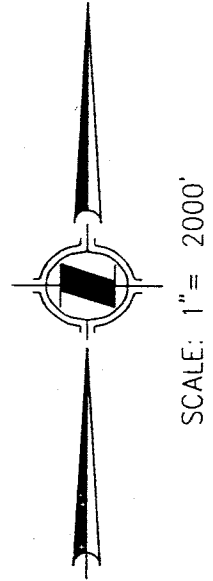
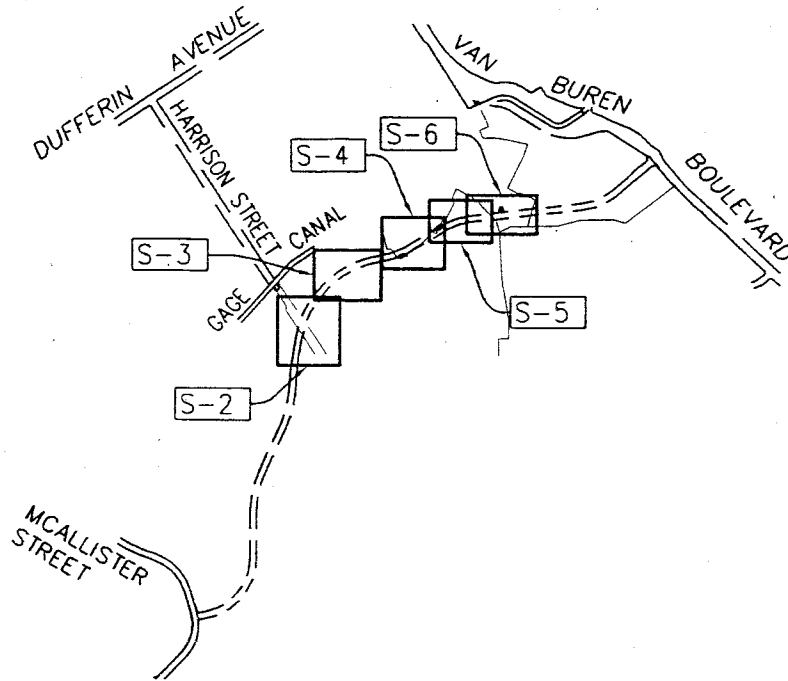


# EXHIBIT "B"

0641-004D & 0641-004E  
 TEMPORARY CONSTRUCTION EASEMENT



## VICINITY / INDEX MAP

### LEGEND:

S-#

INDICATES SHEET No. AS NOTED.

( )

INDICATES RECORD PER RS 72/85-90.

0641-001A

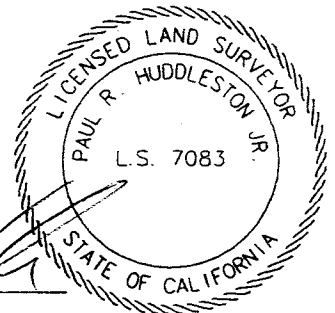
INDICATES PARCEL No.

#

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

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

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



COUNTY W.O.: C1-0641

OWNER:  
 Lin David Par  
 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"

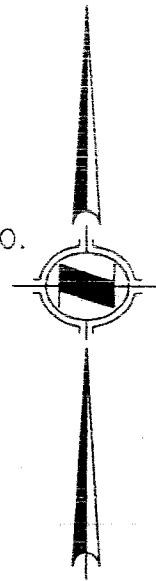
0641-004D & 0641-004E  
 TEMPORARY CONSTRUCTION EASEMENT  
 SEE SHEET 3 FOR CONTINUATION

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

APN: 239-270-002  
 NELY 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'

NELY LINE INST. No. 2011-0187094 O.R. REC. 4/28/2011

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

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

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

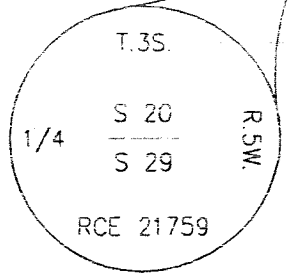
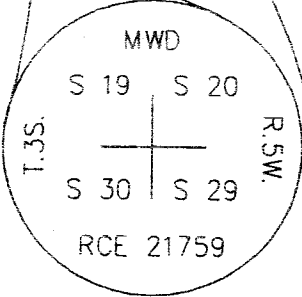
COUNTY OF RIVERSIDE

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

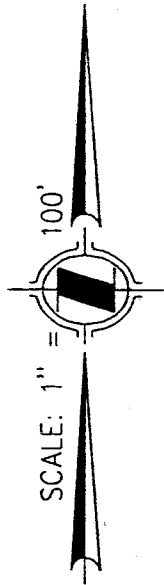
OWNER  
 Lin David Pai  
 Hsein & Helen  
 Mei Hsein  
 APN  
 239-240-001



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

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
 SAN BERNARDINO MERIDIAN  
 PREPARED BY: RNB  
 CHECKED BY: PRH, JR.  
 SHEET 2 OF 4  
 DATE: Oct 29, 2013  
 W.O. 3053-9

**EXHIBIT "B"**  
 0641-004D & 0641-004E  
 TEMPORARY CONSTRUCTION EASEMENT



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

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'  
 L=1190.59'

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

SEE SHEET 4 FOR CONTINUATION

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

SEE SHEET 2 FOR CONTINUATION

COUNTY W.O.: C1-0641

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

**H & A**  
**HUNSAKER & ASSOCIATES**  
**IRVINE, INC**  
**INLAND EMPIRE REGION**  
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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 3 OF 4
DATE: Oct 29, 2013		W.O. 3053-9

# EXHIBIT "B"

## 0641-004D & 0641-004E TEMPORARY CONSTRUCTION EASEMENT

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

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

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

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

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

**0641-004E**

129 SQ.FT.  
0.003 AC.

SEE SHEET 3 FOR CONTINUATION

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

**POINT "A"**  
S19°01'43"E (R)

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

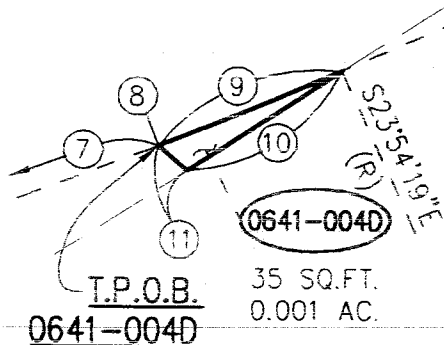
**0641-004D**

35 SQ.FT.  
0.001 AC.

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

**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 Par  
Hsein & Helen  
Mer Hsein



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

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

PREPARED BY  
RNB

CHECKED BY  
PRH, JR

SHEET 4 OF 4

APN  
239-240-001

DATE: Oct 29, 2013

W.O. 3053-9

**EXHIBIT "A"**  
**0641-004I, 0641-004J & 0641-004K**  
**LEGAL DESCRIPTION**  
**STORM DRAIN EASEMENT**

Being portions of Lots 18 and 19 of Van Buren Heights, as shown by map filed in Book 8, page 3 of Maps, Riverside County Recorder, lying within Section 20, Township 3 South, Range 5 West, San Bernardino Meridian in the City of Riverside, County of Riverside, State of California, more particularly described as follows:

**PARCEL 0641-004I:**

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

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

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

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

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

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

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

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

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

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

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

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

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

**EXHIBIT "A"**  
**0641-004I, 0641-004J & 0641-004K**  
**LEGAL DESCRIPTION**  
**STORM DRAIN EASEMENT**

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

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

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

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

**Containing:** 3,808 Square Feet, 0.087 acres more or less.

**PARCEL 0641-004J:**

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

Thence North 59°56'26" East 223.77 feet to the beginning of a tangent curve concave southeasterly and having a radius of 633.00 feet;

Thence northeasterly along said curve through a central angle of 23°36'46" an arc length of 260.87 feet;

Thence North 83°33'12" East along a line tangent to the end of said curve, 318.19 feet to the **TRUE POINT OF BEGINNING;**

Thence continuing North 83°33'12" East 1.47 feet to a point on the easterly line of said Lot 19, said point hereinafter referred to as **POINT "B"**;

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

Thence North 06°26'48" West 38.00 feet;

Thence South 83°33'12" West 40.00 feet

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

**Containing:** 1,520 Square Feet, 0.035 acres more or less.

**EXHIBIT "A"**  
**0641-004I, 0641-004J & 0641-004K**  
**LEGAL DESCRIPTION**  
**STORM DRAIN EASEMENT**

**PARCEL 0641-004K:**

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

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

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

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

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

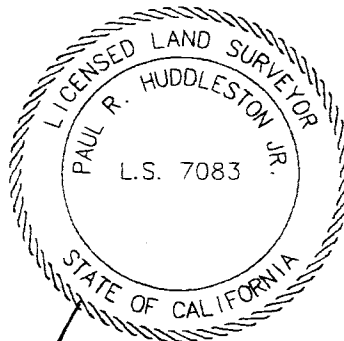
Thence North 06°26'48" West 12.82 feet to above said parallel line;


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

**Containing:** 641 Square Feet, 0.015 acre more or less.


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

Prepared under the supervision of:



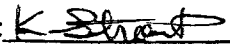
  
\_\_\_\_\_  
Paul R. Huddleston, PLS 7083  
Expires 12/31/14

10/29/13  
\_\_\_\_\_  
Date

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

DESCRIPTION APPROVAL:

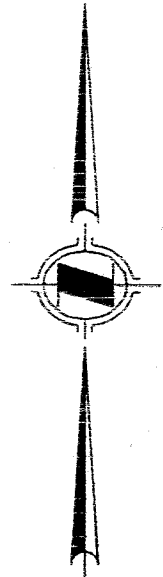
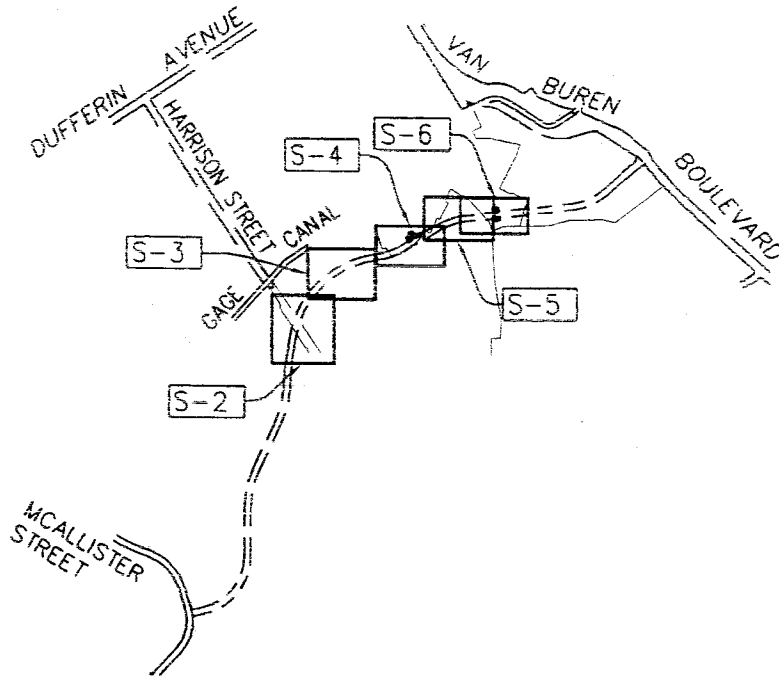
Page 3 of 3

BY:   
\_\_\_\_\_  
11/01/2013  
DATE

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

# EXHIBIT "B"

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

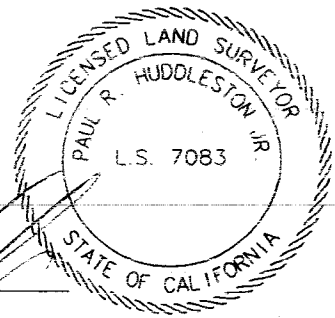


SCALE: 1" = 2000'

## VICINITY / INDEX MAP

### LEGEND:

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

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  
Mei Hsien  
  
APN  
239-240-001



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

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

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 1 OF 7
DATE Oct 29, 2013		W.O. 3053-9



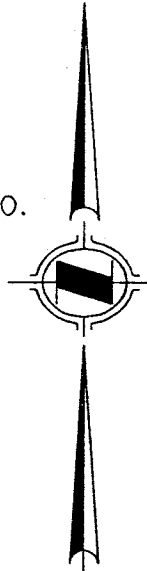
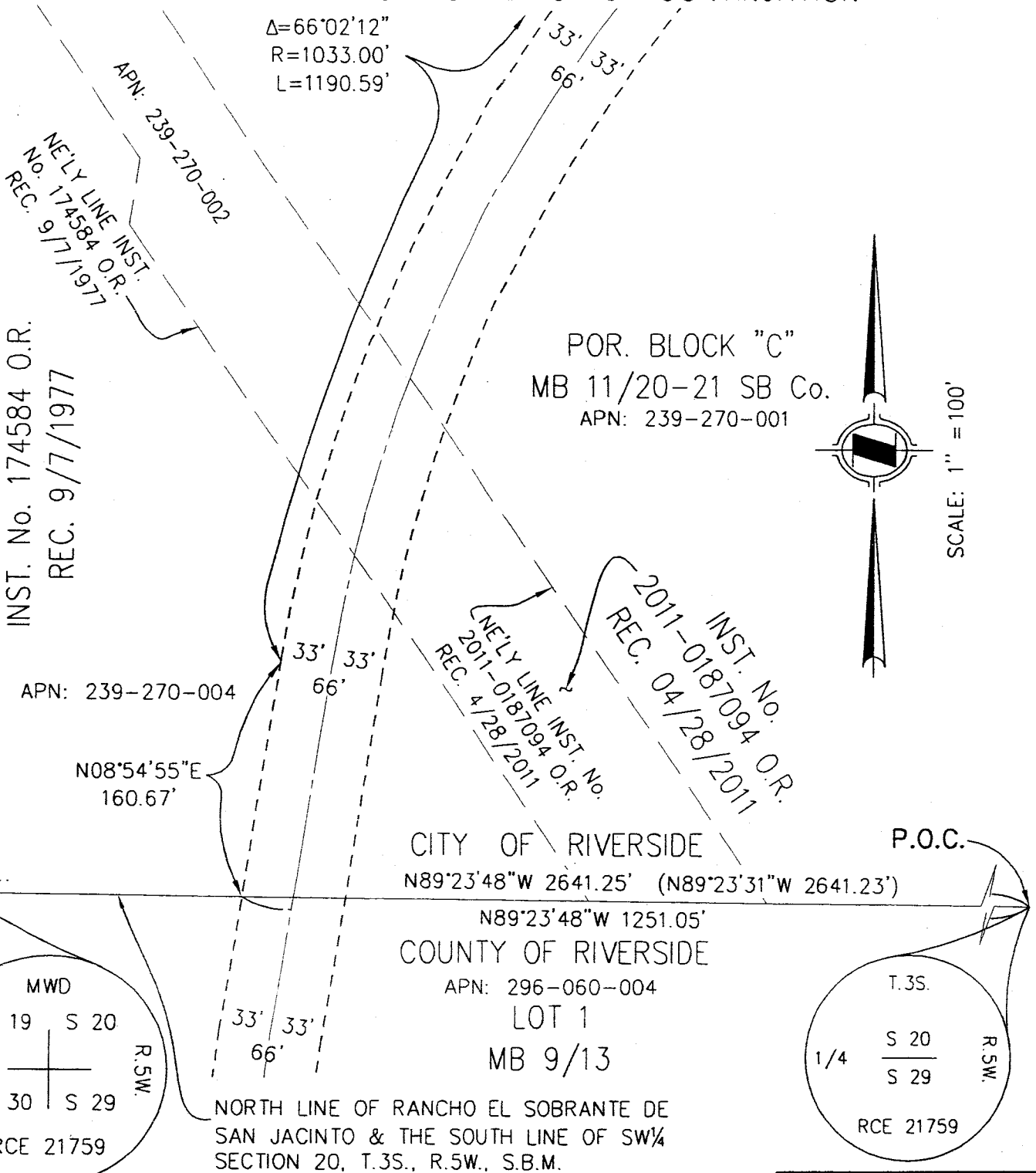
# EXHIBIT "B"

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

STORM DRAIN EASEMENT

SEE SHEET 3 FOR CONTINUATION

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



SCALE: 1" = 100'

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

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

APN: 239-270-004

N08°54'55"E  
 160.67'

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

2011-0187094 O.R.  
 REC. 04/28/2011

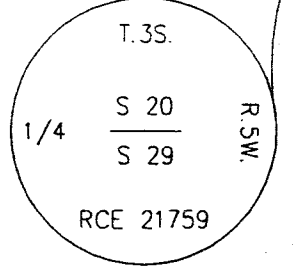
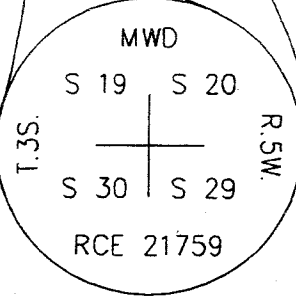
CITY OF RIVERSIDE  
 N89°23'48"W 2641.25' (N89°23'31"W 2641.23')

COUNTY OF RIVERSIDE  
 N89°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 SW¼  
 SECTION 20, T.3S., R.5W., S.B.M.



COUNTY W.O.: C1-0641

OWNER:  
 Lin David Pai  
 Hsien & Helen  
 Mer Hsien

APN:  
 239-240-001

**H & A**

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

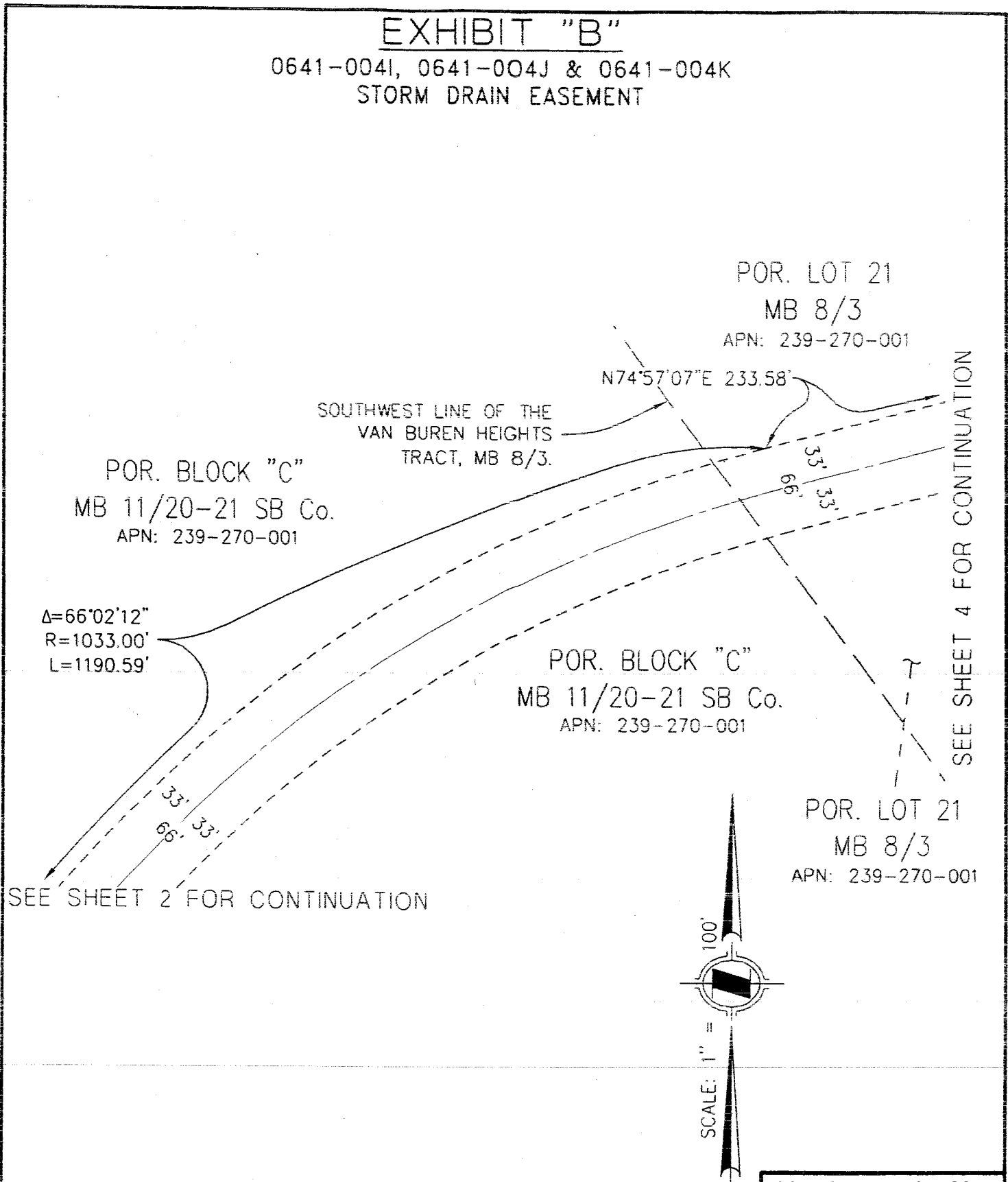
2900 ADAMS STREET, SUITE A-15  
 RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 2 OF 7
DATE: Oct 29, 2013		W.O. 3053-9

# EXHIBIT "B"

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



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

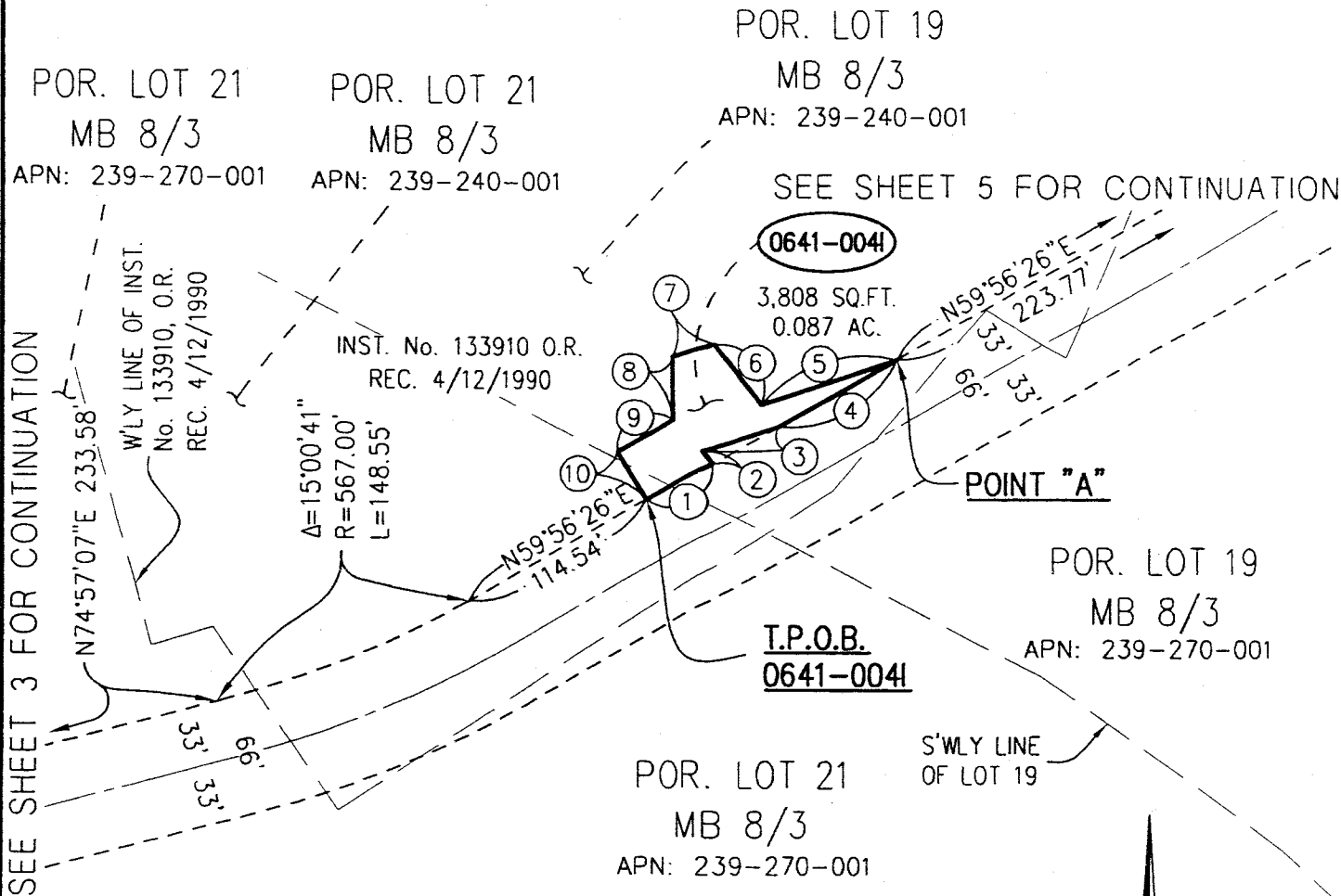
**H & A**  
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PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 3 OF 7
DATE Oct 29, 2013	W O 3053-9	

COUNTY W.O.: C1-0641

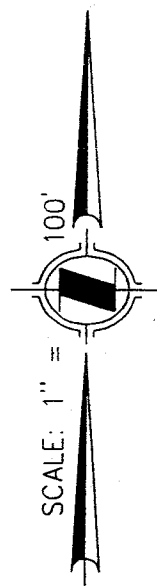
# EXHIBIT "B"

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



**NOTE:**

SEE SHEET 7 FOR LINE AND CURVE TABLE DATA.



COUNTY W.O.: C1-0641

<p><b>OWNER:</b> Lin David Par Hsien &amp; Helen Mer Hsien</p> <p>APN: 239-240-001</p>		<p><b>HUNSAKER &amp; ASSOCIATES</b> IRVINE, INC <b>INLAND EMPIRE REGION</b> 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200</p> <p>PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS</p>	<p>POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN</p> <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 4 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 4 OF 7	DATE: Oct 29, 2013		W.O. 3053-9
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

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

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

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

$\Delta = 23^{\circ}36'46''$   
 $R = 633.00'$   
 $L = 260.87'$

N83°33'12"E 318.19'

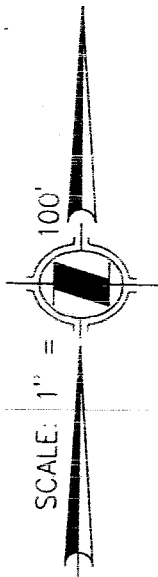
FOR CONTINUATION

FOR CONTINUATION

SEE SHEET 6

SEE SHEET 4

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

OWNER  
Lin David Pai  
Hsien & Helen  
Mei Hsien



**HUNSAKER & ASSOCIATES**  
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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 5 OF 7

APN  
239-240-001

DATE: Oct 29, 2013

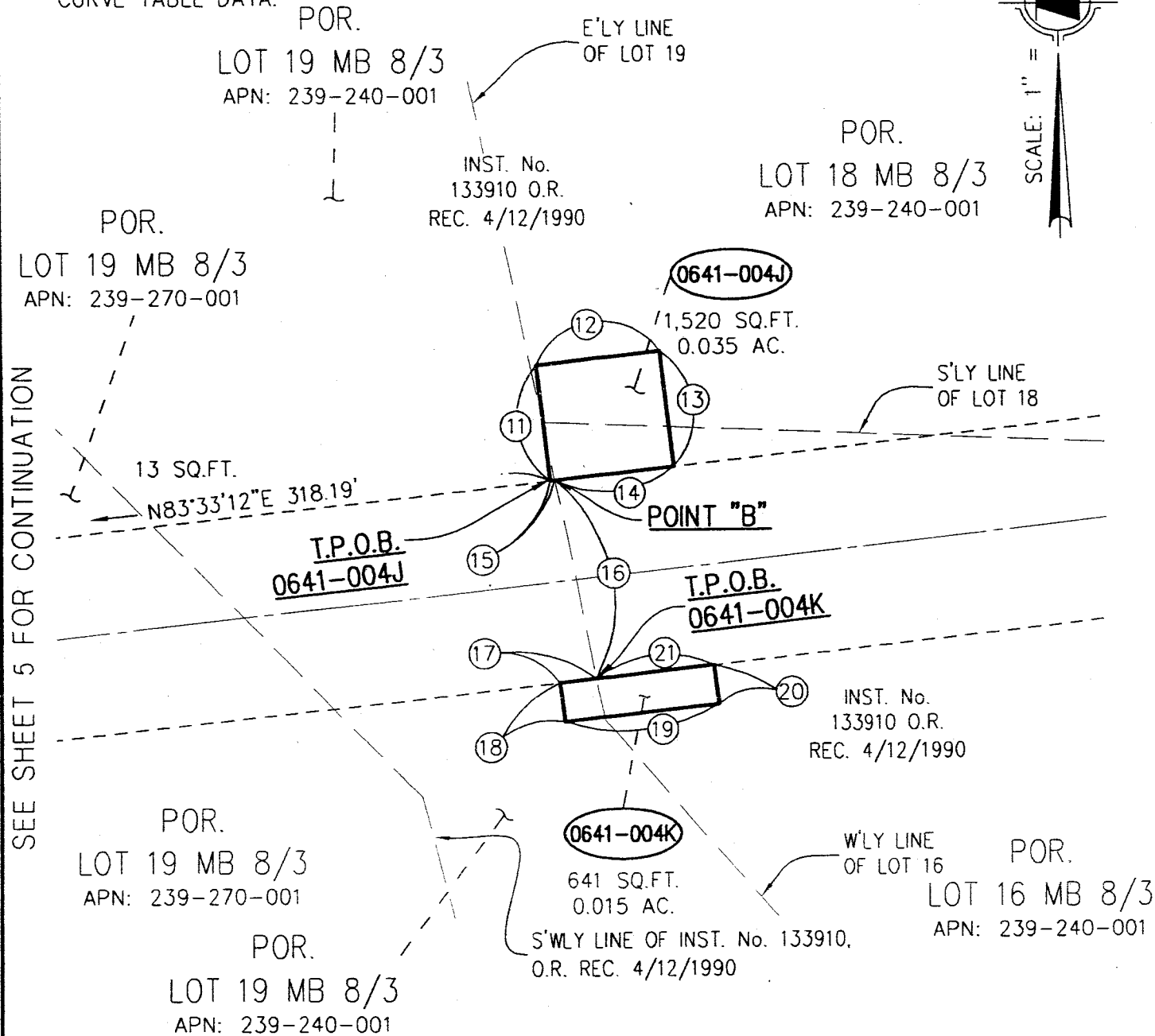
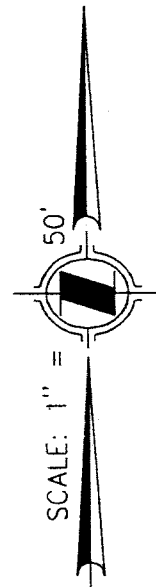
W.O. 3053-9

# 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

<p><b>OWNER</b> Lin David Pai Hsien &amp; Helen Mei Hsien</p> <p>APN 239-240-001</p>	<p><b>HUNSAKER &amp; ASSOCIATES</b> IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS</p>	<p>COUNTY W.O.: C1-0641</p> <p>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 6 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 6 OF 7	DATE: Oct 29, 2013		W.O. 3053-9
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



**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 7

DATE: Oct 29, 2013

W.O. 3053-9

APN  
239-240-001

PARCEL 0641-005A TO 0641-005G

PARCEL 0641-005I TO 0641-005J

**EXHIBIT "A"**  
**0641-005A**  
**LEGAL DESCRIPTION**  
**PUBLIC ROAD AND UTILITY EASEMENT**

Being portions of Lots 10, 11, 12, 13, 14 and 16 of Van Buren Heights, as shown by map filed in Book 8, page 3 of Maps, Riverside County Recorder, lying within Section 20, Township 3 South, Range 5 West, San Bernardino Meridian in the City of Riverside, County of Riverside, State of California, more particularly described as follows:

