

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



**ITEM: 19.1
(ID # 12595)**

MEETING DATE:
Tuesday, July 14, 2020

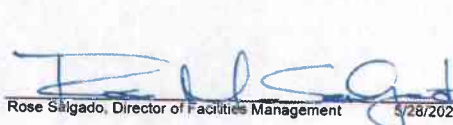
FROM: FACILITIES MANAGEMENT AND TLMA-Transportation:


SUBJECT: FACILITIES MANAGEMENT-REAL ESTATE (FM-RE) AND TRANSPORTATION AND LAND MANAGEMENT AGENCY (TLMA)-TRANSPORTATION DEPARTMENT: Public Hearing for the Adoption of Resolution No. 2020-034, Authorizing the Resolution of Necessity for the Jurupa Road Grade Separation Project in the City of Jurupa Valley, District 2; [Total Cost - \$9,062,545] – SB132-100% (4/5 Vote Required)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that nothing further is required pursuant to the California Environmental Quality Act (CEQA) because the project was previously approved and found to be exempt pursuant to State CEQA Guidelines Section 15282(g) and Section 21080.13 of the California Public Resources Code;
2. Approve Resolution No. 2020-034, Authorizing the Resolution of Necessity for the Jurupa Road Grade Separation Project;
3. Allocate the sum of \$9,023,345 for a deposit to the State Condemnation Fund; and
4. Authorize reimbursement to the Facilities Management-Real Estate (FM-RE) for costs not-to-exceed \$19,200 in due diligence expenses and \$20,000 in staff time.

ACTION: 4/5 Vote Required


Rose Salgado, Director of Facilities Management 5/28/2020


Patricia Romo, Director of Transportation 6/12/2020

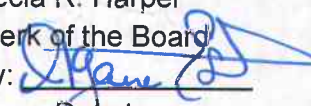
MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: July 14, 2020
xc: FM-RE, Transportation

Kecia R. Harper

Clerk of the Board

By: 
Deputy

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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 9,062,545	\$ 0	\$ 9,062,545	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: SB 132-100%			Budget Adjustment:	No
			For Fiscal Year:	2020/2021

C.E.O. RECOMMENDATION: Approve.

BACKGROUND:

Summary

The Riverside County Transportation Department (RCTD) in cooperation with the City of Jurupa Valley, 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 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.

On October 24, 2017 (Item 3-14), the Board of Supervisors approved an agreement between the County, the City and the Riverside County Transportation Commission (RCTC), that designated the County as the lead agency to implement the Jurupa Road grade separation 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 of Jurupa Valley. 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 Section 21080.13 of the Public Resource Code (PRC) is Statutorily Exempt under CEQA.

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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 (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 of Jurupa Valley and is based upon fair market value appraisal report. FM-RE/EDA-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.

Settlement has been reached with the following property owners and these transactions are in process of being board approved or currently in escrow, pending owner's submittal of necessary documents to close escrow. FM-RE will continue to work with the owners in an effort to close the escrow. If escrow is closed during the notification period and the public hearing, the County will not deem it necessary to continue with legal proceedings. However, staff recommends including these properties due to potential unforeseen delays to close escrow and obtain 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 conduct in good faith its negotiations with the property owner to reach a mutually-agreed upon settlement.

The County is addressing potential issues and concerns of businesses operating on the properties and in the Project area through the Jurupa Grade Separation Project Tenant Retention Plan ("TRP"). FM-RE and consultants are prepared to immediately implement the TRP, which encompasses a: (1) Communication and Business Outreach Program, (2) Business Advertising Implementation Plan, and (3) Business Goodwill Plan.

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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 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

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Assessor's Parcel Number	Parcel Nos.	Owner(s)
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.

On June 16, 2020, the Board approved 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.

The County is authorized to acquire property by eminent domain under Article 1, Section 19 of 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 amount of \$9,023,345 represents the deposits to be made to the State Condemnation Fund for the acquisition of the property interests mentioned above. These costs are not reimbursable to FM-RE as they are paid directly by the Transportation Department. The remaining costs of \$39,200 are reimbursable to FM-RE. The following summarizes the funding necessary for the

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

deposits to the State Condemnation Fund for the properties referenced above as well as due diligence and staff time during the condemnation process.

Right of Way Acquisition and/or Temporary Construction Access (Deposit to the State Condemnation Fund)	\$9,023,345
Litigation Guarantee	\$19,200
FM-RE Real Property Staff Time (Condemnation Process)	\$20,000
Total Estimated Costs	\$9,062,545

All costs associated with the deposits of these properties are fully funded by SB-132 in Transportation Department's budget for FY 2020/21. 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. 2020-034 (with legals and plats)

Transportation Work Order No. C8-0060

MinuteTrak: 12595

MT:ar/062520


Steven Atkeson 7/6/2020


Gregory V. Priamos, Director County Counsel 6/25/2020

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

07/14/2020
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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, 1st 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.

Thank you.

Sincerely,



Hannah Lugenauw, Board Assistant to:
KECIA R. HARPER
Clerk of the Board

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: YEUN CHEN

ADDRESS: 12494 Hudson River Dr.
Mira Loma, CA. 91752

TELEPHONE NO.: (951) 505-9852

DATED: 6.30.20


(Signature)

2020 JUL 16 AM 11:07

RECEIVED KINGSIDE COURT
CLERK / BOARD OF SUPERVISORS

Harper, Kecia

From: Villanueva, Stephi
Sent: Thursday, July 16, 2020 11:19 AM
To: Lumanauw, Hannah; Tlaxcala, Monica
Cc: Harper, Kecia; Rector, Kimberly
Subject: RE: Request to be Heard on Resolution No. 2020-033

Hannah,

I did speak with Mr. Chen the other day. Thanks

From: Lumanauw, Hannah <HLumanauw@rivco.org>
Sent: Thursday, July 16, 2020 11:18 AM
To: Tlaxcala, Monica <MTlaxcala@rivco.org>; Villanueva, Stephi <SVillanueva@rivco.org>
Cc: Harper, Kecia <KHarper@rivco.org>; Rector, Kimberly <KRECTOR@RIVCO.ORG>
Subject: Request to be Heard on Resolution No. 2020-033

Hi Monica and Stephi,

Today, our office received a Request from Yeun Chen to Appear and be Heard on Resolution No. 2020-033. The hearing on Resolution No. 2020-033 was on July 14, 2020. I've included their request to this email. Please let me know if there is anything else you need.

Best Regards,

Hannah Lumanauw

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951)955-1060 Fax (951)955-1071
Mail Stop #1010
hlumanauw@rivco.org
<http://rivcocob.org/>



TOGETHER, Everybody Counts!



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2 **Resolution No. 2020-034**

3 **Authorization 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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28 07.14.2020 19.1

FORM APPROVED BY COUNTY COUNSEL
BY: GREGG M. GU
DATE: 6-18-20

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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

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

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, not less than four/fifths of all members concurring, in regular session assembled on July 14, 2020, that this Board finds and determines each of the following:

1. Notice of the Board's intention to adopt this resolution of necessity was duly given as required by Section 1245.235 of the Code of Civil Procedure and, on the

1 date and at the time and place fixed for hearing, this Board did hear and consider all of
2 the evidence presented.

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 Properties are already devoted
11 to 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. On October 16, 2018, the Board of Supervisors approved Item 3-23 that
21 found the Jurupa Grade Separation Project is statutorily exempt under the California
22 Environmental Quality Act (CEQA) per State CEQA Guidelines 15282(g) and Section
23 21080.13 of the California Public Resources Code and no further documentation is
24 required under CEQA.

25 4. That acquisition of the Subject Property Interests will promote the
26 interests of the County of Riverside.

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1 BE IT FURTHER RESOLVED AND ORDERED that the County Counsel of the
2 County of Riverside is hereby authorized and empowered:

3 1. To acquire the Subject Property Interests by condemnation in accordance
4 with the Constitution and laws relating to eminent domain;

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

7 3. To make application to the Court for an order to deposit the probable
8 amount of compensation out of proper funds under the control of the County into the
9 Condemnation Deposits Fund with the Office of the State Treasurer and to make
10 application to the Court and for an order permitting the County to take prejudgment
11 possession and use the Subject Property Interests for the purpose of constructing the
12 Project;

13 4. To compromise and settle such proceedings if such settlement can be
14 reached and in that event, to take all necessary actions to complete the acquisition,
15 including stipulations as to judgment and other matters and the causing of all payments
16 to be made; and

17 5. To correct any errors or to make or agree to nonmaterial changes in the
18 legal description of the real property that are deemed necessary for the conduct of the
19 condemnation action, or other proceedings or transaction required to acquire the
20 Subject Property Interests.

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2 **RESOLUTION 2020-034**

3 **AUTHORIZATION TO ADOPT A RESOLUTION OF NECESSITY FOR THE JURUPA**
4 **ROAD FRADE SEPARATION PROJECT IN THE CITY OF JURUPA VALLEY**

5 ADOPTED by Riverside County Board of Supervisors on JULY 14, 2020.

6 ROLL CALL:

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

10
11
12 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.

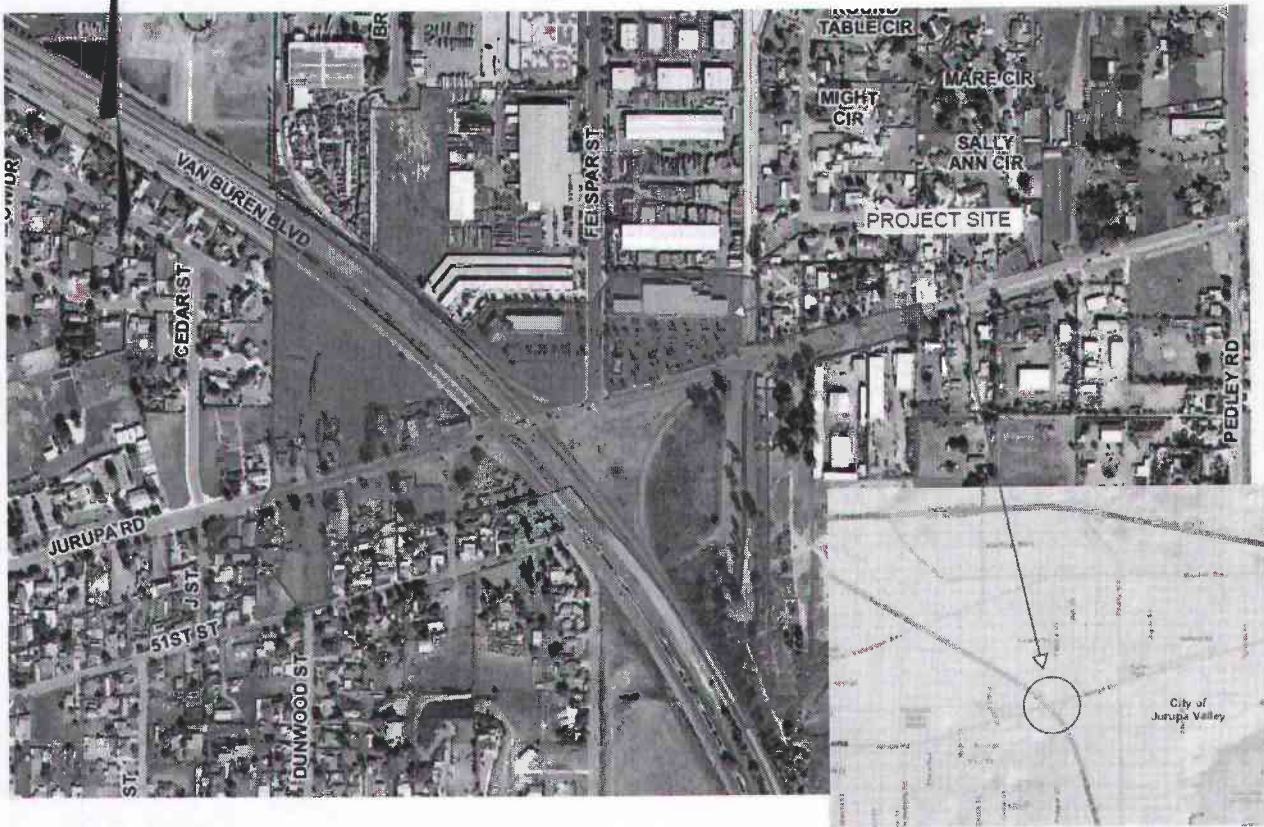
13 KECIA R. HARPER, Clerk of said Board

14 By: 

15 Deputy

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17
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19
20
21
22 07.14.2020 19.1

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 212849, 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 12.18 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
0080-004A

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 8.00 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 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 360.00 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.

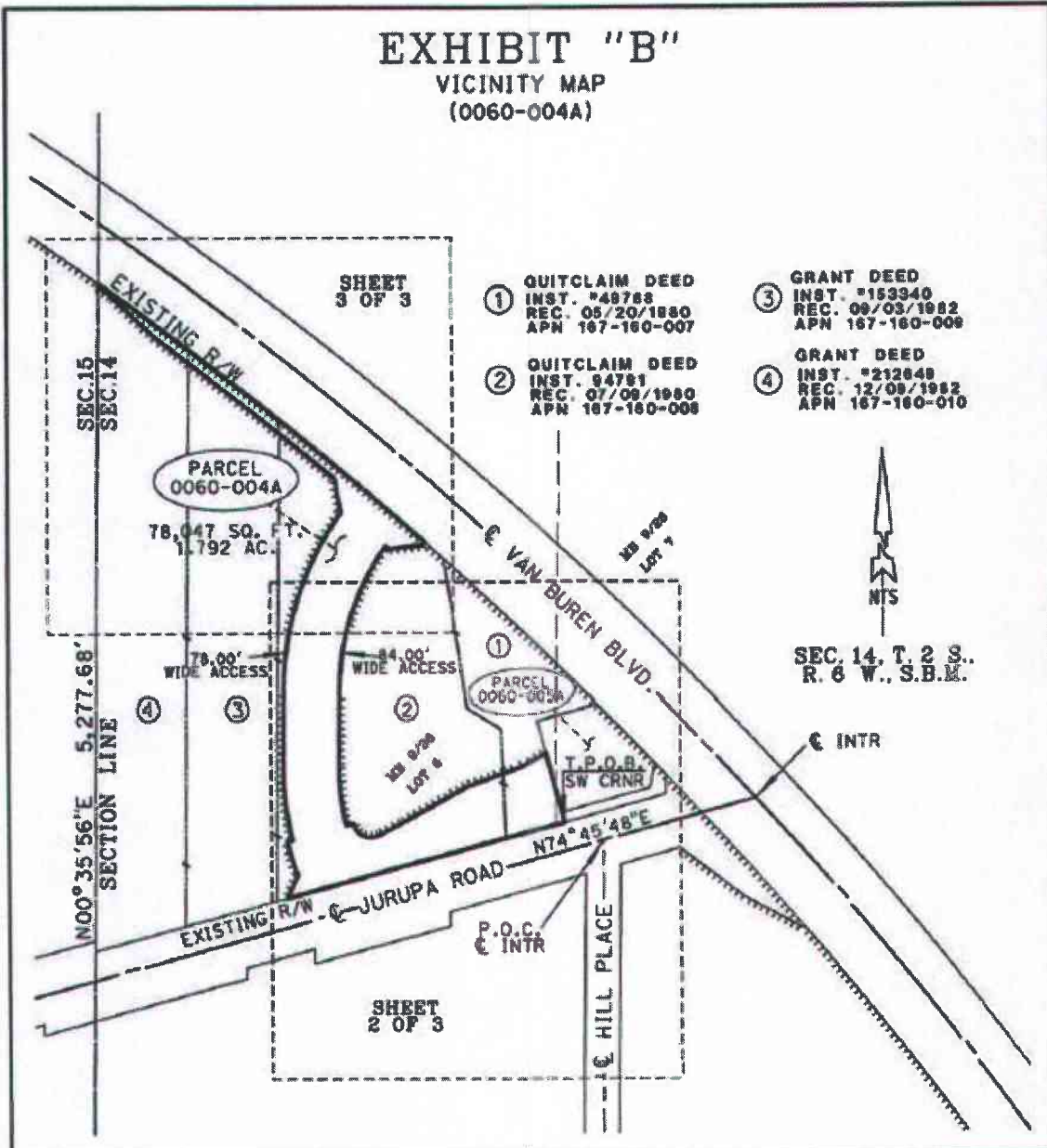
PREPARED UNDER MY SUPERVISION:


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


9/26/2019
DATED:



EXHIBIT "B"
VICINITY MAP
(0060-004A)

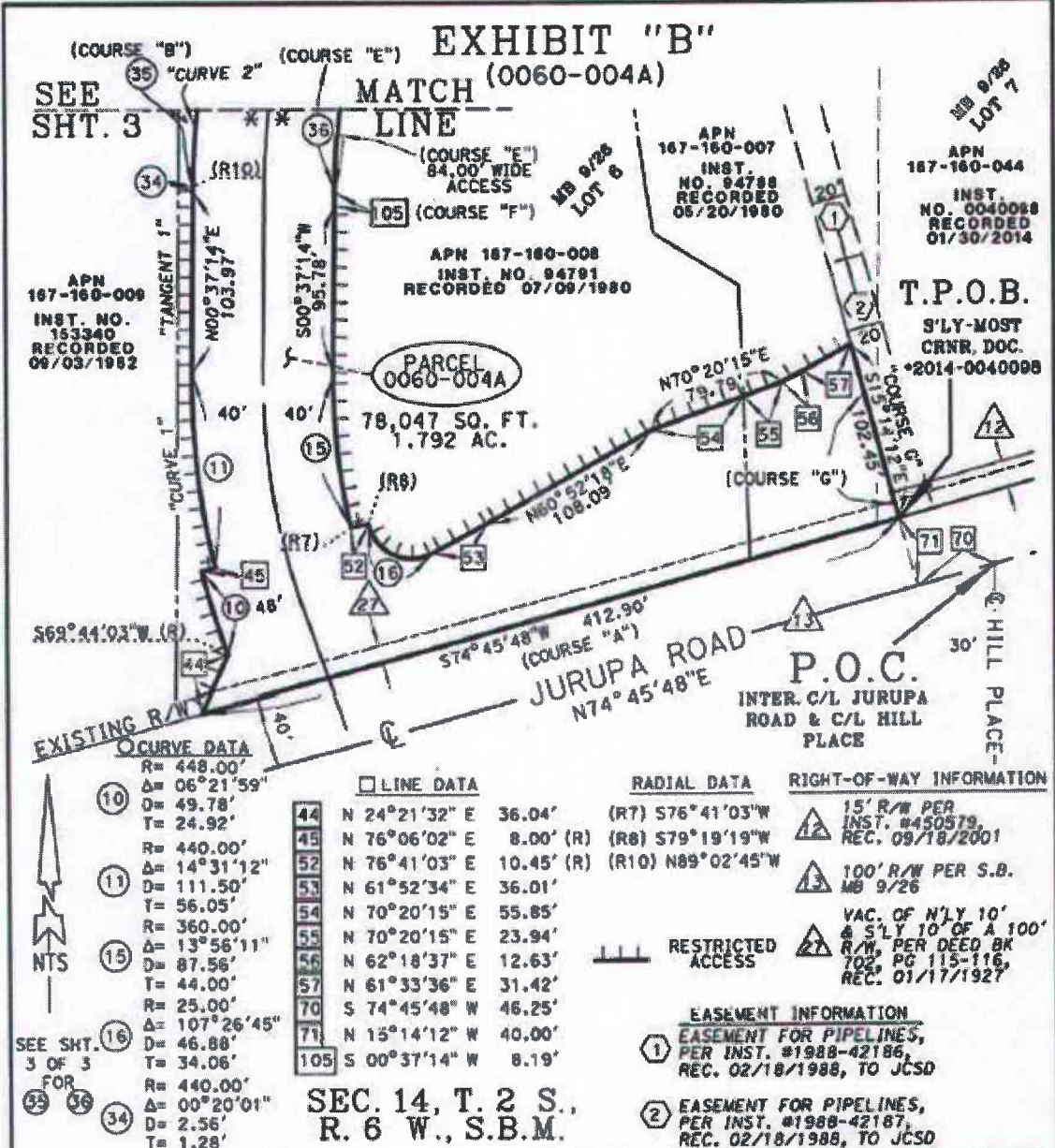


- ① QUITCLAIM DEED
INST. #48788
REC. 05/20/1980
APN 167-160-007
- ② QUITCLAIM DEED
INST. #47981
REC. 07/09/1980
APN 167-160-008
- ③ GRANT DEED
INST. #153940
REC. 09/03/1982
APN 167-160-009
- ④ GRANT DEED
INST. #212648
REC. 12/09/1982
APN 167-160-010


 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.: 0060-004A	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. Ravell</i>
DATE: SEPTEMBER, 2019	DATE: 9/24/2019
SHEET 1 OF 3	





CURVE DATA

10	R= 448.00'
	Δ= 06°21'59"
	D= 49.78'
	T= 24.92'
11	R= 440.00'
	Δ= 14°31'12"
	D= 111.50'
	T= 56.05'
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'
33	R= 440.00'
	Δ= 00°20'01"
	D= 2.56'
	T= 1.28'

LINE DATA

44	N 24°21'32" E	36.04'
45	N 76°06'02" E	8.00' (R)
52	N 76°41'03" E	10.45' (R)
53	N 61°52'34" E	36.01'
54	N 70°20'15" E	55.85'
55	N 70°20'15" E	23.94'
56	N 62°18'37" E	12.63'
57	N 61°33'36" E	31.42'
70	S 74°45'48" W	46.25'
71	N 15°14'12" W	40.00'
105	S 00°37'14" W	8.19'

RADIAL DATA

(R7)	S76°41'03"W
(R8)	S79°19'19"W
(R10)	N89°02'45"W

RIGHT-OF-WAY INFORMATION

15' R/W PER INST. #450579, REC. 09/18/2001
100' R/W PER S.B. 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

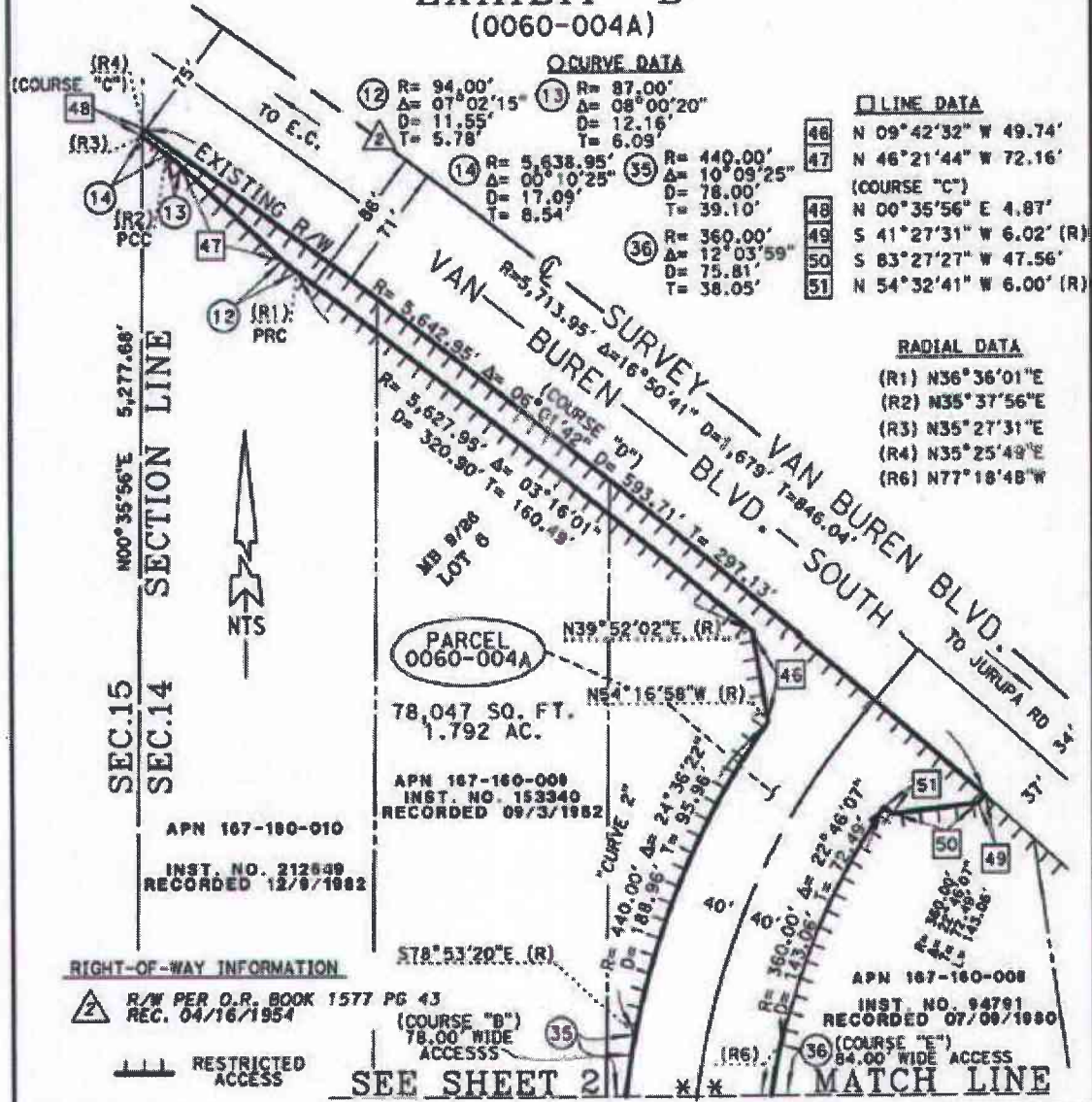
ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791

PCL No.: 0060-004A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: 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>Justin G. Long</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
 WO No.: C8-0060
 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 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: *Timothy F. Rayburn* DATE: *9/26/2019*



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 212849, 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

THENCE NORTH 09°42'32" WEST, A DISTANCE OF 41.89 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5,617.95 FEET AND AN INITIAL RADIAL BEARING OF NORTH 39°49'47" EAST, SAID NON-TANGENT CURVE BEING CONCENTRIC WITH AND DISTANT 96.00 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°13'46", AN ARC DISTANCE OF 316.64 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 104.00 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 12.77 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 77.00 FEET;

THENCE NORTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 08°00'20", AN ARC DISTANCE OF 10.76 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5,628.95 FEET AND AN INITIAL RADIAL BEARING OF NORTH 35°37'56" EAST, SAID COMPOUND CURVE BEING CONCENTRIC WITH AND DISTANT 85.00 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°08'10", AN ARC DISTANCE OF 10.09 FEET TO THE WEST LINE OF SAID SECTION 14;

THENCE NORTH 00°35'56" EAST ALONG SAID WEST LINE, A DISTANCE OF 12.19 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5,638.95 FEET AND AN INITIAL RADIAL BEARING OF NORTH 35°27'31" EAST, SAID NON-TANGENT CURVE BEING CONCENTRIC WITH AND DISTANT 75.00 SOUTHWESTERLY OF, AS MEASURED RADIALY TO SAID CENTERLINE-SURVEY OF VAN BUREN BOULEVARD;

THENCE SOUTHEASTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 00°10'25", AN ARC DISTANCE OF 17.09 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 87.00 FEET AND AN INITIAL RADIAL BEARING OF NORTH 35°37'56" EAST;

THENCE CONTINUING SOUTHEASTERLY, ALONG SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF 08°00'20", AN ARC DISTANCE OF 12.16 FEET;

THENCE SOUTH 46°21'44" EAST, A DISTANCE OF 72.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 94.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 07°02'15", AN ARC DISTANCE OF 11.55 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5,627.95 FEET AND AN INITIAL RADIAL BEARING OF NORTH 36°36'01" EAST, SAID REVERSE CURVE BEING CONCENTRIC WITH AND DISTANT 86.00

EXHIBIT "A"
LEGAL DESCRIPTION
0080-004B
TEMPORARY CONSTRUCTION EASEMENT

FEET SOUTHWESTERLY OF, AS MEASURED RADIIALLY 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.

