

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



ITEM: 19.15
(ID # 21145)

MEETING DATE:
Tuesday, February 28, 2023

FROM : TLMA-TRANSPORTATION:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Public Hearing for the Adoption of Resolution No. 2023-062, Authorizing the Resolution of Necessity for the Market Street Bridge Replacement Project in the unincorporated area of Riverside, Districts 1 and 2. [\$0] (4/5th Vote Required)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that nothing further is required for the purchase of the permanent easements and temporary construction easements by the County as they have been adequately analyzed in the Final Initial Study/Mitigated Negative Declaration approved on May 19, 2019 for the Market Street Bridge Replacement Project;
2. Approve Resolution No. 2023-062 Authorizing the Resolution of Necessity for the Market Street Bridge Replacement Project;
3. Allocate the sum of \$147,050 for deposits to the State Condemnation Fund; and
4. Authorize reimbursement to the Transportation Department for costs not to exceed \$23,500 in due diligence expenses and staff time.

ACTION:4/5 Vote Required, Policy


Mark Lancaster, Director of Transportation 2/22/2023

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: February 28, 2023
xc: Trans.

Kimberly Rector
Clerk of the Board

By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: No General Funds will be used on this project.			Budget Adjustment: No	
			For Fiscal Year: 22/23	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Riverside County Transportation Department (RCTD) in coordination with the Cities of Jurupa Valley and Riverside, and the Riverside County Flood Control and Water Conservation District (RCFC&WCD), desire to replace the existing 2-lane Market Street Bridge (BR. No. 56C0024) over Santa Ana River with a new 4-lane bridge and reconstruct the connecting approach roadways, between Rivera Street to the south and 24th Street/Via Cerro to the north, in a project known as the Market Street Bridge Replacement Project (Project). The existing bridge is eligible for bridge replacement funding through the Highway Bridge Program (HBP). Market Street is a two-lane arterial highway that provides access to commercial, industrial and residential land uses in the area.

The new bridge will have one (1) twelve-foot-wide and one (1) fourteen-foot-wide traffic lane in each direction; two (2) new eight-foot-wide shoulders striped as Class II bicycle lanes; and one (1) new twelve-foot-wide multi-purpose path protected by a traffic barrier on the east side bridge. The Project also includes necessary approach work, restriping, and utility relocation. The Project will be constructed in two phases; the existing bridge will remain open during construction. A parallel structure will be constructed. Once complete, the parallel structure will be accessible to traffic and the existing bridge will be demolished; the new bridge will be built adjacent to said parallel structure.

The Project is needed because the Market Street Bridge is structurally deficient and functionally obsolete. The purpose of the project is to provide safe travel for motorists, pedestrians, and bicyclists and continued connectivity between the cities of Jurupa Valley and Riverside.

Market Street is designated as an Arterial Highway in each City's General Plan. It serves as part of an alternate local route connecting Interstate 10 and State Route 60. The existing 2-lane bridge, which was constructed in 1953 and retrofitted for seismic safety in 2001, is on the federal Eligible Bridge List (EBL). It qualifies to receive federal Highway Bridge Program (HBP) funds (88.53%) and remaining from Local Funds (11.47%) for total bridge replacement with a new 4-lane bridge.

On Dec 6, 2016 (Item 3.39), the Board of Supervisors approved an agreement between the County, the City of Jurupa Valley and the City of Riverside, that designated the County as the

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

lead agency to implement the Project; including to perform right-of-way activities required to acquire the necessary real property interests for the project such as appraisals, acquisition, relocation and condemnation, if necessary, in accordance with applicable law, including Government Code section 7260 et seq. and Code of Civil Procedure section 1230.010 et seq.

The project qualifies for a Categorical Exemption/Categorical Determination in accordance with 23 CFR 771.117 and the State has determined that the project does not individually or cumulatively have a significant impact on the environment as defined by NEPA and is excluded from the requirements to prepare an Environmental Assessment (EA) or Environmental Impact Statement (EIS) and has considered unusual circumstances pursuant to 23 CFR 771.117(b).

The Transportation Department, Real Property Team presented written offers 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 area and is based upon fair market value appraisal report. In accordance with the California Code of Civil Procedure, Section 1263.025, the County offered to pay reasonable costs, not-to-exceed \$5,000, for an independent appraisal to be obtained by the property owners.

The following property owners have executed the purchase agreements and are pending the close of escrow; the Real Property Team will continue to work with the owners to close the escrow. If any escrow is closed during the notification period and the public hearing, the County will not deem it necessary to continue with legal proceedings against the any closed property owners. However, staff recommends including these properties due to potential unforeseen delays to close escrow and obtain the necessary possession of the needed portion of the property.

