

# EXHIBIT "B"

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

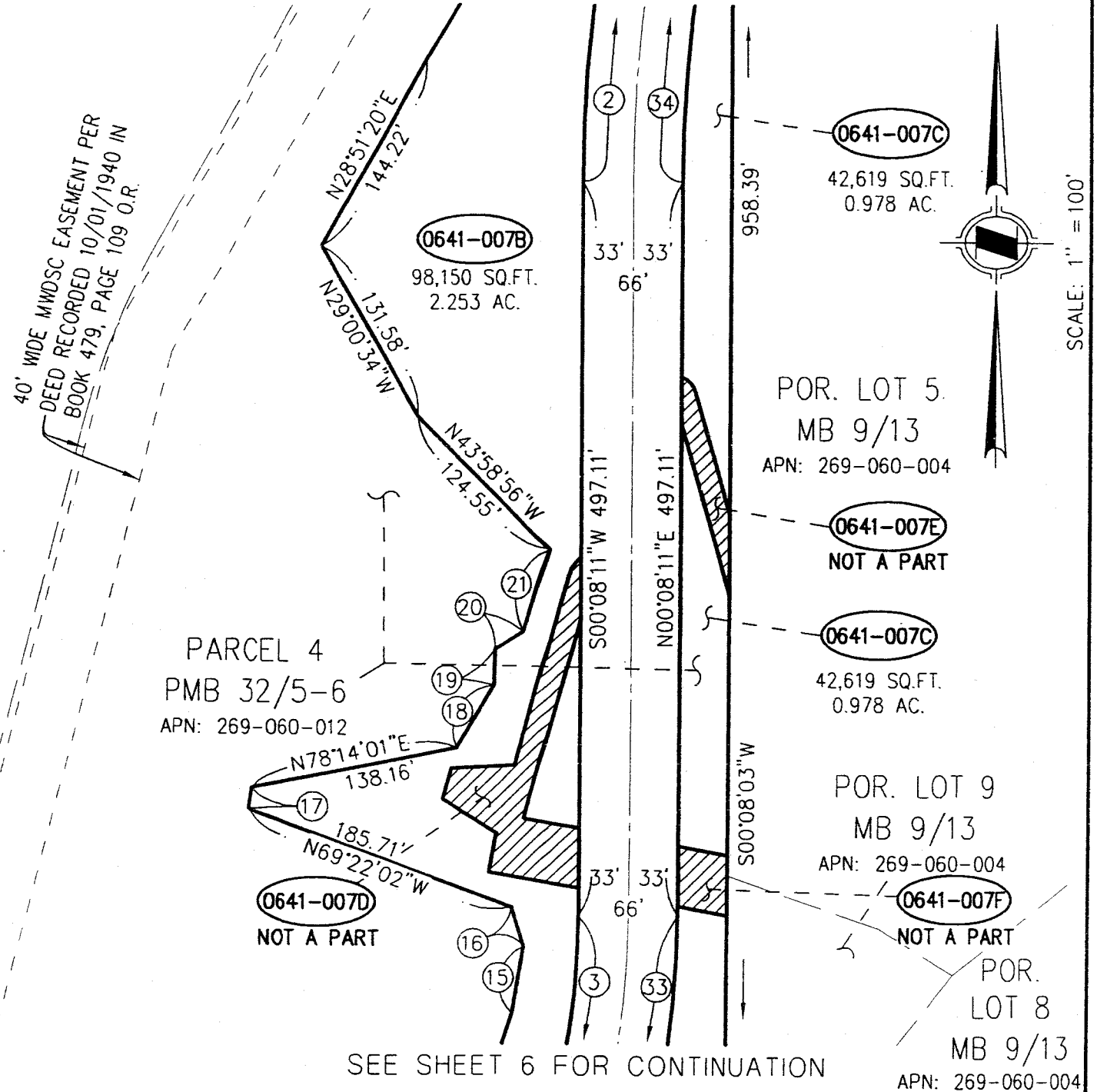
**NOTE:**

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



INDICATES "NOT A PART"

SEE SHEET 4 FOR CONTINUATION



SEE SHEET 6 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 5 OF 14

APN:  
269-060-012

DATE: Oct 29, 2013

W.O. 3053-9


# EXHIBIT "B"

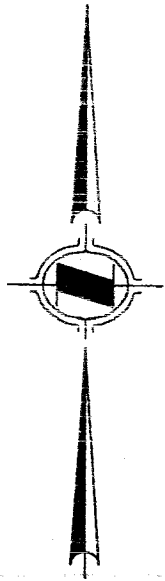
## 0641-007B & 0641-007C SLOPE MAINTENANCE & DRAINAGE EASEMENT

POR. LOT 5  
MB 9/13

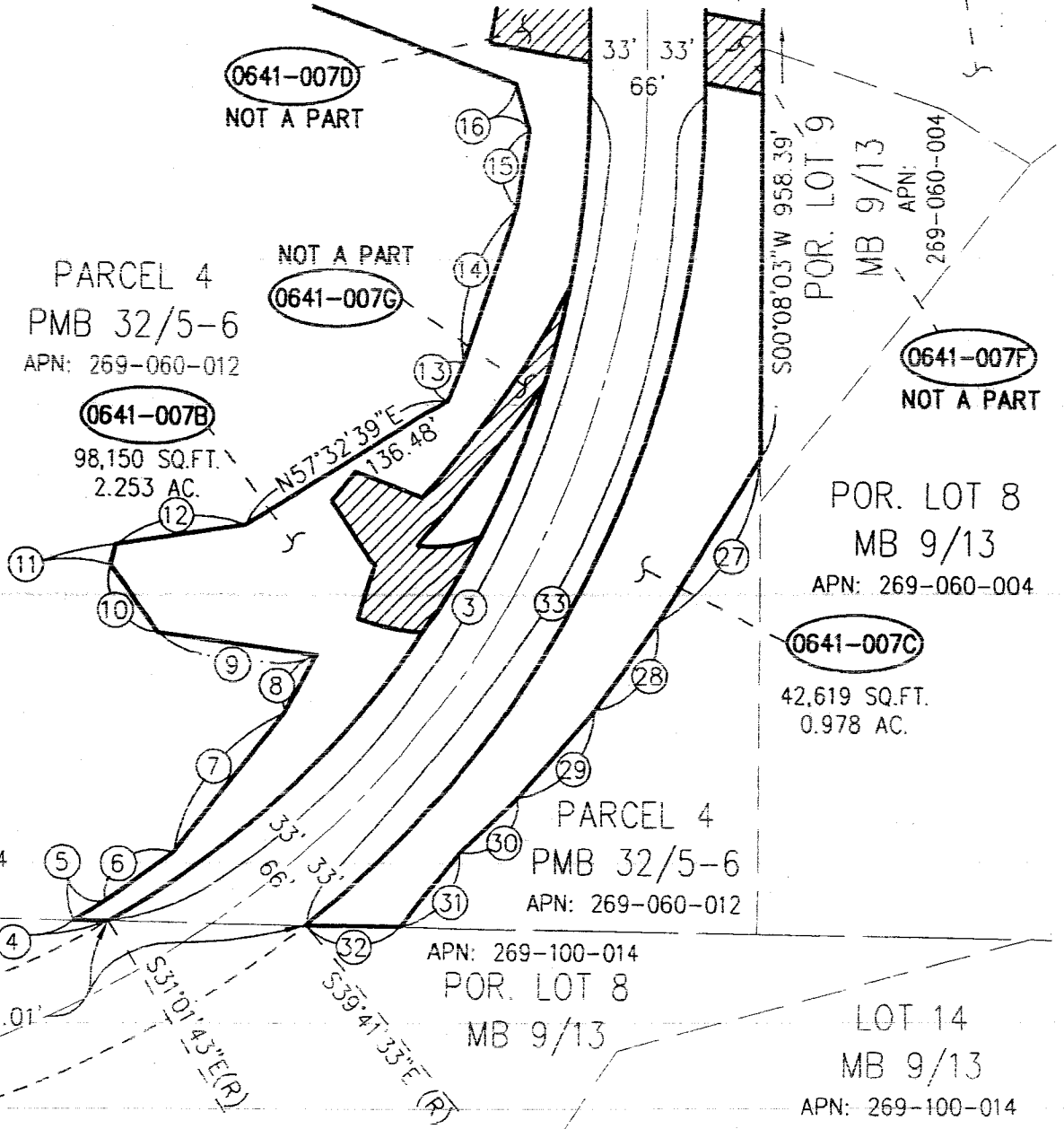
APN: 269-060-004

NOTE: SEE SHEET 7 FOR DATA TABLE.  
SEE SHEETS 8 THROUGH 14 FOR  
NOT A PART PARCEL DELINEATION. SEE SHEET 5 FOR CONTINUATION

 INDICATES "NOT A PART"



SCALE: 1" = 100'



COUNTY W.O.. C1-0641

OWNER  
HIBBARD VIEW  
DEVELOPMENT  
COMPANY

APN  
269-060-012



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SHEET 6 OF 14

DATE: Oct 29, 2013

W.O. 3053-9

# EXHIBIT "B"

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

### DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	S24°47'36"W		11.36'	
②	24°39'25"	1033.00'	444.55'	225.77'
③	58°50'06"	567.00'	582.23'	319.72'
④	N89°22'42"W		20.30'	
⑤	N57°35'28"E		21.67'	
⑥	N53°10'42"E		47.84'	
⑦	N37°20'40"E		104.49'	
⑧	N28°34'35"E		38.08'	
⑨	N82°21'50"W		91.69'	
⑩	N34°20'15"W		47.33'	
⑪	N13°44'01"E		12.46'	
⑫	N80°44'34"E		74.87'	
⑬	N22°46'56"E		23.58'	
⑭	N18°36'28"E		96.03'	
⑮	N9°23'55"E		45.54'	
⑯	N16°54'29"W		28.13'	
⑰	N8°21'42"E		14.45'	

### DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
⑱	N29°48'13"E		48.90'	
⑲	N1°57'44"E		24.61'	
⑳	N57°16'34"E		22.28'	
㉑	N16°36'32"E		57.61'	
㉒	N25°24'24"E		109.55'	
㉓	N25°02'22"E		114.67'	
㉔	N29°23'59"E		82.05'	
㉕	S0°08'03"W		23.31'	
㉖	S00°08'03"W		191.06'	
㉗	S31°24'53"W		112.35'	
㉘	S35°02'35"W		62.74'	
㉙	S40°57'28"W		68.21'	
㉚	S45°49'02"W		46.30'	
㉛	S37°47'48"W		55.69'	
㉜	N89°22'42"W		54.56'	
㉝	50°10'16"	633.00'	554.29'	296.32'
㉞	14°59'48"	967.00'	253.10'	127.28'

COUNTY W.O.: C1-0641

OWNER  
HIBBARD VIEW  
DEVELOPMENT  
COMPANY

APN  
269-060-012



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

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PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

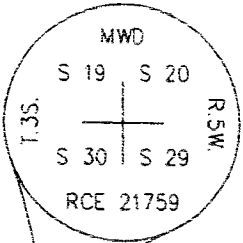
SHEET 7 OF 14

DATE: Oct 29, 2013

W.O. 3053-9

# EXHIBIT "B"

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



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

INST. No. 174584 O.R.  
REC. 9/7/1977  
APN: 239-270-004

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

CITY OF

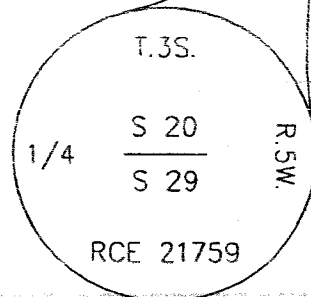
RIVERSIDE  
P.O.C.

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

N89°23'48"W 1251.05'

COUNTY OF RIVERSIDE

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



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

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

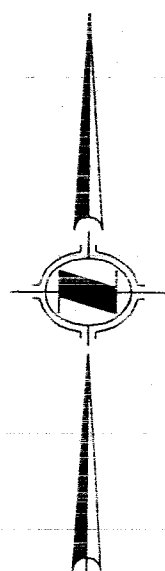
S08°54'55"W 90.03'  
S03°52'54"W 219.50'

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



SCALE: 1" = 100'

SEE SHEET 9 FOR CONTINUATION  
40' WIDE MWDSC EASEMENT PER  
DEED RECORDED 10/01/1940 IN  
BOOK 479, PAGE 109 O.R.

COUNTY W.O.: C1-0641

OWNER:  
HIBBARD VIEW  
DEVELOPMENT  
COMPANY



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

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

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

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

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 8 OF 14

APN  
269-060-012

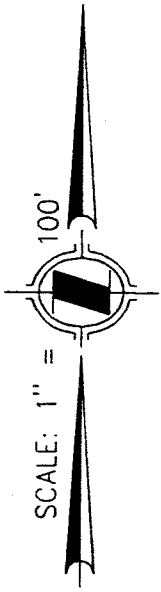
DATE: Oct 29, 2013

W.O. 3053-9

# EXHIBIT "B"

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

SEE SHEET 8 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 511.95'

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

SEE SHEET 10 FOR CONTINUATION

COUNTY W.O.: C1-0641

OWNER  
HIBBARD VIEW  
DEVELOPMENT  
COMPANY

APN  
269-060-012



PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

HUNSAKER & ASSOCIATES  
IRVINE, INC

INLAND EMPIRE REGION

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

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

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 9 OF 14

DATE: Oct 29, 2013

W.O. 3053-9

# EXHIBIT "B"

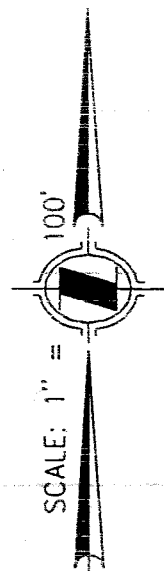
0641-007B & 0641-007C  
 SLOPE MAINTENANCE & DRAINAGE EASEMENT  
 SEE SHEET 9 FOR CONTINUATION

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

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

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

$\Delta = 24^{\circ}39'26''$   
 $R = 1033.00'$   
 $L = 444.55'$

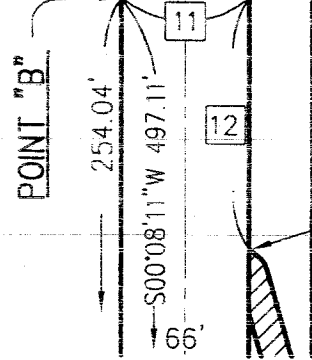


PARCEL 4  
 PMB 32/5-6  
 APN: 269-060-012

**0641-007C**  
 42,619 SQ.FT.  
 0.978 AC.

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

**0641-007B**  
 98,150 SQ.FT.  
 2.253 AC



INDICATES "NOT A PART"

T.P.O.B.  
0641-007E

NOTE:  
 SEE SHEETS 13 & 14 FOR  
 LINE AND CURVE TABLE DATA.

SEE SHEET 11 FOR CONTINUATION

COUNTY W.O.: C1-0641

OWNER:  
 HIBBARO 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 10 OF 14
DATE: Oct 29, 2013		W.O. 3053-9

# EXHIBIT "B"

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

SEE SHEET 10 FOR CONTINUATION  INDICATES "NOT A PART"

NOTE:

**0641-007C**

SEE SHEETS 13 & 14 FOR  
42,619 SQ.FT. LINE AND CURVE TABLE DATA.  
0.978 AC.

PARCEL 4

PMB 32/5-6

APN: 269-060-012

T.P.O.B.  
**0641-007E**

POR. LOT 5

MB 9/13

APN: 269-060-004

NOT A PART

**0641-007E**

1,710 SQ.FT.  
0.039 AC.

**0641-007C**

42,619 SQ.FT.  
0.978 AC.

PARCEL 4

PMB 32/5-6

APN: 269-060-012

T.P.O.B.  
**0641-007F**

NOT A PART

**0641-007F**

1,339 SQ.FT.  
0.031 AC.

POR. LOT 8

MB 9/13

APN: 269-060-004

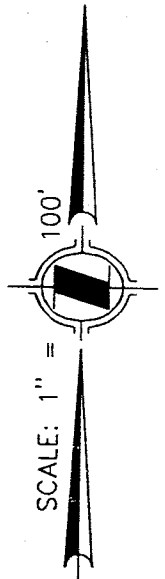
POR. LOT 9

MB 9/13

**0641-007C**

42,619 SQ.FT.  
0.978 AC.

APN: 269-060-004



$\Delta=24^{\circ}39'26''$   
 $R=1033.00'$   
 $L=444.55'$

POINT "B"

**0641-007B**

98,150 SQ.FT.  
2.253 AC.

PARCEL 4

PMB 32/5-6

APN: 269-060-012

T.P.O.B.  
**0641-007D**

NOT A PART

**0641-007D**

6,116 SQ.FT.  
0.140 AC.

**0641-007B**

98,150 SQ.FT.  
2.253 AC.

