

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

317



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

**SUBMITTAL DATE:**  
December 30, 2014

**SUBJECT:** Resolution No. 2015-002, Authorizing a Resolution of Necessity for the Street A Improvement Project, District 1/District 1, [\$289,308], Developer Contributions 100%

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

1. Approve Resolution No. 2015-002, Authorizing a Resolution of Necessity for the Street A Improvement Project;
2. Allocate the sum of \$254,408 for deposits to the State Condemnation Fund; and
3. Authorize reimbursement to Economic Development Agency/Facilities Management-Real Estate for costs not-to-exceed \$19,900 in due diligence expenses and \$15,000 in staff time.

**BACKGROUND:**

Summary (Commences on Page 2)

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

*Robert Field*  
Robert Field  
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 289,308	\$ 0	\$ 289,308	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

**SOURCE OF FUNDS:** Developer contributions-100%

**Budget Adjustment:** No  
For Fiscal Year: 2014/15

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

APPROVE

BY: *Rohini Dasika*  
Rohini Dasika

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Tavaglione, Benoit and Ashley  
Nays: None  
Absent: None  
Date: January 13, 2015  
xc: EDA, Transp.

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

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

District: 1/1

Agenda Number:

9-2

FISCAL PROCEDURES APPROVED  
PAUL ANGLIO, CPA, AUDITOR-CONTROLLER  
BY: *[Signature]* 11/26/14  
Esteban Hernandez

Departmental Concurrence

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

Positions Added   
Change Order   
4/5 Vote

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

Economic Development Agency/Facilities Management and Transportation Department

**FORM 11:** Resolution No. 2015-002, Authorizing Resolution of Necessity for the Street A Improvement Project,  
District 1/District 1, [\$289,308], Developer Contributions-100%

**DATE:** December 30, 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 Board approved the following: 1) amendment to the agreement, 2) Resolution No. 2014-136, Resolution Agreeing to Hear Future Resolutions of Necessity for the Street A Improvement Project, and 3) Resolution No. 2014-137, Notice of Intention to Adopt a Resolution 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)

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Economic Development Agency/Facilities Management and Transportation Department

**FORM 11:** Resolution No. 2015-002, Authorizing Resolution of Necessity for the Street A Improvement Project, District 1/District 1, [\$289,308], Developer Contributions-100%

**DATE:** December 30, 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 Hsian 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 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 Acquisition and Temporary Construction access in the amount of \$254,408 represent the deposits to be made to the State Condemnation Fund for the portion of the four properties referenced above. These costs are not reimbursable to EDA/FM-Real Estate as they are paid directly by the Transportation Department. The remaining costs in the amount of \$34,900 are reimbursable to EDA/FM-Real Estate. :

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)

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**FORM 11:** Resolution No. 2015-002, Authorizing Resolution of Necessity for the Street A Improvement Project,  
District 1/District 1, [\$289,308], Developer Contributions-100%

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**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. No net county costs will be incurred as a result of this transaction.

2 **Resolution No. 2015-002**

3 **Authorizing 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;

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

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				
0641-003D		X		X
0641-003E				
0641-003F		X		X
0641-003G				
0641-003H		X		X
0641-003I				
0641-003J		X		X
0641-003K				
0641-003L				X
0641-003M			X	
0641-003O			X	
0641-003P			X	
0641-003Q				X
0641-004A	X			X
0641-004B	X			
0641-004C		X		
0641-004D				
0641-004E				X
0641-004F		X		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				
0641-005E		X		X
0641-005F				
0641-005G				X
0641-005I				X
0641-005J			X	
0641-007A	X			
0641-007B		X		
0641-007C		X		
0641-007D				
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** by the Board of  
7 Supervisors of Riverside County, State of California, not less than four/fifths of all  
8 members concurring, in regular session assembled on January 13, 2015, that this  
9 Board finds and determines each of the following:

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

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

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

17           4.       That the Subject Property Interests are necessary for the Proposed  
18 Project;

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

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



1           7.     That the Subject Property Interests are necessary for the Proposed  
2 Project;

3           8.     That acquisition of the Subject Property Interests will promote the  
4 interests of the County of Riverside.

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

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

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

12          3.     To make application to the Court for an order to deposit the probable  
13 amount of compensation out of proper funds under the control of the County into the  
14 County Treasury and for an order permitting the County to take prejudgment  
15 possession and use the Subject Property Interests for the purpose of constructing the  
16 Proposed Project.

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

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23                                   (SIGNATURE PROVISION ON THE FOLLOWING PAGE)  
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1 5. To correct any errors or to make or agree to nonmaterial changes in the  
2 legal description of the real property that are deemed necessary for the conduct of the  
3 condemnation action, or other proceedings or transaction required to acquire the  
4 subject real property. Counsel is further authorized to reduce or modify the extent of  
5 the interests or property to be acquired so as to reduce the compensation payable in  
6 the action where such change would not substantially impair the construction and  
7 operation for the project for which the real property is being acquired.

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10 ROLL CALL:

11 Ayes: Jeffries, Tavaglione, Benoit and Ashley  
12 Nays: None  
13 Absent: None

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

15 KECIA HARPER-IHEM, Clerk of said Board

16 By 

17 Deputy

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

28 SV:s\111914\394TR\16.345 S:\Real Property\TYPING\Docs-16.000 to 16.499\16.345.doc

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.**

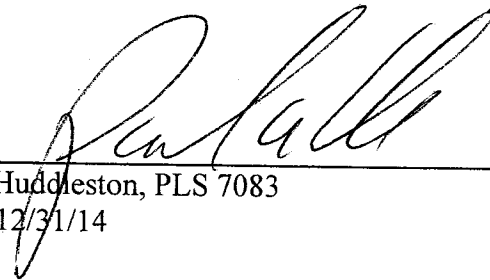
Containing 48,111 Square Feet, 1.104 acres more or less.

**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.

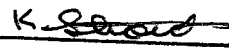
Prepared under the supervision of:



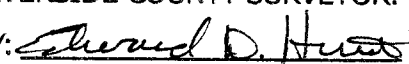
  
Paul R. Huddleston, PLS 7083  
Expires 12/31/14

10/29/13  
Date

DESCRIPTION APPROVAL:

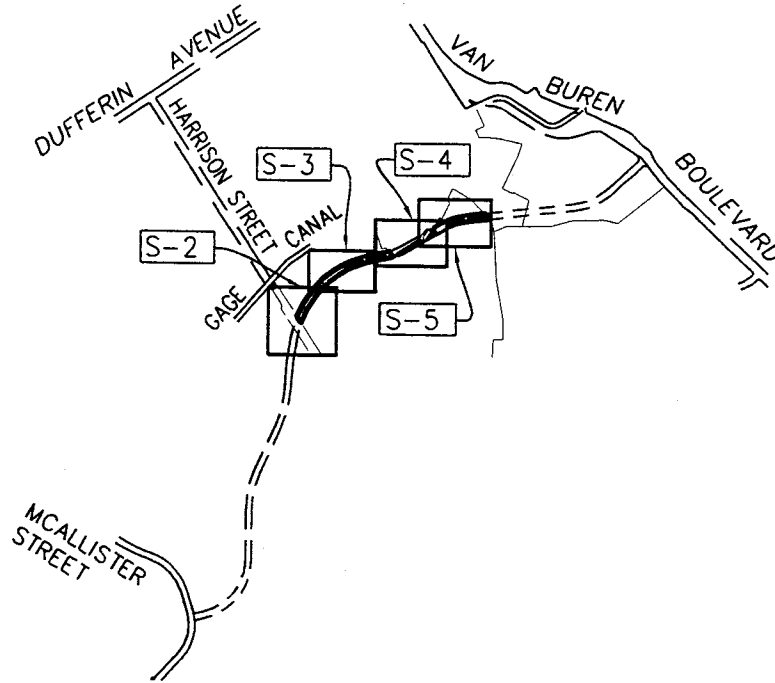
BY:  11/01/2013  
DATE

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

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

# EXHIBIT "B"

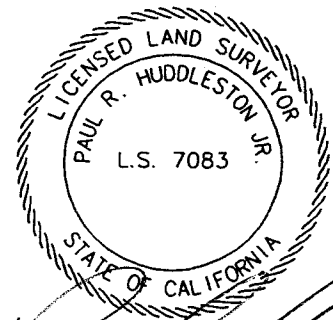
0641-003A & 0641-003B  
PUBLIC ROAD AND UTILITY EASEMENT



## 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

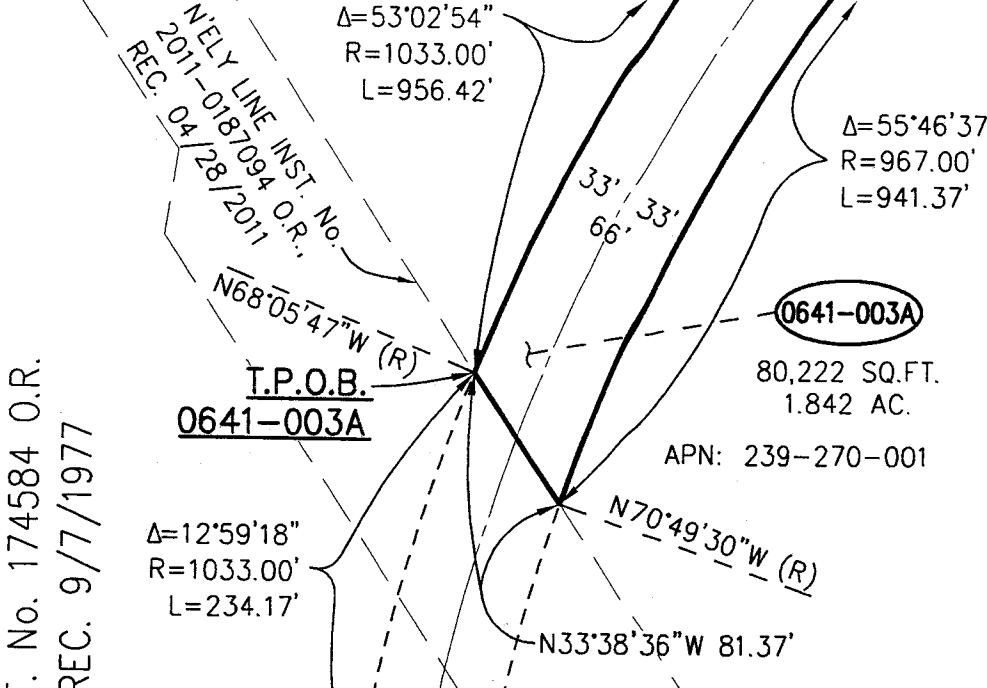
APN:  
239-270-001



# EXHIBIT "B"

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

SEE SHEET 3 FOR CONTINUATION

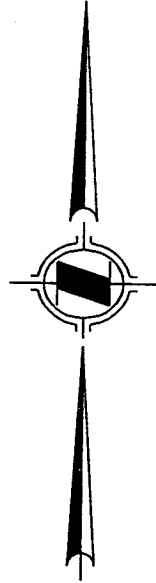


INST. No. 174584 O.R.  
REC. 9/7/1977

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

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

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



SCALE: 1" = 100'

APN: 239-270-004

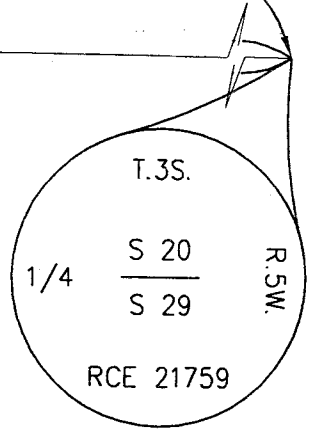
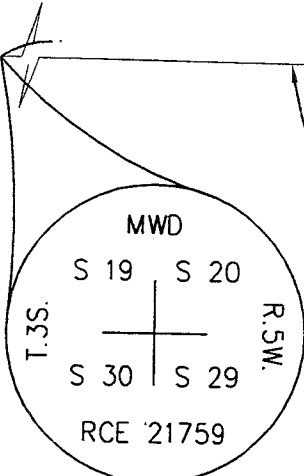
$N08^{\circ}54'55''E 160.67'$

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

COUNTY OF RIVERSIDE  
 $N89^{\circ}23'48''W 1251.05'$   
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  
TUNG &  
HSUEH LEE

APN:  
239-270-001

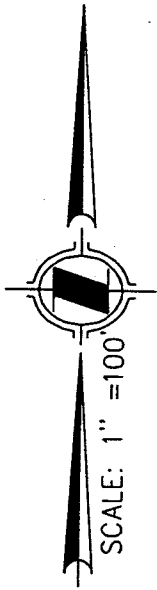


**HUNSAKER & ASSOCIATES**  
**IRVINE, INC**  
**INLAND EMPIRE REGION**  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

<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 5
DATE: Oct 29, 2013		W.O. 3053-9

# 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



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

APN:  
239-270-001

# 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

$\Delta=04'30'51''$

R=230.00' L=18.12'

N30°00'11"E (R)

N23°34'38"E 96.33'  
76.67'

POR.

LOT 21 MB 8/3

APN: 239-240-001

INST. No. 133910 O.R.

REC. 4/12/1990

N59°56'26"E 415.18'  
N40°10'18"E 133.24'  
S34°31'02"W (PRC)

$\Delta=06'22'40''$

R=295.00'

L=32.84'

SEE SHEET 3 FOR CONTINUATION

N74°57'07"E 233.58'

$\Delta=02'14'32''$   
R=567.00'  
L=22.19'

S17°17'25"E (R)

**POINT "A"**

$\Delta=12'46'09''$   
R=567.00'  
L=126.36'

S33°34'52"E 68.46'  
N56°25'40"E 272.28'

$\Delta=06'09'15''$

R=633.00'

L=67.99'

S23°54'19"E (R)

0641-003B

48,111 SQ.FT.  
1.104 AC.

POR.

LOT 19 MB 8/3

APN: 239-270-001

POR. LOT 21

MB 8/3

APN: 239-270-001

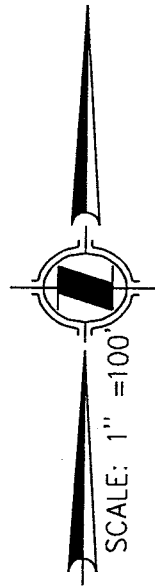
W'LY LINE OF INST. No.

133910, O.R., REC.

4/12/1990

0641-003A

80,222 SQ.FT.  
1.842 AC.



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"

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

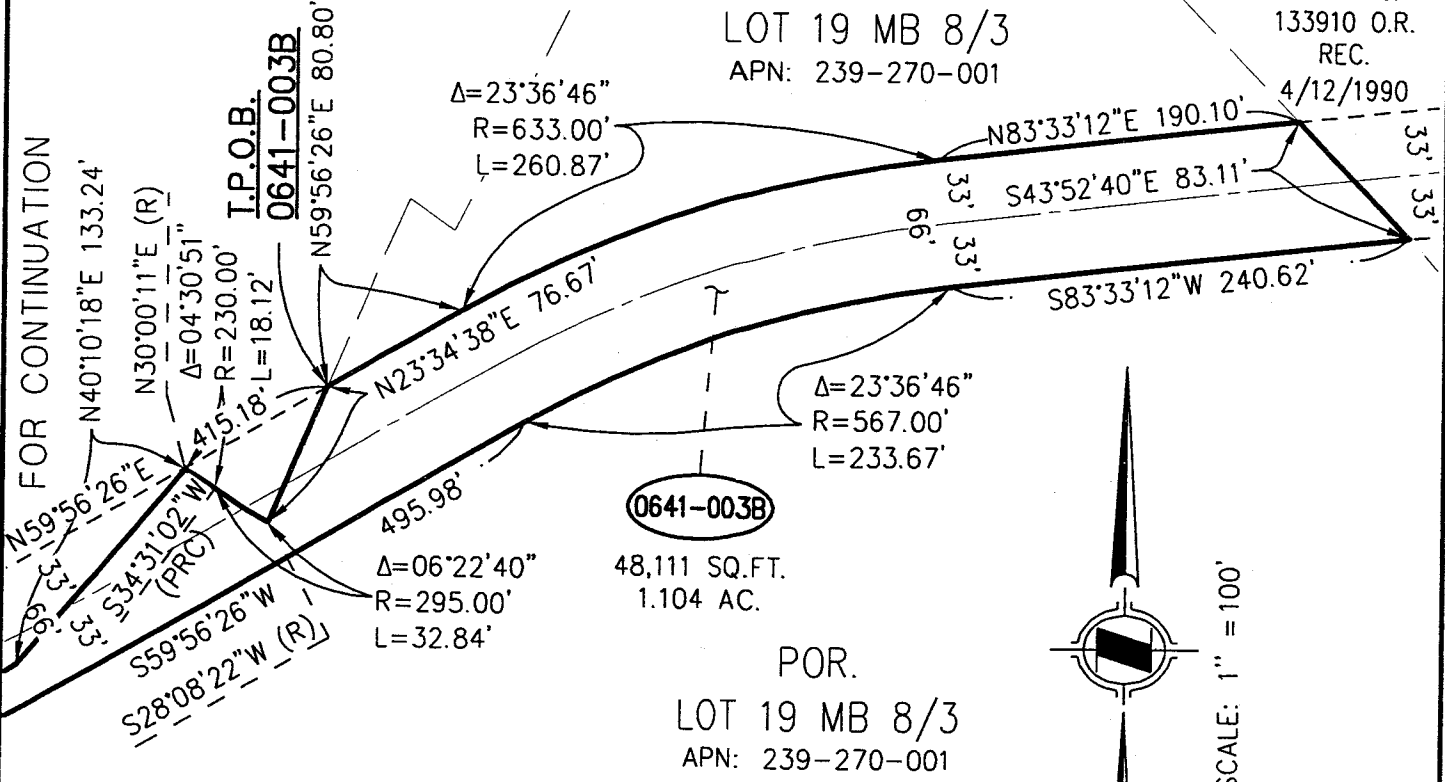
S'ELY LINE OF INST. No. 133910,  
O.R., REC. 4/12/1990

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

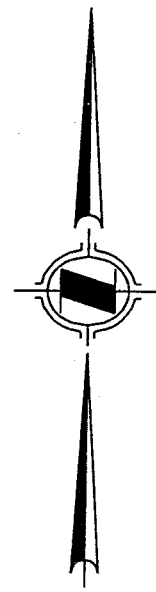
INST. No. 133910 O.R.  
REC. 4/12/1990  
POR. LOT 19 MB 8/3  
APN: 239-240-001

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



SCALE: 1" = 100'

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

**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

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 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°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, 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°05'47" West;

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

Thence departing said curve, South 65°34'45" West 45.95 feet;

Thence South 57°35'17" West 50.13 feet;

Thence South 51°02'46" West 73.40 feet;

Thence South 47°11'28" West 47.15 feet;

Thence South 38°55'48" West 94.24 feet;

Thence South 39°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°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°57'51" an arc length of 39.23 feet, a radial line to said point bears, North 26°05'43" West, furthermore, said point is hereinafter referred to as **POINT "F"**;

Thence departing said curve South 52°33'57" West 66.39 feet;

Thence South 66°22'13" West 58.62 feet;

Thence South 32°31'33" East 43.61 feet;

Thence North 88°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°03'34" West 66.00 feet;

Thence North 59°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°56'26" East 79.67 feet;

Thence North 73°26'59" West 31.94 feet;

Thence South 36°38'46" West 35.10 feet;

Thence South 51°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;

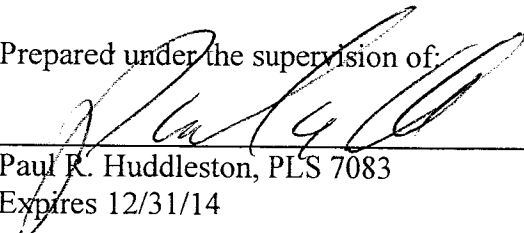
Thence South 73°43'10" West 203.47 feet;

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

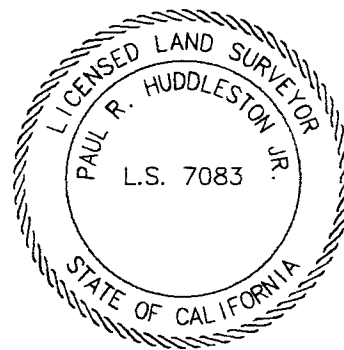
Contains 2,621 Square Feet, 0.060 acres more or less.