Project Parcel No(s).	Assessor's Parcel No.(s)	Property Owner(s)
0528-007A	207-230-089, -095	La Rivera Homeowner's Association

Negotiations are still ongoing with the property owners listed below for the property rights needed for the Project. The Real Property Team will continue to pursue good faith negotiations with the property owners in order to attempt to reach a mutually-agreed upon settlement.

Project Parcel Nos.	Assessor's Parcel Number(s)	Property Owner(s)
0528-002A, -002B	178-350-018	Rosario Rios
0528-003A, -003B	178-050-051 (formerly 178-050-009, -010)	Jose Rosario Rios
0528-010A	207-230-075	Aim Inland, LLC
0528-011A	207-230-074	Robert E. Gonzalez
0528-013A	207-230-066	Mina Hany Girgis Nagip and Maggie Mary Attia
0528-016A	207-180-018	Childnet Youth and Family Services, Inc.
0528-018A, -018B	178-290-001	King, Adams, Lisberg

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

The Subject Notice of Intention set a public hearing for February 28, 2023, for the proposed adoption of Resolution No. 2023-028, of the Market Street Bridge Replacement Project and is needed for the Project to move forward.

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 area traffic by providing safe travel for motorists, pedestrians, and bicyclists and continued connectivity between the cities of Jurupa Valley and Riverside.

SUPPLEMENTAL:

Additional Fiscal Information

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

Right of Way Acquisition and/or Temporary Construction Access (Deposit to the State Condemnation Fund)	\$123,550
Litigation Guarantee	\$3,500
Real Property Staff Time (Condemnation Process)	\$20,000
Total Estimated Costs	\$147,050

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

Attachments

Vicinity Map

Resolution No. 2023-062

Resolution No. 2023-062 Legals and Plats



Jason Farin, Principal Management Analyst 2/23/2023

2 **Resolution No. 2023-062**

3 **Authorization to Adopt a Resolution of Necessity for the Market Street Bridge**
4 **Replacement Project**

5
6 **WHEREAS**, the portion of real properties that are the subject of this Notice
7 (collectively the "Subject Properties") are located in the communities of Jurupa Valley
8 and City of Riverside, County of Riverside, State of California, are legally described and
9 pictorially depicted on the documents attached hereto as Exhibit "A" and Exhibit "B" (and
10 incorporated herein by this reference), are referenced as Parcel Nos. 0528-002A, -002B,
11 0528-003A, -003B, 0528-007A, 0528-010A, 0528-011A, 0528-013A, 0528-016A, 0528-
12 018A, -018B are portions of larger real properties in all cases;

13 **WHEREAS**, the Subject Properties, and the corresponding Assessor's Parcel
14 Number(s) of which they are a part, are listed below.

Parcel Nos.	Assessor Parcel Number(s)	Property Owner(s)
0528-002A, -002B	178-350-018	Rosario Rios
0528-003A, -003B	178-050-051 (Formally 178-050-009 -010)	Jose Rosario Rios
0528-007A	207-230-089, -095	La Rivera Homeowner's Association
0528-010A	207-230-075	Aim Inland, LLC
0528-011A	207-230-074	Robert E. Gonzalez
0528-013A	207-230-066	Mina Hany Girgis Nagip and Maggie Mary Attia
0528-016A	207-180-018	Childnet Youth and Family Services, Inc.
0528-018A, -018B	178-290-001	King, Adams, Lisberg

FORM APPROVED COUNTY COUNSEL
BY: *[Signature]* BRUCE G. FORDON
DATE: 2-23-23

FEB 28 2023 19.15

1 **WHEREAS**, the Riverside County Transportation Department (RCTD) in
2 coordination with the Cities of Jurupa Valley and Riverside, and the Riverside County
3 Flood Control and Water Conservation District (RCFC&WCD), desire to replace the
4 existing 2-lane bridge over Santa Ana River with a new 4-lane bridge. The new bridge
5 will have one (1) twelve-foot-wide and one (1) fourteen-foot-wide traffic lane in each
6 direction; two (2) new eight-foot-wide shoulders striped as Class II bicycle lanes; and
7 one (1) new twelve-foot-wide multi-purpose path protected by a traffic barrier on the east
8 side bridge. (the "Project");

9 **WHEREAS**, the Project will greatly improve traffic conditions, reduce delays, and
10 provide increased capacity and congestion relief, particularly during peak hour traffic.
11 The project is expected to have minimum impact on the surrounding environment and
12 the community and will sufficiently upgrade the bridge to meet current standards;

