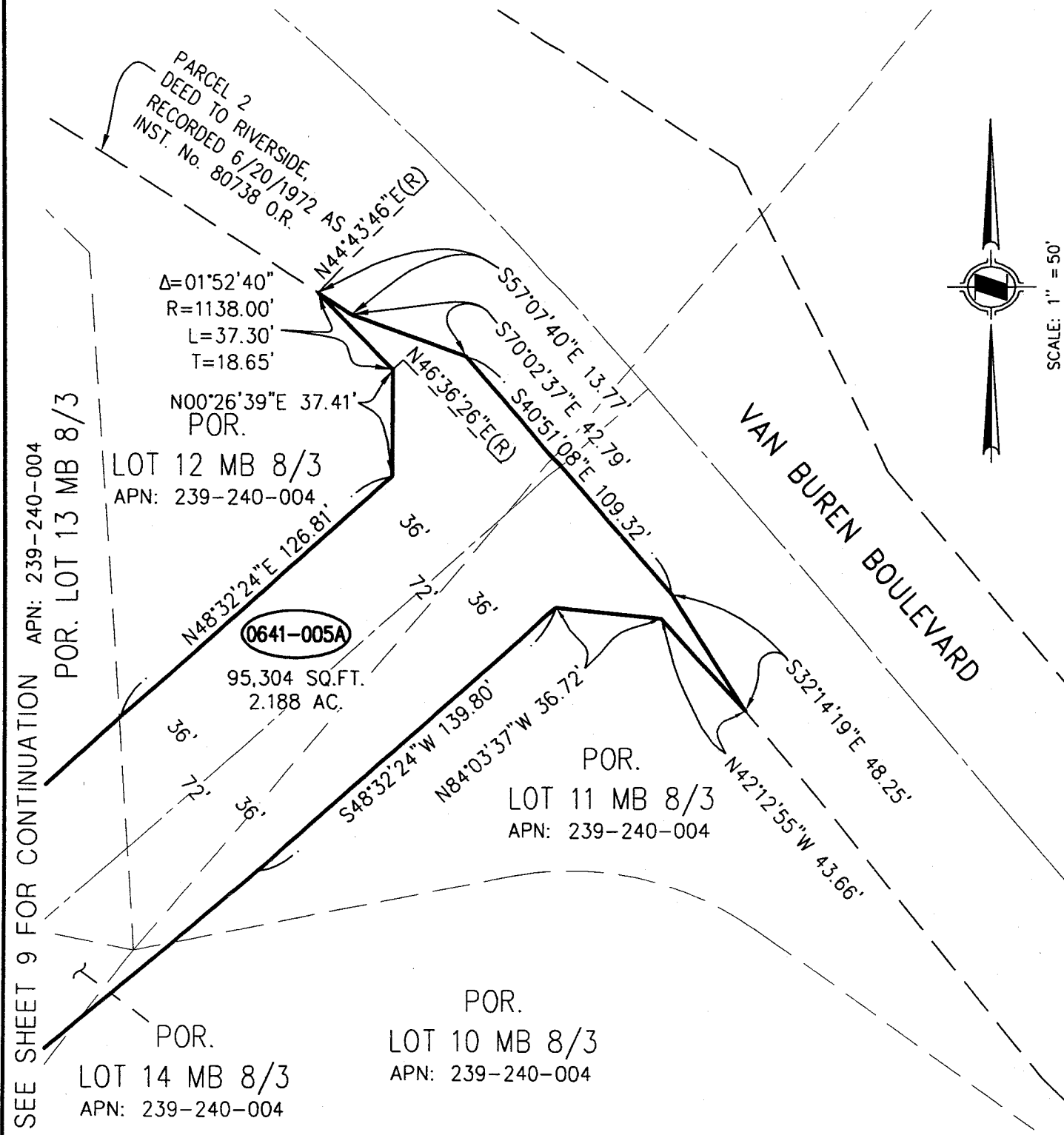
SHEET 9 OF 10

DATE: Oct 29, 2013

W.O. 3053-9

# EXHIBIT "B"

0641-005A  
PUBLIC ROAD AND UTILITY EASEMENT



COUNTY W.O.: C1-0641

OWNER:  
Tang Chao &  
Hsien Mei Lee

APN:  
239-240-001

**H & A**

**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 10 OF 10
DATE: Oct 29, 2013		W.O. 3053-9

**EXHIBIT "A"**  
**0641-005B, 0641-005C & 0641-005E**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Being portions of Lots 10, 11, 12, 13, 14 and 16 of the Map of Van Buren Heights as filed in Book 8, page 3 of Maps, Riverside County Recorder, lying within Section 20, Township 3 South, Range 5 West, San Bernardino Meridian in the City of Riverside, County of Riverside, State of California, more particularly described as follows:

**PARCEL 0641-005B:**

**COMMENCING** at the South Quarter Corner of Section 20, Township 3 South, Range 5 West, San Bernardino Meridian;

Thence along the southerly line thereof, North  $89^{\circ}23'48''$  West 1251.05 feet;

Thence departing said line, North  $08^{\circ}54'55''$  East 160.67 feet to the beginning of a tangent curve concave southeasterly and having a radius of 1033.00 feet;

Thence northerly along said curve through a central angle of  $66^{\circ}02'12''$  an arc length of 1190.59 feet;

Thence North  $74^{\circ}57'07''$  East along a line tangent to the end of said curve, 233.58 feet to the beginning of a tangent curve concave northwesterly and having a radius of 567.00 feet;

Thence northeasterly along said curve through a central angle of  $15^{\circ}00'41''$  an arc length of 148.55 feet;

Thence North  $59^{\circ}56'26''$  East along a line tangent to the end of said curve, 495.98 feet to the beginning of a tangent curve concave southeasterly and having a radius of 633.00 feet;

Thence northeasterly along said curve through a central angle of  $23^{\circ}36'46''$  an arc length of 260.87 feet;

Thence North  $83^{\circ}33'12''$  East along a line tangent to the end of said curve, 637.26 feet to a point on the easterly line of that certain parcel of land described in a Grant Deed to David Pai-Hsien Lin and Helen Mei-Hsien Lin, recorded April 12, 1990 as Instrument No. 133910, of Official Records Riverside County Recorder, said point hereinafter referred to as **POINT "A"**, said point further being the **TRUE POINT OF BEGINNING**;

Thence continuing North  $83^{\circ}33'12''$  East 161.47 feet, to a point hereinafter referred to as **POINT "B"**;

**EXHIBIT "A"**  
**0641-005B, 0641-005C & 0641-005E**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence North 89°28'58" West 91.99 feet;

Thence South 82°28'22" West 53.17 feet;

Thence South 75°30'18" West 14.02 feet to a point on the aforementioned easterly line;

Thence along said easterly line South 14°23'46" West 8.76 feet to the **TRUE POINT OF BEGINNING**.

Contains 1,216 Square Feet, 0.028 acres more or less.

**PARCEL 0641-005C:**

**COMMENCING** at the aforementioned **POINT "B"**;

Thence North 83°33'12" East 21.29 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing North 83°33'12" East 332.09 feet to the beginning of a tangent curve concave northwesterly and having a radius of 567.00 feet;

Thence northeasterly along said curve through a central angle of 35°00'48" an arc length of 346.49 feet;

Thence North 48°32'24" East along a line tangent to the end of said curve, 92.52 feet;

Thence South 51°27'09" West 97.27 feet;

Thence South 56°29'29" West 54.49 feet;

Thence South 62°44'51" West 101.96 feet;

Thence North 46°45'58" West 16.68 feet;

Thence South 43°14'02" West 20.00 feet;

Thence South 46°45'58" East 7.49 feet;

Thence South 67°54'23" West 59.00 feet;

Thence South 77°48'46" West 61.39 feet;



**EXHIBIT "A"**  
**0641-005B, 0641-005C & 0641-005E**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence South 83°31'15" West 121.48 feet;

Thence South 80°04'54" West 246.86 feet to the **TRUE POINT OF BEGINNING**;

**EXCEPTING THEREFROM** the following described parcel to be known as Parcel 0641-005I:

**COMMENCING** at the South Quarter Corner of Section 20, Township 3 South, Range 5 West, San Bernardino Meridian;

Thence along the southerly line thereof, North 89°23'48" West 1251.05 feet;

Thence departing said line, North 08°54'55" East 160.67 feet to the beginning of a tangent curve concave southeasterly and having a radius of 1033.00 feet;

Thence northerly along said curve through a central angle of 66°02'12" an arc length of 1190.59 feet;

Thence North 74°57'07" East along a line tangent to the end of said curve, 233.58 feet to the beginning of a tangent curve concave northwesterly and having a radius of 567.00 feet;

Thence northeasterly along said curve through a central angle of 15°00'41" an arc length of 148.55 feet;

Thence North 59°56'26" East along a line tangent to the end of said curve, 495.98 feet to the beginning of a tangent curve concave southeasterly and having a radius of 633.00 feet;

Thence northeasterly along said curve through a central angle of 23°36'46" an arc length of 260.87 feet;

Thence North 83°33'12" East along a line tangent to the end of said curve, 1152.11 feet to the beginning of a tangent curve concave northwesterly and having a radius of 567.00 feet;

Thence northeasterly along said curve through a central angle of 16°51'38" an arc length of 166.85 feet to the **TRUE POINT OF BEGINNING**, a radial line to said point bears, South 23°18'26" East, said point also being the intersection of a line 20.00 feet southwesterly and parallel, measured at right angles from the northeasterly line of said Lot 16 with said curve;

**EXHIBIT "A"**  
**0641-005B, 0641-005C & 0641-005E**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence continuing northeasterly along said curve through a central angle of  $02^{\circ}11'08''$  an arc length of 21.36 feet to a point on the aforementioned northeasterly line of said Lot 16, a radial line to said point bears, South  $25^{\circ}29'34''$  East, said point hereinafter referred to as **POINT "C"**;

Thence departing said curve along said northeasterly line North  $46^{\circ}45'58''$  West 32.38 feet;

Thence departing said northeasterly line South  $43^{\circ}14'02''$  West 20.00 feet to a point on above said parallel line;

Thence along said parallel line South  $46^{\circ}45'58''$  East 24.15 feet to the **TRUE POINT OF BEGINNING**.

Contains 7,436 Square Feet, 0.171 acres more or less.

**PARCEL 0641-005E:**

**COMMENCING** at the aforementioned **POINT "A"**;

Thence along the easterly line of said Grant Deed South  $14^{\circ}23'46''$  West 70.62 feet to a line being 66.00 feet southerly and parallel, measured at right angles, from the aforementioned line described as "North  $83^{\circ}33'12''$  East 637.26 feet";

Thence along said parallel line North  $83^{\circ}33'12''$  East 539.97 feet to the beginning of a tangent curve concave northwesterly and having a radius of 633.00 feet and being concentric with that certain curve described hereinabove in Parcel 0641-005C, having a radius of 567.00 feet;

Thence northeasterly along said curve through a central angle of  $14^{\circ}00'30''$  an arc length of 154.76 feet to a point on said curve to which a radial line bears, South  $20^{\circ}27'18''$  East, said point being the **TRUE POINT OF BEGINNING**;

Thence continuing northeasterly along said curve through a central angle of  $13^{\circ}14'18''$  an arc length of 146.26 feet, a radial line to said point bears, South  $33^{\circ}41'36''$  East;

Thence South  $50^{\circ}22'12''$  West 63.03 feet;

Thence South  $43^{\circ}14'02''$  West 20.00 feet;

Thence North  $46^{\circ}45'58''$  West 5.56 feet;

Thence South  $66^{\circ}01'40''$  West 64.10 feet;

**EXHIBIT "A"**  
**0641-005B, 0641-005C & 0641-005E**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence North 25°35'48" West 11.74 feet to the **TRUE POINT OF BEGINNING**;

**EXCEPTING THEREFROM** the following described parcel to be known as Parcel 0641-005J:

**COMMENCING** at the aforementioned **POINT "C"**, said point being a point on the northeasterly line of said Lot 16;

Thence along said northeasterly line South 46°45'58" East 70.27 feet to a point on a non-tangent curve being concentric with said last described 567.00 foot curve concave northwesterly, said concentric curve having a radius of 633.00 feet, a radial line to said point bears, South 27°48'04" East, said point further being the **TRUE POINT OF BEGINNING**;

Thence departing said northeasterly line southwesterly along said concentric curve through a central angle of 01°55'32" an arc length of 21.27 feet to which a radial line bears South 25°52'32" East, said point also being the intersection of a line 20.00 feet southwesterly and parallel, measured at right angles from the northeasterly line of said Lot 16 with said curve;

Thence departing said concentric curve along said parallel line South 46°45'58" East 17.38 feet;

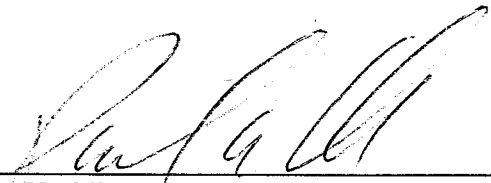
Thence North 43°14'02" East 20.00 feet to a point on the aforementioned northeasterly line;

Thence along said northeasterly line North 46°45'58" West 10.12 feet to the **TRUE POINT OF BEGINNING**.

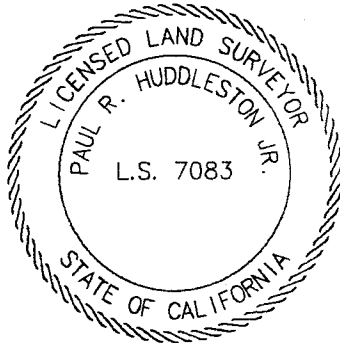
Containing 952 Square Feet, 0.022 acres more or less.

As more particularly shown on Exhibit "B" attached hereto and by this reference made a part hereof.


Prepared under the supervision of:

  
\_\_\_\_\_  
Paul R. Huddleston, PLS 7083  
Expires 12/31/14

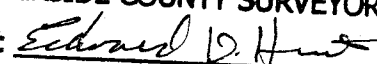
10/31/13  
\_\_\_\_\_  
Date



DESCRIPTION APPROVAL:

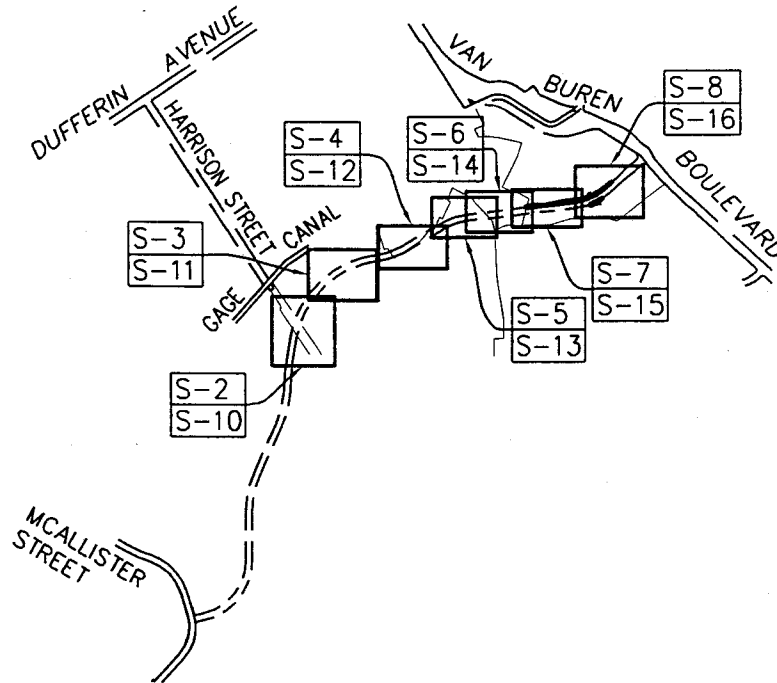
BY:   
\_\_\_\_\_  
11/01/2013  
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR

**THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.**  
BY:   
DATE: 10-31-2013

# EXHIBIT "B"

0641-005B, 0641-005C, & 0641-005E  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



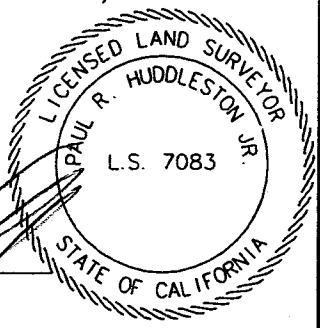
## VICINITY / INDEX MAP

### LEGEND:

- S-# INDICATES SHEET No. AS NOTED.
- ( ) INDICATES RECORD PER RS 72/85-90.
- 0641-001A INDICATES PARCEL No.
- # INDICATES LINE OR CURVE DATA NUMBER (SEE SHEETS 9 & 17 FOR LINE AND CURVE TABLE DATA).
- #

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: Edward D. Hunt  
DATE: 10-31-2013

*Paul R. Huddleston Jr.*  
PAUL R. HUDDLESTON JR.  
PLS 7083



COUNTY W.O.: C1-0641

OWNER:  
Tang Chao &  
Hsien Mei Lee  
  
APN:  
239-240-001

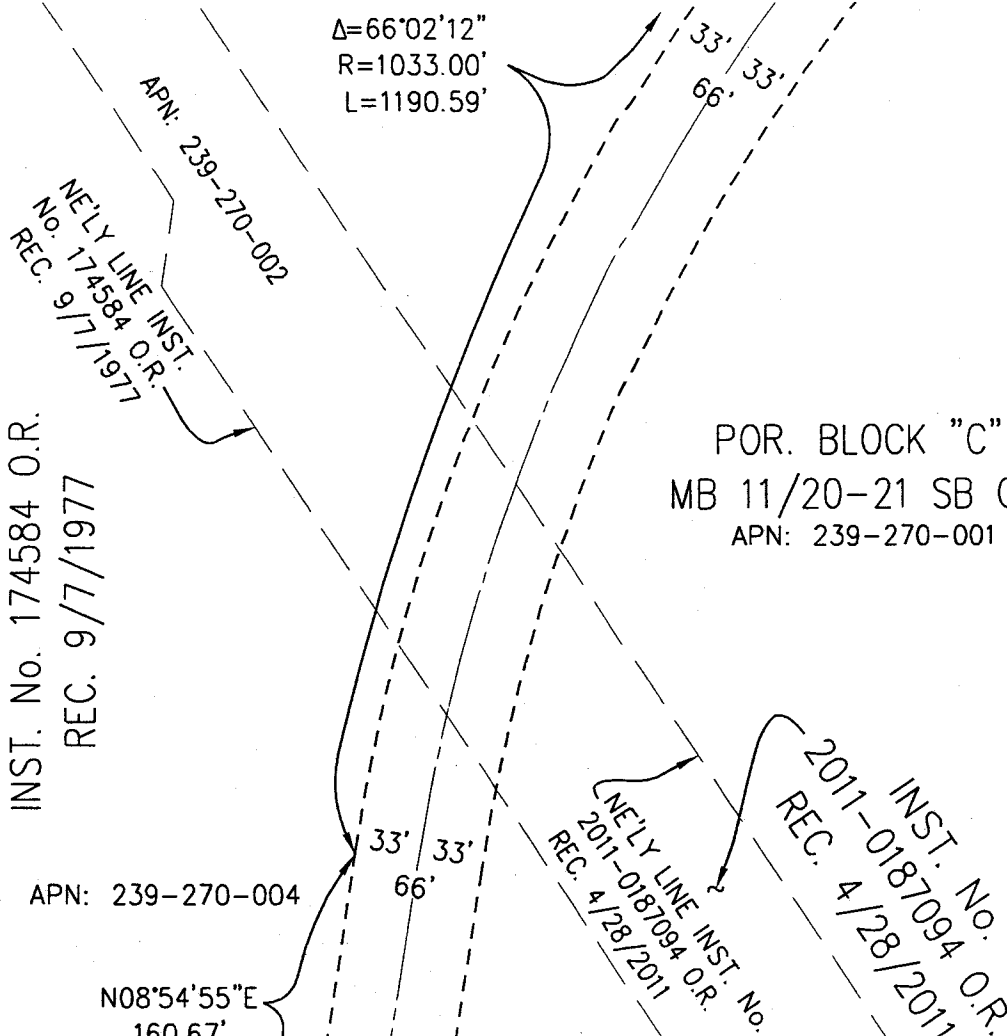
**H & A**  
**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN  
PREPARED BY: RNB      CHECKED BY: PRH, JR.      SHEET 1 OF 17  
DATE: Oct 29, 2013      W.O. 3053-9

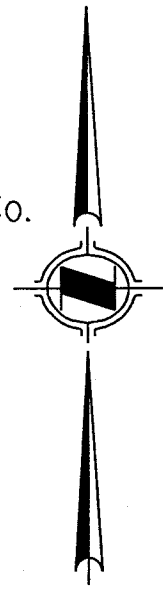
# EXHIBIT "B"

0641-005B, 0641-005C, & 0641-005E  
 SLOPE MAINTENANCE & DRAINAGE EASEMENT  
 SEE SHEET 3 FOR CONTINUATION

$\Delta=66^{\circ}02'12''$   
 $R=1033.00'$   
 $L=1190.59'$



POR. BLOCK "C"  
 MB 11/20-21 SB Co.  
 APN: 239-270-001

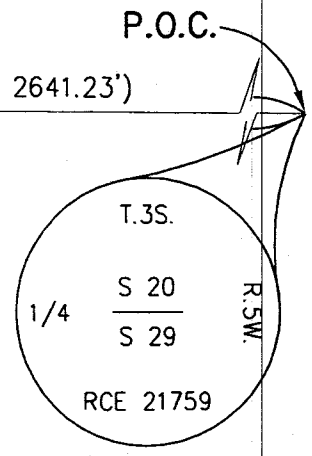
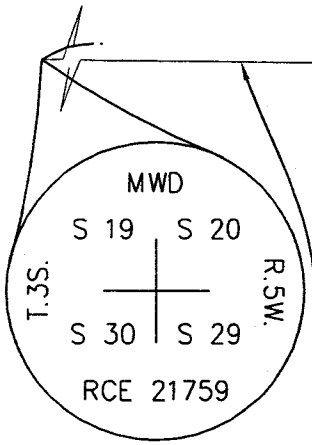


SCALE: 1" = 100'

CITY OF RIVERSIDE  
 N89°23'48"W 2641.25' (N89°23'31"W 2641.23')

COUNTY OF RIVERSIDE  
 APN: 296-060-004  
 LOT 1  
 MB 9/13

NORTH LINE OF RANCHO EL SOBRANTE DE SAN JACINTO & THE SOUTH LINE OF SW¼ SECTION 20, T.3S., R.5W., S.B.M.



COUNTY W.O.: C1-0641

OWNER:  
 Tang Chao &  
 Hsien Mei Lee

APN:  
 239-240-001

**H & A**  
**HUNSAKER & ASSOCIATES**  
 IRVINE, INC  
**INLAND EMPIRE REGION**  
 2900 ADAMS STREET, SUITE A-15  
 RIVERSIDE CA 92504 (951)352-7200  
 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 2 OF 17
DATE: Oct 29, 2013		W.O. 3053-9

# EXHIBIT "B"

0641-005B, 0641-005C, & 0641-005E  
SLOPE MAINTENANCE & DRAINAGE EASEMENT

POR. LOT 21  
MB 8/3  
APN: 239-270-001

POR. BLOCK "C"  
MB 11/20-21 SB Co.  
APN: 239-270-001

SOUTHWEST LINE OF THE  
VAN BUREN HEIGHTS  
TRACT, MB 8/3.

N74°57'07"E 233.58'

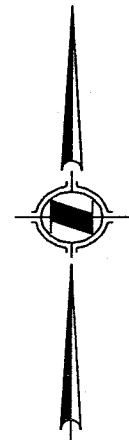
$\Delta=66^{\circ}02'12''$   
R=1033.00'  
L=1190.59'

POR. BLOCK "C"  
MB 11/20-21 SB Co.  
APN: 239-270-001

SEE SHEET 4 FOR CONTINUATION

SEE SHEET 2 FOR CONTINUATION

POR. LOT 21  
MB 8/3  
APN: 239-270-001



SCALE: 1" = 100'

COUNTY W.O.: C1-0641

OWNER  
Tang Chao &  
Hsien Mei Lee



**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

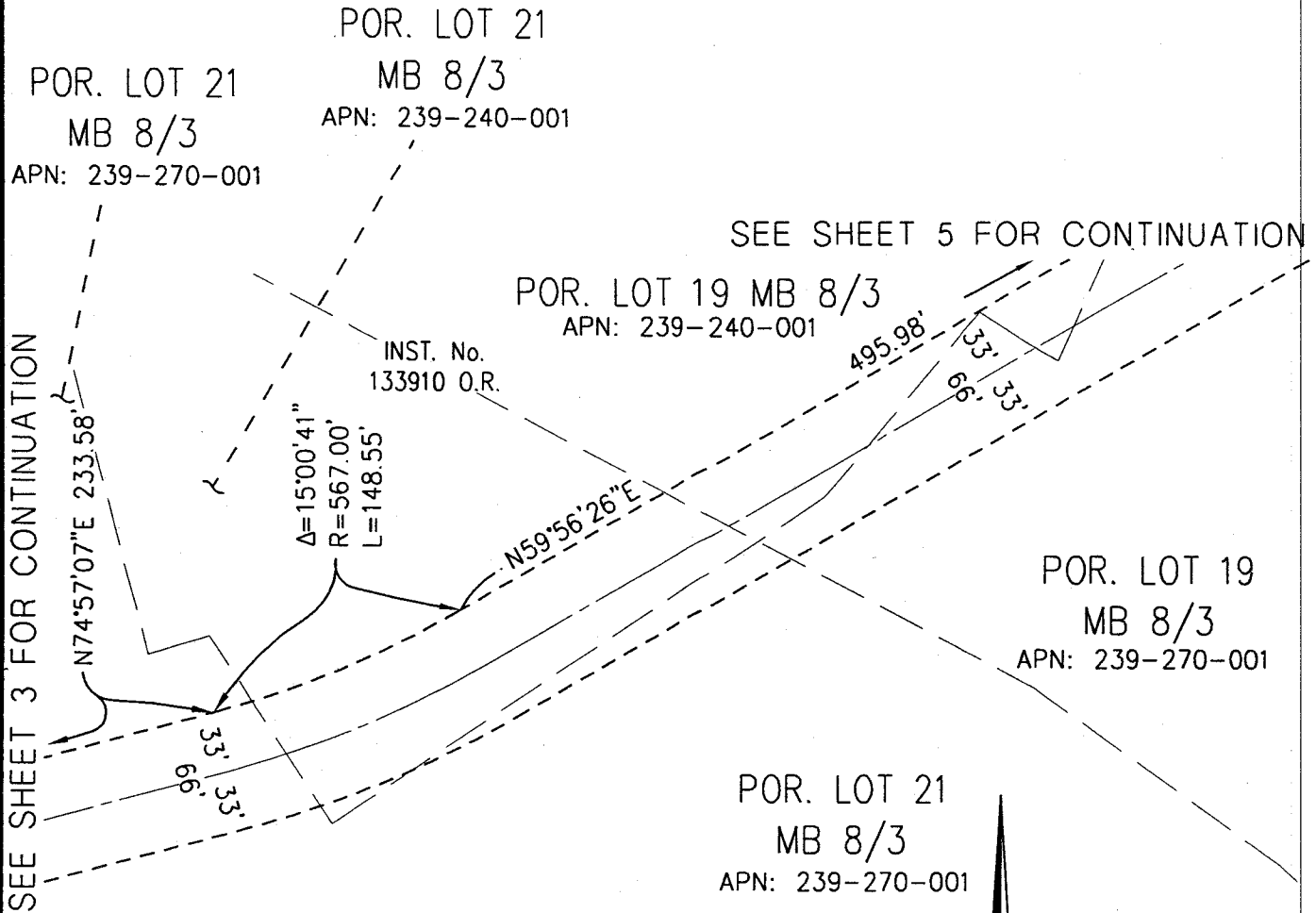
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 3 OF 17
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DATE: Oct 29, 2013	W.O. 3053-9
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APN:  
239-240-001

# EXHIBIT "B"

0641-005B, 0641-005C, & 0641-005E  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



OWNER:  
Tang Chao &  
Hsien Mei Lee

APN:  
239-240-001



**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

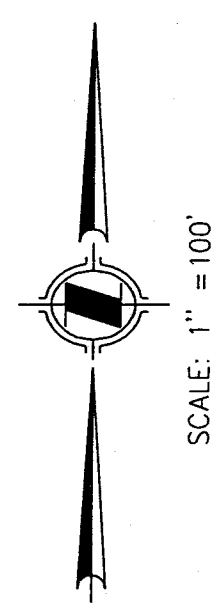
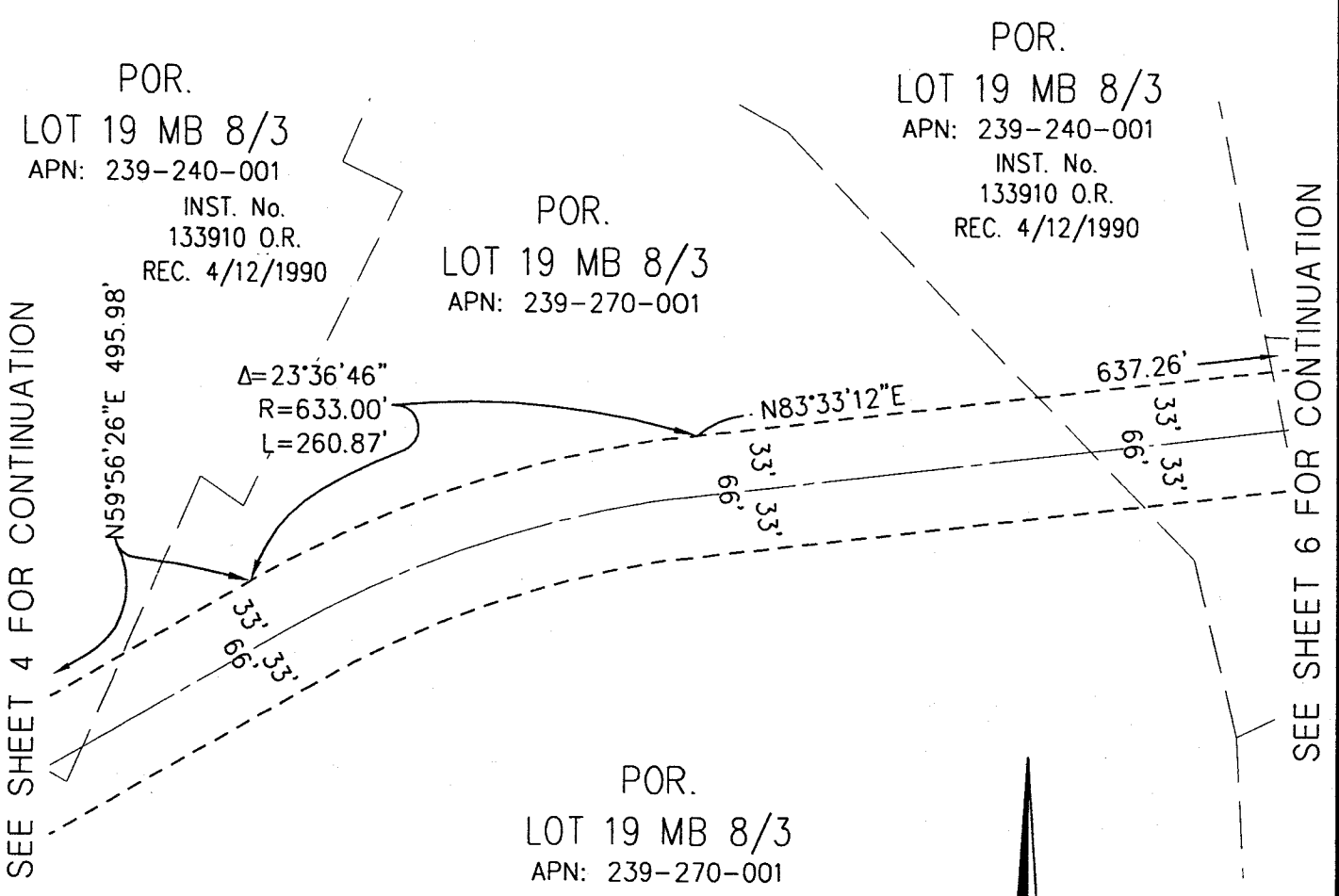
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 4 OF 17
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DATE: Oct 29, 2013	W.O. 3053-9
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COUNTY W.O.: C1-0641

# EXHIBIT "B"

0641-005B, 0641-005C, & 0641-005E  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



COUNTY W.O.: C1-0641

OWNER:  
Tang Chao &  
Hsien Mei Lee

APN:  
239-240-001

**H & A**

**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

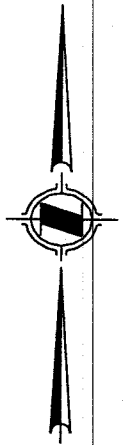
POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 5 OF 17
DATE: Oct 29, 2013		W.O. 3053-9