POINT "D"

SEE SHEET 12 FOR CONTINUATION

OWNER  
HIBBARD VIEW  
DEVELOPMENT  
COMPANY

APN:  
269-060-012



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

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

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

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 11 OF 14

DATE: Oct 29, 2013

W.O. 3053-9

COUNTY W.O.: C1-0641


# EXHIBIT "B"

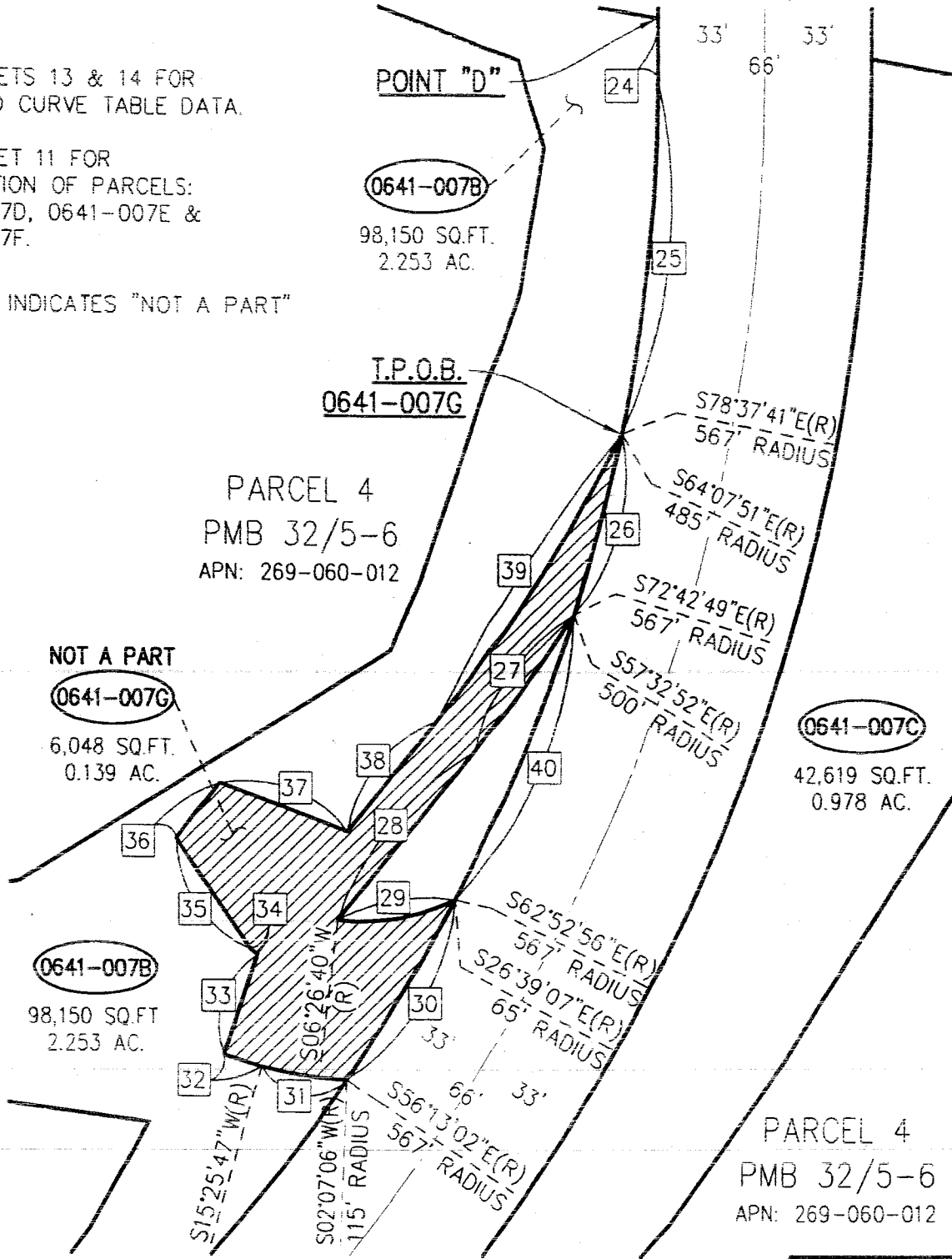
0641-007B & 0641-007C  
 SLOPE MAINTENANCE & DRAINAGE EASEMENT  
 SEE SHEET 11 FOR CONTINUATION

**NOTE:**

SEE SHEETS 13 & 14 FOR  
 LINE AND CURVE TABLE DATA.

SEE SHEET 11 FOR  
 DELINEATION OF PARCELS:  
 0641-007D, 0641-007E &  
 0641-007F.

 INDICATES "NOT A PART"



COUNTY W.O.: C1-0641

OWNER  
 HIBBARD VIEW  
 DEVELOPMENT  
 COMPANY

APN  
 269-060-012

**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 12 OF 14
DATE: Oct 29, 2013		W.O. 3053-9



# EXHIBIT "B"

## 0641-007B & 0641-007C SLOPE MAINTENANCE & DRAINAGE EASEMENT DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	S14°49'42"W		140.57'	
2	S79°39'47"E		36.23'	
3	S00°08'11"W		40.64	
4	N79°39'47"W		59.50'	
5	N10°20'13"E		26.86'	
6	N57°10'03"W		42.06'	
7	N14°49'42"E		22.00'	
8	N86°49'27"E		42.06'	
9	N14°49'42"E		132.71'	
10	34°53'07"	25.00'	15.22'	7.85'
11	S89°51'49"E (R)		66.00'	
12	S00°08'11"W		131.94'	
13	S00°08'11"W		31.79'	
14	S15°47'01"E		120.14'	
15	N00°08'03"E		54.69'	
16	N15°47'01"W		85.91'	
17	54°27'31"	15.00'	14.26'	7.72'
19	S79°39'47"E		67.06'	
20	S79°39'47"E		33.49'	
21	S00°08'03"W		40.64'	
22	N79°39'47"W		33.49'	
23	N00°08'11"E		40.64'	
24	S00°08'11"W		18.60'	
25	11°14'08"	567.00'	111.19'	55.77'
26	05°54'52"	567.00'	58.53'	29.29'
27	06°02'46"	500.00'	52.76'	26.41'
28	S38°29'54"W		68.38'	
29	33°05'47"	65.00'	37.55'	19.31'

COUNTY W.O.: C1-0641

OWNER  
HIBBARD VIEW  
DEVELOPMENT  
COMPANY



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SHEET 13 OF 14

APN:  
269-060-012

DATE: Oct 29, 2013

W.O. 3053-9

# EXHIBIT "B"

## 0641-007B & 0641-007C SLOPE MAINTENANCE & DRAINAGE EASEMENT DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
30	06°39'54"	567.00'	65.96'	33.02'
31	13°18'41"	115.00'	26.72'	13.42'
32	N72°23'41"W		12.00'	
33	N17°36'19"E		33.07'	
34	N51°30'06"W		2.56'	
35	N33°29'51"W		42.06'	
36	N38°29'54"E		22.00'	
37	S69°30'21"E		42.06'	
38	N38°29'54"E		44.47'	
39	12°37'45"	485.00'	106.90'	53.67'
40	09°49'53"	567.00'	97.29'	48.76'

COUNTY W.O.: C1-0641

OWNER:  
HIBBARD VIEW  
DEVELOPMENT  
COMPANY



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PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 14 OF 14

APN  
269-060-012

DATE: Oct 29, 2013

W.O. 3053-9

**EXHIBIT "A"**  
**0641-007D, 0641-007E, 0641-007F & 0641-007G**  
**LEGAL DESCRIPTION**  
**STORM DRAIN EASEMENT**

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

**PARCEL 0641-007D:**

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

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

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

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

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

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

Thence South  $24^{\circ}47'36''$  West 511.95 feet to the beginning of a tangent curve concave easterly having a radius of 1033.00 feet;

Thence southerly along said curve through a central angle of  $24^{\circ}39'26''$  an arc length of 444.55 feet, to a point hereinafter referred to as **POINT "A"**;

Thence South  $00^{\circ}08'11''$  West 254.04 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing South  $00^{\circ}08'11''$  West 41.43 feet;

Thence South  $14^{\circ}49'42''$  West 140.57 feet;

Thence South  $79^{\circ}39'47''$  East 36.23 feet, to a point hereinafter referred to as **POINT "B"**;

Thence South  $00^{\circ}08'11''$  West 40.64 feet, to a point hereinafter referred to as **POINT "C"**;

**EXHIBIT "A"**  
**0641-007D, 0641-007E, 0641-007F & 0641-007G**  
**LEGAL DESCRIPTION**  
**STORM DRAIN EASEMENT**

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

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

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

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

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

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

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

**Containing:** 6,116 Square Feet, 0.140 acres more or less.

**PARCEL 0641-007E:**

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

Thence South 89°51'49" East 66.00 feet;

Thence South 00°08'11" West 131.94 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing South 00°08'11" West 31.79 feet;

Thence South 15°47'01" East 120.14 feet to a point on the easterly line of said Parcel 4;

Thence along said easterly line North 00°08'03" East 54.69 feet;

Thence departing said easterly line North 15°47'01" West 85.91 feet to the beginning of a tangent curve concave southwesterly and having a radius of 15.00 feet;

Thence northwesterly along said curve through a central angle of 54°27'31" an arc length of 14.26 feet to the **TRUE POINT OF BEGINNING**.

**EXHIBIT "A"**  
**0641-007D, 0641-007E, 0641-007F & 0641-007G**  
**LEGAL DESCRIPTION**  
**STORM DRAIN EASEMENT**

**Containing:** 1,710 Square Feet, 0.039 acres more or less.

**PARCEL 0641-007F:**

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

Thence South 79°39'47" East 67.06 feet, said point being the **TRUE POINT OF BEGINNING**;

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

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

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

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

**Containing:** 1,339 Square Feet, 0.031 acres more or less.

**PARCEL 0641-007G:**

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

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

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

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

**EXHIBIT "A"**  
**0641-007D, 0641-007E, 0641-007F & 0641-007G**  
**LEGAL DESCRIPTION**  
**STORM DRAIN EASEMENT**

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

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

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

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

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

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

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

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

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

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

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

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

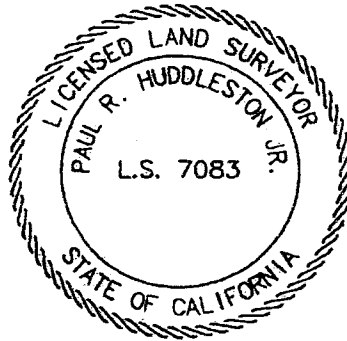
**EXHIBIT "A"**  
**0641-007D, 0641-007E, 0641-007F & 0641-007G**  
**LEGAL DESCRIPTION**  
**STORM DRAIN EASEMENT**

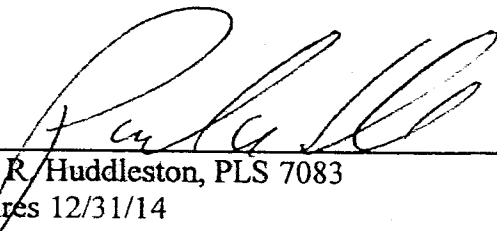
Thence northeasterly along said concentric curve through a central angle of 12°37'45" an arc length of 106.90 feet to the **TRUE POINT OF BEGINNING**.

**Containing:** 6,048 Square Feet, 0.139 acres more or less.


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

Prepared under the supervision of:



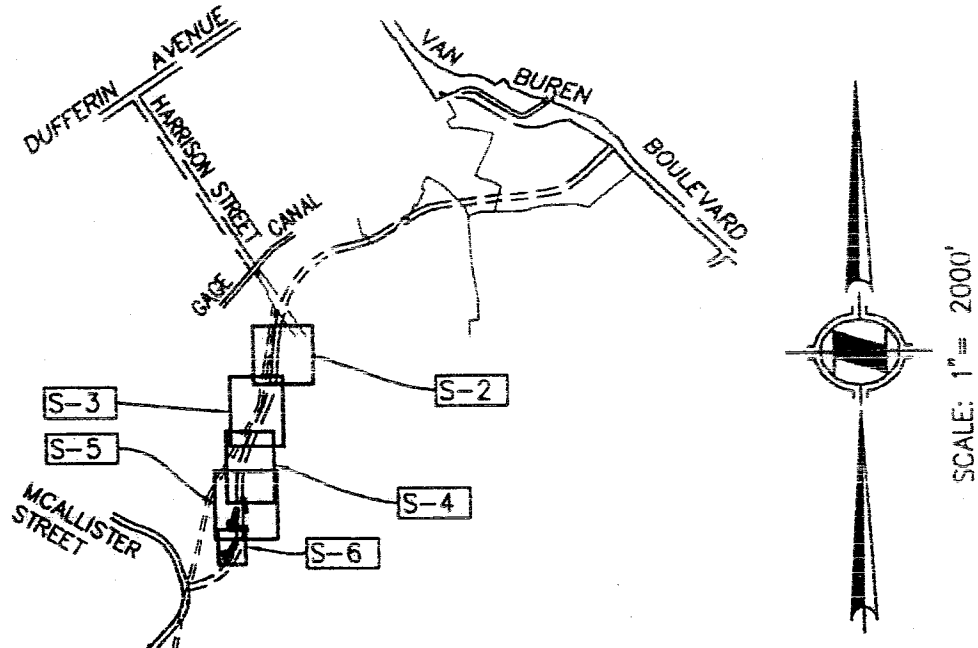
  
\_\_\_\_\_  
Paul R. Huddleston, PLS 7083  
Expires 12/31/14

*4/30/13*  
Date

THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.
BY: 
DATE: <i>4-30-13</i>

# EXHIBIT "B"

0641-007D, 0641-007E, 0641-007F & 0641-007G  
STORM DRAIN EASEMENT



## VICINITY / INDEX MAP

### LEGEND:

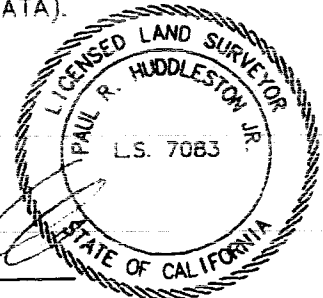
- S-# INDICATES SHEET No. AS NOTED.
- ( ) INDICATES RECORD PER RS 72/85-90.
- 0641-001A INDICATES PARCEL No.
- # INDICATES LINE OR CURVE DATA NUMBER (SEE SHEETS 7 & 8 FOR LINE AND CURVE TABLE DATA).

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: *[Signature]*

DATE: 4-30-13

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



COUNTY W.O.: C1-0641

OWNER:  
HIBBARD VIEW  
DEVELOPMENT  
COMPANY



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

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

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 1 OF 8
--------------------	------------------------	--------------

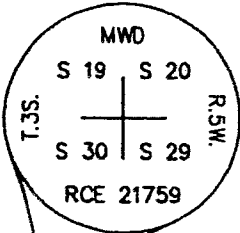
DATE: Apr 24, 2013	W.O. 3053-9
--------------------	-------------

APN:  
269-060-012



# EXHIBIT "B"

0641-007D, 0641-007E, 0641-007F & 0641-007G  
STORM DRAIN EASEMENT



INST. No. 77-174584 O.R.

REC. 9/7/1977

APN: 239-270-004

CITY OF

POR. BLOCK "C"

MB 11/20-21 SB Co

APN: 239-270-001

RIVERSIDE

P.O.C.

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

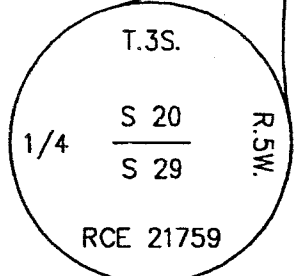
N89°23'48"W 2641.25' (N89°23'31"W 2641.23')

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

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

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

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



RCE 21759

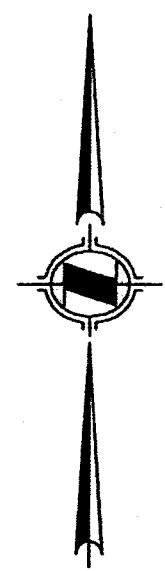
POR.  
LOT 2  
MB 9/13  
APN: 269-060-006

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



SCALE: 1" = 100'

COUNTY W.O.: C1-0641

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

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

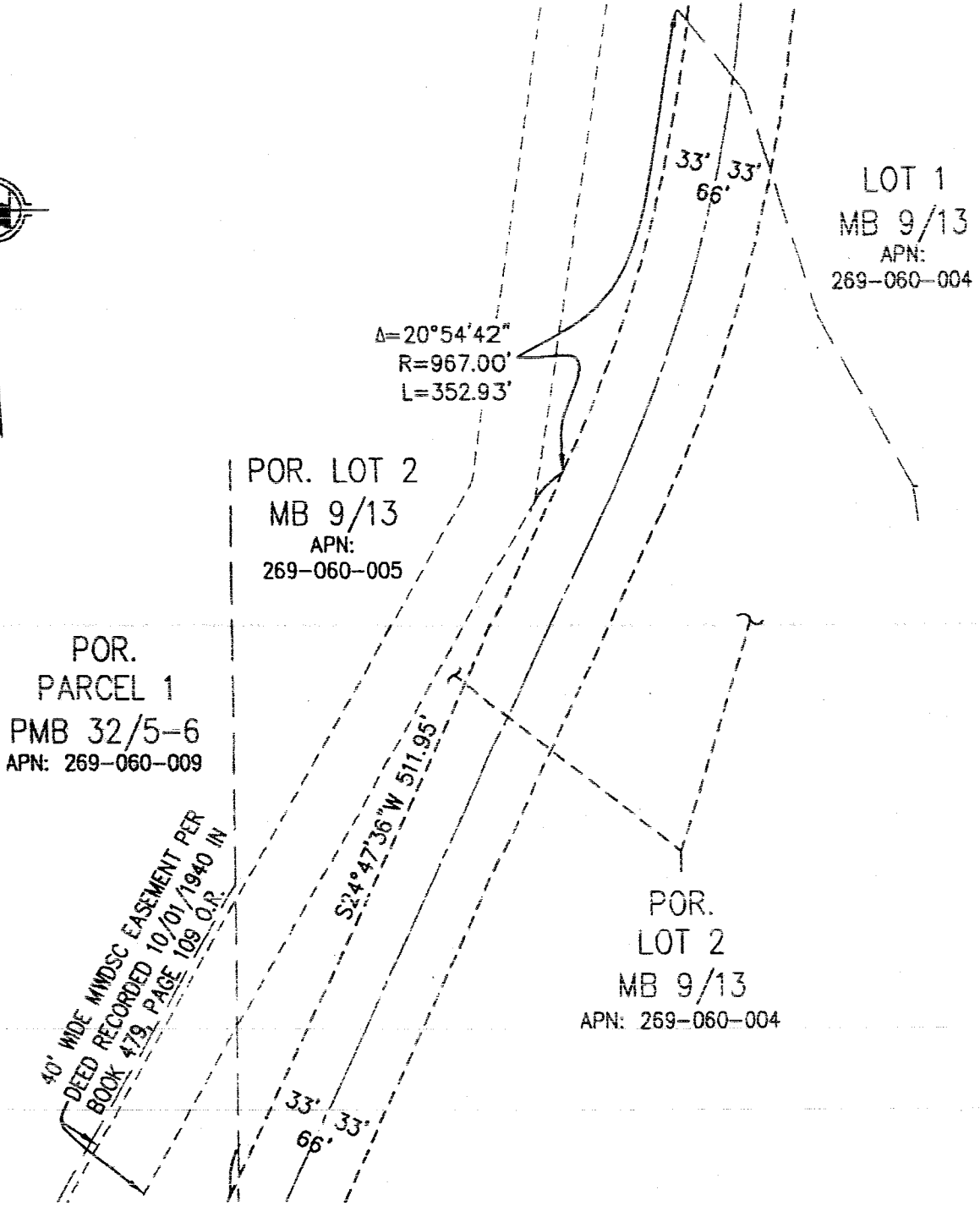
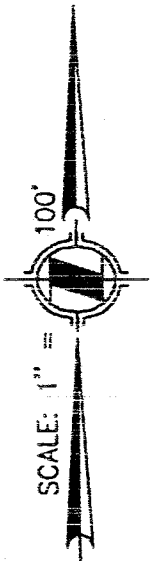
POR. OF SECTION 29, T. 3 S., R. 5 W.,  
RANCHO EL SOBRANTE DE SAN JACINTO