**PARCEL 0641-005A:**

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

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

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

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

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

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

Thence North  $59^{\circ}56'26''$  East along a line tangent to the end of said curve, 495.98 feet to the beginning of a tangent curve concave southeasterly and having a radius of 633.00 feet;

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

Thence North  $83^{\circ}33'12''$  East along a line tangent to the end of said curve, 637.26 feet to a point on the easterly line of that certain Grant Deed to David Pai-Hsien Lin and Helen Mei-Hsien Lin, recorded April 12, 1990 as Instrument No. 133910, of Official Records, Riverside County Recorder, said point being the **TRUE POINT OF BEGINNING**;

Thence continuing North  $83^{\circ}33'12''$  East 514.85 feet to the beginning of a tangent curve concave northwesterly and having a radius of 567.00 feet;

Thence northeasterly along said curve through a central angle of  $35^{\circ}00'48''$  an arc length of 346.49 feet;



**EXHIBIT "A"**  
**0641-005A**  
**LEGAL DESCRIPTION**  
**PUBLIC ROAD AND UTILITY EASEMENT**

Thence North 48°32'24" East along a line tangent to the end of said curve, 196.27 feet;

Thence North 47°13'05" East 130.04 feet;

Thence North 48°32'24" East 126.81 feet;

Thence North 00°26'39" East 37.41 feet to the beginning of a non-tangent curve concave southwesterly and having a radius of 1138.00 feet, a radial line to the beginning of said curve bears North 46°36'26" East;

Thence northwesterly along said curve through a central angle of 01°52'40" an arc length of 37.30 feet to a point on the southwesterly line of Parcel 2 of those parcels of land described in Deed granted to the City of Riverside, recorded June 20, 1972 as Instrument No. 80738, of Official Records, Riverside County Recorder;

Thence along said southwesterly line the following four (4) courses:

- 1) South 57°07'40" East 13.77 feet;
- 2) South 70°02'37" East 42.79 feet;
- 3) South 40°51'08" East 109.32 feet;
- 4) South 32°14'19" East 48.25 feet;

Thence North 42°12'55" West 43.66 feet;

Thence North 84°03'37" West 36.72 feet to a point on line 72.00 feet southeasterly and parallel, measured at right angles, from the aforementioned line described as "North 48°32'24" East 126.81 feet"

Thence along said parallel line South 48°32'24" West 139.80 feet;

Thence South 49°51'43" West 130.03 feet to a point on a line 66.00 feet southeasterly and parallel, measured at right angles from the aforementioned line described as "North 48°32'24" East 196.27 feet";

Thence along said parallel line South 48°32'24" West 196.27 feet to the beginning of a tangent curve concave northwesterly and having a radius of 633.00 feet, said curve being concentric with said 567.00 foot radius curve;

**EXHIBIT "A"**  
**0641-005A**  
**LEGAL DESCRIPTION**  
**PUBLIC ROAD AND UTILITY EASEMENT**

Thence southwesterly along said concentric curve through a central angle of 35°00'48" an arc length of 386.83 feet to a point on a line 66.00 feet southerly and parallel, measured at right angles, from the aforementioned line described as "North 83°33'12" East 514.85 feet";

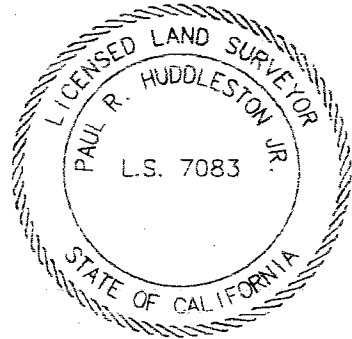
Thence along said parallel line South 83°33'12" West 539.97 feet to a point on the aforementioned easterly line of said Grant Deed granted to David Pai-Hsien Lin and Helen Mei-Hsien Lin, recorded April 12, 1990 as Instrument No. 133910, of Official Records, Riverside County Recorder;

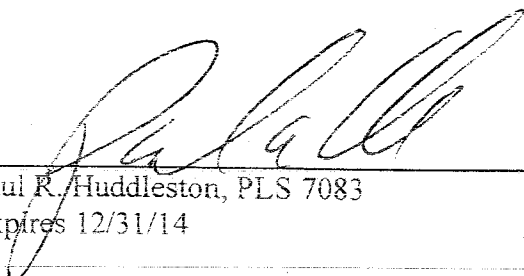
Thence along said easterly line North 14°23'46" East 70.62 feet to the **TRUE POINT OF BEGINNING.**

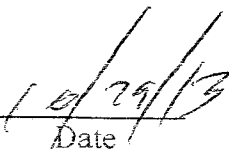
Containing 95,304 Square Feet, 2.188 acres more or less.

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

Prepared under the supervision of:




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

  
Date

DESCRIPTION APPROVAL:

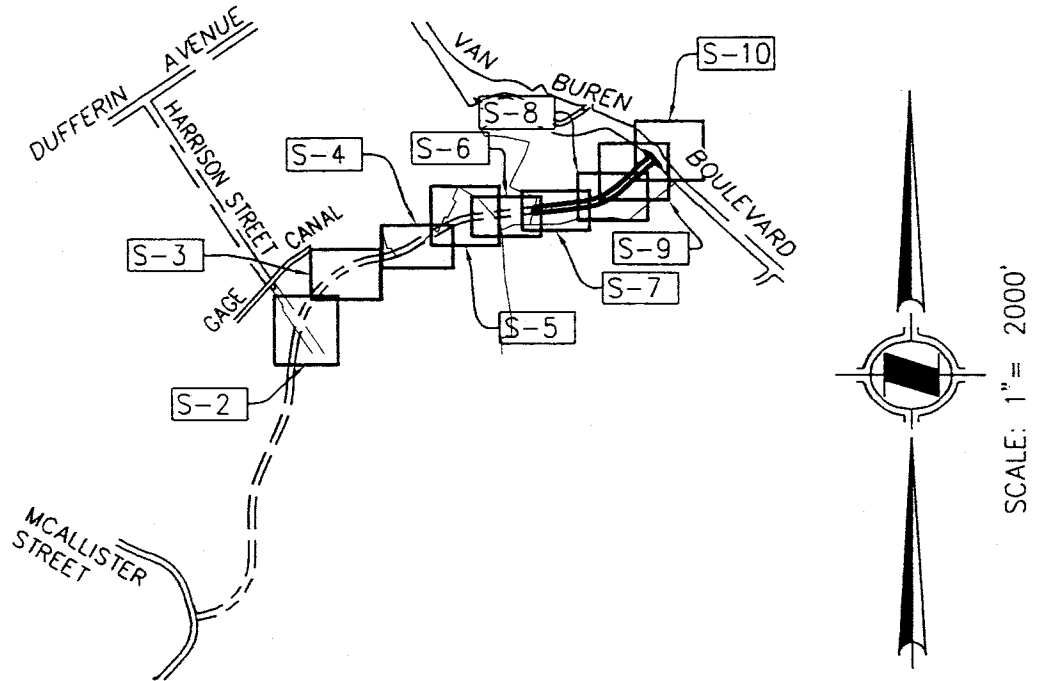
BY:  11/01/2013  
DATE

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

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

# EXHIBIT "B"

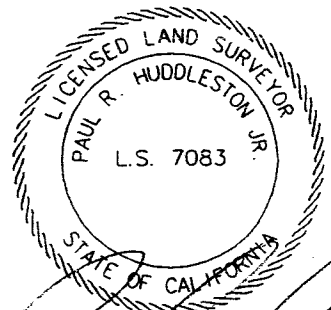
0641-005A  
PUBLIC ROAD AND UTILITY EASEMENT



## VICINITY / INDEX MAP

### LEGEND:

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



**THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.**

BY: *Edward D. H...*

DATE: 10-31-2013

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

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao &  
Hsien Mei Lee

APN  
239-240-001



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

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

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 1 OF 10
DATE: Oct 29, 2013		W.O. 3053-9

# EXHIBIT "B"

0641-005A

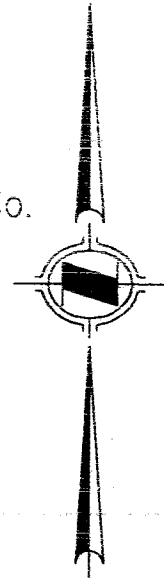
PUBLIC ROAD AND UTILITY EASEMENT  
SEE SHEET 3 FOR CONTINUATION

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

APN: 239-270-002  
NELY 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'

NELY LINE INST. No. 2011-0187094 O.R.  
REC. 4/28/2011  
INST. No. 2011-0187094 O.R.  
REC. 4/28/2011

CITY OF RIVERSIDE

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

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

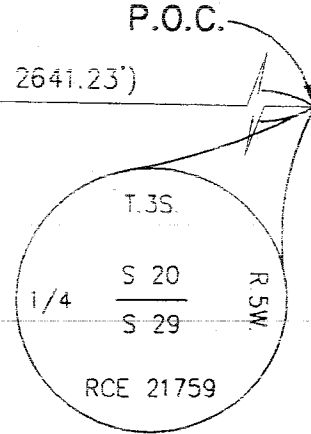
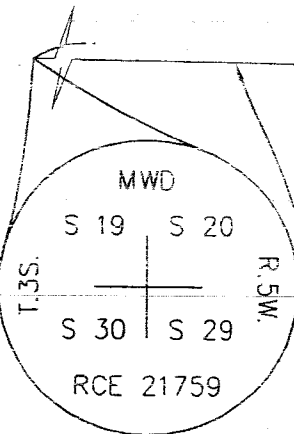
COUNTY OF RIVERSIDE

APN: 296-060-004

LOT 1

MB 9/13

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  
Fang Chao &  
Hsien Mei Lee



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE 4-15  
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

APN  
239-240-001

DATE Oct 29, 2013

W.O. 3053-9

# EXHIBIT "B"

0641-005A

## PUBLIC ROAD AND UTILITY EASEMENT

POR. LOT 21

MB 8/3

APN: 239-270-001

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

POR. BLOCK "C"

MB 11/20-21 SB Co.

APN: 239-270-001

N74°57'07"E 233.58'

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

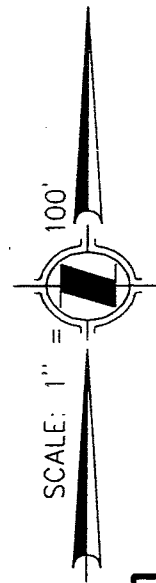
POR. BLOCK "C"  
MB 11/20-21 SB Co.  
APN: 239-270-001

SEE SHEET 4 FOR CONTINUATION

POR. LOT 21  
MB 8/3

APN: 239-270-001

SEE SHEET 2 FOR CONTINUATION



COUNTY W.O.: C1-0641

OWNER  
Tang Chao &  
Hsien Mei Lee



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

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

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

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

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 3 OF 10

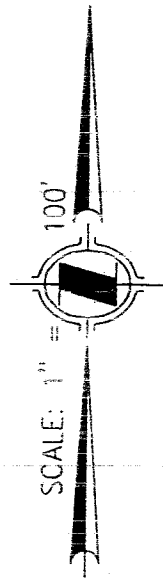
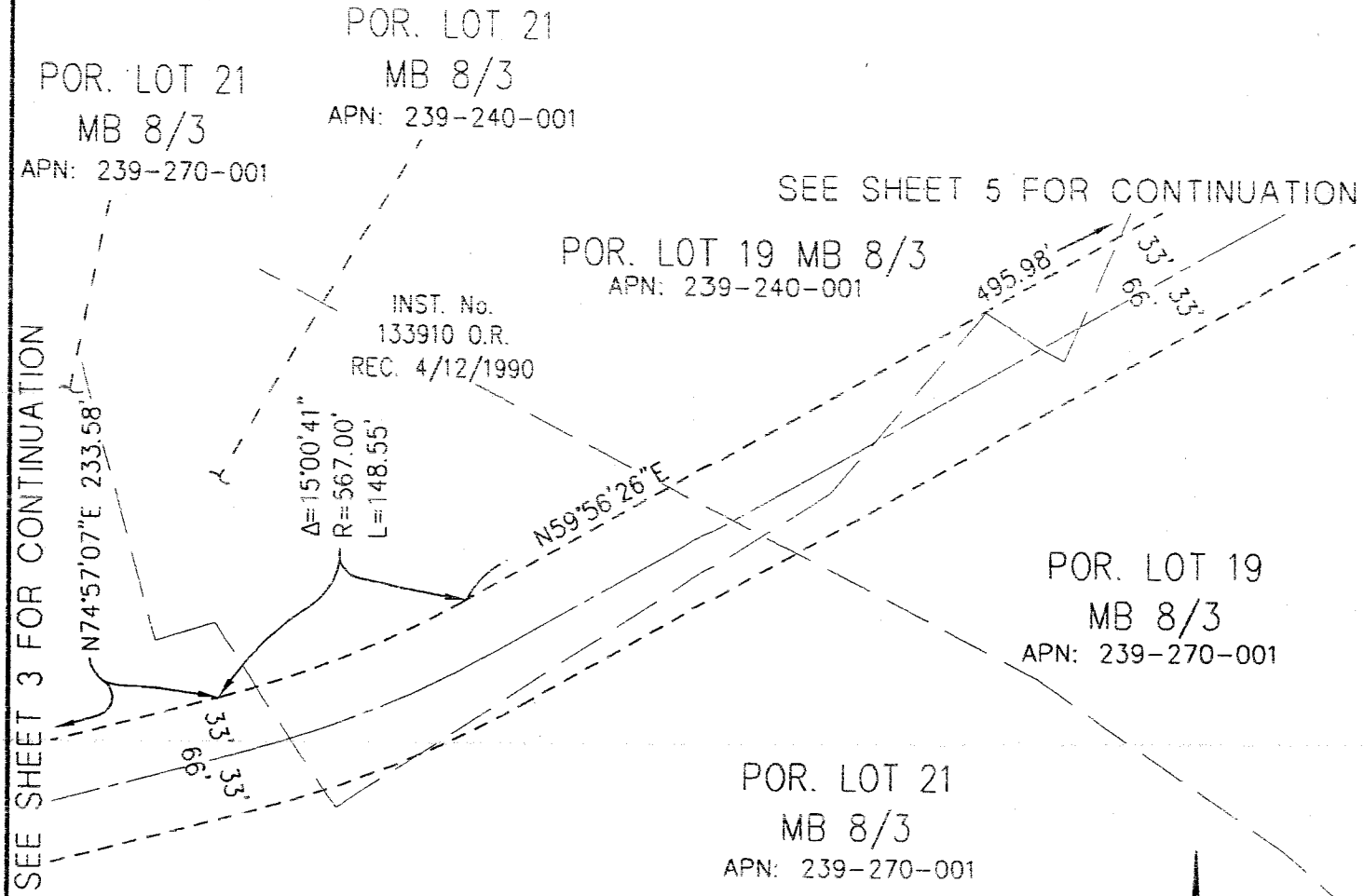
APN  
239-240-001

DATE: Oct 29, 2013

W.O. 3053-9

# EXHIBIT "B"

0641-005A  
PUBLIC ROAD AND UTILITY EASEMENT



OWNER Tang Chau & Hsien Mei Lee		<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	COUNTY W.O.: C1-0641  POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN
APN 239-240-001			PREPARED BY RNB
			CHECKED BY PRH, JR.
			SHEET 4 OF 10
		DATE: Oct 29, 2013	W.O. 3053-9

# EXHIBIT "B"

0641-005A  
PUBLIC ROAD AND UTILITY EASEMENT

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

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

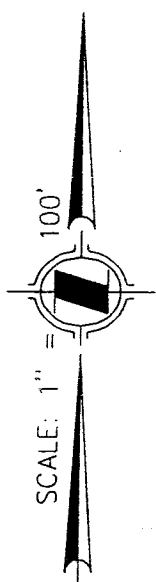
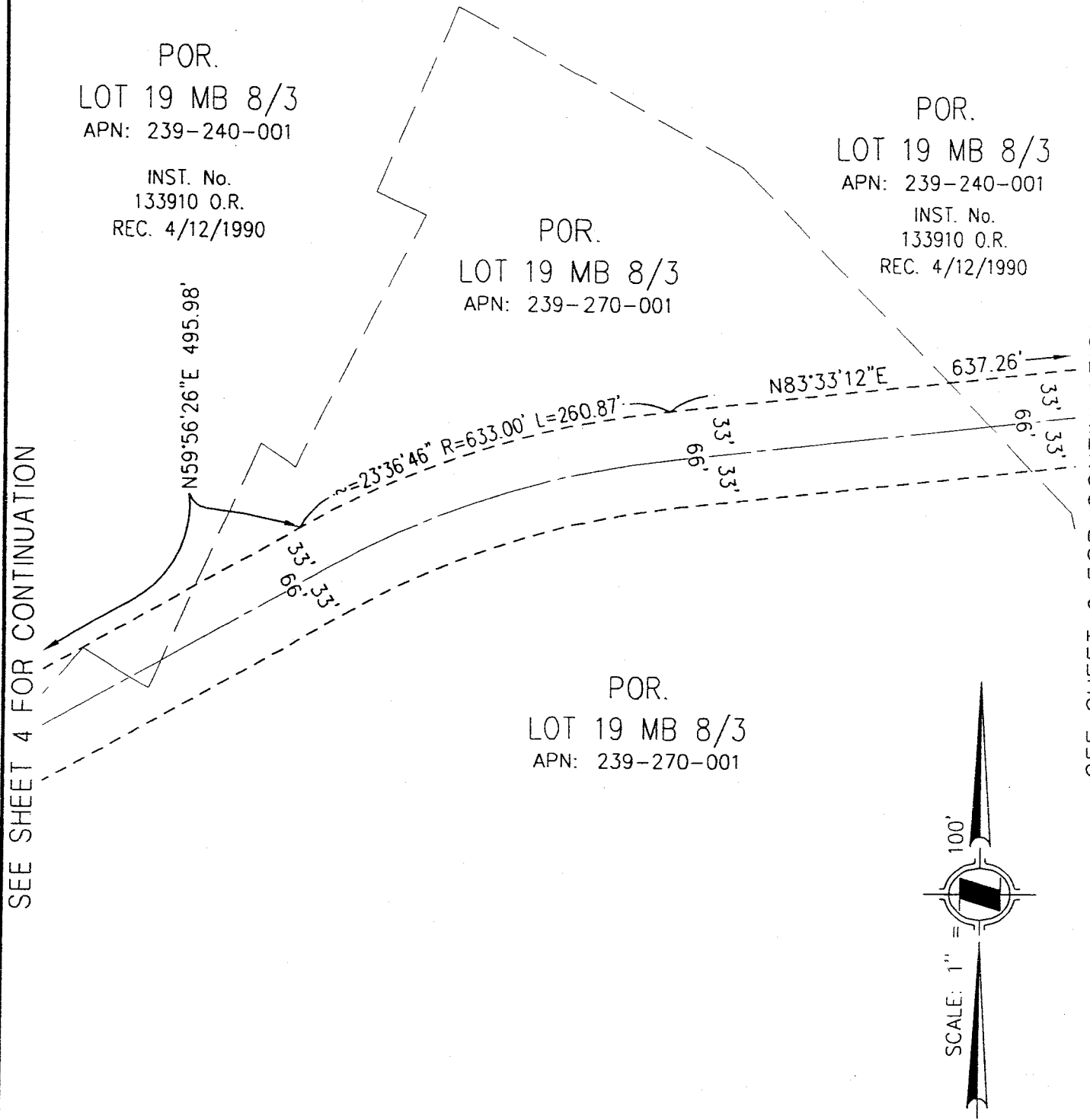
POR.  
LOT 19 MB 8/3  
APN: 239-240-001

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

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

SEE SHEET 4 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION



COUNTY W.O.: C1-0641

OWNER:  
Tang Chao &  
Hsien Mei Lee

APN:  
239-240-001

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

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

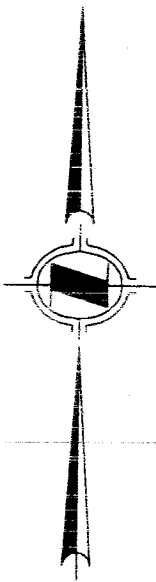
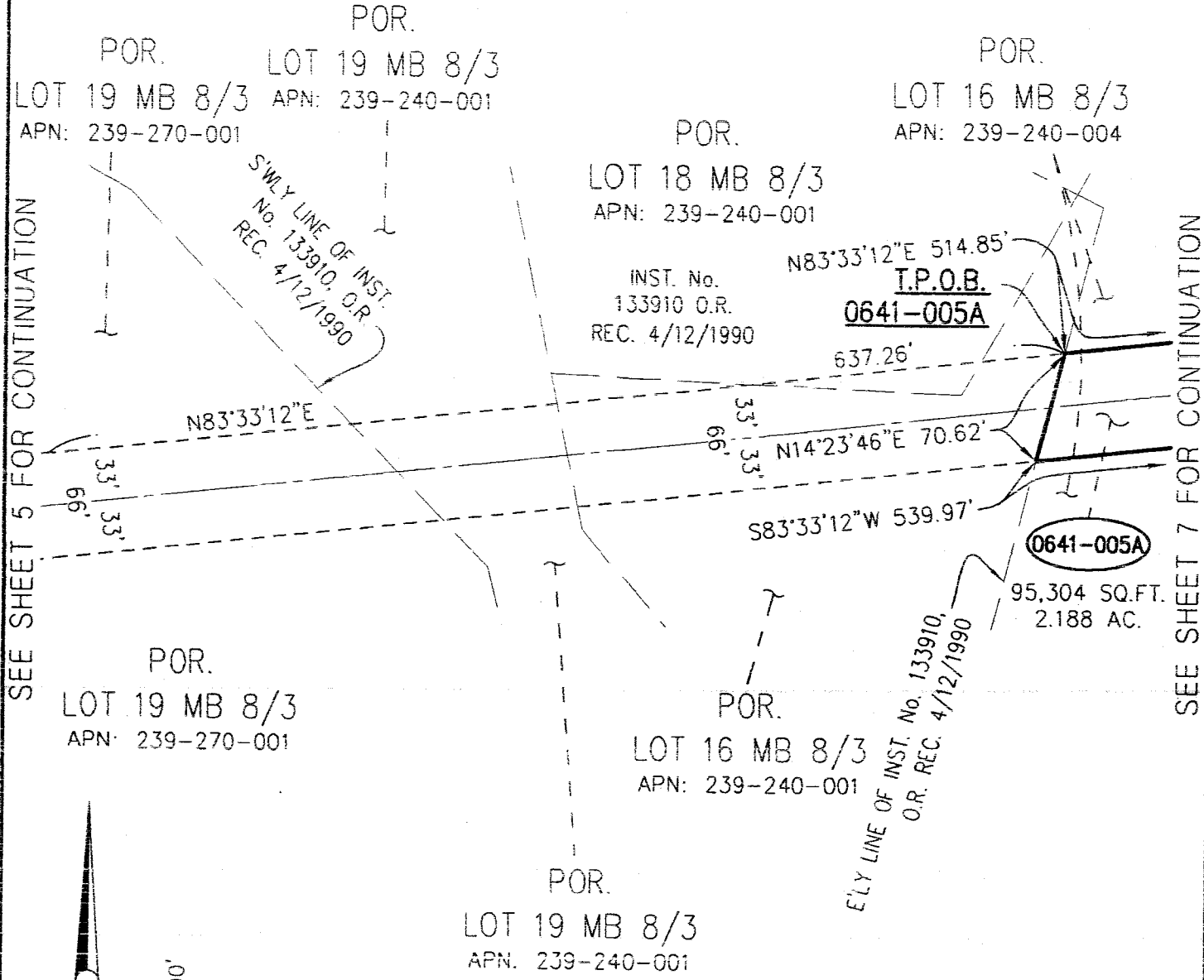
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

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

# EXHIBIT "B"

0641-005A

## PUBLIC ROAD AND UTILITY EASEMENT



OWNER  
Fang Chao &  
Hsien Mei Lee

APN  
239-240-001



**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
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PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

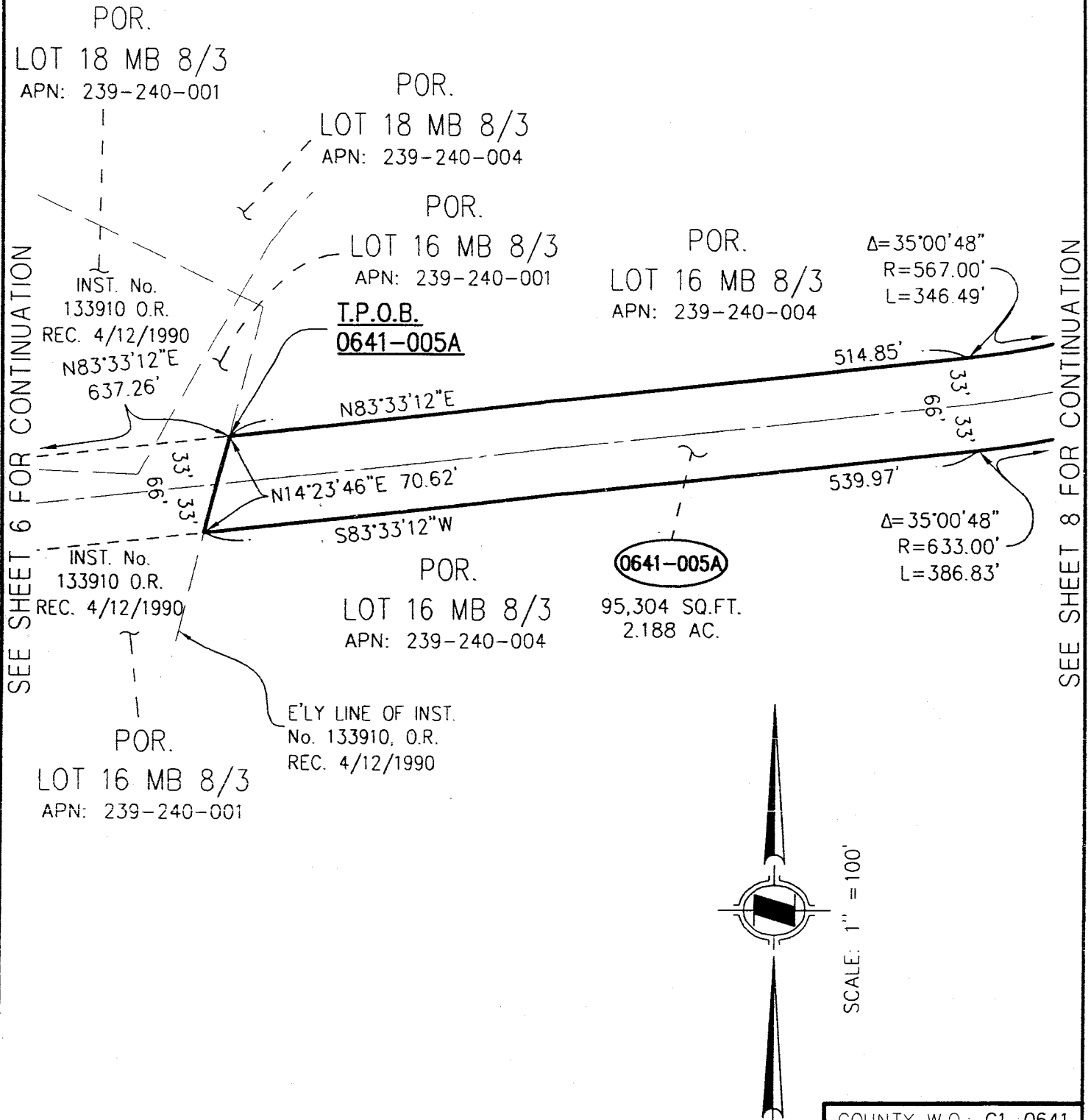
COUNTY W.O.: C1-0641		
POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 6 OF 10
DATE: Oct 29, 2013		W.O. 3053-9



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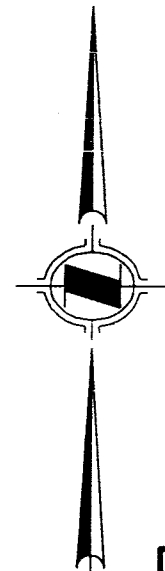
0641-005A

## PUBLIC ROAD AND UTILITY EASEMENT



SEE SHEET 6 FOR CONTINUATION

SEE SHEET 8 FOR CONTINUATION



SCALE: 1" = 100'

COUNTY W.O.: C1-0641

OWNER  
Fang Chao &  
Hsien Mei Lee  
  
APN  
239-240-001



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
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PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 7 OF 10
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# EXHIBIT "B"

0641-005A  
PUBLIC ROAD AND UTILITY EASEMENT

SEE SHEET 9 FOR CONTINUATION

POR.  
LOT 14 MB 8/3  
APN: 239-240-004

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

POR.  
LOT 14 MB 8/3  
APN: 239-240-004

POR.  
LOT 10 MB 8/3  
APN: 239-240-004

0641-005A

95,304 SQ.FT.  
2.188 AC.

POR. LOT 17 MB 8/3  
APN: 239-240-004

$\Delta=35^{\circ}00'48''$   
 $R=567.00'$   
 $L=346.49'$

$\Delta=35^{\circ}00'48''$   
 $R=633.00'$   
 $L=386.83'$

N83°33'12"E 514.85'

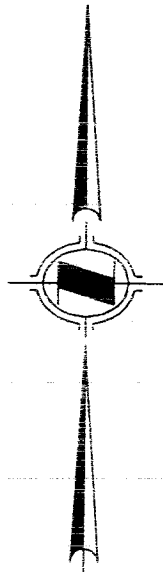
N48°32'24"E  
196.27'

S48°32'24"W  
196.27'

S83°33'12"W 539.97'

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

SEE SHEET 7 FOR CONTINUATION



OWNER:  
Tang Chao &  
Hsien Mei Lee

APN:  
239-240-001



**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
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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"

0641-005A

PUBLIC ROAD AND UTILITY EASEMENT

POR. LOT 12 MB 8/3

APN: 239-240-004

LOT 13  
MB 8/3  
APN: 239-240-004

LOT 14  
MB 8/3  
APN: 239-240-004

$\Delta=35^{\circ}00'48''$   
R=567.00'  
L=346.49'

**0641-005A**

95,304 SQ.FT.  
2.188 AC.