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

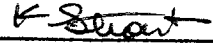
Prepared under the supervision of:

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

10/29/13  
Date



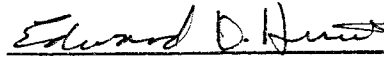
**DESCRIPTION APPROVAL:**

BY:  11/01/2013  
DATE

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

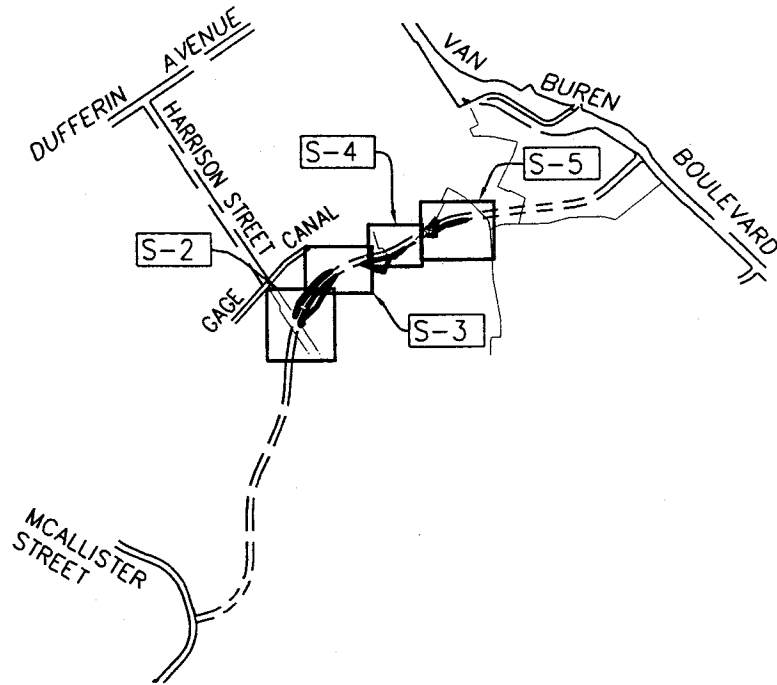
Page 6 of 6

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).

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

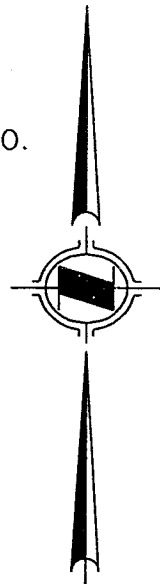
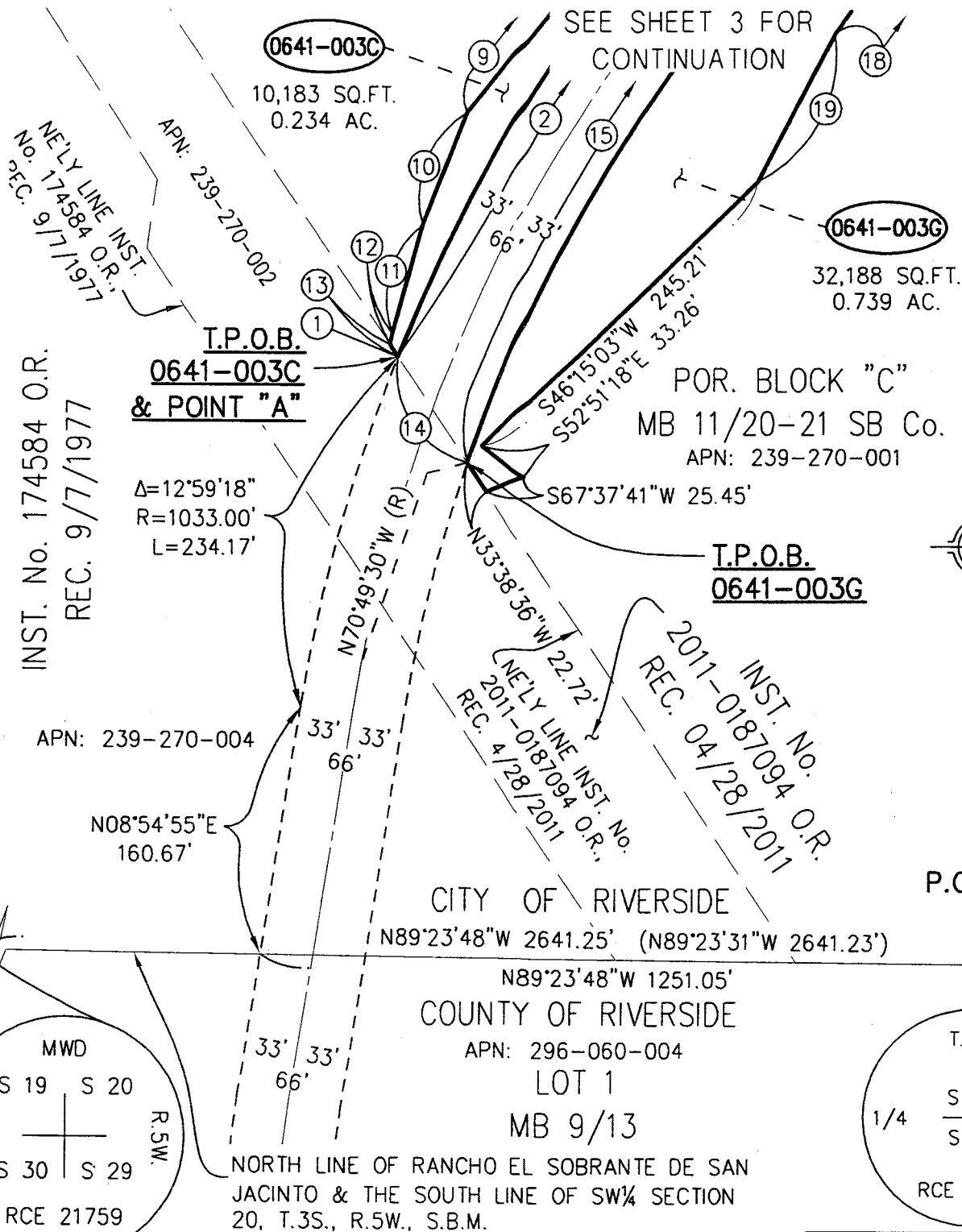
*Paul R. Huddleston Jr.*  
 PAUL R. HUDDLESTON JR.  
 PLS 7083

COUNTY W.O.: C1-0641

OWNER: <i>Tang Chao Tung &amp; Hsueh Lee</i>  APN: 239-270-001	<b>HUNSAKER &amp; ASSOCIATES                  IRVINE, INC</b> 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 <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border: 1px solid black; text-align: center;">PREPARED BY RNB</td> <td style="border: 1px solid black; text-align: center;">CHECKED BY PRH, JR.</td> <td style="border: 1px solid black; text-align: center;">SHEET 1 OF 6</td> </tr> <tr> <td colspan="2" style="border: 1px solid black; text-align: center;">DATE: Oct 28, 2013</td> <td style="border: 1px solid black; text-align: center;">W.O. 3053-9</td> </tr> </table>	PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 1 OF 6	DATE: Oct 28, 2013		W.O. 3053-9
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 1 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



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

**T.P.O.B.**  
**0641-003C**  
**& POINT "A"**

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

APN: 239-270-004

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

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

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')

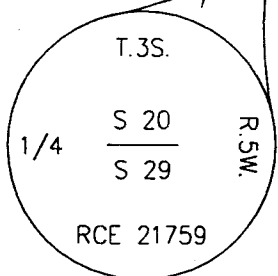
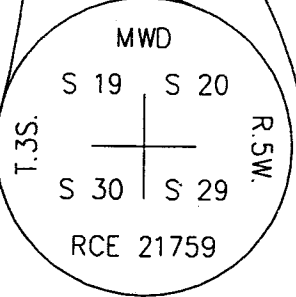
$N89^{\circ}23'48"W$  1251.05'  
 COUNTY OF RIVERSIDE

APN: 296-060-004

LOT 1

MB 9/13

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.



NOTE: SEE SHEET 6 FOR DATA TABLE.

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

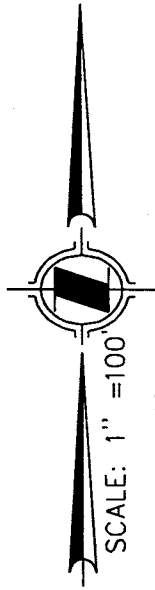
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 2 OF 6
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DATE: Oct 29, 2013	W.O. 3053-9
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APN:  
 239-270-001

# EXHIBIT "B"

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



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

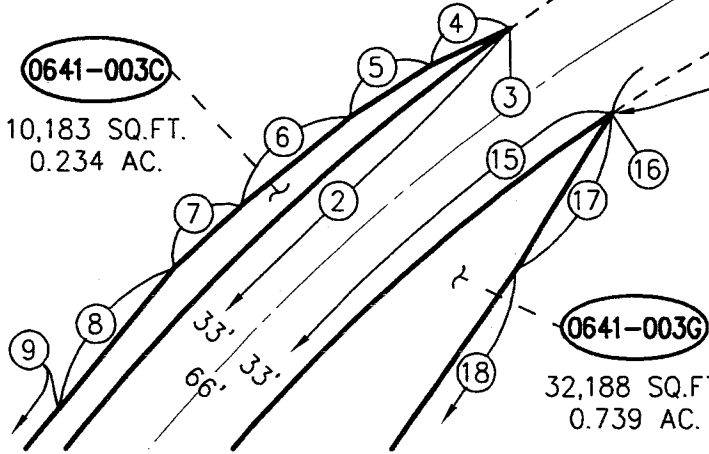
POR. LOT 21

MB 8/3

APN: 239-270-001

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

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



SEE SHEET 4 FOR CONTINUATION

POR. LOT 21  
 MB 8/3

POR. BLOCK "C"

**0641-003G**  
 32,188 SQ.FT.  
 0.739 AC.

MB 11/20-21 SB Co. APN: 239-270-001  
 APN: 239-270-001

SEE SHEET 2 FOR CONTINUATION

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 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

SEE SHEET 3 FOR CONTINUATION

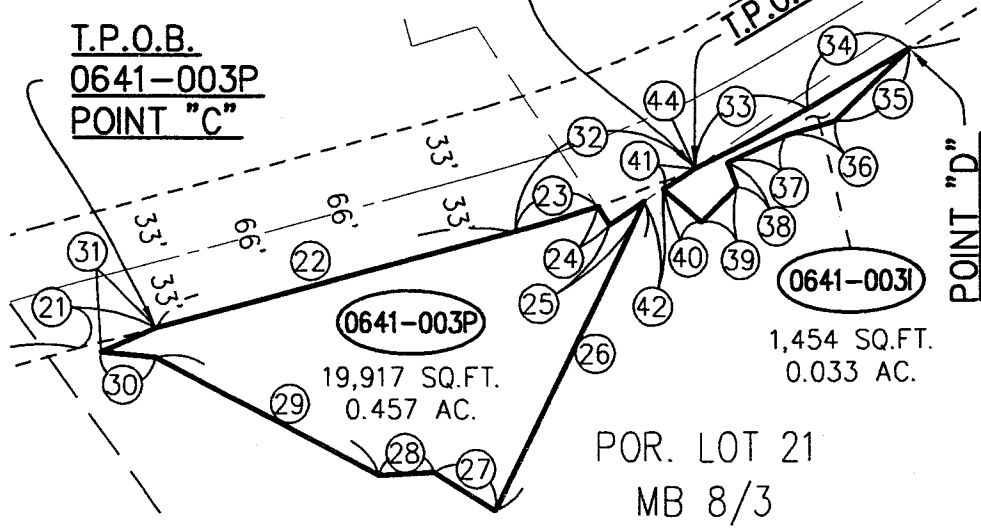
SEE SHEET 5 FOR CONTINUATION

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

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

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

POINT "D"



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

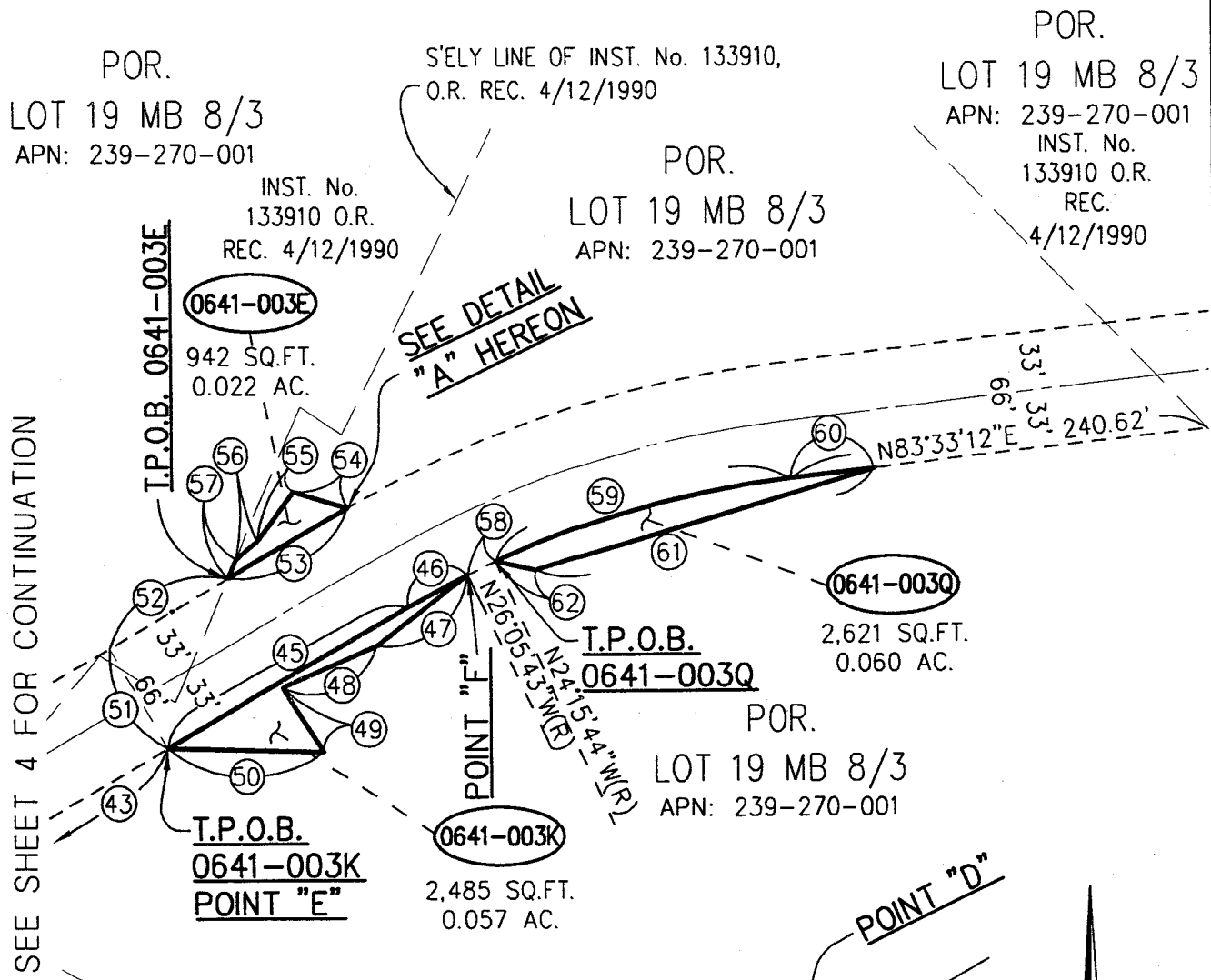
POR. OF SECTION 20, T. 3 S., R. 5 W.,  
 SAN BERNARDINO MERIDIAN

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 4 OF 6
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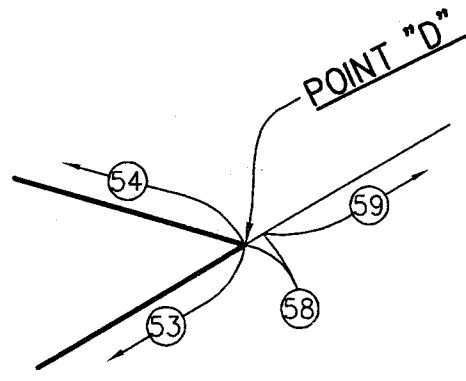
DATE: Oct 29, 2013	W.O. 3053-9
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# EXHIBIT "B"

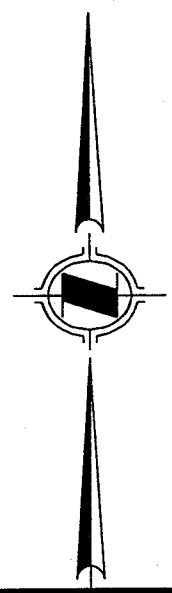
0641-003C, 0641-003E, 0641-003G, 0641-003I, 0641-003K, 0641-003P, 0641-003Q  
 TEMPORARY CONSTRUCTION EASEMENT



SEE SHEET 4 FOR CONTINUATION



**DETAIL "A"**  
NO SCALE



SCALE: 1" = 100'

NOTE: SEE SHEET 6 FOR DATA TABLE.

COUNTY W.O.: C1-0641

OWNER: <i>Tang Chao Tung &amp; Hsueh Lee</i>  APN: 239-270-001	<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 <table style="width: 100%; border: none;"> <tr> <td style="border: none; padding: 2px;">PREPARED BY RNB</td> <td style="border: none; padding: 2px;">CHECKED BY PRH, JR.</td> <td style="border: none; padding: 2px;">SHEET 5 OF 6</td> </tr> <tr> <td colspan="2" style="border: none; padding: 2px;">DATE: Oct 29, 2013</td> <td style="border: none; padding: 2px;">W.O. 3053-9</td> </tr> </table>	PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 5 OF 6	DATE: Oct 29, 2013		W.O. 3053-9
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 5 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

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;

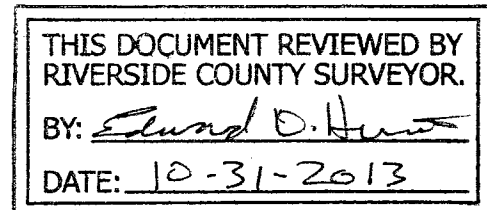
Thence South 63°40'06" West 47.67 feet;

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;**



**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;

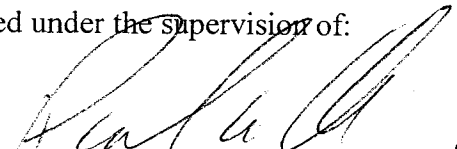
Thence North 59°56'26" East 40.00 feet;

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

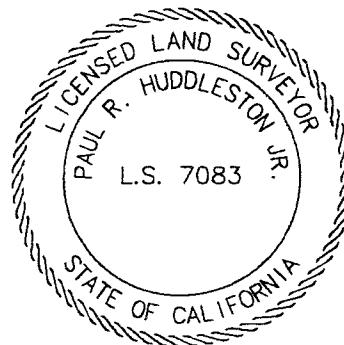
Contains 2,084 Square Feet, 0.048 acres more or less.