13 **WHEREAS**, the Subject Properties are needed for public road purposes and for
14 other uses required by the Project;

15 **WHEREAS**, Parcels 0528-002A and 0528-003A are permanent easement
16 interests for slope purposes needed for the Project;

17 **WHEREAS**, Parcels 0528-002B, 0528-003B, 0528-007A, 0528-010A, 0528-
18 011A, 0528-013A, 0528,016A, 0528-018A, and 0528-018B are for non-exclusive
19 temporary construction access easements, for a sixty (60) month period, to have access
20 to the parcels with machinery, trucks, tools and other equipment that will be necessary
21 to construct and access the Property;

22 **WHEREAS**, the interests in the Subject Properties that are the subject of this
23 notice (collectively the "Subject Property Interests") are identified below;

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Project Parcel No.(s)	Permanent Slope Easement	Temporary Easement	Construction
0528-002A	X		
0528-002B			X
0528-003A	X		
0528-003B			X
0528-007A			X
0528-010A			X
0528-011A			X
0528-013A			X
0528-016A			X
0528-018A			X
0528-018B			X

WHEREAS, the statutes that authorize the County of Riverside to acquire the Subject Property Interests 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, 1240.120, 1240.130, 1240.240, 1240.310, 1240.320, 1240.350, 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 March 11, 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 2. That the public interest and necessity require the Project;

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

6 4. That the Subject Property Interests are necessary for the Project;

7 5. That the offers required by Section 7267.2 of the Government Code have
8 been made to the owners of record of the Subject Properties;

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

15 7. On October 5, 2017, the California Department of Transportation
16 (Caltrans), the National Environmental Policy Act (NEPA) and CEQA Lead Agency,
17 made a Categorical Exemption/Categorical Exclusion Determination under Section 6005
18 of 23 U.S.C. 327, based on an examination of the Project and supporting information;

19 8. As documented in the Notice of Exemption, County Transportation
20 conducted a review of the proposed Project and determined that the Project, including
21 the acquisition of the permanent easements, are categorically exempt from the
22 provisions of CEQA, under the General Rule Exemption, pursuant to CEQA Guidelines
23 Section 15061(b)(3);

24 9. That acquisition of the Subject Property Interests will promote the interests
25 of the County of Riverside.

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

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

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

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

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

15 5. In coordination with the Land Surveyor(s) responsible for preparation of the
16 Project legal descriptions, to correct any errors or to make or agree to nonmaterial
17 changes in the legal description of the real property that are deemed necessary for the
18 conduct of the condemnation action, or other proceedings or transaction required to
19 acquire the Subject Property Interests.

20 ROLL CALL:

21 Ayes: Jeffries, Spiegel, Washington, and Gutierrez

22 Nays: None

23 Absent: Perez


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

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27 KIMBERLY A. RECTOR, Clerk of said Board

28

By: 
Deputy

Parcel No. 0528-002

EXHIBIT "A"
LEGAL DESCRIPTION
0528-002A
SLOPE EASEMENT

AN EASEMENT FOR SLOPE PURPOSES LYING WITHIN THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED MAY 10, 2013 AS DOCUMENT NUMBER 2013-0223154, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE RUBIDOUX RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY-MOST CORNER OF THAT CERTAIN PARCEL OF LAND AS SHOWN ON SAID RECORD OF SURVEY, SAID POINT ALSO BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MARKET STREET (VARIES IN WIDTH) AS DESCRIBED BY GRANT DEED RECORDED APRIL 10, 1981 AS INSTRUMENT NUMBER 63976, ALL OF SAID OFFICIAL RECORDS, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 3,541.53 FEET, AND AN INITIAL RADIAL BEARING OF SOUTH 71°28'47" WEST;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY OF MARKET STREET AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 02°51'19" AN ARC DISTANCE OF 176.49 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE, SOUTH 28°31'20" EAST, A DISTANCE OF 284.40 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID DOCUMENT NUMBER 2013-0223154;

THENCE NORTH 69°58'28" WEST, ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 34.49 FEET TO SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF MARKET STREET, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 3,541.53 FEET, AND AN INITIAL RADIAL BEARING OF SOUTH 64°25'28" WEST;

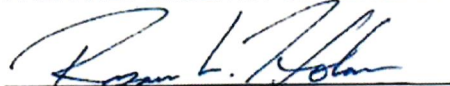
THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 04°12'00" AN ARC DISTANCE OF 259.61 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 3,658 SQUARE FEET OR 0.084 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 1.000010873 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:


