

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



ITEM: 3.22  
(ID # 12542)

**MEETING DATE:**  
Tuesday, June 16, 2020


**FROM:** FACILITIES MANAGEMENT AND TLMA-Transportation:

**SUBJECT:** FACILITIES MANAGEMENT-REAL ESTATE (FM-RE) AND TRANSPORTATION AND LAND MANAGEMENT AGENCY (TLMA)-TRANSPORTATION DEPARTMENT: Resolution No. 2020-033, Notice of Intention to Adopt a Resolution of Necessity for the Jurupa Road Grade Separation Project in the City of Jurupa Valley, District 2; [Total Cost - \$0] (4/5 Vote Required) (Clerk to Send Notice to Property Owners)

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

1. Approve Resolution No. 2020-033, Notice of Intention to Adopt a Resolution of Necessity for the Jurupa Road Grade Separation Project in the City of Jurupa Valley;
2. Set a public hearing on July 14, 2020, for the Public Hearing for the Adoption of Resolution No. 2020-034, for the Jurupa Road Grade Separation Project in the City of Jurupa Valley; and
3. Direct the Clerk of the Board to send out the required notice to the property owners as required per Section 1245.235 of the Code of Civil Procedure.

**ACTION:** Policy, Set for Hearing

  
Rose Salgado, Director of Facilities Management

5/14/2020

  
Patricia Romo, Director of Transportation

5/26/2020

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Hewitt, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended, and is set for public hearing Tuesday, July 14, 2020, at 9:30 a.m. or as soon possible thereafter.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: June 16, 2020  
xc: FM, Transp.

Kecia R. Harper  
Clerk of the Board

By   
Deputy

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<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS: SB 132-100%</b>			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	19/20

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

**BACKGROUND:**

**Summary**

The Riverside County Transportation Department (RCTD) in cooperation with the City of Jurupa Valley (City), the Riverside County Transportation Commission (RCTC) and the State Department of Transportation (Caltrans) desire to construct a new grade separation to replace the existing Union Pacific Railroad (UPRR) at-grade crossing located on Jurupa Road in the City, east of Van Buren Boulevard (Project). Jurupa Road is a two-lane arterial highway that provides access to commercial, industrial and residential land uses in the City.

The Project will grade separate Jurupa Road and the UPRR mainline tracks with an undercrossing structure. This will improve vehicular traffic circulation and safety and will provide uninterrupted and efficient access for motorists, residents, businesses, pedestrians and emergency vehicles in this area. The Project will also enhance the operational characteristics (i.e. speed, efficiency, and reliability) of freight and passenger trains throughout Riverside County by eliminating conflicts between railroad operations and vehicular traffic.

On April 6, 2017, the California Senate approved Senate Bill Number 132 (SB-132) which added appropriation to the budget bill to provide \$427,172,000 for five major transportation projects. SB-132 includes provisions for providing funding in the amount of \$108.4 million for the construction of the Jurupa Road Grade Separation Project.

On October 24, 2017 (Item 3-14), the Board of Supervisors approved an agreement between the County, the City and RCTC, that designated the County as the lead agency to implement the Project. On October 16, 2018 (Item 3-23), The Board of Supervisors approved Resolution 2018-183 Agreeing to Hear Future Resolutions of Necessity for the Jurupa Road Grade Separation Project.

The Project will eliminate an existing at-grade crossing at the Union Pacific Railroad (UPRR) grade crossing located on Jurupa Road in the City. Therefore, the project qualifies for a California Environmental Quality Act (CEQA) Statutory Exemption per the California Code of Regulation (CCR) 15282 (g), such that the Project clearly constitutes the action as described in Public Resource Code (PRC) 21080.13 in which any railroad grade separation project which eliminates an existing grade crossing or which reconstructs an existing grade separation in



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Section 21080.13 of the Public Resource Code (PRC) is Statutorily Exempt under CEQA.

As documented in the Notice of Exemption, County Transportation conducted a review of the proposed Project and determined that the Project, including the acquisition of the permanent and temporary easements, are categorically exempt from the provisions of CEQA, under the General Rule Exemption, pursuant to CEQA Guidelines Section 15051(a), because the Project is being carried out by the County, the County shall be the CEQA Lead Agency.

The Facilities Management-Real Estate (FM-RE) (formerly Economic Development Agency-Real Estate Division (EDA-RE) has presented a written offer to the property owners as required by Government Code section 7267.2. The amount of the offer is consistent with current property values in the City and is based upon fair market value appraisal report. FM-RE has also offered to pay the reasonable costs, not-to-exceed \$5,000, for an independent appraisal obtained by the property owners as required by Code of Civil Procedure section 1263.025.

A settlement has been reached with the following property owners and these transactions are in process of being considered by the Board or currently in escrow and pending owner's submittal of necessary documentation to close escrow. FM-RE will continue to work with the owners in an effort to close the escrow. If any escrow is closed during the notification period and the public hearing, the County will not deem it necessary to continue with legal proceedings against the any closed property owners. However, staff recommends including these properties due to potential unforeseen delays to close escrow and obtain the necessary possession of the needed portion of the property.

Assessor's Parcel Number	Parcel Nos.	Owner(s)
167-232-001 and 167-232-002 (portions)	0060-019A 0060-019B	MMMSE Hill, L.P., a California limited partnership
167-231-011 (portion)	0060-017A 0060-017B	Jorge A. Delgado, a married man, as his sole and separate property

Negotiations are still ongoing with the property owners listed below for the property rights needed for the Project. RCTD and FM-RE will continue to pursue good faith negotiations with the property owner in order to attempt to reach a mutually-agreed upon settlement.

Assessor's Parcel Number	Parcel Nos.	Owner(s)
167-160-007, 167-160-008, 167-160-009, 167-160-010, 167-160-011 (portions)	0060-004A 0060-004B 0060-004C 0060-004D 0060-004E 0060-004G 0060-004H	Richard J. Miller and Karen Jo Miller, Trustee of the Miller Family Trust U.D.T. May 7, 1980
167-160-044 (full)	0060-005A	G&M Realco, LLC, a California limited liability company
167-160-020 (full)	0060-007A	Steer 'N Stein Restaurant of California, a California



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		corporation
167-160-019 (portion)	0060-007C 0060-007D 0060-007E 0060-007F 0060-007G 0060-007H 0060-007I 0060-007J	Steer 'N Stein Restaurant of California, a California corporation
169-220-018 (portion)	0060-008A 0060-008B	Frank W. Jameson, Trustee of the Jameson Trust dated November 20, 1972
169-220-019, 169-220-020, and 169-220-021 (portions)	0060-009A 0060-009B 0060-009C 0060-009D 0060-009E 0060-009F	Yuen Chen and Kay Chen, husband and wife as community property with right of survivorship as to an eighty-five percent (85%) tenant-in-common interest and Veng Sov and Simone Sov, husband and wife as community property with right of survivorship
167-222-001 (portion)	0060-012A	Gualberto Curiel and Dolores Curiel, husband and wife as joint tenants
167-222-002 (portion)	0060-013A	Reyes Sosa Bucio, a married man, as his sole and separate property as to an undivided 50% interest and Jose Caballero Jacobo, a married man, as his sole and separate property as to an undivided 50% interest, as tenants in common
167-222-003 (portion)	0060-014A	Daniel Espinoza and Rocio Rodriguez, husband and wife as joint tenants
167-222-012 (portion)	0060-016A	Jaime Jimenez and Maria Elena Jimenez, husband and wife as community property
169-290-003 and 169-300-012 (portions)	0060-024A 0060-024B 0060-024C	Jurupa Valley Campus Holding LLC, a California limited liability company
167-330-013 (portion)	0060-027E 0060-027F	V&S Land Holdings, LLC, a California limited liability company
167-110-019 (portion)	0060-028A	Michael J. Allec and Carol N. Allec, Co-Trustees of the Allec Family Trust, dated March 25, 2010 and their successor(s) in interest
169-270-008 (portion)	0060-029A	Javier Mercado, a married man, as his sole and separate property, and Salvador Mercado, a married man, as his sole and separate property, with one-half interest, as their interest appear of record
169-260-013 (portion)	0060-030A	Chen Shi Lee and Jun Han Lee, husband and wife, as to an undivided 50% interest, as tenants in common and William Lee, a single man, as to an undivided 50% interest, as tenants in common, subject to the Grant Deed recorded on July 6, 2017 (2017-0275460) from Michelle Mimi Lee, a single woman, as to an undivided 50% interest as tenants in common to William Lee, a single man, as to an undivided 50% interest as tenants in common.

The Subject Notice of Intention would set a public hearing on July 14, 2020 for the proposed adoption of Resolution No. 2020-034 of the Jurupa Road Grade Separation Project. The scheduling of a Resolution of Necessity hearing on July 14, 2020 is needed in order to permit the Jurupa Road Grade Separation Project to move forward.

The County is authorized to acquire property by eminent domain under Article 1, Section 19 of



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the California Constitution and pursuant to various statues including Government Code Section 25350.5, Streets and Highway Code section 760 and Code of Civil Procedure section 1240.010, 1240-020, 1240-030, 1240.040, 1240.110, 1240.310, 240.320, 1240.410, 12450.510, and 1240.610.

**Impact on Citizens and Businesses**

The Project will enhance the operational characteristics (i.e. speed, efficiency, and reliability) of freight and passenger trains throughout Riverside County by eliminating conflicts between railroad operation, residential and commercial vehicular traffic, and is expected to improve vehicular traffic circulation, and provide safer and more efficient access for motorists, residents, businesses, pedestrians and emergency vehicles in the area.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

The following summarizes the funding necessary for the deposits to the State Condemnation Fund for the properties referenced above as well as due diligence costs and staff time during the condemnation process.

Right of Way Acquisition and/or Temporary Construction Access (Deposit to the State Condemnation Fund)	\$8,939,250
Litigation Guarantee	\$19,200
FM-RE Real Property Staff Time (Condemnation Process)	\$20,000
Total Estimated Costs	\$8,978,450

All costs associated with the deposits of these properties are fully funded by SB-132 and these costs will be included in a separate staff report along with the authorizing Resolution of Necessity motion. No net County costs will be incurred as a result of this transaction. These charges are estimates only and only actual amounts will be charged to the Project.


Attachments:

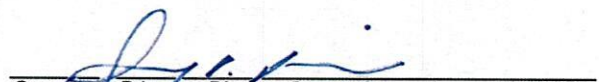
Exhibit A - Vicinity Map

Resolution No. 2020-033 (with legals and plats)

Transportation Work Order No. C8-0060

MinuteTrak: 12542

  
Steven Atkeson 6/8/2020

  
Gregory H. Priamos, Director County Counsel 5/27/2020

1 Board of Supervisors

County of Riverside

2 **Resolution No. 2020-033**

3 **Notice of Intention to Adopt a Resolution of Necessity for the Jurupa Road Grade**  
4 **Separation Project in the City of Jurupa Valley**

5  
6 **WHEREAS**, the portion of real properties that are the subject of this Notice  
7 (collectively the "Subject Property") are located in the City of Jurupa Valley, County of  
8 Riverside, State of California, are legally described on the documents attached hereto  
9 as Exhibit "A" and Exhibit "B" (and incorporated herein by this reference), are  
10 referenced as Parcel Nos. 0060-004B, 0060-004C, 0060-004D, 0060-004E, 0060-  
11 004G, and 0060-004H; Parcel Nos. 0060-007C, 0060-007D, 0060-007E, 0060-007F,  
12 0060-007G, 0060-007H, 0060-007I and 0060-007J; Parcel Nos. 0060-008A and 0060-  
13 008B; Parcel Nos. 0060-009A, 0060-009B, 0060-009C, 0060-009D, 0060-009E, and  
14 0060-009F; Parcel No. 0060-012A; Parcel No. 0060-013A; Parcel No. 0060-014A;  
15 Parcel No. 0060-016A; Parcel Nos. 0060-017A and 0060-017B; Parcel Nos. 0060-  
16 019A and 0060-019B; Parcel Nos. 0060-024A, 0060-024B, and 0060-024C; Parcel  
17 Nos. 0060-027E and 0060-027F; Parcel No. 0060-028A; Parcel No. 0060-029A; and  
18 Parcel No. 0060-030A and are portions of larger real properties in all cases;

19 **WHEREAS**, the real properties that are the subject of this Notice (collectively  
20 the "Subject Fee Acquisition") are located in the City of Jurupa Valley, County of  
21 Riverside, State of California, are legally described on the document attached hereto  
22 as Exhibit "A" and Exhibit "B" (and incorporated herein by this reference) are  
23 referenced as Parcel Nos. 0060-004A, 0060-005A, and 0060-007A.

24 **WHEREAS**, the Subject Property and Subject Fee Acquisition and the  
25 corresponding Assessor's Parcel Number(s), are listed below in Table One:  
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FORM APPROVED COUNTY COUNSEL  
BY:  DATE  
5-26-20  
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TABLE ONE	
Assessor's Parcel Number(s)	Parcel Nos.
167-160-007 (portion; fee) 167-160-008 (portion; fee) 167-160-009 (portion; fee) 167-160-010 (portion; fee)	0060-004A
167-160-007 (portion) 167-160-008 (portion) 167-160-009 (portion) 167-160-010 (portion) 167-160-011 (portion)	0060-004B 0060-004C 0060-004D 0060-004E 0060-004G 0060-004H
167-160-044 (full fee)	0060-005A
167-160-020 (full fee) 167-160-019 (portion)	0060-007A 0060-007C 0060-007D 0060-007E 0060-007F 0060-007G 0060-007H 0060-007I 0060-007J
169-220-018 (portion)	0060-008A 0060-008B
167-220-019 (portion) 167-220-020 (portion) 167-220-021 (portion)	0060-009A 0060-009B 0060-009C 0060-009D 0060-009E 0060-009F
167-222-001 (portion)	0060-012A
167-222-002 (portion)	0060-013A
167-222-003 (portion)	0060-014A
167-222-012 (portion)	0060-016A
167-231-011 (portion)	0060-017A 0060-017B
167-232-001 and 167-232-002 (portions)	0060-019A 0060-019B
169-230-003 and 169-300-012 (portions)	0060-024A 0060-024B 0060-024C
167-330-013 (portion)	0060-027E 0060-027F
167-110-019 (portion)	0060-028A
169-270-008 (portion)	0060-029A
169-260-013 (portion)	0060-030A

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1           **WHEREAS**, one of the Union Pacific Railroad crossings in the City of Jurupa  
2 Valley is an at-grade crossing at Jurupa Road and Van Buren Boulevard. Traffic  
3 traveling on Jurupa Road in the immediate vicinity of the railroad crossing and Van  
4 Buren Boulevard must wait at the tracks for trains to pass before they are able to cross  
5 the tracks;

6           **WHEREAS**, the proposed project that is the subject of this Notice (the "Project")  
7 is to create a below-grade crossing for Jurupa Road that passes under the Union  
8 Pacific Railroad tracks and Van Buren Boulevard in the City of Jurupa Valley;

9           **WHEREAS**, the Project will improve access and safety for the City of Jurupa  
10 Valley and improve goods and services movement through the region;

11           **WHEREAS**, Parcel Nos. 0060-004A; 0060-005A; and 0060-007A are needed in  
12 fee simple interest for the Project;

13           **WHEREAS**, Parcel No. 0060-017A represents 201.54 lineal feet of  
14 relinquishment of abutters rights of access needed for the Project;

15           **WHEREAS**, permanent easements in Parcel Nos. 0060-008A; 0060-009A;  
16 0060-024A; 0060-027E; 0060-029A; and 0060-030A are needed for public road  
17 purposes for the Project;

18           **WHEREAS**, permanent easements in Parcel Nos. 0060-007E; 0060-009B; and  
19 0060-019A are needed for storm drainage purposes for the Project;

20           **WHEREAS**, permanent easements in Parcel Nos. 0060-024B; 0060-024C; and  
21 0060-028A are needed for slope purposes for the Project;

22           **WHEREAS**, a permanent easement in Parcel No. 0060-027F is needed for  
23 slope/drainage purposes for the Project;

24           **WHEREAS**, permanent easements in Parcel Nos. 0060-004D; 0060-004G;  
25 0060-007C; and 0060-007D are needed for access purposes for the Project;

26           **WHEREAS**, a permanent easement in Parcel No. 0060-007H is needed for  
27 utility and access purposes (AT&T) to relocate utilities for the Project;

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Table Two			
Subject Property	Fee Simple	Permanent Easement	Non-Exclusive Temporary Construction Easement
0060-005A	x		
0060-007A	x		
0060-007C		Access	
0060-007D		Access	
0060-007E		Storm drainage	
0060-007F			X
0060-007G			X
0060-007H		Utility/Access (AT&T)	
0060-007I		Utility/Access (Verizon)	
0060-007J			X
0060-008A		Road	
0060-008B			x
0060-009A		Road	
0060-009B		Storm drainage	
0060-009C			X
0060-009D			X
0060-009E			X
0060-009F			X
0060-012A			X
0060-013A			X
0060-014A			X
0060-016A			X
0060-017A		201.54 lineal feet of	
0060-017B		relinquishment of	X

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Table Two			
Subject Property	Fee Simple	Permanent Easement	Non-Exclusive Temporary Construction Easement
		abutters rights	
0060-019A		Storm drainage	
0060-019B			x
0060-024A		Road	
0060-024B		Slope	
0060-024C		Slope	
0060-027E		Road	
0060-027F		Slope and drainage	
0060-028A		Slope	
0060-029A		Road	
0060-030A		Road	

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

Now, therefore, **BE IT RESOLVED AND ORDERED** as follows by the Board of Supervisors of Riverside County, State of California, in regular session assembled on June 16, 2020.

1. YOU ARE HEREBY NOTIFIED that this Board (at its public hearing on July 14, 2020, at 9:00 a.m. in the meeting room of the Board of Supervisors located on the 1<sup>st</sup> floor of the County Administrative Center, 4080 Lemon Street, Riverside, California) may decide to adopt a Resolution of Necessity that would authorize the

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1 County of Riverside to acquire the Subject Property Interests by eminent domain (and  
2 that would find and determine each of the following matters):

3 (a) That the public interest and necessity require the Project;

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

6 (c) That the Subject Property Interests are necessary for the Project;

7 (d) That the offers required by Section 7267.2 of the Government  
8 Code have been made to the owners of record of the Subject Property and Subject  
9 Fee Acquisition;

10 (e) That, to the extent that the Subject Property is already devoted to  
11 a public use, the use of the Project is a compatible use that will not unreasonably  
12 interfere with or impair the continuance of the public use as it presently exists or may  
13 reasonably be expected to exist in the future (California Code of Civil Procedure  
14 Section 1240.510) or the use of the Project is a more necessary public use than is the  
15 presently existing public use (California Code of Civil Procedure Section 1240.610);

16 2. If (within 15 days from the mailing of this Notice) you file a written request  
17 to appear at the public hearing and be heard on the matters described above in 1(a),  
18 1(b), 1(c), 1(d), 1(e), (or any one or more of them), you will have a right to appear at  
19 that meeting and be heard on those matters.

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

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

25 5. Questions regarding the amount of compensation to be paid will not be a  
26 part of the public hearing and the Board will not consider such questions in determining  
27 whether a Resolution of Necessity should be adopted.

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6. The Clerk of the Board of Supervisors shall cause a copy of this Notice to be sent by first-class mail to each owner of record whose property may be acquired by eminent domain and whose name and address appears on the last equalized county assessment roll (including the roll of state-assessed property)

ROLL CALL:

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None

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

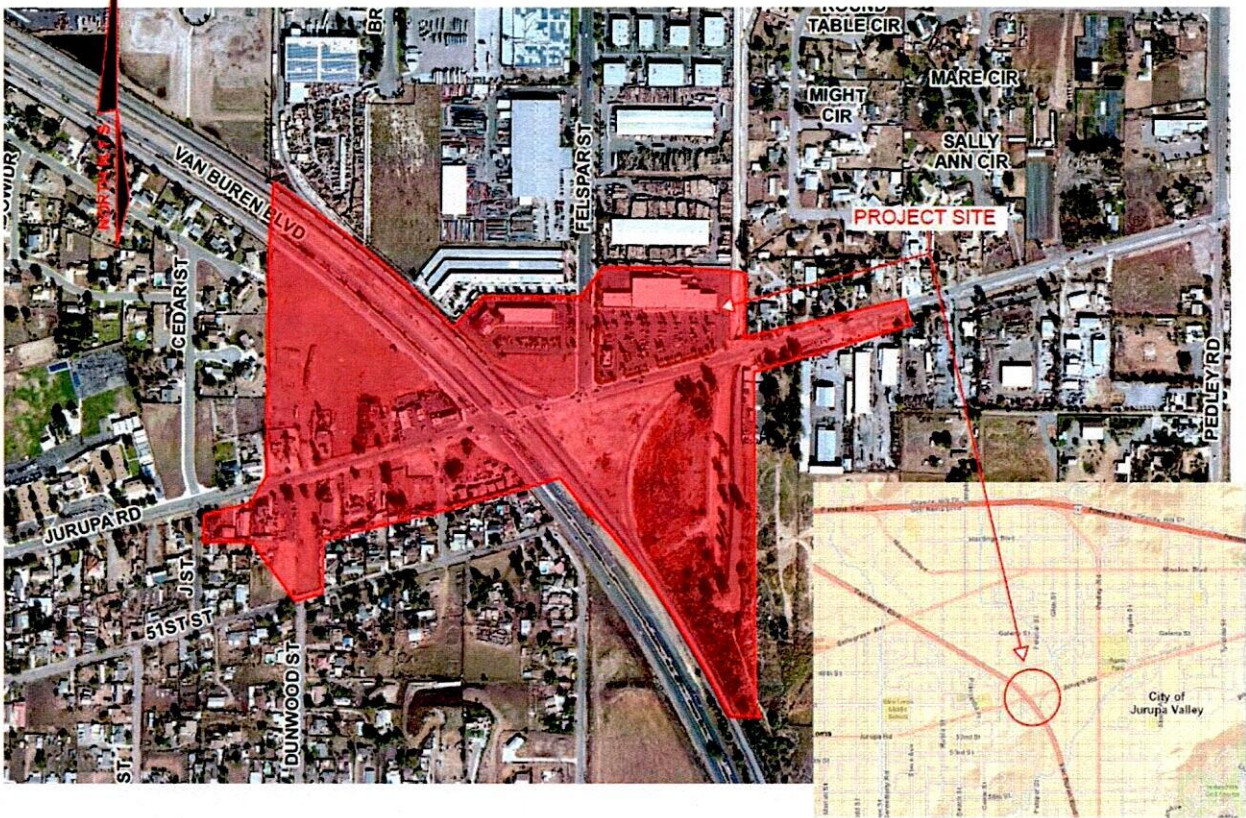
Kecia R. Harper, Clerk of said Board

By Priscilla Rasso  
Deputy



JUN 16 2020 3:22

Attachment "A"  
Jurupa Grade Separation





**Parcel No. 0060-004A**

**Parcel No. 0060-004B**

**Parcel No. 0060-004C**

**Parcel No. 0060-004D**

**Parcel No. 0060-004E**

**Parcel No. 0060-004G**

**Parcel No. 0060-004H**

EXHIBIT "A"  
LEGAL DESCRIPTION  
0060-004A

BEING A PORTION OF THOSE CERTAIN PARCELS OF LAND DESCRIBED BY QUITCLAIM DEED RECORDED MAY 20, 1980 AS INSTRUMENT NUMBER 49788, QUITCLAIM DEED RECORDED JULY 9, 1980 AS INSTRUMENT NUMBER 94791, GRANT DEED RECORDED SEPTEMBER 3, 1982 AS INSTRUMENT NUMBER 153340, AND GRANT DEED RECORDED DECEMBER 9, 1982 AS INSTRUMENT NUMBER 212649, ALL OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN LOT 6 AND LOT 7, SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN BY "MAP OF THE SUBDIVISION OF A PORTION OF THE JURUPA RANCH" ON FILE IN BOOK 9, PAGE 26 OF MAPS, SAN BERNARDINO COUNTY RECORDS, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF HILL PLACE AND THE CENTERLINE OF JURUPA ROAD (40.00 FOOT NORTHERLY HALF-WIDTH), AS SHOWN BY A MAP ENTITLED "SPARRLAND UNIT NO. 4," ON FILE IN BOOK 15, PAGE 33 OF MAPS, SAID OFFICIAL RECORDS;

THENCE SOUTH 74°45'48" WEST ALONG SAID CENTERLINE OF JURUPA ROAD, A DISTANCE OF 46.25 FEET TO THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED JANUARY 30, 2014 AS DOCUMENT NUMBER 2014-0040098, SAID OFFICIAL RECORDS;

THENCE NORTH 15°14'12" WEST ALONG SAID SOUTHERLY PROLONGATION, A DISTANCE OF 40.00 FEET TO THE SOUTHERLY-MOST CORNER OF SAID DOCUMENT NUMBER 2014-0040098, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID JURUPA ROAD AND THE TRUE POINT OF BEGINNING;

(COURSE "A")

THENCE SOUTH 74°45'48" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 412.90 FEET;

THENCE NORTH 24°21'32" EAST, A DISTANCE OF 36.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 448.00 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 69°44'03" WEST;

THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 06°21'59", AN ARC DISTANCE OF 49.78 FEET;

THENCE NORTH 76°06'02" EAST RADially FROM SAID CURVE, A DISTANCE OF 8.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE (HEREINAFTER REFERRED TO AS "CURVE 1") CONCAVE EASTERLY, HAVING A RADIUS OF 440.00 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 76°06'02" WEST;

CURVE 1

THENCE NORTHERLY ALONG SAID "CURVE 1" THROUGH A CENTRAL ANGLE OF 14°31'12", AN ARC DISTANCE OF 111.50 FEET TO A LINE (HEREINAFTER REFERRED TO AS "TANGENT 1");

TANGENT 1

THENCE NORTH 00°37'14" EAST ALONG SAID "TANGENT 1", A DISTANCE OF 103.97 FEET TO THE BEGINNING OF A TANGENT CURVE (HEREINAFTER REFERRED TO AS "CURVE 2") CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 440.00 FEET;



EXHIBIT "A"  
LEGAL DESCRIPTION  
0060-004A

CURVE 2

THENCE NORTHEASTERLY ALONG SAID "CURVE 2" THROUGH A CENTRAL ANGLE OF 00°20'01", AN ARC DISTANCE OF 2.56 FEET;

(COURSE "B")

THENCE CONTINUING NORTHEASTERLY ALONG SAID "CURVE 2" THROUGH A CENTRAL ANGLE OF 10°09'25", AN ARC DISTANCE OF 78.00 FEET;

THENCE CONTINUING NORTHEASTERLY ALONG SAID "CURVE 2" THROUGH A CENTRAL ANGLE OF 24°36'22", AN ARC DISTANCE OF 188.96 FEET;

THENCE NORTH 09°42'32" WEST, A DISTANCE OF 49.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5,627.95 FEET AND AN INITIAL RADIAL BEARING OF NORTH 39°52'02" EAST, SAID NON-TANGENT CURVE BEING CONCENTRIC WITH AND DISTANT 86.00 FEET SOUTHWESTERLY OF, AS MEASURED RADIALY TO THE CENTERLINE-SURVEY OF VAN BUREN BOULEVARD (71.00 FOOT SOUTHWESTERLY HALF-WIDTH), AS DESCRIBED IN DEED BOOK 1577, PAGE 43, RECORDED APRIL 16, 1954, SAID OFFICIAL RECORDS;

THENCE NORTHWESTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 03°16'01", AN ARC DISTANCE OF 320.90 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 94.00 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 36°36'01" WEST;

THENCE CONTINUING NORTHWESTERLY, ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 07°02'15", AN ARC DISTANCE OF 11.55 FEET;

THENCE NORTH 46°21'44" WEST, A DISTANCE OF 72.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 87.00 FEET;

THENCE NORTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 08°00'20", AN ARC DISTANCE OF 12.16 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5,638.95 FEET AND AN INITIAL RADIAL BEARING OF NORTH 35°37'56" EAST, SAID COMPOUND CURVE BEING CONCENTRIC WITH AND DISTANT 75.00 SOUTHWESTERLY OF, AS MEASURED RADIALY TO SAID CENTERLINE-SURVEY OF VAN BUREN BOULEVARD;

THENCE CONTINUING NORTHWESTERLY, ALONG SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF 00°10'25", AN ARC DISTANCE OF 17.09 FEET TO THE WEST LINE OF SAID SECTION 14;

(COURSE "C")

THENCE NORTH 00°35'56" EAST ALONG SAID WEST LINE, A DISTANCE OF 4.87 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID VAN BUREN BOULEVARD AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5,642.95 FEET AND AN INITIAL RADIAL BEARING OF NORTH 35°25'49" EAST;

(COURSE "D")

THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 06°01'42", AN ARC DISTANCE OF 593.71 FEET;

EXHIBIT "A"  
LEGAL DESCRIPTION  
0060-004A

THENCE SOUTH 41°27'31" WEST RADially FROM SAID CURVE, A DISTANCE OF 6.02 FEET;

THENCE SOUTH 83°27'27" WEST, A DISTANCE OF 47.56 FEET;

THENCE NORTH 54°32'41" WEST, A DISTANCE OF 6.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 380.00 FEET AND AN INITIAL RADIAL BEARING OF NORTH 54°32'41" WEST, SAID NON-TANGENT CURVE BEING CONCENTRIC WITH AND DISTANT 80.00 FEET EASTERLY OF, AS MEASURED RADially TO THE HEREINABOVE DESCRIBED "CURVE 2";

THENCE SOUTHWESTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 22°46'07", AN ARC DISTANCE OF 143.06 FEET;

(COURSE "E")

THENCE CONTINUING SOUTHWESTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 12°03'59", AN ARC DISTANCE OF 75.81 FEET TO A LINE PARALLEL WITH AND DISTANT 80.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE HEREINABOVE DESCRIBED "TANGENT 1";

(COURSE "F")

THENCE SOUTH 00°37'14" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 8.19 FEET;

THENCE CONTINUING SOUTH 00°37'14" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 95.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 380.00 FEET, SAID TANGENT CURVE BEING CONCENTRIC WITH AND DISTANT 80.00 FEET EASTERLY OF, AS MEASURED RADially TO THE HEREINABOVE DESCRIBED "CURVE 1";

THENCE SOUTHERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 13°56'11", AN ARC DISTANCE OF 87.56 FEET;

THENCE NORTH 76°41'03" EAST ALONG A RADIAL LINE FROM SAID CURVE, A DISTANCE OF 10.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 79°19'19" WEST;

THENCE EASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 107°26'45", AN ARC DISTANCE OF 46.88 FEET;

THENCE NORTH 61°52'34" EAST, A DISTANCE OF 36.01 FEET;

THENCE NORTH 60°52'18" EAST, A DISTANCE OF 108.09 FEET;

THENCE NORTH 70°20'15" EAST, A DISTANCE OF 55.85 FEET TO A POINT;

THENCE CONTINUING NORTH 70°20'15" EAST, A DISTANCE OF 23.94 FEET;

THENCE NORTH 62°18'37" EAST, A DISTANCE OF 12.63 FEET;

THENCE NORTH 61°33'36" EAST, A DISTANCE OF 31.42 FEET TO THE WESTERLY LINE OF SAID DOCUMENT NUMBER 2014-0040098;



EXHIBIT "A"  
LEGAL DESCRIPTION  
0060-004A

(COURSE "G")  
THENCE SOUTH 15°14'12" EAST, A DISTANCE OF 102.45 FEET TO THE TRUE POINT OF  
BEGINNING.

PARCEL CONTAINS 78,047 SQUARE FEET OR 1.792 ACRES MORE OR LESS

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE  
CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY  
1.000007910 TO OBTAIN GROUND DISTANCE.

THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A ROADWAY AND THE GRANTOR  
HEREBY RELEASES AND RELINQUISHES TO THE GRANTEE ANY AND ALL ABUTTER'S  
RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING  
PROPERTY IN AND TO THE ROADWAY OVER AND ACROSS ALL COURSES, EXCEPTING  
THEREFROM COURSES "A" THROUGH "G" INCLUSIVE, HEREINABOVE DESCRIBED.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART THEREOF.

PREPARED UNDER MY SUPERVISION:

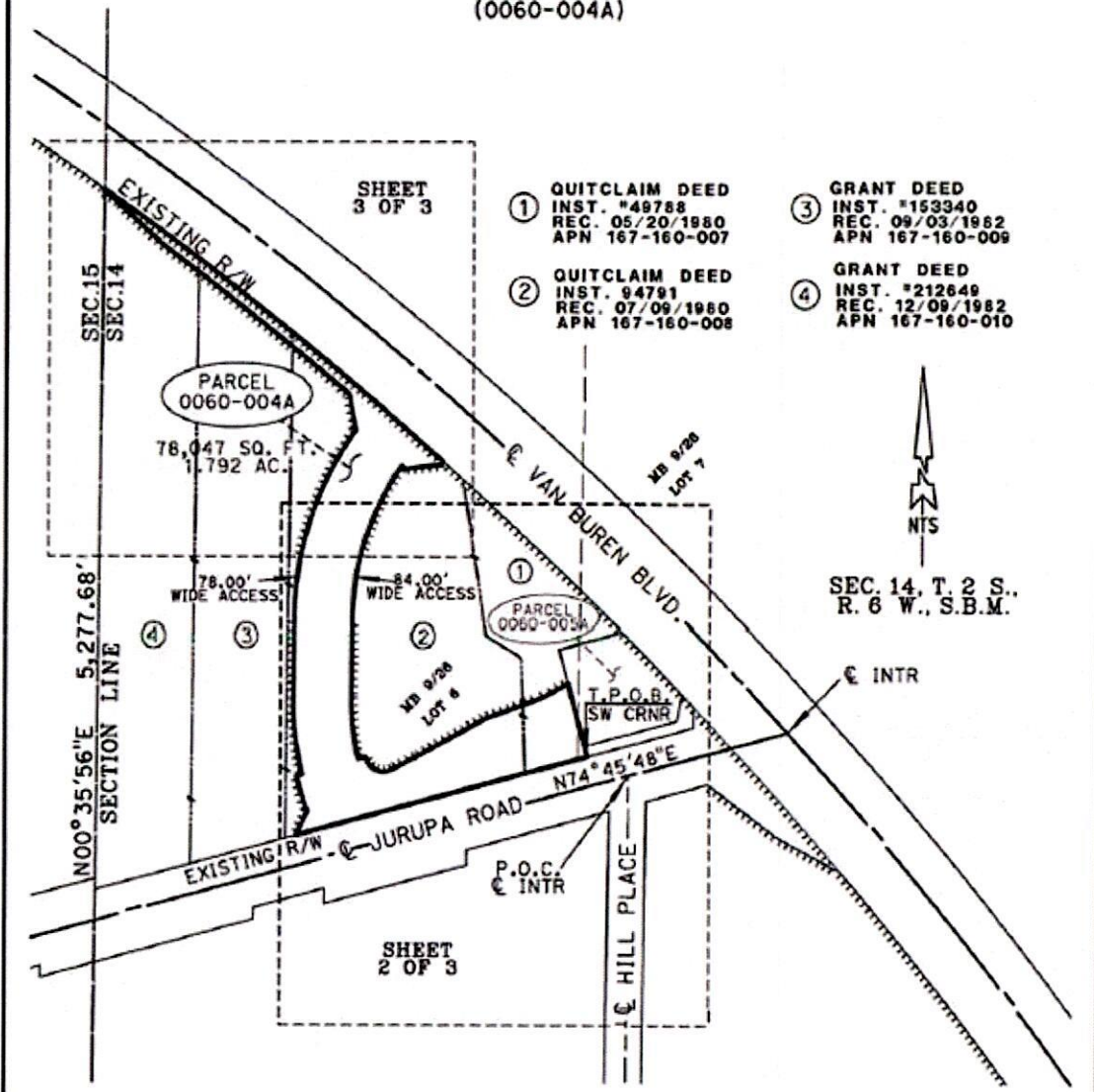
  
TIMOTHY F. RAYBURN, P.L.S. 8455

8/26/2019  
DATED:



# EXHIBIT "B"

## VICINITY MAP (0060-004A)



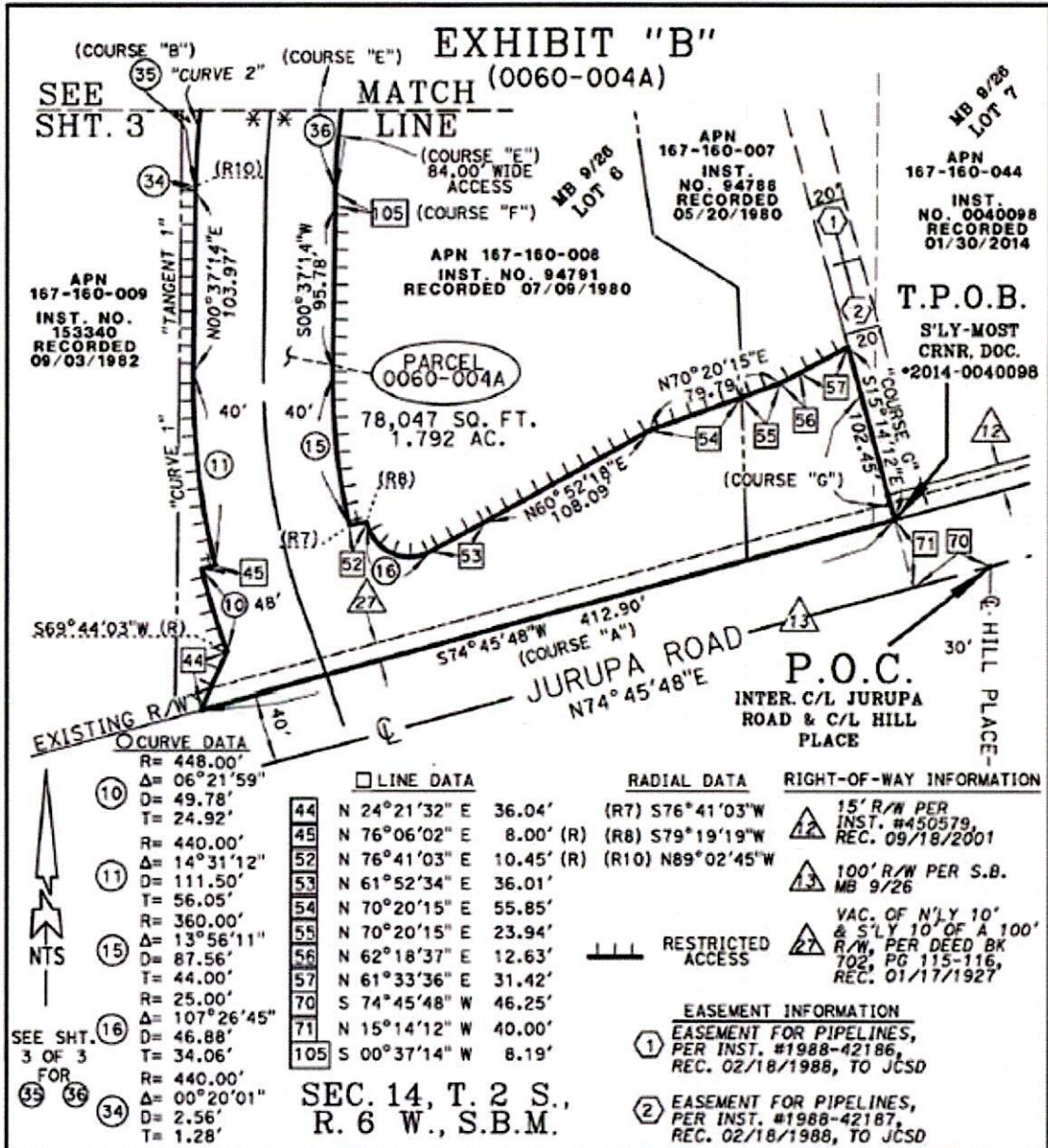
- ① QUITCLAIM DEED  
INST. #49788  
REC. 05/20/1980  
APN 167-160-007
- ② QUITCLAIM DEED  
INST. #4791  
REC. 07/09/1980  
APN 167-160-008
- ③ GRANT DEED  
INST. #153340  
REC. 09/03/1982  
APN 167-160-009
- ④ GRANT DEED  
INST. #212649  
REC. 12/09/1982  
APN 167-160-010



SEC. 14, T. 2 S.,  
R. 6 W., S.B.M.

<p>ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791</p>		
PCL No.: 0060-004A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION	
WO No.: C8-0060	PROJECT: JURUPA ROAD GRADE SEPARATION	
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.	
PREPARED BY: DPM	APPROVED BY: <i>Timothy F. Raftery</i>	
DATE: SEPTEMBER, 2019	DATE: 9/26/2019	
SHEET 1 OF 3		





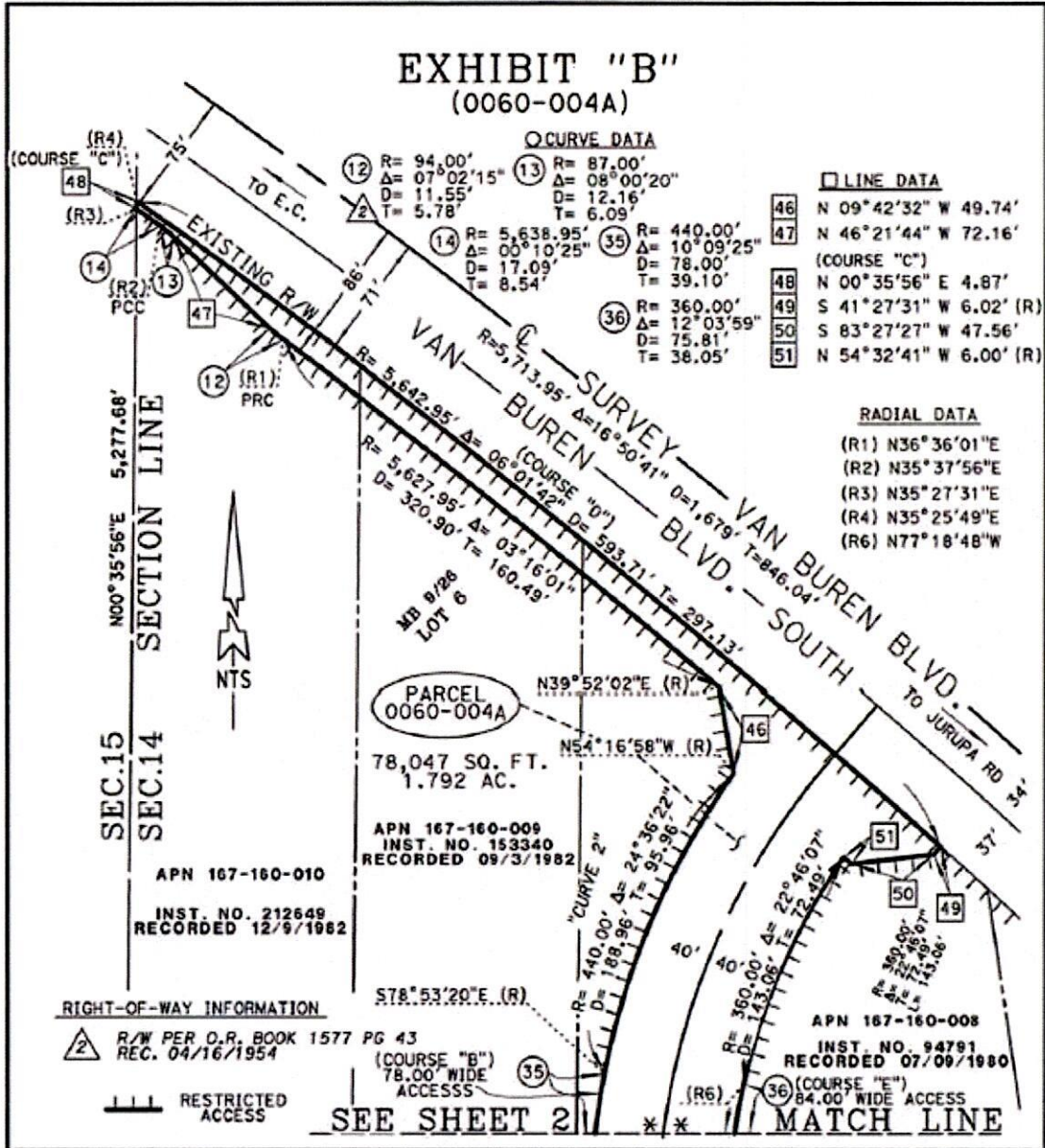
ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791

PCL No.: 0060-004A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C8-0060	PROJECT: JURUPA ROAD GRADE SEPARATION
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: DPM	APPROVED BY: <i>Janet Lay 4/2019</i>
DATE: SEPTEMBER, 2019	DATE: 9/26/2019
SHEET 2 OF 3	



# EXHIBIT "B"

## (0060-004A)



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791

PCL No.: 0060-004A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C8-0060	PROJECT: JURUPA ROAD GRADE SEPARATION
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: DPM	APPROVED BY: <i>Timothy F. Ravelon</i>
DATE: SEPTEMBER, 2019	DATE: 9/26/2019
SHEET 3 OF 3	





EXHIBIT "A"  
LEGAL DESCRIPTION  
0060-004B  
TEMPORARY CONSTRUCTION EASEMENT

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES BEING A PORTION OF THOSE CERTAIN PARCELS OF LAND DESCRIBED BY QUITCLAIM DEED RECORDED JULY 9, 1980 AS INSTRUMENT NUMBER 94791, GRANT DEED RECORDED SEPTEMBER 3, 1982 AS INSTRUMENT NUMBER 153340, AND GRANT DEED RECORDED DECEMBER 9, 1982 AS INSTRUMENT NUMBER 212649, ALL OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN LOT 6, SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN BY "MAP OF THE SUBDIVISION OF A PORTION OF THE JURUPA RANCH" ON FILE IN BOOK 9, PAGE 26 OF MAPS, SAN BERNARDINO COUNTY RECORDS, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF HILL PLACE AND THE CENTERLINE OF JURUPA ROAD (40.00 FOOT NORTHERLY HALF-WIDTH), AS SHOWN BY A MAP ENTITLED "SPARRLAND UNIT NO. 4," ON FILE IN BOOK 15, PAGE 33 OF MAPS, SAID OFFICIAL RECORDS;

THENCE SOUTH 74°45'48" WEST ALONG SAID CENTERLINE OF JURUPA ROAD, A DISTANCE OF 46.25 FEET TO THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED JANUARY 30, 2014 AS DOCUMENT NUMBER 2014-0040098, SAID OFFICIAL RECORDS;

THENCE NORTH 15°14'12" WEST ALONG SAID SOUTHERLY PROLONGATION, A DISTANCE OF 40.00 FEET TO THE SOUTHERLY-MOST CORNER OF SAID DOCUMENT NUMBER 2014-0040098, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID JURUPA ROAD;

THENCE SOUTH 74°45'48" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 412.90 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 74°45'48" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 285.63 FEET TO THE WEST LINE OF SAID SECTION 14;

THENCE NORTH 00°35'56" EAST ALONG SAID WEST LINE, A DISTANCE OF 10.39 FEET TO A LINE PARALLEL WITH AND DISTANT 50.00 FEET NORWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF JURUPA ROAD;

THENCE NORTH 74°45'48" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 271.60 FEET;

THENCE NORTH 24°21'32" EAST, A DISTANCE OF 29.38 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 463.00 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 70°30'04" WEST;

THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 05°33'57", AN ARC DISTANCE OF 44.98 FEET TO A POINT ON THE EASTERLY LINE OF SAID INSTRUMENT NUMBER 153340;

THENCE NORTH 00°35'56" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 260.06 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 450.00 FEET AND AN INITIAL RADIAL BEARING OF NORTH 84°18'43" WEST;

THENCE NORTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 29°29'37", AN ARC DISTANCE OF 231.64 FEET;

EXHIBIT "A"  
LEGAL DESCRIPTION  
0060-004B  
TEMPORARY CONSTRUCTION EASEMENT

FEET SOUTHWESTERLY OF, AS MEASURED RADially TO SAID CENTERLINE-SURVEY OF VAN BUREN BOULEVARD;

THENCE SOUTHEASTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 03°16'01", AN ARC DISTANCE OF 320.90 FEET;

THENCE SOUTH 09°42'32" EAST, A DISTANCE OF 49.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 440.00 FEET AND AN INITIAL RADIAL BEARING OF NORTH 54°16'58" WEST;

THENCE SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 35°05'48", AN ARC DISTANCE OF 289.52 FEET;

THENCE SOUTH 00°37'14" WEST, A DISTANCE OF 103.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 440.00 FEET;

THENCE SOUTHERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 14°31'12", AN ARC DISTANCE OF 111.50 FEET;

THENCE SOUTH 76°06'02" WEST ALONG A RADIAL LINE, A DISTANCE OF 8.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 448.00 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 76°06'02" WEST;

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 06°21'59", AN ARC DISTANCE OF 49.78 FEET;

THENCE SOUTH 24°21'32" WEST, A DISTANCE OF 36.04 FEET TO THE TRUE POINT OF BEGINNING;

PARCEL CONTAINS 13,718 SQUARE FEET OR 0.315 ACRES MORE OR LESS

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000007910 TO OBTAIN GROUND DISTANCE.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART THEREOF.