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

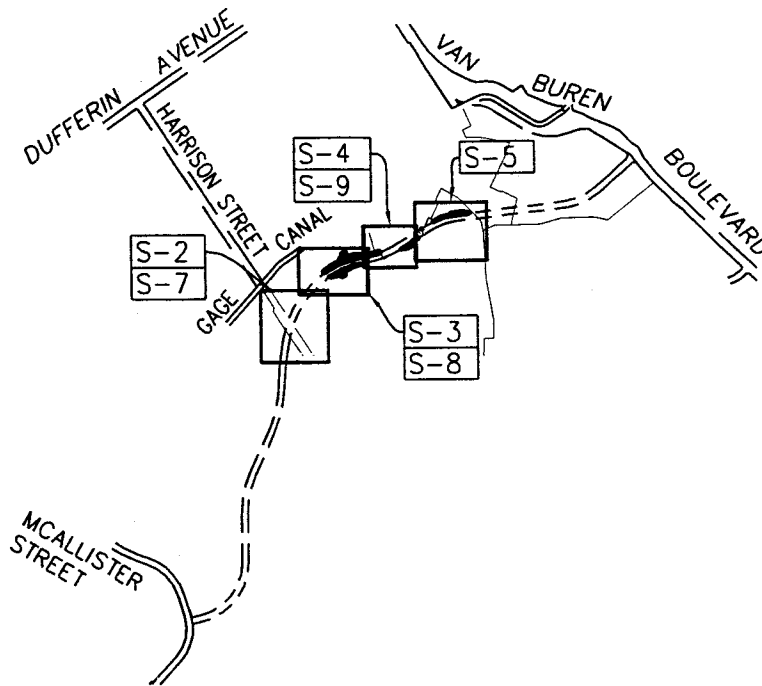
BY:   
11/01/2013  
DATE

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.*  
PAUL R. HUDDLESTON JR.  
PLS 7083

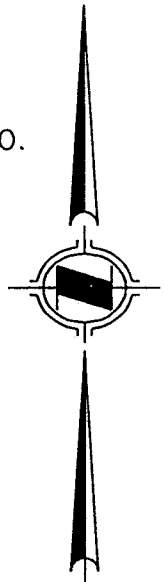
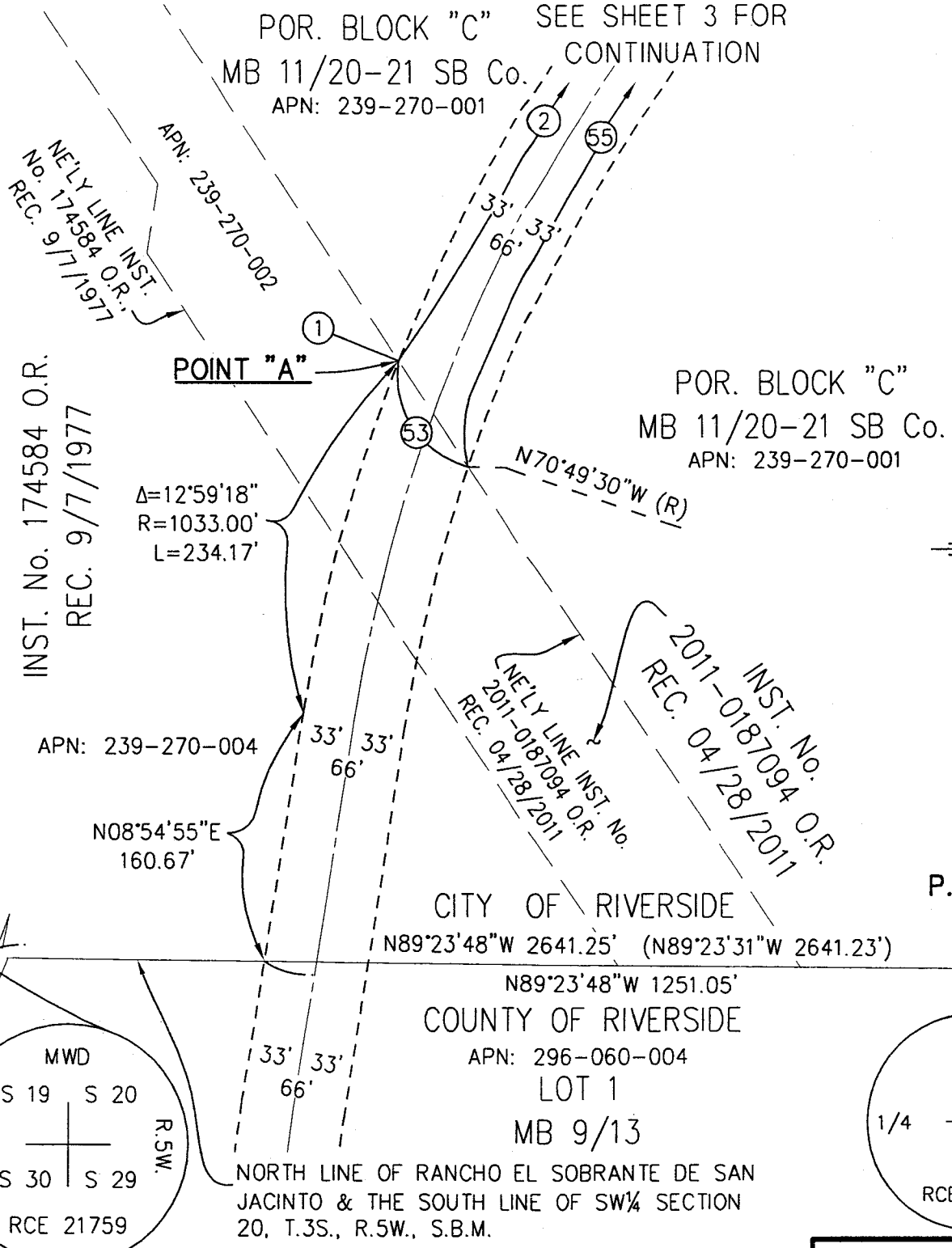
LICENSED LAND SURVEYOR  
PAUL R. HUDDLESTON JR.  
L.S. 7083  
STATE OF CALIFORNIA

COUNTY W.O.: C1-0641

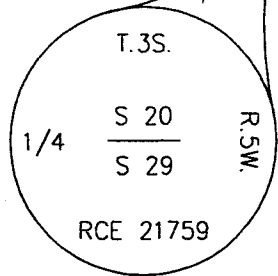
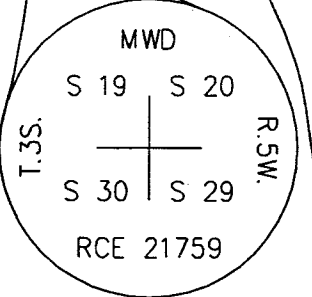
OWNER: <i>Tang Chao Tung &amp; Hsueh Lee</i>	<b>HUNSAKER &amp; ASSOCIATES</b> IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS	POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN
APN: 239-270-001	PREPARED BY RNB	CHECKED BY PRH, JR.
	DATE: Oct 28, 2013	SHEET 1 OF 10 W.O. 3053-9

# EXHIBIT "B"

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



SCALE: 1" = 100'



OWNER:  
Tang Chao Tung  
& Hsueh Lee

APN:  
239-270-001

**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

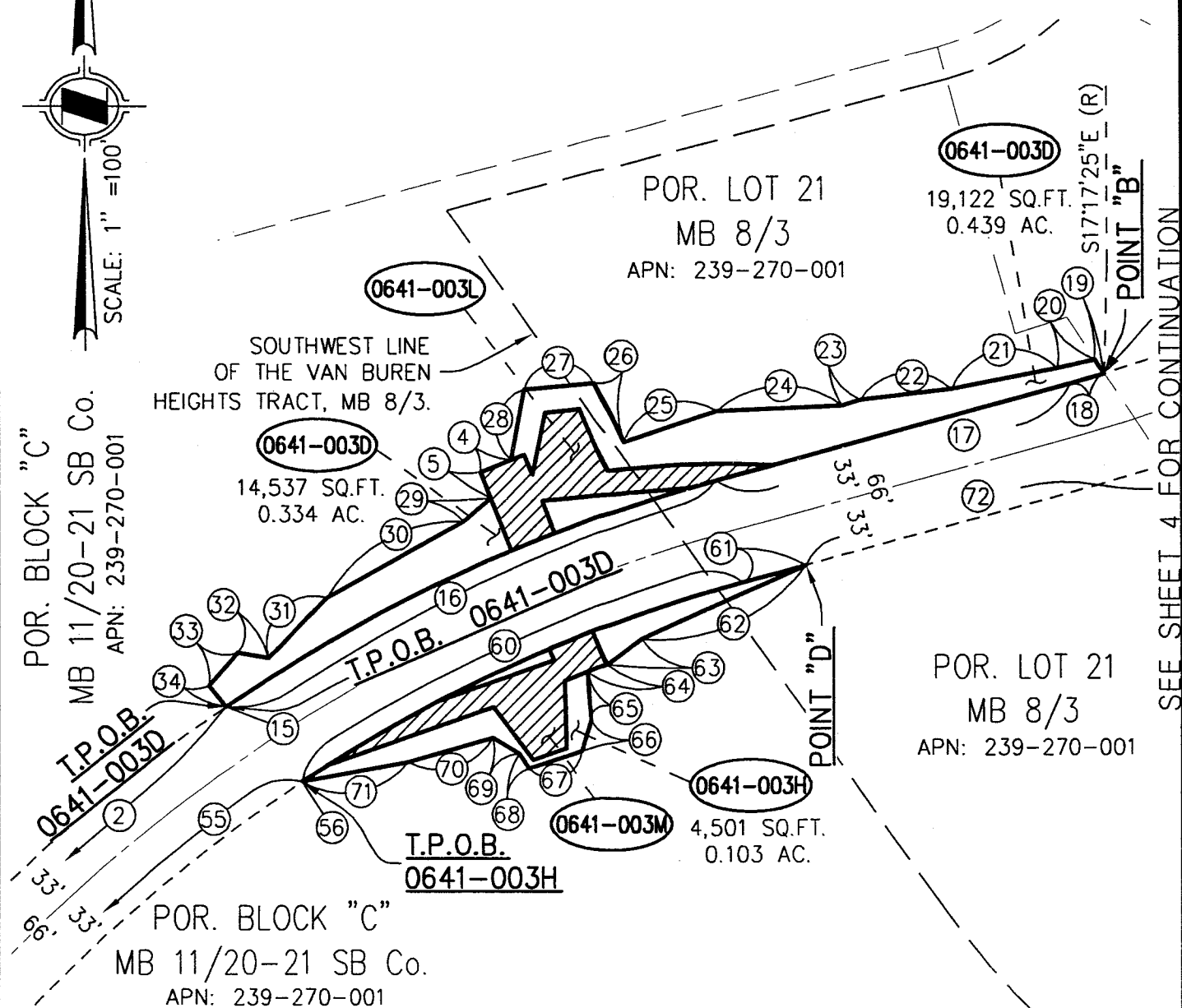
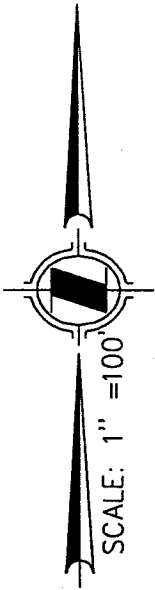
POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

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

COUNTY W.O.: C1-0641

# 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"

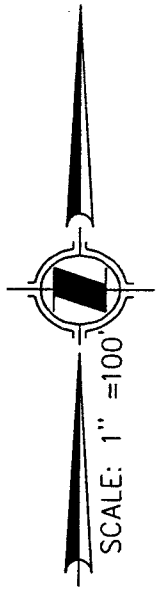
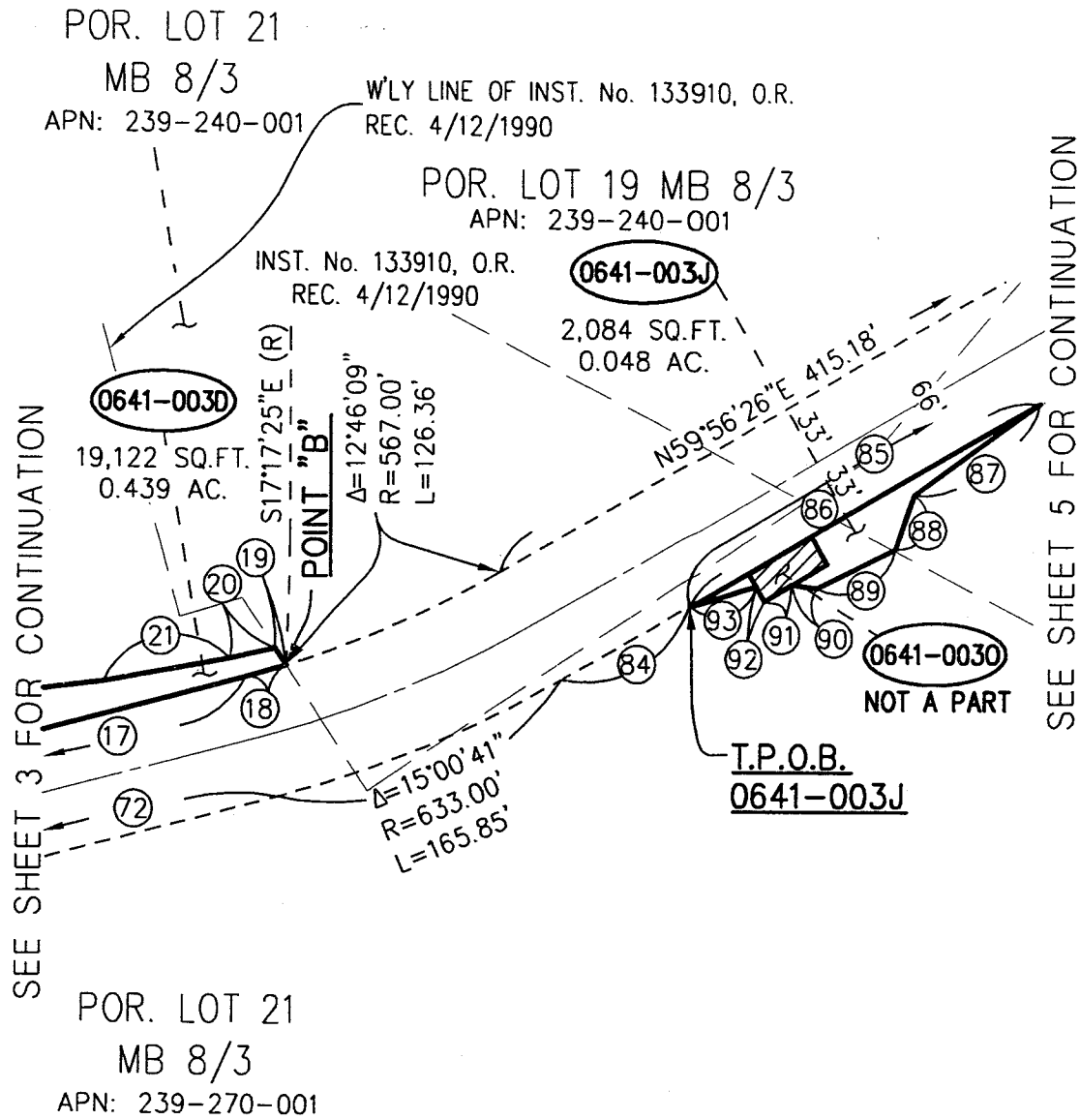
NOTE: SEE SHEET 6 FOR DATA TABLE.  
SEE SHEETS 7 THROUGH 10 FOR  
NOT A PART PARCEL DELINEATION.

COUNTY W.O.: C1-0641

<p>OWNER: Tang Chao Tung &amp; Hsueh Lee</p> <p>APN: 239-270-001</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>POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN</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 3 OF 10</td> </tr> <tr> <td colspan="2">DATE: Oct 29, 2013</td> <td>W.O. 3053-9</td> </tr> </table>	PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 3 OF 10	DATE: Oct 29, 2013		W.O. 3053-9
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

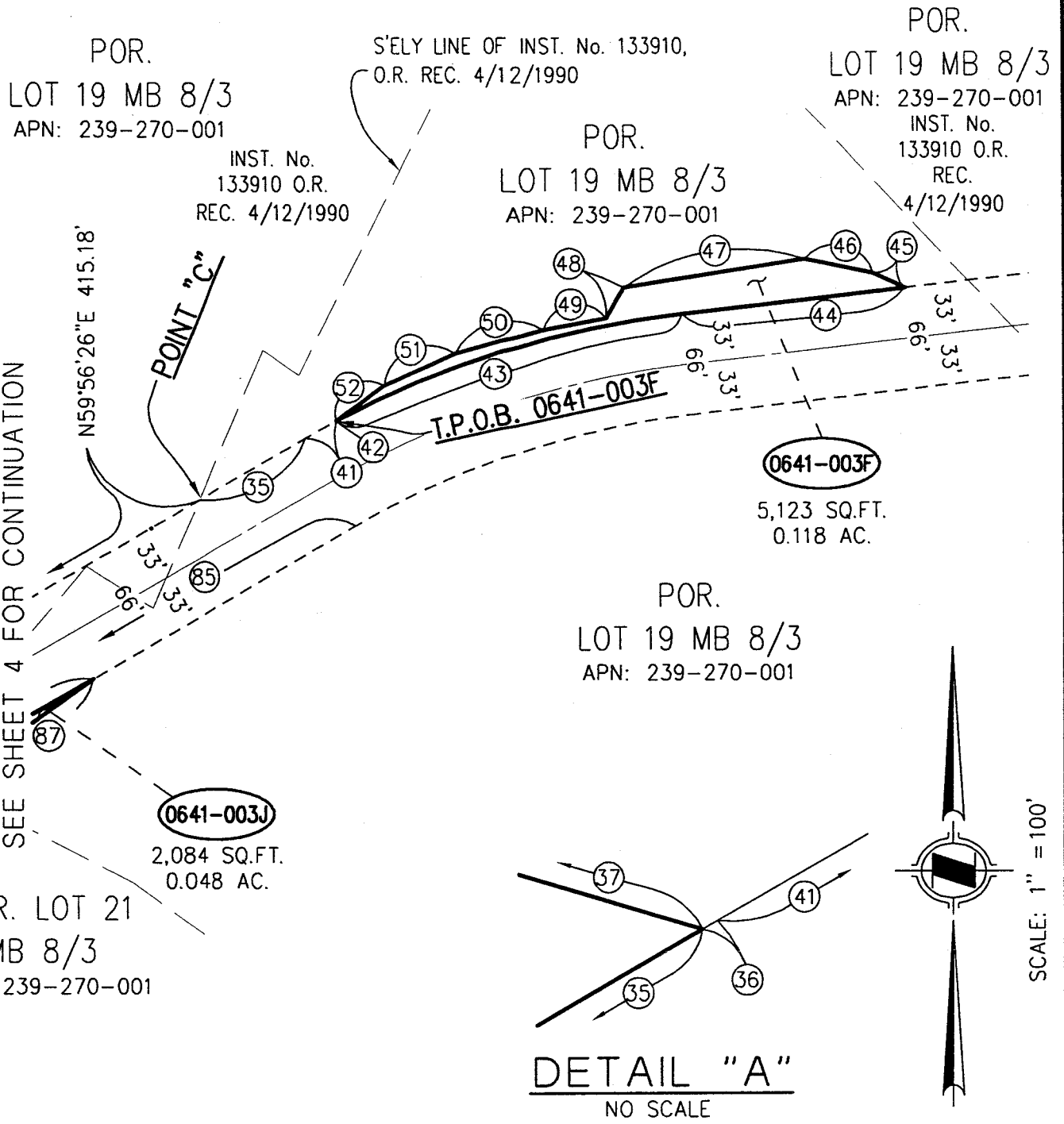


**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

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  
& Hsueh Lee

APN:  
239-270-001



**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
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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
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

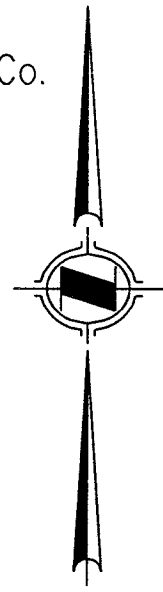
# EXHIBIT "B"

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

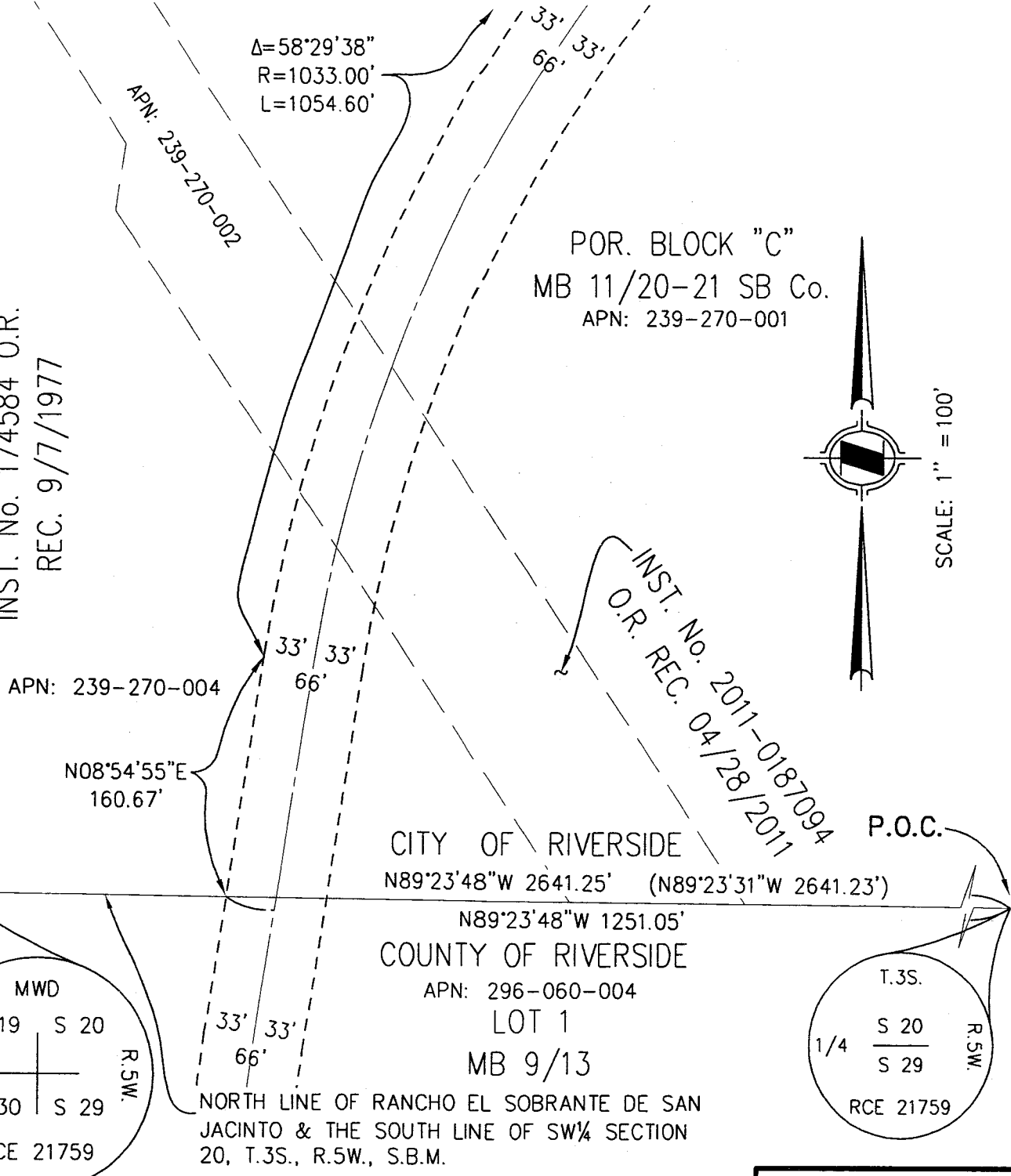
SEE SHEET 8 FOR CONTINUATION

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

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



SCALE: 1" = 100'

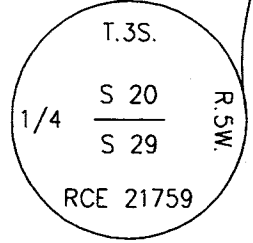
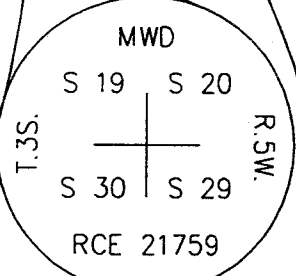