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 2 OF 8
DATE: Apr 24, 2013		W.O. 3053-9

# EXHIBIT "B"

0641-007D, 0641-007E, 0641-007F & 0641-007G  
STORM DRAIN EASEMENT

SEE SHEET 2 FOR CONTINUATION



SEE SHEET 4 FOR CONTINUATION

COUNTY W.O.: C1-0641

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

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

POR. OF SECTION 29, T. 3 S., R. 5 W., RANCHO EL SOBRANTE DE SAN JACINTO		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 3 OF 8
DATE: Apr 24, 2013		W.O. 3053-9

# EXHIBIT "B"

0641-007D, 0641-007E, 0641-007F & 0641-007G  
**STORM DRAIN EASEMENT**  
 SEE SHEET 3 FOR CONTINUATION

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

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

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

$\Delta = 24^\circ 39' 26''$   
 $R = 1033.00'$   
 $L = 444.55'$

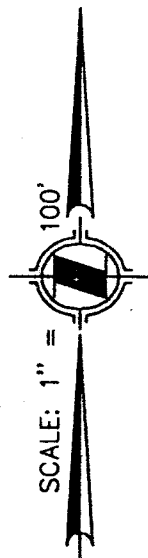
PARCEL 4  
 PMB 32/5-6  
 APN: 269-060-012

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

POINT "A"

33' 33'  
 254.04'  
 800°08'11"W 497.11'  
 66'

I.P.O.B.  
0641-007E



NOTE:

SEE SHEETS 7 & 8 FOR LINE  
 AND CURVE TABLE DATA.

SEE SHEET 5 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 4 OF 8

DATE: Apr 24, 2013

W.O. 3053-9

APN:  
 269-060-012

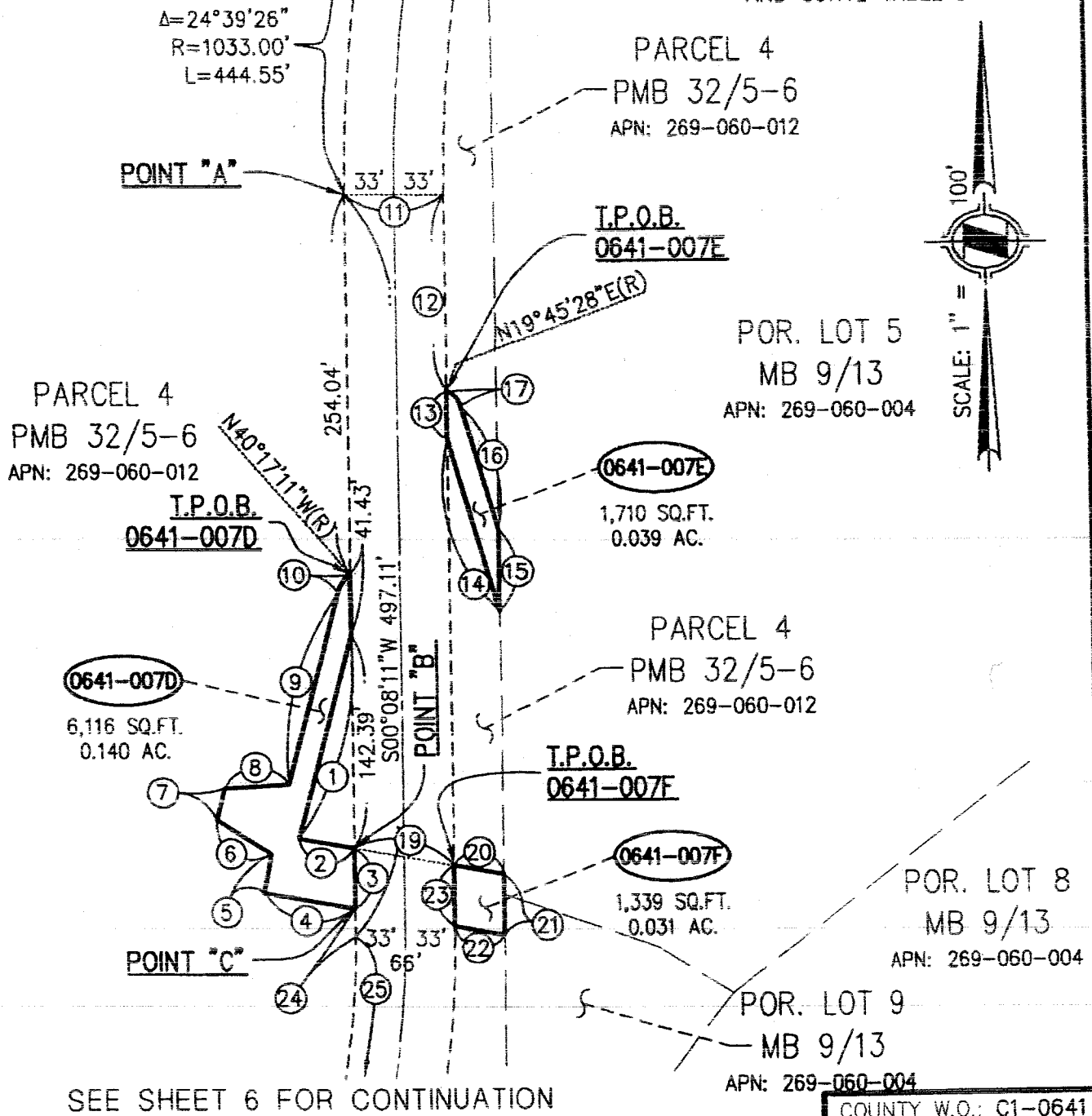
# EXHIBIT "B"

0641-007D, 0641-007E, 0641-007F & 0641-007G  
STORM DRAIN EASEMENT

SEE SHEET 4 FOR CONTINUATION

NOTE:

SEE SHEETS 7 & 8 FOR LINE  
AND CURVE TABLE DATA.



SEE SHEET 6 FOR CONTINUATION

COUNTY W.O.: C1-0641

OWNER:  
HIBBARD VIEW  
DEVELOPMENT  
COMPANY



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 5 OF 8

APN:  
269-060-012

DATE: Apr 29, 2013

W.O. 3053-9

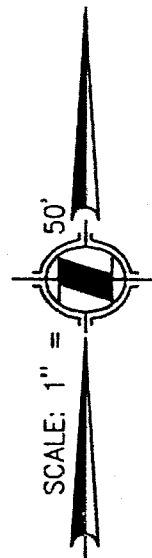
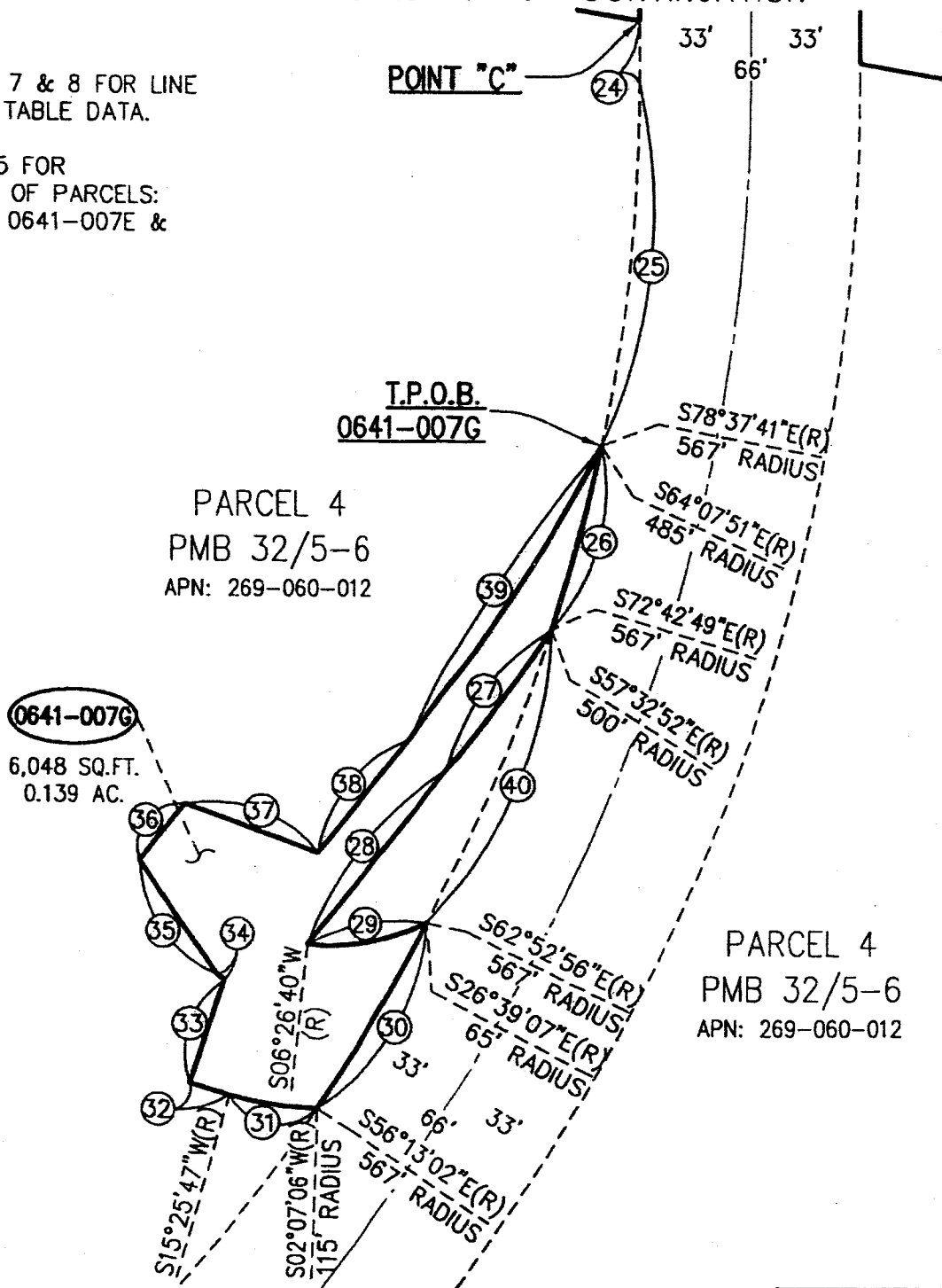
# EXHIBIT "B"

0641-007D, 0641-007E, 0641-007F & 0641-007G  
**STORM DRAIN EASEMENT**  
 SEE SHEET 5 FOR CONTINUATION

**NOTE:**

SEE SHEETS 7 & 8 FOR LINE  
 AND CURVE TABLE DATA.

SEE SHEET 5 FOR  
 DELINEATION OF PARCELS:  
 0641-007D, 0641-007E &  
 0641-007F.



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 6 OF 8
DATE: Apr 24, 2013		W.O. 3053-9

# EXHIBIT "B"

0641-007D, 0641-007E, 0641-007F & 0641-007G  
STORM DRAIN EASEMENT

## DATA TABLE

	BEARING/Delta	RADIUS	LENGTH	TANGENT
①	S14°49'42"W		140.57'	
②	S79°39'47"E		36.23'	
③	S00°08'11"W		40.64	
④	N79°39'47"W		59.50'	
⑤	N10°20'13"E		26.86'	
⑥	N57°10'03"W		42.06'	
⑦	N14°49'42"E		22.00'	
⑧	N86°49'27"E		42.06'	
⑨	N14°49'42"E		132.71'	
⑩	34°53'07"	25.00'	15.22'	7.85'
⑪	S89°51'49"E (R)		66.00'	
⑫	S00°08'11"W		131.94'	
⑬	S00°08'11"W		31.79'	
⑭	S15°47'01"E		120.14'	
⑮	N00°08'03"E		54.69'	
⑯	N15°47'01"W		85.91'	
⑰	54°27'31"	15.00'	14.26'	7.72'

⑲	S79°39'47"E		67.06'	
⑳	S79°39'47"E		33.49'	
㉑	S00°08'03"W		40.64'	
㉒	N79°39'47"W		33.49'	
㉓	N00°08'11"E		40.64'	
㉔	S00°08'11"W		18.60'	
㉕	11°14'08"	567.00'	111.19'	55.77'
㉖	05°54'52"	567.00'	58.53'	29.29'
㉗	06°02'46"	500.00'	52.76'	26.41'
㉘	S38°29'54"W		68.38'	
㉙	33°05'47"	65.00'	37.55'	19.31'

COUNTY W.O.: C1-0641

OWNER:  
HIBBARD VIEW  
DEVELOPMENT  
COMPANY



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

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

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

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

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 7 OF 8

APN:  
269-060-012

DATE: Apr 24, 2013

W.O. 3053-9

# EXHIBIT "B"

0641-007D, 0641-007E, 0641-007F & 0641-007G  
STORM DRAIN EASEMENT

## DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(30)	06°39'54"	567.00'	65.96'	33.02'
(31)	13°18'41"	115.00'	26.72'	13.42'
(32)	N72°23'41"W		12.00'	
(33)	N17°36'19"E		33.07'	
(34)	N51°30'06"W		2.56'	
(35)	N33°29'51"W		42.06'	
(36)	N38°29'54"E		22.00'	
(37)	S69°30'21"E		42.06'	
(38)	N38°29'54"E		44.47'	
(39)	12°37'45"	485.00'	106.90'	53.67'
(40)	09°49'53"	567.00'	97.29'	48.76'

COUNTY W.O.: C1-0641

OWNER:  
HIBBARD VIEW  
DEVELOPMENT  
COMPANY

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 8 OF 8

DATE: Apr 24, 2013

W.O. 3053-9

**Barton, Karen**

---

**From:** Mary O'Neill <ohalawmary@sbcglobal.net>  
**Sent:** Friday, December 19, 2014 11:47 AM  
**To:** COB  
**Cc:** vjarks@airsites2000.com  
**Subject:** Hearing 1/13/2015 resolution of necessity  
**Attachments:** Tjarks-Board.pdf

Attached please find our request to be heard at the Board meeting on January 13, 2015.  
Thank you.

This email and any attachments thereto may contain private, confidential, and privileged material for the sole use of the intended recipient. Any review, copying, or distribution of this email (or any attachments thereto) by other than the intended recipient is strictly prohibited. If you are not the intended recipient, please contact the sender immediately and permanently delete the original and any copies of this email and any attachments thereto.

*Mary L. O'Neill*  
O'NEILL, HUXTABLE & ABELSON  
1631 Beverly Blvd.  
Los Angeles, CA 90026  
Tel. (213) 202-3910



Mary L. O'Neill

LeRoy A. Abelson  
of counsel

*Law Offices of*  
**O'NEILL, HUXTABLE & ABELSON**  
*A Professional Corporation*  
1631 Beverly Boulevard  
Los Angeles, California 90026-5710  
Telephone (213) 202-3910  
Facsimile (213) 202-3915

Richard L. Huxtable  
1927-1984

Francis H. O'Neill  
1912-1992

December 19, 2014

Ms. Kecia Harper-Ihem  
Clerk of The Board of Supervisors  
1<sup>st</sup> Floor, County Administrative Center  
P.O. Box 1147  
4080 Lemon Street  
Riverside, CA 92502-1147

**Re: Resolution No. 2014-137, Notice of Intention to Adopt a Resolution of Necessity for the Street A Improvement Project**

Dear Ms. Harper-Ihem:

Enclosed is a request to appear and be heard on the matters referred to in the Notice of Intention Resolution 2014-137 to adopt a resolution of necessity number 2015-002 for the Street A Improvement Project to be held on January 13, 2015. El Sobrante Estates wishes to be heard on the following matters:

- A. That the public interest and necessity do not require the proposed project.
- B. The proposed project is not planned or located in the manner that will be compatible with the greatest public good and least private injury.
- C. The subject property's interest is not necessary for the proposed project.

The basis for the objection is primarily based on the proposed location of the road. This road has been proposed for many years. The adoption and construction of the road was stalled for many years because the development of adjacent property was stopped.