POR.  
LOT 11 MB 8/3  
APN: 239-240-004

POR. LOT 10  
MB 8/3  
APN: 239-240-004

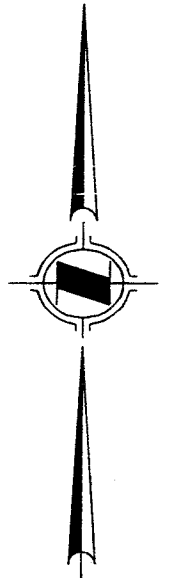
$\Delta=35^{\circ}00'48''$   
R=633.00'  
L=386.83'

SEE SHEET 8 FOR CONTINUATION

LOT 14 MB 8/3  
APN: 239-240-004

SEE SHEET 10 FOR DETAIL  
VAN BUREN AVEN

SEE SHEET 8 FOR CONTINUATION



SCALE: 1" = 100'

COUNTY W.O.: C1-0641

OWNER  
Fang Chao &  
Hsien Mei Lee



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

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

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

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

PREPARED BY  
RNB

CHECKED BY  
PRH, JR

SHEET 9 OF 10

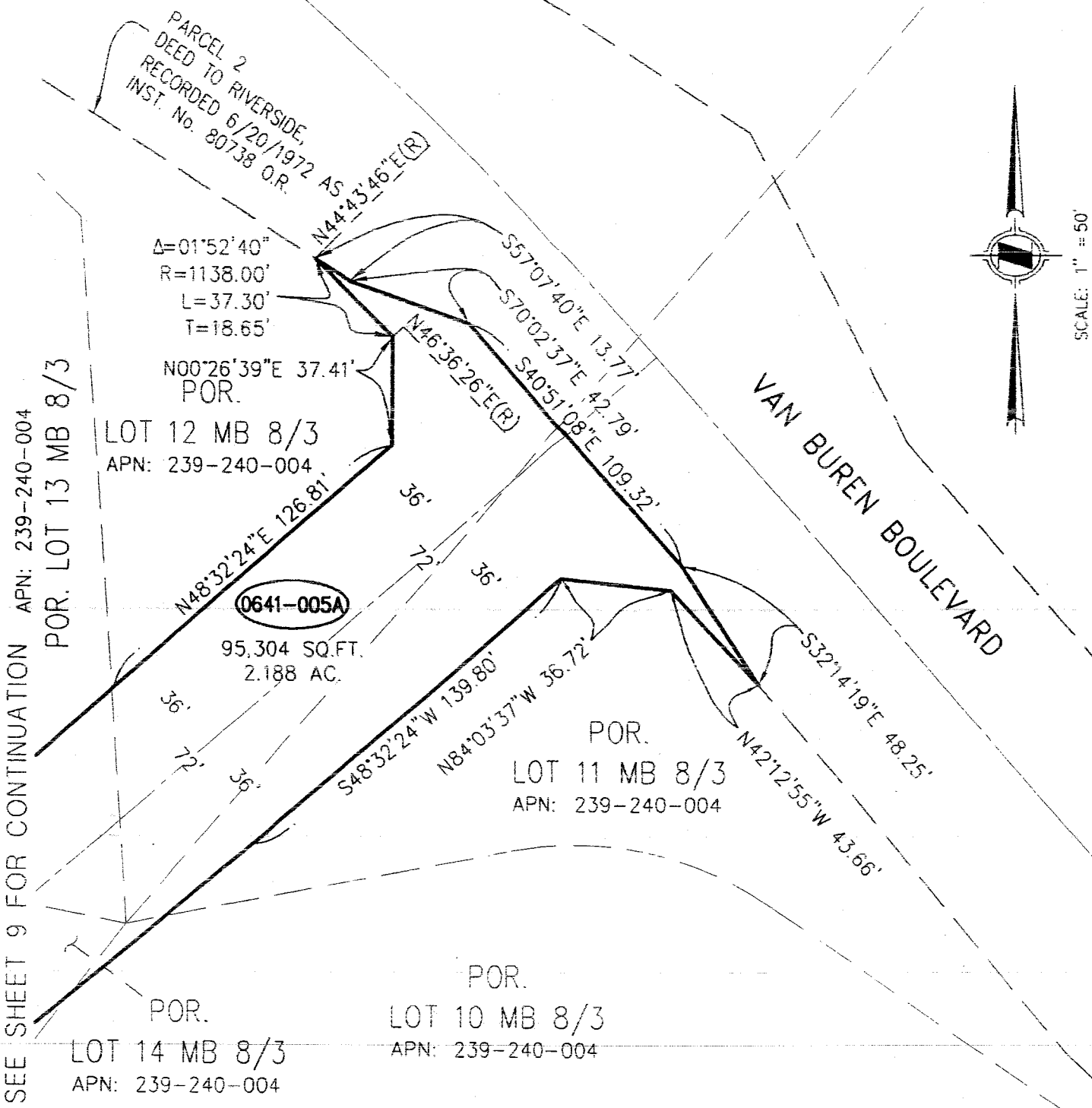
DATE: Oct 29, 2013

W.O. 3053-9

APN  
239-240-001

# EXHIBIT "B"

0641-005A  
PUBLIC ROAD AND UTILITY EASEMENT



COUNTY W.O.: C1-0641

OWNER  
Tang Chao &  
Hsien Mei Lee

APN  
239-240-001

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

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

**EXHIBIT "A"**  
**0641-005B, 0641-005C & 0641-005E**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Being portions of Lots 10, 11, 12, 13, 14 and 16 of the Map of Van Buren Heights as filed in Book 8, page 3 of Maps, Riverside County Recorder, lying within Section 20, Township 3 South, Range 5 West, San Bernardino Meridian in the City of Riverside, County of Riverside, State of California, more particularly described as follows:

**PARCEL 0641-005B:**

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

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

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

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

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

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

Thence North  $59^{\circ}56'26''$  East along a line tangent to the end of said curve, 495.98 feet to the beginning of a tangent curve concave southeasterly and having a radius of 633.00 feet;

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

Thence North  $83^{\circ}33'12''$  East along a line tangent to the end of said curve, 637.26 feet to a point on the easterly line of that certain parcel of land described in a Grant Deed to David Pai-Hsien Lin and Helen Mei-Hsien Lin, recorded April 12, 1990 as Instrument No. 133910, of Official Records Riverside County Recorder, said point hereinafter referred to as **POINT "A"**, said point further being the **TRUE POINT OF BEGINNING**;

Thence continuing North  $83^{\circ}33'12''$  East 161.47 feet, to a point hereinafter referred to as **POINT "B"**;

**EXHIBIT "A"**  
**0641-005B, 0641-005C & 0641-005E**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence North 89°28'58" West 91.99 feet;

Thence South 82°28'22" West 53.17 feet;

Thence South 75°30'18" West 14.02 feet to a point on the aforementioned easterly line;

Thence along said easterly line South 14°23'46" West 8.76 feet to the **TRUE POINT OF BEGINNING**.

Contains 1,216 Square Feet, 0.028 acres more or less.

**PARCEL 0641-005C:**

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

Thence North 83°33'12" East 21.29 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing North 83°33'12" East 332.09 feet to the beginning of a tangent curve concave northwesterly and having a radius of 567.00 feet;

Thence northeasterly along said curve through a central angle of 35°00'48" an arc length of 346.49 feet;

Thence North 48°32'24" East along a line tangent to the end of said curve, 92.52 feet;

Thence South 51°27'09" West 97.27 feet;

Thence South 56°29'29" West 54.49 feet;

Thence South 62°44'51" West 101.96 feet;

Thence North 46°45'58" West 16.68 feet;

Thence South 43°14'02" West 20.00 feet;

Thence South 46°45'58" East 7.49 feet;

Thence South 67°54'23" West 59.00 feet;

Thence South 77°48'46" West 61.39 feet;

**EXHIBIT "A"**  
**0641-005B, 0641-005C & 0641-005E**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence South  $83^{\circ}31'15''$  West 121.48 feet;

Thence South  $80^{\circ}04'54''$  West 246.86 feet to the **TRUE POINT OF BEGINNING**;

**EXCEPTING THEREFROM** the following described parcel to be known as Parcel 0641-005I:

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

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

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

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

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

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

Thence North  $59^{\circ}56'26''$  East along a line tangent to the end of said curve, 495.98 feet to the beginning of a tangent curve concave southeasterly and having a radius of 633.00 feet;

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

Thence North  $83^{\circ}33'12''$  East along a line tangent to the end of said curve, 1152.11 feet to the beginning of a tangent curve concave northwesterly and having a radius of 567.00 feet;

Thence northeasterly along said curve through a central angle of  $16^{\circ}51'38''$  an arc length of 166.85 feet to the **TRUE POINT OF BEGINNING**, a radial line to said point bears, South  $23^{\circ}18'26''$  East, said point also being the intersection of a line 20.00 feet southwesterly and parallel, measured at right angles from the northeasterly line of said Lot 16 with said curve;

**EXHIBIT "A"**  
**0641-005B, 0641-005C & 0641-005E**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence continuing northeasterly along said curve through a central angle of 02°11'08" an arc length of 21.36 feet to a point on the aforementioned northeasterly line of said Lot 16, a radial line to said point bears, South 25°29'34" East, said point hereinafter referred to as **POINT "C"**;

Thence departing said curve along said northeasterly line North 46°45'58" West 32.38 feet;

Thence departing said northeasterly line South 43°14'02" West 20.00 feet to a point on above said parallel line;

Thence along said parallel line South 46°45'58" East 24.15 feet to the **TRUE POINT OF BEGINNING**.

Contains 7,436 Square Feet, 0.171 acres more or less.

**PARCEL 0641-005E:**

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

Thence along the easterly line of said Grant Deed South 14°23'46" West 70.62 feet to a line being 66.00 feet southerly and parallel, measured at right angles, from the aforementioned line described as "North 83°33'12" East 637.26 feet";

Thence along said parallel line North 83°33'12" East 539.97 feet to the beginning of a tangent curve concave northwesterly and having a radius of 633.00 feet and being concentric with that certain curve described hereinabove in Parcel 0641-005C, having a radius of 567.00 feet;

Thence northeasterly along said curve through a central angle of 14°00'30" an arc length of 154.76 feet to a point on said curve to which a radial line bears, South 20°27'18" East, said point being the **TRUE POINT OF BEGINNING**;

Thence continuing northeasterly along said curve through a central angle of 13°14'18" an arc length of 146.26 feet, a radial line to said point bears, South 33°41'36" East;

Thence South 50°22'12" West 63.03 feet;

Thence South 43°14'02" West 20.00 feet;

Thence North 46°45'58" West 5.56 feet;

Thence South 66°01'40" West 64.10 feet;



**EXHIBIT "A"**  
**0641-005B, 0641-005C & 0641-005E**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence North 25°35'48" West 11.74 feet to the **TRUE POINT OF BEGINNING**;

**EXCEPTING THEREFROM** the following described parcel to be known as Parcel 0641-005J:

**COMMENCING** at the aforementioned **POINT "C"**, said point being a point on the northeasterly line of said Lot 16;

Thence along said northeasterly line South 46°45'58" East 70.27 feet to a point on a non-tangent curve being concentric with said last described 567.00 foot curve concave northwesterly, said concentric curve having a radius of 633.00 feet, a radial line to said point bears, South 27°48'04" East, said point further being the **TRUE POINT OF BEGINNING**;

Thence departing said northeasterly line southwesterly along said concentric curve through a central angle of 01°55'32" an arc length of 21.27 feet to which a radial line bears South 25°52'32" East, said point also being the intersection of a line 20.00 feet southwesterly and parallel, measured at right angles from the northeasterly line of said Lot 16 with said curve;

Thence departing said concentric curve along said parallel line South 46°45'58" East 17.38 feet;

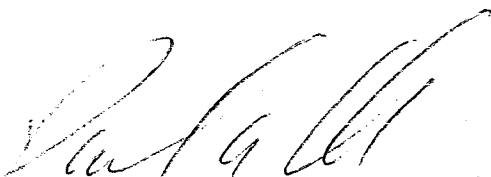
Thence North 43°14'02" East 20.00 feet to a point on the aforementioned northeasterly line;

Thence along said northeasterly line North 46°45'58" West 10.12 feet to the **TRUE POINT OF BEGINNING**.

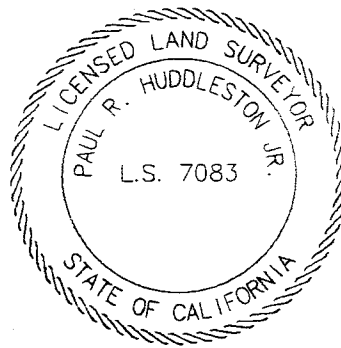
Containing 952 Square Feet, 0.022 acres more or less.

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

Prepared under the supervision of:


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

10/31/13  
Date

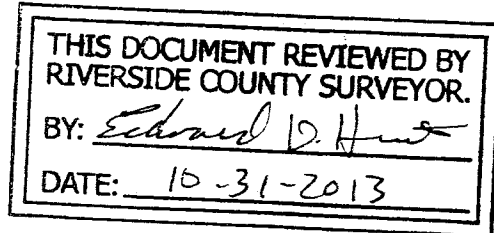


Page 5 of 5

DESCRIPTION APPROVAL:

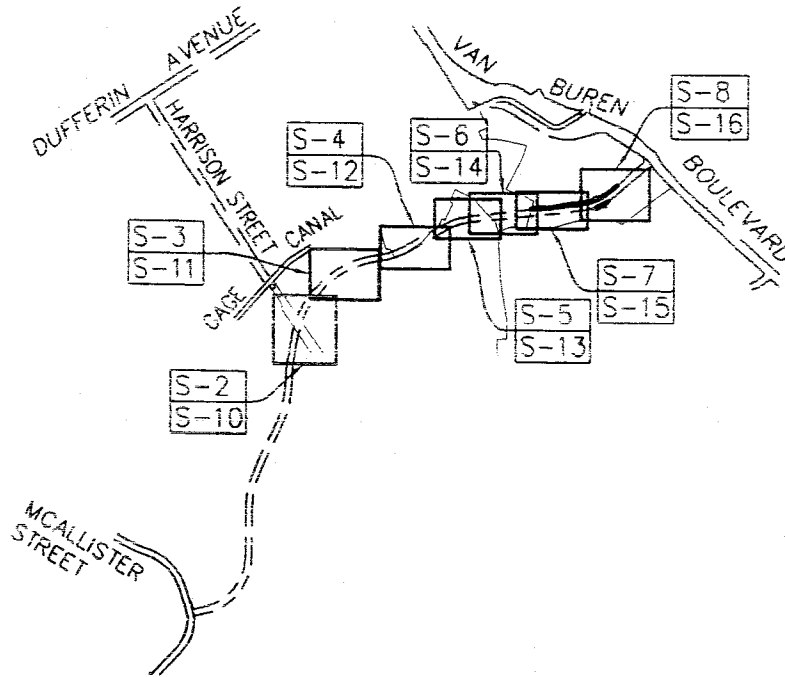
BY:   
11/01/2013  
DATE

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



# EXHIBIT "B"

0641-005B, 0641-005C, & 0641-005E  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



## VICINITY / INDEX MAP

### LEGEND:

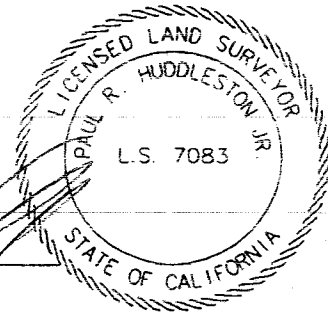
- S-# INDICATES SHEET No. AS NOTED.
- ( ) INDICATES RECORD PER RS 72/85-90.
- 0641-001A INDICATES PARCEL No.
- # INDICATES LINE OR CURVE DATA NUMBER (SEE SHEETS 9 & 17 FOR LINE AND CURVE TABLE DATA).

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: *Edward D. Hunt*

DATE: 10-31-2013

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



OWNER  
Tang Chao &  
Hsien Mei Lee

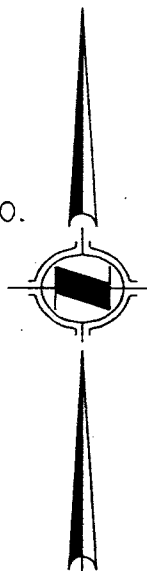
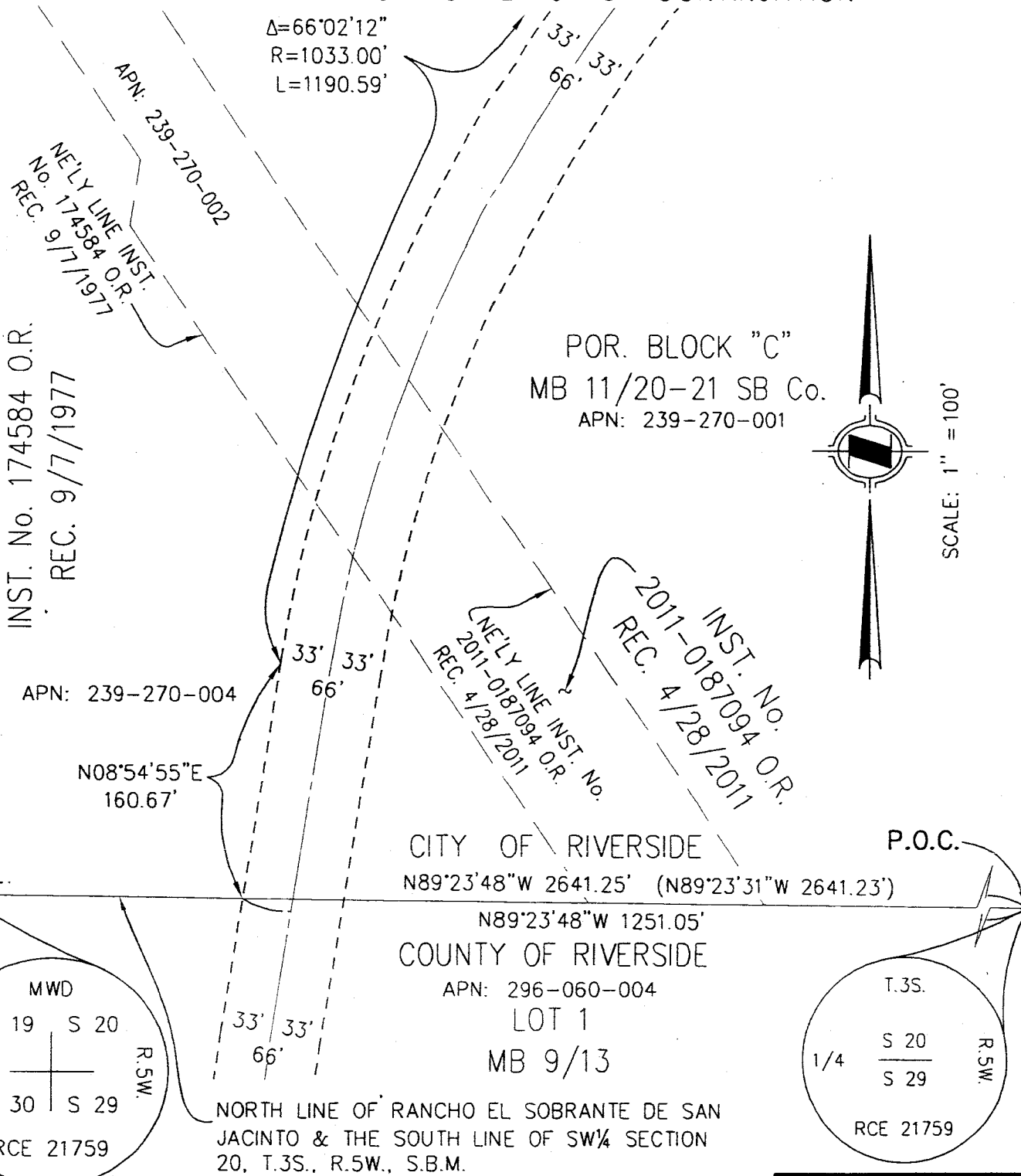
APN  
239-240-001

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

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 1 OF 17
DATE: Oct 29, 2013	W.O. 3053-9	

# EXHIBIT "B"

0641-005B, 0641-005C, & 0641-005E  
 SLOPE MAINTENANCE & DRAINAGE EASEMENT  
 SEE SHEET 3 FOR CONTINUATION



SCALE: 1" = 100'

COUNTY W.O.: C1-0641

OWNER: Tang Chao & Hsien Mei Lee  APN: 239-240-001	<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	POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN PREPARED BY: RNB      CHECKED BY: PRH, JR.      SHEET 2 OF 17 DATE: Oct 29, 2013      W.O. 3053-9
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# EXHIBIT "B"

0641-005B, 0641-005C, & 0641-005E  
SLOPE MAINTENANCE & DRAINAGE EASEMENT

POR. LOT 21

MB 8/3

APN: 239-270-001

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

POR. BLOCK "C"

MB 11/20-21 SB Co.

APN: 239-270-001

N74°57'07"E 233.58'

33'  
66'  
33'

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

POR. BLOCK "C"

MB 11/20-21 SB Co.

APN: 239-270-001

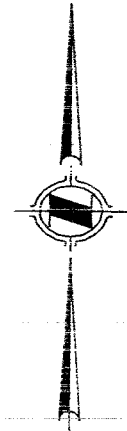
SEE SHEET 4 FOR CONTINUATION

POR. LOT 21

MB 8/3

APN: 239-270-001

SEE SHEET 2 FOR CONTINUATION



SCALE: 1" = 100'

COUNTY W.O.: C1-0641

OWNER  
Tang Chao &  
Hsien Mei Lee



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15  
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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 3 OF 17

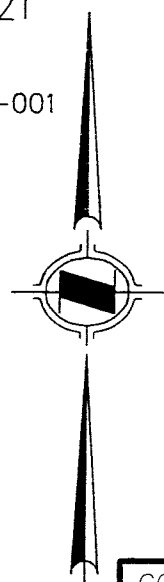
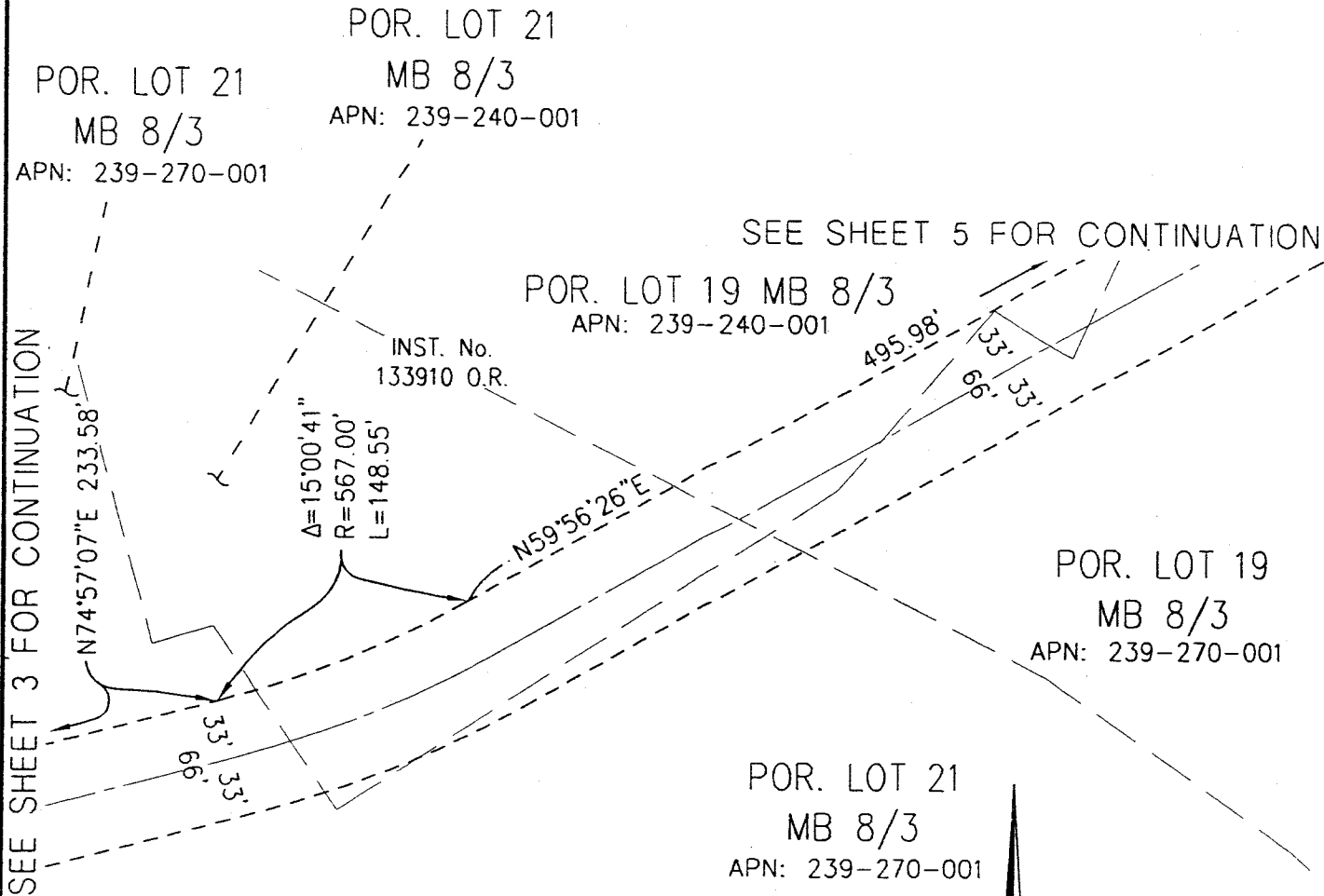
APN  
239-240 001

DATE: Oct 29, 2013

W O 3053-9

# EXHIBIT "B"

0641-005B, 0641-005C, & 0641-005E  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



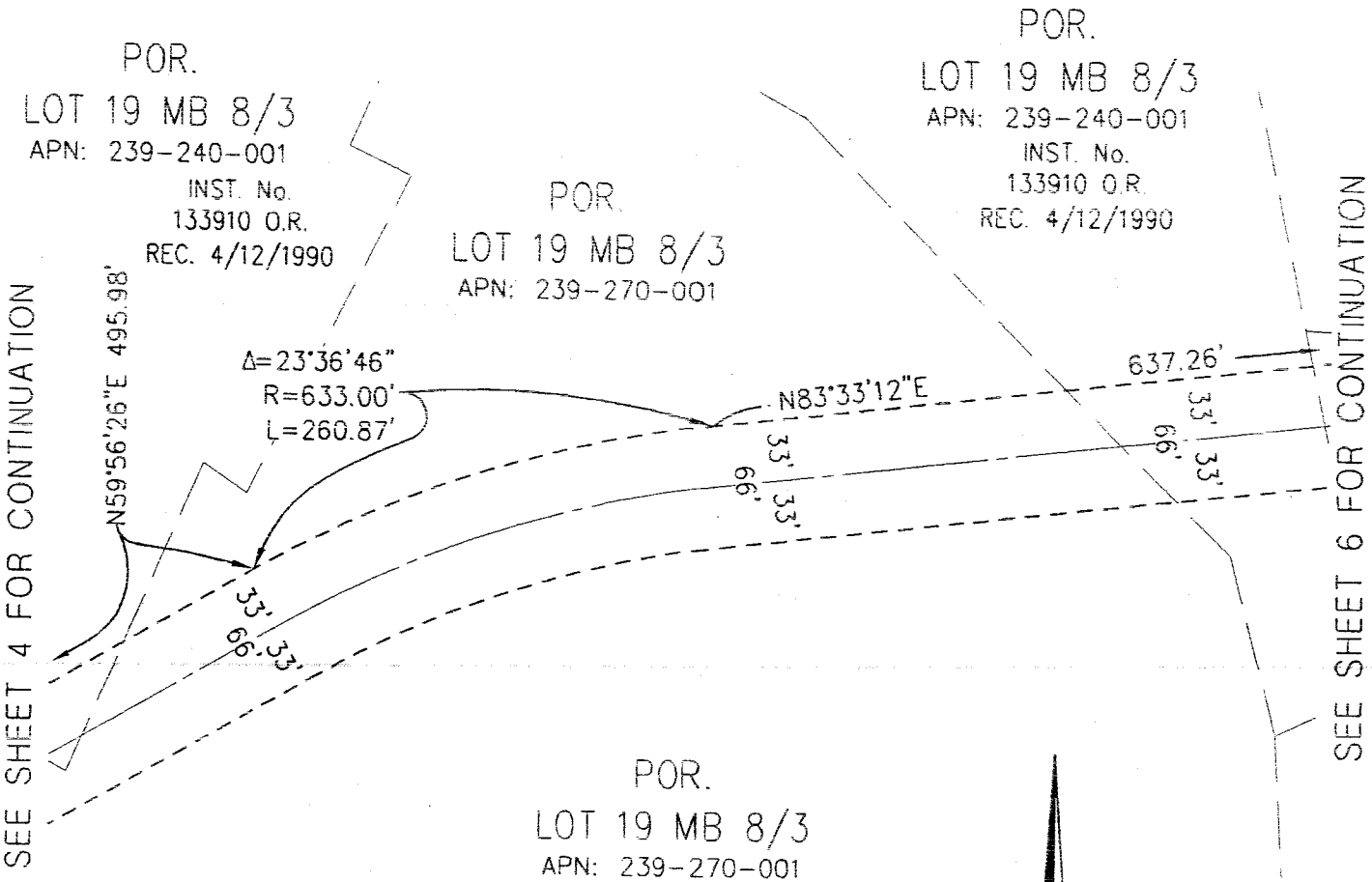
SCALE: 1" = 100'

COUNTY W.O.: C1-0641

<p><b>OWNER</b> Tang Chao &amp; Hsien Mei Lee</p> <p>APN 239-240-001</p>	<p><b>HUNSAKER &amp; ASSOCIATES</b> IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS</p>	<p><b>POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">PREPARED BY RNB</td> <td style="width: 33%;">CHECKED BY PRH, JR.</td> <td style="width: 33%;">SHEET 4 OF 17</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 4 OF 17	DATE: Oct 29, 2013		W.O. 3053-9
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 4 OF 17						
DATE: Oct 29, 2013		W.O. 3053-9						

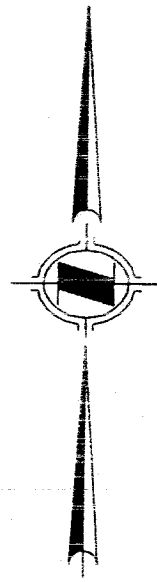
# EXHIBIT "B"

0641-005B, 0641-005C, & 0641-005E  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



SEE SHEET 4 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION



SCALE: 1" = 100'

OWNER  
Tang Chao &  
Hsien Mei Lee



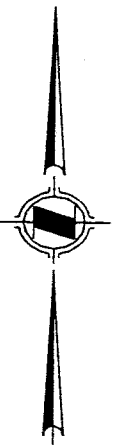
HUNSAKER & ASSOCIATES  
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COUNTY W.O.: C1-0641