CITY OF RIVERSIDE  
N89°23'48"W 2641.25' (N89°23'31"W 2641.23')

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:  
Tang Chao Tung  
& Hsueh Lee



**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 7 OF 10
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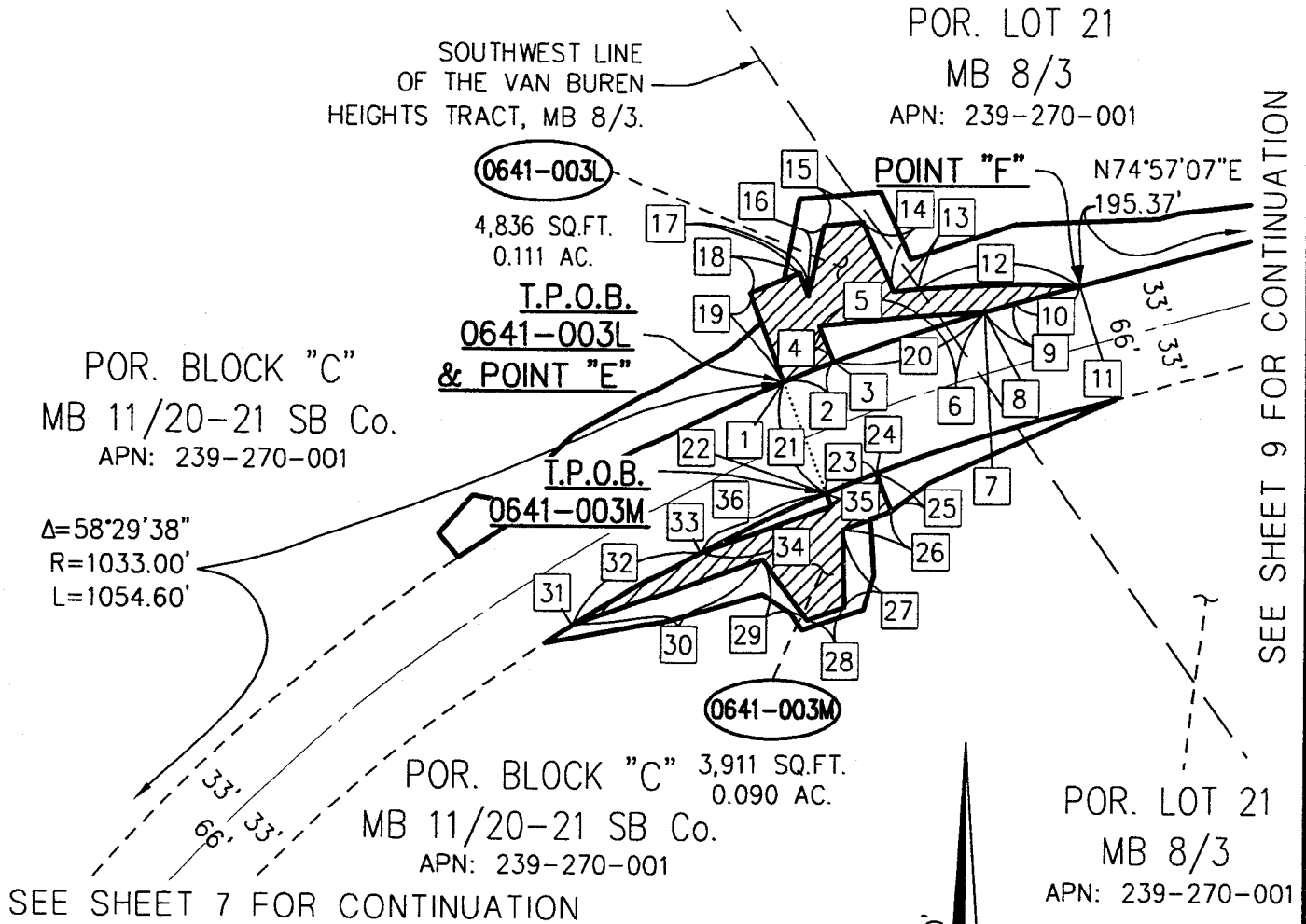
DATE: Oct 29, 2013	W.O. 3053-9
--------------------	-------------

APN:  
239-270-001

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

# EXHIBIT "B"

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



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 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

T.P.O.B.  
0641-0030

0641-0030

682 SQ.FT.  
0.016 AC.

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

SEE SHEET 8 FOR CONTINUATION

N74°57'07"E  
195.37'

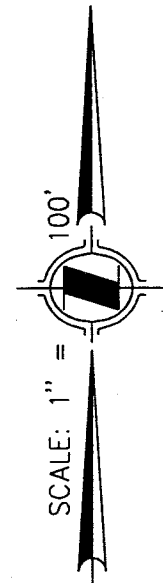
$\Delta=15'00'41''$   
 $R=567.00'$   
 $L=148.55'$

66'  
33'  
33'

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:  
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& Hsueh Lee

APN  
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IRVINE, INC  
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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

**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°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;

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**.

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

**PARCEL 0641-003O:**

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

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

**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;

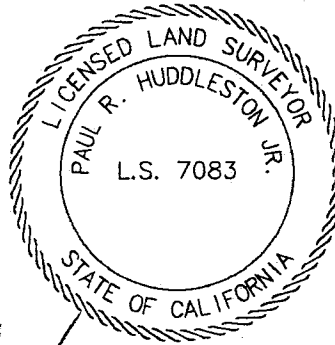
Thence North 59°56'26" East 40.00 feet;

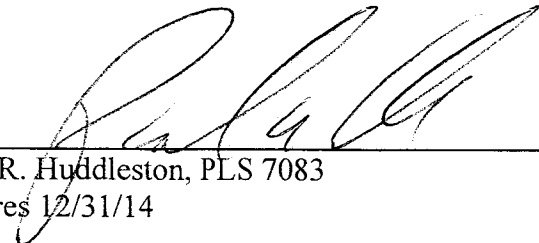
Thence North 30°03'34" West 17.05 feet to the **TRUE POINT OF BEGINNING**.

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

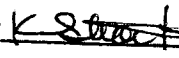
As more particularly shown on Exhibit "B" attached hereto and by this reference made a part hereof.

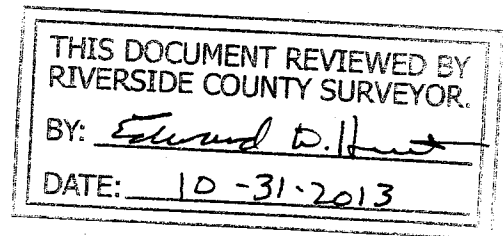
Prepared under the supervision of:



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

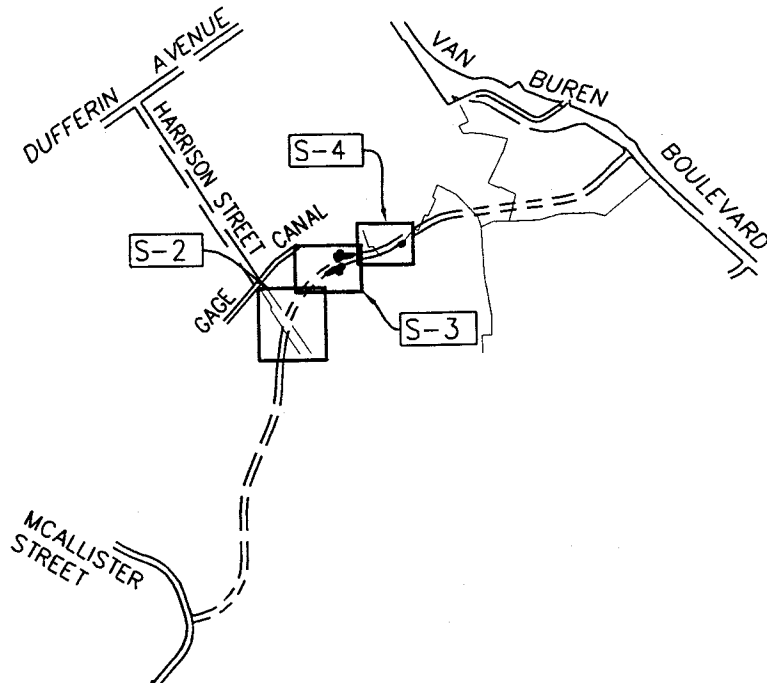
**DESCRIPTION APPROVAL:**

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. Hunsaker  
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

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 5
DATE: Oct 28, 2013		W.O. 3053-9

# EXHIBIT "B"

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

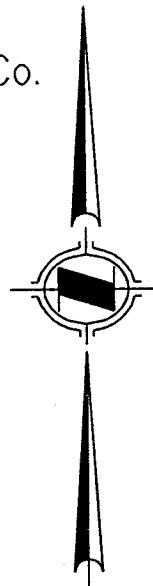
SEE SHEET 3 FOR CONTINUATION

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

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')

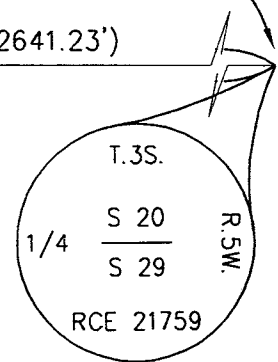
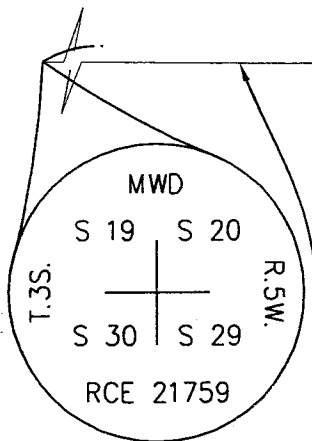
$N89^{\circ}23'48''W$  1251.05'  
COUNTY OF RIVERSIDE

APN: 296-060-004

LOT 1  
MB 9/13

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 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

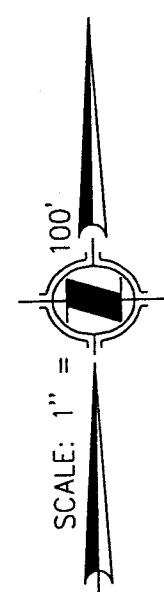
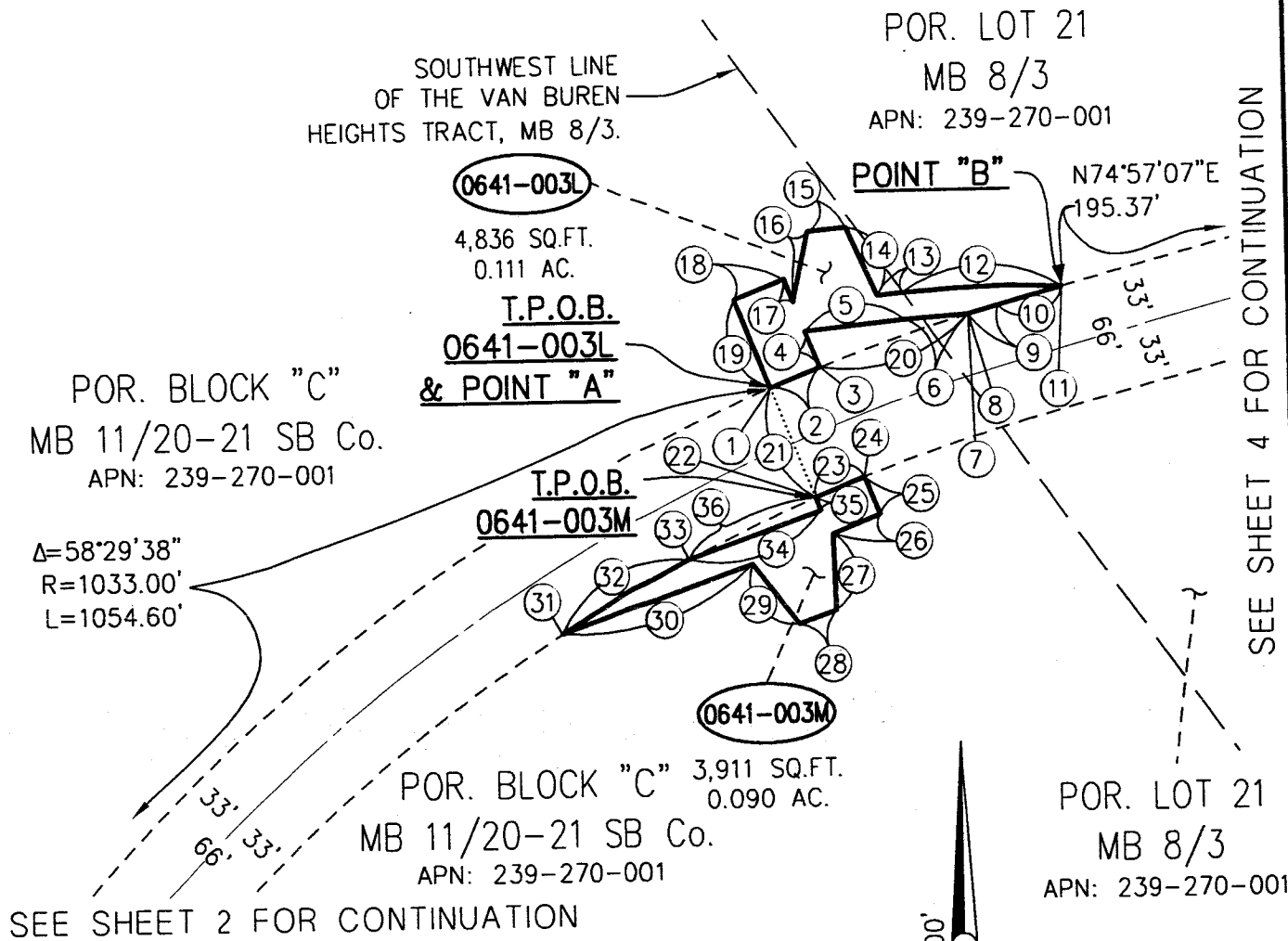
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

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

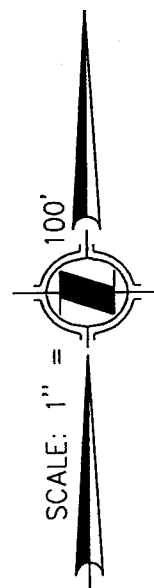
POR. LOT 21  
MB 8/3  
APN: 239-270-001

SEE SHEET 3 FOR CONTINUATION

$N74^{\circ}57'07''E$   
195.37'

33'  
33'  
99'

33'  
33'  
99'



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°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 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 and the **TRUE POINT OF BEGINNING**;

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 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°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°08'22" West;
- 2) Northwesterly along said curve through a central angle of 06°22'40" an arc length of 32.84 feet to a point of reverse curvature to which a radial line bears, North 34°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**

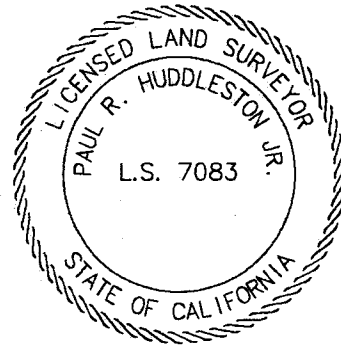
Thence along said parallel line South 83°33'12" West 371.52 feet to a point on the aforementioned southwesterly line of said Grant Deed;

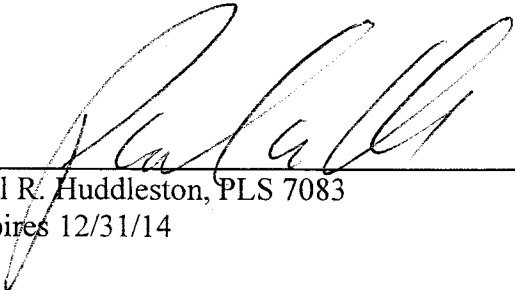
Thence along said southwesterly line North 43°52'40" West 83.11 feet to the **TRUE POINT OF BEGINNING.**

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: Edward P. Hunt  
DATE: 10-31-2013

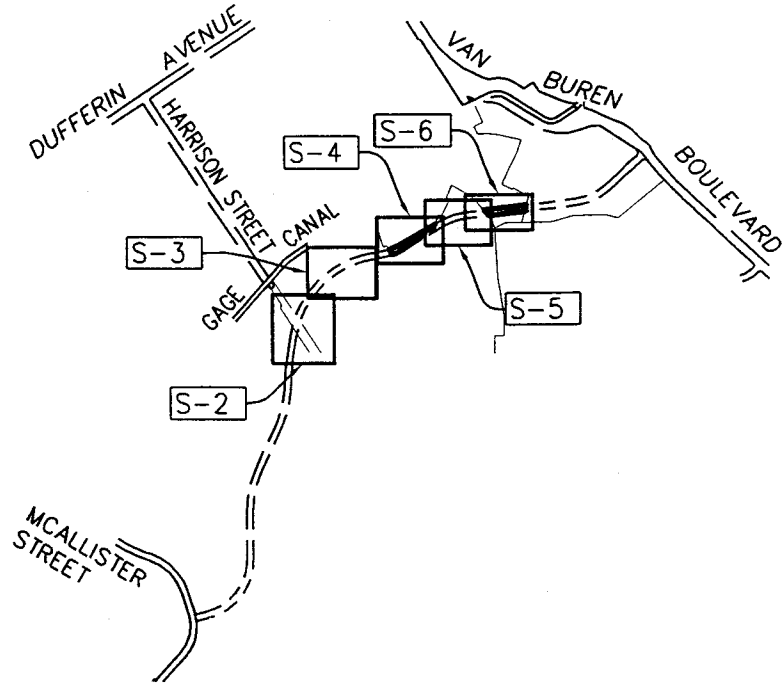
DESCRIPTION APPROVAL:

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



## VICINITY / INDEX MAP

### LEGEND:

S-#

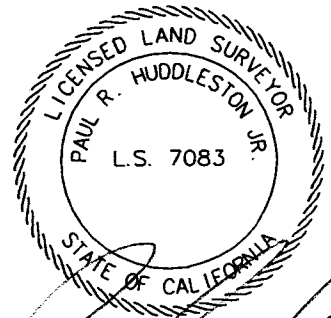
INDICATES SHEET No. AS NOTED.

( )

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.  
PLS 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

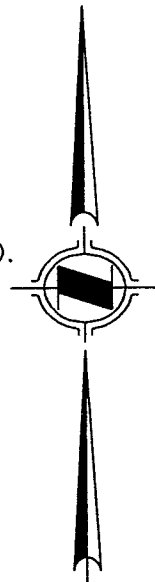
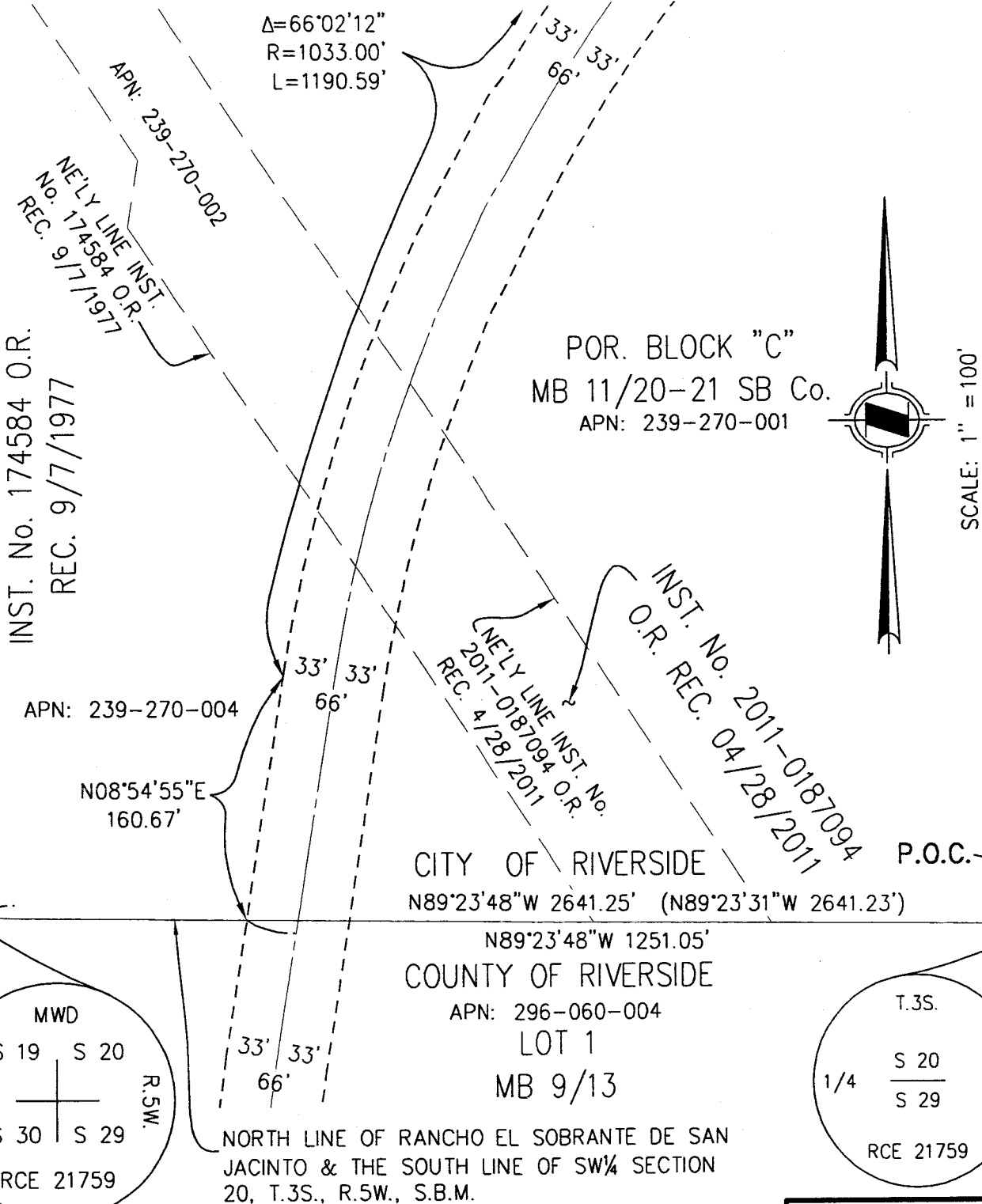
W.O. 3053-9

APN:  
239-240-001



# EXHIBIT "B"

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



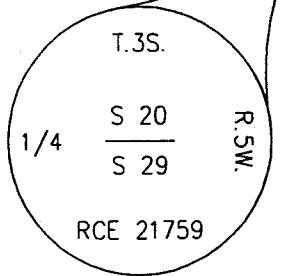
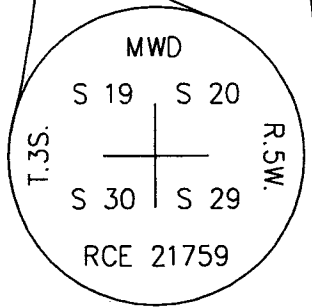
SCALE: 1" = 100'

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') P.O.C.