RYAN L. HOLM, P.L.S. 9472

1-21-2022

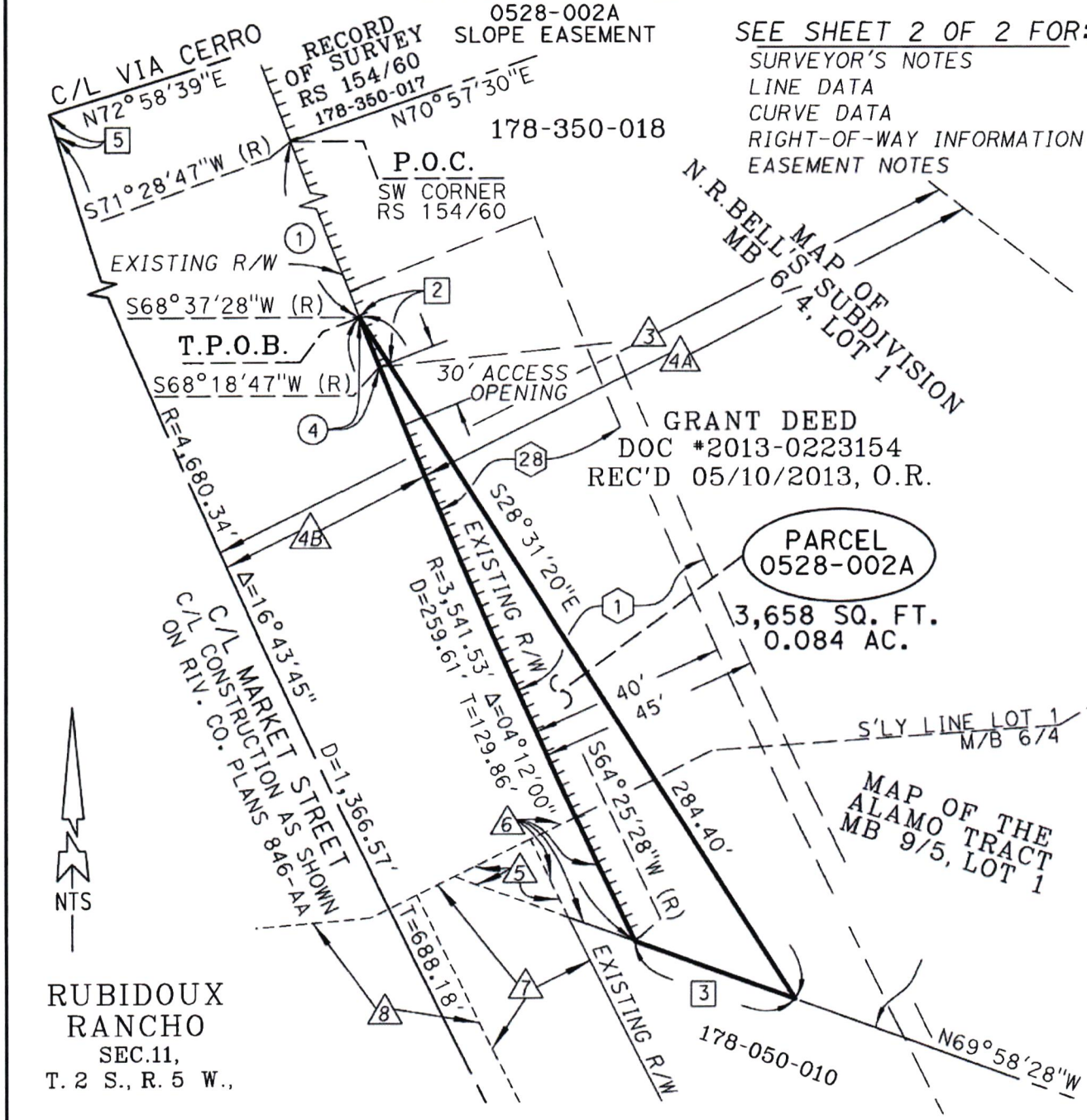
DATED:



EXHIBIT "B"

0528-002A
SLOPE EASEMENT

SEE SHEET 2 OF 2 FOR:
SURVEYOR'S NOTES
LINE DATA
CURVE DATA
RIGHT-OF-WAY INFORMATION
EASEMENT NOTES



RUBIDOUX
RANCHO
SEC.11,
T. 2 S., R. 5 W.,

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000010873

PCL No.: 0528-002A

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

WO No.: CO-0528

PROJECT: MARKET STREET BRIDGE

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: J.A.L.