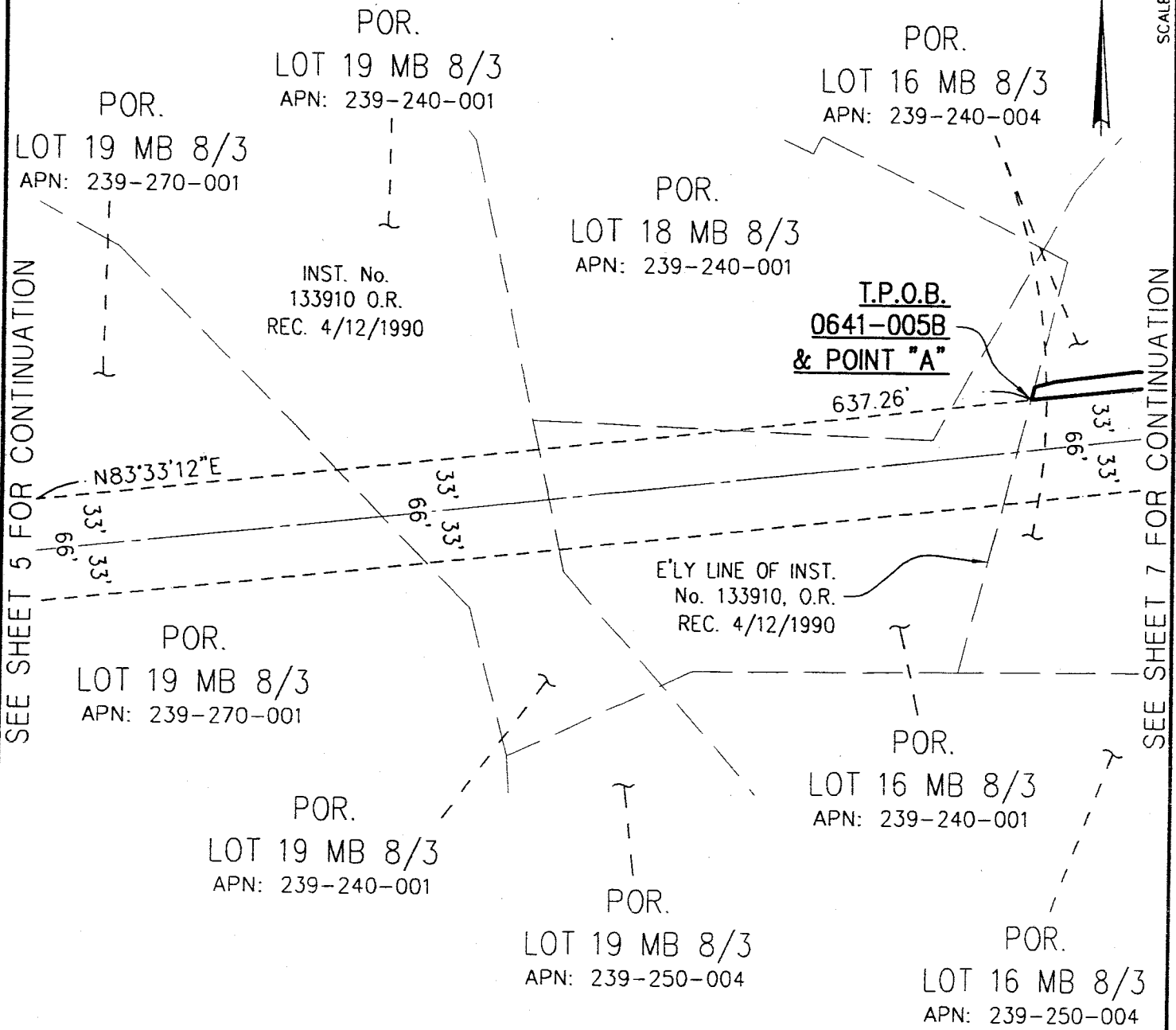
POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 5 OF 17
DATE Oct 29, 2013	W.O. 3053-9	

# EXHIBIT "B"

0641-005B, 0641-005C, & 0641-005E  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



SCALE: 1" = 100'



COUNTY W.O.: C1-0641

OWNER:  
Tang Chao &  
Hsien Mei Lee

APN:  
239-240-001

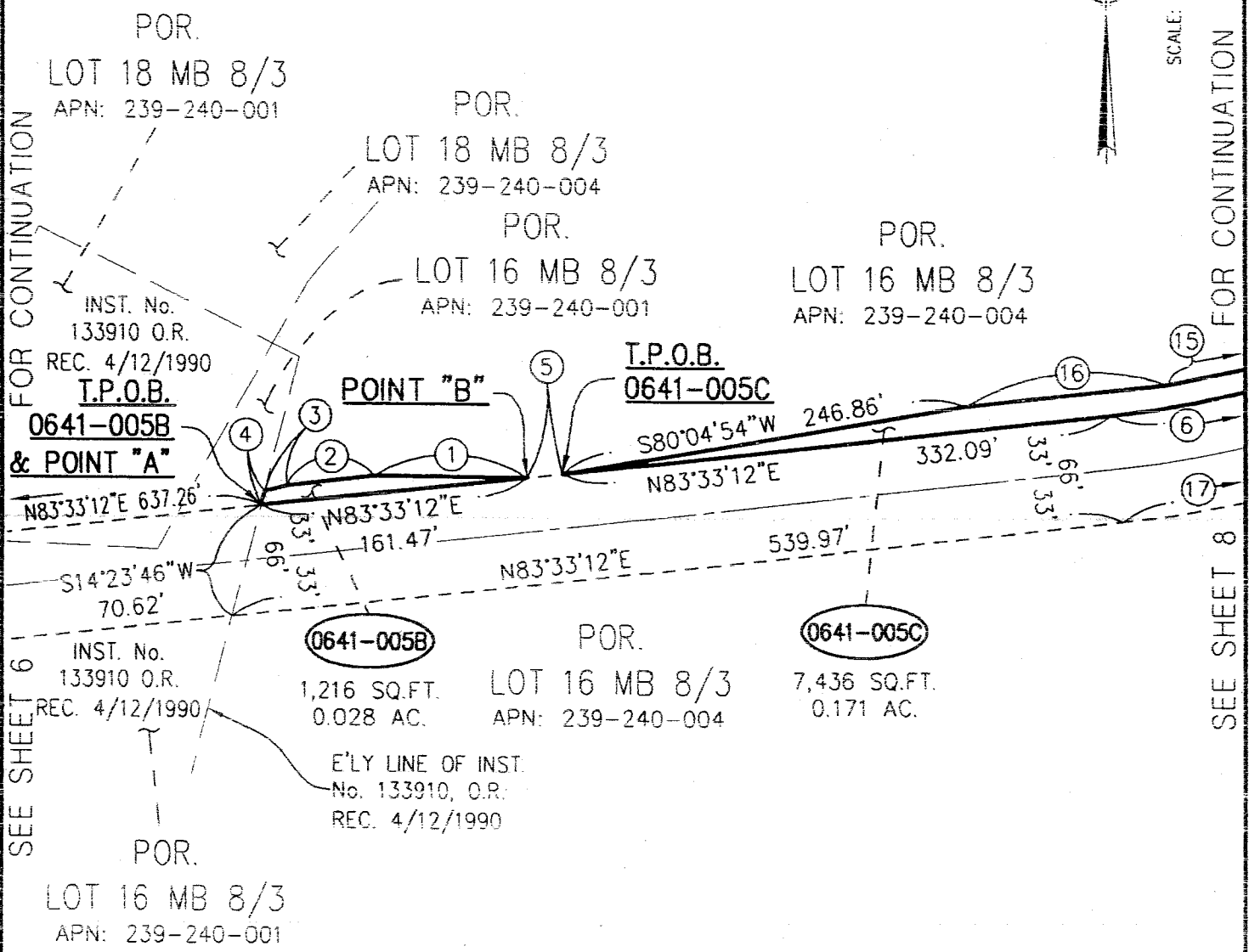
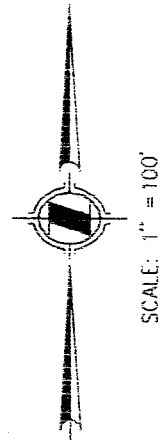


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POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH. JR.	SHEET 6 OF 17
DATE: Oct 29, 2013		W.O. 3053-9

# EXHIBIT "B"

0641-005B, 0641-005C, & 0641-005E  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



FOR CONTINUATION  
SEE SHEET 6

FOR CONTINUATION  
SEE SHEET 8

NOTE: SEE SHEET 9 FOR DATA TABLE.  
SEE SHEETS 10 THROUGH 17 FOR  
NOT A PART PARCEL DELINEATION.

COUNTY W.O.: C1-0641

OWNER  
Tang Chao &  
Hsien Mei Lee

APN  
239-240-001



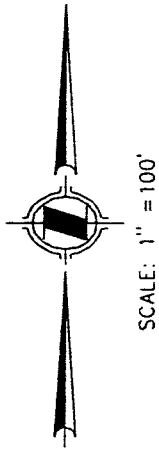
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POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 7 OF 17
DATE Oct 29, 2013	W.O. 3053-9	



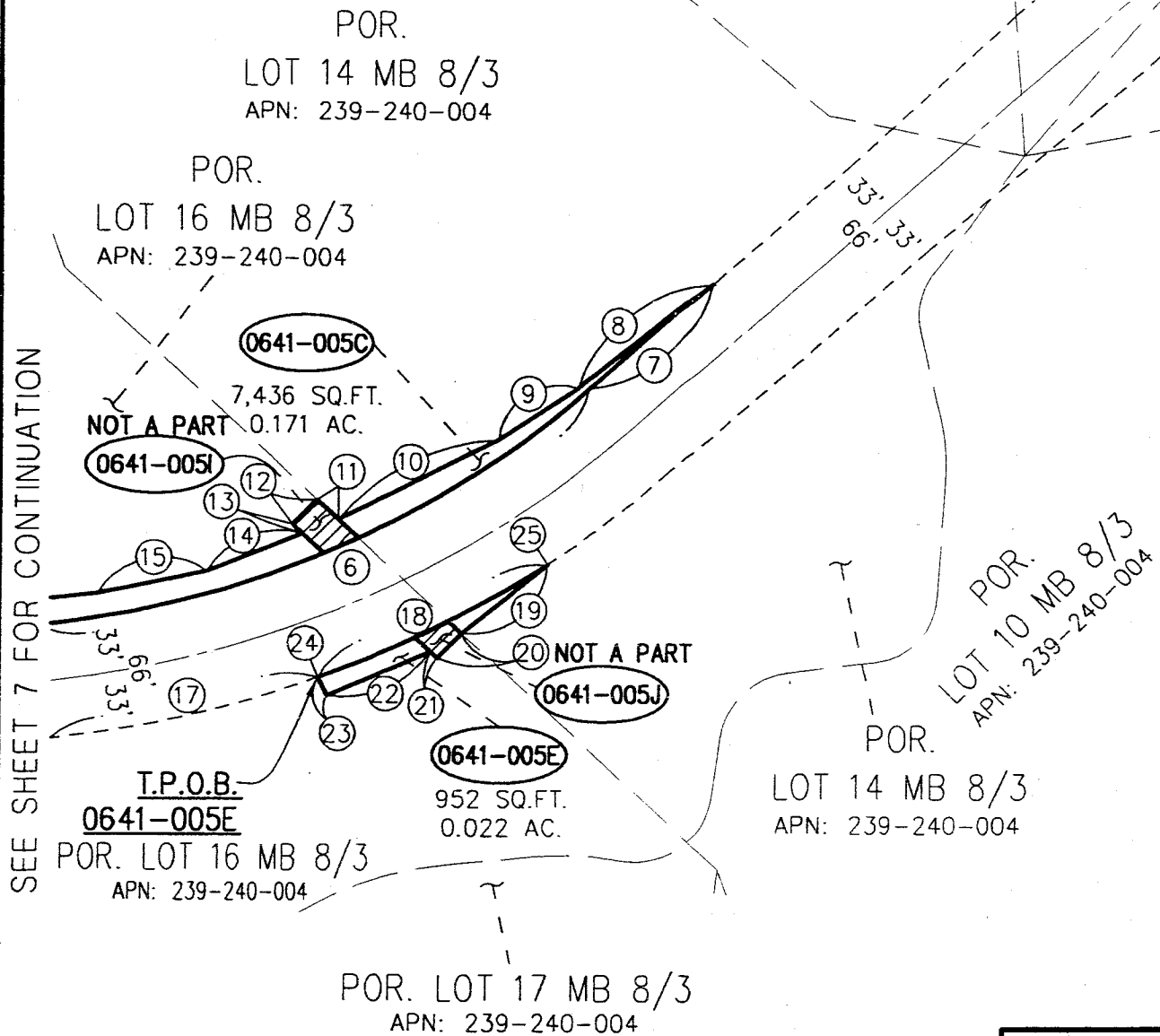
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0641-005B, 0641-005C, & 0641-005E  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



INDICATES "NOT A PART"

NOTE: SEE SHEET 9 FOR DATA TABLE.  
SEE SHEETS 10 THROUGH 17 FOR  
NOT A PART PARCEL DELINEATION.



COUNTY W.O.: C1-0641

OWNER:  
Tang Chao &  
Hsien Mei Lee

APN:  
239-240-001

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POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 8 OF 17
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# EXHIBIT "B"

0641-005B, 0641-005C, & 0641-005E  
SLOPE MAINTENANCE & DRAINAGE EASEMENT

## DATA TABLE

#	BEARING/Delta	RADIUS	LENGTH	TANGENT
①	N89°28'58"W		91.99'	
②	S82°28'22"W		53.17'	
③	S75°30'18"W		14.02'	
④	S14°23'46"W		8.76'	
⑤	N83°33'12"E		21.29'	
⑥	35°00'48"	567.00'	346.49'	178.85'
⑦	N48°32'24"E		92.52'	
⑧	S51°27'09"W		97.27'	
⑨	S56°29'29"W		54.49'	
⑩	S62°44'51"W		101.96'	
⑪	N46°45'58"W		16.68'	
⑫	S43°14'02"W		20.00'	
⑬	S46°45'58"E		7.49'	
⑭	S67°54'23"W		59.00'	
⑮	S77°48'46"W		61.39'	
⑯	S83°31'15"W		121.48'	
⑰	14°00'30"	633.00'	154.76'	77.77'
⑱	13°14'18"	633.00'	146.26'	73.46'
⑲	S50°22'12"W		63.03'	
⑳	S43°14'02"W		20.00'	
㉑	N46°45'58"W		5.56'	
㉒	S66°01'40"W		64.10'	
㉓	N25°35'48"W		11.74'	
㉔	S20°27'18"E(R)			
㉕	S33°41'36"E(R)			

COUNTY W.O.: C1-0641

OWNER  
Tang Chao &  
Hsien Mei Lee



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

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

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

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

PREPARED BY  
RNB

CHECKED BY  
PRH, JR

SHEET 9 OF 17

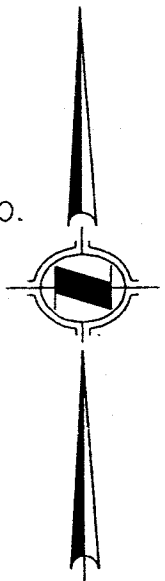
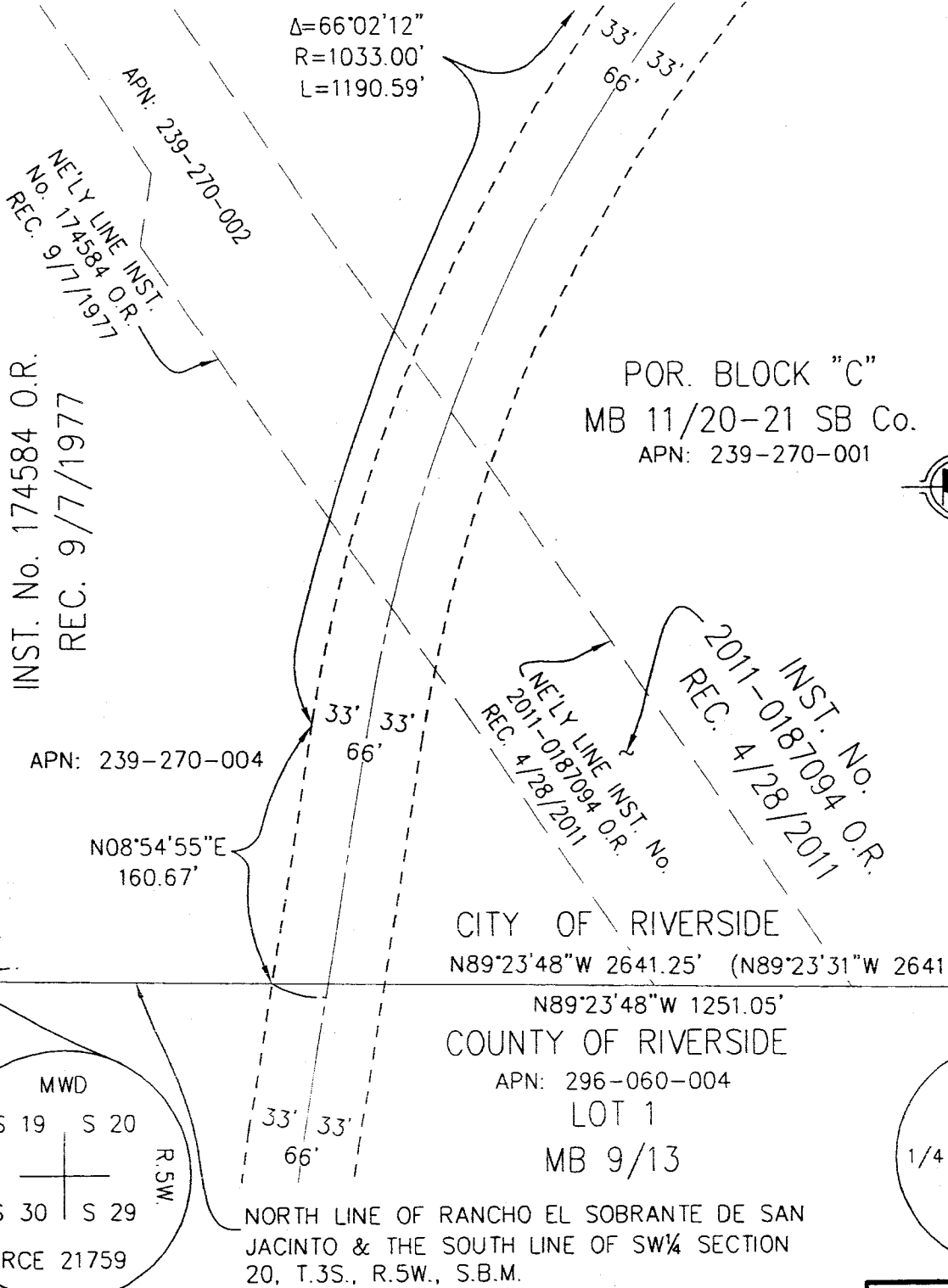
APN  
239-240-001

DATE: Oct 29, 2013

W.O. 3053-9

# EXHIBIT "B"

0641-005B, 0641-005C, & 0641-005E  
 SLOPE MAINTENANCE & DRAINAGE EASEMENT  
 SEE SHEET 11 FOR CONTINUATION



COUNTY W.O.: C1-0641

OWNER:  
 Tang Chao &  
 Hsien Mei Lee

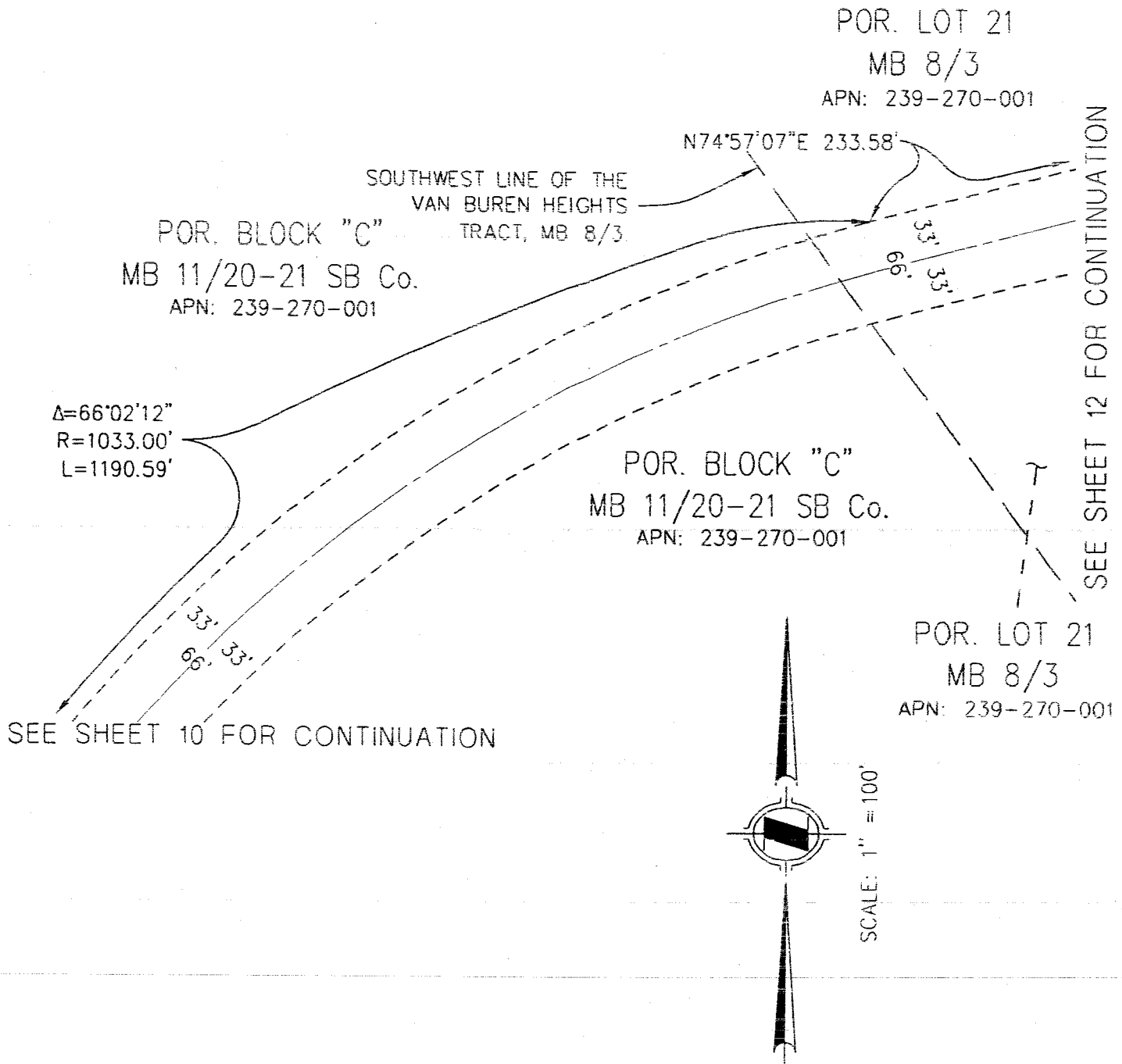
APN:  
 239-240-001

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

POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 10 OF 17
DATE: Oct 29, 2013		W.O. 3053-9

# EXHIBIT "B"

0641-005B, 0641-005C, & 0641-005E  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



COUNTY W.O.: C1-0641

OWNER  
Tang Chao &  
Hsien Mei Lee



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

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

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

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

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

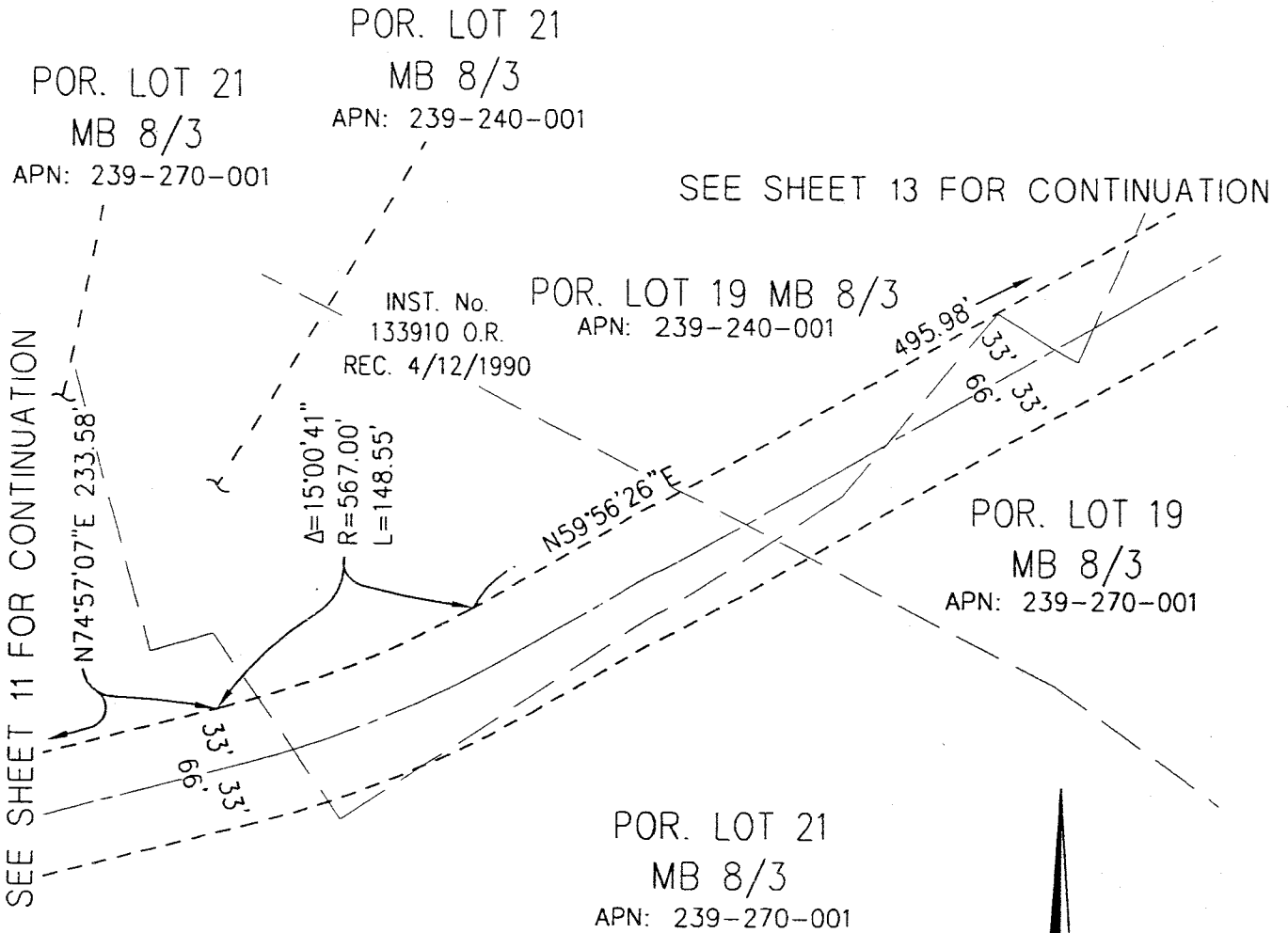
SHEET 11 OF 17

DATE: Oct 29, 2013

W.O. 3053-9

# EXHIBIT "B"

0641-005B, 0641-005C, & 0641-005E  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



OWNER  
Tang Chao &  
Hsien Mei Lee

APN  
239-240-001



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

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

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

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

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 12 OF 17

DATE: Oct 29, 2013

W.O. 3053-9

# EXHIBIT "B"

0641-005B, 0641-005C, & 0641-005E  
SLOPE MAINTENANCE & DRAINAGE EASEMENT

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

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

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

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

SEE SHEET 12 FOR CONTINUATION

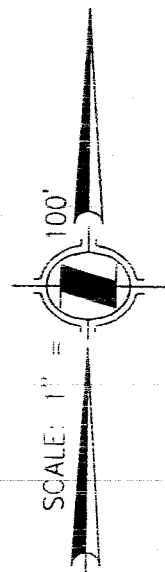
SEE SHEET 14 FOR CONTINUATION

N59°56'26"E 495.98'

$\Delta = 23^{\circ}36'46''$   
 $R = 633.00'$   
 $L = 260.87'$

N83°33'12"E 1152.11'

33'  
66'  
33'



COUNTY W.O.: C1-0641

OWNER:  
Tang Chao &  
Hsien Mei Lee

APN  
239-240-001

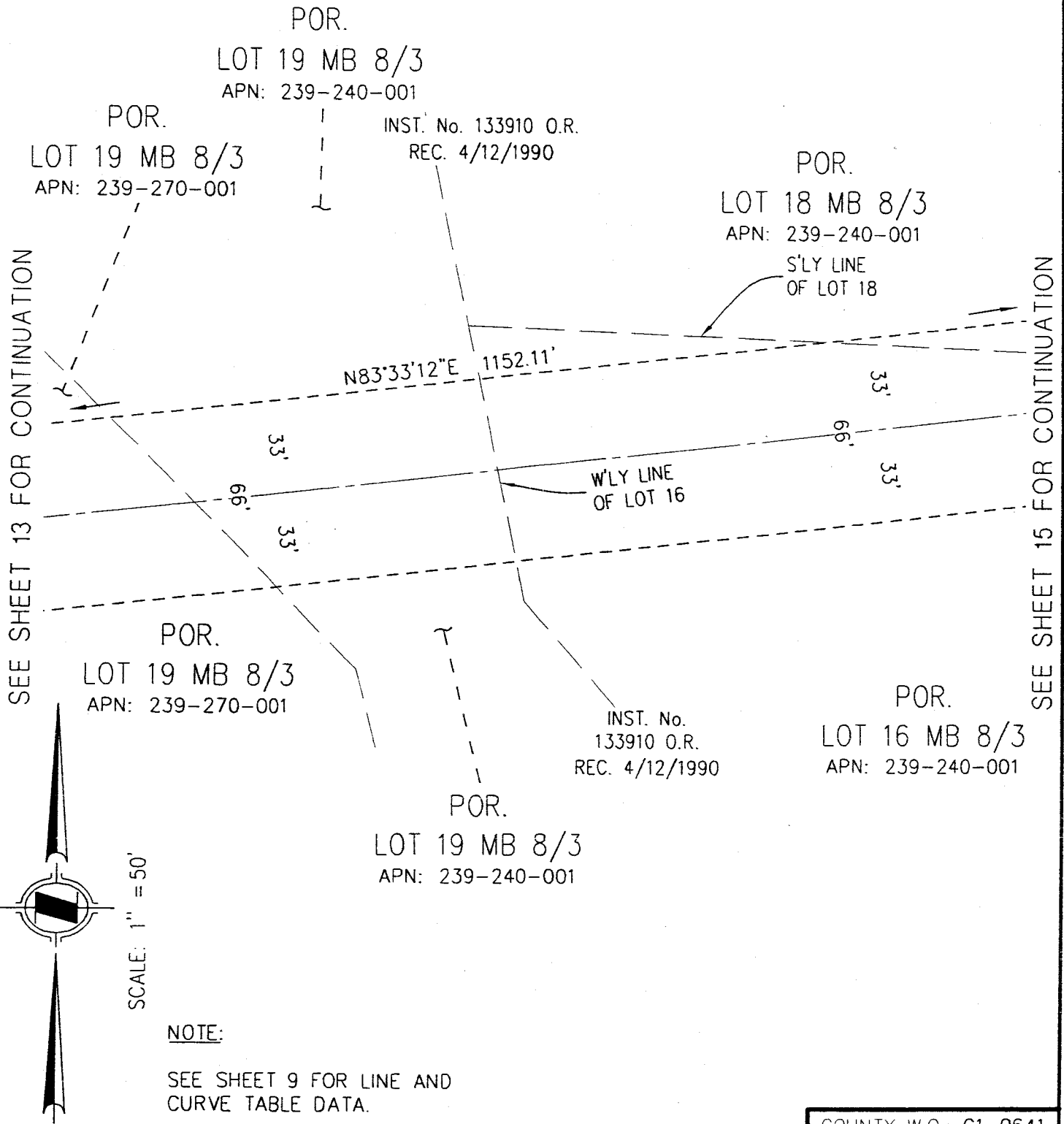
**H & A**  
**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

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

PREPARED BY RNB	CHECKED BY PRH, JR	SHEET 13 OF 17
DATE: Oct 29, 2013		W.O. 3053-9

# EXHIBIT "B"

0641-005B, 0641-005C, & 0641-005E  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



**NOTE:**

SEE SHEET 9 FOR LINE AND CURVE TABLE DATA.

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao &  
Hsien Mei Lee

APN  
239-240-001



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

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

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 14 OF 17

DATE: Oct 29, 2013

W O 3053-9

# EXHIBIT "B"

0641-005B, 0641-005C, & 0641-005E  
SLOPE MAINTENANCE & DRAINAGE EASEMENT

SEE SHEET 14 FOR CONTINUATION

POR.

LOT 16 MB 8/3

APN: 239-240-004

0641-005B

1,216 SQ.FT.  
0.028 AC.

0641-005C

7,436 SQ.FT.  
0.171 AC.