PREPARED UNDER MY SUPERVISION:

  
TIMOTHY F. RAYBURN, P.L.S. 8455

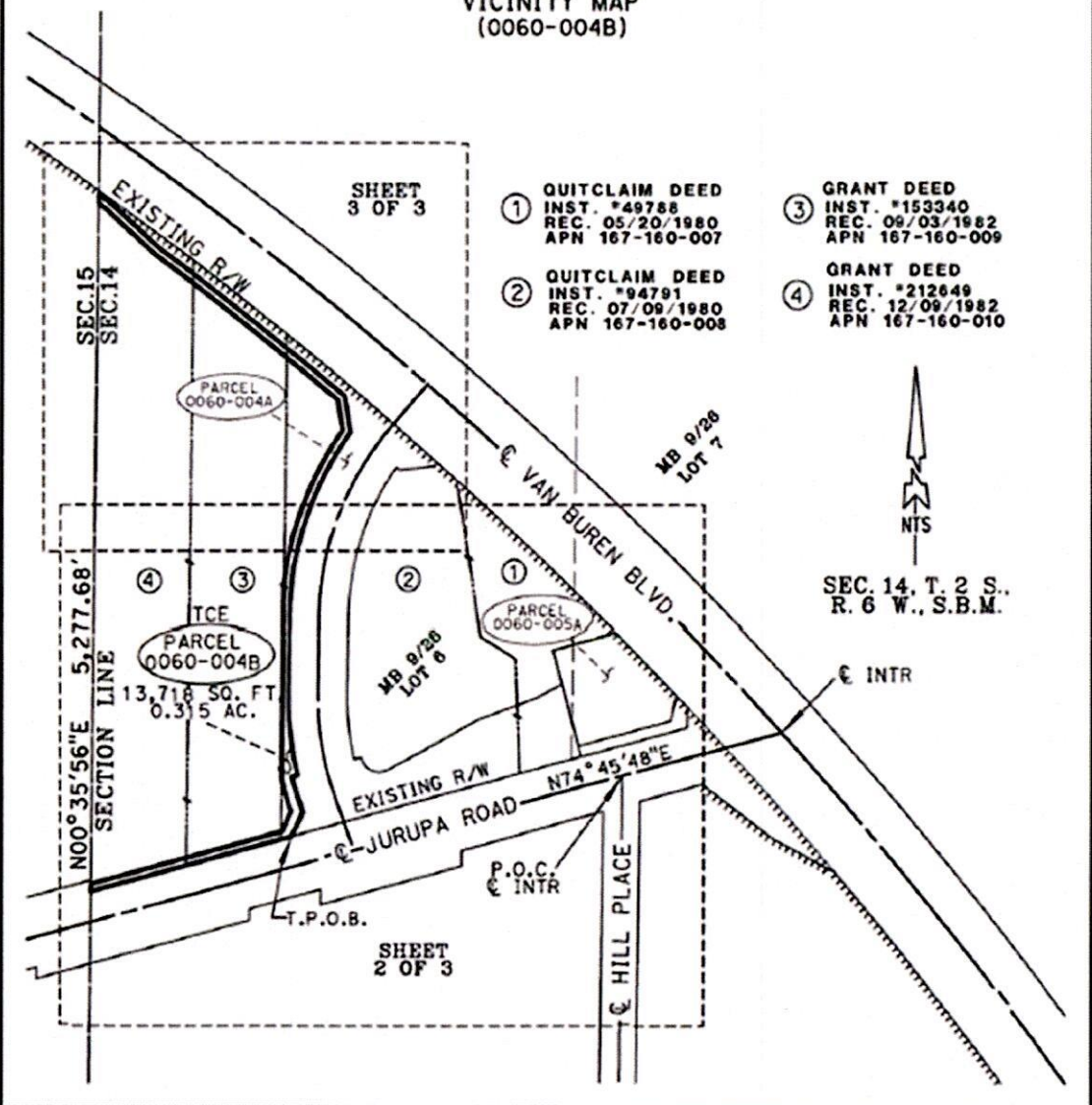
9/26/2019  
DATED:





# EXHIBIT "B"

## TEMPORARY CONSTRUCTION EASEMENT VICINITY MAP (0060-004B)



- ① QUITCLAIM DEED  
INST. \*49788  
REC. 05/20/1980  
APN 167-160-007
- ② QUITCLAIM DEED  
INST. \*94791  
REC. 07/09/1980  
APN 167-160-008
- ③ GRANT DEED  
INST. \*153340  
REC. 09/03/1982  
APN 167-160-009
- ④ GRANT DEED  
INST. \*212649  
REC. 12/09/1982  
APN 167-160-010

SEC. 14, T. 2 S.,  
R. 6 W., S.B.M.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791

PCL No.: 0060-004B	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION	
WO No.: C8-0060	PROJECT: JURUPA ROAD GRADE SEPARATION	
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.	
PREPARED BY: DPM	APPROVED BY: <i>James Ray F. Rayburn</i>	
DATE: SEPTEMBER, 2019	DATE: 9/26/2019	
SHEET 1 OF 3		

# EXHIBIT "B"

## TEMPORARY CONSTRUCTION EASEMENT (0060-004B)

**LINE DATA**

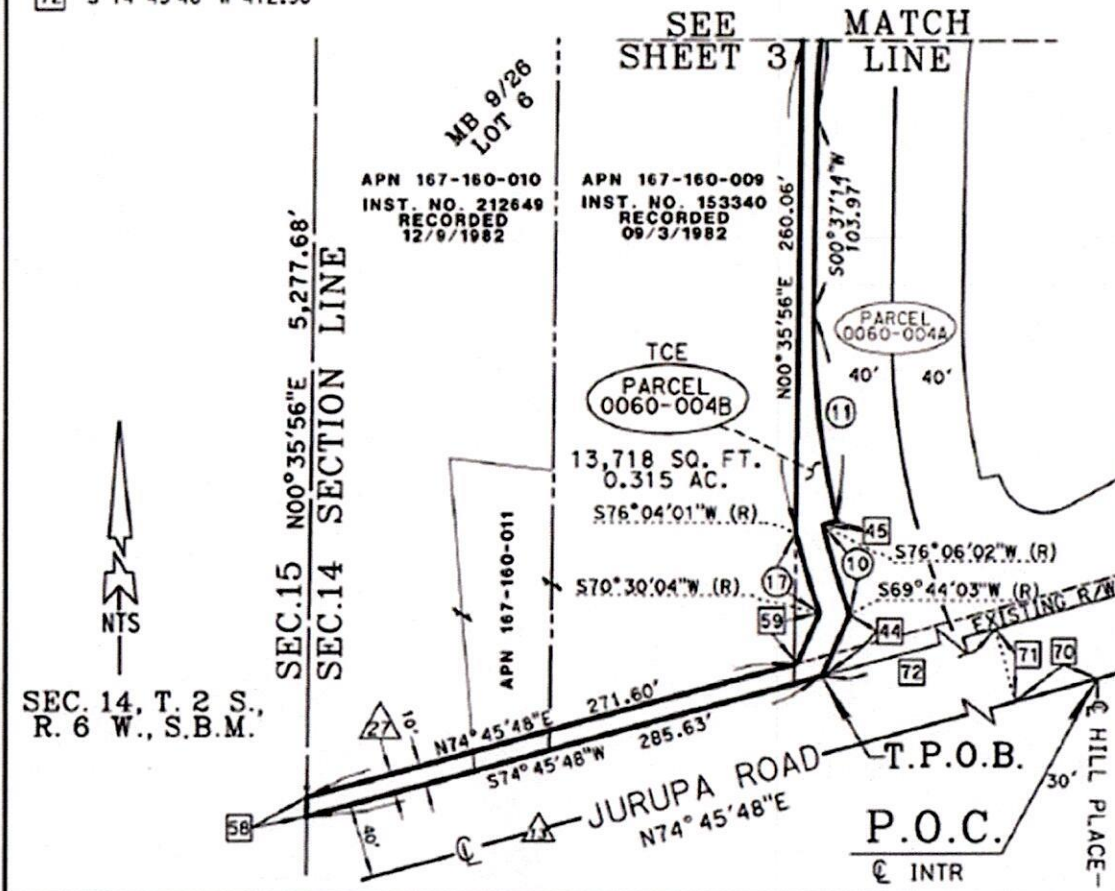
44	S 24°21'32" W	36.04'
45	S 76°06'02" W	8.00' (R)
58	N 00°35'56" E	10.39'
59	N 24°21'32" E	29.38'
70	S 74°45'48" W	46.25'
71	N 15°14'12" W	40.00'
72	S 74°45'48" W	412.90'

**CURVE DATA**

(10)	R= 448.00' Δ= 06°21'59" D= 49.78' T= 24.92'	(17)	R= 463.00' Δ= 05°33'57" D= 44.98' T= 22.51'
(11)	R= 440.00' Δ= 14°31'12" D= 111.50' T= 56.05'		

**RIGHT-OF-WAY INFORMATION**

- ▲ 100' R/W PER TRACT MAP TITLED "JURUPA RANCH, MB 9/26"
- ▲ VACATION OF N'LY 10' & S'LY 10' OF A 100' R/W, PER DEED BK 702, PG 115-116, REC. 01/17/1927



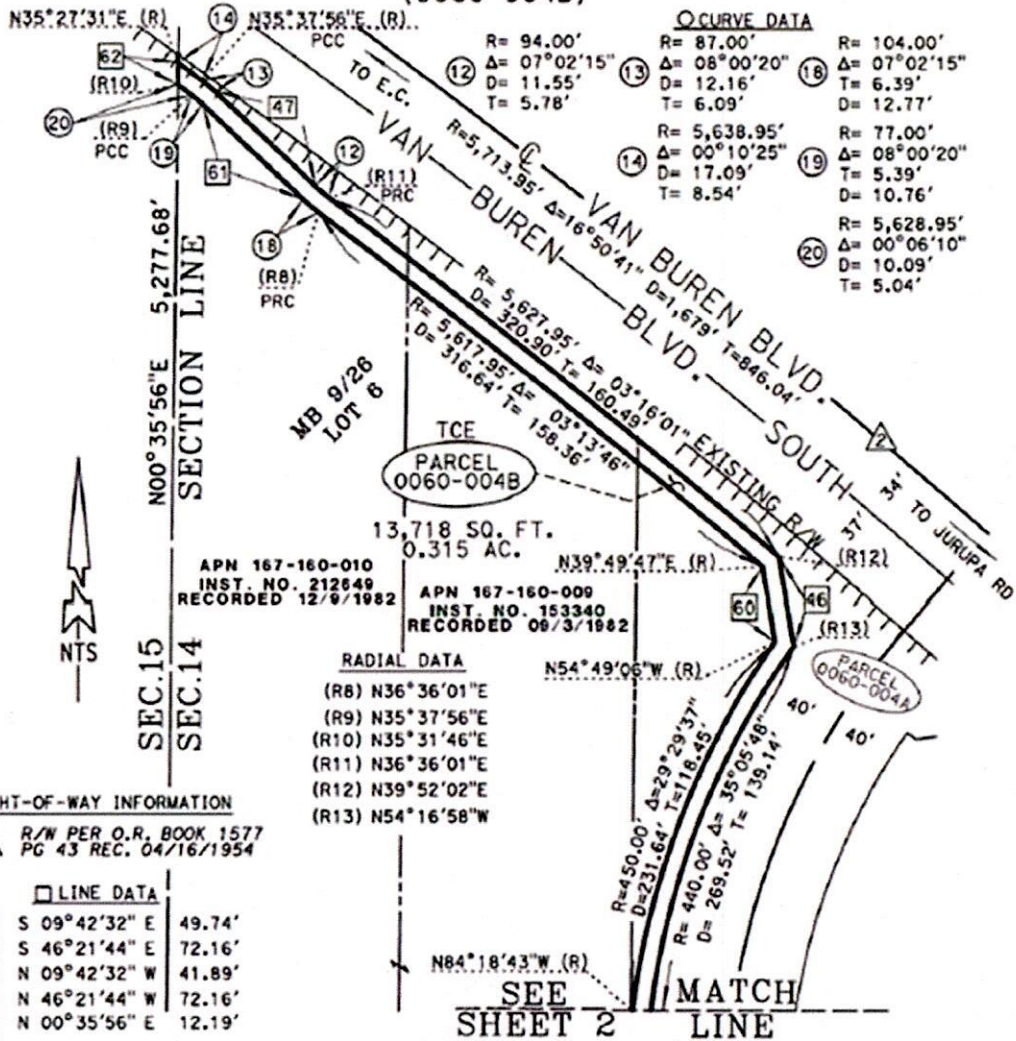
ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791	
PCL No.: 0060-004B	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C8-0060	PROJECT: JURUPA ROAD GRADE SEPARATION
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: DPM	APPROVED BY: <i>Jesse Taylor Prof</i> DATE: 9/26/2019
DATE: SEPTEMBER, 2019	
SHEET 2 OF 3	





# EXHIBIT "B"

## TEMPORARY CONSTRUCTION EASEMENT (0060-004B)



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791

PCL No.: 0060-004B

WO No.: CB-0060

SCALE: NTS

PREPARED BY: DPM

DATE: SEPTEMBER, 2019

SHEET 3 OF 3

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

PROJECT: JURUPA ROAD GRADE SEPARATION

THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

APPROVED BY:

*Janet J. Roy*

DATE:

9/26/2019



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**0060-004C**  
**TEMPORARY CONSTRUCTION EASEMENT**

BEING A PORTION OF THOSE CERTAIN PARCELS OF LAND DESCRIBED BY QUITCLAIM DEED RECORDED MAY 20, 1980 AS INSTRUMENT NUMBER 49788 AND QUITCLAIM DEED RECORDED JULY 9, 1980 AS INSTRUMENT NUMBER 94791, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN LOT 6 AND LOT 7, SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN BY "MAP OF THE SUBDIVISION OF A PORTION OF THE JURUPA RANCH" ON FILE IN BOOK 9, PAGE 26 OF MAPS, SAN BERNARDINO COUNTY RECORDS, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF HILL PLACE AND THE CENTERLINE OF JURUPA ROAD (40.00 FOOT NORTHERLY HALF-WIDTH), AS SHOWN BY A MAP ENTITLED "SPARRLAND UNIT NO. 4," ON FILE IN BOOK 15, PAGE 33 OF MAPS, SAID OFFICIAL RECORDS;**

**THENCE SOUTH 74°45'48" WEST ALONG SAID CENTERLINE OF JURUPA ROAD, A DISTANCE OF 46.25 FEET TO THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED JANUARY 30, 2014 AS DOCUMENT NUMBER 2014-0040098, SAID OFFICIAL RECORDS;**

**THENCE NORTH 15°14'12" WEST ALONG SAID SOUTHERLY PROLONGATION, A DISTANCE OF 40.00 FEET TO THE SOUTHERLY-MOST CORNER OF SAID DOCUMENT NUMBER 2014-0040098, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID JURUPA ROAD;**

**THENCE CONTINUING NORTH 15°14'12" WEST ALONG THE WESTERLY LINE OF SAID DOCUMENT NUMBER 2014-0040098, A DISTANCE OF 117.86 FEET TO THE TRUE POINT OF BEGINNING;**

**THENCE SOUTH 61°33'36" WEST, A DISTANCE OF 34.84 FEET;**

**THENCE SOUTH 62°18'37" WEST, A DISTANCE OF 11.48 FEET;**

**THENCE SOUTH 70°20'15" WEST, A DISTANCE OF 79.97 FEET;**

**THENCE SOUTH 60°52'18" WEST, A DISTANCE OF 109.20 FEET;**

**THENCE SOUTH 61°52'34" WEST, A DISTANCE OF 35.81 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 10.00 FEET;**

**THENCE WESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 104°36'31", AN ARC DISTANCE OF 18.26 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 334.50 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 76°29'05" WEST;**

**THENCE NORTHERLY ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 14°08'09", AN ARC DISTANCE OF 82.53 FEET;**



EXHIBIT "A"  
LEGAL DESCRIPTION  
0060-004C  
TEMPORARY CONSTRUCTION EASEMENT

THENCE NORTH 00°37'14" EAST, A DISTANCE OF 103.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 334.50 FEET;

THENCE NORTHERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°11'45", AN ARC DISTANCE OF 6.98 FEET;

THENCE SOUTH 88°11'01" EAST RADIALLY FROM SAID CURVE, A DISTANCE OF 8.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 326.00 FEET;

THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 08°21'07", AN ARC DISTANCE OF 47.52 FEET;

THENCE NORTH 79°49'54" WEST RADIALLY FROM SAID CURVE, A DISTANCE OF 34.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 360.00 FEET AND AN INITIAL RADIAL BEARING OF NORTH 79°49'54" WEST;

THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 25°17'13", AN ARC DISTANCE OF 158.88 FEET;

THENCE SOUTH 54°32'41" EAST RADIALLY FROM SAID CURVE, A DISTANCE OF 6.00 FEET;

THENCE NORTH 83°27'27" EAST, A DISTANCE OF 47.56 FEET;

THENCE NORTH 41°27'31" EAST, A DISTANCE OF 6.02 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF VAN BUREN BOULEVARD (71.00 FOOT SOUTHWESTERLY HALF-WIDTH), AS DESCRIBED IN DEED BOOK 1577, PAGE 43, RECORDED APRIL 16, 1954, SAID OFFICIAL RECORDS, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5,642.95 FEET AND AN INITIAL RADIAL BEARING OF NORTH 41°27'31" EAST;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 03°25'21", AN ARC DISTANCE OF 337.08 FEET TO THE NORTHERLY LINE OF SAID DOCUMENT NUMBER 2014-0040098;

THENCE SOUTH 74°45'48" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 89.11 FEET RETURNING TO SAID WESTERLY LINE OF DOCUMENT NUMBER 2014-0040098;

THENCE SOUTH 15°14'12" EAST ALONG SAID WESTERLY LINE OF DOCUMENT NUMBER 2014-0040098, A DISTANCE OF 32.15 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL CONTAINS 81,058 SQUARE FEET OR 1.861 ACRES MORE OR LESS.

EXHIBIT "A"  
LEGAL DESCRIPTION  
0060-004C  
TEMPORARY CONSTRUCTION EASEMENT

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000007910 TO OBTAIN GROUND DISTANCE.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART THEREOF.

PREPARED UNDER MY SUPERVISION:



TIMOTHY F. RAYBURN, P.L.S. 8455

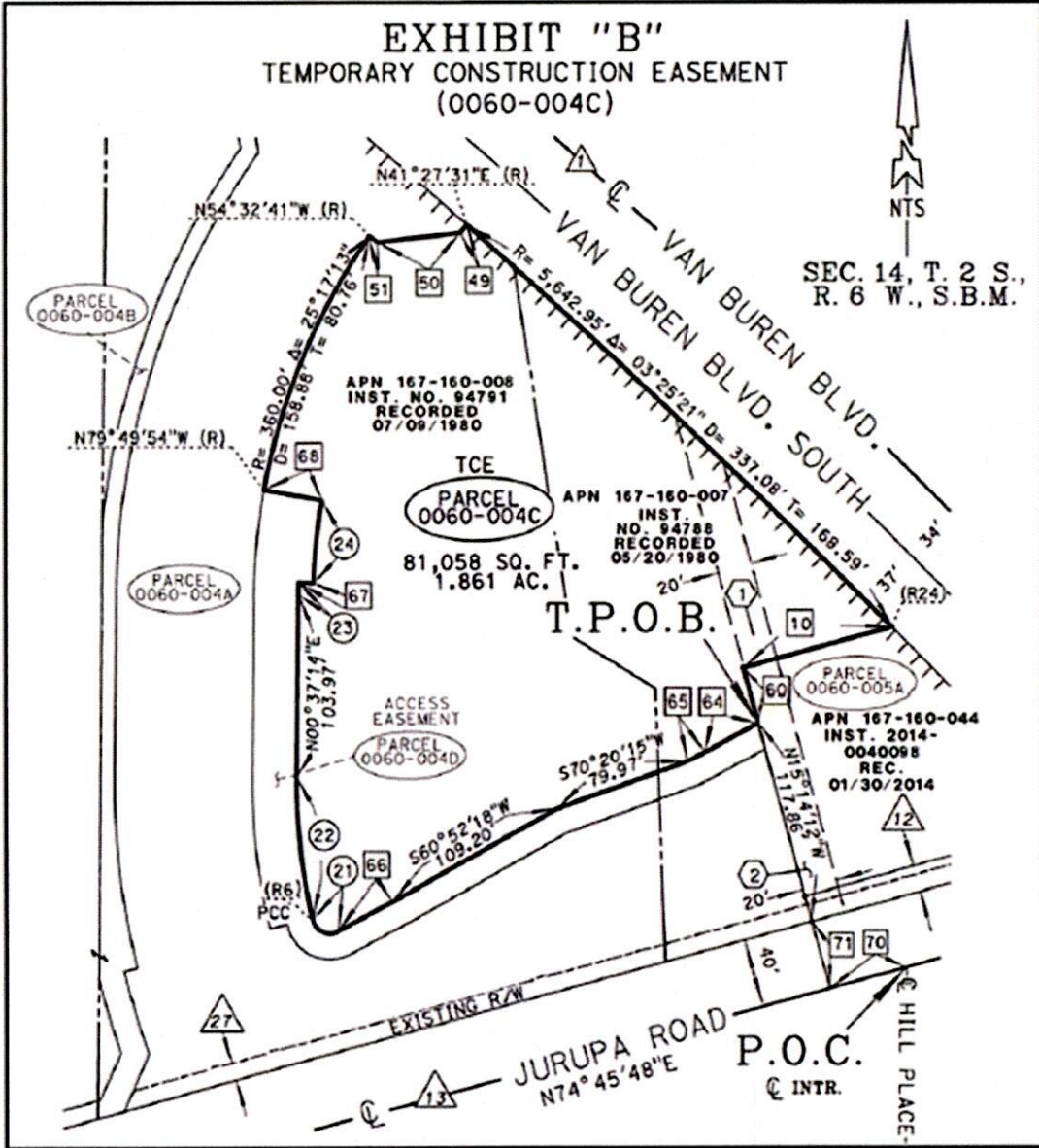
9/26/2019

DATED:





**EXHIBIT "B"**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**(0060-004C)**



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791		
PCL No.: 0060-004C	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION	
WO No.: CB-0060	PROJECT: JURUPA ROAD GRADE SEPARATION	<small>THIS PLAY IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.</small>
SCALE: NTS		
PREPARED BY: DPM	APPROVED BY: <i>Timothy F. Rayburn</i>	
DATE: SEPTEMBER, 2019	DATE: 9/26/2019	
SHEET 1 OF 2		

# EXHIBIT "B"

## TEMPORARY CONSTRUCTION EASEMENT (0060-004C)

**RIGHT-OF-WAY INFORMATION**

- △ 1 R/W PER O.R. 1420,  
PAGE 358, REC.  
12/02/1952.
- △ 2 15' R/W PER INST.  
2001-450579, REC.  
09/18/2001
- △ 3 100' R/W PER S.B. MB 9/26,
- △ 7 VAC. OF N'LY 10'  
& S'LY 10' OF A 100' R/W,  
PER DEED BK 702, PG  
115-116, REC. 01/17/1927

**RADIAL DATA**

(R6 PCC) S76°29'05"W  
(R24) N44°52'52"E

**LINE DATA**

10	S 74°45'48" W	89.11'
49	N 41°27'31" E	6.02' (R)
50	N 83°27'27" E	47.56'
51	S 54°32'41" E	6.00' (R)
60	S 15°14'12" E	32.15'
64	S 61°33'36" W	34.84'
65	S 62°18'37" W	11.48'
66	S 61°52'34" W	35.81'
67	S 88°11'01" E	8.50' (R)
68	N 79°49'54" W	34.00' (R)
70	S 74°45'48" W	46.25'
71	N 15°14'12" W	40.00'

**CURVE DATA**

- ⊙ 21 R= 10.00'  
Δ= 104°36'31"  
D= 18.26'  
T= 12.94'
- ⊙ 22 R= 334.50'  
Δ= 14°08'09"  
D= 82.53'  
T= 41.47'
- ⊙ 23 R= 334.50'  
Δ= 01°11'45"  
D= 6.98'  
T= 3.49'
- ⊙ 24 R= 326.00'  
Δ= 08°21'07"  
D= 47.52'  
T= 23.80'

**EASEMENT INFORMATION**

- ⊙ 1 EASEMENT FOR PIPELINES,  
PER INST. #1988-42186,  
REC. 02/18/1988, TO JCSO
- ⊙ 2 EASEMENT FOR PIPELINES,  
PER INST. #1988-42187,  
REC. 02/18/1988, TO JCSO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791

PCL No.: 0060-004C	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: CB-0060	PROJECT: JURUPA ROAD GRADE SEPARATION
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: DPM	
DATE: SEPTEMBER, 2019	
SHEET 2 OF 2	APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 9/24/2019





**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**0060-004D**  
**ACCESS EASEMENT**

BEING A PORTION OF THOSE CERTAIN PARCELS OF LAND DESCRIBED BY QUITCLAIM DEED RECORDED MAY 20, 1980 AS INSTRUMENT NUMBER 49788 AND QUITCLAIM DEED RECORDED JULY 9, 1980 AS INSTRUMENT NUMBER 94791, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN LOT 6, SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN BY "MAP OF THE SUBDIVISION OF A PORTION OF THE JURUPA RANCH" ON FILE IN BOOK 9, PAGE 26 OF MAPS, SAN BERNARDINO COUNTY RECORDS, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF HILL PLACE AND THE CENTERLINE OF JURUPA ROAD (40.00 FOOT NORTHERLY HALF-WIDTH), AS SHOWN BY A MAP ENTITLED "SPARRLAND UNIT NO. 4," ON FILE IN BOOK 15, PAGE 33 OF MAPS, SAID OFFICIAL RECORDS;**

**THENCE SOUTH 74°45'48" WEST ALONG SAID CENTERLINE OF JURUPA ROAD, A DISTANCE OF 46.25 FEET TO THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED JANUARY 30, 2014 AS DOCUMENT NUMBER 2014-0040098, SAID OFFICIAL RECORDS;**

**THENCE NORTH 15°14'12" WEST ALONG SAID SOUTHERLY PROLONGATION, A DISTANCE OF 40.00 FEET TO THE SOUTHERLY-MOST CORNER OF SAID DOCUMENT NUMBER 2014-0040098, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID JURUPA ROAD;**

**THENCE CONTINUING NORTH 15°14'12" WEST ALONG THE WESTERLY LINE OF SAID DOCUMENT NUMBER 2014-0040098, A DISTANCE OF 102.45 FEET TO THE TRUE POINT OF BEGINNING;**

**THENCE SOUTH 61°33'36" WEST, A DISTANCE OF 31.42 FEET;**

**THENCE SOUTH 62°18'37" WEST, A DISTANCE OF 12.63 FEET;**

**THENCE SOUTH 70°20'15" WEST, A DISTANCE OF 79.79 FEET;**

**THENCE SOUTH 60°52'18" WEST, A DISTANCE OF 108.09 FEET;**

**THENCE SOUTH 61°52'34" WEST, A DISTANCE OF 36.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET;**

**THENCE NORTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 107°26'45", AN ARC DISTANCE OF 46.88 FEET;**

**THENCE SOUTH 76°41'03" WEST, A DISTANCE OF 10.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 360.00 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 76°41'03" WEST;**

**THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 13°56'11", AN ARC DISTANCE OF 87.56 FEET;**

EXHIBIT "A"  
LEGAL DESCRIPTION  
0060-004D  
ACCESS EASEMENT

THENCE NORTH 00°37'14" EAST, A DISTANCE OF 103.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 360.00 FEET;

THENCE NORTHERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 09°32'52", AN ARC DISTANCE OF 59.99 FEET;

THENCE SOUTH 79°49'54" EAST RADially FROM SAID CURVE, A DISTANCE OF 34.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 326.00 FEET AND AN INITIAL RADIAL BEARING OF NORTH 79°49'54" WEST;

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 08°21'07", AN ARC DISTANCE OF 47.52 FEET;

THENCE NORTH 88°11'01" WEST RADially FROM SAID CURVE, A DISTANCE OF 8.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 334.50 FEET;

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°11'45", AN ARC DISTANCE OF 6.98 FEET;

THENCE SOUTH 00°37'14" WEST, A DISTANCE OF 103.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 334.50 FEET;

THENCE SOUTHERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 14°08'09", AN ARC DISTANCE OF 82.53 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 10.00 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 76°29'05" WEST;

THENCE EASTERLY ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 104°36'31", AN ARC DISTANCE OF 18.26 FEET;

THENCE NORTH 61°52'34" EAST, A DISTANCE OF 35.81 FEET;

THENCE NORTH 60°52'18" EAST, A DISTANCE OF 109.20 FEET;

THENCE NORTH 70°20'15" EAST, A DISTANCE OF 79.97 FEET;

THENCE NORTH 62°18'37" EAST, A DISTANCE OF 11.48 FEET;

THENCE NORTH 61°33'36" EAST, A DISTANCE OF 34.84 FEET RETURNING TO SAID WESTERLY LINE OF DOCUMENT NUMBER 2014-0040098;

THENCE SOUTH 15°14'12" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 15.41 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL CONTAINS 11,233 SQUARE FEET OR 0.258 ACRES MORE OR LESS.



EXHIBIT "A"  
LEGAL DESCRIPTION  
0060-004D  
ACCESS EASEMENT

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000007910 TO OBTAIN GROUND DISTANCE.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART THEREOF.

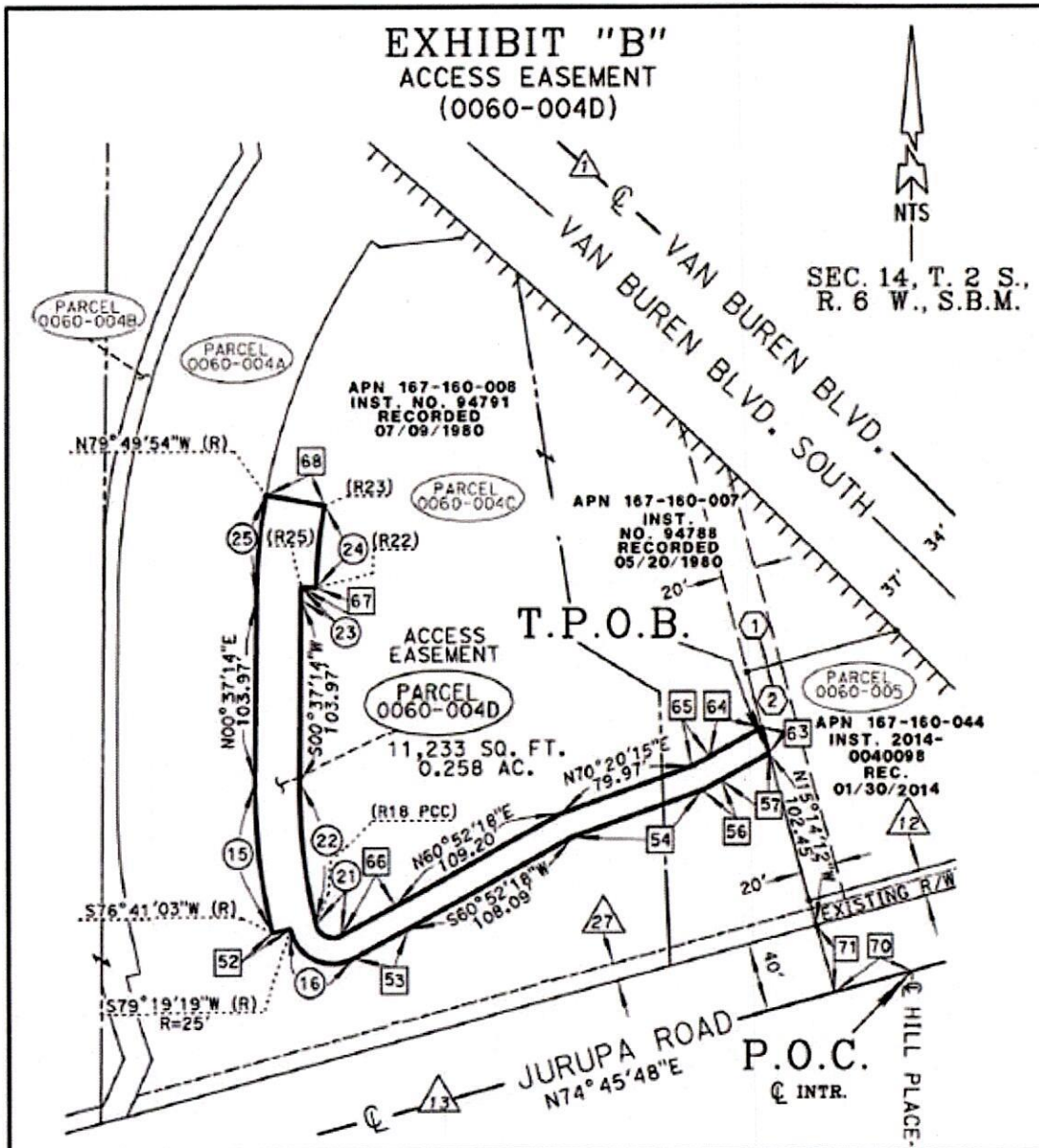
PREPARED UNDER MY SUPERVISION:

  
TIMOTHY F. RAYBURN, P.L.S. 8455

9/26/2019  
DATED:



**EXHIBIT "B"**  
**ACCESS EASEMENT**  
**(0060-004D)**



NTS  
 SEC. 14, T. 2 S.,  
 R. 6 W., S.B.M.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791	
PCL No.: 0060-004D	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C8-0060	PROJECT: JURUPA ROAD GRADE SEPARATION
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: DPM	APPROVED BY: <i>[Signature]</i>
DATE: SEPTEMBER, 2019	DATE: 9/26/2019
SHEET 1 OF 2	





# EXHIBIT "B"

## ACCESS EASEMENT (0060-004D)

RIGHT-OF-WAY INFORMATION

- ① R/W PER O.R. 1420,  
PAGE 358, REC.  
12/02/1952.
- ② 15' R/W PER INST.  
2001-450579, REC.  
09/18/2001
- ③ R/W PER MB 9/26,
- ④ VAC. OF N'LY 10'  
& S'LY 10' OF A 100'  
R/W, PER DEED BK  
702, PG 115-116, REC.  
01/17/1927

RADIAL DATA

- (R18 PCC) S76°29'05"W
- (R22) N88°11'01"W
- (R23) N79°49'54"W
- (R25) N88°11'01"W

LINE DATA

52	S 76°41'03" W	10.45' (R)
53	S 61°52'34" W	36.01'
54	S 70°20'15" W	79.79'
56	S 62°18'37" W	12.63'
57	S 61°33'36" W	31.42'
63	S 15°14'12" E	15.41'
64	N 61°33'36" E	34.84'
65	N 62°18'37" E	11.48'
66	N 61°52'34" E	35.81'
67	N 88°11'01" W	8.50' (R)
68	S 79°49'54" E	34.00' (R)
70	S 74°45'48" W	46.25'
71	N 15°14'12" W	40.00'

CURVE DATA

- ⑮ R= 360.00'  
Δ= 13°56'11"  
D= 87.56'  
T= 44.00'
- ⑯ R= 25.00'  
Δ= 107°26'45"  
D= 46.88'  
T= 34.06'
- ⑰ R= 10.00'  
Δ= 104°36'31"  
D= 18.26'  
T= 12.94'
- ⑱ R= 334.50'  
Δ= 14°08'09"  
D= 82.53'  
T= 41.47'
- ⑳ R= 334.50'  
Δ= 01°11'45"  
D= 6.98'  
T= 3.49'
- ㉑ R= 326.00'  
Δ= 08°21'07"  
D= 47.52'  
T= 23.80'
- ㉒ R= 360.00'  
Δ= 09°32'52"  
D= 59.99'  
T= 30.07'

EASEMENT INFORMATION

- ① EASEMENT FOR PIPELINES,  
PER INST. #1988-42186,  
REC. 02/18/1988, TO JCSD
- ② EASEMENT FOR PIPELINES,  
PER INST. #1988-42187,  
REC. 02/18/1988, TO JCSD

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791

PCL No.: 0060-004D  
 WO No.: CB-0060  
 SCALE: NTS  
 PREPARED BY: DPM  
 DATE: SEPTEMBER, 2019  
 SHEET 2 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
 SURVEY DIVISION  
 PROJECT: JURUPA ROAD GRADE SEPARATION  
 THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.  
 APPROVED BY: *James Ray 2 RJ*  
 DATE: 9/26/2019



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**0060-004E**  
**TEMPORARY CONSTRUCTION EASEMENT**

BEING A PORTION OF THOSE CERTAIN PARCELS OF LAND DESCRIBED BY QUITCLAIM DEED RECORDED MAY 20, 1980 AS INSTRUMENT NUMBER 49788 AND QUITCLAIM DEED RECORDED JULY 9, 1980 AS INSTRUMENT NUMBER 94791, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN LOT 6, SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN BY "MAP OF THE SUBDIVISION OF A PORTION OF THE JURUPA RANCH" ON FILE IN BOOK 9, PAGE 26 OF MAPS, SAN BERNARDINO COUNTY RECORDS, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF HILL PLACE AND THE CENTERLINE OF JURUPA ROAD (40.00 FOOT NORTHERLY HALF-WIDTH), AS SHOWN BY A MAP ENTITLED "SPARRLAND UNIT NO. 4," ON FILE IN BOOK 15, PAGE 33 OF MAPS, SAID OFFICIAL RECORDS;**

**THENCE SOUTH 74°45'48" WEST ALONG SAID CENTERLINE OF JURUPA ROAD, A DISTANCE OF 46.25 FEET TO THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED JANUARY 30, 2014 AS DOCUMENT NUMBER 2014-0040098, SAID OFFICIAL RECORDS;**

**THENCE NORTH 15°14'12" WEST ALONG SAID SOUTHERLY PROLONGATION, A DISTANCE OF 40.00 FEET TO THE SOUTHERLY-MOST CORNER OF SAID DOCUMENT NUMBER 2014-0040098, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID JURUPA ROAD;**

**THENCE CONTINUING NORTH 15°14'12" WEST ALONG THE WESTERLY LINE OF SAID DOCUMENT NUMBER 2014-0040098, A DISTANCE OF 102.45 FEET TO THE TRUE POINT OF BEGINNING;**

**THENCE SOUTH 61°33'36" WEST, A DISTANCE OF 31.42 FEET;**

**THENCE SOUTH 62°18'37" WEST, A DISTANCE OF 12.63 FEET;**

**THENCE SOUTH 70°20'15" WEST, A DISTANCE OF 79.79 FEET;**

**THENCE SOUTH 60°52'18" WEST, A DISTANCE OF 108.09 FEET;**

**THENCE SOUTH 61°52'34" WEST, A DISTANCE OF 36.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET;**

**THENCE NORTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 107°26'45", AN ARC DISTANCE OF 46.88 FEET;**

**THENCE SOUTH 76°41'03" WEST, A DISTANCE OF 10.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 360.00 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 76°41'03" WEST;**

**THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 13°56'11", AN ARC DISTANCE OF 87.56 FEET;**



EXHIBIT "A"  
LEGAL DESCRIPTION  
0060-004E  
TEMPORARY CONSTRUCTION EASEMENT

THENCE NORTH 00°37'14" EAST, A DISTANCE OF 103.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 360.00 FEET;

THENCE NORTHERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 09°32'52", AN ARC DISTANCE OF 59.99 FEET;

THENCE SOUTH 79°49'54" EAST RADIALLY FROM SAID CURVE, A DISTANCE OF 34.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 326.00 FEET AND AN INITIAL RADIAL BEARING OF NORTH 79°49'54" WEST;

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 08°21'07", AN ARC DISTANCE OF 47.52 FEET;

THENCE NORTH 88°11'01" WEST RADIALLY FROM SAID CURVE, A DISTANCE OF 8.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 334.50 FEET;

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°11'45", AN ARC DISTANCE OF 6.98 FEET;

THENCE SOUTH 00°37'14" WEST, A DISTANCE OF 103.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 334.50 FEET;

THENCE SOUTHERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 14°08'09", AN ARC DISTANCE OF 82.53 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 10.00 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 76°29'05" WEST;

THENCE EASTERLY ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 104°36'31", AN ARC DISTANCE OF 18.26 FEET;

THENCE NORTH 61°52'34" EAST, A DISTANCE OF 35.81 FEET;

THENCE NORTH 60°52'18" EAST, A DISTANCE OF 109.20 FEET;

THENCE NORTH 70°20'15" EAST, A DISTANCE OF 79.97 FEET;

THENCE NORTH 62°18'37" EAST, A DISTANCE OF 11.48 FEET;

THENCE NORTH 61°33'36" EAST, A DISTANCE OF 34.84 FEET RETURNING TO SAID WESTERLY LINE OF DOCUMENT NUMBER 2014-0040098;

THENCE SOUTH 15°14'12" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 15.41 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL CONTAINS 11,233 SQUARE FEET OR 0.258 ACRES MORE OR LESS.

EXHIBIT "A"  
LEGAL DESCRIPTION  
0060-004E  
TEMPORARY CONSTRUCTION EASEMENT

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000007910 TO OBTAIN GROUND DISTANCE.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART THEREOF.

PREPARED UNDER MY SUPERVISION:

  
\_\_\_\_\_  
DAVID L. MCMILLAN, P.L.S. 8488

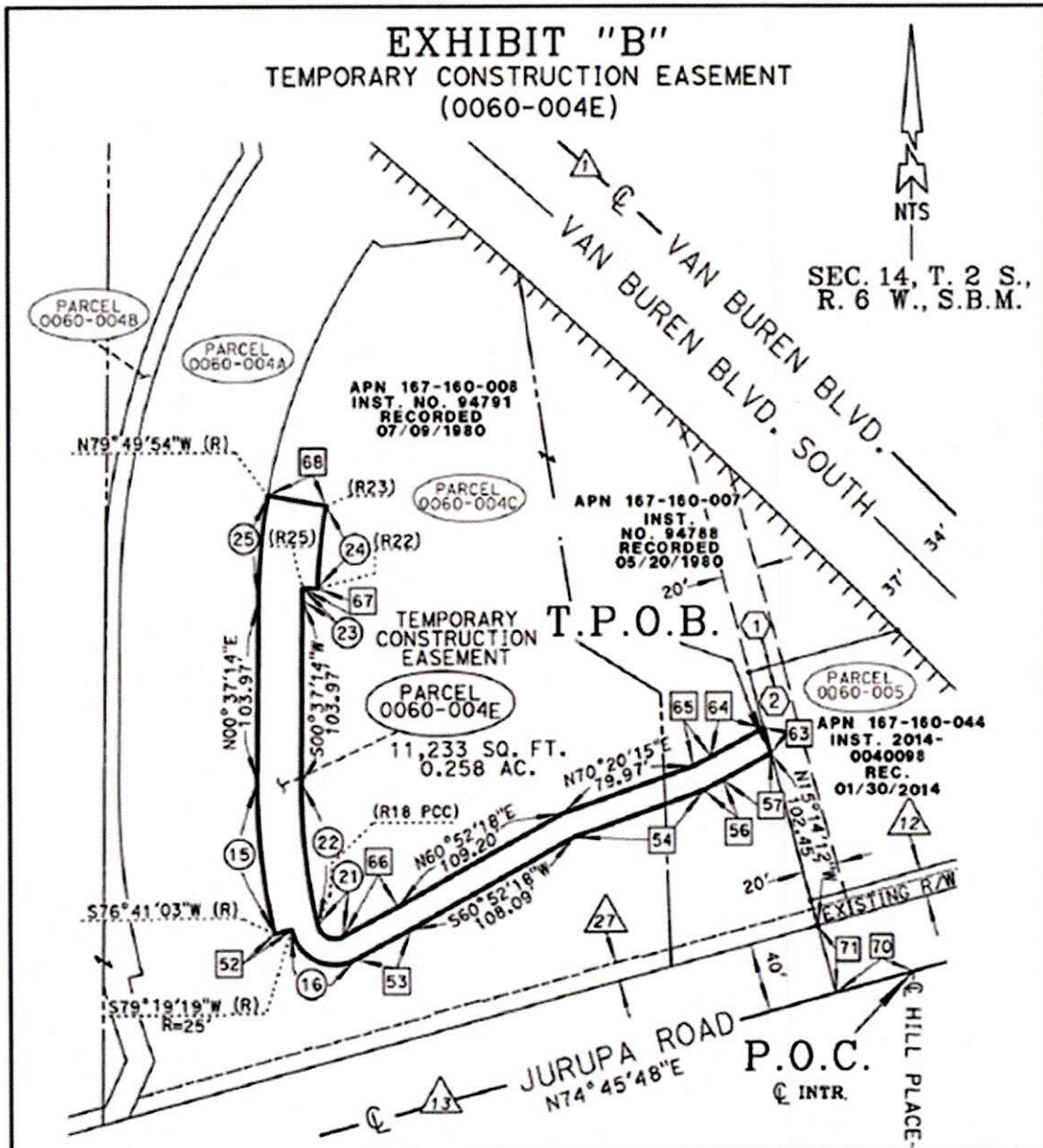
9-27-2019

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





**EXHIBIT "B"**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**(0060-004E)**



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791

PCL No.: 0060-004E	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C8-0060	PROJECT: JURUPA ROAD GRADE SEPARATION
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: DPM	APPROVED BY:
DATE: SEPTEMBER, 2019	DATE: 9-27-19
SHEET 1 OF 2	



# EXHIBIT "B"

## TEMPORARY CONSTRUCTION EASEMENT (0060-004E)

RIGHT-OF-WAY INFORMATION

- ① R/W PER O.R. 1420, PAGE 358, REC. 12/02/1952.
- ② 15' R/W PER INST. 2001-450579, REC. 09/18/2001
- ③ R/W PER MB 9/26,
- ④ VAC. OF N'LY 10' & S'LY 10' OF A 100' R/W, PER DEED BK 702, PG 115-116, REC. 01/17/1927

RADIAL DATA

- (R18 PCC) S76°29'05"W
- (R22) N88°11'01"W
- (R23) N79°49'54"W
- (R25) N88°11'01"W

LINE DATA

52	S 76°41'03" W	10.45' (R)
53	S 61°52'34" W	36.01'
54	S 70°20'15" W	79.79'
56	S 62°18'37" W	12.63'
57	S 61°33'36" W	31.42'
63	S 15°14'12" E	15.41'
64	N 61°33'36" E	34.84'
65	N 62°18'37" E	11.48'
66	N 61°52'34" E	35.81'
67	N 88°11'01" W	8.50' (R)
68	S 79°49'54" E	34.00' (R)
70	S 74°45'48" W	46.25'
71	N 15°14'12" W	40.00'

CURVE DATA

- (15) R= 360.00'  
Δ= 13°56'11"  
D= 87.56'  
T= 44.00'
- (16) R= 25.00'  
Δ= 107°26'45"  
D= 46.88'  
T= 34.06'
- (21) R= 10.00'  
Δ= 104°36'31"  
D= 18.26'  
T= 12.94'
- (22) R= 334.50'  
Δ= 14°08'09"  
D= 82.53'  
T= 41.47'
- (23) R= 334.50'  
Δ= 01°11'45"  
D= 6.98'  
T= 3.49'
- (24) R= 326.00'  
Δ= 08°21'07"  
D= 47.52'  
T= 23.80'
- (25) R= 360.00'  
Δ= 09°32'52"  
D= 59.99'  
T= 30.07'

EASEMENT INFORMATION

- ① EASEMENT FOR PIPELINES, PER INST. #1988-42186, REC. 02/18/1988, TO JCSO
- ② EASEMENT FOR PIPELINES, PER INST. #1988-42187, REC. 02/18/1988, TO JCSO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791

PCL No.: 0060-004E

WO No.: CB-0060

SCALE: NTS

PREPARED BY: DPM


DATE: SEPTEMBER, 2019

SHEET 2 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

PROJECT: JURUPA ROAD GRADE SEPARATION

THIS PLAN IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

APPROVED BY: 

DATE: 9-27-19





EXHIBIT "A"  
LEGAL DESCRIPTION  
0060-004G  
ACCESS EASEMENT

BEING A PORTION OF THOSE CERTAIN PARCELS OF LAND DESCRIBED BY QUITCLAIM DEED RECORDED MAY 20, 1980 AS INSTRUMENT NUMBER 49788 AND QUITCLAIM DEED RECORDED JULY 9, 1980 AS INSTRUMENT NUMBER 94791, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN LOT 6, SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN BY "MAP OF THE SUBDIVISION OF A PORTION OF THE JURUPA RANCH" ON FILE IN BOOK 9, PAGE 26 OF MAPS, SAN BERNARDINO COUNTY RECORDS, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF HILL PLACE AND THE CENTERLINE OF JURUPA ROAD (40.00 FOOT NORTHERLY HALF-WIDTH), AS SHOWN BY A MAP ENTITLED "SPARRLAND UNIT NO. 4," ON FILE IN BOOK 15, PAGE 33 OF MAPS, SAID OFFICIAL RECORDS;

THENCE SOUTH 74°45'48" WEST ALONG SAID CENTERLINE OF JURUPA ROAD, A DISTANCE OF 46.25 FEET TO THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED JANUARY 30, 2014 AS DOCUMENT NUMBER 2014-0040098, SAID OFFICIAL RECORDS;

THENCE NORTH 15°14'12" WEST ALONG SAID SOUTHERLY PROLONGATION, A DISTANCE OF 40.00 FEET TO THE SOUTHERLY-MOST CORNER OF SAID DOCUMENT NUMBER 2014-0040098, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID JURUPA ROAD;

THENCE CONTINUING NORTH 15°14'12" WEST ALONG THE WESTERLY LINE OF SAID DOCUMENT NUMBER 2014-0040098, A DISTANCE OF 102.45 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 61°33'36" WEST, A DISTANCE OF 31.42 FEET;

THENCE SOUTH 62°18'37" WEST, A DISTANCE OF 12.63 FEET;

THENCE SOUTH 70°20'15" WEST, A DISTANCE OF 79.79 FEET;

THENCE SOUTH 60°52'18" WEST, A DISTANCE OF 108.09 FEET;

THENCE SOUTH 61°52'34" WEST, A DISTANCE OF 36.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 107°26'45", AN ARC DISTANCE OF 46.88 FEET;

THENCE SOUTH 76°41'03" WEST, A DISTANCE OF 10.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 360.00 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 76°41'03" WEST;

THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 13°56'11", AN ARC DISTANCE OF 87.56 FEET;

EXHIBIT "A"  
LEGAL DESCRIPTION  
0060-004G  
ACCESS EASEMENT

THENCE NORTH 00°37'14" EAST, A DISTANCE OF 103.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 360.00 FEET;

THENCE NORTHERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 09°32'52", AN ARC DISTANCE OF 59.99 FEET;

THENCE SOUTH 79°49'54" EAST RADially FROM SAID CURVE, A DISTANCE OF 34.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 326.00 FEET AND AN INITIAL RADIAL BEARING OF NORTH 79°49'54" WEST;

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 08°21'07", AN ARC DISTANCE OF 47.52 FEET;

THENCE NORTH 88°11'01" WEST RADially FROM SAID CURVE, A DISTANCE OF 8.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 334.50 FEET;

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°11'45", AN ARC DISTANCE OF 6.98 FEET;

THENCE SOUTH 00°37'14" WEST, A DISTANCE OF 103.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 334.50 FEET;

THENCE SOUTHERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 14°08'09", AN ARC DISTANCE OF 82.53 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 10.00 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 76°29'05" WEST;

THENCE EASTERLY ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 104°36'31", AN ARC DISTANCE OF 18.26 FEET;

THENCE NORTH 61°52'34" EAST, A DISTANCE OF 35.81 FEET;

THENCE NORTH 60°52'18" EAST, A DISTANCE OF 109.20 FEET;

THENCE NORTH 70°20'15" EAST, A DISTANCE OF 79.97 FEET;

THENCE NORTH 62°18'37" EAST, A DISTANCE OF 11.48 FEET;

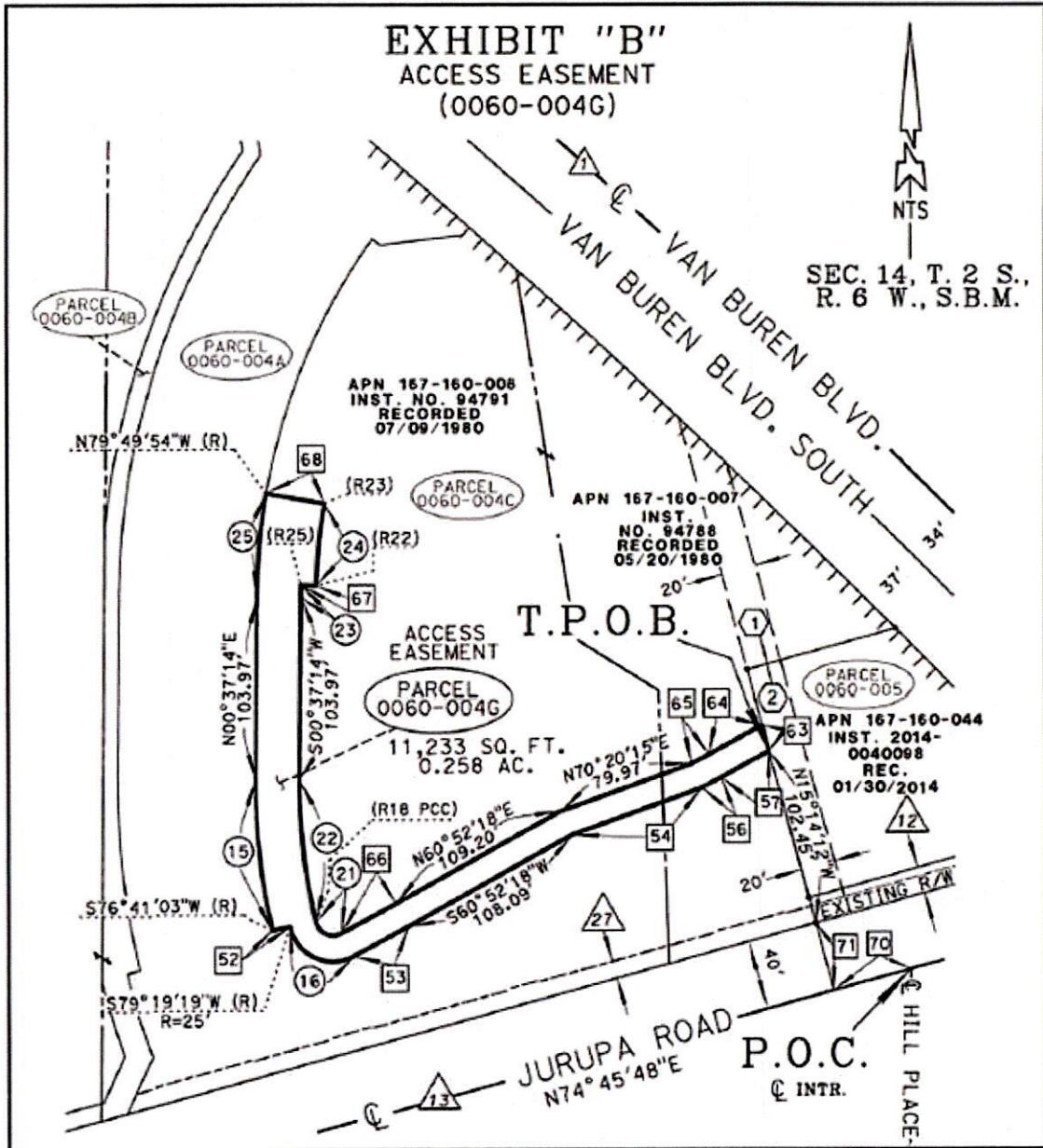
THENCE NORTH 61°33'36" EAST, A DISTANCE OF 34.84 FEET RETURNING TO SAID WESTERLY LINE OF DOCUMENT NUMBER 2014-0040098;

THENCE SOUTH 15°14'12" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 15.41 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL CONTAINS 11,233 SQUARE FEET OR 0.258 ACRES MORE OR LESS.