The road will serve the development of approximately 300 new homes on property adjacent to objector's property. The current proposed location will take the flattest and most developable of objector's property. While this may result in lower construction costs it will also result in greater damage to objector's property.

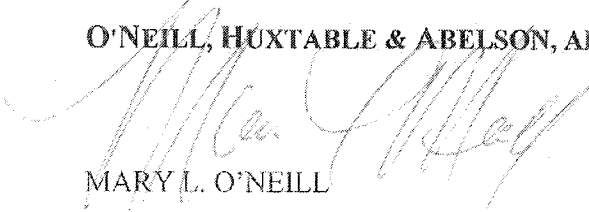
Ms. Harper-Ihem  
Clerk of The Board of Supervisors  
December 19, 2014  
Page 2

Further, there is sufficient flat land, on the property adjacent to objector's property, for the location of the road. Inasmuch as the road is for the benefit of that property it should bear the burden.

Objector's property is being taken to serve the development of adjoining property, a private use.

Cordially,

**O'NEILL, HUXTABLE & ABELSON, APC**



MARY L. O'NEILL

MLO:dj

---

REQUEST TO APPEAR AND BE HEARD ON THE MATTERS REFERRED TO IN THE NOTICE OF INTENTION (RESOLUTION NO. 2014-137) TO ADOPT A RESOLUTION OF NECESSITY (RESOLUTION NO. 2015-002) FOR THE STREET A IMPROVEMENT PROJECT TO BE HELD ON JANUARY 13, 2015.

NAME:

MARY L. O'NEILL

ADDRESS:

1631 Beverly Blvd

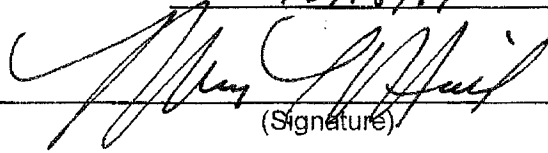
LOS ANGELES, CA 90026

TELEPHONE NO.:

(818) 202-3910

DATED:

12/18/14



(Signature)



OFFICE OF  
**CLERK OF THE BOARD OF SUPERVISORS**  
1<sup>ST</sup> FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
Office: (951) 955-1060 FAX: (951) 955-1071

**KECIA HARPER-IHEM**  
Clerk of the Board

**KIMBERLY A. RECTOR**  
Assistant Clerk of the Board

December 5, 2014

David Pai-Hsien Lin and Helen Mei-Hsien Lin  
519 N. Bedford Drive  
Beverly Hills, California 90210

Re: Resolution No. 2014-137, Notice of Intention to Adopt a Resolution of Necessity for the  
Street A Improvement Project

Dear Property Owner:

The law provides procedures for public agencies to acquire private property for public use. It requires that every agency which intends to condemn property notify the owners of its intention to condemn. Article 1, Section 19 of the California Constitution; Section 25350.5 of the Government Code; Section 760 of the Streets and Highways Code; and Sections 1240.010, 1240.020, 1240.030, 1240.040, 1240.110, 1240.410, 1240.510, and 1240.610 of the California Code of Civil Procedures (CCP) provides that the power of eminent domain may be exercised to acquire property for a proposed project if the following 7 conditions are established:

- (A) That the public interest and necessity require the Proposed Project;
- (B) That the Proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (C) That the Subject Property Interest is necessary for the Proposed Project;
- (D) That the offer required by Section 7267.2 of the Government Code has been made to the owner of record of the Subject Property;
- (E) That, to the extent that the Subject Property is already devoted to a public use, the use of the Proposed Project is a compatible use that will not unreasonably interfere with or impair the continuance of the public use as it presently exists or may reasonably be expected to exist in the future (California Code of Civil Procedure Section 1240.510) or the use of the Proposed Project is a more necessary public use than is the presently existing public use (California Code of Civil Procedure Section 1240.610);
- (F) That the Subject Property Interests are needed for a Public Road and Utility Easement, Slope/Drainage Easement, Storm Drainage Easement and Temporary Construction Access purposes; and
- (G) That acquisition of the Subject Property Interest will promote the interests of the County of Riverside.

You are hereby notified that the Board of Supervisors ("Board") of Riverside County, State of California at its public meeting to be held on **January 13, 2015 at 9:30 a.m.** in the meeting room of the Board of Supervisors located on the 1<sup>st</sup> floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, will be asked to decide if the above conditions have been met concerning your property and, if so, to adopt the Resolution of Necessity ("Resolution").

Questions regarding the amount of compensation to be paid or the value of the property to be acquired are not part of this proceeding and the Board will not consider such in determining whether a Resolution should be adopted.

The Board's adoption of the Resolution authorized the County to acquire the property by eminent domain. Within six months of the adopted Resolution, the County will prepare and file a complaint in Superior Court commencing the eminent domain proceeding. All issues related to the compensation to be awarded for the acquisition of your property will be resolved in this court proceeding. Enclosed is a copy of Resolution No. 2014-137, Notice of Intention to Adopt a Resolution of Necessity for the Street A Improvement Project which includes the legal description and plat map of the required property is attached to this Notice.

The law provides you an opportunity to appear before the Board and raise questions concerning only the conditions cited above. If you file a written request to appear (within 15 days from the mailing of this Notice), you are entitled to appear and object to the adoption of the Resolution.

Your written request to appear should include a statement indicating which of the conditions listed in the first paragraph above you contend have not been met. By designating which of the conditions form the basis of your challenge and explaining why you believe they have not been met, you will enable the Board to authorize a full and expeditious review of the project's effect on your property. The Transportation Department and Real Estate Division will conduct the review on behalf of the Board and ask for your participation. Based on this review, the Transportation Department and Real Estate Division will then prepare a report to be presented to the Board at the meeting at which you intend to appear.

Your written request to appear must actually be on file with the Clerk of the Riverside County Board of Supervisors. Please mail or personally deliver your request to:

Ms. Kecia Harper-Ihem  
Clerk to the Board of Supervisors  
County Administrative Center  
PO Box 1147  
4080 Lemon Street, 1<sup>st</sup> Floor  
Riverside, California 92502-1147

Failure to file such a timely written response will result in a waiver of your right to appear and be heard.

If you have any questions, please call Lorie G. Houghlan, Real Property Agent for the Economic Development Agency/Facilities Management Real Estate Division at (951) 955-9276. Thank you.

Sincerely,



---

Cecilia Gil, Board Assistant to:  
KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

cc: Mr. Robert Johnson  
Attorney at Law  
34197 Pacific Coast Highway, Suite 100  
Dana Point, California 92629

---

REQUEST TO APPEAR AND BE HEARD ON THE MATTERS REFERRED TO IN THE NOTICE OF INTENTION (**RESOLUTION NO. 2014-137**) TO ADOPT A RESOLUTION OF NECESSITY (**RESOLUTION NO. 2015-002**) FOR THE STREET A IMPROVEMENT PROJECT TO BE HELD ON JANUARY 13, 2015.

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TELEPHONE NO.: (\_\_\_\_\_) \_\_\_\_\_

DATED: \_\_\_\_\_

---

(Signature)

2 **Resolution No. 2014-137**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

23                   (e)     That, to the extent that the Subject Properties are already devoted  
24 to a public use, the use of the Proposed Project is a compatible use that will not  
25 unreasonably interfere with or impair the continuance of the public use as it presently  
26 exists or may reasonably be expected to exist in the future (California Code of Civil  
27 Procedure Section 1240.510) or the use of the Proposed Project is a more necessary  
28

1 public use than is the presently existing public use (California Code of Civil Procedure  
2 Section 1240.610);

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

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

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

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

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

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

19  
20 (SIGNATURE PROVISION ON THE FOLLOWING PAGE)  
21  
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1 6. The Clerk of the Board of Supervisors shall cause a copy of this Notice to  
2 be sent by first-class mail to each person whose property may be acquired by eminent  
3 domain and whose name and address appears on the last equalized county  
4 assessment roll (including the roll of state-assessed property).

5  
6  
7

8 ROLL CALL:

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

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

14 KECIA HARPER-IHEM, Clerk of said Board

By [Signature]  
Deputy

FORM APPROVED COUNTY COUNSEL  
DATE 11/19/14  
BY: ANN WANG

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PARCEL 0641-003A TO 0641-003M

PARCEL 0641-003O TO 0641-003Q

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

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

**PARCEL 0641-003A:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**PARCEL 0641-003B:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

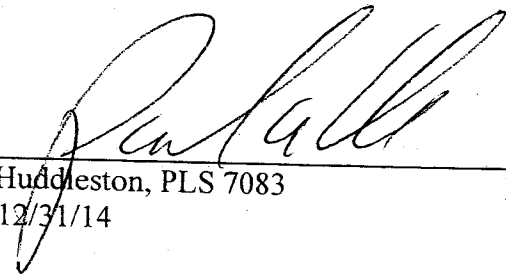


EXHIBIT "A"  
0641-003A & 0641-003B  
LEGAL DESCRIPTION  
PUBLIC ROAD AND UTILITY EASEMENT

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

Prepared under the supervision of:



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

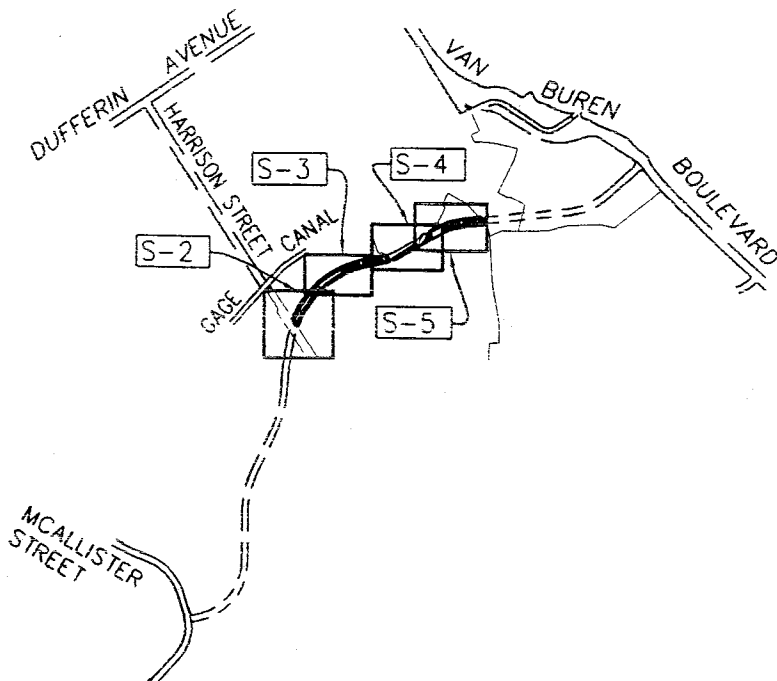
DESCRIPTION APPROVAL:

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

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

# EXHIBIT "B"

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



## VICINITY / INDEX MAP

### LEGEND:

S-#

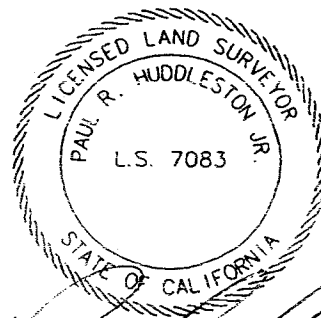
INDICATES SHEET No. AS NOTED.

( )

INDICATES RECORD PER RS 72/85-90.

0641-001A

INDICATES PARCEL No.



THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: *[Signature]*

DATE: 10-31-2013

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

COUNTY W.O.: C1-0641

OWNER  
TANG CHAO  
TUNG &  
HSUEH LEE



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

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

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 1 OF 5

APN  
239-270-001

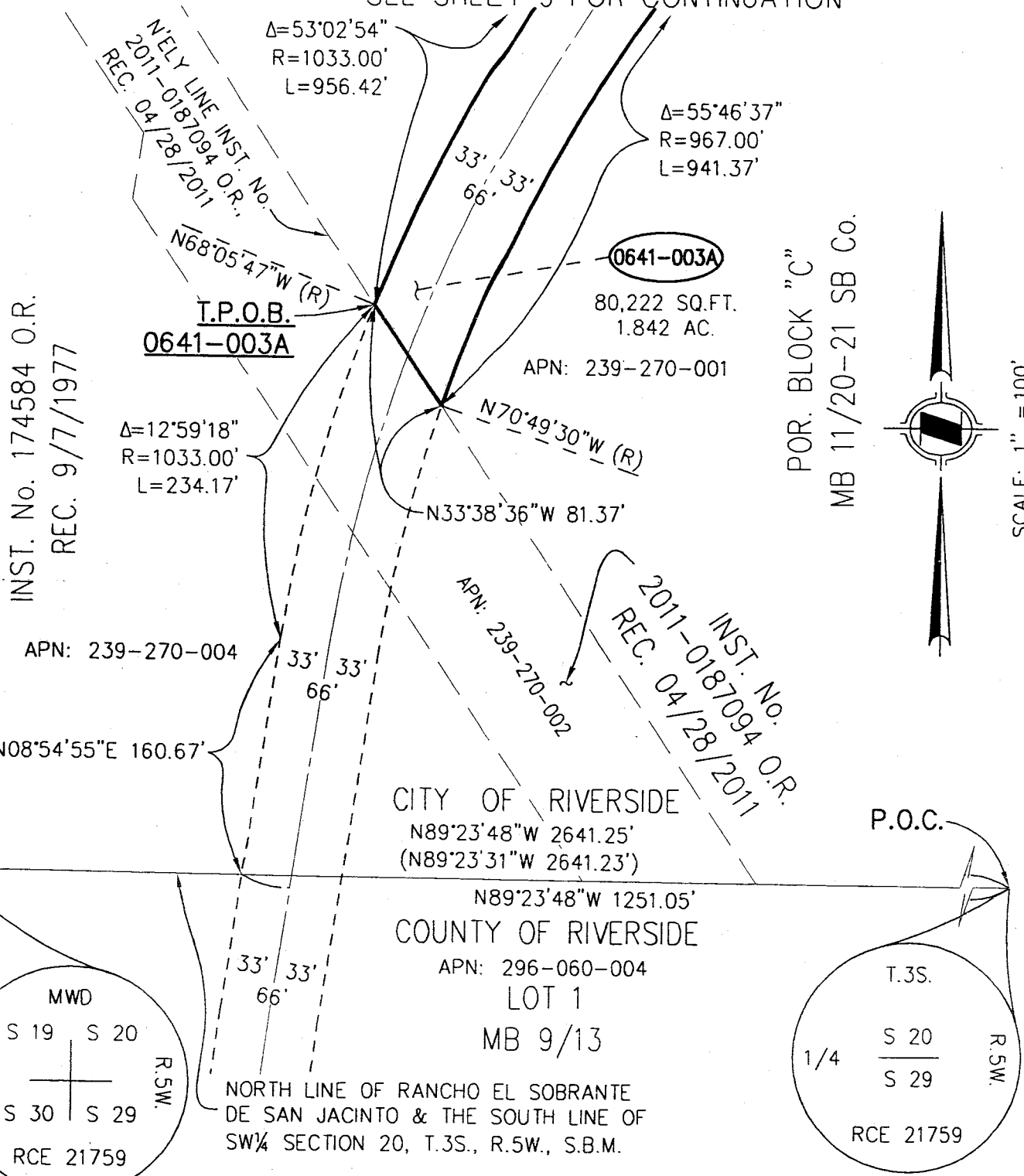
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

DATE: Oct 28, 2013

W.O. 3053-9

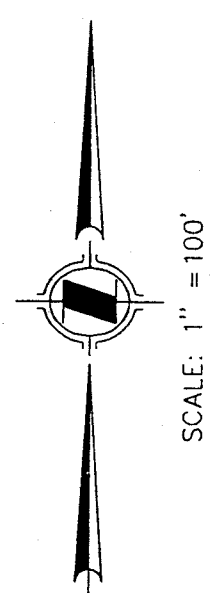
# EXHIBIT "B"

0641-003A & 0641-003B  
 PUBLIC ROAD AND UTILITY EASEMENT  
 SEE SHEET 3 FOR CONTINUATION



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

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



APN: 239-270-004

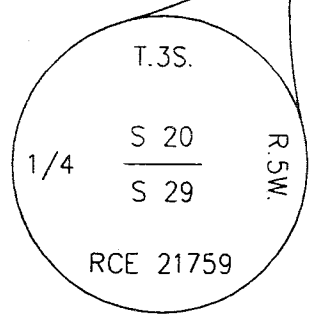
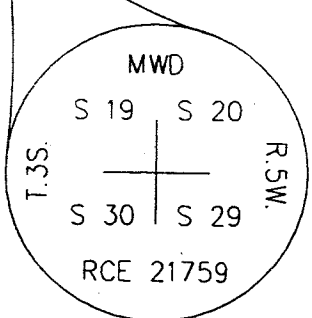
APN: 239-270-001

APN: 239-270-002

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

COUNTY OF RIVERSIDE  
 APN: 296-060-004  
 LOT 1  
 MB 9/13

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



COUNTY W.O.: C1-0641

OWNER:  
 TANG CHAO  
 TUNG &  
 HSUEH LEE

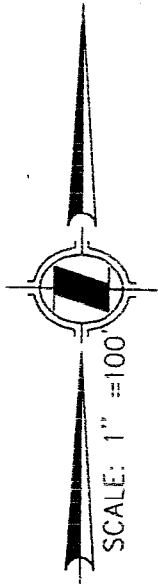
APN:  
 239-270-001

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

# EXHIBIT "B"

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



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

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

**0641-003A**

80,222 SQ.FT.  
1.842 AC.