$\Delta=16^{\circ}51'38''$

$R=567.00'$

$L=166.85'$

N83°33'12"E 1152.11'

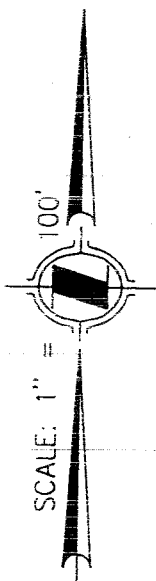
SEE SHEET 16 FOR CONTINUATION

POR.

LOT 16 MB 8/3

APN: 239-240-004

SCALE: 1" = 100'



OWNER  
Tang Chao &  
Hsien Mei Lee

APN  
239-240-001



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

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

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

COUNTY W.O.: C1-0641

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

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 15 OF 17

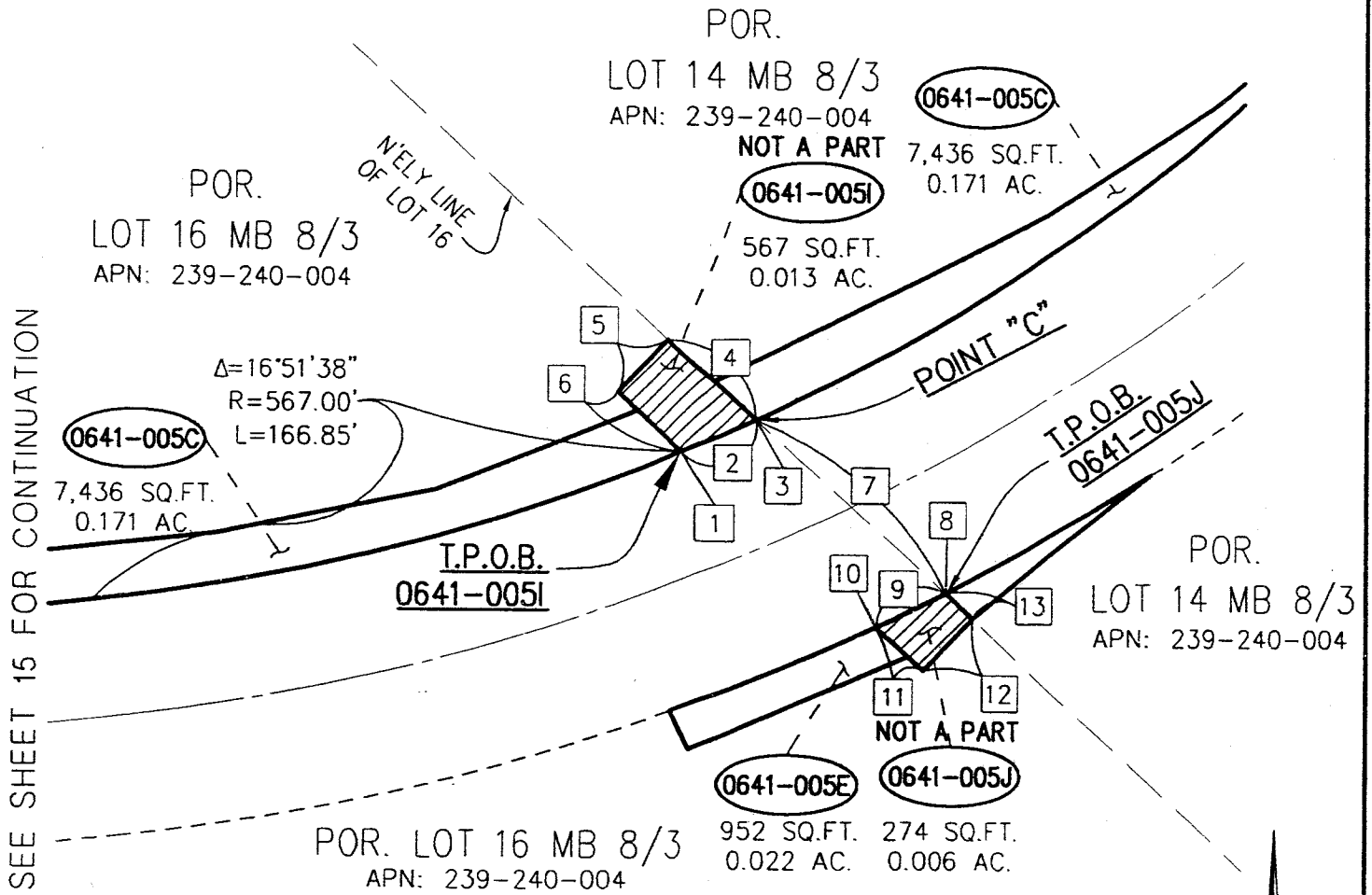
DATE: Oct 29, 2013

W O 3053-9




# EXHIBIT "B"

0641-005B, 0641-005C, & 0641-005E  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



**NOTE:**

SEE SHEET 17 FOR LINE AND CURVE TABLE DATA.

OWNER: Tang Chao & Hsien Mei Lee		 <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	COUNTY W.O.: C1-0641 POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN	
APN: 239-240-001			PREPARED BY RNB	CHECKED BY PRH, JR.
DATE: Oct 29, 2013			W.O. 3053-9	

# EXHIBIT "B"

0641-005B, 0641-005C, & 0641-005E  
SLOPE MAINTENANCE & DRAINAGE EASEMENT

## DATA TABLE

#	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	S23°18'26"E (R)			
2	02°11'08"	567.00'	21.36'	10.82'
3	S25°29'34"E (R)			
4	N46°45'58"W		32.38'	
5	S43°14'02"W		20.00'	
6	S46°45'58"E		24.15'	
7	S46°45'58"E		70.27'	
8	S27°48'04"E (R)			
9	01°55'32"	633.00'	21.27'	10.64'
10	S25°52'32"E (R)			
11	S46°45'58"E		17.38'	
12	N43°14'02"E		20.00'	
13	N46°45'58"W		10.12'	

COUNTY W.O.: C1-0641

OWNER  
Tang Chao &  
Hsien Mei Lee

APN  
239-240-001



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

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

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

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

PREPARED BY  
RNB

CHECKED BY  
PRH, JR

SHEET 17 OF 17

DATE: Oct 29, 2013

W.O. 3053-9

**EXHIBIT "A"**  
**0641-005D, 0641-005F & 0641-005G**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**LEGAL DESCRIPTION**

Being portions of Lots 10, 11, 12, 13, 14 and 16 of the Map of Van Buren Heights as filed in Book 8, page 3 of Maps, Riverside County Recorder, lying within Section 20, Township 3 South, Range 5 West, San Bernardino Meridian in the City of Riverside, County of Riverside, State of California, more particularly described as follows:

**PARCEL 0641-005D:**

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

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

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

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

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

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

Thence North  $59^{\circ}56'26''$  East 495.98 feet to the beginning of a tangent curve concave southeasterly and having a radius of 633.00 feet;

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

Thence North  $83^{\circ}33'12''$  East 637.26 feet to a point on the easterly line of that certain parcel of land described in a Grant Deed to David Pai-Hsien Lin and Helen Mei-Hsien Lin, recorded April 12, 1990 as Instrument No. 133910, of Official Records Riverside County Recorder, said point hereinafter referred to as **POINT "A"**;

Thence continuing North  $83^{\circ}33'12''$  East 514.85 feet, to the beginning of a tangent curve concave northwesterly and having a radius of 567.00 feet;

Thence northeasterly along said curve through a central angle of  $35^{\circ}00'48''$  an arc length of 346.49 feet;

**EXHIBIT "A"**  
**0641-005D, 0641-005F & 0641-005G**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**LEGAL DESCRIPTION**

Thence North 48°32'24" East 113.41 feet, to the **TRUE POINT OF BEGINNING**;

Thence continuing North 48°32'24" East 82.86 feet;

Thence North 47°13'05" East 130.04 feet;

Thence North 48°32'24" East 126.81 feet;

Thence North 00°26'39" East 37.41 feet to a point on a non-tangent curve concave southwesterly and having a radius of 1138.00 feet, a radial line to said point bears, North 46°36'26" East;

Thence northwesterly along said non-tangent curve through a central angle of 01°52'40" an arc length of 37.30 feet to a point on the southwesterly line of Parcel 2 of those parcels of land described in Grant Deed to the City of Riverside, recorded June 20, 1972 as Instrument No. 80738, of Official Records, Riverside County Recorder;

Thence along said line North 57°07'40" West 442.83 feet to the beginning of a non-tangent curve concave southerly and having a radius of 460.00 feet, a radial line to the beginning of said curve bears North 00°34'35" East;

Thence westerly along said curve through a central angle of 12°37'23" an arc length of 101.34 feet, a radial line to said point bears, North 12°02'48" West;

Thence non-tangent to last said curve South 49°00'41" East 95.66 feet;

Thence South 36°30'32" East 55.29 feet;

Thence South 43°13'08" East 59.14 feet;

Thence South 49°41'28" East 131.11 feet;

Thence South 59°34'36" East 41.18 feet;

Thence South 69°35'35" East 40.03 feet;

Thence South 77°37'34" East 105.17 feet;

Thence South 61°16'08" East 31.89 feet;

**EXHIBIT "A"**  
**0641-005D, 0641-005F & 0641-005G**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**LEGAL DESCRIPTION**

Thence South 50°39'05" West 40.59 feet;

Thence South 54°50'23" West 85.28 feet;

Thence South 35°48'44" West 78.15 feet;

Thence South 36°54'47" West 94.41 feet to the **TRUE POINT OF BEGINNING**.

Contains 60,448 Square Feet, 1.388 acres more or less.

**PARCEL 0641-005G:**

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

Thence along the easterly line of said Grant Deed recorded April 12, 1990, South 14°23'46" West 70.62 feet to a line being 66.00 feet southerly and parallel, measured at right angles from the aforementioned line described as "North 83°33'12" East 637.26 feet";

Thence along said parallel line North 83°33'12" East 220.39 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said parallel line North 83°33'12" East 319.58 feet to a tangent curve concave northwesterly and having a radius of 633.00 feet;

Thence northeasterly along said curve through a central angle of 14°00'30" an arc length of 154.76 feet, a radial line to said point bears, South 20°27'18" East, said point hereinafter referred to as **POINT "B"**;

Thence South 25°10'02" East 11.74 feet;

Thence South 71°04'28" West 114.05 feet;

Thence South 81°29'47" West 283.39 feet;

Thence North 78°09'28" West 86.37 feet to the **TRUE POINT OF BEGINNING**.

Containing 8,868 Square Feet, 0.204 acres more or less.

**EXHIBIT "A"**  
**0641-005D, 0641-005F & 0641-005G**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**LEGAL DESCRIPTION**

**PARCEL 0641-005F:**

**COMMENCING** at the aforementioned **POINT "B"**, said point being a point on a curve concave northwesterly and having a radius of 633.00 feet, a radial line to said point bears, South 20°27'18" East;

Thence northeasterly along said curve through a central angle of 21°00'18" an arc length of 232.06 feet;

Thence tangent from said curve North 48°32'24" East 73.24 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing North 48°32'24" East 123.03 feet;

Thence North 49°51'43" East 130.03 feet;

Thence North 48°32'24" East 139.80 feet;

Thence South 84°03'37" East 36.72 feet;

Thence South 42°12'55" East 43.66 feet to a point on the southwesterly line of Parcel 2 of those parcels of land described in Grant Deed to the City of Riverside, recorded June 20, 1972 as Instrument No. 80738, of Official Records, Riverside County Recorder;

Thence along said southwesterly line South 39°15'45" East 57.59 feet;

Thence departing said southwesterly line South 52°27'30" West 29.31 feet;

Thence North 42°25'25" West 96.59 feet;

Thence North 88°57'54" West 12.83 feet;

Thence South 35°13'08" West 65.84 feet;

Thence South 39°52'59" West 42.03 feet;

Thence South 47°46'19" West 88.55 feet;

Thence South 58°25'15" West 90.65 feet;

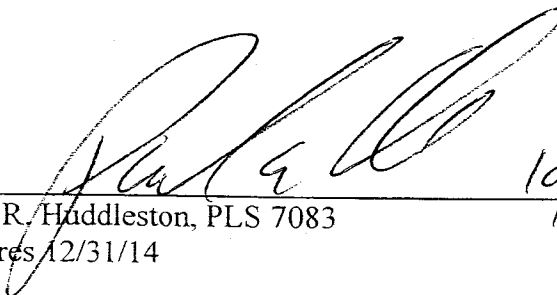
**EXHIBIT "A"**  
**0641-005D, 0641-005F & 0641-005G**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**LEGAL DESCRIPTION**

Thence South 67°10'40" West 97.36 feet to the **TRUE POINT OF BEGINNING**.

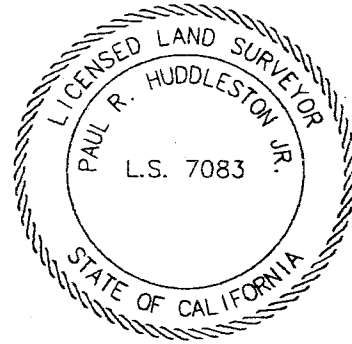
Contains 16,149 Square Feet, 0.371 acres more or less.

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

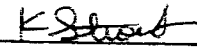
Prepared under the supervision of:

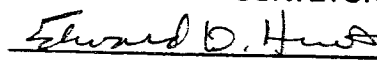
  
\_\_\_\_\_  
Paul R. Huddleston, PLS 7083  
Expires 12/31/14

10/29/13  
Date



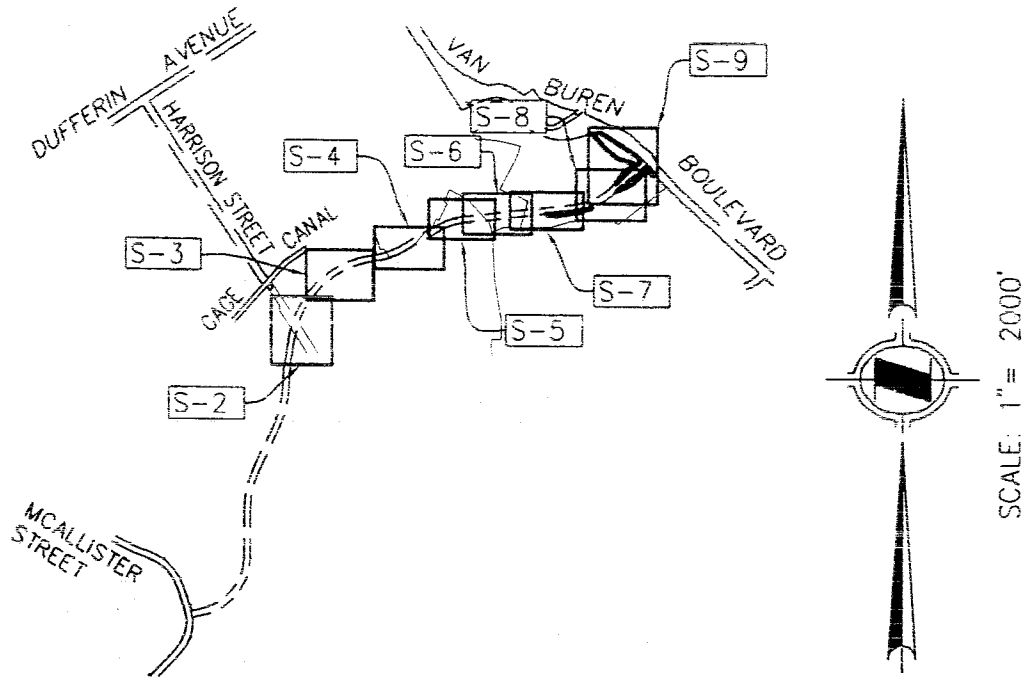
**DESCRIPTION APPROVAL:**

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

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

# EXHIBIT "B"

0641-005D, 0641-005F & 0641-005G  
TEMPORARY CONSTRUCTION EASEMENT



## VICINITY / INDEX MAP

### LEGEND:

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

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: *Edward D. Hunt*

DATE: 10-31-2013

*Paul R. Huddleston Jr.*

PAUL R. HUDDLESTON JR.  
PLS 7083

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

COUNTY W.O.: C1-0641

OWNER  
Tang Chao &  
Hsien Mei Lee



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

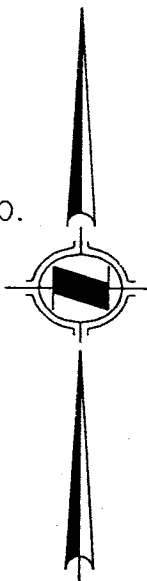
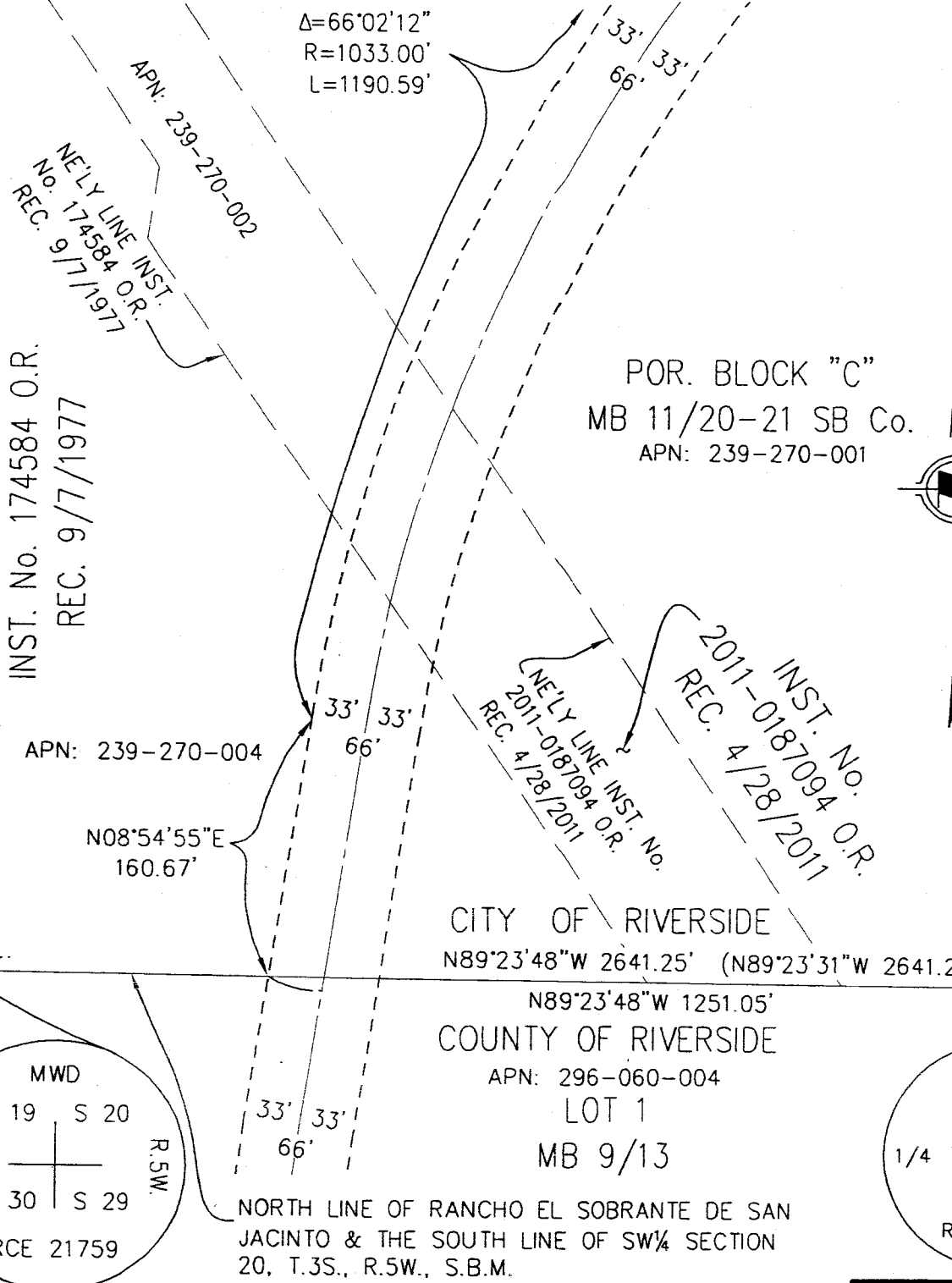
POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 1 OF 10
DATE: Oct 29, 2013		W O 3053-9

APN  
239 240-001

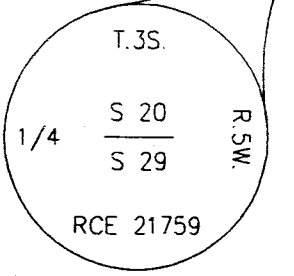
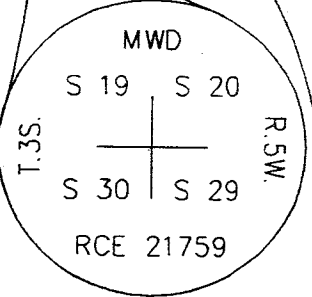


# EXHIBIT "B"

0641-005D, 0641-005F & 0641-005G  
 TEMPORARY CONSTRUCTION EASEMENT  
 SEE SHEET 3 FOR CONTINUATION



SCALE: 1" = 100'



COUNTY W.O.: C1-0641

OWNER  
 Tang Chao &  
 Hsien Mei Lee  
 APN  
 239-240-001



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

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
 SAN BERNARDINO MERIDIAN  
 PREPARED BY: RNB      CHECKED BY: PRH, JR      SHEET 2 OF 10  
 DATE: Oct 29, 2013      W.O. 3053-9

# EXHIBIT "B"

0641-005D, 0641-005F & 0641-005G  
TEMPORARY CONSTRUCTION EASEMENT

POR. LOT 21

MB 8/3

APN: 239-270-001

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

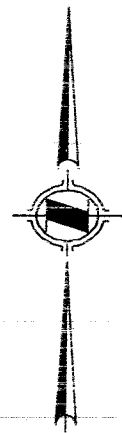
POR. LOT 21

MB 8/3

APN: 239-270-001

SEE SHEET 2 FOR CONTINUATION

SEE SHEET 4 FOR CONTINUATION



SCALE: 1" = 100'

COUNTY W.O.: C1-0641

OWNER  
Fang Chao &  
Hsien Mei Lee



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

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

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

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

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 3 OF 10

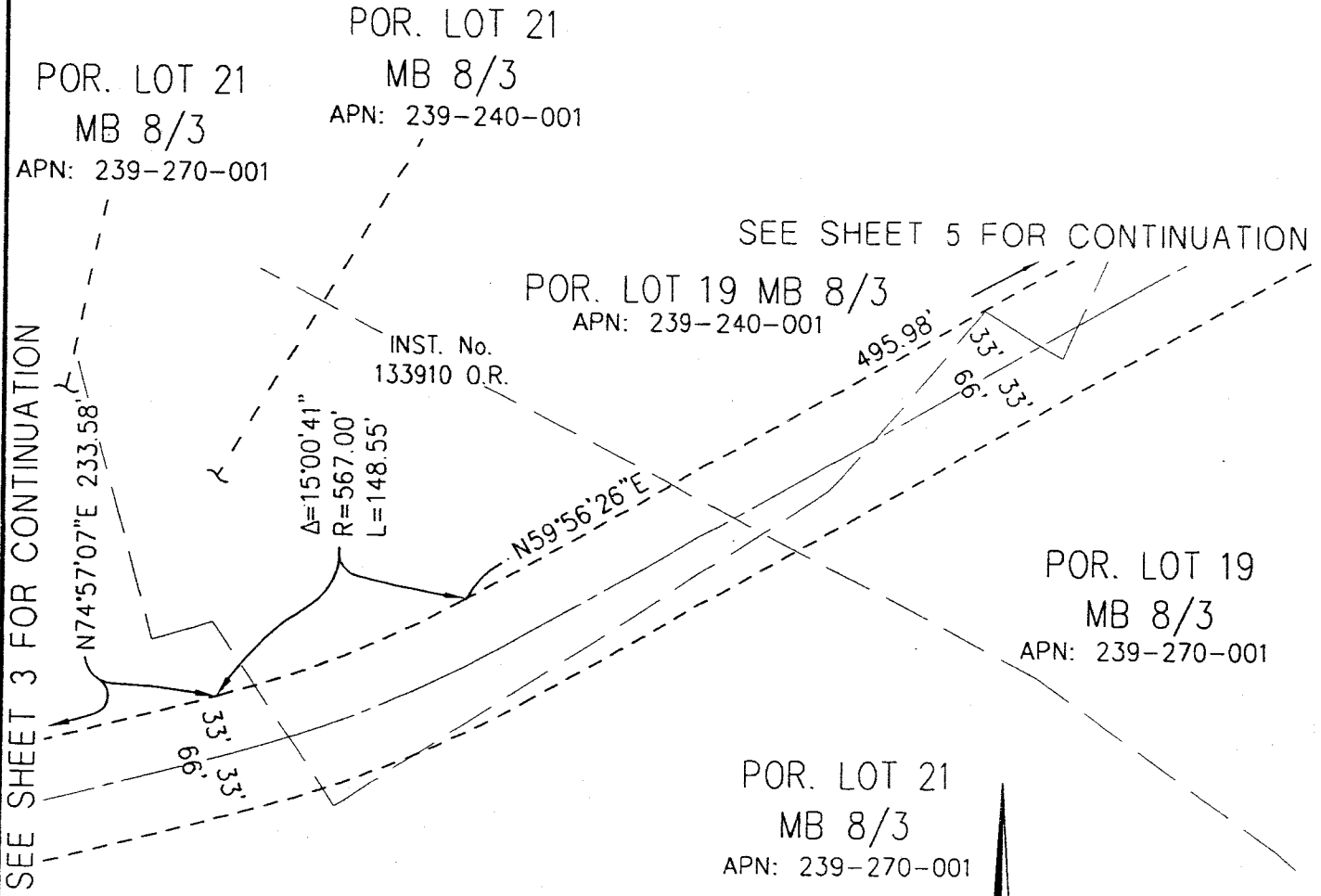
APN  
239-240-001

DATE: Oct 29, 2013

W.O. 3053-9

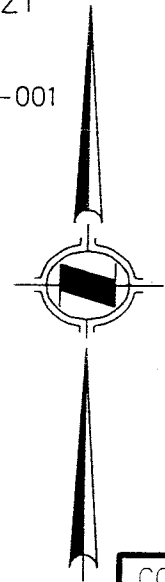
# EXHIBIT "B"

0641-005D, 0641-005F & 0641-005G  
 TEMPORARY CONSTRUCTION EASEMENT




SEE SHEET 3 FOR CONTINUATION

SEE SHEET 5 FOR CONTINUATION



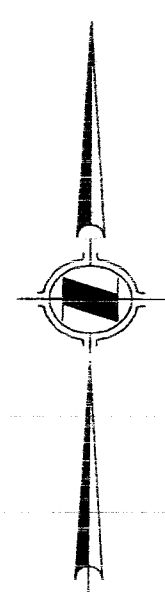
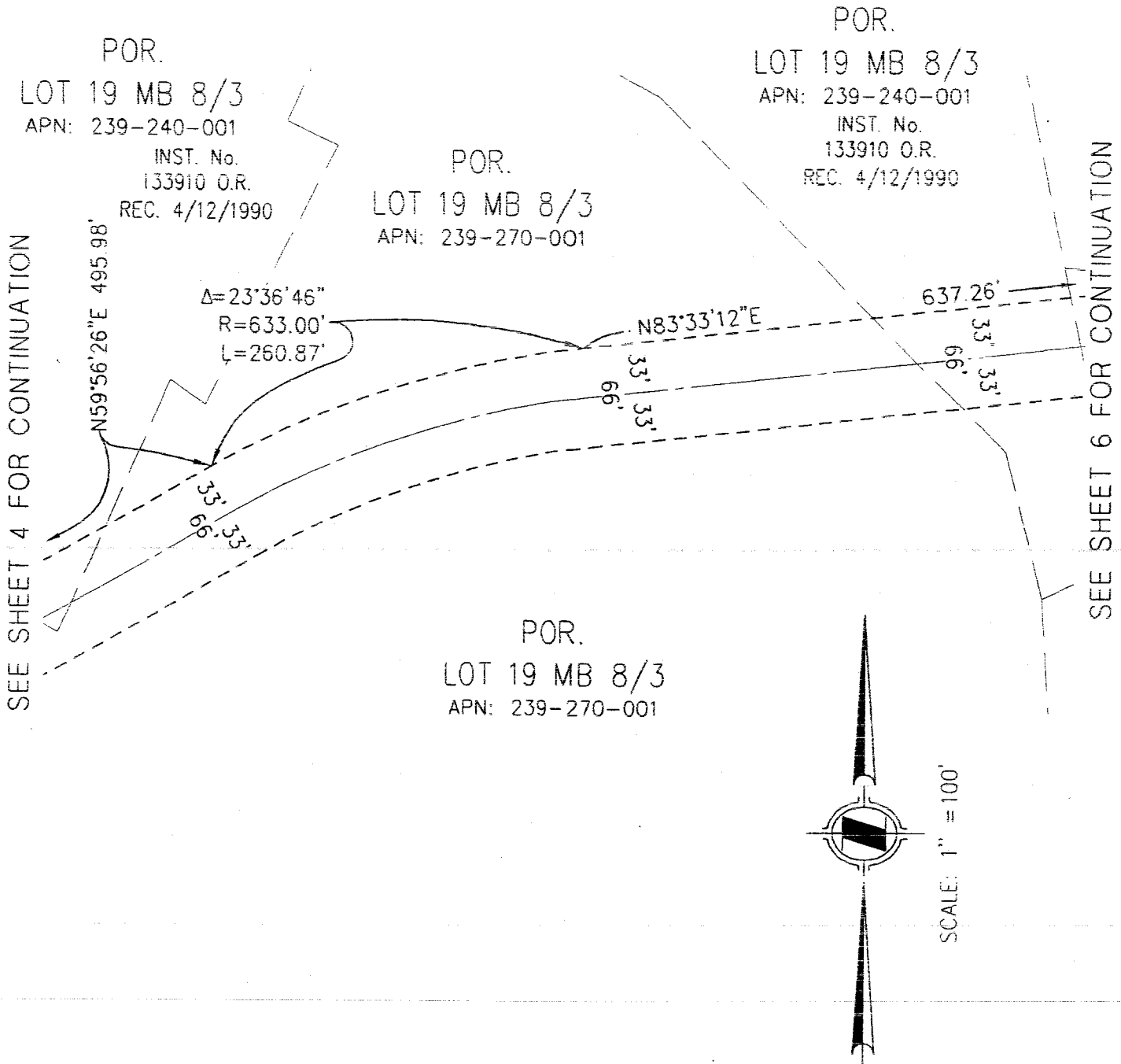
SCALE: 1" = 100'

COUNTY W.O.: C1-0641

OWNER Tang Chao & Hsien Mei Lee  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 10
		DATE: Oct 29, 2013		W.O. 3053-9

# EXHIBIT "B"

0641-005D, 0641-005F & 0641-005G  
TEMPORARY CONSTRUCTION EASEMENT

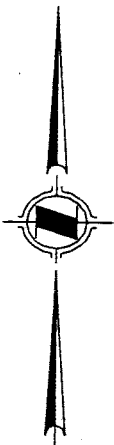


OWNER: Tang Chao & Hsien Mei Lee  APN 239-240-001		<b>HUNSAKER &amp; ASSOCIATES</b> IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS	COUNTY W.O.: C1-0641 POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN
		PREPARED BY RNB	CHECKED BY PRH, JR.
		DATE Oct 29, 2013	SHEET 5 OF 10 W.O. 3053-9

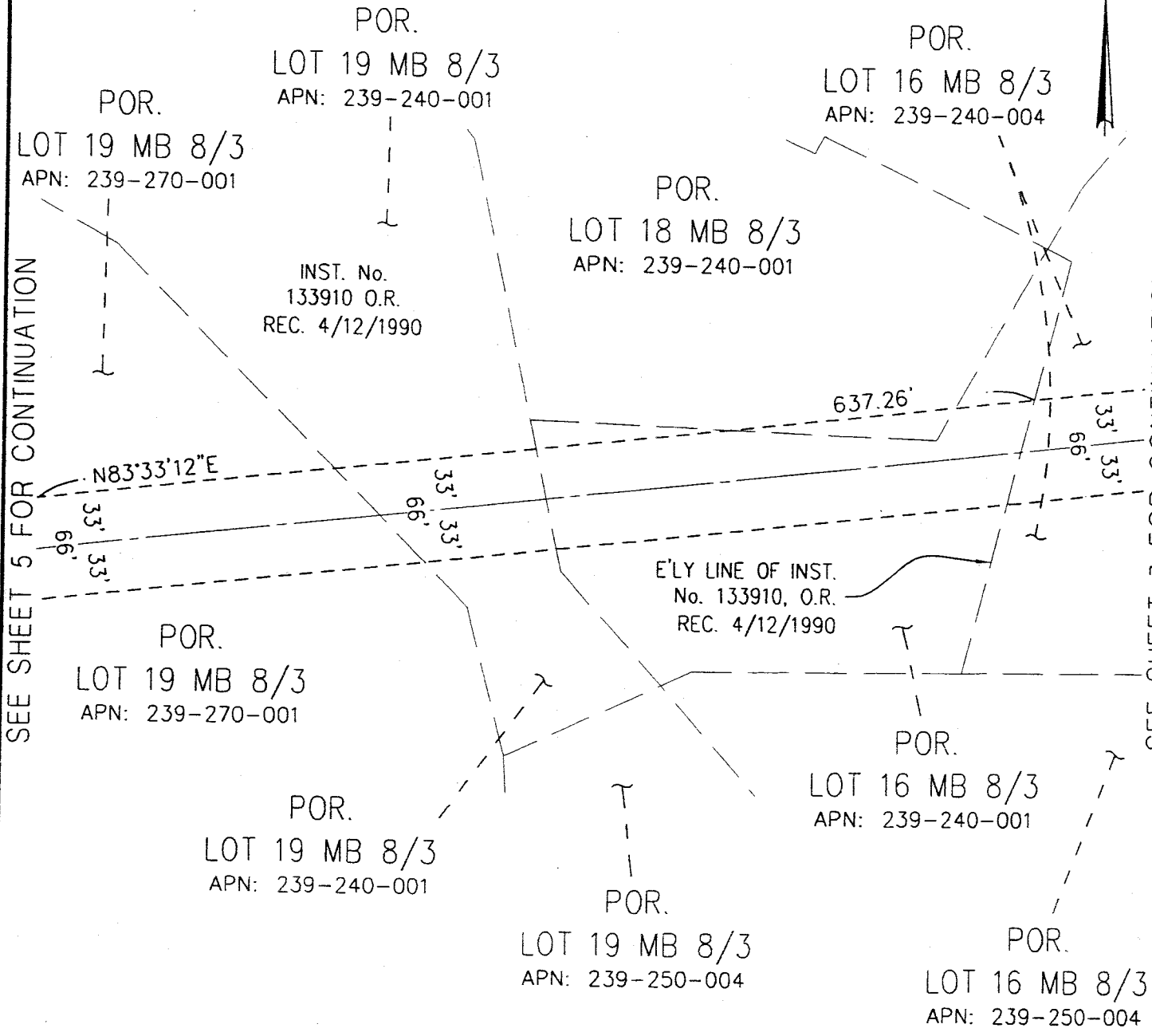
# EXHIBIT "B"

0641-005D, 0641-005F & 0641-005G  
TEMPORARY CONSTRUCTION EASEMENT

NOTE:  
SEE SHEET 10 FOR  
LINE & DATA TABLE.