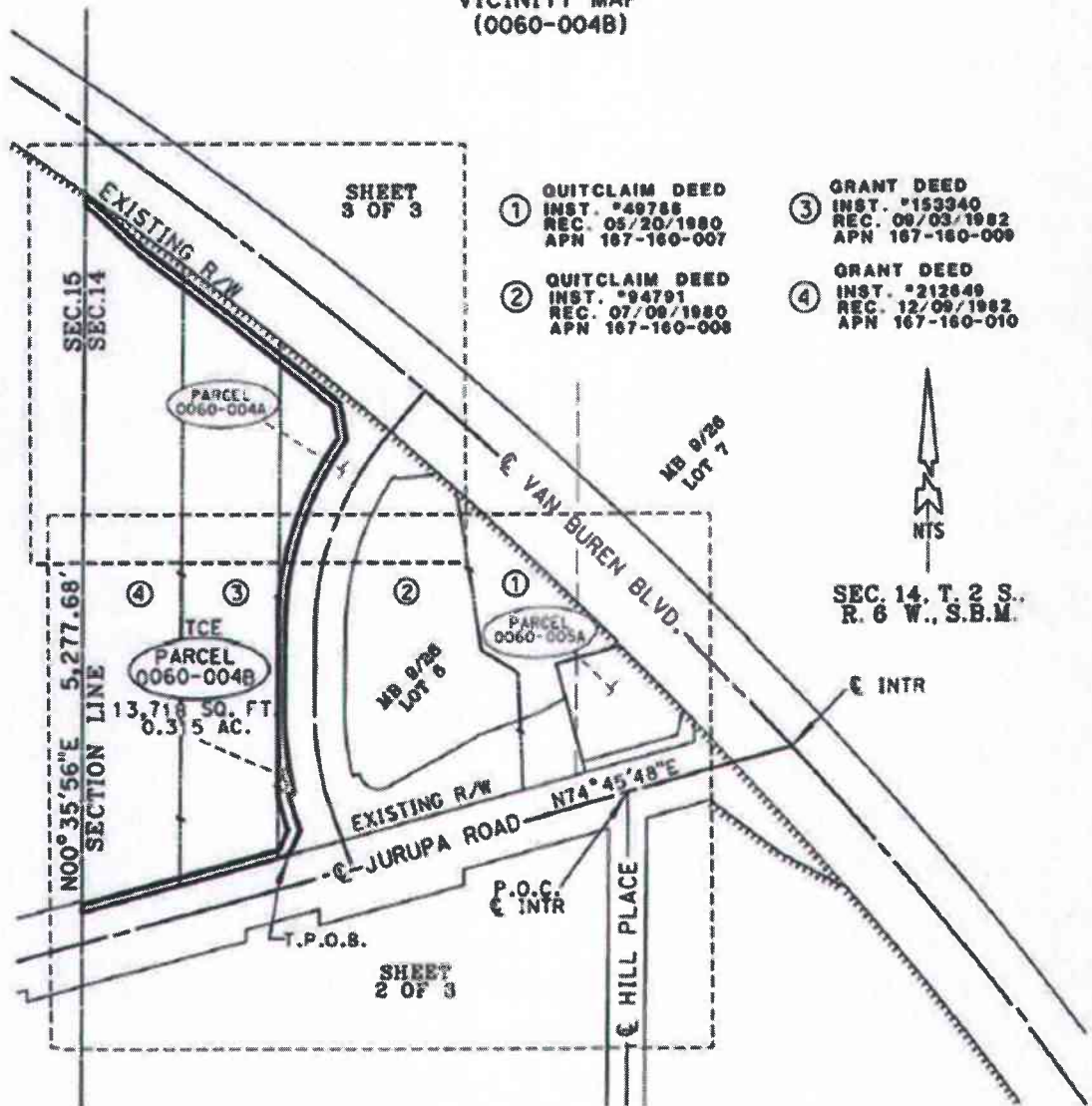
PREPARED UNDER MY SUPERVISION:


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

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
WD 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 1 OF 3	APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 9/26/2019

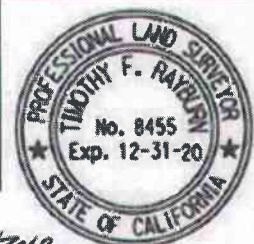


EXHIBIT "B"

TEMPORARY CONSTRUCTION EASEMENT (0060-004B)

□ LINE DATA

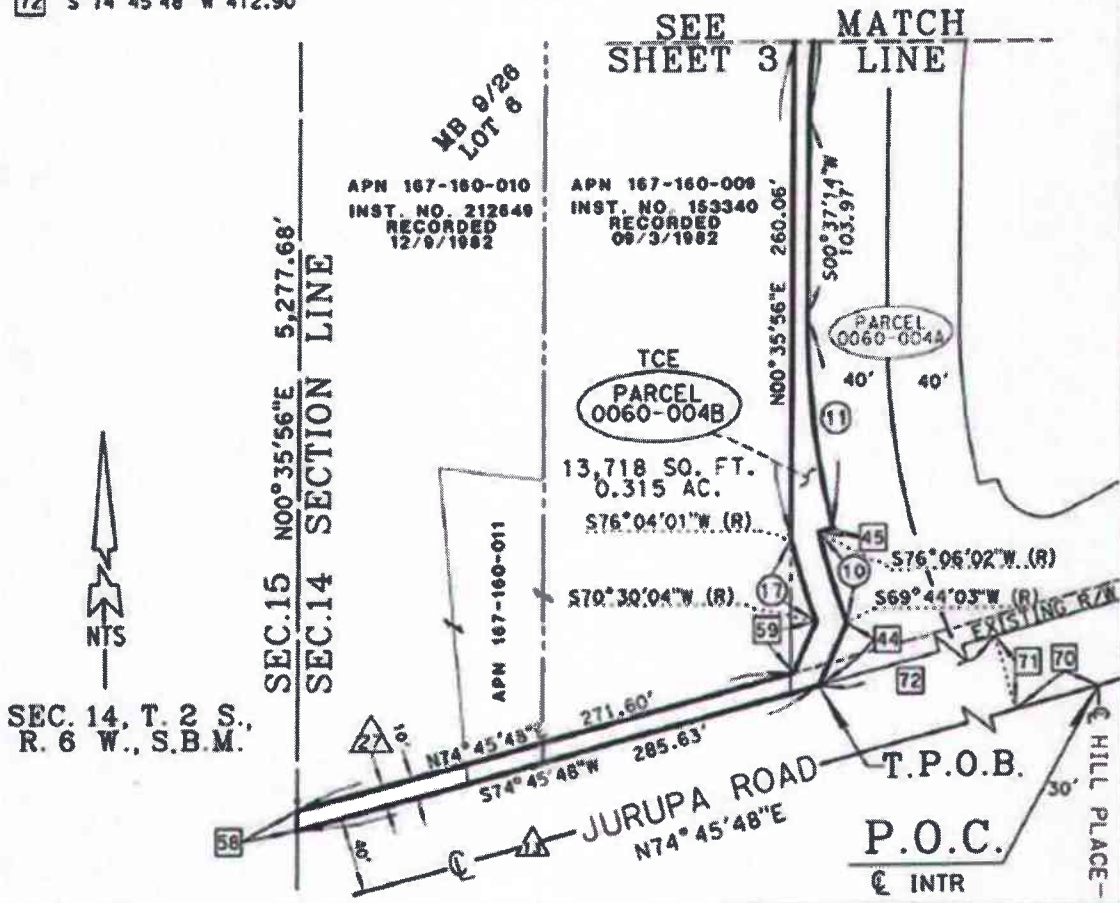
44	S 24°21'32" W	36.04'
45	S 76°06'02" W	8.00' (R) (10)
58	N 00°35'56" E	10.39'
59	N 24°21'32" E	29.38'
70	S 74°45'48" W	46.25'
71	N 15°14'12" W	40.00'
72	S 74°45'48" W	412.90'

○ CURVE DATA

R= 448.00'	R= 463.00'
Δ= 06°21'59" (10)	Δ= 05°33'57" (17)
D= 49.78'	D= 44.98'
T= 24.92'	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
WO No.: C8-0060
SCALE: NTS
PREPARED BY: DPM
DATE: SEPTEMBER, 2019
SHEET 2 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:

James H. Prof.

DATE:

9/26/2019

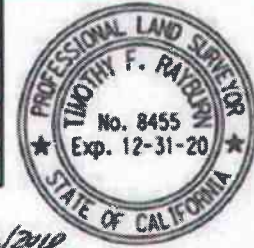
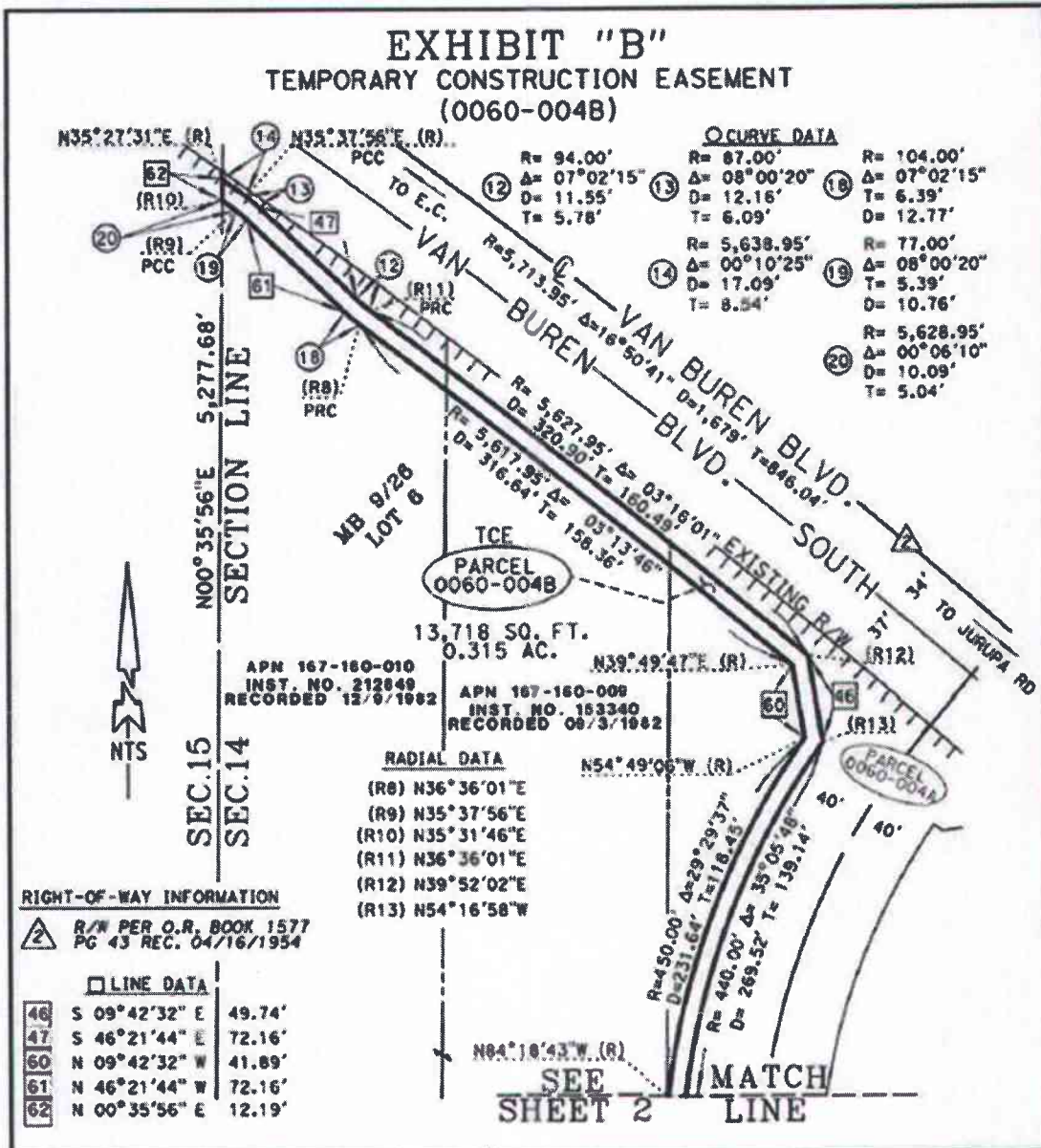


EXHIBIT "B"

TEMPORARY CONSTRUCTION EASEMENT (0060-004B)



CURVE DATA

R= 87.00'	R= 104.00'
Δ= 08°00'20"	Δ= 07°02'15"
D= 12.16'	T= 6.39'
T= 6.09'	D= 12.77'
R= 5,638.95'	R= 77.00'
Δ= 00°10'25"	Δ= 08°00'20"
D= 17.09'	T= 5.39'
T= 8.54'	D= 10.76'
	R= 5,628.95'
	Δ= 00°06'10"
	D= 10.09'
	T= 5.04'

RADIAL DATA

(R8) N36°36'01"E
(R9) N35°37'56"E
(R10) N35°31'46"E
(R11) N36°36'01"E
(R12) N39°52'02"E
(R13) N54°16'58"W

RIGHT-OF-WAY INFORMATION

▲ R/W PER O.R. BOOK 1577 PG 43 REC. 04/16/1954

□ **LINE DATA**

46	S 09°42'32" E	49.74'
47	S 46°21'44" E	72.16'
60	N 09°42'32" W	41.89'
61	N 46°21'44" W	72.16'
62	N 00°35'56" E	12.19'

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.: 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: SEPTEMBER, 2019	DATE: 9/26/2019
SHEET 3 OF 3	

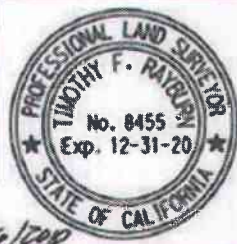


EXHIBIT "A"
LEGAL DESCRIPTION
0060-004C
TEMPORARY CONSTRUCTION EASEMENT

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

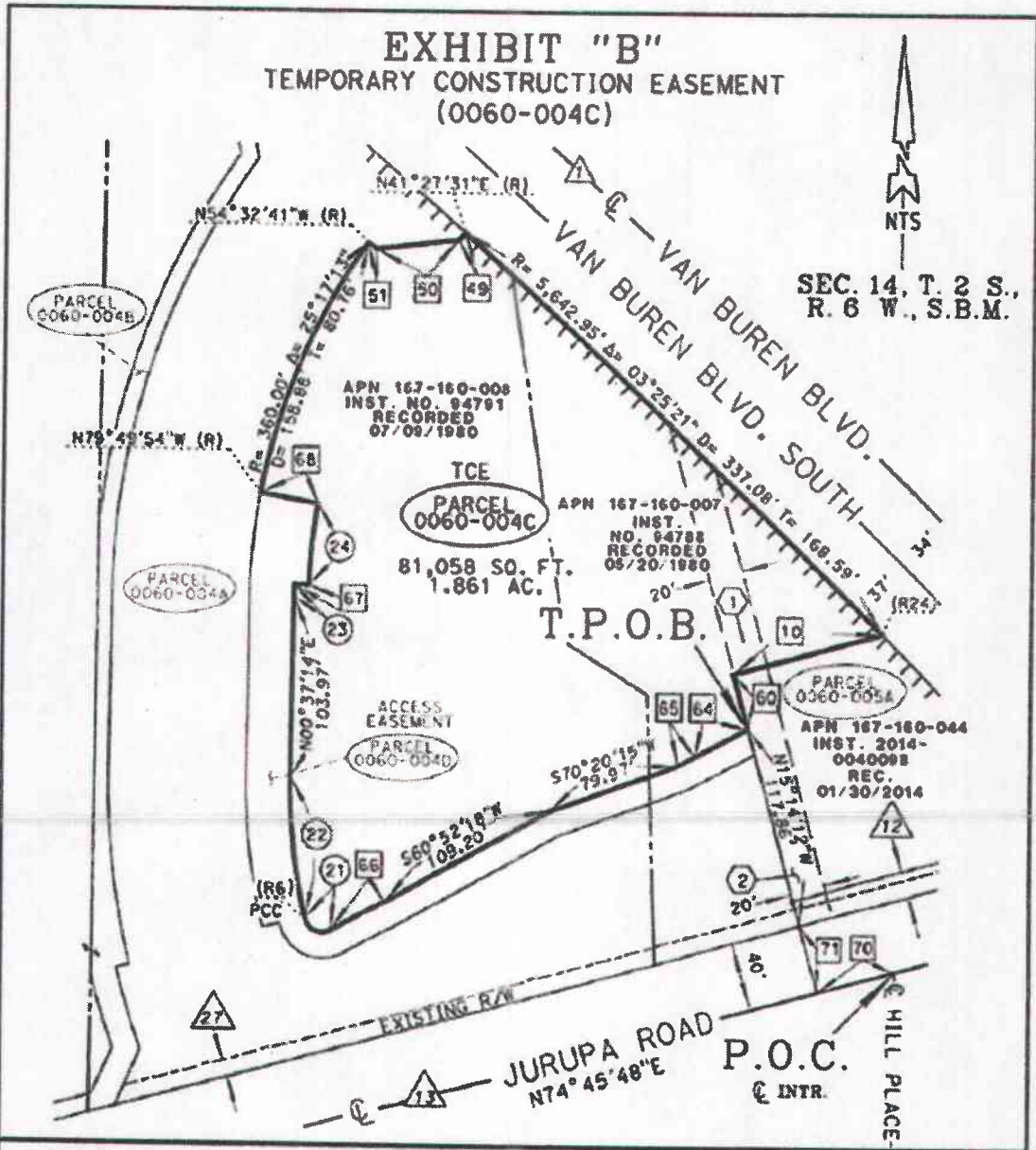
9/26/2019
DATED:



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



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.: 0060-004C	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 PARCELS DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED BY THE WRITTEN DESCRIPTION.
PREPARED BY: DPM	
DATE: SEPTEMBER, 2019	
SHEET 1 OF 2	APPROVED BY: <i>[Signature]</i> DATE: <i>9/26/2019</i>



EXHIBIT "B"

TEMPORARY CONSTRUCTION EASEMENT (0060-004C)

RIGHT-OF-WAY INFORMATION

- ⚠ R/W PER O.R. 1420,
PAGE 358, REC.
12/02/1952.
- ⚠ 15' R/W PER INST.
2001-450579, REC.
09/18/2001
- ⚠ 100' R/W PER S.B. MB 9/26,
- ⚠ VAC. OF N7LY 10'
& S7LY 10' OF A 100' R/W,
PER DEED BK 702, PG
115-116, REC. 01/17/1927

RADIAL DATA

(R6 PCC) 576°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 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.: 0060-004C

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

NO No.: CB-0060

PROJECT: JURUPA ROAD GRADE SEPARATION

SCALE: NTS

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

PREPARED BY: DPM

DATE: SEPTEMBER, 2019

APPROVED BY:

DATE:

SHEET 2 OF 2

Timothy F. Rayburn

9/29/2019



EXHIBIT "A"
LEGAL DESCRIPTION
0080-004D
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 80°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.

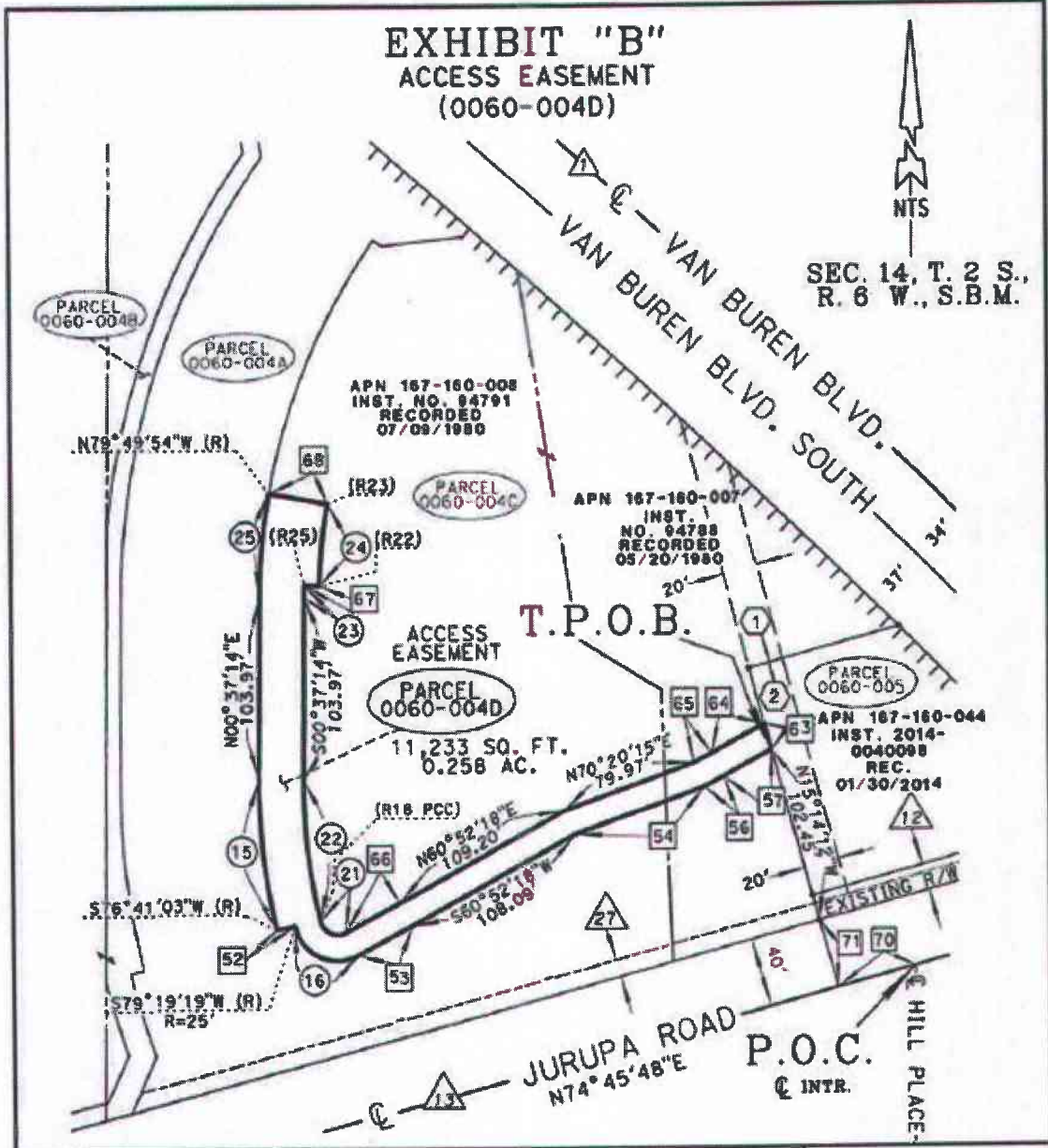
PREPARED UNDER MY SUPERVISION:


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

9/26/2010
DATED:



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



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
 WO No.: C8-0060
 SCALE: NTS
 PREPARED BY: DPM
 DATE: SEPTEMBER, 2019
 SHEET 1 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: *Timothy F. Rayburn* DATE: 9/26/2019

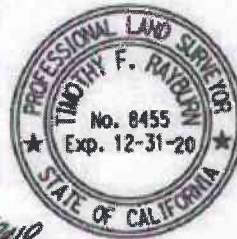


EXHIBIT "B"

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

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

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 82°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

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

DATE: SEPTEMBER, 2019

APPROVED BY:

DATE: 9/26/2019

SHEET 2 OF 2

James Ray Z. R. J.

