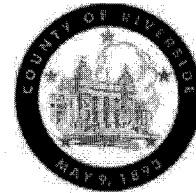


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
3.15
(ID # 6040)

MEETING DATE:

Tuesday, February 6, 2018

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA) AND TRANSPORTATION LAND
MANAGEMENT AGENCY - TRANSPORTATION DEPARTMENT :

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA)/TRANSPORTATION AND LAND
MANAGEMENT AGENCY - TRANSPORTATION DEPARTMENT: Adopt
Resolution No. 2018-002, Authorization to Convey Permanent Easement Interests
in Real Property (Portion of Assessor's Parcel Numbers: 239-240-001, 239-240-
004, and 239-270-001) to the City of Riverside, located in the City of Riverside,
County of Riverside, State of California, by Quitclaim Deeds, California
Environmental Quality Act Nothing Further is Required, District 1; [\$0] (Clerk to File
Notice of Determination) (Requires 4/5ths Vote)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that nothing further is required for the conveyance and release of the permanent easements interests because all potential effects have been adequately analyzed in an earlier certified Environmental Impact Report No. 433 (SCH#2001061096) and EA42510/Addendum No. 1 to EIR No. 433, both approved by the Board on December 21, 2004 and September 24, 2013, respectively;
2. Adopt Resolution No. 2018-002, Authorization to Convey Permanent Easement Interests in Real Property (portion of Assessor's Parcel Numbers 239-240-001, 239-240-004, and 239-270-001) to the City of Riverside located within the City of Riverside, County of Riverside, State of California by Quitclaim Deeds;

ACTION: 4/5 Vote Required, Policy

Robert Field, Assistant County Executive Officer/EDA

1/4/2018

Patricia Romo, Director of Transportation

1/25/2018

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: February 6, 2018
xc: EDA, Transp., Recorder

Kecia Harper-Ihem
Clerk of the Board
By
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

3. Authorize the Chairman of the Board of Supervisors to execute the Quitclaim Deed for Parcel Nos. 0641-003A, 0641-003B, 0641-003D, 0641-003F, 0641-003H, 0641-003J, 0641-003L, 0641-003M, and 0641-003O, located within a portion of Assessor's Parcel Number 239-270-001 in favor of the City of Riverside to complete this conveyance;
4. Authorize the Chairman of the Board of Supervisors to execute the Quitclaim Deed for Parcel Nos. 0641-004A, 0641-004B, 0641-004C, 0641-004F, 0641-004G, 0641-004H, 0641-004I, 0641-004J and 0641-004K located within a portion of Assessor's Parcel Number 239-240-001 in favor of the City of Riverside to complete this conveyance;
5. Authorize the Chairman of the Board of Supervisors to execute the Quitclaim Deed for Parcel Nos. 0641-005A, 0641-005B, 0641-005C, 0641-005E, 0641-005I, and 0641-005J, located within a portion of Assessor's Parcel Number 239-240-004 in favor of the City of Riverside to complete this conveyance;
6. Authorize the Assistant County Executive Officer/EDA or his designee to execute any other documents and administer all actions necessary to complete this transaction; and
7. Direct the Clerk of the Board to file the Notice of Determination with the County Clerk within five days of the approval of the conveyance and release of the permanent easement interest in real property.

AL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$0	\$0	\$0	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS: Developer funded 100%			Budget Adjustment:	No
			For Fiscal Year:	2017/18

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Citrus Heights Parkway (formerly known as Street A Project) is constructed as a two-lane collector road connecting McAllister Parkway to Van Buren Boulevard, of which 40 percent is located within the jurisdiction of the County of Riverside (County) and 60 percent is located within the jurisdiction of the City of Riverside (City).

On December 18, 2007, the Board of Supervisors (Board) approved Item 3-58, which consented to and authorized the City to act as lead agency on behalf of the County for purposes of land acquisition and eminent domain necessary for Street A, since most of the property to be acquired was within the city limits. On March 27, 2012, the Board approved Item 3-38, an agreement between the County and City which revoked the County's consent to authorize the City to act as lead agency and designated the County as lead agency for purposes of land acquisition services and any eminent domain necessary for the project. On November 25, 2014, the Board approved

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

Resolution No. 2014-136, Resolution Agreeing to Hear Future Resolutions of Necessity for the Street A Improvement Project. On the same date, the Board approved Resolution No. 2014-137, Notice of Intention to Adopt a Resolution of Necessity for the Street A Improvement Project. On January 13, 2015, the Board approved Resolution No. 2015-002, Authorizing a Resolution of Necessity for the Street A Improvement Project.

Since 2015, the County has settled with the following property owners and recorded Final Orders of Condemnation. The information for each property is listed below:

Parcel Nos.	Property Interests Acquired	Owner	Final Order of Condemnation
0641-003A 0641-003B 0641-003D 0641-003F 0641-003H 0641-003J 0641-003L 0641-003M 0641-003O	Road & Utility Easement Road & Utility Easement Slope & Drainage Easement Slope & Drainage Easement Slope & Drainage Easement Slope & Drainage Easement Storm Drain Easement Storm Drain Easement Storm Drain Easement	Chris Hong Ming Wen, Trustee of the Wen Revocable Family Trust	August 16, 2017 Document No. 2017-0338786
0641-004A 0641-004B 0641-004C 0641-004F 0641-004G 0641-004H 0641-004I 0641-004J 0641-004K	Road & Utility Easement Road & Utility Easement Slope & Drainage Easement Slope & Drainage Easement Slope & Drainage Easement Slope & Drainage Easement Storm Drain Easement Storm Drain Easement Storm Drain Easement	David Pai-Hsien Lin and Helen Mei-Hsien Lin	April 25, 2017 Document No. 2017-0164983
0641-005A 0641-005B 0641-005C 0641-005E 0641-005I 0641-005J	Road & Utility Easement Slope & Drainage Easement Slope & Drainage Easement Slope & Drainage Easement Storm Drain Easement Storm Drain Easement	Chao Tung Tang, Hsueh-Mei Lee Tang, Chin Hsien Tang, Kuei Chun Chen Tang	February 10, 2016 Document No. 2016- 0055942

The parcels listed above are located within the City of Riverside and shown on the Vicinity Map. The construction of Citrus Heights Parkway is completed and, therefore, the County must now release and remit any interest the County may have in the properties listed above by Quitclaim Deed to the City of Riverside. The temporary construction easements used to construct the project have all expired and do not need to be included in the Quitclaim Deed.

On December 12, 2017, Item No. 3.18, the Board of Supervisors adopted 2017-221, Notice of Intention to Convey Permanent Easement Interests in Real Property (Portion of Assessor's Parcel Numbers: 239-240-001, 239-240-004, and 239-270-001) to the City of Riverside, located in the City of Riverside, County of Riverside, State of California by Quitclaim Deed, and notice was published by the Clerk of the Board pursuant to Section 6061 of the Government Code.

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

Pursuant to Government Code Section 25365, the County of Riverside, by 4/5 vote may transfer interests in real property, or any interest therein, belonging to the County to other persons, upon the terms and conditions as are agreed upon and without complying with any other provisions of the Government Code, if the property or interest therein to be conveyed is not required for county use.

Resolution No. 2018-002 has been reviewed and approved by County Counsel as to legal form.

Impact on Citizens and Businesses

N/A

SUPPLEMENTAL:

Additional Fiscal Information

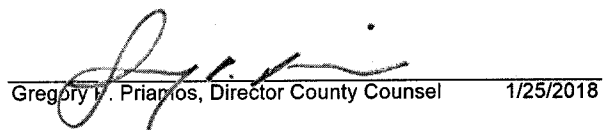
There is no additional net County cost associated with this project and no budget adjustment is required.

Attachments:

- Vicinity Map
- Resolution No. 2018-002
- Notice of Determination
- Quitclaim Deed for Parcel Nos. 0641-003A, 0641-003B, 0641-003D, 0641-003F, 0641-003H, 0641-003J, 0641-003L, 0641-003M and 0641-003O including a copy of Final Order of Condemnation recorded 8-16-17 (2017-0338786)
- Quitclaim Deed for Parcel Nos. 0641-004A, 0641-004B, 0641-004C, 0641-004F, 0641-004G, 0641-004H, 0641-004I, 0641-004J, and 0641-004K including a copy of Final Order of Condemnation recorded April 25, 2017 (2017-0164983)
- Quitclaim Deed for Parcel Nos. 0641-005A, 0641-005B, 0641-005C, 0641-005E, 0641-005I, and 0641-005J, including a copy of Final Order of Condemnation recorded February 10, 2016 (2016-0055942)

RF:PR:HM:VC:VY:SV:ra 394TR 19.289 13707
Transportation Work Order No. C1-0641
Minute Traq 6040


Nehini Llacina, Principal Management Analyst 1/29/2018


Gregory V. Priamos, Director County Counsel 1/25/2018

1 Board of Supervisors

County of Riverside

2 Resolution No. 2018-002

3 Authorization to Convey Permanent Easement Interests in Real Property (Portion of
4 Assessor's Parcel Numbers 239-240-001, 239-240-004, and 239-270-001) to the City
5 of Riverside, located in the City of Riverside, County of Riverside,
6 by Quitclaim Deeds
7

8 WHEREAS, the County of Riverside (County) acquired each one of the property
9 interests below in Table 1 to facilitate and accomplish the construction for the Citrus
10 Heights Parkway (formerly known as Street A) Project which connects Van Buren
11 Boulevard on the east and McAllister Street on the west, of which 40 percent is located
12 within the jurisdiction of the County of Riverside (County) and 60 percent is located
13 within the jurisdiction of the City of Riverside (City):
14

15 Table 1

16 Parcel Nos.	17 Property Interests	18 Recorded Final Order 19 of Condemnation
20 0641-003A	21 Road and Utility Easement	22 August 16, 2017
23 0641-003B	24 Road and Utility Easement	25 2017-0338786
26 0641-003D	27 Slope and Drainage Easement	
28 0641-003F	Slope and Drainage Easement	
0641-003H	Slope and Drainage Easement	
0641-003J	Slope and Drainage Easement	
0641-003L	Storm Drain Easement	
0641-003M	Storm Drain Easement	
0641-003O	Storm Drain Easement	
0641-004A	Road and Utility Easement	April 25, 2017
0641-004B	Road and Utility Easement	2017-0164983

FORM APPROVED COUNTY COUNSEL
BY: *[Signature]* 12-27-17
DATE: 12-27-17
BY: SYLVIA M. GUNZEL

1	0641-004C	Slope and Drainage Easement	
2	0641-004F	Slope and Drainage Easement	
3	0641-004G	Slope and Drainage Easement	
4	0641-004H	Slope and Drainage Easement	
5	0641-004I	Storm Drain Easement	
6	0641-004J	Storm Drain Easement	
7	0641-004K	Storm Drain Easement	
8	0641-005A	Road and Utility Easement	February 10, 2016
9	0641-005B	Slope and Drainage Easement	2016-0055942
10	0641-005C	Slope and Drainage Easement	
11	0641-005E	Slope and Drainage Easement	
12	0641-005I	Storm Drain Easement	
13	0641-005J	Storm Drain Easement	

14
15 WHEREAS, the parcels listed above are located within the City of Riverside
16 jurisdiction. The construction of Project is completed, and, therefore, the County must
17 now release and remit any interest the County may have in the properties listed above
18 by Quitclaim Deed to the City of Riverside;

19 WHEREAS, Parcels 0641-003C, 0641-003E, 0641-003G, 0641-003I, 0641-003K,
20 0641-003P, and 0641-003Q, 0641-004D, 0641-004E, 0641-005D, 0641-005F and
21 0641-005G temporarily needed for the construction of the Project have all expired and
22 the temporary property interests are excluded from the Quitclaim Deed to the City of
23 Riverside;

24 WHEREAS, it is recommended that the Board find that nothing further is required
25 for the conveyance and release of the permanent easements because all potential
26 effects have been adequately analyzed in an earlier certified Environmental Report No.
27 433 (SCH#2001061096) and EA2510/Addendum No. 1 to EIR No. 433, both approved
28 by the Board on December 21, 2004 and September 24, 2013, respectively;

1 NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by
2 the Board of Supervisors of the County of Riverside, California, not less than four-fifths
3 of all members concurring, in regular session assembled on or after January 23, 2018,
4 that this Board, based upon a review of the evidence and information presented on this
5 matter, as it relates to the conveyance has determined that nothing further is required
6 as it relates to the conveyance of the permanent easement interests of real property to
7 the City of Riverside because it can be seen with certainty that there is no possibility
8 that the activity in question will have a significant effect on the environment because it
9 merely involves the conveyance of title to real property and no construction activities of
10 development is to occur and the Project is now complete and authorizes the
11 conveyance of the property interests listed in Table 1 to the City of Riverside, a
12 California charter city and municipal corporation;

13 BE IT FURTHER RESOLVED AND DETERMINED that the Chairman of the
14 Board of Supervisors of the County of Riverside is authorized to execute the Quitclaim
15 Deed for Parcel Nos. 0641-003A, 0641-003B, 0641-003D, 0641-003F, 0641-003H,
16 0641-003J, 0641-003L, 0641-003M and 0641-003O, located within a portion of
17 Assessor's Parcel Number 239-270-001 on behalf of the County to complete the
18 conveyance of the property interests and transaction to the City of Riverside;

19 BE IT FURTHER RESOLVED AND DETERMINED that the Chairman of the
20 Board of Supervisors of the County of Riverside is authorized to execute the Quitclaim
21 Deed for Parcel Nos. 0641-004A, 0641-004B, 0641-004C, 0641-004F, 0641-004G,
22 0641-004H, 0641-004I, 0641-004J, and 0641-004K, located within a portion of
23 Assessor's Parcel Number 239-240-001 on behalf of the County to complete the
24 conveyance of the property interests and transaction to the City of Riverside;

25 BE IT FURTHER RESOLVED AND DETERMINED that the Chairman of the
26 Board of Supervisors of the County of Riverside is authorized to execute the Quitclaim
27 Deed for Parcel Nos. 0641-005A, 0641-005B, 0641-005C, 0641-005E, 0641-005I, and
28 0641-005J, located within a portion of Assessor's Parcel Number 239-240-004 on

1 behalf of the County to complete the conveyance of the property interests and
2 transaction to the City of Riverside;


3 BE IT FURTHER RESOLVED AND DETERMINED that the Assistant County
4 Executive Officer/EDA, or his designee, is authorized to execute any other documents
5 to complete this transaction;

6 BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of
7 Supervisors to file the Notice of Determination with the County Clerk within five days of
8 the approval of the conveyance and release of the permanent easements in real
9 property.

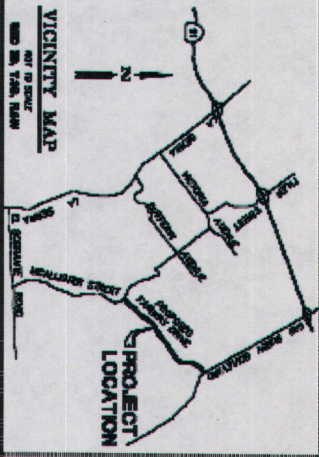
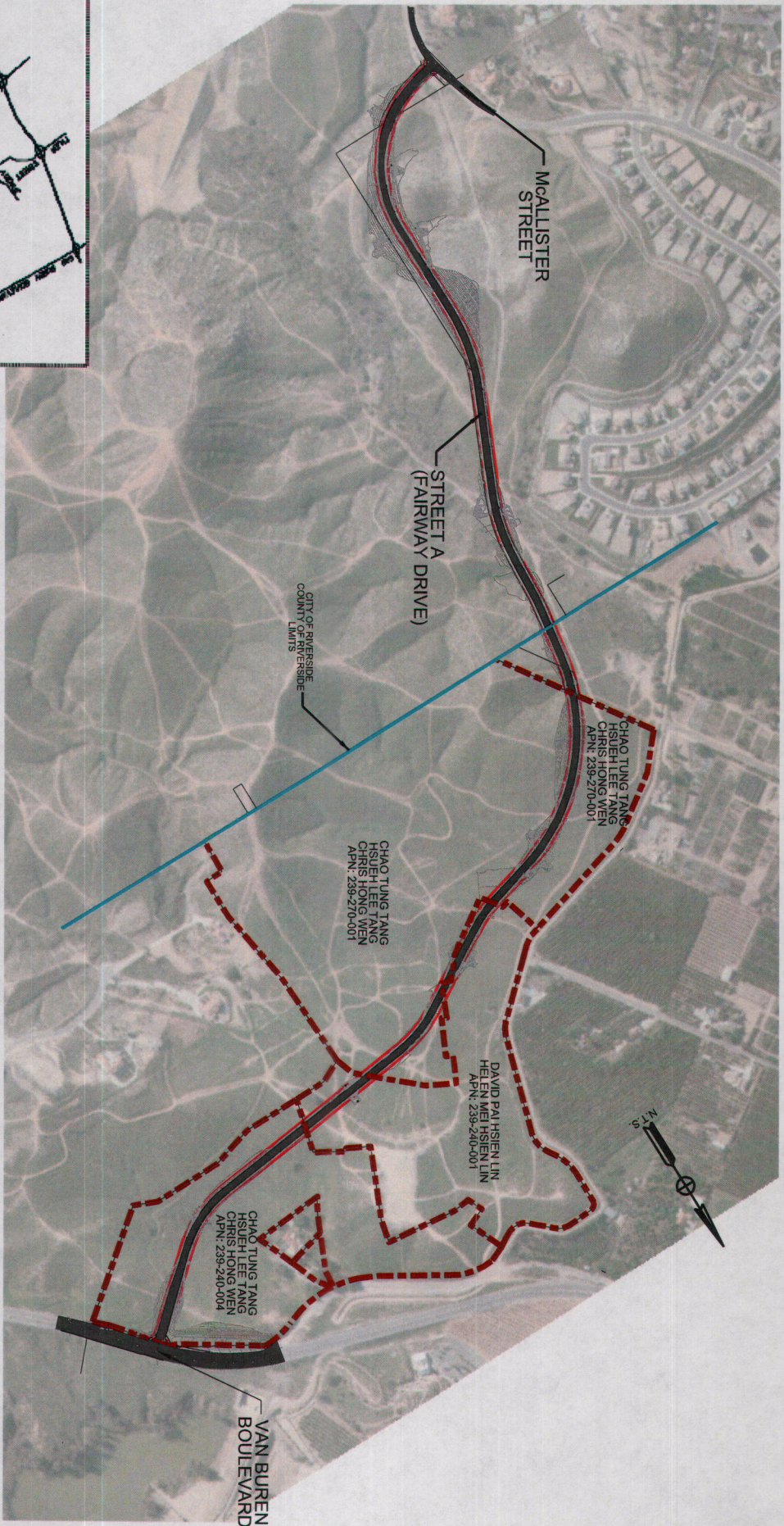
10
11
12
13 ROLL CALL:

14 Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
15 Nays: None
16 Absent: None




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

19 KECIA HARPER-HEM, Clerk of said Board
20 By  Deputy

21
22
23
24 SV:ra/121917/394TR/19.290

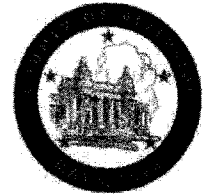


LEGEND:

	EXISTING PROPERTY LINE
	PROPOSED ROAD RIGHT OF WAY
	CITY/COUNTY LIMITS

STREET A (FAIRWAY DRIVE) EXHIBIT

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



ITEM
3.18
(ID # 5702)

MEETING DATE:

Tuesday, December 12, 2017

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA) AND TRANSPORTATION LAND
MANAGEMENT AGENCY-TRANSPORTATION DEPARTMENT :

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA AND TRANSPORTATION LAND
MANAGEMENT AGENCY-TRANSPORTATION DEPARTMENT Resolution No.
2017-221, Notice of Intention to Convey Permanent Easement Interests in Real
Property (Portion of Assessor's Parcel Numbers: 239-240-001, 239-240-004, and
239-270-001) to the City of Riverside, located in the City of Riverside, County of
Riverside, State of California, by Quitclaim Deeds, District 1; [\$0] (Clerk to Give
Notice Pursuant to Government Code Section 6061 Requires 4/5 Vote) (Set for
Meeting on or after January 23, 2018)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2017-221, Notice of Intention to Convey Permanent Easement Interests in Real Property (Portion of Assessor's Parcel Numbers: 239-240-001, 239-240-004, and 239-270-001) to the City of Riverside, located in the City of Riverside, County of Riverside, State of California by Quitclaim Deeds; and
2. Direct the Clerk of the Board to give notice pursuant to Government Code Section 6061.