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

# EXHIBIT "B"

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

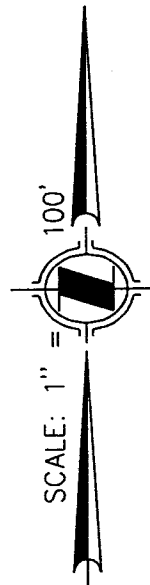
POR. LOT 21

MB 8/3

APN: 239-270-001

SEE SHEET 2 FOR CONTINUATION

SEE SHEET 4 FOR CONTINUATION



COUNTY W.O.: C1-0641

OWNER:  
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 6

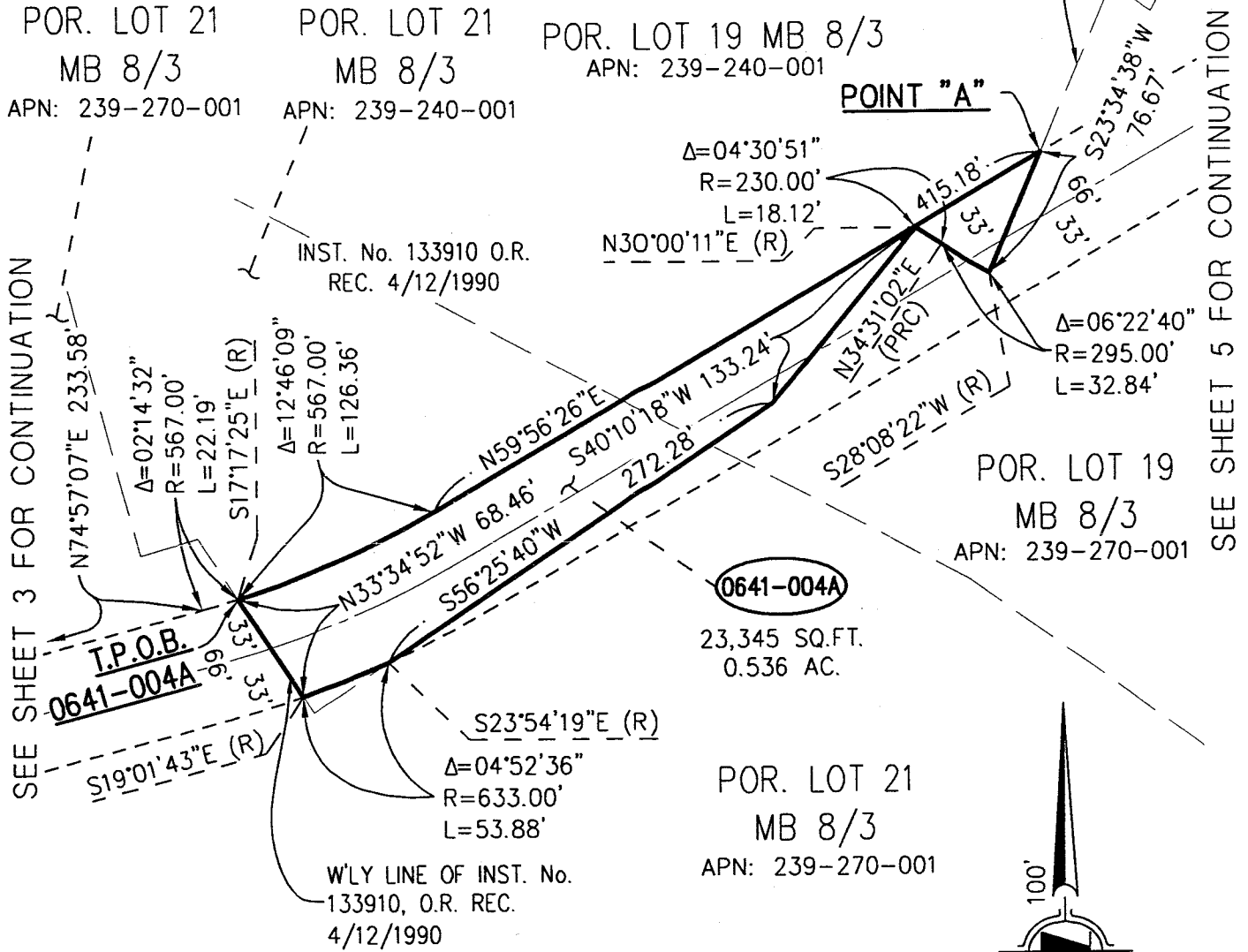
DATE: Oct 28, 2013

W.O. 3053-9

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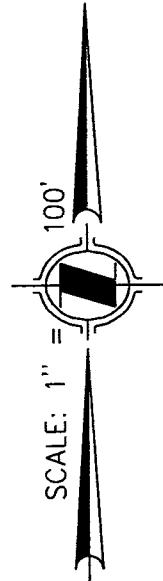
## 0641-004A & 0641-004B PUBLIC ROAD AND UTILITY EASEMENT

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



SEE SHEET 3 FOR CONTINUATION

SEE SHEET 5 FOR CONTINUATION

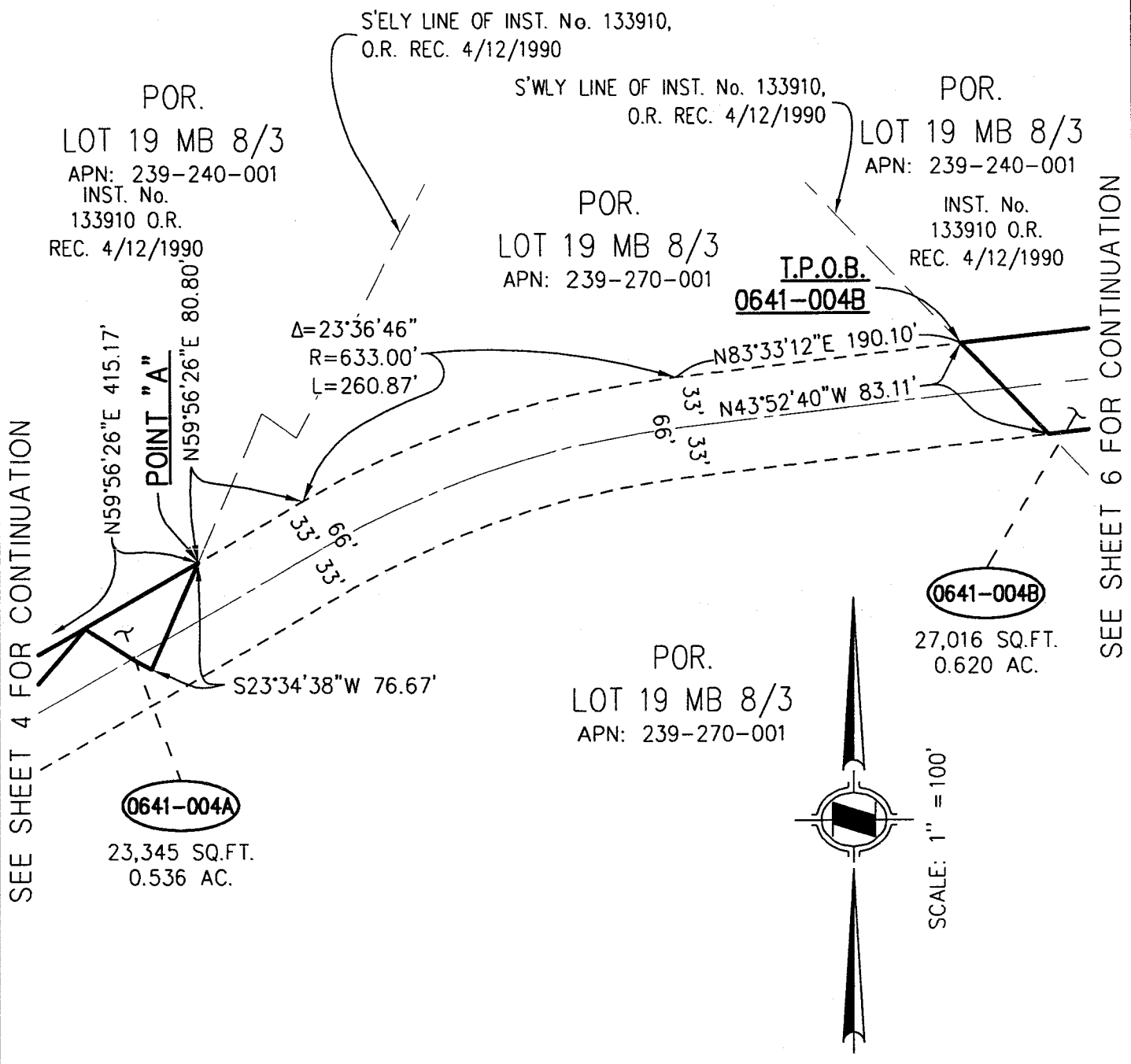


COUNTY W.O.: C1-0641

<p><b>OWNER:</b> LIN DAVID PAI HSEIN &amp; HELEN MEI HSEIN</p> <p>APN: 239-240-001</p>	<p><b>HUNSAKER &amp; ASSOCIATES IRVINE, INC 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: none;"> <tr> <td style="border: none;">PREPARED BY <b>RNB</b></td> <td style="border: none;">CHECKED BY <b>PRH, JR.</b></td> <td style="border: none;">SHEET 4 OF 6</td> </tr> <tr> <td style="border: none;">DATE: Oct 29, 2013</td> <td colspan="2" style="border: none;">W.O. 3053-9</td> </tr> </table>	PREPARED BY <b>RNB</b>	CHECKED BY <b>PRH, JR.</b>	SHEET 4 OF 6	DATE: Oct 29, 2013	W.O. 3053-9	
PREPARED BY <b>RNB</b>	CHECKED BY <b>PRH, JR.</b>	SHEET 4 OF 6						
DATE: Oct 29, 2013	W.O. 3053-9							

# EXHIBIT "B"

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



SEE SHEET 4 FOR CONTINUATION

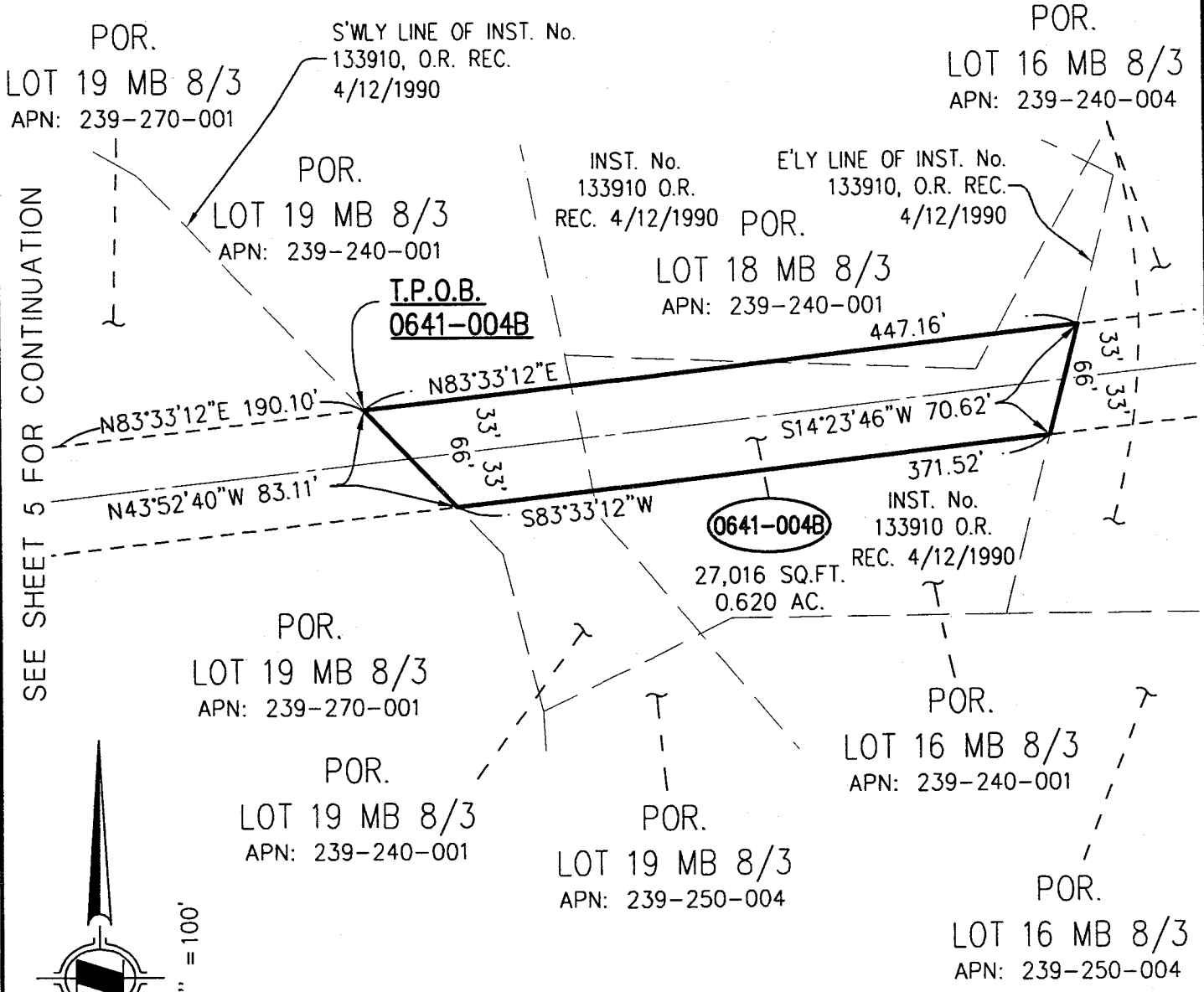
SEE SHEET 6 FOR CONTINUATION

COUNTY W.O.: C1-0641

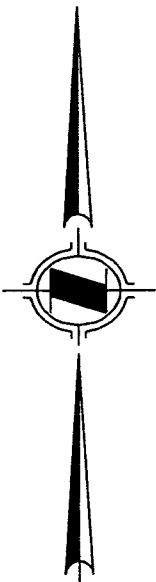
OWNER: LIN DAVID PAI HSEIN & HELEN MEI HSEIN  APN: 239-240-001		<b>HUNSAKER &amp; ASSOCIATES</b> IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS		POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN	
		PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 5 OF 6	
		DATE: Oct 29, 2013		W.O. 3053-9	

# EXHIBIT "B"

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



SEE SHEET 5 FOR CONTINUATION



SCALE: 1" = 100'

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

<b>POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN</b>		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 6 OF 6
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°36'46" an arc length of 260.87 feet;

Thence tangent from said curve North 83°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°33'12" East 94.96 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing North 83°33'12" East 125.55 feet, to a point hereinafter referred to as **POINT "D"**;

Thence North 88°06'25" West 52.99 feet;

Thence North 06°26'48" West 30.31 feet;

Thence South 83°33'12" West 40.00 feet;

Thence South 06°26'48" East 28.55 feet;

Thence South 67°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°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 "F"**;

Thence continuing North 83°33'12" East 38.53 feet;

Thence North 06°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;

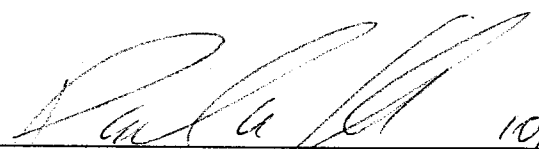
Thence North 06°26'48" West 12.82 feet to above said parallel line;

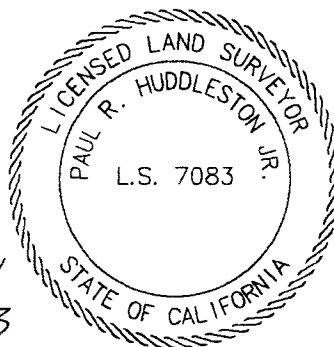
Thence along said parallel line, South 83°33'12" West 37.79 feet to the **TRUE POINT OF BEGINNING**.

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  
Date 10/31/13



DESCRIPTION APPROVAL: Page 6 of 6

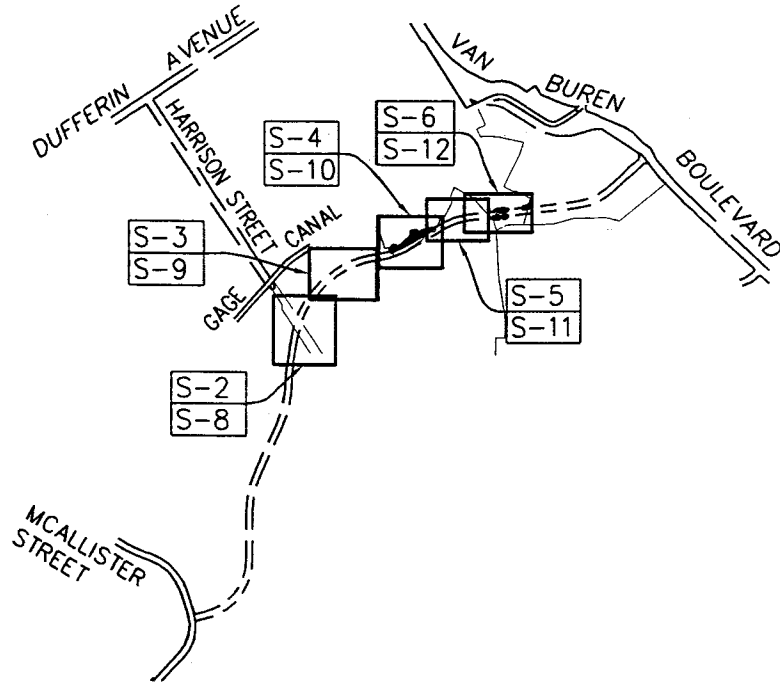
BY: K. Street  
DATE: 11/01/2013

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

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

# EXHIBIT "B"

0641-004C, 0641-004F, 0641-004G & 0641-004H  
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 FOR LINE AND CURVE TABLE DATA).
- #

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

*Paul R. Huddleston Jr.*  
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:  
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 13
DATE: Oct 28, 2013		W.O. 3053-9