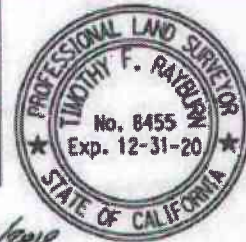


EXHIBIT "A"
LEGAL DESCRIPTION
0060-004E
TEMPORARY CONSTRUCTION EASEMENT

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 28 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:



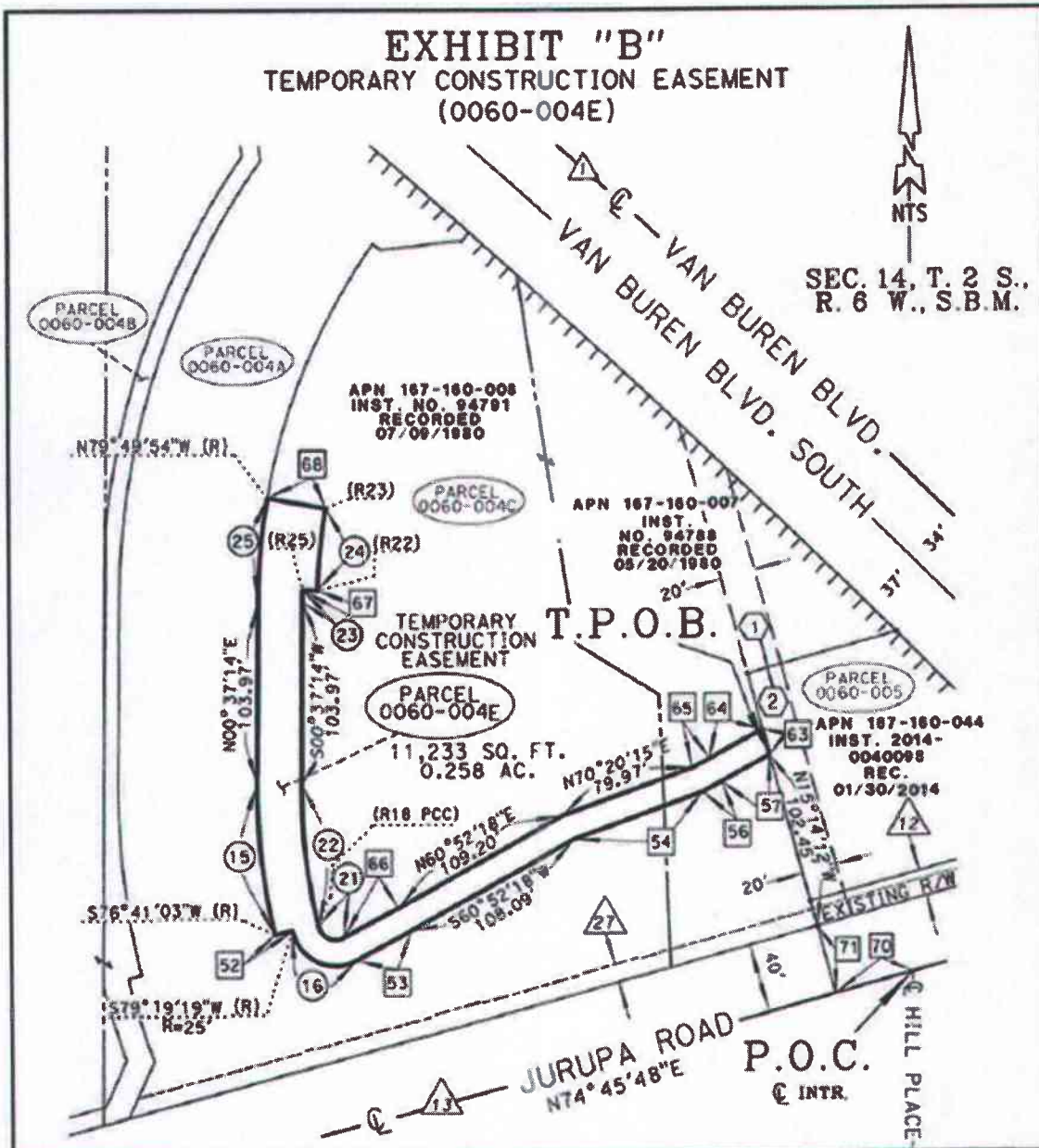
DAVID L. MCMILLAN, P.L.S. 8488

DATED:

9-27-2019



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




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PCL No.: 0060-004E
 WD No.: C8-0060
 SCALE: NTS
 PREPARED BY: DPM
 DATE: SEPTEMBER, 2019
 SHEET 1 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: 

DATE: 9-27-19

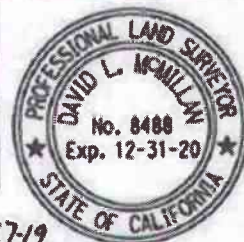


EXHIBIT "B"

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
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LINE DATA

52	S 76°41'03" W	10.45' (R)
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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'
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D= 47.52'
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- ㉒ R= 360.00'
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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

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PCL No.: 0060-004E	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 PARCELS 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 2 OF 2	

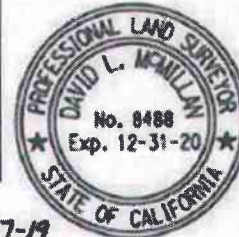


EXHIBIT "A"
LEGAL DESCRIPTION
0060-004G
ACCESS EASEMENT

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:

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

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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;

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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;

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0060-004G
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SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART THEREOF.

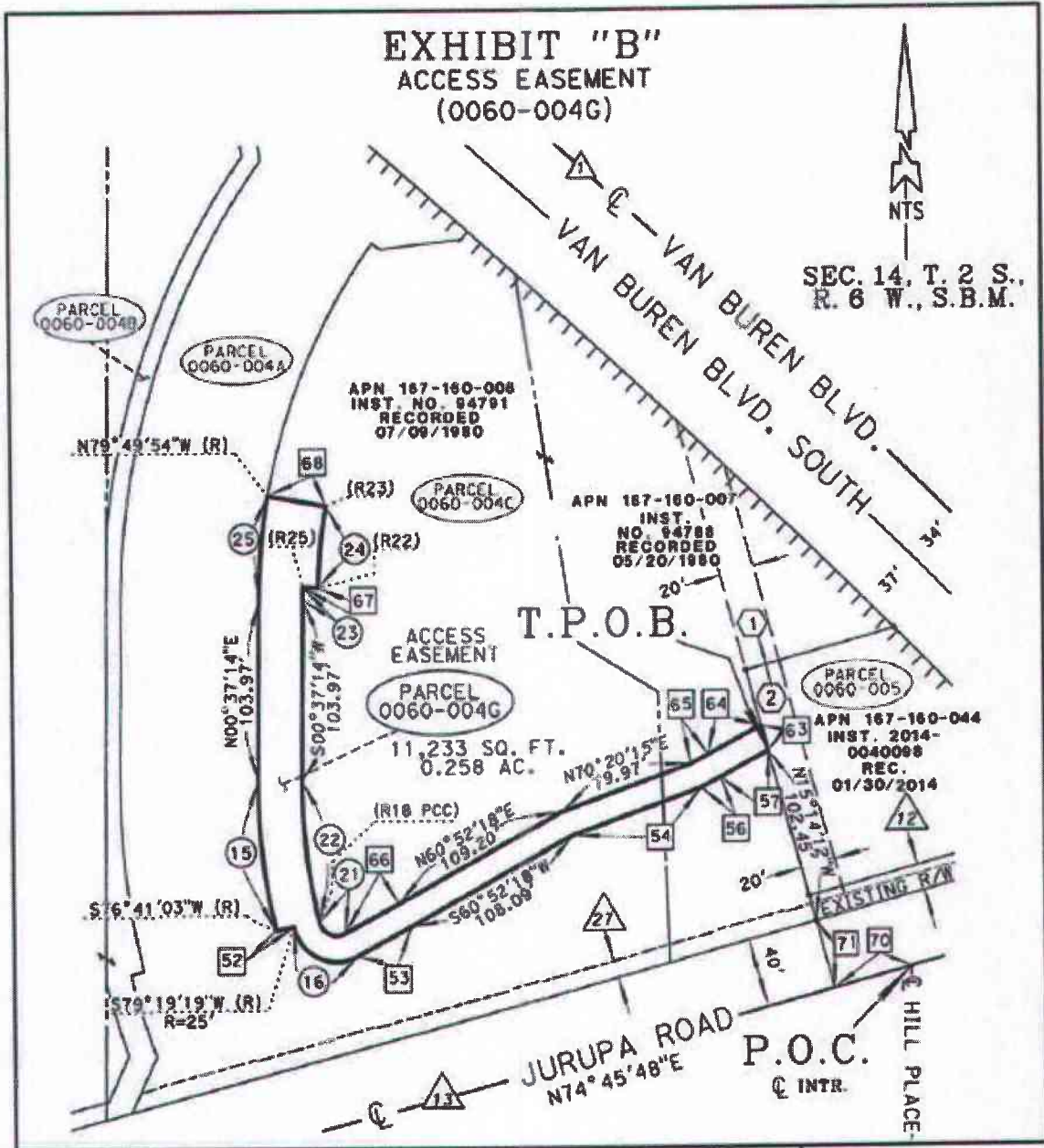
PREPARED UNDER MY SUPERVISION:


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

9/26/2019
DATED:



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



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PCL No. 0060-004G	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: DPM	APPROVED BY: <i>Timothy F. Rayburn</i>
DATE: SEPTEMBER, 2019	DATE: 9/26/2019
SHEET 1 OF 2	



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,
- 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
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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'
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- (22) R= 334.50'
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- (23) R= 334.50'
Δ= 01°11'45"
D= 6.98'
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- (24) R= 326.00'
Δ= 08°21'07"
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- (25) R= 360.00'
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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

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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 BY THE WRITTEN DESCRIPTION.
PREPARED BY: DPM	
DATE: SEPTEMBER, 2019	
SHEET 2 OF 2	APPROVED BY: <i>Sanctus J. Ruff</i> 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:

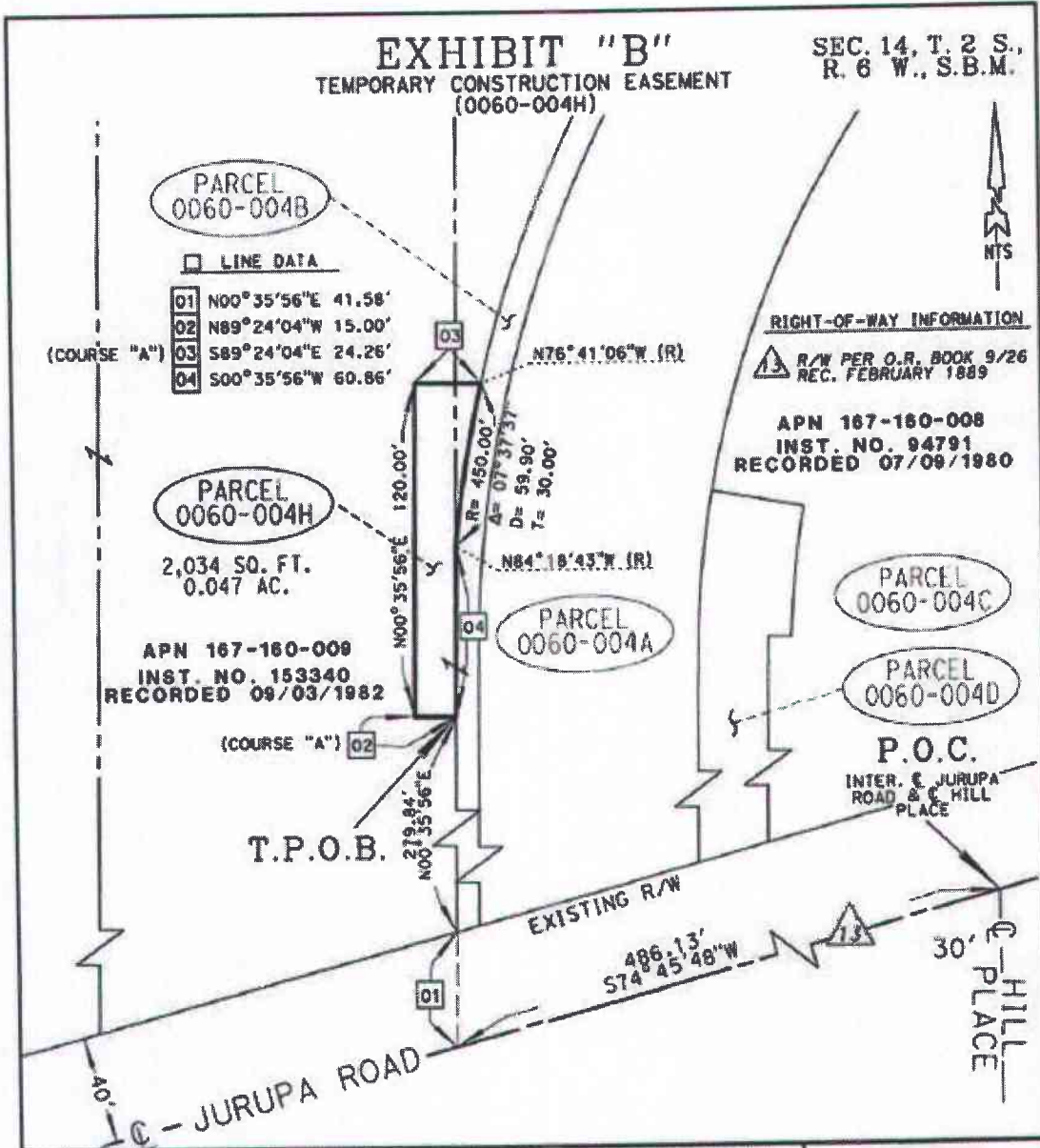
Timothy F. Rayburn
TIMOTHY F. RAYBURN, P.L.S. 8455

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

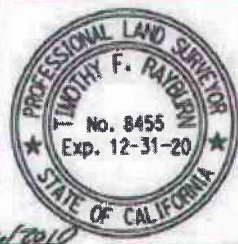
PCL No.: 0060-004H
 WO No.: C8-0060
 SCALE: NTS
 PREPARED BY: DPM
 DATE: SEPTEMBER, 2019
 SHEET 1 OF 1

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: *Janet Layton* 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 26 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°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 NORHTERLY HALF-WIDTH) AS SHOWN ON SAID "MAP OF THE SUBDIVISION OF A PORTION OF THE JURUPA RANCH;"

THENCE SOUTH 74°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°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°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°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°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

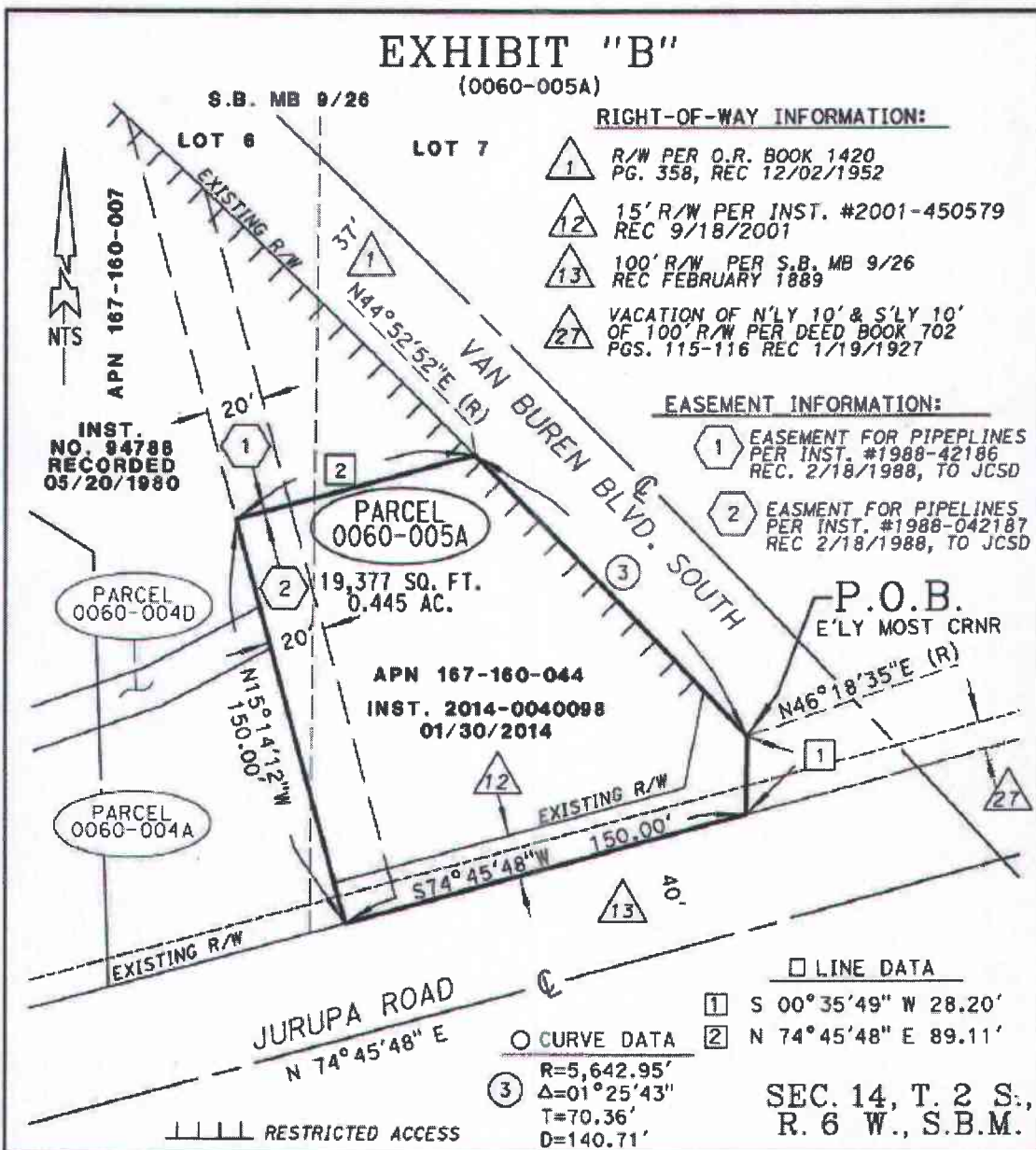
5/23/2019

DATED:



EXHIBIT "B"

(0060-005A)



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
- ⑳ 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

P.O.B.
E'LY MOST CRNR

□ 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	APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 5/23/2019
SHEET 1 OF 1	



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°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°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°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°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°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°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
TREVOR A. LEJA, P.L.S. 8869

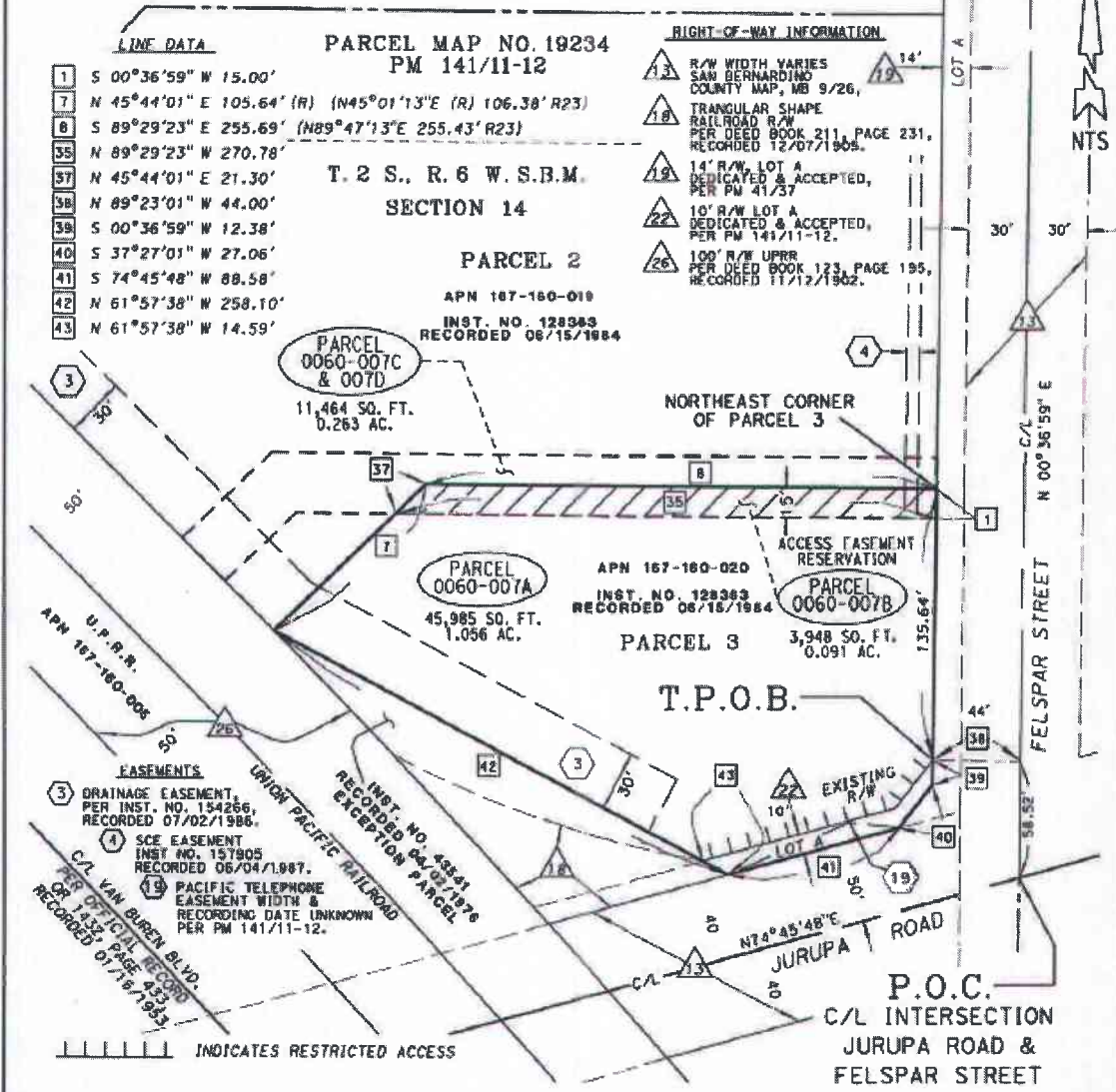
20190211
DATE



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	APPROVED BY: <i>[Signature]</i>
DATE: FEBRUARY, 2019	DATE: 2/19/2019
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

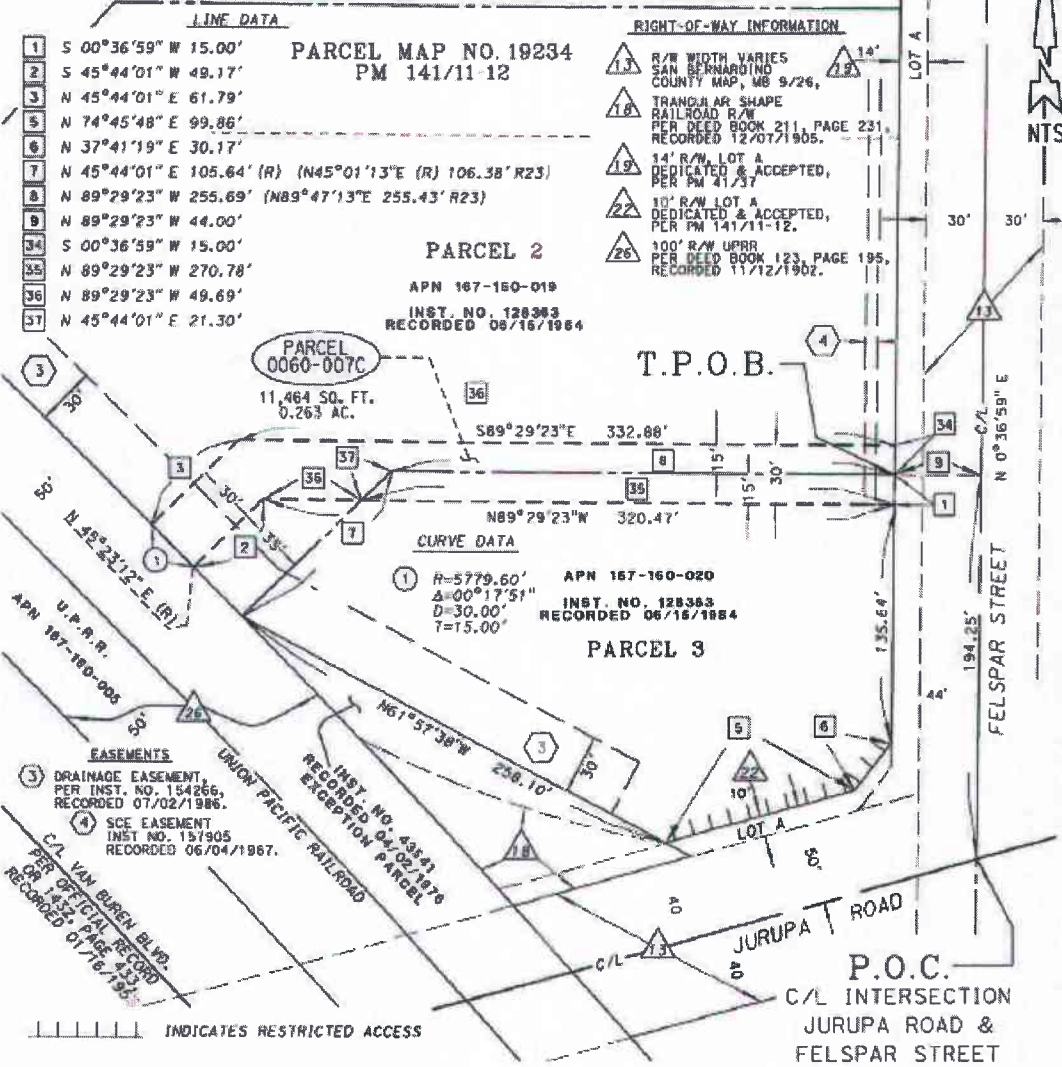
2/19/12 DATED:



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

EXHIBIT "B"
ACCESS EASEMENT
(0060-007C)

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



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 PLAY 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>T. Leja</i>
DATE: JANUARY, 2019	DATE: 01/29/2019
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;

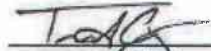
SUBJECT TO ALL EASEMENTS AND OFFERS OF DEDICATION OF RECORD;