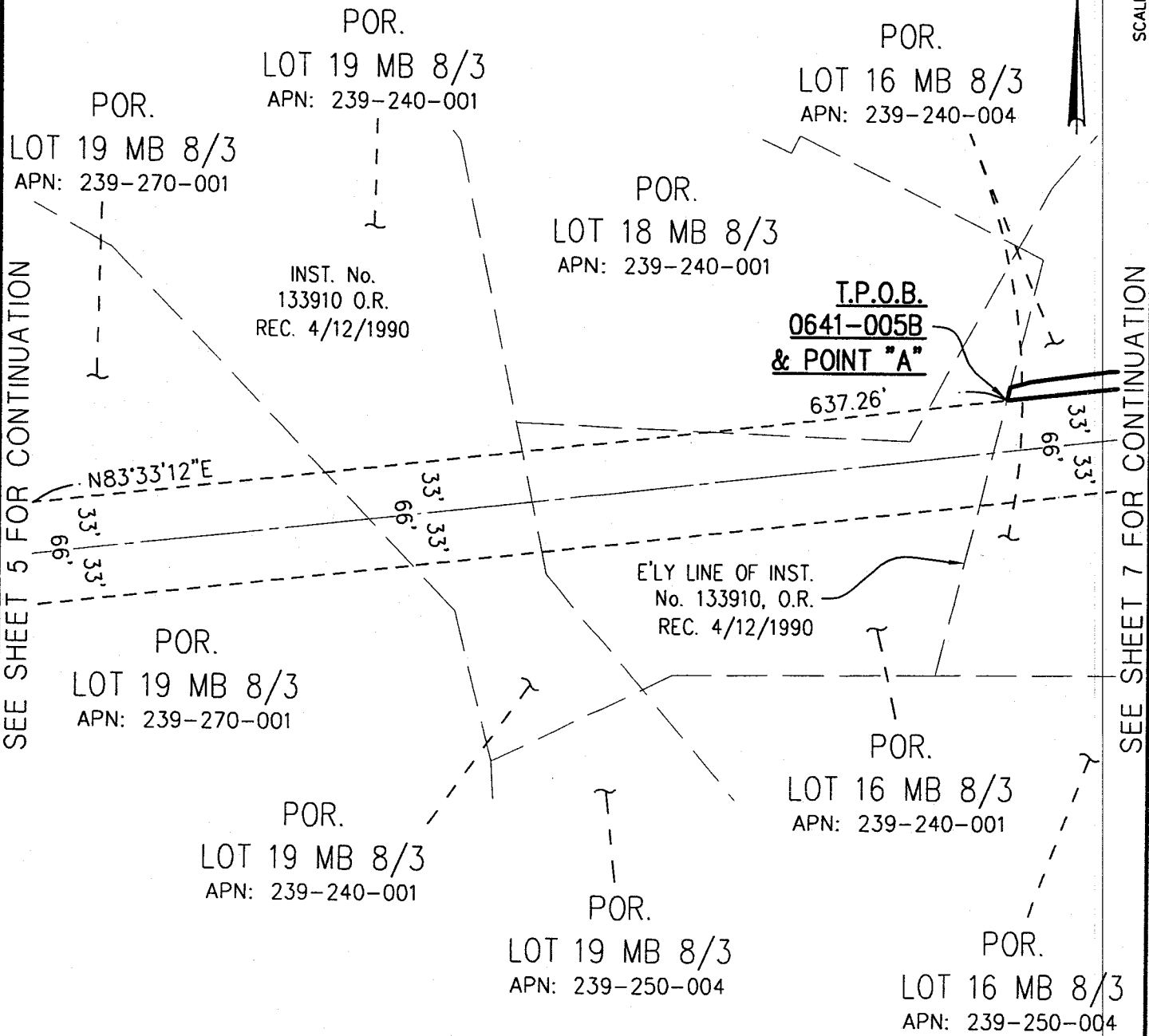


# EXHIBIT "B"

0641-005B, 0641-005C, & 0641-005E  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



SCALE: 1" = 100'



COUNTY W.O.: C1-0641

OWNER:  
Tang Chao &  
Hsien Mei Lee

APN:  
239-240-001

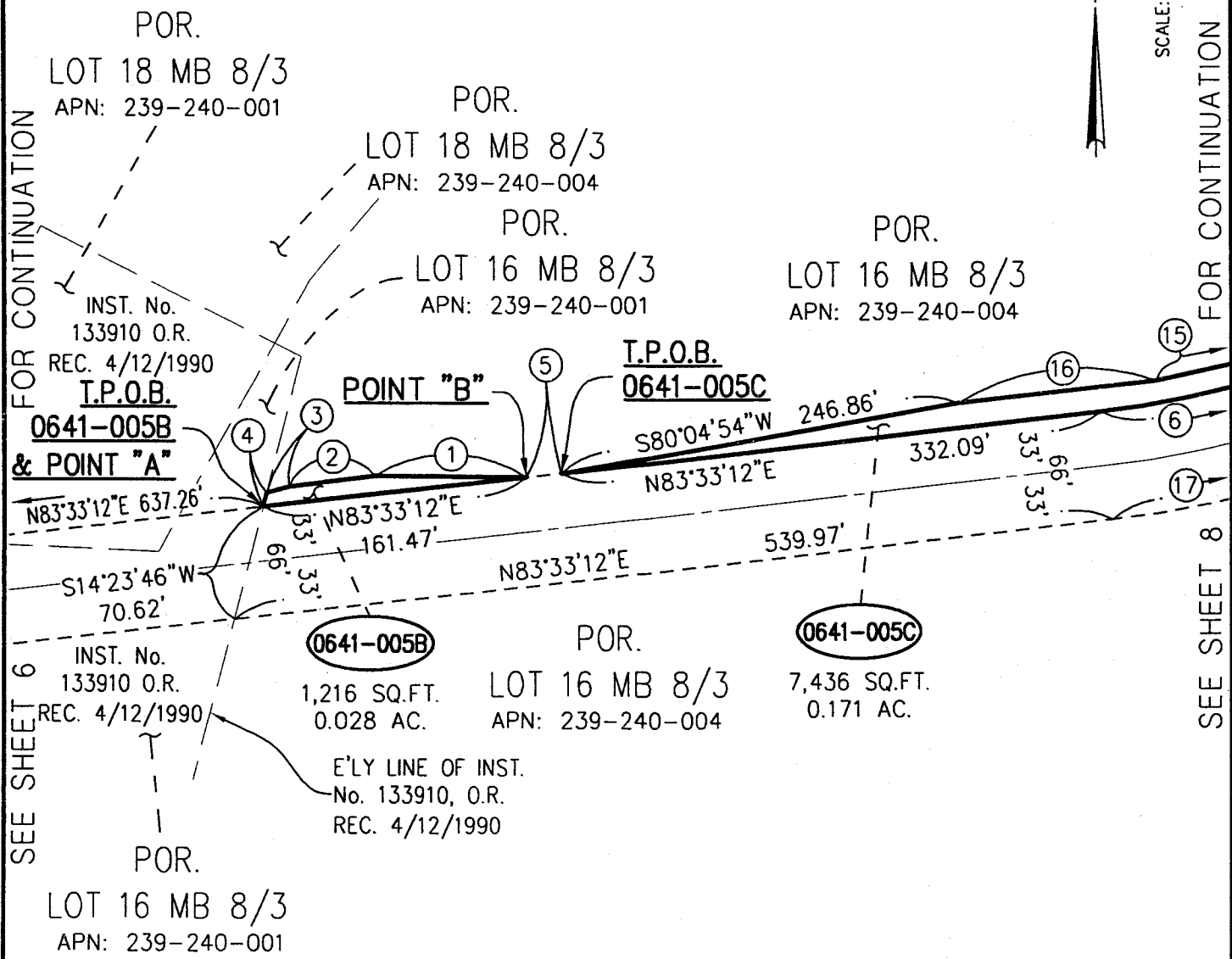
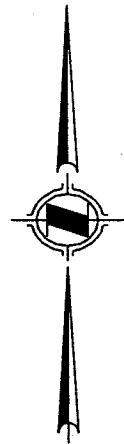


**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 6 OF 17
DATE: Oct 29, 2013	W.O. 3053-9	

# EXHIBIT "B"

0641-005B, 0641-005C, & 0641-005E  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



NOTE: SEE SHEET 9 FOR DATA TABLE.  
SEE SHEETS 10 THROUGH 17 FOR NOT A PART PARCEL DELINEATION.

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao &  
Hsien Mei Lee

APN:  
239-240-001

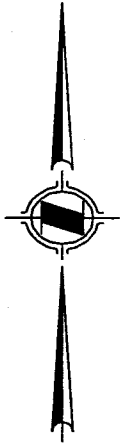


**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 7 OF 17
DATE: Oct 29, 2013		W.O. 3053-9

# EXHIBIT "B"

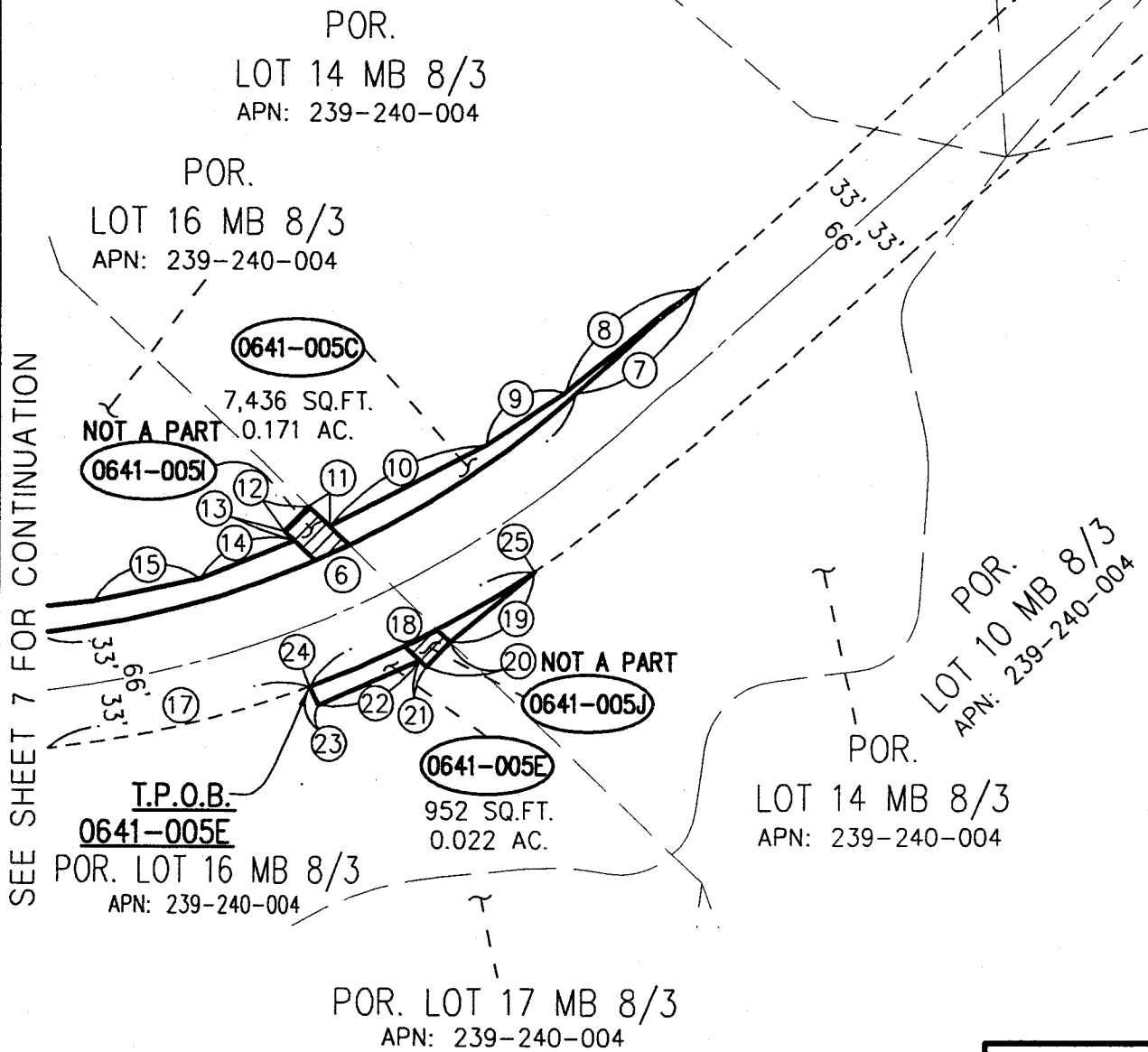
0641-005B, 0641-005C, & 0641-005E  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



SCALE: 1" = 100'

INDICATES "NOT A PART"

NOTE: SEE SHEET 9 FOR DATA TABLE.  
SEE SHEETS 10 THROUGH 17 FOR  
NOT A PART PARCEL DELINEATION.



COUNTY W.O.: C1-0641

OWNER:  
Tang Chao &  
Hsien Mei Lee

APN:  
239-240-001

**H & A**  
HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 8 OF 17
DATE: Oct 29, 2013		W.O. 3053-9

# EXHIBIT "B"

0641-005B, 0641-005C, & 0641-005E  
SLOPE MAINTENANCE & DRAINAGE EASEMENT

## DATA TABLE

#	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	N89°28'58"W		91.99'	
②	S82°28'22"W		53.17'	
③	S75°30'18"W		14.02'	
④	S14°23'46"W		8.76'	
⑤	N83°33'12"E		21.29'	
⑥	35°00'48"	567.00'	346.49'	178.85'
⑦	N48°32'24"E		92.52'	
⑧	S51°27'09"W		97.27'	
⑨	S56°29'29"W		54.49'	
⑩	S62°44'51"W		101.96'	
⑪	N46°45'58"W		16.68'	
⑫	S43°14'02"W		20.00'	
⑬	S46°45'58"E		7.49'	
⑭	S67°54'23"W		59.00'	
⑮	S77°48'46"W		61.39'	
⑯	S83°31'15"W		121.48'	
⑰	14°00'30"	633.00'	154.76'	77.77'
⑱	13°14'18"	633.00'	146.26'	73.46'
⑲	S50°22'12"W		63.03'	
⑳	S43°14'02"W		20.00'	
㉑	N46°45'58"W		5.56'	
㉒	S66°01'40"W		64.10'	
㉓	N25°35'48"W		11.74'	
㉔	S20°27'18"E(R)			
㉕	S33°41'36"E(R)			

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao &  
Hsien Mei Lee



**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 9 OF 17
--------------------	------------------------	---------------

APN  
239-240-001

DATE: Oct 29, 2013	W.O. 3053-9
--------------------	-------------

# EXHIBIT "B"

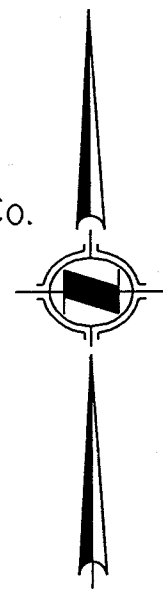
0641-005B, 0641-005C, & 0641-005E  
 SLOPE MAINTENANCE & DRAINAGE EASEMENT  
 SEE SHEET 11 FOR CONTINUATION

$\Delta=66^{\circ}02'12''$   
 $R=1033.00'$   
 $L=1190.59'$

APN: 239-270-002  
 NE'LY LINE INST. No. 174584 O.R. REC. 9/7/1977

INST. No. 174584 O.R. REC. 9/7/1977

POR. BLOCK "C"  
 MB 11/20-21 SB Co.  
 APN: 239-270-001



SCALE: 1" = 100'

APN: 239-270-004

$N08^{\circ}54'55''E$   
 160.67'

2011-0187094 O.R. REC. 4/28/2011  
 INST. No. 2011-0187094 O.R. REC. 4/28/2011

CITY OF RIVERSIDE  
 $N89^{\circ}23'48''W$  2641.25' ( $N89^{\circ}23'31''W$  2641.23')

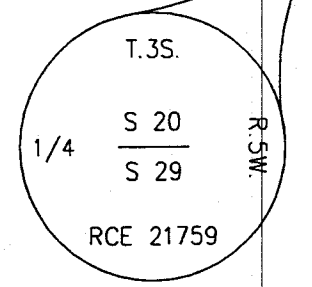
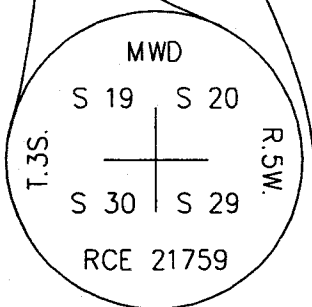
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 COUNTY OF RIVERSIDE

APN: 296-060-004

LOT 1  
 MB 9/13

NORTH LINE OF RANCHO EL SOBRANTE DE SAN JACINTO & THE SOUTH LINE OF SW $\frac{1}{4}$  SECTION 20, T.3S., R.5W., S.B.M.

P.O.C.



COUNTY W.O.: C1-0641

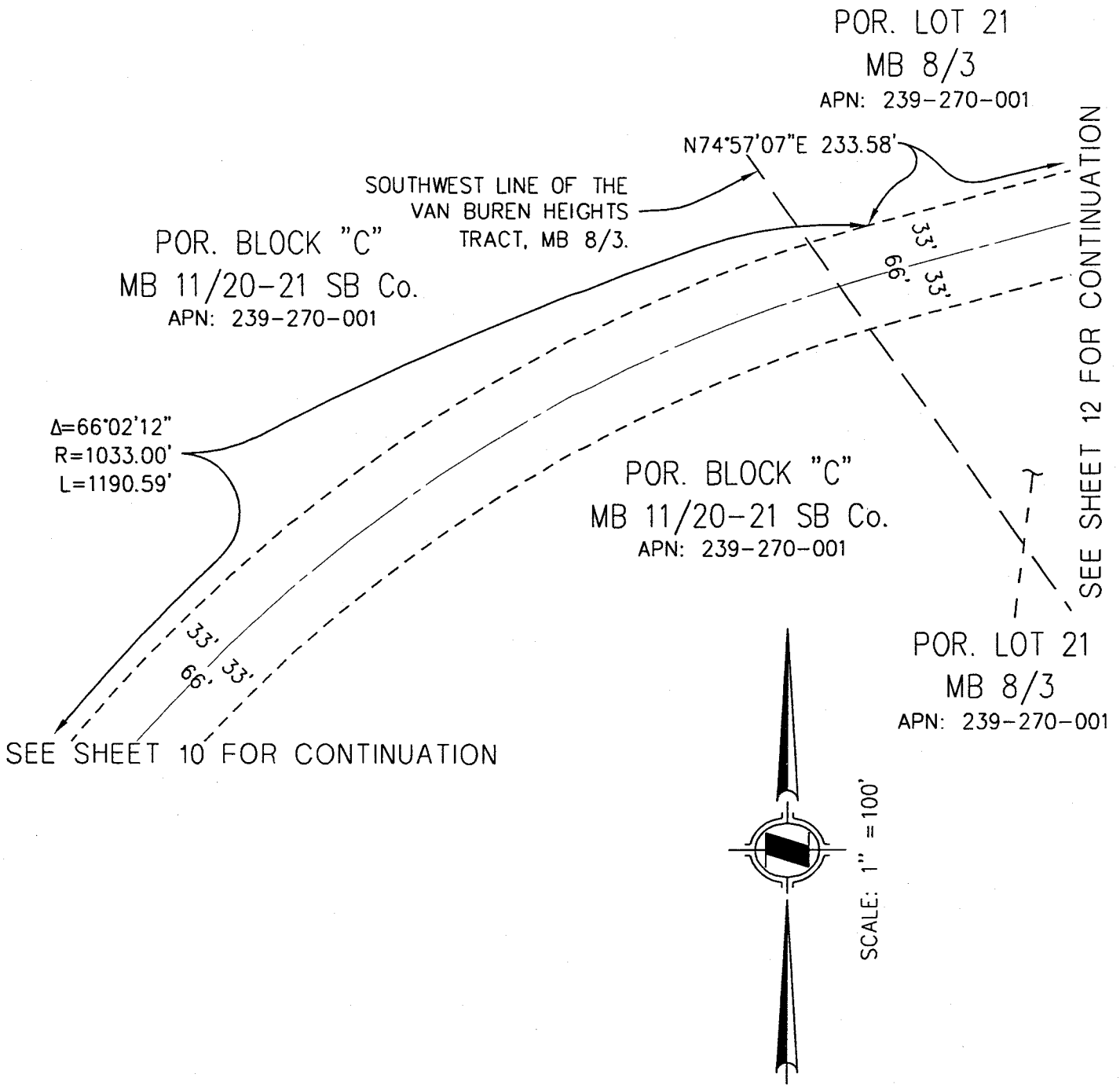
OWNER:  
 Tang Chao &  
 Hsien Mei Lee  
  
 APN:  
 239-240-001

**H & A**  
**HUNSAKER & ASSOCIATES**  
 IRVINE, INC  
**INLAND EMPIRE REGION**  
 2900 ADAMS STREET, SUITE A-15  
 RIVERSIDE CA 92504 (951)352-7200  
 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

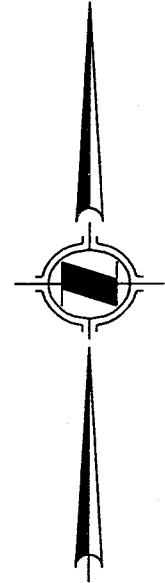
POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 10 OF 17
DATE: Oct 29, 2013	W.O. 3053-9	

# EXHIBIT "B"

0641-005B, 0641-005C, & 0641-005E  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



$\Delta=66^{\circ}02'12''$   
 $R=1033.00'$   
 $L=1190.59'$



OWNER:  
Tang Chao &  
Hsien Mei Lee

APN:  
239-240-001

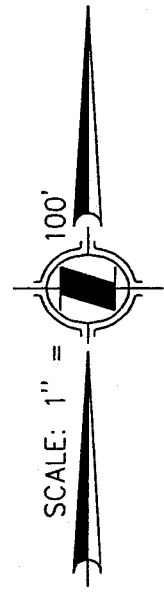
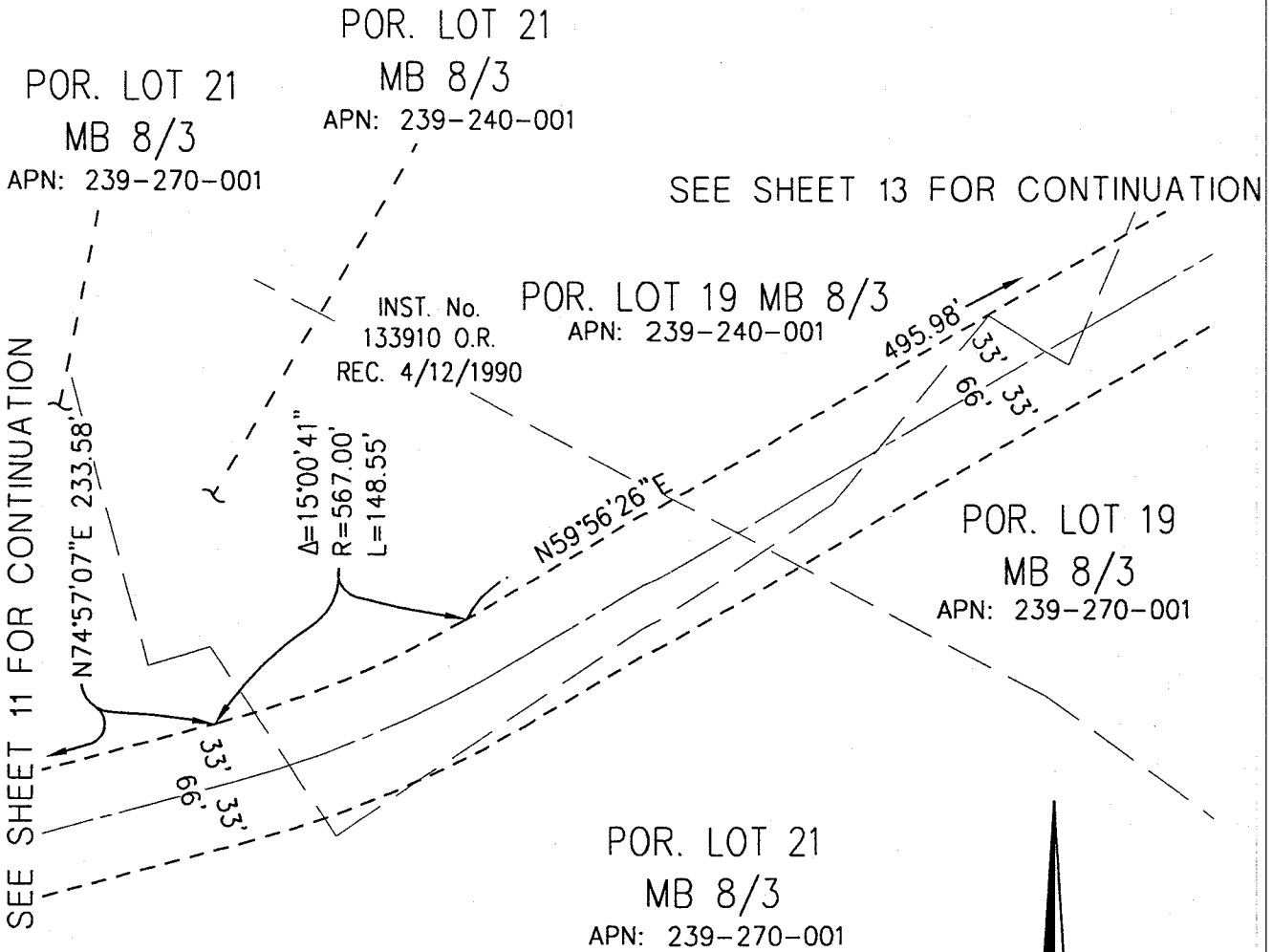


**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 11 OF 17
DATE: Oct 29, 2013		W.O. 3053-9

# EXHIBIT "B"

0641-005B, 0641-005C, & 0641-005E  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



COUNTY W.O.: C1-0641

OWNER:  
Tang Chao &  
Hsien Mei Lee



**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 12 OF 17
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DATE: Oct 29, 2013	W.O. 3053-9
--------------------	-------------

APN:  
239-240-001

# EXHIBIT "B"

0641-005B, 0641-005C, & 0641-005E  
SLOPE MAINTENANCE & DRAINAGE EASEMENT

POR.  
LOT 19 MB 8/3  
APN: 239-240-001  
INST. No.  
133910 O.R.  
REC. 4/12/1990

POR.  
LOT 19 MB 8/3  
APN: 239-240-001  
INST. No.  
133910 O.R.  
REC. 4/12/1990

POR.  
LOT 19 MB 8/3  
APN: 239-270-001

POR.  
LOT 19 MB 8/3  
APN: 239-270-001

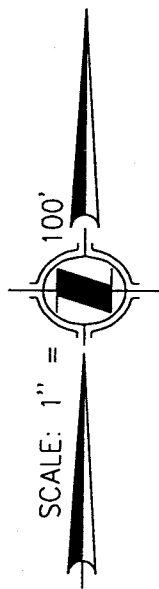
SEE SHEET 12 FOR CONTINUATION

SEE SHEET 14 FOR CONTINUATION

N59°56'26"E 495.98'

$\Delta = 23^{\circ}36'46''$   
 $R = 633.00'$   
 $L = 260.87'$

N83°33'12"E 1152.11'



COUNTY W.O.: C1-0641

OWNER:  
Tang Chao &  
Hsien Mei Lee



**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 13 OF 17

DATE: Oct 29, 2013

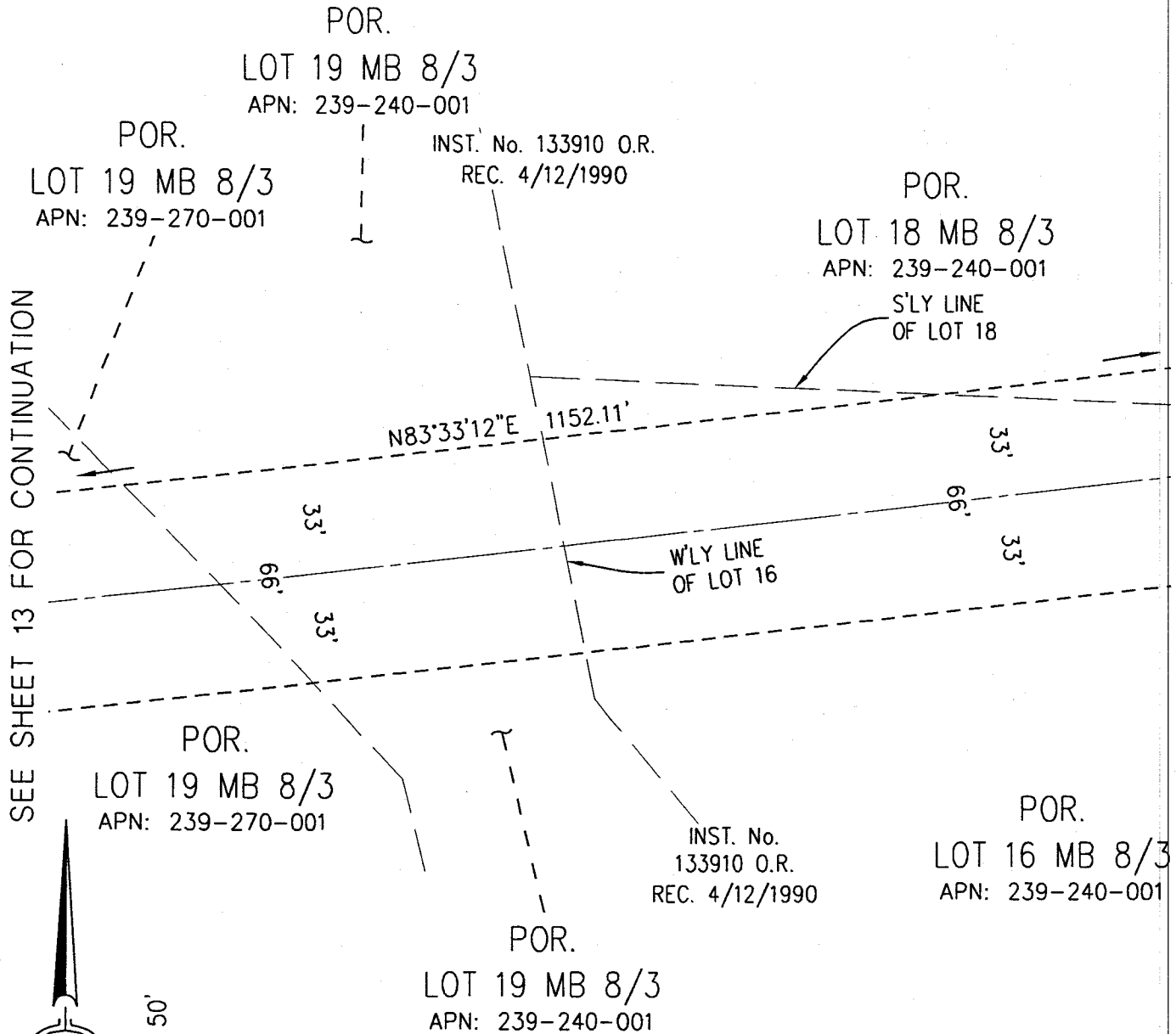
W.O. 3053-9

APN:  
239-240-001



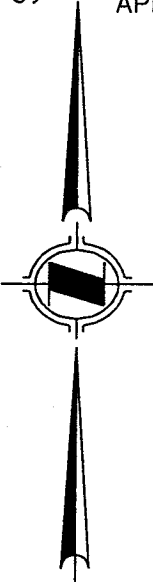
# EXHIBIT "B"

0641-005B, 0641-005C, & 0641-005E  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



SEE SHEET 13 FOR CONTINUATION

SEE SHEET 15 FOR CONTINUATION



SCALE: 1" = 50'

**NOTE:**

SEE SHEET 9 FOR LINE AND CURVE TABLE DATA.