**EXHIBIT "B"**  
**ACCESS EASEMENT**  
**(0060-004G)**



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791

PCL No. 0060-004G	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C8-0060	PROJECT: JURUPA ROAD GRADE SEPARATION
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: DPM	
DATE: SEPTEMBER, 2019	APPROVED BY: <i>Timothy F. Rayburn</i>
SHEET 1 OF 2	DATE: 9/26/2019



# EXHIBIT "B"

## ACCESS EASEMENT (0060-004G)

RIGHT-OF-WAY INFORMATION

- ① R/W PER O.R. 1420,  
PAGE 358, REC.  
12/02/1952.
- ② 15' R/W PER INST.  
2001-450579, REC.  
09/18/2001
- ③ R/W PER MB 9/26,  
VAC. OF N'LY 10'  
& S'LY 10' OF A 100'  
R/W, PER DEED BK  
702, PG 115-116, REC.  
01/17/1927

RADIAL DATA

- (R18 PCC) S76°29'05"W
- (R22) N88°11'01"W
- (R23) N79°49'54"W
- (R25) N88°11'01"W

LINE DATA

52	S 76°41'03" W	10.45' (R)
53	S 61°52'34" W	36.01'
54	S 70°20'15" W	79.79'
56	S 62°18'37" W	12.63'
57	S 61°33'36" W	31.42'
63	S 15°14'12" E	15.41'
64	N 61°33'36" E	34.84'
65	N 62°18'37" E	11.48'
66	N 61°52'34" E	35.81'
67	N 88°11'01" W	8.50' (R)
68	S 79°49'54" E	34.00' (R)
70	S 74°45'48" W	46.25'
71	N 15°14'12" W	40.00'

CURVE DATA

- ⑮ R= 360.00'  
Δ= 13°56'11"  
D= 87.56'  
T= 44.00'
- ⑯ R= 25.00'  
Δ= 107°26'45"  
D= 46.88'  
T= 34.06'
- ⑰ R= 10.00'  
Δ= 104°36'31"  
D= 18.26'  
T= 12.94'
- ⑱ R= 334.50'  
Δ= 14°08'09"  
D= 82.53'  
T= 41.47'
- ⑳ R= 334.50'  
Δ= 01°11'45"  
D= 6.98'  
T= 3.49'
- ㉑ R= 326.00'  
Δ= 08°21'07"  
D= 47.52'  
T= 23.80'
- ㉒ R= 360.00'  
Δ= 09°32'52"  
D= 59.99'  
T= 30.07'

EASEMENT INFORMATION

- ① EASEMENT FOR PIPELINES,  
PER INST. #1988-42186,  
REC. 02/18/1988, TO JCSD
- ② EASEMENT FOR PIPELINES,  
PER INST. #1988-42187,  
REC. 02/18/1988, TO JCSD

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791

PCL No.: 0060-004G  
 WO No.: CB-0060  
 SCALE: NTS  
 PREPARED BY: DPM  
 DATE: SEPTEMBER, 2019  
 SHEET 2 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
 SURVEY DIVISION  
 PROJECT: JURUPA ROAD GRADE SEPARATION  
 THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.  
 APPROVED BY: *Janet Ray J. Rayburn* DATE: 9/26/2012





EXHIBIT "A"  
LEGAL DESCRIPTION  
0060-004H  
TEMPORARY CONSTRUCTION EASEMENT

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES BEING A PORTION OF THOSE CERTAIN PARCELS OF LAND DESCRIBED BY QUITCLAIM DEED RECORDED JULY 9, 1980 AS INSTRUMENT NUMBER 94791, AND GRANT DEED RECORDED SEPTEMBER 3, 1982 AS INSTRUMENT NUMBER 153340, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN LOT 6, SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN BY "MAP OF THE SUBDIVISION OF A PORTION OF THE JURUPA RANCH" ON FILE IN BOOK 9, PAGE 26 OF MAPS, SAN BERNARDINO COUNTY RECORDS, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF HILL PLACE AND THE CENTERLINE OF JURUPA ROAD (40.00 FOOT NORTHERLY HALF-WIDTH), AS SHOWN BY A MAP ENTITLED "SPARRLAND UNIT NO. 4," ON FILE IN BOOK 15, PAGE 33 OF MAPS, SAID OFFICIAL RECORDS;

THENCE SOUTH 74°45'48" WEST ALONG SAID CENTERLINE OF JURUPA ROAD, A DISTANCE OF 486.13 FEET TO THE SOUTHERLY PROLONGATION OF A COMMON LINE BEING THE WESTERLY LINE OF SAID QUITCLAIM DEED AND THE EASTERLY LINE OF SAID GRANT DEED;

THENCE NORTH 00°35'56" EAST ALONG SAID SOUTHERLY PROLONGATION AND SAID COMMON LINE, A DISTANCE OF 321.42 FEET TO THE TRUE POINT OF BEGINNING;

(COURSE "A")

THENCE NORTH 89°24'04" WEST, A DISTANCE OF 15.00 FEET TO A LINE PARALLEL WITH AND DISTANT 15.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID COMMON LINE;

THENCE NORTH 00°35'56" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 120.00 FEET TO A LINE PARALLEL WITH AND DISTANT 120.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE HEREINABOVE DESCRIBED COURSE "A";

THENCE SOUTH 89°24'04" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 24.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 450.00 FEET AND AN INITIAL RADIAL BEARING OF NORTH 76°40'06" WEST;

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 07°37'37", AN ARC DISTANCE OF 59.90 FEET RETURNING TO SAID COMMON LINE;

THENCE SOUTH 00°35'56" WEST ALONG SAID COMMON LINE, A DISTANCE OF 60.86 FEET TO THE TRUE POINT OF BEGINNING;

PARCEL CONTAINS 2,034 SQUARE FEET OR 0.047 ACRES MORE OR LESS

EXHIBIT "A"  
LEGAL DESCRIPTION  
0060-004H  
TEMPORARY CONSTRUCTION EASEMENT

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000007910 TO OBTAIN GROUND DISTANCE.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART THEREOF.

PREPARED UNDER MY SUPERVISION:

*Timothy F. Rayburn*

TIMOTHY F. RAYBURN, P.L.S. 8455

*9/26/2019*

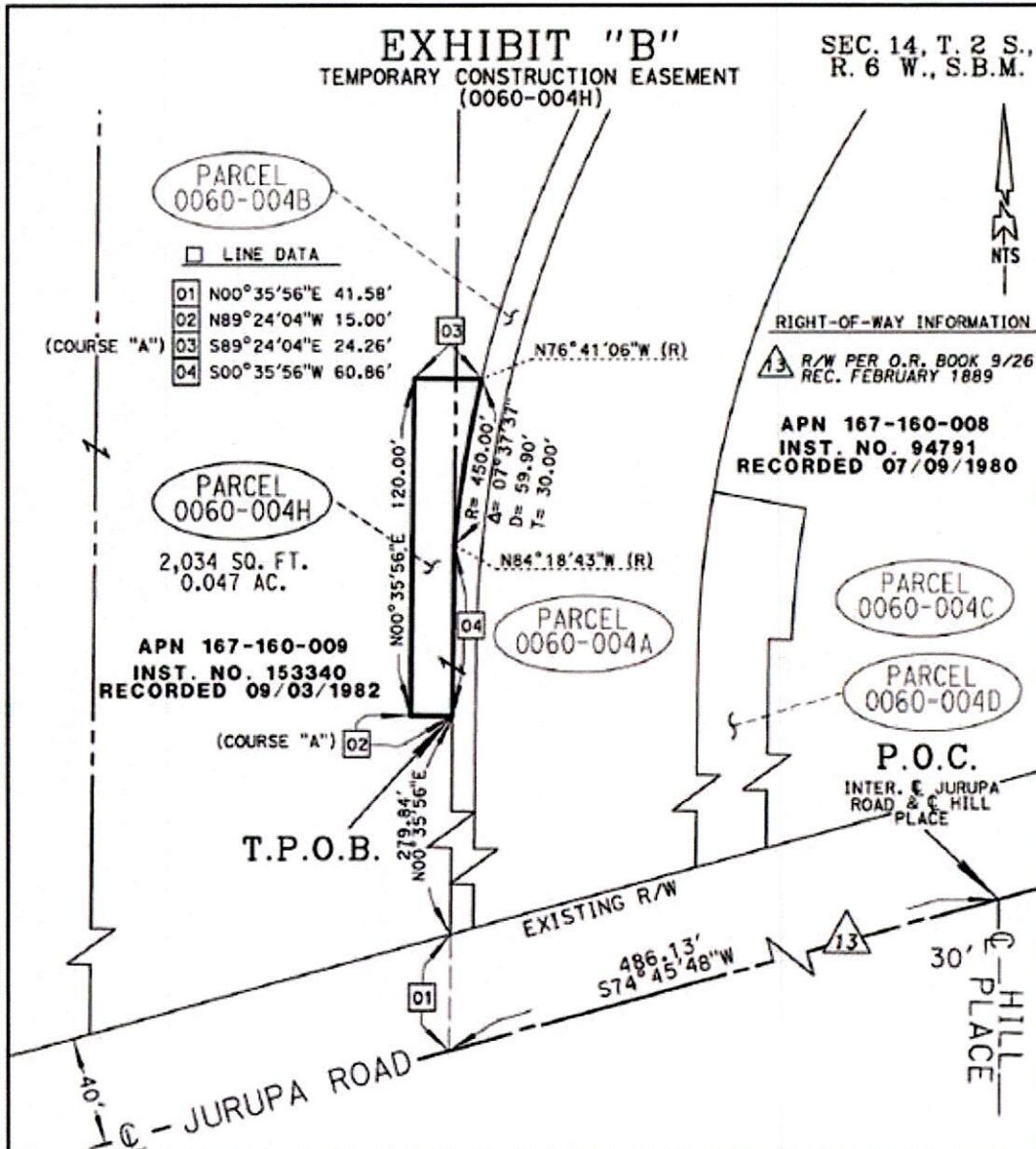
DATED:





**EXHIBIT "B"**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**(0060-004H)**

SEC. 14, T. 2 S.,  
R. 6 W., S.B.M.



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791

PCL No.: 0060-004H	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C8-0060	PROJECT: JURUPA ROAD GRADE SEPARATION
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: DPM	
DATE: SEPTEMBER, 2019	
SHEET 1 OF 1	APPROVED BY: <i>Janet F. Poff</i> DATE: 9/24/2019



**Parcel No. 0060-005A**



EXHIBIT "A"  
LEGAL DESCRIPTION  
0060-005A

THOSE PORTIONS OF LOT 6 AND LOT 7 LYING WITHIN SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, OF A MAP ENTITLED "MAP OF THE SUBDIVISION OF A PORTION OF THE JURUPA RANCH," ON FILE IN BOOK 9, PAGE 28 OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED BY GRANT DEED RECORDED JANUARY 1, 2014 AS DOCUMENT NUMBER 2014-0040098, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE EASTERLY-MOST CORNER OF SAID GRANT DEED, BEING A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF VAN BUREN BOULEVARD (ARLINGTON-MIRA LOMA ROAD; 37.00 FOOT SOUTHWESTERLY HALF-WIDTH) AS DESCRIBED BY BOOK 1420, PAGE 358 OF DEEDS, RECORDED DECEMBER 2, 1952, SAID OFFICIAL RECORDS, AND SHOWN ON MAP 702-N ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, SAID POINT ALSO BEING THE NORTHEASTERLY TERMINUS OF THE RIGHT-OF-WAY CUTBACK LINE;

THENCE SOUTH  $00^{\circ}35'49''$  EAST ALONG THE EASTERLY LINE OF SAID GRANT DEED AND ALONG SAID RIGHT-OF-WAY CUTBACK LINE, A DISTANCE OF 28.20 FEET TO AN ANGLE POINT IN SAID GRANT DEED, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF JURUPA AVENUE (40.00 FOOT NORTHERLY HALF-WIDTH) AS SHOWN ON SAID "MAP OF THE SUBDIVISION OF A PORTION OF THE JURUPA RANCH;"

THENCE SOUTH  $74^{\circ}45'48''$  WEST ALONG THE SOUTHERLY LINE OF SAID GRANT DEED AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 150.00 FEET TO THE SOUTHERLY-MOST CORNER OF SAID GRANT DEED;

THENCE NORTH  $15^{\circ}14'12''$  WEST ALONG THE WESTERLY LINE OF SAID GRANT DEED, A DISTANCE OF 150.00 FEET TO THE WESTERLY-MOST CORNER OF SAID GRANT DEED;

THENCE NORTH  $74^{\circ}45'48''$  EAST ALONG THE NORTHERLY LINE OF SAID GRANT DEED, A DISTANCE OF 89.11 FEET TO THE NORTHERLY-MOST CORNER OF SAID GRANT DEED, BEING A POINT ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE VAN BUREN BOULEVARD, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5,642.95 FEET AND AN INITIAL RADIAL BEARING OF NORTH  $44^{\circ}52'52''$  EAST;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID GRANT DEED AND ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF  $01^{\circ}25'43''$ , AN ARC DISTANCE OF 140.71 FEET TO THE **POINT OF BEGINNING**.

EXHIBIT "A"  
LEGAL DESCRIPTION  
0080-005A

PARCEL CONTAINS 19,377 SQUARE FEET OR 0.445 ACRES MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE  
BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY  
DISTANCES SHOWN BY 1.00000791 TO OBTAIN GROUND DISTANCE.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART  
THEREOF.

PREPARED UNDER MY SUPERVISION:

  
TIMOTHY F. RAYBURN, P.L.S. 8455

*5/23/2019*

DATED:





# EXHIBIT "B"

(0060-005A)

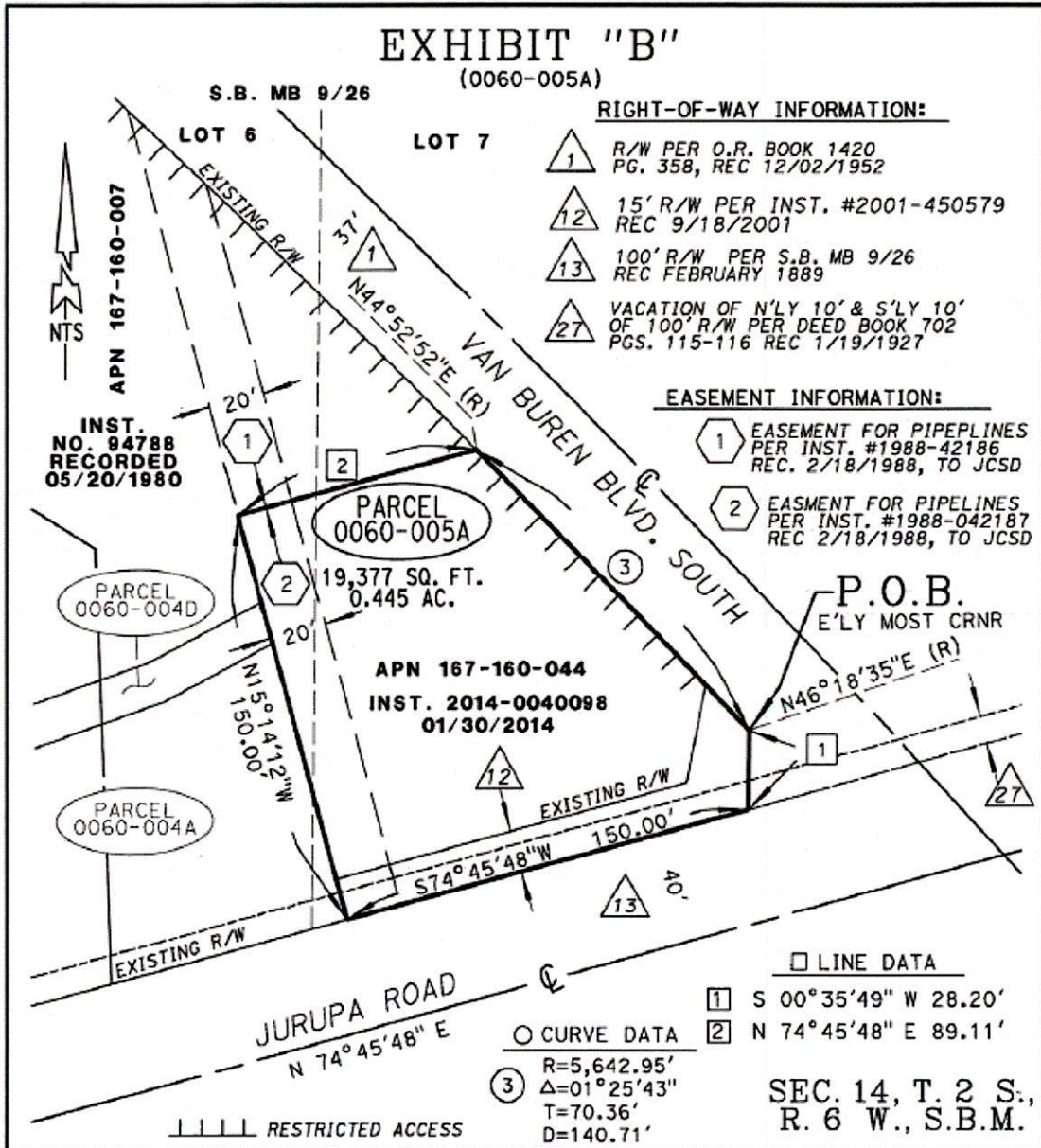
S.B. MB 9/26

### RIGHT-OF-WAY INFORMATION:

- 1 R/W PER O.R. BOOK 1420  
PG. 358, REC 12/02/1952
- 12 15' R/W PER INST. #2001-450579  
REC 9/18/2001
- 13 100' R/W PER S.B. MB 9/26  
REC FEBRUARY 1889
- 27 VACATION OF N'LY 10' & S'LY 10'  
OF 100' R/W PER DEED BOOK 702  
PGS. 115-116 REC 1/19/1927

### EASEMENT INFORMATION:

- 1 EASEMENT FOR PIPELINES  
PER INST. #1988-42186  
REC. 2/18/1988, TO JCSD
- 2 EASEMENT FOR PIPELINES  
PER INST. #1988-042187  
REC 2/18/1988, TO JCSD



### □ LINE DATA

- 1 S 00°35'49" W 28.20'
- 2 N 74°45'48" E 89.11'

### ○ CURVE DATA

- 3 R=5,642.95'
- Δ=01°25'43"
- T=70.36'
- D=140.71'

SEC. 14, T. 2 S.,  
R. 6 W., S.B.M.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791

PCL No.: 0060-005A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: CB-0060	PROJECT: JURUPA ROAD GRADE SEPARATION
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: NG	
DATE: MAY, 2019	
SHEET 1 OF 1	APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 5/23/2019



**Parcel No. 0060-007A**

**Parcel No. 0060-007B**

**Parcel No. 0060-007C**

**Parcel No. 0060-007D**

**Parcel No. 0060-007E**

**Parcel No. 0060-007F**

**Parcel No. 0060-007G**

**Parcel No. 0060-007H**

**Parcel No. 0060-007I**

**Parcel No. 0060-007J**



EXHIBIT "A"  
LEGAL DESCRIPTION  
0060-007A

BEING A PORTION OF LAND DESCRIBED BY DEED RECORDED JUNE 15, 1984 AS INSTRUMENT NUMBER 128363, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, SAID PORTION BEING PARCEL 3 OF PARCEL MAP NUMBER 19234, RECORDED IN BOOK 141, PAGES 11 AND 12, OF PARCEL MAPS, RECORDS OF SAID RECORDER, LYING WITHIN THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF JURUPA ROAD (50 FOOT NORTHERLY HALF-WIDTH) AND FELSPAR STREET (44 FOOT WESTERLY HALF-WIDTH) AS SHOWN ON SAID PARCEL MAP NUMBER 19234;

THENCE NORTH  $00^{\circ}36'59''$  EAST ALONG THE CENTERLINE OF SAID FELSPAR STREET, A DISTANCE OF 58.52 FEET TO A POINT AT RIGHT ANGLES TO THE MOST NORTHERLY CORNER OF LOT "A" OF SAID PARCEL MAP NUMBER 19234;

THENCE NORTH  $89^{\circ}23'01''$  WEST, A DISTANCE OF 44.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID FELSPAR STREET, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF LOT "A" AND THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH  $00^{\circ}36'59''$  WEST ALONG THE EASTERLY LINE OF SAID LOT "A", A DISTANCE OF 12.38 FEET TO AN ANGLE POINT THEREIN;

THENCE SOUTH  $37^{\circ}27'01''$  WEST CONTINUING ALONG THE EASTERLY LINE SAID LOT "A", A DISTANCE OF 27.06 FEET TO AN ANGLE POINT THEREIN;

THENCE SOUTH  $74^{\circ}45'48''$  WEST ALONG THE SOUTHERLY LINE OF SAID LOT "A", A DISTANCE OF 88.58 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT "A", SAID CORNER ALSO BEING THE MOST SOUTHERLY CORNER OF SAID PARCEL 3;

THENCE NORTH  $61^{\circ}57'38''$  WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT "A" AND ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 3, A DISTANCE OF 258.10 FEET TO THE MOST WESTERLY CORNER OF SAID PARCEL 3, SAID CORNER ALSO BEING ON THE NORTHEASTERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD (50 FOOT NORTHEASTERLY HALF-WIDTH), PER DEED BOOK 123, PAGE 195, RECORDED NOVEMBER 12, 1902, RECORDS OF SAID RECORDER;

EXHIBIT "A"  
LEGAL DESCRIPTION  
0060-007A

THENCE NORTH 45°44'01" EAST ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 3, A DISTANCE OF 105.64 FEET TO AN ANGLE POINT THEREIN;

THENCE SOUTH 89°29'23" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL 3, A DISTANCE OF 255.69 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID FELSPAR STREET, SAID POINT BEING THE NORTHEAST CORNER OF SAID PARCEL 3;

THENCE SOUTH 00°36'59" WEST ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 135.64 FEET TO THE **TRUE POINT OF BEGINNING**;

SUBJECT TO ALL EASEMENTS AND OFFERS OF DEDICATION OF RECORD;

PARCEL CONTAINS 45,985 SQUARE FEET OR 1.056 ACRES MORE OR LESS.

RESERVING THEREFROM AN EASEMENT APPURTENANT TO PARCEL 2 OF SAID PARCEL MAP NUMBER 19234, FOR INGRESS AND EGRESS PURPOSES OVER AND ACROSS THE NORTHERLY 15.00 FEET OF SAID PARCEL 3, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL 0060-007B**

**BEGINNING** AT THE NORTHEAST CORNER OF PARCEL 3;

THENCE SOUTH 00°36'59" WEST ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 15.00 FEET TO LINE PARALLEL WITH AND DISTANT 15.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID NORTHERLY LINE OF PARCEL 3;

THENCE NORTH 89°29'23" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 270.78 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL 3;

THENCE NORTH 45°44'01" EAST ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 3, A DISTANCE OF 21.30 FEET TO AN ANGLE POINT THEREIN;



EXHIBIT "A"  
LEGAL DESCRIPTION  
0060-007A

THENCE SOUTH 89°29'23" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL 3, A DISTANCE OF 255.69 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID FELSPAR STREET AND THE POINT OF BEGINNING;

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTIONS ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.00000791 TO OBTAIN GROUND DISTANCE.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION:



TREVOR A. LEJA, P.L.S. 8869

20190211

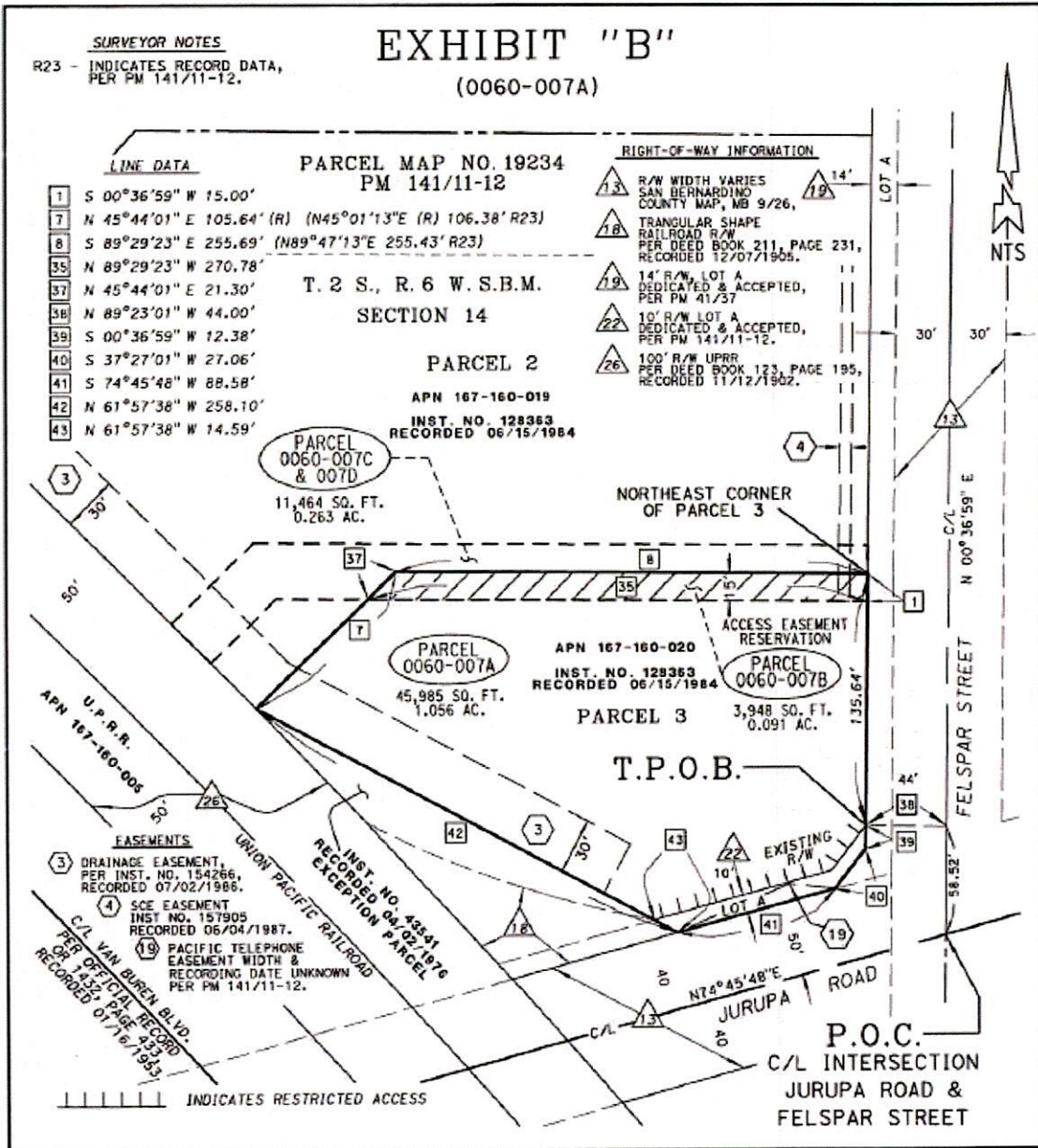
DATE



**SURVEYOR NOTES**  
 R23 - INDICATES RECORD DATA,  
 PER PM 141/11-12.

# EXHIBIT "B"

(0060-007A)



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791

PCL No.: 0060-007A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C8-0060	PROJECT: JURUPA ROAD GRADE SEPARATION
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: KNV	
DATE: FEBRUARY, 2019	APPROVED BY: <i>Trevor A. Leja</i> DATE: 2019 02 11
SHEET 1 OF 1	





EXHIBIT "A"  
LEGAL DESCRIPTION  
ACCESS EASEMENT  
0060-007C

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY DEED RECORDED JUNE 15, 1984 AS INSTRUMENT NUMBER 128363, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, SAID PORTION ALSO BEING PARCEL 2 AND PARCEL 3 OF PARCEL MAP NUMBER 19234, RECORDED IN BOOK 141, PAGES 11 AND 12, OF PARCEL MAPS, RECORDS OF SAID RECORDER, LYING WITHIN THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF JURUPA ROAD (50 FOOT NORTHERLY HALF-WIDTH) AND FELSPAR STREET (44 FOOT WESTERLY HALF-WIDTH) AS SHOWN ON SAID PARCEL MAP NUMBER 19234;

THENCE NORTH 00°36'59" EAST ALONG THE CENTERLINE OF SAID FELSPAR STREET, A DISTANCE OF 194.25 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF PARCEL 3 OF SAID PARCEL MAP;

THENCE NORTH 89°29'23" WEST ALONG SAID PROLONGATION, A DISTANCE OF 44.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 3 AND THE **TRUE POINT OF BEGINNING**, SAID CORNER ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID FELSPAR STREET;

THENCE SOUTH 00°36'59" WEST ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 15.00 FEET TO LINE PARALLEL WITH AND DISTANT 15.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID NORTHERLY LINE OF PARCEL 3;

THENCE NORTH 89°29'23" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 320.47 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 35.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTHWESTERLY LINE OF SAID PARCEL 3;

THENCE SOUTH 45°44'01" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 49.17 FEET TO THE NORTHEASTERLY LINE OF THE UNION PACIFIC RAILROAD (50 FOOT NORTHEASTERLY HALF-WIDTH), PER DEED BOOK 123, PAGE 195, RECORDED NOVEMBER 12, 1902, RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5779.60 FEET AND AN INITIAL RADIAL BEARING OF N 45°23'12" E;

EXHIBIT "A"  
LEGAL DESCRIPTION  
ACCESS EASEMENT  
0060-007C

THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 00°17'51", AN ARC DISTANCE OF 30.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 65.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID NORTHWESTERLY LINE OF PARCEL 3;

THENCE NORTH 45°44'01" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 61.79 FEET TO A POINT ON A LINE PARALLEL WITH AND 15.00 FEET NORTHERLY OF SAID NORTHERLY LINE OF PARCEL 3;

THENCE SOUTH 89°29'23" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 332.88 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID FELSPAR STREET;

THENCE SOUTH 00°36'59" WEST ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 15.00 FEET TO THE NORTHEAST CORNER OF PARCEL 3 AND THE **TRUE POINT OF BEGINNING**;

SUBJECT TO ALL EASEMENTS AND OFFERS OF DEDICATION OF RECORD;

PARCEL CONTAINS 11,464 SQUARE FEET OR 0.263 ACRES MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.00000791 TO OBTAIN GROUND DISTANCE.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION:

  
TREVOR A. LEJA, P.L.S. 8869

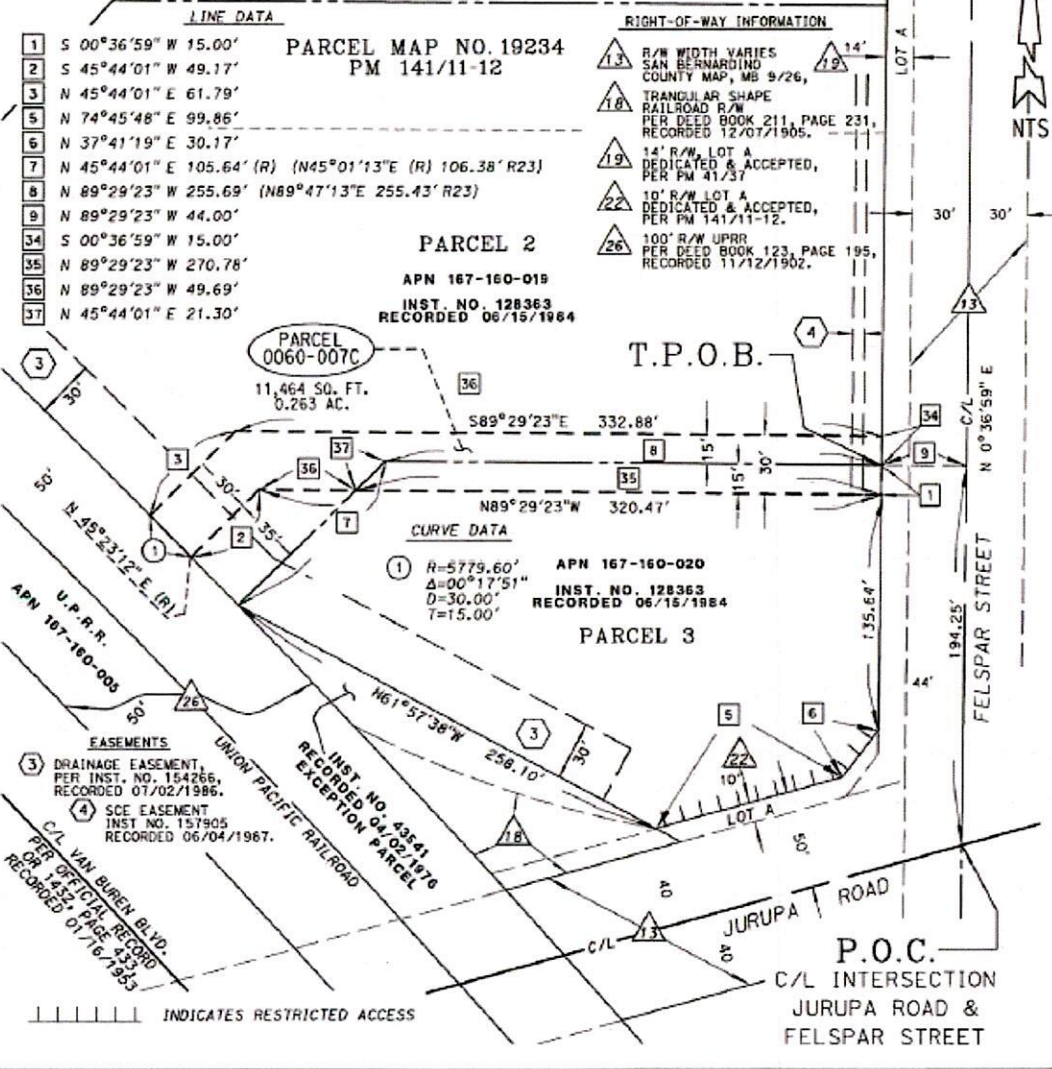
2/19/28 DATED:





**SURVEYOR NOTES**  
 R23 - INDICATES RECORD DATA,  
 PER PM 141/11-12.

**EXHIBIT "B"** T. 2 S., R. 6 W. S.B.M.  
**ACCESS EASEMENT** SECTION 14  
 (0060-007C)



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791

PCL No.: 0060-007C	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WD No.: C8-0060	PROJECT: JURUPA ROAD GRADE SEPARATION
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: KNV	
DATE: JANUARY, 2019	APPROVED BY: <i>[Signature]</i> DATE: 01/28/2019
SHEET 1 OF 1	



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**ACCESS EASEMENT**  
**0060-007D**

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY DEED RECORDED JUNE 15, 1984 AS INSTRUMENT NUMBER 128363, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, SAID PORTION ALSO BEING PARCEL 2 AND PARCEL 3 OF PARCEL MAP NUMBER 19234, RECORDED IN BOOK 141, PAGES 11 AND 12, OF PARCEL MAPS, RECORDS OF SAID RECORDER, LYING WITHIN THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF JURUPA ROAD (50 FOOT NORTHERLY HALF-WIDTH) AND FELSPAR STREET (44 FOOT WESTERLY HALF-WIDTH) AS SHOWN ON SAID PARCEL MAP NUMBER 19234;

THENCE NORTH 00°36'59" EAST ALONG THE CENTERLINE OF SAID FELSPAR STREET, A DISTANCE OF 194.25 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF PARCEL 3 OF SAID PARCEL MAP;

THENCE NORTH 89°29'23" WEST ALONG SAID PROLONGATION, A DISTANCE OF 44.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 3 AND THE **TRUE POINT OF BEGINNING**, SAID CORNER ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID FELSPAR STREET;

THENCE SOUTH 00°36'59" WEST ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 15.00 FEET TO LINE PARALLEL WITH AND DISTANT 15.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID NORTHERLY LINE OF PARCEL 3;

THENCE NORTH 89°29'23" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 320.47 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 35.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTHWESTERLY LINE OF SAID PARCEL 3;

THENCE SOUTH 45°44'01" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 49.17 FEET TO THE NORTHEASTERLY LINE OF THE UNION PACIFIC RAILROAD (50 FOOT NORTHEASTERLY HALF-WIDTH), PER DEED BOOK 123, PAGE 195, RECORDED NOVEMBER 12, 1902, RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5779.60 FEET AND AN INITIAL RADIAL BEARING OF N 45°23'12" E;



EXHIBIT "A"  
LEGAL DESCRIPTION  
ACCESS EASEMENT  
0060-007D

THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 00°17'51", AN ARC DISTANCE OF 30.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 65.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID NORTHWESTERLY LINE OF PARCEL 3;

THENCE NORTH 45°44'01" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 61.79 FEET TO A POINT ON A LINE PARALLEL WITH AND 15.00 FEET NORTHERLY OF SAID NORTHERLY LINE OF PARCEL 3;

THENCE SOUTH 89°29'23" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 332.88 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID FELSPAR STREET;

THENCE SOUTH 00°36'59" WEST ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 15.00 FEET TO THE NORTHEAST CORNER OF PARCEL 3 AND THE **TRUE POINT OF BEGINNING**;

SUBJECT TO ALL EASEMENTS AND OFFERS OF DEDICATION OF RECORD;

PARCEL CONTAINS 11,464 SQUARE FEET OR 0.263 ACRES MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.00000791 TO OBTAIN GROUND DISTANCE.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION:

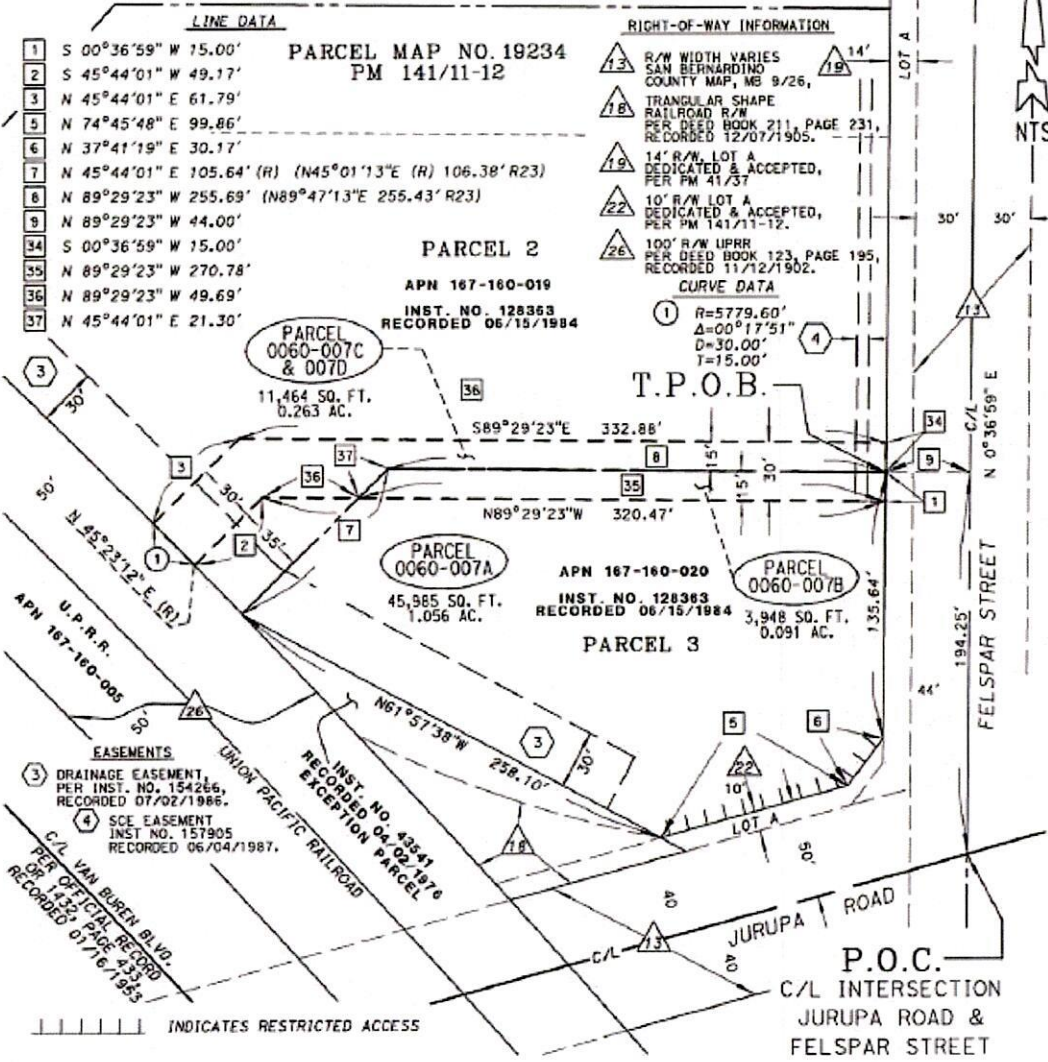
  
TREVOR A. LEJA, P.L.S. 8869

20190211 DATED:



**SURVEYOR NOTES**  
 R23 - INDICATES RECORD DATA,  
 PER PM 141/11-12.

**EXHIBIT "B"** T. 2 S., R. 6 W. S.B.M.  
**ACCESS EASEMENT** SECTION 14  
 (0060-007D)



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791

PCL No.: 0060-007D	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: CB-0060	PROJECT: JURUPA ROAD GRADE SEPARATION
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: KNV	APPROVED BY: <i>[Signature]</i>
DATE: FEBRUARY, 2019	DATE: 2/9/2019
SHEET 1 OF 1	





EXHIBIT "A"  
LEGAL DESCRIPTION  
STORM DRAIN EASEMENT  
0060-007E

AN EASEMENT FOR STORM DRAIN PURPOSES, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY CORPORATION GRANT DEED RECORDED JUNE 15, 1984 AS INSTRUMENT NUMBER 128363, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, ALSO BEING A PORTION OF PARCEL 2 OF PARCEL MAP NUMBER 19234, RECORDED IN BOOK 141, PAGES 11 AND 12, OF PARCEL MAPS, SAID OFFICIAL RECORDS, LYING WITHIN THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF JURUPA ROAD AND FELSPAR STREET (44.00 FOOT WESTERLY HALF-WIDTH) AS SHOWN BY SAID PARCEL MAP NUMBER 19234;

THENCE NORTH 00°36'59" EAST ALONG SAID CENTERLINE OF FELSPAR STREET, A DISTANCE OF 382.36 FEET;

THENCE NORTH 89°29'23" WEST, A DISTANCE OF 44.00 FEET TO THE BEGINNING OF A LINE (HEREINAFTER REFERRED TO AS "TANGENT 1"), BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID FELSPAR STREET AND THE **TRUE POINT OF BEGINNING**;

TANGENT 1

THENCE CONTINUING NORTH 89°29'23" WEST, A DISTANCE OF 366.29 FEET TO THE BEGINNING OF A TANGENT CURVE (HEREINAFTER REFERRED TO AS "CURVE 1"), CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 38.00 FEET;

CURVE 1

THENCE SOUTHWESTERLY ALONG SAID CURVE 1 THROUGH A CENTRAL ANGLE OF 47°20'43", AN ARC DISTANCE OF 31.40 FEET TO A LINE (HEREINAFTER REFERRED TO AS "TANGENT 2");

TANGENT 2

THENCE SOUTH 43°09'55" WEST, A DISTANCE OF 96.90 FEET TO THE BEGINNING OF A TANGENT CURVE (HEREINAFTER REFERRED TO AS "CURVE 2"), CONCAVE NORTHERLY, HAVING A RADIUS OF 34.50 FEET;

CURVE 2

THENCE WESTERLY ALONG SAID CURVE 2 THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 54.19 FEET TO A LINE (HEREINAFTER REFERRED TO AS "TANGENT 3");

TANGENT 3

THENCE NORTH 46°50'05" WEST, A DISTANCE OF 8.42 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL 2;

THENCE NORTH 43°09'55" EAST ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 24.00 FEET TO A LINE PARALLEL WITH AND DISTANT 24.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE HEREINABOVE DESCRIBED "TANGENT 3";

THENCE SOUTH 46°50'05" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 8.42 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 10.50 FEET, SAID

EXHIBIT "A"  
LEGAL DESCRIPTION  
STORM DRAIN EASEMENT  
0060-007E

TANGENT CURVE BEING CONCENTRIC WITH AND DISTANT 24.00 FEET NORTHERLY OF, AS MEASURED RADIALLY TO, THE HEREINABOVE DESCRIBED "CURVE 2";

THENCE EASTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 16.49 FEET TO A LINE PARALLEL WITH AND DISTANT 24.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE HEREINABOVE DESCRIBED "TANGENT 2";

THENCE NORTH 43°09'55" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 96.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 62.00 FEET, SAID TANGENT CURVE BEING CONCENTRIC WITH AND DISTANT 24.00 FEET NORTHWESTERLY OF, AS MEASURED RADIALLY TO, THE HEREINABOVE DESCRIBED "CURVE 1";

THENCE NORTHEASTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 47°20'43", AN ARC DISTANCE OF 51.23 FEET TO A LINE PARALLEL WITH AND DISTANT 24.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE HEREINABOVE DESCRIBED "TANGENT 1";

THENCE SOUTH 89°29'23" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 366.33 FEET RETURNING TO SAID WESTERLY RIGHT-OF-WAY LINE OF FELSPAR STREET;

THENCE SOUTH 00°36'59" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 24.00 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 13,159 SQUARE FEET OR 0.302 ACRES MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.00000791 TO OBTAIN GROUND DISTANCE.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION:

  
TIMOTHY F. RAYBURN, P.L.S. 8455

2/20/2020  
DATED:





# EXHIBIT "B"

## STORM DRAIN EASEMENT

(0060-007E-RC 2019-12-06)

- EASEMENT INFORMATION**
- ③ DRAINAGE EASEMENT, PER INST. NO. 154266, REC. 07/02/1986
  - ④ ELECTRICAL AND COMM. EASEMENT, PER INST. NO. 151905, REC. 06/04/1987
  - ⑤ ELECTRICAL AND COMM. EASEMENT, PER INST. NO. 123946, REC. 04/05/1990
  - ⑥ DRAINAGE EASEMENT, PER INST. NO. 167641, REC. 06/12/1987
  - ⑦ ELECTRICAL AND COMM. EASEMENT, PER INST. NO. 312083, REC. 10/29/1987

- RIGHT-OF-WAY INFORMATION**
- ⑬ R/W PER O.R. BOOK 9/26 REC. FEBRUARY 1889
  - ⑰ 14' R/W, LOT A DEDICATED & ACCEPTED, PER PM 41/37
  - ⑳ 100' R/W, UPRR PER DEED BOOK 123, PAGE 195, RECORDED 11/12/1902

PARCEL 1  
 PARCEL 2  
 PARCEL 3  
 PARCEL 4  
 PARCEL 5

**LINE DATA**

01	N 89° 29' 23" W	44.00'
02	S 43° 09' 55" W	96.90'
03	N 46° 50' 05" W	8.42'
04	N 43° 09' 55" E	24.00'
05	S 46° 50' 05" E	8.42'
06	N 43° 09' 55" E	96.90'
07	S 00° 36' 59" W	24.00'

PARCEL MAP NO. 19234  
 PM 141/11-12

PARCEL 0060-007C

PARCEL 0060-007E

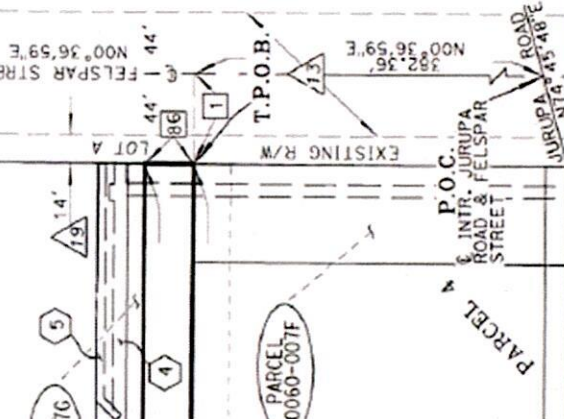
PARCEL 0060-007F

PARCEL 0060-007G & 007D

STORM DRAIN EASEMENT

13,159 SQ. FT.  
 0.302 AC.