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

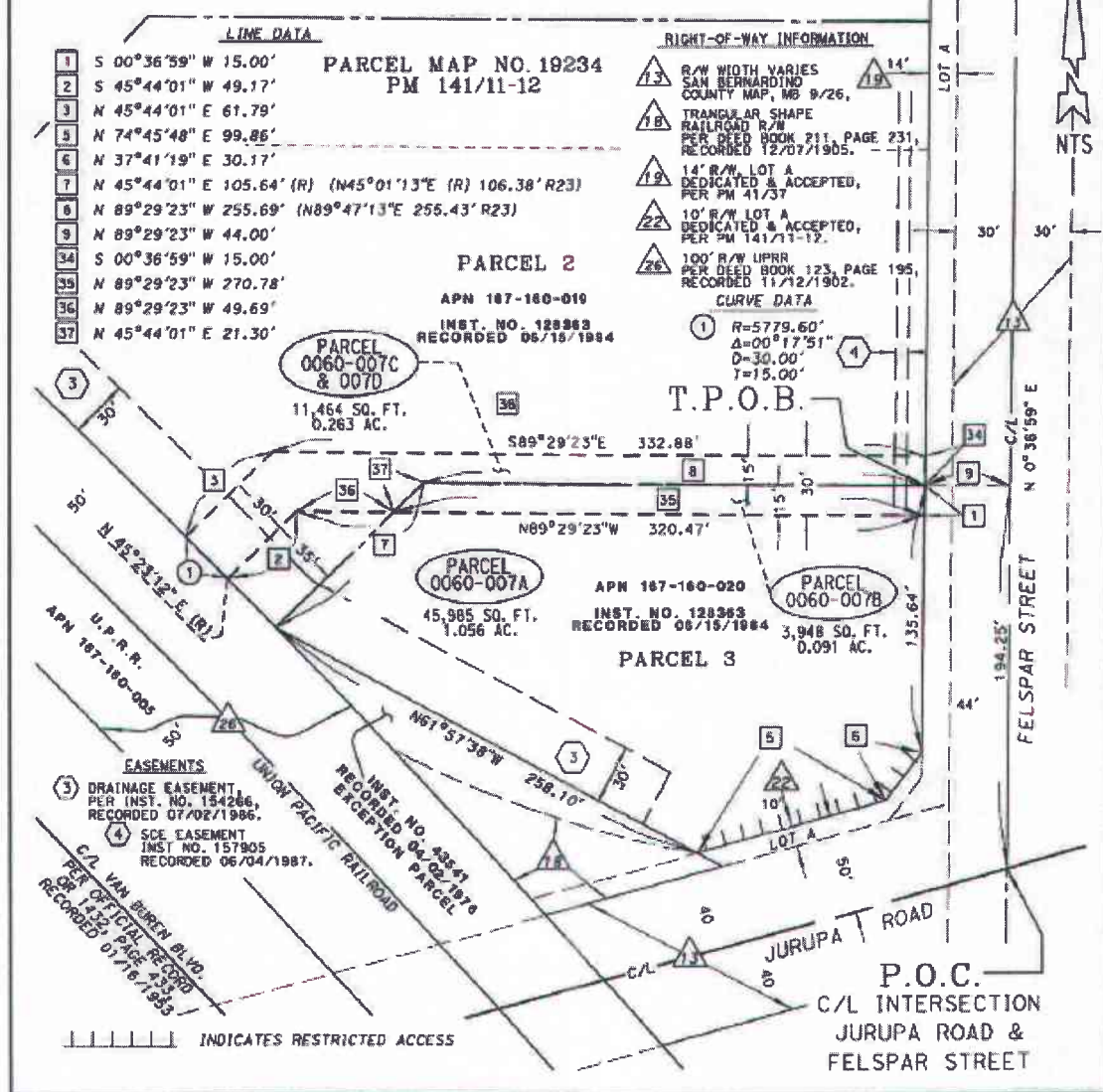
DATED:



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

EXHIBIT "B"
ACCESS EASEMENT
 (0060-007D)

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



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.0000791

PCL No.: 0060-007D	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	APPROVED BY: <i>[Signature]</i>
DATE: FEBRUARY, 2019	DATE: 2/9/2011
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


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. 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 1889
- △ 19 14' R/W, LOT A DEDICATED & ACCEPTED, PER PM 41/37
- △ 26 100' R/W, UPRR PER DEED BOOK 123, PAGE 195, RECORDED 11/12/1902

LINE DATA

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

CURVE DATA

- ②8 R= 38.00' Δ= 47°20'43"
D= 31.40' T= 16.66'
- ②9 R= 34.50' Δ= 90°00'00"
D= 54.19' T= 34.50'
- 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'

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

PARCEL MAP NO. 7823
PM 41/37

PARCEL 1
APN 167-160-021

PARCEL MAP NO. 19234
PM 141/11-12

STORM DRAIN EASEMENT
PARCEL 0060-007E

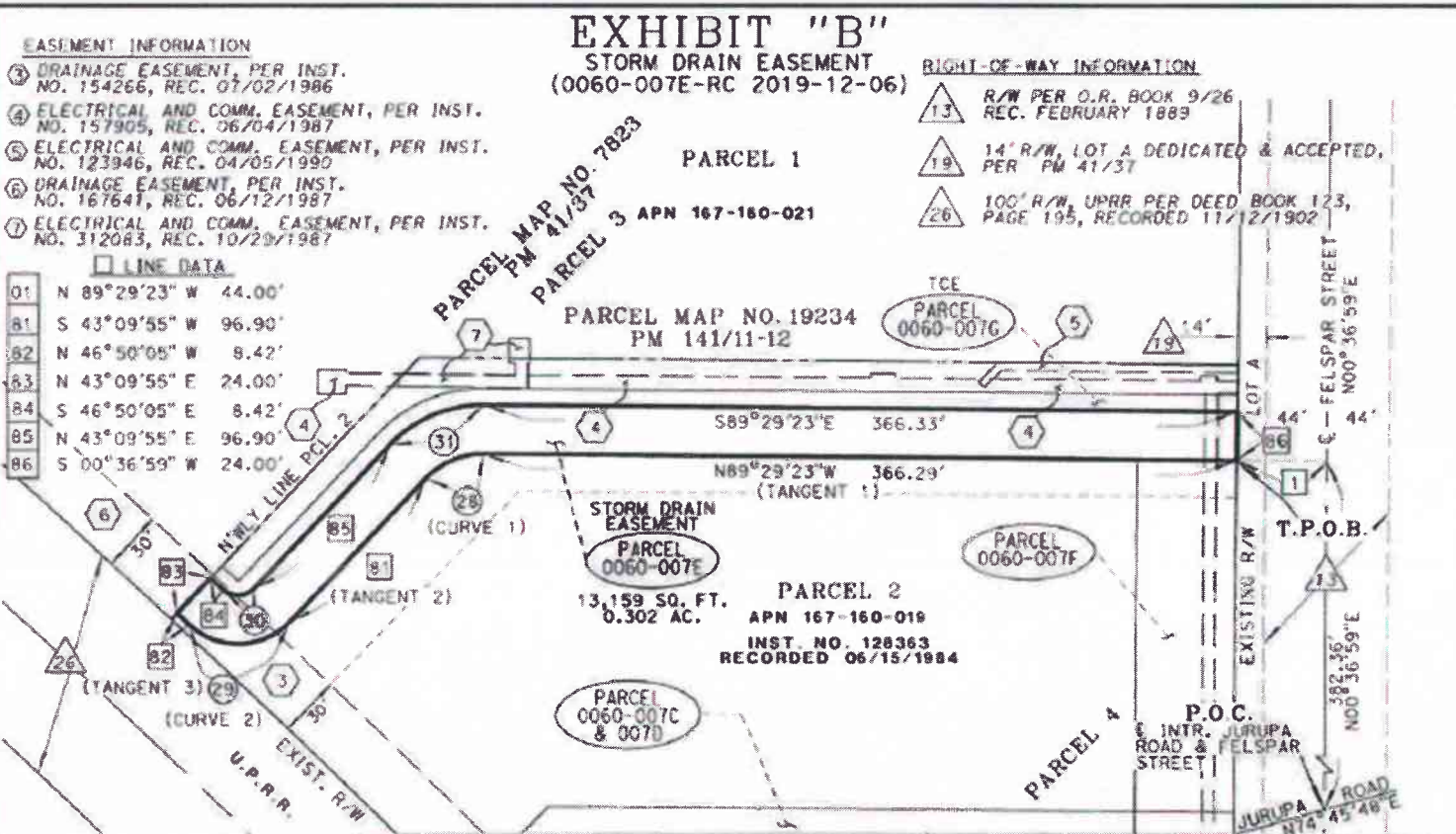
PARCEL 2
13,159 SQ. FT.
0.302 AC.
APN 167-160-019
INST. NO. 128363
RECORDED 06/15/1984

PARCEL 0060-007C
& 007D

TCE
PARCEL 0060-007G

PARCEL 0060-007F

PARCEL 4



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

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: DPM

APPROVED BY: *Janetly F. Rayburn*

DATE: JANUARY, 2020

DATE: 1/20/2020

SHEET 1 OF 1



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:



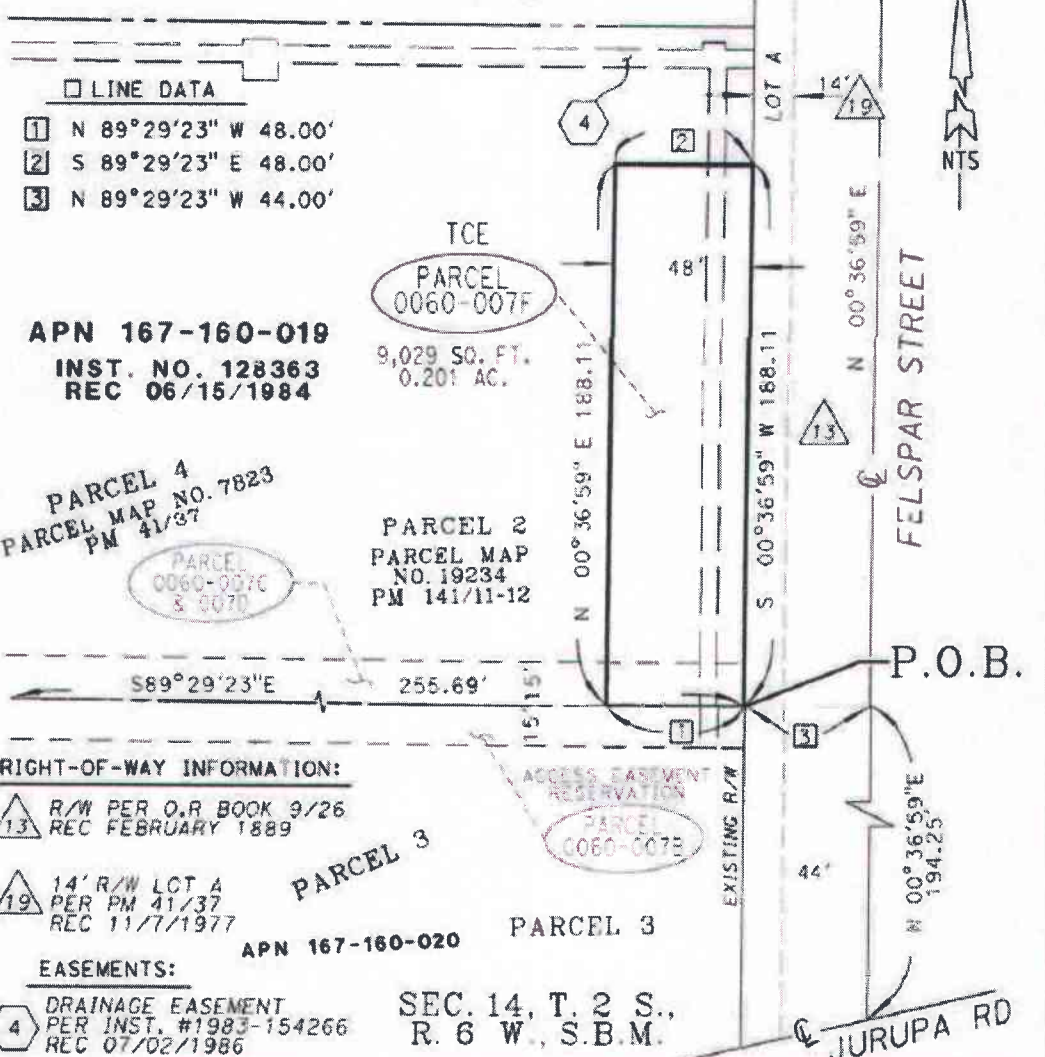
DAVID L. MCMILLAN, P.L.S. 8488


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 1.0000079.	
PCL No.: 0060-007F	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 PARCELS DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: OPM	
DATE: JANUARY, 2020	
SHEET 1 OF 1	APPROVED BY:  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

0060-007G

- EASEMENT INFORMATION**
- ② DRAINAGE EASEMENT, PER INST. NO. 154266, REC. 07/02/1986
 - ④ 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

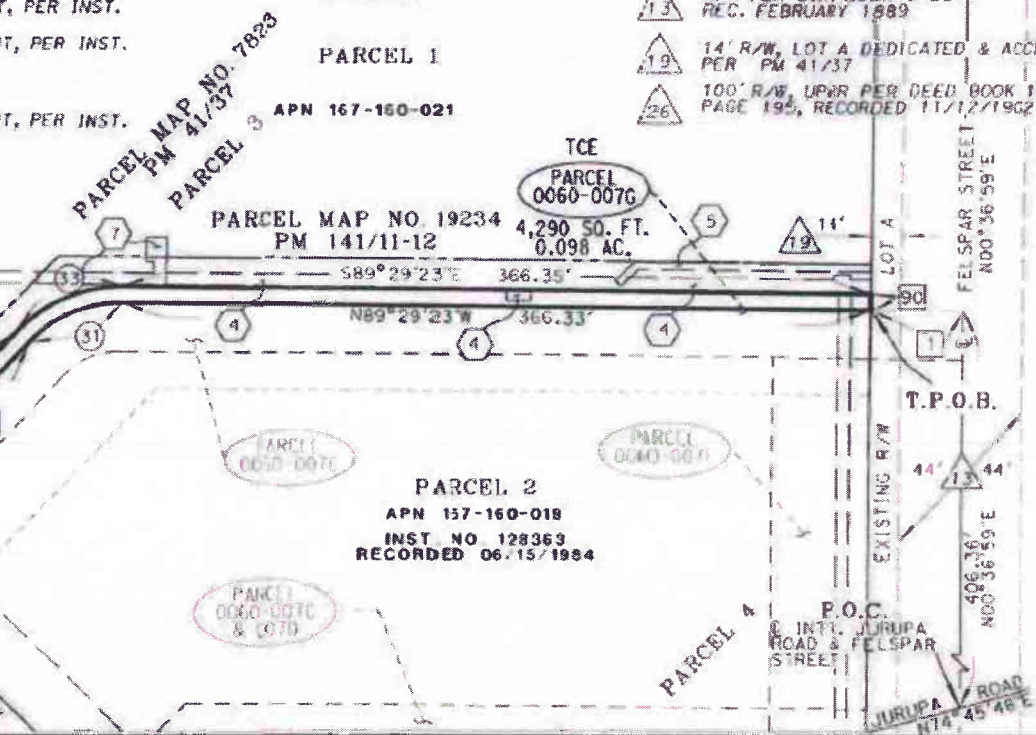
- RIGHT-OF-WAY INFORMATION**
- ⑬ R/W PER D.R. BOOK 9/26 REC. FEBRUARY 1989
 - ⑭ 14' R/W, LOT A DEDICATED & ACCEPTED, PER PM 41/37
 - ⑮ 100' R/W, UP&R PER DEED BOOK 123, PAGE 195, RECORDED 11/12/1962

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'
09	S	00°36'59"	W	8.00'

CURVE DATA

⑩	R= 10.50' Δ= 90°00'00" D= 16.49' T= 10.50'
⑪	R= 62.00' Δ= 47°20'43" D= 51.23' T= 27.18'
⑫	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	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: 
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
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 $00^{\circ}36'59''$ 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 $89^{\circ}29'23''$ 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 $00^{\circ}36'59''$ 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 $89^{\circ}29'23''$ 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 $45^{\circ}44'01''$ 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 $45^{\circ}23'12''$ EAST;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF $00^{\circ}17'51''$, 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

8/22/2018
DATED:



RIGHT-OF-WAY INFORMATION

- 1 R/W PER O.R. BOOK 9/26 REC. FEBRUARY 1889
- 18 TRIANGULAR PIECE OF R/W (NOW UPRR) PER BOOK 211 PAGE 231, RECORDED 12/07/1905
- 19 14' R/W LOT A DEDICATED & ACCEPTED, PER PM 41/37
- 22 10' R/W LOT A DEDICATED & ACCEPTED, PER PM 141/11-12
- 26 100' R/W, UPRR PER DEED BOOK 123, PAGE 195, RECORDED 11/12/1902

○ CURVE DATA

1 R=5,779.60'
 Δ=00°17'51"
 D=30.00'
 T=15.00'

□ 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'
9	N 89°29'23" W 44.00'
10	S 00°36'59" W 15.00'
11	N 89°29'23" W 270.78'
12	N 89°29'23" W 49.69'

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

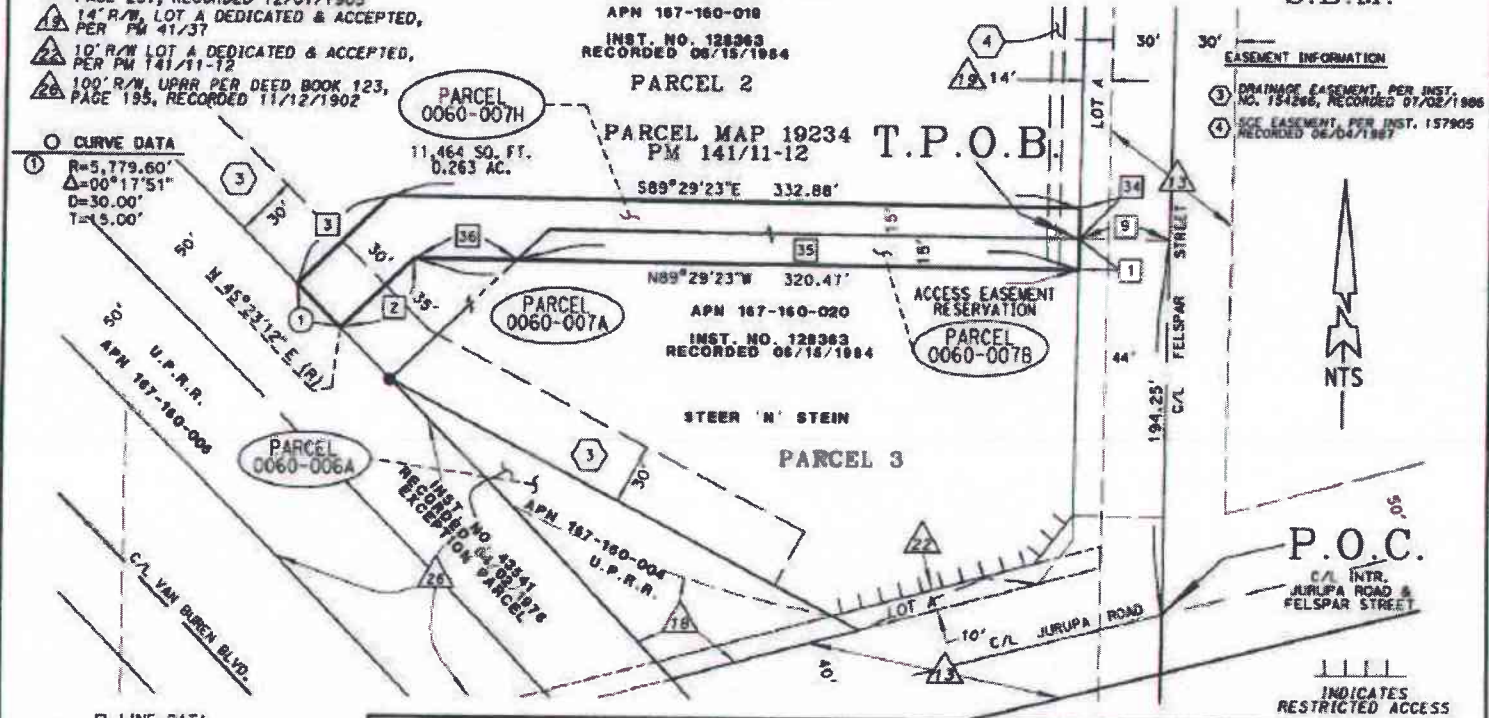
APN 167-160-018
 INST. NO. 128263
 RECORDED 06/15/1984

PARCEL 2
PARCEL MAP 19234 T.P.O.B.
 589°29'23"E 332.88'

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

EASEMENT INFORMATION

- 1 DRAINAGE EASEMENT, PER INST. NO. 154266, RECORDED 07/02/1986
- 2 EASEMENT, PER INST. 157905 RECORDED 06/04/1987



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	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: NC	APPROVED BY: <i>Timothy F. Rayburn</i>
DATE: AUGUST, 2019	DATE: 8/22/2019
SHEET 1 OF 1	



INDICATES RESTRICTED ACCESS

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 $00^{\circ}36'59''$ 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 $89^{\circ}29'23''$ 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 $00^{\circ}36'59''$ 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 $89^{\circ}29'23''$ 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 $45^{\circ}44'01''$ 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 $45^{\circ}23'12''$ EAST;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF $00^{\circ}17'51''$, 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:



RIGHT-OF-WAY INFORMATION

- ▲ R/W PER O.R. BOOK 3/26 REC. FEBRUARY 1889
- ▲ TRIANGULAR PIECE OF R/W, (NOW UPRR) PER BOOK 211, PAGE 231, RECORDED 12/07/1905
- ▲ 14' 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 UPRR PER DEED BOOK 123, PAGE 195, RECORDED 11/12/1902

○ CURVE DATA

- ① R=5,779.60'
- Δ=00°17'51"
- D=30.00'
- T=5.00'

□ 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 49.69'

EXHIBIT "B"
UTILITY AND ACCESS EASEMENT
0060-0071

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

APN 167-160-018
 INST. NO. 126363
 RECORDED 06/15/1984

PARCEL 2
 PARCEL MAP 19234
 PM 141/11-12

PARCEL
 0060-0071

11,464 SQ. FT.
 0.263 AC.

S89°29'23"E 332.88'

N89°29'23"W 320.47'
 APN 167-160-020
 INST. NO. 126363
 RECORDED 06/15/1984

PARCEL
 0060-007A

ACCESS EASEMENT
 RESERVATION
 PARCEL
 0060-007B

STEER 'N' STEIN

PARCEL 3

EASEMENT INFORMATION

- ③ DRAINAGE EASEMENT, PER INST. NO. 154266, RECORDED 07/02/1985
- ② EASEMENT, PER INST. 157905 RECORDED 06/04/1987



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

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.: 0060-0071

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: NC

APPROVED BY:

Timothy F. Rayburn

DATE: 8/28/2011

DATE: AUGUST, 2019

SHEET 1 OF 1

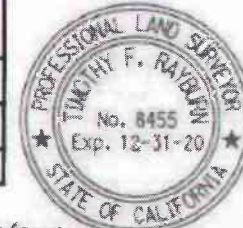


EXHIBIT "A"
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT
0060-007J

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, P.L.S. 8455

3/25/2020

DATED:

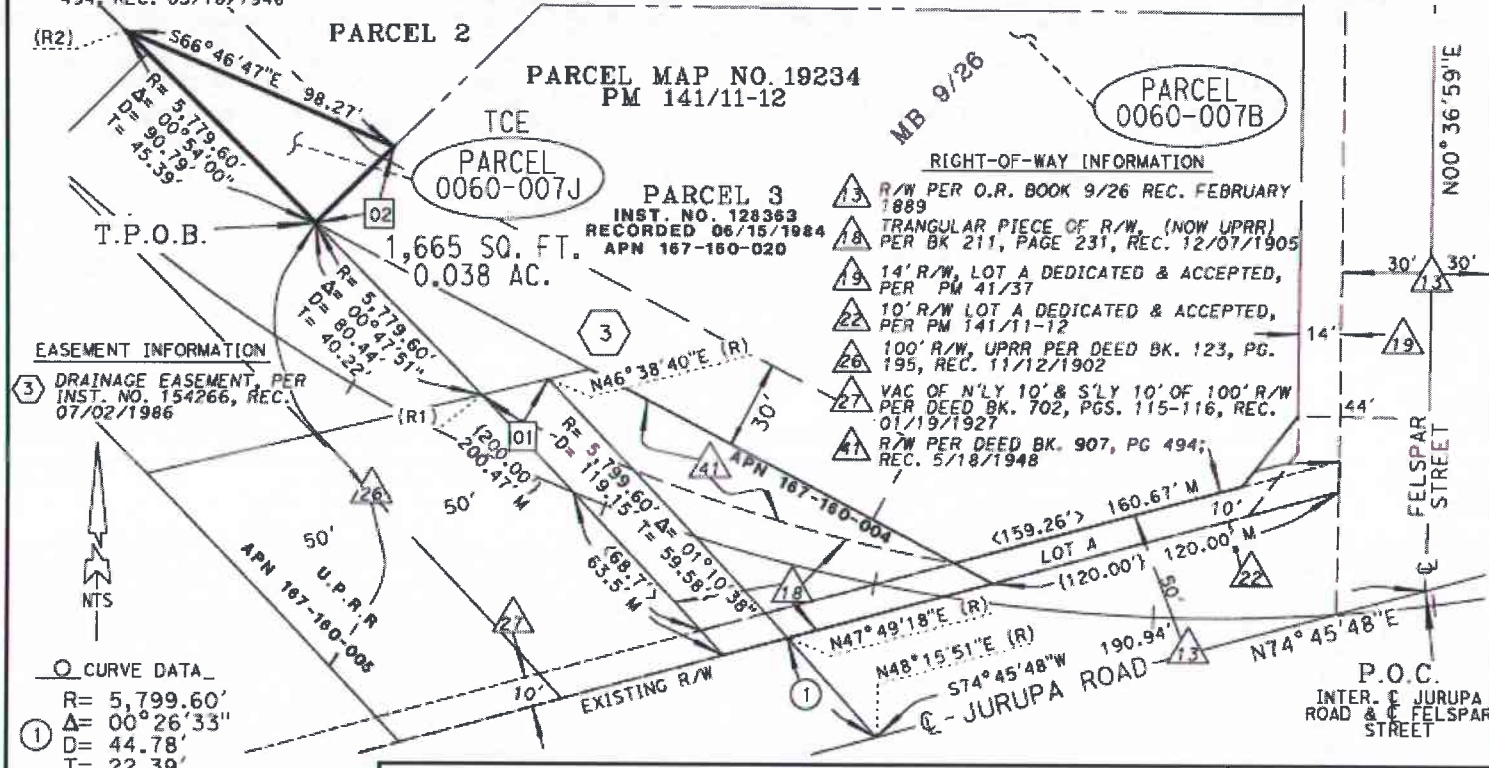


< > REC. DATA PER DEED BK. 211, PG. 231.
 REC. 12/07/1905
 (1) 494, REC. 05/18/1948

EXHIBIT "B"