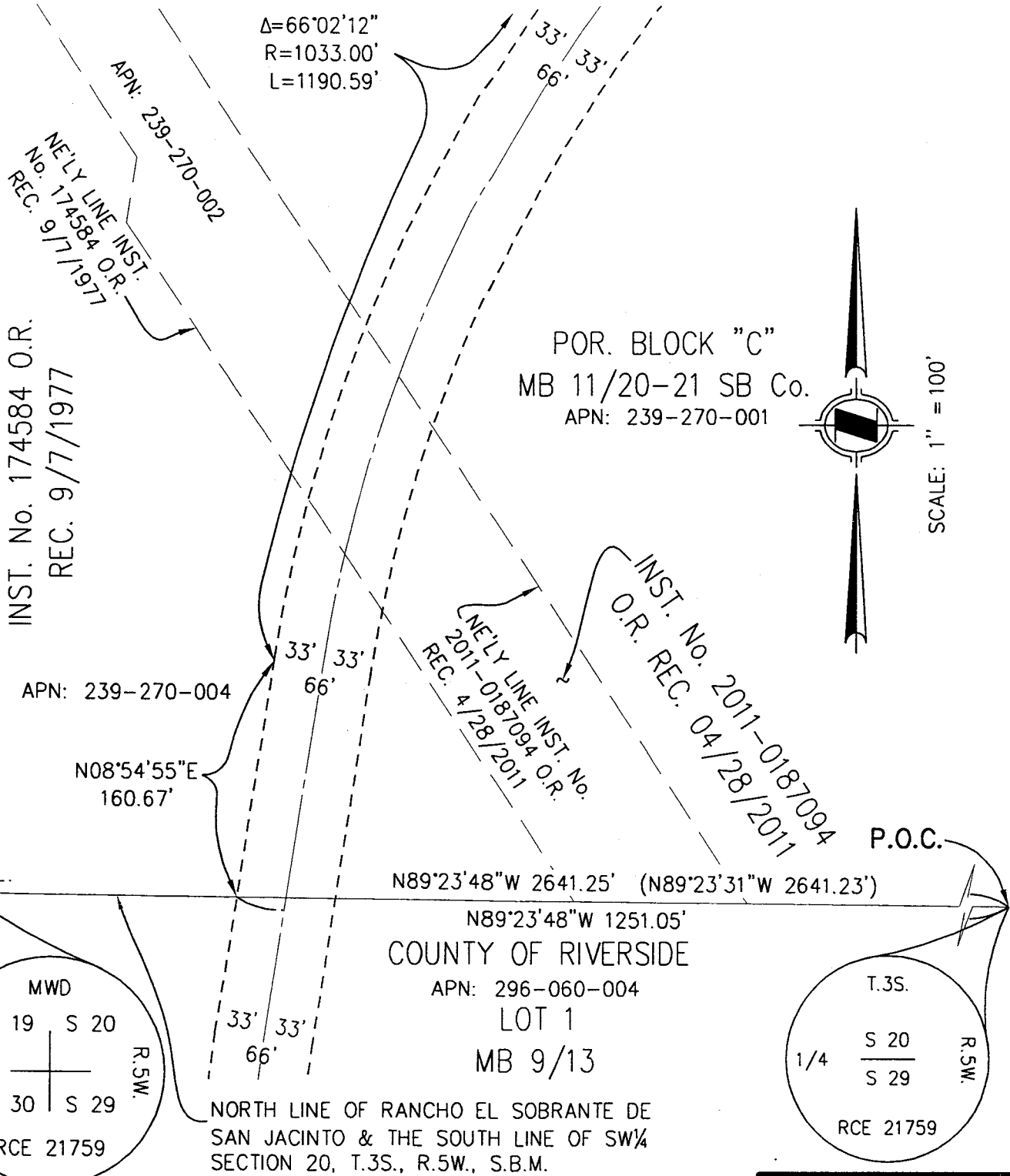
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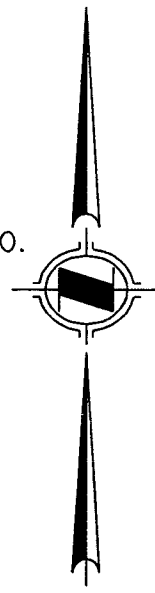
SLOPE MAINTENANCE & DRAINAGE EASEMENT

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'

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

N89°23'48"W 1251.05'

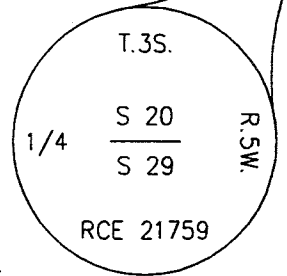
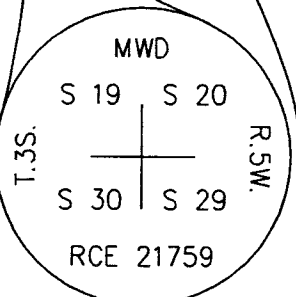
COUNTY OF RIVERSIDE

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  
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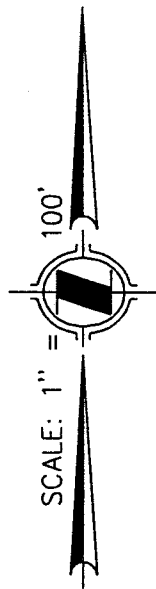


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SLOPE MAINTENANCE & DRAINAGE EASEMENT



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

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

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

N74°57'07"E 233.58'

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

<b>POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN</b>		
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

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

APN: 239-270-001

**0641-004C**

NOT A PART

**0641-004I**

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

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

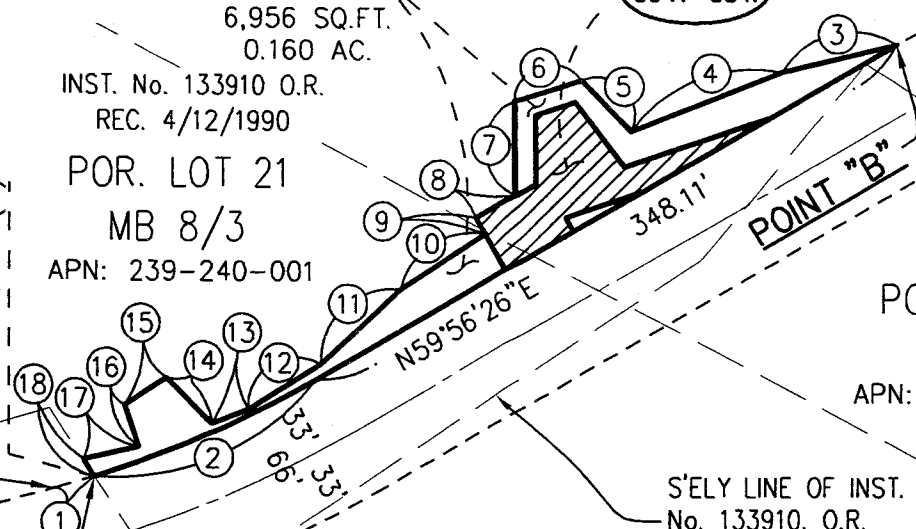
SEE SHEET 3 FOR CONTINUATION

SEE SHEET 5 FOR CONTINUATION

N74°57'07"E 233.58'

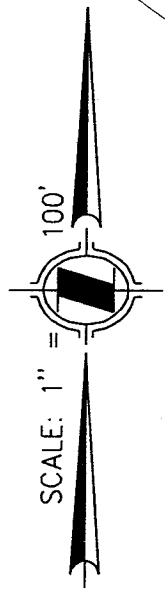
S17°17'25"E (R)

**T.P.O.B.**  
**0641-004C**  
**& POINT "A"**  
S19°01'43"E (R)



INDICATES "NOT A PART"

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

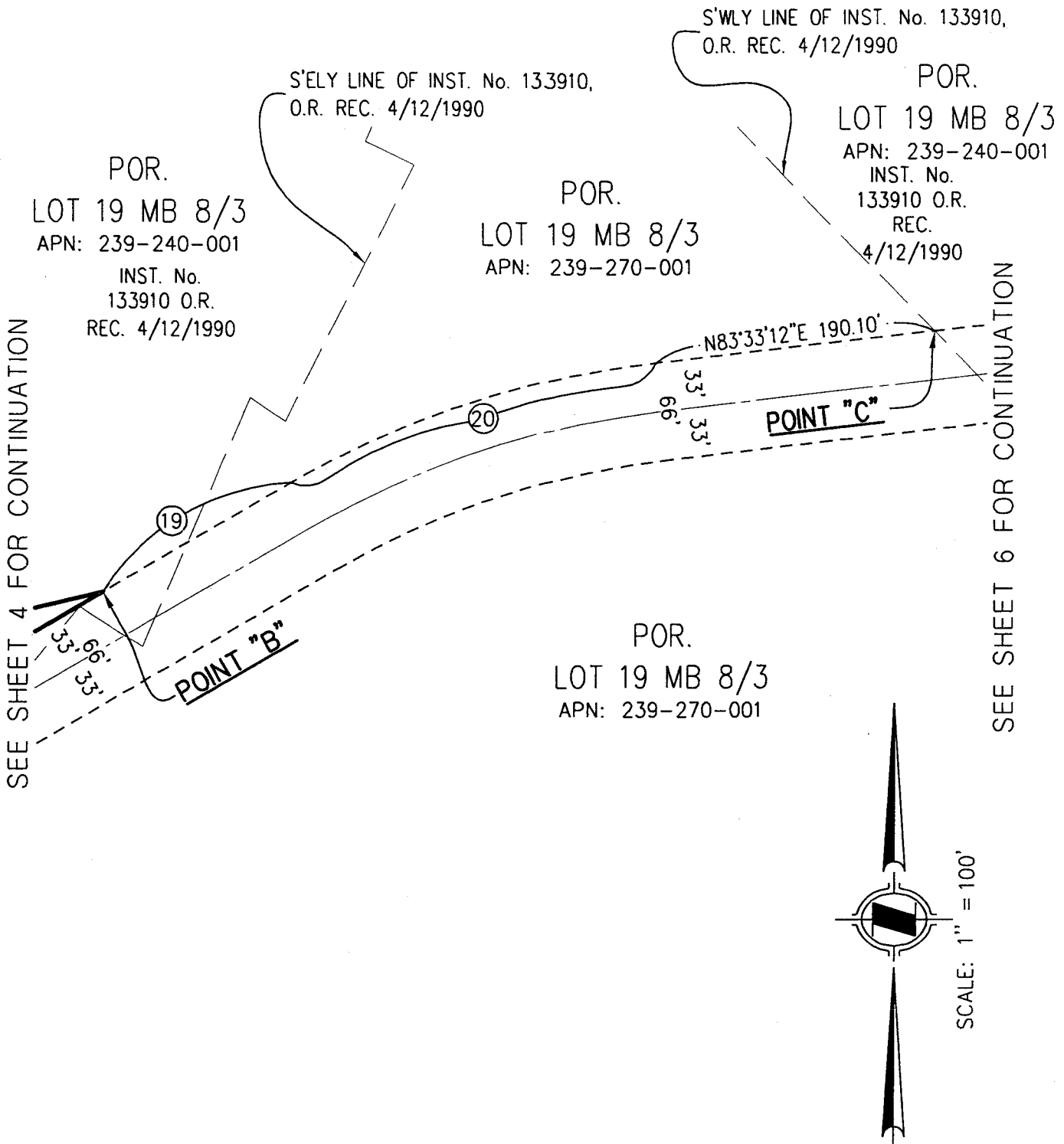


COUNTY W.O.: C1-0641

OWNER: Lin David Pai Hsein & Helen Mei Hsein  APN: 239-240-001		<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 4 OF 13	
		DATE: Oct 29, 2013		W.O. 3053-9	

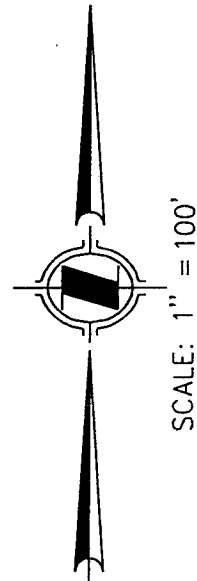
# EXHIBIT "B"

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

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 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

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

POR.  
LOT 18 MB 8/3  
APN: 239-240-001 224 SQ.FT.  
0.005 AC.

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

T.P.O.B.  
**0641-004F**

**0641-004F**

**0641-004G**

POINT "D" T.P.O.B.  
**0641-004G**

POINT "C"

**0641-004J**

N83°33'12"E 209.12'

N83°33'12"E 190.10'

S43°52'40"E 83.11'

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

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

T.P.O.B.  
**0641-004H**

**0641-004H**

**0641-004K**  
NOT A PART

POR.  
LOT 16 MB 8/3  
APN: 239-240-001

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

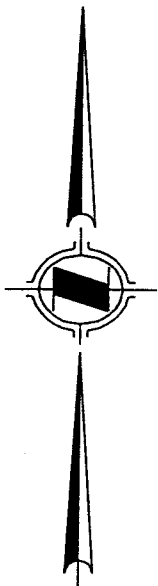
POR.  
LOT 19 MB 8/3  
APN: 239-250-004

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

POR.  
LOT 16 MB 8/3  
APN: 239-250-004

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

SEE SHEET 5 FOR CONTINUATION



SCALE: 1" = 100'



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



**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 13

DATE: Oct 29, 2013

W.O. 3053-9

APN:  
239-240-001

# 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

DATE: Oct 28, 2013

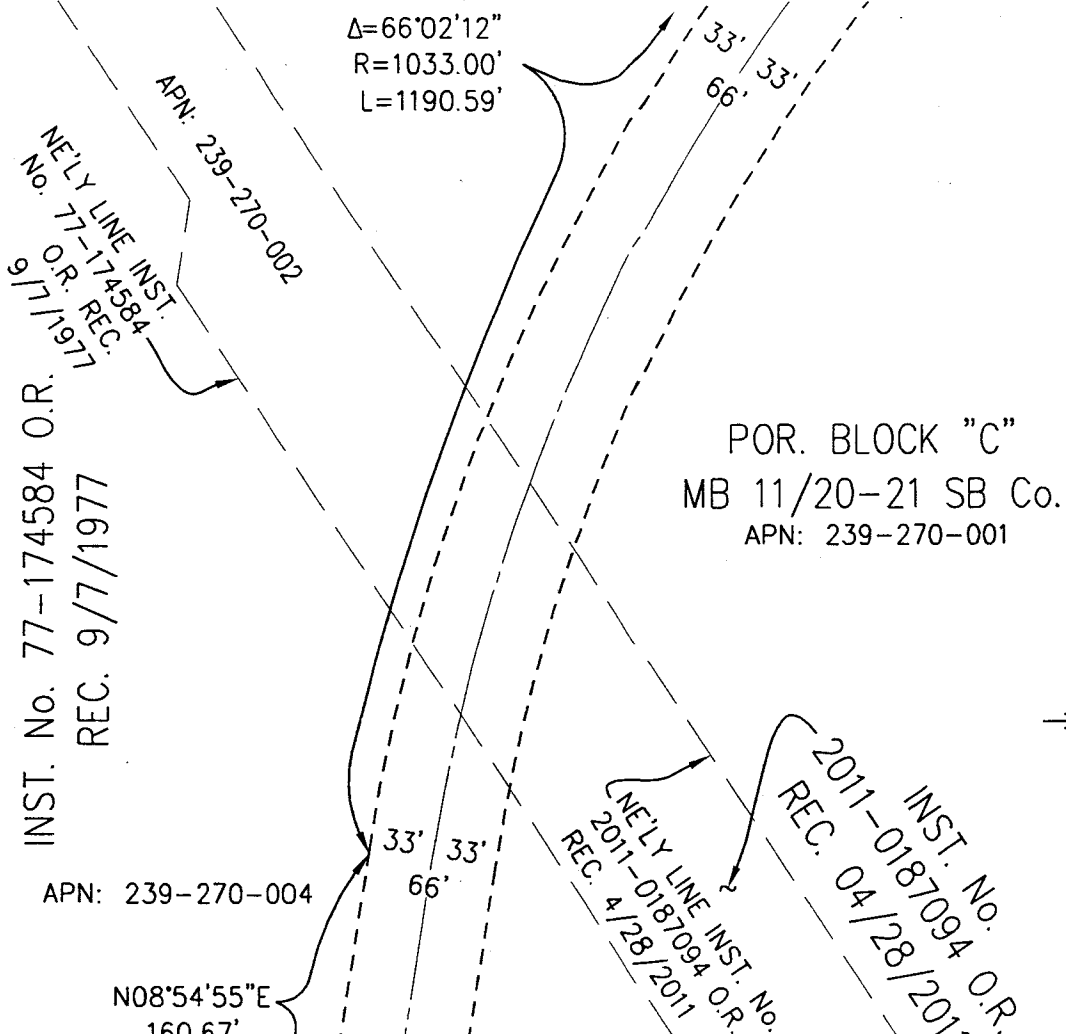
W.O. 3053-9

# EXHIBIT "B"

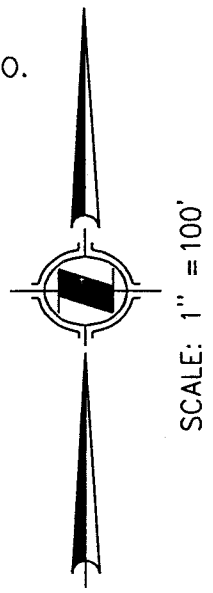
0641-004C, 0641-004F, 0641-004G & 0641-004H

SLOPE MAINTENANCE & DRAINAGE EASEMENT

SEE SHEET 9 FOR CONTINUATION

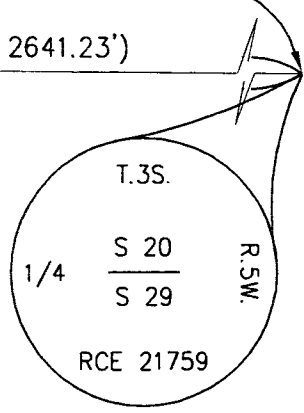
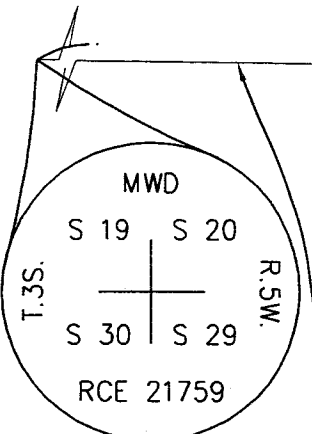


POR. BLOCK "C"  
MB 11/20-21 SB Co.  
APN: 239-270-001



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

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

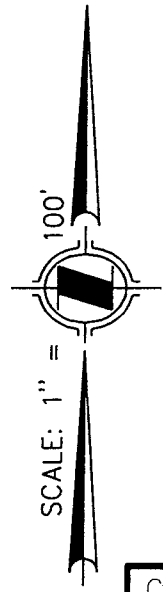
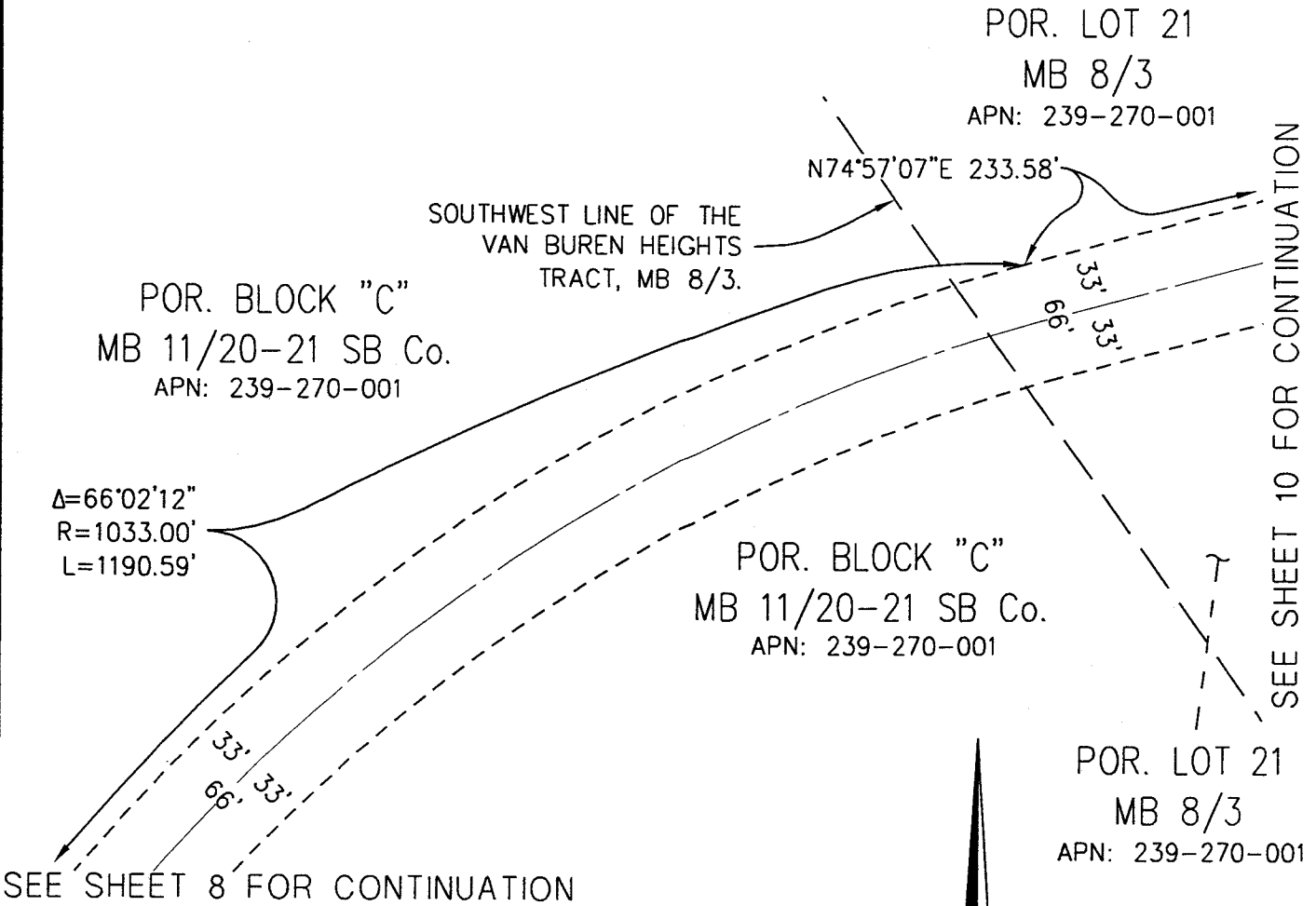