SCALE: 1" = 100'



SEE SHEET 5 FOR CONTINUATION

SEE SHEET 7 FOR CONTINUATION

COUNTY W.O.: C1-0641

OWNER  
Tang Chao &  
Hsien Mei Lee

APN  
239-240 001

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

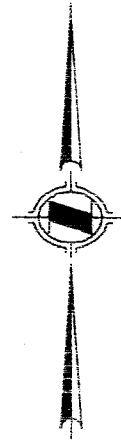
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 6 OF 10
DATE: Oct 29, 2013	W.O. 3053-9	

# EXHIBIT "B"

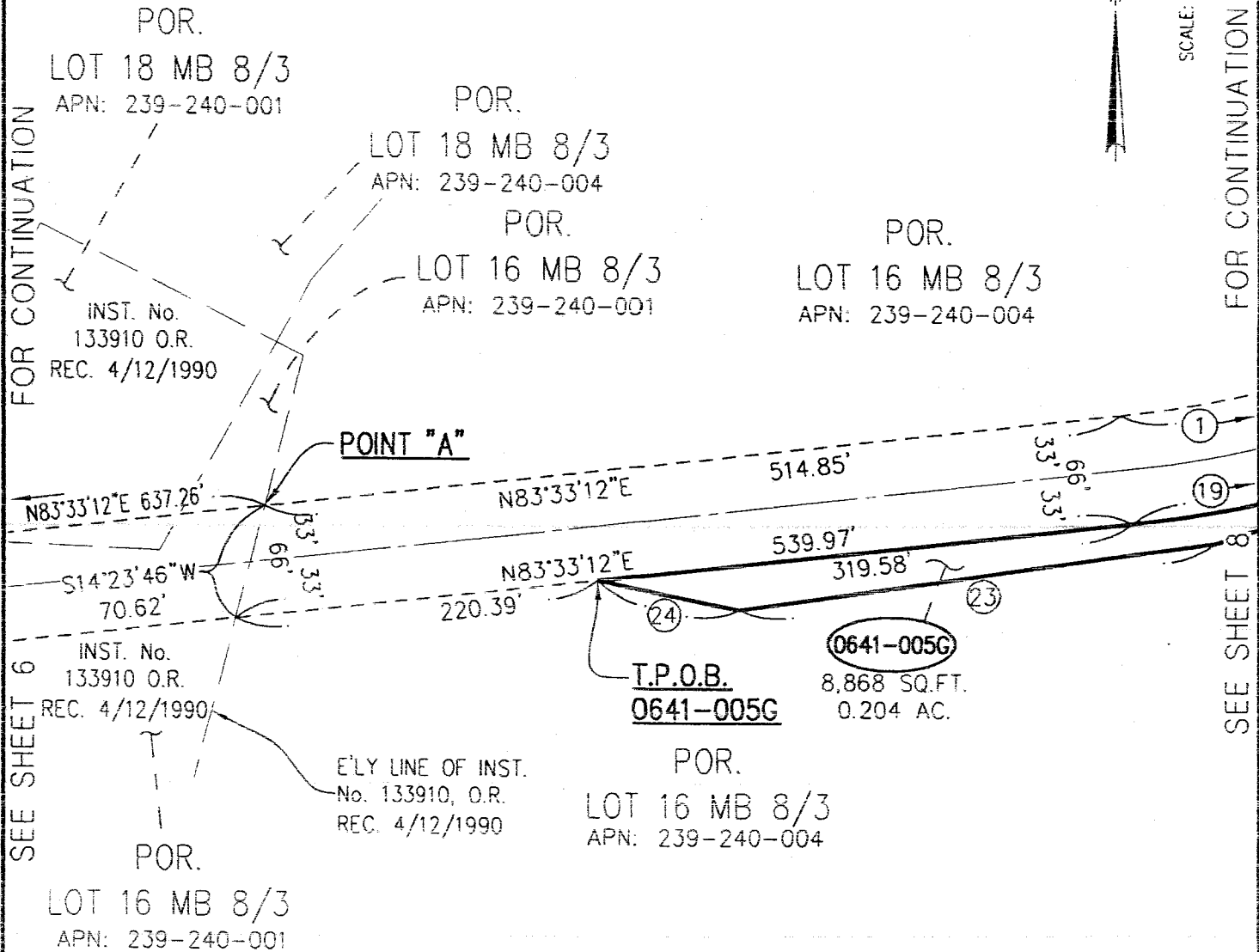
0641-005D, 0641-005F & 0641-005G  
TEMPORARY CONSTRUCTION EASEMENT



SCALE: 1" = 100'

FOR CONTINUATION

FOR CONTINUATION



**NOTE:**

SEE SHEET 10 FOR LINE AND CURVE TABLE DATA.

COUNTY W.O.: C1-0641

OWNER  
Tang Chao &  
Hsien Mei Lee

APN  
239-240-001



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

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

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

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

PREPARED BY  
RNB

CHECKED BY  
PRH, JR

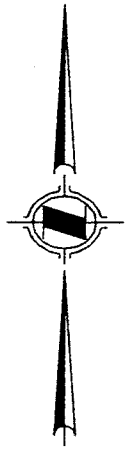
SHEET 7 OF 10

DATE: Oct 29, 2013

W.O. 3053-9

# EXHIBIT "B"

0641-005D, 0641-005F & 0641-005G  
TEMPORARY CONSTRUCTION EASEMENT

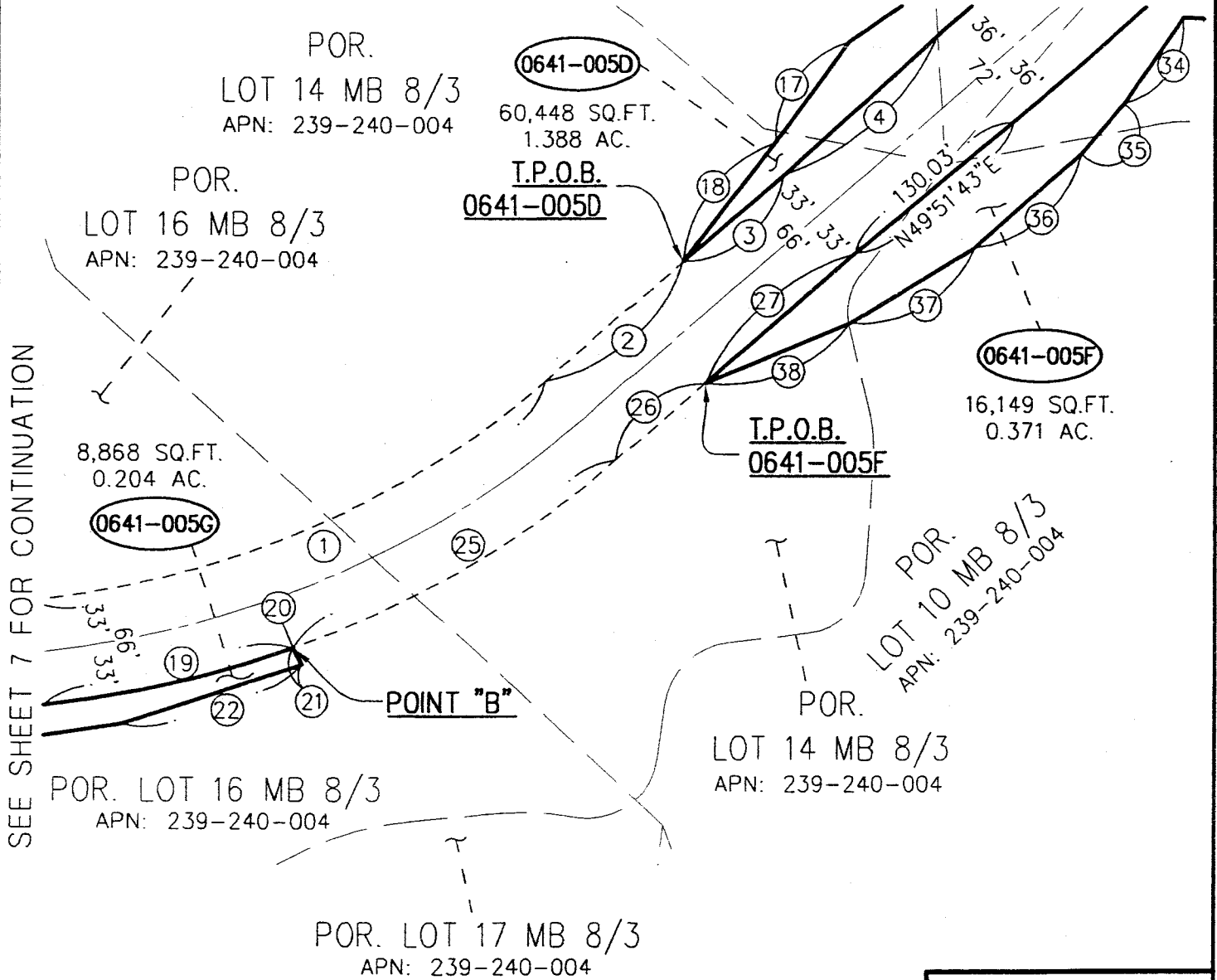


SCALE: 1" = 100'

**NOTE:**

SEE SHEET 10 FOR LINE  
AND CURVE TABLE DATA.

SEE SHEET 9 FOR CONTINUATION



SEE SHEET 7 FOR CONTINUATION

COUNTY W.O.: C1-0641

OWNER  
Tang Chao &  
Hsien Mei Lee



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

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

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 8 OF 10

APN  
239 240-001

DATE: Oct 29, 2013

W.O. 3053-9

# EXHIBIT "B"

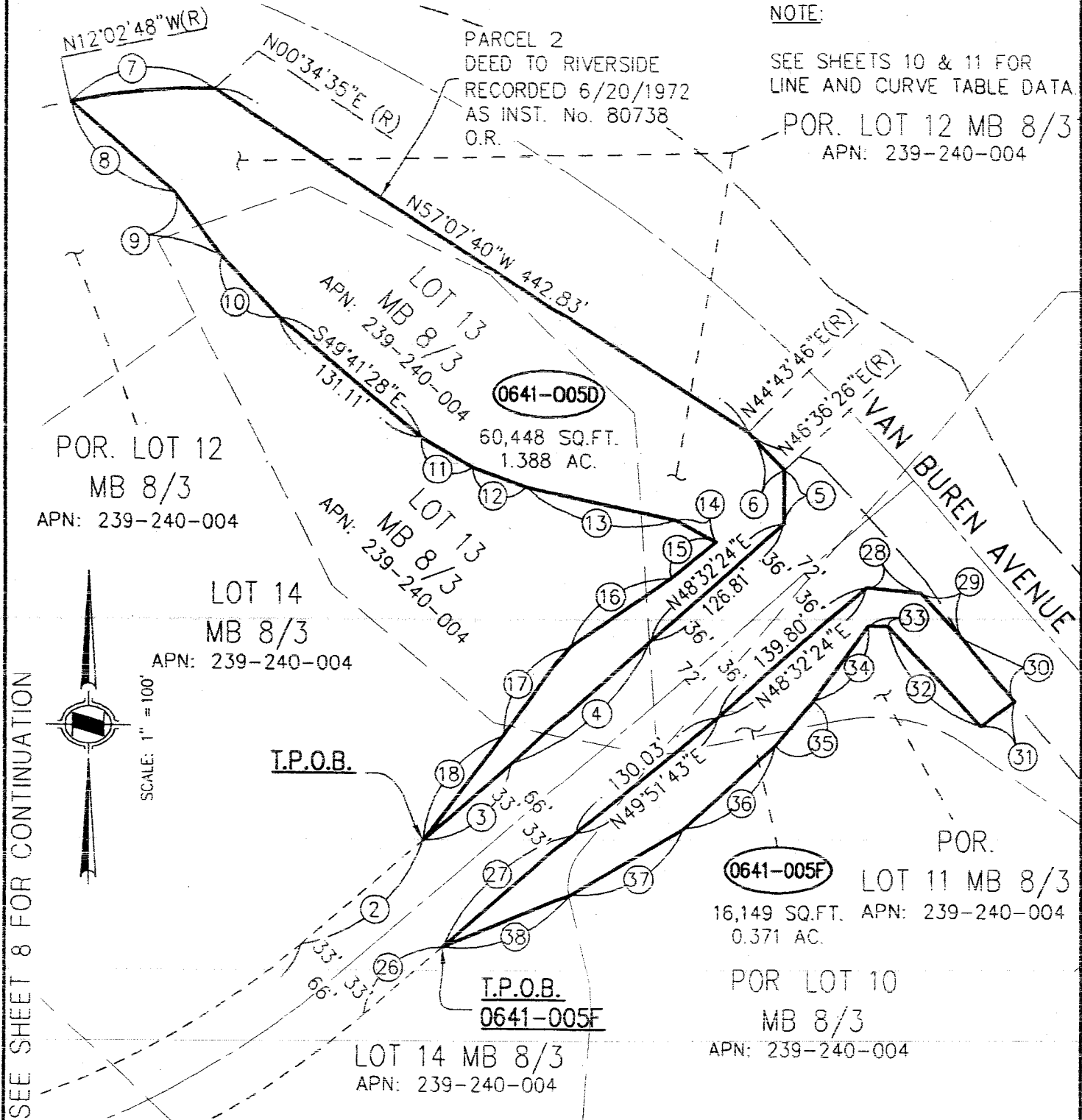
0641-005D, 0641-005F & 0641-005G  
 TEMPORARY CONSTRUCTION EASEMENT

NOTE:

SEE SHEETS 10 & 11 FOR  
 LINE AND CURVE TABLE DATA.

POR. LOT 12 MB 8/3  
 APN: 239-240-004

PARCEL 2  
 DEED TO RIVERSIDE  
 RECORDED 6/20/1972  
 AS INST. No. 80738  
 O.R.



SEE SHEET 8 FOR CONTINUATION

SEE SHEET 8 FOR CONTINUATION

COUNTY W.O.: C1-0641

OWNER  
 Tang Chao &  
 Hsien Mei Lee

APN  
 239-240-001

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

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



# EXHIBIT "B"

0641-005D, 0641-005F & 0641-005G  
TEMPORARY CONSTRUCTION EASEMENT


DATA TABLE

	BEARING/Delta	RADIUS	LENGTH	TANGENT
①	35°00'48"	567.00'	346.49'	178.85'
②	N48°32'24"E		113.41'	
③	N48°32'24"E		82.86'	
④	N47°13'05"E		130.04'	
⑤	N0°26'39"E		37.41'	
⑥	1°52'40"	1138.00'	37.30'	18.65'
⑦	12°37'23"	460.00'	101.34'	50.88'
⑧	S49°00'41"E		95.66'	
⑨	S36°30'32"E		55.29'	
⑩	S43°13'08"E		59.14'	
⑪	S59°34'36"E		41.18'	
⑫	S69°35'35"E		40.03'	
⑬	S77°37'34"E		105.17'	
⑭	S61°16'08"E		31.89'	
⑮	S50°39'05"W		40.59'	
⑯	S54°50'23"W		85.28'	
⑰	S35°48'44"W		78.15'	
⑱	S36°54'47"W		94.41'	
⑲	14°00'30"	633.00'	154.76'	77.77'

DATA TABLE

	BEARING/Delta	RADIUS	LENGTH	TANGENT
⑳	N20°27'18"W(R)			
㉑	S25°10'02"E		11.74'	
㉒	S71°04'28"W		114.05'	
㉓	S81°29'47"W		283.37'	
㉔	N78°09'45"W		86.39'	
㉕	21°00'18"	633.00'	232.06'	117.35'
㉖	N48°32'24"E		73.24'	
㉗	N48°32'24"E		123.03'	
㉘	S84°03'37"E		36.72'	
㉙	S42°12'55"E		43.66'	
㉚	S39°15'45"E		57.59'	
㉛	S52°27'30"W		29.31'	
㉜	N42°25'25"W		96.59'	
㉝	N88°57'54"W		12.83'	
㉞	S35°13'08"W		65.84'	
㉟	S39°52'59"W		42.03'	
㊱	S47°46'19"W		88.55'	
㊲	S58°25'15"W		90.65'	
㊳	S67°10'40"W		97.36'	

COUNTY W.O.: C1-0641

<p><i>OWNER</i> Tang Chao &amp; Hsien Mei Lee</p> <p>APN: 239-240-001</p>	 <p><b>HUNSAKER &amp; ASSOCIATES</b> IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS</p>	<p><b>POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">PREPARED BY RNB</td> <td style="width: 33%;">CHECKED BY PRH, JR.</td> <td style="width: 33%;">SHEET 10 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 10 OF 10	DATE: Oct 29, 2013		W.O. 3053-9
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 10 OF 10						
DATE: Oct 29, 2013		W.O. 3053-9						

**EXHIBIT "A"**  
**0641-005I & 0641-005J**  
**LEGAL DESCRIPTION**  
**STORM DRAIN EASEMENT**

Being a portion of Lot 16 of Van Buren Heights as filed in Book 8, page 3 of Maps, Riverside County Recorder, lying within Section 20, Township 3 South, Range 5 West, San Bernardino Meridian in the City of Riverside, County of Riverside, State of California, more particularly described as follows:

**PARCEL 0641-005I:**

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

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

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

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

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

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

Thence North  $59^{\circ}56'26''$  East along a line tangent to the end of said curve, 495.98 feet to the beginning of a tangent curve concave southeasterly and having a radius of 633.00 feet;

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

Thence North  $83^{\circ}33'12''$  East along a line tangent to the end of said curve, 1152.11 feet to the beginning of a tangent curve concave northwesterly and having a radius of 567.00 feet;

Thence northeasterly along said curve through a central angle of  $16^{\circ}51'38''$  an arc length of 166.85 feet to the **TRUE POINT OF BEGINNING**, a radial line to said point bears, South  $23^{\circ}18'26''$  East, said point also being the intersection of a line 20.00 feet southwesterly and parallel, measured at right angles from the northeasterly line of said Lot 16 with said curve;

**EXHIBIT "A"**  
**0641-005I & 0641-005J**  
**LEGAL DESCRIPTION**  
**STORM DRAIN EASEMENT**

Thence continuing northeasterly along said curve through a central angle of  $02^{\circ}11'08''$  an arc length of 21.36 feet to a point on the aforementioned northeasterly line of said Lot 16, a radial line to said point bears, South  $25^{\circ}29'34''$  East, said point hereinafter referred to as **POINT "A"**;

Thence departing said curve along said northeasterly line North  $46^{\circ}45'58''$  West 32.38 feet;

Thence departing said northeasterly line South  $43^{\circ}14'02''$  West 20.00 feet to a point on above said parallel line;

Thence along said parallel line South  $46^{\circ}45'58''$  East 24.15 feet to the **TRUE POINT OF BEGINNING**.

**Containing:** 567 Square Feet, 0.013 acres more or less.

**PARCEL 0641-005J:**

**COMMENCING** at the aforementioned **POINT "A"**, said point being a point on the northeasterly line of said Lot 16;

Thence along said northeasterly line South  $46^{\circ}45'58''$  East 70.27 feet to a point on a non-tangent curve being concentric with said last described 567.00 foot curve concave northwesterly, said concentric curve having a radius of 633.00 feet, a radial line to said point bears, South  $27^{\circ}48'04''$  East, said point further being the **TRUE POINT OF BEGINNING**;

Thence departing said northeasterly line southwesterly along said concentric curve through a central angle of  $01^{\circ}55'32''$  an arc length of 21.27 feet to which a radial line bears South  $25^{\circ}52'32''$  East, said point also being the intersection of a line 20.00 feet southwesterly and parallel, measured at right angles from the northeasterly line of said Lot 16 with said curve;

Thence departing said concentric curve along said parallel line South  $46^{\circ}45'58''$  East 17.38 feet;

Thence North  $43^{\circ}14'02''$  East 20.00 feet to a point on the aforementioned northeasterly line;

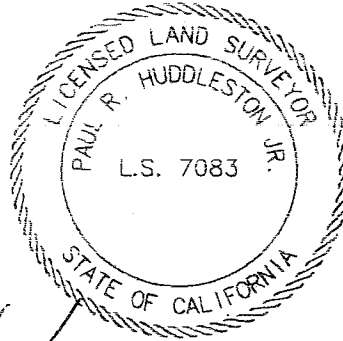
Thence along said northeasterly line North  $46^{\circ}45'58''$  West 10.12 feet to the **TRUE POINT OF BEGINNING**.

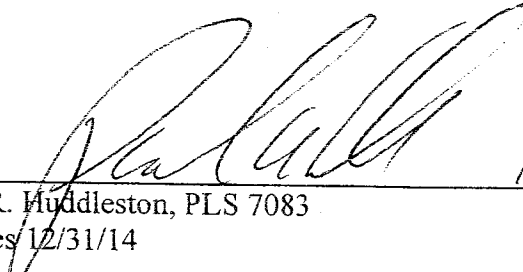
**Containing:** 274 Square Feet, 0.006 acres more or less.

EXHIBIT "A"  
0641-005I & 0641-005J  
LEGAL DESCRIPTION  
STORM DRAIN EASEMENT

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


Prepared under the supervision of:



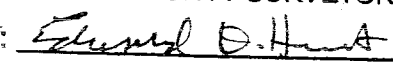
  
Paul R. Huddleston, PLS 7083  
Expires 12/31/14

10/29/13  
Date

DESCRIPTION APPROVAL:

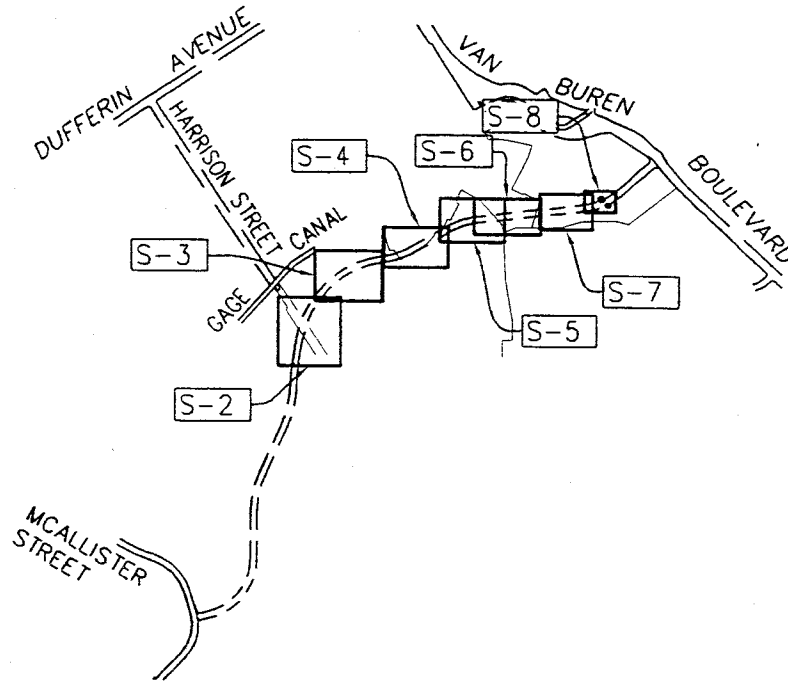
BY:   
11/01/2013  
DATE

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

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

# EXHIBIT "B"

0641-005I & 0641-005J  
STORM DRAIN EASEMENT



## VICINITY / INDEX MAP

### LEGEND:

- S-# INDICATES SHEET No. AS NOTED.
- ( ) INDICATES RECORD PER RS 72/85-90.
- 0641-001A INDICATES PARCEL No.
- # INDICATES LINE OR CURVE DATA NUMBER (SEE SHEET 9 FOR LINE AND CURVE TABLE DATA).

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: Edward D. Hewitt  
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:  
Tang Chao &  
Hsien Mei Lee

APN:  
239-240-001

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

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

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 1 OF 9
DATE: Oct 29, 2013		W.O. 3053-9

# EXHIBIT "B"

0641-005I & 0641-005J

STORM DRAIN EASEMENT

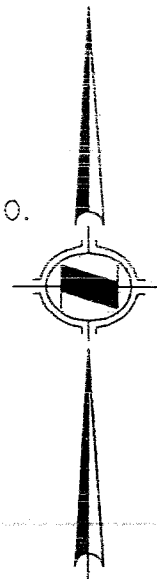
SEE SHEET 3 FOR CONTINUATION

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

APN: 239-270-002  
 NELY LINE INST. No. 174584 O.R. REC. 9/7/1977

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

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



SCALE: 1" = 100'

APN: 239-270-004

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

2011-0187094 O.R. REC. 4/28/2011  
 INST. No. 2011-0187094 O.R. REC. 4/28/2011

CITY OF RIVERSIDE

P.O.C.

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

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

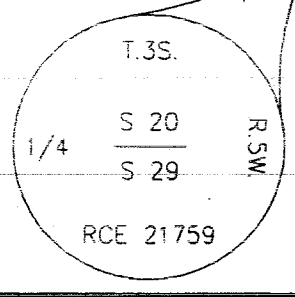
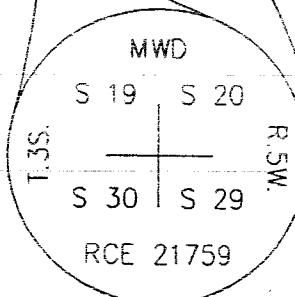
COUNTY OF RIVERSIDE

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.