DATE: JANUARY, 2022

APPROVED BY:

DATE: 1-21-2022

SHEET 1 OF 2



EXHIBIT "B"

0528-002A
SLOPE EASEMENT

SURVEYOR'S NOTES

LLL INDICATES RESTRICTED ACCESS
(R) INDICATES RADIAL BEARING

○ CURVE DATA

① R=3,541.53'
Δ=02°51'19"
D=176.49'
T=88.26'

④ R=3,541.53'
Δ=00°18'40"
D=19.24'
T=7.62'

□ LINE DATA

② S28°31'20"E 20.13'
③ N69°58'28"W 34.49'
⑤ N17°01'21"W 7.86'

RIGHT-OF-WAY INFORMATION

③ R/W PER O.R. 1374/09, REC. 06/04/52
④A R/W PER INST.# 63976, REC. 04/10/81, O.R., PORTION CONVEYED
④B R/W PER INST.# 63976, REC. 04/10/81 O.R., PORTION RETAINED
⑤ R/W PER O.R. 1476/81, REC. 05/27/53
⑥ R/W PER O.R. 1457/51, REC. 04/01/53
⑦ R/W PER O.R. 1480/176, REC. 06/09/53
⑧ R/W PER O.R. 1377/161, REC. 06/17/52

EASEMENT NOTES

① 45' NON-EXCLUSIVE ESMT IN FAVOR OF THE WHITES FOR INGRESS & EGRESS PER INST# 1980-176578 REC. 09-26-1980, O.R.
②⑧ 40' DRAINAGE ESMT IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT PER INST# 2007-730349 REC. 12/05/2007, O.R.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000010873

PCL No.: 0528-002A

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

WO No.: C0-0528

PROJECT: MARKET STREET BRIDGE

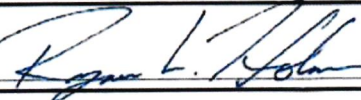
SCALE: NTS

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: J.A.L.

DATE: JANUARY, 2022

APPROVED BY:



DATE: 1-21-2022

SHEET 2 OF 2



EXHIBIT "A"
LEGAL DESCRIPTION
0528-002B
TEMPORARY CONSTRUCTION EASEMENT

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES LYING WITHIN THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED MAY 10, 2013 AS DOCUMENT NUMBER 2013-0223154, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE RUBIDOUX RANCHO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY-MOST CORNER OF THAT CERTAIN PARCEL OF LAND AS SHOWN ON SAID RECORD OF SURVEY, SAID POINT ALSO BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MARKET STREET (VARIES IN WIDTH) AS DESCRIBED BY GRANT DEED RECORDED APRIL 10, 1981 AS INSTRUMENT NUMBER 63976, ALL OF SAID OFFICIAL RECORDS, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 3,541.53 FEET, AND AN INITIAL RADIAL BEARING OF SOUTH 71°28'47" WEST;

THENCE NORTH 70°57'30" EAST A DISTANCE OF 15.00 FEET ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL OF LAND SHOWN ON SAID RECORD OF SURVEY, ALSO BEING THE NORTHWESTERLY LINE OF THAT PARTICULAR PARCEL OF LAND DESCRIBED IN DEED RECORDED MAY 10, 2013 AS DOCUMENT NUMBER 2013-0223154, SAID OFFICIAL RECORDS, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 3,526.53 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 71°28'55" WEST, BEING CONCENTRIC WITH AND DISTANT 15.00 FEET NORTHEASTERLY OF, AS MEASURED RADIAL TO SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF MARKET STREET;

THENCE SOUTHEASTERLY ALONG SAID CONCENTRIC NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 02°50'32" AN ARC DISTANCE OF 174.94 FEET;

THENCE SOUTH 28°31'20" EAST, A DISTANCE OF 297.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 4,309.00 FEET, AND AN INITIAL RADIAL BEARING OF SOUTH 62°57'14" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°02'10" AN ARC DISTANCE OF 2.71 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN SAID DOCUMENT NUMBER 2013-0223154;

THENCE NORTH 69°58'28" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 22.55 FEET TO A POINT DISTANT 34.49 FEET FROM SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF MARKET STREET, AS MEASURED ALONG SAID LINE SOUTHERLY LINE;

THENCE NORTH 28°31'20" WEST, A DISTANCE OF 284.40 FEET TO A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 3,541.53 FEET, AND AN INITIAL RADIAL BEARING OF SOUTH 68°37'28" WEST;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 02°51'19" AN ARC DISTANCE OF 176.49 FEET TO THE **POINT OF BEGINNING**.