PARCEL 2  
 APN 167-160-019  
 INST. NO. 128363  
 RECORDED 06/15/1984



**CURVE DATA**

⑲	R= 38.00' Δ= 47°20'43"
⑳	D= 31.40' T= 16.66'
㉑	R= 34.50' Δ= 90°00'00"
㉒	D= 54.19' T= 34.50'
㉓	R= 10.50' Δ= 90°00'00"
㉔	D= 16.49' T= 10.50'
㉕	R= 62.00' Δ= 47°20'43"
㉖	D= 51.23' T= 27.18'

SEC. 14, T. 2 S.,  
 R. 6 W., S.B.M.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791

PCL No.:	0060-007E
WG No.:	C8-0060
SCALE:	NTS
PREPARED BY:	DPM
DATE:	JANUARY, 2020
SHEET	1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
 SURVEY DIVISION

PROJECT: JURUPA ROAD GRADE SEPARATION

THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

APPROVED BY: *Jennifer A. Ford* DATE: 2/20/2020



## **Temporary Construction Easement**

**Parcel 0060-007F**

**A non-exclusive temporary construction easement on, over, under, across, and along the temporary easement area described in Exhibit A and depicted on Exhibit B, for all purposes necessary to facilitate construction of the Jurupa Grade Separation Project, including right of reasonable access for the purpose of moving equipment to and from the temporary construction easement (“TCE”). No equipment or personal property will be stored or stockpiled within the TCE.**

**The TCE shall be for a period not to exceed thirty-six (36) months. Actual physical use and occupation of the TCE for construction purposes, and all uses appurtenant thereto, will occur during a 6-8 month period (“Occupational Period”) which shall commence following 10-days written notice to the property owner/occupants. During the remaining TCE term, no actual physical occupancy and/or use of the TCE Area by the easement holder will occur (“Non Occupational Period”). Regardless of the foregoing, the TCE term may also be terminated prior to this date by easement holder providing notice to property owner.**

**Regardless of the foregoing, the TCE term shall cease and terminate no later than December 31, 2023.**



EXHIBIT "A"  
LEGAL DESCRIPTION  
TEMPORARY CONSTRUCTION EASEMENT  
0060-007F

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES, BEING A PORTION OF PARCEL 2 OF PARCEL MAP NUMBER 19234, ON FILE IN BOOK 141, PAGES 11 AND 12 OF PARCEL MAPS AS DESCRIBED BY CORPORATION GRANT DEED RECORDED JUNE 15, 1984 AS INSTRUMENT NUMBER 128363, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEASTERLY CORNER OF SAID PARCEL 2, BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FELSPAR STREET (44.00 FOOT WESTERLY HALF-WIDTH) AS SHOWN BY PARCEL MAP 7823, ON FILE IN BOOK 41, PAGE 37 OF PARCEL MAPS, SAID OFFICIAL RECORDS;

THENCE NORTH 89°29'23" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL 2, A DISTANCE OF 48.00 FEET TO A LINE PARALLEL WITH AND DISTANT 92.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF SAID FELSPAR STREET;

THENCE NORTH 00°36'59" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 188.11 FEET;

THENCE SOUTH 89°29'23" EAST, A DISTANCE OF 48.00 FEET RETURNING TO SAID WESTERLY RIGHT-OF-WAY LINE OF FELSPAR STREET;

THENCE SOUTH 00°36'59" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 188.11 FEET TO THE **POINT OF BEGINNING**;

PARCEL CONTAINS 9,029 SQUARE FEET OR 0.207 ACRES MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.00000791 TO OBTAIN GROUND DISTANCE.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

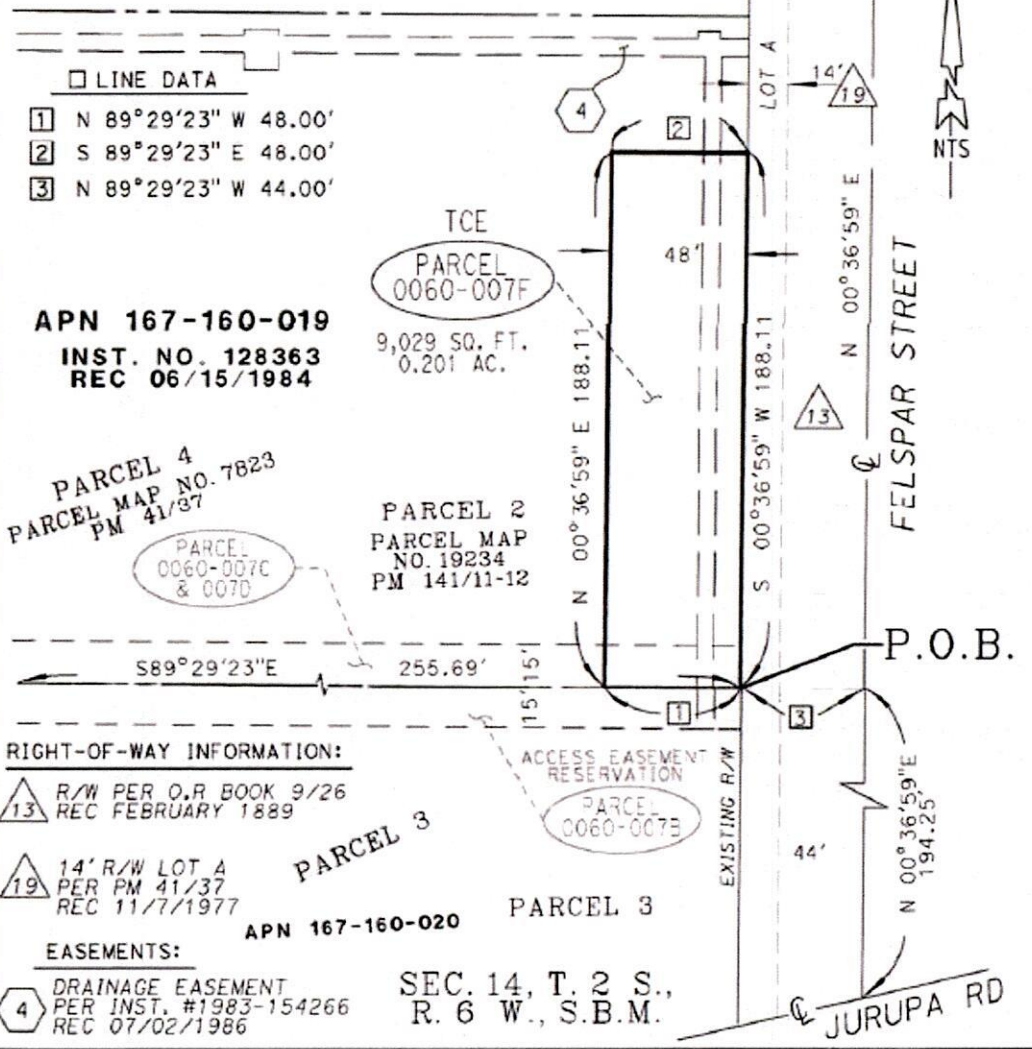
PREPARED UNDER MY SUPERVISION:

  
\_\_\_\_\_  
DAVID L. MCMILLAN, P.L.S. 8488


1-13-2020  
\_\_\_\_\_  
DATED:

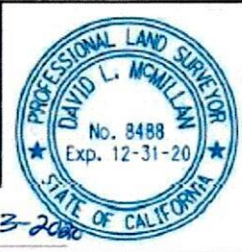


**EXHIBIT "B"**  
 TEMPORARY CONSTRUCTION EASEMENT  
 0060-007F



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791

PCL No.: 0060-007F	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C8-0060	PROJECT: JURUPA ROAD GRADE SEPARATION
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: DPM	
DATE: JANUARY, 2020	APPROVED BY: 
SHEET 1 OF 1	DATE: 1-13-2020





## **Temporary Construction Easement**

**Parcel 0060-007G**

**A non-exclusive temporary construction easement on, over, under, across, and along the temporary easement area described in Exhibit A and depicted on Exhibit B, for all purposes necessary to facilitate construction of a storm drainage system, including right of reasonable access for the purpose of moving equipment to and from the temporary construction easement ("TCE"). No equipment or personal property will be stored or stockpiled within the TCE.**

**The TCE shall be for a period not to exceed seven (7) months, which shall commence following 10-days written notice to the property owner/occupants. Actual physical use and occupation of the TCE for construction purposes, and all uses appurtenant thereto, is scheduled to occur between April 21, 2021 and October 30, 2021.**

**Regardless of the foregoing, the TCE term shall cease and terminate no later than October 30, 2021.**

EXHIBIT "A"  
LEGAL DESCRIPTION  
TEMPORARY CONSTRUCTION EASEMENT  
0060-007G

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY CORPORATION GRANT DEED RECORDED JUNE 15, 1984 AS INSTRUMENT NUMBER 128363, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, ALSO BEING A PORTION OF PARCEL 2 OF PARCEL MAP NUMBER 19234, RECORDED IN BOOK 141, PAGES 11 AND 12, OF PARCEL MAPS, SAID OFFICIAL RECORDS, LYING WITHIN THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF JURUPA ROAD AND FELSPAR STREET (44.00 FOOT WESTERLY HALF-WIDTH) AS SHOWN BY SAID PARCEL MAP NUMBER 19234;

THENCE NORTH 00°36'59" EAST ALONG SAID CENTERLINE OF FELSPAR STREET, A DISTANCE OF 406.36 FEET;

THENCE NORTH 89°29'23" WEST, A DISTANCE OF 44.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID FELSPAR STREET AND THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING NORTH 89°29'23" WEST, A DISTANCE OF 366.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 62.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 47°20'43", AN ARC DISTANCE OF 51.23 FEET;

THENCE SOUTH 43°09'55" WEST, A DISTANCE OF 96.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 10.50 FEET;

THENCE WESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 16.49 FEET;

THENCE NORTH 46°50'05" WEST, A DISTANCE OF 8.42 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL 2;

THENCE NORTH 43°09'55" EAST ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 8.00 FEET;

THENCE SOUTH 46°50'05" EAST, A DISTANCE OF 10.92 FEET;

THENCE NORTH 43°09'55" EAST, A DISTANCE OF 99.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 70.00 FEET;



EXHIBIT "A"  
LEGAL DESCRIPTION  
TEMPORARY CONSTRUCTION EASEMENT  
0060-007G

THENCE NORTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF  
47°20'43", AN ARC DISTANCE OF 57.84 FEET;

THENCE SOUTH 89°29'23" EAST, A DISTANCE OF 366.35 FEET TO SAID WESTERLY RIGHT-OF-  
WAY LINE OF FELSPAR STREET;

THENCE SOUTH 00°36'59" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF  
8.00 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 4,290 SQUARE FEET OR 0.098 ACRES MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE  
CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY  
1.00000791 TO OBTAIN GROUND DISTANCE.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION:



DAVID L. MCMILLAN, P.L.S. 8488

1-13-2020

DATED:



# EXHIBIT "B"

## TEMPORARY CONSTRUCTION EASEMENT

- EASEMENT INFORMATION**
- ② DRAINAGE EASEMENT PER INST. NO. 154266, REC. 07/02/1986
  - ③ ELECTRICAL AND COMM. EASEMENT, PER INST. NO. 157905, REC. 06/04/1987
  - ⑤ ELECTRICAL AND COMM. EASEMENT, PER INST. NO. 123946, REC. 04/05/1990
  - ⑥ DRAINAGE EASEMENT PER INST. NO. 167641, REC. 06/12/1987
  - ⑦ ELECTRICAL AND COMM. EASEMENT, PER INST. NO. 312083, REC. 10/29/1987

- RIGHT-OF-WAY INFORMATION**
- ⑬ R/W PER O.R. BOOK 9/26 REC. FEBRUARY 1989
  - ⑭ 14' R/W LOT A DEDICATED & ACCEPTED PER PM 41/37
  - ⑮ 100' R/W UPRR PER DEED BOOK 123, PAGE 195, RECORDED 11/17/1902

PARCEL MAP NO. 19234  
PM 141/11-12  
4,290 SQ. FT.  
0.098 AC.

PARCEL 1  
APN 167-160-021

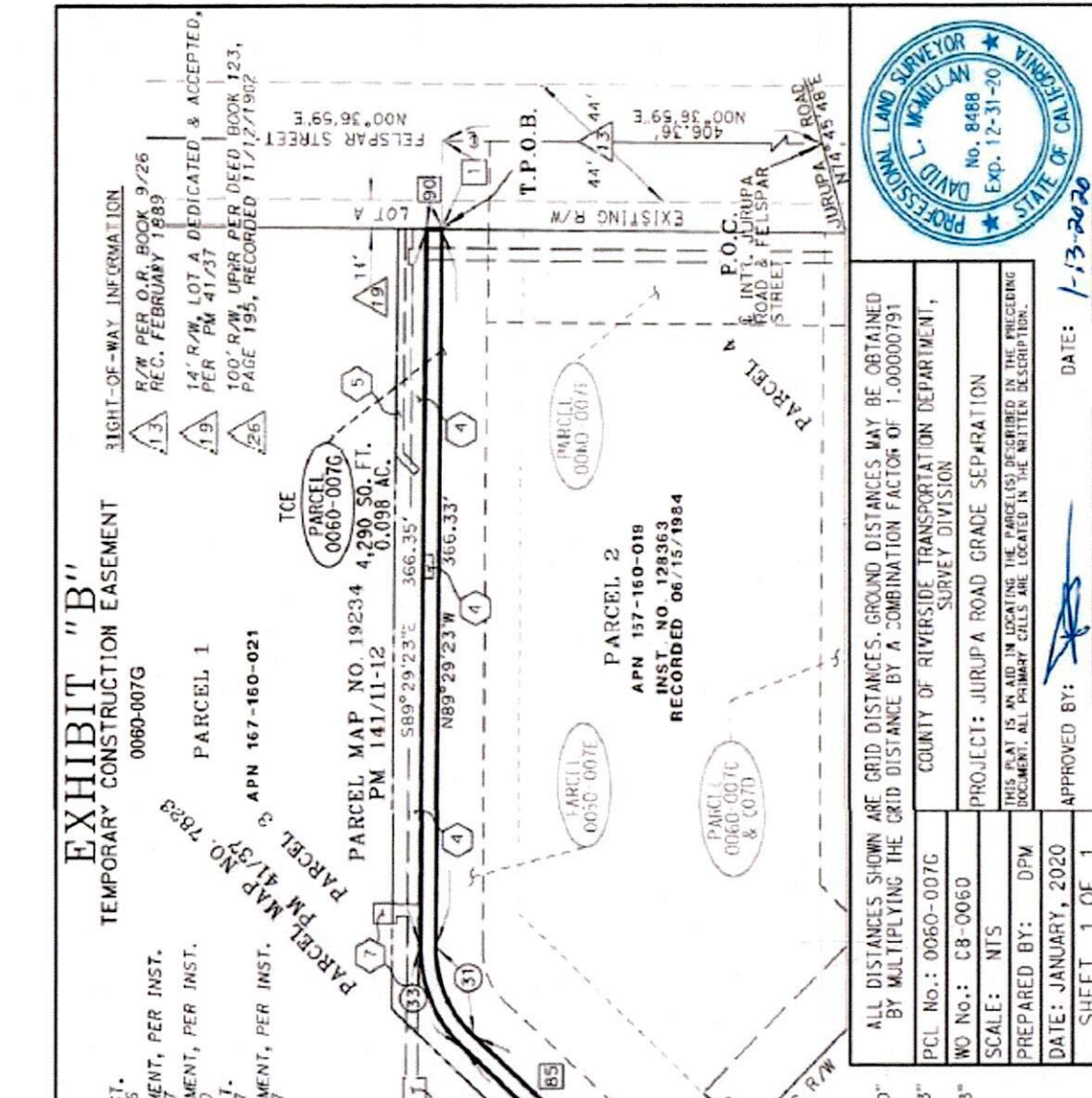
PARCEL 2  
APN 157-160-018  
INST. NO. 128363  
RECORDED 06/15/1984

□ LINE DATA

01	N 89° 29' 23" W	44.00'
04	N 46° 50' 05" W	8.42'
05	S 43° 09' 55" W	96.90'
07	N 43° 09' 55" E	8.00'
08	S 46° 50' 05" E	10.92'
09	N 43° 09' 55" E	99.40'
10	S 00° 36' 53" W	8.00'

○ CURVE DATA

30	R = 10.50'	Δ = 90° 00' 00"
	D = 16.49'	T = 10.50'
31	R = 62.00'	Δ = 47° 20' 43"
	D = 51.23'	T = 27.18'
33	R = 70.00'	Δ = 47° 20' 43"
	D = 57.84'	T = 30.69'



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791

PCL No.:	0060-007G	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.:	CB-0060	PROJECT: JURUPA ROAD GRADE SEPARATION
SCALE:	NTS	
PREPARED BY:	DPM	
DATE:	JANUARY, 2020	
SHEET	1 OF 1	

PROFESSIONAL LAND SURVEYOR  
DAVID L. McWILLAN  
No. 8488  
Exp. 12-31-20  
STATE OF CALIFORNIA

DATE: 1-13-2020

SEC. 14, T. 2 S.,  
R. 6 W., S.B.M.



EXHIBIT "A"  
LEGAL DESCRIPTION  
UTILITY EASEMENT  
0060-007H

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY CORPORATION GRANT DEED RECORDED JUNE 15, 1984 AS INSTRUMENT NUMBER 128363, BEING PARCEL 2 AND PARCEL 3 OF PARCEL MAP NUMBER 19234, ON FILE IN BOOK 141, PAGES 11 AND 12, OF PARCEL MAPS, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF JURUPA ROAD AND THE CENTERLINE OF FELSPAR STREET (44.00 FOOT WESTERLY HALF-WIDTH) AS SHOWN ON SAID PARCEL MAP NUMBER 19234;

THENCE NORTH 00°36'59" EAST ALONG SAID CENTERLINE OF FELSPAR STREET, A DISTANCE OF 194.25 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID PARCEL 3;

THENCE NORTH 89°29'23" WEST ALONG SAID EASTERLY PROLONGATION, A DISTANCE OF 44.00 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL 3, BEING A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF FELSPAR STREET AND THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 00°36'59" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET TO LINE PARALLEL WITH AND DISTANT 15.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID NORTHERLY LINE OF PARCEL 3;

THENCE NORTH 89°29'23" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 320.47 FEET TO A LINE PARALLEL WITH AND DISTANT 35.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTHWESTERLY LINE OF SAID PARCEL 3;

THENCE SOUTH 45°44'01" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 49.17 FEET TO THE NORTHEASTERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY (50.00 FOOT NORTHEASTERLY HALF-WIDTH), AS DESCRIBED BY DEED BOOK 123, PAGE 195, RECORDED NOVEMBER 12, 1902, SAID OFFICIAL RECORDS, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5,779.60 FEET AND AN INITIAL RADIAL BEARING OF NORTH 45°23'12" EAST;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°17'51", AN ARC DISTANCE OF 30.00 FEET TO A LINE PARALLEL WITH AND DISTANT 65.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID NORTHWESTERLY LINE OF PARCEL 3;

EXHIBIT "A"  
LEGAL DESCRIPTION  
UTILITY EASEMENT  
0060-007H

THENCE NORTH 45°44'01" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 61.79 FEET TO A LINE PARALLEL WITH AND DISTANT 15.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID NORTHERLY LINE OF PARCEL 3;

THENCE SOUTH 89°29'23" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 332.88 FEET RETURNING TO SAID WESTERLY RIGHT-OF-WAY LINE OF FELSPAR STREET;

THENCE SOUTH 00°36'59" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET TO THE TRUE POINT OF BEGINNING;

PARCEL CONTAINS 11,464 SQUARE FEET OR 0.263 ACRES MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.00000791 TO OBTAIN GROUND DISTANCE.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

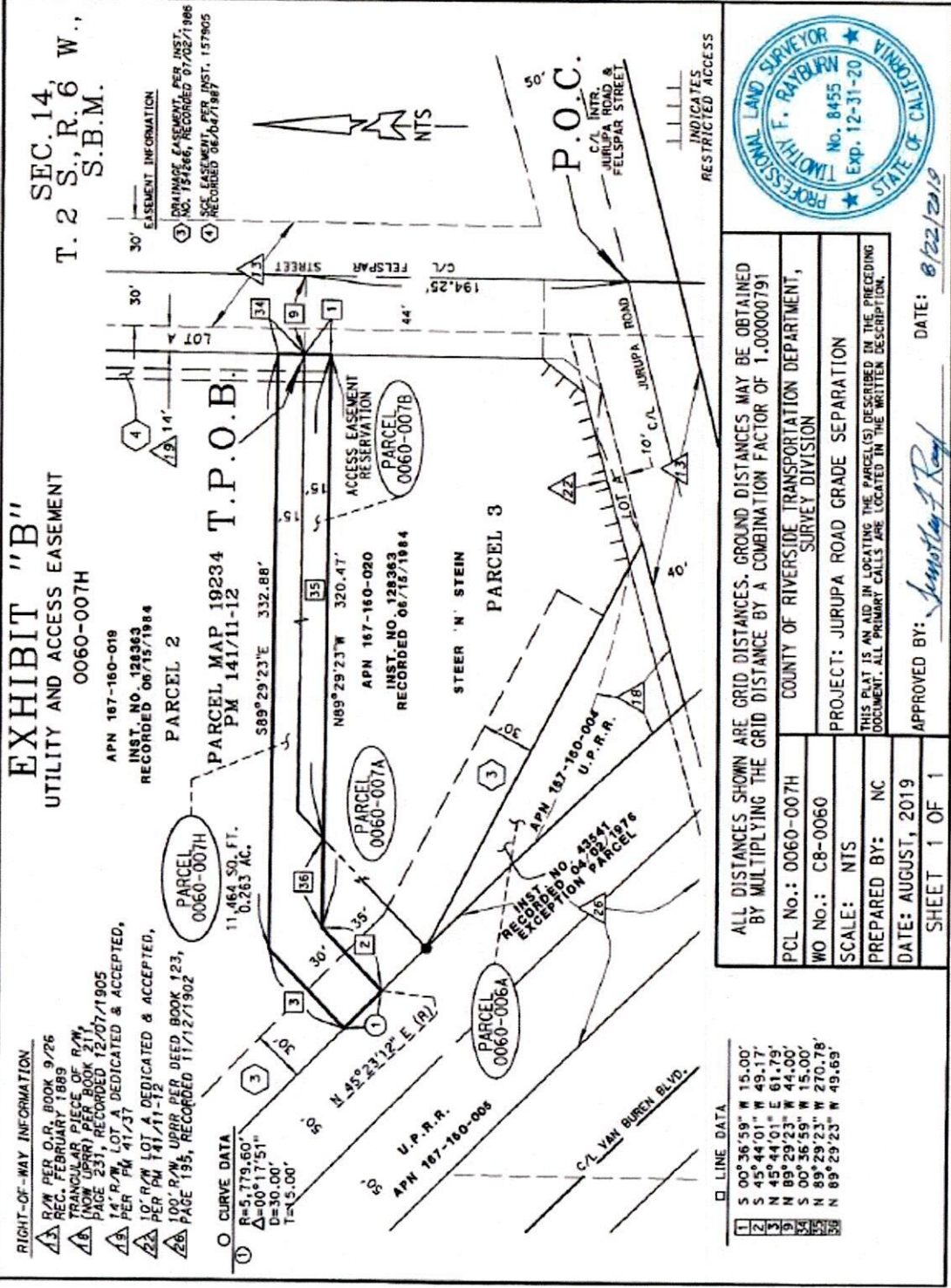
PREPARED UNDER MY SUPERVISION:

*Timothy F. Rayburn*  
TIMOTHY F. RAYBURN, P.L.S. 8455

8/22/2019  
DATED:







**EXHIBIT "B"**  
**UTILITY AND ACCESS EASEMENT**  
**0060-007H**

SEC. 14,  
 T. 2 S., R. 6 W.,  
 S.B.M.

RIGHT-OF-WAY INFORMATION  
 1. P/W PER O.R. BOOK 9/26  
 REC. FEBRUARY, 1889  
 (ENCLOSURE) PAGES 1, 2, 3  
 PAGE 231, RECORDED 12/07/1905  
 2. P/W PER P.M. 41/37  
 10' R/W LOT A DEDICATED & ACCEPTED,  
 PER P.M. 141/11-12  
 100' R/W UPRR PER DEED, BOOK 123,  
 PAGE 195, RECORDED 11/12/1902

EASEMENT INFORMATION  
 3. DRAINAGE EASEMENT PER INST. NO. 152866, RECORDED 07/02/1986  
 4. EASEMENT PER INST. 157805 RECORDED 06/06/1987

APN 167-160-019  
 INST. NO. 128363  
 RECORDED 06/15/1984  
**PARCEL 2**  
 PARCEL MAP 19234 T.P.O.B.  
 PM 141/11-12  
 S89°29'23"E 332.88'  
 N89°29'23"W 320.41'  
 APN 167-160-020  
 INST. NO. 128363  
 RECORDED 06/15/1984

11,464 SQ. FT.  
 0.263 AC.  
**PARCEL 0060-007H**  
**PARCEL 0060-007A**  
**PARCEL 0060-007B**  
**PARCEL 0060-006A**  
 INST. NO. 43541  
 RECORDED 04/22/1976  
 EXCEPTION PARCEL

30' EASEMENT

30' EASEMENT

30' EASEMENT

30' EASEMENT

30' EASEMENT

30' EASEMENT

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30' EASEMENT



INDICATES RESTRICTED ACCESS

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791

PCL No.:	0060-007H
WO No.:	C8-0060
SCALE:	NTS
PREPARED BY:	NC
DATE:	AUGUST, 2019
SHEET 1 OF 1	

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
 SURVEY DIVISION

PROJECT: JURUPA ROAD GRADE SEPARATION

THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

APPROVED BY: *Timothy F. Rayburn* DATE: 8/22/2019

LINE DATA

1	S 00°36'59" W 15.00'
2	S 45°44'01" W 49.17'
3	N 45°44'01" E 61.79'
4	N 89°29'23" W 44.00'
5	S 00°56'58" W 15.00'
6	N 89°29'23" W 270.78'
7	N 89°29'23" W 49.69'

EXHIBIT "A"  
LEGAL DESCRIPTION  
UTILITY EASEMENT  
006Q-0071

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY CORPORATION GRANT DEED RECORDED JUNE 15, 1984 AS INSTRUMENT NUMBER 128363, BEING PARCEL 2 AND PARCEL 3 OF PARCEL MAP NUMBER 19234, ON FILE IN BOOK 141, PAGES 11 AND 12, OF PARCEL MAPS, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF JURUPA ROAD AND THE CENTERLINE OF FELSPAR STREET (44.00 FOOT WESTERLY HALF-WIDTH) AS SHOWN ON SAID PARCEL MAP NUMBER 19234;

THENCE NORTH 00°36'59" EAST ALONG SAID CENTERLINE OF FELSPAR STREET, A DISTANCE OF 194.25 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID PARCEL 3;

THENCE NORTH 89°29'23" WEST ALONG SAID EASTERLY PROLONGATION, A DISTANCE OF 44.00 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL 3, BEING A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF FELSPAR STREET AND THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 00°36'59" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET TO LINE PARALLEL WITH AND DISTANT 15.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID NORTHERLY LINE OF PARCEL 3;

THENCE NORTH 89°29'23" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 320.47 FEET TO A LINE PARALLEL WITH AND DISTANT 35.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTHWESTERLY LINE OF SAID PARCEL 3;

THENCE SOUTH 45°44'01" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 49.17 FEET TO THE NORTHEASTERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY (50.00 FOOT NORTHEASTERLY HALF-WIDTH), AS DESCRIBED BY DEED BOOK 123, PAGE 195, RECORDED NOVEMBER 12, 1902, SAID OFFICIAL RECORDS, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5,779.60 FEET AND AN INITIAL RADIAL BEARING OF NORTH 45°23'12" EAST;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°17'51", AN ARC DISTANCE OF 30.00 FEET TO A LINE PARALLEL WITH AND DISTANT 65.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID NORTHWESTERLY LINE OF PARCEL 3;



EXHIBIT "A"  
LEGAL DESCRIPTION  
UTILITY EASEMENT  
0060-0071

THENCE NORTH 45°44'01" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 61.79 FEET TO A LINE PARALLEL WITH AND DISTANT 15.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID NORTHERLY LINE OF PARCEL 3;

THENCE SOUTH 89°29'23" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 332.88 FEET RETURNING TO SAID WESTERLY RIGHT-OF-WAY LINE OF FELSPAR STREET;

THENCE SOUTH 00°36'59" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET TO THE TRUE POINT OF BEGINNING;

PARCEL CONTAINS 11,464 SQUARE FEET OR 0.263 ACRES MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.00000791 TO OBTAIN GROUND DISTANCE.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION:

  
TIMOTHY F. RAYBURN, P.L.S. 8455

8/22/2018  
DATED:



# EXHIBIT "B"

## UTILITY AND ACCESS EASEMENT

0060-0071

SEC. 14,  
T. 2 S., R. 6 W.,  
S.B.M.

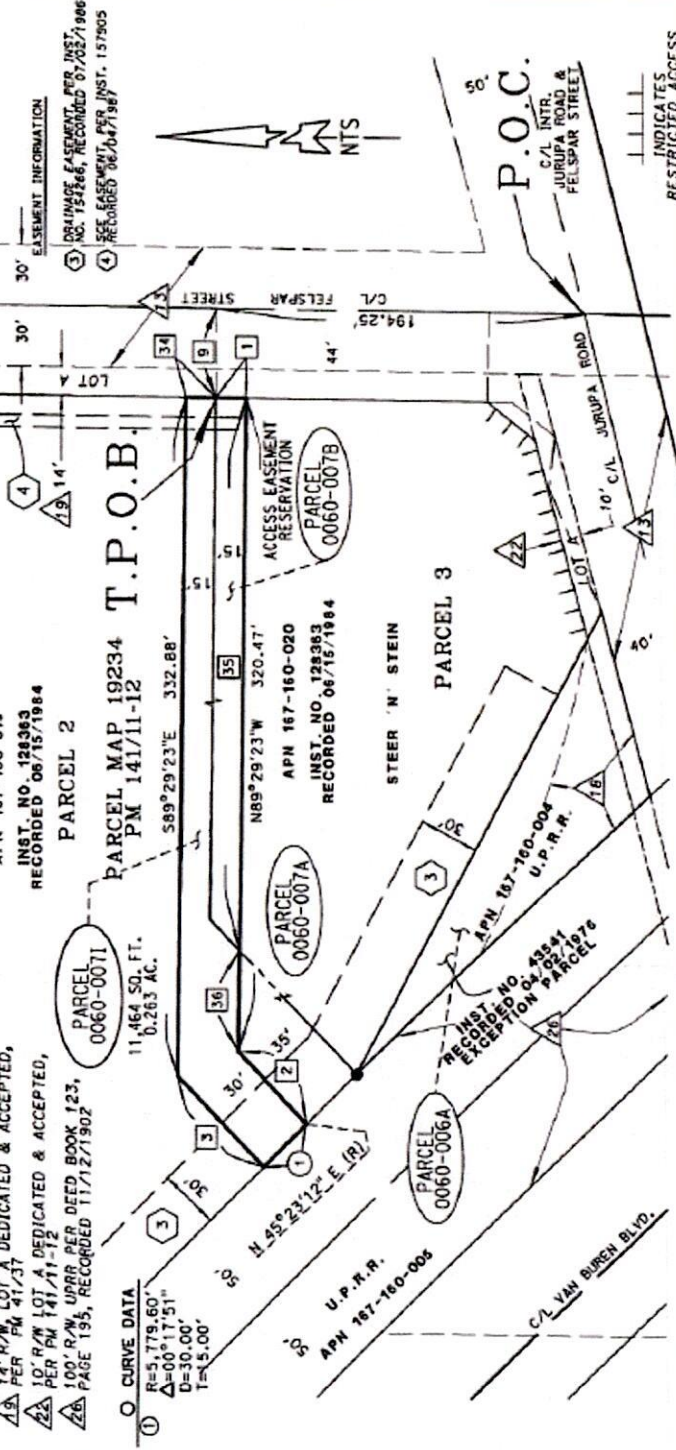
### RIGHT-OF-WAY INFORMATION

- ▲ R/W PER C.R. BOOK 9/26 REC. FEBRUARY 1889
- ▲ TRIANGULAR PIECE OF R/W (NOW U.P.R.R.) PER BOOK PAGE 231, RECORDED 12/07/1905
- ▲ R/W LOT A DEDICATED & ACCEPTED, PER PM 41/37
- ▲ 10' R/W LOT A DEDICATED & ACCEPTED, PER PM 141/11-12
- ▲ 100' R/W U.P.R.R. PER DEED BOOK 123, PAGE 195, RECORDED 11/12/1902

APN 167-160-019  
INST. NO. 128363  
RECORDED 06/15/1984  
PARCEL 2

PARCEL MAP 19234 T.P.O.B.  
PM 141/11-12

- ③ ORIGINAL EASEMENT PER INST. NO. 194266, RECORDED 07/02/1986
- ④ REEASEMENT PER INST. 157905 RECORDED 06/04/1987



### LINE DATA

- 1 S 00°36'59" W 15.00'
- 2 S 45°44'01" W 49.17'
- 3 N 45°44'01" E 61.79'
- 4 N 89°29'23" W 44.00'
- 5 S 00°36'59" W 15.00'
- 6 N 89°29'23" W 270.78'
- 7 N 89°29'23" W 45.69'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791

PCL No.:	0060-0071
WO No.:	C8-0060
SCALE:	NTS
PREPARED BY:	NC
DATE:	AUGUST, 2019
SHEET	1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

PROJECT: JURUPA ROAD GRADE SEPARATION

THIS PLAN IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

APPROVED BY: *[Signature]* DATE: 8/28/2019



INDICATES RESTRICTED ACCESS

P.O.C.  
C/L INTR JURUPA ROAD & FELSPAR STREET

STEER 'N' STEIN

U.P.R.R.

PARCEL 3

APN 167-160-006

APN 167-160-004 U.P.R.R.

INST. NO. 45541 RECORDED 04/22/1976 EXCEPTION PARCEL

APN 167-160-020 INST. NO. 128363 RECORDED 06/15/1984

ACCESS EASEMENT RESERVATION PARCEL 0060-007B

APN 167-160-019 INST. NO. 128363 RECORDED 06/15/1984

PARCEL 0060-007A

PARCEL 0060-0071 11,464 SQ. FT. 0.263 AC.

589°29'23"E 332.88'

N89°29'23"W 320.47'

44'

194.25' C/L FELSPAR STREET

30'

30'

19.14'

LOT

10' C/L JURUPA ROAD

LOT 5

LOT 6

LOT 7

LOT 8

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EXHIBIT "A"  
LEGAL DESCRIPTION  
TEMPORARY CONSTRUCTION EASEMENT  
0060-007J

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY CORPORATION GRANT DEED RECORDED JUNE 15, 1984 AS INSTRUMENT NUMBER 128363, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, ALSO BEING A PORTION OF PARCEL 2 OF PARCEL MAP NUMBER 19234, RECORDED IN BOOK 141, PAGES 11 AND 12, OF PARCEL MAPS, SAID OFFICIAL RECORDS, LYING WITHIN THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF JURUPA ROAD AND FELSPAR STREET AS SHOWN ON SAID PARCEL MAP NUMBER 19234;

THENCE SOUTH 74°45'48" WEST ALONG SAID CENTERLINE OF JURUPA ROAD, A DISTANCE OF 190.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5,799.60 FEET AND AN INITIAL RADIAL BEARING OF NORTH 48°15'51" EAST;

THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°37'11", AN ARC DISTANCE OF 163.93 FEET;

THENCE SOUTH 76°26'24" WEST, A DISTANCE OF 23.06 FEET TO THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY DEED RECORDED NOVEMBER 12, 1902 IN DEED BOOK 123, PAGE 195 (100.00 FOOT WIDTH), SAID OFFICIAL RECORDS, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5,779.60 FEET AND AN INITIAL RADIAL BEARING OF NORTH 46°31'51" EAST;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°47'51", AN ARC DISTANCE OF 80.44 FEET TO A POINT, BEING THE MOST-NORTHERLY CORNER OF SAID DEED BOOK 907, PAGE 494, A RADIAL LINE TO WHICH BEARS NORTH 45°44'01" EAST, AND THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°54'00", AN ARC DISTANCE OF 90.79 FEET;

THENCE SOUTH 66°46'47" EAST, A DISTANCE OF 98.27 FEET TO THE SOUTHEASTERLY LINE OF SAID PARCEL 2;

THENCE SOUTH 45°44'01" WEST ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 36.91 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 1,665 SQUARE FEET OR 0.038 ACRES MORE OR LESS.

EXHIBIT "A"  
LEGAL DESCRIPTION  
TEMPORARY CONSTRUCTION EASEMENT  
0060-007J

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.00000791 TO OBTAIN GROUND DISTANCE.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION:

*Timothy F. Rayburn*

TIMOTHY F. RAYBURN, P.L.S. 8455

3/25/2020

DATED:







**Parcel No. 0060-008A**

**Parcel No. 0060-008B**



EXHIBIT "A"  
LEGAL DESCRIPTION  
0060-008A

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED DECEMBER 29, 2011 AS DOCUMENT NUMBER 2011-0574374, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, BEING PARCEL 1 OF PARCEL MAP NO. 11259, ON FILE IN BOOK 49, PAGES 48 AND 49, OF PARCEL MAPS, SAID OFFICIAL RECORDS, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF JURUPA ROAD (50.00 FOOT NORTHERLY HALF-WIDTH) AS SHOWN BY MAP BOOK 9, PAGE 26, SAN BERNARDINO COUNTY RECORDS, AND FELSPAR STREET (44.00 FOOT EASTERLY HALF-WIDTH) AS SHOWN BY PARCEL MAP NO. 9390 ON FILE IN BOOK 39, PAGES 99 AND 100, OF PARCEL MAPS, SAID OFFICIAL RECORDS;

THENCE NORTH 00°36'59" EAST ALONG SAID CENTERLINE OF FELSPAR STREET, A DISTANCE OF 152.95 FEET;

THENCE SOUTH 89°23'01" EAST, A DISTANCE OF 44.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID FELSPAR STREET AND THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 09°43'24" EAST, A DISTANCE OF 45.29 FEET;

THENCE SOUTH 38°06'52" EAST, A DISTANCE OF 21.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,453.00 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 05°05'00" EAST;

THENCE EASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 04°34'00", AN ARC DISTANCE OF 115.81 FEET TO THE EASTERLY LINE OF SAID PARCEL 1;

THENCE SOUTH 00°36'59" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 4.32 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID JURUPA AVENUE;

THENCE SOUTH 74°39'49" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 113.10 FEET TO THE SOUTHERLY TERMINUS FOR THE CUTBACK LINE AS SHOWN ON SAID PARCEL MAP NO. 9390;

THENCE NORTH 60°03'30" WEST ALONG SAID CUTBACK LINE, A DISTANCE OF 31.43 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF FELSPAR STREET;

THENCE NORTH 00°36'59" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 65.14 FEET TO THE **TRUE POINT OF BEGINNING**;

EXHIBIT "A"  
LEGAL DESCRIPTION  
0060-008A

PARCEL CONTAINS 1,990 SQUARE FEET OR 0.046 ACRES MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.00000791 TO OBTAIN GROUND DISTANCE.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION:

  
\_\_\_\_\_  
TIMOTHY F. RAYBURN, P.L.S. 8455

7/28/2018  
\_\_\_\_\_  
DATED:





SEC. 14, T. 2 S.,  
R. 6 W., S.B.M.

# EXHIBIT "B"

(0060-008A)

□ LINE DATA

01	S 89°23'01" E 44.00'
33	N 60°03'30" W 31.43'
91	S 09°43'24" E 45.29'
92	S 38°06'52" E 21.36'
93	S 00°36'59" W 4.32'
94	N 00°36'59" E 65.14'

INST. NO. 61523  
RECORDED 02/08/2011  
PARCEL 2  
APN 169-220-019

RAILROAD  
TRACKS

EASEMENTS:

9  
EASEMENT FOR INGRESS & EGRESS, COMMON AREA PARCEL 1 OF P.M. NO. 9390 OF BK. 39, PGS. 99-100, REC. 11/01/1997 (BLANKET IN NATURE)

PARCEL 0060-008B

RIGHT-OF-WAY INFORMATION

13 100' R/W PER S.B. MB 9/26

23 14' R/W, PER PARCEL MAP NO. 9390, PM 39/99-100

APN 169-220-018

PARCEL 1

PARCEL MAP NO. 11259  
PM 49/48-49

INST. NO. 574374  
RECORDED 12/29/2011

T.P.O.B.

PARCEL 0060-008A

1,990 SQ. FT.  
0.046 AC.

PARCEL 0060-009A

$R = 1,453.00'$   
 $\Delta = 04^{\circ}34'00''$   
 $D = 115.81'$   
 $T = 57.94'$

152.95'  
N00°36'59"E  
FELSPAR ST.

30' 30' 30'  
S05°05'00"E (R)  
S09°39'00"E (R)

EXISTING R/W

P.O.C.  
C/L INTR. JURUPA ROAD & FELSPAR STREET

JURUPA RD

N74°39'49"E

EXISTING R/W

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791

PCL No.: 0060-008A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C8-0060	PROJECT: JURUPA ROAD GRADE SEPARATION
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: DPM	
DATE: JULY, 2019	
SHEET 1 OF 1	APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 7/29/2019



EXHIBIT "A"  
LEGAL DESCRIPTION  
TEMPORARY CONSTRUCTION EASEMENT  
0060-008B

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED DECEMBER 29, 2011 AS DOCUMENT NUMBER 2011-0574374, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, BEING PARCEL 1 OF PARCEL MAP NO. 11259, ON FILE IN BOOK 49, PAGES 48 AND 49, OF PARCEL MAPS, SAID OFFICIAL RECORDS, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF JURUPA ROAD AND FELSPAR STREET (44.00 FOOT EASTERLY HALF-WIDTH) AS SHOWN BY PARCEL MAP NO. 9390 ON FILE IN BOOK 39, PAGES 99 AND 100, OF PARCEL MAPS, SAID OFFICIAL RECORDS;

THENCE NORTH 00°36'59" EAST ALONG SAID CENTERLINE OF FELSPAR STREET, A DISTANCE OF 152.95 FEET;

THENCE SOUTH 89°23'01" EAST, A DISTANCE OF 44.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID FELSPAR STREET AND THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 00°36'59" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 145.65 FEET TO NORTHERLY LINE OF SAID PARCEL 1

THENCE SOUTH 89°23'01" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 16.89 FEET;

THENCE SOUTH 01°22'46" WEST, A DISTANCE OF 187.69 FEET;

THENCE SOUTH 65°48'37" EAST, A DISTANCE OF 22.94 FEET;

THENCE NORTH 74°39'49" EAST, A DISTANCE OF 36.19 FEET;

THENCE NORTH 15°20'11" WEST, A DISTANCE OF 6.00 FEET;

THENCE NORTH 82°02'39" EAST, A DISTANCE OF 46.71 FEET;

THENCE NORTH 15°20'11" WEST, A DISTANCE OF 9.00 FEET;

THENCE NORTH 74°39'49" EAST, A DISTANCE OF 14.67 FEET;

THENCE SOUTH 15°20'11" EAST, A DISTANCE OF 3.00 FEET;

THENCE NORTH 74°39'49" EAST, A DISTANCE OF 9.30 FEET TO THE EASTERLY LINE OF SAID PARCEL 1;



EXHIBIT "A"  
LEGAL DESCRIPTION  
TEMPORARY CONSTRUCTION EASEMENT  
0060-008B

THENCE SOUTH 00°36'59" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 28.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,453.00 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 09°39'00" EAST

THENCE WESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 04°34'00", AN ARC DISTANCE OF 115.81 FEET;

THENCE NORTH 38°06'52" WEST, A DISTANCE OF 21.36 FEET;

THENCE NORTH 09°43'24" WEST, A DISTANCE OF 45.29 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 5,038 SQUARE FEET OR 0.116 ACRES MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.00000791 TO OBTAIN GROUND DISTANCE.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION:

  
TIMOTHY F. RAYBURN, P.L.S. 8455

7/29/2019  
DATED:









# EXHIBIT "B"

## TEMPORARY CONSTRUCTION EASEMENT (0060-008B)

RIGHT-OF-WAY INFORMATION

 100' R/W PER S.B.  
MB 9/26

 14' R/W, PER  
PARCEL MAP NO.  
9390, PM 39/99-100

EASEMENT INFORMATION



EASEMENT FOR INGRESS &  
EGRESS, COMMON AREA  
PARCEL 1 OF P.M. NO.  
9390 OF BK. 39, PGS.  
99-100, REC. 11/01/1997  
(BLANKET IN NATURE)

LINE DATA

01	S 89°23'01" E	44.00'
91	N 09°43'24" W	45.29'
92	N 38°06'52" W	21.36'
93	S 00°36'59" W	4.32'
95	S 89°23'01" E	16.89'
96	S 65°48'37" E	22.94'
97	N 74°39'49" E	36.19'
98	N 15°20'11" W	6.00'
99	N 82°02'39" E	46.71'
100	N 15°20'11" W	9.00'
101	N 74°39'49" E	14.67'
102	S 15°20'11" E	3.00'
103	N 74°39'49" E	9.30'
104	S 00°36'59" W	28.97'

—+— RAILROAD TRACKS

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791

PCL No.: 0060-008B

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

WO No.: C8-0060

PROJECT: JURUPA ROAD GRADE SEPARATION

SCALE: NTS

PREPARED BY: DPM

THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

DATE: JULY, 2019

APPROVED BY:

DATE:

SHEET 2 OF 2



*Timothy F. Rayburn*

7/20/2019

**Parcel No. 0060-009A**

**Parcel No. 0060-009B**

**Parcel No. 0060-009C**

**Parcel No. 0060-009D**

**Parcel No. 0060-009E**

**Parcel No. 0060-009F**



EXHIBIT "A"  
LEGAL DESCRIPTION  
0060-009A

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED FEBRUARY 8, 2011 AS DOCUMENT NUMBER 2011-0061523, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, BEING PARCELS 2, 3, AND 4 OF PARCEL MAP NO. 11259, ON FILE IN BOOK 49, PAGES 48 AND 49, OF PARCEL MAPS, SAID OFFICIAL RECORDS, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF FELSPAR STREET AND JURUPA ROAD AS SHOWN BY SAID PARCEL MAP NO. 11259;

THENCE NORTH 74°39'49" EAST ALONG SAID CENTERLINE OF JURUPA ROAD, A DISTANCE OF 187.37 FEET TO THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID PARCEL 2;

THENCE NORTH 00°36'59" EAST ALONG SAID SOUTHERLY PROLONGATION, A DISTANCE OF 52.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 2, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF JURUPA ROAD (50.00 FOOT NORTHERLY HALF-WIDTH), AS SHOWN BY MAP BOOK 9, PAGE 26, SAN BERNARDINO COUNTY RECORDS, AND THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING NORTH 00°36'59" EAST ALONG THE WESTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 4.32 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,453.00 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 09°39'00" EAST;

THENCE EASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 02°00'14", AN ARC DISTANCE OF 50.82 FEET TO A POINT OF CUSP, BEING A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 74°39'49" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 51.83 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 100 SQUARE FEET OR 0.002 ACRES MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.00000791 TO OBTAIN GROUND DISTANCE.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION:

  
TIMOTHY F. RAYBURN, P.L.S. 8455

7/30/2019  
DATED:







EXHIBIT "A"  
LEGAL DESCRIPTION  
STORM DRAIN EASEMENT  
0060-009B

AN EASEMENT FOR STORM DRAIN PURPOSES, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED FEBRUARY 8, 2011 AS DOCUMENT NUMBER 2011-0061523, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, BEING PARCELS 2, 3, AND 4 OF PARCEL MAP NO. 11259, ON FILE IN BOOK 49, PAGES 48 AND 49, OF PARCEL MAPS, SAID OFFICIAL RECORDS, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF JURUPA ROAD AND FELSPAR STREET (44.00 FOOT EASTERLY HALF-WIDTH) AS SHOWN BY PARCEL MAP NO. 9390 ON FILE IN BOOK 39, PAGES 99 AND 100, OF PARCEL MAPS, SAID OFFICIAL RECORDS;

THENCE NORTH 00°36'59" EAST ALONG SAID CENTERLINE OF FELSPAR STREET, A DISTANCE OF 547.65 FEET;

THENCE SOUTH 89°23'01" EAST, A DISTANCE OF 44.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID FELSPAR STREET, BEING THE BEGINNING OF A NON-TANGENT CURVE (HEREINAFTER REFERRED TO AS "CURVE 1") CONCAVE SOUTHERLY, HAVING A RADIUS OF 57.00 FEET AND AN INITIAL RADIAL BEARING OF NORTH 10°04'48" WEST, AND THE **TRUE POINT OF BEGINNING**;

**CURVE 1**

THENCE EASTERLY ALONG SAID "CURVE 1" THROUGH A CENTRAL ANGLE OF 10°41'47", AN ARC DISTANCE OF 10.64 FEET TO A LINE PARALLEL WITH AND DISTANT 8.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTHERLY LINE OF SAID PARCEL MAP 11259;

THENCE SOUTH 89°23'01" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 459.38 FEET TO THE BEGINNING OF A TANGENT CURVE (HEREINAFTER REFERRED TO AS "CURVE 2") CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 102.00 FEET;

**CURVE 2**

THENCE SOUTHEASTERLY ALONG SAID "CURVE 2" THROUGH A CENTRAL ANGLE OF 55°34'38", AN ARC DISTANCE OF 98.94 FEET TO THE EASTERLY LINE OF SAID PARCEL MAP 11259;

THENCE SOUTH 04°38'51" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 0.40 FEET TO AN ANGLE POINT THEREIN;

THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH 01°42'45" WEST, A DISTANCE OF 196.68 FEET TO A POINT OF CUSP, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 57.00 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 67°32'06" WEST;

THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 24°10'39", AN ARC DISTANCE OF 24.05 FEET TO A LINE PARALLEL WITH AND DISTANT 5.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID EASTERLY LINE;

EXHIBIT "A"  
LEGAL DESCRIPTION  
STORM DRAIN EASEMENT  
0060-009B

THENCE NORTH 01°42'45" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 114.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 78.00 FEET, SAID TANGENT CURVE BEING CONCENTRIC WITH AND DISTANT 24.00 FEET SOUTHWESTERLY OF, AS MEASURED RADIALLY TO THE HEREINABOVE DESCRIBED "CURVE 2";

THENCE NORTHWESTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 91°05'46", AN ARC DISTANCE OF 124.01 FEET TO A LINE PARALLEL WITH AND DISTANT 32.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID NORTHERLY LINE OF PARCEL MAP 11259;

THENCE NORTH 89°23'01" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 459.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 33.00 FEET, SAID TANGENT CURVE BEING CONCENTRIC WITH AND DISTANT 24.00 FEET SOUTHERLY OF, AS MEASURED RADIALLY TO THE HEREINABOVE DESCRIBED "CURVE 1";

THENCE WESTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 18°41'55", AN ARC DISTANCE OF 10.77 FEET RETURNING TO SAID EASTERLY RIGHT-OF-WAY LINE OF FELSPAR STREET;

THENCE NORTH 00°36'59" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 24.75 FEET TO THE TRUE POINT OF BEGINNING;

PARCEL CONTAINS 14,601 SQUARE FEET OR 0.335 ACRES MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.00000791 TO OBTAIN GROUND DISTANCE.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION:

  
TIMOTHY F. RAYBURN, P.L.S. 8455

2/20/2020  
DATED:







EXHIBIT "A"  
LEGAL DESCRIPTION  
TEMPORARY CONSTRUCTION EASEMENT  
0060-009C

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED FEBRUARY 8, 2011 AS DOCUMENT NUMBER 2011-0061523, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, BEING PARCELS 2, 3, AND 4 OF PARCEL MAP NO. 11259, ON FILE IN BOOK 49, PAGES 48 AND 49, OF PARCEL MAPS, SAID OFFICIAL RECORDS, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF JURUPA ROAD AND FELSPAR STREET (44.00 FOOT EASTERLY HALF-WIDTH) AS SHOWN BY PARCEL MAP NO. 9390 ON FILE IN BOOK 39, PAGES 99 AND 100, OF PARCEL MAPS, SAID OFFICIAL RECORDS;

THENCE NORTH 74°39'49" EAST ALONG SAID CENTERLINE OF JURUPA ROAD, A DISTANCE OF 187.37 FEET TO THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID PARCEL 3;

THENCE NORTH 00°36'59" EAST ALONG SAID SOUTHERLY PROLONGATION, A DISTANCE OF 52.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 3, BEING A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID JURUPA ROAD (50.00 FOOT NORTHWESTERLY HALF-WIDTH), AS SHOWN BY MAP BOOK 9, PAGE 26, SAN BERNARDINO COUNTY RECORDS;

THENCE ALONG SAID WESTERLY LINE OF PARCEL 3, CONTINUING NORTH 00°36'59" EAST, A DISTANCE OF 4.32 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING NORTH 00°36'59" EAST ALONG SAID WESTERLY LINE OF PARCEL 3, A DISTANCE OF 28.97 FEET TO A LINE PARALLEL WITH AND DISTANT 82.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF JURUPA ROAD;

THENCE NORTH 74°39'49" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 128.26 FEET;

THENCE SOUTH 15°20'11" EAST, A DISTANCE OF 26.00 FEET TO A LINE PARALLEL WITH AND DISTANT 56.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF JURUPA ROAD;

THENCE NORTH 74°39'49" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 224.56 FEET;

THENCE NORTH 15°20'11" WEST, A DISTANCE OF 49.00 FEET TO A LINE PARALLEL WITH AND DISTANT 105.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF JURUPA ROAD;

THENCE NORTH 74°39'49" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 57.92 FEET;

THENCE NORTH 00°36'19" EAST, A DISTANCE OF 6.10 FEET;



EXHIBIT "A"  
LEGAL DESCRIPTION  
TEMPORARY CONSTRUCTION EASEMENT  
0060-009C

THENCE SOUTH 89°23'41" EAST, TO A POINT MEASURED AT A RIGHT ANGLE AND PERPENDICULAR TO THE EASTERLY LINE OF SAID PARCEL MAP 11259, A DISTANCE OF 25.00 FEET;

THENCE SOUTH 00°36'19" WEST CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 56.16 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL MAP 11259, BEING A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF JURUPA ROAD;

THENCE SOUTH 74°39'49" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 378.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,453.00 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 11°39'14" EAST;

THENCE EASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 02°00'14", AN ARC DISTANCE OF 50.82 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 9,745 SQUARE FEET OR 0.224 ACRES MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.00000791 TO OBTAIN GROUND DISTANCE.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION:



DAVID L. MCMILLAN, P.L.S. 8488

1-13-2020

DATED:



LINE DATA		
93	N00°36'59"E	4.32'
104	N00°36'59"E	28.97'
106	N00°36'59"E	52.00'
107	N74°39'49"E	128.26'
108	S15°20'11"W	26.00'
109	N15°20'11"W	49.00'
110	N74°39'49"E	57.92'
111	N00°36'19"E	6.10'
118	S00°36'19"W	56.16'
120	S89°23'41"E	25.00'

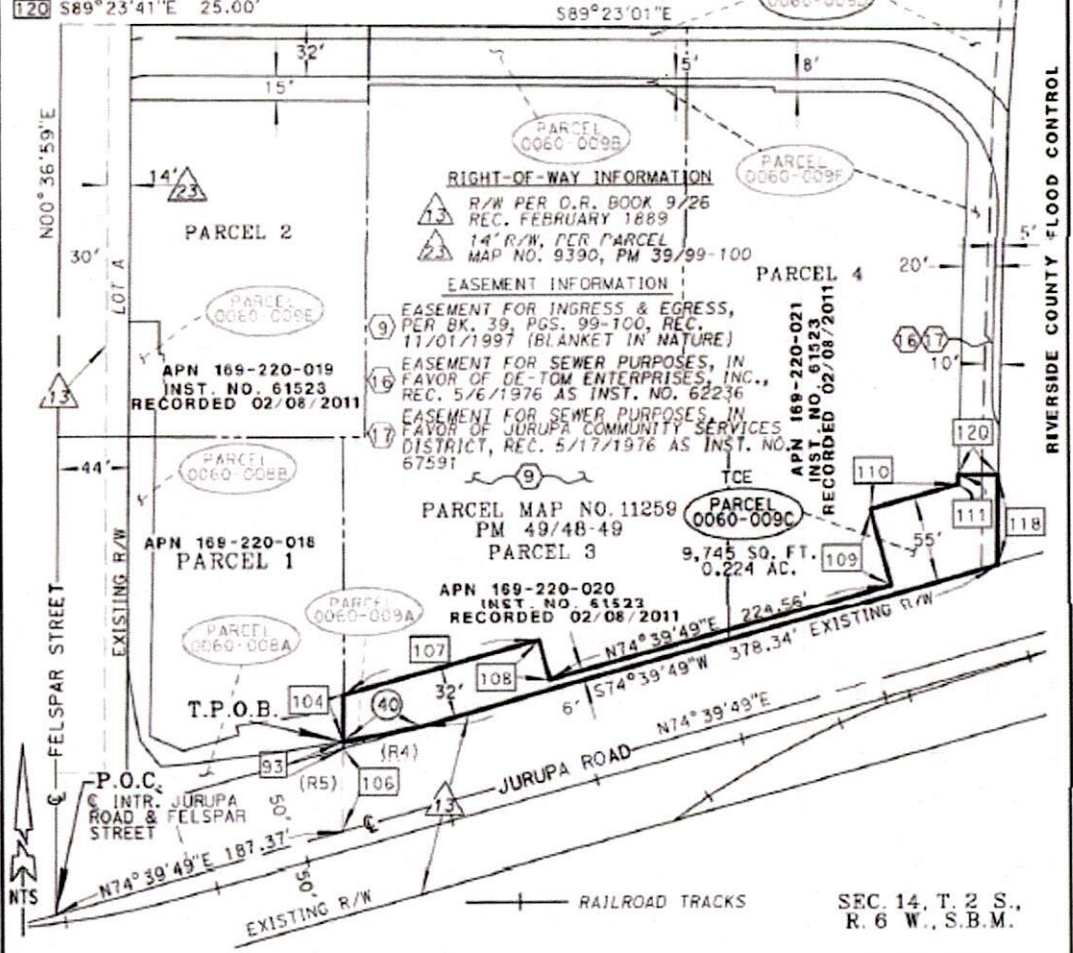
## EXHIBIT "B"


### TEMPORARY CONSTRUCTION EASEMENT

0060-009C

PARCEL MAP NO. 9390  
PM 39/99-100

<b>RADIAL DATA</b>	<b>○ CURVE DATA</b>
(R4) S11°39'14"E	(40) R= 1,453.00' Δ=02°00'14"
(R5) S09°39'00"E	D= 50.82' T=25.41'



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791	
PCL No.: 0060-009C	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C8-0060	PROJECT: JURUPA ROAD GRADE SEPARATION
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: DPM	APPROVED BY: 
DATE: JANUARY, 2020	DATE: 1-13-2020
SHEET 1 OF 1	



SEC. 14, T. 2 S.,  
R. 6 W., S.B.M.