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

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

33'  
66'  
33'

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

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

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

SEE SHEET 4 FOR CONTINUATION

SEE SHEET 2 FOR CONTINUATION

COUNTY W.O.: C1-0641

OWNER:  
TANG CHAO  
TUNG &  
HSUEH LEE



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

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

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

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

PREPARED BY  
RNB

CHECKED BY  
PRH, JR

SHEET 3 OF 5

APN  
239-270-001

DATE: Oct 28, 2013

W.O. 3053-9

# EXHIBIT "B"

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

POR. LOT 21  
MB 8/3

APN: 239-270-001

SEE SHEET 5 FOR CONTINUATION

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

T.P.O.B.

0641-003B

APN: 239-210-005  
GAGE CANAL

POR.

LOT 19 MB 8/3

APN: 239-240-001

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

R=230.00' L=18.12'

N30°00'11"E (R)

N23°34'38"E 8.33'  
76.67'  
495.98'

POR.

LOT 21 MB 8/3

APN: 239-240-001

INST. No. 133910 O.R.

REC. 4/12/1990

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

R=295.00'

L=32.84'

SEE SHEET 3 FOR CONTINUATION

N74°57'07"E 233.58'  
 $\Delta=02^{\circ}14'32''$   
R=567.00'  
L=22.19'  
S17°17'25"E (R)

**POINT "A"**

$\Delta=12^{\circ}46'09''$   
R=567.00'  
L=126.36'

N59°56'26"E 415.18'  
N40°10'18"E 133.24'

S34°31'02"W (PRC)  
S28°08'22"W (R)

POR.

LOT 19 MB 8/3

APN: 239-270-001

0641-003B

48,111 SQ.FT.  
1.104 AC.

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

R=633.00'

L=67.99'

S23°54'19"E (R)

POR. LOT 21

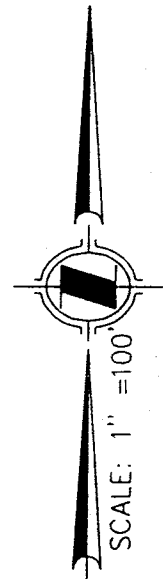
MB 8/3

APN: 239-270-001

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

0641-003A

80,222 SQ.FT.  
1.842 AC.



COUNTY W.O.: C1-0641

OWNER:  
TANG CHAO  
TUNG &  
HSUEH LEE

APN:  
239-270-001



**HUNSAKER & ASSOCIATES**  
IRVINE, INC

INLAND EMPIRE REGION

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

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

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

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

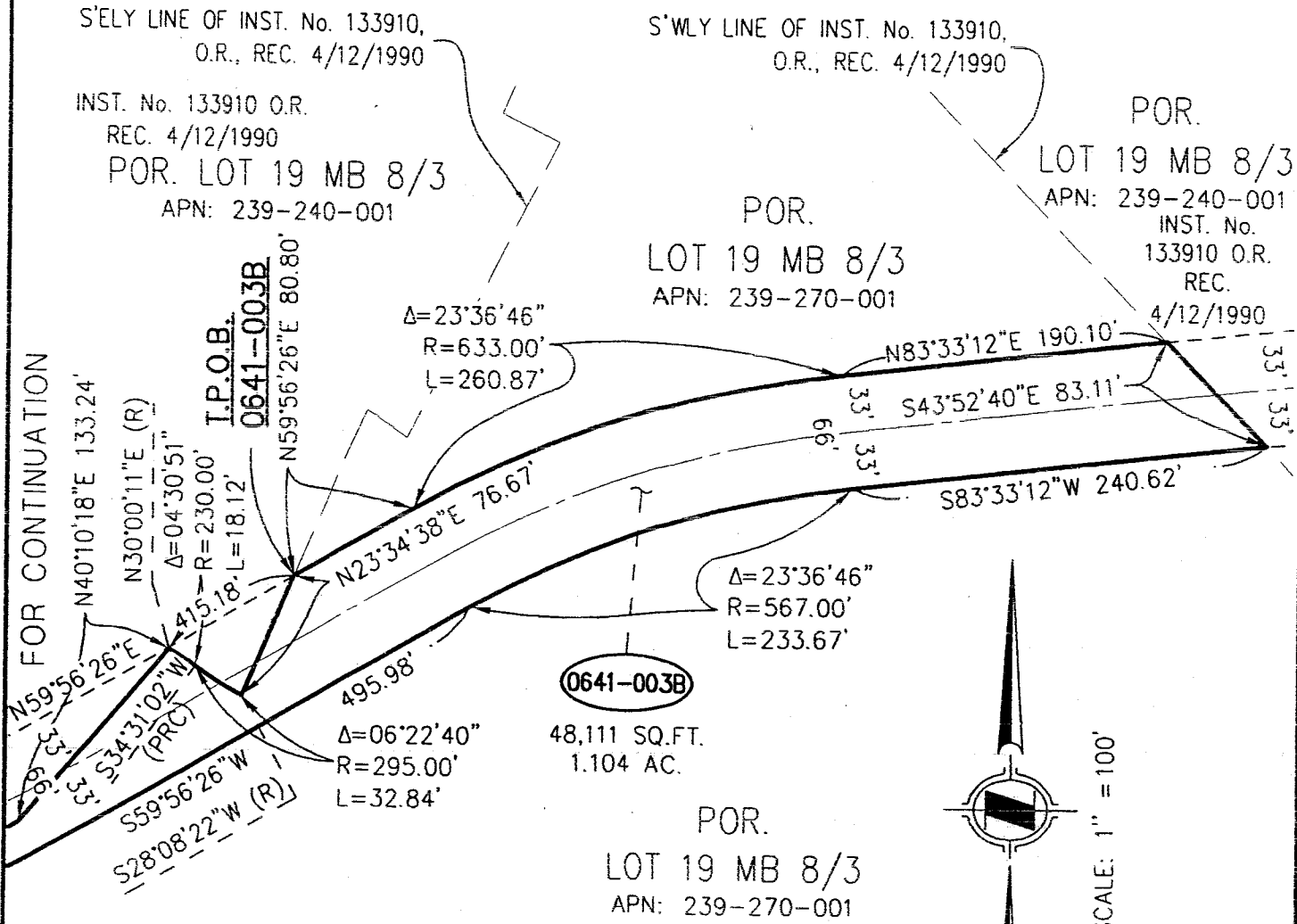
SHEET 4 OF 5

DATE: Oct 29, 2013

W.O. 3053-9


# EXHIBIT "B"

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



COUNTY W.O.: C1-0641

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

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

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

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

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

**PARCEL 0641-003C:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**PARCEL 0641-003G:**

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

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

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

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

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

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

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

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

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

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

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



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

**PARCEL 0641-003P:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**PARCEL 0641-003I:**

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

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

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

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

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

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

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

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

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

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

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

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

**PARCEL 0641-003K:**

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

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

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

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

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

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

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

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

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

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

**PARCEL 0641-003E:**

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

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

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

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

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

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

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

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

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

Contains 942 Square Feet, 0.022 acres more or less.

**PARCEL 0641-003Q:**

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

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

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

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

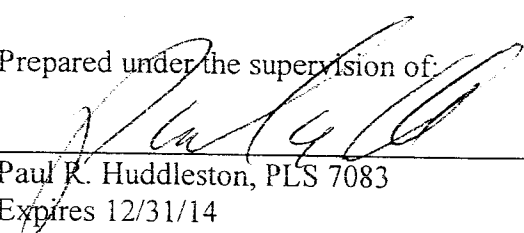
Thence South 73°43'10" West 203.47 feet;

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

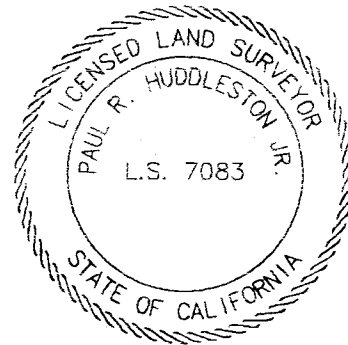
Contains 2,621 Square Feet, 0.060 acres more or less.

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

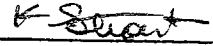
Prepared under the supervision of:

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

10/29/13  
Date



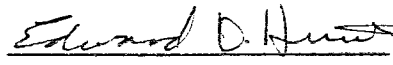
DESCRIPTION APPROVAL:

BY:  11/01/2013  
DATE

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

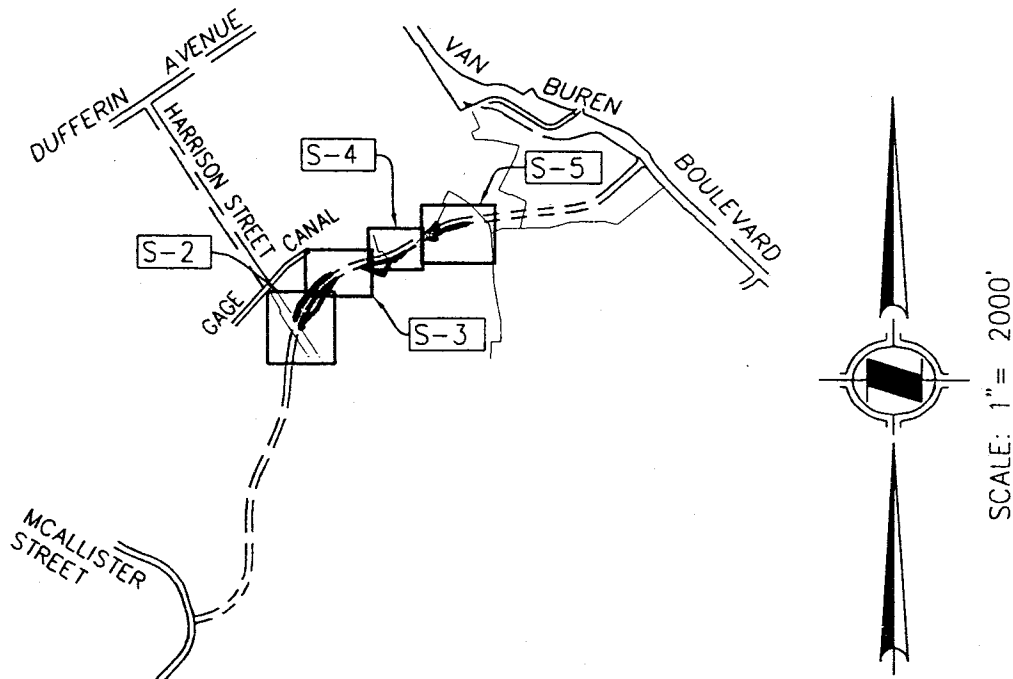
Page 6 of 6

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY:   
DATE: 10-31-2013

# EXHIBIT "B"

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



## VICINITY / INDEX MAP

### LEGEND:

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

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

PAUL R. HUDDLESTON JR.  
 PLS 7083

COUNTY W.O.: C1-0641

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

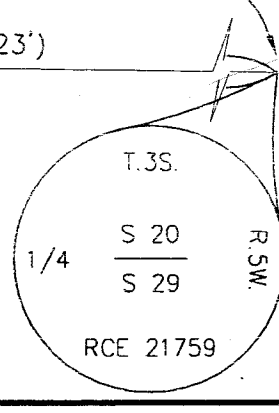
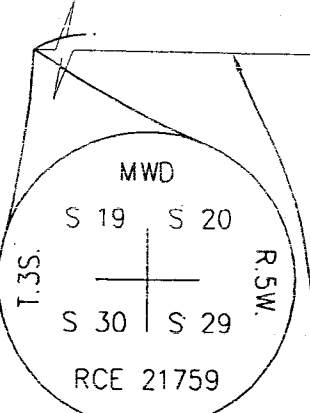
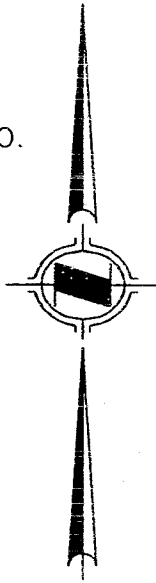
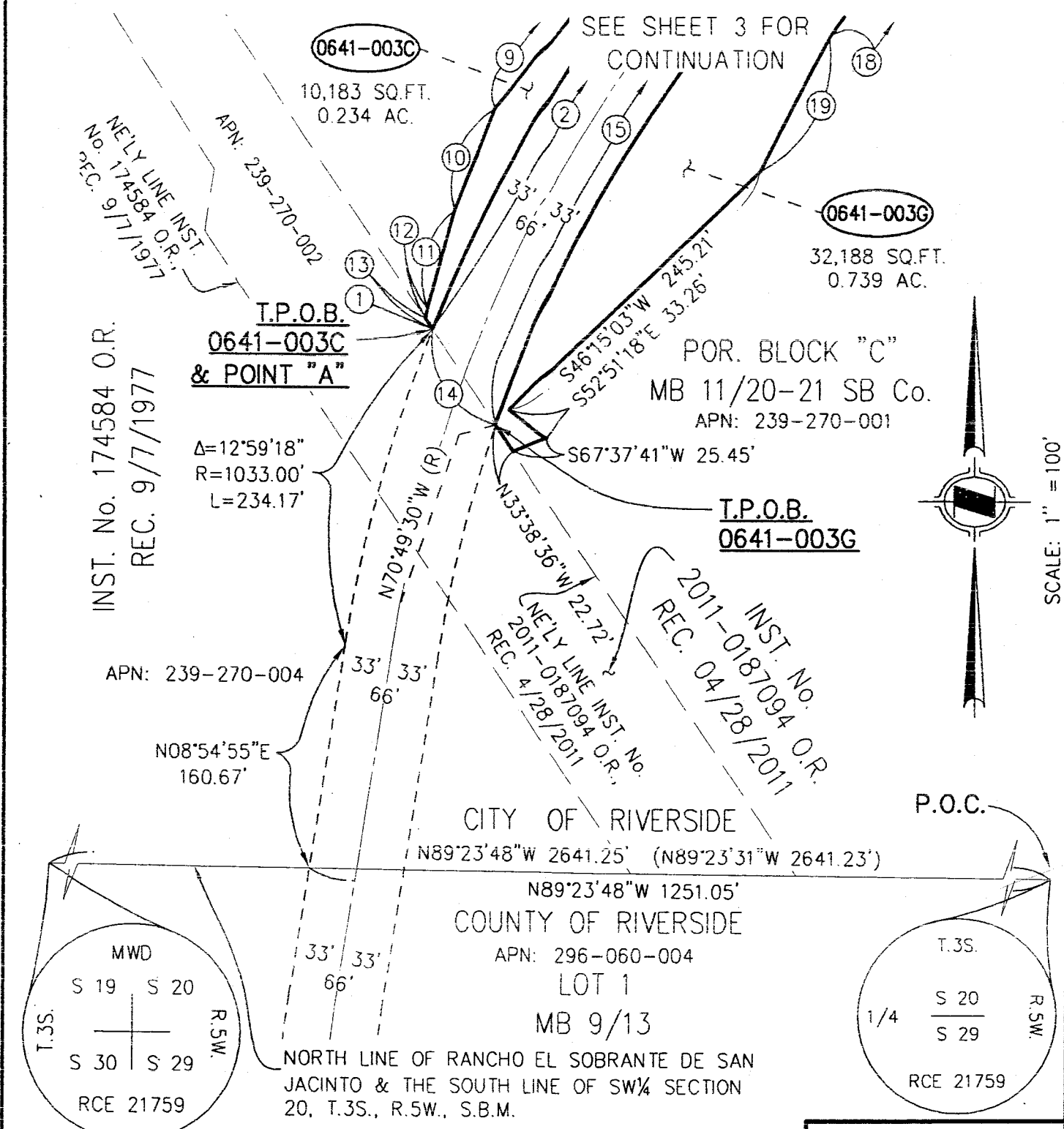
**HUNSAKER & ASSOCIATES**  
 IRVINE, INC  
 INLAND EMPIRE REGION  
 2900 ADAMS STREET, SUITE A-15  
 RIVERSIDE CA 92504 (951)352-7200  
 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

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

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

# EXHIBIT "B"

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



**OWNER**  
Tang Chao Tung  
& Hsueh Lee

APN  
239-270-001

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

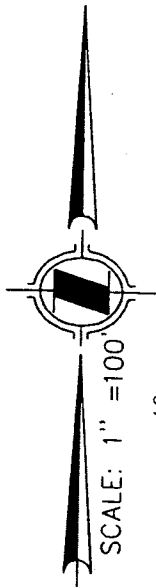
**POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN**

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

COUNTY W.O.: C1-0641

# EXHIBIT "B"

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



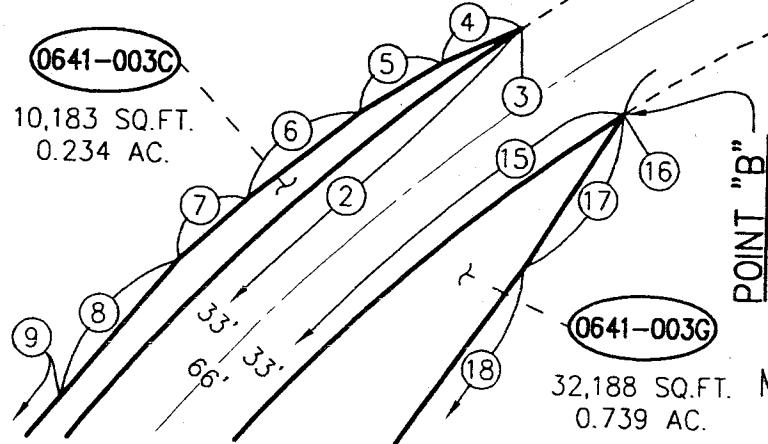
POR. LOT 21  
MB 8/3  
APN: 239-270-001

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

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

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

SEE SHEET 4 FOR CONTINUATION



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

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

SEE SHEET 2 FOR CONTINUATION

NOTE: SEE SHEET 6 FOR DATA TABLE.