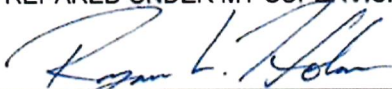
EXHIBIT "A"
LEGAL DESCRIPTION
0528-002B
TEMPORARY CONSTRUCTION EASEMENT

CONTAINING 7,022 SQUARE FEET OR 0.161 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 1.000010873 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:



RYAN L. HOLM, P.L.S. 9472

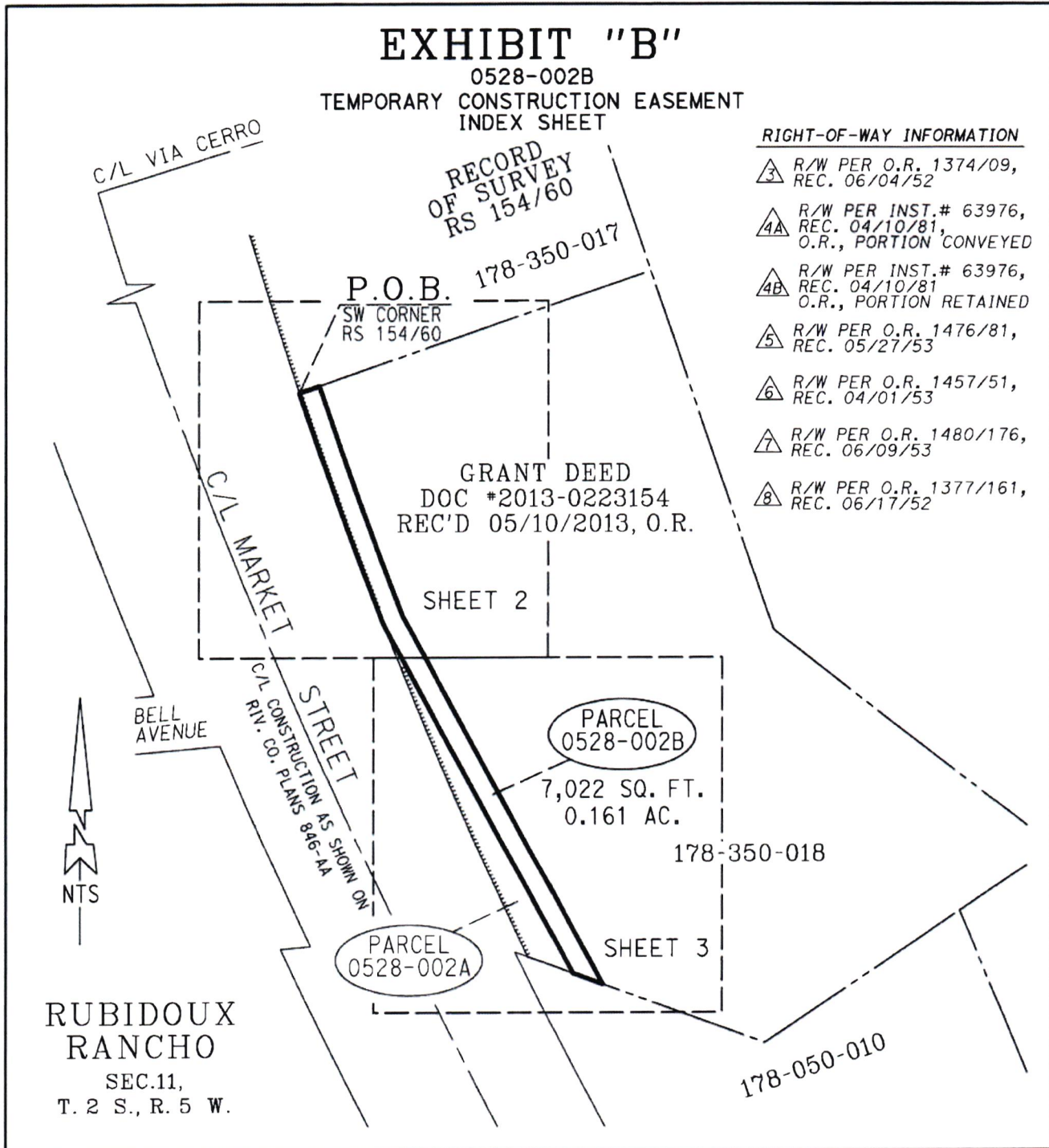
1-21-2022

DATED:



EXHIBIT "B"