**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

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



COUNTY W.O.: C1-0641

OWNER:  
Lin David Pai  
Hsien & Helen  
Mei Hsien

APN:  
239-240-001

H  
&  
A

**HUNSAKER & ASSOCIATES**  
IRVINE, INC

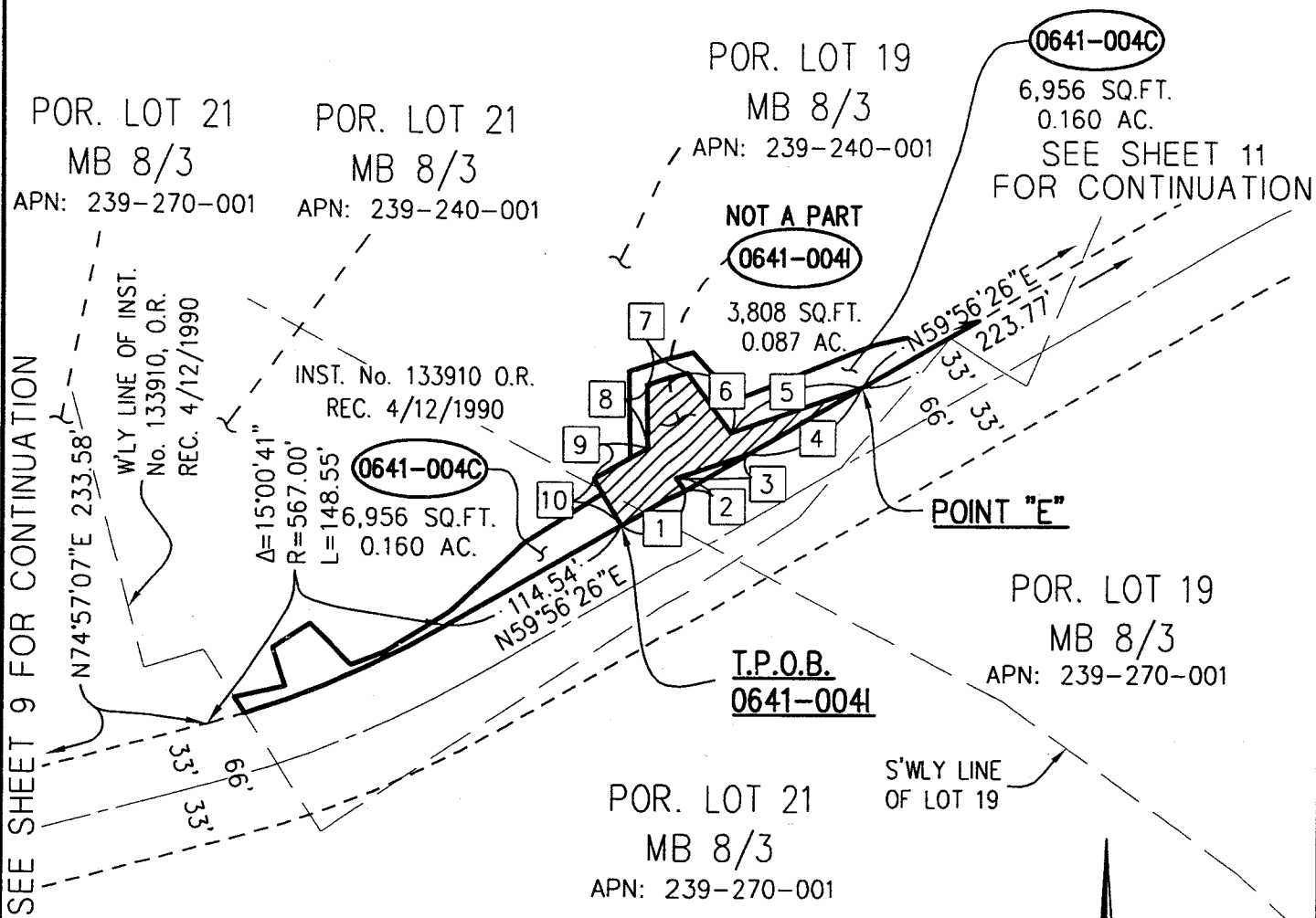
**INLAND EMPIRE REGION**  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

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 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



SEE SHEET 9 FOR CONTINUATION

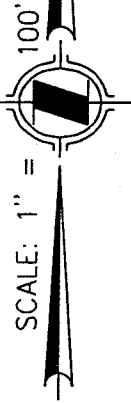
0641-004C  
6,956 SQ.FT.  
0.160 AC.  
SEE SHEET 11  
FOR CONTINUATION

NOT A PART  
0641-004I

0641-004C

T.P.O.B.  
0641-004I

POINT "E"



INDICATES "NOT A PART"

NOTE: SEE SHEET 13 FOR DATA TABLE.

COUNTY W.O.: C1-0641

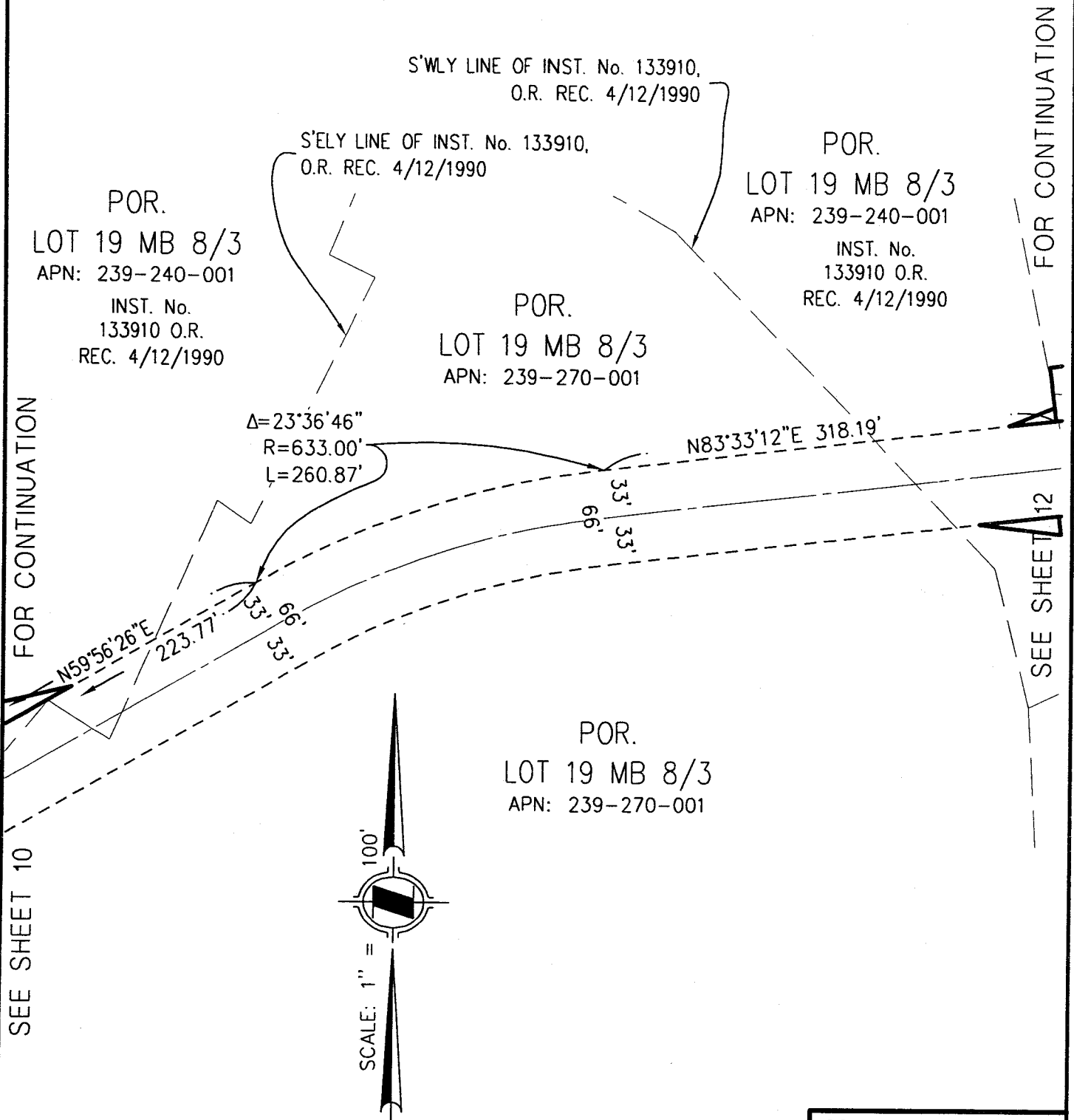
OWNER:  
Lin David Pai  
Hsien & Helen  
Mei Hsien  
  
APN:  
239-240-001

**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



COUNTY W.O.: C1-0641

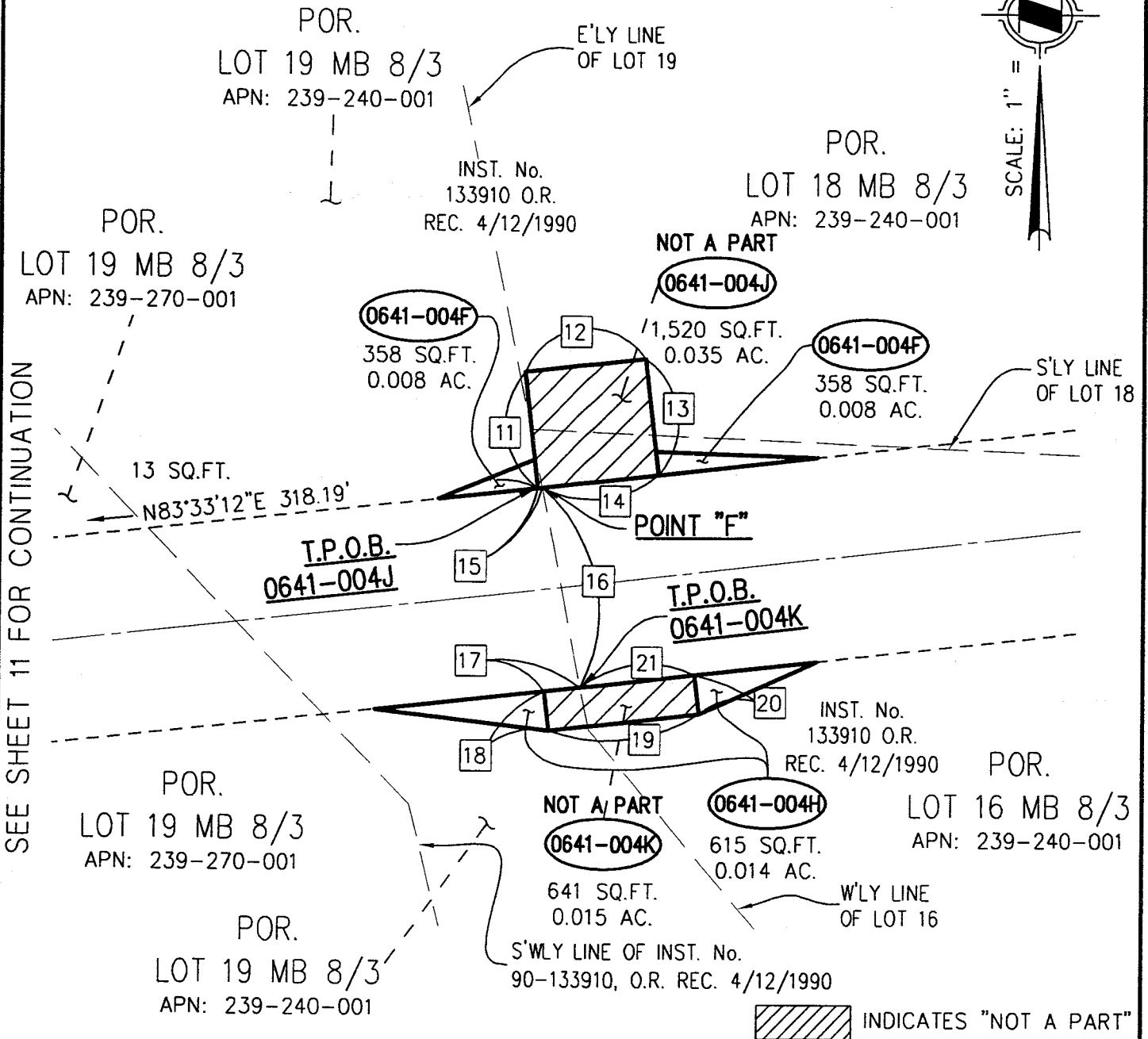
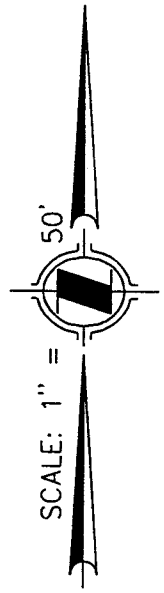
OWNER:  
Lin David Pai  
Hsien & Helen  
Mer Hsien  
  
APN:  
239-240-001

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

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



INDICATES "NOT A PART"

NOTE: SEE SHEET 13 FOR DATA TABLE. 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 IRVINE, INC</b></p> <p><b>INLAND EMPIRE REGION</b></p> <p>2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200</p> <p>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 12 OF 13</td> </tr> <tr> <td colspan="2">DATE: Oct 29, 2013</td> <td>W.O. 3053-9</td> </tr> </table>	PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 12 OF 13	DATE: Oct 29, 2013		W.O. 3053-9
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



**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
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APN:  
239-240-001

DATE: Oct 28, 2013	W.O. 3053-9
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**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

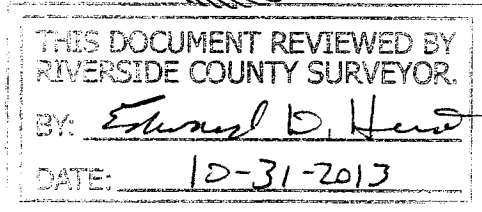


**DESCRIPTION APPROVAL:**

Page 2 of 2

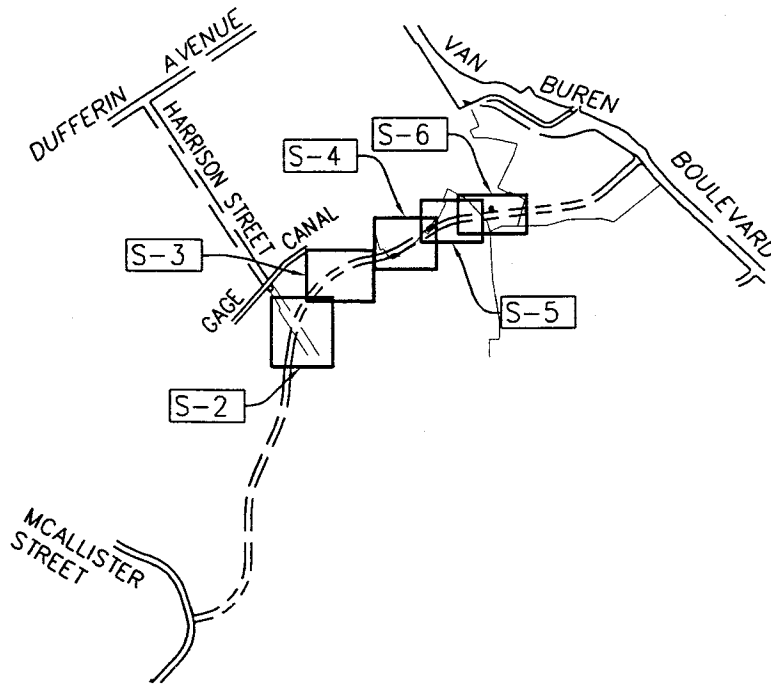
BY: K. Strout 11/01/2013  
DATE

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.

#

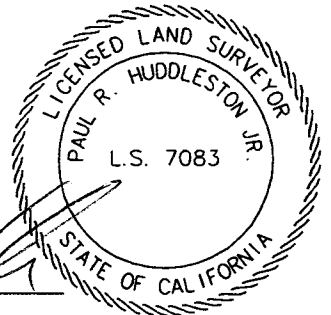
INDICATES LINE OR CURVE DATA NUMBER (SEE SHEET 7 FOR LINE AND CURVE TABLE DATA).

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: *Edward D. Huddleston*

DATE: 10-31-2013

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



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.

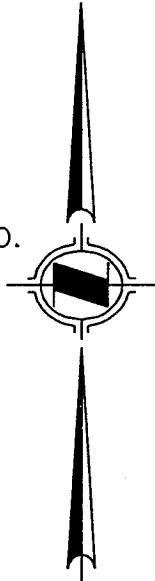
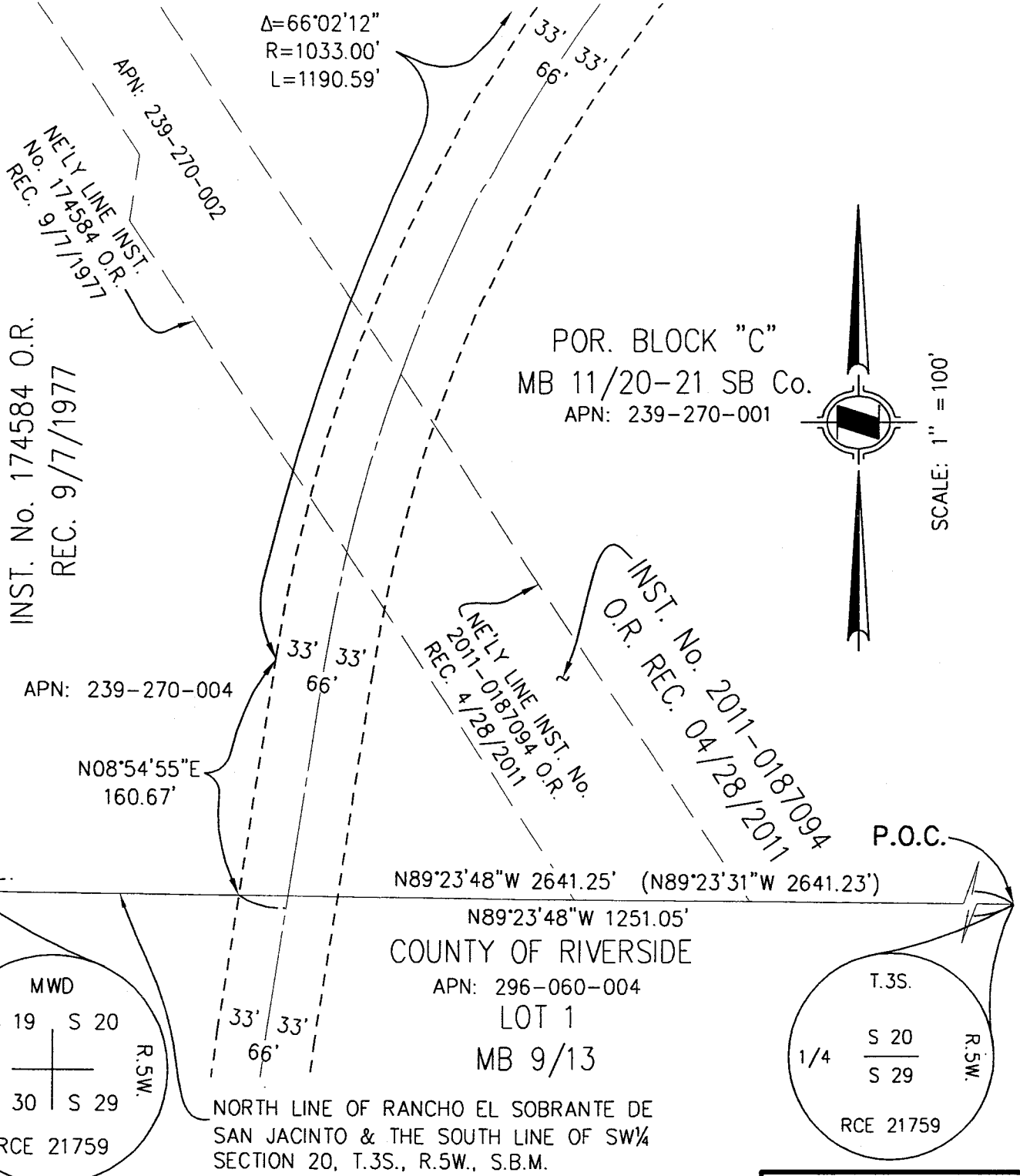
SHEET 1 OF 4

DATE: Oct 29, 2013

W.O. 3053-9

# EXHIBIT "B"

0641-004D & 0641-004E  
 TEMPORARY CONSTRUCTION EASEMENT  
 SEE SHEET 3 FOR CONTINUATION



SCALE: 1" = 100'

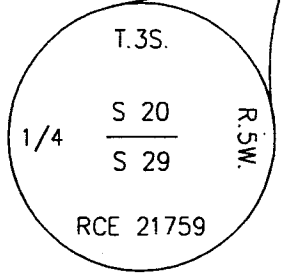
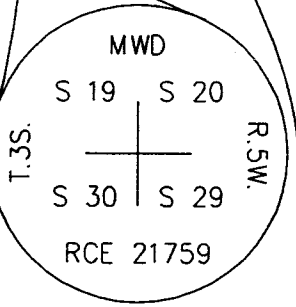
POR. BLOCK "C"  
 MB 11/20-21 SB Co.  
 APN: 239-270-001