EXHIBIT "A"  
LEGAL DESCRIPTION  
TEMPORARY CONSTRUCTION EASEMENT  
0060-009D

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED FEBRUARY 8, 2011 AS DOCUMENT NUMBER 2011-0061523, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, BEING PARCELS 2, 3, AND 4 OF PARCEL MAP NO. 11259, ON FILE IN BOOK 49, PAGES 48 AND 49, OF PARCEL MAPS, SAID OFFICIAL RECORDS, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF JURUPA ROAD AND FELSPAR STREET (44.00 FOOT EASTERLY HALF-WIDTH) AS SHOWN BY PARCEL MAP NO. 9390 ON FILE IN BOOK 39, PAGES 99 AND 100, OF PARCEL MAPS, SAID OFFICIAL RECORDS;

THENCE NORTH 00°36'59" EAST ALONG SAID CENTERLINE OF FELSPAR STREET, A DISTANCE OF 547.65 FEET;

THENCE SOUTH 89°23'01" EAST, A DISTANCE OF 44.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID FELSPAR STREET, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 57.00 FEET AND AN INITIAL RADIAL BEARING OF NORTH 10°04'48" WEST, AND THE **TRUE POINT OF BEGINNING**;

THENCE EASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 10°41'47", AN ARC DISTANCE OF 10.64 FEET TO A LINE PARALLEL WITH AND DISTANT 8.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTHERLY LINE OF SAID PARCEL MAP 11259;

THENCE SOUTH 89°23'01" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 459.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 102.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 55°34'38", AN ARC DISTANCE OF 98.94 FEET TO THE EASTERLY LINE OF SAID PARCEL MAP 11259;

THENCE NORTH 04°38'51" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 52.47 FEET TO NORTHEASTERLY CORNER OF SAID PARCEL MAP 11259;

THENCE NORTH 89°23'01" WEST ALONG SAID NORTHERLY LINE OF PARCEL MAP 11259, A DISTANCE OF 557.79 FEET TO NORTHWESTERLY CORNER OF SAID PARCEL MAP 11259;

EXHIBIT "A"  
LEGAL DESCRIPTION  
TEMPORARY CONSTRUCTION EASEMENT  
0060-009D

THENCE SOUTH 00°36'59" WEST ALONG THE WESTERLY LINE OF SAID PARCEL MAP 11259 AND SAID EASTERLY RIGHT-OF-WAY LINE OF FELSPAR STREET, A DISTANCE OF 8.99 FEET TO THE TRUE POINT OF BEGINNING;


PARCEL CONTAINS 5,643 SQUARE FEET OR 0.130 ACRES MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.00000791 TO OBTAIN GROUND DISTANCE.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION:

  
TIMOTHY F. RAYBURN, P.L.S. 8455

1/23/2020  
DATED: 

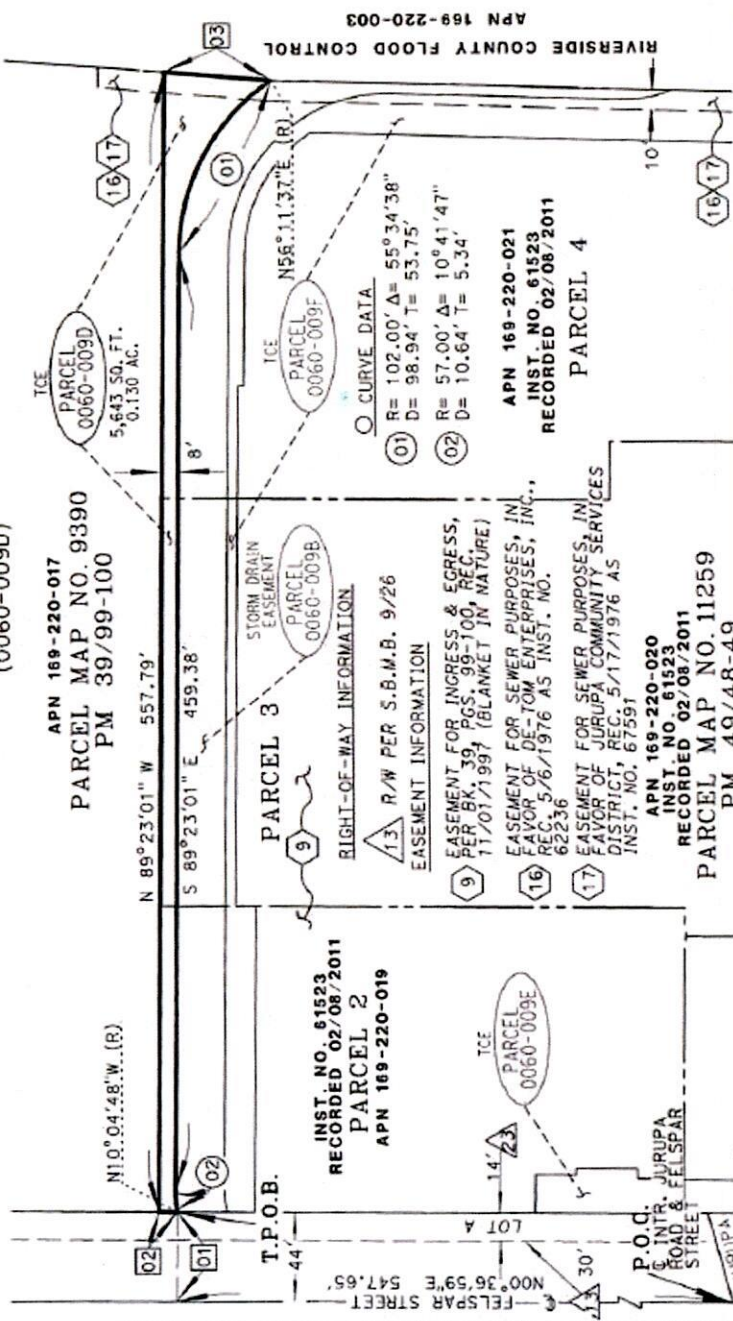




# EXHIBIT "B"

TEMPORARY CONSTRUCTION EASEMENT  
(0060-009D)

APN 169-220-017  
PARCEL MAP NO. 9390  
PM 39/99-100



INST. NO. 61523  
RECORDED 02/08/2011  
PARCEL 2  
APN 169-220-019

TCE  
PARCEL  
0060-009E

PARCEL 3  
STORM DRAIN  
EASEMENT  
PARCEL  
0060-009B

RIGHT-OF-WAY INFORMATION  
13 R/W PER S.B.M.B. 9/26  
EASEMENT INFORMATION

9 EASEMENT FOR INGRESS & EGRESS,  
PER BK. 39, PGS. 99-100, REC.  
11/01/1997 (BLANKET IN NATURE)

16 EASEMENT FOR SEWER PURPOSES, IN  
FAVOR OF DE-TOM ENTERPRISES, INC.,  
REC. 5/26/1976 AS INST. NO.  
62236

17 EASEMENT FOR SEWER PURPOSES, IN  
FAVOR OF JURUPA COMMUNITY SERVICES  
DISTRICT, REC. 5/17/1976 AS  
INST. NO. 67591

APN 169-220-020  
INST. NO. 61523  
RECORDED 02/08/2011  
PARCEL MAP NO. 11259  
PM 49/48-49

APN 169-220-021  
INST. NO. 61523  
RECORDED 02/08/2011  
PARCEL 4

LINE DATA

- 01 S 89°23'01" E 44.00'
- 02 S 00°36'59" W 8.99'
- 03 N 04°38'51" E 52.47'

SEC. 14, T. 2 S.,  
R. 6 W., S.B.M.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED  
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791

PCL No.:	0060-009D	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.:	C8-0060	PROJECT: JURUPA ROAD GRADE SEPARATION
SCALE:	NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY:	DPM	APPROVED BY: <i>Jonathan A. Ray</i>
DATE:	SEPTEMBER, 2019	DATE: 1/23/2020
SHEET 1 OF 1		



RIVERSIDE COUNTY FLOOD CONTROL  
APN 169-220-003

EXHIBIT "A"  
LEGAL DESCRIPTION  
TEMPORARY CONSTRUCTION EASEMENT  
0060-009E

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED FEBRUARY 8, 2011 AS DOCUMENT NUMBER 2011-0061523, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, BEING PARCELS 2, 3, AND 4 OF PARCEL MAP NO. 11259, ON FILE IN BOOK 49, PAGES 48 AND 49, OF PARCEL MAPS, SAID OFFICIAL RECORDS, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF JURUPA ROAD AND FELSPAR STREET (44.00 FOOT EASTERLY HALF-WIDTH) AS SHOWN BY PARCEL MAP NO. 9390 ON FILE IN BOOK 39, PAGES 99 AND 100, OF PARCEL MAPS, SAID OFFICIAL RECORDS;

THENCE NORTH 00°36'59" EAST ALONG SAID CENTERLINE OF FELSPAR STREET, A DISTANCE OF 298.60 FEET;

THENCE SOUTH 89°23'01" EAST, A DISTANCE OF 44.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 2, BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID FELSPAR STREET AND THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 00°36'59" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 73.00 FEET TO A LINE PARALLEL WITH AND DISTANT 73.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID PARCEL 2;

THENCE SOUTH 89°23'01" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 19.00 FEET TO A LINE PARALLEL WITH AND DISTANT 63.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF FELSPAR STREET;

THENCE SOUTH 00°36'59" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 20.00 FEET TO A LINE PARALLEL WITH AND DISTANT 53.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID SOUTHERLY LINE OF PARCEL 2;

THENCE SOUTH 89°23'01" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 3.00 FEET TO A LINE PARALLEL WITH AND DISTANT 66.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF FELSPAR STREET;

THENCE SOUTH 00°36'59" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 30.50 FEET TO A LINE PARALLEL WITH AND DISTANT 22.50 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID SOUTHERLY LINE OF PARCEL 2;



EXHIBIT "A"  
LEGAL DESCRIPTION  
TEMPORARY CONSTRUCTION EASEMENT  
0060-009E

THENCE NORTH 89°23'01" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 5.00 FEET TO A LINE PARALLEL WITH AND DISTANT 61.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF FELSPAR STREET;

THENCE SOUTH 00°36'59" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 22.50 FEET TO SAID SOUTHERLY LINE OF PARCEL 2;

THENCE NORTH 89°23'01" WEST ALONG SAID SOUTHERLY LINE OF PARCEL 2, A DISTANCE OF 17.00 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 1,435 SQUARE FEET OR 0.033 ACRES MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.00000791 TO OBTAIN GROUND DISTANCE.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION:

  
TIMOTHY F. RAYBURN, P.L.S. 8455

8/29/2019  
DATED:



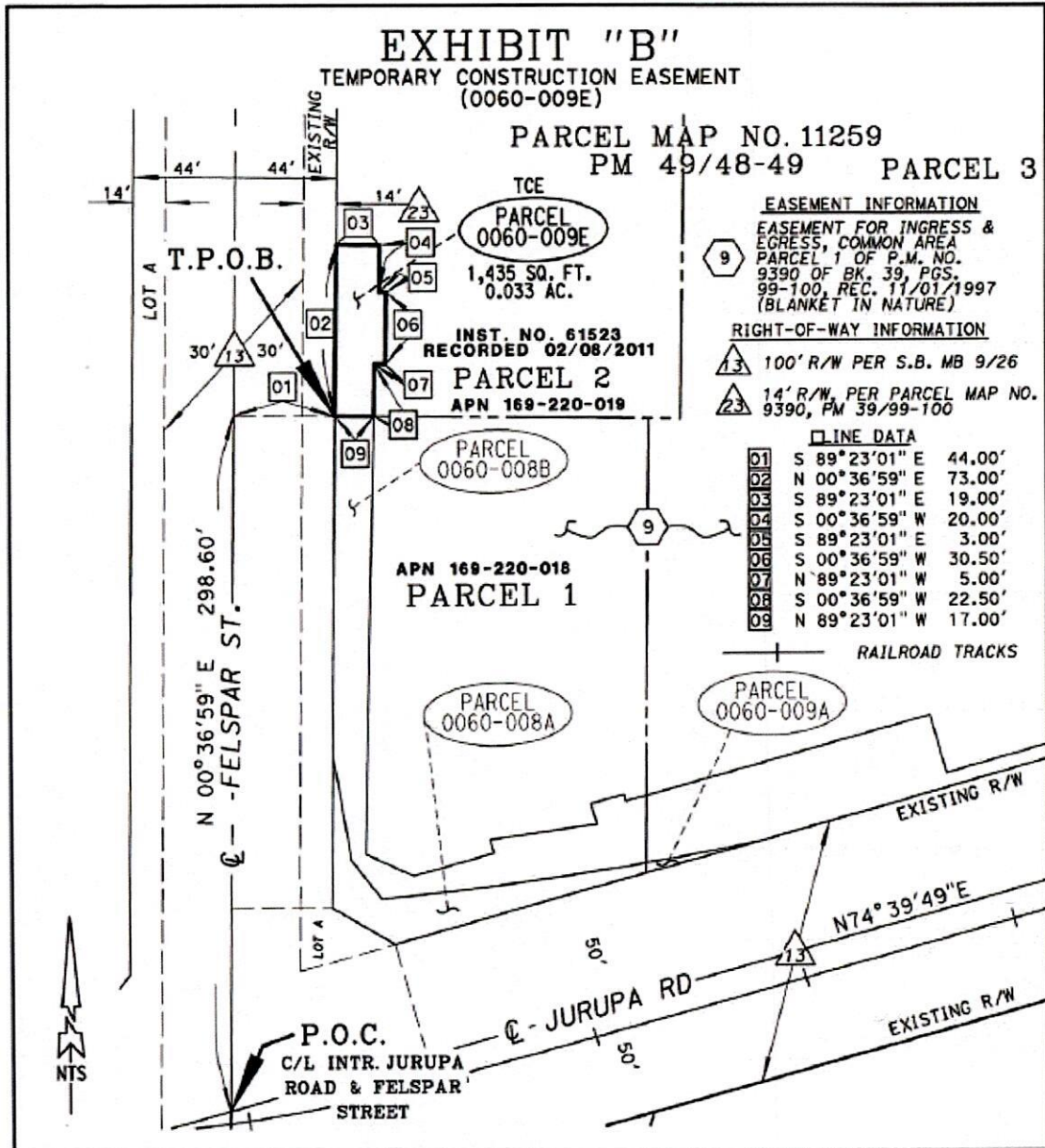
# EXHIBIT "B"

TEMPORARY CONSTRUCTION EASEMENT  
(0060-009E)

PARCEL MAP NO. 11259

PM 49/48-49

PARCEL 3



### EASEMENT INFORMATION

EASEMENT FOR INGRESS & EGRESS, COMMON AREA  
PARCEL 1 OF P.M. NO. 9390 OF BK. 39, PGS. 99-100, REC. 11/01/1997 (BLANKET IN NATURE)

### RIGHT-OF-WAY INFORMATION

- 13 100' R/W PER S.B. MB 9/26
- 23 14' R/W PER PARCEL MAP NO. 9390, PM 39/99-100

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791

PCL No.: 0060-009E

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

WO No.: C8-0060

PROJECT: JURUPA ROAD GRADE SEPARATION

SCALE: NTS

THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

PREPARED BY: DPM

DATE: AUGUST, 2019

APPROVED BY:

DATE:

SHEET 1 OF 1



*Timothy F. Rayburn*

8/29/2019



## **Temporary Construction Easement**

**Parcel 0060-009F**

**A non-exclusive temporary construction easement on, over, under, across, and along the temporary easement area described in Exhibit A and depicted on Exhibit B, for all purposes necessary to facilitate construction of a storm drainage system, including right of reasonable access for the purpose of moving equipment to and from the temporary construction easement ("TCE"). No equipment or personal property will be stored or stockpiled within the TCE.**

**The TCE shall be for a period not to exceed seven (7) months, which shall commence following 10-days written notice to the property owner/occupants. Actual physical use and occupation of the TCE for construction purposes, and all uses appurtenant thereto, is scheduled to occur between April 21, 2021 and October 30, 2021.**

**Regardless of the foregoing, the TCE term shall cease and terminate no later than October 30, 2021.**

EXHIBIT "A"  
LEGAL DESCRIPTION  
TEMPORARY CONSTRUCTION EASEMENT  
0060-009F

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED FEBRUARY 8, 2011 AS DOCUMENT NUMBER 2011-0061523, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, BEING PARCELS 2, 3, AND 4 OF PARCEL MAP NO. 11259, ON FILE IN BOOK 49, PAGES 48 AND 49, OF PARCEL MAPS, SAID OFFICIAL RECORDS, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF JURUPA ROAD AND FELSPAR STREET (44.00 FOOT EASTERLY HALF-WIDTH) AS SHOWN BY PARCEL MAP NO. 9390 ON FILE IN BOOK 39, PAGES 99 AND 100, OF PARCEL MAPS, SAID OFFICIAL RECORDS;

THENCE NORTH 74°39'49" EAST ALONG SAID CENTERLINE OF JURUPA ROAD, A DISTANCE OF 617.56 FEET TO THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID PARCEL MAP NO. 11259;

THENCE NORTH 00°36'19" EAST ALONG SAID SOUTHERLY PROLONGATION, A DISTANCE OF 52.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL MAP NO. 11259, BEING A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID JURUPA ROAD (50.00 FOOT NORTHWESTERLY HALF-WIDTH), AS SHOWN BY MAP BOOK 9, PAGE 26, SAN BERNARDINO COUNTY RECORDS;

THENCE ALONG SAID EASTERLY LINE OF PARCEL 4, CONTINUING NORTH 00°36'19" EAST, A DISTANCE OF 56.16 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 89°23'41" WEST, PERPENDICULAR TO SAID EASTERLY LINE OF PARCEL MAP NO. 11259, A DISTANCE OF 25.00 FEET;

THENCE NORTH 01°42'45" EAST, A DISTANCE OF 206.87 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 70.00 FEET AND AN INITIAL RADIAL BEARING OF NORTH 57°39'53" EAST;

THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 57°02'54", AN ARC DISTANCE OF 69.70 FEET TO A LINE PARALLEL WITH AND DISTANT 40.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTHERLY LINE OF SAID PARCEL MAP 11259;

THENCE NORTH 89°23'01" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 64.86 FEET;

THENCE NORTH 00°30'15" EAST, A DISTANCE OF 3.00 FEET TO A LINE PARALLEL WITH AND DISTANT 37.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID NORTHERLY LINE OF PARCEL MAP 11259;

THENCE NORTH 89°23'01" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 255.05 FEET;



EXHIBIT "A"  
LEGAL DESCRIPTION  
TEMPORARY CONSTRUCTION EASEMENT  
0060-009F

THENCE SOUTH 00°36'59" WEST, A DISTANCE OF 10.00 FEET TO A LINE PARALLEL WITH AND DISTANT 47.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID NORTHERLY LINE OF PARCEL MAP 11259;

THENCE NORTH 89°23'01" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 150.05 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID FELSPAR STREET;

THENCE NORTH 00°36'59" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 13.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 33.00 FEET AND AN INITIAL RADIAL BEARING OF NORTH 18°04'56" WEST;

THENCE EASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 18°41'55", AN ARC DISTANCE OF 10.77 FEET TO A LINE PARALLEL WITH AND DISTANT 32.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID NORTHERLY LINE OF PARCEL MAP 11259;

THENCE SOUTH 89°23'01" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 459.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 78.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 91°05'46", AN ARC DISTANCE OF 124.01 FEET TO A LINE PARALLEL WITH AND DISTANT 5.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EASTERLY LINE OF SAID PARCEL MAP 11259;

THENCE SOUTH 01°42'45" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 114.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 57.00 FEET;

THENCE SOUTHERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 24°10'39", AN ARC DISTANCE OF 24.05 FEET TO SAID EASTERLY LINE OF PARCEL MAP 11259;

THENCE SOUTH 01°42'45" WEST ALONG SAID EASTERLY LINE OF PARCEL MAP 11259, A DISTANCE OF 29.38 FEET THE TRUE POINT OF BEGINNING;

PARCEL CONTAINS 8,835 SQUARE FEET OR 0.203 ACRES MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.00000791 TO OBTAIN GROUND DISTANCE.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

EXHIBIT "A"  
LEGAL DESCRIPTION  
TEMPORARY CONSTRUCTION EASEMENT  
0060-009F

PREPARED UNDER MY SUPERVISION:



DAVID L. MCMILLAN, P.L.S. 8488

1-13-2020

DATED:





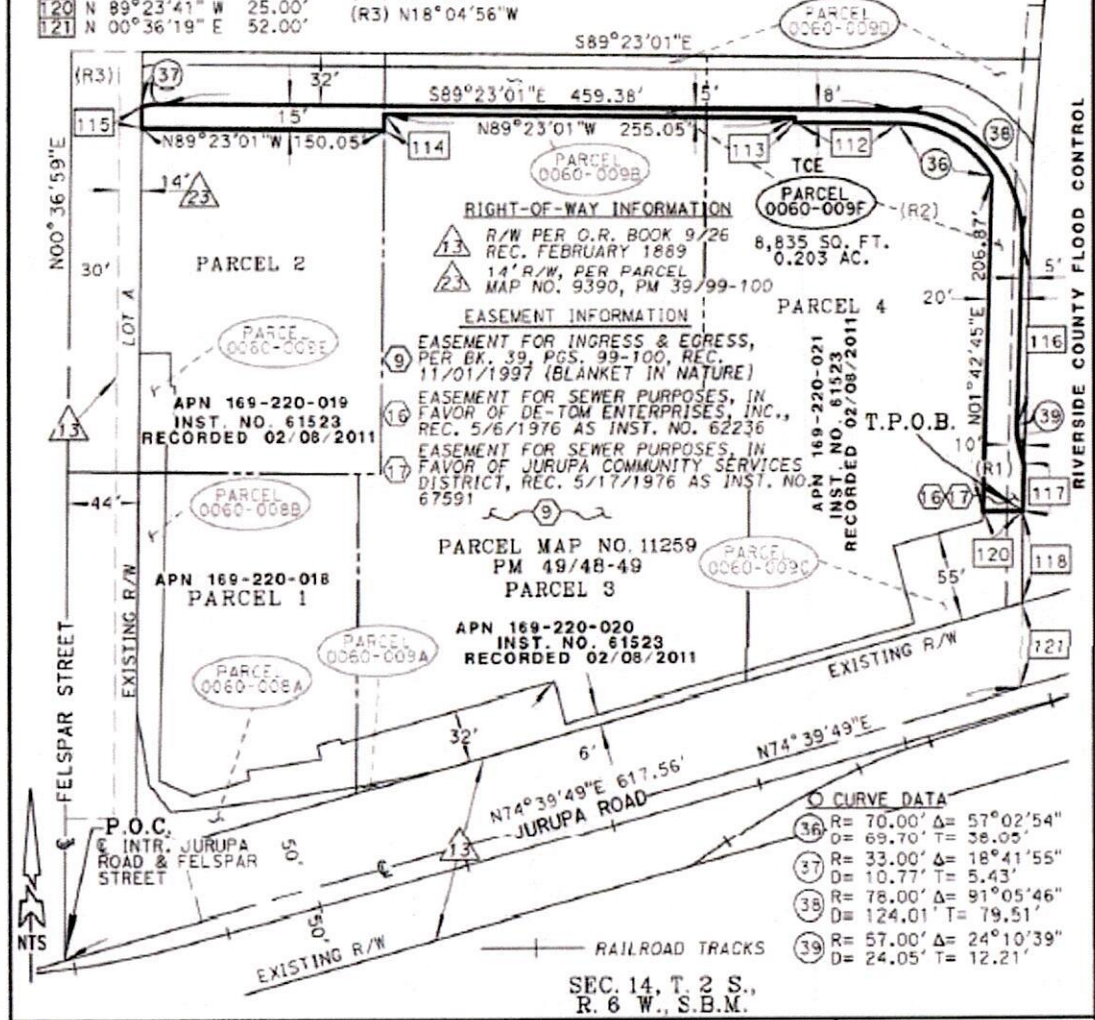
LINE DATA			
112	N 89°23'01" W	64.86'	
113	N 00°30'15" E	3.00'	
114	S 00°36'59" W	10.00'	
115	N 00°36'59" E	13.26'	
116	S 01°42'45" W	114.47'	
117	S 01°42'45" W	29.38'	
118	N 00°36'19" E	56.16'	
120	N 89°23'41" W	25.00'	
121	N 00°36'19" E	52.00'	

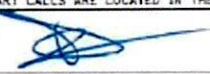
## EXHIBIT "B"

### TEMPORARY CONSTRUCTION EASEMENT 0060-009F

PARCEL MAP NO. 9390  
PM 39/99-100

RADIAL DATA	
(R1)	S67°32'06"W
(R2)	N57°39'53"E
(R3)	N18°04'56"W



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791	
PCL No.: 0060-009F	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C8-0060	PROJECT: JURUPA ROAD GRADE SEPARATION
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: DPM	
DATE: JANUARY, 2020	
SHEET 1 OF 1	APPROVED BY:  DATE: 1-13-2020



**Parcel No. 0060-012A**

EXHIBIT "A"  
LEGAL DESCRIPTION  
TEMPORARY CONSTRUCTION EASEMENT  
0060-012A

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES BEING A PORTION OF LOT 1 AS SHOWN ON A MAP ENTITLED, "TYSON SUBDIVISION", ON FILE IN BOOK 26, PAGE 65 OF MAPS, AND DESCRIBED BY QUITCLAIM DEED RECORDED MARCH 11, 2004, AS DOCUMENT NUMBER 2004-0172324, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 15, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF JURUPA ROAD (JURUPA AVENUE; 40.00 FOOT SOUTHERLY HALF-WIDTH) AND THE CENTERLINE OF J STREET (CEDAR STREET; 25.00 FOOT EASTERLY HALF-WIDTH), AS SHOWN ON SAID MAP;

THENCE NORTH 74°45'48" EAST ALONG SAID CENTERLINE OF JURUPA ROAD, A DISTANCE OF 96.01 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 1;

THENCE SOUTH 00°38'40" WEST ALONG SAID PROLONGATION, A DISTANCE OF 41.59 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID JURUPA ROAD AND THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 00°38'40" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 10.40 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 50.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE OF JURUPA ROAD;

THENCE SOUTH 74°45'48" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 68.29 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID J STREET AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND AN INITIAL RADIAL BEARING OF NORTH 68°22'00" WEST;

THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 53°07'47", AN ARC DISTANCE OF 23.18 FEET RETURNING TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF JURUPA ROAD;



EXHIBIT "A"  
LEGAL DESCRIPTION  
TEMPORARY CONSTRUCTION EASEMENT  
0060-012A

THENCE NORTH 74°45'48" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE,  
A DISTANCE OF 51.13 FEET TO THE THE TRUE POINT OF BEGINNING;

PARCEL CONTAINS 637 SQUARE FEET, OR 0.015 ACRES MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED  
ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY  
DISTANCES SHOWN BY 1.00000791 TO OBTAIN GROUND DISTANCE.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART  
HEREOF.

PREPARED UNDER MY SUPERVISION:

  
\_\_\_\_\_  
TIMOTHY F. RAYBURN P.L.S. 8455

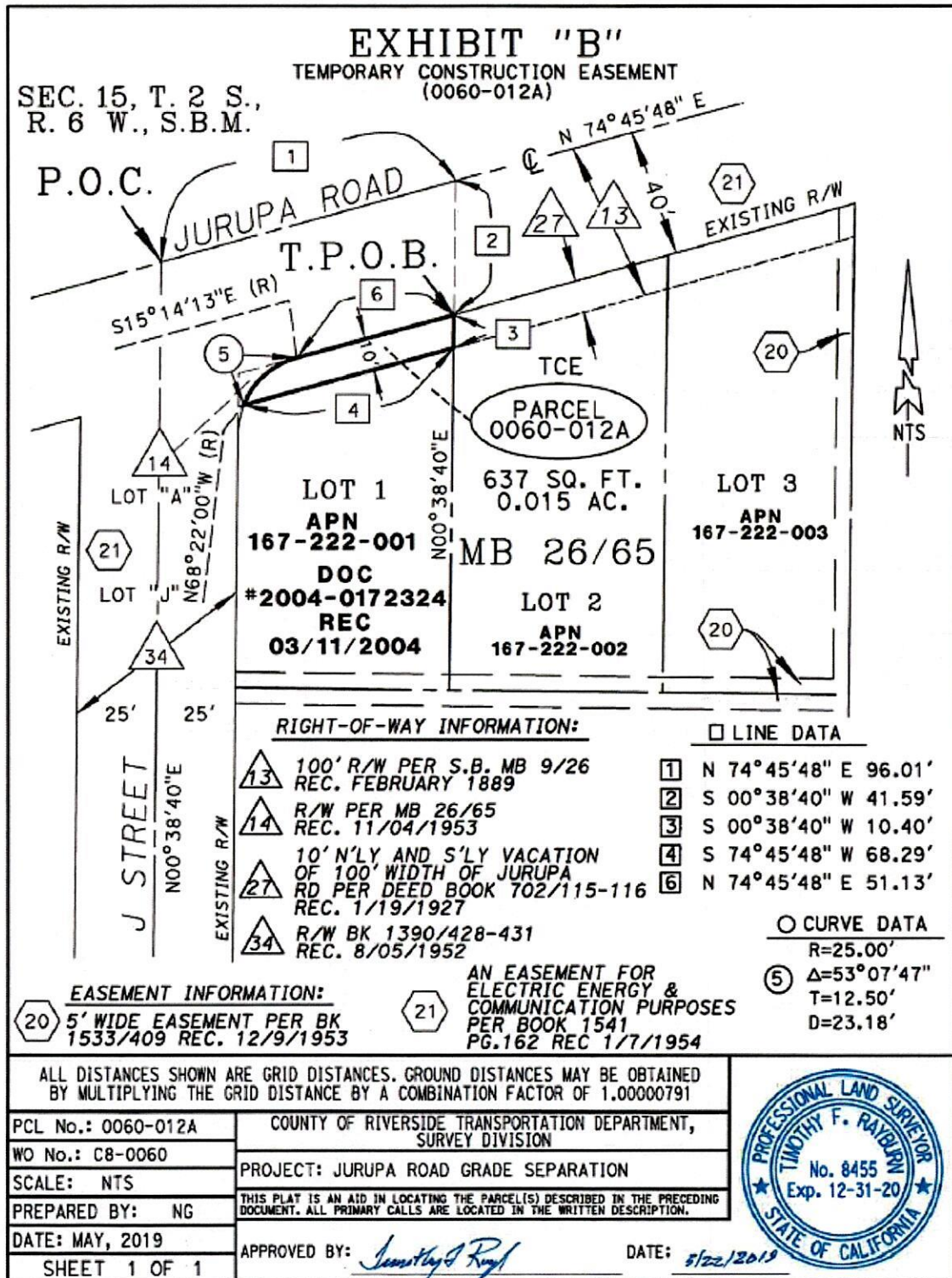
5/22/2019  
\_\_\_\_\_  
DATED:



# EXHIBIT "B"

TEMPORARY CONSTRUCTION EASEMENT  
(0060-012A)

SEC. 15, T. 2 S.,  
R. 6 W., S.B.M.



**RIGHT-OF-WAY INFORMATION:**

- 13 100' R/W PER S.B. MB 9/26 REC. FEBRUARY 1889
- 14 R/W PER MB 26/65 REC. 11/04/1953
- 27 10' N'LY AND S'LY VACATION OF 100' WIDTH OF JURUPA RD PER DEED BOOK 702/115-116 REC. 1/19/1927
- 34 R/W BK 1390/428-431 REC. 8/05/1952

**LINE DATA**

- 1 N 74°45'48" E 96.01'
- 2 S 00°38'40" W 41.59'
- 3 S 00°38'40" W 10.40'
- 4 S 74°45'48" W 68.29'
- 6 N 74°45'48" E 51.13'

**CURVE DATA**

- 5 R=25.00'
- Δ=53°07'47"
- T=12.50'
- D=23.18'

**EASEMENT INFORMATION:**

20 5' WIDE EASEMENT PER BK 1533/409 REC. 12/9/1953

21

AN EASEMENT FOR ELECTRIC ENERGY & COMMUNICATION PURPOSES PER BOOK 1541 PG.162 REC 1/7/1954

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791

PCL No.: 0060-012A

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

WO No.: C8-0060

PROJECT: JURUPA ROAD GRADE SEPARATION

SCALE: NTS

PREPARED BY: NG

THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

DATE: MAY, 2019

APPROVED BY: *Jonathan J. Roof*

DATE: 5/22/2019

SHEET 1 OF 1



**Parcel No. 0060-013A**



EXHIBIT "A"  
LEGAL DESCRIPTION  
TEMPORARY CONSTRUCTION EASEMENT  
0060-013A

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES BEING A PORTION OF LOT 2 AS SHOWN ON A MAP ENTITLED, "TYSON SUBDIVISION", ON FILE IN BOOK 26, PAGE 65 OF MAPS, AND DESCRIBED BY GRANT DEED RECORDED NOVEMBER 14, 2016, AS DOCUMENT NUMBER 2016-0507762, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 15, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF JURUPA ROAD (JURUPA AVENUE; 40.00 FOOT SOUTHERLY HALF-WIDTH) AND THE CENTERLINE OF J STREET (CEDAR STREET; 25.00 FOOT EASTERLY HALF-WIDTH), AS SHOWN ON SAID MAP;

THENCE NORTH 74°45'48" EAST ALONG SAID CENTERLINE OF JURUPA ROAD, A DISTANCE OF 96.01 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 2;

THENCE SOUTH 00°38'40" WEST ALONG SAID PROLONGATION, A DISTANCE OF 41.59 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 2, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF JURUPA ROAD AND THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 74°45'48" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 70.01 FEET TO THE EASTERLY LINE OF SAID LOT 2;

THENCE SOUTH 00°38'40" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 10.40 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 50.00 FEET, SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE OF JURUPA ROAD;

THENCE SOUTH 74°45'48" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 70.01 FEET TO THE WESTERLY LINE OF SAID LOT 2;

THENCE NORTH 00°38'40" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 10.40 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 700 SQUARE FEET, OR 0.016 ACRES MORE OR LESS.

EXHIBIT "A"  
LEGAL DESCRIPTION  
TEMPORARY CONSTRUCTION EASEMENT  
0060-013A

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.00000791 TO OBTAIN GROUND DISTANCE.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART THEREOF.

PREPARED UNDER MY SUPERVISION:

  
TIMOTHY F. RAYBURN, P.L.S. 8455

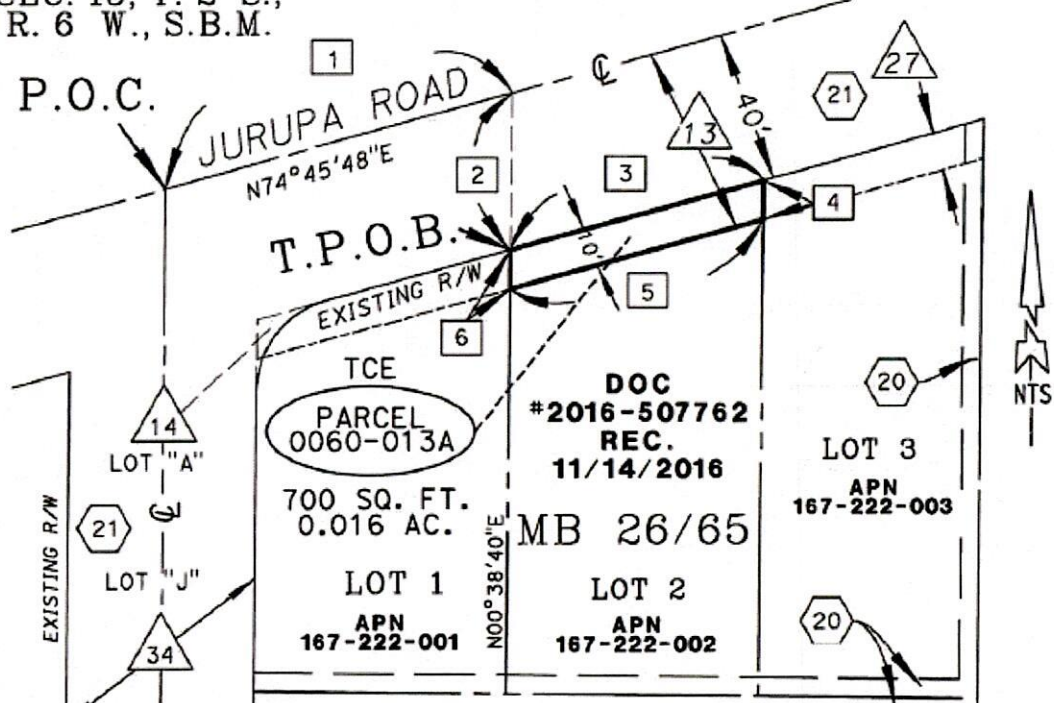
5/22/2010  
DATED:



# EXHIBIT "B"

TEMPORARY CONSTRUCTION EASEMENT  
(0060-013A)

SEC. 15, T. 2 S.,  
R. 6 W., S.B.M.



**RIGHT-OF-WAY INFORMATION:**

- 13 100' R/W PER S.B. MB 9/26 REC. FEBRUARY 1889
- 14 R/W PER MB 26/65 REC. 11/04/1953
- 27 10' N'LY AND S'LY VACATION OF 100' WIDTH OF JURUPA RD PER DEED BOOK 702/115-116 REC. 1/19/1927
- 34 R/W BK 1390/428-431 REC. 8/05/1952

**LINE DATA**

- 1 N 74°45'48" E 96.01'
- 2 S 00°38'40" W 41.59'
- 3 N 74°45'48" E 70.01'
- 4 S 00°38'40" W 10.40'
- 5 S 74°45'48" W 70.01'
- 6 N 00°38'40" E 10.40'

**EASEMENT INFORMATION:**

- 20 5' WIDE EASEMENT PER BK 1533/409 REC. 12/9/1953

AN EASEMENT (BLANKET IN NATURE) FOR ELECTRIC ENERGY AND COMMUNICATION PURPOSES PER BOOK 1541 PG. 162 REC 1/7/1954

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791

PCL No.: 0060-013A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C8-0060	PROJECT: JURUPA ROAD GRADE SEPARATION
SCALE: NTS	THIS PLAN IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: NG	APPROVED BY: <i>Timothy F. Rayburn</i>
DATE: MAY, 2019	DATE: 5/22/2019
SHEET 1 OF 1	





**Parcel No. 0060-014A**

EXHIBIT "A"  
LEGAL DESCRIPTION  
TEMPORARY CONSTRUCTION EASEMENT  
0060-014A

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES BEING A PORTION OF LOT 3 AS SHOWN ON A MAP ENTITLED, "TYSON SUBDIVISION", ON FILE IN BOOK 26, PAGE 65 OF MAPS, AND DESCRIBED BY GRANT DEED RECORDED APRIL 01, 2016, AS DOCUMENT NUMBER 2016-0130177, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 15, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF JURUPA ROAD (JURUPA AVENUE; 40.00 FOOT SOUTHERLY HALF-WIDTH) AND THE CENTERLINE OF J STREET (CEDAR STREET; 25.00 FOOT EASTERLY HALF-WIDTH), AS SHOWN ON SAID MAP;

THENCE NORTH 74°45'48" EAST ALONG SAID CENTERLINE OF JURUPA ROAD, A DISTANCE OF 166.02 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 3;

THENCE SOUTH 00°38'40" WEST ALONG SAID PROLONGATION, A DISTANCE OF 41.59 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 3, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID JURUPA ROAD AND THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 74°45'48" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 61.51 FEET TO THE EASTERLY LINE OF SAID LOT 3;

THENCE SOUTH 00°38'40" WEST ALONG THE EASTERLY LINE OF SAID LOT 3, A DISTANCE OF 10.40 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 50.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE OF JURUPA ROAD;

THENCE SOUTH 74°45'48" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 61.51 FEET TO THE WESTERLY LINE OF SAID LOT 3;

THENCE NORTH 00°38'40" EAST ALONG THE WESTERLY LINE, A DISTANCE OF 10.40 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 615 SQUARE FEET, OR 0.014 ACRES MORE OR LESS.

EXHIBIT "A"  
LEGAL DESCRIPTION  
TEMPORARY CONSTRUCTION EASEMENT  
0060-014A

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.00000791 TO OBTAIN GROUND DISTANCE.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART THEREOF.

PREPARED UNDER MY SUPERVISION:

  
TIMOTHY F. RAYBURN, P.L.S. 8455

5/22/2010  
DATED:

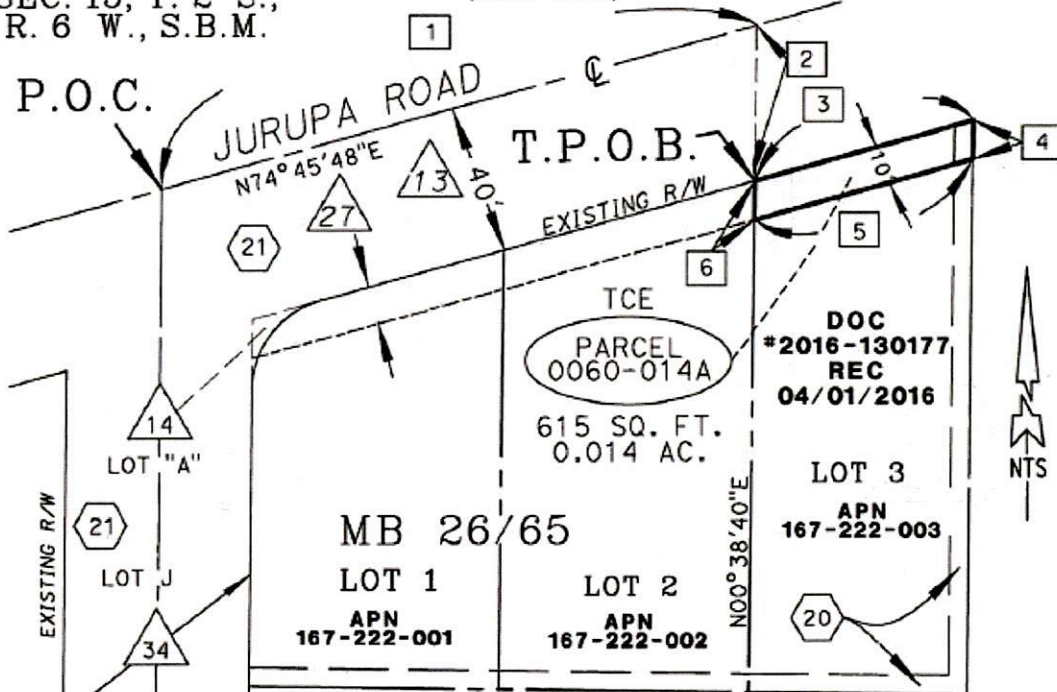




# EXHIBIT "B"

TEMPORARY CONSTRUCTION EASEMENT  
(0060-014A)

SEC. 15, T. 2 S.,  
R. 6 W., S.B.M.



**RIGHT-OF-WAY INFORMATION:**

- 13 100' R/W PER S.B. MB 9/26 REC. FEBRUARY 1889
- 14 R/W PER MB 26/65 REC. 11/04/1953
- 27 10' N'LY AND S'LY VACATION OF 100' WIDTH OF JURUPA RD PER DEED BOOK 702/115-116 REC. 1/19/1927
- 34 R/W BK 1390/428-431 REC. 8/05/1952

**LINE DATA**

- 1 N  $74^{\circ}45'48''E$  166.02'
- 2 S  $00^{\circ}38'40''E$  41.59'
- 3 N  $74^{\circ}45'48''E$  61.51'
- 4 S  $00^{\circ}38'40''W$  10.40'
- 5 S  $74^{\circ}45'48''W$  61.51'
- 6 N  $00^{\circ}38'40''E$  10.40'

**EASEMENT INFORMATION:**

20 5' WIDE EASEMENT PER BK 1533/409 REC. 12/9/1953

21 AN EASEMENT (BLANKET IN NATURE) FOR ELECTRIC ENERGY AND COMMUNICATION PURPOSES PER BOOK 1541 PG. 162 REC 1/7/1954

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791

PCL No.: 0060-014A

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

WO No.: C8-0060

PROJECT: JURUPA ROAD GRADE SEPARATION

SCALE: NTS

THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

PREPARED BY: NG

DATE: MAY, 2019

APPROVED BY:

*Santhosh Roy*

DATE: 5/22/2019

SHEET 1 OF 1



**Parcel No. 0060-016A**

EXHIBIT "A"  
LEGAL DESCRIPTION  
TEMPORARY CONSTRUCTION EASEMENT  
0060-016A

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES BEING A PORTION OF LOT 3, BLOCK 26 AS SHOWN ON A MAP ENTITLED, "SPARRLAND UNIT NO.4", ON FILE IN BOOK 15, PAGE 33 OF MAPS, AND DESCRIBED BY GRANT DEED RECORDED OCTOBER 3, 2012, AS DOCUMENT NUMBER 2012-0471442, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF JURUPA ROAD (40.00 FOOT SOUTHERLY HALF-WIDTH) AND THE CENTERLINE OF HILL PLACE, AS SHOWN ON SAID MAP;

THENCE SOUTH 74°45'48" WEST ALONG SAID CENTERLINE OF JURUPA ROAD, A DISTANCE OF 429.07 FEET TO THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 3;

THENCE SOUTH 00°38'46" WEST ALONG SAID NORTHERLY PROLONGATION, A DISTANCE OF 41.59 TO THE NORTHEASTERLY CORNER OF SAID LOT 3, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID JURUPA ROAD;

THENCE SOUTH 74°45'48" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 39.16 TO THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE AT RIGHT ANGLES, SOUTH 15°14'12" EAST, A DISTANCE OF 10.00 FEET TO A LINE PARALLEL WITH AND DISTANT 50.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF JURUPA ROAD;

THENCE SOUTH 74°45'48" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 20.00 FEET;

THENCE LEAVING SAID PARALLEL LINE AT RIGHT ANGLES, NORTH 15°14'12" WEST, A DISTANCE OF 10.00 FEET RETURNING TO SAID SOUTHERLY RIGHT-OF-WAY LINE;

THENCE NORTH 74°45'48" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 200 SQUARE FEET, OR 0.005 ACRES MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.00000791 TO OBTAIN GROUND DISTANCE.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION:

  
TIMOTHY F. RAYBURN P.L.S. 8455

9/26/2019  
DATED:





**EXHIBIT "B"**  
**TEMPORARY CONSTRUCTION EASEMENT**  
 (0060-016A)

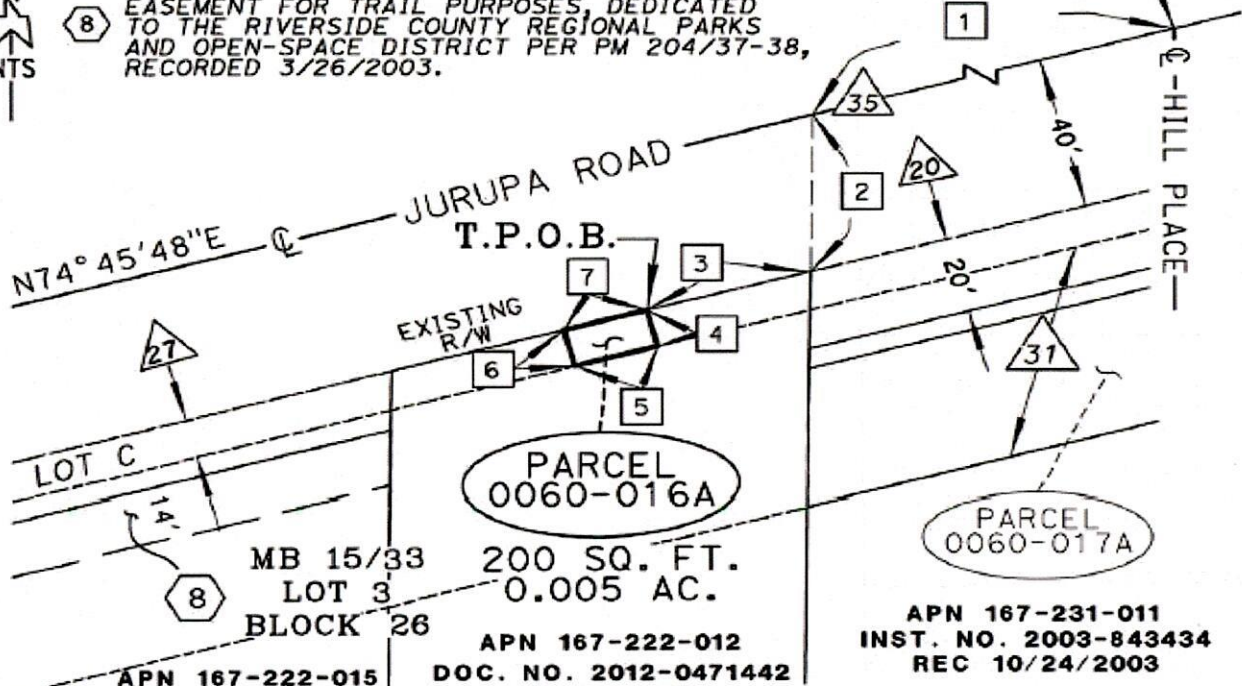
SEC. 14, T. 2 S.,  
 R. 6 W., S.B.M.

**EASEMENT INFORMATION:**

Ⓢ EASEMENT FOR TRAIL PURPOSES, DEDICATED TO THE RIVERSIDE COUNTY REGIONAL PARKS AND OPEN-SPACE DISTRICT PER PM 204/37-38, RECORDED 3/26/2003.



P.O.C.  
 INTER. JURUPA ROAD & HILL PLACE



LINE DATA

1	S74°45'48"W 429.07'
2	S00°38'46"W 41.59'
3	S74°45'48"W 39.16'
4	S15°14'12"E 10.00'
5	S74°45'48"W 20.00'
6	N15°14'12"W 10.00'
7	N74°45'48"E 20.00'

**RIGHT-OF-WAY INFORMATION:**

△ 20 20' R/W PER INST. #1978-66940 REC 4/07/1978.