0528-002B
 TEMPORARY CONSTRUCTION EASEMENT
 INDEX SHEET



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000010873

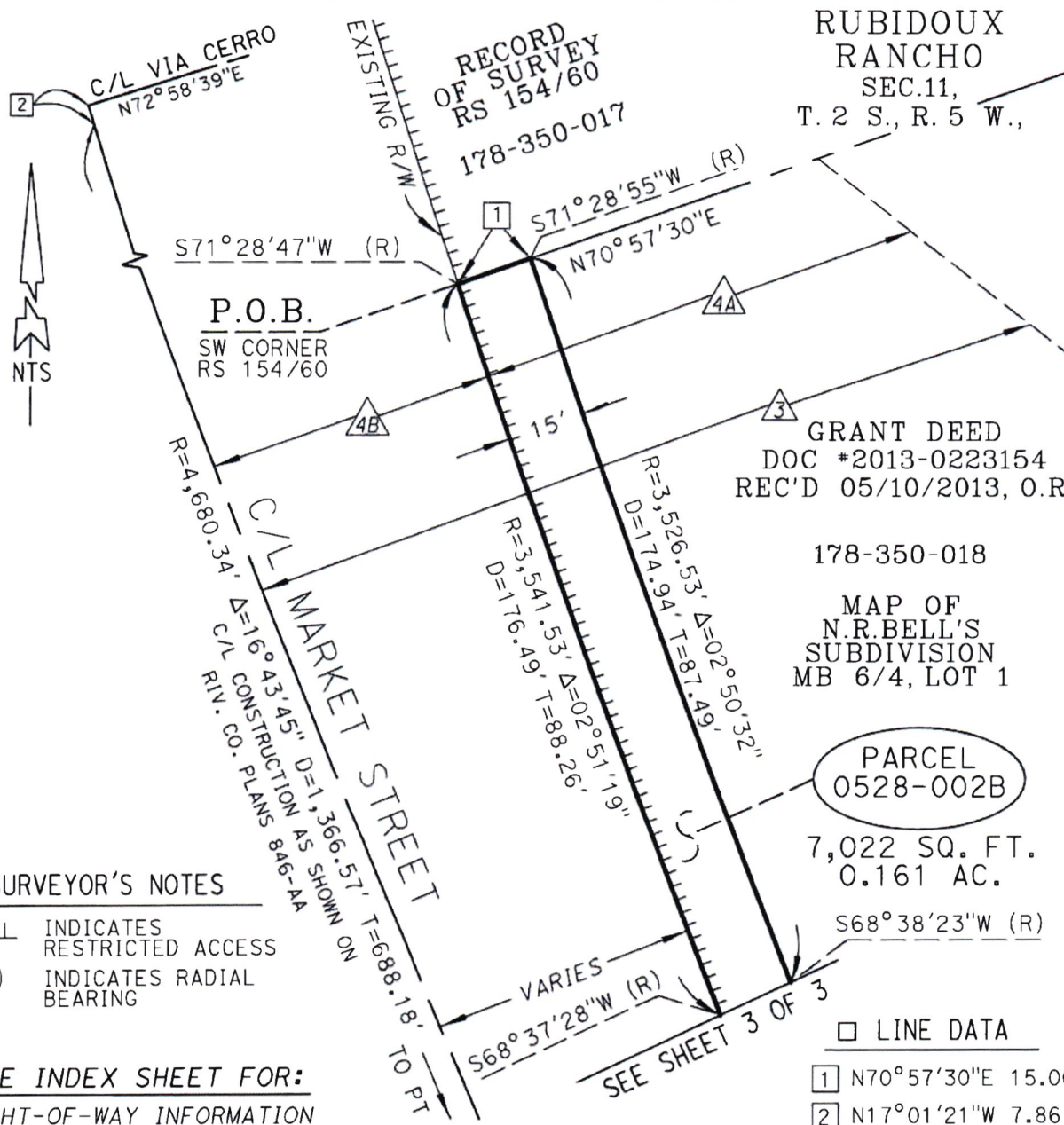
PCL No.: 0528-002B	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: CO-0528	PROJECT: MARKET STREET BRIDGE
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: J.A.L.	
DATE: JANUARY, 2022	
SHEET 1 OF 3	APPROVED BY: <i>Ryan L. Holm</i> DATE: 1-21-2022



EXHIBIT "B"

0528-002B
TEMPORARY CONSTRUCTION EASEMENT

RUBIDOUX RANCHO
SEC.11,
T. 2 S., R. 5 W.,



SURVEYOR'S NOTES

- ||| INDICATES RESTRICTED ACCESS
- (R) INDICATES RADIAL BEARING

SEE INDEX SHEET FOR:
RIGHT-OF-WAY INFORMATION

□ LINE DATA

- 1 N70° 57' 30" E 15.00'
- 2 N17° 01' 21" W 7.86'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000010873

PCL No.: 0528-002B

WO No.: CO-0528

SCALE: NTS

PREPARED BY: J.A.L.