ACTION: 4/5 Vote Required, Policy, Clerk to Advertise, Set for Meeting

Robert Field, Assistant County Executive Officer/EDA

11/7/2017

Patricia Romo, Director of Transportation

11/21/2017

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter is approved as recommended and is set for public meeting on or after January 23, 2018 at 9:00 a.m. or as soon as possible thereafter.

Ayes: Jeffries, Tavaglione, Perez and Ashley
Nays: None
Absent: Washington
Date: December 12, 2017
xc: EDA, Transp., COB

Kecia Harper-Ihem
Clerk of the Board

By:
Deputy

~~3-18~~ Feb 6, 3.15

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment:	No
			For Fiscal Year:	2017/18

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Citrus Heights Parkway (formerly known as Street A Project) is a two-lane collector road connecting McAllister Parkway to Van Buren Boulevard that was opened to traffic in April 2017. This new road spans the jurisdictional boundaries of both the City of Riverside (City) and the County of Riverside (County).

On March 27, 2012, the Board approved Item 3-38, an agreement between the County and City which designated the County as lead agency for purposes of land acquisition services for the project.

The County acquired each one of the property interests shown in the table below to facilitate the construction of Citrus Heights Parkway, within the City jurisdiction. Since the construction of Citrus Heights Parkway is substantially completed, the County must now release and remit any interest the County may have in the properties listed below by Quitclaim Deed to the City. The temporary construction easements used to construct the project have all expired and do not need to be included in the Quitclaim Deed.

Parcel Nos.	Property Interests Acquired	Final Order of Condemnation
0641-003A 0641-003B 0641-003D 0641-003F 0641-003H 0641-003J 0641-003L 0641-003M 0641-003O	Road & Utility Easement Road & Utility Easement Slope & Drainage Easement Slope & Drainage Easement Slope & Drainage Easement Slope & Drainage Easement Storm Drain Easement Storm Drain Easement Storm Drain Easement	August 16, 2017 Document No. 2017-0338786
0641-004A 0641-004B 0641-004C 0641-004F 0641-004G	Road & Utility Easement Road & Utility Easement Slope & Drainage Easement Slope & Drainage Easement Slope & Drainage Easement	April 25, 2017 Document No. 2017-0164983

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

0641-004H	Slope & Drainage Easement	
0641-004I	Storm Drain Easement Storm	
0641-004J	Drain Easement Storm Drain	
0641-004K	Easement	
0641-005A	Road & Utility Easement	February 10, 2016 Document No. 2016- 0055942
0641-005B	Slope & Drainage Easement	
0641-005C	Slope & Drainage Easement	
0641-005E	Slope & Drainage Easement	
0641-005I	Storm Drain Easement Storm	
0641-005J	Drain Easement	

Resolution No. 2017-221 has been reviewed and approved by County Counsel as to legal form.

Impact on Citizens and Businesses

The completion of Citrus Heights Parkway has provided the community with improved access to the community of Citrus Heights and surrounding communities.

SUPPLEMENTAL:

Additional Fiscal Information

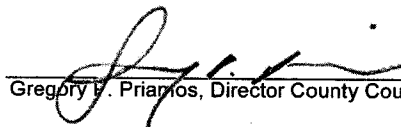
There is no additional net County cost associated with this project and no budget adjustment is required.

Attachments:

- Vicinity Map
- Resolution No. 2017-221

RF:PR:HM:VC:VY:SV:jb 394TR 19.287 13705
Transportation Work Order No. C1-0641
Minute Traq 5702


Romini Basma, Principal Management Analyst 12/6/2017


Gregory V. Priamos, Director County Counsel 11/14/2017



OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

January 9, 2018

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

FAX: (951) 368-9018
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC MEETING: RESOLUTION NO. 2017-221 NOTICE OF INTENTION TO CONVEY PERMANENT EASEMENT INTERESTS IN REAL PROPERTY

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Friday: January 12, 2018.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

2/6/18
MT 4040
3.18 of 12/12/17

Gil, Cecilia

From: Legals <legals@pe.com>
Sent: Monday, January 8, 2018 4:16 PM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: Res. 2017-221

Absolutely.

Received for publication on 1/12. Proof with cost to follow.

Nick Eller

Legal Advertising Phone: **951-368-9222** / Fax: 951-368-9018 / E-mail: legals@pe.com
****Employees of The Press-Enterprise are not able to give legal advice of any kind****
Standard Deadlines are 10:30am, 3 business days prior to the day you would like to publish

The Press-Enterprise PE.com / La Prensa

On Mon, Jan 8, 2018 at 3:57 PM, Gil, Cecilia <CCGIL@rivco.org> wrote:

Good afternoon!

Since this is ready, might as well send it to you...Notice of Public meeting, for publication on Friday, Jan. 12, 2018. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

Riverside, CA 92501

(951) 955-8464 Mail Stop# 1010

**NOTICE OF PUBLIC MEETING BEFORE THE BOARD OF SUPERVISORS OF
THE COUNTY OF RIVERSIDE**

Resolution No. 2017-221

Notice of Intention to Convey Permanent Easement Interests in Real Property (Portion of Assessor's Parcel Numbers 239-240-001, 239-240-004, and 239-270-001) to the City of Riverside, located in the City of Riverside, County of Riverside, by Quitclaim Deeds

WHEREAS, the County of Riverside (County) acquired each one of the property interests below in Table 1 to facilitate and accomplish the construction for the Citrus Heights Parkway (formerly known as Street A) Project which connects Van Buren Boulevard on the east and McAllister Street on the west, of which 40 percent is located within the jurisdiction of the County of Riverside (County) and 60 percent is located within the jurisdiction of the City of Riverside (City):

Table 1		
Parcel Nos.	Property Interests	Recorded Final Order of Condemnation
0641-003A 0641-003B 0641-003D 0641-003F 0641-003H 0641-003J 0641-003L 0641-003M 0641-003O	Road and Utility Easement Road and Utility Easement Slope and Drainage Easement Slope and Drainage Easement Slope and Drainage Easement Slope and Drainage Easement Storm Drain Easement Storm Drain Easement Storm Drain Easement	August 16, 2017 2017-0338786
0641-004A 0641-004B 0641-004C 0641-004F 0641-004G 0641-004H 0641-004I 0641-004J 0641-004K	Road and Utility Easement Road and Utility Easement Slope and Drainage Easement Slope and Drainage Easement Slope and Drainage Easement Slope and Drainage Easement Storm Drain Easement Storm Drain Easement Storm Drain Easement	April 25, 2017 2017-0164983
0641-005A 0641-005B 0641-005C 0641-005E 0641-005I 0641-005J	Road and Utility Easement Slope and Drainage Easement Slope and Drainage Easement Slope and Drainage Easement Storm Drain Easement Storm Drain Easement	February 10, 2016 2016-0055942

WHEREAS, the parcels listed above are located within the City of Riverside jurisdiction. The construction of Project is completed, and, therefore, the County must now release and remit any interest the County may have in the properties listed above by Quitclaim Deed to the City of Riverside;

WHEREAS, Parcels 0641-003C, 0641-003E, 0641-003G, 0641-003I, 0641-003K, 0641-003P, and 0641-003Q, 0641-004D, 0641-004E, 0641-005D, 0641-005F and 0641-005G temporarily needed for the construction of the Project have all expired and the temporary property interests are excluded from the Quitclaim Deed to the City of Riverside;

Now therefore, BE IT RESOLVED, DETERMINED AND ORDERED and NOTICE IS HEREBY GIVEN by the Board of Supervisors of the County of Riverside, California in regular session assembled on December 12, 2017, intends to convey Permanent Easement Interests in Real Property listed in Table 1 above to the City of Riverside, a California charter city and municipal corporation, on or after January 23, 2018. The County will execute Quitclaim Deeds in order to release and remit all right, title, and interest in and to the real property in the City of Riverside to the City of Riverside. The Board of Supervisors will meet to conclude the proposed transaction on January 23, 2018, at 9:00 AM or thereafter at the meeting room of the Board of Supervisors located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California.

BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of Supervisors is directed to give notice hereof as provided in Section 6061 of the Government Code.

ROLL CALL:

Ayes: Jeffries, Tavaglione, Perez and Ashley
Nays: None
Absent: Washington

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on December 12, 2017.

KECIA HARPER-IHEM, Clerk of said Board

By: Cecilia Gil, Board Assistant

Any person affected by the above matter(s) may submit written comments to the Clerk of the Board before the public meeting or may appear and be heard in support of or opposition to the project at the time of the meeting. If you challenge the above item(s) in court, you may be limited to raising only those issues you or someone else raised at the public meeting described in this notice, or in written correspondence, to the Board of Supervisors at, or prior to, the public meeting.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, at least 72 hours prior to the meeting.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147.

Dated: January 9, 2018

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant



NOTICE OF DETERMINATION COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT



EA No. 42510

SCH# 2001061096

PROJECT NAME: Conveyance of Right-of-Way Acquired for Citrus Heights Parkway ("A" Street)

DESCRIPTION AND LOCATION: The County of Riverside (County) is conveying right-of-way acquired for Citrus Heights Parkway (the "A" Street Improvement Project) within the City limits to the City of Riverside (City). The Street "A" Project is a proposed two lane collector road connecting McAllister Parkway to Van Buren Boulevard, of which 40 percent is located within the jurisdiction of the County and 60 percent is located within the jurisdiction of the City.

The properties being conveyed are for public road and utility easements, storm drain easements, slope maintenance and drainage easements. These properties include parcel numbers 0641-003A,B,D,F,H,J,L,M,O; 0641-004A,B,C,F,G,H,I,J,K; and 0641-005A,B,C,E,I,J.

Environmental Impact Report No. 433 (EIR) and Addendum No. 1 to the EIR were completed in compliance with the State California Environmental Quality Act (CEQA) Guidelines and Riverside County CEQA Implementing Procedures. On December 21, 2004, the Board of Supervisors adopted resolution 2004-539, Certifying Environmental Impact Report (EIR) No. 433. On September 24, 2013, the Board approved Item 3.67, where it considered EA42510/Addendum No. 1 to EIR No. 433 and approved Amendment No. 1 to Specific Plan No 325/TR36390 which also analyzed the Street "A" Improvement Project (also referenced as Capital Project C1-0641). The certified EIR and Addendum No. 1 to the EIR may be examined, along with administrative record, at the Transportation Department, 4080 Lemon Street, 8th floor, Riverside, California 92501.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA.
3. The conveyance of road right of way, utility easement, storm drain easements, slope maintenance and drainage easement interests in real property ("Project") was reviewed and it was determined that nothing further is required because (a) the Project was adequately analyzed in the earlier Environmental Impact Report No. 433 (EIR)(SCH#2001061096) and the Environmental Assessment No 42510/Addendum No. 1 to the EIR (collectively hereinafter referred to as the "Documents") for Specific Plan No. 325A1 and the Street "A" Improvement Project (also referenced as Capital Project C1-0641) pursuant to the applicable legal standards; (b) all potentially significant effects of the Project have been avoided or mitigated pursuant to that earlier Documents; (c) the Project will not result in any new significant environmental effects not identified in the earlier Documents; (d) the Project will not substantially increase the severity of the environmental effects identified in the Documents; (e) no considerably different mitigation measures have been identified; and (f) no mitigation measures found infeasible have become feasible. Conveyance of the easement interests in real property is an implementing action in furtherance of the Street "A" Improvement Project and is consistent with the characteristics evaluated in the Documents.
4. Nothing further is required because all potentially significant effects have been adequately analyzed in an earlier certified Environmental Impact Report No. 433 (SCH#2001061096) and EA42510/Addendum No. 1 to EIR No. 433.

Russell Williams Title Environmental Division Mgr. Date 9/22/17
 Russell Williams

Patricia Romo Title Director of Transportation Date 9-22-17
 Patricia Romo

HEARING BODY OR OFFICER

XX Board of Supervisors

 Planning Commission

ACTION ON PROJECT

X Approval

 Disapproval

Date: February 6, 2018
2/6/18

Karen [Signature]
 Verifying: _____ Title: _____
 For County Clerk Use

Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

2/7/18 Date kb Initial

FEB 06 2018 3.15

Recorded at request of and return to:
Economic Development Agency
Real Estate Division
On behalf of the Transportation Department
3403 10th Street, Suite 400
Riverside, California 92501

FREE RECORDING
This instrument is for the benefit of
the County of Riverside, and is
entitled to be recorded without fee.
(Govt. Code 6103)

SV:jb/100417/394TR/19.280

(Space above this line reserved for Recorder's use)

PROJECT: CITRUS HEIGHTS PARKWAY
(FORMERLY KNOWN AS A STREET)
PARCEL: 0641-003A, 0641-003B
0641-003D, 0641-003F,
0641-003H, 0641-003J
0641-003L, 0641-003M
& 0641-003O

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the COUNTY OF RIVERSIDE, a political subdivision of the State of California, does hereby remise, release and forever quitclaim to the CITY OF RIVERSIDE, a California charter city and municipal corporation, all right, title, and interest in and to the real property in the City of Riverside, County of Riverside, State of California, as conveyed in the Final Order of Condemnation document recorded on August 16, 2017, as Document No. 2017-0338786, records of said County, attached hereto and made a part hereof.

Dated: FEB 06 2018


GRANTOR:
COUNTY OF RIVERSIDE, a political
subdivision of the State of California

By: 
Chairman Chuck Washington
Board of Supervisors

ATTEST:
Kecia Harper-Ihem
Clerk of the Board of Supervisors

By: 
Deputy

FEB 06 2018 3.15

FORM APPROVED COUNTY COUNSEL
BY:  10/25/17
ELENA M. BOEVA DATE

PROJECT: CITRUS HEIGHTS PARKWAY (FORMERLY KNOWN AS A STREET)
PARCEL: 0641-003A, 0641-003B, 0641-003D, 0641-003F,
0641-003H, 0641-003J, 0641-003L, 0641-003M
& 0641-003O

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA) ss
COUNTY OF _____)

On _____ before me, _____, a Notary
Public, _____ personally appeared
_____, who proved to
me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed
to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the
instrument.

I certify under PENALTY OF PERJURY under the laws of
the State of California that the foregoing paragraph is true
and correct.

WITNESS my hand and official seal:

Signature _____

Place Notary Seal Above

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

} §

On February 6, 2018, before me, Karen Barton, Board Assistant, personally appeared Chuck Washington, Chairman of the Board of Supervisors, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument; and that a copy of this paper, document or instrument has been delivered to the chairperson.

I certify under the penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Kecia Harper-Ihem
Clerk of the Board of Supervisors

By:


Deputy Clerk

(SEAL)

2017-0338786

08/16/2017 11:23 AM Fee: \$ 0.00

Page 1 of 57

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

County of Riverside

AND WHEN RECORDED MAIL TO:

Murphy & Evertz, LLP
650 Town Center Drive, Ste. 550
Costa Mesa, CA 92626
Attention: Joan Rudisil

914

Space above this line for recorder's use only

FINAL ORDER OF CONDEMNATION

Title of Document

(FEE EXEMPT PURSUANT TO GOVERNMENT CODE SECTION 27383)

TRA: _____

DTT: _____

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

JUL 24 2017

Exempt From Fees Per
Govt. Code § 6103

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE

JUL 31 2017

E. Usher *[Signature]*

FILED

AUG 04 2017

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SUPERIOR COURT OF THE STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

COUNTY OF RIVERSIDE,

Plaintiff,

v.

CHRIS HONG MING WEN, TRUSTEE OF
THE WEN REVOCABLE FAMILY TRUST
DATED DECEMBER 15, 1988; et al.,

Defendants.

Case No. RIC 1502654

Assigned for All Purposes To:
Judge: Hon. Daniel a. Ottolia
Dept: 04

**[PROPOSED] FINAL ORDER OF
CONDEMNATION**

[APN No. 239-270-001]

Complaint Filed: March 5, 2015
Trial Date: Vacated

{00113784.1 }

[PROPOSED] FINAL ORDER OF CONDEMNATION

1 Plaintiff County of Riverside ("County"), on the one hand, and defendants Chris Hong
2 Ming Wen, Trustee of the Wen Revocable Family Trust dated December 15, 1988; Mei Lung
3 Wen, Trustee of the Wen Revocable Family Trust dated December 15, 1988; Chin Hsien Tang;
4 Kuei Chun Chen Tang; Hsueh-Mei Lee Tang, Trustee of the Tang Living Trust dated June 18,
5 1993; Chao Tung Tang, Trustee of the Tang Living Trust dated June 18, 1993; and Mei Yu
6 Wen (collectively, "Wen"), on the other, having previously stipulated to a Final Judgment in
7 Condemnation ("Final Judgment"), and having waived a Statement of Decision; Final Judgment
8 having been entered; no other party or person having or claiming to have an interest in the
9 property being acquired or the compensation to be paid for the property; and good cause
10 appearing:

11 **NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED**
12 **AS FOLLOWS:**

13 1. The property described in the attached Exhibit "1" - - (a) public road and utility
14 easement interests in the real property designated as County Parcel Numbers 0641-003A and
15 0641-003B; (b) temporary construction easement interests in the real property designated as
16 County Parcel Numbers 0641-003C, 0641-003E, 0641-003G, 0641-003I, 0641-003K,
17 0641-003P, and 0641-003Q; (c) slope maintenance and drainage easement interests in the real
18 property designated as County Parcel Numbers 0641-003D, 0641-003F, 0641-003H, and
19 0641-003J; and (d) storm drain easement interests in the real property designated as County
20 Parcel Numbers 0641-003L, 0641-003M, and 0641-003O - - (collectively, "Property") is hereby
21 condemned to the County for the construction of public improvements consisting of the Street A
22 Improvement Project and required uses, including, but not limited to, road improvement
23 purposes ("Project"), and for public uses.

24 2. The use for which the Property is sought to be condemned is for the Project, and
25 for public uses.

26 3. The County and Wen, the fee owners, stipulated to the Final Judgment. The
27 Court entered the Final Judgment on July 11, 2017. The Final Judgment provides that this Final
28 Order of Condemnation shall be entered upon payment of the lump sum amount of \$194,275 to

1 Wen. The sum of One Hundred Ninety-Four Thousand, Two Hundred Seventy-Five Dollars
2 (\$194,275) has been paid by check to Wen, and has been accepted by Wen. The payment of
3 \$194,275 represents full payment of just compensation for all claims of any nature, including
4 without limitation all claims for severance damages, loss or damage due to impairment of
5 access, relocation assistance, business goodwill, real and personal property, fixtures, equipment,
6 damages, compensation, fees and litigation expenses, other expenses, and any and all other
7 claims which have been or could have been raised in the lawsuit.

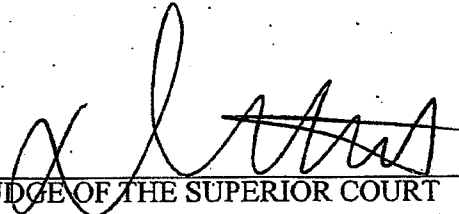
8 4. On July 5, 2016, defendants May Yu Wen and Chin Hsian Tang were dismissed.

9 5. On April 25, 2017, default was entered against Defendants All Persons Unknown
10 Claiming an Interest in the Property.

11 6. A certified copy of this Final Order of Condemnation shall be recorded in the
12 office of the County Recorder of the County of Riverside, State of California. Thereupon
13 (a) public road and utility easement interests in the real property designated as County Parcel
14 Numbers 0641-003A and 0641-003B; (b) temporary construction easement interests in the real
15 property designated as County Parcel Numbers 0641-003C, 0641-003E, 0641-003G, 0641-003I,
16 0641-003K, 0641-003P, and 0641-003Q; (c) slope maintenance and drainage easement interests
17 in the real property designated as County Parcel Numbers 0641-003D, 0641-003F, 0641-003H,
18 and 0641-003J; and (d) storm drain easement interests in the real property designated as County
19 Parcel Numbers 0641-003L, 0641-003M, and 0641-003O shall vest in the County.