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao &  
Hsien Mei Lee

APN:  
239-240-001



**HUNSAKER & ASSOCIATES**  
**IRVINE, INC**  
**INLAND EMPIRE REGION**  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

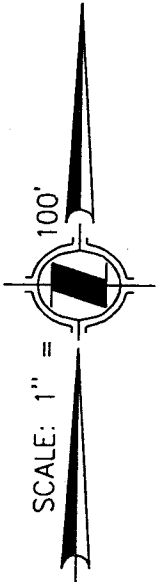
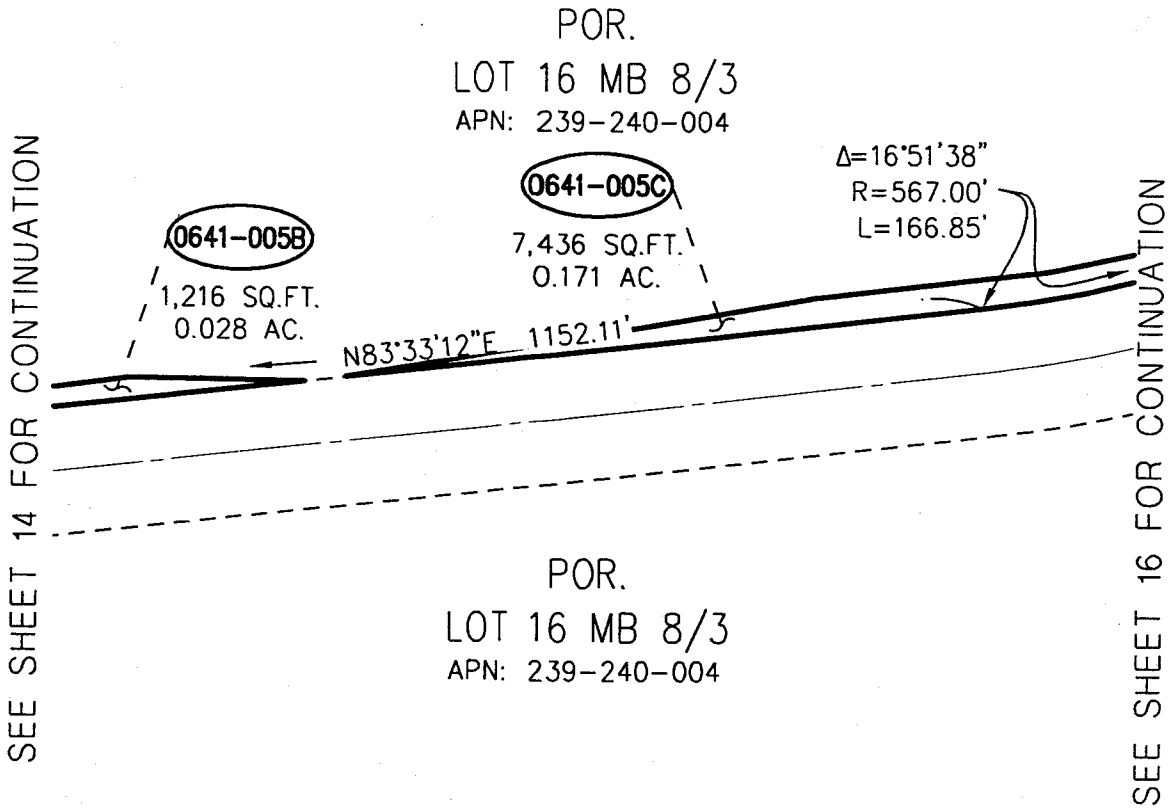
POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY <b>RNB</b>	CHECKED BY <b>PRH, JR.</b>	SHEET 14 OF 17
---------------------------	-------------------------------	----------------

DATE: Oct 29, 2013	W.O. 3053-9
--------------------	-------------

# EXHIBIT "B"

0641-005B, 0641-005C, & 0641-005E  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



COUNTY W.O.: C1-0641

OWNER:  
Tang Chao &  
Hsien Mei Lee

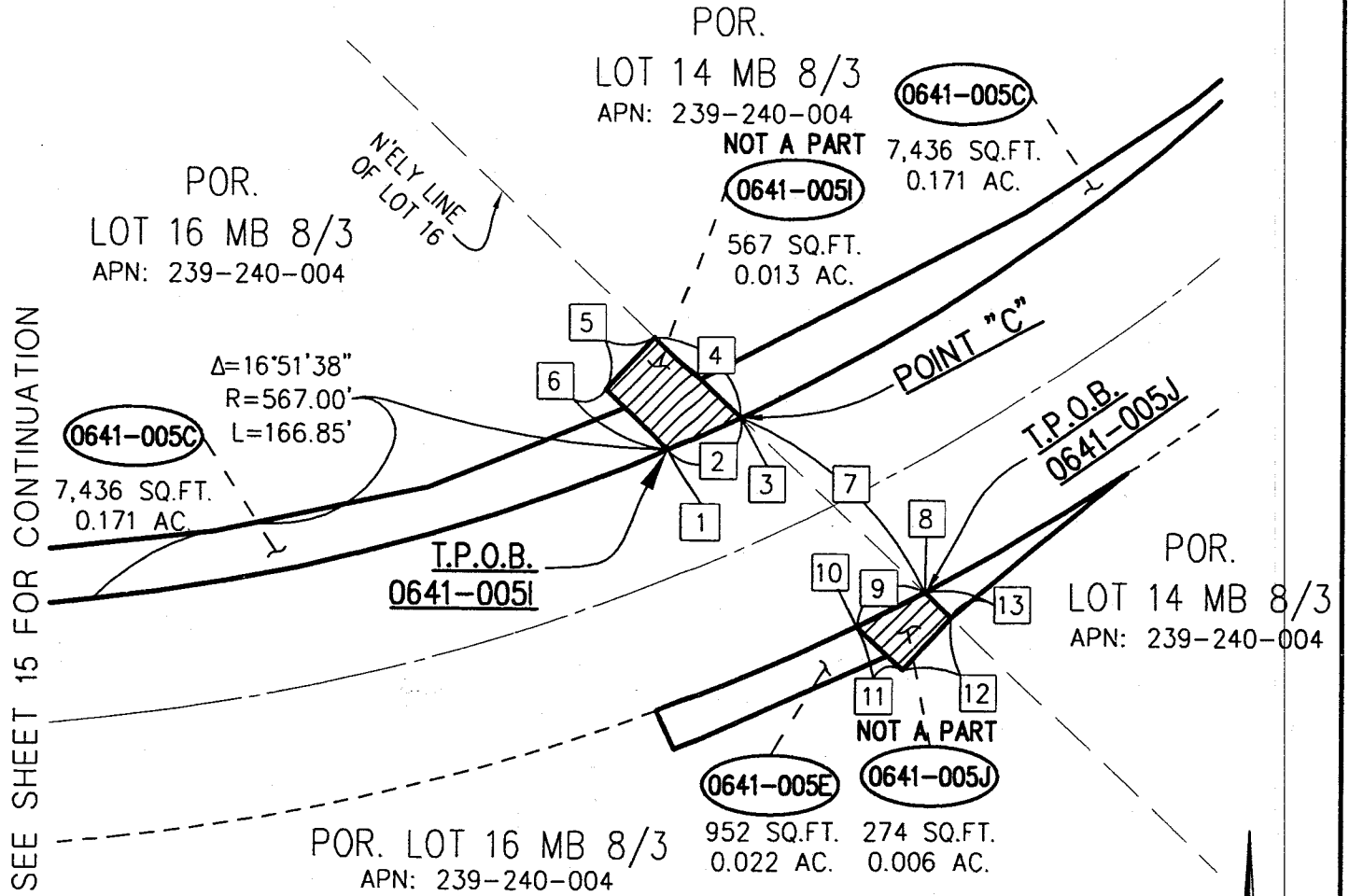
APN:  
239-240-001

**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 15 OF 17
DATE: Oct 29, 2013		W.O. 3053-9

# EXHIBIT "B"

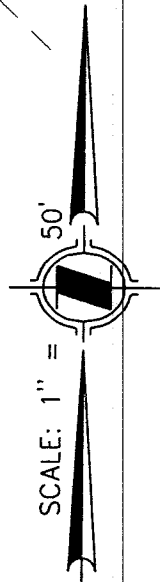
0641-005B, 0641-005C, & 0641-005E  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



SEE SHEET 15 FOR CONTINUATION

**NOTE:**

SEE SHEET 17 FOR LINE AND CURVE TABLE DATA.



COUNTY W.O.: C1-0641

OWNER:  
Tang Chao &  
Hsien Mei Lee

APN:  
239-240-001

**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 16 OF 17
DATE: Oct 29, 2013		W.O. 3053-9

# EXHIBIT "B"

0641-005B, 0641-005C, & 0641-005E  
SLOPE MAINTENANCE & DRAINAGE EASEMENT

## DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	S23°18'26"E (R)			
2	02°11'08"	567.00'	21.36'	10.82'
3	S25°29'34"E (R)			
4	N46°45'58"W		32.38'	
5	S43°14'02"W		20.00'	
6	S46°45'58"E		24.15'	
7	S46°45'58"E		70.27'	
8	S27°48'04"E (R)			
9	01°55'32"	633.00'	21.27'	10.64'
10	S25°52'32"E (R)			
11	S46°45'58"E		17.38'	
12	N43°14'02"E		20.00'	
13	N46°45'58"W		10.12'	

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao &  
Hsien Mei Lee

APN:  
239-240-001



**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 17 OF 17

DATE: Oct 29, 2013

W.O. 3053-9

**EXHIBIT "A"**  
**0641-005D, 0641-005F & 0641-005G**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**LEGAL DESCRIPTION**

Being portions of Lots 10, 11, 12, 13, 14 and 16 of the Map of Van Buren Heights as filed in Book 8, page 3 of Maps, Riverside County Recorder, lying within Section 20, Township 3 South, Range 5 West, San Bernardino Meridian in the City of Riverside, County of Riverside, State of California, more particularly described as follows:

**PARCEL 0641-005D:**

**COMMENCING** at the South Quarter Corner of Section 20, Township 3 South, Range 5 West, San Bernardino Meridian;

Thence along the southerly line thereof, North  $89^{\circ}23'48''$  West 1251.05 feet;

Thence departing said line, North  $08^{\circ}54'55''$  East 160.67 feet to the beginning of a tangent curve concave southeasterly and having a radius of 1033.00 feet;

Thence northerly along said curve through a central angle of  $66^{\circ}02'12''$  an arc length of 1190.59 feet;

Thence North  $74^{\circ}57'07''$  East 233.58 feet to the beginning of a tangent curve concave northwesterly and having a radius of 567.00 feet;

Thence northeasterly along said curve through a central angle of  $15^{\circ}00'41''$  an arc length of 148.55 feet;

Thence North  $59^{\circ}56'26''$  East 495.98 feet to the beginning of a tangent curve concave southeasterly and having a radius of 633.00 feet;

Thence northeasterly along said curve through a central angle of  $23^{\circ}36'46''$  an arc length of 260.87 feet;

Thence North  $83^{\circ}33'12''$  East 637.26 feet to a point on the easterly line of that certain parcel of land described in a Grant Deed to David Pai-Hsien Lin and Helen Mei-Hsien Lin, recorded April 12, 1990 as Instrument No. 133910, of Official Records Riverside County Recorder, said point hereinafter referred to as **POINT "A"**;

Thence continuing North  $83^{\circ}33'12''$  East 514.85 feet, to the beginning of a tangent curve concave northwesterly and having a radius of 567.00 feet;

Thence northeasterly along said curve through a central angle of  $35^{\circ}00'48''$  an arc length of 346.49 feet;

**EXHIBIT "A"**  
**0641-005D, 0641-005F & 0641-005G**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**LEGAL DESCRIPTION**

Thence North 48°32'24" East 113.41 feet, to the **TRUE POINT OF BEGINNING**;

Thence continuing North 48°32'24" East 82.86 feet;

Thence North 47°13'05" East 130.04 feet;

Thence North 48°32'24" East 126.81 feet;

Thence North 00°26'39" East 37.41 feet to a point on a non-tangent curve concave southwesterly and having a radius of 1138.00 feet, a radial line to said point bears, North 46°36'26" East;

Thence northwesterly along said non-tangent curve through a central angle of 01°52'40" an arc length of 37.30 feet to a point on the southwesterly line of Parcel 2 of those parcels of land described in Grant Deed to the City of Riverside, recorded June 20, 1972 as Instrument No. 80738, of Official Records, Riverside County Recorder;

Thence along said line North 57°07'40" West 442.83 feet to the beginning of a non-tangent curve concave southerly and having a radius of 460.00 feet, a radial line to the beginning of said curve bears North 00°34'35" East;

Thence westerly along said curve through a central angle of 12°37'23" an arc length of 101.34 feet, a radial line to said point bears, North 12°02'48" West;

Thence non-tangent to last said curve South 49°00'41" East 95.66 feet;

Thence South 36°30'32" East 55.29 feet;

Thence South 43°13'08" East 59.14 feet;

Thence South 49°41'28" East 131.11 feet;

Thence South 59°34'36" East 41.18 feet;

Thence South 69°35'35" East 40.03 feet;

Thence South 77°37'34" East 105.17 feet;

Thence South 61°16'08" East 31.89 feet;

**EXHIBIT "A"**  
**0641-005D, 0641-005F & 0641-005G**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**LEGAL DESCRIPTION**

Thence South 50°39'05" West 40.59 feet;

Thence South 54°50'23" West 85.28 feet;

Thence South 35°48'44" West 78.15 feet;

Thence South 36°54'47" West 94.41 feet to the **TRUE POINT OF BEGINNING**.

Contains 60,448 Square Feet, 1.388 acres more or less.

**PARCEL 0641-005G:**

**COMMENCING** at the aforementioned **POINT "A"**;

Thence along the easterly line of said Grant Deed recorded April 12, 1990, South 14°23'46" West 70.62 feet to a line being 66.00 feet southerly and parallel, measured at right angles from the aforementioned line described as "North 83°33'12" East 637.26 feet";

Thence along said parallel line North 83°33'12" East 220.39 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said parallel line North 83°33'12" East 319.58 feet to a tangent curve concave northwesterly and having a radius of 633.00 feet;

Thence northeasterly along said curve through a central angle of 14°00'30" an arc length of 154.76 feet, a radial line to said point bears, South 20°27'18" East, said point hereinafter referred to as **POINT "B"**;

Thence South 25°10'02" East 11.74 feet;

Thence South 71°04'28" West 114.05 feet;

Thence South 81°29'47" West 283.39 feet;

Thence North 78°09'28" West 86.37 feet to the **TRUE POINT OF BEGINNING**.

Containing 8,868 Square Feet, 0.204 acres more or less.

**EXHIBIT "A"**  
**0641-005D, 0641-005F & 0641-005G**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**LEGAL DESCRIPTION**

**PARCEL 0641-005F:**

**COMMENCING** at the aforementioned **POINT "B"**, said point being a point on a curve concave northwesterly and having a radius of 633.00 feet, a radial line to said point bears, South 20°27'18" East;

Thence northeasterly along said curve through a central angle of 21°00'18" an arc length of 232.06 feet;

Thence tangent from said curve North 48°32'24" East 73.24 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing North 48°32'24" East 123.03 feet;

Thence North 49°51'43" East 130.03 feet;

Thence North 48°32'24" East 139.80 feet;

Thence South 84°03'37" East 36.72 feet;

Thence South 42°12'55" East 43.66 feet to a point on the southwesterly line of Parcel 2 of those parcels of land described in Grant Deed to the City of Riverside, recorded June 20, 1972 as Instrument No. 80738, of Official Records, Riverside County Recorder;

Thence along said southwesterly line South 39°15'45" East 57.59 feet;

Thence departing said southwesterly line South 52°27'30" West 29.31 feet;

Thence North 42°25'25" West 96.59 feet;

Thence North 88°57'54" West 12.83 feet;

Thence South 35°13'08" West 65.84 feet;

Thence South 39°52'59" West 42.03 feet;

Thence South 47°46'19" West 88.55 feet;

Thence South 58°25'15" West 90.65 feet;



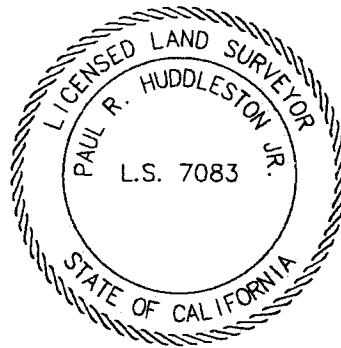
**EXHIBIT "A"**  
**0641-005D, 0641-005F & 0641-005G**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**LEGAL DESCRIPTION**

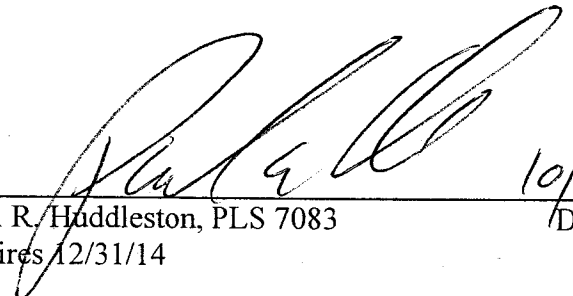
Thence South 67°10'40" West 97.36 feet to the **TRUE POINT OF BEGINNING**.

Contains 16,149 Square Feet, 0.371 acres more or less.

As more particularly shown on Exhibit "B" attached hereto and by this reference made a part hereof.

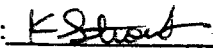
Prepared under the supervision of:




  
\_\_\_\_\_  
Paul R. Huddleston, PLS 7083  
Expires 12/31/14

10/29/13  
Date

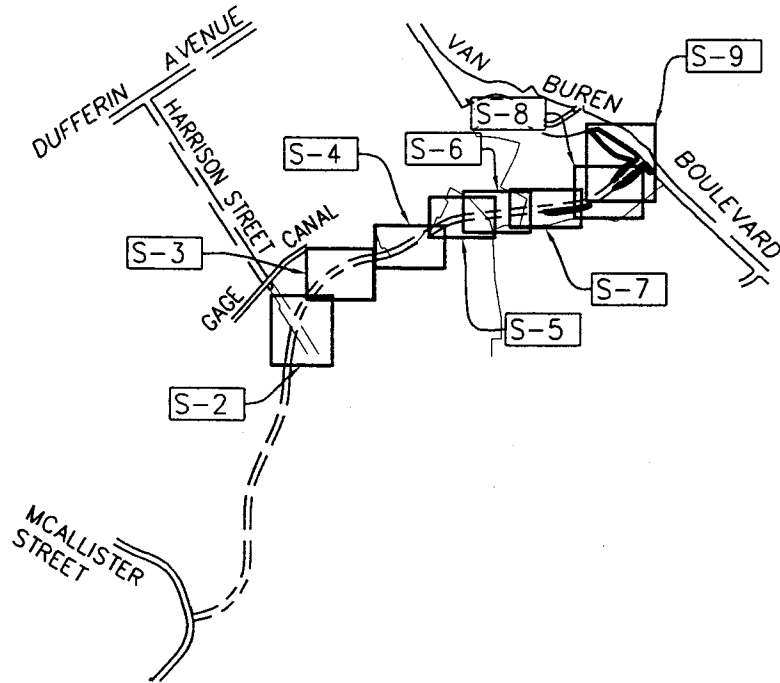
**DESCRIPTION APPROVAL:**

BY:  \_\_\_\_\_ 11/01/2013  
DATE  
FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY:  \_\_\_\_\_  
DATE: 10-31-2013

# EXHIBIT "B"

0641-005D, 0641-005F & 0641-005G  
TEMPORARY CONSTRUCTION EASEMENT



## VICINITY / INDEX MAP

### LEGEND:

- S-# INDICATES SHEET No. AS NOTED.
- ( ) INDICATES RECORD PER RS 72/85-90.
- 0641-001A INDICATES PARCEL No.
- # INDICATES LINE OR CURVE DATA NUMBER (SEE SHEET 10 FOR LINE AND CURVE TABLE DATA).

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: Edward D. Hunt

DATE: 10-31-2013

PAUL R. HUDDLESTON JR.  
 PLS 7083

LICENSED LAND SURVEYOR  
PAUL R. HUDDLESTON JR.  
L.S. 7083  
STATE OF CALIFORNIA

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao &  
Hsien Mei Lee

APN:  
239-240-001



**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 1 OF 10
--------------------	------------------------	---------------

DATE: Oct 29, 2013

W.O. 3053-9

# EXHIBIT "B"

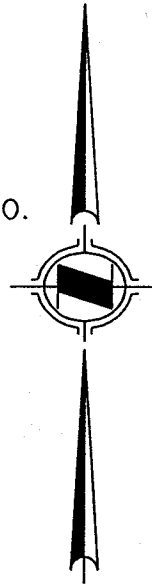
0641-005D, 0641-005F & 0641-005G  
 TEMPORARY CONSTRUCTION EASEMENT  
 SEE SHEET 3 FOR CONTINUATION

$\Delta=66^{\circ}02'12''$   
 $R=1033.00'$   
 $L=1190.59'$

NE'LY LINE INST. No. 174584 O.R. REC. 9/7/1977  
 APN: 239-270-002

INST. No. 174584 O.R. REC. 9/7/1977

POR. BLOCK "C"  
 MB 11/20-21 SB Co.  
 APN: 239-270-001



SCALE: 1" = 100'

APN: 239-270-004

N08°54'55"E  
 160.67'

NE'LY LINE INST. No. 2011-0187094 O.R. REC. 4/28/2011

INST. No. 2011-0187094 O.R. REC. 4/28/2011

CITY OF RIVERSIDE

N89°23'48"W 2641.25' (N89°23'31"W 2641.23')

P.O.C.

N89°23'48"W 1251.05'

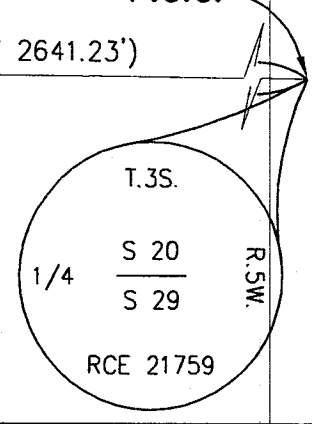
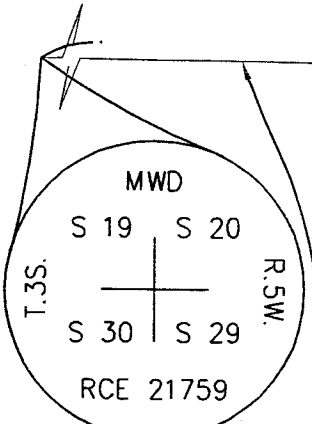
COUNTY OF RIVERSIDE

APN: 296-060-004

LOT 1

MB 9/13

NORTH LINE OF RANCHO EL SOBRANTE DE SAN JACINTO & THE SOUTH LINE OF SW¼ SECTION 20, T.3S., R.5W., S.B.M.



COUNTY W.O.: C1-0641

OWNER:  
 Tang Chao &  
 Hsien Mei Lee

APN:  
 239-240-001



**HUNSAKER & ASSOCIATES**  
 IRVINE, INC  
 INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
 RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
 SAN BERNARDINO MERIDIAN

PREPARED BY  
 RNB

CHECKED BY  
 PRH, JR.

SHEET 2 OF 10

DATE: Oct 29, 2013

W.O. 3053-9

# EXHIBIT "B"

0641-005D, 0641-005F & 0641-005G  
TEMPORARY CONSTRUCTION EASEMENT

POR. LOT 21  
MB 8/3  
APN: 239-270-001

SOUTHWEST LINE OF THE  
VAN BUREN HEIGHTS  
TRACT, MB 8/3.

POR. BLOCK "C"  
MB 11/20-21 SB Co.  
APN: 239-270-001

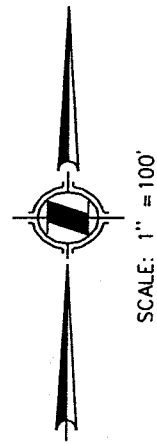
$\Delta=66^{\circ}02'12''$   
 $R=1033.00'$   
 $L=1190.59'$

POR. BLOCK "C"  
MB 11/20-21 SB Co.  
APN: 239-270-001

POR. LOT 21  
MB 8/3  
APN: 239-270-001

SEE SHEET 2 FOR CONTINUATION

SEE SHEET 4 FOR CONTINUATION



COUNTY W.O.: C1-0641

OWNER:  
Tang Chao &  
Hsien Mei Lee

APN:  
239-240-001

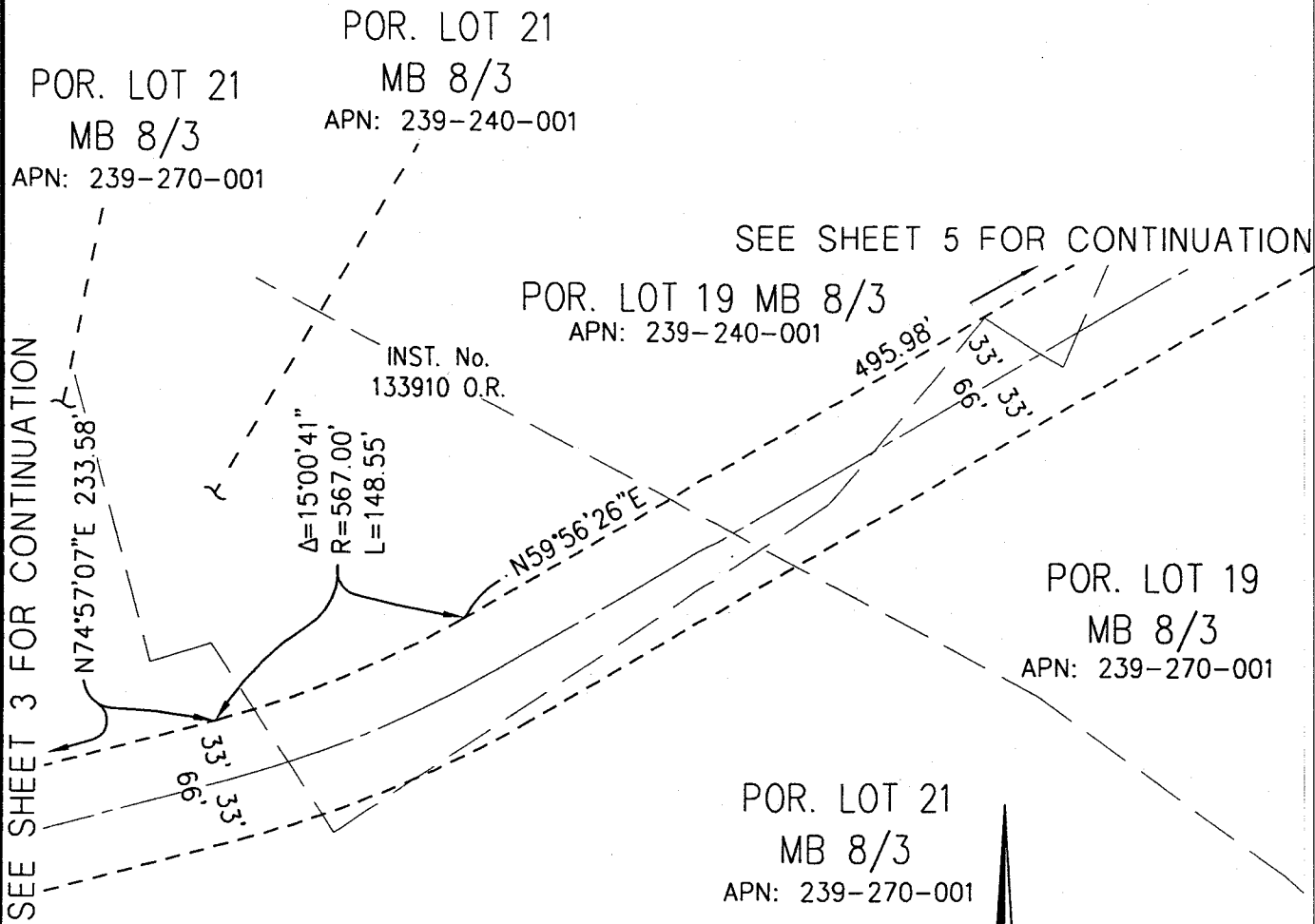


**HUNSAKER & ASSOCIATES**  
**IRVINE, INC**  
**INLAND EMPIRE REGION**  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 3 OF 10
DATE: Oct 29, 2013		W.O. 3053-9

# EXHIBIT "B"

0641-005D, 0641-005F & 0641-005G  
TEMPORARY CONSTRUCTION EASEMENT



OWNER  
Tang Chao &  
Hsien Mei Lee

APN  
239-240-001

**HUNSAKER & ASSOCIATES**  
IRVINE, INC

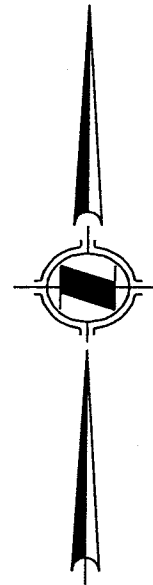
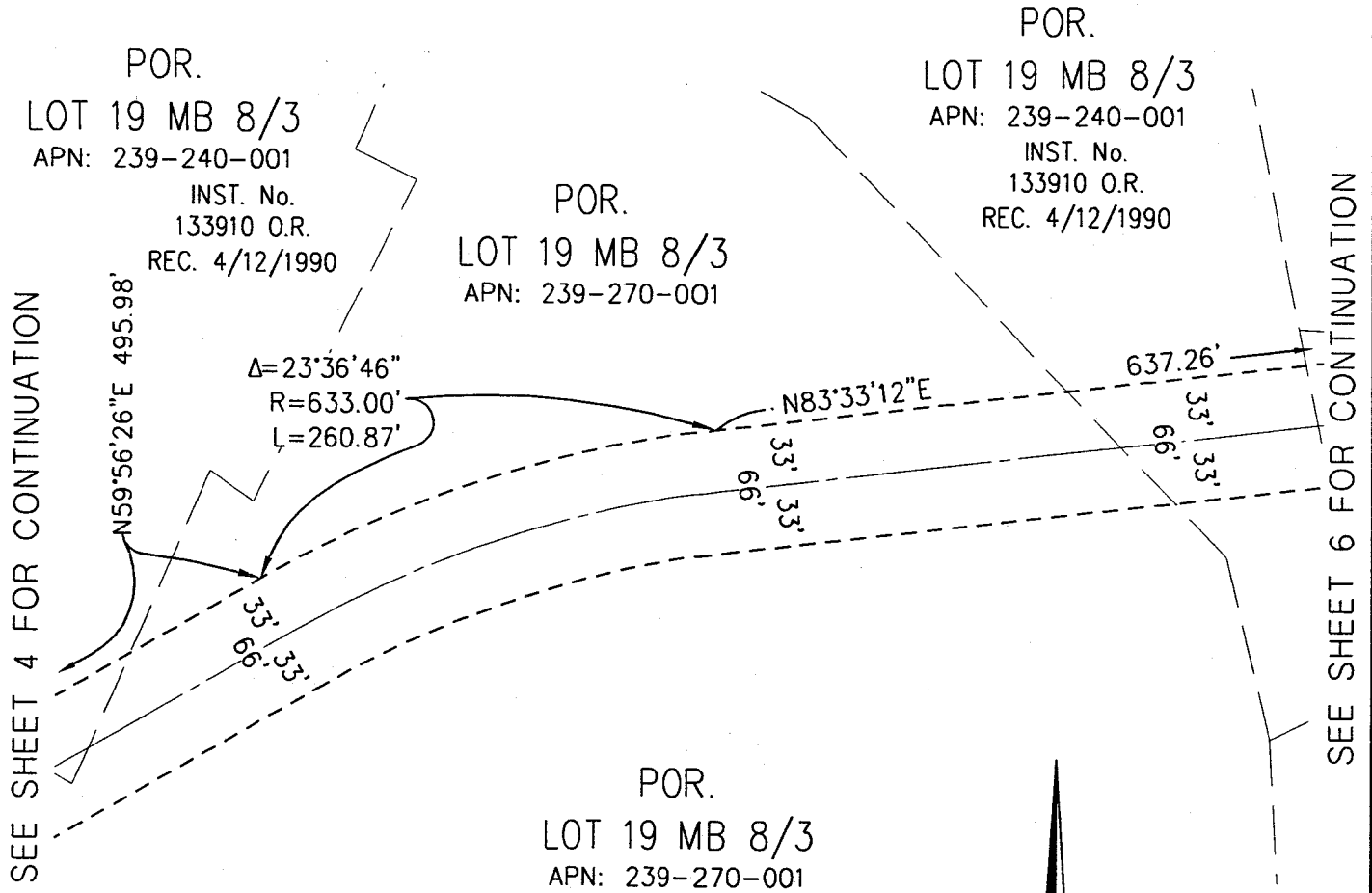
**INLAND EMPIRE REGION**  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

COUNTY W.O.: C1-0641		
POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 4 OF 10
DATE: Oct 29, 2013		W.O. 3053-9

# EXHIBIT "B"

0641-005D, 0641-005F & 0641-005G  
TEMPORARY CONSTRUCTION EASEMENT



SCALE: 1" = 100'

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao &  
Hsien Mei Lee

APN:  
239-240-001



**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
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PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

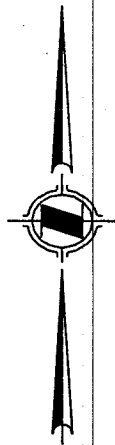
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 5 OF 10
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DATE: Oct 29, 2013	W.O. 3053-9
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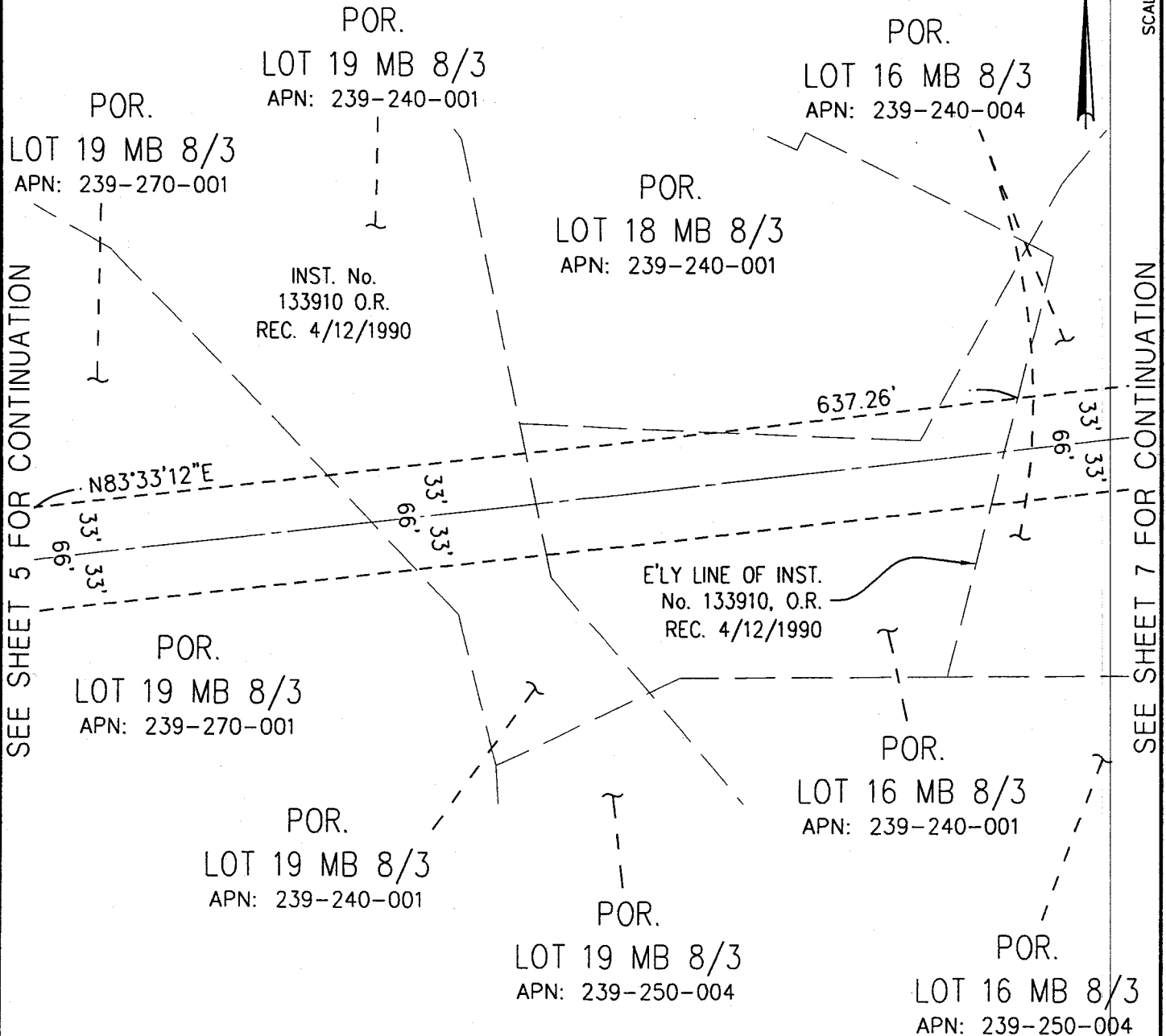
# EXHIBIT "B"

0641-005D, 0641-005F & 0641-005G  
TEMPORARY CONSTRUCTION EASEMENT

NOTE:  
SEE SHEET 10 FOR  
LINE & DATA TABLE.