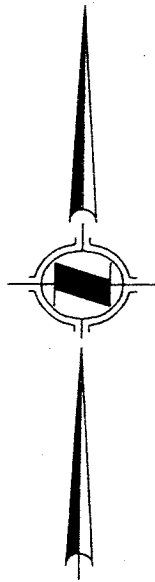
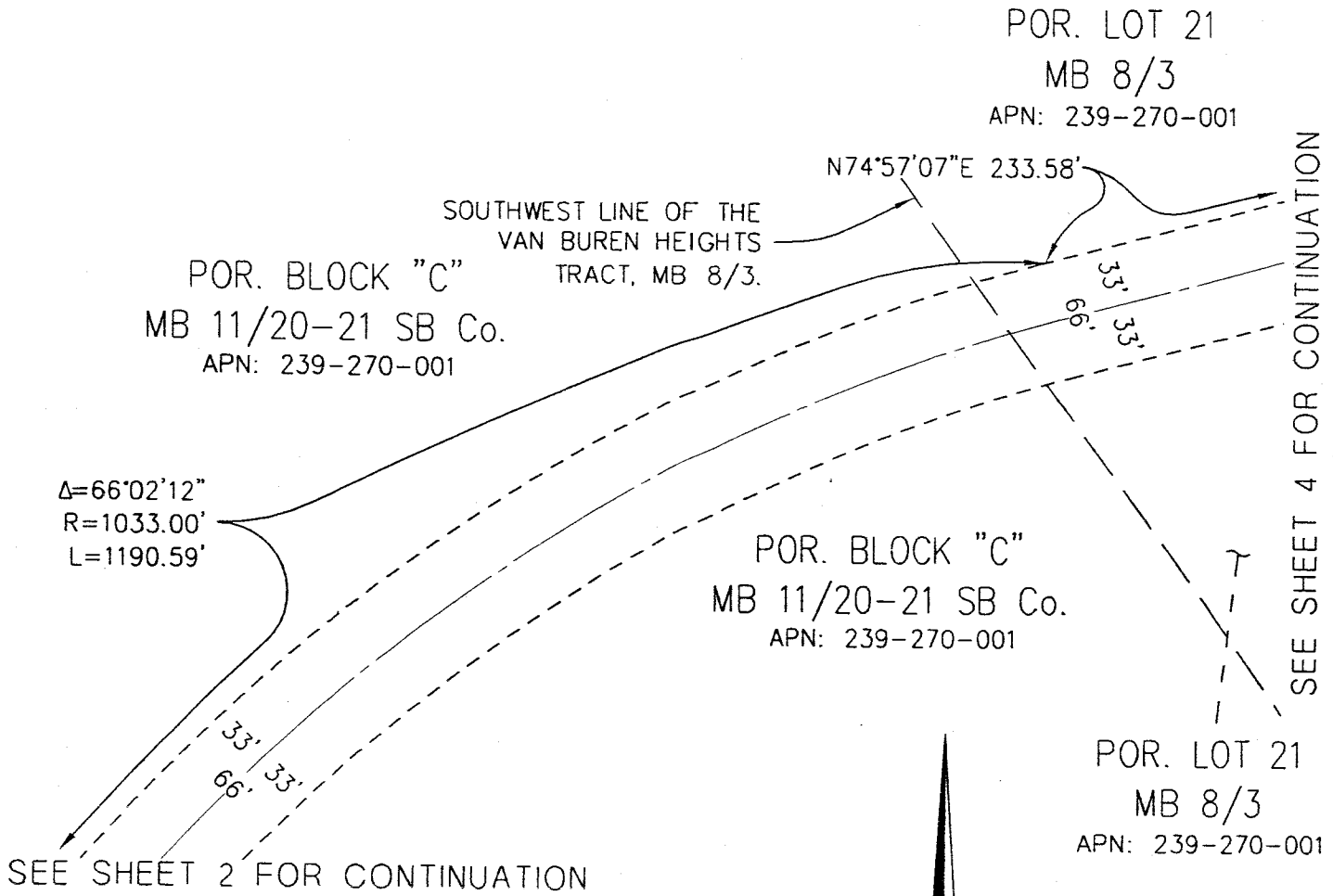


COUNTY W.O.: C1-0641

OWNER Tang Chao & Hsien Mei Lee  APN 239-240-001	HUNSAKER & ASSOCIATES IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS	POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN	
		PREPARED BY RNB	CHECKED BY PRH, JR
DATE: Oct 29, 2013		W.O. 3053-9	

# EXHIBIT "B"

0641-005I & 0641-005J  
STORM DRAIN EASEMENT



SCALE: 1" = 100'

COUNTY W.O.: C1-0641

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

# EXHIBIT "B"

0641-005I & 0641-005J  
STORM DRAIN EASEMENT

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

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

SEE SHEET 5 FOR CONTINUATION

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: 239-270-001

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

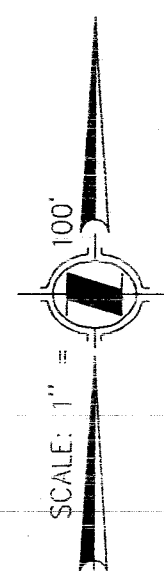
SEE SHEET 3 FOR CONTINUATION

N74°57'07"E 233.58'

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

N59°56'26"E

495.98'  
33'  
66'  
33'



OWNER:  
Fang Chao &  
Hsien Mei Lee

APN  
239-240-001



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

COUNTY W.O. C1-0641

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

PREPARED BY RNB	CHECKED BY PRH, JR	SHEET 4 OF 9
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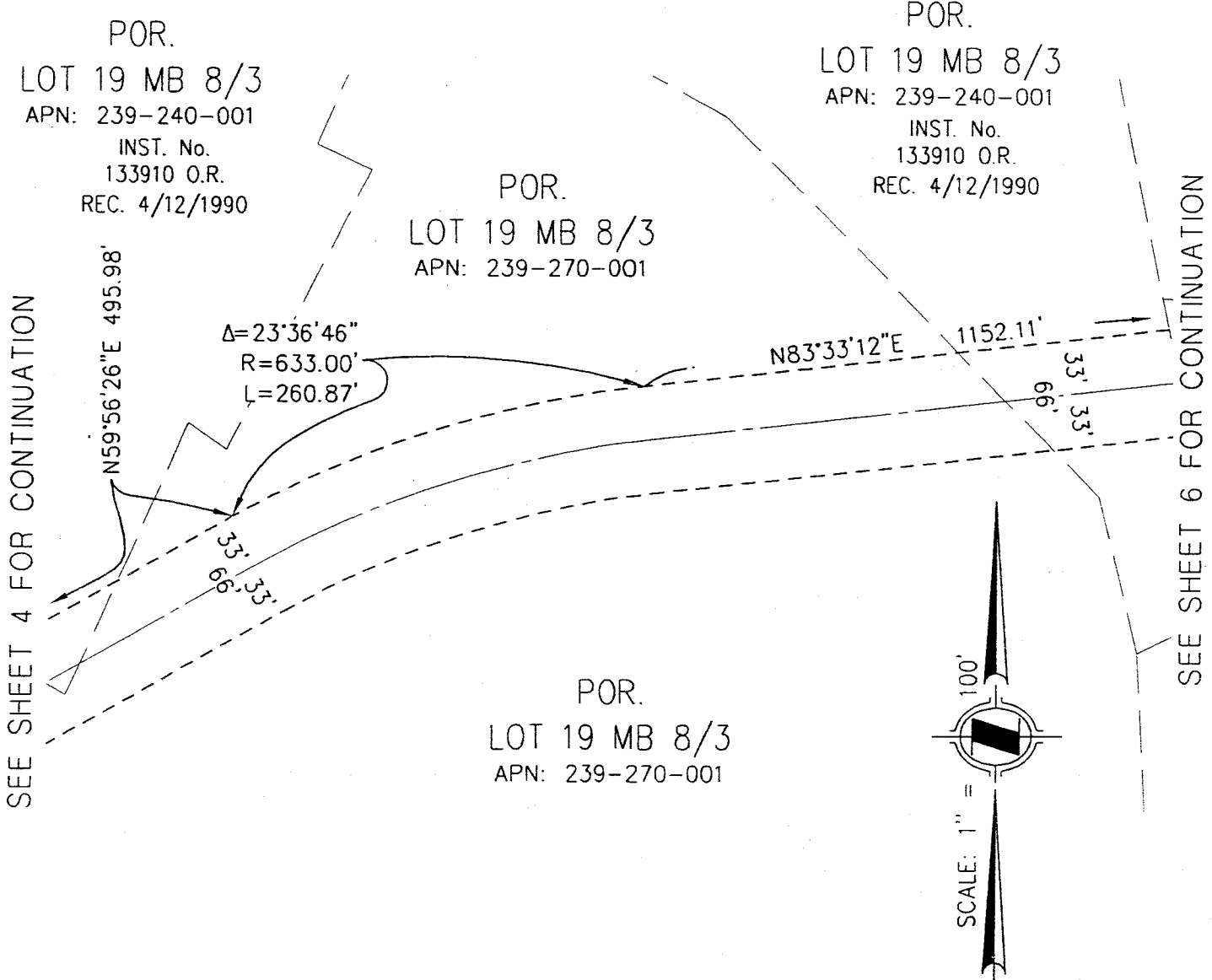
DATE: Oct 29, 2013

W.O. 3053-9




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0641-005I & 0641-005J  
STORM DRAIN EASEMENT

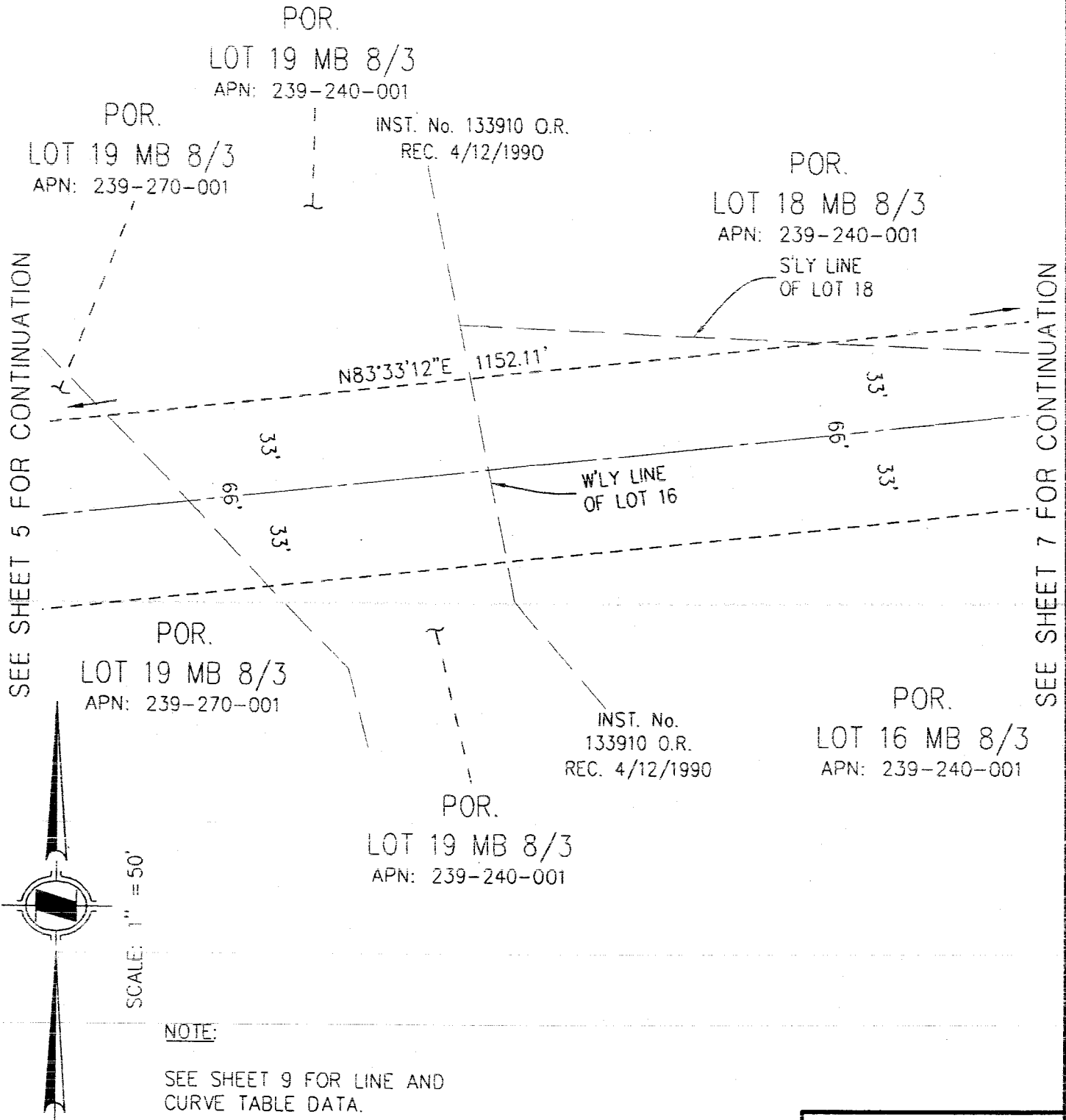


COUNTY W.O.: C1-0641

<b>OWNER:</b> Tang Chao & Hsien Mei Lee  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.
		DATE: Oct 29, 2013	W.O. 3053-9

# EXHIBIT "B"

0641-005I & 0641-005J  
STORM DRAIN EASEMENT



SCALE: 1" = 50'

**NOTE:**

SEE SHEET 9 FOR LINE AND CURVE TABLE DATA.

COUNTY W.O.. C1-0641

OWNER:  
Tang Chao &  
Hsien Mei Lee

APN  
239-240-001



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

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

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 6 OF 9
--------------------	------------------------	--------------

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

# EXHIBIT "B"

0641-005I & 0641-005J  
STORM DRAIN EASEMENT

POR.

LOT 16 MB 8/3

APN: 239-240-004

$\Delta=16^{\circ}51'38''$   
 $R=567.00'$   
 $L=166.85'$

N83°33'12"E 1152.11'

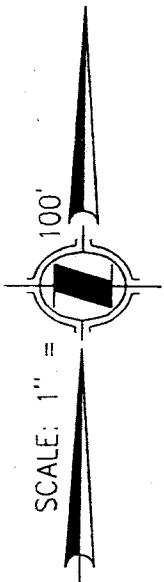
SEE SHEET 6 FOR CONTINUATION

SEE SHEET 8 FOR CONTINUATION

POR.

LOT 16 MB 8/3

APN: 239-240-004



COUNTY W.O.: C1-0641

OWNER:  
Tang Chao &  
Hsien Mei Lee



HUNSAKER & ASSOCIATES  
IRVINE, INC

INLAND EMPIRE REGION

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

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

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

PREPARED BY  
RNB

CHECKED BY  
PRH, JR

SHEET 7 OF 9

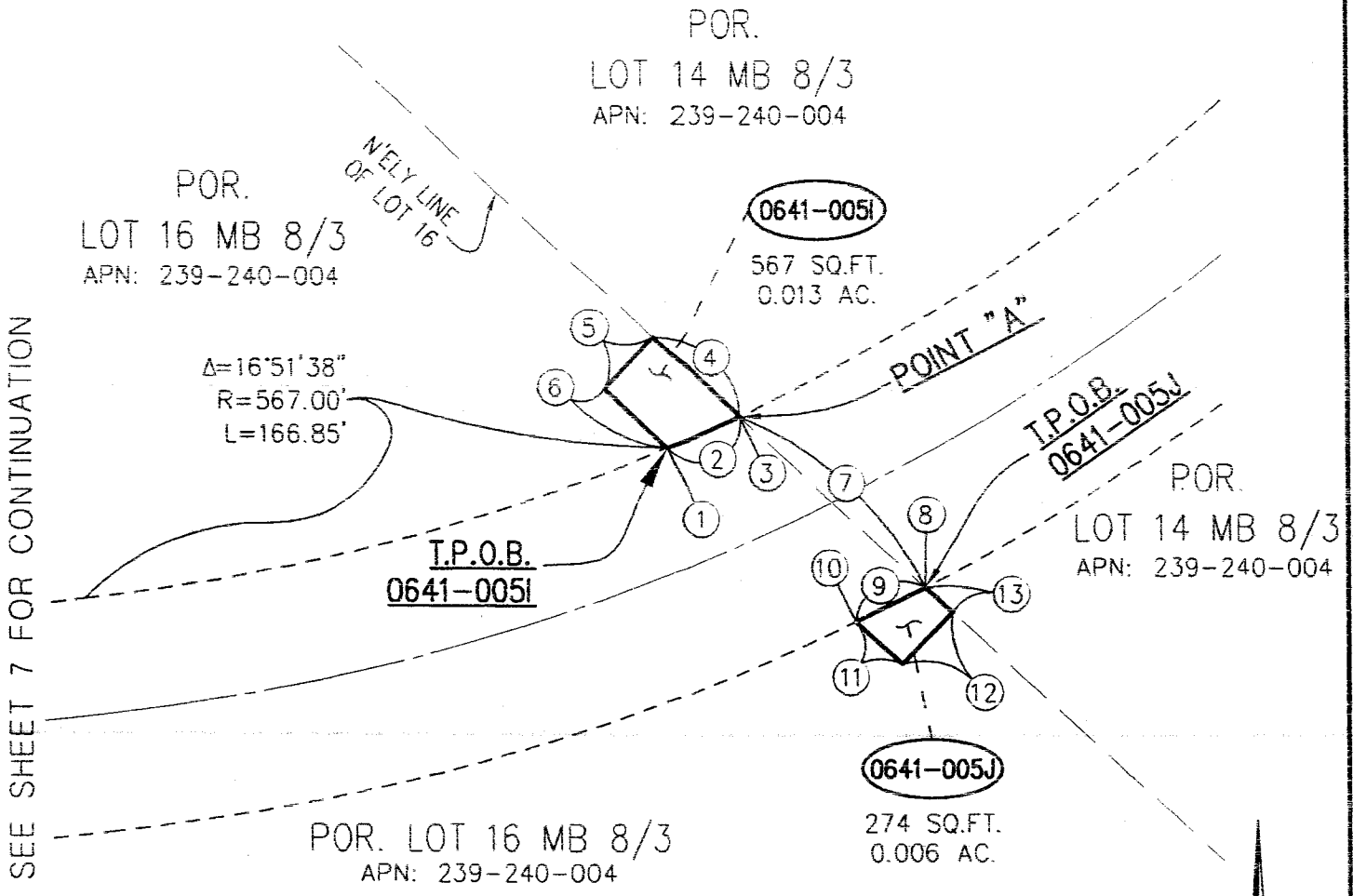
DATE: Oct 29, 2013

W.O. 3053-9

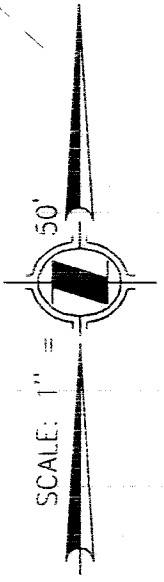
APN  
239-240-001

# EXHIBIT "B"

0641-005I & 0641-005J  
STORM DRAIN EASEMENT



SEE SHEET 7 FOR CONTINUATION



**NOTE:**  
SEE SHEET 9 FOR LINE AND CURVE TABLE DATA.

COUNTY W.O.: C1-0641

**OWNER**  
Fang Chao &  
Hsien Mei Lee

**APN**  
239 240 001

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

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

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

# EXHIBIT "B"

0641-005I & 0641-005J  
STORM DRAIN EASEMENT

## DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	S23°18'26"E (R)			
②	02°11'08"	567.00'	21.36'	10.82'
③	S25°29'34"E (R)			
④	N46°45'58"W		32.38'	
⑤	S43°14'02"W		20.00'	
⑥	S46°45'58"E		24.15'	
⑦	S46°45'58"E		70.27'	
⑧	S27°48'04"E (R)			
⑨	01°55'32"	633.00'	21.27'	10.64'
⑩	S25°52'32"E (R)			
⑪	S46°45'58"E		17.38'	
⑫	N43°14'02"E		20.00'	
⑬	N46°45'58"W		10.12'	

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao &  
Hsien Mei Lee

APN:  
239-240-001



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

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

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

PARCEL 0641-007A TO 0641-007G

**EXHIBIT "A"**  
**0641-007A**  
**LEGAL DESCRIPTION**  
**PUBLIC ROAD AND UTILITY EASEMENT**

Being a portion of Parcel 4 as filed in Book 32, pages 5 and 6 of Parcel Maps, Riverside County Recorder, being a Sectionalized Survey of Section 29, Township 3 South, Range 5 West, lying within Rancho El Sobrante De San Jacinto, in the County of Riverside, State of California, more particularly described as follows:

**PARCEL 0641-007A:**

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

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

Thence departing said line, South  $08^{\circ}54'55''$  West 90.03 feet to the beginning of a tangent curve concave easterly and having a radius of 1033.00 feet;

Thence southerly along said curve through a central angle of  $05^{\circ}02'01''$  an arc length of 90.75 feet;

Thence South  $03^{\circ}52'54''$  West 219.50 feet to the beginning of a tangent curve concave westerly and having a radius of 967.00 feet;

Thence southerly along said curve through a central angle of  $20^{\circ}54'42''$  an arc length of 352.93 feet;

Thence South  $24^{\circ}47'36''$  West 500.59 feet to a point on the easterly line of said Parcel 4, being the **TRUE POINT OF BEGINNING**;

Thence continuing South  $24^{\circ}47'36''$  West 11.36 feet to the beginning of a tangent curve concave easterly and having a radius of 1033.00 feet;

Thence southerly along said curve through a central angle of  $24^{\circ}39'26''$  an arc length of 444.55 feet;

Thence South  $00^{\circ}08'11''$  West 497.11 feet to the beginning of a tangent curve concave northwesterly and having a radius of 567.00 feet;

Thence southwesterly along said curve through a central angle of  $58^{\circ}50'06''$  an arc length of 582.23 feet to a point on the southerly line of said Parcel 4, a radial line to said point bears, South  $31^{\circ}01'43''$  East;

**EXHIBIT "A"**  
**0641-007A**  
**LEGAL DESCRIPTION**  
**PUBLIC ROAD AND UTILITY EASEMENT**

Thence along said southerly line South 89°22'42" East 112.01 feet to a point on a non-tangent curve concave northwesterly and having a radius of 633.00 feet, a radial line to said point bears, South 39°41'33" East, said curve being concentric with said 567.00 foot radius curve;

Thence northeasterly along said concentric curve through a central angle of 50°10'16" an arc length of 554.29 feet to a line being 66.00 feet easterly and parallel, as measured at right angles from the aforementioned line described as "South 00°08'11" West 497.11 feet";

Thence along said parallel line North 00°08'11" East 497.11 feet to the beginning of a tangent curve concave easterly and having a radius of 967.00 feet, said curve being concentric with said 1033.00 foot radius curve;

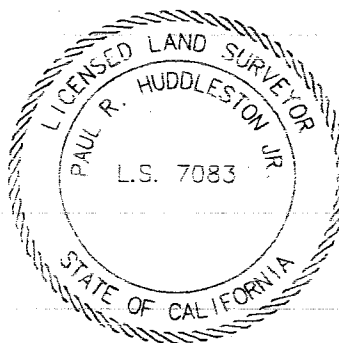
Thence northerly along said concentric curve through a central angle of 14°59'48" an arc length of 253.10 feet to a point on the aforementioned easterly line, a radial line to said point bears, North 74°52'01" West;

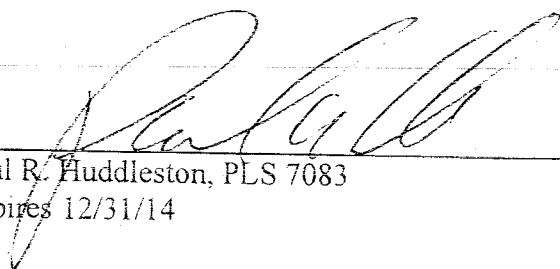
Thence along said easterly line North 00°08'03" East 191.06 feet to the **TRUE POINT OF BEGINNING.**

Containing 94,080 Square Feet, 2.160 acres more or less.


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

Prepared under the supervision of:



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

10/29/13  
Date

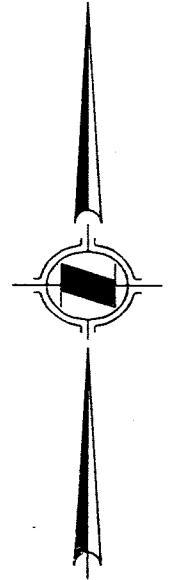
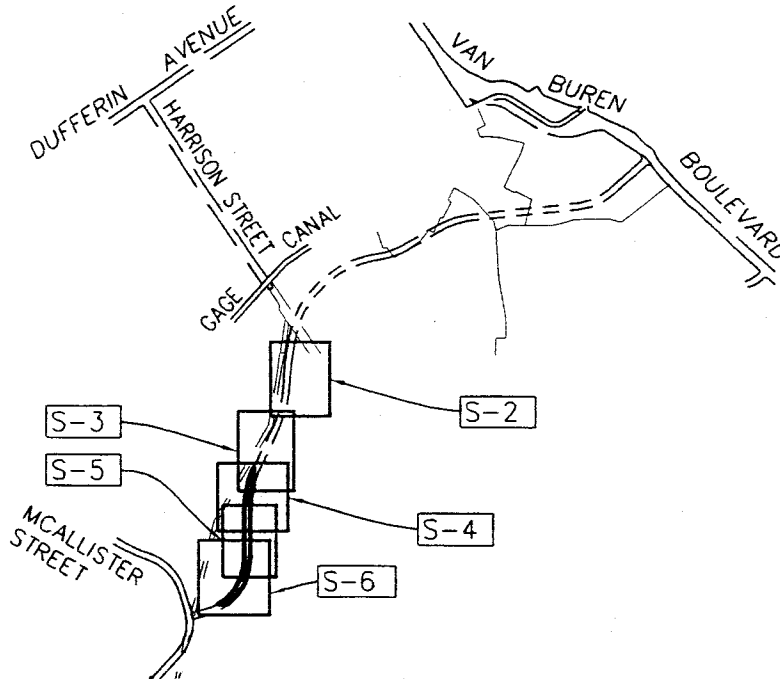
THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY:   
DATE: 10-31-2013



# EXHIBIT "B"

0641-007A

## PUBLIC ROAD AND UTILITY EASEMENT



### VICINITY / INDEX MAP

### LEGEND:

S-#

INDICATES SHEET No. AS NOTED.

( )

INDICATES RECORD PER RS 72/85-90.

0641-001A

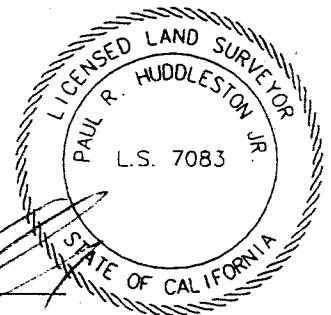
INDICATES PARCEL No.

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: *Edward W. Huddleston*

DATE: *10-31-2013*

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



COUNTY W.O.: C1-0641

OWNER  
HIBBARD VIEW  
DEVELOPMENT  
COMPANY



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

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

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 29, T. 3 S., R. 5 W.,  
RANCHO EL SOBRANTE DE SAN JACINTO

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 1 OF 6

DATE: Oct 30, 2013

W.O. 3053-9

APN  
269-060-012

# EXHIBIT "B"

0641-007A

PUBLIC ROAD AND UTILITY EASEMENT

POR. BLOCK "C"

MB 11/20-21 SB Co.

APN: 239-270-001

INST. No. 77-174584 O.R.

REC. 9/7/1977

APN: 239-270-004

CITY OF

RIVERSIDE

P.O.C.

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

N89°23'48"W 1251.05'

COUNTY OF RIVERSIDE

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

T.3S.

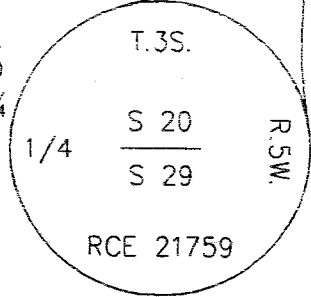
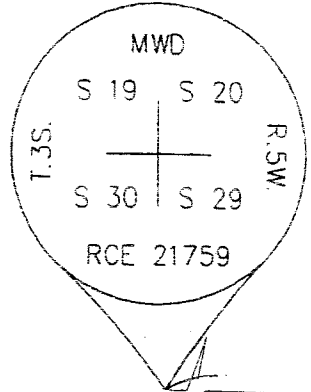
S 20

S 29

RCE 21759

1/4

R.5W.



LOT 1  
MB 9/13

APN: 269-060-004

$\Delta=05^{\circ}02'01''$   
 $R=1033.00'$   
 $L=90.75'$

POR. LOT 2  
MB 9/13

APN: 269-060-006

40' WIDE MWDSC EASEMENT PER DEED RECORDED 10/01/1940 IN BOOK 479, PAGE 109 O.R.

$\Delta=20^{\circ}54'42''$   
 $R=967.00'$   
 $L=352.93'$

POR. LOT 2  
MB 9/13

APN: 269-060-004

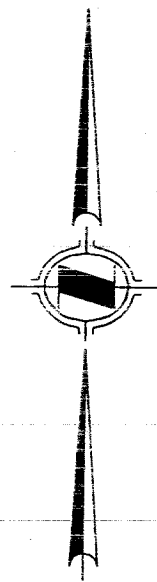
S03°52'54"W 219.50'

33' 33'  
66'

S08°54'55"W  
90.03'

33' 33'  
66'

LOT 1  
MB 9/13  
APN: 269-060-004



SCALE: 1" = 100'

SEE SHEET 3 FOR CONTINUATION

COUNTY W.O.: C1-0641

OWNER  
HIBBARD VIEW  
DEVELOPMENT  
COMPANY



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

POR. OF SECTION 29, T. 3 S., R. 5 W.,  
RANCHO EL SOBRANTE DE SAN JACINTO

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 2 OF 6
--------------------	------------------------	--------------

APN:  
269-060-012

DATE: Oct 30, 2013

W.O. 3053-9

# EXHIBIT "B"

0641-007A

PUBLIC ROAD AND UTILITY EASEMENT

SEE SHEET 2 FOR CONTINUATION

$\Delta = 20^{\circ}54'42''$

$R = 967.00'$

$L = 352.93'$

POR. LOT 2

MB 9/13

APN:

269-060-005

POR.  
PARCEL 1

PMB 32/5-6

APN: 269-060-009

40' WIDE MWDSC EASEMENT PER  
DEED RECORDED 10/01/1940 IN  
BOOK 479, PAGE 109 O.R.

T.P.O.B.

$S24^{\circ}47'36''W$  500.59'

33'  
66'  
33'

POR.  
LOT 2

MB 9/13

APN: 269-060-004

0641-007A

94,080 SQ.FT.

2.160 AC.

PARCEL 4

PMB 32/5-6

APN:

269-060-012

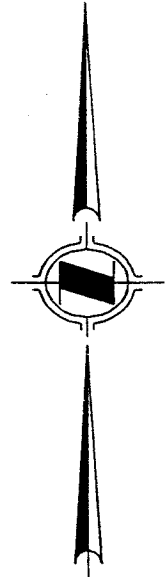
$N00^{\circ}08'03''E$  191.06'

$N74^{\circ}52'01''W$  (R)

POR. LOT 5

MB 9/13

APN: 269-060-004



SCALE: 1" = 100'

SEE SHEET 4 FOR CONTINUATION

COUNTY W.O.: C1-0641

OWNER:  
HIBBARD VIEW  
DEVELOPMENT  
COMPANY

APN:  
269-060-012



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

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

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 29, T. 3 S., R. 5 W.,  
RANCHO EL SOBRANTE DE SAN JACINTO

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 3 OF 6

DATE: Oct 30, 2013

W.O. 3053-9

# EXHIBIT "B"

0641-007A  
PUBLIC ROAD AND UTILITY EASEMENT

SEE SHEET 3 FOR CONTINUATION

POR.  
PARCEL 1  
PMB 32/5-6  
APN: 269-060-009

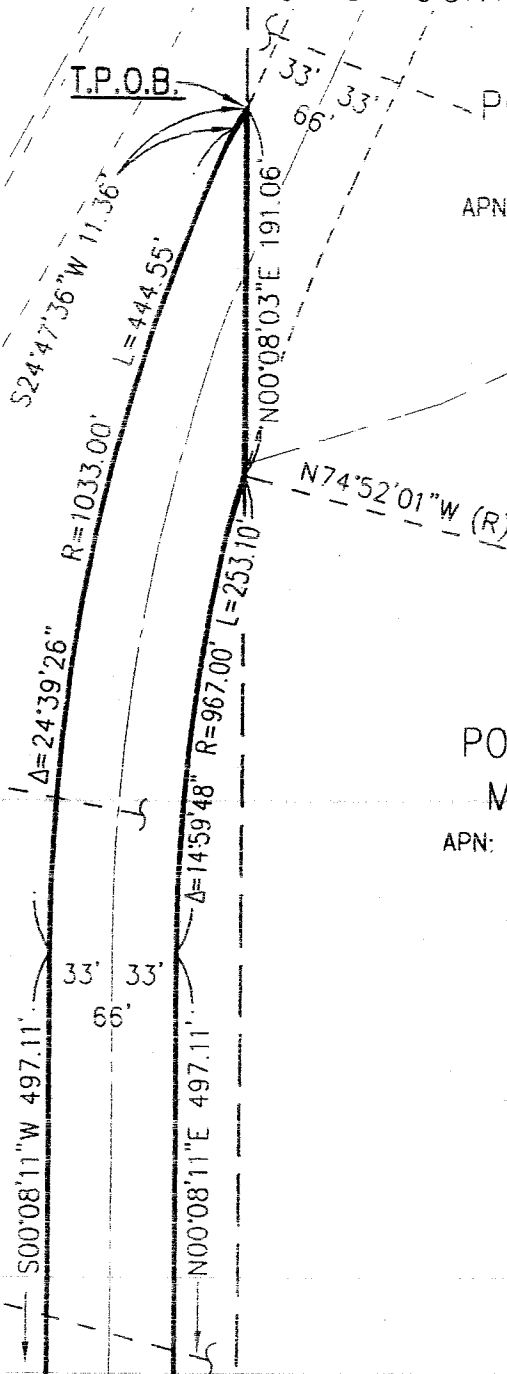
POR. LOT 2  
MB 9/13  
APN: 269-060-004

40' WIDE MWDSC EASEMENT PER  
DEED RECORDED 10/01/1940 IN  
BOOK 479, PAGE 109 O.R.