20 **IT IS SO ORDERED.**

21
22 DATED: 7-28-17



JUDGE OF THE SUPERIOR COURT
Daniel A. Ottolia

PARCEL 0641-003A TO 0641-003M

PARCEL 0641-003O TO 0641-003Q

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

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

PARCEL 0641-003A:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PARCEL 0641-003B:

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

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

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

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

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

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

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

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

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

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

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

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

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

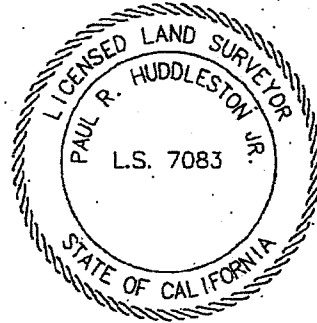
- 1) North $56^{\circ}25'40''$ East 272.28 feet;
- 2) North $40^{\circ}10'18''$ East 133.24 feet to a point on a curve concave southwesterly and having a radius of 230.00 feet, a radial line to said point bears North $30^{\circ}00'11''$ East;
- 3) Southeasterly along said curve through a central angle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

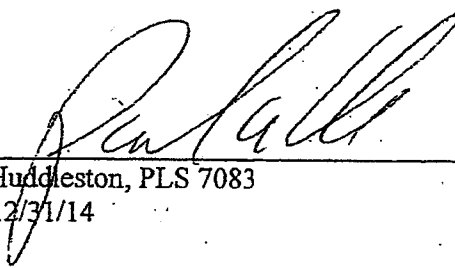
Containing 48,111 Square Feet, 1.104 acres more or less.

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

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

Prepared under the supervision of:




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

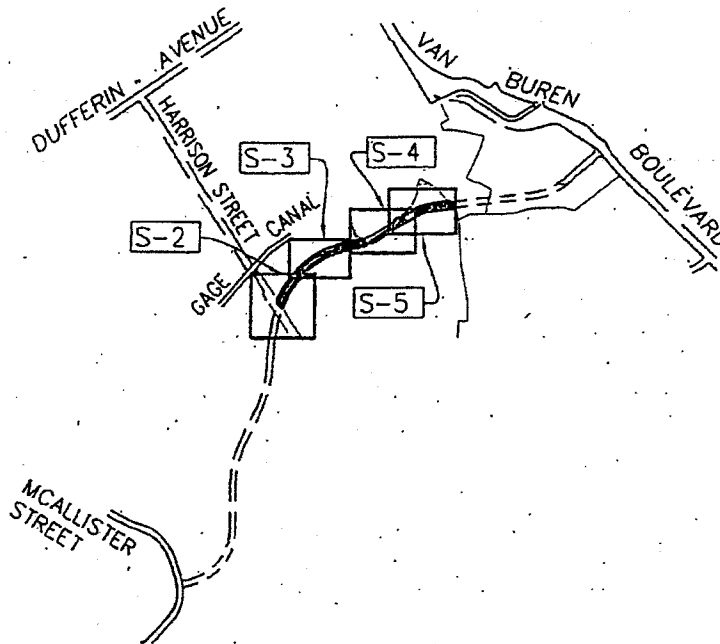
DESCRIPTION APPROVAL:

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

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

EXHIBIT "B"

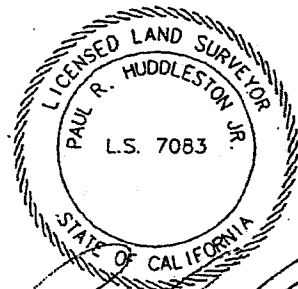
0641-003A & 0641-003B
PUBLIC ROAD AND UTILITY EASEMENT



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.
L.S. 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

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

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

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

$N68^{\circ}05'47''W (R)$
 T.P.O.B.
 0641-003A

0641-003A

80,222 SQ.FT.
 1.842 AC.

APN: 239-270-001

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

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

$N33^{\circ}38'36''W 81.37'$

APN: 239-270-004

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

APN: 239-270-002

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

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

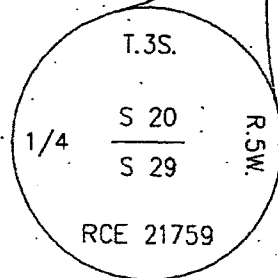
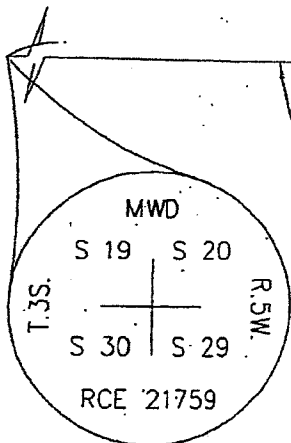
P.O.C.

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

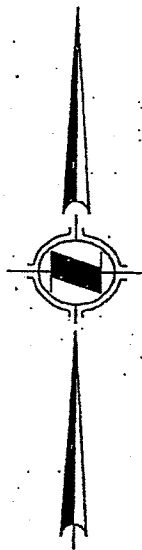
APN: 296-060-004

LOT 1
 MB. 9/13

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



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



SCALE: 1" = 100'

COUNTY W.O.: C1-0641

OWNER
 TANG CHAO
 TUNG &
 HSUEH LEE



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

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

PREPARED BY
 RNB

CHECKED BY
 PRH, JR.

SHEET 2 OF 5

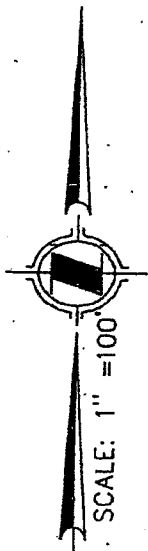
DATE: Oct 29, 2013

W.O. 3053-9

APN:
 239-270-001

EXHIBIT "B"

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



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

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

0641-003A

80,222 SQ.FT.
1.842 AC.

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

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

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

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

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

SEE SHEET 4 FOR CONTINUATION

SEE SHEET 2 FOR CONTINUATION

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

EXHIBIT "B"

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

POR. LOT 21

MB 8/3

APN: 239-270-001

SEE SHEET 5 FOR CONTINUATION

S'ELY LINE OF INST. No. 133910,

O.R., REC. 4/12/1990

T.P.O.B.

0641-003B

APN: 239-210-005
GAGE CANAL

POR.

LOT 19 MB 8/3

APN: 239-240-001

$\Delta=04^{\circ}30'51''$
R=230.00' L=18.12'
N30^{\circ}00'11"E (R)

LOT 21 MB 8/3

APN: 239-240-001

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

N59^{\circ}56'26"E 415.18'
N40^{\circ}10'18"E 133.24'
S34^{\circ}31'02"W (PRC)

$\Delta=06^{\circ}22'40''$
R=295.00'
L=32.84'

SEE SHEET 3 FOR CONTINUATION

N74^{\circ}57'07"E 233.58'
 $\Delta=02^{\circ}14'32''$
R=567.00'
L=22.19'
S17^{\circ}17'25"E (R)
POINT "A"
 $\Delta=12^{\circ}46'09''$
R=567.00'
L=126.36'

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

0641-003B

48,111 SQ.FT.
1.104 AC.

S33^{\circ}34'52"E 68.46'
N56^{\circ}25'40"E 272.28'
S59^{\circ}56'26"W
 $\Delta=06^{\circ}09'15''$
R=633.00'
L=67.99'
S23^{\circ}54'19"E (R)

POR. LOT 21
MB 8/3

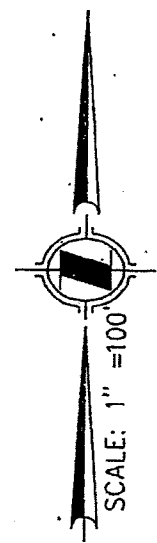
APN: 239-270-001

$\Delta=03^{\circ}58'50''$
R=633.00'
L=43.98'
S74^{\circ}57'07"W 233.58'
S19^{\circ}01'43"E (R)

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

0641-003A

80,222 SQ.FT.
1.842 AC.



COUNTY W.O.: C1-0641

OWNER:
TANG CHAO
TUNG &
HSUEH LEE

APN:
239-270-001



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

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

EXHIBIT "B"

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

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

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

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

POR. LOT 19 MB 8/3

APN: 239-240-001

POR.

LOT 19 MB 8/3

APN: 239-240-001

INST. No.

133910 O.R.

REC.

4/12/1990

POR.

LOT 19 MB 8/3

APN: 239-270-001

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

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

NB3°33'12"E 190.10'

S43°52'40"E 83.11'

S83°33'12"W 240.62'

FOR CONTINUATION

N40°10'18"E 133.24'

N30°00'11"E (R)

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

R=230.00'

L=18.12'

N59°56'26"E 80.80'

N23°34'38"E 76.67'

$\Delta=23^{\circ}36'46''$
 $R=567.00'$
 $L=233.67'$

0641-003B

48,111 SQ.FT.
1.104 AC.

POR.

LOT 19 MB 8/3

APN: 239-270-001

$\Delta=06^{\circ}22'40''$
 $R=295.00'$
 $L=32.84'$

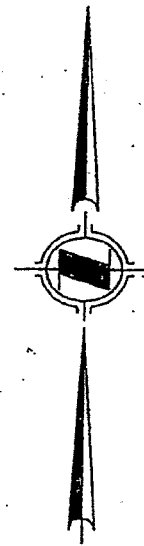
495.98'

S59°56'26"W
S28°08'22"W (R)

S33°31'02"W (PRC)

N59°56'26"E

SEE SHEET 4



SCALE: 1" = 100'

COUNTY W.O.: C1-0641

OWNER:
TANG CHAO
TUNG &
HSUEH LEE

APN:
239-270-001



HUNSAKER & ASSOCIATES
IRVINE, INC

INLAND EMPIRE REGION

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

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

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

PREPARED BY
RNB

CHECKED BY
PRH, JR.

SHEET 5 OF 5

DATE: Oct 29, 2013

W.O. 3053-9

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

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

PARCEL 0641-003C:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PARCEL 0641-003G:

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

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

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

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

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

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

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

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

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

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

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

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

PARCEL 0641-003P:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PARCEL 0641-003I:

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

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

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

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

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

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

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

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

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

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

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

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

PARCEL 0641-003K:

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

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

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

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

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

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

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

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

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

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

PARCEL 0641-003E:

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

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

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

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

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

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

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

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

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

Contains 942 Square Feet, 0.022 acres more or less.

PARCEL 0641-003Q:

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

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

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

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

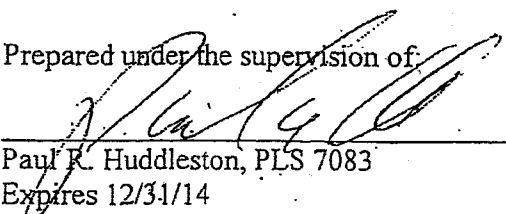
Thence South 73°43'10" West 203.47 feet;

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

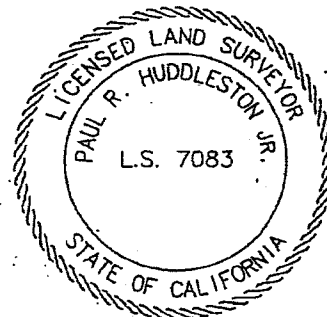
Contains 2,621 Square Feet, 0.060 acres more or less.

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


Prepared under the supervision of:


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

10/29/13
Date




DESCRIPTION APPROVAL:

BY:  11/01/2013
DATE

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

Page 6 of 6

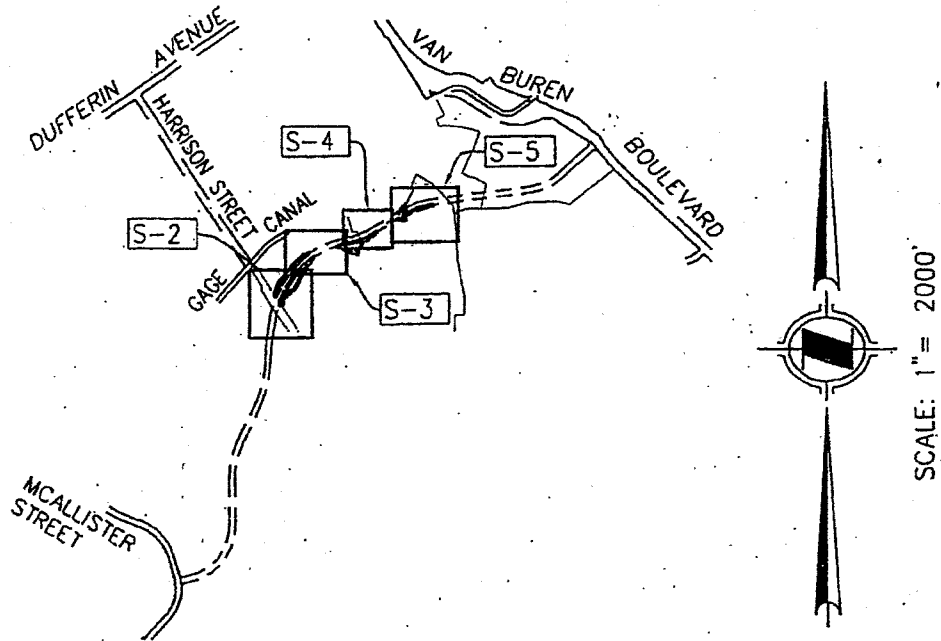
THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.

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. Hines
DATE: 10-31-2013

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

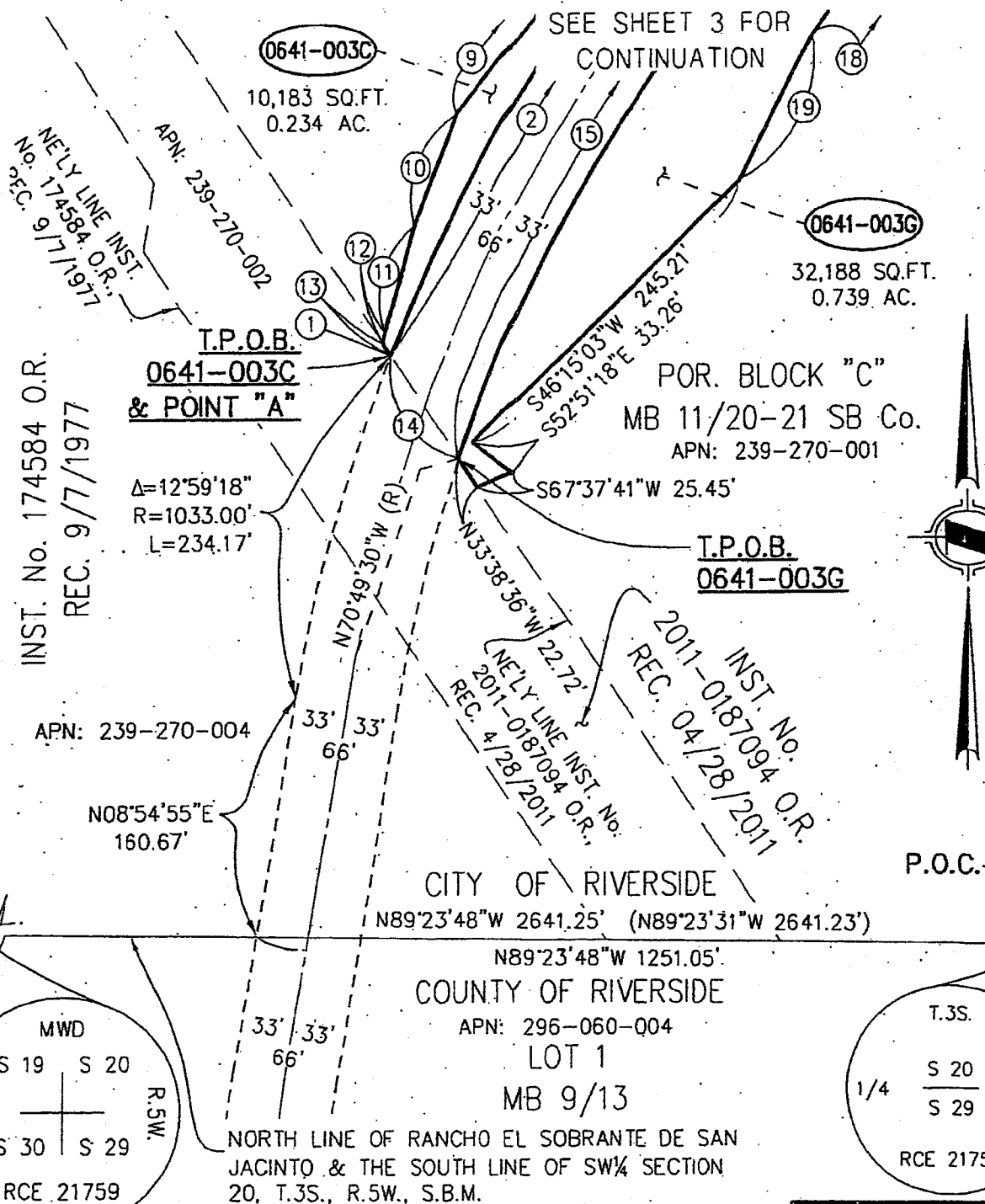
H
&
A

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 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



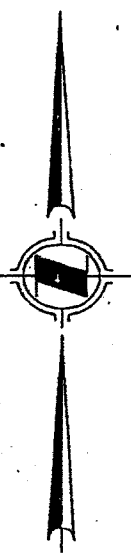
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INST. No. 174584 O.R. REC. 9/7/1977

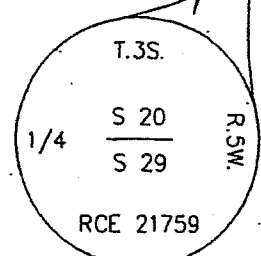
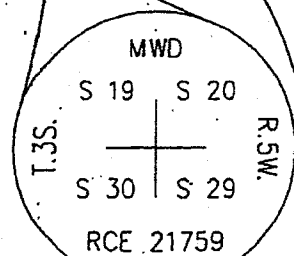
APN: 239-270-004
 $N08^{\circ}54'55''E$ 160.67'

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

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



SCALE: 1" = 100'



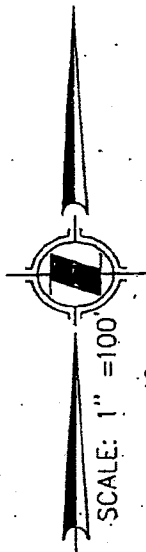
NOTE: SEE SHEET 6 FOR DATA TABLE.

COUNTY W.O.: C1-0641

OWNER: Tang Chao Tung & Hsueh Lee APN: 239-270-001		HUNSAKER & ASSOCIATES IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS		POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN	
		PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 2 OF 6	
		DATE: Oct 29, 2013		W.O. 3053-9	

EXHIBIT "B"

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



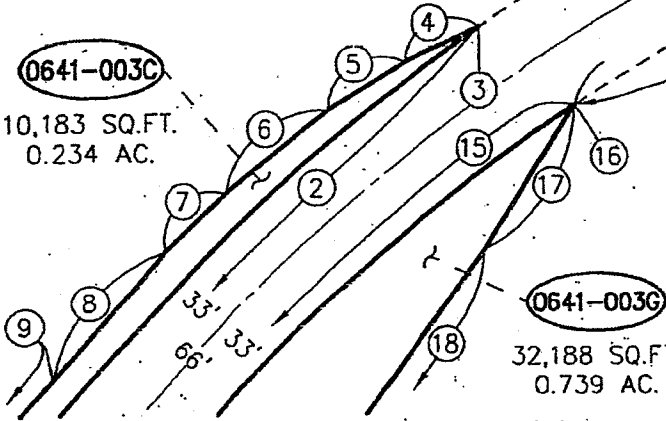
SOUTHWEST LINE OF THE
 VAN BUREN HEIGHTS
 TRACT, MB 8/3.

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

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

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

SEE SHEET 4 FOR CONTINUATION



POR. LOT 21
 MB 8/3
 POR. BLOCK "C"
 MB 11/20-21 SB Co. APN: 239-270-001
 APN: 239-270-001

SEE SHEET 2 FOR CONTINUATION

NOTE: SEE SHEET 6 FOR DATA TABLE.