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

0060-007J - TEMPORARY CONSTRUCTION EASEMENT



- RIGHT-OF-WAY INFORMATION**
- 13 R/W PER O.R. BOOK 9/26 REC. FEBRUARY 1889
 - 18 TRANGULAR PIECE OF R/W. (NOW UPRR) PER BK 211, PAGE 231, REC. 12/07/1905
 - 19 14' R/W, LOT A DEDICATED & ACCEPTED, PER PM 41/37
 - 22 10' R/W LOT A DEDICATED & ACCEPTED, PER PM 141/11-12
 - 26 100' R/W, UPRR PER DEED BK. 123, PG. 195, REC. 11/12/1902
 - 27 VAC OF N'LY 10' & S'LY 10' OF 100' R/W PER DEED BK. 702, PGS. 115-116, REC. 01/19/1927
 - 41 R/W PER DEED BK. 907, PG 494; REC. 5/18/1948

EASEMENT INFORMATION

3 DRAINAGE EASEMENT, PER INST. NO. 154266, REC. 07/02/1986

① CURVE DATA
 R= 5,799.60'
 Δ= 00°26'33"
 D= 44.78'
 T= 22.39'

RADIAL DATA
 (R1) N46°31'51"E
 (R2) N44°50'01"E

□ LINE DATA
 01 S76°26'24"W 23.06'
 02 S45°44'01"W (R) 36.91'

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.: 0060-007J	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: DM	APPROVED BY: <i>Timothy F. Rayburn</i>
DATE: MARCH, 2020	DATE: 3/25/2020
SHEET 1 OF 1	



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

7/29/2018
DATED:



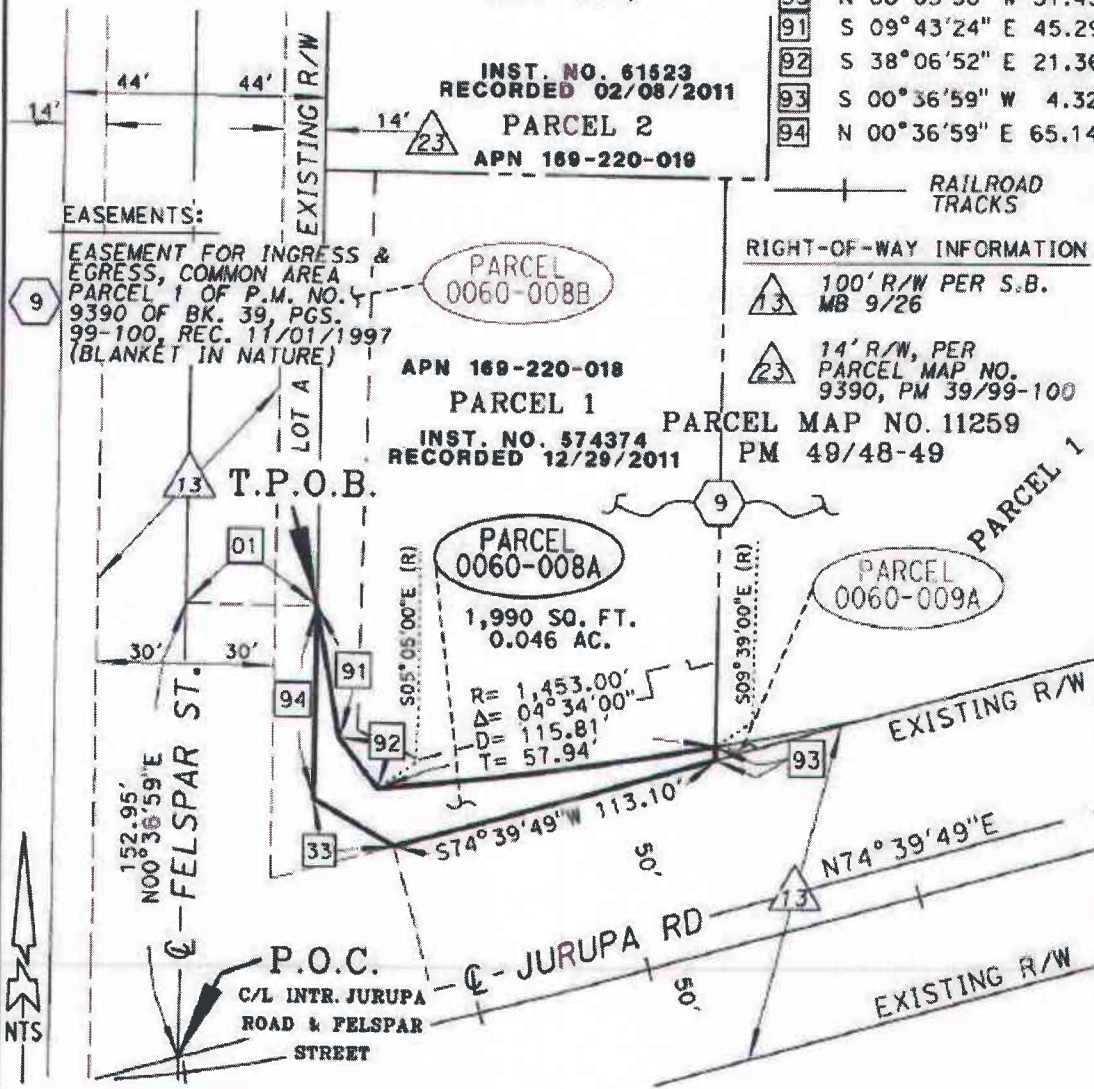
SEC. 14, T. 2 S.,
R. 6 W., S.B.M.

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

EASEMENTS:
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)

RAILROAD TRACKS
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
PARCEL MAP NO. 11259 PM 49/48-49

APN 169-220-018
PARCEL 1
INST. NO. 574374
RECORDED 12/29/2011

PARCEL 0060-008A
1,990 SQ. FT.
0.046 AC.
R= 1,453.00'
Δ= 04°34'00"
D= 115.81'
T= 57.94'

PARCEL 0060-009A

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.: CB-0060	
SCALE: NTS	PROJECT: JURUPA ROAD GRADE SEPARATION
PREPARED BY: DPM	THIS PLAN 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: <i>[Signature]</i> DATE: 7/29/2019
SHEET 1 OF 1	



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
0060-0088

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:

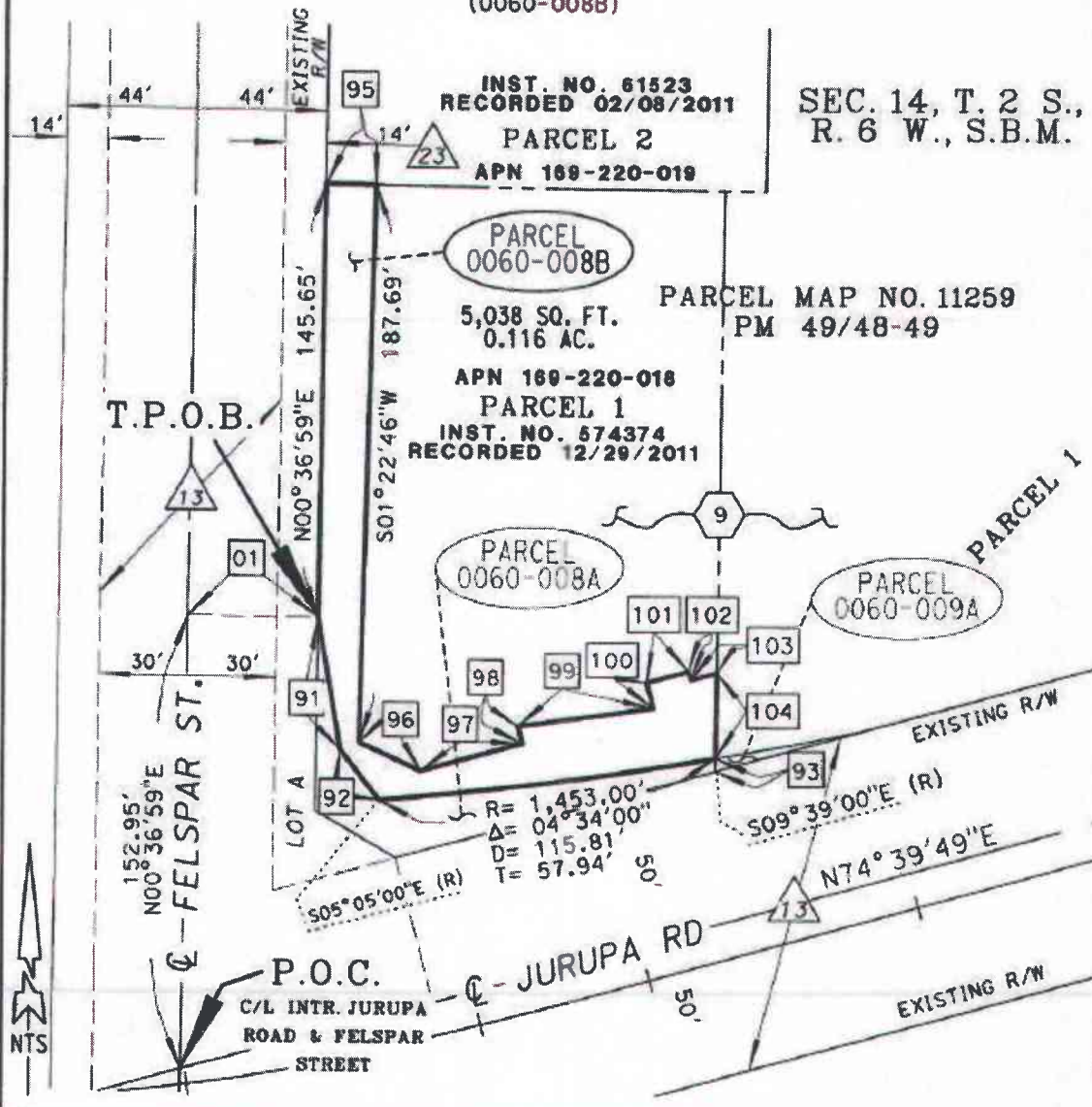

TIMOTHY F. RAYBURN, P.L.S. 8455

7/29/2018
DATED:



EXHIBIT "B"
TEMPORARY CONSTRUCTION EASEMENT
(0060-008B)

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



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

PARCEL 0060-008B
5,038 SQ. FT.
0.116 AC.
APN 169-220-018
PARCEL 1
INST. NO. 574374
RECORDED 12/29/2011

PARCEL MAP NO. 11259
PM 49/48-49

PARCEL 0060-008A

PARCEL 0060-009A

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	
SCALE: NTS	PROJECT: JURUPA ROAD GRADE SEPARATION
PREPARED BY: DPM	THIS PLAN 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	
SHEET 1 OF 2	APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 7/22/2019



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 $74^{\circ}39'49''$ 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 $00^{\circ}36'59''$ 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 $00^{\circ}36'59''$ 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 $09^{\circ}39'00''$ EAST;

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

THENCE SOUTH $74^{\circ}39'49''$ 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 "B"

EASEMENT INFORMATION

(0060-009A)

RIGHT-OF-WAY 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)

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

LINE DATA

93 N 00° 36' 59" E 4.32"

PARCEL MAP NO. 11259
 PM 49/48-49

RAILROAD TRACKS

PARCEL 1

APN 169-220-018

INST. NO. 574374

RECORDED 12/29/2011

PARCEL 0060-009A

100 SQ. FT.
 0.002 AC.

PARCEL 3

APN 169-220-020

INST. NO. 61523

RECORDED 02/08/2011

PARCEL 0060-008B

PARCEL 0060-008A

T.P.O.B.

JURUPA RD

FELSPAR STREET

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

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



S09°39'00"E (R)

R=1,453.00' Δ=02°00'14"
 D=50.82' T=25.41'

S74°39'49"W 51.83'

S11°39'14"E (R)

52.00'
 N00°36'59"E

52.00'
 N00°36'59"E

187.37'
 N74°39'49"E

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.: 0060-009A

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:

Timothy F. Rayburn

DATE:

7/30/2019



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;

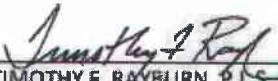
THENCE NORTH 00°36'59" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 24.75 FEET TO THE TRUE POINT OF BEGINNING;

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:

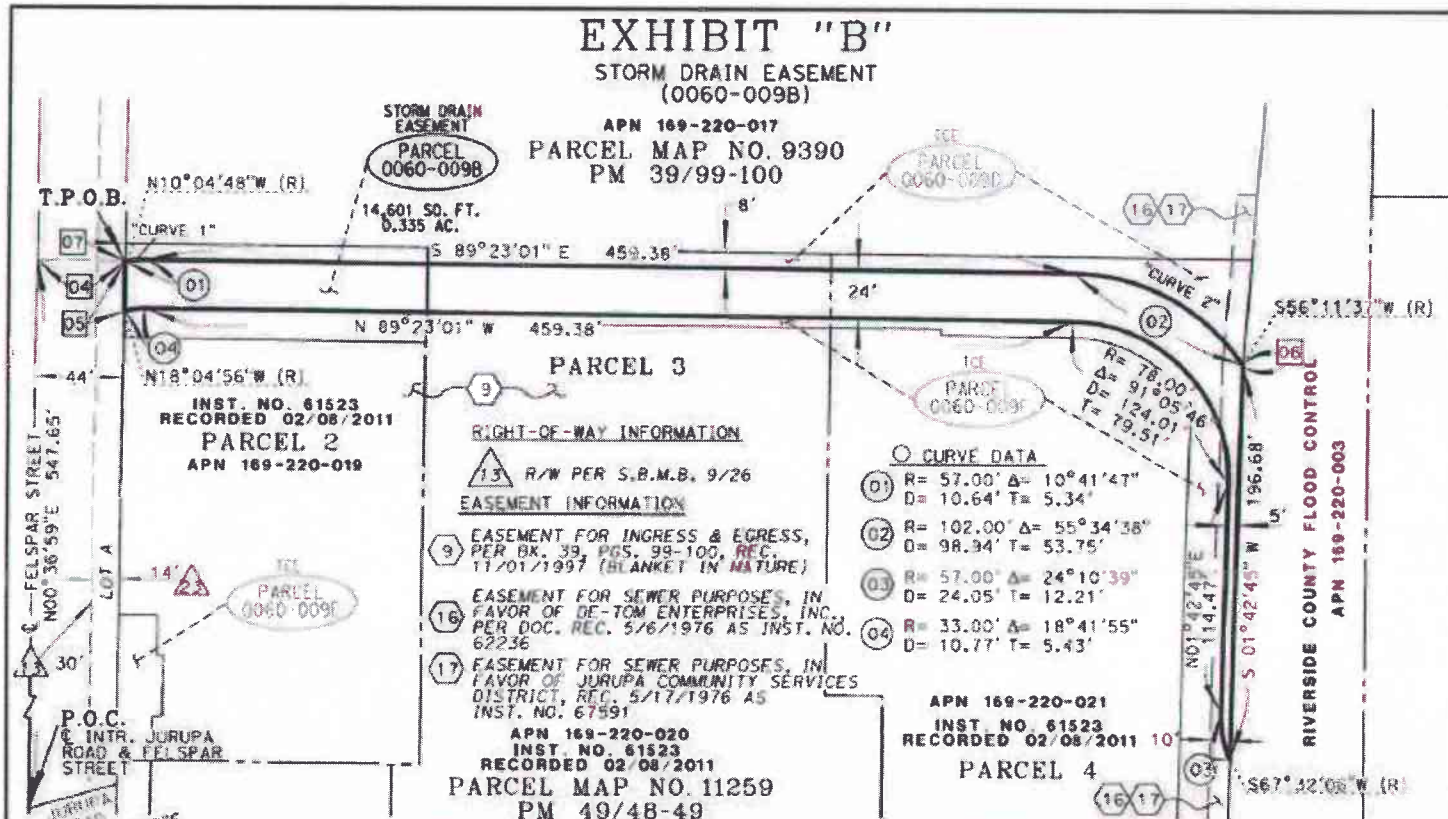


EXHIBIT "B"

STORM DRAIN EASEMENT
(0060-009B)

APN 169-220-017

PARCEL MAP NO. 9390
PM 39/99-100



RIGHT-OF-WAY INFORMATION

13 R/W PER S.B.M.B. 9/26

EASEMENT INFORMATION

- 9 EASEMENT FOR INGRESS & EGRESS, PER BX. 39, PGS. 99-100, REC. 11/201/1997 (BLANKET IN MATURE)
- 16 EASEMENT FOR SEWER PURPOSES, IN FAVOR OF DE-TOM ENTERPRISES, INC. PER DOC. REC. 5/6/1976 AS INST. NO. 62236
- 17 EASEMENT FOR SEWER PURPOSES, IN FAVOR OF JURUPA COMMUNITY SERVICES DISTRICT, REC. 5/17/1976 AS INST. NO. 67591

CURVE DATA

01	R = 57.00' Δ = 10°41'47"
	D = 10.64' T = 5.34'
02	R = 102.00' Δ = 55°34'38"
	D = 98.94' T = 53.75'
03	R = 57.00' Δ = 24°10'39"
	D = 24.05' T = 12.21'
04	R = 33.00' Δ = 18°41'55"
	D = 10.77' T = 5.43'

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 10
PARCEL 4

LINE DATA

04	S 89°23'01" E	44.00'
05	N 00°36'59" E	24.75'
06	S 04°38'51" W	0.40'
07	N 00°36'59" E	8.99'



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 1.0000079!

PCL No.: 0060-009B	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	
DATE: JANUARY, 2020	APPROVED BY: <i>Timothy F. Rayburn</i>
SHEET 1 OF 1	DATE: 2/20/2020



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		
03	N00°36'39"E	4.32'
04	N00°36'59"E	28.97'
05	N00°36'59"E	52.00'
06	N74°39'49"E	128.26'
07	S15°20'11"E	26.00'
08	N15°20'11"W	49.00'
10	N74°39'49"E	57.92'
11	N00°36'19"E	6.10'
11B	S00°36'19"W	56.16'
12	S89°23'41"E	25.00'

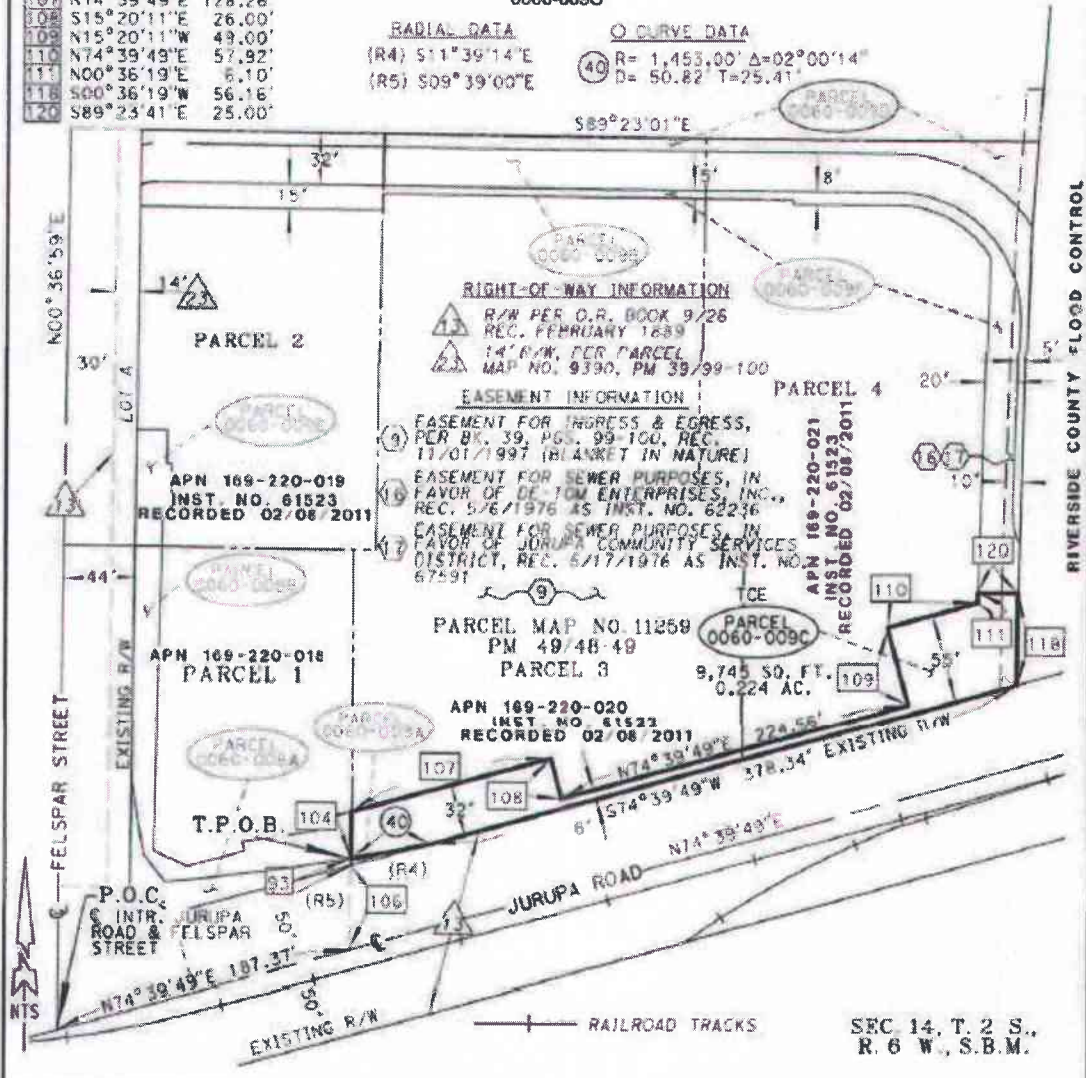
EXHIBIT "B"

TEMPORARY CONSTRUCTION EASEMENT

0060-009C

PARCEL MAP NO. 9390
PM 39/99-100

RADIAL DATA	CURVE DATA
(R4) S11°39'14"E	④ 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
 WO 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 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: 1-13-2020

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.