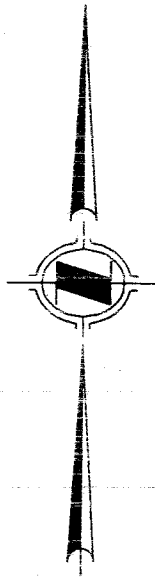
**0641-007A**  
94,080 SQ.FT.  
2.160 AC.

POR. LOT 5  
MB 9/13  
APN: 269-060-004

PARCEL 4  
PMB 32/5-6  
APN: 269-060-012



SEE SHEET 5 FOR CONTINUATION



SCALE: 1" = 100'

COUNTY W.O.: C1-0641

OWNER:  
HIBBARD VIEW  
DEVELOPMENT  
COMPANY



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

POR. OF SECTION 29, T. 3 S., R. 5 W.,  
RANCHO EL SOBRANTE DE SAN JACINTO

PREPARED BY RNB	CHECKED BY PRH, JR	SHEET 4 OF 6
--------------------	-----------------------	--------------

APN  
269-060-012

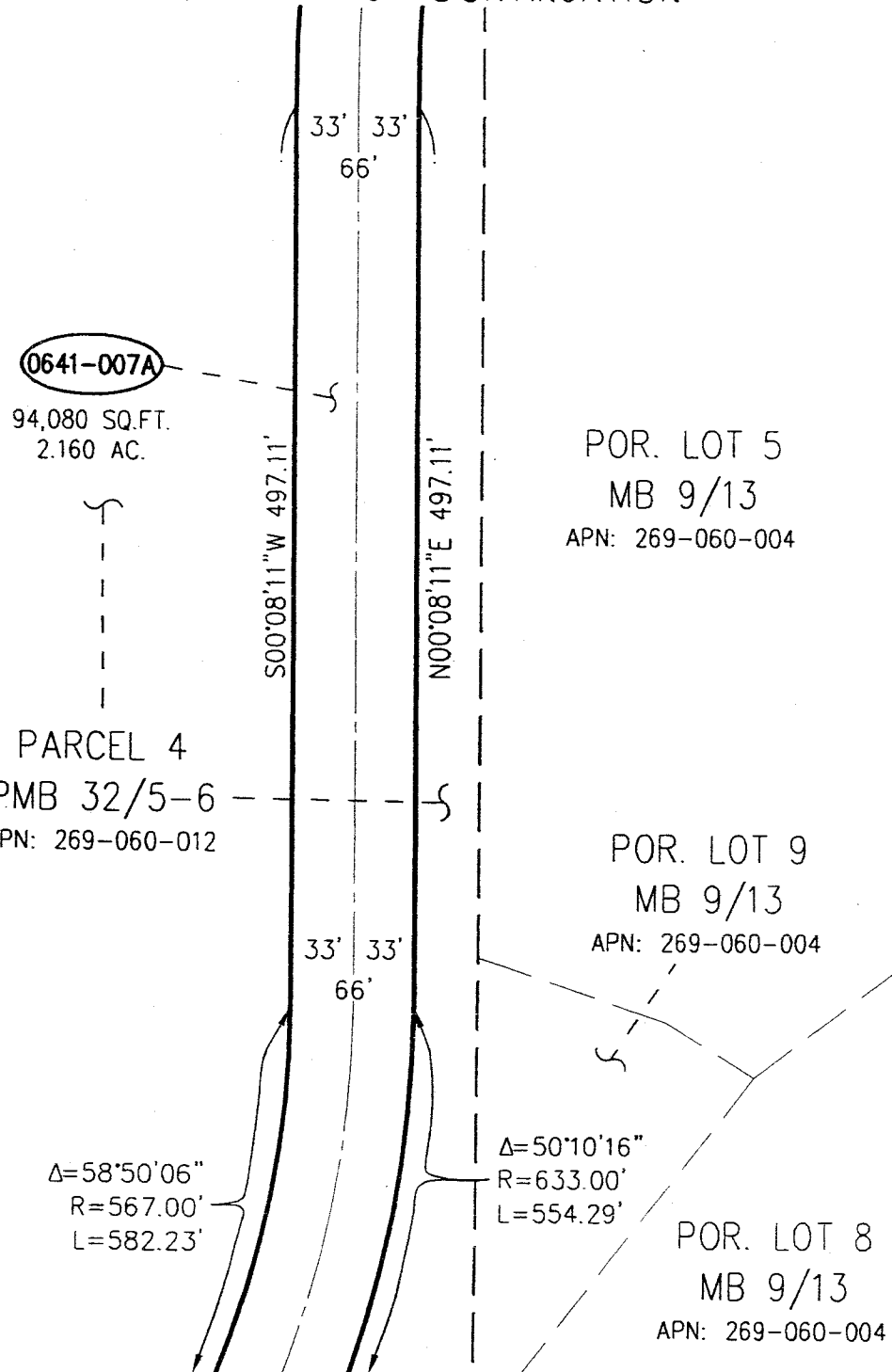
DATE: Oct 30, 2013 | W.O. 3053-9

# EXHIBIT "B"

0641-007A

PUBLIC ROAD AND UTILITY EASEMENT

SEE SHEET 4 FOR CONTINUATION



SEE SHEET 6 FOR CONTINUATION

COUNTY W.O.: C1-0641

OWNER:  
HIBBARD VIEW  
DEVELOPMENT  
COMPANY  
  
APN:  
269-060-012



**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
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PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

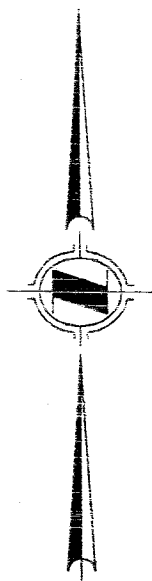
POR. OF SECTION 29, T. 3 S., R. 5 W., RANCHO EL SOBRANTE DE SAN JACINTO		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 5 OF 6
DATE: Oct 30, 2013		W.O. 3053-9

# EXHIBIT "B"

0641-007A  
PUBLIC ROAD AND UTILITY EASEMENT

SEE SHEET 5 FOR CONTINUATION

40' WIDE MWDSC EASEMENT PER  
DEED RECORDED 10/01/1940 IN  
BOOK 479, PAGE 109 O.R.



SCALE: 1" = 100'

POR. LOT 5  
MB 9/13  
APN: 269-060-004

POR. LOT 9  
MB 9/13  
APN: 269-060-004

**0641-007A**

PARCEL 4 94,080 SQ.FT.  
PMB 32/5-6 2.160 AC.  
APN: 269-060-012

POR. LOT 8  
MB 9/13  
APN: 269-060-004

POR. LOT 8  
MB 9/13  
APN: 269-100-014

PARCEL 4  
PMB 32/5-6  
APN: 269-060-012

POR. LOT 8  
MB 9/13  
APN: 269-100-014

LOT 14  
MB 9/13  
APN: 269-100-014

COUNTY W.O.: C1-0641

OWNER  
HIBBARD VIEW  
DEVELOPMENT  
COMPANY



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

POR. OF SECTION 29, T. 3 S., R. 5 W.,  
RANCHO EL SOBRANTE DE SAN JACINTO

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 6 OF 6

APN  
269-060-012

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

DATE: Oct 30, 2013

W O 3053-9

**EXHIBIT "A"**  
**0641-007B & 0641-007C**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Being a portion of Parcel 4 as filed in Book 32, pages 5 and 6 of Parcel Maps, Riverside County Recorder, being a Sectionalized Survey of Section 29, Township 3 South, Range 5 West, lying within Rancho El Sobrante De San Jacinto, in the County of Riverside, State of California, more particularly described as follows:

**PARCEL 0641-007B:**

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

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

Thence departing said line, South  $08^{\circ}54'55''$  West 90.03 feet to the beginning of a tangent curve concave easterly and having a radius of 1033.00 feet;

Thence southerly along said curve through a central angle of  $05^{\circ}02'01''$  an arc length of 90.75 feet;

Thence South  $03^{\circ}52'54''$  West 219.50 feet to the beginning of a tangent curve concave westerly and having a radius of 967.00 feet;

Thence southerly along said curve through a central angle of  $20^{\circ}54'42''$  an arc length of 352.93 feet;

Thence South  $24^{\circ}47'36''$  West 500.59 feet to a point on the easterly line of said Parcel 4, said point hereinafter referred to as POINT "A", said point also being the **TRUE POINT OF BEGINNING**;

Thence continuing South  $24^{\circ}47'36''$  West 11.36 feet to the beginning of a tangent curve concave easterly having a radius of 1033.00 feet;

Thence southerly along said curve through a central angle of  $24^{\circ}39'25''$  an arc length of 444.55 feet;

Thence tangent from said curve South  $00^{\circ}08'11''$  West 497.11 feet to the beginning of a tangent curve concave northwesterly having a radius of 567.00 feet;

Thence southwesterly along said curve through a central angle of  $58^{\circ}50'06''$  an arc length of 582.23 feet to a point on the southerly line of said Parcel 4, a radial line to said point bears, South  $31^{\circ}01'43''$  East;

**EXHIBIT "A"**  
**0641-007B & 0641-007C**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence along said southerly line of Parcel 4, North 89°22'42" West 20.30 feet;

Thence departing said southerly line North 57°35'28" East 21.67 feet;

Thence North 53°10'42" East 47.84 feet;

Thence North 37°20'40" East 104.49 feet;

Thence North 28°34'35" East 38.08 feet;

Thence North 82°21'50" West 91.69 feet;

Thence North 34°20'15" West 47.33 feet;

Thence North 13°44'01" East 12.46 feet;

Thence North 80°44'34" East 74.87 feet;

Thence North 57°32'39" East 136.48 feet;

Thence North 22°46'56" East 23.58 feet;

Thence North 18°36'28" East 96.03 feet;

Thence North 09°23'55" East 45.54 feet;

Thence North 16°54'29" West 28.13 feet;

Thence North 69°22'02" West 185.71 feet;

Thence North 08°21'42" East 14.45 feet;

Thence North 78°14'01" East 138.16 feet;

Thence North 29°48'13" East 48.90 feet;

Thence North 01°57'44" East 24.61 feet;

Thence North 57°16'34" East 22.28 feet;



**EXHIBIT "A"**  
**0641-007B & 0641-007C**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence North 16°36'32" East 57.61 feet;

Thence North 43°58'56" West 124.55 feet;

Thence North 29°00'34" West 131.58 feet;

Thence North 28°51'20" East 144.22 feet;

Thence North 31°12'45" East 126.49 feet;

Thence North 25°24'24" East 109.55 feet;

Thence North 25°02'22" East 114.67 feet;

Thence North 29°23'59" East 82.05 feet to a point on the aforementioned easterly line;

Thence along said easterly line South 00°08'03" West 23.31 feet to the **TRUE POINT OF BEGINNING**;

**EXCEPTING THEREFROM** the following described parcel to be known as Parcel 0641-007D:

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

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

Thence departing said line South 08°54'55" West 90.03 feet to a tangent curve concave easterly and having a radius of 1033.00 feet;

Thence southerly along said curve through a central angle of 05°02'01" an arc length of 90.75 feet;

Thence South 03°52'54" West 219.50 feet to the beginning of a tangent curve concave westerly having a radius of 967.00 feet;

Thence southerly along said curve through a central angle of 20°54'42" an arc length of 352.93 feet;

**EXHIBIT "A"**  
**0641-007B & 0641-007C**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence South 24°47'36" West 511.95 feet to the beginning of a tangent curve concave easterly having a radius of 1033.00 feet;

Thence southerly along said curve through a central angle of 24°39'26" an arc length of 444.55 feet, to a point hereinafter referred to as **POINT "B"**;

Thence South 00°08'11" West 254.04 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing South 00°08'11" West 41.43 feet;

Thence South 14°49'42" West 140.57 feet;

Thence South 79°39'47" East 36.23 feet, to a point hereinafter referred to as **POINT "C"**;

Thence South 00°08'11" West 40.64 feet, to a point hereinafter referred to as **POINT "D"**;

Thence North 79°39'47" West 59.50 feet;

Thence North 10°20'13" East 26.86 feet;

Thence North 57°10'03" West 42.06 feet;

Thence North 14°49'42" East 22.00 feet;

Thence North 86°49'27" East 42.06 feet;

Thence North 14°49'42" East 132.71 feet to the beginning of a tangent curve concave southeasterly and having a radius of 25.00 feet;

Thence northeasterly along said curve through a central angle of 34°53'07" an arc length of 15.22 feet, a radial line to said point bears North 40°17'11" West, said point also being the **TRUE POINT OF BEGINNING**;

**ALSO EXCEPTING THEREFROM** the following described parcel to be known as Parcel 0641-007G:

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

Thence South 00°08'11" West 18.60 feet to the beginning of a tangent curve concave northwesterly having a radius of 567.00 feet;

**EXHIBIT "A"**  
**0641-007B & 0641-007C**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence southwesterly along said curve through a central angle of  $11^{\circ}14'08''$  an arc length of 111.19 feet to a point on said curve, a radial line to said point bears, South  $78^{\circ}37'41''$  East, said point also being the **TRUE POINT OF BEGINNING**;

Thence continuing southwesterly along said curve through a central angle of  $05^{\circ}54'52''$  an arc length of 58.53 feet, a radial line to said point bears, South  $72^{\circ}42'49''$  East, said point also being a point on a non-tangent curve concave northwesterly and having a radius of 500.00 feet, a radial line to said point bears, South  $57^{\circ}32'52''$  East;

Thence along said non-tangent curve through a central angle of  $06^{\circ}02'46''$  an arc length of 52.76 feet;

Thence South  $38^{\circ}29'54''$  West 68.38 feet to a point on a non-tangent curve concave northerly and having a radius of 65.00 feet, a radial line to said point bears, South  $06^{\circ}26'40''$  West;

Thence easterly along said non-tangent curve through a central angle of  $33^{\circ}05'47''$  an arc length of 37.55 feet, a radial line to said point bears, South  $26^{\circ}39'07''$  East, said point also being a point on the aforementioned curve concave northwesterly and having a radius of 567.00 feet, a radial line to said point bears, South  $62^{\circ}52'56''$  East;

Thence southwesterly along said 567.00 foot curve through a central angle of  $06^{\circ}39'54''$  an arc length of 65.96 feet, a radial line to said point bears, South  $56^{\circ}13'02''$  East, said point also being a point on a non-tangent curve concave northerly and having a radius of 115.00 feet, a radial line to said point bears, South  $02^{\circ}07'06''$  West;

Thence westerly along said non-tangent curve through a central angle of  $13^{\circ}18'41''$  an arc length of 26.72 feet to a non-tangent line, a radial line to said point bears South  $15^{\circ}25'47''$  West;

Thence along said non-tangent line North  $72^{\circ}23'41''$  West 12.00 feet;

Thence North  $17^{\circ}36'19''$  East 33.07 feet;

Thence North  $51^{\circ}30'06''$  West 2.56 feet;

Thence North  $33^{\circ}29'51''$  West 42.06 feet;

Thence North  $38^{\circ}29'54''$  East 22.00 feet;

**EXHIBIT "A"**  
**0641-007B & 0641-007C**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence South 69°30'21" East 42.06 feet to a line 15.00 feet northwesterly and parallel, measured at right angles from the aforementioned line described as "South 38°29'54" West 68.38 feet";

Thence along said parallel line North 38°29'54" East 44.47 feet to the beginning of a tangent curve concave northwesterly and having a radius of 485.00 feet, said curve being concentric with the aforementioned curve having a radius of 500.00 feet;

Thence northeasterly along said concentric curve through a central angle of 12°37'45" an arc length of 106.90 feet to the **TRUE POINT OF BEGINNING**.

Containing 98,150 Square Feet, 2.253 acres more or less.

**PARCEL 0641-007C:**

**COMMENCING** at the aforementioned **POINT "A"**, said point being a point on said easterly line;

Thence along said easterly line South 00°08'03" West 191.06 feet to a point on a curve concave easterly and having a radius of 967.00 feet, a radial line to said point bears, North 74°52'01" West, said curve being concentric with said 1033.00 foot radius curve, said point further being the **TRUE POINT OF BEGINNING**;

Thence continuing along said easterly line South 00°08'03" West 958.39 feet;

Thence departing said easterly line South 31°24'53" West 112.35 feet;

Thence South 35°02'35" West 62.74 feet;

Thence South 40°57'28" West 68.21 feet;

Thence South 45°49'02" West 46.30 feet;

Thence South 37°47'48" West 55.69 feet to a point on the southerly line of said Parcel 4;

Thence along said southerly line North 89°22'42" West 54.56 feet to a point on a non-tangent curve concave northwesterly and having a radius of 633.00 feet, a radial line to said point bears, South 39°41'33" East, said curve being concentric with said 567.00 foot radius curve;

**EXHIBIT "A"**  
**0641-007B & 0641-007C**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence northeasterly along said concentric curve through a central angle of  $50^{\circ}10'16''$  an arc length of 554.29 feet to a line being 66.00 feet easterly and parallel, measured at right angles from the aforementioned line described as "South  $00^{\circ}08'11''$  West 497.11 feet;

Thence along said parallel line North  $00^{\circ}08'11''$  East 497.11 feet to the beginning of a tangent curve concave easterly and having a radius of 967.00 feet, said curve being concentric with said 1033.00 foot radius curve;

Thence northerly along said concentric curve through a central angle of  $14^{\circ}59'48''$  an arc length of 253.10 feet to the **TRUE POINT OF BEGINNING**;

**EXCEPTING THEREFROM** the following described parcel to be known as Parcel 0641-007E:

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

Thence South  $89^{\circ}51'49''$  East 66.00 feet;

Thence South  $00^{\circ}08'11''$  West 131.94 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing South  $00^{\circ}08'11''$  West 31.79 feet;

Thence South  $15^{\circ}47'01''$  East 120.14 feet to a point on the easterly line of said Parcel 4;

Thence along said easterly line North  $00^{\circ}08'03''$  East 54.69 feet;

Thence departing said easterly line North  $15^{\circ}47'01''$  West 85.91 feet to the beginning of a tangent curve concave southwesterly and having a radius of 15.00 feet;

Thence northwesterly along said curve through a central angle of  $54^{\circ}27'31''$  an arc length of 14.26 feet to the **TRUE POINT OF BEGINNING**.

**ALSO EXCEPTING THEREFROM** the following described parcel to be known as Parcel 0641-007F:

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

Thence South  $79^{\circ}39'47''$  East 67.06 feet, said point being the **TRUE POINT OF BEGINNING**;

**EXHIBIT "A"**  
**0641-007B & 0641-007C**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence continuing South 79°39'47" East 33.49 feet to a point on the aforementioned easterly line of said Parcel 4;

Thence along said easterly line South 00°08'03" West 40.64 feet;

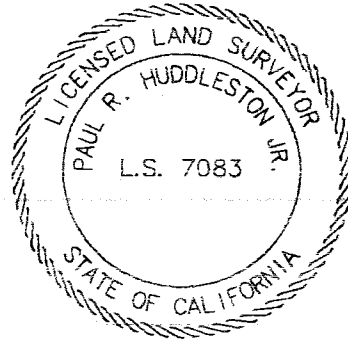
Thence departing said easterly line North 79°39'47" West 33.49 feet;

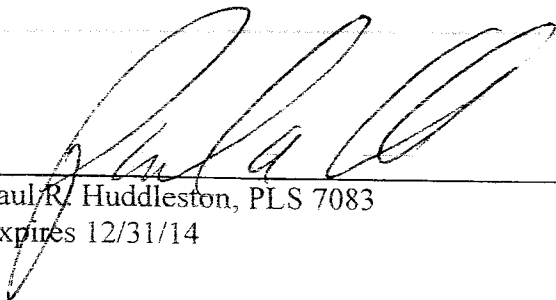
Thence North 00°08'11" East 40.64 feet to the **TRUE POINT OF BEGINNING**.

Containing 42,619 Square Feet, 0.978 acres more or less.

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

Prepared under the supervision of:



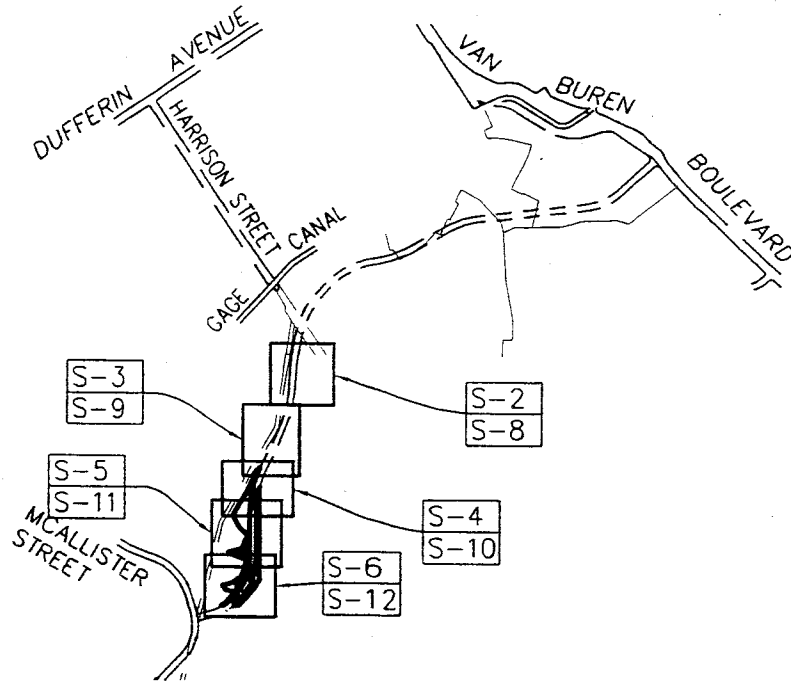
  
\_\_\_\_\_  
Paul R. Huddleston, PLS 7083  
Expires 12/31/14

*10/29/13*  
Date

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

# EXHIBIT "B"

0641-007B & 0641-007C  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



## VICINITY / INDEX MAP

### LEGEND:

- S-# INDICATES SHEET No. AS NOTED.
- ( ) INDICATES RECORD PER RS 72/85-90.
- 0641-001A INDICATES PARCEL No.
- # INDICATES LINE OR CURVE DATA NUMBER (SEE SHEETS 7, 13 & 14 FOR LINE AND CURVE TABLE DATA).

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

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

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

COUNTY W.O.: C1-0641

OWNER:  
HIBBARD VIEW  
DEVELOPMENT  
COMPANY  
  
APN  
269-060-012

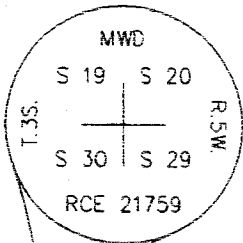
**H & A**  
**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
**INLAND EMPIRE REGION**  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 29, T. 3 S., R. 5 W.,  
RANCHO EL SOBRANTE DE SAN JACINTO

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 1 OF 14
DATE: Oct 29, 2013		W.O. 3053-9

# EXHIBIT "B"

0641-007B & 0641-007C  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



INST. No. 174584 O.R.

REC. 9/7/1977  
APN: 239-270-004

CITY OF

POR. BLOCK "C"

MB 11/20-21 SB Co.

APN: 239-270-001

RIVERSIDE

P.O.C.

2011-0187094 O.R.  
REC. 4/28/2011  
INST. No.  
APN: 239-270-002

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

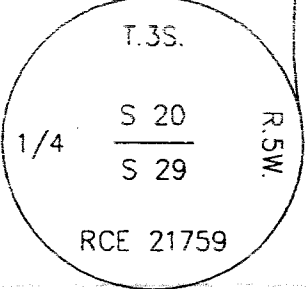
N89°23'48"W 1251.05'

COUNTY OF RIVERSIDE

LOT 1 MB 9/13  
APN: 269-060-004

$\Delta=05^{\circ}02'01''$   
R=1033.00'  
L=90.75'

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

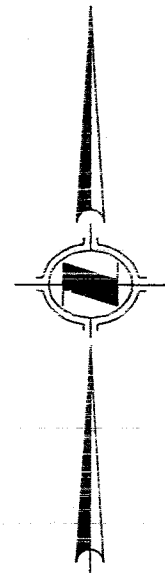


POR.  
LOT 2  
MB 9/13  
APN: 269-060-006

LOT 1  
MB 9/13  
APN: 269-060-004

$\Delta=20^{\circ}54'42''$   
R=967.00'  
L=352.93'

POR. LOT 2  
MB 9/13  
APN: 269-060-004



SEE SHEET 3 FOR CONTINUATION  
40' WIDE MWDC EASEMENT PER  
DEED RECORDED 10/01/1940 IN  
BOOK 479, PAGE 109 O.R.

COUNTY W.O.: C1-0641

OWNER  
HIBBARD VIEW  
DEVELOPMENT  
COMPANY



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

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

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 29, T. 3 S., R. 5 W.,  
RANCHO EL SOBRANTE DE SAN JACINTO

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 2 OF 14

APN  
269-060-012

DATE: Oct 29, 2013

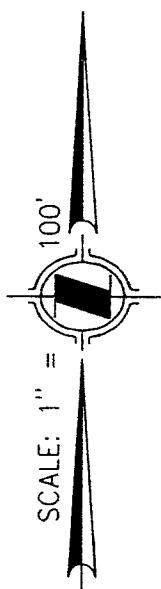
W.O. 3053-9



# EXHIBIT "B"

0641-007B & 0641-007C  
SLOPE MAINTENANCE & DRAINAGE EASEMENT

SEE SHEET 2 FOR CONTINUATION



LOT 1  
MB 9/13  
APN:  
269-060-004

$\Delta = 20^{\circ}54'42''$   
R=967.00'  
L=352.93'

POR. LOT 2  
MB 9/13  
APN:  
269-060-005

POR.  
PARCEL 1  
PMB 32/5-6  
APN: 269-060-009

40' WIDE MWDSC EASEMENT PER  
DEED RECORDED 10/01/1940 IN  
BOOK 479, PAGE 109 O.R.

S24°47'36"W 500.59'

POR.  
LOT 2  
MB 9/13  
APN: 269-060-004

T.P.O.B.  
0641-007B  
& POINT "A"

NOTE: SEE SHEET 7 FOR DATA TABLE.  
SEE SHEETS 8 THROUGH 14 FOR  
NOT A PART PARCEL DELINEATION.

SEE SHEET 4 FOR CONTINUATION

COUNTY W.O.: C1-0641

OWNER  
HIBBARD VIEW  
DEVELOPMENT  
COMPANY



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

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

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 29, T. 3 S., R. 5 W.,  
RANCHO EL SOBRANTE DE SAN JACINTO

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 3 OF 14

DATE: Oct 29, 2013

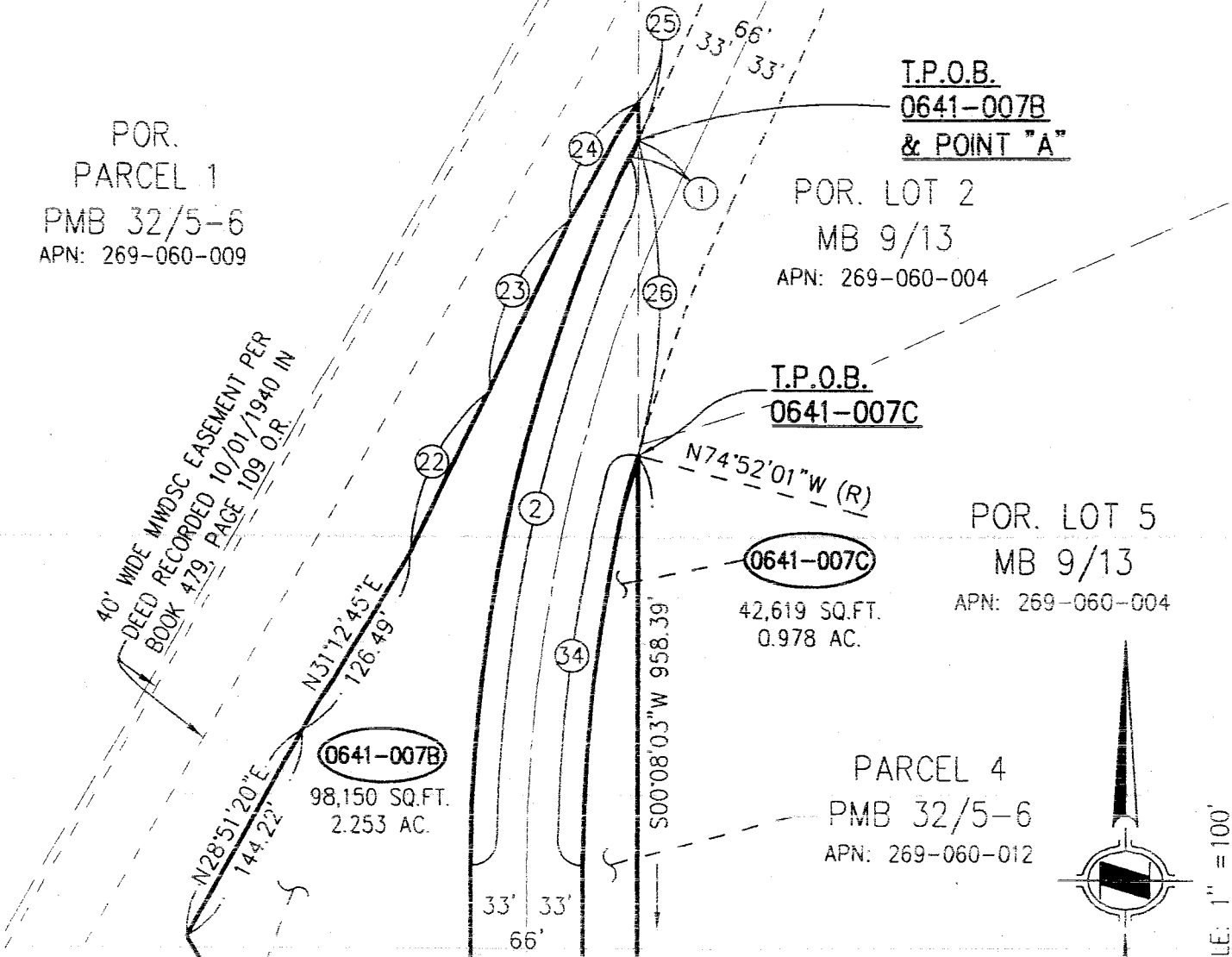
W.O. 3053-9

APN  
269-060-012

# EXHIBIT "B"

0641-007B & 0641-007C  
SLOPE MAINTENANCE & DRAINAGE EASEMENT

SEE SHEET 3 FOR CONTINUATION



PARCEL 4 SEE SHEET 5 FOR CONTINUATION  
PMB 32/5-6  
APN: 269-060-012

NOTE: SEE SHEET 7 FOR DATA TABLE.  
SEE SHEETS 8 THROUGH 14 FOR  
NOT A PART PARCEL DELINEATION.

COUNTY W.O.: C1-0641

OWNER  
HIBBARD VIEW  
DEVELOPMENT  
COMPANY  
  
APN  
269-060-012



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

POR. OF SECTION 29, T. 3 S., R. 5 W.,  
RANCHO EL SOBRANTE DE SAN JACINTO  
PREPARED BY: RNB  
CHECKED BY: PRH, JR.  
DATE: Oct 29, 2013  
SHEET 4 OF 14  
W.O. 3053-9