COUNTY, W.O.: C1-0641

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



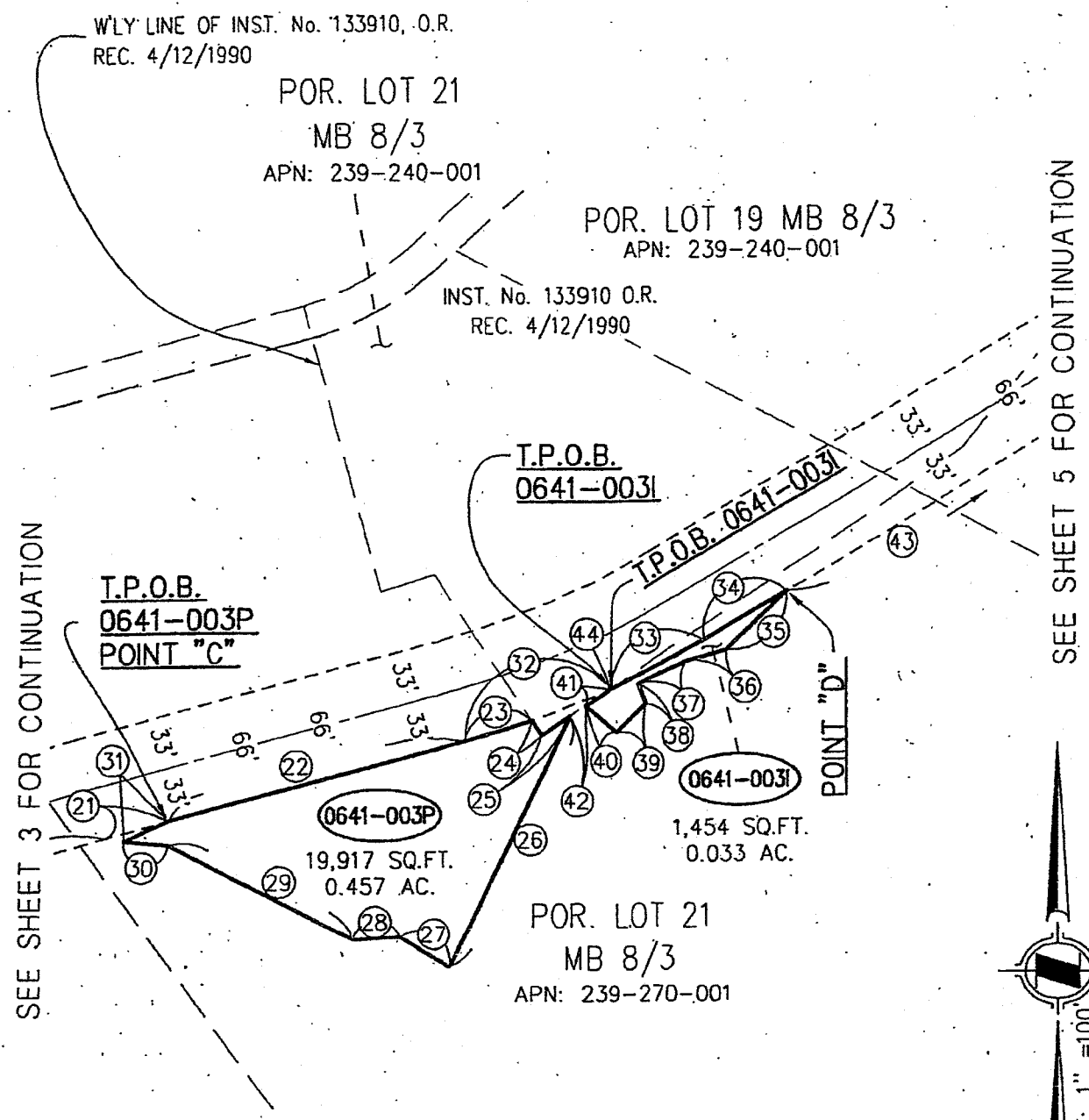
HUNSAKER & ASSOCIATES
 IRVINE, INC
 INLAND EMPIRE REGION
 2900 ADAMS STREET, SUITE A-15
 RIVERSIDE CA 92504 (951)352-7200
 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

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

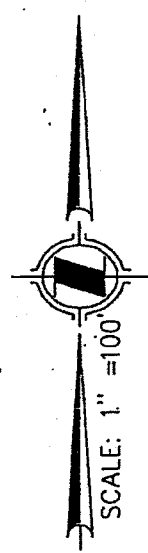
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 3 OF 6
DATE: Oct 28, 2013		W.O. 3053-9.

EXHIBIT "B"

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



NOTE: SEE SHEET 6 FOR DATA TABLE.



COUNTY, W.O.: C1-0641

OWNER:
 Tang Chao Tung
 & Hsueh Lee

APN:
 239-270-001



PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

HUNSAKER & ASSOCIATES
 IRVINE, INC

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

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

PREPARED BY
 RNB

CHECKED BY
 PRH, JR.

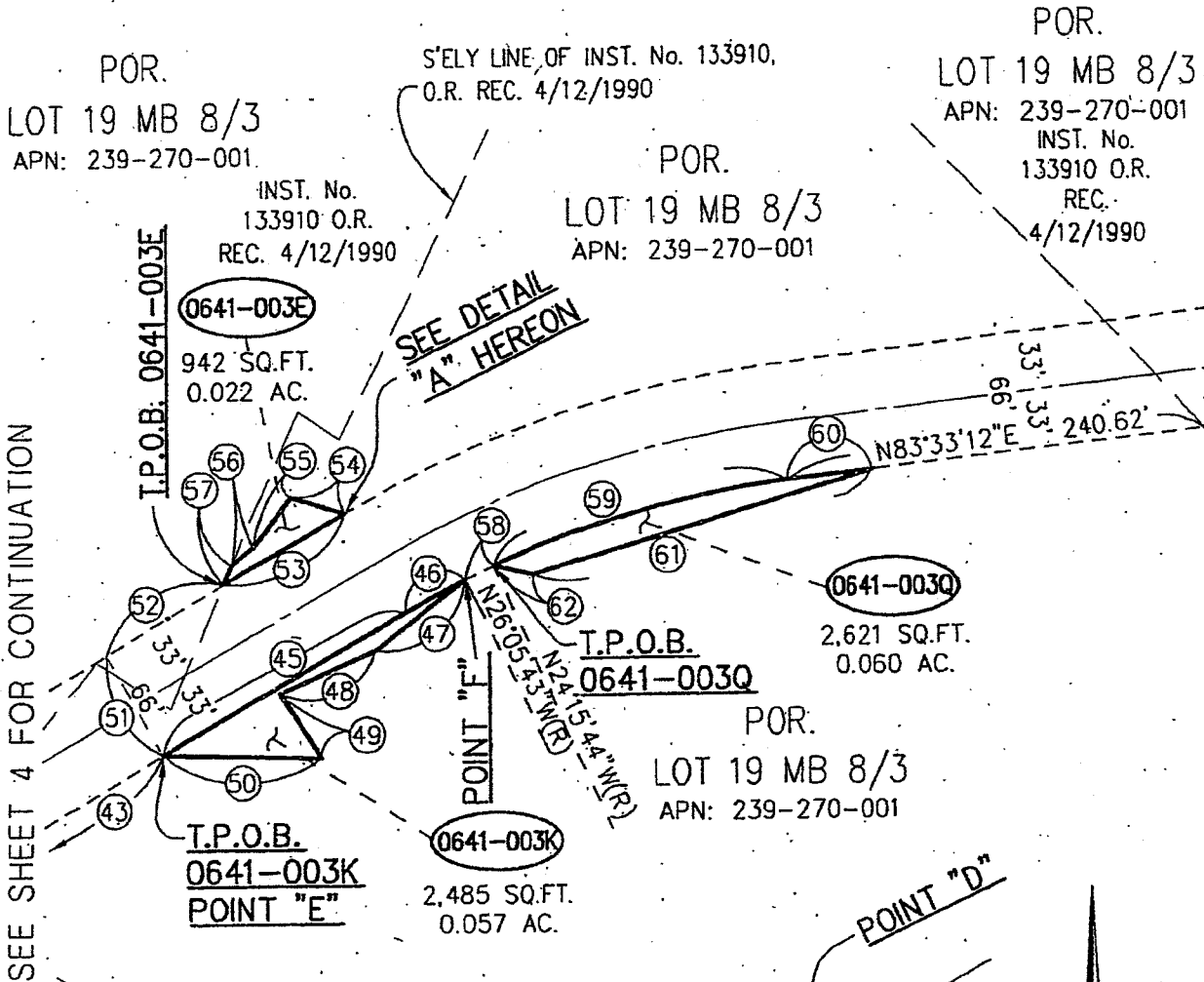
SHEET 4 OF 6

DATE: Oct 29, 2013

W.O. 3053-9

EXHIBIT "B"

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



COUNTY W.O.: C1-0641

<p>OWNER: Tang Chao Tung & Hsueh Lee</p> <p>APN: 239-270-001</p>	<p>HUNSAKER & ASSOCIATES IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS</p>	<p>POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">PREPARED BY RNB</td> <td style="width: 33%;">CHECKED BY PRH, JR.</td> <td style="width: 33%;">SHEET 5 OF 6</td> </tr> <tr> <td colspan="2">DATE: Oct 29, 2013</td> <td>W.O. 3053-9</td> </tr> </table>	PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 5 OF 6	DATE: Oct 29, 2013		W.O. 3053-9
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 5 OF 6						
DATE: Oct 29, 2013		W.O. 3053-9						

EXHIBIT "B"

0641-003C, 0641-003E, 0641-003G, 0641-003I, 0641-003K, 0641-003P, 0641-003O
 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'	
④①	N49°04'33"W		25.92'	
④②	N56°25'40"E		19.05'	
④③	N56°25'40"E		11.66'	
④④	N59°56'26"E		275.21'	
④⑤	S23°54'19"E(R)			
④⑥	N59°56'26"E		159.62'	
④⑦	3°57'51"	567.00'	39.23'	19.62'
④⑧	S52°33'57"W		66.39'	
④⑨	S66°22'13"W		58.62'	
⑤①	S32°31'33"E		43.61'	
⑤②	N88°35'37"W		89.81'	
⑤③	N30°03'34"W		66.00'	
⑤④	N59°56'26"E		78.82'	
⑤⑤	N59°56'26"E		79.67'	
⑤⑥	N73°26'59"W		31.94'	
⑤⑦	S36°38'46"W		35.10'	
⑤⑧	S51°28'35"W		16.23'	
⑤⑨	S23°34'38"W		11.71'	
⑥①	1°49'59"	567.00'	18.14'	9.07'
⑥②	17°48'56"	567.00'	176.30'	88.87'
⑥③	N83°33'12"E		49.42'	
⑥④	S73°43'10"W		203.47'	
⑥⑤	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 Helèn Mei-Hsien Lin, recorded April 12, 1990 as Instrument No. 133910, of Official Records, Riverside County Recorder, a radial line to said point bears, South 17°17'25" East, said point hereinafter referred to as **POINT "B"**;

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

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

Thence departing said westerly line South 77°07'09" West 24.70 feet;
Thence South 79°10'54" West 68.77 feet;
Thence South 83°21'06" West 57.54 feet;
Thence South 73°33'59" West 12.37 feet;
Thence South 87°31'15" West 79.65 feet;
Thence South 71°50'03" West 61.80 feet;
Thence North 24°45'57" West 40.65 feet;
Thence South 85°06'50" West 45.12 feet;
Thence South 10°57'52" West 45.20 feet;
Thence South 68°33'02" West 20.88 feet;
Thence South 21°26'58" East 17.74 feet;
Thence South 49°44'25" West 22.63 feet;
Thence South 61°13'09" West 99.88 feet;
Thence South 44°43'34" West 52.81 feet;
Thence North 79°45'12" West 19.55 feet;
Thence South 40°58'05" West 28.10 feet;
Thence South 38°50'31" East 16.80 feet to the **TRUE POINT OF BEGINNING**;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PARCEL 0641-003F:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PARCEL 0641-003H:

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

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

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

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

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

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

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

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

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

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

Thence South $17^{\circ}13'54''$ West 20.03 feet;

Thence South $71^{\circ}55'37''$ West 35.98 feet;

Thence North $34^{\circ}27'03''$ West 11.18 feet;

Thence North $57^{\circ}58'42''$ West 19.37 feet;

Thence South $74^{\circ}07'20''$ West 56.19 feet;

Thence South $79^{\circ}39'08''$ 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 $22^{\circ}35'27''$ West;

Thence South $21^{\circ}26'58''$ 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 $22^{\circ}40'08''$ 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 $01^{\circ}46'40''$ an arc length of 30.00 feet, a radial line to said point bears, North $20^{\circ}53'28''$ West;

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

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

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

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

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

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

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

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

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

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

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

PARCEL 0641-003J:

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

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

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

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

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

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

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

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

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

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

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

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

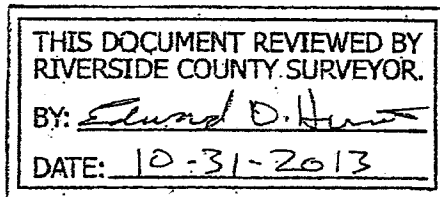


EXHIBIT "A"
0641-003D, 0641-003F, 0641-003H & 0641-003J
SLOPE MAINTENANCE & DRAINAGE EASEMENT
LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

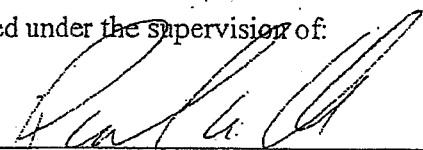
Thence North 59°56'26" East 40.00 feet;

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

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

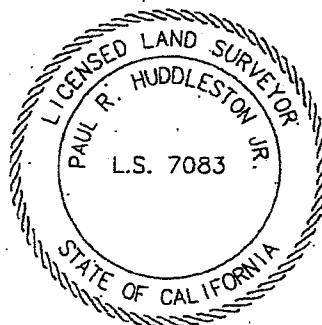
As more particularly shown on Exhibit "B" attached hereto and by this reference made a part hereof.

Prepared under the supervision of:




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

10/29/13
Date



Page 8 of 8

DESCRIPTION APPROVAL:

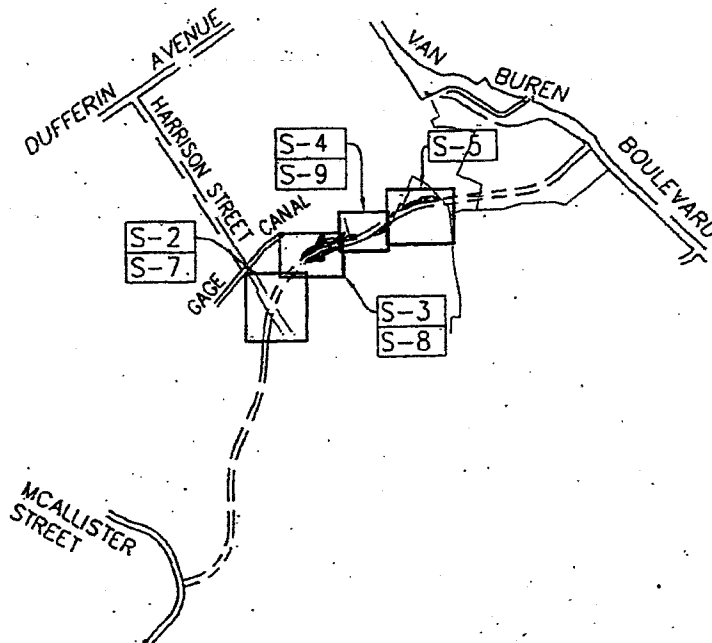
BY: 

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.

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INDICATES LINE OR CURVE DATA NUMBER (SEE SHEETS 6 & 10 FOR LINE AND CURVE TABLE DATA).

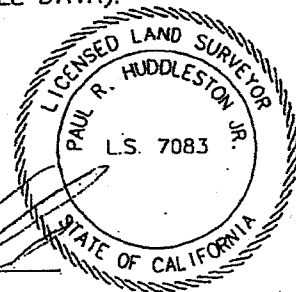
#

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



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

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PRH, JR.

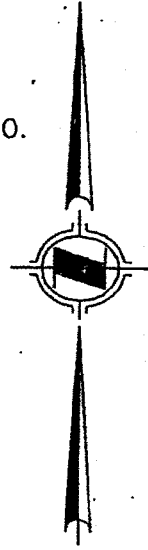
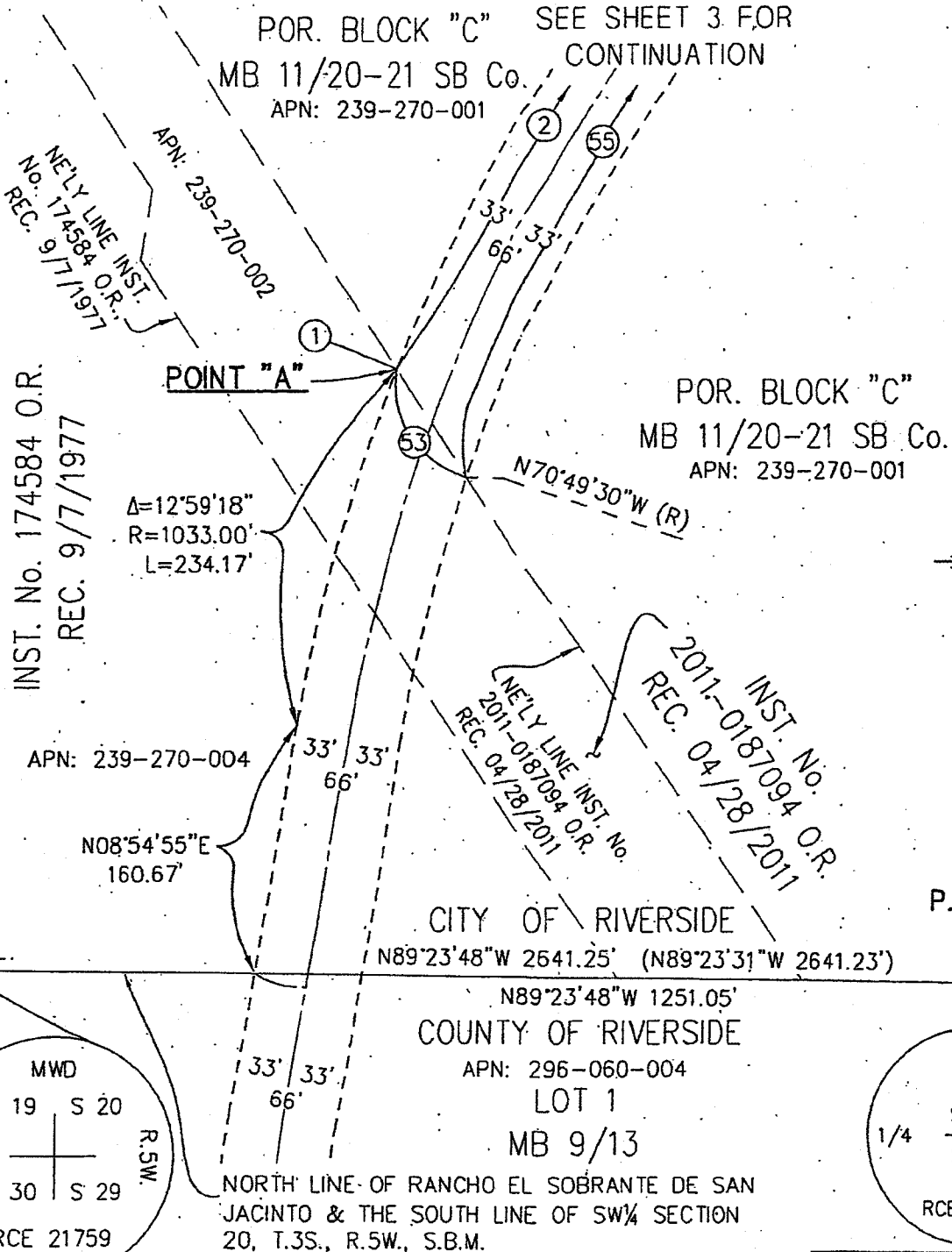
SHEET 1 OF 10

DATE: Oct 28, 2013

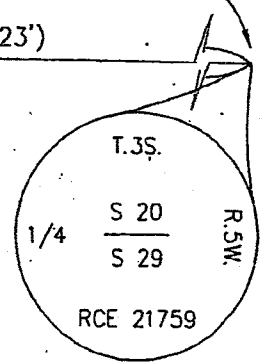
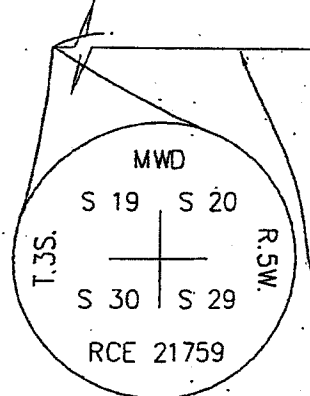
W.O. 3053-9