<p>OWNER Tang Chao Tung &amp; Hsueh Lee</p> <p>APN: 239-270-001</p>	<p><b>HUNSAKER &amp; ASSOCIATES</b> <b>IRVINE, INC</b> <b>INLAND EMPIRE REGION</b> 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS</p>	<p>COUNTY W.O.: C1-0641</p> <p><b>POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">PREPARED BY RNB</td> <td style="width: 33%;">CHECKED BY PRH, JR.</td> <td style="width: 33%;">SHEET 3 OF 6</td> </tr> <tr> <td colspan="2">DATE: Oct 28, 2013</td> <td>W.O. 3053-9</td> </tr> </table>	PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 3 OF 6	DATE: Oct 28, 2013		W.O. 3053-9
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 3 OF 6						
DATE: Oct 28, 2013		W.O. 3053-9						

# EXHIBIT "B"

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

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

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

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

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

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

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

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

POINT "D"

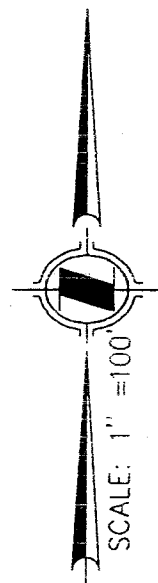
0641-003I  
1,454 SQ.FT.  
0.033 AC.

0641-003P  
19,917 SQ.FT.  
0.457 AC.

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

SEE SHEET 3 FOR CONTINUATION

SEE SHEET 5 FOR CONTINUATION



NOTE: SEE SHEET 6 FOR DATA TABLE.

COUNTY W.O.: C1-0641

OWNER:  
Fang Chao Tung  
& Hsueh Lee



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

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

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 4 OF 6

DATE: Oct 29, 2013

W.O. 3053-9

APN  
239-270-001



# EXHIBIT "B"

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

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

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

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

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

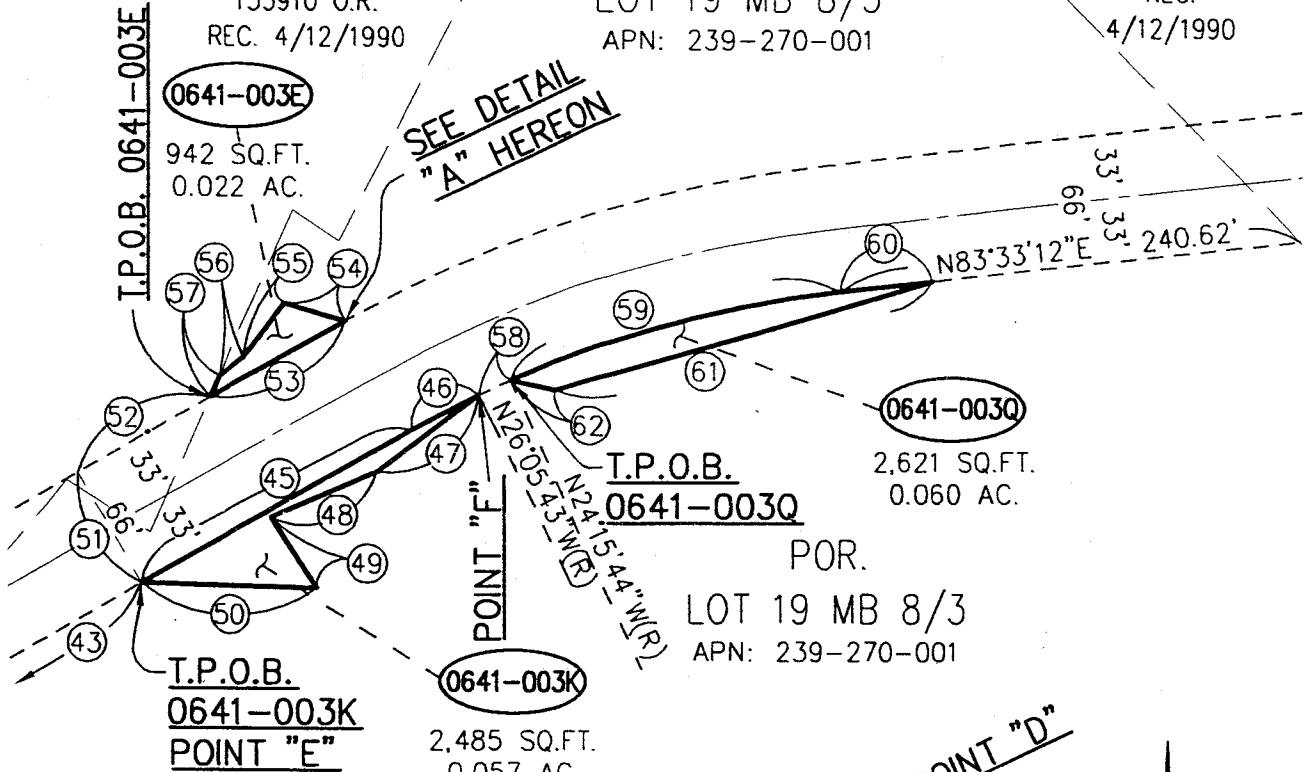
POR.  
 LOT 19 MB 8/3  
 APN: 239-270-001

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

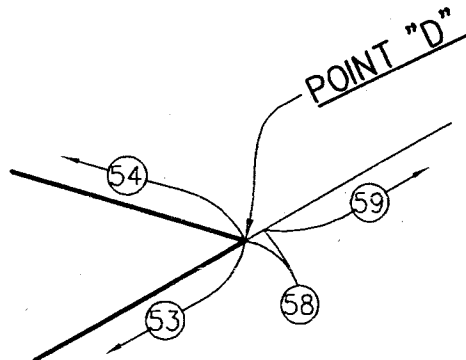
**0641-003E**  
 942 SQ.FT.  
 0.022 AC.

**SEE DETAIL  
 "A" HEREON**

SEE SHEET 4 FOR CONTINUATION



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



NOTE: SEE SHEET 6 FOR DATA TABLE.

COUNTY W.O.: C1-0641

OWNER:  
 Tang Chao Tung  
 & Hsueh Lee



**HUNSAKER & ASSOCIATES  
 IRVINE, INC**

**INLAND EMPIRE REGION**

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

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

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

PREPARED BY  
 RNB

CHECKED BY  
 PRH, JR

SHEET 5 OF 6

DATE: Oct 29, 2013

W.O. 3053-9

APN:  
 239-270-001

# EXHIBIT "B"

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

DATA TABLE

DATA TABLE

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

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
③④	N59°56'26"E		61.15'	
③⑤	S46°09'53"W		53.51'	
③⑥	S73°45'13"W		26.96'	
③⑦	S66°13'38"W		34.34'	
③⑧	S23°16'20"E		13.23'	
③⑨	S46°05'37"W		26.50'	
④⑩	N49°04'33"W		25.92'	
④①	N56°25'40"E		19.05'	
④②	N56°25'40"E		11.66'	
④③	N59°56'26"E		275.21'	
④④	S23°54'19"E(R)			
④⑤	N59°56'26"E		159.62'	
④⑥	3°57'51"	567.00'	39.23'	19.62'
④⑦	S52°33'57"W		66.39'	
④⑧	S66°22'13"W		58.62'	
④⑨	S32°31'33"E		43.61'	
⑤⑩	N88°35'37"W		89.81'	
⑤①	N30°03'34"W		66.00'	
⑤②	N59°56'26"E		78.82'	
⑤③	N59°56'26"E		79.67'	
⑤④	N73°26'59"W		31.94'	
⑤⑤	S36°38'46"W		35.10'	
⑤⑥	S51°28'35"W		16.23'	
⑤⑦	S23°34'38"W		11.71'	
⑤⑧	1°49'59"	567.00'	18.14'	9.07'
⑤⑨	17°48'56"	567.00'	176.30'	88.87'
⑥⑩	N83°33'12"E		49.42'	
⑥①	S73°43'10"W		203.47'	
⑥②	N77°48'44"W		23.66'	

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao Tung  
& Hsueh Lee

APN  
239-270-001



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

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

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

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

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

DATE: Oct 28, 2013

W.O. 3053-9

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

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

**PARCEL 0641-003D:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Thence westerly along said concentric curve through a central angle of  $08^{\circ}48'08''$  an arc length of 91.05 feet;

Thence South  $84^{\circ}17'36''$  West 13.73 feet;

Thence North  $23^{\circ}42'39''$  West 42.06 feet;

Thence South  $84^{\circ}17'36''$  West 22.00 feet;

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

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

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

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

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

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

**PARCEL 0641-003F:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**PARCEL 0641-003H:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

**PARCEL 0641-003J:**

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

Thence North  $74^{\circ}57'07''$  East 192.37 feet to the beginning of a tangent curve concave northwesterly and having a radius of 633.00 feet;

Thence northeasterly along said curve through a central angle of  $15^{\circ}00'41''$  an arc length of 165.85 feet;

Thence tangent from said curve North  $59^{\circ}56'26''$  East 78.73 feet, to the **TRUE POINT OF BEGINNING**;

Thence continuing North  $59^{\circ}56'26''$  East 217.49 feet;

Thence South  $53^{\circ}51'42''$  West 82.78 feet;

Thence South  $19^{\circ}11'57''$  West 30.62 feet;

Thence South  $63^{\circ}40'06''$  West 47.67 feet;

Thence North  $82^{\circ}13'54''$  West 14.03 feet;

Thence South  $59^{\circ}56'26''$  West 17.52 feet;

Thence North  $30^{\circ}03'34''$  West 9.16 feet;

Thence South  $72^{\circ}21'54''$  West 36.66 feet to the **TRUE POINT OF BEGINNING**;

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

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

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

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

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

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

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

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

Thence along said parallel line South  $59^{\circ}56'26''$  West 16.83 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said parallel line, South  $59^{\circ}56'26''$  West 40.00 feet;

Thence departing said parallel line South  $30^{\circ}03'34''$  East 17.05 feet;

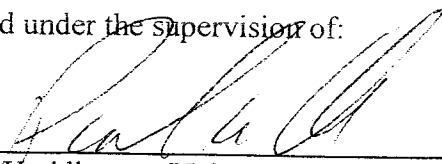
Thence North  $59^{\circ}56'26''$  East 40.00 feet;

Thence North  $30^{\circ}03'34''$  West 17.05 feet to the **TRUE POINT OF BEGINNING**.

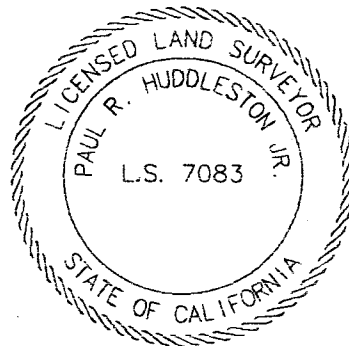
Contains 2,084 Square Feet, 0.048 acres more or less.

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

Prepared under the supervision of:


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

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



**DESCRIPTION APPROVAL:**

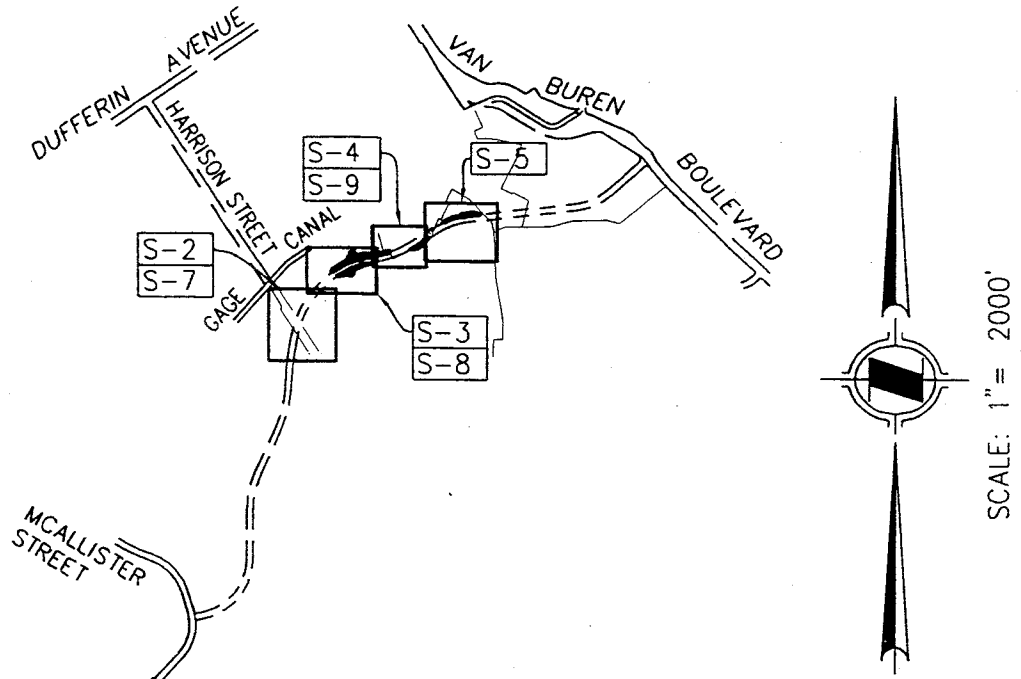
Page 8 of 8

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

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

# EXHIBIT "B"

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



## VICINITY / INDEX MAP

### LEGEND:

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

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

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

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

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao Tung  
& Hsueh Lee

APN:  
239-270-001

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

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

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 1 OF 10
DATE: Oct 28, 2013		W.O. 3053-9

# EXHIBIT "B"

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

POR. BLOCK "C" SEE SHEET 3 FOR  
CONTINUATION  
MB 11/20-21 SB Co.  
APN: 239-270-001

NE'LY LINE INST. No. 174584 O.R. REC. 9/7/1977

APN: 239-270-002

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

POINT "A"

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

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

$N70^{\circ}49'30''W (R)$

APN: 239-270-004

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

NE'LY LINE INST. No. 2011-0187094 O.R. REC. 04/28/2011

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

CITY OF RIVERSIDE

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

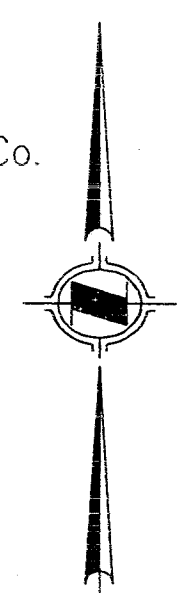
$N89^{\circ}23'48''W$  1251.05'

COUNTY OF RIVERSIDE

APN: 296-060-004

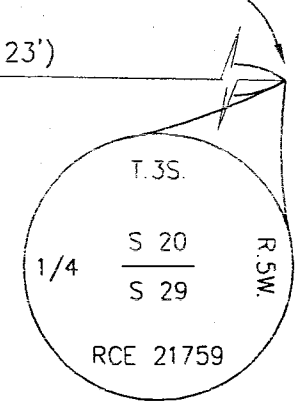
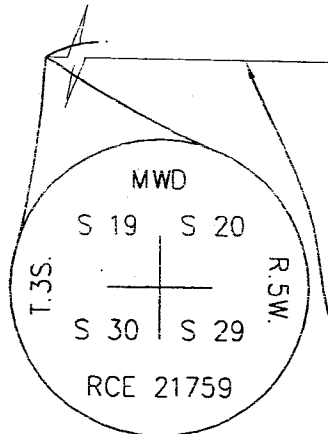
LOT 1  
MB 9/13

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



SCALE: 1" = 100'

P.O.C.



NOTE: SEE SHEET 6 FOR DATA TABLE.