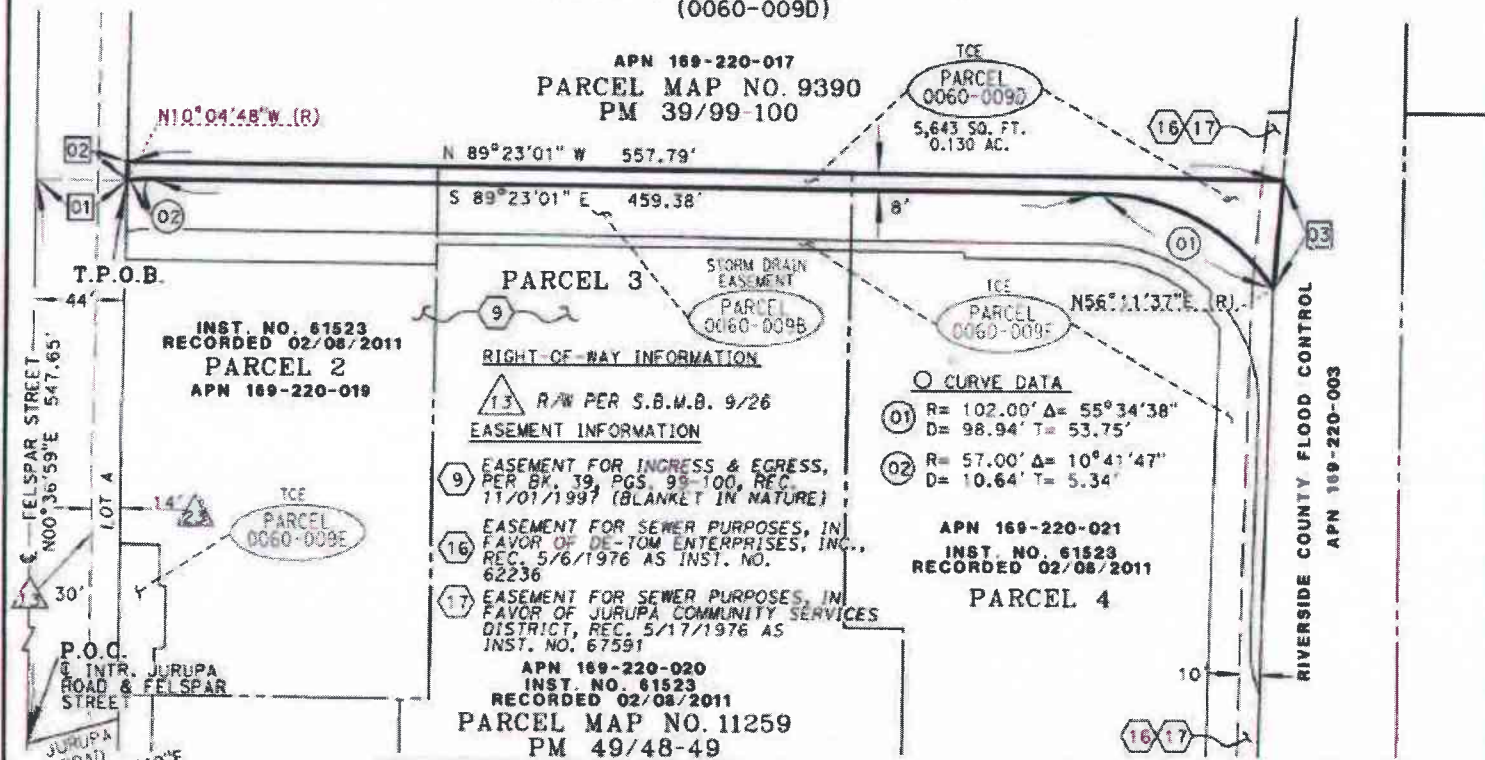
PREPARED UNDER MY SUPERVISION:


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

1/23/2020
DATED: 



EXHIBIT "B"
TEMPORARY CONSTRUCTION EASEMENT
(0060-009D)



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

PARCEL 3
 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)
- ⑩ EASEMENT FOR SEWER PURPOSES, IN FAVOR OF DE-TOM ENTERPRISES, INC., REC. 5/6/1976 AS INST. NO. 62236
- ⑪ 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 3
 PM 49/48-49

- CURVE DATA
- ① R= 102.00' Δ= 55°34'38"
 D= 98.94' T= 53.75'
 - ② R= 57.00' Δ= 10°41'47"
 D= 10.64' T= 5.34'

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

□ LINE DATA

- ① S 89°23'01" E 44.00'
- ② S 00°36'59" W 8.99'
- ③ 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.: 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

DATE: SEPTEMBER, 2019

APPROVED BY:

Timothy F. Rayburn

DATE: 1/23/2020

SHEET 1 OF 1



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

8/29/2010
DATED:



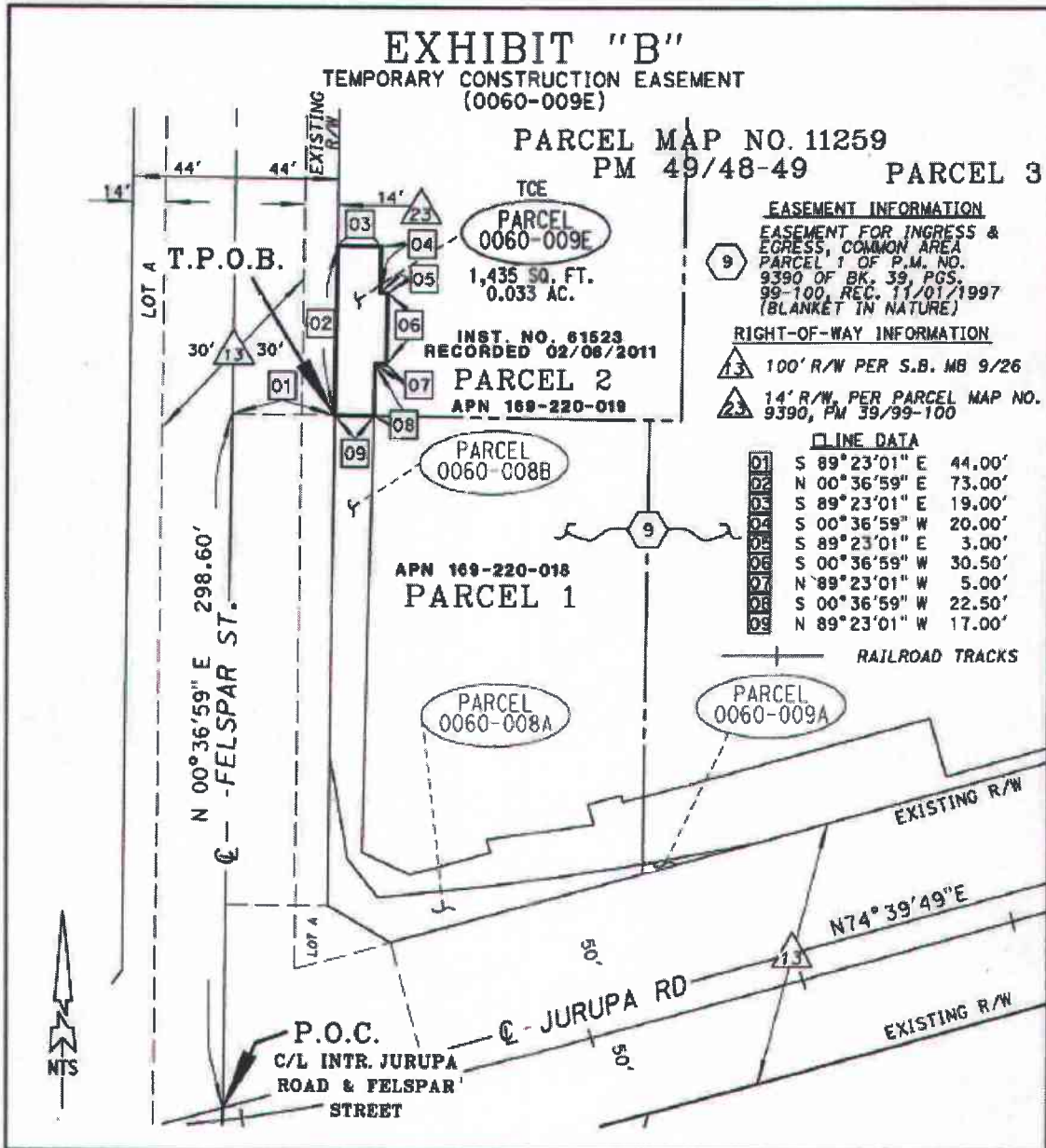
EXHIBIT "B"

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

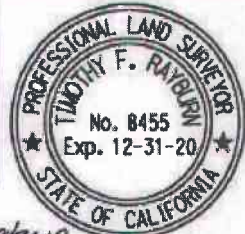
- 100' R/W PER S.B. MB 9/26
- 14' R/W, PER PARCEL MAP NO. 9390, PM 39/99-100

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
 PREPARED BY: DPM
 DATE: AUGUST, 2019
 SHEET 1 OF 1

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: 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°36'59" 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"

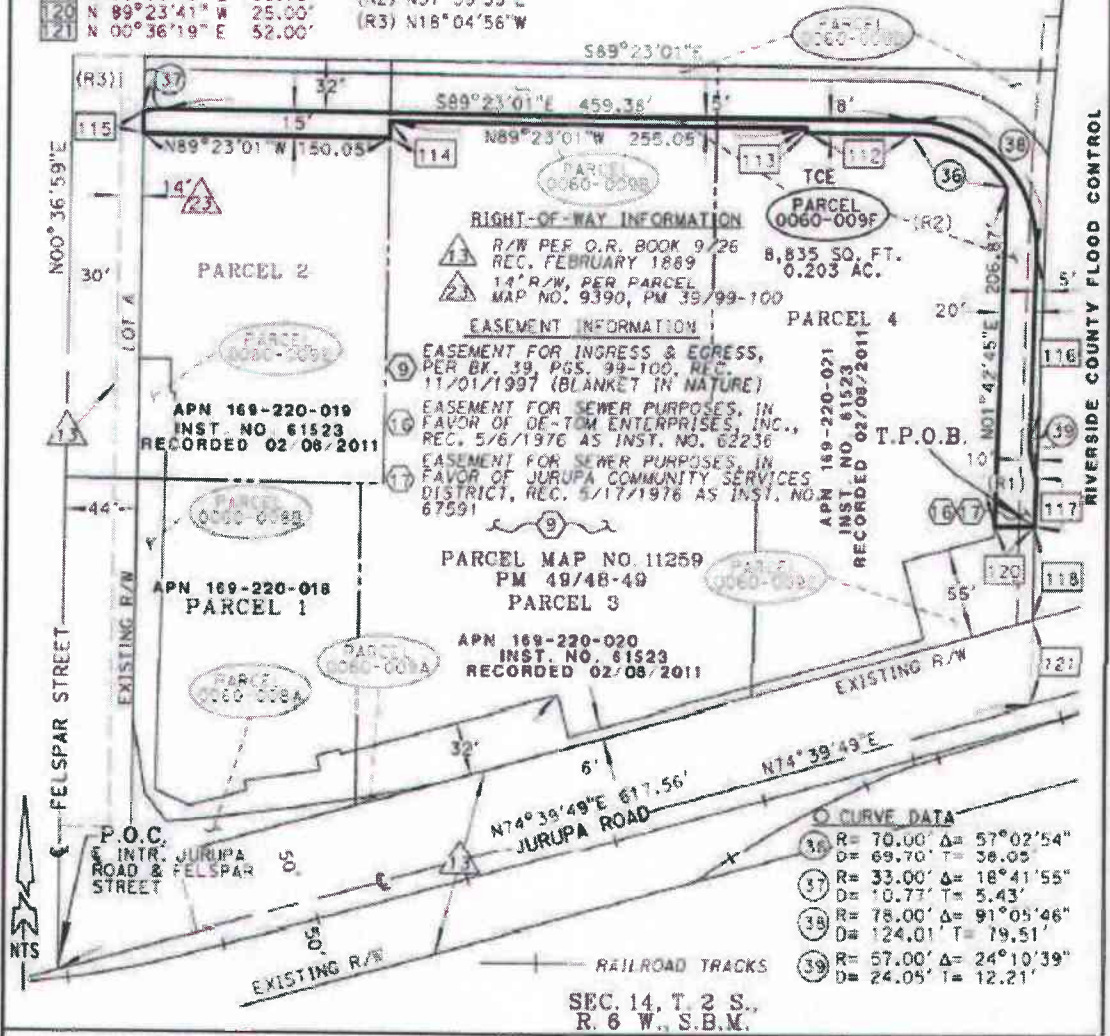
TEMPORARY CONSTRUCTION EASEMENT

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
NO No.: 08-0060	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:
DATE: JANUARY, 2020	DATE: 1-13-2020
SHEET 1 OF 1	



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

5/22/2010

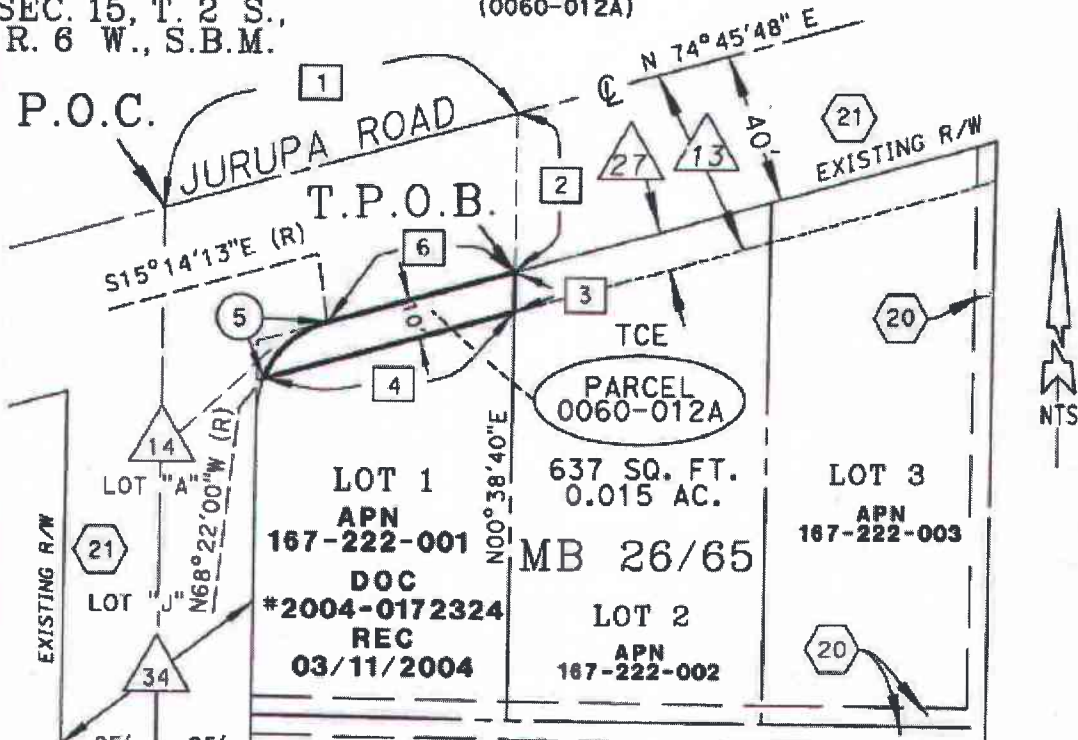
DATED:



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

- R=25.00'
- 5 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	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>Sanjay R. Roy</i> DATE: 5/22/2019



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
0080-013A

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 8. 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
TIMOTHY F. RAYBURN, P.L.S. 8455

5/22/2010
DATED:

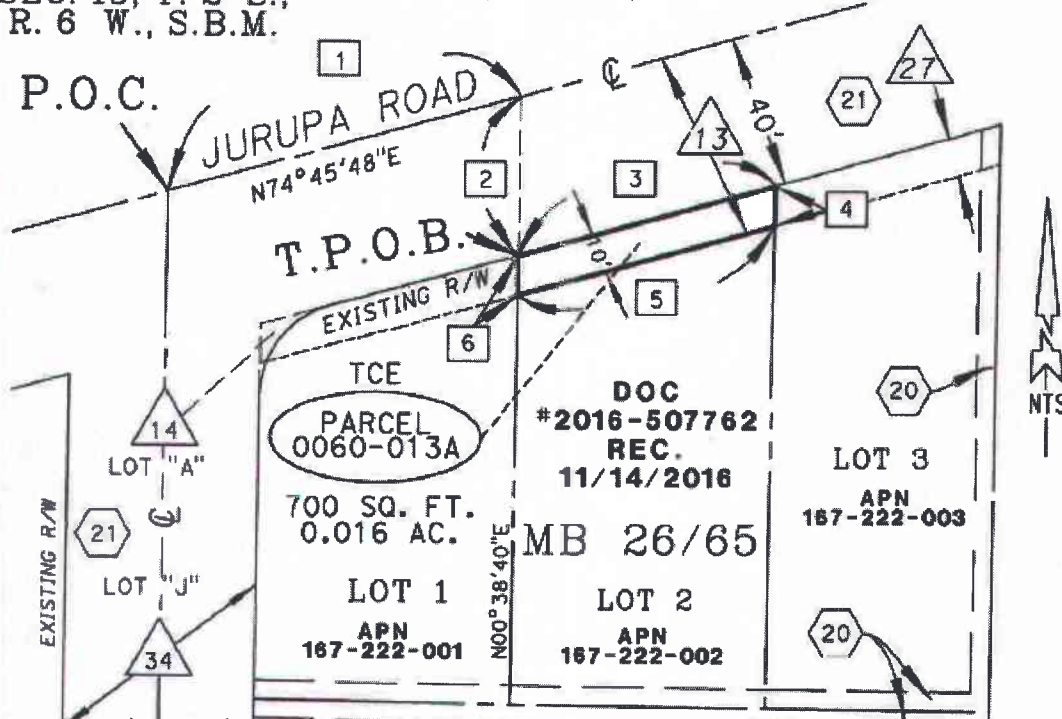


EXHIBIT "B"

TEMPORARY CONSTRUCTION EASEMENT
(0060-013A)

SEC. 15, T. 2 S.,
R. 6 W., S.B.M.

P.O.C.



PARCEL
0060-013A
700 SQ. FT.
0.016 AC.

DOC
#2016-507762
REC.
11/14/2016
MB 26/65

LOT 1
APN
167-222-001

LOT 2
APN
167-222-002

LOT 3
APN
167-222-003

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
- 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.: 0060-013A	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: NG	APPROVED BY: <i>[Signature]</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**;

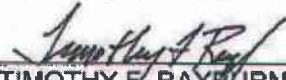
PARCEL CONTAINS 615 SQUARE FEET, OR 0.014 ACRES MORE OR LESS.

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

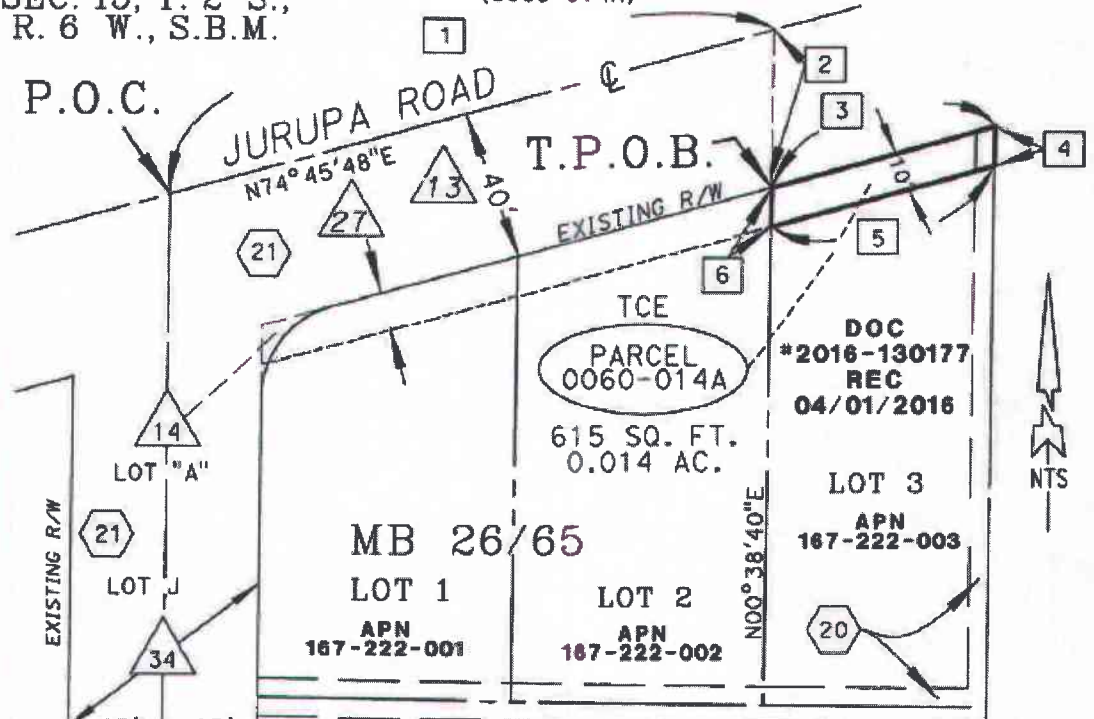
5/22/2010
DATED:



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°45'48" E 166.02'
- 2 S 00°38'40" E 41.59'
- 3 N 74°45'48" E 61.51'
- 4 S 00°38'40" W 10.40'
- 5 S 74°45'48" W 61.51'
- 6 N 00°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 PHIMANY 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. 0060-016A

EXHIBIT "A"
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT
0060-018A

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)

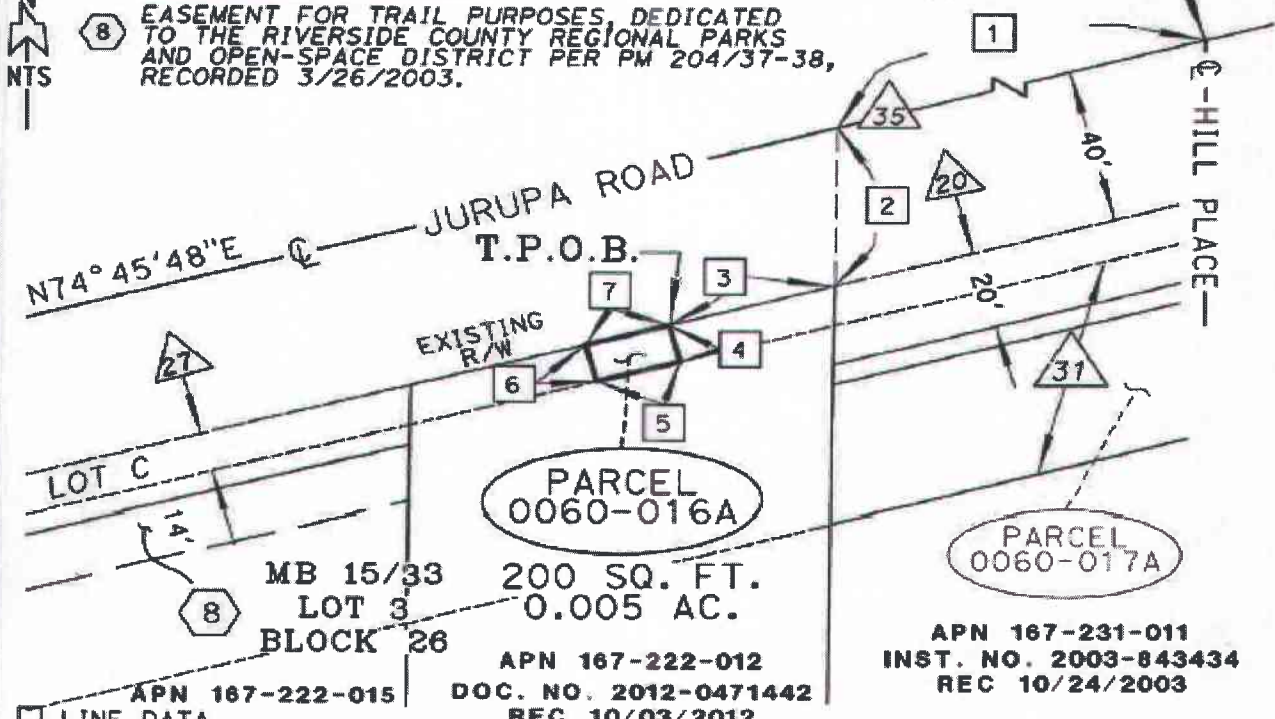
SEC. 14, T. 2 S.,
 R. 6 W., S.B.M.

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. C JURUPA ROAD & C 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' 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
 WO No.: C8-G060
 SCALE: NTS
 PREPARED BY: DPM
 DATE: SEPTEMBER, 2019
 SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
 SURVEY DIVISION

PROJECT: JURUPA ROAD GRADE SEPARATION

THIS PLAY 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: 9/26/2019



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

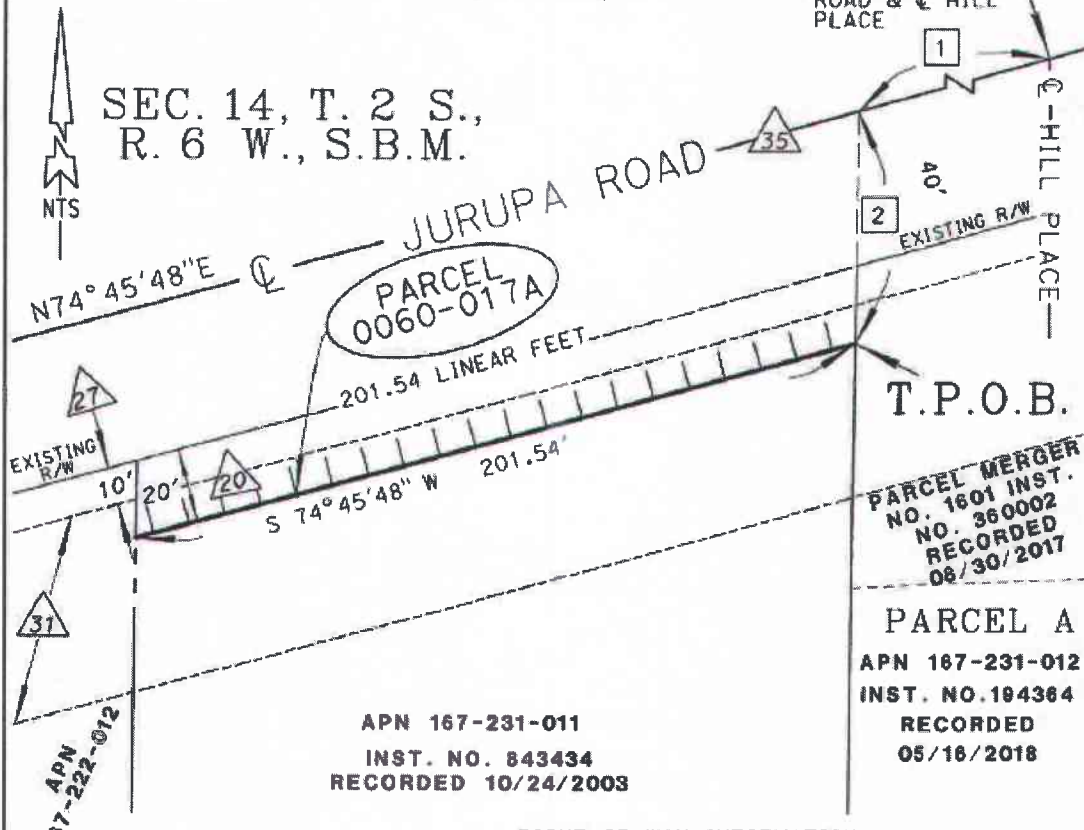
1-21-2020
DATED:



EXHIBIT "B"
(0060-017A)

P.O.C.

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



APN 167-231-011
INST. NO. 843434
RECORDED 10/24/2003

PARCEL MERGER
NO. 1601 INST.
NO. 360002
RECORDED
08/30/2017

PARCEL A
APN 167-231-012
INST. NO. 184364
RECORDED
05/16/2018

RIGHT-OF-WAY INFORMATION

□ LINE DATA

- 1 S74°45'48"W 227.53'
- 2 S00°38'48"W 62.38'

RESTRICTED ACCESS

△ 20 20' R/W, PER INSTRUMENT NO. 66940, RECORDED 04/07/1978.

△ 27 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

△ 31 SOUTHERLY 50' OF A 150' R/W OF JURUPA ROAD, PER RA 675 & ROAD RECORD 1-403, RECORDED 04/19/1911.