EXHIBIT "B"

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



SCALE: 1" = 100'



OWNER:
Tang Chao Tung
& Hsueh Lee

APN:
239-270-001



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

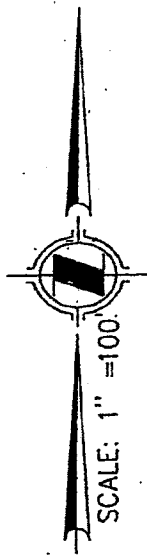
COUNTY W.O. C1-0641

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

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 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

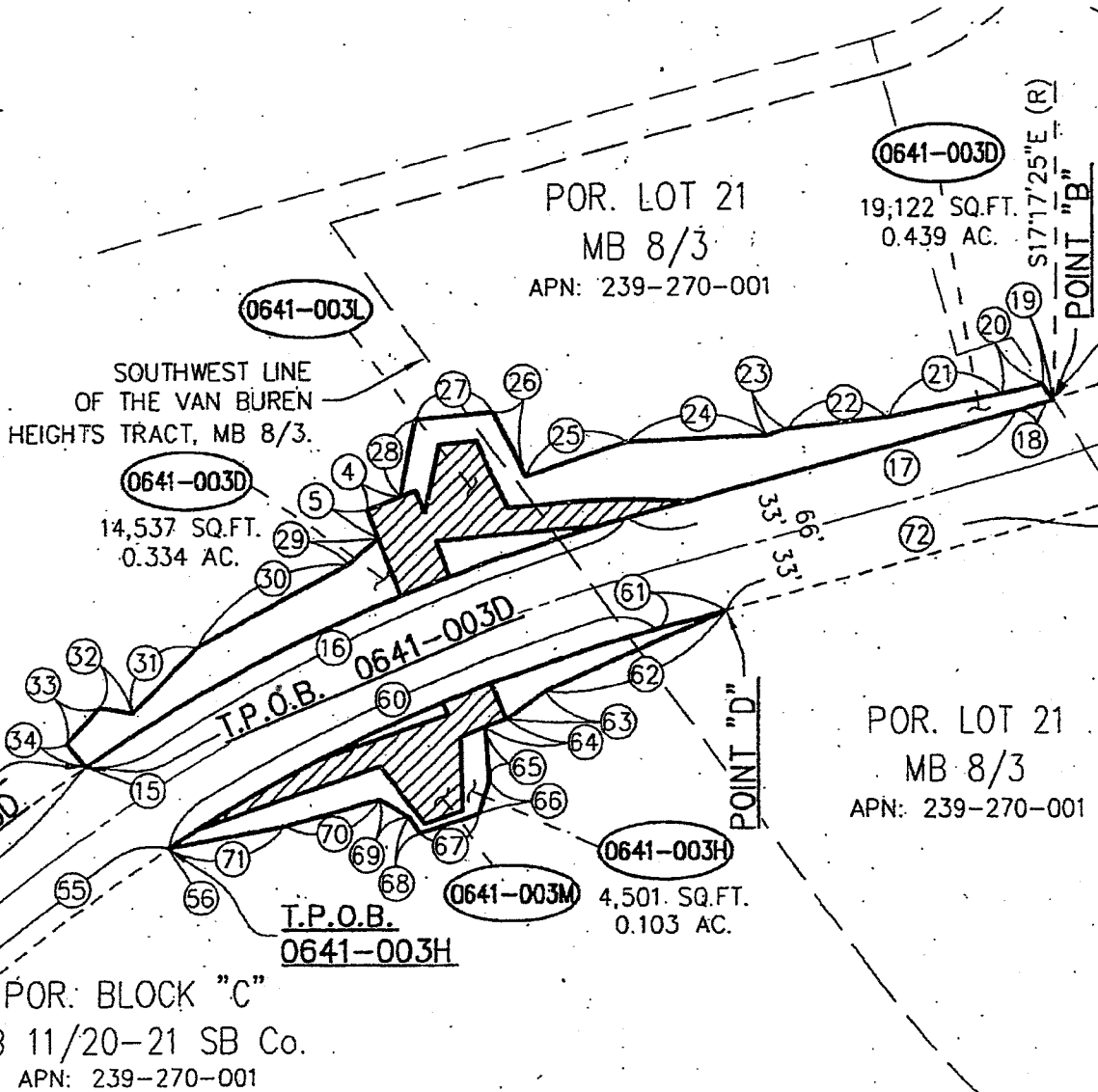


POR. BLOCK "C"

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

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

②



SEE SHEET 4 FOR CONTINUATION

SEE SHEET 2 FOR CONTINUATION

INDICATES "NOT A PART"

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

COUNTY W.O.: C1-0641

OWNER:
Tang Chao Tung
& Hsueh Lee

APN:
239-270-001



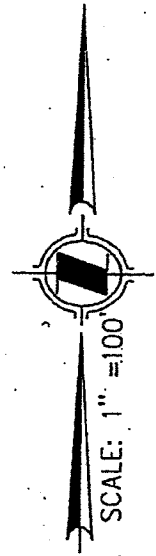
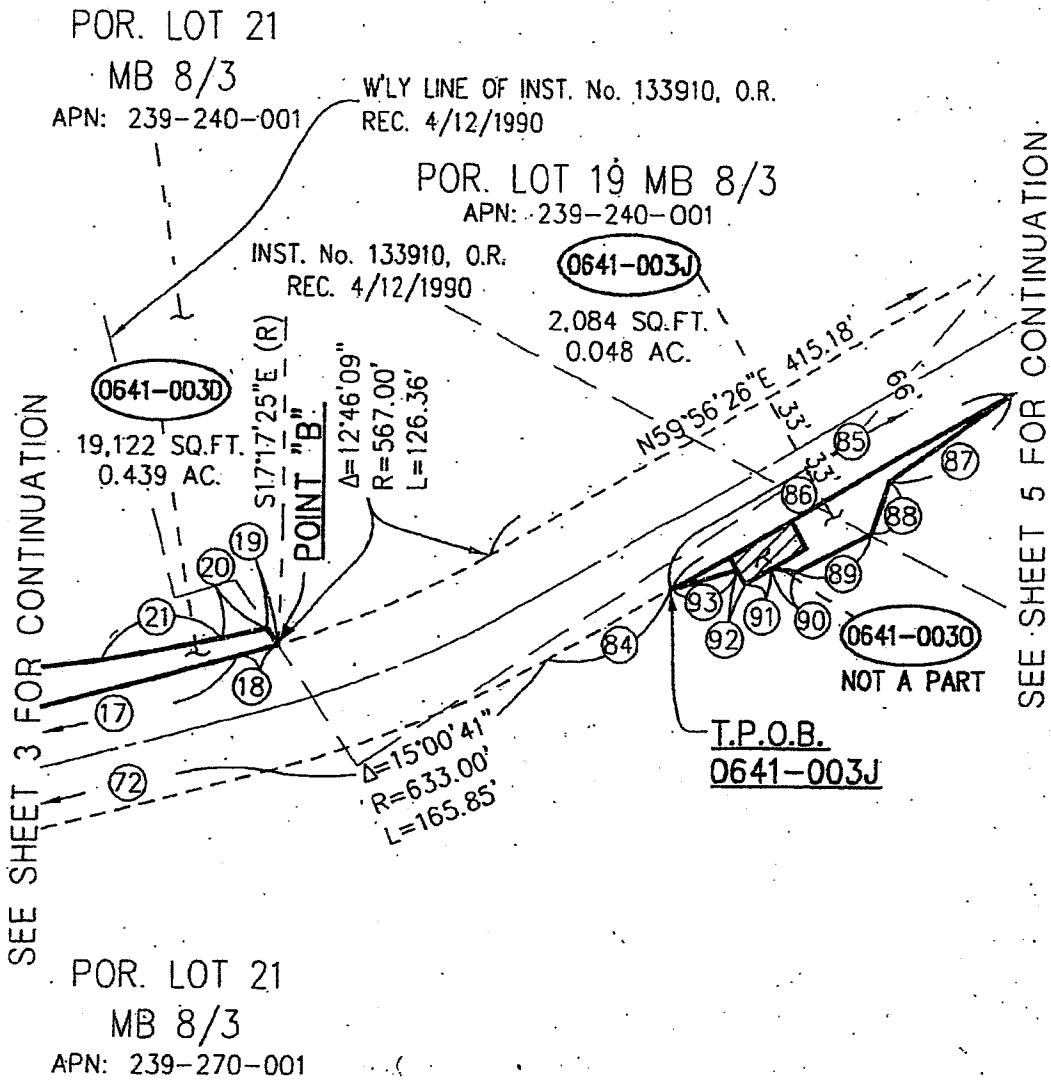
HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE, CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

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

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

EXHIBIT "B"

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



INDICATES "NOT A PART"

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

COUNTY W.O.: C1-0641

OWNER:
Tang Chao Tung
& Hsueh Lee

APN:
239-270-001

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

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

EXHIBIT "B"

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

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

SEE SHEET 4 FOR CONTINUATION

N59°56'26"E 415.18'

POINT "C"

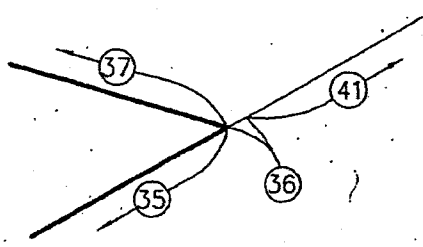
I.P.O.B. 0641-003F

0641-003F
5,123 SQ.FT.
0.118 AC.

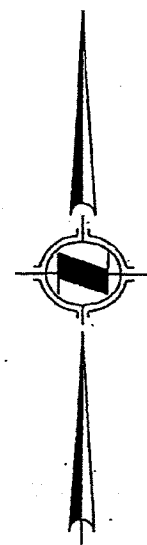
POR.
LOT 19 MB 8/3
APN: 239-270-001

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

POR. LOT 21
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		BEARING/Delta	RADIUS	LENGTH	TANGENT
①	N68°05'47"W (R)				④8	S30°34'02"W		23.40'	
②	34°00'58"	1033.00'	613.28'	315.98'	④9	S79°24'36"W		41.46'	
④	S68°33'02"W		20.88'		⑤0	S74°49'19"W		58.68'	
⑤	S21°26'58"E		17.74'		⑤1	S65°55'14"W		51.09'	
⑮	N34°04'49"W (R)				⑤2	S54°03'29"W		39.60'	
⑮	19°01'56"	1033.00'	343.14'	173.16'	⑤3	S33°38'36"E		81.37'	
⑰	N74°57'07"E		233.58'		⑤5	37°33'13"	967.00'	633.80'	328.76'
⑰	02°14'32"	567.00'	22.19'	11.10'	⑤6	N33°16'17"W (R)			
⑲	N33°34'52"W		10.78'		⑥0	18°13'24"	967.00'	307.56'	155.09'
⑳	S77°07'09"W		24.70'		⑥1	N74°57'07"E		41.21'	
㉑	S79°10'54"W		68.77'		⑥2	S66°04'47"W		113.69'	
㉒	S83°21'06"W		57.54'		⑥3	S53°07'59"W		26.71'	
㉓	S73°33'59"W		12.37'		⑥4	S68°33'02"W		12.34'	
㉔	S87°31'15"W		79.65'		⑥5	S04°13'34"E		30.94'	
㉕	S71°50'03"W		61.80'		⑥6	S17°13'54"W		20.03'	
㉖	N24°45'57"W		40.65'		⑥7	S71°55'37"W		35.98'	
㉗	S85°06'50"W		45.12'		⑥8	N34°27'03"W		11.18'	
㉘	S10°57'52"W		45.20'		⑥9	N57°58'42"W		19.37'	
㉙	S49°44'25"W		22.63'		⑦0	S74°07'20"W		56.19'	
③0	S61°13'09"W		99.88'		⑦1	S79°39'08"W		68.93'	
③1	S44°43'34"W		52.81'		⑦2	N74°57'07"E		192.37'	
③2	N79°45'12"W		19.55'		③4	N59°56'26"E		78.73'	
③3	S40°58'05"W		28.10'		③5	N59°56'26"E		417.24'	
③4	S38°50'31"E		16.80'		③6	N59°56'26"E		217.49'	
③5	N59°56'26"E		80.80'		③7	S53°51'42"W		82.78'	
④1	02°05'23"	633.00'	23.09'	11.55'	③8	S19°11'57"W		30.62'	
④2	N27°58'11"W (R)				③9	S63°40'06"W		47.67'	
④3	21°31'23"	633.00'	237.79'	120.31'	④0	N82°13'54"W		14.03'	
④4	N83°33'12"E		147.89'		④1	S59°56'26"W		17.52'	
④5	N65°40'42"W		23.07'		④2	N30°03'34"W		9.16'	
④6	N78°11'38"W		46.51'		④3	S72°21'54"W		36.66'	
④7	S81°10'55"W		119.63'						

COUNTY W.O.: C1-0641

OWNER:
Tang Chao Tung
& Hsueh Lee

APN:
239-270-001



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

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

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 6 OF 10
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DATE: Oct 28, 2013	W.O. 3053-9
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EXHIBIT "B"

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

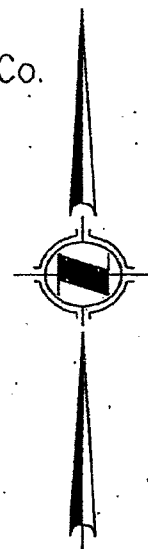
SEE SHEET 8 FOR CONTINUATION

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

APN: 239-270-002

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

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



SCALE: 1" = 100'

APN: 239-270-004

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

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

CITY OF RIVERSIDE

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

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

COUNTY OF RIVERSIDE

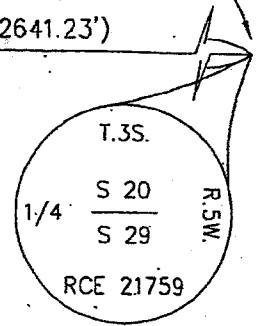
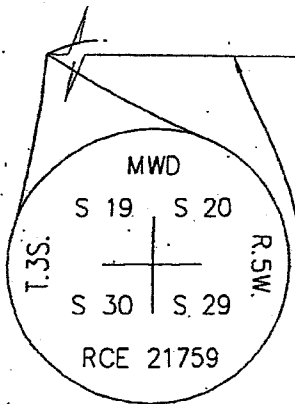
APN: 296-060-004

LOT 1

MB 9/13

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

P.O.C.



COUNTY W.O.: C1-0641

OWNER:
Tang Chao Tung
& Hsueh Lee

APN:
239-270-001



HUNSAKER & ASSOCIATES
IRVINE, INC

INLAND EMPIRE REGION

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

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

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

PREPARED BY
RNB

CHECKED BY
PRH, JR.

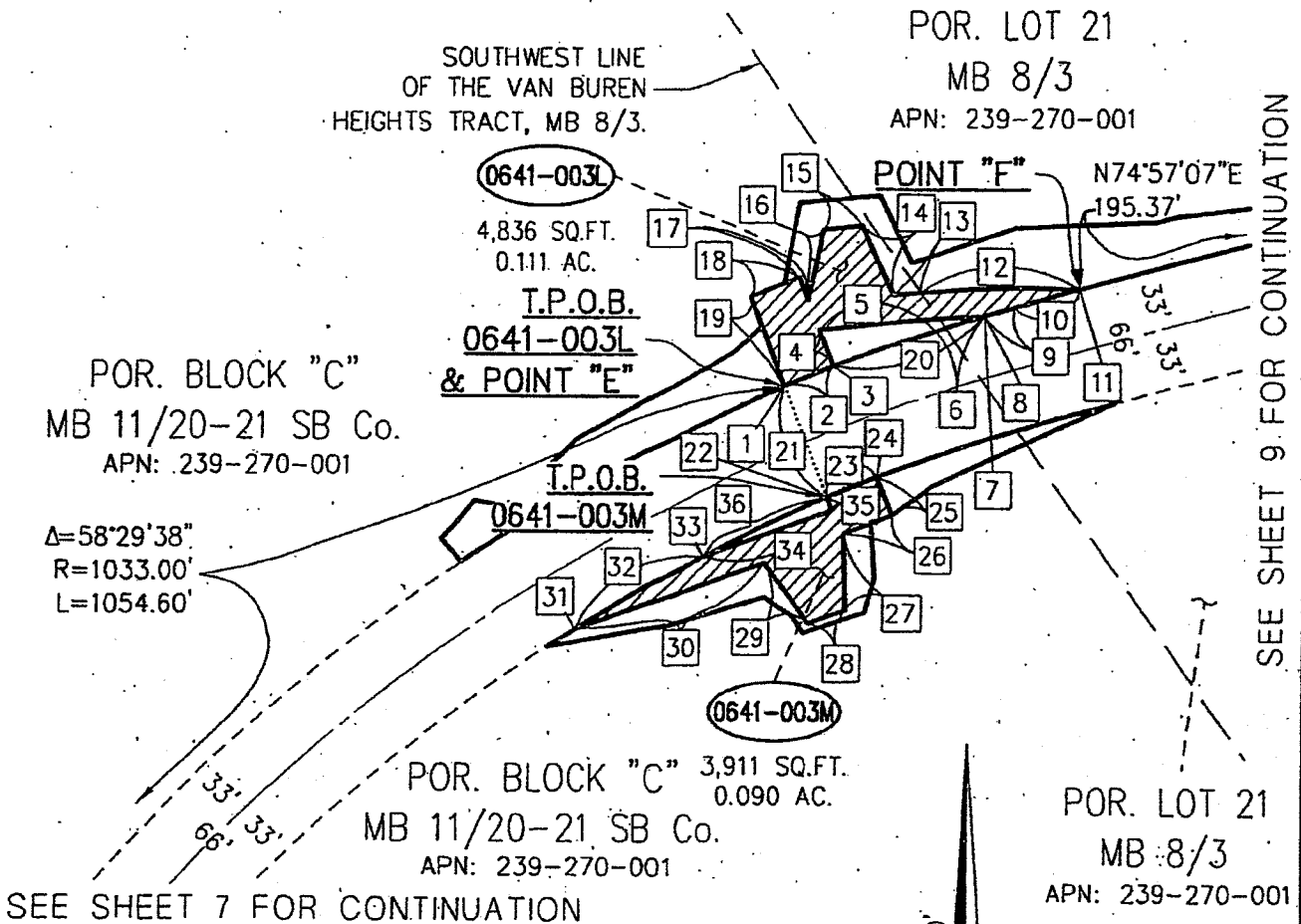
SHEET 7 OF 10

DATE: Oct 29, 2013

W.O. 3053-9

EXHIBIT "B"

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



 INDICATES "NOT A PART"

NOTE: SEE SHEET 10 FOR DATA TABLE.

COUNTY W.O.: C1-0641

OWNER:
Tang Chao Tung
& Hsueh Lee

APN:
239-270-001



HUNSAKER & ASSOCIATES
IRVINE, INC

INLAND EMPIRE REGION

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

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

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

PREPARED BY
RNB

CHECKED BY
PRH, JR.

SHEET 8 OF 10

DATE: Oct 29, 2013

W.O. 3053-9

EXHIBIT "B"

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

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

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

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

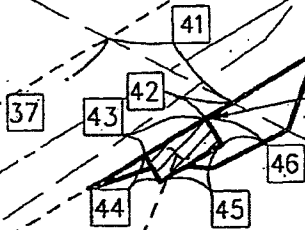
$\Delta = 15'00.41"$
 $R = 567.00'$
 $L = 148.55'$

POR. LOT 19
MB 8/3

T.P.O.B. APN: 239-270-001
0641-0030

SEE SHEET 8 FOR CONTINUATION

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

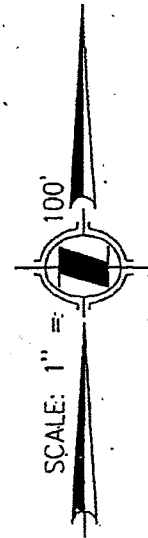


POR. LOT 21
MB 8/3
APN: 239-270-001

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

INDICATES "NOT A PART"

NOTE: SEE SHEET 10 FOR DATA TABLE.



COUNTY, W.O.: C1-0641

OWNER:
Tang Chao Tung
& Hsueh Lee

APN:
239-270-001



PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

HUNSAKER & ASSOCIATES
IRVINE, INC

INLAND EMPIRE REGION

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

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

PREPARED BY
RNB

CHECKED BY
PRH, JR.