SCALE: 1" = 100'



SEE SHEET 5 FOR CONTINUATION

SEE SHEET 7 FOR CONTINUATION

COUNTY W.O.: C1-0641

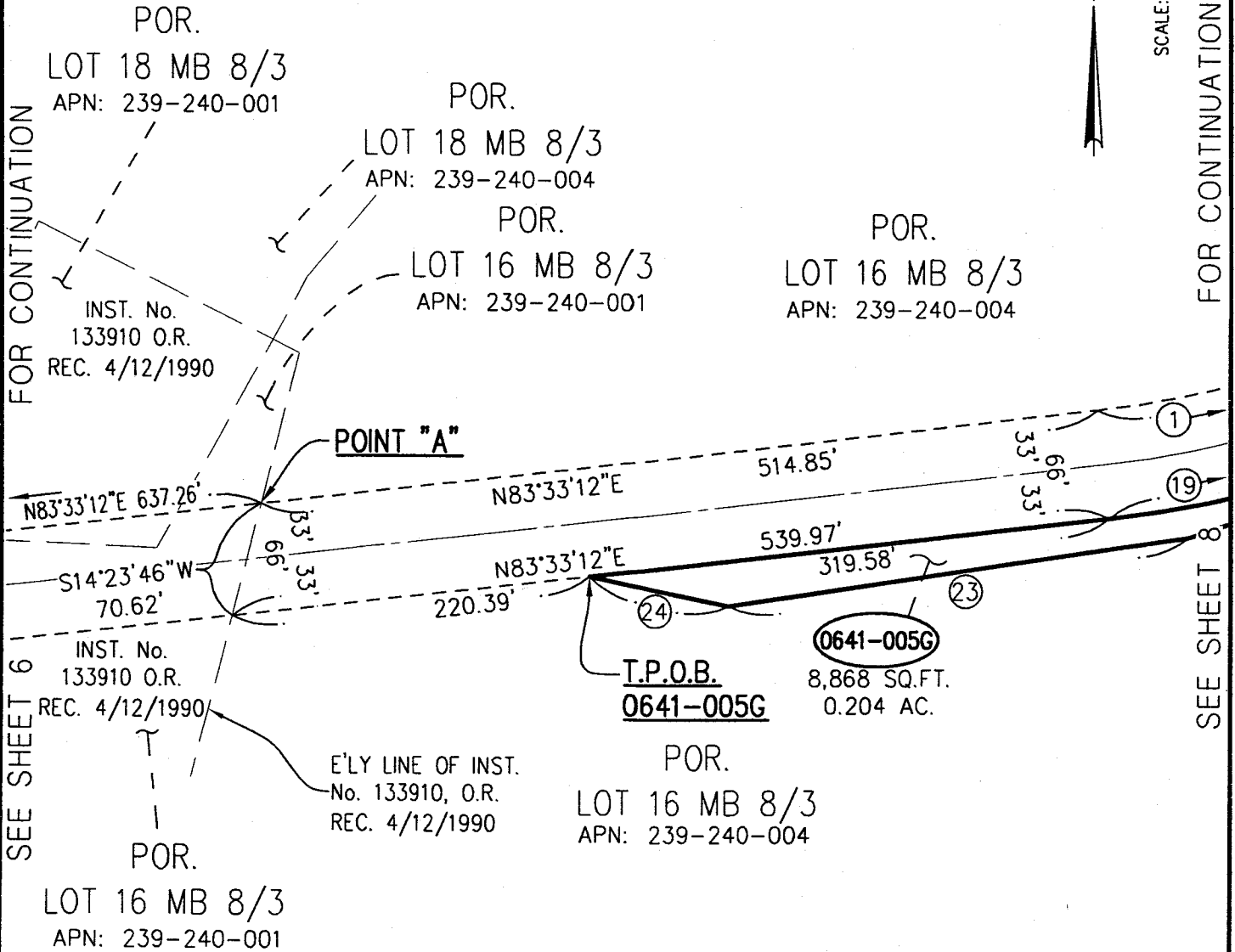
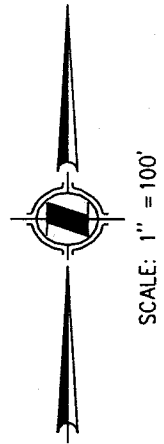
OWNER:  
Tang Chao &  
Hsien Mei Lee  
  
APN:  
239-240-001

**HUNSAKER & ASSOCIATES**  
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INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 6 OF 10
DATE: Oct 29, 2013	W.O. 3053-9	

# EXHIBIT "B"

0641-005D, 0641-005F & 0641-005G  
TEMPORARY CONSTRUCTION EASEMENT



**NOTE:**

SEE SHEET 10 FOR LINE  
AND CURVE TABLE DATA.

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao &  
Hsien Mei Lee

APN:  
239-240-001



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INLAND EMPIRE REGION

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PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 7 OF 10

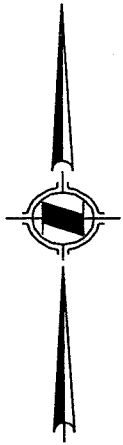
DATE: Oct 29, 2013

W.O. 3053-9



# EXHIBIT "B"

0641-005D, 0641-005F & 0641-005G  
TEMPORARY CONSTRUCTION EASEMENT

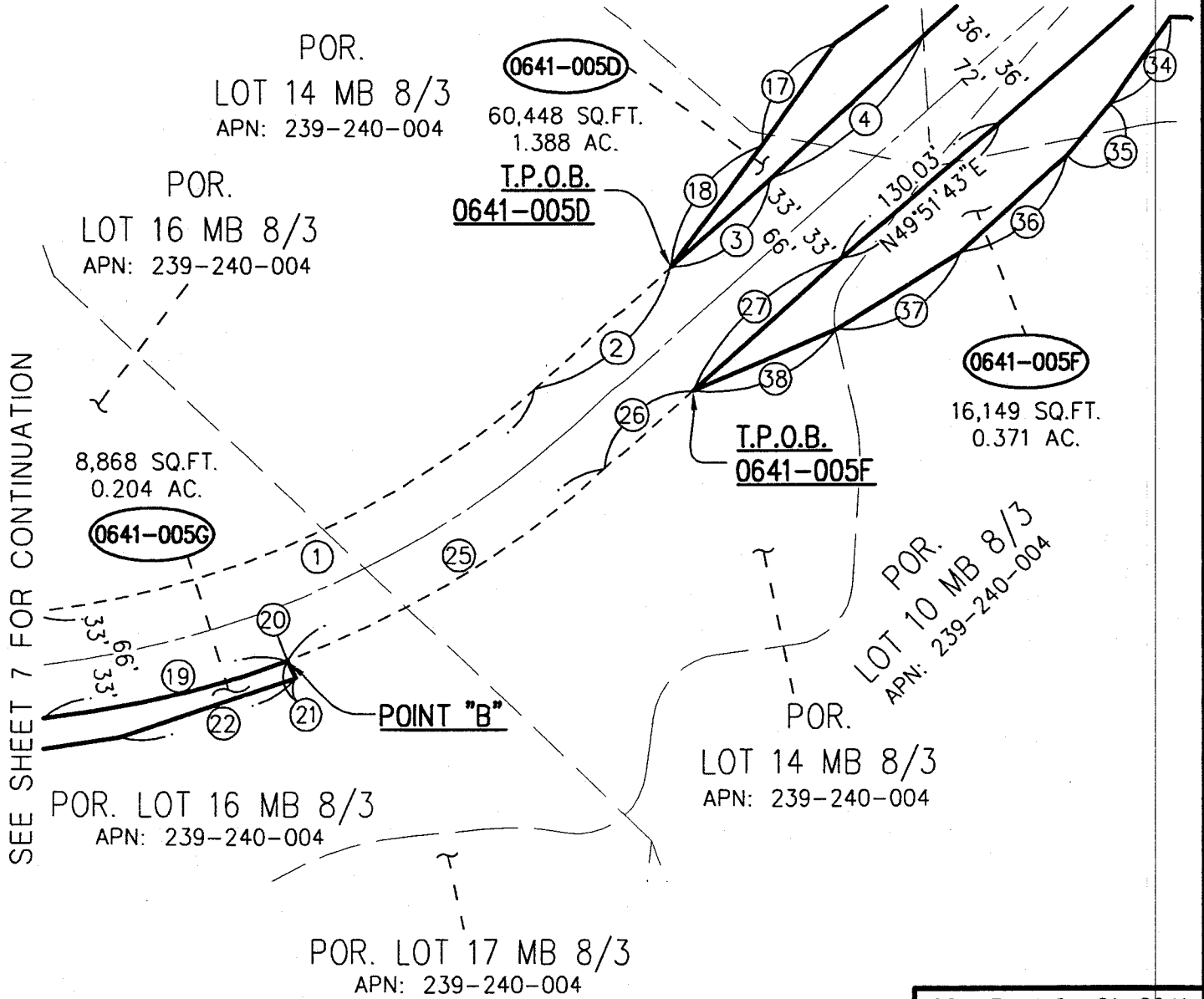


SCALE: 1" = 100'

**NOTE:**

SEE SHEET 10 FOR LINE  
AND CURVE TABLE DATA.

SEE SHEET 9 FOR CONTINUATION



SEE SHEET 7 FOR CONTINUATION

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao &  
Hsien Mei Lee

APN:  
239-240-001

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POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 8 OF 10
DATE: Oct 29, 2013	W.O. 3053-9	



# EXHIBIT "B"

0641-005D, 0641-005F & 0641-005G  
TEMPORARY CONSTRUCTION EASEMENT

DATA TABLE

	BEARING/Delta	RADIUS	LENGTH	TANGENT
①	35°00'48"	567.00'	346.49'	178.85'
②	N48°32'24"E		113.41'	
③	N48°32'24"E		82.86'	
④	N47°13'05"E		130.04'	
⑤	N0°26'39"E		37.41'	
⑥	1°52'40"	1138.00'	37.30'	18.65'
⑦	12°37'23"	460.00'	101.34'	50.88'
⑧	S49°00'41"E		95.66'	
⑨	S36°30'32"E		55.29'	
⑩	S43°13'08"E		59.14'	
⑪	S59°34'36"E		41.18'	
⑫	S69°35'35"E		40.03'	
⑬	S77°37'34"E		105.17'	
⑭	S61°16'08"E		31.89'	
⑮	S50°39'05"W		40.59'	
⑯	S54°50'23"W		85.28'	
⑰	S35°48'44"W		78.15'	
⑱	S36°54'47"W		94.41'	
⑲	14°00'30"	633.00'	154.76'	77.77'

DATA TABLE

	BEARING/Delta	RADIUS	LENGTH	TANGENT
⑳	N20°27'18"W(R)			
㉑	S25°10'02"E		11.74'	
㉒	S71°04'28"W		114.05'	
㉓	S81°29'47"W		283.37'	
㉔	N78°09'45"W		86.39'	
㉕	21°00'18"	633.00'	232.06'	117.35'
㉖	N48°32'24"E		73.24'	
㉗	N48°32'24"E		123.03'	
㉘	S84°03'37"E		36.72'	
㉙	S42°12'55"E		43.66'	
㉚	S39°15'45"E		57.59'	
㉛	S52°27'30"W		29.31'	
㉜	N42°25'25"W		96.59'	
㉝	N88°57'54"W		12.83'	
㉞	S35°13'08"W		65.84'	
㉟	S39°52'59"W		42.03'	
㊱	S47°46'19"W		88.55'	
㊲	S58°25'15"W		90.65'	
㊳	S67°10'40"W		97.36'	

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao &  
Hsien Mei Lee

APN:  
239-240-001



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INLAND EMPIRE REGION  
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RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 10 of 10
DATE: Oct 29, 2013		W.O. 3053-9

**EXHIBIT "A"**  
**0641-005I & 0641-005J**  
**LEGAL DESCRIPTION**  
**STORM DRAIN EASEMENT**

Being a portion of Lot 16 of Van Buren Heights as filed in Book 8, page 3 of Maps, Riverside County Recorder, lying within Section 20, Township 3 South, Range 5 West, San Bernardino Meridian in the City of Riverside, County of Riverside, State of California, more particularly described as follows:

**PARCEL 0641-005I:**

**COMMENCING** at the South Quarter Corner of Section 20, Township 3 South, Range 5 West, San Bernardino Meridian;

Thence along the southerly line thereof, North  $89^{\circ}23'48''$  West 1251.05 feet;

Thence departing said line, North  $08^{\circ}54'55''$  East 160.67 feet to the beginning of a tangent curve concave southeasterly and having a radius of 1033.00 feet;

Thence northerly along said curve through a central angle of  $66^{\circ}02'12''$  an arc length of 1190.59 feet;

Thence North  $74^{\circ}57'07''$  East along a line tangent to the end of said curve, 233.58 feet to the beginning of a tangent curve concave northwesterly and having a radius of 567.00 feet;

Thence northeasterly along said curve through a central angle of  $15^{\circ}00'41''$  an arc length of 148.55 feet;

Thence North  $59^{\circ}56'26''$  East along a line tangent to the end of said curve, 495.98 feet to the beginning of a tangent curve concave southeasterly and having a radius of 633.00 feet;

Thence northeasterly along said curve through a central angle of  $23^{\circ}36'46''$  an arc length of 260.87 feet;

Thence North  $83^{\circ}33'12''$  East along a line tangent to the end of said curve, 1152.11 feet to the beginning of a tangent curve concave northwesterly and having a radius of 567.00 feet;

Thence northeasterly along said curve through a central angle of  $16^{\circ}51'38''$  an arc length of 166.85 feet to the **TRUE POINT OF BEGINNING**, a radial line to said point bears, South  $23^{\circ}18'26''$  East, said point also being the intersection of a line 20.00 feet southwesterly and parallel, measured at right angles from the northeasterly line of said Lot 16 with said curve;

**EXHIBIT "A"**  
**0641-005I & 0641-005J**  
**LEGAL DESCRIPTION**  
**STORM DRAIN EASEMENT**

Thence continuing northeasterly along said curve through a central angle of  $02^{\circ}11'08''$  an arc length of 21.36 feet to a point on the aforementioned northeasterly line of said Lot 16, a radial line to said point bears, South  $25^{\circ}29'34''$  East, said point hereinafter referred to as **POINT "A"**;

Thence departing said curve along said northeasterly line North  $46^{\circ}45'58''$  West 32.38 feet;

Thence departing said northeasterly line South  $43^{\circ}14'02''$  West 20.00 feet to a point on above said parallel line;

Thence along said parallel line South  $46^{\circ}45'58''$  East 24.15 feet to the **TRUE POINT OF BEGINNING**.

**Containing:** 567 Square Feet, 0.013 acres more or less.

**PARCEL 0641-005J:**

**COMMENCING** at the aforementioned **POINT "A"**, said point being a point on the northeasterly line of said Lot 16;

Thence along said northeasterly line South  $46^{\circ}45'58''$  East 70.27 feet to a point on a non-tangent curve being concentric with said last described 567.00 foot curve concave northwesterly, said concentric curve having a radius of 633.00 feet, a radial line to said point bears, South  $27^{\circ}48'04''$  East, said point further being the **TRUE POINT OF BEGINNING**;

Thence departing said northeasterly line southwesterly along said concentric curve through a central angle of  $01^{\circ}55'32''$  an arc length of 21.27 feet to which a radial line bears South  $25^{\circ}52'32''$  East, said point also being the intersection of a line 20.00 feet southwesterly and parallel, measured at right angles from the northeasterly line of said Lot 16 with said curve;

Thence departing said concentric curve along said parallel line South  $46^{\circ}45'58''$  East 17.38 feet;

Thence North  $43^{\circ}14'02''$  East 20.00 feet to a point on the aforementioned northeasterly line;

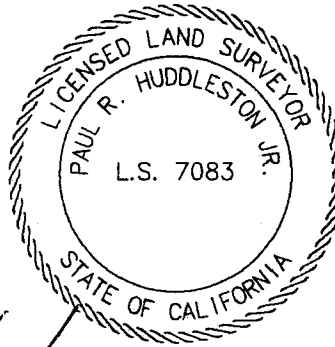
Thence along said northeasterly line North  $46^{\circ}45'58''$  West 10.12 feet to the **TRUE POINT OF BEGINNING**.

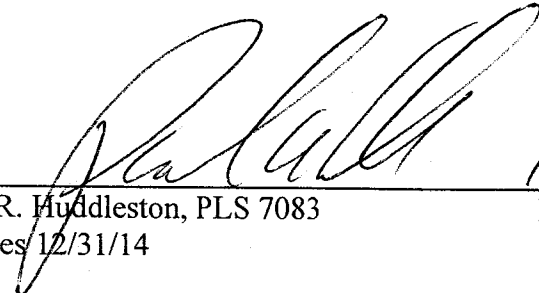
**Containing:** 274 Square Feet, 0.006 acres more or less.

**EXHIBIT "A"**  
**0641-005I & 0641-005J**  
**LEGAL DESCRIPTION**  
**STORM DRAIN EASEMENT**

As more particularly shown on Exhibit "B" attached hereto and by this reference made a part hereof.

Prepared under the supervision of:



  
Paul R. Huddleston, PLS 7083  
Expires 12/31/14

10/29/13  
Date

**DESCRIPTION APPROVAL:**

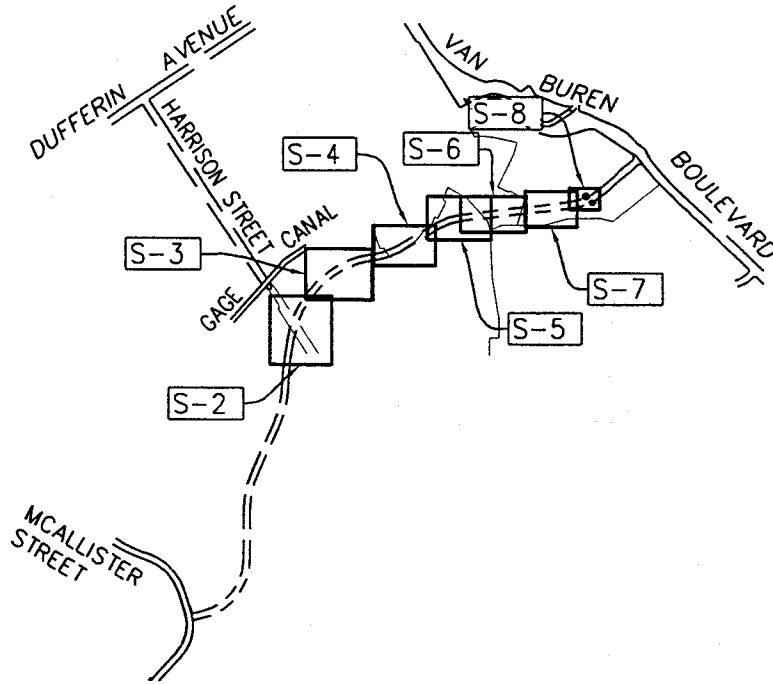
BY: K. Stroud 11/01/2013  
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: Edward D. Hunt  
DATE: 10-31-2013

# EXHIBIT "B"

0641-005I & 0641-005J  
STORM DRAIN EASEMENT



## VICINITY / INDEX MAP

### LEGEND:

S-#

INDICATES SHEET No. AS NOTED.

( )

INDICATES RECORD PER RS 72/85-90.

0641-001A

INDICATES PARCEL No.

#

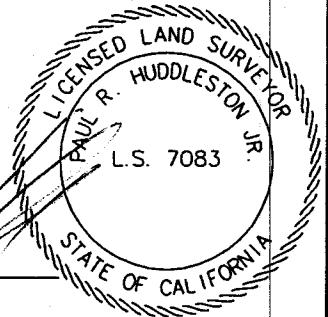
INDICATES LINE OR CURVE DATA NUMBER (SEE SHEET 9 FOR LINE AND CURVE TABLE DATA).

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: *Edward P. Hewitt*

DATE: 10-31-2013

*Paul R. Huddleston Jr.*  
PAUL R. HUDDLESTON JR.  
PLS 7083



COUNTY W.O.: C1-0641

OWNER:  
Tang Chao &  
Hsien Mei Lee



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

APN:  
239-240-001

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 1 OF 9

DATE: Oct 29, 2013

W.O. 3053-9

# EXHIBIT "B"

0641-005I & 0641-005J

STORM DRAIN EASEMENT

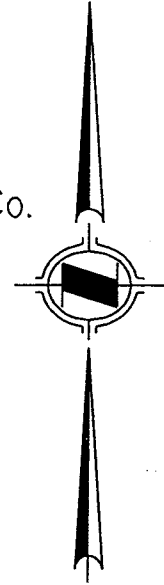
SEE SHEET 3 FOR CONTINUATION

$\Delta=66^{\circ}02'12''$   
 $R=1033.00'$   
 $L=1190.59'$

APN: 239-270-002  
 NE'LY LINE INST. No. 174584 O.R. REC. 9/7/1977

INST. No. 174584 O.R. REC. 9/7/1977

POR. BLOCK "C"  
 MB 11/20-21 SB Co.  
 APN: 239-270-001



SCALE: 1" = 100'

APN: 239-270-004

$N08^{\circ}54'55''E$   
 160.67'

NE'LY LINE INST. No. 2011-0187094 O.R. REC. 4/28/2011  
 INST. No. 2011-0187094 O.R. REC. 4/28/2011

CITY OF RIVERSIDE

$N89^{\circ}23'48''W$  2641.25' ( $N89^{\circ}23'31''W$  2641.23')

$N89^{\circ}23'48''W$  1251.05'

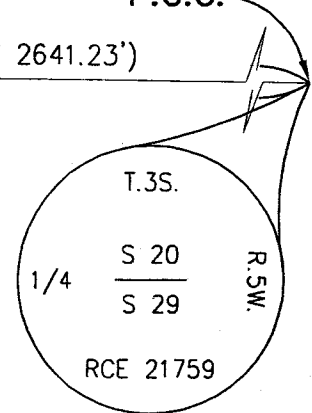
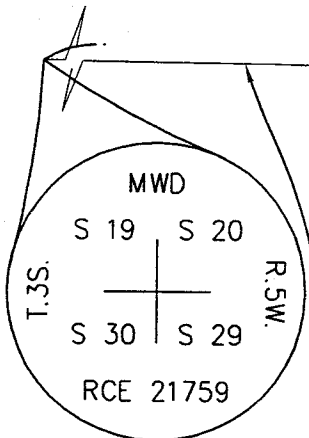
COUNTY OF RIVERSIDE

APN: 296-060-004

LOT 1

MB 9/13

P.O.C.



NORTH LINE OF RANCHO EL SOBRANTE DE SAN JACINTO & THE SOUTH LINE OF SW $\frac{1}{4}$  SECTION 20, T.3S., R.5W., S.B.M.

COUNTY W.O.: C1-0641

OWNER:  
 Tang Chao &  
 Hsien Mei Lee

APN:  
 239-240-001



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POR. OF SECTION 20, T. 3 S., R. 5 W.,  
 SAN BERNARDINO MERIDIAN

PREPARED BY  
 RNB

CHECKED BY  
 PRH, JR.

SHEET 2 OF 9

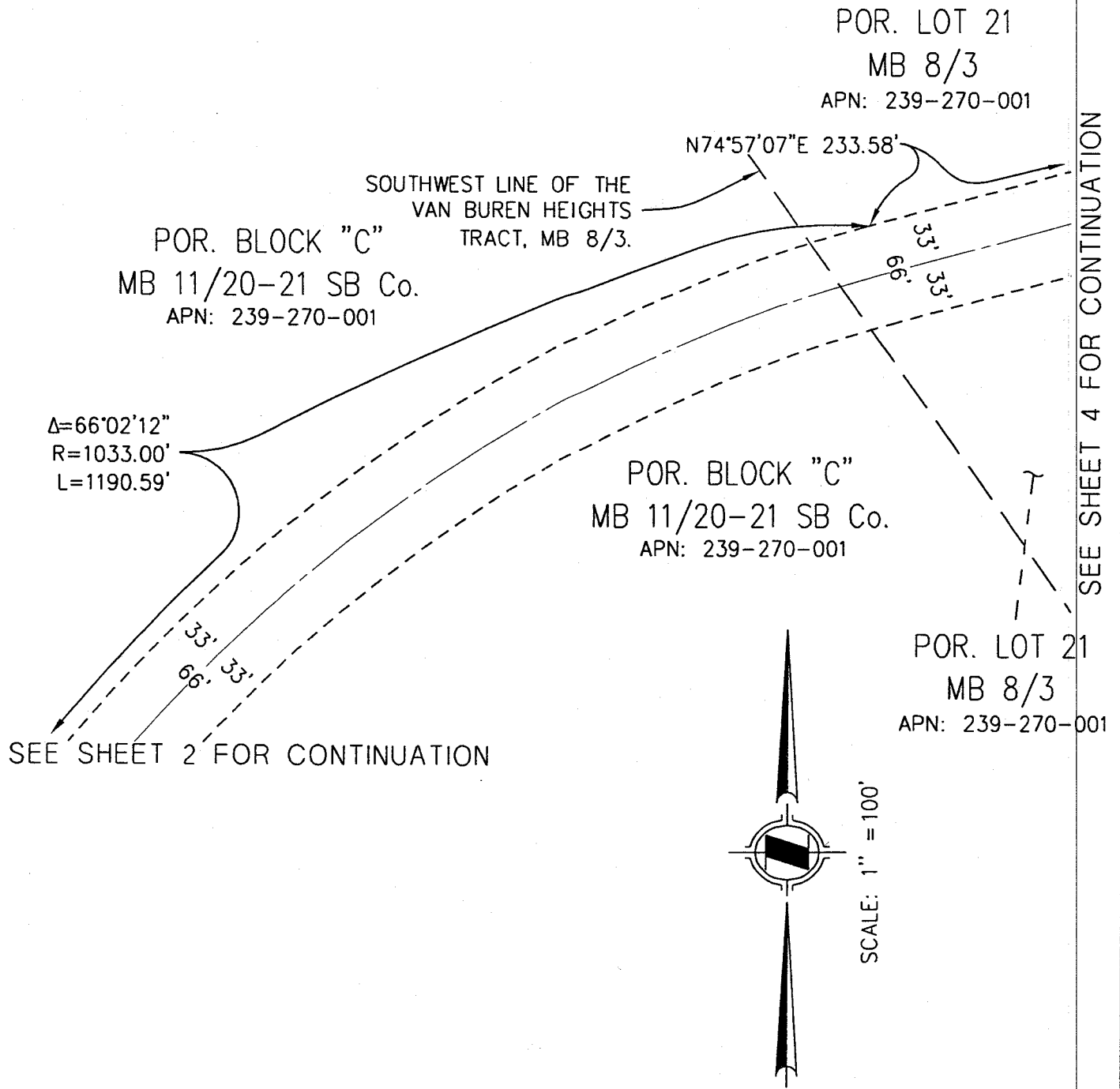
DATE: Oct 29, 2013

W.O. 3053-9



# EXHIBIT "B"

0641-005I & 0641-005J  
STORM DRAIN EASEMENT



COUNTY W.O.: C1-0641

OWNER:  
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Hsien Mei Lee

APN:  
239-240-001

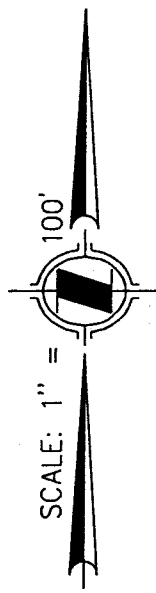
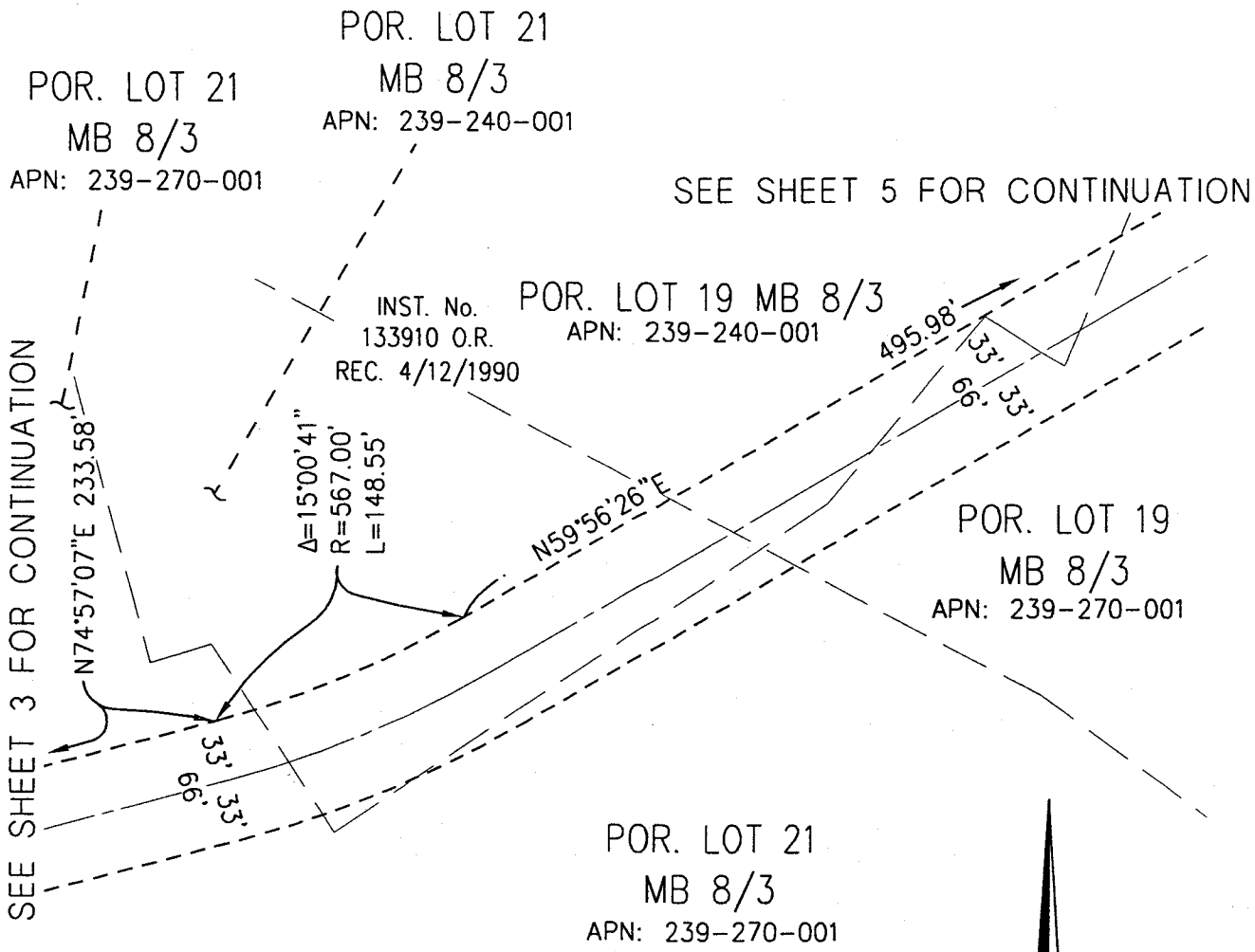