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao Tung  
& Hsueh Lee

APN:  
239-270-001



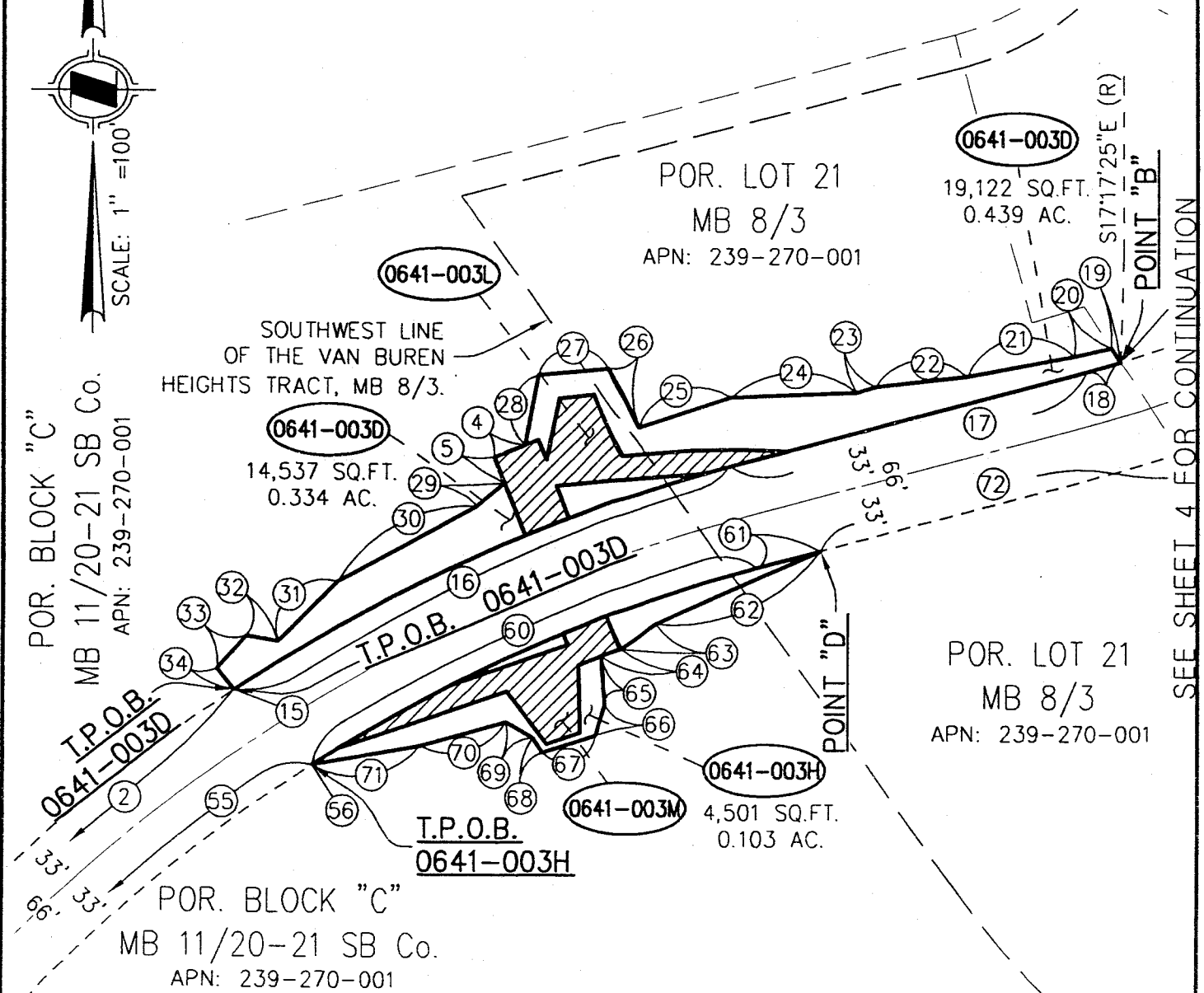
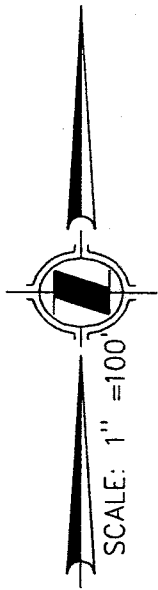
**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

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

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

# EXHIBIT "B"

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



SEE SHEET 4 FOR CONTINUATION

SEE SHEET 2 FOR CONTINUATION

INDICATES "NOT A PART"

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

COUNTY W.O.: C1-0641

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

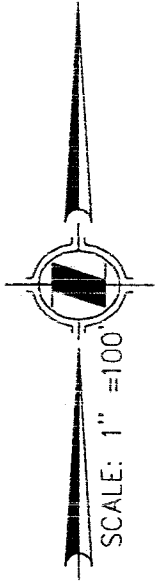
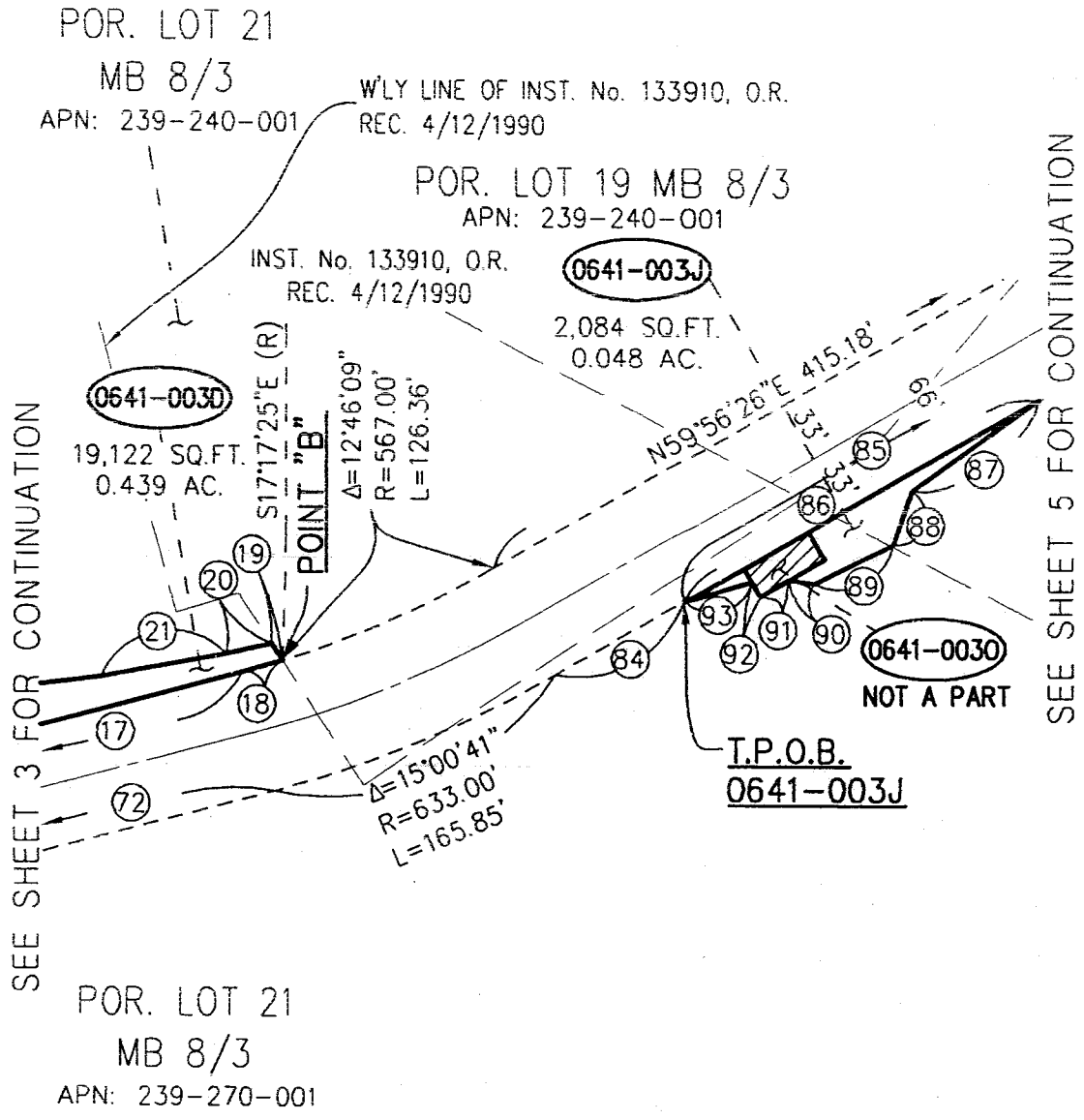


**HUNSAKER & ASSOCIATES**  
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2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

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

# EXHIBIT "B"

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



SEE SHEET 3 FOR CONTINUATION

SEE SHEET 5 FOR CONTINUATION

INDICATES "NOT A PART"

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

COUNTY W.O.: C1-0641

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

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

# EXHIBIT "B"

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

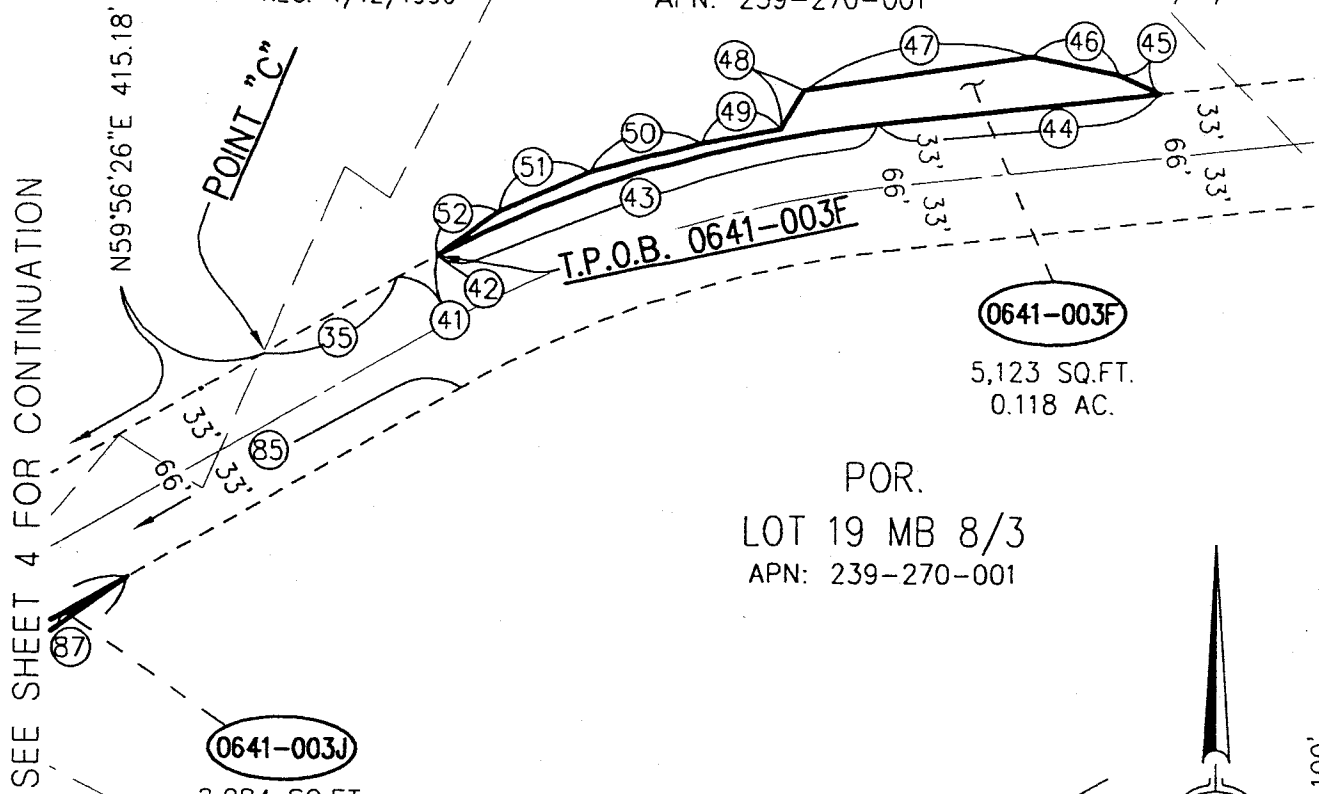
POR.  
LOT 19 MB 8/3  
APN: 239-270-001

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: 239-270-001

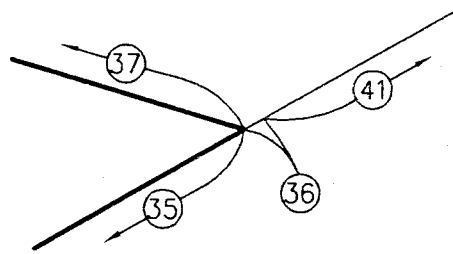
POR.  
LOT 19 MB 8/3  
APN: 239-270-001  
INST. No.  
133910 O.R.  
REC.  
4/12/1990



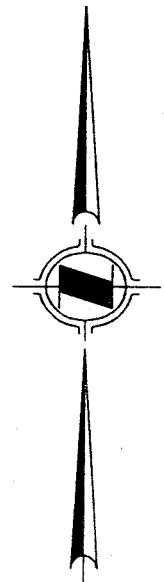
POR. LOT 21  
MB 8/3  
APN: 239-270-001

0641-003J  
2,084 SQ.FT.  
0.048 AC.

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



**DETAIL "A"**  
NO SCALE



SCALE: 1" = 100'

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

COUNTY W.O.: C1-0641

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



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

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

# EXHIBIT "B"

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

SLOPE MAINTENANCE & DRAINAGE EASEMENT

DATA TABLE

DATA TABLE

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

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
④⑧	S30°34'02"W		23.40'	
④⑨	S79°24'36"W		41.46'	
⑤⑩	S74°49'19"W		58.68'	
⑤⑪	S65°55'14"W		51.09'	
⑤⑫	S54°03'29"W		39.60'	
⑤⑬	S33°38'36"E		81.37'	
⑤⑭	37°33'13"	967.00'	633.80'	328.76'
⑤⑮	N33°16'17"W (R)			
⑤⑯	18°13'24"	967.00'	307.56'	155.09'
⑥⑰	N74°57'07"E		41.21'	
⑥⑱	S66°04'47"W		113.69'	
⑥⑲	S53°07'59"W		26.71'	
⑥⑳	S68°33'02"W		12.34'	
⑥㉑	S04°13'34"E		30.94'	
⑥㉒	S17°13'54"W		20.03'	
⑥㉓	S71°55'37"W		35.98'	
⑥㉔	N34°27'03"W		11.18'	
⑥㉕	N57°58'42"W		19.37'	
⑦⑰	S74°07'20"W		56.19'	
⑦⑱	S79°39'08"W		68.93'	
⑦㉑	N74°57'07"E		192.37'	
⑧⑰	N59°56'26"E		78.73'	
⑧⑱	N59°56'26"E		417.24'	
⑧㉑	N59°56'26"E		217.49'	
⑧㉒	S53°51'42"W		82.78'	
⑧㉓	S19°11'57"W		30.62'	
⑧㉔	S63°40'06"W		47.67'	
⑧㉕	N82°13'54"W		14.03'	
⑧㉖	S59°56'26"W		17.52'	
⑧㉗	N30°03'34"W		9.16'	
⑧㉘	S72°21'54"W		36.66'	

COUNTY W.O.: C1-0641

OWNER  
Tang Chao Tung  
& Hsueh Lee



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

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

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

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

PREPARED BY  
RNB

CHECKED BY  
PRH, JR

SHEET 6 OF 10

DATE: Oct 28, 2013

W.O. 3053-9

APN  
239-270-001



# EXHIBIT "B"

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

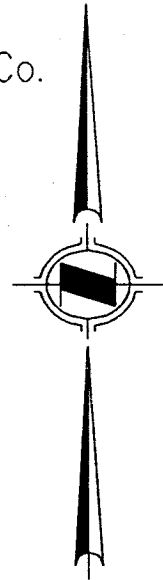
SEE SHEET 8 FOR CONTINUATION

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

APN: 239-270-002

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

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



SCALE: 1" = 100'

APN: 239-270-004

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

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

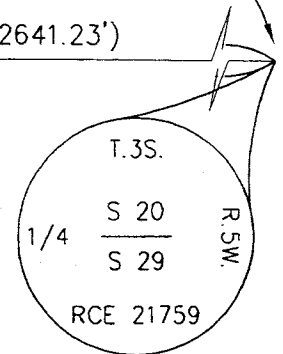
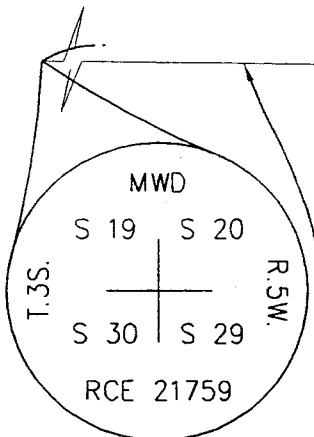
CITY OF RIVERSIDE  
 $N89^{\circ}23'48''W$  2641.25' ( $N89^{\circ}23'31''W$  2641.23')

COUNTY OF RIVERSIDE  
APN: 296-060-004

LOT 1  
MB 9/13

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

P.O.C.



COUNTY W.O.: C1-0641

OWNER:  
Tang Chao Tung  
& Hsueh Lee



**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

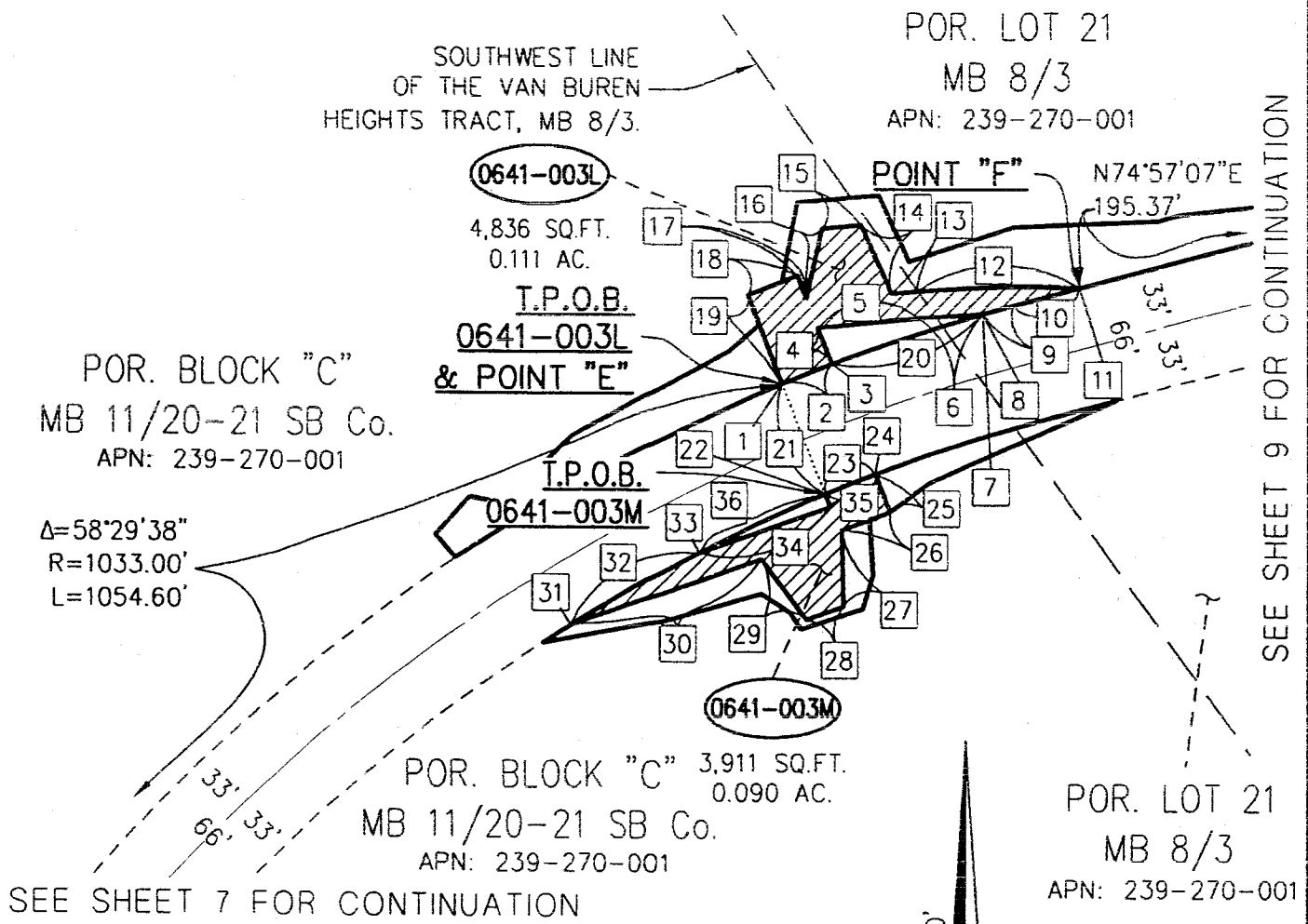
PREPARED BY RNB	CHECKED BY PRH, JR	SHEET 7 OF 10
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DATE: Oct 29, 2013	W.O. 3053-9
--------------------	-------------

APN:  
239-270-001

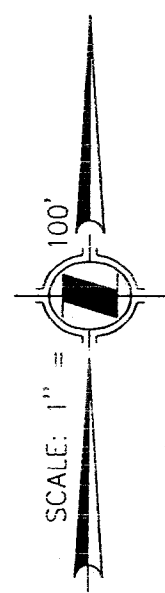
# EXHIBIT "B"

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



SEE SHEET 9 FOR CONTINUATION

SEE SHEET 7 FOR CONTINUATION



INDICATES "NOT A PART"

NOTE: SEE SHEET 10 FOR DATA TABLE.