SHEET 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

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 10 OF 10

DATE: Oct 28, 2013

W.O. 3053-9

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

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

PARCEL 0641-003L:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PARCEL 0641-003M:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PARCEL 0641-003O:

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

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

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

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

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

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

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

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

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

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

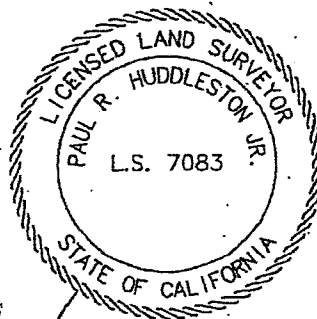
Thence North 59°56'26" East 40.00 feet;

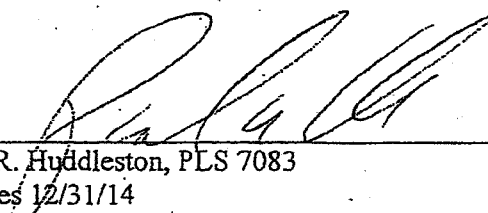
Thence North 30°03'34" West 17.05 feet to the TRUE POINT OF BEGINNING.

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

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


Prepared under the supervision of:




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

10/29/13
Date

DESCRIPTION APPROVAL:

BY: 
11/01/2013
DATE

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

Page 4 of 4

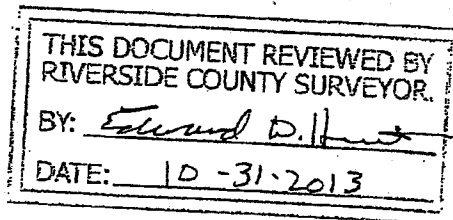
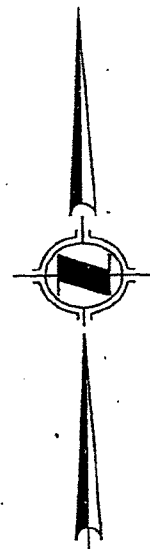
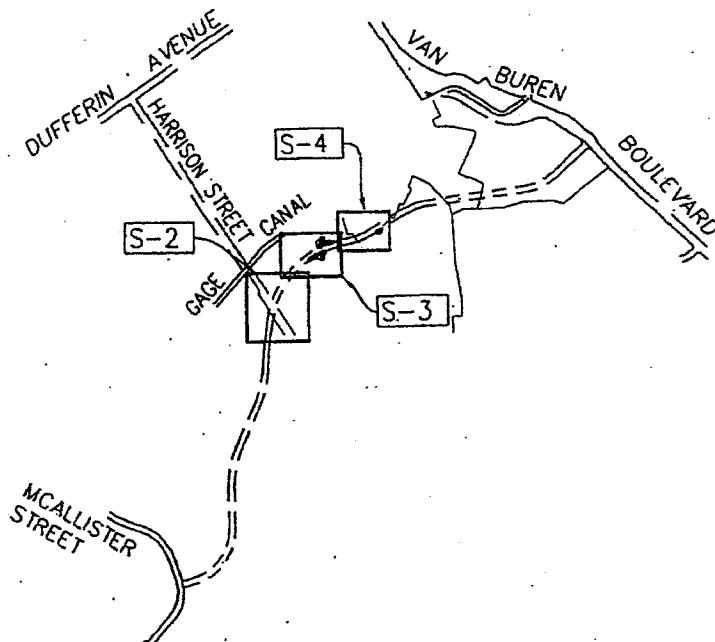


EXHIBIT "B"

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

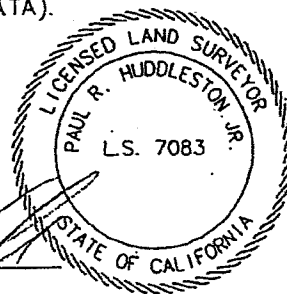
INDICATES PARCEL No.

#

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

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

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



COUNTY W.O.: C1-0641

OWNER:
Tang Chao Tung
& Hsueh Lee

APN:
239-270-001



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

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

PREPARED BY
RNB

CHECKED BY
PRH, JR.

SHEET 1 OF 5

DATE: Oct 28, 2013

W.O. 3053-9

EXHIBIT "B"

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

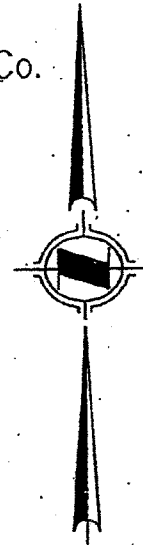
SEE SHEET 3 FOR CONTINUATION

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

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

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

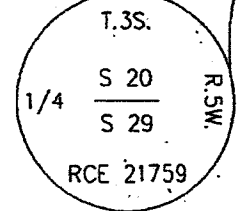
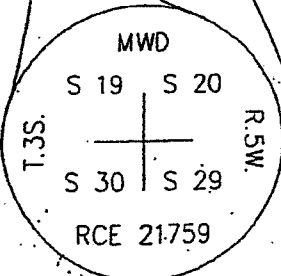
CITY OF RIVERSIDE
 $N89^{\circ}23'48''W$ 2641.25' (N89°23'31"W 2641.23')

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

APN: 296-060-004

LOT 1
MB 9/13

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



COUNTY W.O.: C1-0641

OWNER:
Tang Chao Tung
& Hsueh Lee

APN:
239-270-001



HUNSAKER & ASSOCIATES
IRVINE, INC

INLAND EMPIRE REGION

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

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

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

PREPARED BY
RNB

CHECKED BY
PRH, JR.

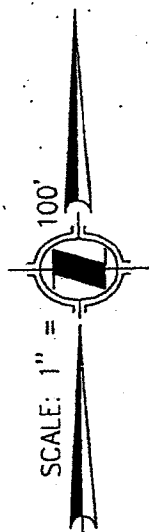
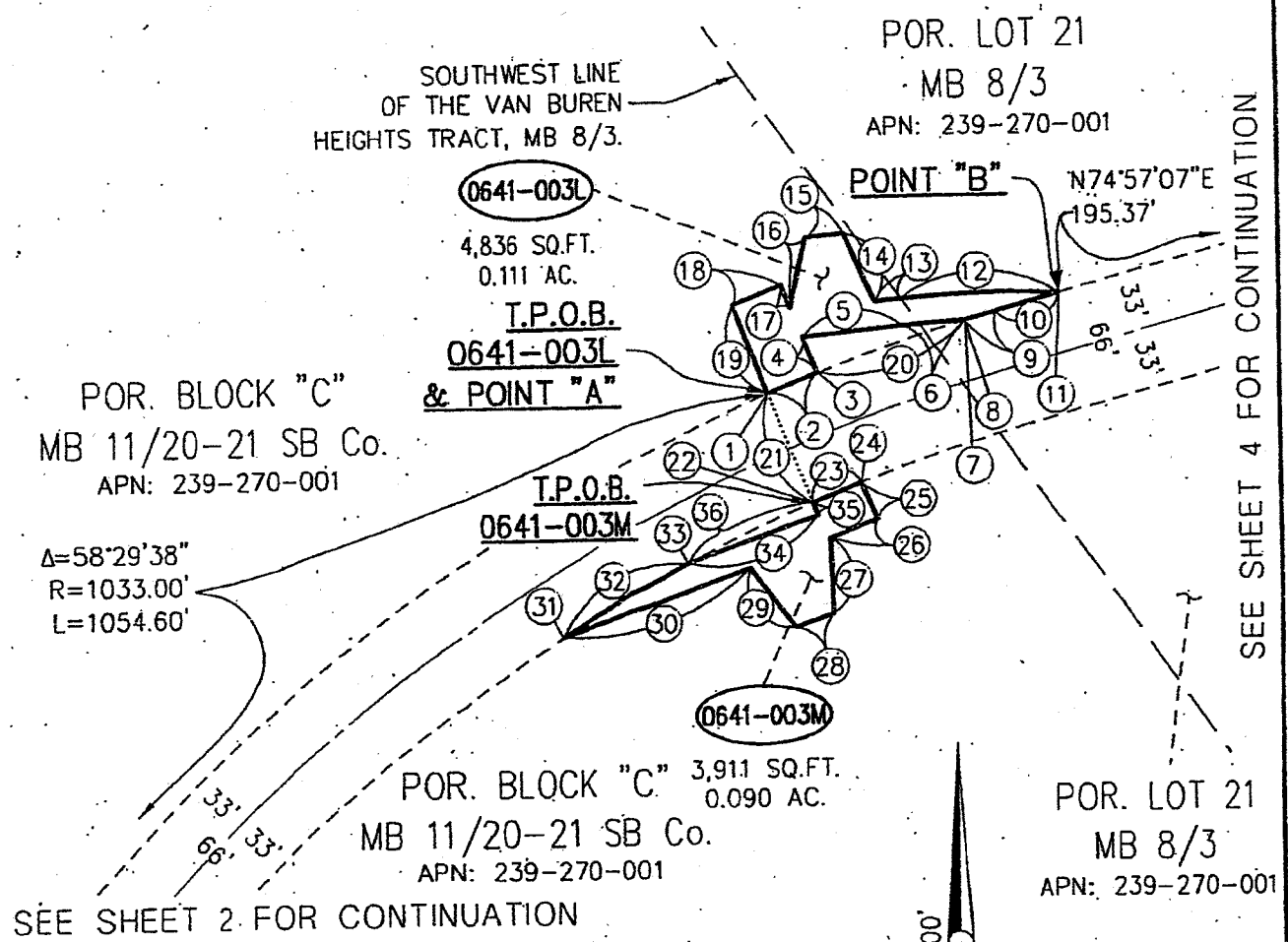
SHEET 2 OF 5

DATE: Oct 29, 2013

W.O. 3053-9

EXHIBIT "B"

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



NOTE: SEE SHEETS 5 & 6 FOR DATA TABLE.

COUNTY W.O.: C1-0641

OWNER:
Tang Chao Tung
& Hsueh Lee

APN:
239-270-001



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

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

EXHIBIT "B"

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

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

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

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

POR. LOT 19
MB 8/3

I.P.O.B. APN: 239-270-001
0641-003O

SEE SHEET 3 FOR CONTINUATION

N74°57'07"E

195.37'

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

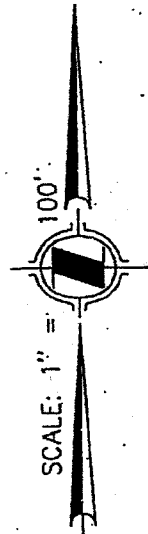
0641-003O

682 SQ.FT.
0.016 AC.

POR. LOT 21
MB 8/3

APN: 239-270-001

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



NOTE: SEE SHEETS 5 & 6 FOR DATA TABLE.

COUNTY W.O.: C1-0641

OWNER:
Tang Chao Tung
& Hsueh Lee

APN:
239-270-001



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

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

EXHIBIT "B"

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

DATA TABLE

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

DATA TABLE

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

COUNTY W.O.: C1-0641

OWNER:
Tang Chao Tung
& Hsueh Lee

APN:
239-270-001



HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION

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

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

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

PREPARED BY
RNB

CHECKED BY
PRH, JR.

SHEET 5 OF 5

DATE: Oct 28, 2013

W.O. 3053-9

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PROOF OF SERVICE

County of Riverside v. Chris Hong Ming Wen, et al.
RCSC Case No. RIC 1502654; Hon. Daniel A. Ottolia, Dept. 04

At the time of service, I was over 18 years of age and not a party to this action. I am employed in the County of Orange, State of California. My business address is 650 Town Center Drive, Suite 550, Costa Mesa, California 92626.

On July 21, 2017, I served true copies of the following document(s) described as **[PROPOSED] FINAL ORDER OF CONDEMNATION** on the interested parties in this action as follows:

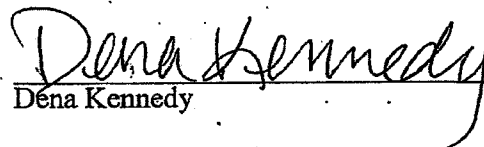
David F. Hubbard, Esq.
Hubbard Law Firm
3890 11th Street, Suite 214
Riverside, California 92501
Telephone: (951) 686-2660
Facsimile: (951) 686-5970
Email: HubbardLawFirm@gmail.com

*Attorneys for Defendants
Chris Hong Ming Wen, Trustee of the
Wen Revocable Family Trust Dated
December 15, 1988; Mei Lung Wen,
Trustee of the Wen Revocable Trust
Dated December 15, 1988; Chao Tung
Tang, Trustee of the Tang Living Trust
Dated June 18, 1993; Hsueh-Mei Lee
Tang, Trustee of the Tang Living Trust
Dated June 18, 1993; Chin Hsien Tang;
Kuei Chun Chen Tang; and Mei Yu Wen*

BY MAIL: I enclosed the document(s) in a sealed envelope or package addressed to the persons at the addresses listed in the Service List and placed the envelope for collection and mailing, following our ordinary business practices. I am readily familiar with Murphy & Evertz LLP's practice for collecting and processing correspondence for mailing. On the same day that the correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service, in a sealed envelope with postage fully prepaid.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on July 21, 2017, at Costa Mesa, California.


Dena Kennedy

PROJECT: CITRUS HEIGHTS PARKWAY (FORMERLY KNOWN AS A STREET)
PARCEL: 0641-003A, 0641-003B, 0641-003D, 0641-003F,
0641-003H, 0641-003J, 0641-003L, 0641-003M
& 0641-003O

**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, a California charter city and municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 21027 of said City Council adopted September 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated _____

CITY OF RIVERSIDE

By: _____
David Welch
Real Property Services Manager

Recorded at request of and return to:
Economic Development Agency
Real Estate Division
On behalf of the Transportation Department
3403 10th Street, Suite 400
Riverside, California 92501

FREE RECORDING
This instrument is for the benefit of
the County of Riverside, and is
entitled to be recorded without fee.
(Govt. Code 6103)

SV:jb/100417/394TR/19.281

(Space above this line reserved for Recorder's use)

PROJECT: CITRUS HEIGHTS PARKWAY
(FORMERLY KNOWN AS A STREET)
PARCEL: 0641-004A, 0641-004B
0641-004C, 0641-004F
0641-004G, 0641-004H
0641-004I, 0641-004J
& 0641-004K

QUITCLAIM DEED

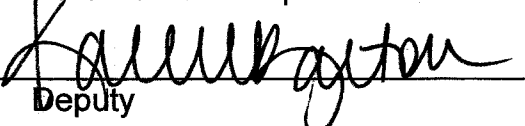
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the COUNTY OF RIVERSIDE, a political subdivision of the State of California, does hereby remise, release and forever quitclaim to the CITY OF RIVERSIDE, a California charter city and municipal corporation, all right, title, and interest in and to the real property in the City of Riverside, County of Riverside, State of California, as conveyed in the Final Order of Condemnation document recorded on April 25, 2017, as Document No. 2017-0164983 records of said County, attached hereto and made a part hereof.

Dated: FEB 06 2018

GRANTOR:
COUNTY OF RIVERSIDE, a political
subdivision of the State of California

By: 
Chairman Chuck Washington
Board of Supervisors

ATTEST:
Kecia Harper-Ihem
Clerk of the Board of Supervisors

By: 
Deputy

FEB 06 2018

FORM APPROVED COUNTY COUNSEL

BY:  10/25/17
ELENA M. BOEVA

PROJECT: CITRUS HEIGHTS PARKWAY (FORMERLY KNOWN AS A STREET)
PARCEL: 0641-004A, 0641-004B, 0641-004C, 0641-004F,
0641-004G, 0641-004H, 0641-004I, 0641-004J
& 0641-004K

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)ss
COUNTY OF _____)

On _____, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

Signature _____

Place Notary Seal Above

PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:
County of Riverside

AND WHEN RECORDED MAIL TO:

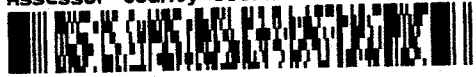
Joan Rudisil
Murphy & Evertz LLP
650 Town Center Drive, Ste. 550
Costa Mesa, CA 92626

2017-0164983

04/25/2017 02:54 PM Fee: \$ 0.00

Page 1 of 51

Recorded in Official Records
County of Riverside
Peter Aidana
Assessor-County Clerk-Recorder



289

Space above this line for recorder's use only

FINAL ORDER OF CONDEMNATION

Title of Document

(FEE EXEMPT PURSUANT TO GOVERNMENT CODE SECTION 27383)

TRA: _____

DTT: _____

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

1 Douglas J. Evertz, State Bar No. 123066
Emily Madueno, State Bar No. 251721
2 Sheereen Javadizadeh, State Bar No. 288141
MURPHY & EVERTZ LLP
3 650 Town Center Drive, Suite 550
Costa Mesa, California 92626
4 Telephone No.: 714.277.1700
Fax No.: 714.277.1777
5 Email: devertz@murphyevertz.com

6 Gregory P. Priamos, County Counsel, State Bar No. 136766
Gregg M. Gu, Deputy County Counsel, State Bar No. 188604
7 Bruce G. Fordon, Deputy County Counsel, State Bar No. 238801
RIVERSIDE COUNTY COUNSEL OFFICE
8 3960 Orange Street, Suite 500
Riverside, California 92501
9 Telephone No.: 951.955.6300
Fax No.: 951.955.6363

10 Attorneys for plaintiff County of Riverside
11

12 SUPERIOR COURT OF THE STATE OF CALIFORNIA
13 COUNTY OF RIVERSIDE
14

15 COUNTY OF RIVERSIDE,
16 Plaintiff,
17
18 v.
19 DAVID PAI-HSIEN LIN, an individual;
HELEN MEI-HSIEN LIN, an individual; ALL
20 PERSONS UNKNOWN CLAIMING AN
INTEREST IN THE PROPERTY; AND
21 DOES 1-100, inclusive,
22 Defendants.

Case No. RIC 1502649
Assigned for All Purposes To:
Judge: Hon. John W. Vineyard
Dept: 07
[PROPOSED] FINAL ORDER OF
CONDEMNATION
[APN No. 239-240-001]
Complaint Filed: March 5, 2015
Trial Date: February 10, 2017

Exempt From Fees Per
Govt. Code § 6103
FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE
MAR 29 2017
P. Tantlinger

SG
APR 17 2017
B

{00109174.1 }

1 Plaintiff County of Riverside ("County") on the one hand, and defendants David
2 Pai-Hsien Lin and Helen Mei-Hsien Lin (collectively, "Lin"), on the other, having previously
3 stipulated to a Final Judgment in Condemnation ("Final Judgment"), and having waived a
4 Statement of Decision; Final Judgment having been entered; no other party or person having or
5 claiming to have an interest in the property being acquired or the compensation to be paid for
6 the property; and good cause appearing:

7 **NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED**
8 **AS FOLLOWS:**

9 1. The property described in the attached Exhibit "1" - - public road and utility
10 easement interests in the real property designated as County Parcel Numbers 0641-004A and
11 0641-004B; slope maintenance and drainage easement interests in the real property designated
12 as County Parcel Numbers 0641-004C, 0641-004F, 0641-004G, and 0641-004H; temporary
13 construction easement interests in the real property designated as County Parcel Numbers
14 0641-004D and 0641-004E; and storm drain easement interests in the real property designated
15 as County Parcel Numbers 0641-004I, 0641-004J, and 0641-004K - - (collectively, "Property")
16 is hereby condemned to the County for the construction of public improvements consisting of
17 the Street A Improvement Project and required uses, including, but not limited to, road
18 improvement purposes ("Project"), and for public uses.

19 2. The use for which the Property is sought to be condemned is for the Project, and
20 for public uses.

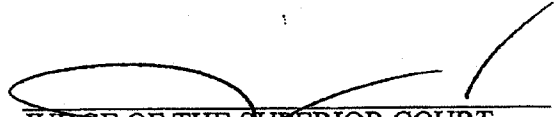
21 3. The County and Lin, the fee owners, stipulated to the Final Judgment. The Court
22 entered the Final Judgment on January 20, 2017. The Final Judgment provides that this Final
23 Order of Condemnation shall be entered upon payment of the lump sum amount of \$50,500 to
24 Lin. The sum of fifty thousand, five hundred dollars (\$50,500) has been paid by check to Lin,
25 and has been accepted by Lin. The cash payment of \$50,500, plus non-monetary considerations
26 consisting of the terms described in paragraphs 2.E and 2.F of the Final Judgment, represent full
27 payment of just compensation for all claims of any nature, including without limitation all
28 claims for severance damages, loss or damage due to impairment of access, relocation

1 assistance, business goodwill, real and personal property, fixtures, equipment, damages,
2 compensation, fees and litigation expenses, other expenses, and any and all other claims which
3 have been or could have been raised in the lawsuit.