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PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 3 OF 9
DATE: Oct 29, 2013		W.O. 3053-9

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POR. OF SECTION 20, T. 3 S., R. 5 W.,  
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DATE: Oct 29, 2013	W.O. 3053-9
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# EXHIBIT "B"

0641-005I & 0641-005J  
STORM DRAIN EASEMENT

POR.  
LOT 19 MB 8/3  
APN: 239-240-001  
INST. No.  
133910 O.R.  
REC. 4/12/1990

POR.  
LOT 19 MB 8/3  
APN: 239-240-001  
INST. No.  
133910 O.R.  
REC. 4/12/1990

POR.  
LOT 19 MB 8/3  
APN: 239-270-001

POR.  
LOT 19 MB 8/3  
APN: 239-270-001

SEE SHEET 4 FOR CONTINUATION

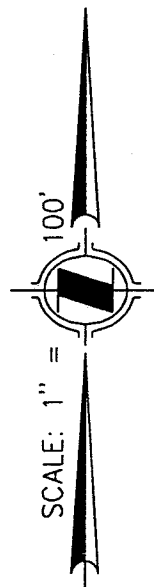
SEE SHEET 6 FOR CONTINUATION

N59°56'26"E 495.98'

$\Delta = 23^{\circ}36'46''$   
R=633.00'  
L=260.87'

N83°33'12"E 1152.11'

33'  
66'  
33'



COUNTY W.O.: C1-0641

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INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

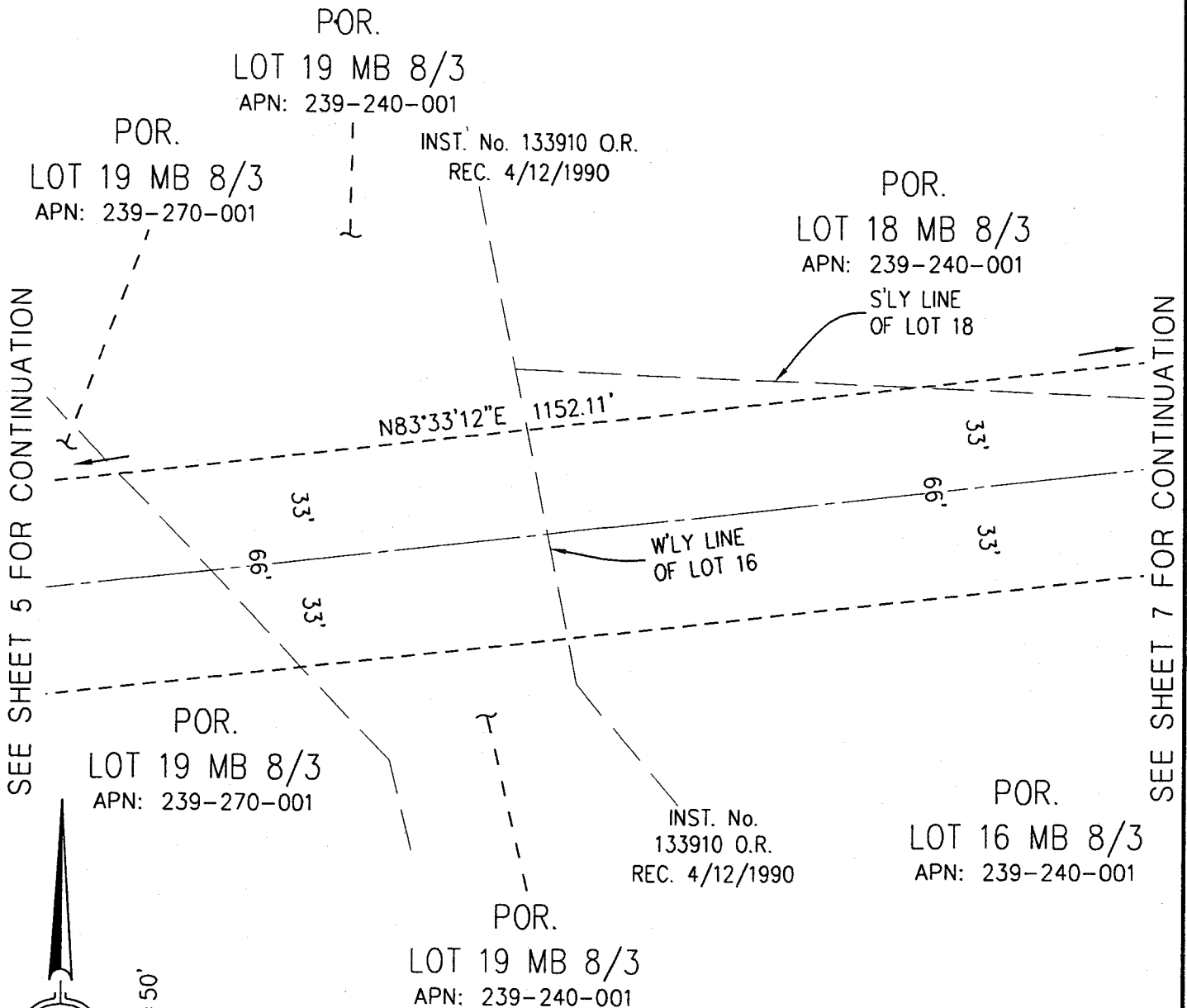
SHEET 5 OF 9

DATE: Oct 29, 2013

W.O. 3053-9

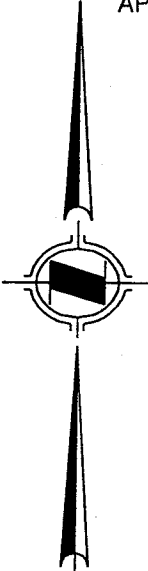
# EXHIBIT "B"

0641-005I & 0641-005J  
STORM DRAIN EASEMENT



SEE SHEET 5 FOR CONTINUATION

SEE SHEET 7 FOR CONTINUATION



SCALE: 1" = 50'

**NOTE:**  
SEE SHEET 9 FOR LINE AND  
CURVE TABLE DATA.

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao &  
Hsien Mei Lee  
  
APN:  
239-240-001

**H & A**  
**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN  
PREPARED BY: RNB  
CHECKED BY: PRH, JR.  
SHEET 6 OF 9  
DATE: Oct 29, 2013  
W.O.: 3053-9

EXHIBIT "B"

0641-005I & 0641-005J  
STORM DRAIN EASEMENT

POR.

LOT 16 MB 8/3

APN: 239-240-004

$\Delta=16^{\circ}51'38''$

$R=567.00'$

$L=166.85'$

N83°33'12"E 1152.11'

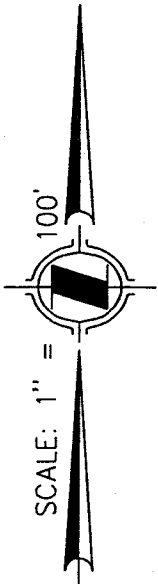
SEE SHEET 6 FOR CONTINUATION

SEE SHEET 8 FOR CONTINUATION

POR.

LOT 16 MB 8/3

APN: 239-240-004



COUNTY W.O.: C1-0641

OWNER:  
Tang Chao &  
Hsien Mei Lee

APN:  
239-240-001



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 7 OF 9

DATE: Oct 29, 2013

W.O. 3053-9

# EXHIBIT "B"

0641-005I & 0641-005J  
STORM DRAIN EASEMENT

POR.

LOT 14 MB 8/3  
APN: 239-240-004

POR.

LOT 16 MB 8/3  
APN: 239-240-004

NELY LINE  
OF LOT 16

0641-005I

567 SQ.FT.  
0.013 AC.

$\Delta=16^{\circ}51'38''$   
 $R=567.00'$   
 $L=166.85'$

POINT "A"

T.P.O.B.  
0641-005J

POR.

LOT 14 MB 8/3  
APN: 239-240-004

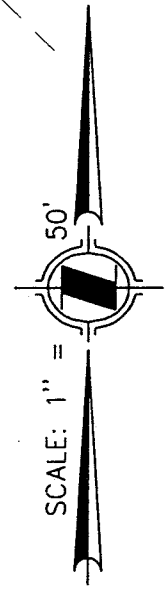
T.P.O.B.  
0641-005I

0641-005J

274 SQ.FT.  
0.006 AC.

POR. LOT 16 MB 8/3  
APN: 239-240-004

SEE SHEET 7 FOR CONTINUATION



**NOTE:**

SEE SHEET 9 FOR LINE AND CURVE TABLE DATA.

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao &  
Hsien Mei Lee

APN:  
239 240-001



**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 8 OF 9
DATE: Oct 29, 2013		W.O. 3053-9

# EXHIBIT "B"

0641-005I & 0641-005J  
STORM DRAIN EASEMENT

## DATA TABLE

	BEARING/Delta	RADIUS	LENGTH	TANGENT
①	S23°18'26"E (R)			
②	02°11'08"	567.00'	21.36'	10.82'
③	S25°29'34"E (R)			
④	N46°45'58"W		32.38'	
⑤	S43°14'02"W		20.00'	
⑥	S46°45'58"E		24.15'	
⑦	S46°45'58"E		70.27'	
⑧	S27°48'04"E (R)			
⑨	01°55'32"	633.00'	21.27'	10.64'
⑩	S25°52'32"E (R)			
⑪	S46°45'58"E		17.38'	
⑫	N43°14'02"E		20.00'	
⑬	N46°45'58"W		10.12'	

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao &  
Hsien Mei Lee

APN:  
239-240-001



**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 9 OF 9
DATE: Oct 29, 2013		W.O. 3053-9

PARCEL 0641-007A TO 0641-007G



**EXHIBIT "A"**  
**0641-007A**  
**LEGAL DESCRIPTION**  
**PUBLIC ROAD AND UTILITY EASEMENT**

Being a portion of Parcel 4 as filed in Book 32, pages 5 and 6 of Parcel Maps, Riverside County Recorder, being a Sectionalized Survey of Section 29, Township 3 South, Range 5 West, lying within Rancho El Sobrante De San Jacinto, in the County of Riverside, State of California, more particularly described as follows:

**PARCEL 0641-007A:**

**COMMENCING** at the South Quarter Corner of Section 20, Township 3 South, Range 5 West, San Bernardino Meridian;

Thence along the southerly line thereof, North  $89^{\circ}23'48''$  West 1251.05 feet;

Thence departing said line, South  $08^{\circ}54'55''$  West 90.03 feet to the beginning of a tangent curve concave easterly and having a radius of 1033.00 feet;

Thence southerly along said curve through a central angle of  $05^{\circ}02'01''$  an arc length of 90.75 feet;

Thence South  $03^{\circ}52'54''$  West 219.50 feet to the beginning of a tangent curve concave westerly and having a radius of 967.00 feet;

Thence southerly along said curve through a central angle of  $20^{\circ}54'42''$  an arc length of 352.93 feet;

Thence South  $24^{\circ}47'36''$  West 500.59 feet to a point on the easterly line of said Parcel 4, being the **TRUE POINT OF BEGINNING**;

Thence continuing South  $24^{\circ}47'36''$  West 11.36 feet to the beginning of a tangent curve concave easterly and having a radius of 1033.00 feet;

Thence southerly along said curve through a central angle of  $24^{\circ}39'26''$  an arc length of 444.55 feet;

Thence South  $00^{\circ}08'11''$  West 497.11 feet to the beginning of a tangent curve concave northwesterly and having a radius of 567.00 feet;

Thence southwesterly along said curve through a central angle of  $58^{\circ}50'06''$  an arc length of 582.23 feet to a point on the southerly line of said Parcel 4, a radial line to said point bears, South  $31^{\circ}01'43''$  East;

**EXHIBIT "A"**  
**0641-007A**  
**LEGAL DESCRIPTION**  
**PUBLIC ROAD AND UTILITY EASEMENT**

Thence along said southerly line South 89°22'42" East 112.01 feet to a point on a non-tangent curve concave northwesterly and having a radius of 633.00 feet, a radial line to said point bears, South 39°41'33" East, said curve being concentric with said 567.00 foot radius curve;

Thence northeasterly along said concentric curve through a central angle of 50°10'16" an arc length of 554.29 feet to a line being 66.00 feet easterly and parallel, as measured at right angles from the aforementioned line described as "South 00°08'11" West 497.11 feet";

Thence along said parallel line North 00°08'11" East 497.11 feet to the beginning of a tangent curve concave easterly and having a radius of 967.00 feet, said curve being concentric with said 1033.00 foot radius curve;

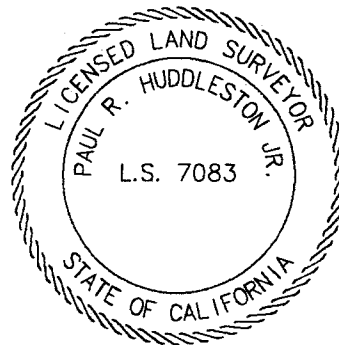
Thence northerly along said concentric curve through a central angle of 14°59'48" an arc length of 253.10 feet to a point on the aforementioned easterly line, a radial line to said point bears, North 74°52'01" West;

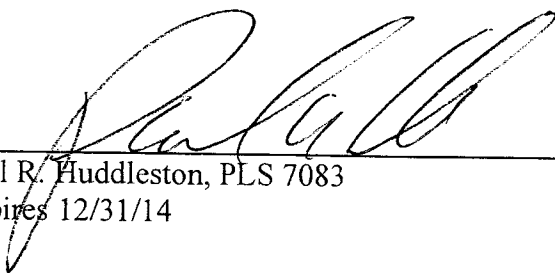
Thence along said easterly line North 00°08'03" East 191.06 feet to the **TRUE POINT OF BEGINNING.**

Containing 94,080 Square Feet, 2.160 acres more or less.

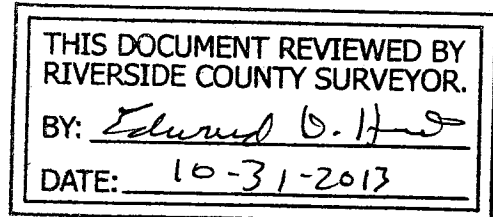
As more particularly shown on Exhibit "B" attached hereto and by this reference made a part hereof.

Prepared under the supervision of:



  
Paul R. Huddleston, PLS 7083  
Expires 12/31/14

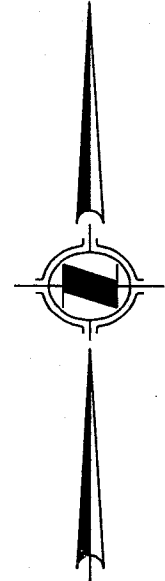
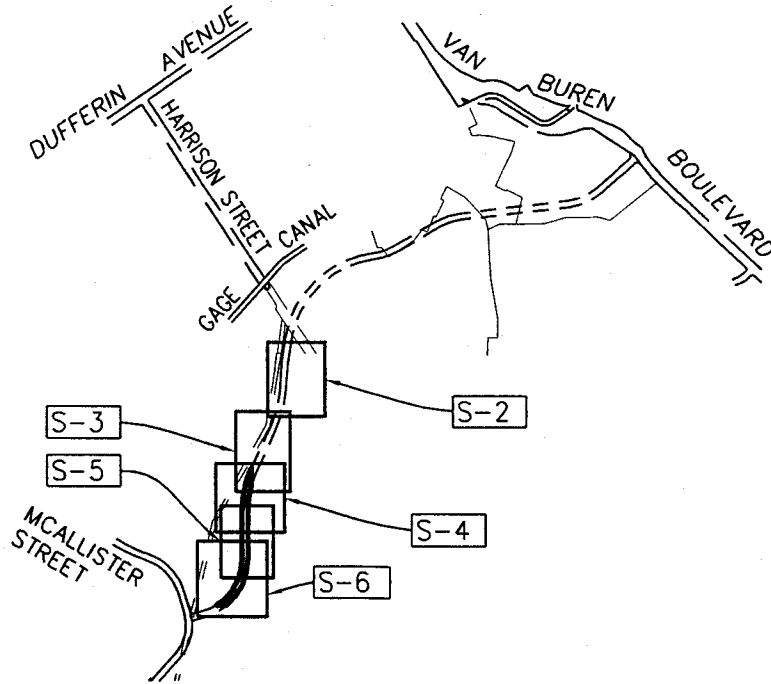
10/29/13  
Date



# EXHIBIT "B"

0641-007A

PUBLIC ROAD AND UTILITY EASEMENT



## VICINITY / INDEX MAP

### LEGEND:

S-#

INDICATES SHEET No. AS NOTED.

( )

INDICATES RECORD PER RS 72/85-90.

0641-001A

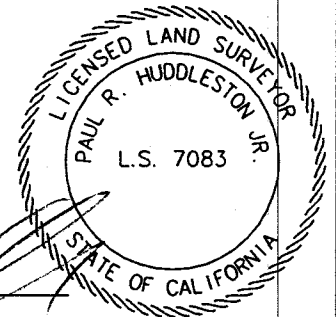
INDICATES PARCEL No.

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: *Edward W. Huddleston*

DATE: 10-31-2013

*Paul R. Huddleston Jr.*  
PAUL R. HUDDLESTON JR.  
PLS 7083



COUNTY W.O.: C1-0641

OWNER:  
HIBBARD VIEW  
DEVELOPMENT  
COMPANY



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 29, T. 3 S., R. 5 W.,  
RANCHO EL SOBRANTE DE SAN JACINTO

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 1 OF 6

DATE: Oct 30, 2013

W.O. 3053-9

APN:  
269-060-012

# EXHIBIT "B"

0641-007A

PUBLIC ROAD AND UTILITY EASEMENT

POR. BLOCK "C"

INST. No. 77-174584 O.R.

MB 11/20-21 SB Co.

REC. 9/7/1977  
APN: 239-270-004

CITY OF

RIVERSIDE

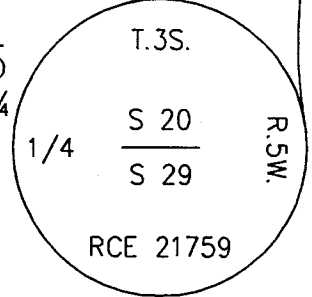
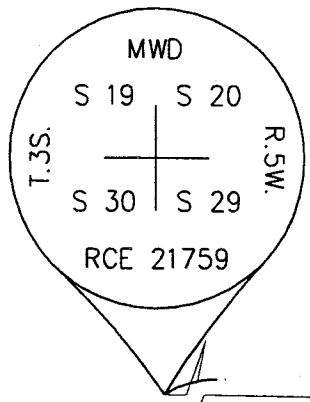
P.O.C.

N89°23'48"W 2641.25' (N89°23'31"W 2641.23')

N89°23'48"W 1251.05'

COUNTY OF RIVERSIDE

NORTH LINE OF RANCHO EL SOBRANTE DE SAN JACINTO & THE SOUTH LINE OF SW 1/4 SECTION 20, T.3S., R.5W., S.B.M.



LOT 1  
MB 9/13  
APN: 269-060-004  
 $\Delta=05^{\circ}02'01''$   
 $R=1033.00'$   
 $L=90.75'$

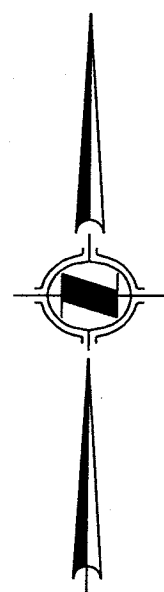
POR. LOT 2  
MB 9/13  
APN: 269-060-006

LOT 1  
MB 9/13  
APN: 269-060-004

40' WIDE MWDSC EASEMENT PER DEED RECORDED 10/01/1940 IN BOOK 479, PAGE 109 O.R.

$\Delta=20^{\circ}54'42''$   
 $R=967.00'$   
 $L=352.93'$

POR. LOT 2  
MB 9/13  
APN: 269-060-004



SCALE: 1" = 100'

SEE SHEET 3 FOR CONTINUATION

COUNTY W.O.: C1-0641

OWNER:  
HIBBARD VIEW  
DEVELOPMENT  
COMPANY  
  
APN:  
269-060-012

**H & A**  
HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 29, T. 3 S., R. 5 W., RANCHO EL SOBRANTE DE SAN JACINTO		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 2 OF 6
DATE: Oct 30, 2013		W.O. 3053-9

# EXHIBIT "B"

0641-007A

PUBLIC ROAD AND UTILITY EASEMENT

SEE SHEET 2 FOR CONTINUATION

$\Delta=20^{\circ}54'42''$   
 $R=967.00'$   
 $L=352.93'$

POR. LOT 2  
MB 9/13  
APN:  
269-060-005

POR.  
PARCEL 1  
PMB 32/5-6  
APN: 269-060-009

POR.  
LOT 2  
MB 9/13  
APN: 269-060-004

PARCEL 4  
PMB 32/5-6  
APN:  
269-060-012

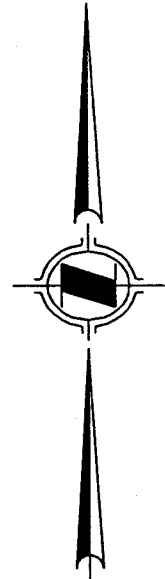
POR. LOT 5  
MB 9/13  
APN: 269-060-004

40' WIDE MWDSC EASEMENT PER  
DEED RECORDED 10/01/1940 IN  
BOOK 479, PAGE 109 O.R.

T.P.O.B.

0641-007A

94,080 SQ.FT.  
2.160 AC.



SCALE: 1" = 100'

SEE SHEET 4 FOR CONTINUATION

COUNTY W.O.: C1-0641

OWNER:  
HIBBARD VIEW  
DEVELOPMENT  
COMPANY

APN:  
269-060-012



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 29, T. 3 S., R. 5 W.,  
RANCHO EL SOBRANTE DE SAN JACINTO

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 3 OF 6

DATE: Oct 30, 2013

W.O. 3053-9

# EXHIBIT "B"

0641-007A  
PUBLIC ROAD AND UTILITY EASEMENT

SEE SHEET 3 FOR CONTINUATION

POR.  
PARCEL 1  
PMB 32/5-6  
APN: 269-060-009

POR. LOT 2  
MB 9/13  
APN: 269-060-004

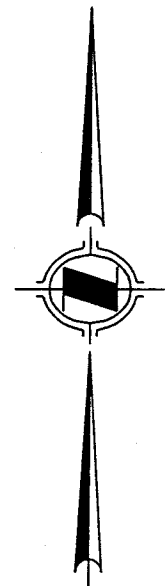
40' WIDE MWDSC EASEMENT PER  
DEED RECORDED 10/01/1940 IN  
BOOK 479, PAGE 109 O.R.

**0641-007A**  
94,080 SQ.FT.  
2.160 AC.

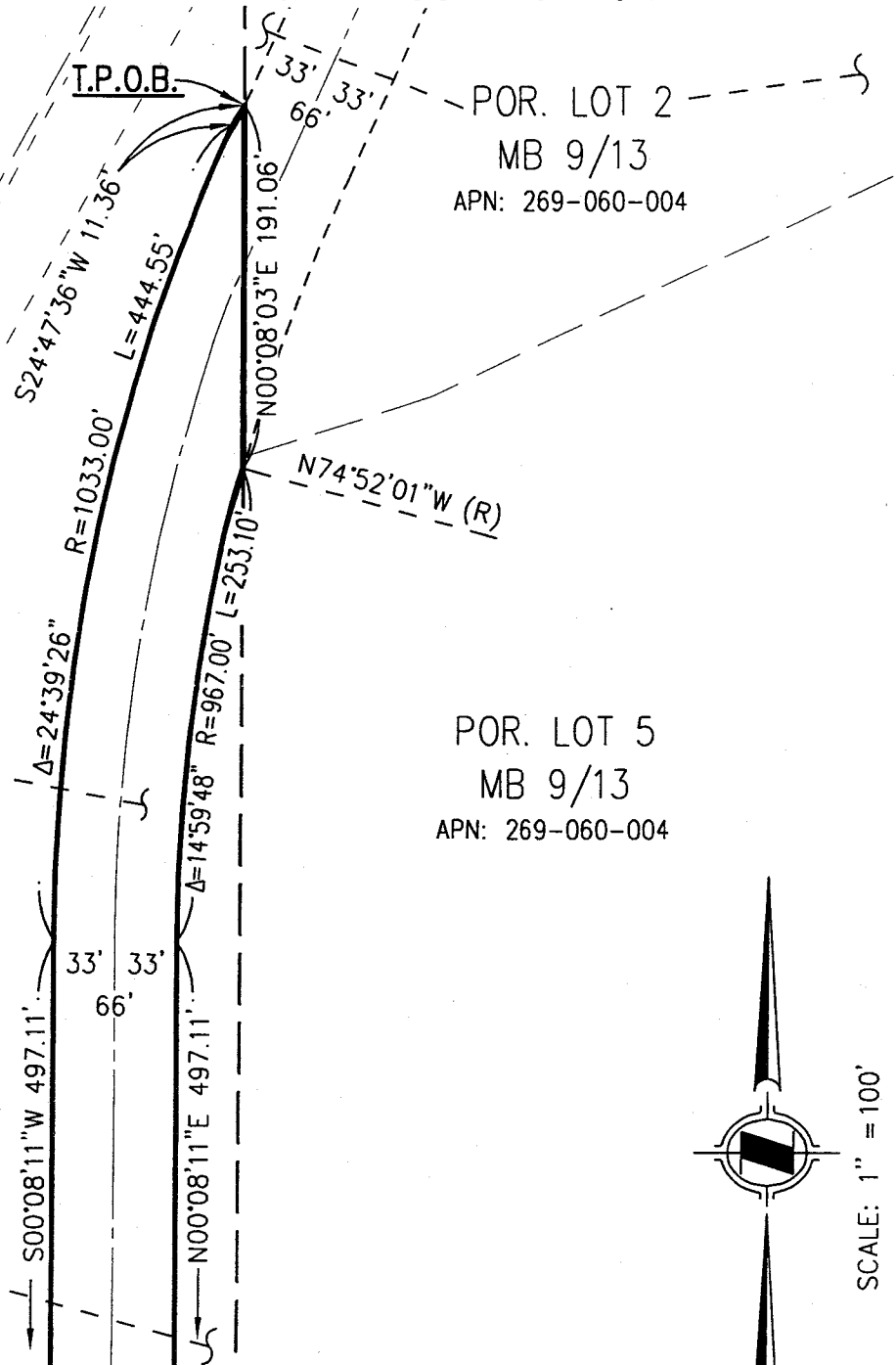
POR. LOT 5  
MB 9/13  
APN: 269-060-004

PARCEL 4  
PMB 32/5-6  
APN: 269-060-012

SEE SHEET 5 FOR CONTINUATION



SCALE: 1" = 100'



COUNTY W.O.: C1-0641

OWNER:  
HIBBARD VIEW  
DEVELOPMENT  
COMPANY  
  
APN:  
269-060-012

**H & A**  
**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

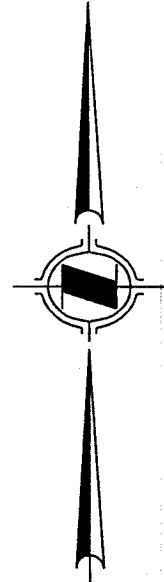
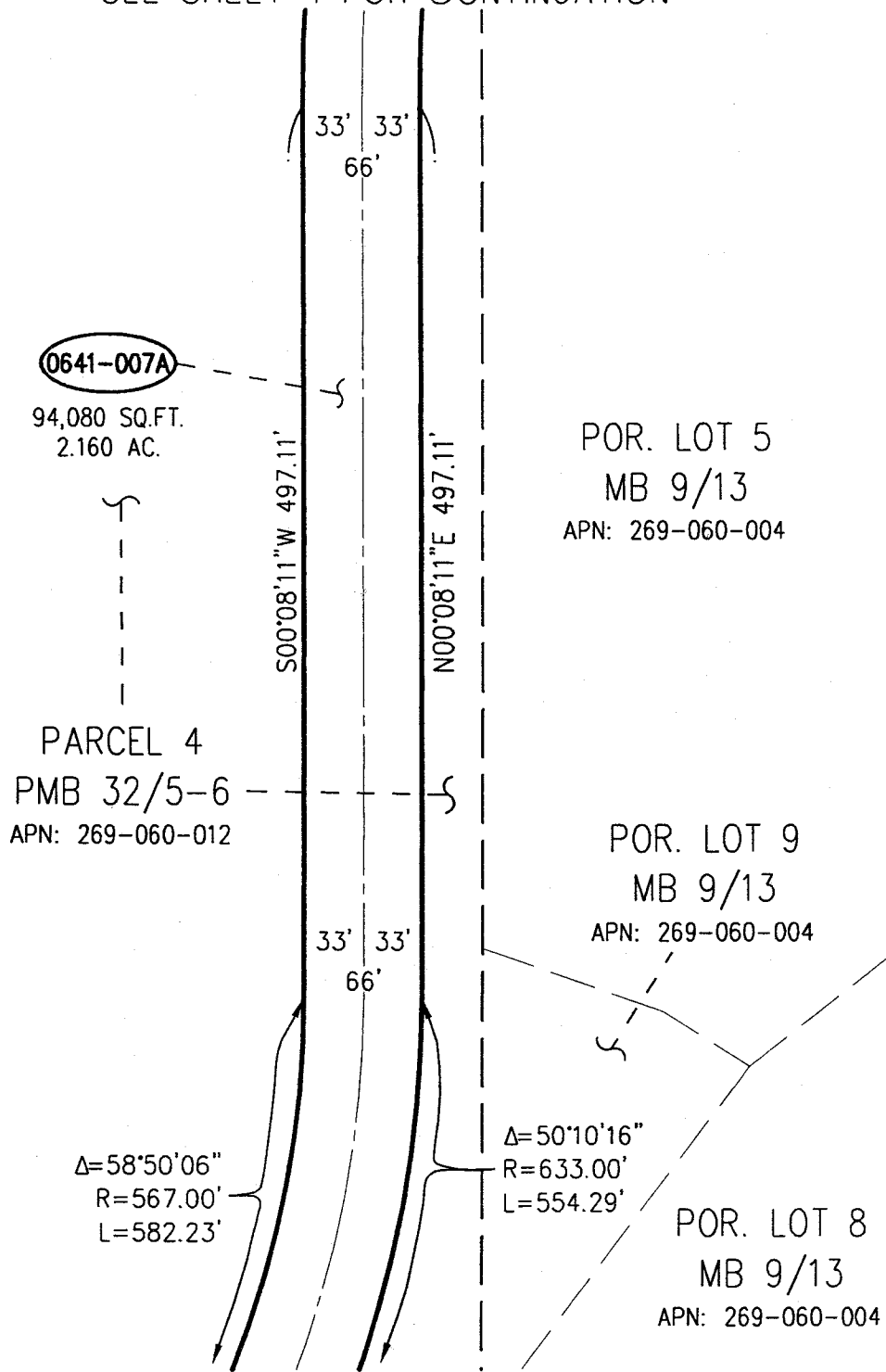
POR. OF SECTION 29, T. 3 S., R. 5 W., RANCHO EL SOBRANTE DE SAN JACINTO		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 4 OF 6
DATE: Oct 30, 2013		W.O. 3053-9

# EXHIBIT "B"

0641-007A

## PUBLIC ROAD AND UTILITY EASEMENT

SEE SHEET 4 FOR CONTINUATION



SCALE: 1" = 100'

SEE SHEET 6 FOR CONTINUATION

COUNTY W.O.: C1-0641

OWNER:  
HIBBARD VIEW  
DEVELOPMENT  
COMPANY  
  
APN:  
269-060-012

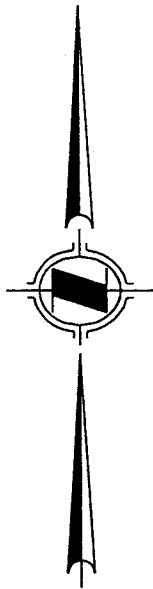
**H & A**  
**HUNSAKER & ASSOCIATES**  
**IRVINE, INC**  
**INLAND EMPIRE REGION**  
2900 ADAMS STREET, SUITE A-15  
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POR. OF SECTION 29, T. 3 S., R. 5 W., RANCHO EL SOBRANTE DE SAN JACINTO		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 5 OF 6
DATE: Oct 30, 2013	W.O. 3053-9	

# EXHIBIT "B"

0641-007A  
 PUBLIC ROAD AND UTILITY EASEMENT  
 SEE SHEET 5 FOR CONTINUATION

40' WIDE MWDSC EASEMENT PER  
 DEED RECORDED 10/01/1940 IN  
 BOOK 479, PAGE 109 O.R.