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

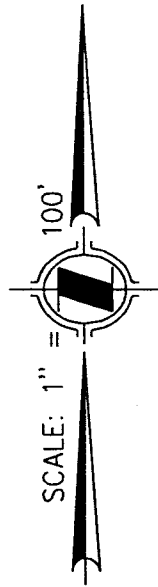


HUNSAKER & ASSOCIATES  
 IRVINE, INC  
 INLAND EMPIRE REGION  
 2900 ADAMS STREET, SUITE A-15  
 RIVERSIDE CA 92504 (951)352-7200  
 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

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

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

N74°57'07"E 233.58'

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



**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 4
--------------------	------------------------	--------------

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

APN:  
 239-240-001

# 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

**0641-004E**

129 SQ.FT.  
0.003 AC.

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

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

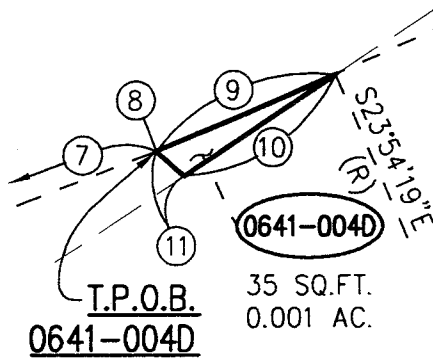
**SEE DETAIL**  
**"A" HEREON**

**0641-004D**

35 SQ.FT.  
0.001 AC.

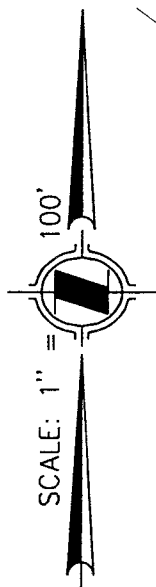
### DATA TABLE

	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;

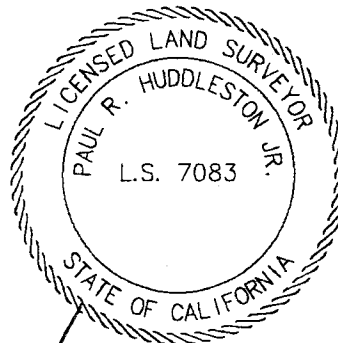
Thence North 06°26'48" West 12.82 feet to above said parallel line;


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

Date 10/29/13

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

DESCRIPTION APPROVAL:

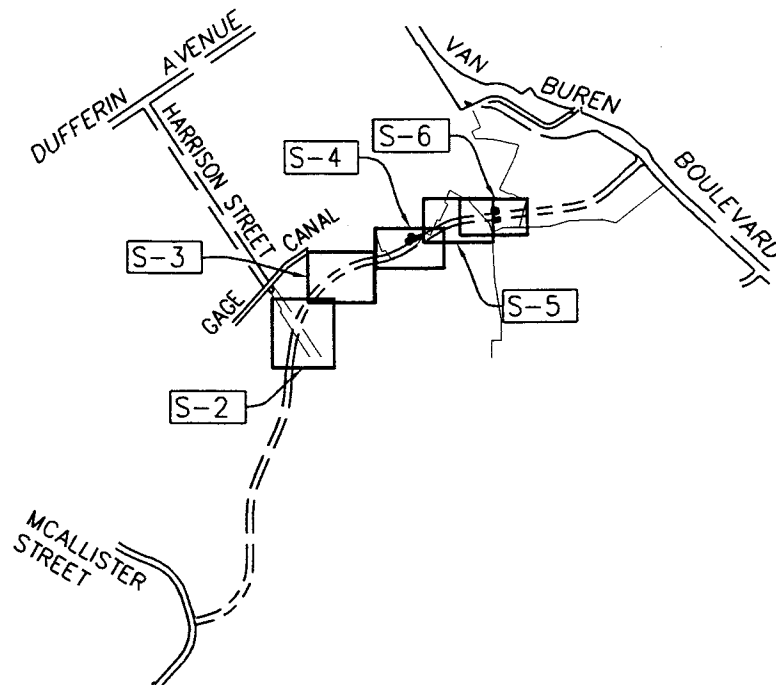
Page 3 of 3

BY: K. Street 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.

#

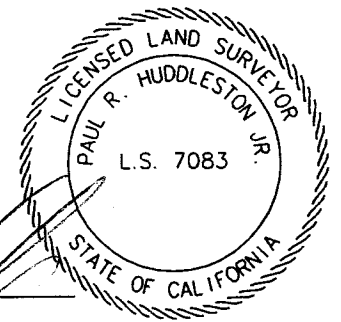
INDICATES LINE OR CURVE DATA NUMBER (SEE SHEET 7 FOR LINE AND CURVE TABLE DATA).

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: *Edward D. Hunsaker*

DATE: 10-31-2013

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



COUNTY W.O.: C1-0641

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



**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 7

DATE: Oct 29, 2013

W.O. 3053-9

# EXHIBIT "B"

0641-004I, 0641-004J & 0641-004K

STORM DRAIN EASEMENT

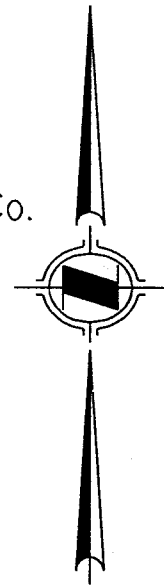
SEE SHEET 3 FOR CONTINUATION

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

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. 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'

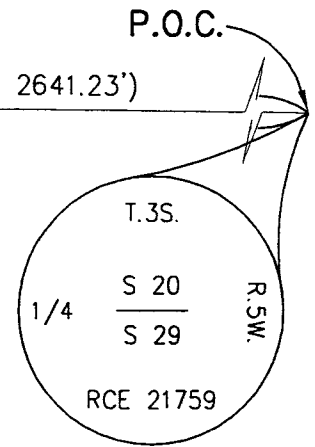
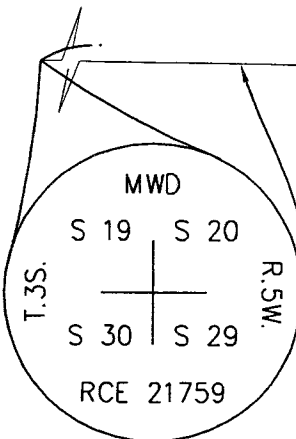
COUNTY OF RIVERSIDE

APN: 296-060-004

LOT 1

MB 9/13

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:  
 Lin David Pai  
 Hsien & Helen  
 Mei Hsien



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  
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CHECKED BY  
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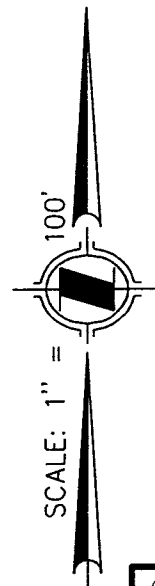
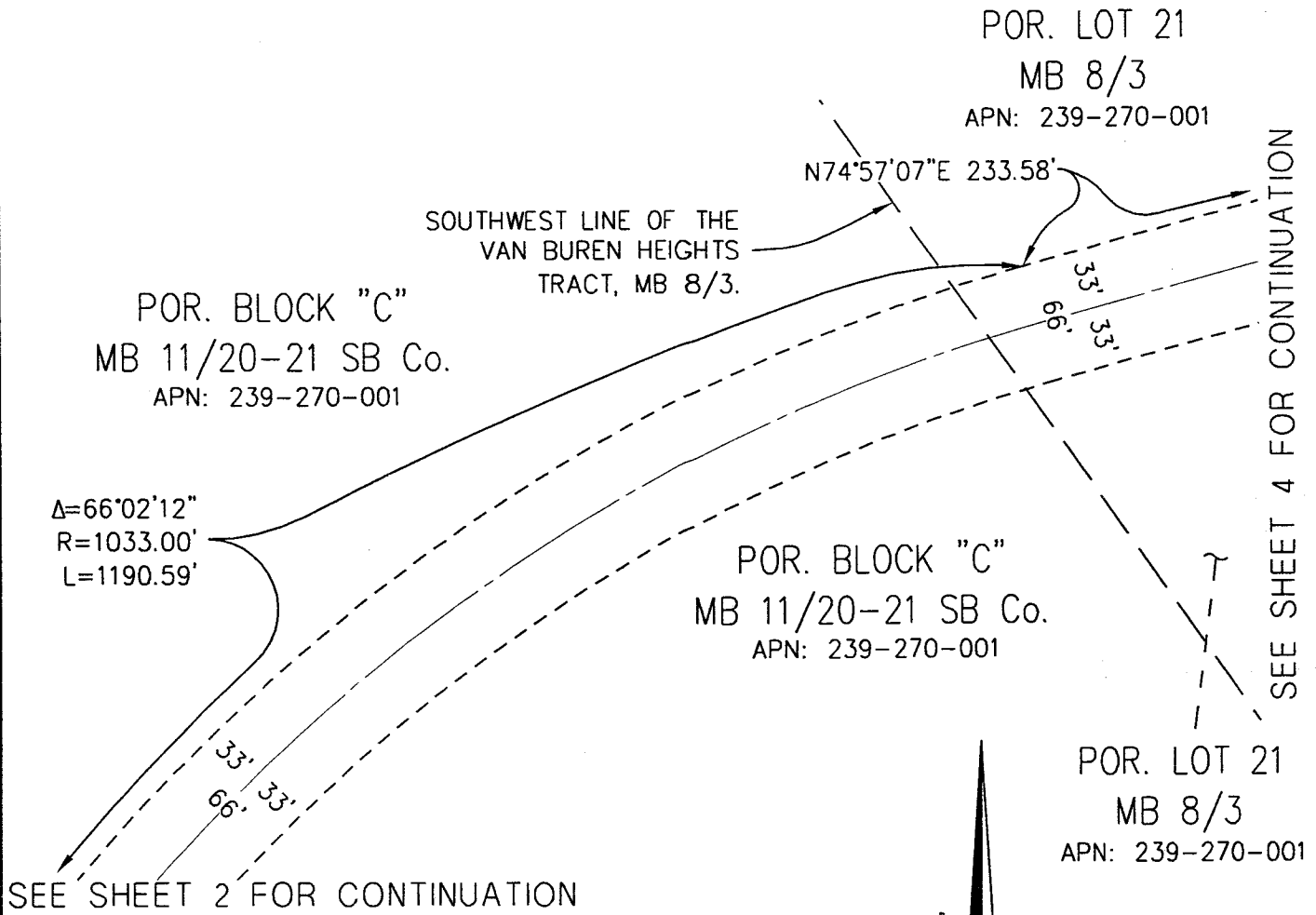
SHEET 2 OF 7

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

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 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

SEE SHEET 5 FOR CONTINUATION

0641-004I

3,808 SQ.FT.  
0.087 AC.

N59°56'26"E  
223.77'

**POINT "A"**

POR. LOT 19

MB 8/3

APN: 239-270-001

**T.P.O.B.**  
**0641-004I**

S'WLY LINE  
OF LOT 19

POR. LOT 21

MB 8/3

APN: 239-270-001

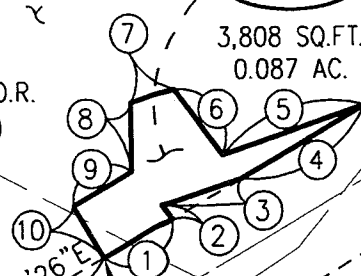
INST. No. 133910 O.R.  
REC. 4/12/1990

A=15'00'41"  
R=567.00'  
L=148.55'

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

N74°57'07"E 233.58'

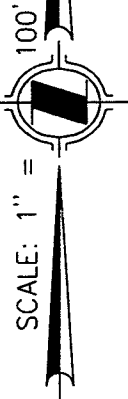
N59°56'26"E  
114.54'



SEE SHEET 3 FOR CONTINUATION

NOTE:

SEE SHEET 7 FOR LINE AND  
CURVE TABLE DATA.



COUNTY W.O.: C1-0641

OWNER:  
Lin David Pai  
Hsien & Helen  
Mei Hsien

APN:  
239-240-001



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.

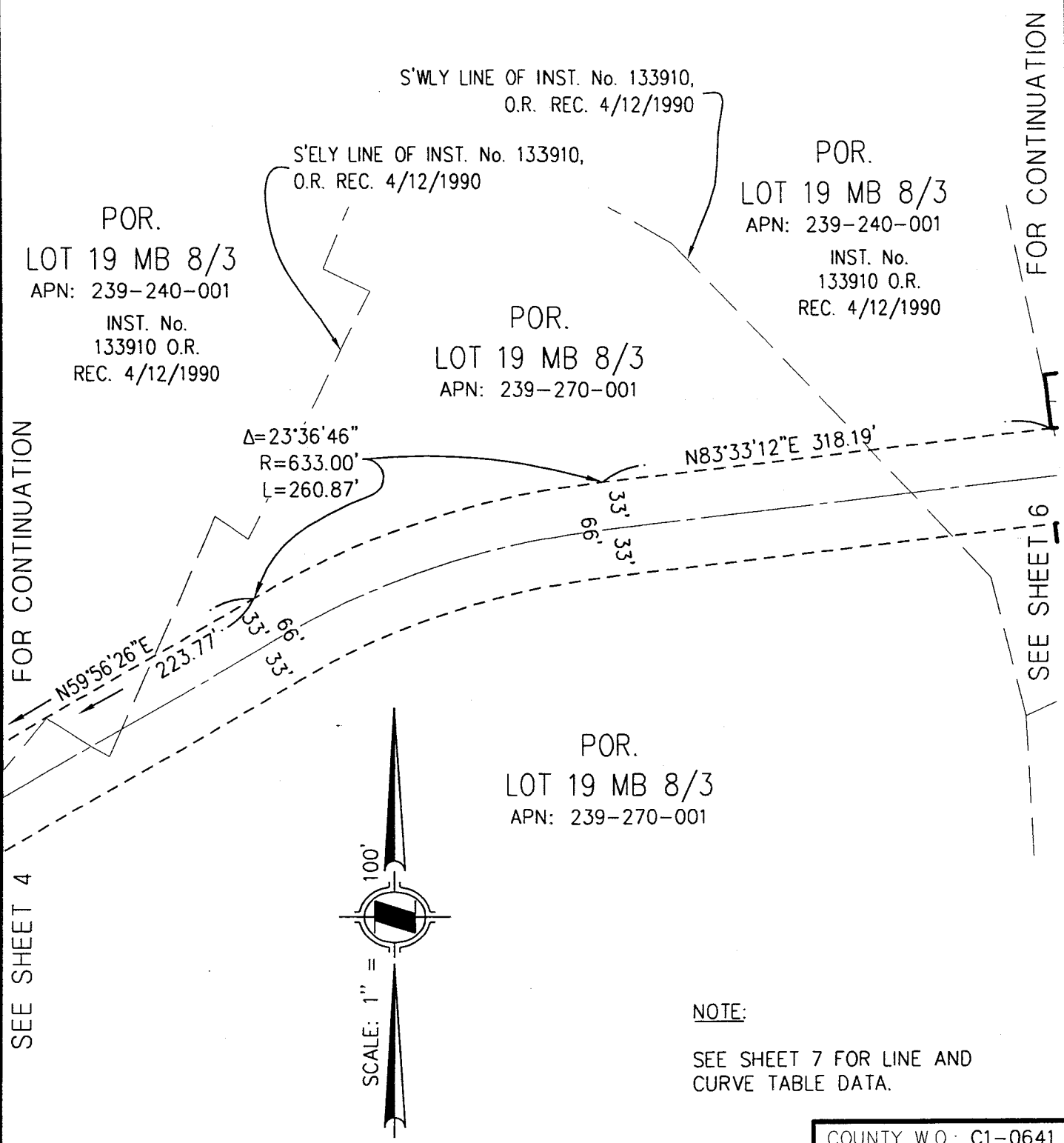
SHEET 4 OF 7

DATE: Oct 29, 2013

W.O. 3053-9

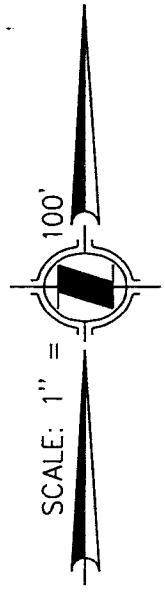
# EXHIBIT "B"

0641-004I, 0641-004J & 0641-004K  
STORM DRAIN EASEMENT



SEE SHEET 4

FOR CONTINUATION  
SEE SHEET 6



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

NOTE:  
SEE SHEET 7 FOR LINE AND  
CURVE TABLE DATA.

COUNTY W.O.: C1-0641

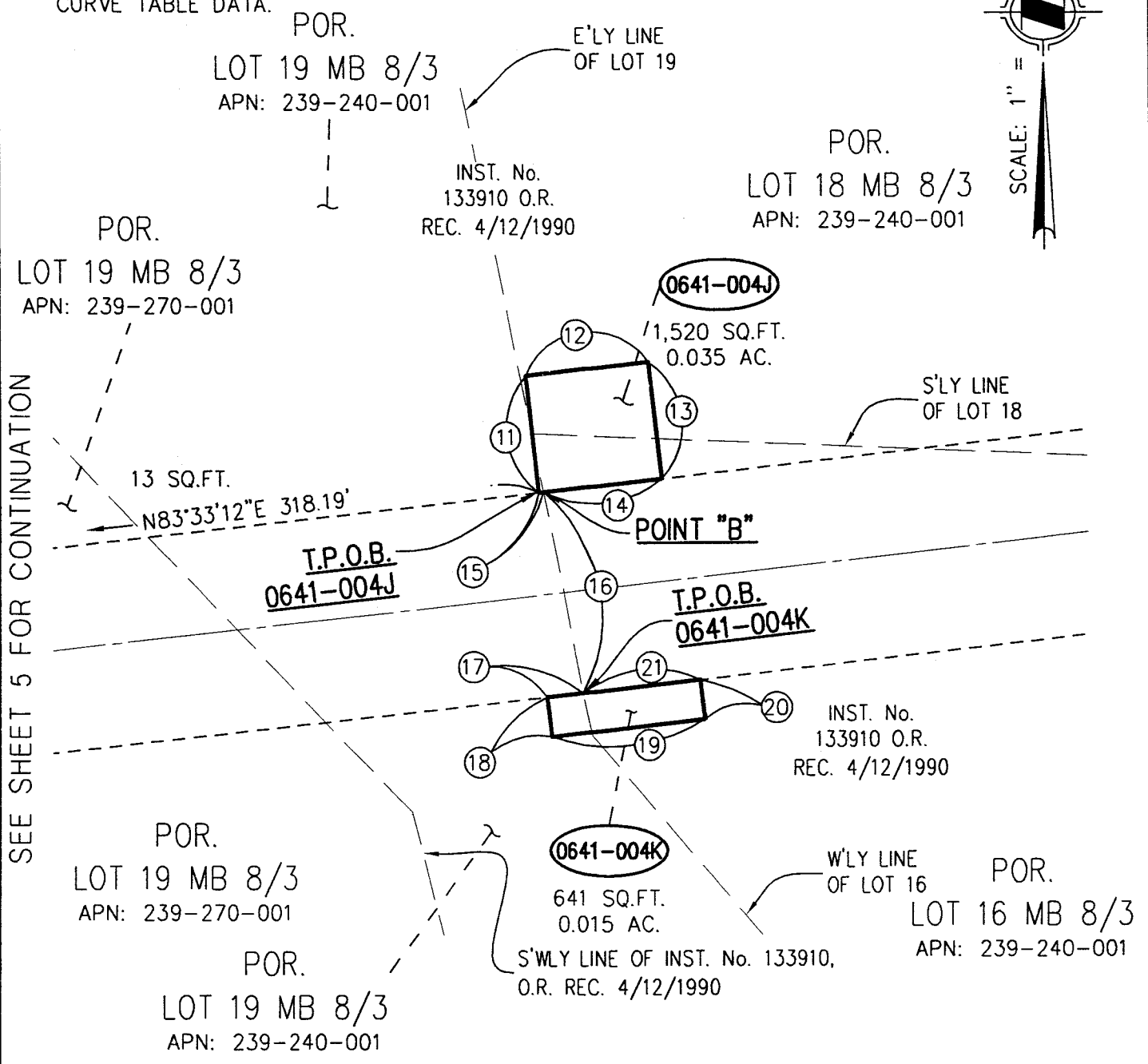
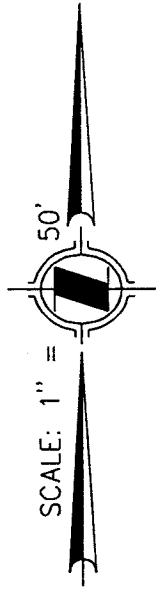
<p><i>OWNER:</i> Lin David Pai Hsien &amp; Helen Mei Hsien</p> <p>APN: 239-240-001</p>	<p><b>HUNSAKER &amp; ASSOCIATES</b> <b>IRVINE, INC</b> <b>INLAND EMPIRE REGION</b> 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS</p>	<p><b>POR. OF 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 7</td> </tr> <tr> <td colspan="2">DATE: Oct 29, 2013</td> <td>W.O. 3053-9</td> </tr> </table>	PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 5 OF 7	DATE: Oct 29, 2013		W.O. 3053-9
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



**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

APN:  
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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 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;