△ 27 VACATION OF N'LY 10' & S'LY 10' OF A 100' R/W PER DEED BOOK 702, PGS 115-116, REC 01/19/1927

△ 31 VACATION OF S'LY 50' OF A 150' R/W OF JURUPA ROAD, PER RA 675 & ROAD RECORD 1-403, REC 04/19/1911

△ 35 80' R/W PER TRACT MAP SPARRLAND UNIT NO. 4, MB 15, PG. 33, REC 12/27/1926

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791

PCL No.: 0060-016A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: CB-0060	PROJECT: JURUPA ROAD GRADE SEPARATION
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: DPM	APPROVED BY: <i>[Signature]</i>
DATE: SEPTEMBER, 2019	DATE: 9/26/2019
SHEET 1 OF 1	



**Parcel No. 0060-017A**

**Parcel No. 0060-017B**

EXHIBIT "A"  
LEGAL DESCRIPTION  
0060-017A

BEING A PORTION OF THE NORTHERLY HALF OF LOT 4 AS SHOWN ON MAP TITLED, "TRACT MAP SPARRLAND UNIT NO.4", ON FILE IN BOOK 15, PAGE 33 OF MAPS, AND DESCRIBED IN GRANT DEED RECORDED OCTOBER 24, 2003, AS DOCUMENT NUMBER 2003-843434, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF JURUPA ROAD AND THE CENTERLINE OF HILL PLACE, AS SHOWN ON SAID MAP;

THENCE SOUTH 74°45'48" WEST ALONG SAID CENTERLINE OF JURUPA ROAD, A DISTANCE OF 227.53 FEET TO THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 4;

THENCE SOUTH 00°38'48" WEST ALONG SAID PROLONGATION, A DISTANCE OF 62.38 FEET TO THE NORTHEASTERLY CORNER OF SAID GRANT DEED, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID JURUPA AVENUE (60.00 FOOT SOUTHERLY HALF-WIDTH) AS DESCRIBED BY GRANT DEED RECORDED APRIL 7, 1978 AS INSTRUMENT NUMBER 66940, SAID OFFICIAL RECORDS, AND THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 74°45'48" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 201.54 FEET TO THE WESTERLY LINE OF SAID LOT 4. AND THE **POINT OF TERMINATION**;

PARCEL CONTAINS 201.54 LINEAR FEET.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.00000791 TO OBTAIN GROUND DISTANCE.

THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A ROADWAY AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE GRANTEE ANY AND ALL ABUTTER'S RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY IN AND TO THE ROADWAY OVER AND ACROSS THE HEREINABOVE DESCRIBED.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION:

  
\_\_\_\_\_  
DAVID L. McMILLAN, P.L.S. 8488

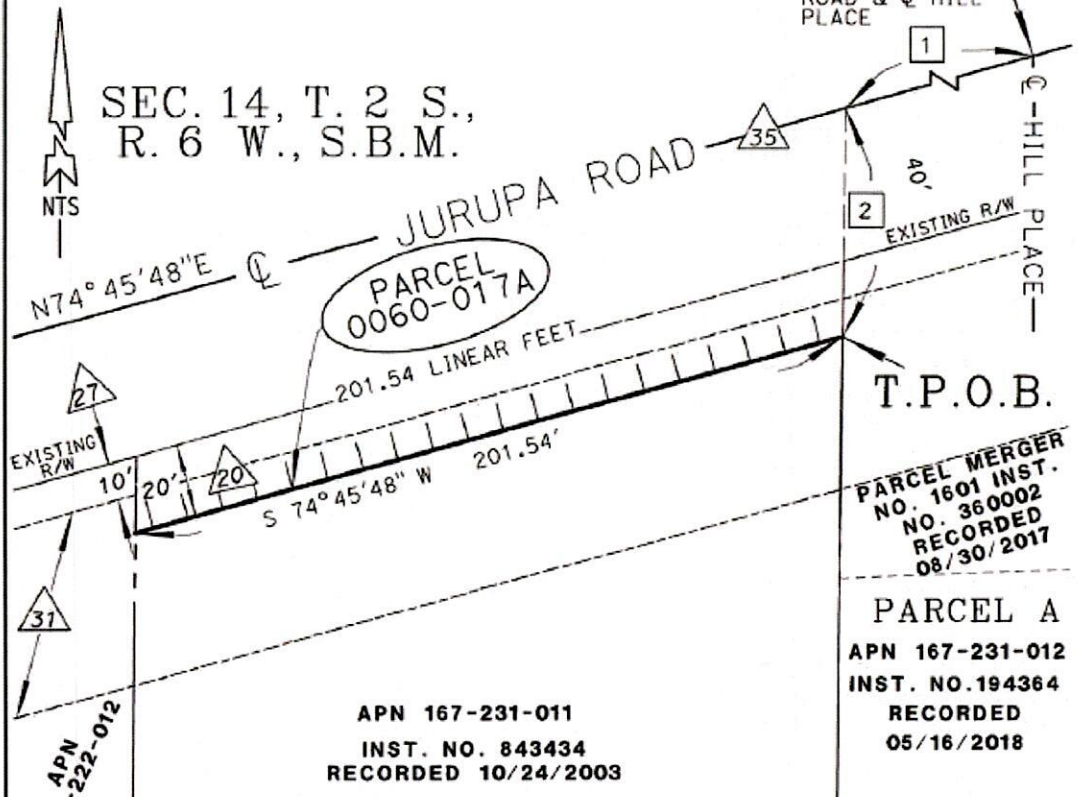
DATED: 1-21-2020





**EXHIBIT "B"**  
(0060-017A)

P.O.C.



**RIGHT-OF-WAY INFORMATION**

<input type="checkbox"/> LINE DATA	20' R/W, PER INSTRUMENT NO. 66940, RECORDED 04/07/1978.	SOUTHERLY 50' OF A 150' R/W OF JURUPA ROAD, PER RA 675 & ROAD RECORD 1-403, RECORDED 04/19/1911.
1 S74°45'48"W 227.53'	VACATION OF 10' NW'LY & 10' SW'LY OF A 100' WIDTH OF JURUPA ROAD, PER RA 5615, DEED BOOK 702, PG 115, REC. 01/17/1927	80' R/W PER TRACT MAP SPARRLAND UNIT NO. 4, MB 15, PAGE 33, RECORDED 12/27/1926
2 S00°38'48"W 62.38'		
RESTRICTED ACCESS		

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791

PCL No.: 0060-017A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C8-0060	PROJECT: JURUPA ROAD GRADE SEPARATION
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: DPM	APPROVED BY:
DATE: JANUARY, 2020	DATE: 1-21-2020
SHEET 1 OF 1	



EXHIBIT "A"  
LEGAL DESCRIPTION  
TEMPORARY CONSTRUCTION EASEMENT  
0060-017B

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES BEING A PORTION OF THE NORTHERLY HALF OF LOT 4 AS SHOWN ON MAP TITLED, "TRACT MAP SPARRLAND UNIT NO.4", ON FILE IN BOOK 15, PAGE 33 OF MAPS, AND DESCRIBED IN GRANT DEED RECORDED OCTOBER 24, 2003, AS DOCUMENT NUMBER 2003-843434, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF JURUPA ROAD AND THE CENTERLINE OF HILL PLACE, AS SHOWN ON SAID MAP;

THENCE SOUTH 74°45'48" WEST ALONG SAID CENTERLINE OF JURUPA ROAD, A DISTANCE OF 227.53 FEET TO THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 4;

THENCE SOUTH 00°38'48" WEST ALONG SAID PROLONGATION AND SAID EASTERLY LINE, A DISTANCE OF 67.58 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 00°38'48" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 31.19 FEET TO A LINE PARALLEL WITH AND DISTANT 95.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF JURUPA ROAD;

THENCE SOUTH 74°45'48" WEST, A DISTANCE OF 201.54 FEET TO THE WESTERLY LINE OF SAID LOT 4;

THENCE NORTH 00°38'46" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 31.19 FEET TO A LINE PARALLEL WITH AND DISTANT 90.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF JURUPA ROAD;

THENCE NORTH 74°45'48" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 201.54 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 6,046 SQUARE FEET, OR 0.139 ACRES MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.00000791 TO OBTAIN GROUND DISTANCE.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION:

  
TIMOTHY F. RAYBURN P.L.S. 8455

8/22/2010  
DATED:



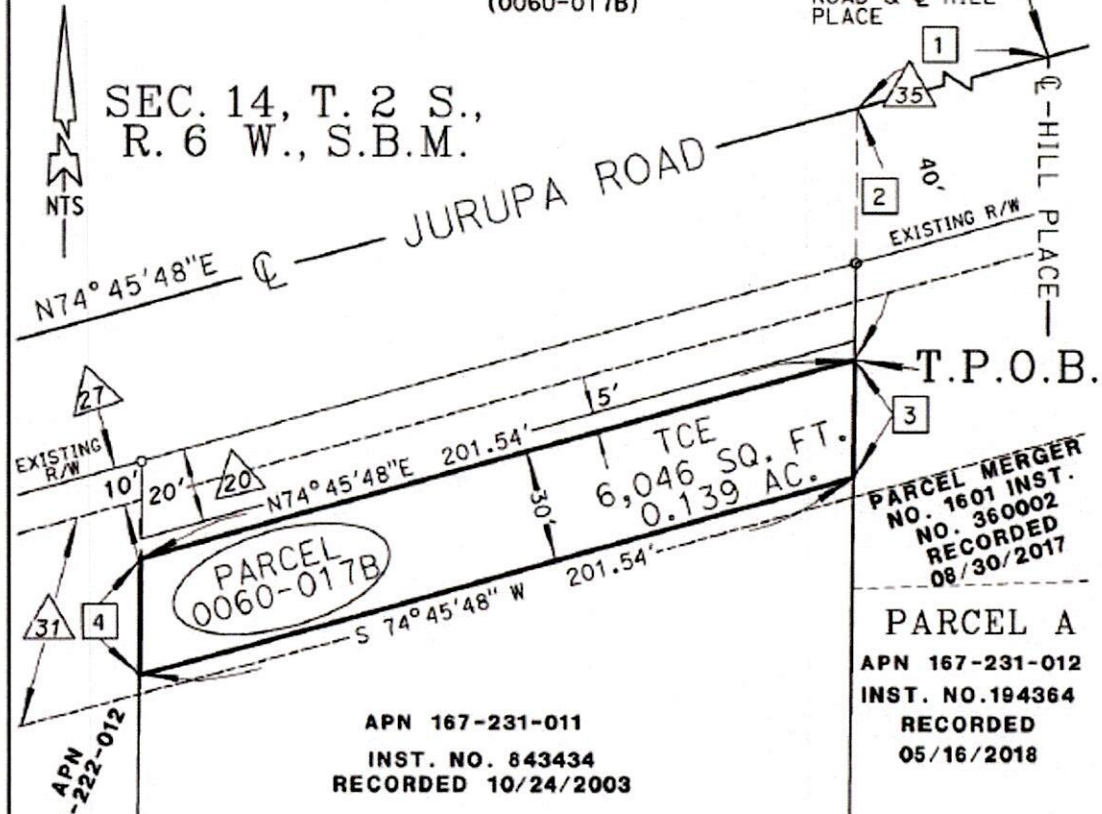


**EXHIBIT "B"**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**(0060-017B)**

INTER. JURUPA  
 ROAD & HILL  
 PLACE

P.O.C.

SEC. 14, T. 2 S.,  
 R. 6 W., S.B.M.



**PARCEL MERGER**  
 NO. 1601 INST.  
 NO. 360002  
 RECORDED  
 08/30/2017

**PARCEL A**  
 APN 167-231-012  
 INST. NO. 194364  
 RECORDED  
 05/16/2018

APN 167-231-011  
 INST. NO. 843434  
 RECORDED 10/24/2003

RIGHT-OF-WAY INFORMATION

LINE DATA

- |   |                     |
|---|---------------------|
| 1 | S74°45'48"W 227.53' |
| 2 | S00°38'48"W 67.58'  |
| 3 | S00°38'48"W 31.19'  |
| 4 | N00°38'46"E 31.19'  |



20' R/W, PER INSTRUMENT  
 NO. 66940, RECORDED  
 04/07/1978.



SOUTHERLY 50' OF A  
 150' R/W OF JURUPA  
 ROAD, PER RA 675 &  
 ROAD RECORD 1-403,  
 RECORDED 04/19/1911.



VACATION OF 10' NW'LY  
 & 10' SW'LY OF A 100'  
 WIDTH OF JURUPA ROAD,  
 PER RA 5615, DEED BOOK  
 702, PG 115, REC.  
 01/17/1927



80' R/W PER TRACT  
 MAP SPARRLAND  
 UNIT NO. 4, MB 15,  
 PAGE 33, RECORDED  
 12/27/1926

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791

PCL No.: 0060-017B

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
 SURVEY DIVISION

WO No.: C8-0060

PROJECT: JURUPA ROAD GRADE SEPARATION

SCALE: NTS

THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

PREPARED BY: DPM

DATE: AUGUST, 2019

APPROVED BY:

*Sanjay J. Roy*

DATE:

8/22/2019

SHEET 1 OF 1





**Parcel No. 0060-019A**

**Parcel No. 0060-019B**

EXHIBIT "A"  
LEGAL DESCRIPTION  
STORM DRAIN EASEMENT  
0060-019A

AN EASEMENT FOR STORM DRAIN PURPOSES, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY QUITCLAIM DEED RECORDED NOVEMBER 2, 2016, AS DOCUMENT NUMBER 2016-0484743, LYING WITHIN LOT 1, BLOCK 27, AS SHOWN BY A MAP OF "SPARRLAND UNIT N<sup>o</sup> 4" ON FILE IN BOOK 15, PAGE 33 OF MAPS, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, IN SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF HILL PLACE (25.00 FOOT EASTERLY HALF-WIDTH) AND THE CENTERLINE OF JURUPA ROAD (40.00 FOOT SOUTHERLY HALF-WIDTH), AS SHOWN BY SAID "SPARRLAND UNIT N<sup>o</sup> 4," MAP;

THENCE SOUTH 00°38'51" WEST ALONG SAID CENTERLINE OF HILL PLACE, A DISTANCE OF 68.78 FEET;

THENCE SOUTH 89°21'09" EAST, A DISTANCE OF 25.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID HILL PLACE AND THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 00°38'51" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 34.31 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID JURUPA ROAD;

THENCE NORTH 74°45'48" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 88.41 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF VAN BUREN BOULEVARD (VARIABLE SOUTHWESTERLY HALF-WIDTH), AS DESCRIBED BY DEED BOOK 1694, PAGE 400, RECORDED FEBRUARY 16, 1955, SAID OFFICIAL RECORDS;

THENCE SOUTH 53°03'56" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 54.69 FEET;

THENCE NORTH 87°12'47" WEST, A DISTANCE OF 21.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 74.00 FEET;

THENCE WESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 18°01'25", AN ARC DISTANCE OF 23.28 FEET TO A LINE PARALLEL WITH AND DISTANT 73.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF JURUPA ROAD;

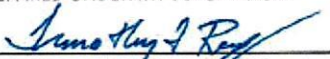
THENCE SOUTH 74°45'48" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 88.27 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 3,622 SQUARE FEET OR 0.083 ACRES MORE OR LESS

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000007910 TO OBTAIN GROUND DISTANCE.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART THEREOF.

PREPARED UNDER MY SUPERVISION:

  
TIMOTHY F. RAYBURN, P.L.S. 8455

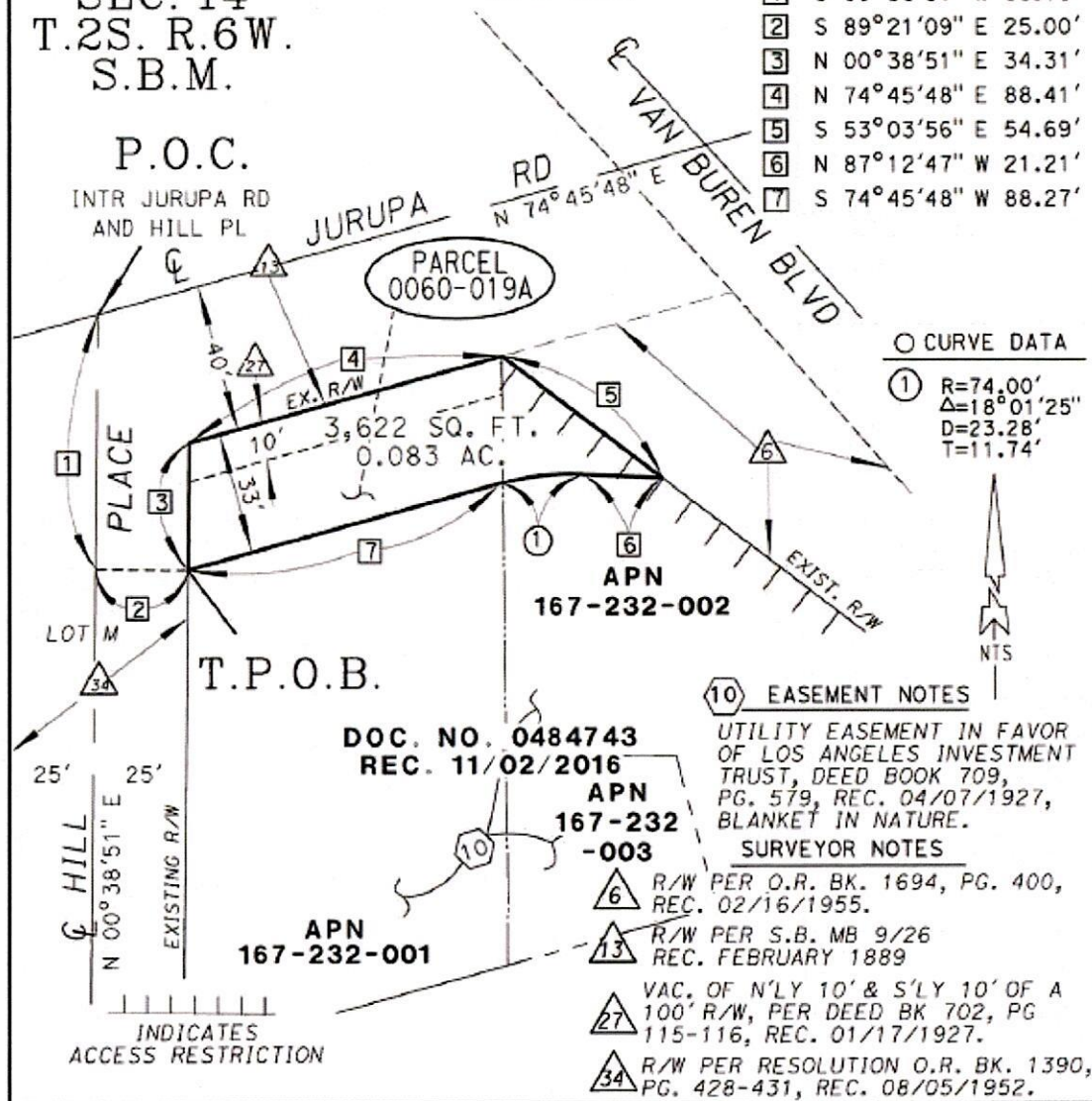
2/20/2020  
DATED:



**EXHIBIT "B"**  
STORM DRAIN EASEMENT  
(0060-019A)

SEC. 14  
T.2S. R.6W.  
S.B.M.

P.O.C.  
INTR JURUPA RD  
AND HILL PL



□ LINE DATA

- 1 S 00°38'51" W 68.78'
- 2 S 89°21'09" E 25.00'
- 3 N 00°38'51" E 34.31'
- 4 N 74°45'48" E 88.41'
- 5 S 53°03'56" E 54.69'
- 6 N 87°12'47" W 21.21'
- 7 S 74°45'48" W 88.27'

○ CURVE DATA

- 1 R=74.00'  
Δ=18°01'25"  
D=23.28'  
T=11.74'

⑩ EASEMENT NOTES

UTILITY EASEMENT IN FAVOR OF LOS ANGELES INVESTMENT TRUST, DEED BOOK 709, PG. 579, REC. 04/07/1927, BLANKET IN NATURE.

SURVEYOR NOTES

- 6 R/W PER O.R. BK. 1694, PG. 400, REC. 02/16/1955.
- 13 R/W PER S.B. MB 9/26 REC. FEBRUARY 1889
- 27 VAC. OF N'LY 10' & S'LY 10' OF A 100' R/W, PER DEED BK 702, PG 115-116, REC. 01/17/1927.
- 34 R/W PER RESOLUTION O.R. BK. 1390, PG. 428-431, REC. 08/05/1952.

DOC. NO. 0484743  
REC. 11/02/2016

APN 167-232-003  
APN 167-232-001

INDICATES ACCESS RESTRICTION

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791

PCL No.: 0060-019A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C8-0060	PROJECT: JURUPA ROAD GRADE SEPARATION
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: NWC	APPROVED BY: <i>Timothy F. Rayburn</i>
DATE: FEBRUARY, 2020	DATE: 2/20/2020
SHEET 1 OF 1	





EXHIBIT "A"  
LEGAL DESCRIPTION  
TEMPORARY CONSTRUCTION EASEMENT  
0060-019B

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY QUITCLAIM DEED RECORDED NOVEMBER 2, 2016, LYING WITHIN LOT 1, BLOCK 27, AS SHOWN BY A MAP OF "SPARRLAND UNIT № 4" ON FILE IN BOOK 15, PAGE 33 OF MAPS, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, IN SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF HILL PLACE (25.00 FOOT EASTERLY HALF-WIDTH) AND THE CENTERLINE OF JURUPA ROAD, AS SHOWN BY SAID "SPARRLAND UNIT NO. 4," MAP;

THENCE SOUTH 00°38'51" WEST ALONG SAID CENTERLINE OF HILL PLACE, A DISTANCE OF 68.78 FEET;

THENCE SOUTH 00°38'51" WEST, A DISTANCE OF 25.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID HILL PLACE AND THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 74°45'48" EAST, PARALLEL WITH AND DISTANT 73.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF JURUPA ROAD, A DISTANCE OF 88.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 74.00 FEET;

THENCE EASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 18°01'25", AN ARC DISTANCE OF 23.28 FEET;

THENCE SOUTH 87°12'47" EAST, A DISTANCE OF 21.21 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF VAN BUREN BOULEVARD (VARIABLE SOUTHWESTERLY HALF-WIDTH), AS DESCRIBED BY DEED BOOK 1694, PAGE 400, RECORDED FEBRUARY 16, 1955, SAID OFFICIAL RECORDS;

THENCE SOUTH 53°03'56" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 8.91 FEET;

THENCE NORTH 87°12'47" WEST, A DISTANCE OF 28.58 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 69.00 FEET;

THENCE WESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 18°01'25", AN ARC DISTANCE OF 21.71 FEET TO A LINE PARALLEL WITH AND DISTANT 78.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF JURUPA ROAD;

THENCE SOUTH 74°45'48" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 89.69 FEET RETURNING TO SAID EASTERLY RIGHT-OF-WAY LINE;

THENCE NORTH 00°38'51" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5.20 FEET TO THE **TRUE POINT OF BEGINNING**

PARCEL CONTAINS 682 SQUARE FEET OR 0.016 ACRES MORE OR LESS

EXHIBIT "A"  
LEGAL DESCRIPTION  
TEMPORARY CONSTRUCTION EASEMENT  
0060-019B

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000007910 TO OBTAIN GROUND DISTANCE.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART THEREOF.

PREPARED UNDER MY SUPERVISION:

*Timothy F. Rayburn*

TIMOTHY F. RAYBURN, P.L.S. 8455

4/21/2020

DATED:





**EXHIBIT "B"**  
 TEMPORARY CONSTRUCTION EASEMENT  
 (0060-019B)

SEC. 14  
 T.2S. R.6W.  
 S.B.M.

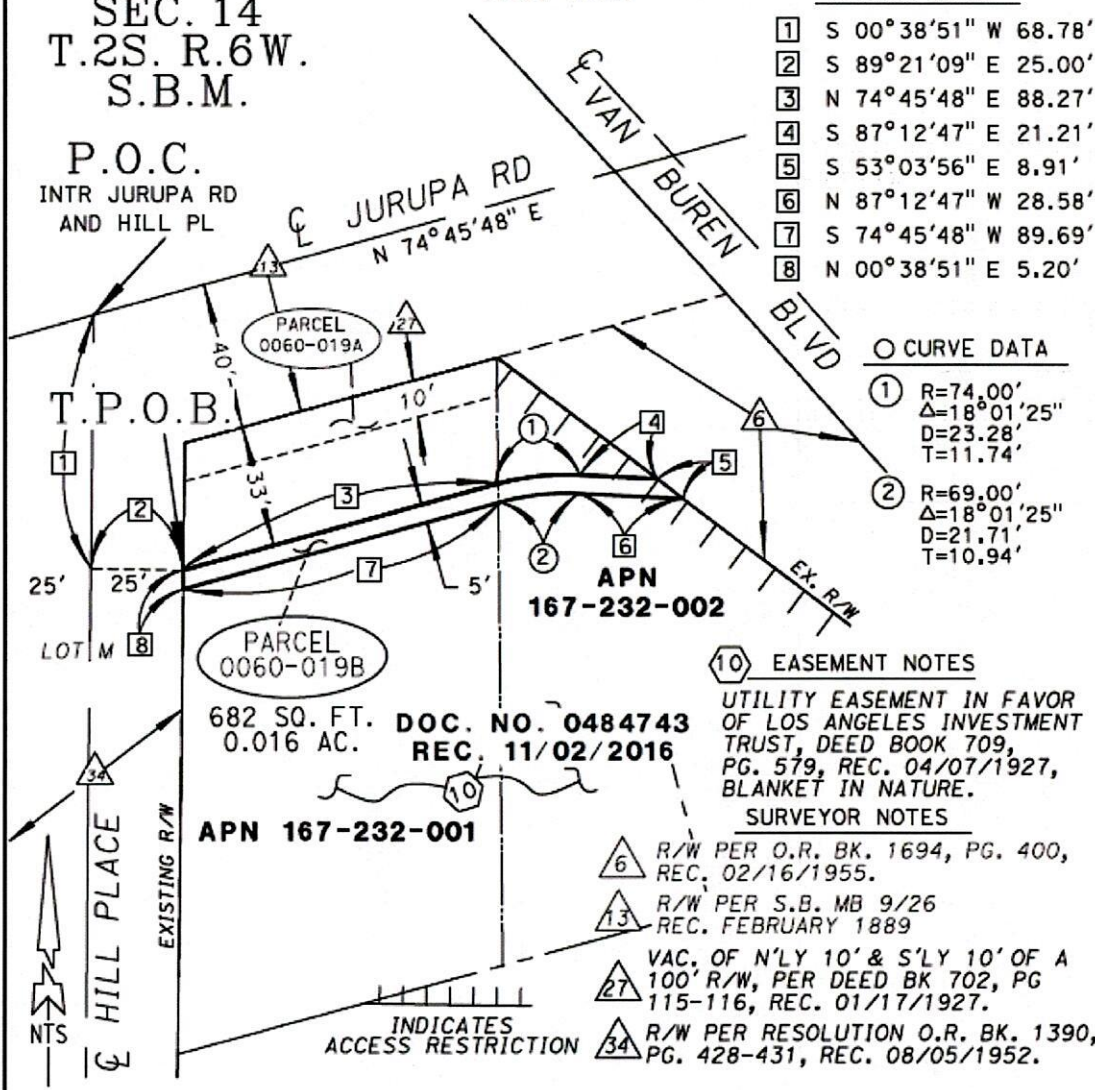
P.O.C.  
 INTR JURUPA RD  
 AND HILL PL

LINE DATA

- ① S 00°38'51" W 68.78'
- ② S 89°21'09" E 25.00'
- ③ N 74°45'48" E 88.27'
- ④ S 87°12'47" E 21.21'
- ⑤ S 53°03'56" E 8.91'
- ⑥ N 87°12'47" W 28.58'
- ⑦ S 74°45'48" W 89.69'
- ⑧ N 00°38'51" E 5.20'

CURVE DATA

- ① R=74.00'  
 $\Delta=18^{\circ}01'25''$   
 D=23.28'  
 T=11.74'
- ② R=69.00'  
 $\Delta=18^{\circ}01'25''$   
 D=21.71'  
 T=10.94'



⑩ EASEMENT NOTES

UTILITY EASEMENT IN FAVOR OF LOS ANGELES INVESTMENT TRUST, DEED BOOK 709, PG. 579, REC. 04/07/1927, BLANKET IN NATURE.

SURVEYOR NOTES

- ⑥ R/W PER O.R. BK. 1694, PG. 400, REC. 02/16/1955.
- ⑬ R/W PER S.B. MB 9/26 REC. FEBRUARY 1889
- ⑲ VAC. OF N'LY 10' & S'LY 10' OF A 100' R/W, PER DEED BK 702, PG 115-116, REC. 01/17/1927.
- ⑳ R/W PER RESOLUTION O.R. BK. 1390, PG. 428-431, REC. 08/05/1952.

682 SQ. FT. DOC. NO. 0484743  
 0.016 AC. REC. 11/02/2016  
 APN 167-232-001

INDICATES ACCESS RESTRICTION

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791

PCL No.: 0060-019B	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C8-0060	PROJECT: JURUPA ROAD GRADE SEPARATION
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: NWC	
DATE: APRIL, 2020	
SHEET 1 OF 1	APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 4/21/2020





**Parcel No. 0060-024A**

**Parcel No. 0060-024B**

**Parcel No. 0060-024C**

EXHIBIT "A"  
LEGAL DESCRIPTION  
0060-024A

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED AUGUST 02, 2018, AS DOCUMENT NUMBER 2018-0310537, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF 52<sup>ND</sup> STREET AND THE CENTERLINE OF FELSPAR STREET AS SHOWN BY PARCEL MAP 17333 ON FILE IN BOOK 109, PAGES 75 AND 76, OF PARCEL MAPS, SAID OFFICIAL RECORDS;

THENCE SOUTH 89°24'10" EAST ALONG THE EASTERLY PROJECTION OF SAID CENTERLINE OF 52<sup>ND</sup> STREET, A DISTANCE OF 30.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF FELSPAR STREET (30.00 FOOT EASTERLY HALF-WIDTH) AS SHOWN BY "MAP OF THE SUBDIVISION OF A PORTION OF THE JURUPA RANCH" ON FILE IN BOOK 9, PAGE 26 OF MAPS, SAN BERNARDINO COUNTY RECORDS;

THENCE NORTH 00°38'14" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 49.44 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 46°33'53" EAST, A DISTANCE OF 28.59 FEET TO A LINE (HEREINAFTER REFERRED TO AS "**TANGENT 1**");

**TANGENT 1**

THENCE SOUTH 89°24'10" EAST ALONG SAID "**TANGENT 1**", A DISTANCE OF 67.58 FEET TO THE BEGINNING OF A TANGENT CURVE (HEREINAFTER REFERRED TO AS "**CURVE 1**") CONCAVE NORTHERLY, HAVING A RADIUS OF 500.00 FEET;

**CURVE 1**

THENCE EASTERLY ALONG SAID "**CURVE 1**" THROUGH A CENTRAL ANGLE OF 26°01'55", AN ARC DISTANCE OF 227.17 FEET TO A LINE (HEREINAFTER REFERRED TO AS "**TANGENT 2**");

**TANGENT 2**

THENCE NORTH 64°33'55" EAST ALONG SAID "**TANGENT 2**", A DISTANCE OF 148.45 FEET TO THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF VAN BUREN BOULEVARD (VARIABLE HALF-WIDTH) AS DESCRIBED BY INSTRUMENT NUMBER 51364, RECORDED MAY 5, 1954, SAID OFFICIAL RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5,592.95 FEET AND AN INITIAL RADIAL BEARING OF NORTH 64°15'29" EAST;

THENCE NORTHWESTERLY ALONG SAID PROLONGATION AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°12'09", AN ARC DISTANCE OF 19.78 FEET TO AN ANGLE POINT IN SAID SOUTHWESTERLY RIGHT-OF-WAY LINE;

THENCE THE FOLLOWING TWO COURSES ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE:

1. (COURSE "A")  
NORTH 64°03'20" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5,642.95 FEET AND AN INITIAL RADIAL BEARING OF NORTH 64°03'20" EAST;
2. (COURSE "B")  
SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°05'46", AN ARC DISTANCE OF 107.95 FEET;

EXHIBIT "A"  
LEGAL DESCRIPTION  
0060-024A

THENCE SOUTH 65°09'06" WEST RADIALLY FROM SAID NON-TANGENT CURVE, A DISTANCE OF 5.88 FEET;

THENCE NORTH 79°25'37" WEST, A DISTANCE OF 47.05 FEET TO A LINE PARALLEL WITH AND DISTANT 60.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE HEREINABOVE DESCRIBED "TANGENT 2";

THENCE SOUTH 64°33'55" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 154.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 560.00 FEET, SAID TANGENT CURVE BEING CONCENTRIC WITH AND DISTANT 60.00 FEET SOUTHERLY OF, AS MEASURED RADIALLY TO THE HEREINABOVE DESCRIBED "CURVE 1";

THENCE WESTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 26°01'55", AN ARC DISTANCE OF 254.43 FEET TO A LINE PARALLEL WITH AND DISTANT 60.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE HEREINABOVE DESCRIBED "TANGENT 1";

THENCE NORTH 89°24'10" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 64.58 FEET;

THENCE SOUTH 47°50'45" WEST, A DISTANCE OF 32.73 FEET RETURNING TO SAID EASTERLY RIGHT-OF-WAY LINE OF FELSPAR STREET;

(COURSE "C")

THENCE NORTH 00°38'14" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 101.66 FEET TO THE TRUE POINT OF BEGINNING;

PARCEL CONTAINS 33,837 SQUARE FEET, OR 0.777 ACRES MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.00000791 TO OBTAIN GROUND DISTANCE.

THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A ROADWAY AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE GRANTEE ANY AND ALL ABUTTER'S RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY IN AND TO SAID ROADWAY OVER AND ACROSS ALL COURSES, EXCEPTING THEREFROM COURSES "A" THROUGH "C", INCLUSIVE, HEREINABOVE DESCRIBED.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART THEREOF.

PREPARED UNDER MY SUPERVISION:

  
TIMOTHY F. RAYBURN, P.L.S. 8455

8/28/2019  
DATED:





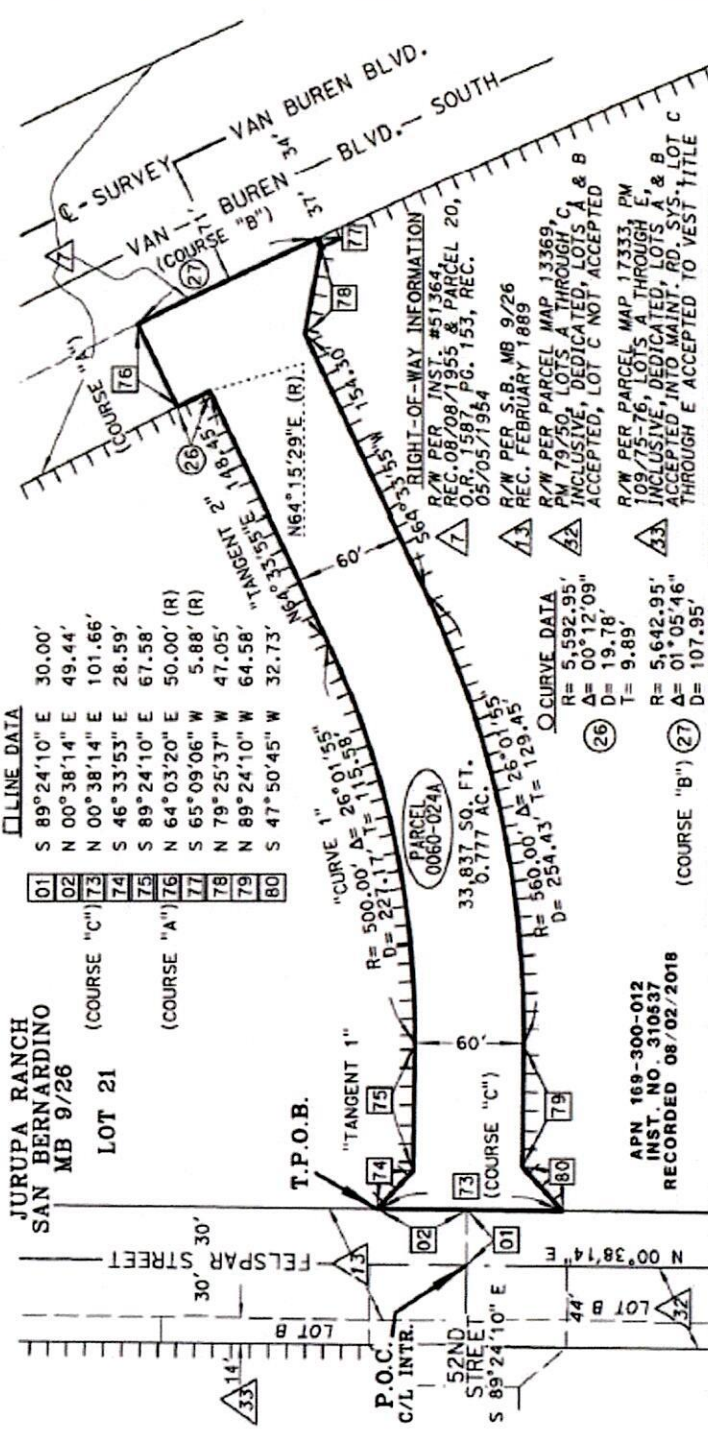
# EXHIBIT "B"

(0060-024A)

JURUPA RANCH  
SAN BERNARDINO  
MB 9/26

LOT 21

LINE DATA	01	02	03	04	05	06	07	08	09	10
(COURSE "C")	S 89°24'10" E	30.00'	N 00°38'14" E	49.44'	N 00°38'14" E	49.44'	S 46°33'53" E	28.59'	S 89°24'10" E	67.58'
(COURSE "A")	N 64°03'20" E	50.00' (R)	S 65°09'06" W	5.88' (R)	N 79°25'37" W	47.05'	N 89°24'10" W	64.58'	S 47°50'45" W	32.73'



APN 169-300-012  
INST. NO. 310537  
RECORDED 08/02/2018

SEC. 14, T. 2 S.,  
R. 6 W., S.B.M.



PCL No.: 0060-024A		COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION	
WO No.:	CB-0060	PROJECT: JURUPA ROAD GRADE SEPARATION	
SCALE:	NTS	THIS PLAN IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.	
PREPARED BY:	DPM	APPROVED BY:	<i>Timothy F. Rayburn</i>
DATE:	AUGUST, 2019	DATE:	6/26/2019
SHEET 1 OF 1			

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791

EXHIBIT "A"  
LEGAL DESCRIPTION  
SLOPE EASEMENT  
0060-024B

AN EASEMENT FOR SLOPE PURPOSES, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED AUGUST 02, 2018, AS DOCUMENT NUMBER 2018-0310537, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF 52<sup>ND</sup> STREET AND THE CENTERLINE OF FELSPAR STREET AS SHOWN BY PARCEL MAP 17333 ON FILE IN BOOK 109, PAGES 75 AND 76, OF PARCEL MAPS, SAID OFFICIAL RECORDS;

THENCE SOUTH 89°24'10" EAST ALONG THE EASTERLY PROJECTION OF SAID CENTERLINE OF 52<sup>ND</sup> STREET, A DISTANCE OF 30.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF FELSPAR STREET (30.00 FOOT EASTERLY HALF-WIDTH) AS SHOWN BY "MAP OF THE SUBDIVISION OF A PORTION OF THE JURUPA RANCH" ON FILE IN BOOK 9, PAGE 26 OF MAPS, SAN BERNARDINO COUNTY RECORDS;

THENCE NORTH 00°38'14" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 49.44 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 46°33'53" EAST, A DISTANCE OF 28.59 FEET TO A LINE (HEREINAFTER REFERRED TO AS "**TANGENT 1**");

**TANGENT 1**

THENCE SOUTH 89°24'10" EAST ALONG SAID "TANGENT 1", A DISTANCE OF 67.58 FEET TO THE BEGINNING OF A TANGENT CURVE (HEREINAFTER REFERRED TO AS "**CURVE 1**") CONCAVE NORTHERLY, HAVING A RADIUS OF 500.00 FEET;

**CURVE 1**

THENCE EASTERLY ALONG SAID "CURVE 1" THROUGH A CENTRAL ANGLE OF 26°01'55", AN ARC DISTANCE OF 227.17 FEET TO A LINE (HEREINAFTER REFERRED TO AS "**TANGENT 2**");

**TANGENT 2**

THENCE NORTH 64°33'55" EAST, A DISTANCE OF 148.45 FEET TO THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF VAN BUREN BOULEVARD (VARIABLE HALF-WIDTH) AS DESCRIBED BY INSTRUMENT NUMBER 51364, RECORDED MAY 5, 1954, SAID OFFICIAL RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5,592.95 FEET AND AN INITIAL RADIAL BEARING OF NORTH 64°15'29" EAST;

THENCE NORTHWESTERLY ALONG SAID PROLONGATION AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°12'09", AN ARC DISTANCE OF 19.78 FEET TO AN ANGLE POINT IN SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A RADIAL LINE TO SAID ANGLE POINT BEARING NORTH 64°03'20" EAST;

THENCE CONTINUING NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°06'17", AN ARC DISTANCE OF 10.22 FEET TO A LINE PARALLEL WITH AND DISTANT 30.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE HEREINABOVE DESCRIBED "**TANGENT 2**" AND THE SOUTHWESTERLY PROLONGATION THEREOF;

THENCE SOUTH 64°33'55" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 245.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 480.00 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 13°43'09" EAST, SAID NON-TANGENT



EXHIBIT "A"  
LEGAL DESCRIPTION  
SLOPE EASEMENT  
0060-024B

CURVE BEING CONCENTRIC WITH AND DISTANT 20.00 FEET NORTHERLY OF, AS MEASURED RADIALLY TO THE HEREINABOVE DESCRIBED "CURVE 1";

THENCE WESTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 14°18'59", AN ARC DISTANCE OF 119.94 FEET TO A LINE PARALLEL WITH AND DISTANT 20.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE HEREINABOVE DESCRIBED "TANGENT 1";

THENCE NORTH 89°24'10" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 59.73 FEET;

THENCE NORTH 46°33'53" WEST, A DISTANCE OF 39.26 FEET RETURNING TO SAID EASTERLY RIGHT-OF-WAY LINE OF FELSPAR STREET;

THENCE SOUTH 00°38'14" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 27.26 FEET TO THE TRUE POINT OF BEGINNING;

PARCEL CONTAINS 11,506 SQUARE FEET, OR 0.264 ACRES MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.00000791 TO OBTAIN GROUND DISTANCE.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART THEREOF.

PREPARED UNDER MY SUPERVISION:

  
TIMOTHY F. RAYBURN, P.L.S. 8455

8/28/2019  
DATED:





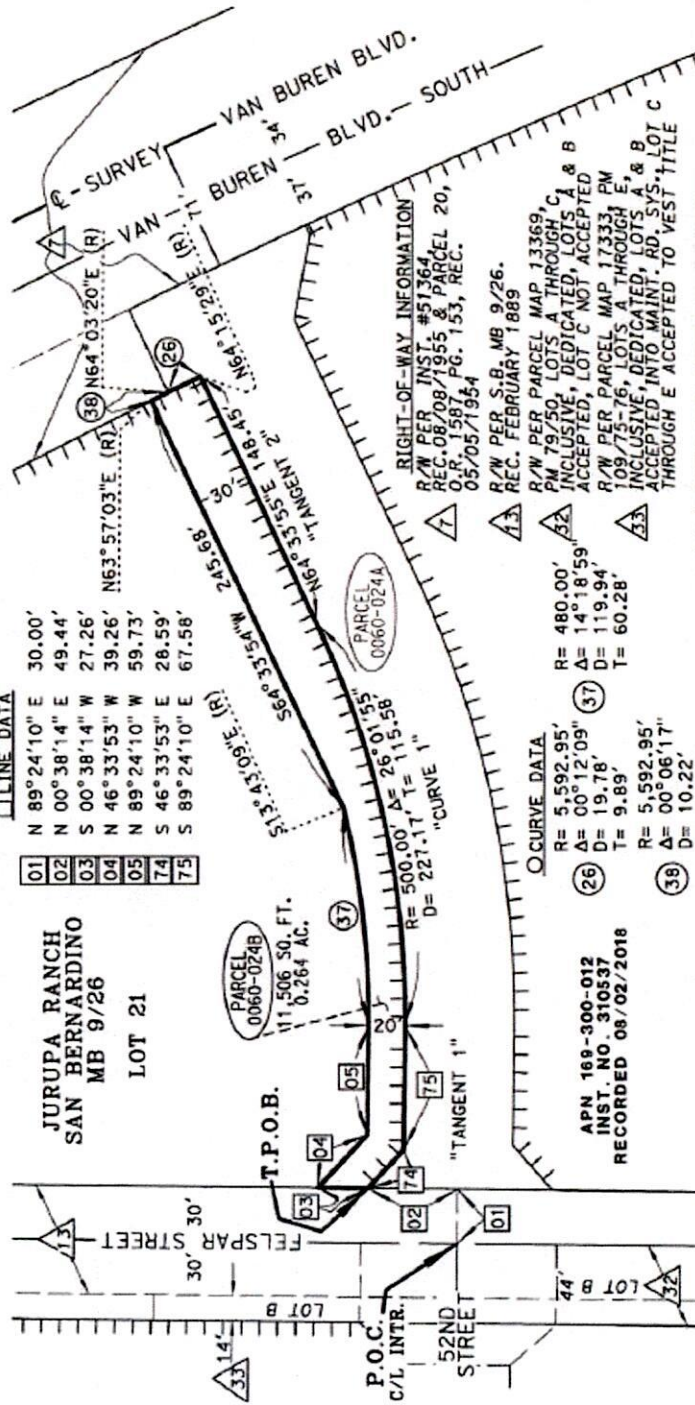
# EXHIBIT "B"

SLOPE EASEMENT  
(0060-024B)

□ LINE DATA

01	N 89°24'10" E	30.00'
02	N 00°38'14" E	49.44'
03	S 00°38'14" W	27.26'
04	N 46°33'53" W	39.26'
05	N 89°24'10" W	59.73'
74	S 46°33'53" E	28.59'
75	S 89°24'10" E	67.58'

JURUPA RANCH  
SAN BERNARDINO  
MB 9/26  
LOT 21



RIGHT-OF-WAY INFORMATION  
R/W PER INST. #51364  
REC. 08/09/1955 & PARCEL 20,  
O.N. 1581, PG. 153, REC.  
05/05/1954  
R/W PER S.B. MB 9/26.  
REC. FEBRUARY 1889.  
R/W PER PARCEL MAP 13369,  
PM 79/50, LOTS A THROUGH C & B  
INCLUSIVE, DEDICATED, LOTS A & B  
ACCEPTED, LOT C NOT ACCEPTED  
R/W PER PARCEL MAP 17333 PM  
109/75-76, LOTS A THROUGH E,  
INCLUSIVE, DEDICATED, LOTS A & B  
ACCEPTED INTO MAINT. RD. SYS., LOT C  
THROUGH E ACCEPTED TO VEST TITLE

OCURVE DATA  
R= 5,592.95'  
Δ= 00°12'09" (37)  
D= 19.78'  
T= 9.89'  
R= 5,592.95'  
Δ= 00°06'17"  
D= 10.22'  
T= 5.11'

APN 169-300-012  
INST. NO. 310537  
RECORDED 08/02/2018



DATE: 8/29/2018  
APPROVED BY: *Timothy F. Raiburn*

PCL No.:	0060-024B
WO No.:	C8-0060
SCALE:	NTS
PREPARED BY:	DPM
DATE:	AUGUST, 2019
SHEET	1 OF 1

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

PROJECT: JURUPA ROAD GRADE SEPARATION

THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

APN 169-300-012  
INST. NO. 310537  
RECORDED 08/02/2018

SEC. 14, T. 2 S.,  
R. 6 W., S.B.M.



EXHIBIT "A"  
LEGAL DESCRIPTION  
SLOPE EASEMENT  
0060-024C

AN EASEMENT FOR SLOPE PURPOSES, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED AUGUST 02, 2018, AS DOCUMENT NUMBER 2018-0310537, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF 52<sup>ND</sup> STREET AND THE CENTERLINE OF FELSPAR STREET AS SHOWN BY PARCEL MAP 17333 ON FILE IN BOOK 109, PAGES 75 AND 76, OF PARCEL MAPS, SAID OFFICIAL RECORDS;

THENCE SOUTH 89°24'10" EAST ALONG THE EASTERLY PROJECTION OF SAID CENTERLINE OF 52<sup>ND</sup> STREET, A DISTANCE OF 30.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF FELSPAR STREET (30.00 FOOT EASTERLY HALF-WIDTH) AS SHOWN BY "MAP OF THE SUBDIVISION OF A PORTION OF THE JURUPA RANCH" ON FILE IN BOOK 9, PAGE 28 OF MAPS, SAN BERNARDINO COUNTY RECORDS;

THENCE SOUTH 00°38'14" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 52.22 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°38'14" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 127.12 FEET;

THENCE SOUTH 89°21'46" EAST, A DISTANCE OF 5.00 FEET TO A LINE PARALLEL WITH AND DISTANT 35.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF FELSPAR STREET;

THENCE NORTH 00°38'14" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 104.49 FEET;

THENCE NORTH 47°50'45" EAST, A DISTANCE OF 21.87 FEET TO A LINE (HEREINAFTER REFERRED TO AS "TANGENT 1");

TANGENT 1

THENCE SOUTH 89°24'10" EAST ALONG SAID "TANGENT 1", A DISTANCE OF 126.49 FEET;

THENCE NORTH 72°54'25" EAST, A DISTANCE OF 123.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE (HEREINAFTER REFERRED TO AS "CURVE 1") CONCAVE NORTHERLY, HAVING A RADIUS OF 580.00 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 17°05'51" EAST;

CURVE 1

THENCE EASTERLY ALONG SAID "CURVE 1" THROUGH A CENTRAL ANGLE OF 08°20'14", AN ARC DISTANCE OF 84.40 FEET TO A LINE (HEREINAFTER REFERRED TO AS "TANGENT 2");

TANGENT 2

THENCE NORTH 64°33'55" EAST ALONG SAID "TANGENT 2", A DISTANCE OF 156.30 FEET;

THENCE SOUTH 79°25'37" EAST, A DISTANCE OF 51.50 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF VAN BUREN BOULEVARD (VARIABLE HALF-WIDTH) AS DESCRIBED BY INSTRUMENT NUMBER 51364, RECORDED MAY 5, 1954, SAID OFFICIAL RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5,642.95 FEET AND AN INITIAL RADIAL BEARING OF NORTH 65°22'50" EAST;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°13'44", AN ARC DISTANCE OF 22.56 FEET;



EXHIBIT "A"  
LEGAL DESCRIPTION  
SLOPE EASEMENT  
0060-024C

THENCE SOUTH 65°09'06" WEST RADIALLY FROM SAID NON-TANGENT CURVE, A DISTANCE OF 5.88 FEET;

THENCE NORTH 79°25'37" WEST, A DISTANCE OF 47.05 FEET TO A LINE PARALLEL WITH AND DISTANT 20.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE HEREINABOVE DESCRIBED "TANGENT 2";

THENCE SOUTH 64°33'55" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 154.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 560.00 FEET, SAID TANGENT CURVE BEING CONCENTRIC WITH AND DISTANT 20.00 FEET NORTHERLY OF, AS MEASURED RADIALLY TO THE HEREINABOVE DESCRIBED "CURVE 1";

THENCE WESTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 26°01'55", AN ARC DISTANCE OF 254.43 FEET TO A LINE PARALLEL WITH AND DISTANT 30.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE HEREINABOVE DESCRIBED "TANGENT 1";

THENCE NORTH 89°24'10" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 64.58 FEET;

THENCE SOUTH 47°50'45" WEST, A DISTANCE OF 32.73 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 13,360 SQUARE FEET, OR 0.307 ACRES MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.00000791 TO OBTAIN GROUND DISTANCE.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART THEREOF.