SCALE: 1" = 100'

POR. LOT 9  
 MB 9/13  
 APN: 269-060-004

**0641-007A**

PARCEL 4  
 94,080 SQ.FT.  
 2.160 AC.  
 PMB 32/5-6  
 APN: 269-060-012

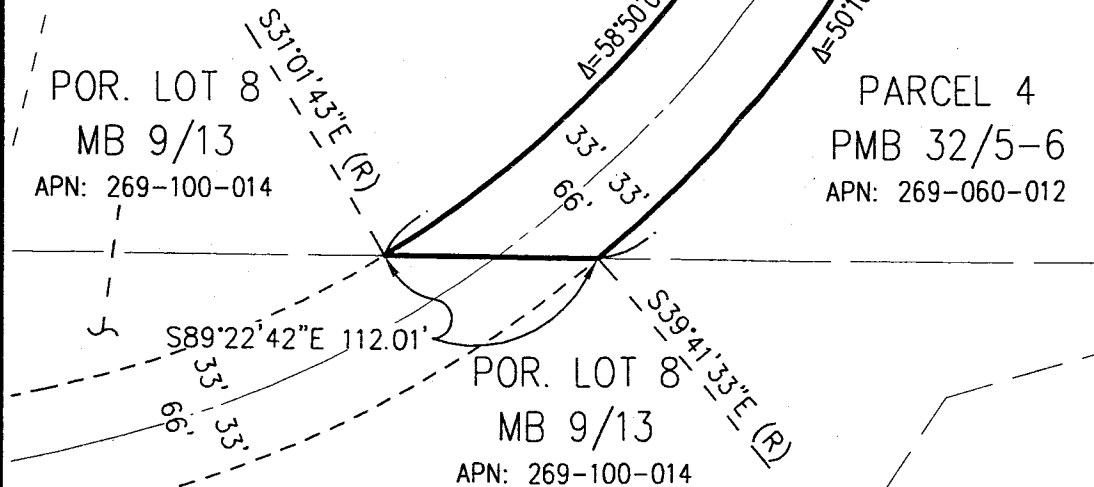
POR. LOT 5  
 MB 9/13  
 APN: 269-060-004

POR. LOT 8  
 MB 9/13  
 APN: 269-060-004

POR. LOT 8  
 MB 9/13  
 APN: 269-100-014

PARCEL 4  
 PMB 32/5-6  
 APN: 269-060-012

LOT 14  
 MB 9/13  
 APN: 269-100-014



COUNTY W.O.: C1-0641

OWNER  
 HIBBARD VIEW  
 DEVELOPMENT  
 COMPANY  
 APN:  
 269-060-012



HUNSAKER & ASSOCIATES  
 IRVINE, INC  
 INLAND EMPIRE REGION  
 2900 ADAMS STREET, SUITE A-15  
 RIVERSIDE CA 92504 (951)352-7200  
 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 29, T. 3 S., R. 5 W.,  
 RANCHO EL SOBRANTE DE SAN JACINTO

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 6 OF 6
DATE: Oct 30, 2013		W.O. 3053-9



**EXHIBIT "A"**  
**0641-007B & 0641-007C**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Being a portion of Parcel 4 as filed in Book 32, pages 5 and 6 of Parcel Maps, Riverside County Recorder, being a Sectionalized Survey of Section 29, Township 3 South, Range 5 West, lying within Rancho El Sobrante De San Jacinto, in the County of Riverside, State of California, more particularly described as follows:

**PARCEL 0641-007B:**

**COMMENCING** at the South Quarter Corner of Section 20, Township 3 South, Range 5 West, San Bernardino Meridian;

Thence along the southerly line thereof, North  $89^{\circ}23'48''$  West 1251.05 feet;

Thence departing said line, South  $08^{\circ}54'55''$  West 90.03 feet to the beginning of a tangent curve concave easterly and having a radius of 1033.00 feet;

Thence southerly along said curve through a central angle of  $05^{\circ}02'01''$  an arc length of 90.75 feet;

Thence South  $03^{\circ}52'54''$  West 219.50 feet to the beginning of a tangent curve concave westerly and having a radius of 967.00 feet;

Thence southerly along said curve through a central angle of  $20^{\circ}54'42''$  an arc length of 352.93 feet;

Thence South  $24^{\circ}47'36''$  West 500.59 feet to a point on the easterly line of said Parcel 4, said point hereinafter referred to as POINT "A", said point also being the **TRUE POINT OF BEGINNING**;

Thence continuing South  $24^{\circ}47'36''$  West 11.36 feet to the beginning of a tangent curve concave easterly having a radius of 1033.00 feet;

Thence southerly along said curve through a central angle of  $24^{\circ}39'25''$  an arc length of 444.55 feet;

Thence tangent from said curve South  $00^{\circ}08'11''$  West 497.11 feet to the beginning of a tangent curve concave northwesterly having a radius of 567.00 feet;

Thence southwesterly along said curve through a central angle of  $58^{\circ}50'06''$  an arc length of 582.23 feet to a point on the southerly line of said Parcel 4, a radial line to said point bears, South  $31^{\circ}01'43''$  East;

**EXHIBIT "A"**  
**0641-007B & 0641-007C**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence along said southerly line of Parcel 4, North 89°22'42" West 20.30 feet;

Thence departing said southerly line North 57°35'28" East 21.67 feet;

Thence North 53°10'42" East 47.84 feet;

Thence North 37°20'40" East 104.49 feet;

Thence North 28°34'35" East 38.08 feet;

Thence North 82°21'50" West 91.69 feet;

Thence North 34°20'15" West 47.33 feet;

Thence North 13°44'01" East 12.46 feet;

Thence North 80°44'34" East 74.87 feet;

Thence North 57°32'39" East 136.48 feet;

Thence North 22°46'56" East 23.58 feet;

Thence North 18°36'28" East 96.03 feet;

Thence North 09°23'55" East 45.54 feet;

Thence North 16°54'29" West 28.13 feet;

Thence North 69°22'02" West 185.71 feet;

Thence North 08°21'42" East 14.45 feet;

Thence North 78°14'01" East 138.16 feet;

Thence North 29°48'13" East 48.90 feet;

Thence North 01°57'44" East 24.61 feet;

Thence North 57°16'34" East 22.28 feet;

**EXHIBIT "A"**  
**0641-007B & 0641-007C**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence North 16°36'32" East 57.61 feet;

Thence North 43°58'56" West 124.55 feet;

Thence North 29°00'34" West 131.58 feet;

Thence North 28°51'20" East 144.22 feet;

Thence North 31°12'45" East 126.49 feet;

Thence North 25°24'24" East 109.55 feet;

Thence North 25°02'22" East 114.67 feet;

Thence North 29°23'59" East 82.05 feet to a point on the aforementioned easterly line;

Thence along said easterly line South 00°08'03" West 23.31 feet to the **TRUE POINT OF BEGINNING**;

**EXCEPTING THEREFROM** the following described parcel to be known as Parcel 0641-007D:

**COMMENCING** at the South Quarter Corner of Section 20, Township 3 South, Range 5 West, San Bernardino Meridian;

Thence along the southerly line thereof, North 89°23'48" West 1251.05 feet;

Thence departing said line South 08°54'55" West 90.03 feet to a tangent curve concave easterly and having a radius of 1033.00 feet;

Thence southerly along said curve through a central angle of 05°02'01" an arc length of 90.75 feet;

Thence South 03°52'54" West 219.50 feet to the beginning of a tangent curve concave westerly having a radius of 967.00 feet;

Thence southerly along said curve through a central angle of 20°54'42" an arc length of 352.93 feet;

**EXHIBIT "A"**  
**0641-007B & 0641-007C**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence South  $24^{\circ}47'36''$  West 511.95 feet to the beginning of a tangent curve concave easterly having a radius of 1033.00 feet;

Thence southerly along said curve through a central angle of  $24^{\circ}39'26''$  an arc length of 444.55 feet, to a point hereinafter referred to as **POINT "B"**;

Thence South  $00^{\circ}08'11''$  West 254.04 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing South  $00^{\circ}08'11''$  West 41.43 feet;

Thence South  $14^{\circ}49'42''$  West 140.57 feet;

Thence South  $79^{\circ}39'47''$  East 36.23 feet, to a point hereinafter referred to as **POINT "C"**;

Thence South  $00^{\circ}08'11''$  West 40.64 feet, to a point hereinafter referred to as **POINT "D"**;  
Thence North  $79^{\circ}39'47''$  West 59.50 feet;

Thence North  $10^{\circ}20'13''$  East 26.86 feet

Thence North  $57^{\circ}10'03''$  West 42.06 feet;

Thence North  $14^{\circ}49'42''$  East 22.00 feet;

Thence North  $86^{\circ}49'27''$  East 42.06 feet;

Thence North  $14^{\circ}49'42''$  East 132.71 feet to the beginning of a tangent curve concave southeasterly and having a radius of 25.00 feet;

Thence northeasterly along said curve through a central angle of  $34^{\circ}53'07''$  an arc length of 15.22 feet, a radial line to said point bears North  $40^{\circ}17'11''$  West, said point also being the **TRUE POINT OF BEGINNING**;

**ALSO EXCEPTING THEREFROM** the following described parcel to be known as Parcel 0641-007G:

**COMMENCING** at the aforementioned **POINT "D"**;

Thence South  $00^{\circ}08'11''$  West 18.60 feet to the beginning of a tangent curve concave northwesterly having a radius of 567.00 feet;

**EXHIBIT "A"**  
**0641-007B & 0641-007C**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence southwesterly along said curve through a central angle of  $11^{\circ}14'08''$  an arc length of 111.19 feet to a point on said curve, a radial line to said point bears, South  $78^{\circ}37'41''$  East, said point also being the **TRUE POINT OF BEGINNING**;

Thence continuing southwesterly along said curve through a central angle of  $05^{\circ}54'52''$  an arc length of 58.53 feet, a radial line to said point bears, South  $72^{\circ}42'49''$  East, said point also being a point on a non-tangent curve concave northwesterly and having a radius of 500.00 feet, a radial line to said point bears, South  $57^{\circ}32'52''$  East;

Thence along said non-tangent curve through a central angle of  $06^{\circ}02'46''$  an arc length of 52.76 feet;

Thence South  $38^{\circ}29'54''$  West 68.38 feet to a point on a non-tangent curve concave northerly and having a radius of 65.00 feet, a radial line to said point bears, South  $06^{\circ}26'40''$  West;

Thence easterly along said non-tangent curve through a central angle of  $33^{\circ}05'47''$  an arc length of 37.55 feet, a radial line to said point bears, South  $26^{\circ}39'07''$  East, said point also being a point on the aforementioned curve concave northwesterly and having a radius of 567.00 feet, a radial line to said point bears, South  $62^{\circ}52'56''$  East;

Thence southwesterly along said 567.00 foot curve through a central angle of  $06^{\circ}39'54''$  an arc length of 65.96 feet, a radial line to said point bears, South  $56^{\circ}13'02''$  East, said point also being a point on a non-tangent curve concave northerly and having a radius of 115.00 feet, a radial line to said point bears, South  $02^{\circ}07'06''$  West;

Thence westerly along said non-tangent curve through a central angle of  $13^{\circ}18'41''$  an arc length of 26.72 feet to a non-tangent line, a radial line to said point bears South  $15^{\circ}25'47''$  West;

Thence along said non-tangent line North  $72^{\circ}23'41''$  West 12.00 feet;

Thence North  $17^{\circ}36'19''$  East 33.07 feet;

Thence North  $51^{\circ}30'06''$  West 2.56 feet;

Thence North  $33^{\circ}29'51''$  West 42.06 feet;

Thence North  $38^{\circ}29'54''$  East 22.00 feet;

**EXHIBIT "A"**  
**0641-007B & 0641-007C**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence South 69°30'21" East 42.06 feet to a line 15.00 feet northwesterly and parallel, measured at right angles from the aforementioned line described as "South 38°29'54" West 68.38 feet";

Thence along said parallel line North 38°29'54" East 44.47 feet to the beginning of a tangent curve concave northwesterly and having a radius of 485.00 feet, said curve being concentric with the aforementioned curve having a radius of 500.00 feet;

Thence northeasterly along said concentric curve through a central angle of 12°37'45" an arc length of 106.90 feet to the **TRUE POINT OF BEGINNING**.

Containing 98,150 Square Feet, 2.253 acres more or less.

**PARCEL 0641-007C:**

**COMMENCING** at the aforementioned **POINT "A"**, said point being a point on said easterly line;

Thence along said easterly line South 00°08'03" West 191.06 feet to a point on a curve concave easterly and having a radius of 967.00 feet, a radial line to said point bears, North 74°52'01" West, said curve being concentric with said 1033.00 foot radius curve, said point further being the **TRUE POINT OF BEGINNING**;

Thence continuing along said easterly line South 00°08'03" West 958.39 feet;

Thence departing said easterly line South 31°24'53" West 112.35 feet;

Thence South 35°02'35" West 62.74 feet;

Thence South 40°57'28" West 68.21 feet;

Thence South 45°49'02" West 46.30 feet;

Thence South 37°47'48" West 55.69 feet to a point on the southerly line of said Parcel 4;

Thence along said southerly line North 89°22'42" West 54.56 feet to a point on a non-tangent curve concave northwesterly and having a radius of 633.00 feet, a radial line to said point bears, South 39°41'33" East, said curve being concentric with said 567.00 foot radius curve;

**EXHIBIT "A"**  
**0641-007B & 0641-007C**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence northeasterly along said concentric curve through a central angle of  $50^{\circ}10'16''$  an arc length of 554.29 feet to a line being 66.00 feet easterly and parallel, measured at right angles from the aforementioned line described as "South  $00^{\circ}08'11''$  West 497.11 feet;

Thence along said parallel line North  $00^{\circ}08'11''$  East 497.11 feet to the beginning of a tangent curve concave easterly and having a radius of 967.00 feet, said curve being concentric with said 1033.00 foot radius curve;

Thence northerly along said concentric curve through a central angle of  $14^{\circ}59'48''$  an arc length of 253.10 feet to the **TRUE POINT OF BEGINNING**;

**EXCEPTING THEREFROM** the following described parcel to be known as Parcel 0641-007E:

**COMMENCING** at the aforementioned **POINT "B"**;

Thence South  $89^{\circ}51'49''$  East 66.00 feet;

Thence South  $00^{\circ}08'11''$  West 131.94 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing South  $00^{\circ}08'11''$  West 31.79 feet;

Thence South  $15^{\circ}47'01''$  East 120.14 feet to a point on the easterly line of said Parcel 4;

Thence along said easterly line North  $00^{\circ}08'03''$  East 54.69 feet;

Thence departing said easterly line North  $15^{\circ}47'01''$  West 85.91 feet to the beginning of a tangent curve concave southwesterly and having a radius of 15.00 feet;

Thence northwesterly along said curve through a central angle of  $54^{\circ}27'31''$  an arc length of 14.26 feet to the **TRUE POINT OF BEGINNING**.

**ALSO EXCEPTING THEREFROM** the following described parcel to be known as Parcel 0641-007F:

**COMMENCING** at the aforementioned **POINT "C"**;

Thence South  $79^{\circ}39'47''$  East 67.06 feet, said point being the **TRUE POINT OF BEGINNING**;

**EXHIBIT "A"**  
**0641-007B & 0641-007C**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence continuing South 79°39'47" East 33.49 feet to a point on the aforementioned easterly line of said Parcel 4;

Thence along said easterly line South 00°08'03" West 40.64 feet;

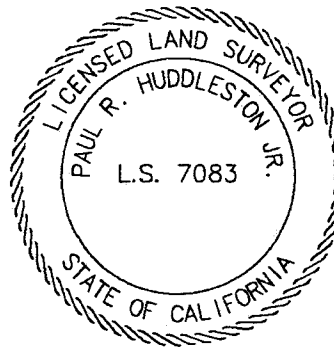
Thence departing said easterly line North 79°39'47" West 33.49 feet;

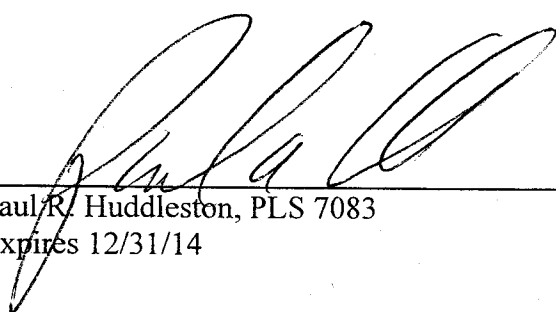
Thence North 00°08'11" East 40.64 feet to the **TRUE POINT OF BEGINNING**.

Containing 42,619 Square Feet, 0.978 acres more or less.

As more particularly shown on Exhibit "B" attached hereto and by this reference made a part hereof.

Prepared under the supervision of:



  
\_\_\_\_\_  
Paul R. Huddleston, PLS 7083  
Expires 12/31/14

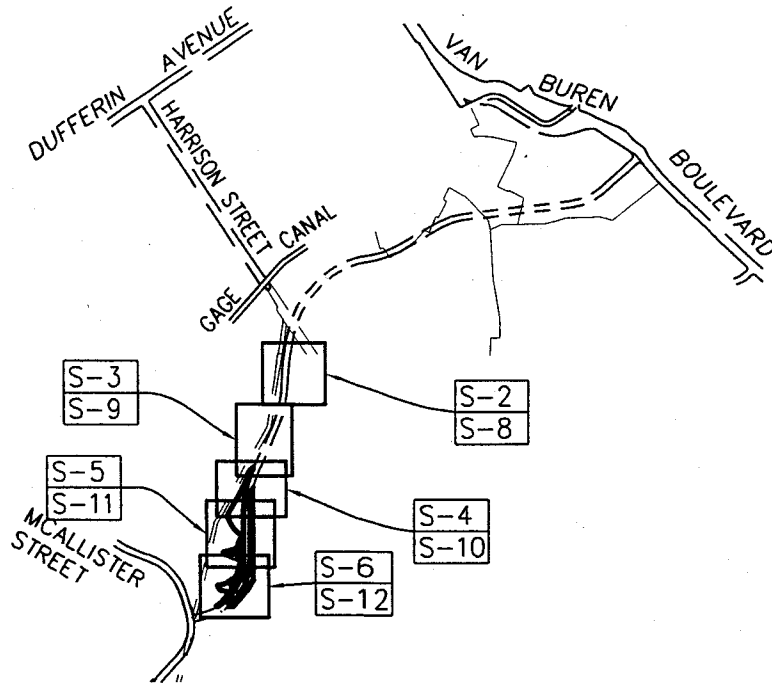
10/29/13  
Date

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: Edward B. Hunt  
DATE: 10-31-2013



# EXHIBIT "B"

0641-007B & 0641-007C  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



## VICINITY / INDEX MAP

### LEGEND:

S-#

INDICATES SHEET No. AS NOTED.

( )

INDICATES RECORD PER RS 72/85-90.

0641-001A

INDICATES PARCEL No.

#

INDICATES LINE OR CURVE DATA NUMBER (SEE SHEETS 7, 13 & 14 FOR LINE AND CURVE TABLE DATA).

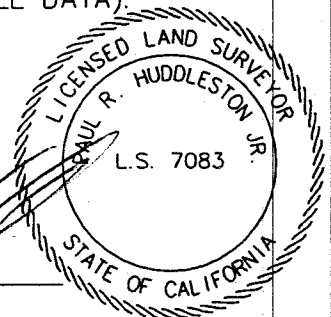
#

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: Edward D. Hunt

DATE: 10-31-2013

Paul R. Huddleston Jr.  
PAUL R. HUDDLESTON JR.  
PLS 7083



COUNTY W.O.: C1-0641

OWNER:  
HIBBARD VIEW  
DEVELOPMENT  
COMPANY



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 29, T. 3 S., R. 5 W.,  
RANCHO EL SOBRANTE DE SAN JACINTO

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 1 OF 14

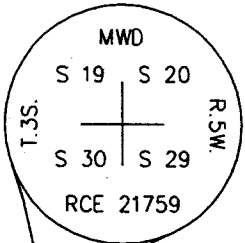
DATE: Oct 29, 2013

W.O. 3053-9

APN:  
269-060-012

# EXHIBIT "B"

0641-007B & 0641-007C  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



POR. BLOCK "C"  
MB 11/20-21 SB Co.  
APN: 239-270-001

INST. No. 174584 O.R.  
REC. 9/7/1977  
APN: 239-270-004

2011-0187094 O.R.  
REC. 4/28/2011  
INST. No. 239-270-002

CITY OF RIVERSIDE P.O.C.

N89°23'48"W 2641.25' (N89°23'31"W 2641.23')

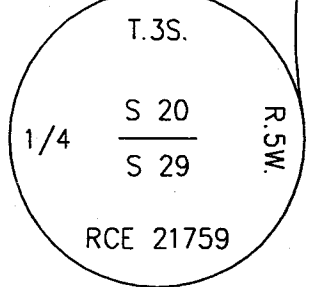
N89°23'48"W 1251.05'

COUNTY OF RIVERSIDE

LOT 1 MB 9/13  
APN: 269-060-004

$\Delta=05^{\circ}02'01''$   
 $R=1033.00'$   
 $L=90.75'$

NORTH LINE OF RANCHO EL SOBRANTE DE SAN JACINTO & THE SOUTH LINE OF SW 1/4 SECTION 20, T.3S., R.5W., S.B.M.



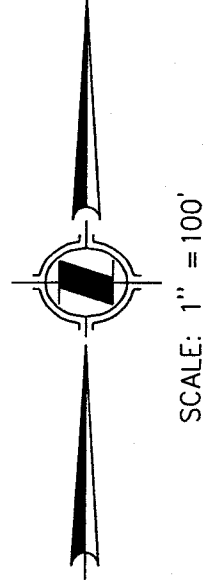
POR. LOT 2 MB 9/13  
APN: 269-060-006

LOT 1 MB 9/13  
APN: 269-060-004

$\Delta=20^{\circ}54'42''$   
 $R=967.00'$   
 $L=352.93'$

POR. LOT 2 MB 9/13  
APN: 269-060-004

SEE SHEET 3 FOR CONTINUATION  
40' WIDE MWDS EASEMENT PER DEED RECORDED 10/01/1940 IN BOOK 479, PAGE 109 O.R.



COUNTY W.O.: C1-0641

OWNER:  
HIBBARD VIEW DEVELOPMENT COMPANY  
APN: 269-060-012



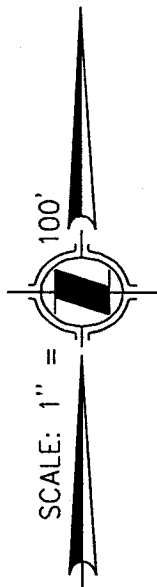
**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 29, T. 3 S., R. 5 W., RANCHO EL SOBRANTE DE SAN JACINTO  
PREPARED BY: RNB  
CHECKED BY: PRH, JR.  
DATE: Oct 29, 2013  
SHEET 2 OF 14  
W.O. 3053-9

# EXHIBIT "B"

0641-007B & 0641-007C  
SLOPE MAINTENANCE & DRAINAGE EASEMENT

SEE SHEET 2 FOR CONTINUATION



LOT 1  
MB 9/13  
APN:  
269-060-004

$\Delta = 20^{\circ}54'42''$   
 $R = 967.00'$   
 $L = 352.93'$

POR. LOT 2  
MB 9/13  
APN:  
269-060-005

POR.  
PARCEL 1  
PMB 32/5-6  
APN: 269-060-009

40' WIDE MWDSC EASEMENT PER  
DEED RECORDED 10/01/1940 IN  
BOOK 479, PAGE 109 O.R.

S24°47'36"W 500.59'

POR.  
LOT 2  
MB 9/13  
APN: 269-060-004

T.P.O.B.  
0641-007B  
& POINT "A"

NOTE: SEE SHEET 7 FOR DATA TABLE.  
SEE SHEETS 8 THROUGH 14 FOR  
NOT A PART PARCEL DELINEATION.

SEE SHEET 4 FOR CONTINUATION

COUNTY W.O.: C1-0641

OWNER:  
HIBBARD VIEW  
DEVELOPMENT  
COMPANY



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 29, T. 3 S., R. 5 W.,  
RANCHO EL SOBRANTE DE SAN JACINTO

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 3 OF 14

DATE: Oct 29, 2013

W.O. 3053-9

APN:  
269-060-012

# EXHIBIT "B"

## 0641-007B & 0641-007C SLOPE MAINTENANCE & DRAINAGE EASEMENT

SEE SHEET 3 FOR CONTINUATION

POR.  
PARCEL 1  
PMB 32/5-6  
APN: 269-060-009

T.P.O.B.  
0641-007B  
& POINT "A"  
POR. LOT 2  
MB 9/13  
APN: 269-060-004

T.P.O.B.  
0641-007C

POR. LOT 5  
MB 9/13  
APN: 269-060-004

0641-007C  
42,619 SQ.FT.  
0.978 AC.

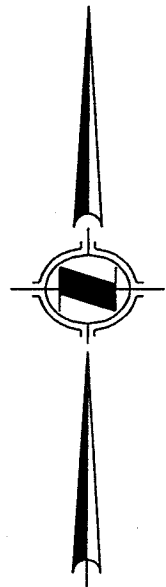
0641-007B  
98,150 SQ.FT.  
2.253 AC.

PARCEL 4  
PMB 32/5-6  
APN: 269-060-012

PARCEL 4  
PMB 32/5-6  
APN: 269-060-012

SEE SHEET 5 FOR CONTINUATION

NOTE: SEE SHEET 7 FOR DATA TABLE.  
SEE SHEETS 8 THROUGH 14 FOR  
NOT A PART PARCEL DELINEATION.



SCALE: 1" = 100'

OWNER:  
HIBBARD VIEW  
DEVELOPMENT  
COMPANY

APN:  
269-060-012



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 29, T. 3 S., R. 5 W.,  
RANCHO EL SOBRANTE DE SAN JACINTO

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 4 OF 14

DATE: Oct 29, 2013

W.O. 3053-9

COUNTY W.O.: C1-0641

# EXHIBIT "B"

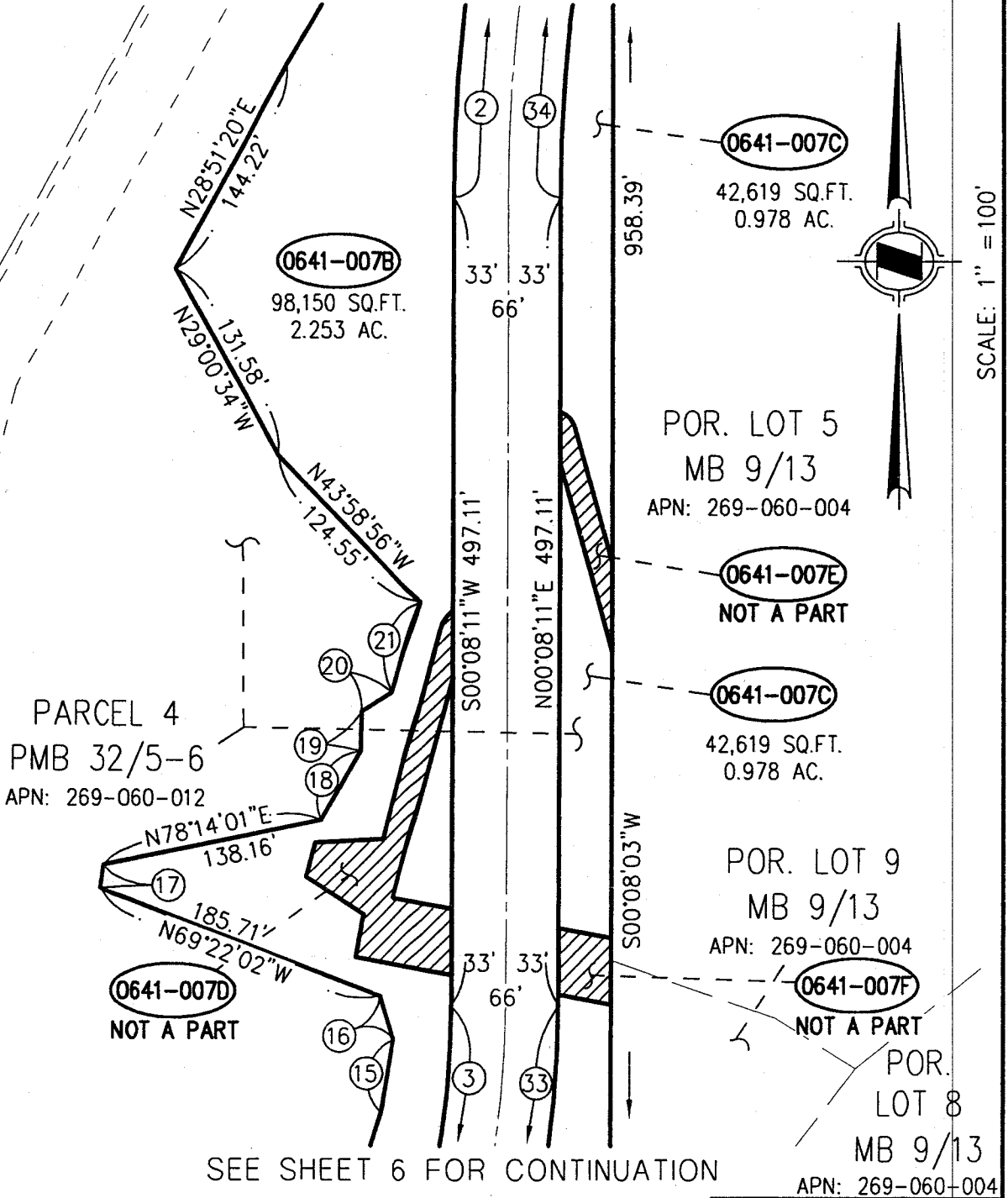
## 0641-007B & 0641-007C SLOPE MAINTENANCE & DRAINAGE EASEMENT

NOTE:  
SEE SHEET 7 FOR DATA TABLE.  
SEE SHEETS 8 THROUGH 14 FOR  
NOT A PART PARCEL DELINEATION.

 INDICATES "NOT A PART"

SEE SHEET 4 FOR CONTINUATION

40' WIDE MWDSC EASEMENT PER  
DEED RECORDED 10/01/1940 IN  
BOOK 479, PAGE 109 O.R.