COUNTY W.O.: C1-0641

OWNER:  
Fang Chao Tung  
& Hsueh Lee

APN:  
239-270-001



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

POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH. JR.	SHEET 8 OF 10
DATE: Oct 29, 2013		W.O. 3053-9

# EXHIBIT "B"

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

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

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

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

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

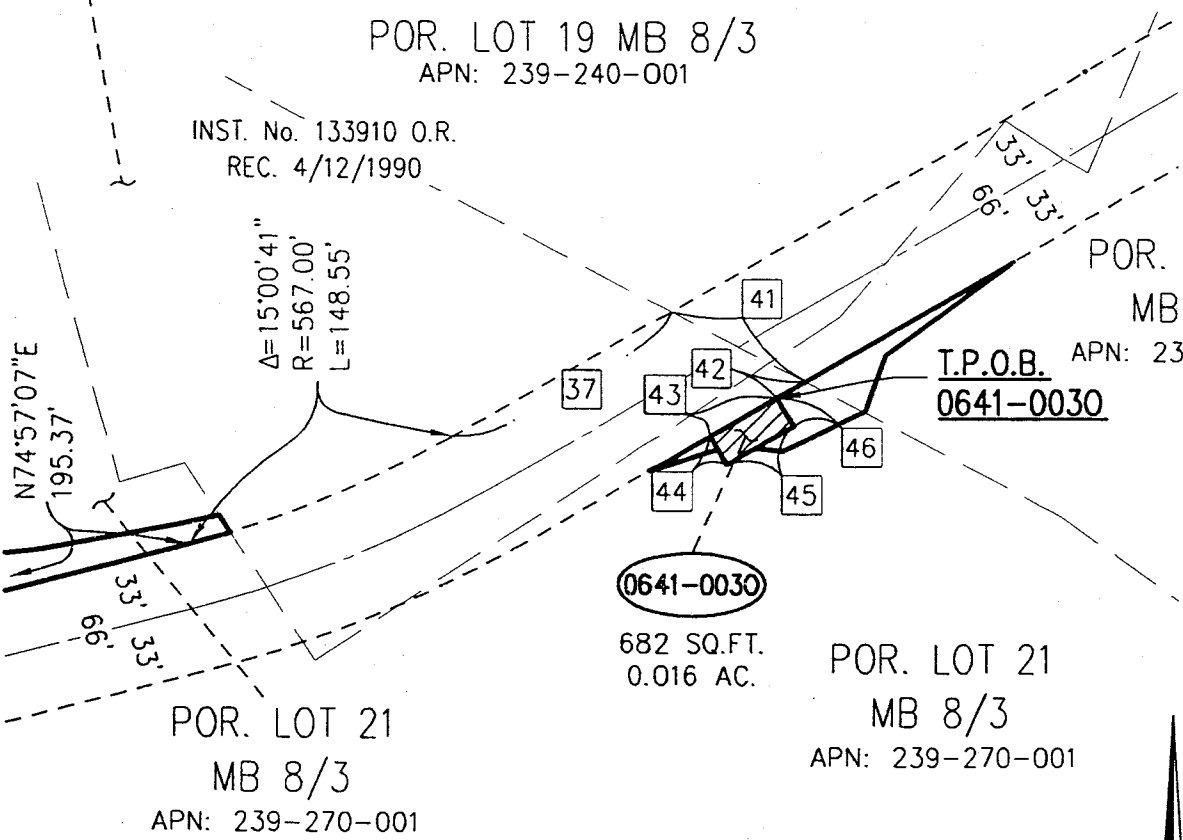
**T.P.O.B.**  
**0641-0030**

**0641-0030**

682 SQ.FT.  
0.016 AC.

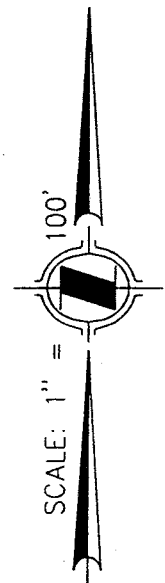
POR. LOT 21  
MB 8/3  
APN: 239-270-001

SEE SHEET 8 FOR CONTINUATION



INDICATES "NOT A PART"

NOTE: SEE SHEET 10 FOR DATA TABLE.



COUNTY W.O.: C1-0641

OWNER:  
Tang Chao Tung  
& Hsueh Lee

APN:  
239-270-001

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

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

# EXHIBIT "B"

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

DATA TABLE

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

DATA TABLE

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

COUNTY W.O.: C1-0641

OWNER  
Tang Chao Tung  
& Hsueh Lee



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

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

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

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

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 10 OF 10

DATE: Oct 28, 2013

W.O. 3053-9

APN  
239-270-001

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

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

**PARCEL 0641-003L:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**PARCEL 0641-003M:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**PARCEL 0641-0030:**

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

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

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

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

Thence along said northeasterly line South 62°20'58" East 78.07 feet to a point on a line

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

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

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

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

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

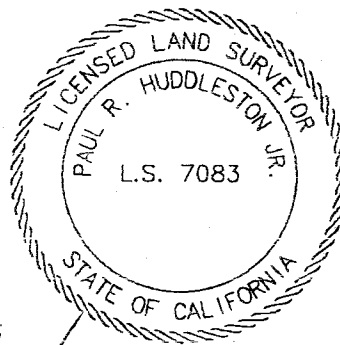
Thence North 59°56'26" East 40.00 feet;

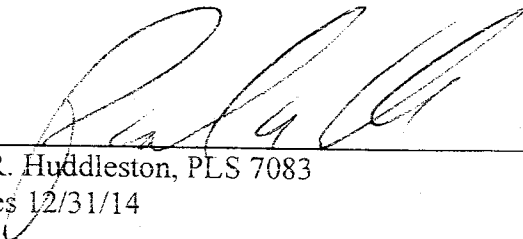
Thence North 30°03'34" West 17.05 feet to the **TRUE POINT OF BEGINNING**.

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

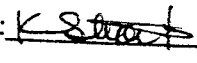
As more particularly shown on Exhibit "B" attached hereto and by this reference made a part hereof.

Prepared under the supervision of:

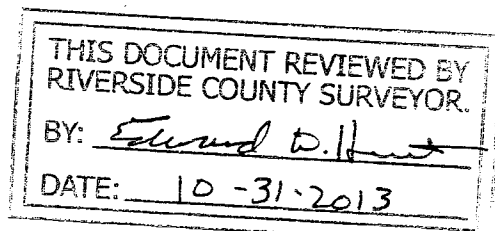


  
Paul R. Huddleston, PLS 7083  
Expires 12/31/14  
Date 10/29/13

DESCRIPTION APPROVAL:

BY:   
11/01/2013  
DATE

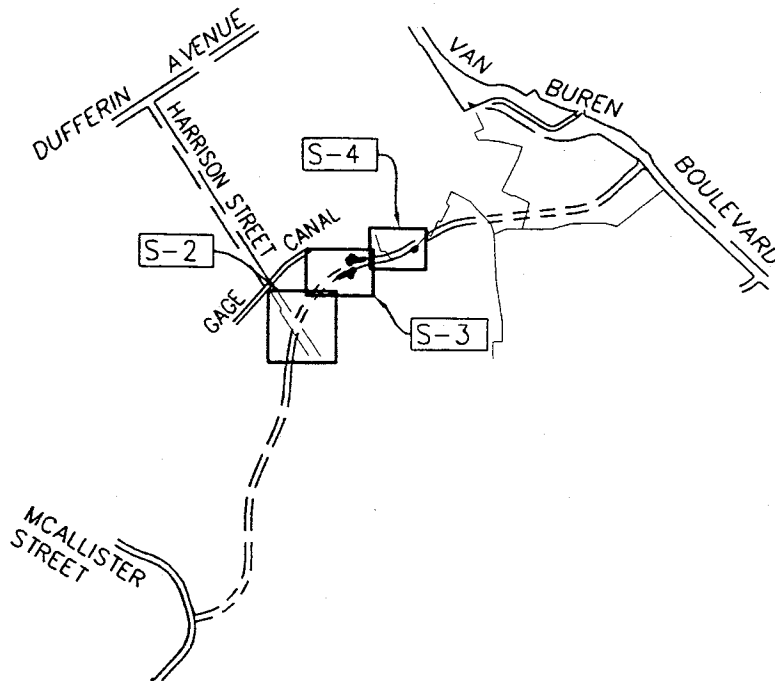
FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR





# EXHIBIT "B"

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



## VICINITY / INDEX MAP

### LEGEND:

- S-# INDICATES SHEET No. AS NOTED.
- ( ) INDICATES RECORD PER RS 72/85-90.
- 0641-001A INDICATES PARCEL No.
- # INDICATES LINE OR CURVE DATA NUMBER (SEE SHEETS 5 & 6 FOR LINE AND CURVE TABLE DATA).

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

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

COUNTY W.O.: C1-0641

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

H  
&  
A

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

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

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 1 OF 5
DATE: Oct 28, 2013		W.O. 3053-9

# EXHIBIT "B"

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

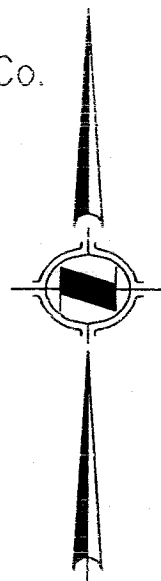
SEE SHEET 3 FOR CONTINUATION

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

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

APN: 239-270-002

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



SCALE: 1" = 100'

APN: 239-270-004

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

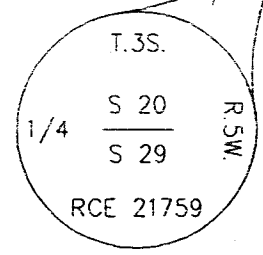
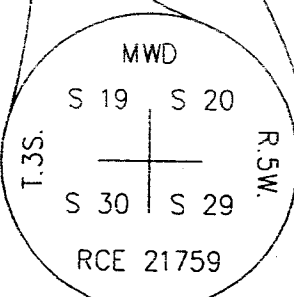
INST. No. 2011-0187094  
O.R. REC. 04/28/2011

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

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 Tung  
& Hsueh Lee



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

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

PREPARED BY: RNB	CHECKED BY: PRH, JR.	SHEET 2 OF 5
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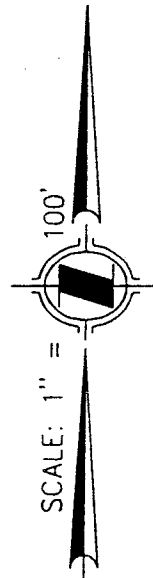
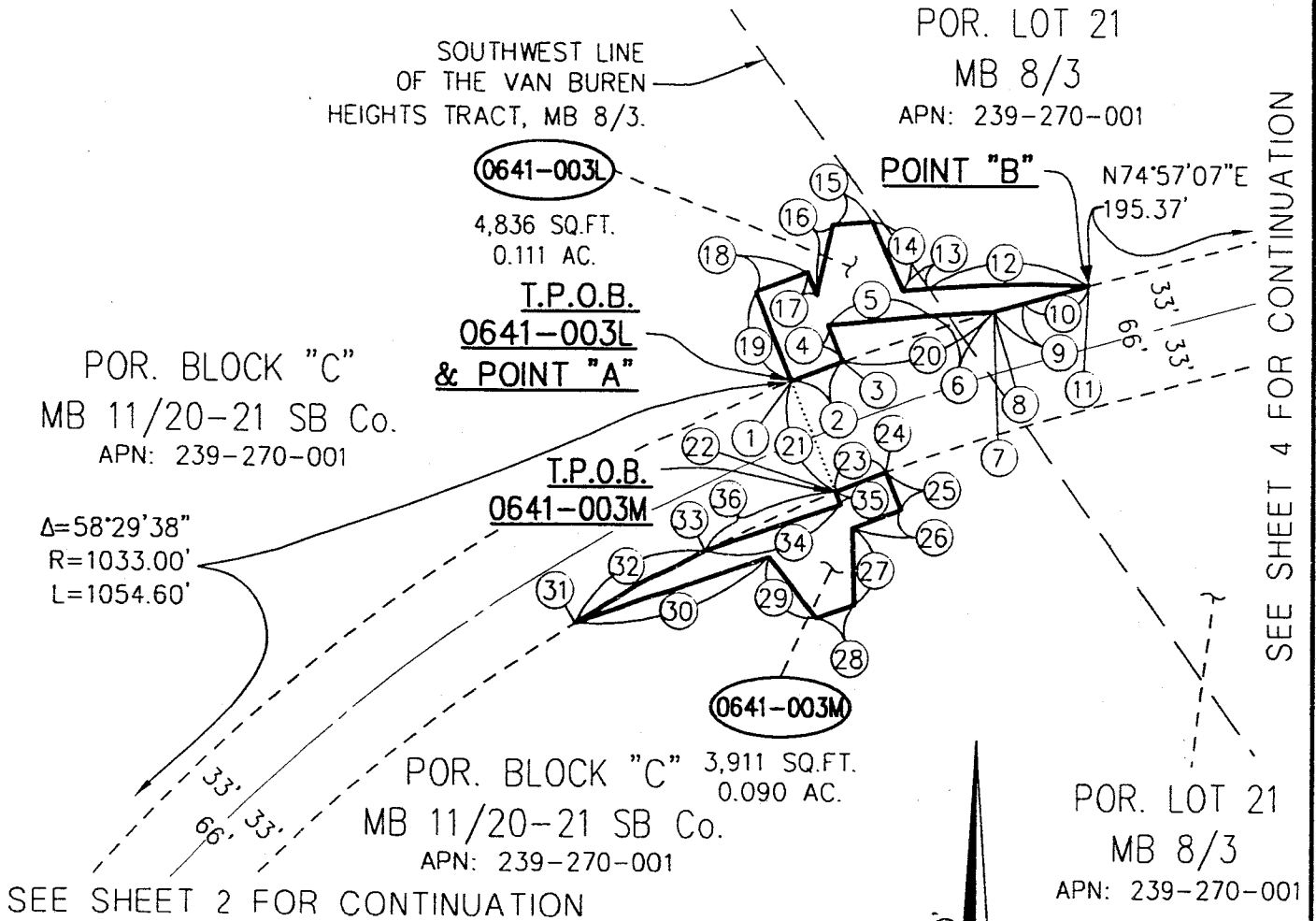
DATE: Oct 29, 2013

W.O. 3053-9

APN  
239-270-001

# EXHIBIT "B"

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



NOTE: SEE SHEETS 5 & 6 FOR DATA TABLE.

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao Tung  
& Hsueh Lee

APN:  
239-270-001



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

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

# EXHIBIT "B"

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

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

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

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

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

T.P.O.B.  
0641-0030

**0641-0030**

682 SQ.FT.  
0.016 AC.

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

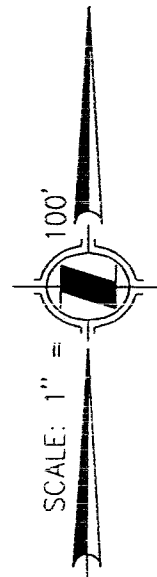
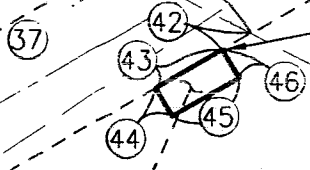
POR. LOT 21  
MB 8/3  
APN: 239-270-001

SEE SHEET 3 FOR CONTINUATION

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

N74°57'07"E  
195.37'

66'  
33'  
33'



NOTE: SEE SHEETS 5 & 6 FOR DATA TABLE.

COUNTY W.O.: C1-0641

OWNER  
Tang Chao Tung  
& Hsueh Lee



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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 4 OF 5

APN  
239-270-001

DATE: Oct 29, 2013

W.O. 3053-9