△ 35 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.: 0060-017A	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	
DATE: JANUARY, 2020	
SHEET 1 OF 1	APPROVED BY:  DATE: 1-21-2020



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:

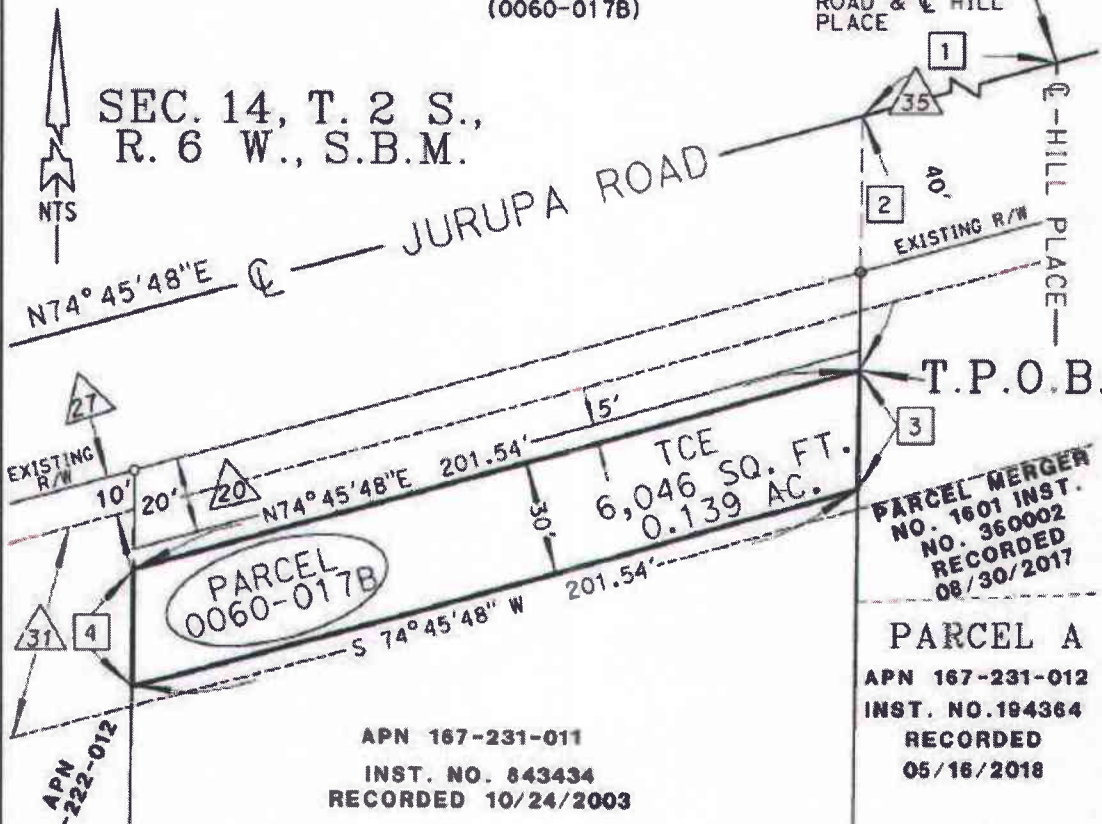

TIMOTHY F. RAYBURN P.L.S. 8455


DATED:



EXHIBIT "B"
TEMPORARY CONSTRUCTION EASEMENT
(0060-017B)

P.O.C.



RIGHT-OF-WAY INFORMATION

LINE DATA

<table border="1"> <tr><td>1</td><td>S74°45'48"W 227.53'</td></tr> <tr><td>2</td><td>S00°38'48"W 67.58'</td></tr> <tr><td>3</td><td>S00°38'48"W 31.19'</td></tr> <tr><td>4</td><td>N00°38'46"E 31.19'</td></tr> </table>	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'	<table border="0"> <tr> <td style="text-align: center;">△ 20</td> <td>20' R/W, PER INSTRUMENT NO. 66940, RECORDED 04/07/1978.</td> <td style="text-align: center;">△ 31</td> <td>SOUTHERLY 50' OF A 150' R/W OF JURUPA ROAD, PER RA 675 & ROAD RECORD 1-403, RECORDED 04/19/1911.</td> </tr> <tr> <td style="text-align: center;">△ 27</td> <td>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.</td> <td style="text-align: center;">△ 35</td> <td>80' R/W PER TRACT MAP SPARRLAND UNIT NO. 4, MB 15, PAGE 33, RECORDED 12/27/1926</td> </tr> </table>	△ 20	20' R/W, PER INSTRUMENT NO. 66940, RECORDED 04/07/1978.	△ 31	SOUTHERLY 50' OF A 150' R/W OF JURUPA ROAD, PER RA 675 & ROAD RECORD 1-403, RECORDED 04/19/1911.	△ 27	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.	△ 35	80' R/W PER TRACT MAP SPARRLAND UNIT NO. 4, MB 15, PAGE 33, RECORDED 12/27/1926
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	20' R/W, PER INSTRUMENT NO. 66940, RECORDED 04/07/1978.	△ 31	SOUTHERLY 50' OF A 150' R/W OF JURUPA ROAD, PER RA 675 & ROAD RECORD 1-403, RECORDED 04/19/1911.														
△ 27	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.	△ 35	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

WO No.: C8-0060

SCALE: NTS

PREPARED BY: DPM

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:

Justin J. Ray

DATE:

8/22/2019



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 Nº 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 Nº 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;

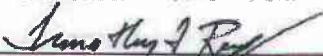
THENCE SOUTH 74°45'48" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 88.27 FEET TO THE TRUE POINT OF BEGINNING;

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

JURUPA RD

RD

N 74°45'48" E

VAN BUREN BLVD

PARCEL
0060-019A

3,622 SQ. FT.
0.083 AC.

APN
167-232-002

T.P.O.B.

DOC. NO. 0484743
REC. 11/02/2016

APN
167-232-003

APN
167-232-001

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

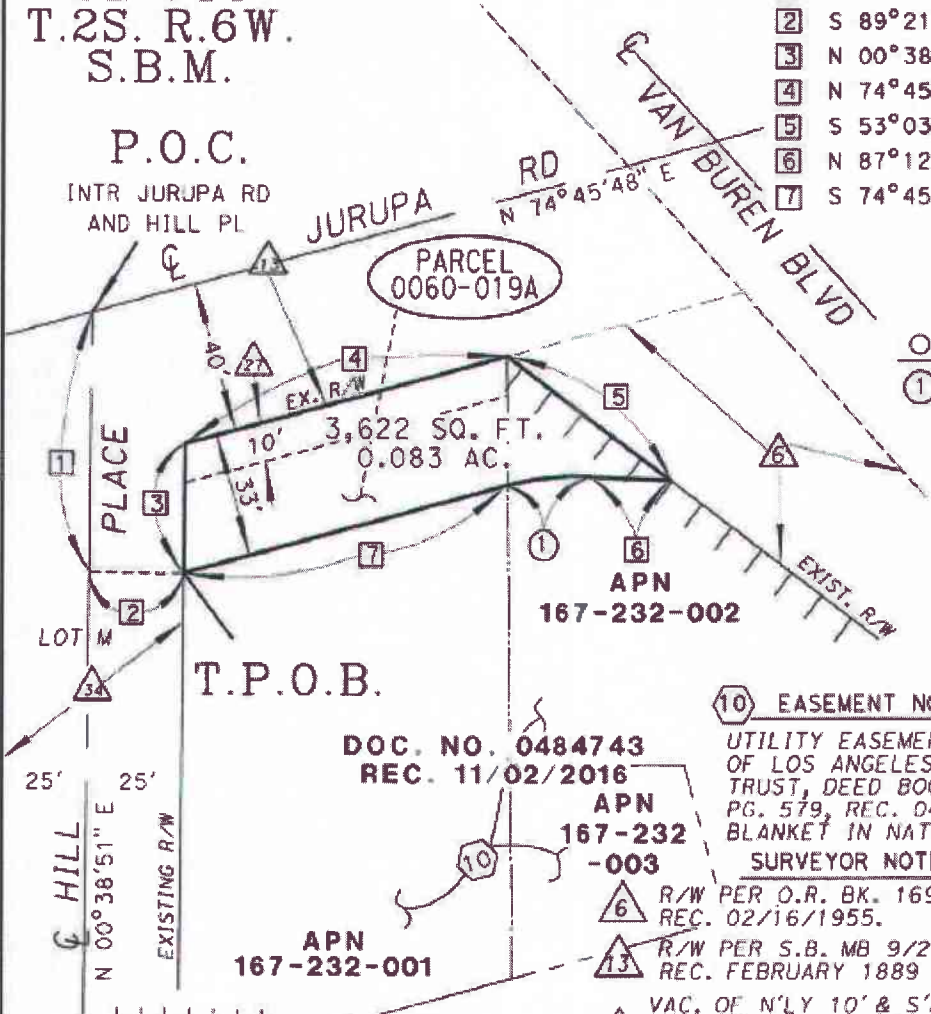
- 6 R/W PER O.R. BK. 1694, PG. 400, REC. 02/16/1955.
- 13 R/W PER S.B. MB 9/26 REC. FEBRUARY 1889
- 27 VAC. OF N'LY 10' & S'LY 10' OF A 100' R/W, PER DEED BK 702, PG 115-116, REC. 01/17/1927.
- 34 R/W PER RESOLUTION O.R. BK. 1390, PG. 428-431, REC. 08/05/1952.

□ 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'



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	
SCALE: NTS	PROJECT: JURUPA ROAD GRADE SEPARATION
PREPARED BY: NWC	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: FEBRUARY, 2020	APPROVED BY: <i>Justinley A. Ruff</i> 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 Nº 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

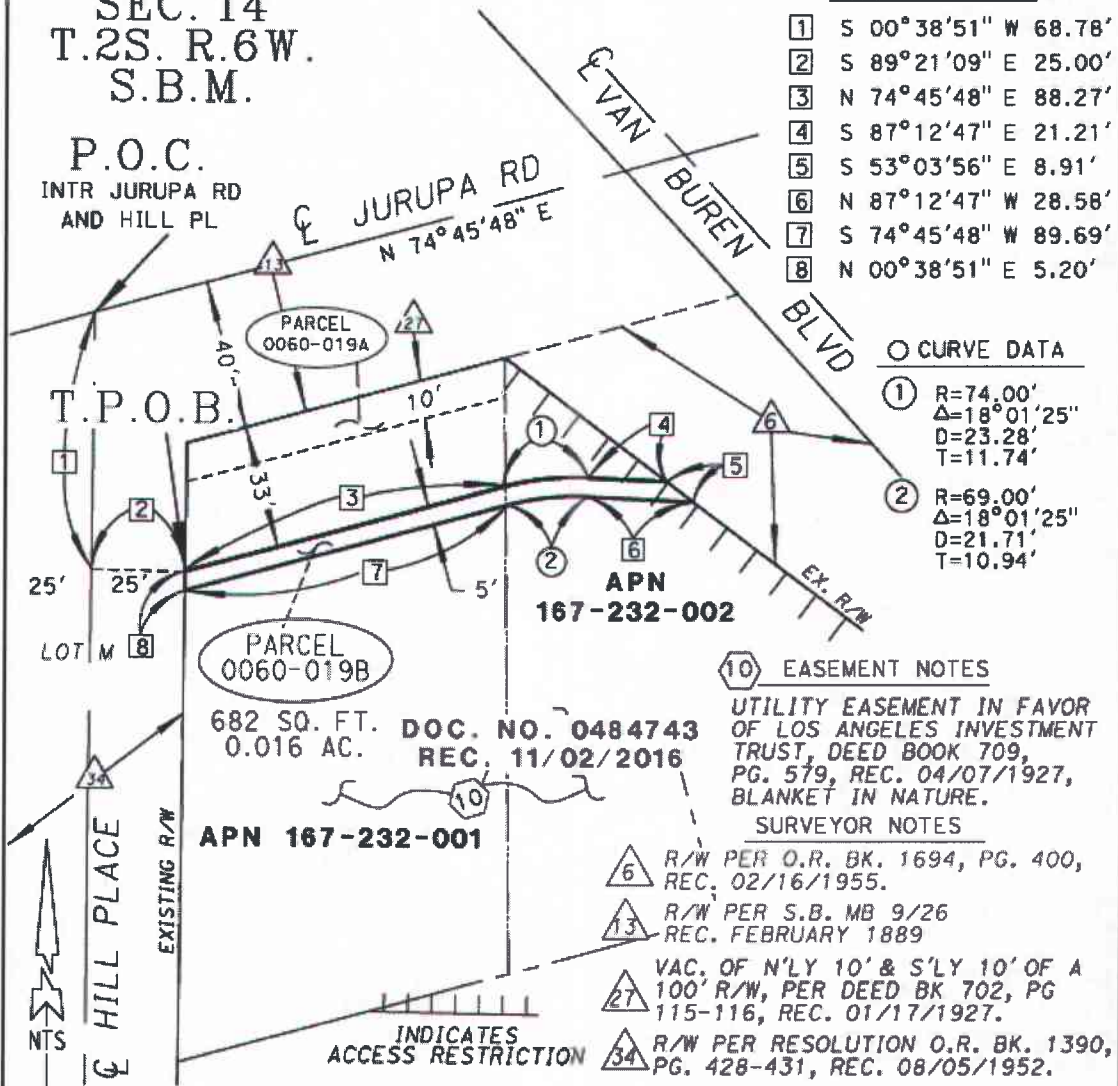
DATED:



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
- ⑰ 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	APPROVED BY: <i>Timothy F. Rayburn</i>
DATE: APRIL, 2020	DATE: 4/21/2020
SHEET 1 OF 1	



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 52ND 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 52ND 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 580.00 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 8. 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:

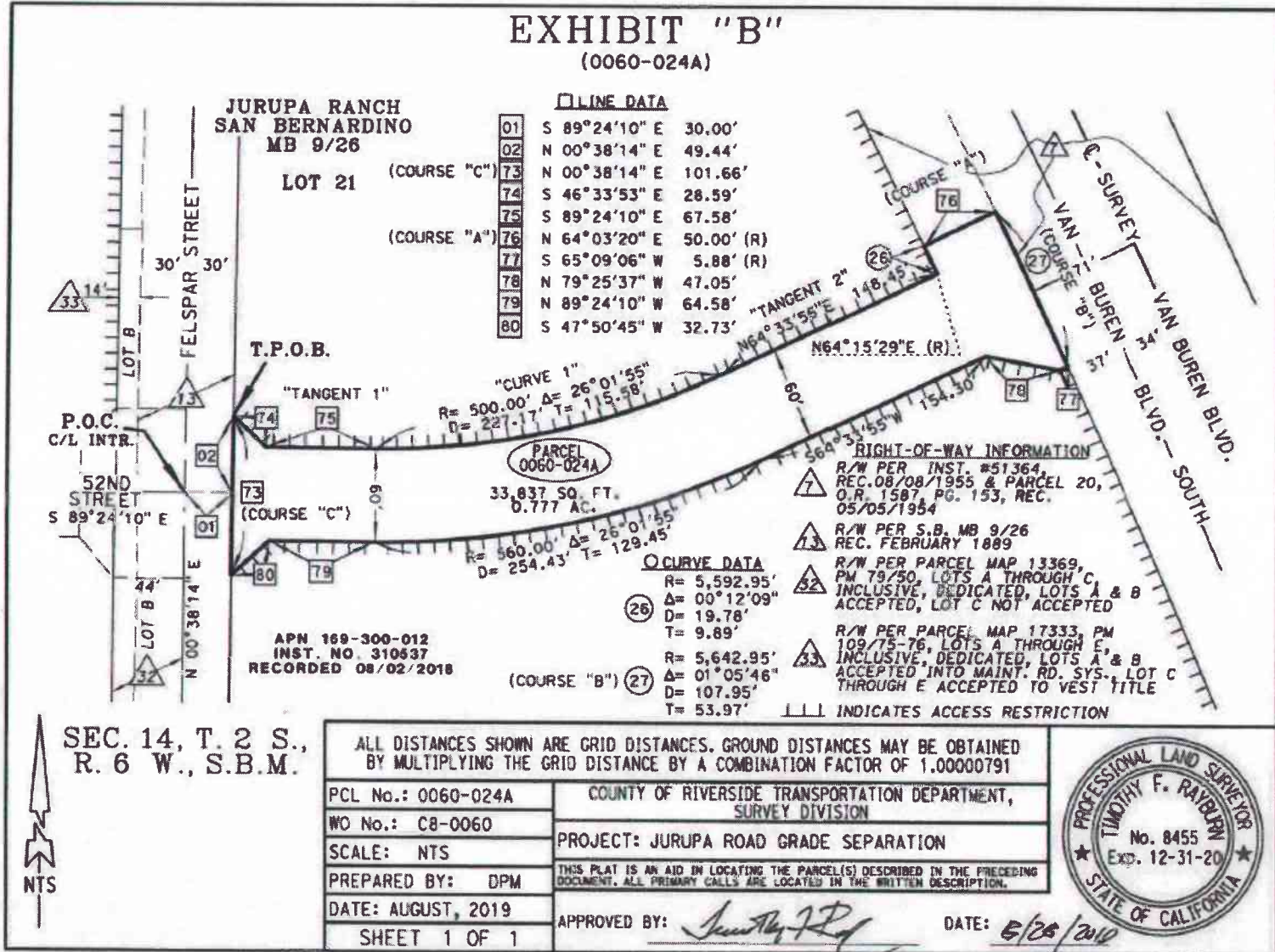
Timothy F. Rayburn
TIMOTHY F. RAYBURN, P.L.S. 8455

8/28/2019
DATED:



EXHIBIT "B"

(0060-024A)



LINE DATA

01	S 89°24'10" E	30.00'
02	N 00°38'14" E	49.44'
73	N 00°38'14" E	101.66'
74	S 46°33'53" E	28.59'
75	S 89°24'10" E	67.58'
(COURSE "A")		
76	N 64°03'20" E	50.00' (R)
77	S 65°09'06" W	5.88' (R)
78	N 79°25'37" W	47.05'
79	N 89°24'10" W	64.58'
80	S 47°50'45" W	32.73'

CURVE DATA

R=	5,592.95'
Δ=	00°12'09"
D=	19.78'
T=	9.89'
R=	5,642.95'
Δ=	01°05'46"
D=	107.95'
T=	53.97'

RIGHT-OF-WAY INFORMATION

7 R/W PER INST. #51364, REC. 08/08/1955 & PARCEL 20, O.R. 1587, PG. 153, REC. 05/05/1954

13 R/W PER S.B. MB 9/26 REC. FEBRUARY 1889

26 R/W PER PARCEL MAP 13369, PM 79/50, LOTS A THROUGH C, INCLUSIVE, DEDICATED, LOTS A & B ACCEPTED, LOT C NOT ACCEPTED

33 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

||| INDICATES ACCESS RESTRICTION

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.: 0060-024A	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: AUGUST, 2019	DATE: 5/28/2019
SHEET 1 OF 1	



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 52ND 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 52ND 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
0080-024B

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 27.28 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"

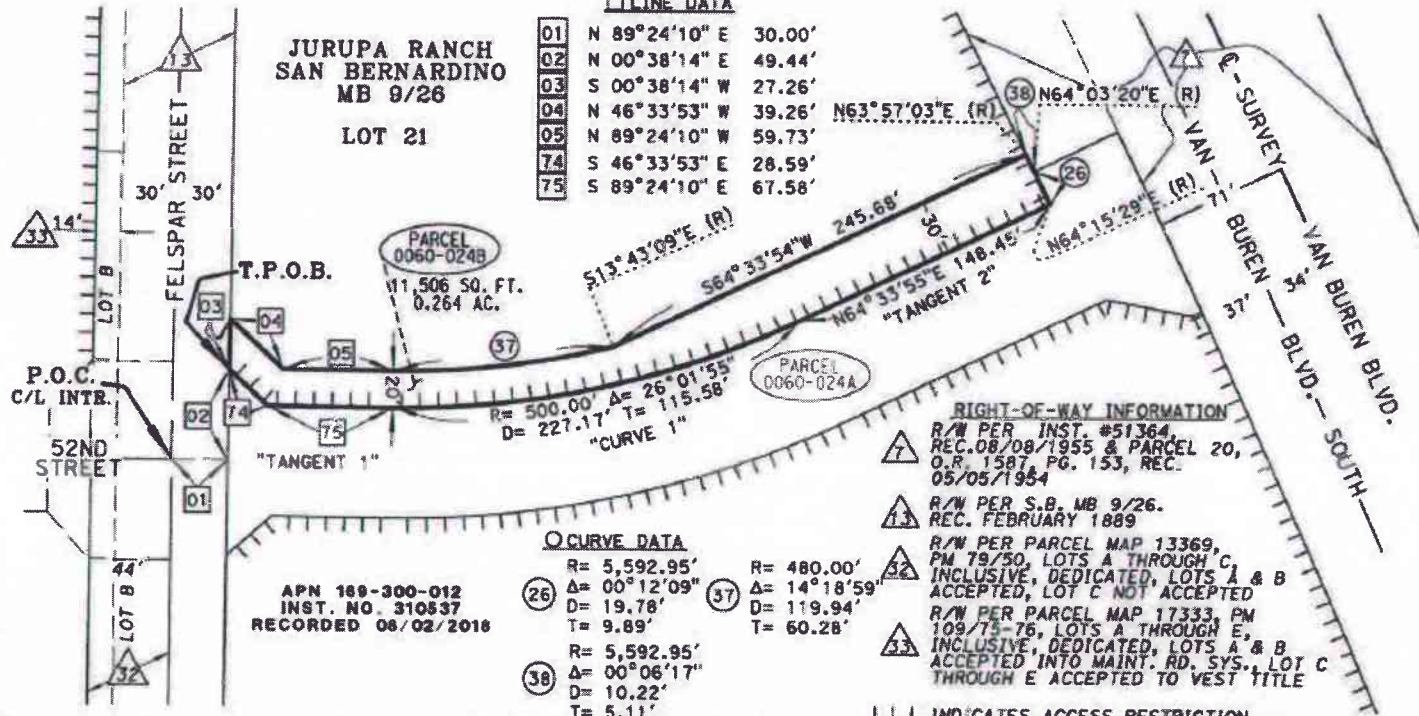
SLOPE EASEMENT
(0060-024B)

□ 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



○ CURVE DATA

26	R= 5,592.95'	Δ= 00°12'09"	D= 19.78'	T= 9.89'
37	R= 480.00'	Δ= 14°18'59"	D= 119.94'	T= 60.28'
38	R= 5,592.95'	Δ= 00°06'17"	D= 10.22'	T= 5.11'

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 79/50, 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

||| INDICATES ACCESS RESTRICTION

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.: 0060-024B	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: AUGUST, 2019	DATE: 8/28/2019
SHEET 1 OF 1	



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 52ND 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 52ND 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 22.58 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 580.00 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

8/28/2012
DATED:



EXHIBIT "B"

SLOPE EASEMENT (0060-024C)

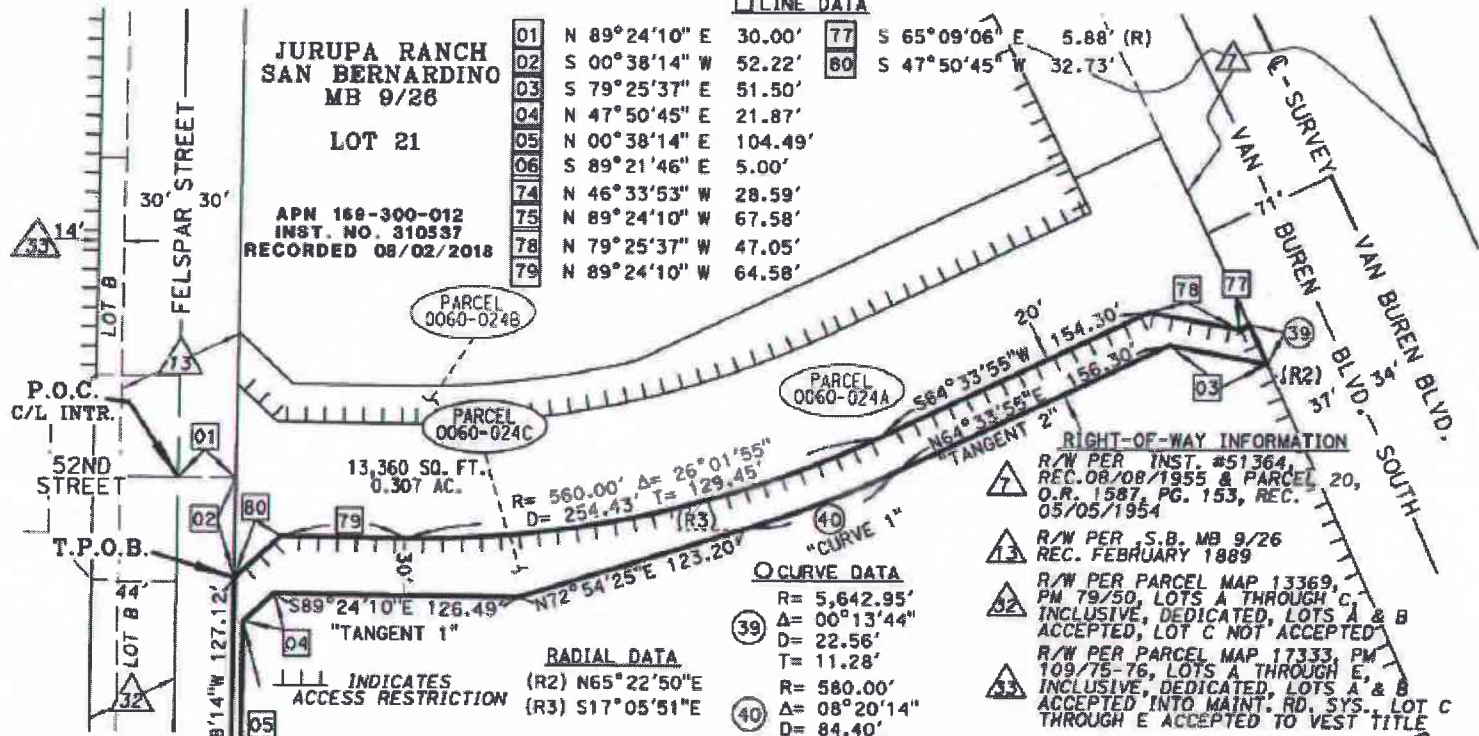
☐ LINE DATA

JURUPA RANCH
SAN BERNARDINO
MB 9/26

LOT 21

APN 169-300-012
INST. NO. 310537
RECORDED 08/02/2018

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'			



RIGHT-OF-WAY INFORMATION

- △ 7 R/W PER INST. #51364, REC. 08/08/1955 & PARCEL 20, O.R. 1587, PG. 153, REC. 05/05/1954
- △ 13 R/W PER S.B. MB 9/26 REC. FEBRUARY 1889
- △ 02 R/W PER PARCEL MAP 13369, PM 79/50, LOTS A THROUGH C & B INCLUSIVE, DEDICATED, LOTS A & B ACCEPTED, LOT C NOT ACCEPTED
- △ 33 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