SEE SHEET 6 FOR CONTINUATION

COUNTY W.O.: C1-0641

OWNER:  
HIBBARD VIEW  
DEVELOPMENT  
COMPANY

APN:  
269-060-012



PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

POR. OF SECTION 29, T. 3 S., R. 5 W.,  
RANCHO EL SOBRANTE DE SAN JACINTO

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 5 OF 14
--------------------	------------------------	---------------

DATE: Oct 29, 2013

W.O. 3053-9

# EXHIBIT "B"

## 0641-007B & 0641-007C SLOPE MAINTENANCE & DRAINAGE EASEMENT

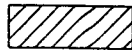
POR. LOT 5

MB 9/13

APN: 269-060-004

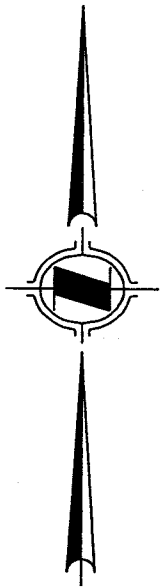
NOTE:

SEE SHEET 7 FOR DATA TABLE.  
SEE SHEETS 8 THROUGH 14 FOR  
NOT A PART PARCEL DELINEATION.



INDICATES "NOT A PART"

SEE SHEET 5 FOR CONTINUATION



SCALE: 1" = 100'

PARCEL 4  
PMB 32/5-6  
APN: 269-060-012

**0641-007B**

98,150 SQ.FT.  
2.253 AC.

NOT A PART

**0641-007C**

**0641-007D**

NOT A PART

500'08'03"W 958.39'

POR. LOT 9

MB 9/13

APN: 269-060-004

**0641-007F**

NOT A PART

POR. LOT 8  
MB 9/13

APN: 269-060-004

**0641-007C**

42,619 SQ.FT.  
0.978 AC.

POR. LOT 8  
MB 9/13

APN: 269-100-014

PARCEL 4  
PMB 32/5-6

APN: 269-060-012

APN: 269-100-014

POR. LOT 8

MB 9/13

LOT 14

MB 9/13

APN: 269-100-014

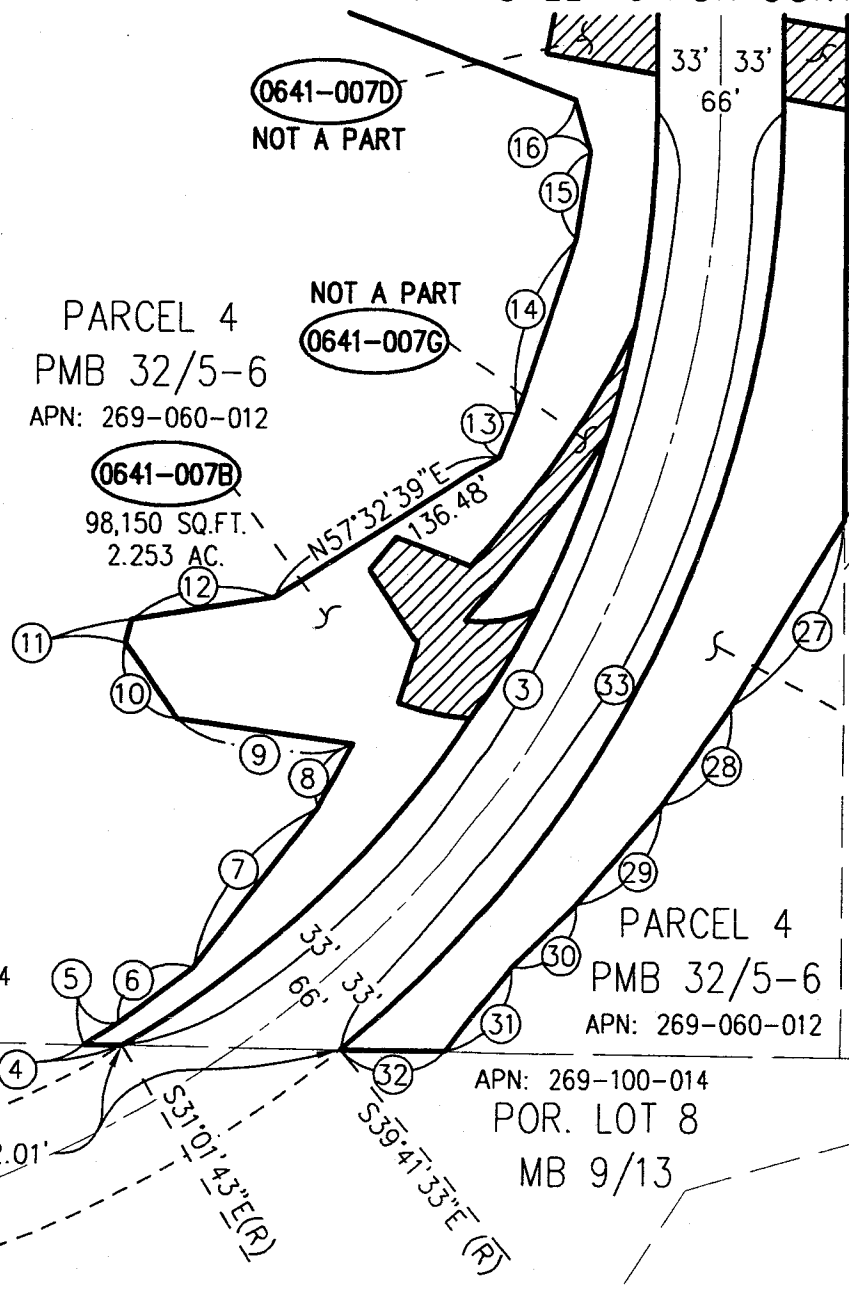
S89°22'42"E 112.01'

S31°01'43"E (R)

S39°41'33"E (R)

N57°32'39"E 136.48'

33' 33' 66'



COUNTY W.O.: C1-0641

OWNER:  
HIBBARD VIEW  
DEVELOPMENT  
COMPANY

APN:  
269-060-012



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 29, T. 3 S., R. 5 W.,  
RANCHO EL SOBRANTE DE SAN JACINTO

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 6 OF 14
--------------------	------------------------	---------------

DATE: Oct 29, 2013

W.O. 3053-9

# EXHIBIT "B"

## 0641-007B & 0641-007C SLOPE MAINTENANCE & DRAINAGE EASEMENT

### DATA TABLE

#	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	S24°47'36"W		11.36'	
②	24°39'25"	1033.00'	444.55'	225.77'
③	58°50'06"	567.00'	582.23'	319.72'
④	N89°22'42"W		20.30'	
⑤	N57°35'28"E		21.67'	
⑥	N53°10'42"E		47.84'	
⑦	N37°20'40"E		104.49'	
⑧	N28°34'35"E		38.08'	
⑨	N82°21'50"W		91.69'	
⑩	N34°20'15"W		47.33'	
⑪	N13°44'01"E		12.46'	
⑫	N80°44'34"E		74.87'	
⑬	N22°46'56"E		23.58'	
⑭	N18°36'28"E		96.03'	
⑮	N9°23'55"E		45.54'	
⑯	N16°54'29"W		28.13'	
⑰	N8°21'42"E		14.45'	

### DATA TABLE

#	BEARING/DELTA	RADIUS	LENGTH	TANGENT
⑱	N29°48'13"E		48.90'	
⑲	N1°57'44"E		24.61'	
⑳	N57°16'34"E		22.28'	
㉑	N16°36'32"E		57.61'	
㉒	N25°24'24"E		109.55'	
㉓	N25°02'22"E		114.67'	
㉔	N29°23'59"E		82.05'	
㉕	S0°08'03"W		23.31'	
㉖	S00°08'03"W		191.06'	
㉗	S31°24'53"W		112.35'	
㉘	S35°02'35"W		62.74'	
㉙	S40°57'28"W		68.21'	
㉚	S45°49'02"W		46.30'	
㉛	S37°47'48"W		55.69'	
㉜	N89°22'42"W		54.56'	
㉝	50°10'16"	633.00'	554.29'	296.32'
㉞	14°59'48"	967.00'	253.10'	127.28'

COUNTY W.O.: C1-0641

OWNER:  
HIBBARD VIEW  
DEVELOPMENT  
COMPANY

APN:  
269-060-012



**HUNSAKER & ASSOCIATES**  
**IRVINE, INC**  
**INLAND EMPIRE REGION**

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 29, T. 3 S., R. 5 W.,  
RANCHO EL SOBRANTE DE SAN JACINTO

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

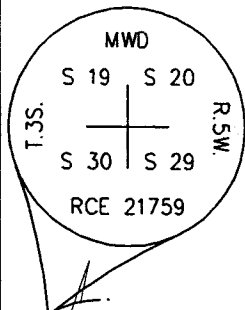
SHEET 7 OF 14

DATE: Oct 29, 2013

W.O. 3053-9

# EXHIBIT "B"

0641-007B & 0641-007C  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



INST. No. 174584 O.R.  
REC. 9/7/1977  
APN: 239-270-004

CITY OF

POR. BLOCK "C"  
MB 11/20-21 SB Co  
APN: 239-270-001

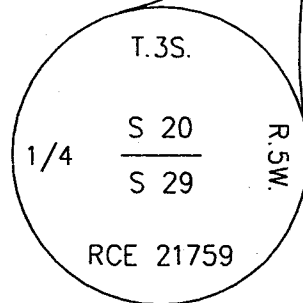
RIVERSIDE  
P.O.C.

2011-0187094 O.R.  
REC. 4/28/2011  
INST. No. 174584 O.R.  
REC. 9/7/1977  
APN: 239-270-002

N89°23'48"W 2641.25' (N89°23'31"W 2641.23')

N89°23'48"W 1251.05'  
COUNTY OF RIVERSIDE

NORTH LINE OF RANCHO EL  
SOBRANTE DE SAN JACINTO  
& THE SOUTH LINE OF SW¼  
SECTION 20, T.3S., R.5W.,  
S.B.M.



LOT 1 MB 9/13  
APN: 269-060-004

$\Delta=05^{\circ}02'01''$   
R=1033.00'  
L=90.75'

33' 33'  
66'

S08°54'55"W  
90.03'

S03°52'54"W 219.50'

33' 33'  
66'

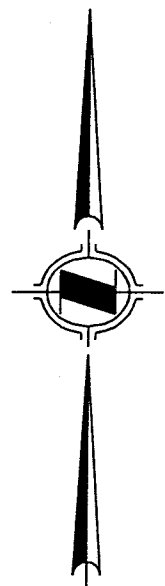
$\Delta=20^{\circ}54'42''$   
R=967.00'  
L=352.93'

POR. LOT 2  
MB 9/13  
APN: 269-060-004

POR.  
LOT 2  
MB 9/13  
APN: 269-060-006

LOT 1  
MB 9/13  
APN: 269-060-004

SEE SHEET 9 FOR CONTINUATION  
40' WIDE MWSC EASEMENT PER  
DEED RECORDED 10/01/1940 IN  
BOOK 479, PAGE 109 O.R.



COUNTY W.O.: C1-0641

OWNER:  
HIBBARD VIEW  
DEVELOPMENT  
COMPANY



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 29, T. 3 S., R. 5 W.,  
RANCHO EL SOBRANTE DE SAN JACINTO

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 8 OF 14

DATE: Oct 29, 2013

W.O. 3053-9

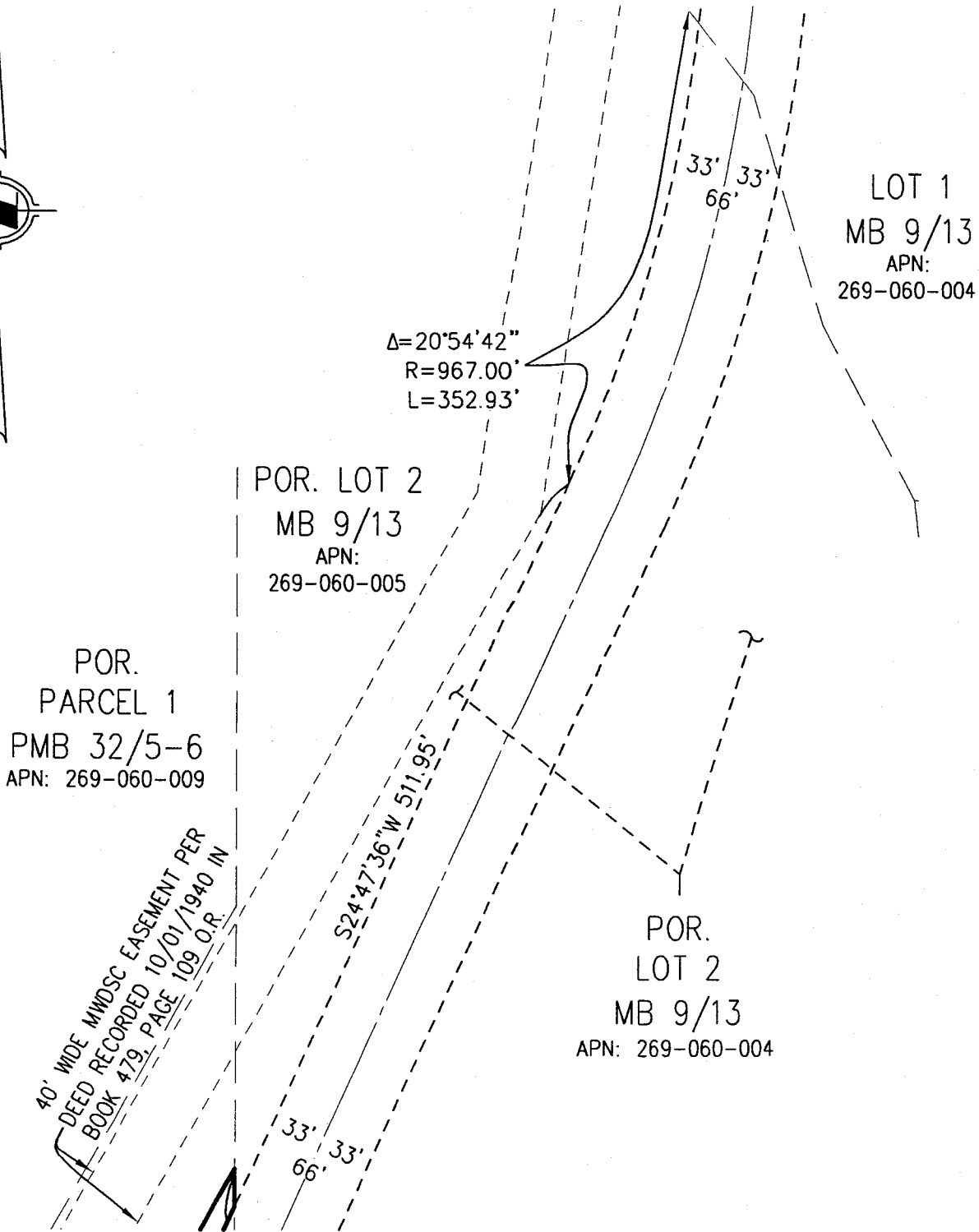
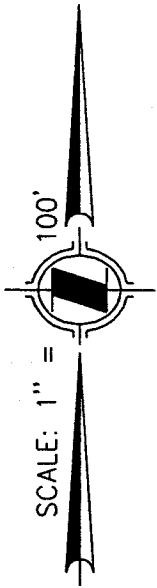
APN:  
269-060-012



# EXHIBIT "B"

0641-007B & 0641-007C  
SLOPE MAINTENANCE & DRAINAGE EASEMENT

SEE SHEET 8 FOR CONTINUATION



SEE SHEET 10 FOR CONTINUATION

COUNTY W.O.: C1-0641

OWNER:  
HIBBARD VIEW  
DEVELOPMENT  
COMPANY  
  
APN:  
269-060-012



**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
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PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 29, T. 3 S., R. 5 W., RANCHO EL SOBRANTE DE SAN JACINTO		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 9 OF 14
DATE: Oct 29, 2013		W.O. 3053-9

# EXHIBIT "B"

0641-007B & 0641-007C  
 SLOPE MAINTENANCE & DRAINAGE EASEMENT  
 SEE SHEET 9 FOR CONTINUATION

POR.  
 PARCEL 1  
 PMB 32/5-6  
 APN: 269-060-009

POR. LOT 2  
 MB 9/13  
 APN: 269-060-004

40' WIDE MWDSC EASEMENT PER  
 DEED RECORDED 10/01/1940 IN  
 BOOK 479, PAGE 109 O.R.

$\Delta = 24^{\circ}39'26''$   
 $R = 1033.00'$   
 $L = 444.55'$

PARCEL 4  
 PMB 32/5-6  
 APN: 269-060-012

**0641-007C**

42,619 SQ.FT.  
 0.978 AC.

POR. LOT 5  
 MB 9/13  
 APN: 269-060-004

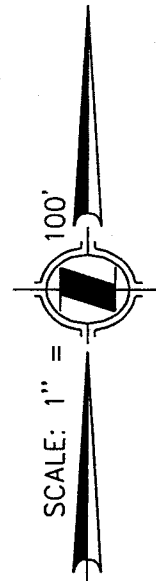
**0641-007B**

98,150 SQ.FT.  
 2.253 AC.

POINT "B"

254.04'  
 33'  
 33'  
 11  
 12  
 500'08"11" W 497.11'  
 66'

T.P.O.B.  
0641-007E



INDICATES "NOT A PART"

NOTE:

SEE SHEETS 13 & 14 FOR  
 LINE AND CURVE TABLE DATA.

SEE SHEET 11 FOR CONTINUATION

COUNTY W.O.: C1-0641

OWNER:  
 HIBBARD VIEW  
 DEVELOPMENT  
 COMPANY



HUNSAKER & ASSOCIATES  
 IRVINE, INC  
 INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
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PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 29, T. 3 S., R. 5 W.,  
 RANCHO EL SOBRANTE DE SAN JACINTO

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 10 OF 14
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DATE: Oct 29, 2013

W.O. 3053-9

APN:  
 269-060-012

# EXHIBIT "B"

## 0641-007B & 0641-007C SLOPE MAINTENANCE & DRAINAGE EASEMENT

SEE SHEET 10 FOR CONTINUATION  INDICATES "NOT A PART"

NOTE:

**0641-007C**  
42,619 SQ.FT.  
0.978 AC.  
SEE SHEETS 13 & 14 FOR  
LINE AND CURVE TABLE DATA.

PARCEL 4

PMB 32/5-6

APN: 269-060-012

T.P.O.B.  
**0641-007E**

POR. LOT 5

MB 9/13

APN: 269-060-004

NOT A PART

**0641-007E**

1,710 SQ.FT.  
0.039 AC.

**0641-007C**

42,619 SQ.FT.  
0.978 AC.

PARCEL 4

PMB 32/5-6

APN: 269-060-012

T.P.O.B.  
**0641-007F**

NOT A PART

**0641-007F**

1,339 SQ.FT.  
0.031 AC.

POR. LOT 8

MB 9/13

APN: 269-060-004

POR. LOT 9

MB 9/13

APN: 269-060-004

**0641-007C**

42,619 SQ.FT.  
0.978 AC.

$\Delta=24^{\circ}39'26''$   
 $R=1033.00'$   
 $L=444.55'$

POINT "B"

**0641-007B**

98,150 SQ.FT.  
2.253 AC.

PARCEL 4

PMB 32/5-6

APN: 269-060-012

T.P.O.B.  
**0641-007D**

NOT A PART

**0641-007D**

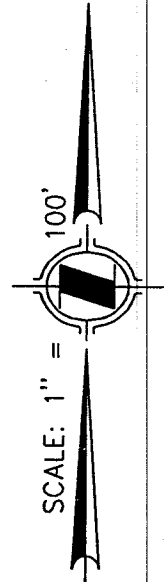
6,116 SQ.FT.  
0.140 AC.

**0641-007B**

98,150 SQ.FT.  
2.253 AC.

POINT "D"

POINT "C"



SEE SHEET 12 FOR CONTINUATION

COUNTY W.O.: C1-0641

OWNER:  
HIBBARD VIEW  
DEVELOPMENT  
COMPANY

APN:  
269-060-012



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 29, T. 3 S., R. 5 W.,  
RANCHO EL SOBRANTE DE SAN JACINTO

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 11 OF 14

DATE: Oct 29, 2013

W.O. 3053-9

# EXHIBIT "B"

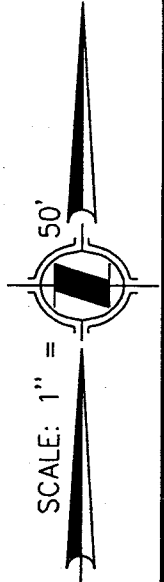
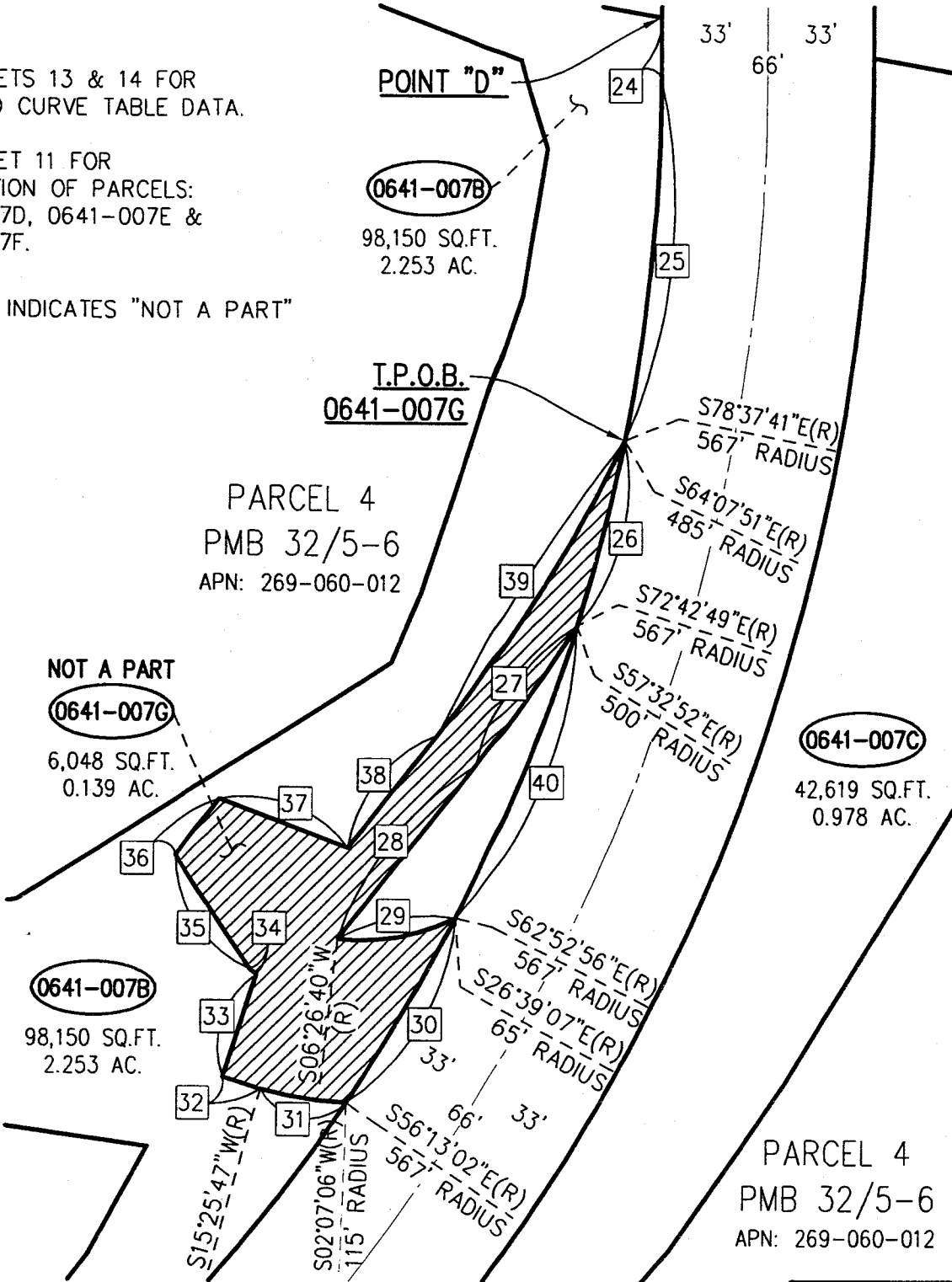
0641-007B & 0641-007C  
 SLOPE MAINTENANCE & DRAINAGE EASEMENT  
 SEE SHEET 11 FOR CONTINUATION

**NOTE:**

SEE SHEETS 13 & 14 FOR  
 LINE AND CURVE TABLE DATA.

SEE SHEET 11 FOR  
 DELINEATION OF PARCELS:  
 0641-007D, 0641-007E &  
 0641-007F.

 INDICATES "NOT A PART"



COUNTY W.O.: C1-0641

OWNER:  
 HIBBARD VIEW  
 DEVELOPMENT  
 COMPANY  
  
 APN:  
 269-060-012



**HUNSAKER & ASSOCIATES**  
 IRVINE, INC  
 INLAND EMPIRE REGION  
 2900 ADAMS STREET, SUITE A-15  
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 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 29, T. 3 S., R. 5 W.,  
 RANCHO EL SOBRANTE DE SAN JACINTO

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 12 OF 14
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DATE: Oct 29, 2013	W.O. 3053-9
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# EXHIBIT "B"

## 0641-007B & 0641-007C SLOPE MAINTENANCE & DRAINAGE EASEMENT DATA TABLE

#	BEARING/Delta	RADIUS	LENGTH	TANGENT
1	S14°49'42"W		140.57'	
2	S79°39'47"E		36.23'	
3	S00°08'11"W		40.64'	
4	N79°39'47"W		59.50'	
5	N10°20'13"E		26.86'	
6	N57°10'03"W		42.06'	
7	N14°49'42"E		22.00'	
8	N86°49'27"E		42.06'	
9	N14°49'42"E		132.71'	
10	34°53'07"	25.00'	15.22'	7.85'
11	S89°51'49"E (R)		66.00'	
12	S00°08'11"W		131.94'	
13	S00°08'11"W		31.79'	
14	S15°47'01"E		120.14'	
15	N00°08'03"E		54.69'	
16	N15°47'01"W		85.91'	
17	54°27'31"	15.00'	14.26'	7.72'
19	S79°39'47"E		67.06'	
20	S79°39'47"E		33.49'	
21	S00°08'03"W		40.64'	
22	N79°39'47"W		33.49'	
23	N00°08'11"E		40.64'	
24	S00°08'11"W		18.60'	
25	11°14'08"	567.00'	111.19'	55.77'
26	05°54'52"	567.00'	58.53'	29.29'
27	06°02'46"	500.00'	52.76'	26.41'
28	S38°29'54"W		68.38'	
29	33°05'47"	65.00'	37.55'	19.31'

COUNTY W.O.: C1-0641

OWNER:  
HIBBARD VIEW  
DEVELOPMENT  
COMPANY  
  
APN:  
269-060-012



**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
**INLAND EMPIRE REGION**  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

<b>POR. OF SECTION 29, T. 3 S., R. 5 W., RANCHO EL SOBRANTE DE SAN JACINTO</b>		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 13 OF 14
DATE: Oct 29, 2013		W.O. 3053-9

# EXHIBIT "B"

## 0641-007B & 0641-007C SLOPE MAINTENANCE & DRAINAGE EASEMENT DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
30	06°39'54"	567.00'	65.96'	33.02'
31	13°18'41"	115.00'	26.72'	13.42'
32	N72°23'41"W		12.00'	
33	N17°36'19"E		33.07'	
34	N51°30'06"W		2.56'	
35	N33°29'51"W		42.06'	
36	N38°29'54"E		22.00'	
37	S69°30'21"E		42.06'	
38	N38°29'54"E		44.47'	
39	12°37'45"	485.00'	106.90'	53.67'
40	09°49'53"	567.00'	97.29'	48.76'

COUNTY W.O.: C1-0641

OWNER:  
HIBBARD VIEW  
DEVELOPMENT  
COMPANY



**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
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PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 29, T. 3 S., R. 5 W.,  
RANCHO EL SOBRANTE DE SAN JACINTO

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 14 OF 14
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APN  
269-060-012

DATE: Oct 29, 2013	W.O. 3053-9
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**EXHIBIT "A"**  
**0641-007D, 0641-007E, 0641-007F & 0641-007G**  
**LEGAL DESCRIPTION**  
**STORM DRAIN EASEMENT**

Being a portion of Parcel 4 as filed in Book 32, pages 5 and 6 of Parcel Maps, Riverside County Recorder, being a Sectionalized Survey of Section 29, Township 3 South, Range 5 West, lying within Rancho El Sobrante De San Jacinto, in the County of Riverside, State of California, more particularly described as follows:

**PARCEL 0641-007D:**

**COMMENCING** at the South Quarter Corner of Section 20, Township 3 South, Range 5 West, San Bernardino Meridian;

Thence along the southerly line thereof, North  $89^{\circ}23'48''$  West 1251.05 feet;

Thence departing said line South  $08^{\circ}54'55''$  West 90.03 feet to a tangent curve concave easterly and having a radius of 1033.00 feet;

Thence southerly along said curve through a central angle of  $05^{\circ}02'01''$  an arc length of 90.75 feet;

Thence South  $03^{\circ}52'54''$  West 219.50 feet to the beginning of a tangent curve concave westerly having a radius of 967.00 feet;

Thence southerly along said curve through a central angle of  $20^{\circ}54'42''$  an arc length of 352.93 feet;

Thence South  $24^{\circ}47'36''$  West 511.95 feet to the beginning of a tangent curve concave easterly having a radius of 1033.00 feet;

Thence southerly along said curve through a central angle of  $24^{\circ}39'26''$  an arc length of 444.55 feet, to a point hereinafter referred to as **POINT "A"**;

Thence South  $00^{\circ}08'11''$  West 254.04 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing South  $00^{\circ}08'11''$  West 41.43 feet;

Thence South  $14^{\circ}49'42''$  West 140.57 feet;

Thence South  $79^{\circ}39'47''$  East 36.23 feet, to a point hereinafter referred to as **POINT "B"**;

Thence South  $00^{\circ}08'11''$  West 40.64 feet, to a point hereinafter referred to as **POINT "C"**;

**EXHIBIT "A"**  
**0641-007D, 0641-007E, 0641-007F & 0641-007G**  
**LEGAL DESCRIPTION**  
**STORM DRAIN EASEMENT**

Thence North 79°39'47" West 59.50 feet;

Thence North 10°20'13" East 26.86 feet;

Thence North 57°10'03" West 42.06 feet;

Thence North 14°49'42" East 22.00 feet;

Thence North 86°49'27" East 42.06 feet;

Thence North 14°49'42" East 132.71 feet to the beginning of a tangent curve concave southeasterly and having a radius of 25.00 feet;

Thence northeasterly along said curve through a central angle of 34°53'07" an arc length of 15.22 feet, a radial line to said point bears North 40°17'11" West, said point also being the **TRUE POINT OF BEGINNING**.

**Containing:** 6,116 Square Feet, 0.140 acres more or less.

**PARCEL 0641-007E:**

**COMMENCING** at the aforementioned **POINT "A"**;

Thence South 89°51'49" East 66.00 feet;

Thence South 00°08'11" West 131.94 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing South 00°08'11" West 31.79 feet;

Thence South 15°47'01" East 120.14 feet to a point on the easterly line of said Parcel 4;

Thence along said easterly line North 00°08'03" East 54.69 feet;

Thence departing said easterly line North 15°47'01" West 85.91 feet to the beginning of a tangent curve concave southwesterly and having a radius of 15.00 feet;

Thence northwesterly along said curve through a central angle of 54°27'31" an arc length of 14.26 feet to the **TRUE POINT OF BEGINNING**.



**EXHIBIT "A"**  
**0641-007D, 0641-007E, 0641-007F & 0641-007G**  
**LEGAL DESCRIPTION**  
**STORM DRAIN EASEMENT**

**Containing:** 1,710 Square Feet, 0.039 acres more or less.

**PARCEL 0641-007F:**

**COMMENCING** at the aforementioned **POINT "B"**;

Thence South 79°39'47" East 67.06 feet, said point being the **TRUE POINT OF BEGINNING**;

Thence continuing South 79°39'47" East 33.49 feet to a point on the aforementioned easterly line of said Parcel 4;

Thence along said easterly line South 00°08'03" West 40.64 feet;

Thence departing said easterly line North 79°39'47" West 33.49 feet;

Thence North 00°08'11" East 40.64 feet to the **TRUE POINT OF BEGINNING**.