PREPARED UNDER MY SUPERVISION:

  
TIMOTHY F. RAYBURN, P.L.S. 8455

8/26/2012  
DATED:





# EXHIBIT "B"

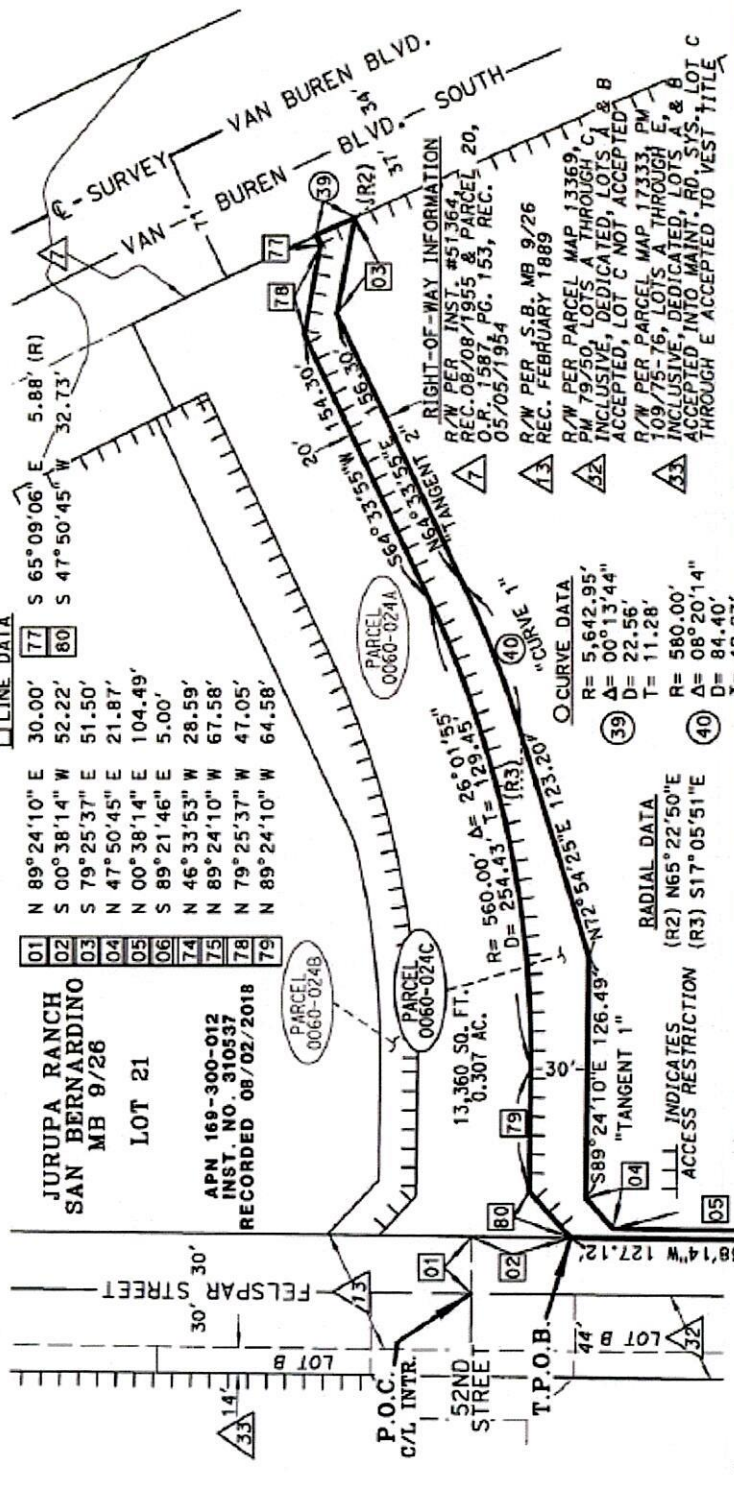
## SLOPE EASEMENT (0060-024C)

### LINE DATA

01	N 89°24'10" E	30.00'	77	S 65°09'06" E	5.88' (R)
02	S 00°38'14" W	52.22'	80	S 47°50'45" W	32.73'
03	S 79°25'37" E	51.50'			
04	N 47°50'45" E	21.87'			
05	N 00°38'14" E	104.49'			
06	S 89°21'46" E	5.00'			
74	N 46°33'53" W	28.59'			
75	N 89°24'10" W	67.58'			
78	N 79°25'37" W	47.05'			
79	N 89°24'10" W	64.58'			

JURUPA RANCH  
SAN BERNARDINO  
MB 9/26  
LOT 21

APN 169-300-012  
INST. NO. 310537  
RECORDED 08/02/2018



RIGHT-OF-WAY INFORMATION  
R/W PER INST. #51364  
REC. 08/08/1955 & PARCEL 20,  
O.R. 1587, PG. 153, REC.  
05/05/1954

R/W PER S.B. MB 9/26  
REC. FEBRUARY 1889

R/W PER PARCEL MAP 13369,  
PM 7/26/00, LOTS A THROUGH C,  
INCLUSIVE, DEDICATED, LOTS A & B  
ACCEPTED, LOT C NOT ACCEPTED

R/W PER PARCEL MAP 17333 PM  
109/75-76, LOTS A THROUGH E,  
INCLUSIVE, DEDICATED, LOTS A & B  
ACCEPTED INTO MAINT. RD. SYS., LOT C  
THROUGH E ACCEPTED TO VEST TITLE

CURVE DATA  
R = 5,642.95'  
D = 00°13'44"  
T = 22.56'

RADIAL DATA  
(R2) N65°22'50"E  
(R3) S17°05'51"E

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791	
PCL No.: 0060-024C	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C8-0060	PROJECT: JURUPA ROAD GRADE SEPARATION
SCALE: NTS	THIS PLAN IS IN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: DPM	APPROVED BY: <i>Timothy F. Rayburn</i>
DATE: AUGUST, 2019	DATE: 8/28/2019
SHEET 1 OF 1	



NTS  
SEC. 14, T. 2 S.,  
R. 6 W., S.B.M.

**Parcel No. 0060-027E**

**Parcel No. 0060-027F**

EXHIBIT "A"  
LEGAL DESCRIPTION  
0060-027E

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY QUITCLAIM DEED RECORDED NOVEMBER 2, 2005 AS INSTRUMENT NUMBER 2005-0909792, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN LOT 3 IN SECTION 15, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN BY "MAP OF THE SUBDIVISION OF A PORTION OF THE JURUPA RANCH" ON FILE IN BOOK 9, PAGE 26 OF MAPS, SAN BERNARDINO COUNTY RECORDS, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF VAN BUREN BOULEVARD AND THE CENTERLINE OF RUTILE STREET, AS SHOWN BY PARCEL MAP NO. 18840-1 ON FILE IN BOOK 128, PAGES 47 AND 48 OF PARCEL MAPS, SAID OFFICIAL RECORDS;

THENCE NORTH 30°36'08" EAST ALONG SAID CENTERLINE OF RUTILE STREET, A DISTANCE OF 149.00 FEET TO THE SOUTHEASTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF THAT CERTAIN RAILROAD RIGHT-OF-WAY (100.00 FOOT WIDTH), AS DESCRIBED BY DEED BOOK 123, PAGE 229, RECORDED JANUARY 19, 1903, SAID OFFICIAL RECORDS;

THENCE NORTH 59°23'22" WEST ALONG SAID SOUTHEASTERLY PROLONGATION, A DISTANCE OF 40.00 FEET TO THE SOUTHERLY-MOST CORNER OF SAID QUITCLAIM DEED, BEING THE POINT OF INTERSECTION OF SAID NORTHEASTERLY LINE AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID RUTILE STREET (40.00 FOOT NORTHWESTERLY HALF-WIDTH) AS DESCRIBED BY RIGHT-OF-WAY DEED RECORDED JULY 29, 1941 IN DEED BOOK 513, PAGE 112, SAID OFFICIAL RECORDS, AND THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING NORTH 59°23'22" WEST ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 37.22 FEET;

THENCE NORTH 80°07'14" EAST, A DISTANCE OF 39.73 FEET TO A LINE PARALLEL WITH AND DISTANT 47.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF RUTILE STREET;

THENCE NORTH 30°36'08" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 2.41 FEET;

THENCE NORTH 57°12'48" EAST, A DISTANCE OF 3.74 FEET;

THENCE NORTH 27°43'47" EAST, A DISTANCE OF 62.30 FEET TO THE NORTHERLY LINE OF SAID QUITCLAIM DEED;

THENCE SOUTH 89°25'01" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 9.76 FEET TO SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF RUTILE STREET;

THENCE SOUTH 30°36'08" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 98.65 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 1,057 SQUARE FEET OR 0.024 ACRES MORE OR LESS



EXHIBIT "A"  
LEGAL DESCRIPTION  
0060-027E

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000007910 TO OBTAIN GROUND DISTANCE.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART THEREOF.

PREPARED UNDER MY SUPERVISION:

  
TIMOTHY F. RAYBURN, P.L.S. 8455

2/19/2020  
DATED:



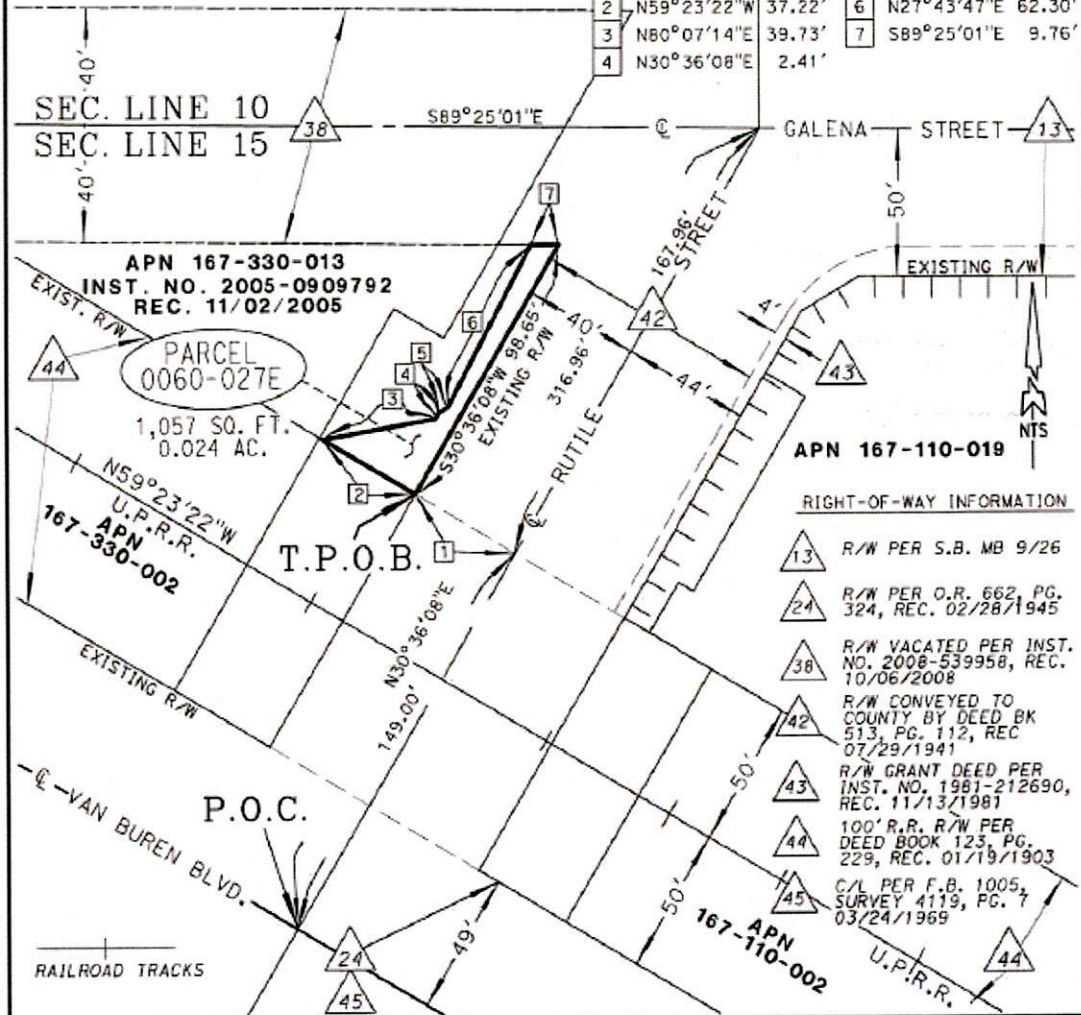
# EXHIBIT "B"

(0060-027E)

SEC. 15, T. 2 S.,  
R. 6 W., S.B.M.

□ LINE DATA

1	N59°23'22"W	40.00'	5	N57°12'48"E	3.74'
2	N59°23'22"W	37.22'	6	N27°43'47"E	62.30'
3	N80°07'14"E	39.73'	7	S89°25'01"E	9.76'
4	N30°36'08"E	2.41'			



APN 167-110-019

RIGHT-OF-WAY INFORMATION

- ▲ 13 R/W PER S.B. MB 9/26
- ▲ 24 R/W PER O.R. 662, PG. 324, REC. 02/28/1945
- ▲ 38 R/W VACATED PER INST. NO. 2008-539958, REC. 10/06/2008
- ▲ 42 R/W CONVEYED TO COUNTY BY DEED BK 513, PG. 112, REC 07/29/1941
- ▲ 43 R/W GRANT DEED PER INST. NO. 1981-212690, REC. 11/13/1981
- ▲ 44 100' R.R. R/W PER DEED BOOK 123, PG. 229, REC. 01/19/1903
- ▲ 45 C/L PER F.B. 1005, SURVEY 4119, PG. 7 03/24/1969

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791

PCL No.: 0060-027E	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C8-0060	PROJECT: JURUPA ROAD GRADE SEPARATION
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: DPM, NC	
DATE: FEBRUARY, 2020	
SHEET 1 OF 1	APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 2/19/2020



EXHIBIT "A"  
LEGAL DESCRIPTION  
SLOPE & DRAINAGE EASEMENT  
0060-027F

AN EASEMENT FOR SLOPE AND DRAINAGE PURPOSES, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY QUITCLAIM DEED RECORDED NOVEMBER 2, 2005 AS INSTRUMENT NUMBER 2005-0909792, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN LOT 3 IN SECTION 15, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN BY "MAP OF THE SUBDIVISION OF A PORTION OF THE JURUPA RANCH" ON FILE IN BOOK 9, PAGE 26 OF MAPS, SAN BERNARDINO COUNTY RECORDS, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF VAN BUREN BOULEVARD AND THE CENTERLINE OF RUTILE STREET, AS SHOWN BY PARCEL MAP NO. 18840-1 ON FILE IN BOOK 128, PAGES 47 AND 48 OF PARCEL MAPS, SAID OFFICIAL RECORDS;

THENCE NORTH 30°36'08" EAST ALONG SAID CENTERLINE OF RUTILE STREET, A DISTANCE OF 149.00 FEET TO THE SOUTHEASTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF THAT CERTAIN RAILROAD RIGHT-OF-WAY (100.00 FOOT WIDTH), AS DESCRIBED BY DEED BOOK 123, PAGE 229, RECORDED JANUARY 19, 1903, SAID OFFICIAL RECORDS;

THENCE NORTH 59°23'22" WEST ALONG SAID SOUTHEASTERLY PROLONGATION, A DISTANCE OF 40.00 FEET TO THE SOUTHERLY-MOST CORNER OF SAID QUITCLAIM DEED, BEING THE POINT OF INTERSECTION OF SAID NORTHEASTERLY LINE AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID RUTILE STREET (40.00 FOOT NORTHWESTERLY HALF-WIDTH) AS DESCRIBED BY RIGHT-OF-WAY DEED RECORDED JULY 29, 1941 IN DEED BOOK 513, PAGE 112, SAID OFFICIAL RECORDS;

THENCE CONTINUING NORTH 59°23'22" WEST ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 37.22 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING NORTH 59°23'22" WEST ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 1.20 FEET;

THENCE PARALLEL TO SAID CENTERLINE OF RUTILE STREET, NORTH 30°36'08" EAST, A DISTANCE OF 51.00 FEET TO A LINE PARALLEL WITH AND DISTANT 51.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID NORTHEASTERLY LINE;

THENCE SOUTH 59°23'22" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 20.01 FEET;

THENCE PARALLEL TO SAID CENTERLINE OF RUTILE STREET, NORTH 30°36'08" EAST, A DISTANCE OF 37.00 FEET TO THE NORTHERLY LINE OF SAID QUITCLAIM DEED;

THENCE SOUTH 89°25'01" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 11.51 FEET;

THENCE SOUTH 27°43'47" WEST, A DISTANCE OF 62.30 FEET;



EXHIBIT "A"  
LEGAL DESCRIPTION  
SLOPE & DRAINAGE EASEMENT  
0060-027F

THENCE SOUTH 57°12'48" WEST, A DISTANCE OF 3.74 FEET TO A LINE PARALLEL WITH AND DISTANT 47.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF RUTILE STREET;

THENCE SOUTH 30°36'08" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 2.41 FEET;

THENCE SOUTH 80°07'14" WEST, A DISTANCE OF 39.73 FEET TO THE **TRUE POINT OF BEGINNING.**

PARCEL CONTAINS 1,682 SQUARE FEET OR 0.039 ACRES MORE OR LESS

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000007910 TO OBTAIN GROUND DISTANCE.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART THEREOF.

PREPARED UNDER MY SUPERVISION:

  
TIMOTHY F. RAYBURN, P.L.S. 8455

2/18/2020  
DATED:



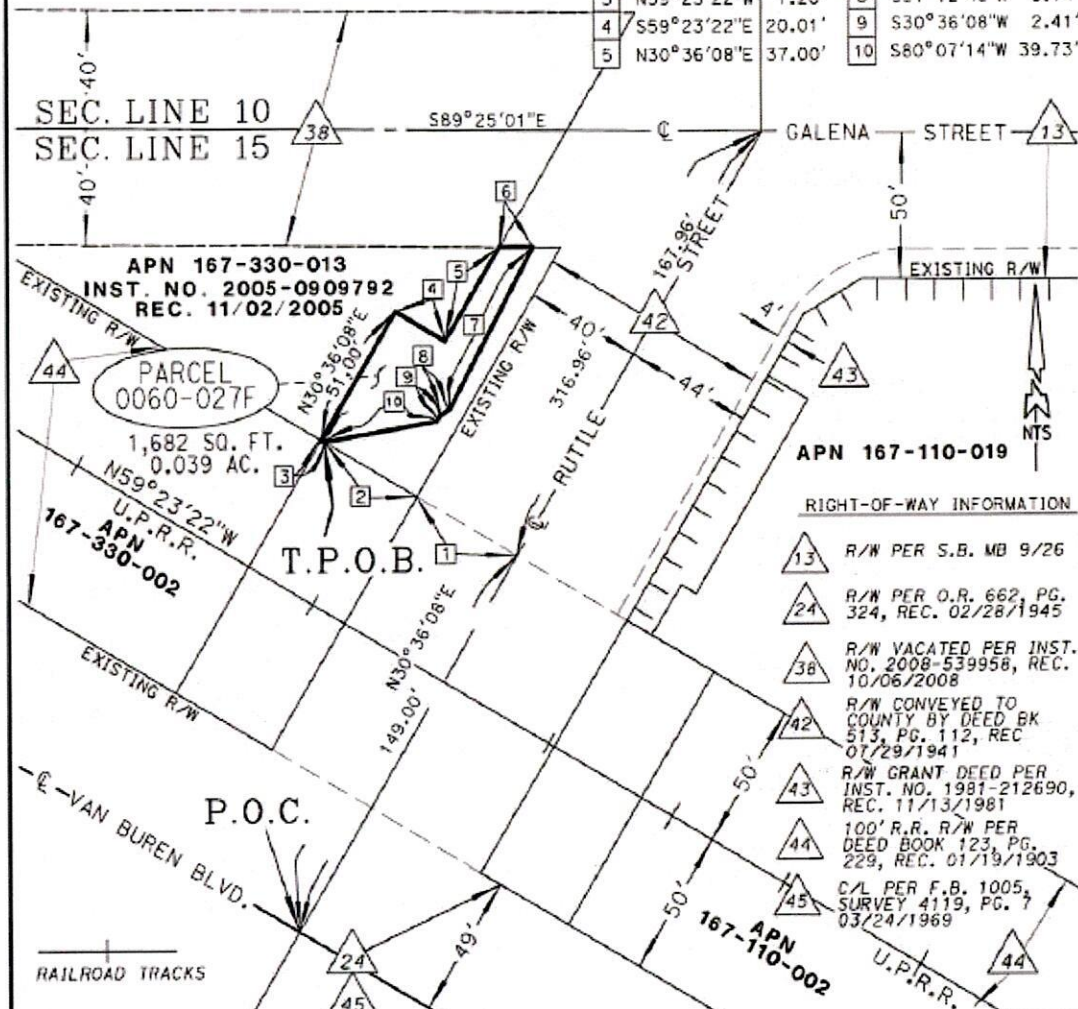
# EXHIBIT "B"

## SLOPE & DRAINAGE EASEMENT (0060-027F)

SEC. 15, T. 2 S.,  
R. 6 W., S.B.M.

☐ LINE DATA

1	N59°23'22"W 40.00'	6	S89°25'01"E 11.51'
2	N59°23'22"W 37.22'	7	S27°43'47"W 62.30'
3	N59°23'22"W 1.20'	8	S57°12'48"W 3.74'
4	S59°23'22"E 20.01'	9	S30°36'08"W 2.41'
5	N30°36'08"E 37.00'	10	S80°07'14"W 39.73'



APN 167-110-019

RIGHT-OF-WAY INFORMATION

- ▲ 13 R/W PER S.B. MB 9/26
- ▲ 24 R/W PER O.R. 662, PG. 324, REC. 02/28/1945
- ▲ 38 R/W VACATED PER INST. NO. 2008-539958, REC. 10/06/2008
- ▲ 42 R/W CONVEYED TO COUNTY BY DEED BK 513, PG. 112, REC 07/29/1941
- ▲ 43 R/W GRANT DEED PER INST. NO. 1981-212690, REC. 11/13/1981
- ▲ 44 100' R.R. R/W PER DEED BOOK 123, PG. 229, REC. 01/19/1903
- ▲ 45 C/L PER F.B. 1005, SURVEY 4119, PG. 7 03/24/1969

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791

PCL No.: 0060-027F	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C8-0060	PROJECT: JURUPA ROAD GRADE SEPARATION
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: DPM,NC	APPROVED BY: <i>Timothy F. Rayburn</i>
DATE: FEBRUARY, 2020	DATE: 2/19/2020
SHEET 1 OF 1	



**Parcel No. 0060-028A**



EXHIBIT "A"  
LEGAL DESCRIPTION  
SLOPE EASEMENT  
0060-028A

AN EASEMENT FOR SLOPE PURPOSES, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY QUITCLAIM DEED RECORDED MAY 3, 2010 AS INSTRUMENT NUMBER 2010-0202220, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN PARCEL 1 AS SHOWN BY PARCEL MAP NO. 18840-1 ON FILE IN BOOK 128, PAGES 47 AND 48 OF PARCEL MAPS, SAID OFFICIAL RECORDS, IN THE NORTH ONE-HALF OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF VAN BUREN BOULEVARD AND THE CENTERLINE OF RUTILE STREET, AS SHOWN BY SAID PARCEL MAP NO. 18840-1;

THENCE NORTH 30°36'08" EAST ALONG SAID CENTERLINE OF RUTILE STREET, A DISTANCE OF 149.00 FEET TO THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF THAT CERTAIN RAILROAD RIGHT-OF-WAY (100.00 FOOT WIDTH), AS DESCRIBED BY DEED BOOK 123, PAGE 229, RECORDED JANUARY 19, 1903, SAID OFFICIAL RECORDS;

THENCE SOUTH 59°23'22" EAST ALONG SAID NORTHWESTERLY PROLONGATION, A DISTANCE OF 44.00 FEET TO THE WESTERLY-MOST CORNER OF SAID PARCEL 1, BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID RUTILE STREET (44.00 FOOT SOUTHEASTERLY HALF-WIDTH) AS DESCRIBED BY GRANT DEED RECORDED NOVEMBER 13, 1981, AS INSTRUMENT NUMBER 212690, SAID OFFICIAL RECORDS, AND THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 30°36'08" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 97.00 FEET;

THENCE SOUTH 59°23'22" EAST, PARALLEL WITH SAID NORTHEASTERLY LINE, A DISTANCE OF 16.00 FEET TO A LINE PARALLEL WITH AND DISTANT 60.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF RUTILE STREET;

THENCE SOUTH 30°36'08" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 77.00 FEET;

THENCE NORTH 59°23'22" WEST, PARALLEL WITH SAID NORTHEASTERLY LINE, A DISTANCE OF 6.00 FEET TO A LINE PARALLEL WITH AND DISTANT 54.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF RUTILE STREET;

THENCE SOUTH 30°36'08" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 20.00 FEET TO SAID NORTHEASTERLY LINE;

THENCE NORTH 30°36'08" WEST ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 10.00 FEET TO THE **TRUE POINT OF BEGINNING**.

EXHIBIT "A"  
LEGAL DESCRIPTION  
SLOPE EASEMENT  
0060-028A

PARCEL CONTAINS 1,432 SQUARE FEET OR 0.033 ACRES MORE OR LESS

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000007910 TO OBTAIN GROUND DISTANCE.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART THEREOF.

PREPARED UNDER MY SUPERVISION:

*Timothy F. Rayburn*  
TIMOTHY F. RAYBURN, P.L.S. 8455

*2/13/2020*  
DATED:





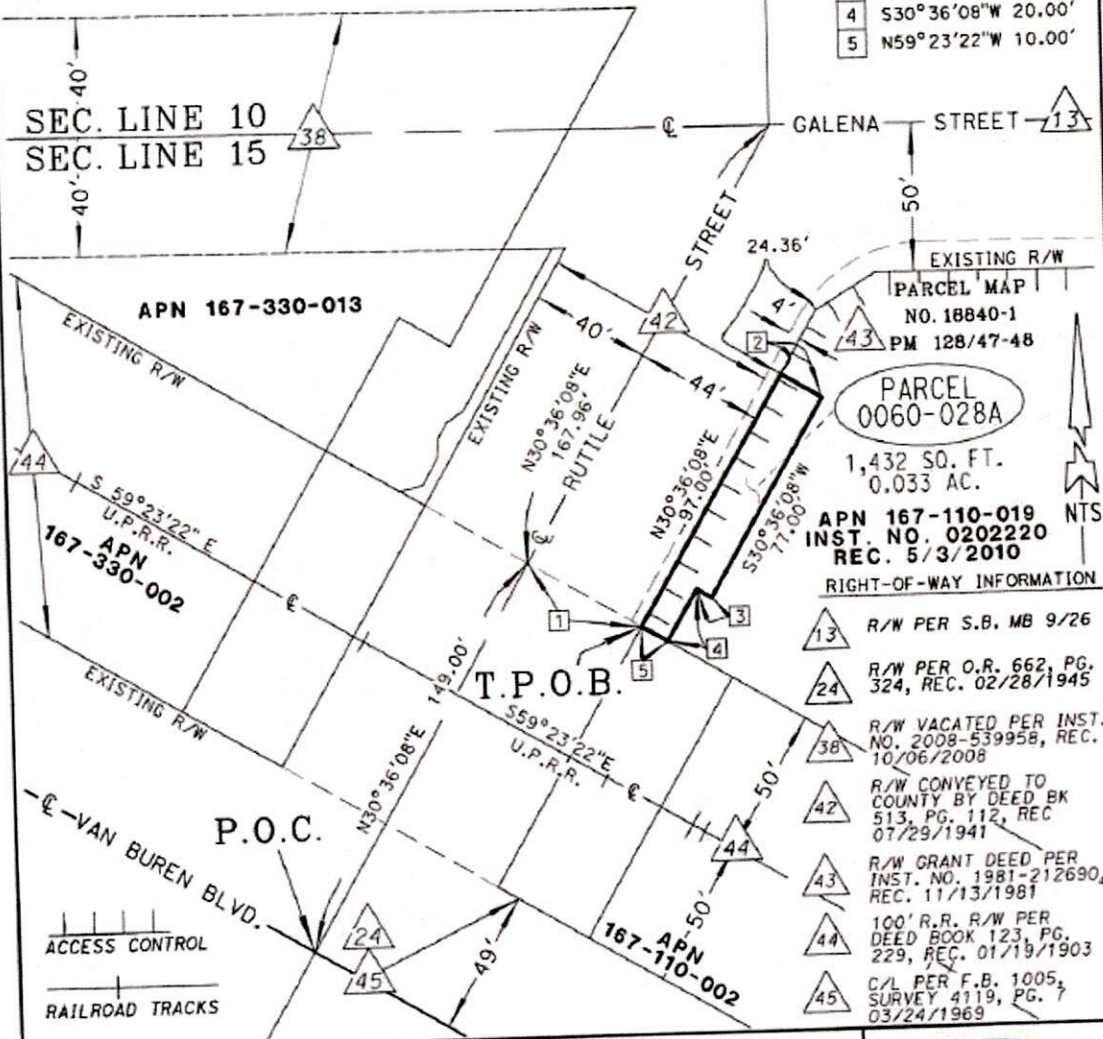
# EXHIBIT "B"

SLOPE EASEMENT  
(0060-028A)

SEC. 15, T. 2 S.,  
R. 6 W., S.B.M.

LINE DATA

1	S59°23'22"E 44.00'
2	S59°23'22"E 16.00'
3	N59°23'22"W 6.00'
4	S30°36'08"W 20.00'
5	N59°23'22"W 10.00'



EXISTING R/W  
PARCEL MAP  
NO. 18840-1  
PM 128/47-48  
**PARCEL 0060-028A**  
1,432 SQ. FT.  
0.033 AC.

APN 167-110-019  
INST. NO. 0202220  
REC. 5/3/2010  
RIGHT-OF-WAY INFORMATION

- 13 R/W PER S.B. MB 9/26
- 24 R/W PER O.R. 662, PG. 324, REC. 02/28/1945
- 38 R/W VACATED PER INST. NO. 2008-539958, REC. 10/06/2008
- 42 R/W CONVEYED TO COUNTY BY DEED BK 513, PG. 112, REC 07/29/1941
- 43 R/W GRANT DEED PER INST. NO. 1981-212690, REC. 11/13/1981
- 44 100' R.R. R/W PER DEED BOOK 123, PG. 229, REC. 01/19/1903
- 45 C/L PER F.B. 1005, SURVEY 4119, PG. 7 03/24/1969

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791

PCL No.: 0060-028A  
WO No.: CB-0060  
SCALE: NTS  
PREPARED BY: DPM  
DATE: FEBRUARY, 2020  
SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION  
PROJECT: JURUPA ROAD GRADE SEPARATION  
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

APPROVED BY: *Timothy F. Rayburn* DATE: 2/13/2020





**Parcel No. 0060-029A**

EXHIBIT "A"  
LEGAL DESCRIPTION  
0060-029A

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED NOVEMBER 27, 2000 AS DOCUMENT NUMBER 2000-469530, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN LOT 27 AS SHOWN BY "LA BONITA TRACT" ON FILE IN BOOK 1, PAGE 12 OF MAPS, SAID OFFICIAL RECORDS, IN THE NORTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF PEDLEY ROAD (30.00 FOOT EASTERLY HALF-WIDTH) AND THE CENTERLINE OF JURUPA ROAD (50.00 FOOT SOUTHERLY HALF-WIDTH), AS SHOWN BY A MAP ENTITLED "MAP OF THE SUBDIVISION OF A PORTION OF THE JURUPA RANCH" ON FILE IN BOOK 9, PAGE 26 OF MAPS, SAN BERNARDINO COUNTY RECORDS;

THENCE NORTH 74°39'49" EAST ALONG SAID CENTERLINE OF JURUPA ROAD, A DISTANCE OF 31.20 FEET TO THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID GRANT DEED AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID PEDLEY ROAD;

THENCE SOUTH 00°36'56" WEST ALONG SAID NORTHERLY PROLONGATION, A DISTANCE OF 52.00 FEET TO THE NORTHWESTERLY CORNER OF SAID GRANT DEED, BEING THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID JURUPA ROAD AND SAID EASTERLY RIGHT-OF-WAY LINE, AND THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 74°39'49" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.80 FEET TO A LINE PARALLEL WITH AND DISTANT 50.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF PEDLEY ROAD;

THENCE SOUTH 00°36'56" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 419.86 FEET TO THE SOUTHERLY LINE OF SAID GRANT DEED;

THENCE NORTH 89°24'39" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 20.00 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF PEDLEY ROAD;

THENCE NORTH 00°36'56" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 414.16 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 8,340 SQUARE FEET OR 0.191 ACRES MORE OR LESS

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000007910 TO OBTAIN GROUND DISTANCE.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART THEREOF.

PREPARED UNDER MY SUPERVISION:

  
TIMOTHY F. RAYBURN, P.L.S. 8455

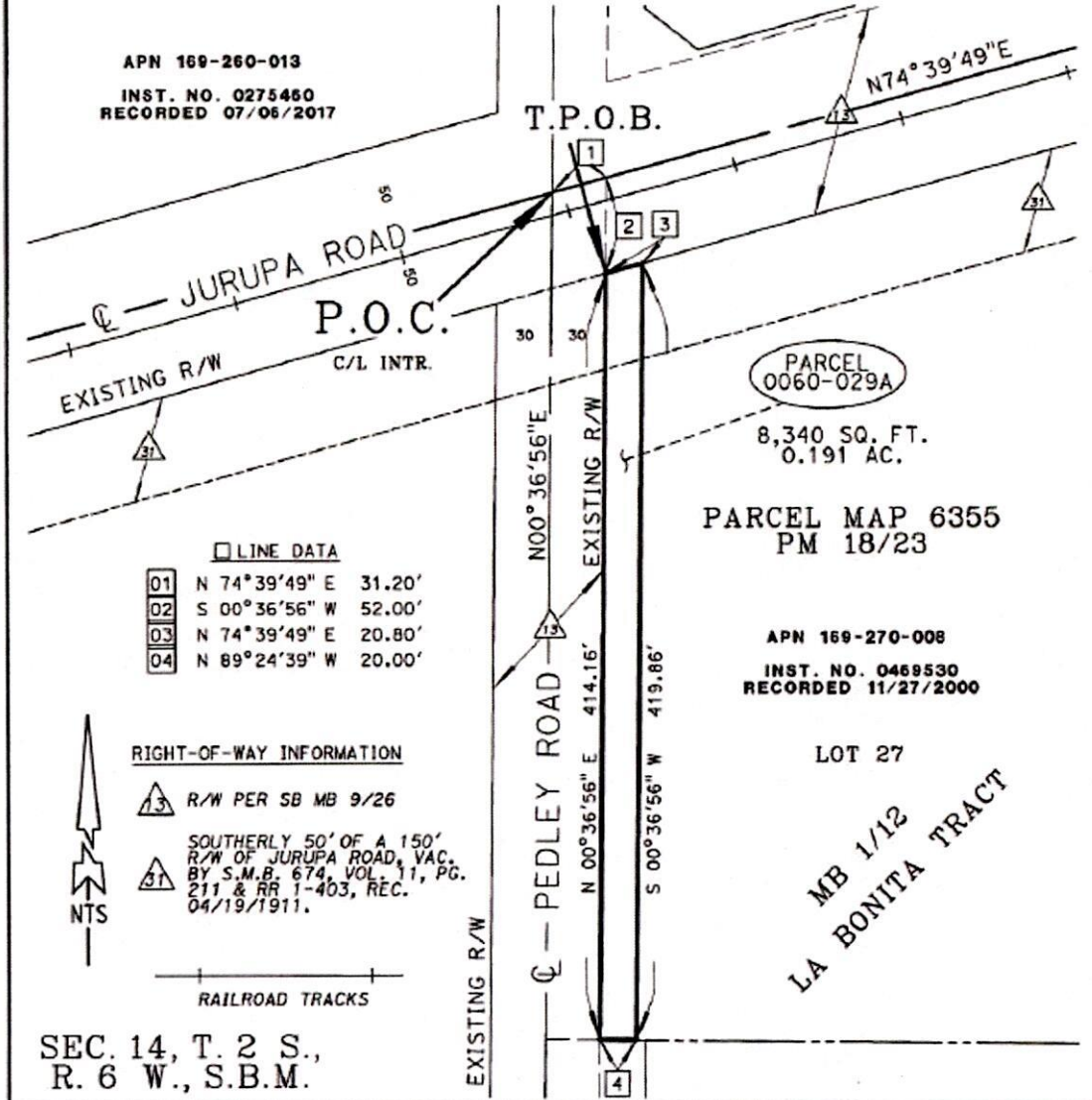
7/23/2019  
DATED:



# EXHIBIT "B"

(0060-029A)

APN 169-260-013  
 INST. NO. 0275460  
 RECORDED 07/06/2017



**LINE DATA**

01	N 74°39'49" E	31.20'
02	S 00°36'56" W	52.00'
03	N 74°39'49" E	20.80'
04	N 89°24'39" W	20.00'

**RIGHT-OF-WAY INFORMATION**



R/W PER SB MB 9/26

SOUTHERLY 50' OF A 150'  
 R/W OF JURUPA ROAD, VAC.  
 BY S.M.B. 674, VOL. 11, PG.  
 211 & RR 1-403, REC.  
 04/19/1911.

RAILROAD TRACKS

SEC. 14, T. 2 S.,  
 R. 6 W., S.B.M.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791

PCL No.: 0060-029A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C8-0060	PROJECT: JURUPA ROAD GRADE SEPARATION
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: DPM	APPROVED BY: <i>Timothy F. Rayburn</i>
DATE: JULY, 2019	DATE: 7/23/2019
SHEET 1 OF 1	





**Parcel No. 0060-030A**

EXHIBIT "A"  
LEGAL DESCRIPTION  
0060-030A

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED JULY 6, 2017 AS INSTRUMENT NUMBER 2017-0275460, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN LOT 17 AS SHOWN BY "LA BONITA TRACT" ON FILE IN BOOK 1, PAGE 12 OF MAPS, SAID OFFICIAL RECORDS, IN THE NORTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF PEDLEY ROAD (30.00 FOOT WESTERLY HALF-WIDTH) AND THE CENTERLINE OF JURUPA ROAD (50.00 FOOT NORTHERLY HALF-WIDTH), AS SHOWN BY A MAP ENTITLED "MAP OF THE SUBDIVISION OF A PORTION OF THE JURUPA RANCH" ON FILE IN BOOK 9, PAGE 26 OF MAPS, SAN BERNARDINO COUNTY RECORDS;

THENCE SOUTH 74°39'49" WEST ALONG SAID CENTERLINE OF JURUPA ROAD, A DISTANCE OF 31.20 FEET TO THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID GRANT DEED AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID PEDLEY ROAD;

THENCE NORTH 00°37'00" EAST ALONG SAID SOUTHERLY PROLONGATION, A DISTANCE OF 52.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID GRANT DEED, BEING THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID JURUPA ROAD AND SAID WESTERLY RIGHT-OF-WAY LINE, AND THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 74°39'49" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 26.30 FEET;

THENCE NORTH 15°20'11" WEST, A DISTANCE OF 4.00 FEET;

THENCE NORTH 45°37'15" EAST, A DISTANCE OF 37.31 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF PEDLEY ROAD;

THENCE SOUTH 00°37'00" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 23.00 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 356 SQUARE FEET OR 0.008 ACRES MORE OR LESS

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000007910 TO OBTAIN GROUND DISTANCE.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART THEREOF.

PREPARED UNDER MY SUPERVISION:

  
TIMOTHY F. RAYBURN, P.L.S. 8455

7/23/2019  
DATED:



# EXHIBIT "B"

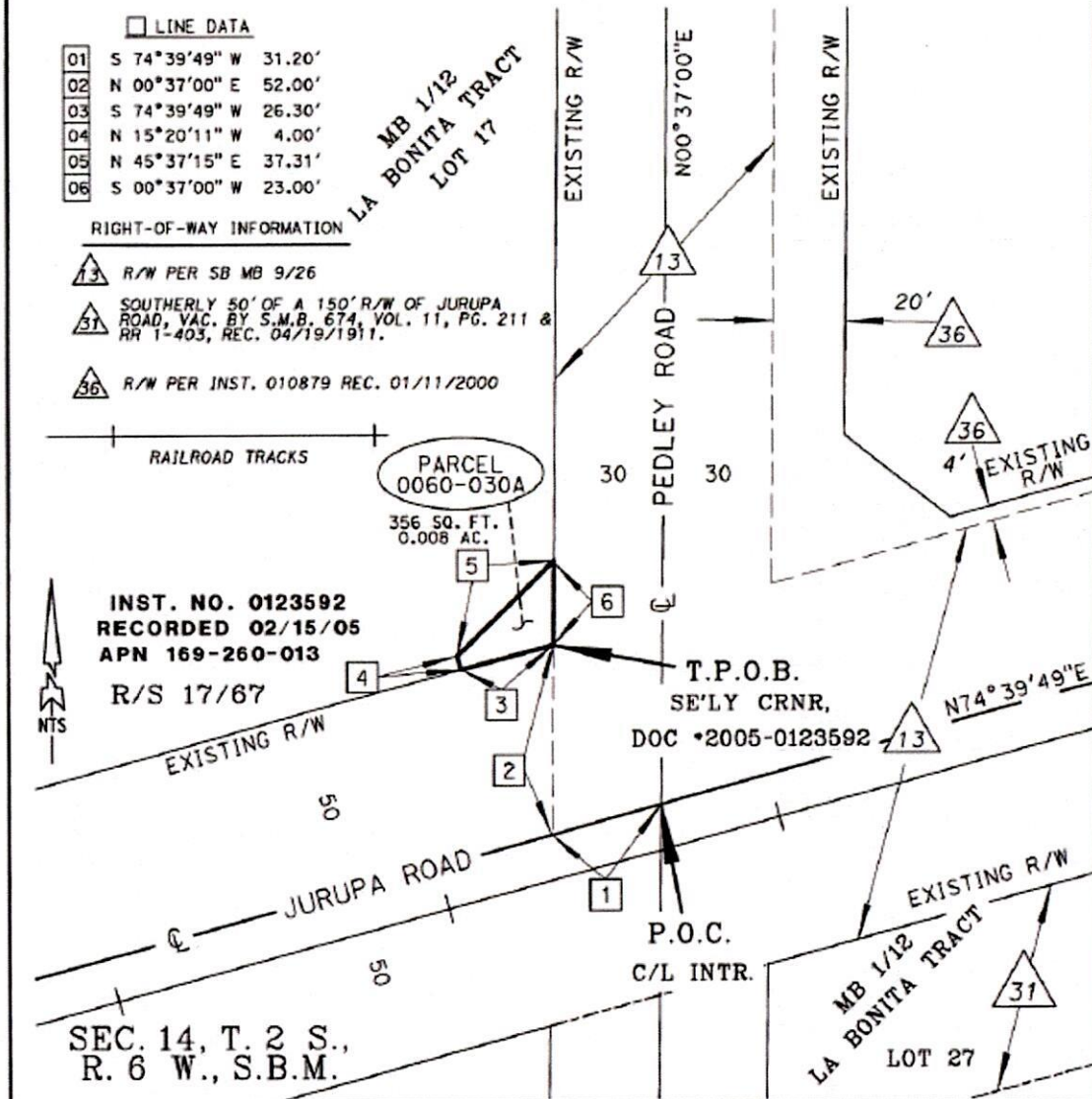
(0060-030A)

**LINE DATA**

01	S 74°39'49" W	31.20'
02	N 00°37'00" E	52.00'
03	S 74°39'49" W	26.30'
04	N 15°20'11" W	4.00'
05	N 45°37'15" E	37.31'
06	S 00°37'00" W	23.00'

**RIGHT-OF-WAY INFORMATION**

- R/W PER SB MB 9/26
- SOUTHERLY 50' OF A 150' R/W OF JURUPA ROAD, VAC. BY S.M.B. 674, VOL. 11, PG. 211 & RR 1-403, REC. 04/19/1911.
- R/W PER INST. 010879 REC. 01/11/2000



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791

PCL No.: 0060-030A  
 WO No.: C8-0060  
 SCALE: NTS  
 PREPARED BY: DPM  
 DATE: JULY, 2019  
 SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
 SURVEY DIVISION

PROJECT: JURUPA ROAD GRADE SEPARATION

THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

APPROVED BY: *[Signature]* DATE: 7/23/2019







# THE PRESS-ENTERPRISE **PE.com**

CALL: (951) 368-9222  
 EMAIL: legals@pe.com

DATE	ORDER NUMBER	PONumber	PRODUCT	SIZE	Amount
06/20/20	0011392036		PE Riverside	4 x 364 Li	1892.80
06/27/20	0011392036		PE Riverside	4 x 364 Li	1747.20
07/04/20	0011392036		PE Riverside	4 X 364 Li	1747.20

**Invoice text:** NOH-Resolution No. 2020-033

*Facilitates Management -  
 Real Estate & TMA -  
 Transportation  
 Item 3.22 of 6/16/20*

**Place by:** Hannah Lumanauw

## Legal Advertising Memo Invoice

BALANCE DUE
\$5,387.20

SALES/CONTACT INFO	ADVERTISER INFORMATION			
Nick Eller 951-368-9229	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
	7/4/2020	5209148	5209148	BOARD OF SUPERVISORS

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE



THE PRESS-ENTERPRISE **PE.com**

Legal Advertising Memo Invoice

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
7/4/2020	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
\$5,387.20	0011392036	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

BOARD OF SUPERVISORS  
 COUNTY OF RIVERSIDE  
 PO BOX 1147  
 RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPERS PARTNERSHIP  
 dba The Press-Enterprise  
 PO Box 65210  
 COLORADO SPRINGS, CO 80962-5210



# THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100  
Riverside, CA 92507  
951-684-1200  
951-368-9018 FAX

**PROOF OF PUBLICATION  
(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF


Ad Desc.: NOH-Resolution No. 2020-033 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

**06/20, 06/27, 07/04/2020**

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: July 04, 2020  
At: Riverside, California

  
Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
PO BOX 1147  
RIVERSIDE, CA 92502

Ad Number: 0011392036-01

P.O. Number:

Ad Copy:

## NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE

**Resolution No. 2020-033  
Notice of Intention to Adopt a Resolution of Necessity for the  
Jurupa Road Grade Separation Project in the City of Jurupa Valley**

**WHEREAS**, the portion of real properties that are the subject of this Notice (collectively the "Subject Property") are located in the City of Jurupa Valley, County of Riverside, State of California, are legally described on the documents attached hereto as Exhibit "A" and Exhibit "B" (and incorporated herein by this reference), are referenced as Parcel Nos. 0060-004B, 0060-004C, 0060-004D, 0060-004E, 0060-004G, and 0060-004H; Parcel Nos. 0060-007C, 0060-007D, 0060-007E, 0060-007F, 0060-007G, 0060-007H, 0060-007I and 0060-007J; Parcel Nos. 0060-008A and 0060-008B; Parcel Nos. 0060-009A, 0060-009B, 0060-009C, 0060-009D, 0060-009E, and 0060-009F; Parcel No. 0060-012A; Parcel No. 0060-013A; Parcel No. 0060-014A; Parcel No. 0060-016A; Parcel Nos. 0060-017A and 0060-017B; Parcel Nos. 0060-019A and 0060-019B; Parcel Nos. 0060-024A, 0060-024B, and 0060-024C; Parcel Nos. 0060-027E and 0060-027F; Parcel No. 0060-028A; Parcel No. 0060-029A; and Parcel No. 0060-030A and are portions of larger real properties in all cases;

**WHEREAS**, the real properties that are the subject of this Notice (collectively the "Subject Fee Acquisition") are located in the City of Jurupa Valley, County of Riverside, State of California, are legally described on the document attached hereto as Exhibit "A" and Exhibit "B" (and incorporated herein by this reference) are referenced as Parcel Nos. 0060-004A, 0060-005A, and 0060-007A.

**WHEREAS**, the Subject Property and Subject Fee Acquisition and the corresponding Assessor's Parcel Number(s), are listed below in Table One:

TABLE ONE

Assessor's Parcel Number(s)	Parcel Nos.
167-160-007 (portion; fee)	0060-004A
167-160-008 (portion; fee)	
167-160-009 (portion; fee)	
167-160-010 (portion; fee)	
167-160-007 (portion)	0060-004B
167-160-008 (portion)	0060-004C
167-160-009 (portion)	0060-004D
167-160-010 (portion)	0060-004E
167-160-011 (portion)	0060-004G
	0060-004H
167-160-044 (full fee)	0060-005A
167-160-020 (full fee)	0060-007A
167-160-019 (portion)	0060-007C
	0060-007D
	0060-007E
	0060-007F
	0060-007G
	0060-007H
	0060-007I
	0060-007J
169-220-018 (portion)	0060-008A
	0060-008B
167-220-019 (portion)	0060-009A
167-220-020 (portion)	0060-009B
167-220-021 (portion)	0060-009C
	0060-009D
	0060-009E
	0060-009F
167-222-001 (portion)	0060-012A
167-222-002 (portion)	0060-013A
167-222-003 (portion)	0060-014A
167-222-012 (portion)	0060-016A
167-231-011 (portion)	0060-017A
	0060-017B
167-232-001 and 167-232-002 (portions)	0060-024A
	0060-024B
	0060-024C
167-330-013 (portion)	0060-027E
	0060-027F
167-110-019 (portion)	0060-028A
169-270-008 (portion)	0060-029A
169-260-013 (portion)	0060-030A

**WHEREAS**, one of the Union Pacific Railroad crossings in the City of Jurupa Valley is an at-grade crossing at Jurupa Road and Van Buren Boulevard. Traffic traveling on Jurupa Road in the immediate vicinity of the railroad crossing and Van Buren Boulevard must wait at the tracks for trains to pass before they are able to cross the tracks;

**WHEREAS**, the proposed project that is the subject of this Notice (the "Project") is to create a below-grade crossing for Jurupa Road that passes under the Union Pacific Railroad tracks and Van Buren Boulevard in the City of Jurupa Valley;

**WHEREAS**, the Project will improve access and safety for the City of Jurupa Valley and improve goods and services movement through the region;

**WHEREAS**, Parcel Nos. 0060-004A; 0060-005A; and 0060-007A are needed in fee simple interest for the Project;

**WHEREAS**, Parcel No. 0060-017A represents 201.54 lineal feet of relinquishment of abutters rights of access needed for the Project;

**WHEREAS**, permanent easements in Parcel Nos. 0060-008A; 0060-009A; 0060-024A; 0060-027E; 0060-029A; and 0060-030A are needed for public road purposes for the Project;

**WHEREAS**, permanent easements in Parcel Nos. 0060-007E; 0060-009B; and 0060-019A are needed for storm drainage purposes for the Project;

**WHEREAS**, permanent easements in Parcel Nos. 0060-024B; 0060-024C; and 0060-028A are needed for slope purposes for the Project;



**WHEREAS**, a permanent easement in Parcel No. 0060-027F is needed for slope/drainage purposes for the Project;

**WHEREAS**, permanent easements in Parcel Nos. 0060-004D; 0060-004G; 0060-007C; and 0060-007D are needed for access purposes for the Project;

**WHEREAS**, a permanent easement in Parcel No. 0060-007H is needed for utility and access purposes (AT&T) to relocate utilities for the Project;

**WHEREAS**, a permanent easement in Parcel No. 0060-007I is needed for utility and access purposes (Verizon) to relocate utilities for the Project;

**WHEREAS**, Parcel Nos. 0060-004B, 0060-004C, 0060-004E, and 0060-004H; Parcel Nos. 0060-007F and 0060-007J; Parcel No. 0060-008B, Parcel Nos. 0060-009C, 0060-009D, and 0060-009E; Parcel No. 0060-012A; Parcel No. 0060-013A, Parcel No. 0060-014A; Parcel No. 0060-016A, Parcel No. 0060-017B; and Parcel No. 0060-019B are non-exclusive temporary construction easements in favor of the County, its agents, employees and contractors, for a period not to exceed thirty six (36) months necessary for construction purposes incidental to the Project;

**WHEREAS**, Parcel Nos. 0060-007G and 0060-009F are non-exclusive temporary construction easements in favor of the County, its agents, employees, and contractors for a period not to exceed seven (7) months necessary for installation and construction of a storm drainage system;

**WHEREAS**, the interests in the Subject Properties and Subject Fee Acquisition that are the subject of this notice (collectively the "Subject Property Interest") are identified below in Table Two; and

Table Two

Subject Property	Fee Simple	Permanent Easement	Non-Exclusive Temporary Construction Easement
0060-004A	X		
0060-004B			X
0060-004C			X
0060-004D		Access/Maintenance Access	
0060-004E			X
0060-004G			
0060-004H			X
0060-005A	X		
0060-007A	X		
0060-007C		Access	
0060-007D		Access	
0060-007E		Storm drainage	
0060-007F			X
0060-007G			X
0060-007H		Utility/Access	
0060-007I		(AT&T)	
0060-007J		Utility/Access (Verizon)	X
0060-008A		Road	
0060-008B			X
0060-009A		Road	
0060-009B		Storm drainage	
0060-009C			X
0060-009D			X
0060-009E			X
0060-009F			X
0060-012A			X
0060-013A			X
0060-014A			X
0060-016A			X
0060-017A		201.54 lineal feet of relinquishment of abutters rights	
0060-017B			X
0060-019A		Storm drainage	
0060-019B			X
0060-024A		Road	
0060-024B		Slope	
0060-024C		Slope	
0060-027E		Road	
0060-027F		Slope and drainage	
0060-028A		Slope	
0060-029A		Road	
0060-030A		Road	

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

Now, therefore, **BE IT RESOLVED AND ORDERED** as follows by the Board of Supervisors of Riverside County, State of California, in regular session assembled on June 16, 2020.