39	R= 5,642.95'
	Δ= 00°13'44"
	D= 22.56'
	T= 11.28'
40	R= 580.00'
	Δ= 08°20'14"
	D= 84.40'
	T= 42.27'

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 1.0000791	
PCL No.: 0060-024C	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: 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 28 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
TIMOTHY F. RAYBURN, P.L.S. 8455

2/19/2020
DATED:



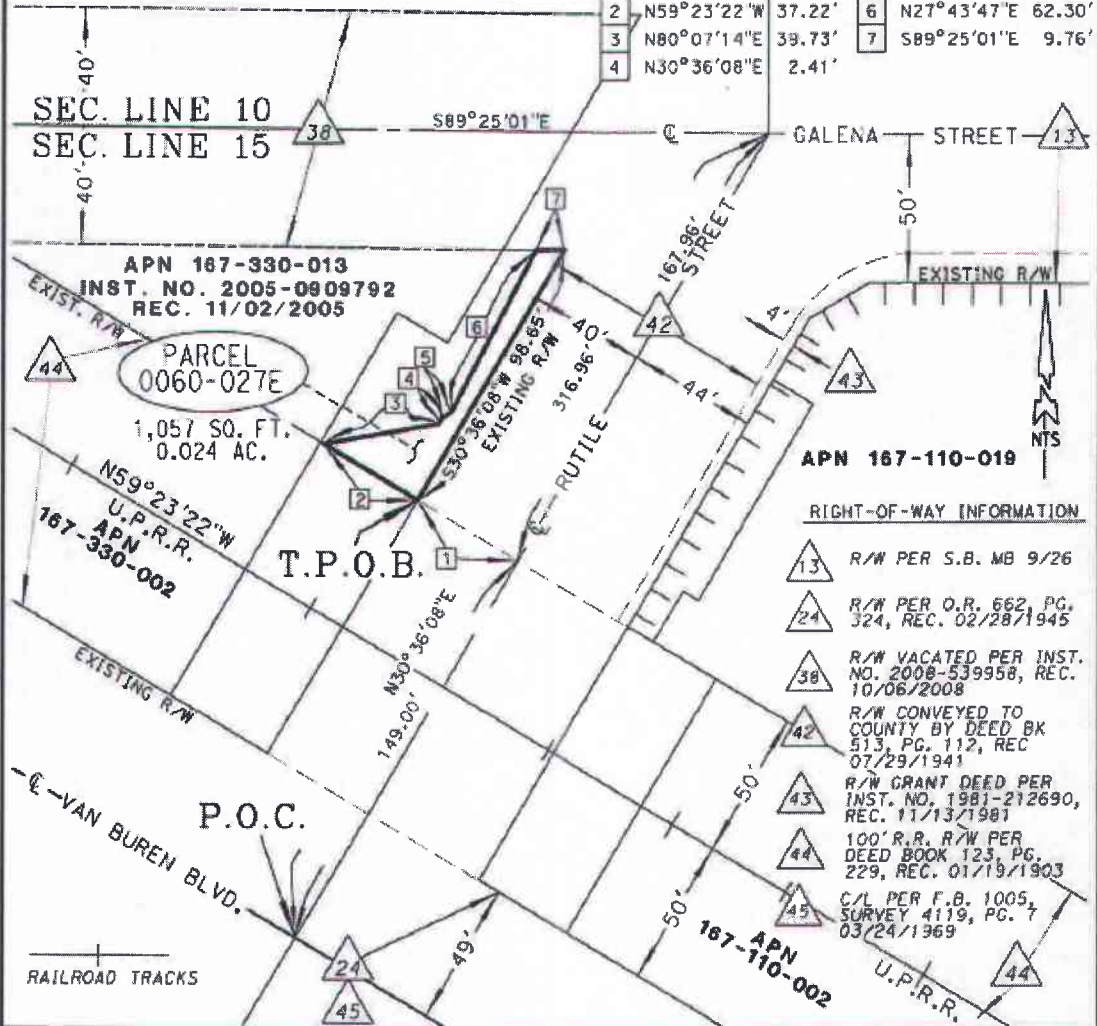
EXHIBIT "B"

(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	APPROVED BY: <i>Jonathan P. Ruff</i>
DATE: FEBRUARY, 2020	DATE: 2/19/2020
SHEET 1 OF 1	



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:



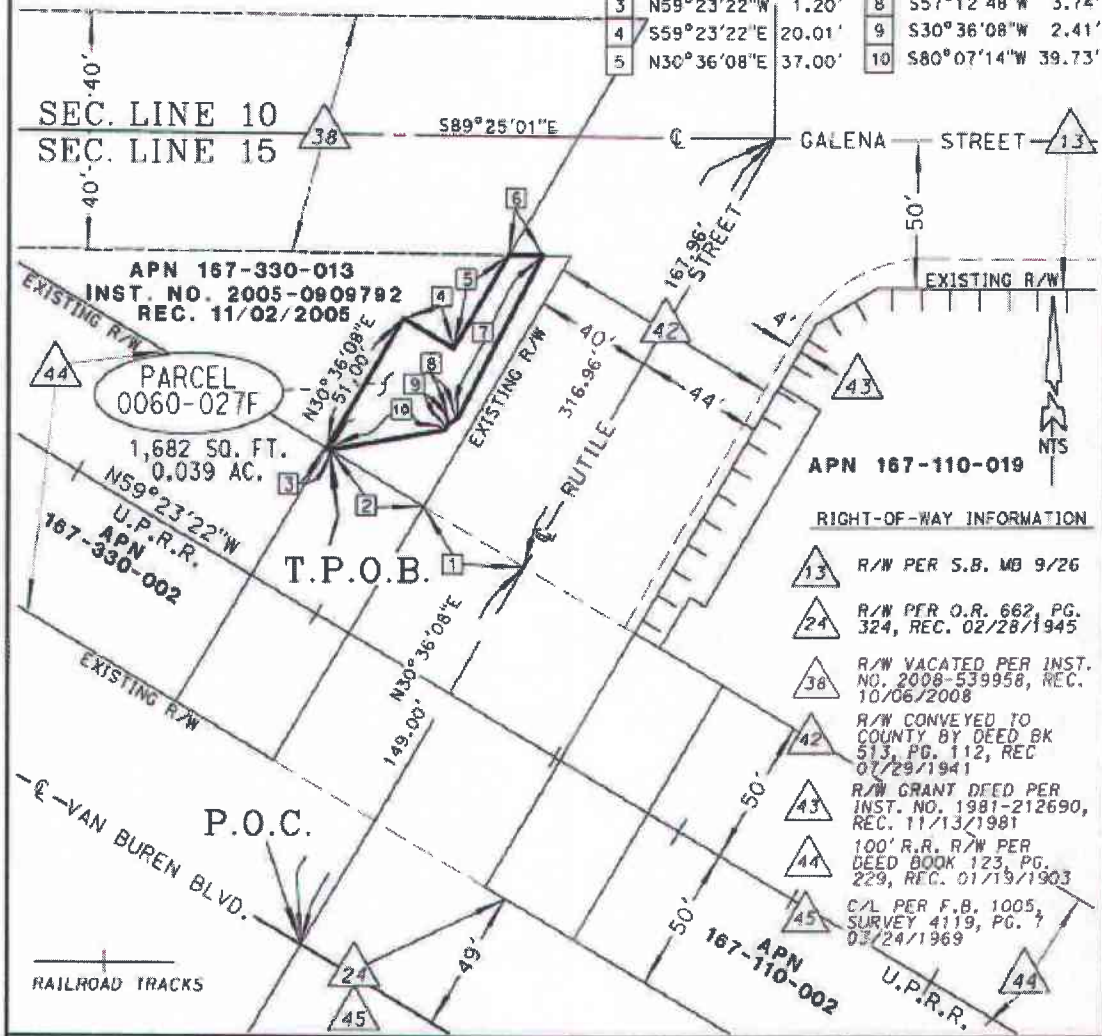
EXHIBIT "B"

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'



RIGHT-OF-WAY INFORMATION

- 13 R/W PER S.B. MB 9/26
- 24 R/W PER O.R. 682, 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: 2/19/2020
DATE: FEBRUARY, 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:



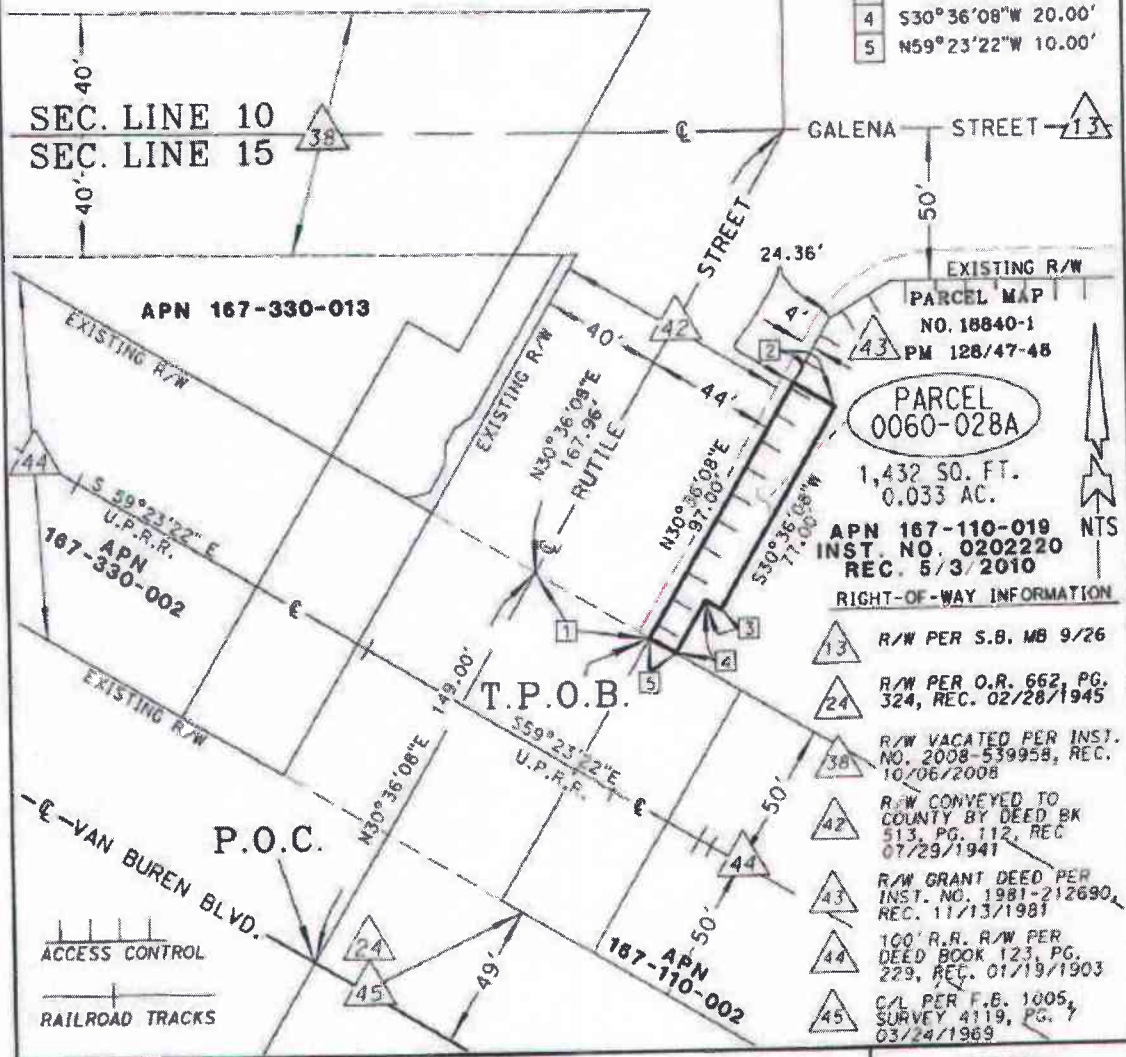
EXHIBIT "B"

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'

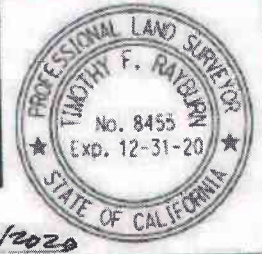


EXISTING R/W
PARCEL MAP
NO. 18840-1
PM 128/47-48
PARCEL 0060-028A
1,432 SQ. FT.
0.033 AC.
APN 167-110-019
INST. NO. 0202220
REC. 5/3/2010
RIGHT-OF-WAY INFORMATION

- ▲ 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	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>Timothy F. Rayburn</i>
DATE: FEBRUARY, 2020	DATE: 2/13/2020
SHEET 1 OF 1	



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

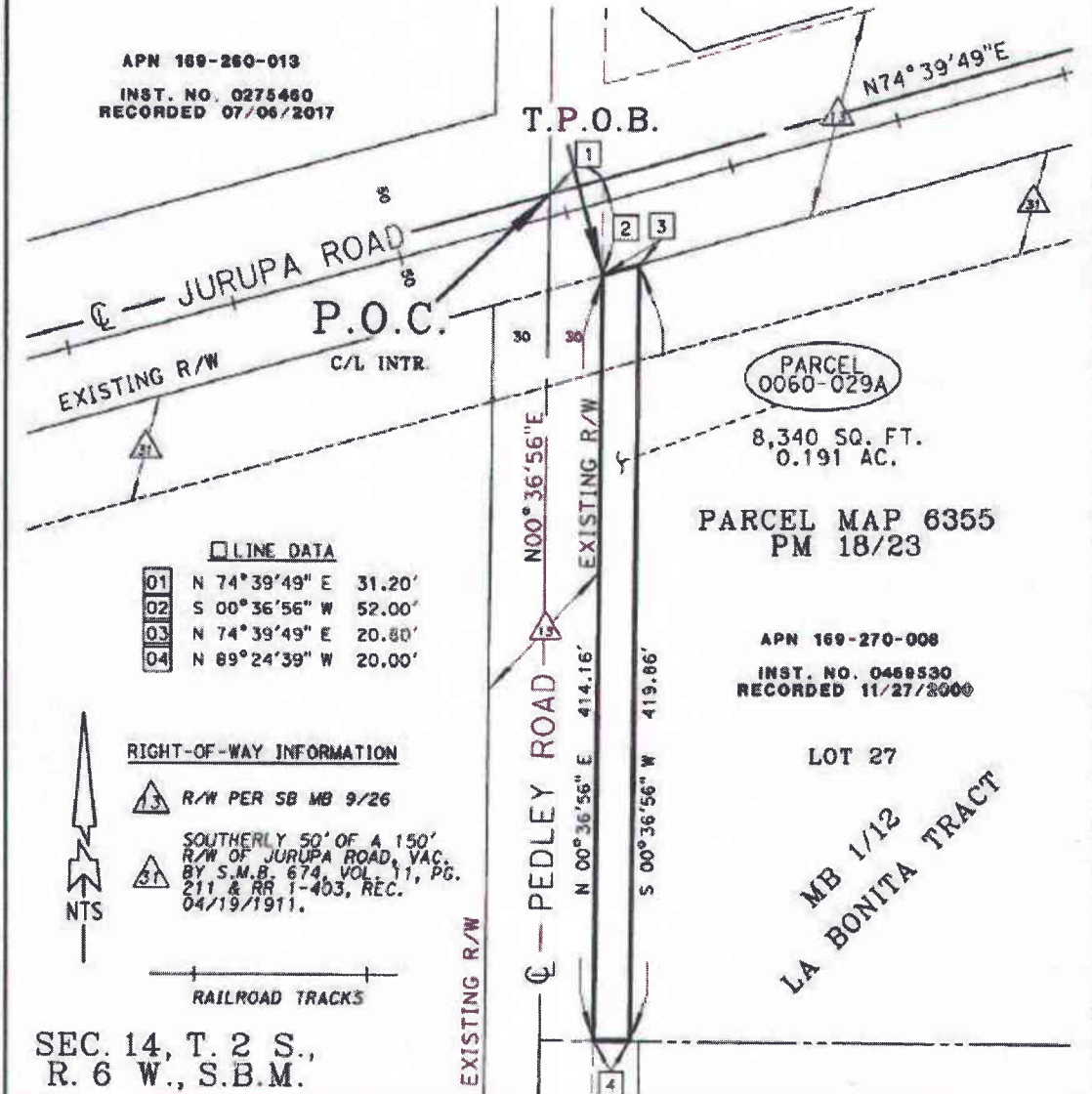
7/23/2018
DATED:



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.



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.: CB-0060	PROJECT: JURUPA ROAD GRADE SEPARATION
SCALE: NTS	THIS PLAY 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>Janetley Roof</i>
DATE: JULY, 2019	DATE: 7/28/2019
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 46°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"

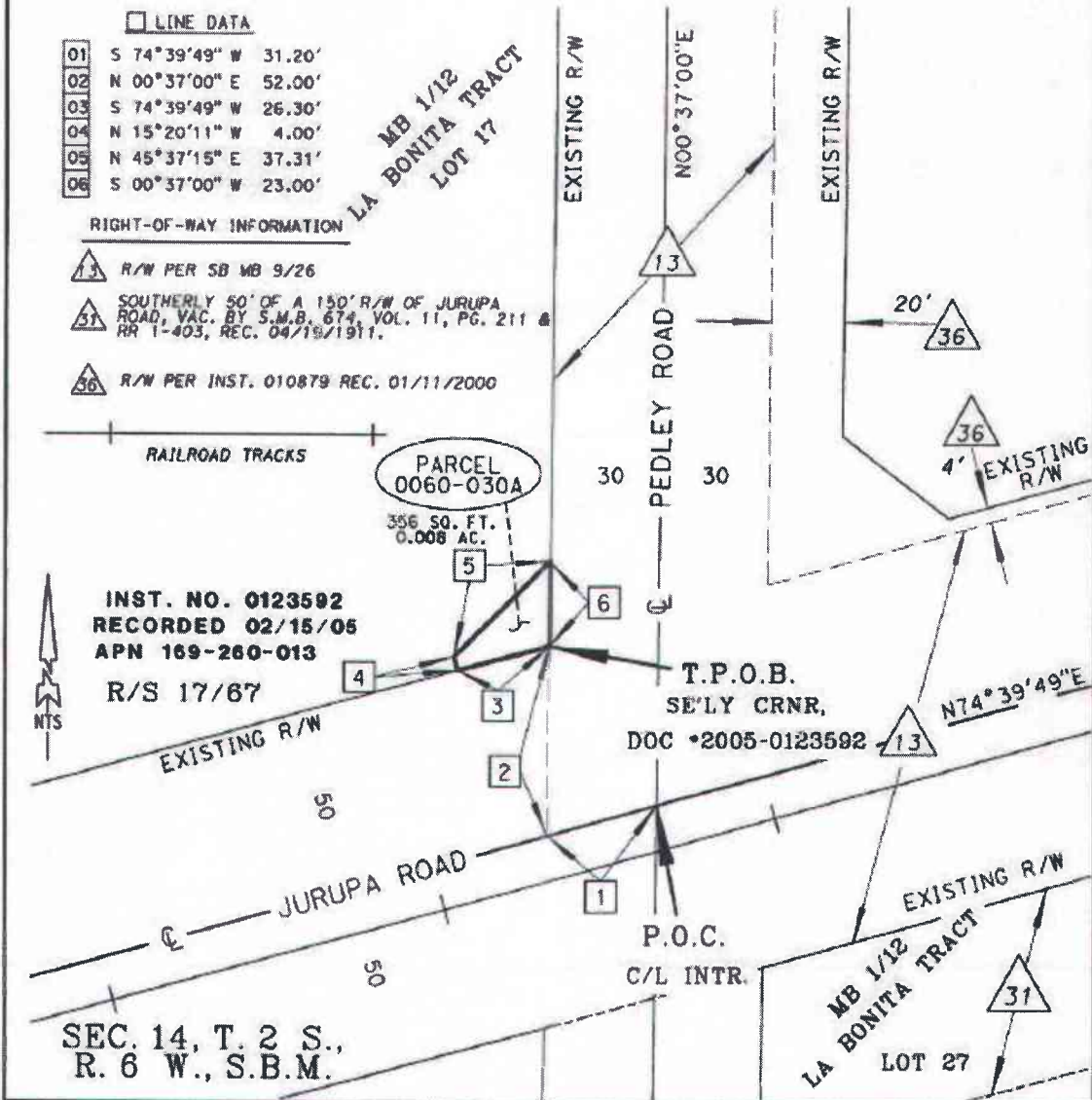
(0060-030A)

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



INST. NO. 0123592
 RECORDED 02/15/06
 APN 169-260-013
 R/S 17/67

T.P.O.B.
 SE'LY CRNR.
 DOC #2005-0123592

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.: 0060-030A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C8-0060	
SCALE: NTS	PROJECT: JURUPA ROAD GRADE SEPARATION
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: <i>James Lloyd Rupp</i>
SHEET 1 OF 1	DATE: 7/23/2019



BARRY A. ROSS
A PROFESSIONAL CORPORATION

2 VENTURE, SUITE 450
IRVINE, CA 92618

949-727-0977
949-727-9927 fax
barry@rossrealestatelaw.com
www.rossrealestatelaw.com

July 1, 2020

Sent Via US Mail:

Kecia R. Harper
Clerk to the Board of Supervisors
County Administrative Center
P.O. Box 1147
4080 Lemon Street, 1st Floor
Riverside, CA 92502-1147

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 – July 14, 2020 Hearing

Honorable Board of Supervisors and Ms. Harper:

My law firm represents G&M Realco, LLC and G&M Oil, LLC (“G&M”) the property
and business owners of the service station at 9267 Jurupa Avenue, Riverside, California
92509 (“Property”).

As stated in your letter dated June 20, 2020, progress has been made towards reaching a
mutually acceptable agreement for the County of Riverside to acquire the Property. I must
extend credit for the progress to the County’s attorney, Douglas Evertz and his team.
However, no settlement agreement has been prepared, reviewed or signed.

Based on the fact that G&M wishes to fully preserve its right to litigate the anticipated
eminent domain action in the event a settlement agreement is not completed, G&M hereby
objects to the adoption of the resolution of necessity on the following grounds:

- a) The public interest and necessity do not require the Project;
- b) The Project is planned or located in the manner that will not be most compatible
with the greatest public good and the least private injury;
- c) The G&M Property is not necessary for the Project;

12595
7/14/20 19.1
2020-7-146834

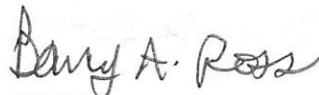
2020 JUL -7 AM 11:11
CLERK / BOARD OF SUPERVISORS
CALIFORNIA RIVERSIDE COUNTY

July 1, 2020
Page 2

- d) The offer required by Section 7267.2 of the Government Code has not been made to G&M; and
- e) The Project fails to comply with the California Environmental Quality Act.

If you have any questions, please contact me.

Very truly yours,



BARRY A. ROSS

BAR/kj

cc: Mike Heglund - mheglund@gmoc.com
Douglas J. Evertz, Esq. - devertz@murphyevertz.com

BARRY ROSS
2 VENTURE, SUITE 450
IRVINE, CA 92618

SANTA ANA
CA 926
02 JUL '20



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2020 JUL -7 AM 11:11

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Kecia R. Harper
County Administrative Center
P.O. Box 1147
Clerk to the Board of Supervisors
4080 Lemon Street Floor 1st
Riverside CA 92501-3634

92501-363440



Maxwell, Sue

From: Maxwell, Sue
Sent: Thursday, July 9, 2020 12:31 PM
To: George Johnson (GAJohnson@RIVCO.ORG); Perez, Juan (JCPEREZ@RIVCO.ORG); Romo, Patricia; Young, Alisa; District 4 Supervisor V. Manuel Perez (District4@RIVCO.ORG); District2; District3; District5; Supervisor Jeffries - 1st District (district1@rivco.org)
Cc: Tlaxcala, Monica; Villanueva, Stephi
Subject: July 14 2020 MT 12595 Public Comment on Jurupa Road Separation (G&M Realco and Oil)
Attachments: 2020-7-146834.pdf

Good afternoon,

Forwarding the attached correspondence received via COB and related to Resolution No 2020-034, scheduled for July 14, 2020 Board Hearing (Minutetraq No 12595).

Original will be filed with Agenda back-up.

Sincerely,

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1060 Fax (951) 955-1071
Mail Stop #1010
cob@rivco.org
website: <http://rivcocob.org/>
<https://www.facebook.com/RivCoCOB/>



TOGETHER, Everybody Counts!



IECounts.org

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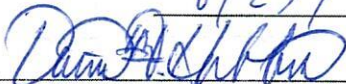
REQUEST TO APPEAR AND BE HEARD ON THE MATTERS REFERRED TO IN
RESOLUTION NO. 2020-033 NOTICE OF INTENTION TO ADOPT A RESOLUTION OF
NECESSITY FOR THE JURUPA ROAD GRADE SEPARATION PROJECT IN THE JURUPA
VALLEY AREA

NAME: Dan Hubbard, atty for V. Vanecak (Heer N Hein)

ADDRESS: 3980 11th St, # 214
Riverside, CA 92501

TELEPHONE NO.: (951) 686-2660

DATED: 6/25/20

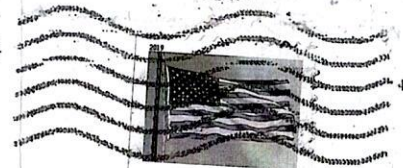

(Signature)

UNDEVELOPED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS

2020 JUN 29 AM 11:44

SN BERNARDINO CA 924

25 JUN 2020 PM 7 L



FOREVER / USA

UNDEVELOPED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS

2020 JUN 29 AM 11:44

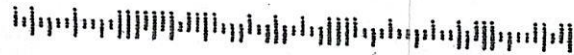
Clerk of the Board

4080 Lemon Street, 1st Floor

PO Box 1147

Riverside, CA 92502-1147

92502-114747



HUBBARD
3890 11th St, #214
Riv., CA 92501