4 4. On December 15, 2015, default was entered against Defendants All Persons
5 Unknown Claiming An Interest in the Property.

6 5. A certified copy of this Final Order of Condemnation shall be recorded in the
7 office of the County Recorder of the County of Riverside, State of California. Thereupon
8 (a) public road and utility easement interests in the real property designated as County Parcel
9 Numbers 0641-004A and 0641-004B; (b) slope maintenance and drainage easement interests in
10 the real property designated as County Parcel Numbers 0641-004C, 0641-004F, 0641-004G,
11 and 0641-004H; (c) temporary construction easement interests in the real property designated as
12 County Parcel Numbers 0641-004D and 0641-004E; and (d) storm drain easement interests in
13 the real property designated as County Parcel Numbers 0641-004I, 0641-004J, and 0641-004K
14 shall vest in the County.

15
16 DATED: 3/28/17


JUDGE OF THE SUPERIOR COURT
John W. Vineyard

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EXHIBIT 1

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

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

PARCEL 0641-004A:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PARCEL 0641-004B:

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

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

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

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

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

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

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

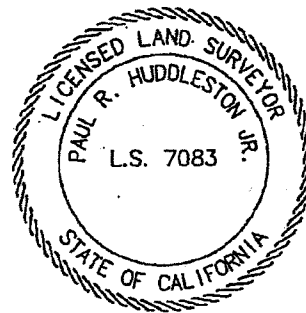
Thence along said parallel line South 83°33'12" West 371.52 feet to a point on the
aforementioned southwesterly line of said Grant Deed;

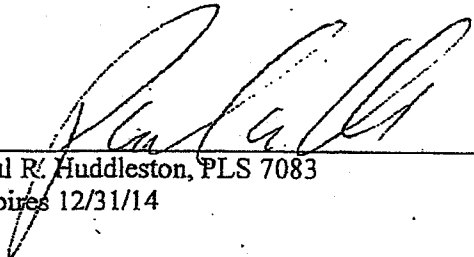
Thence along said southwesterly line North 43°52'40" West 83.11 feet to the **TRUE POINT OF
BEGINNING.**

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

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

Prepared under the supervision of:




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

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

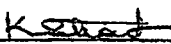
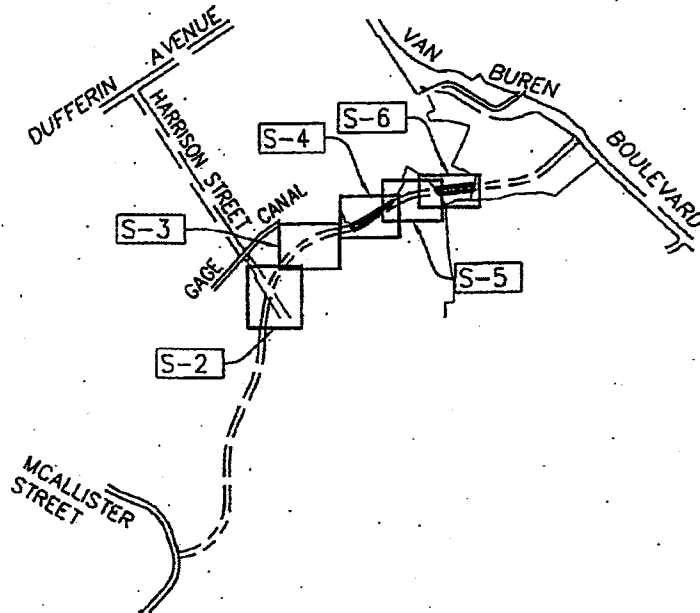
DESCRIPTION APPROVAL:
BY: 
DATE 11/01/2013
FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

EXHIBIT "B"

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



VICINITY / INDEX MAP

LEGEND:

S-#

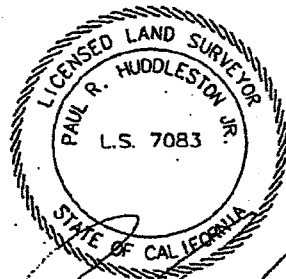
INDICATES SHEET No. AS NOTED.

()

INDICATES RECORD PER RS 72/85-90.

0641-001A

INDICATES PARCEL No.



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

PAUL R. HUDDLESTON JR.
P/S 7083

COUNTY W.O.: C1-0641

OWNER:
LIN DAVID PAI
HSEIN & HELEN
MEI HSEIN



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

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

PREPARED BY
RNB

CHECKED BY
PRH, JR.

SHEET 1 OF 6

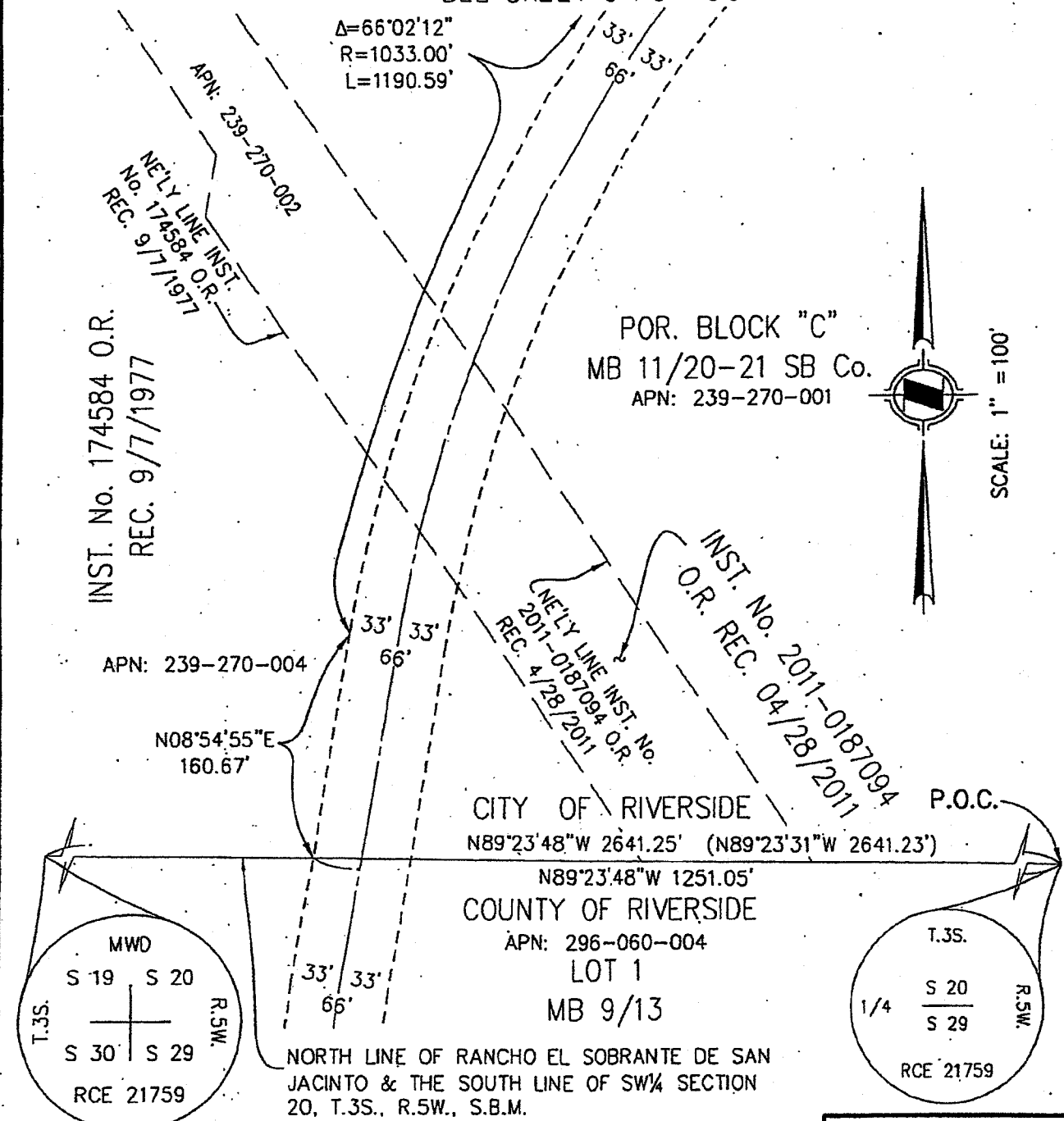
DATE: Oct 28, 2013

W.O. 3053-9

APN
239-240-001

EXHIBIT "B"

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



COUNTY W.O.: C1-0641

OWNER:
 LIN DAVID PAI
 HSEIN & HELEN
 MEI HSEIN

APN:
 239-240-001

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

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

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 2 OF 6
DATE: Oct 28, 2013		W.O. 3053-9

EXHIBIT "B"

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

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

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

N74°57'07"E 233.58'

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

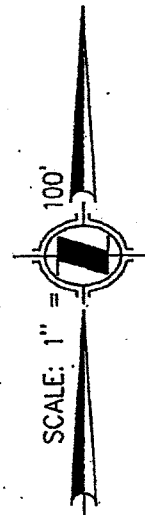
$\Delta=66^{\circ}02'12''$
R=1033.00'
L=1190.59'

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

SEE SHEET 4 FOR CONTINUATION

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

SEE SHEET 2 FOR CONTINUATION



COUNTY W.O.: C1-0641

OWNER:
LIN DAVID PAI
HSEIN & HELEN
MEI HSEIN

APN:
239-240-001



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

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

PREPARED BY
RNB

CHECKED BY
PRH, JR.

SHEET 3 OF 6

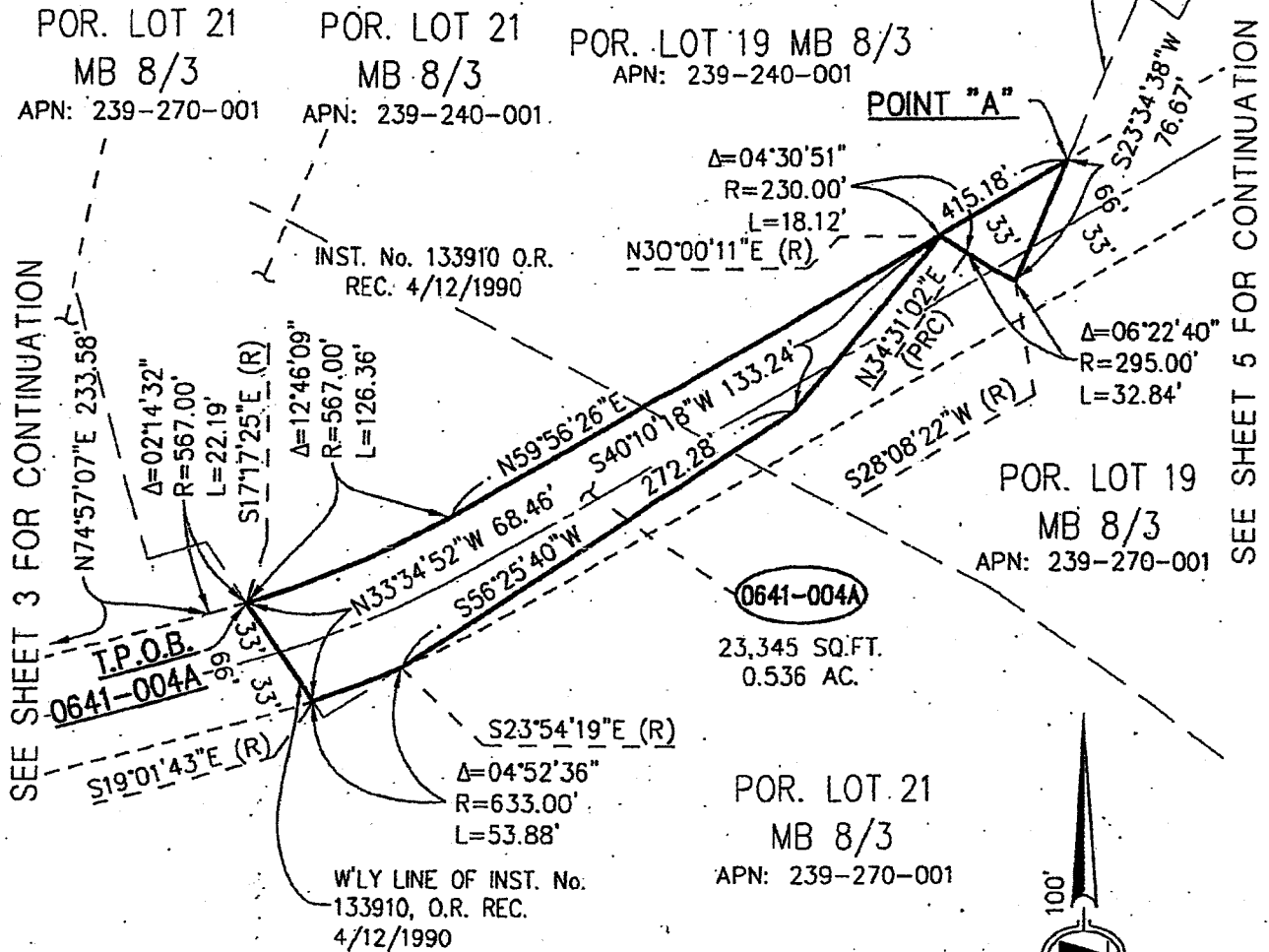
DATE: Oct 28, 2013

W.O. 3053-9

EXHIBIT "B"

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

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



SEE SHEET 3 FOR CONTINUATION

SEE SHEET 5 FOR CONTINUATION

COUNTY W.O.: C1-0641

OWNER:
LIN DAVID PAI
HSEIN & HELEN
MEI HSEIN

APN:
239-240-001



PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

HUNSAKER & ASSOCIATES,
IRVINE, INC

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

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

PREPARED BY
RNB

CHECKED BY
PRH, JR.

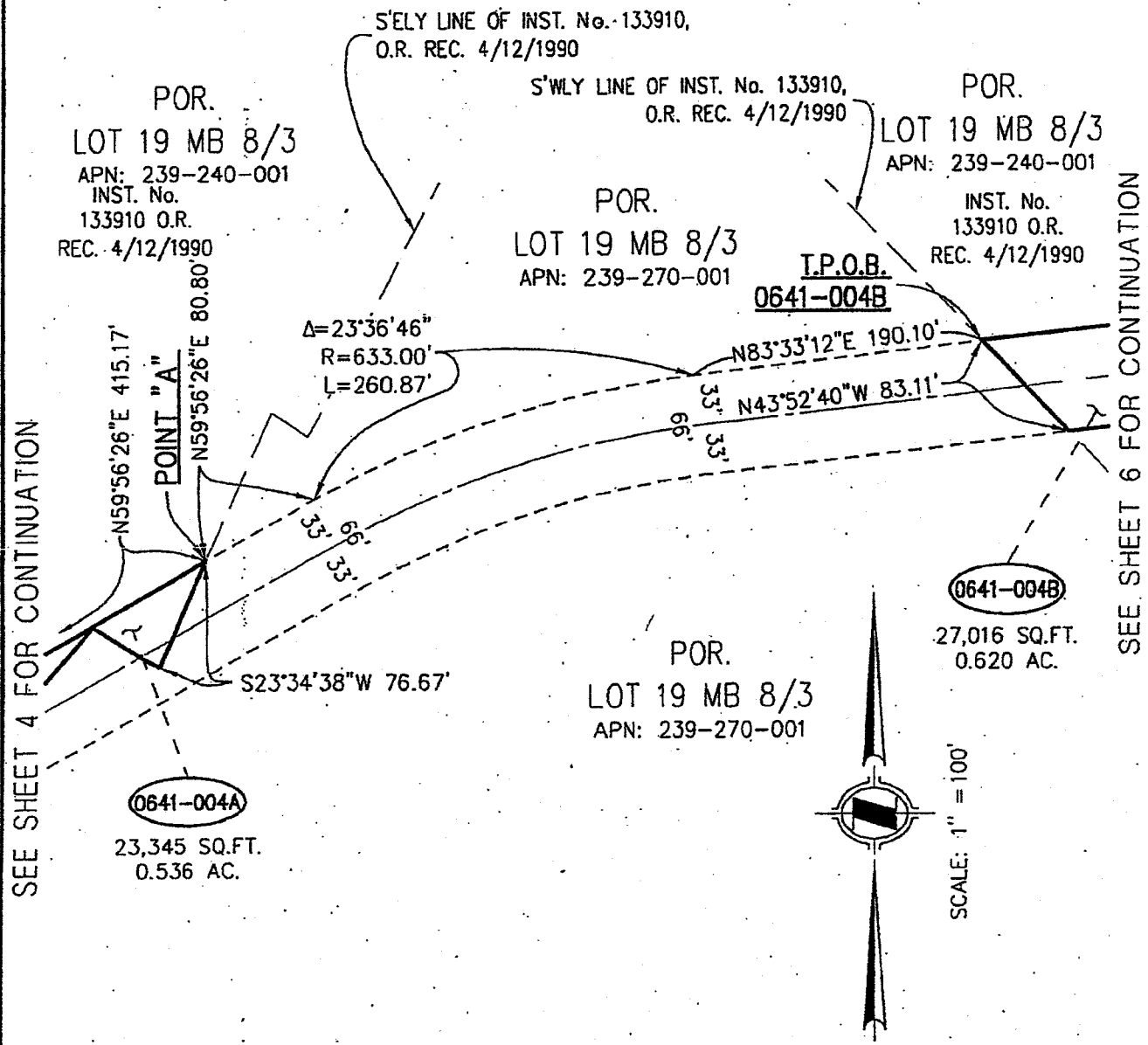
SHEET 4 OF 6

DATE: Oct 29, 2013

W.O. 3053-9

EXHIBIT "B"

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



SEE SHEET 4 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION

COUNTY W.O.: C1-0641


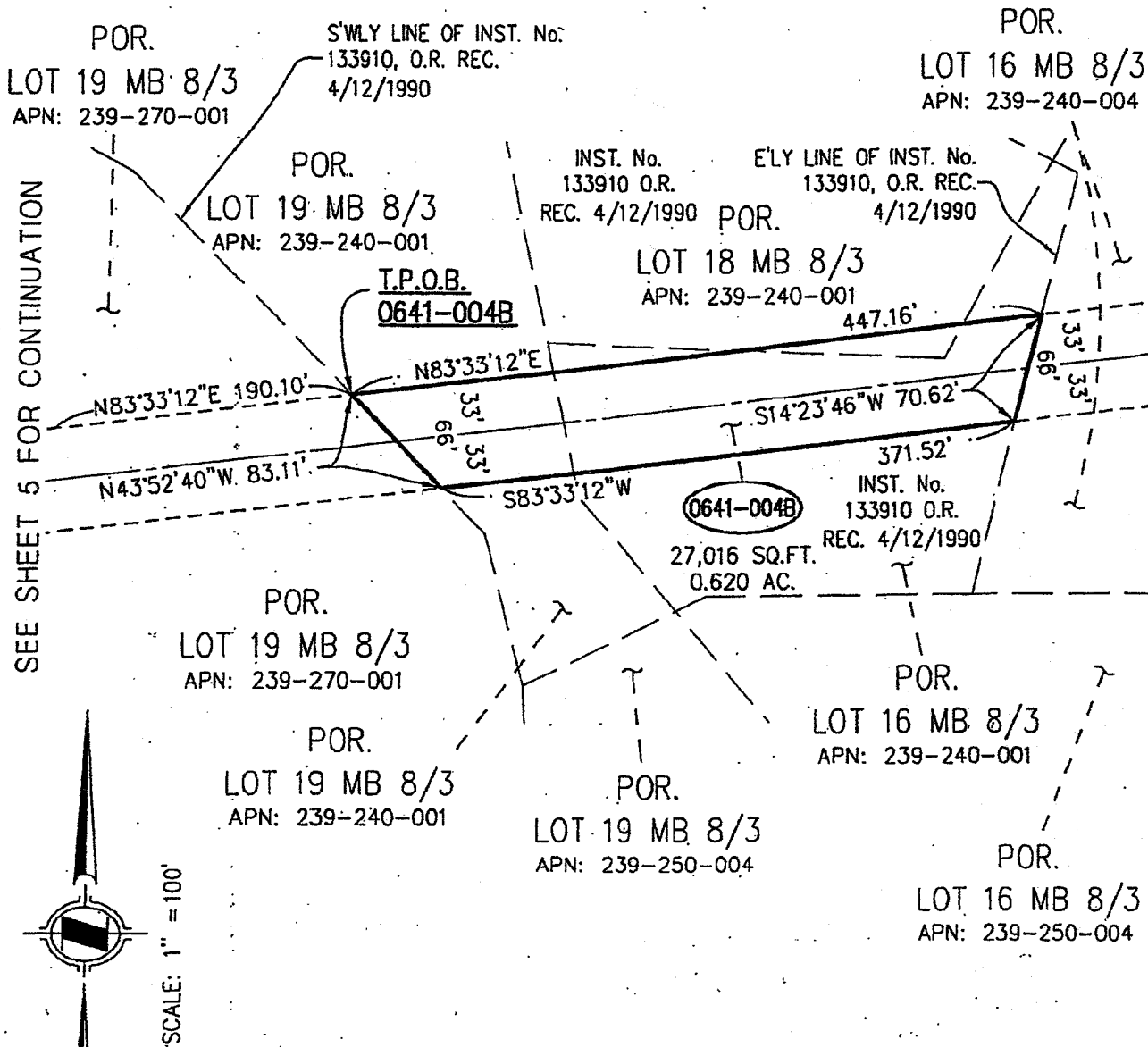
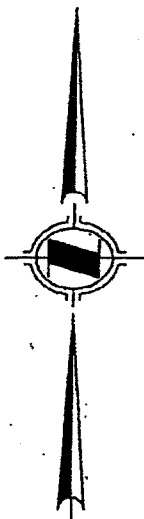
OWNER: LIN DAVID PAI HSEIN & HELEN MEI HSEIN APN: 239-240-001	 HUNSAKER & ASSOCIATES IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS	POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
		PREPARED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

EXHIBIT "B"

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



SEE SHEET 5 FOR CONTINUATION



SCALE: 1" = 100'

COUNTY W.O.: C1-0641

OWNER:
LIN DAVID PAI
HSEIN & HELEN
MEI HSEIN

APN
239-240-001



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

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 29, 2013		W.O. 3053-9

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

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

PARCEL 0641-004C:

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

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

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

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

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

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

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

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

Thence South 76°41'22" West 61.52 feet;

Thence South 68°23'46" West 84.20 feet;

Thence North 43°29'17" West 36.77 feet;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PARCEL 0641-004F:

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

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

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

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

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

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

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

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

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

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

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

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

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

COMMENCING at the aforementioned POINT "E";

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

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

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

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

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

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

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

Thence South 83°33'12" West 40.00 feet

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

Contains 358 Square Feet, 0.008 acres more or less.