**Containing:** 1,339 Square Feet, 0.031 acres more or less.

**PARCEL 0641-007G:**

**COMMENCING** at the aforementioned **POINT "C"**;

Thence South 00°08'11" West 18.60 feet to the beginning of a tangent curve concave northwesterly having a radius of 567.00 feet;

Thence southwesterly along said curve through a central angle of 11°14'08" an arc length of 111.19 feet to a point on said curve, a radial line to said point bears, South 78°37'41" East, said point also being the **TRUE POINT OF BEGINNING**;

Thence continuing southwesterly along said curve through a central angle of 05°54'52" an arc length of 58.53 feet, a radial line to said point bears, South 72°42'49" East, said point also being a point on a non-tangent curve concave northwesterly and having a radius of 500.00 feet, a radial line to said point bears, South 57°32'52" East;

**EXHIBIT "A"**  
**0641-007D, 0641-007E, 0641-007F & 0641-007G**  
**LEGAL DESCRIPTION**  
**STORM DRAIN EASEMENT**

Thence along said non-tangent curve through a central angle of  $06^{\circ}02'46''$  an arc length of 52.76 feet;

Thence South  $38^{\circ}29'54''$  West 68.38 feet to a point on a non-tangent curve concave northerly and having a radius of 65.00 feet, a radial line to said point bears, South  $06^{\circ}26'40''$  West;

Thence easterly along said non-tangent curve through a central angle of  $33^{\circ}05'47''$  an arc length of 37.55 feet, a radial line to said point bears, South  $26^{\circ}39'07''$  East, said point also being a point on the aforementioned curve concave northwesterly and having a radius of 567.00 feet, a radial line to said point bears, South  $62^{\circ}52'56''$  East;

Thence southwesterly along said 567.00 foot curve through a central angle of  $06^{\circ}39'54''$  an arc length of 65.96 feet, a radial line to said point bears, South  $56^{\circ}13'02''$  East, said point also being a point on a non-tangent curve concave northerly and having a radius of 115.00 feet, a radial line to said point bears, South  $02^{\circ}07'06''$  West;

Thence westerly along said non-tangent curve through a central angle of  $13^{\circ}18'41''$  an arc length of 26.72 feet to a non-tangent line, a radial line to said point bears South  $15^{\circ}25'47''$  West;

Thence along said non-tangent line North  $72^{\circ}23'41''$  West 12.00 feet;

Thence North  $17^{\circ}36'19''$  East 33.07 feet;

Thence North  $51^{\circ}30'06''$  West 2.56 feet;

Thence North  $33^{\circ}29'51''$  West 42.06 feet;

Thence North  $38^{\circ}29'54''$  East 22.00 feet;

Thence South  $69^{\circ}30'21''$  East 42.06 feet to a line 15.00 feet northwesterly and parallel, measured at right angles from the aforementioned line described as "South  $38^{\circ}29'54''$  West 68.38 feet";

Thence along said parallel line North  $38^{\circ}29'54''$  East 44.47 feet to the beginning of a tangent curve concave northwesterly and having a radius of 485.00 feet, said curve being concentric with the aforementioned curve having a radius of 500.00 feet;

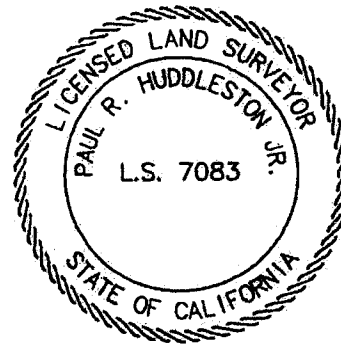
**EXHIBIT "A"**  
**0641-007D, 0641-007E, 0641-007F & 0641-007G**  
**LEGAL DESCRIPTION**  
**STORM DRAIN EASEMENT**

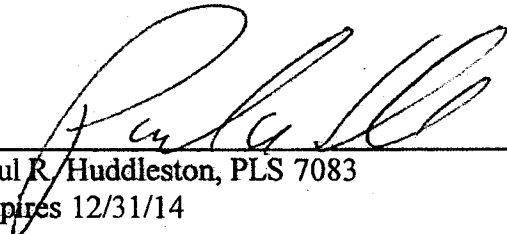
Thence northeasterly along said concentric curve through a central angle of 12°37'45" an arc length of 106.90 feet to the **TRUE POINT OF BEGINNING**.

**Containing:** 6,048 Square Feet, 0.139 acres more or less.


As more particularly shown on Exhibit "B" attached hereto and by this reference made a part hereof.

Prepared under the supervision of:



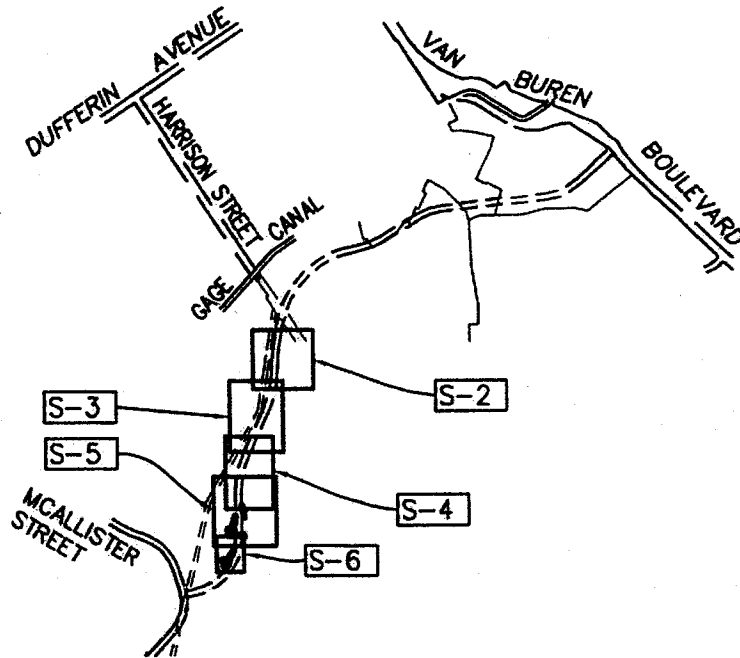
  
\_\_\_\_\_  
Paul R. Huddleston, PLS 7083  
Expires 12/31/14

*4/30/13*  
Date

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY:   
DATE: *4-30-13*

# EXHIBIT "B"

0641-007D, 0641-007E, 0641-007F & 0641-007G  
STORM DRAIN EASEMENT



## VICINITY / INDEX MAP

### LEGEND:

- S-# INDICATES SHEET No. AS NOTED.
- ( ) INDICATES RECORD PER RS 72/85-90.
- 0641-001A INDICATES PARCEL No.
- Ⓢ INDICATES LINE OR CURVE DATA NUMBER (SEE SHEETS 7 & 8 FOR LINE AND CURVE TABLE DATA).

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: *[Signature]*

DATE: 4-30-13

*[Signature]*  
PAUL R. HUDDLESTON JR.  
PLS 7083

LICENSED LAND SURVEYOR  
PAUL R. HUDDLESTON JR.  
L.S. 7083  
STATE OF CALIFORNIA

COUNTY W.O.: C1-0641

OWNER:  
HIBBARD VIEW  
DEVELOPMENT  
COMPANY



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 29, T. 3 S., R. 5 W.,  
RANCHO EL SOBRANTE DE SAN JACINTO

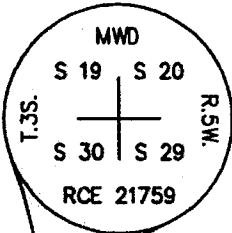
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 1 OF 8
--------------------	------------------------	--------------

DATE: Apr 24, 2013	W.O. 3053-9
--------------------	-------------

APN:  
269-060-012

# EXHIBIT "B"

0641-007D, 0641-007E, 0641-007F & 0641-007G  
STORM DRAIN EASEMENT



INST. No. 77-174584 O.R.  
REC. 9/7/1977  
APN: 239-270-004

CITY OF

POR. BLOCK "C"  
MB 11/20-21 SB Co  
APN: 239-270-001

RIVERSIDE  
P.O.C.

INST. No. 2011-0187094 O.R.  
REC. 4/28/2011  
APN: 239-270-002

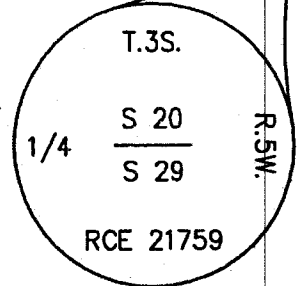
N89°23'48"W 2641.25' (N89°23'31"W 2641.23')

N89°23'48"W 1251.05'  
COUNTY OF RIVERSIDE

LOT 1 MB 9/13  
APN: 269-060-004

$\Delta=05^{\circ}02'01''$   
 $R=1033.00'$   
 $L=90.75'$

NORTH LINE OF RANCHO EL  
SOBRANTE DE SAN JACINTO  
& THE SOUTH LINE OF SW $\frac{1}{4}$   
SECTION 20, T.3S., R.5W.,  
S.B.M.



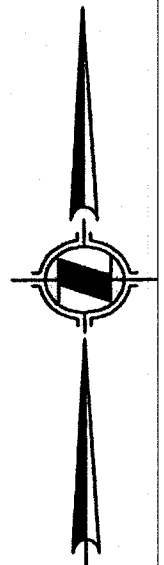
POR.  
LOT 2  
MB 9/13  
APN: 269-060-006

LOT 1  
MB 9/13  
APN: 269-060-004

$\Delta=20^{\circ}54'42''$   
 $R=967.00'$   
 $L=352.93'$

POR. LOT 2  
MB 9/13  
APN: 269-060-004

SEE SHEET 3 FOR CONTINUATION  
40' WIDE MWSC EASEMENT PER  
DEED RECORDED 10/01/1940 IN  
BOOK 479, PAGE 109 O.R.



COUNTY W.O.: C1-0641

OWNER:  
HIBBARD VIEW  
DEVELOPMENT  
COMPANY



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 29, T. 3 S., R. 5 W.,  
RANCHO EL SOBRANTE DE SAN JACINTO

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 2 OF 8

APN:  
269-060-012

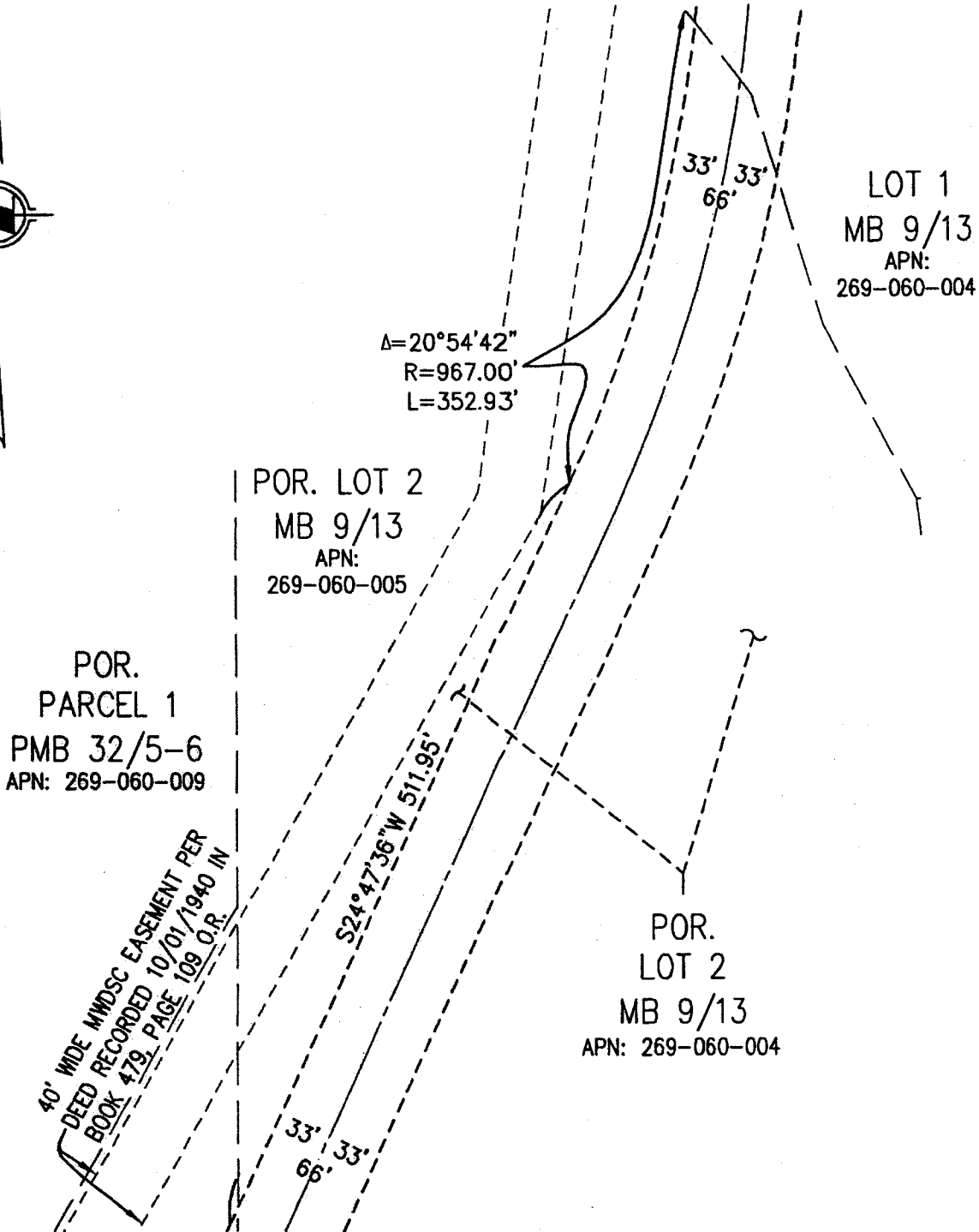
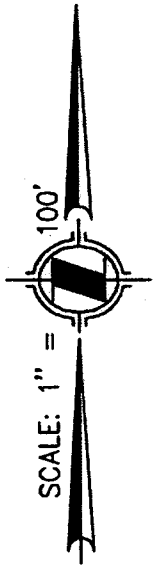
DATE: Apr 24, 2013

W.O. 3053-9

# EXHIBIT "B"

0641-007D, 0641-007E, 0641-007F & 0641-007G  
STORM DRAIN EASEMENT

SEE SHEET 2 FOR CONTINUATION



LOT 1  
MB 9/13  
APN:  
269-060-004

POR. LOT 2  
MB 9/13  
APN:  
269-060-005

POR.  
PARCEL 1  
PMB 32/5-6  
APN: 269-060-009

POR.  
LOT 2  
MB 9/13  
APN: 269-060-004

SEE SHEET 4 FOR CONTINUATION

COUNTY W.O.: C1-0641

OWNER:  
HIBBARD VIEW  
DEVELOPMENT  
COMPANY  
  
APN:  
269-060-012



**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 29, T. 3 S., R. 5 W., RANCHO EL SOBRANTE DE SAN JACINTO		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 3 OF 8
DATE: Apr 24, 2013		W.O. 3053-9

# EXHIBIT "B"

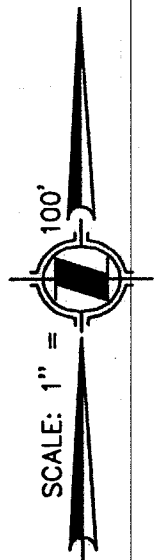
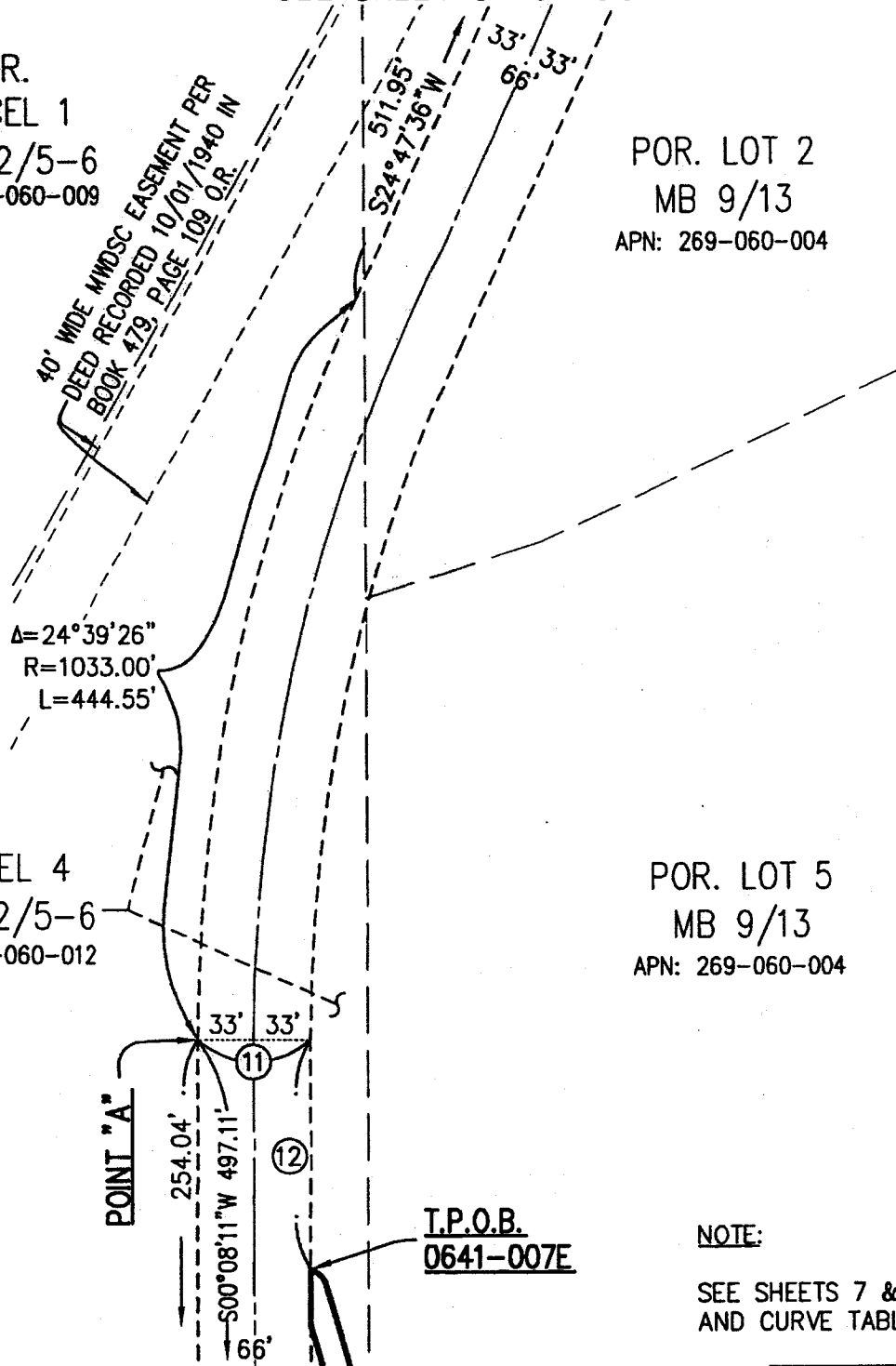
0641-007D, 0641-007E, 0641-007F & 0641-007G  
**STORM DRAIN EASEMENT**  
 SEE SHEET 3 FOR CONTINUATION

POR.  
 PARCEL 1  
 PMB 32/5-6  
 APN: 269-060-009

POR. LOT 2  
 MB 9/13  
 APN: 269-060-004

PARCEL 4  
 PMB 32/5-6  
 APN: 269-060-012

POR. LOT 5  
 MB 9/13  
 APN: 269-060-004



SEE SHEET 5 FOR CONTINUATION

**NOTE:**  
 SEE SHEETS 7 & 8 FOR LINE  
 AND CURVE TABLE DATA.

COUNTY W.O.: C1-0641

OWNER: HIBBARD VIEW DEVELOPMENT COMPANY  APN: 269-060-012	 <b>HUNSAKER &amp; ASSOCIATES</b> IRVINE, INC <b>INLAND EMPIRE REGION</b> 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS	POR. OF SECTION 29, T. 3 S., R. 5 W., RANCHO EL SOBRANTE DE SAN JACINTO	
		PREPARED BY RNB	CHECKED BY PRH, JR.
DATE: Apr 24, 2013		W.O. 3053-9	

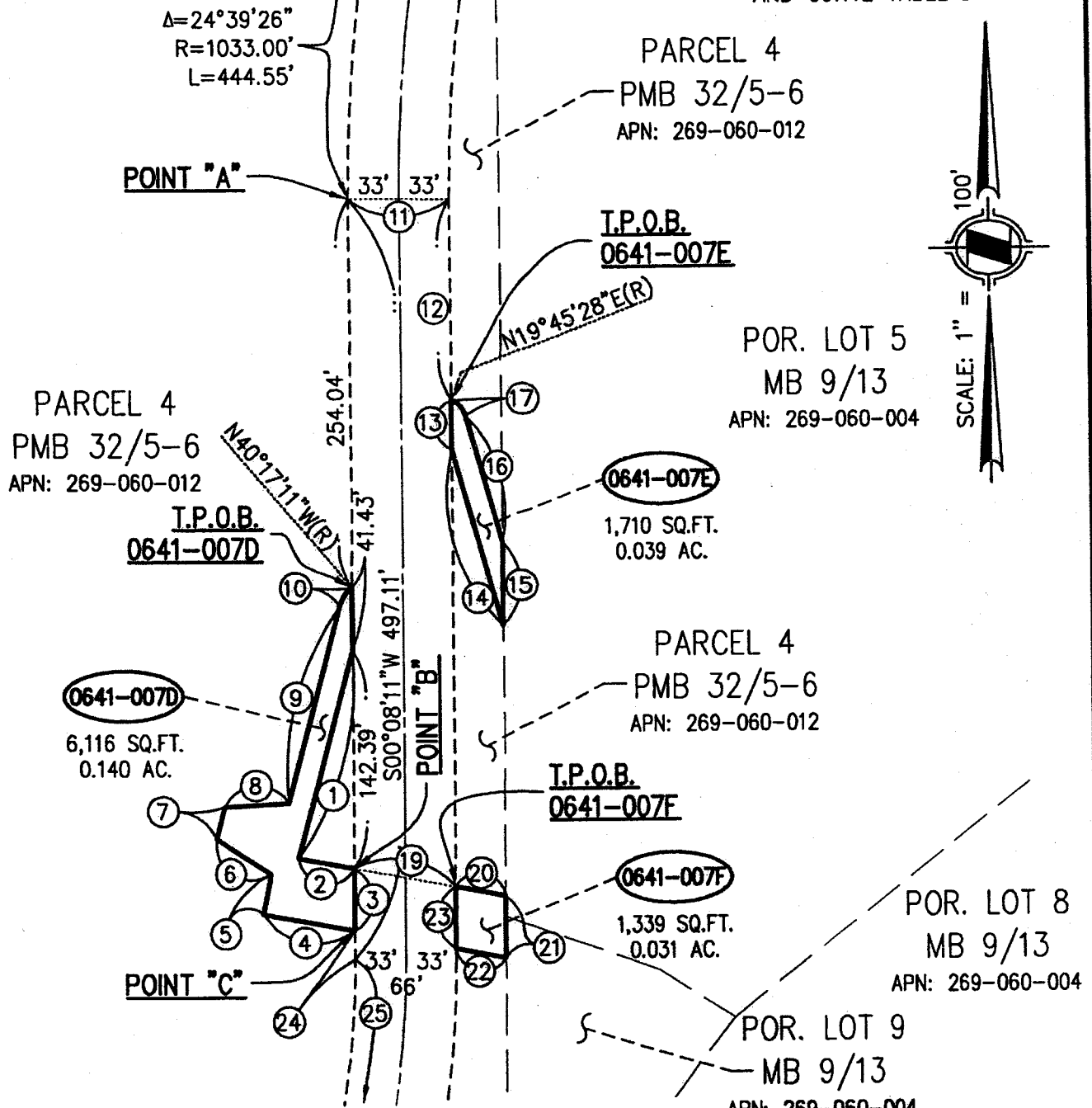
# EXHIBIT "B"

0641-007D, 0641-007E, 0641-007F & 0641-007G  
STORM DRAIN EASEMENT

SEE SHEET 4 FOR CONTINUATION

**NOTE:**

SEE SHEETS 7 & 8 FOR LINE  
AND CURVE TABLE DATA.



SEE SHEET 6 FOR CONTINUATION

COUNTY W.O.: C1-0641

OWNER:  
HIBBARD VIEW  
DEVELOPMENT  
COMPANY  
  
APN:  
269-060-012

	<b>HUNSAKER &amp; ASSOCIATES</b> IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS
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POR. OF SECTION 29, T. 3 S., R. 5 W., RANCHO EL SOBRANTE DE SAN JACINTO		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 5 OF 8
DATE: Apr 29, 2013		W.O. 3053-9





# EXHIBIT "B"

0641-007D, 0641-007E, 0641-007F & 0641-007G  
STORM DRAIN EASEMENT

## DATA TABLE

	BEARING/Delta	RADIUS	LENGTH	TANGENT
①	S14°49'42"W		140.57'	
②	S79°39'47"E		36.23'	
③	S00°08'11"W		40.64	
④	N79°39'47"W		59.50'	
⑤	N10°20'13"E		26.86'	
⑥	N57°10'03"W		42.06'	
⑦	N14°49'42"E		22.00'	
⑧	N86°49'27"E		42.06'	
⑨	N14°49'42"E		132.71'	
⑩	34°53'07"	25.00'	15.22'	7.85'
⑪	S89°51'49"E (R)		66.00'	
⑫	S00°08'11"W		131.94'	
⑬	S00°08'11"W		31.79'	
⑭	S15°47'01"E		120.14'	
⑮	N00°08'03"E		54.69'	
⑯	N15°47'01"W		85.91'	
⑰	54°27'31"	15.00'	14.26'	7.72'

⑱	S79°39'47"E		67.06'	
⑳	S79°39'47"E		33.49'	
㉑	S00°08'03"W		40.64'	
㉒	N79°39'47"W		33.49'	
㉓	N00°08'11"E		40.64'	
㉔	S00°08'11"W		18.60'	
㉕	11°14'08"	567.00'	111.19'	55.77'
㉖	05°54'52"	567.00'	58.53'	29.29'
㉗	06°02'46"	500.00'	52.76'	26.41'
㉘	S38°29'54"W		68.38'	
㉙	33°05'47"	65.00'	37.55'	19.31'

COUNTY W.O.: C1-0641

OWNER:  
HIBBARD VIEW  
DEVELOPMENT  
COMPANY

APN:  
269-060-012



PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

POR. OF SECTION 29, T. 3 S., R. 5 W.,  
RANCHO EL SOBRANTE DE SAN JACINTO

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 7 OF 8

DATE: Apr 24, 2013

W.O. 3053-9

# EXHIBIT "B"

0641-007D, 0641-007E, 0641-007F & 0641-007G  
STORM DRAIN EASEMENT

## DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(30)	06°39'54"	567.00'	65.96'	33.02'
(31)	13°18'41"	115.00'	26.72'	13.42'
(32)	N72°23'41"W		12.00'	
(33)	N17°36'19"E		33.07'	
(34)	N51°30'06"W		2.56'	
(35)	N33°29'51"W		42.06'	
(36)	N38°29'54"E		22.00'	
(37)	S69°30'21"E		42.06'	
(38)	N38°29'54"E		44.47'	
(39)	12°37'45"	485.00'	106.90'	53.67'
(40)	09°49'53"	567.00'	97.29'	48.76'

COUNTY W.O.: C1-0641

OWNER:  
HIBBARD VIEW  
DEVELOPMENT  
COMPANY



**HUNSAKER & ASSOCIATES**  
**IRVINE, INC**  
**INLAND EMPIRE REGION**

2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

**POR. OF SECTION 29, T. 3 S., R. 5 W.,**  
**RANCHO EL SOBRANTE DE SAN JACINTO**

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 8 OF 8

APN:  
269-060-012

DATE: Apr 24, 2013

W.O. 3053-9

Priority Mail  
UNITED STATES POSTAGE  
EAGLE  
0.2 1M  
\$ 13.55  
000 4283389  
DEC 05 2014  
MAILED FROM ZIP CODE 98208

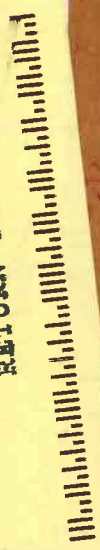


Priority Mail  
Compass Price

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE  
**CERTIFIED MAIL™**  
7010 2780 0001 1472 4556



NIXIE  
900261008-1N  
01/29/15  
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD  
RETURN TO SENDER



UNCLAIMED  
UNCLAIMED

2015 FEB -2 PM 12:02

1/25/2014 3-5



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

*Ms. Mary Yu Wen*  
*1261 Colton Street*  
*Los Angeles, CA 90026*



**UNCLAIMED**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 if YES, enter delivery address below  No

3. Service Type

- Certified Mail
- Registered
- Insured Mail
- Express Mail
- Return Receipt for Merchandise
- C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number (Transfer from service label)

7010 2780 0001 1472 4556

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540



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

KECIA HARPER-IHEM  
Clerk of the Board

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

December 5, 2014

Ms. May Yu Wen  
1261 Colton Street  
Los Angeles, California 90026

Re: Resolution No. 2014-137, Notice of Intention to Adopt a Resolution of Necessity for the Street A Improvement Project

Dear Property Owner:

The law provides procedures for public agencies to acquire private property for public use. It requires that every agency which intends to condemn property notify the owners of its intention to condemn. 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 California Code of Civil Procedures (CCP) provides that the power of eminent domain may be exercised to acquire property for a proposed project if the following 7 conditions are established:

- (A) That the public interest and necessity require the Proposed Project;
- (B) That the Proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (C) That the Subject Property Interest is necessary for the Proposed Project;
- (D) That the offer required by Section 7267.2 of the Government Code has been made to the owner of record of the Subject Property;
- (E) That, to the extent that the Subject Property is already devoted to a public use, the use of the Proposed Project is a compatible use that will not unreasonably interfere with or impair the continuance of the public use as it presently exists or may reasonably be expected to exist in the future (California Code of Civil Procedure Section 1240.510) or the use of the Proposed Project is a more necessary public use than is the presently existing public use (California Code of Civil Procedure Section 1240.610);
- (F) That the Subject Property Interests are needed for a Public Road and Utility Easement, Slope/Drainage Easement, Storm Drainage Easement and Temporary Construction Access purposes; and
- (G) That acquisition of the Subject Property Interest will promote the interests of the County of Riverside.

You are hereby notified that the Board of Supervisors ("Board") of Riverside County, State of California at its public meeting to be held on **January 13, 2015 at 9:30 a.m.** in the meeting room of the Board of Supervisors located on the 1<sup>st</sup> floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, will be asked to decide if the above conditions have been

3-5 of 11/25/14

met concerning your property and, if so, to adopt the Resolution of Necessity ("Resolution"). Questions regarding the amount of compensation to be paid or the value of the property to be acquired are not part of this proceeding and the Board will not consider such in determining whether a Resolution should be adopted.

The Board's adoption of the Resolution authorized the County to acquire the property by eminent domain. Within six months of the adopted Resolution, the County will prepare and file a complaint in Superior Court commencing the eminent domain proceeding. All issues related to the compensation to be awarded for the acquisition of your property will be resolved in this court proceeding. Enclosed is a copy of Resolution No. 2014-137, Notice of Intention to Adopt a Resolution of Necessity for the Street A Improvement Project which includes the legal description and plat map of the required property is attached to this Notice.

The law provides you an opportunity to appear before the Board and raise questions concerning only the conditions cited above. If you file a written request to appear (within 15 days from the mailing of this Notice), you are entitled to appear and object to the adoption of the Resolution.

Your written request to appear should include a statement indicating which of the conditions listed in the first paragraph above you contend have not been met. By designating which of the conditions form the basis of your challenge and explaining why you believe they have not been met, you will enable the Board to authorize a full and expeditious review of the project's effect on your property. The Transportation Department and Real Estate Division will conduct the review on behalf of the Board and ask for your participation. Based on this review, the Transportation Department and Real Estate Division will then prepare a report to be presented to the Board at the meeting at which you intend to appear.

Your written request to appear must actually be on file with the Clerk of the Riverside County Board of Supervisors. Please mail or personally deliver your request to:

Ms. Kecia Harper-Ihem  
Clerk to the Board of Supervisors  
County Administrative Center  
PO Box 1147  
4080 Lemon Street, 1<sup>st</sup> Floor  
Riverside, California 92502-1147

Failure to file such a timely written response will result in a waiver of your right to appear and be heard.

If you have any questions, please call Lorie G. Houghlan, Real Property Agent for the Economic Development Agency/Facilities Management Real Estate Division at (951) 955-9276. Thank you.

Sincerely,



---

Cecilia Gil, Board Assistant to:  
KECIA HARPER-IHEM  
Clerk of the Board of Supervisors



---

REQUEST TO APPEAR AND BE HEARD ON THE MATTERS REFERRED TO IN THE  
NOTICE OF INTENTION (**RESOLUTION NO. 2014-137**) TO ADOPT A RESOLUTION OF  
NECESSITY (**RESOLUTION NO. 2015-002**) FOR THE STREET A IMPROVEMENT PROJECT  
TO BE HELD ON JANUARY 13, 2015.

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TELEPHONE NO.: (\_\_\_\_\_) \_\_\_\_\_

DATED: \_\_\_\_\_

---

(Signature)