1. YOU ARE HEREBY NOTIFIED that this Board (at its public hearing on July 14, 2020, at 9:30 a.m. in the meeting room of the Board of Supervisors located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California) may decide to adopt a Resolution of Necessity that would authorize the County of Riverside to acquire the Subject Property Interests by eminent domain (and that would find and determine each of the following matters):

- (a) That the public interest and necessity require the Project;
- (b) That the Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (c) That the Subject Property Interests are necessary for the Project;
- (d) That the offers required by Section 7267.2 of the Government Code have been made to the owners of record of the Subject Property and Subject Fee Acquisition;



# THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100  
Riverside, CA 92507  
951-684-1200  
951-368-9018 FAX

## PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

### PROOF OF PUBLICATION OF

Ad Desc.: NOH-Resolution No. 2020-033 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

**06/27, 07/04/2020**

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: July 04, 2020  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
PO BOX 1147  
RIVERSIDE, CA 92502

Ad Number: 0011392036-02

P.O. Number:

### Ad Copy:

not unreasonably interfere with or impair the continuance of the public use as it presently exists or may reasonably be expected to exist in the future (California Code of Civil Procedure Section 1240.510) or the use of the Project is a more necessary public use than is the presently existing public use (California Code of Civil Procedure Section 1240.610);

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

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

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

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

6. The Clerk of the Board of Supervisors shall cause a copy of this Notice to be sent by first-class mail to each owner of record whose property may be acquired by eminent domain and whose name and address appears on the last equalized county assessment roll (including the roll of state-assessed property).

### ROLL CALL:

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on June 16, 2020.

KECIA R. HARPER, Clerk of said Board  
By: Hannah Lumanauw, 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.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

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

Dated: June 17, 2020      Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant  
6/20, 6/27, 7/04

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

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

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

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

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

6. The Clerk of the Board of Supervisors shall cause a copy of this Notice to be sent by first-class mail to each owner of record whose property may be acquired by eminent domain and whose name and address appears on the last equalized county assessment roll (including the roll of state-assessed property).

**ROLL CALL:**

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt

Nays: None

Absent: None

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on June 16, 2020.

KECIA R. HARPER, Clerk of said Board

By: Hannah Lumanauw, 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.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

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

Dated: June 17, 2020

Kecia R. Harper, Clerk of the Board

By: Hannah Lumanauw, Board Assistant

6/20, 6/27, 7/04





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 R. HARPER**  
Clerk of the Board of Supervisors

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

June 17, 2020

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

PH: (951) 368-9225  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

**RE: NOTICE OF PUBLIC HEARING: RESOLUTION NO. 2020-033 INTENT TO  
ADOPT A RESOLUTION OF NECESSITY FOR THE JURUPA ROAD GRADE  
SEPARATION PROJECT IN THE CITY OF JURUPA VALLEY**

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **THREE (3) TIMES** on **THREE SATURDAYS: JUNE 20, JUNE 27, and JULY 04, 2020.**

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,

*Hannah Lumanauw*

Board Assistant to:  
KECIA R. HARPER, CLERK OF THE BOARD



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

**Resolution No. 2020-033**

**Notice of Intention to Adopt a Resolution of Necessity for the Jurupa Road Grade Separation Project in the City of Jurupa Valley**

**WHEREAS**, the portion of real properties that are the subject of this Notice (collectively the “Subject Property”) are located in the City of Jurupa Valley, County of Riverside, State of California, are legally described on the documents attached hereto as Exhibit “A” and Exhibit “B” (and incorporated herein by this reference), are referenced as Parcel Nos. 0060-004B, 0060-004C, 0060-004D, 0060-004E, 0060-004G, and 0060-004H; Parcel Nos. 0060-007C, 0060-007D, 0060-007E, 0060-007F, 0060-007G, 0060-007H, 0060-007I and 0060-007J; Parcel Nos. 0060-008A and 0060-008B; Parcel Nos. 0060-009A, 0060-009B, 0060-009C, 0060-009D, 0060-009E, and 0060-009F; Parcel No. 0060-012A; Parcel No. 0060-013A; Parcel No. 0060-014A; Parcel No. 0060-016A; Parcel Nos. 0060-017A and 0060-017B; Parcel Nos. 0060-019A and 0060-019B; Parcel Nos. 0060-024A, 0060-024B, and 0060-024C; Parcel Nos. 0060-027E and 0060-027F; Parcel No. 0060-028A; Parcel No. 0060-029A; and Parcel No. 0060-030A and are portions of larger real properties in all cases;

**WHEREAS**, the real properties that are the subject of this Notice (collectively the “Subject Fee Acquisition”) are located in the City of Jurupa Valley, County of Riverside, State of California, are legally described on the document attached hereto as Exhibit “A” and Exhibit “B” (and incorporated herein by this reference) are referenced as Parcel Nos. 0060-004A, 0060-005A, and 0060-007A.

**WHEREAS**, the Subject Property and Subject Fee Acquisition and the corresponding Assessor’s Parcel Number(s), are listed below in Table One:

TABLE ONE	
Assessor’s Parcel Number(s)	Parcel Nos.
167-160-007 (portion; fee) 167-160-008 (portion; fee) 167-160-009 (portion; fee) 167-160-010 (portion; fee)	0060-004A
167-160-007 (portion) 167-160-008 (portion) 167-160-009 (portion) 167-160-010 (portion) 167-160-011 (portion)	0060-004B 0060-004C 0060-004D 0060-004E 0060-004G 0060-004H
167-160-044 (full fee)	0060-005A
167-160-020 (full fee) 167-160-019 (portion)	0060-007A 0060-007C 0060-007D 0060-007E 0060-007F 0060-007G 0060-007H 0060-007I 0060-007J
169-220-018 (portion)	0060-008A 0060-008B
167-220-019 (portion) 167-220-020 (portion) 167-220-021 (portion)	0060-009A 0060-009B 0060-009C

TABLE ONE	
Assessor's Parcel Number(s)	Parcel Nos.
	0060-009D 0060-009E 0060-009F
167-222-001 (portion)	0060-012A
167-222-002 (portion)	0060-013A
167-222-003 (portion)	0060-014A
167-222-012 (portion)	0060-016A
167-231-011 (portion)	0060-017A 0060-017B
167-232-001 and 167-232-002 (portions)	0060-019A 0060-019B
169-230-003 and 169-300-012 (portions)	0060-024A 0060-024B 0060-024C
167-330-013 (portion)	0060-027E 0060-027F
167-110-019 (portion)	0060-028A
169-270-008 (portion)	0060-029A
169-260-013 (portion)	0060-030A

**WHEREAS**, one of the Union Pacific Railroad crossings in the City of Jurupa Valley is an at-grade crossing at Jurupa Road and Van Buren Boulevard. Traffic traveling on Jurupa Road in the immediate vicinity of the railroad crossing and Van Buren Boulevard must wait at the tracks for trains to pass before they are able to cross the tracks;

**WHEREAS**, the proposed project that is the subject of this Notice (the "Project") is to create a below-grade crossing for Jurupa Road that passes under the Union Pacific Railroad tracks and Van Buren Boulevard in the City of Jurupa Valley;

**WHEREAS**, the Project will improve access and safety for the City of Jurupa Valley and improve goods and services movement through the region;

**WHEREAS**, Parcel Nos. 0060-004A; 0060-005A; and 0060-007A are needed in fee simple interest for the Project;

**WHEREAS**, Parcel No. 0060-017A represents 201.54 lineal feet of relinquishment of abutters rights of access needed for the Project;

**WHEREAS**, permanent easements in Parcel Nos. 0060-008A; 0060-009A; 0060-024A; 0060-027E; 0060-029A; and 0060-030A are needed for public road purposes for the Project;

**WHEREAS**, permanent easements in Parcel Nos. 0060-007E; 0060-009B; and 0060-019A are needed for storm drainage purposes for the Project;

**WHEREAS**, permanent easements in Parcel Nos. 0060-024B; 0060-024C; and 0060-028A are needed for slope purposes for the Project;

**WHEREAS**, a permanent easement in Parcel No. 0060-027F is needed for slope/drainage purposes for the Project;

**WHEREAS**, permanent easements in Parcel Nos. 0060-004D; 0060-004G; 0060-007C; and 0060-007D are needed for access purposes for the Project;

**WHEREAS**, a permanent easement in Parcel No. 0060-007H is needed for utility and access purposes (AT&T) to relocate utilities for the Project;

**WHEREAS**, a permanent easement in Parcel No. 0060-007I is needed for utility and access purposes (Verizon) to relocate utilities for the Project;

**WHEREAS**, Parcel Nos. 0060-004B, 0060-004C, 0060-004E, and 0060-004H; Parcel Nos. 0060-007F and 0060-007J; Parcel No. 0060-008B, Parcel Nos. 0060-009C, 0060-009D, and 0060-009E; Parcel



No. 0060-012A; Parcel No. 0060-013A, Parcel No. 0060-014A; Parcel No. 0060-016A, Parcel No. 0060-017B; and Parcel No. 0060-019B are non-exclusive temporary construction easements in favor of the County, its agents, employees and contractors, for a period not to exceed thirty six (36) months necessary for construction purposes incidental to the Project;

**WHEREAS**, Parcel Nos. 0060-007G and 0060-009F are non-exclusive temporary construction easements in favor of the County, its agents, employees, and contractors for a period not to exceed seven (7) months necessary for installation and construction of a storm drainage system;

**WHEREAS**, the interests in the Subject Properties and Subject Fee Acquisition that are the subject of this notice (collectively the "Subject Property Interest") are identified below in Table Two; and

Table Two			
Subject Property	Fee Simple	Permanent Easement	Non-Exclusive Temporary Construction Easement
0060-004A 0060-004B 0060-004C 0060-004D 0060-004E 0060-004G 0060-004H	X	Access/Maintenance  Access	X X  X  X
0060-005A	x		
0060-007A 0060-007C 0060-007D 0060-007E 0060-007F 0060-007G 0060-007H 0060-007I 0060-007J	x	Access Access Storm drainage  Utility/Access (AT&T) Utility/Access (Verizon)	X X   X
0060-008A 0060-008B		Road	x
0060-009A 0060-009B 0060-009C 0060-009D 0060-009E 0060-009F		Road Storm drainage	X X X X
0060-012A			X
0060-013A			X
0060-014A			X
0060-016A			X
0060-017A 0060-017B		201.54 lineal feet of relinquishment of abutters rights	X
0060-019A 0060-019B		Storm drainage	x
0060-024A 0060-024B		Road Slope	



Table Two			
Subject Property	Fee Simple	Permanent Easement	Non-Exclusive Temporary Construction Easement
0060-024C		Slope	
0060-027E		Road	
0060-027F		Slope and drainage	
0060-028A		Slope	
0060-029A		Road	
0060-030A		Road	

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

Now, therefore, **BE IT RESOLVED AND ORDERED** as follows by the Board of Supervisors of Riverside County, State of California, in regular session assembled on June 16, 2020.

1. YOU ARE HEREBY NOTIFIED that this Board (at its public hearing on July 14, 2020, at 9:30 a.m. in the meeting room of the Board of Supervisors located on the 1<sup>st</sup> floor of the County Administrative Center, 4080 Lemon Street, Riverside, California) may decide to adopt a Resolution of Necessity that would authorize the County of Riverside to acquire the Subject Property Interests by eminent domain (and that would find and determine each of the following matters):

- (a) That the public interest and necessity require the Project;
- (b) That the Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (c) That the Subject Property Interests are necessary for the Project;
- (d) That the offers required by Section 7267.2 of the Government Code have been made to the owners of record of the Subject Property and Subject Fee Acquisition;
- (e) That, to the extent that the Subject Property is already devoted to a public use, the use of the Project is a compatible use that will not unreasonably interfere with or impair the continuance of the public use as it presently exists or may reasonably be expected to exist in the future (California Code of Civil Procedure Section 1240.510) or the use of the Project is a more necessary public use than is the presently existing public use (California Code of Civil Procedure Section 1240.610);

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

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

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

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

6. The Clerk of the Board of Supervisors shall cause a copy of this Notice to be sent by first-class mail to each owner of record whose property may be acquired by eminent domain and whose name and address appears on the last equalized county assessment roll (including the roll of state-assessed property).

**ROLL CALL:**

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt

Nays: None  
Absent: None

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on June 16, 2020.

KECIA R. HARPER, Clerk of said Board  
By: Hannah Lumanauw, 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.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

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

Dated: June 17, 2020

Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Clayson, Baine, & Saunders  
 Attn: David R. Saunders  
 601 S. Main Street  
 Corona, CA 92882



9590 9402 3534 7305 9046 07

## 2. Article Number (Transfer from service label)

**COMPLETE THIS SECTION ON DELIVERY**

## A. Signature

X

*(Signature)* Reale-72  
 C-19

 Agent Addressee

## B. Received by (Printed Name)

Clayson - Baine - Saunders

## C. Date of Delivery

6/30/20

## D. Is delivery address different from item 1?

 Yes

If YES, enter delivery address below:

 No

## 3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)

 Priority Mail Express® Registered Mail™ Registered Mail Restricted Delivery Return Receipt for Merchandise Signature Confirmation™ Signature Confirmation Restricted Delivery



USPS TRACKING #



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

9590 9402 3534 7305 9046 07

United States  
Postal Service

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

2020 JUL -9 AM 10:32

• Sender: Please print your name, address, and ZIP+4® in this box•

CLERK OF THE BOARD  
P. O. BOX 1147  
RIVERSIDE, CA. 92502-1147

\*Resolution 2020-033

USPS

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**1. Article Addressed to:**

Balog & Rascher, LLP  
 Attn: Tim Balog  
 1601 Dove St., Ste. 184  
 Newport Beach, CA 92660



9590 9402 3035 7124 4565 72

**2. Article Number (Transfer from service label)**

7013 0600 0001 1305 5574

**COMPLETE THIS SECTION ON DELIVERY**

**A. Signature**

**X** *[Handwritten Signature]*  
 2020 JUN 29

- Agent
- Addressee

**B. Received by (Printed Name)**

**C. Date of Delivery**

**D. Is delivery address different from item 1?**

If YES, enter delivery address below:

- Yes
- No



**3. Service Type**

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

RECEIVED BY THE SUPERVISOR OF SUPERVISOR

USPS TRACKING#



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

9590 9402 3035 7124 4565 72

**United States  
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box•

**CLERK OF THE BOARD  
P. O. BOX 1147  
RIVERSIDE, CA. 92502-1147**

FWD

\* Resolution 2020-033



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**1. Article Addressed to:**

Yuen Chen, Kay Chen,  
Veng Sov, Simone Sov,  
Stater Brothers Market  
9252 Tara Circle  
Riverside, CA 92509



9590 9402 3534 7305 9045 22

**2. Article Number (Transfer from service label)**

P 114 723 472

**COMPLETE THIS SECTION ON DELIVERY****A. Signature**

GG937C19

 Agent Addressee**B. Received by (Printed Name)**

GG937C19

**C. Date of Delivery**

6/23/20

**D. Is delivery address different from item 1?** Yes

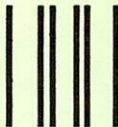
If YES, enter delivery address below:

 No**3. Service Type**

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

USPS TRACKING#



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

9590 9402 3534 7305 9045 22

United States  
Postal Service

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

2020 JUN 24 AM 9:57

• Sender: Please print your name, address, and ZIP+4® in this box•

CLERK OF THE BOARD  
P. O. BOX 1147  
RIVERSIDE, CA. 92502-1147

\* Resolution 2020-033

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Michael S. Allec  
 Carol W. Allec  
 9750 Tralena Street  
 Juniper Valley, CA 92509



9590 9402 3534 7305 9045 91

## 2. Article Number (Transfer from service label)

7008 1830 0000 3848 1629

**COMPLETE THIS SECTION ON DELIVERY**

## A. Signature

X

- 
- Agent
- 
- 
- Addressee

## B. Received by (Printed Name)

JJ948 C19

## C. Date of Delivery

6.23.20

- D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

## 3. Service Type

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input checked="" type="checkbox"/> Certified Mail®                    | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |



USPS TRACKING #



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

9590 9402 3534 7305 9045 91

**United States  
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box•

CLERK OF THE BOARD  
P. O. BOX 1147  
RIVERSIDE, CA. 92502-1147

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

2020 JUN 24 AM 9:57

\* Resolution 2020-033

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Fulbertson, Lemann, Schaefer, Dominick  
LLP.  
215 North "D" St., 1<sup>st</sup> FL  
San Bernardino, CA 92401



9590 9402 3534 7305 9045 84

2. Article Number (Transfer from service label)

7002 1000 0005 0460 6337

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X** Agent Addressee

B. Received by (Printed Name)

C-19

C. Date of Delivery

6/23

D. Is delivery address different from item 1?

 Yes

If YES, enter delivery address below:

 No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

USPS TRACKING#



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

9590 9402 3534 7305 9045 84

United States  
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

CLERK OF THE BOARD  
P. O. BOX 1147  
RIVERSIDE, CA. 92502-1147

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

2020 JUN 24 AM 9:58

\* Resolution 2020-033



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**1. Article Addressed to:**

V & S Land Holdings  
 4510 Rutile Street  
 Sunpa Valley, CA 92509



9590 9402 3035 7124 4566 02

**2. Article Number (Transfer from service label)**

7013 0600 0001 1305 5543

**COMPLETE THIS SECTION ON DELIVERY****A. Signature****X**
 Agent Addressee**B. Received by (Printed Name)**

J.J. 948 C19

**C. Date of Delivery**

7.11.20

- D. Is delivery address different from item 1?**  Yes  
 If YES, enter delivery address below:  No

**3. Service Type**

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

USPS TRACKING #



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

9590 9402 3035 7124 4566 02

United States  
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

CLERK OF THE BOARD  
P. O. BOX 1147  
RIVERSIDE, CA. 92502-1147

\* Resolution 2020-033

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

2020 JUL -2 AM 10:05

92502-1147 8007

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

G & M Realco, LLC;  
 c/o G & M Oil, LLC;  
 Attn: Mike Heglund  
 16868 A. Lane  
 Huntington Beach, CA 92647



9590 9402 3534 7305 9044 61

## 2. Article Number (Transfer from service label)

R 114723479

**COMPLETE THIS SECTION ON DELIVERY**

## A. Signature

X

Rt 747

- 
- Agent
- 
- 
- Addressee

## B. Received by (Printed Name)

Covid 19

## C. Date of Delivery

6/25/20

## D. Is delivery address different from item 1?

If YES, enter delivery address below:

- 
- Yes
- 
- 
- No

## 3. Service Type

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input checked="" type="checkbox"/> Certified Mail®                    | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |



USPS TRACKING #



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

9590 9402 3534 7305 9044 61

United States  
Postal Service

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

2020 JUN 30 PM 12:40

• Sender: Please print your name, address, and ZIP+4® in this box•

CLERK OF THE BOARD  
P. O. BOX 1147  
RIVERSIDE, CA. 92502-1147

\* Resolution 2020-033

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Brad Kuhn  
 Attorney at Law  
 Nossaman LLP  
 18101 Von Karman Ave., Ste. 1800  
 Irvine, CA 92612



9590 9402 3534 7305 9044 47

## 2. Article Number (Transfer from service label)

P 114 723 134

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

B. Received by (Printed Name)

DAVID LEARSON

C. Date of Delivery

JUN 15 2020

 D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No


## 3. Service Type

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input checked="" type="checkbox"/> Certified Mail®                    | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

USPS TRACKING #



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

9590 9402 3534 7305 9044 47

United States  
Postal Service

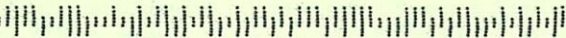
• Sender: Please print your name, address, and ZIP+4® in this box•

**CLERK OF THE BOARD**  
**P. O. BOX 1147**  
**RIVERSIDE, CA. 92502-1147**

\* Resolution 2020-033

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

2020 JUL -2 AM 10:05





**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Laine Jimenez  
 Maria E. Jimenez  
 9360 Jumba Road  
 Jumba Valley, CA 92809



9590 9402 3534 7305 9046 21

2. Article Number (Transfer from service label)

7008 1830 0000 3848 1599

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

 X *Magdalena Jimenez*
 Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

 D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type

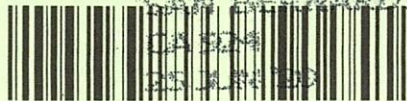
 Adult Signature Adult Signature Restricted Delivery Certified Mail® Certified Mail Restricted Delivery Collect on Delivery Collect on Delivery Restricted Delivery

] Insured Mail

] Insured Mail Restricted Delivery (over \$500)

 Priority Mail Express® Registered Mail™ Registered Mail Restricted Delivery Return Receipt for Merchandise Signature Confirmation™ Signature Confirmation Restricted Delivery

USPS TRACKING #



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

9590 9402 3534 7305 9046 21

United States  
Postal Service

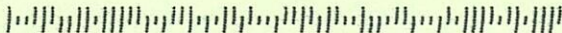
RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISOR

2020 JUN 30 PM 12:40

• Sender: Please print your name, address, and ZIP+4® in this box•

CLERK OF THE BOARD  
P. O. BOX 1147  
RIVERSIDE, CA. 92502-1147

\* Resolution No. 2020-033



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Barry A. Ross  
 2 Ventura Ste. 450  
 Irvine, CA 92618



9590 9402 3534 7305 9044 78

## 2. Article Number (Transfer from service label)

P114723478

**COMPLETE THIS SECTION ON DELIVERY**

## A. Signature

X

 Agent Addressee

## B. Received by (Printed Name)

## C. Date of Delivery

Does delivery address differ from item 1?  YesIf YES, enter delivery address below:  No

*[Handwritten Signature]*  
 JUN 29 2020  
 92619 UNV  
 0250

## 3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery



USPS TRACKING#



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

9590 9402 3534 7305 9044 78

United States  
Postal Service

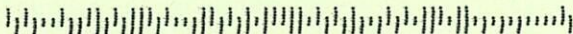
RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

2020 JUL -2 AM 10:05

• Sender: Please print your name, address, and ZIP+4® in this box•

CLERK OF THE BOARD  
P. O. BOX 1147  
RIVERSIDE, CA. 92502-1147

\* Resolution 2020-033



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**1. Article Addressed to:**

MMSE Hill, L.P.  
 Attn: Mr. Mel Schantz  
 4910 Campus Drive  
 Newport Beach, CA 92660



9590 9402 3035 7124 4565 89

**2. Article Number (Transfer from service label)**

7013 0600 0001 1305 5567

**COMPLETE THIS SECTION ON DELIVERY****A. Signature****X**

- Agent  
 Addressee

**B. Received by (Printed Name)**

57 C-19

**C. Date of Delivery**

6/24/20

- D. Is delivery address different from item 1?**  Yes  
 If YES, enter delivery address below:  No

**3. Service Type**

- Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Insured Mail  
 Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Return Receipt for Merchandise  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

USPS TRACKING #



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

9590 9402 3035 7124 4565 89

United States  
Postal Service

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

2020 JUL -2 AM 10:05

• Sender: Please print your name, address, and ZIP+4® in this box•

CLERK OF THE BOARD  
P.O. BOX 1147  
RIVERSIDE, CA. 92502-1147

\* Resolution 2020-033



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**1. Article Addressed to:**

Summa Valley Campus Holding  
 Attn: Vincent Tang  
 18101 Von Karman, Ste. 1200  
 Irvine, CA 92612



9590 9402 3534 7305 9044 54

**2. Article Number (Transfer from service label)**

P 11472335

**COMPLETE THIS SECTION ON DELIVERY****A. Signature**

X GOE YEONS.  A

**B. Received by (Printed Name)**

L 1236 919

**C. Delivery**

6/29

- D. Is delivery address different from item 1?**  Yes  
 If YES, enter delivery address below:  No

**3. Service Type**

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input checked="" type="checkbox"/> Certified Mail®                    | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

USPS TRACKING#



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

9590 9402 3534 7305 9044 54

United States  
Postal Service

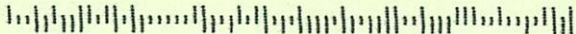
RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

2020 JUL -2 AM 10:05

• Sender: Please print your name, address, and ZIP+4® in this box•

CLERK OF THE BOARD  
P. O. BOX 1147  
RIVERSIDE, CA. 92502-1147

\*Resolution 2020-033



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Reyes Sosa Puccio  
 Jose Caballero Jacobo  
 9422 Sunipa Road  
 Sunipa Valley, CA 92509

2. Article Number (Copy from service label)

7015 0640 0005 0621 5888

**COMPLETE THIS SECTION ON DELIVERY**

A. Received by (Please Print Clearly)

OK 938 C19

B. Date of Delivery

6-23

C. Signature

x J. Jacobo

 Agent AddresseeD. Is delivery address different from item 1?  Yes

If YES, enter delivery address below:

 No

3. Service Type

 Certified Mail Express Mail Registered Return Receipt for Merchandise Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee)

 Yes



UNITED STATES POSTAL SERVICE



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

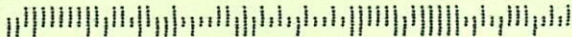
- Sender: Please print your name, address, and ZIP+4 in this box •

CLERK OF SUPERVISOR  
RIVERSIDE COUNTY

2020 JUN 30 PM 12:39

CLERK OF THE BOARD  
P. O. BOX 1147  
RIVERSIDE, CA. 92502-1147

\*Resolution 2020-033



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Mr. Frank W. Jameson  
 Trustee of the Jameson Trust  
 P.O. Box 80368  
 San Marino, CA 91118



9590 9402 3534 7305 9046 14

## 2. Article Number (Transfer from service label)

7008 1830 0000 3848 1605

**COMPLETE THIS SECTION ON DELIVERY**

## A. Signature

X

- 
- Agent
- 
- 
- Addressee

## B. Received by (Printed Name)

## C. Date of Delivery

## D. Is delivery address different from item 1?

If YES, enter delivery address below:

- 
- Yes
- 
- 
- No

## 3. Service Type

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input checked="" type="checkbox"/> Certified Mail®                    | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

USPS TRACKING#



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

9590 9402 3534 7305 9046 14

United States  
Postal Service

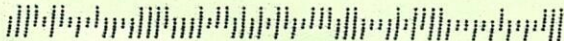
RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

2020 JUN 30 PM 12:39

• Sender: Please print your name, address, and ZIP+4® in this box•

CLERK OF THE BOARD  
P. O. BOX 1147  
RIVERSIDE, CA. 92502-1147

\* Resolution 2020-033





**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Yuen Chen, Kay Chen,  
Veng Sov, Simone Sov,  
Stater Brothers Market  
13442 Flower St., APT. 7  
Garden Grove, CA 92843



9590 9402 3534 7305 9045 77

2. Article Number (Transfer from service label)

7015 0640 0005 0621 5895

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

*PAC*

Agent

Addressee

B. Received by (Printed Name)

*4359 GM*

C. Date of Delivery

*6/25*

D. Is delivery address different from item 1?  Yes

If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

USPS TRACKING#



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

9590 9402 3534 7305 9045 77

United States  
Postal Service

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

2020 JUN 30 PM 12:40

• Sender: Please print your name, address, and ZIP+4® in this box•

CLERK OF THE BOARD  
P. O. BOX 1147  
RIVERSIDE, CA. 92502-1147

\* Resolution 2020-033

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**1. Article Addressed to:**

Gualberto Curiel  
 Dolores Curiel  
 9434 Surupa Road  
 Surupa Valley, CA 92509



9590 9402 3534 7305 9045 15

**2. Article Number (Transfer from service label)**

P 114 723 473

**COMPLETE THIS SECTION ON DELIVERY****A. Signature**

X CK938C19

 Agent Addressee**B. Received by (Printed Name)**

D. Curiel

**C. Date of Delivery**

6-23

**D. Is delivery address different from item 1?**  Yes  
 If YES, enter delivery address below:  No

**3. Service Type**

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)

 Priority Mail Express® Registered Mail™ Registered Mail Restricted Delivery Return Receipt for Merchandise Signature Confirmation™ Signature Confirmation Restricted Delivery



USPS TRACKING #



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

9590 9402 3534 7305 9045 15

United States  
Postal Service

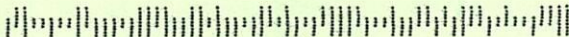
RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

2020 JUN 30 PM 12:40

• Sender: Please print your name, address, and ZIP+4® in this box•

CLERK OF THE BOARD  
P. O. BOX 1147  
RIVERSIDE, CA. 92502-1147

\* Resolution 2020-088



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**1. Article Addressed to:**

Janet Munson  
 166 Leonard Lane  
 Eastsound, WA 98245



9590 9402 3035 7124 4565 65

**2. Article Number (Transfer from service label)**

7013 0600 0001 1305 5581

**COMPLETE THIS SECTION ON DELIVERY****A. Signature**

X

Agent

Addressee

**B. Received by (Printed Name)**

JANET MUNSON

**C. Date of Delivery**

6/25/20

- D. Is delivery address different from item 1?**  Yes  
 If YES, enter delivery address below:  No

**3. Service Type**

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input checked="" type="checkbox"/> Certified Mail®                    | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

USPS TRACKING#



9590 9402 3035 7124 4565 65



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

United States  
Postal Service

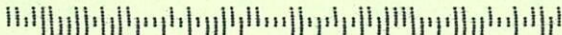
• Sender: Please print your name, address, and ZIP+4® in this box•

CLERK OF THE BOARD  
P. O. BOX 1147  
RIVERSIDE, CA 92502-1147

\* Resolution 2020-033

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2020 JUN 30 PM 12:40





**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Jorge A. Delgado  
 7344 Junipa Rd.  
 Junipa Valley, CA 92509



9590 9402 3534 7305 9044 92

## 2. Article Number (Transfer from service label)

P 114 723 475

**COMPLETE THIS SECTION ON DELIVERY**

## A. Signature

X CK 938 C19

- Agent  
 Addressee

## B. Received by (Printed Name)

J. Delgado

## C. Date of Delivery

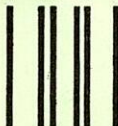
6-23

- D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

## 3. Service Type

- Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Insured Mail  
 Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Return Receipt for Merchandise  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

USPS TRACKING#



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

9590 9402 3534 7305 9044 92

United States  
Postal Service

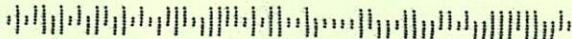
RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

2020 JUN 26 AM 10:02

• Sender: Please print your name, address, and ZIP+4® in this box•

CLERK OF THE BOARD  
P. O. BOX 1147  
RIVERSIDE, CA. 92502-1147

\*Resolution 2020-033



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Gresham Savage Nolan  
& Tilden PC  
Attn: Paige Gosney  
500 E. Hospitality Ln., Ste. 300  
San Bernardino, CA 92408



9590 9402 3534 7305 9046 69

## 2. Article Number (Transfer from service label)

7013 0600 0001 1305 5598

**COMPLETE THIS SECTION ON DELIVERY**

## A. Signature

X JW

 Agent Addressee

## B. Received by (Printed Name)

NK RT29

## C. Date of Delivery

6/25

## D. Is delivery address different from item 1?

 Yes

If YES, enter delivery address below:

 No

## 3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery



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USPS  
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9590 9402 3534 7305 9046 69

United States  
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

CLERK OF THE BOARD  
P. O. BOX 1147  
RIVERSIDE, CA. 92502-1147

ED RIVERSIDE COUNTY  
BOARD OF SUPERVISORS

JUN 24 AM 9:58

\* Resolution 2020-037

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**1. Article Addressed to:**

Yuen Chen, Kay Chen,  
Veng Sov, Simone Sov,  
Stater Brothers Market  
9155 Sunipa Road  
Sunipa Valley, CA 92509



9590 9402 3534 7305 9045 53

**2. Article Number (Transfer from service label)**

P 114 723 469

**COMPLETE THIS SECTION ON DELIVERY****A. Signature**

X G6937 E19  Agent  
 Addressee

**B. Received by (Printed Name)**

G6937 E19

**C. Date of Delivery**

6/23/12

- D. Is delivery address different from item 1?**  Yes  
If YES, enter delivery address below:  No

**3. Service Type**

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input checked="" type="checkbox"/> Certified Mail®                    | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

USPS TRACKING#

9590 9402 3534 7305 9045 53



CA 924  
RIVERSIDE  
9590 9402 3534 7305 9045 53



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USPS  
Permit No. G-10

9590 9402 3534 7305 9045 53

United States  
Postal Service

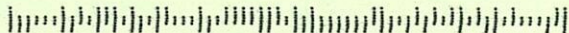
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CLERK / BOARD OF SUPERVISORS

2020 JUN 24 AM 9:58

• Sender: Please print your name, address, and ZIP+4® in this box•

CLERK OF THE BOARD  
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RIVERSIDE, CA. 92502-1147

\*Resolution 2020-033





**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**1. Article Addressed to:**

Yuen Chen, Kay Chen,  
Veng Sov, Simone Sov,  
Stater Brothers Market  
9121 Juniper Road  
Juniper Valley, CA 92509



9590 9402 3534 7305 9045 60

**2. Article Number (Transfer from service label)**

7008 1830 0000 3848 1636

**COMPLETE THIS SECTION ON DELIVERY****A. Signature**

X GG937C19

- Agent  
 Addressee

**B. Received by (Printed Name)**

GG937C19

**C. Date of Delivery**

6/23/10

**D. Is delivery address different from item 1?**

If YES, enter delivery address below:

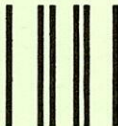
- Yes  
 No

**3. Service Type**

- Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Insured Mail  
 Insured Mail Restricted Delivery (over \$500)

- Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Return Receipt for Merchandise  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

USPS TRACKING #



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

9590 9402 3534 7305 9045 60

United States  
Postal Service

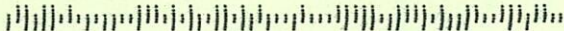
• Sender: Please print your name, address, and ZIP+4® in this box•

CLERK OF THE BOARD  
P. O. BOX 1147  
RIVERSIDE, CA. 92502-1147

\* Resolution 2020-033

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2020 JUN 24 AM 9:58



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Daniel Espinoza  
 Rocio Rodriguez  
 9398 Sunpa Road  
 Sunpa Valley, CA 92509



9590 9402 3534 7305 9044 85

## 2. Article Number (Transfer from service label)

P 114 723 477

**COMPLETE THIS SECTION ON DELIVERY**

## A. Signature

X OK938 C19

- 
- Agent
- 
- 
- Addressee

## B. Received by (Printed Name)

D. ESPINOZA

## C. Date of Delivery

6-23

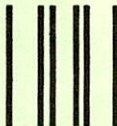
- D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

## 3. Service Type

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input checked="" type="checkbox"/> Certified Mail®                    | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |



USPS TRACKING #



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

9590 9402 3534 7305 9044 85

United States  
Postal Service

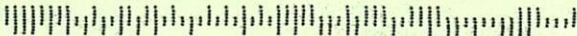
RECEIVED RIVERSIDE COUNTY  
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2020 JUN 26 AM 10:02

• Sender: Please print your name, address, and ZIP+4® in this box•

CLERK OF THE BOARD  
P. O. BOX 1147  
RIVERSIDE, CA. 92502-1147

\* Resolution 2020-033



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Yuen Chen, Kay Chen,  
Veng Sov, Simone Sov,  
Stater Brothers Market  
9155 Sunipa Road  
Sunipa Valley, CA 92509



9590 9402 3534 7305 9045 46

## 2. Article Number (Transfer from service label)

P 114 723 470

**COMPLETE THIS SECTION ON DELIVERY**

## A. Signature

X GG937019

 Agent Addressee

## B. Received by (Printed Name)

GG937019

## C. Date of Delivery

6/23/20

## D. Is delivery address different from item 1?

 Yes

If YES, enter delivery address below:

 No

## 3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

USPS TRACKING#

SAN BERNARDINO



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Postage & Fees Paid  
USPS  
Permit No. G-10

9590 9402 3534 7305 9045 46

United States  
Postal Service

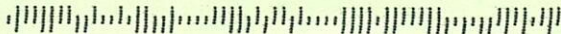
• Sender: Please print your name, address, and ZIP+4® in this box•

CLERK OF THE BOARD  
P. O. BOX 1147  
RIVERSIDE, CA. 92502-1147

\* Resolution 2020-033

RIVERSIDE COUNTY  
BOARD OF SUPERVISORS

JUN 29 AM 10:20





**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Javier Mercado  
 Salvador Mercado  
 4930 Redley Road  
 Sunnyside Valley, CA 92509



9590 9402 3534 7305 9046 52

## 2. Article Number (Transfer from service label)

7013 0600 0001 1305 5604

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

## A. Signature

X

*[Handwritten Signature]*

 Agent Addressee

## B. Received by (Printed Name)

## C. Date of Delivery

## D. Is delivery address different from item 1?

 Yes

If YES, enter delivery address below:

 No

## 3. Service Type

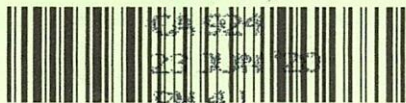
- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

USPS TRACKING#

SAN BERNARDINO



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

9590 9402 3534 7305 9046 52

United States  
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

CLERK OF THE BOARD  
P. O. BOX 1147  
RIVERSIDE, CA. 92502-1147

\* Resolution 2020-033

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

020 JUN 29 AM 10:20



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**1. Article Addressed to:**

Victoria Vanecek  
 Steer 'N Stein Restaurant  
 4955 Felspar Street, Ste. A  
 Sunipa Valley, CA 92509



9590 9402 3035 7124 4565 96

**2. Article Number (Transfer from service label)**

7013 0600 0001 1305 5550

**COMPLETE THIS SECTION ON DELIVERY****A. Signature****X**

66 937 C19

 Agent Addressee**B. Received by (Printed Name)**

66 937 C19

**C. Date of Delivery**

6/24/20

**D. Is delivery address different from item 1?** Yes

If YES, enter delivery address below:

 No**3. Service Type**

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery



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Postage & Fees Paid  
USPS  
Permit No. G-10

9590 9402 3035 7124 4565 96

United States  
Postal Service

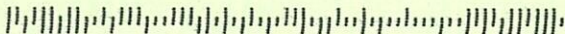
• Sender: Please print your name, address, and ZIP+4® in this box•

**CLERK OF THE BOARD**  
**P. O. BOX 1147**  
**RIVERSIDE, CA. 92502-1147**

*\* Resolution 2020 - 033*

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

2020 JUN 29 AM 10:19



June 20, 2020

Yuen Chen and Kay Chen  
Veng Sov and Simone Sov  
Stater Brothers Market  
13442 Flower Street, Apt. 7  
Garden Grove, CA 92843

9155 Jurupa Road  
Jurupa Valley, CA 92509

9185 Jurupa Road  
Jurupa Valley, CA 92509

9121 Jurupa Road  
Jurupa Valley, CA 92509

9252 Tara Circle  
Riverside, CA 92509

Re: Resolution No. 2020-033, Notice of Intention to Adopt a Resolution of Necessity for the Jurupa Road Grade Separation Project in the Jurupa Valley area  
Parcel Nos. 0060-009A, 0060-009B, 0060-009C, 0060-009D, 0060-009E and 0060-009F

Dear Property Owners:

The County of Riverside Transportation Department (RCTD), in cooperation with the City of Jurupa Valley, the Riverside County Transportation Commission (RCTC) and the State Department of Transportation (Caltrans) is proposing to construct a new grade separation to replace the existing Union Pacific Railroad (UPRR) at-grade crossing located on Jurupa Road in the City of Jurupa Valley, east of Van Buren Boulevard (Project). Jurupa Road is a two-lane arterial highway that provides access to commercial, industrial and residential land uses in the City of Jurupa Valley.

The Project will grade separate Jurupa Road and the UPRR mainline tracks with an undercrossing structure. This will improve vehicular traffic circulation and safety and will provide uninterrupted and efficient access for motorists, residents, businesses, pedestrians and emergency vehicles in this area. Additionally, the Project will enhance the operational characteristics (i.e. speed, efficiency and reliability) of freight and passenger trains throughout Riverside County by eliminating conflicts between railroad operations and vehicular traffic.

As you aware, it has been determined the Project may require a permanent easement for road purposes (Parcel No. 0060-009A), permanent easement for storm drainage purposes (Parcel No. 0060-009B), and temporary construction access (Parcel Nos. 0060-009C, 0060-009D, 0060-009E and 0060-009F) in the above-referenced real property. This letter is sent as you are named as the property owner listed on the County's assessment rolls.

As required by the California Eminent Domain Law, a written offer to acquire the needed property interest(s) as well as the Summary Basis of Valuation Statement were submitted to you on April 23, 2020. As of the date of this letter, no significant progress has been made toward reaching a mutually acceptable agreement to acquire the property as identified as Parcel No. 0060-009A (permanent easement-road), Parcel No. 0060-009B (permanent easement-storm drain) and Parcel Nos. 0060 009C, 0060-009D 0060-009E and 0060-009F (temporary construction easements). Since time is of the essence, RCTD and the Economic Development Agency-Real Estate Division staff will recommend to the County Board of Supervisors that it consider the adoption of a Resolution of Necessity to acquire the permanent easement interest



and temporary construction easement interest in the property through an eminent domain proceeding.

The County Board of Supervisors will hold a public hearing to decide whether or not to adopt a Resolution of Necessity to acquire the permanent and temporary construction easement interests in the real property through eminent domain proceedings. Enclosed please find the Notice of Public Hearing which is scheduled for July 14, 2020. You will be given an opportunity to appear before the Board and be heard on the necessity of acquiring the property by condemnation. The law provides that if you intend to appear and be heard, you must give the County notice fifteen (15) days prior to the hearing date or you waive your right to appear and be heard. However, it is the County's practice that anyone may appear on the day of the hearing, fill out a speaker's card and be heard on the matter.

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

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

RCTD and Facilities Management-Real Estate will continue to conduct in good faith its negotiations with you in an effort to reach a mutually agreeable Right-of-Way Acquisition Agreement and Temporary Construction Easement Agreement. Stephi Villanueva of Facilities Management-Real Estate staff is available to meet with you to continue discussions of the acquisition of permanent and temporary interests from the property needed for the Project on a mutually acceptable basis.

If you have any questions, please call Stephi Villanueva, Supervising Real Property Agent for the Facilities Management-Real Estate Division at (951) 955-9277 or email at [svillanueva@rivco.org](mailto:svillanueva@rivco.org).

Thank you.

Sincerely,



Hannah Lumanauw, Board Assistant to:  
KECIA R. HARPER  
Clerk of the Board



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REQUEST TO APPEAR AND BE HEARD ON THE MATTERS REFERRED TO IN  
RESOLUTION NO. 2020-033 NOTICE OF INTENTION TO ADOPT A RESOLUTION OF  
NECESSITY FOR THE JURUPA ROAD GRADE SEPARATION PROJECT IN THE JURUPA  
VALLEY AREA

NAME:

\_\_\_\_\_

ADDRESS:

\_\_\_\_\_

\_\_\_\_\_

TELEPHONE NO.:

( \_\_\_\_\_ ) \_\_\_\_\_

DATED:

\_\_\_\_\_

---

(Signature)

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

**Resolution No. 2020-033**

**Notice of Intention to Adopt a Resolution of Necessity for the Jurupa Road Grade Separation Project in the City of Jurupa Valley**

**WHEREAS**, the portion of real properties that are the subject of this Notice (collectively the "Subject Property") are located in the City of Jurupa Valley, County of Riverside, State of California, are legally described on the documents attached hereto as Exhibit "A" and Exhibit "B" (and incorporated herein by this reference), are referenced as Parcel Nos. 0060-004B, 0060-004C, 0060-004D, 0060-004E, 0060-004G, and 0060-004H; Parcel Nos. 0060-007C, 0060-007D, 0060-007E, 0060-007F, 0060-007G, 0060-007H, 0060-007I and 0060-007J; Parcel Nos. 0060-008A and 0060-008B; Parcel Nos. 0060-009A, 0060-009B, 0060-009C, 0060-009D, 0060-009E, and 0060-009F; Parcel No. 0060-012A; Parcel No. 0060-013A; Parcel No. 0060-014A; Parcel No. 0060-016A; Parcel Nos. 0060-017A and 0060-017B; Parcel Nos. 0060-019A and 0060-019B; Parcel Nos. 0060-024A, 0060-024B, and 0060-024C; Parcel Nos. 0060-027E and 0060-027F; Parcel No. 0060-028A; Parcel No. 0060-029A; and Parcel No. 0060-030A and are portions of larger real properties in all cases;

**WHEREAS**, the real properties that are the subject of this Notice (collectively the "Subject Fee Acquisition") are located in the City of Jurupa Valley, County of Riverside, State of California, are legally described on the document attached hereto as Exhibit "A" and Exhibit "B" (and incorporated herein by this reference) are referenced as Parcel Nos. 0060-004A, 0060-005A, and 0060-007A.

**WHEREAS**, the Subject Property and Subject Fee Acquisition and the corresponding Assessor's Parcel Number(s), are listed below in Table One:

TABLE ONE	
Assessor's Parcel Number(s)	Parcel Nos.
167-160-007 (portion; fee) 167-160-008 (portion; fee) 167-160-009 (portion; fee) 167-160-010 (portion; fee)	0060-004A
167-160-007 (portion) 167-160-008 (portion) 167-160-009 (portion) 167-160-010 (portion) 167-160-011 (portion)	0060-004B 0060-004C 0060-004D 0060-004E 0060-004G 0060-004H
167-160-044 (full fee)	0060-005A
167-160-020 (full fee) 167-160-019 (portion)	0060-007A 0060-007C 0060-007D 0060-007E 0060-007F 0060-007G 0060-007H 0060-007I 0060-007J
169-220-018 (portion)	0060-008A 0060-008B



TABLE ONE	
Assessor's Parcel Number(s)	Parcel Nos.
167-220-019 (portion)	0060-009A
167-220-020 (portion)	0060-009B
167-220-021 (portion)	0060-009C
	0060-009D
	0060-009E
	0060-009F
167-222-001 (portion)	0060-012A
167-222-002 (portion)	0060-013A
167-222-003 (portion)	0060-014A
167-222-012 (portion)	0060-016A
167-231-011 (portion)	0060-017A
	0060-017B
167-232-001 and 167-232-002 (portions)	0060-019A
	0060-019B
169-230-003 and 169-300-012 (portions)	0060-024A
	0060-024B
	0060-024C
167-330-013 (portion)	0060-027E
	0060-027F
167-110-019 (portion)	0060-028A
169-270-008 (portion)	0060-029A
169-260-013 (portion)	0060-030A

**WHEREAS**, one of the Union Pacific Railroad crossings in the City of Jurupa Valley is an at-grade crossing at Jurupa Road and Van Buren Boulevard. Traffic traveling on Jurupa Road in the immediate vicinity of the railroad crossing and Van Buren Boulevard must wait at the tracks for trains to pass before they are able to cross the tracks;

**WHEREAS**, the proposed project that is the subject of this Notice (the "Project") is to create a below-grade crossing for Jurupa Road that passes under the Union Pacific Railroad tracks and Van Buren Boulevard in the City of Jurupa Valley;

**WHEREAS**, the Project will improve access and safety for the City of Jurupa Valley and improve goods and services movement through the region;

**WHEREAS**, Parcel Nos. 0060-004A; 0060-005A; and 0060-007A are needed in fee simple interest for the Project;

**WHEREAS**, Parcel No. 0060-017A represents 201.54 lineal feet of relinquishment of abutters rights of access needed for the Project;

**WHEREAS**, permanent easements in Parcel Nos. 0060-008A; 0060-009A; 0060-024A; 0060-027E; 0060-029A; and 0060-030A are needed for public road purposes for the Project;

**WHEREAS**, permanent easements in Parcel Nos. 0060-007E; 0060-009B; and 0060-019A are needed for storm drainage purposes for the Project;

**WHEREAS**, permanent easements in Parcel Nos. 0060-024B; 0060-024C; and 0060-028A are needed for slope purposes for the Project;

**WHEREAS**, a permanent easement in Parcel No. 0060-027F is needed for slope/drainage purposes for the Project;

**WHEREAS**, permanent easements in Parcel Nos. 0060-004D; 0060-004G; 0060-007C; and 0060-007D are needed for access purposes for the Project;

**WHEREAS**, a permanent easement in Parcel No. 0060-007H is needed for utility and access purposes (AT&T) to relocate utilities for the Project;



**WHEREAS**, a permanent easement in Parcel No. 0060-007I is needed for utility and access purposes (Verizon) to relocate utilities for the Project;

**WHEREAS**, Parcel Nos. 0060-004B, 0060-004C, 0060-004E, and 0060-004H; Parcel Nos. 0060-007F and 0060-007J; Parcel No. 0060-008B, Parcel Nos. 0060-009C, 0060-009D, and 0060-009E; Parcel No. 0060-012A; Parcel No. 0060-013A, Parcel No. 0060-014A; Parcel No. 0060-016A, Parcel No. 0060-017B; and Parcel No. 0060-019B are non-exclusive temporary construction easements in favor of the County, its agents, employees and contractors, for a period not to exceed thirty six (36) months necessary for construction purposes incidental to the Project;

**WHEREAS**, Parcel Nos. 0060-007G and 0060-009F are non-exclusive temporary construction easements in favor of the County, its agents, employees, and contractors for a period not to exceed seven (7) months necessary for installation and construction of a storm drainage system;

**WHEREAS**, the interests in the Subject Properties and Subject Fee Acquisition that are the subject of this notice (collectively the "Subject Property Interest") are identified below in Table Two; and

Table Two			
Subject Property	Fee Simple	Permanent Easement	Non-Exclusive Temporary Construction Easement
0060-004A 0060-004B 0060-004C 0060-004D 0060-004E 0060-004G 0060-004H	X	Access/Maintenance  Access	X X  X  X
0060-005A	x		
0060-007A 0060-007C 0060-007D 0060-007E 0060-007F 0060-007G 0060-007H 0060-007I 0060-007J	x	Access Access Storm drainage  Utility/Access (AT&T) Utility/Access (Verizon)	   X X  X
0060-008A 0060-008B		Road	 x
0060-009A 0060-009B 0060-009C 0060-009D 0060-009E 0060-009F		Road Storm drainage	  X X X X
0060-012A			X
0060-013A			X
0060-014A			X
0060-016A			X

Table Two			
Subject Property	Fee Simple	Permanent Easement	Non-Exclusive Temporary Construction Easement
0060-017A 0060-017B		201.54 lineal feet of relinquishment of abutters rights	X
0060-019A 0060-019B		Storm drainage	x
0060-024A 0060-024B 0060-024C		Road Slope Slope	
0060-027E 0060-027F		Road Slope and drainage	
0060-028A		Slope	
0060-029A		Road	
0060-030A		Road	

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

Now, therefore, **BE IT RESOLVED AND ORDERED** as follows by the Board of Supervisors of Riverside County, State of California, in regular session assembled on June 16, 2020.

1. YOU ARE HEREBY NOTIFIED that this Board (at its public hearing on July 14, 2020, at 9:30 a.m. in the meeting room of the Board of Supervisors located on the 1<sup>st</sup> floor of the County Administrative Center, 4080 Lemon Street, Riverside, California) may decide to adopt a Resolution of Necessity that would authorize the County of Riverside to acquire the Subject Property Interests by eminent domain (and that would find and determine each of the following matters):

- (a) That the public interest and necessity require the Project;
- (b) That the Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (c) That the Subject Property Interests are necessary for the Project;
- (d) That the offers required by Section 7267.2 of the Government Code have been made to the owners of record of the Subject Property and Subject Fee Acquisition;
- (e) That, to the extent that the Subject Property is already devoted to a public use, the use of the Project is a compatible use that will not unreasonably interfere with or impair the continuance of the public use as it presently exists or may reasonably be expected to exist in the future (California Code of Civil Procedure Section 1240.510) or the use of the Project is a more necessary public use than is the presently existing public use (California Code of Civil Procedure Section 1240.610);

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

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



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

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

6. The Clerk of the Board of Supervisors shall cause a copy of this Notice to be sent by first-class mail to each owner of record whose property may be acquired by eminent domain and whose name and address appears on the last equalized county assessment roll (including the roll of state-assessed property).

**ROLL CALL:**

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on June 16, 2020.

KECIA R. HARPER, Clerk of said Board  
By: Hannah Lumanauw, 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.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

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

Dated: June 17, 2020

Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Yuen Chen, Kay Chen,  
Veng Son, Simone Son,  
Stater Brothers Market  
9185 Jumper Road,  
Jumper Valley, CA 92589



9590 9402 3534 7305 9045 39

## 2. Article Number (Transfer from service label)

P 114723 471

**COMPLETE THIS SECTION ON DELIVERY**

## A. Signature

X

 Agent Addressee

## B. Received by (Printed Name)

## C. Date of Delivery

- D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

## 3. Service Type

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input checked="" type="checkbox"/> Certified Mail®                    | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

USPS TRACKING #



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Postal Service**

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**CLERK OF THE BOARD  
P. O. BOX 1147  
RIVERSIDE, CA. 92502-1147**

*\* Resolution 2020-033*