PARCEL 0641-004G:

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

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

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

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

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

Contains 224 Square Feet, 0.005 acres more or less.

PARCEL 0641-004H:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

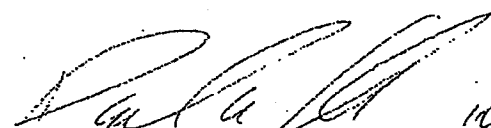
Thence North 06°26'48" West 12.82 feet to above said parallel line;

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

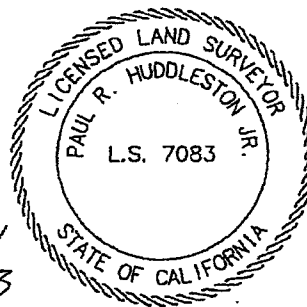
Containing 615 Square Feet, 0.014 acres more or less.

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

Prepared under the supervision of:



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

10/31/13
Date



DESCRIPTION APPROVAL:

Page 6 of 6

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


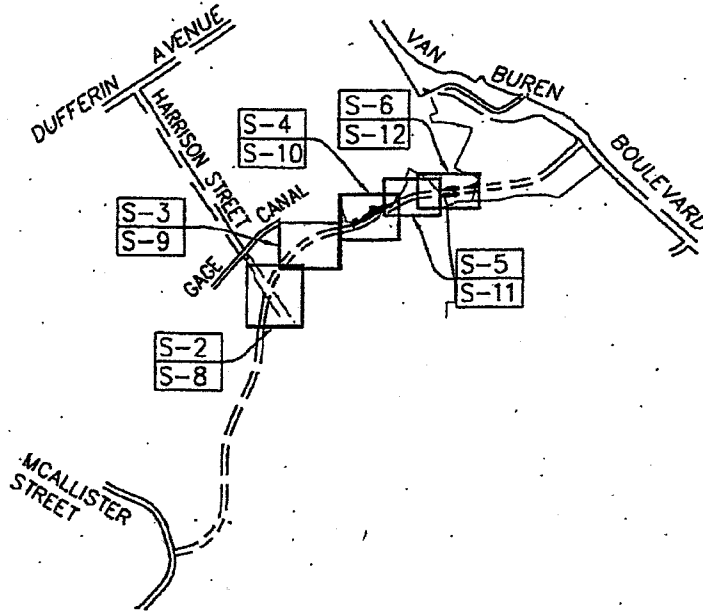
THIS DOCUMENT REVIEWED BY: RIVERSIDE COUNTY SURVEYOR.
BY: 
DATE: 10-31-2013

EXHIBIT "B"

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



VICINITY / INDEX MAP

LEGEND:

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

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

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

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

COUNTY W.O.: C1-0641

OWNER:
Lin David Pai
Hsein & Helen
Mei Hsein

APN:
239-240-001

H
&
A

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

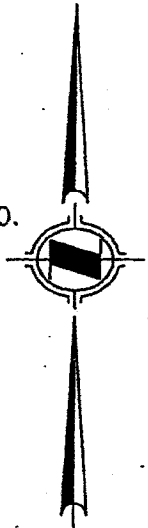
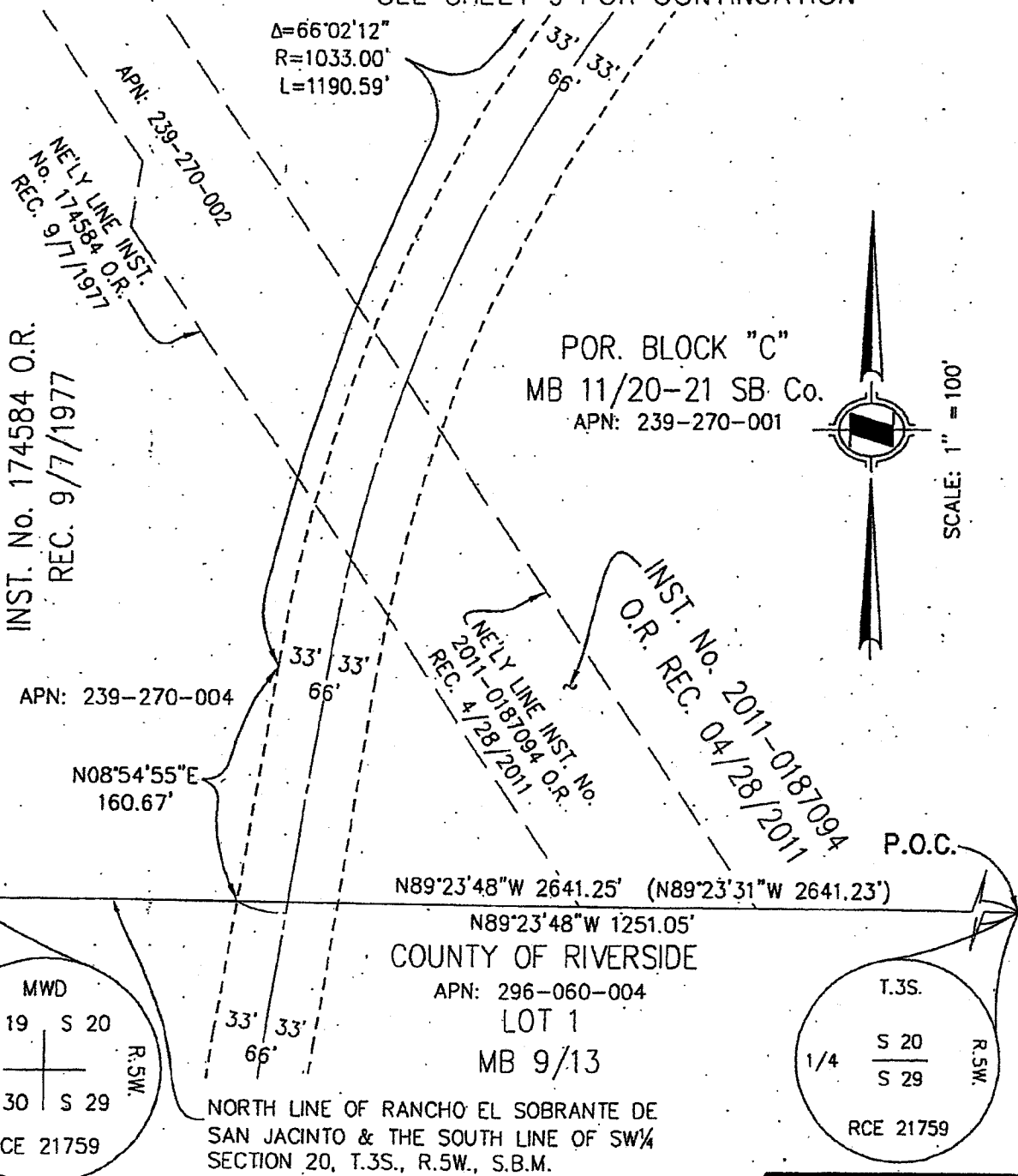
POR. OF SECTION 20, T. 3 S., R. 5 W.,
SAN BERNARDINO MERIDIAN

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 1 OF 13
DATE: Oct 28, 2013		W.O. 3053-9

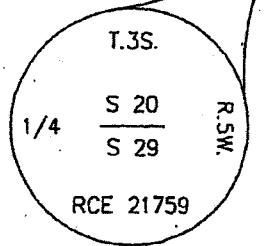
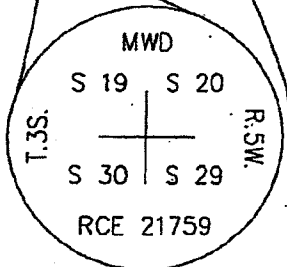
EXHIBIT "B"

0641-004C, 0641-004F, 0641-004G & 0641-004H
 SLOPE MAINTENANCE & DRAINAGE EASEMENT
 SEE SHEET 3 FOR CONTINUATION

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



SCALE: 1" = 100'



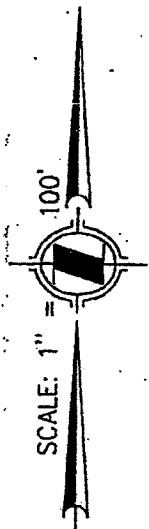
OWNER:
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COUNTY W.O.: C1-0641		
POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 2 OF 13
DATE: Oct 28, 2013	W.O. 3053-9	

EXHIBIT "B"

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



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

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

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

N74°57'07"E 233.58'

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

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

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

SEE SHEET 2 FOR CONTINUATION

SEE SHEET 4 FOR CONTINUATION

COUNTY W.O.: C1-0641

OWNER:
Lin David Par
Hsein & Helen
Mei Hsain

APN:
239-240-001



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

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

PREPARED BY
RNB

CHECKED BY
PRH, JR.

SHEET 3 OF 13

DATE: Oct 28, 2013

W.O. 3053-9

EXHIBIT "B"

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

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

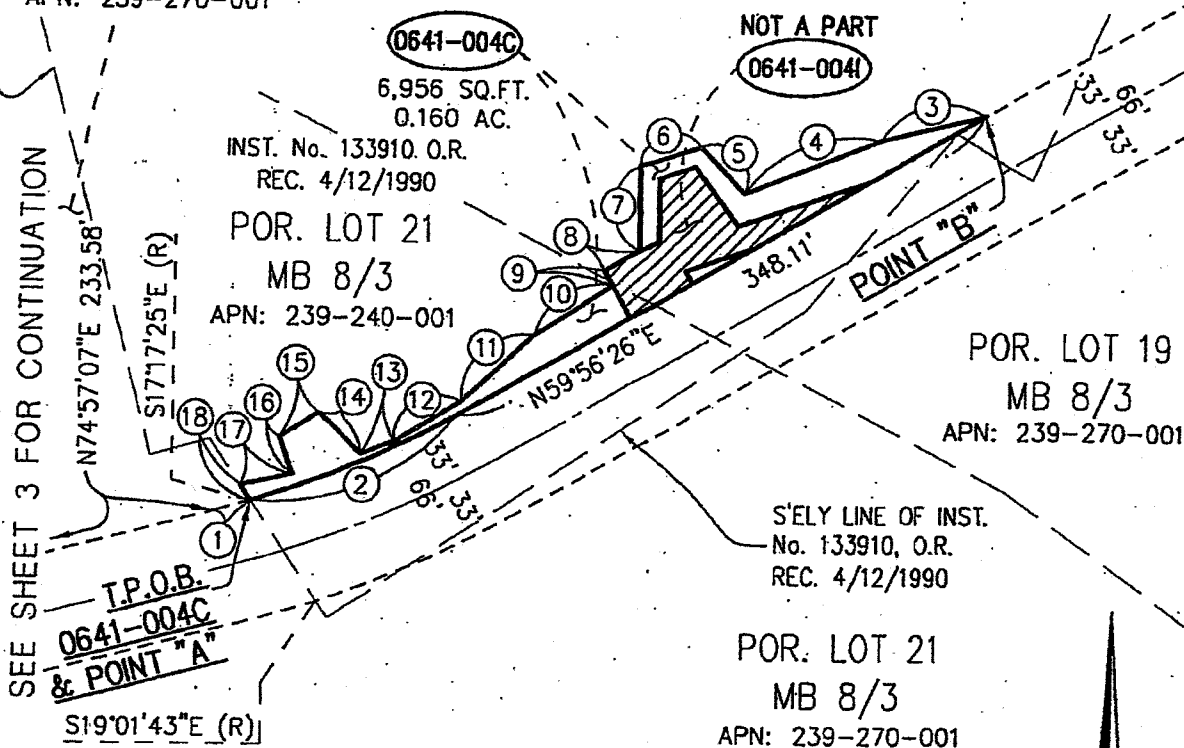
S'ELY LINE OF INST. No. 133910,
O.R. REC. 4/12/1990

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

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

SEE SHEET 3 FOR CONTINUATION

SEE SHEET 5 FOR CONTINUATION



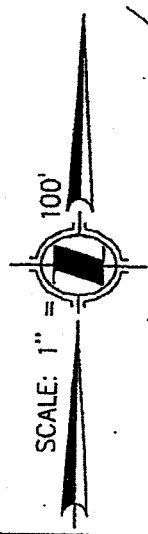
T.P.O.B.
0641-004C
& POINT "A"
S19°01'43"E (R)

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

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

INDICATES "NOT A PART"

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



OWNER:
Lin David Par
Hsein & Helen
Mer Hsein

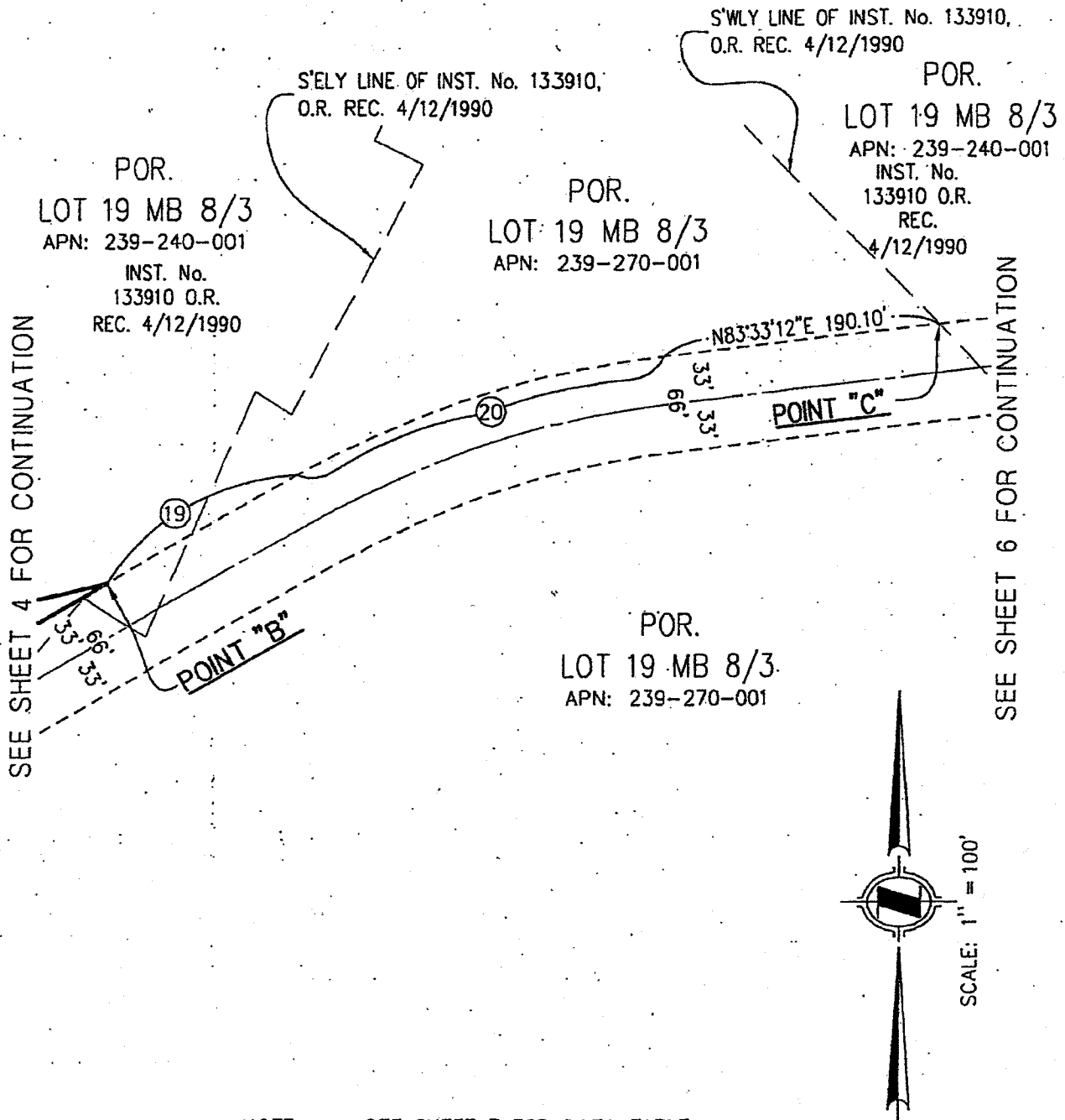
APN
239-240-001

HUNSAKER & ASSOCIATES
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COUNTY W.O.: C1-0641		
POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 4 OF 13
DATE: Oct 29, 2013	W.O. 3053-9	

EXHIBIT "B"

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



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

COUNTY W.O.: C1-0641

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

PREPARED BY
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PRH, JR.

SHEET 5 OF 13

APN:
239-240-001

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

DATE: Oct 28, 2013

W.O. 3053-9

EXHIBIT "B"

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

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

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

POR.

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

POR.

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

POR.

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

POR.

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

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

0641-004F
358 SQ.FT.
0.008 AC.

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

N83°33'12"E 190.10'

N83°33'12"E
171.86'

S43°52'40"E 83.11'

N83°33'12"E 209.12'

N.A.P.

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

POR.

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

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

0641-004H
615 SQ.FT.
0.014 AC.

0641-004K
NOT A PART

POR.

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

POR.

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

POR.

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

POR.

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

POR.

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

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

SEE SHEET 5 FOR CONTINUATION



SCALE: 1" = 100'



INDICATES "NOT A PART"

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

COUNTY W.O.: C1-0641

OWNER:
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PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,
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SHEET 6 OF 13

APN
239-240-001

DATE: Oct 29, 2013

W.O. 3053-9

EXHIBIT "B"

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

DATA TABLE

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

DATA TABLE

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

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POR. OF SECTION 20, T. 3 S., R. 5 W.,
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SHEET 7 OF 13

DATE: Oct 28, 2013

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