DATE: JANUARY, 2022

SHEET 2 OF 3

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: MARKET STREET BRIDGE

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:

Ryan L. Holm

DATE:

1-21-2022



EXHIBIT "B"

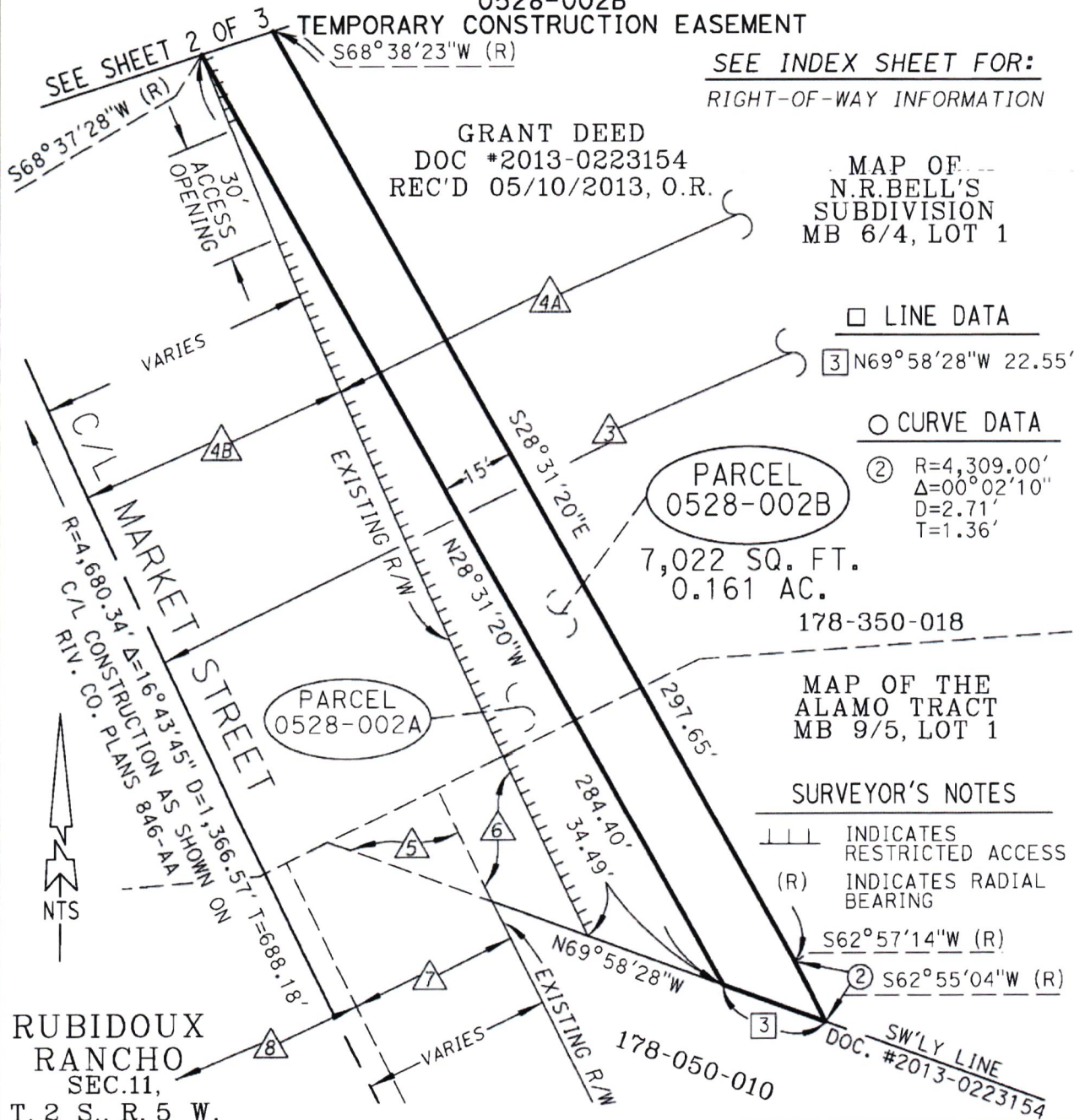
0528-002B

TEMPORARY CONSTRUCTION EASEMENT

SEE INDEX SHEET FOR:
RIGHT-OF-WAY INFORMATION

GRANT DEED
DOC #2013-0223154
REC'D 05/10/2013, O.R.

MAP OF
N.R. BELL'S
SUBDIVISION
MB 6/4, LOT 1



□ LINE DATA

③ N69°58'28"W 22.55'

○ CURVE DATA

② R=4,309.00'
Δ=00°02'10"
D=2.71'
T=1.36'

NTS

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000010873

PCL No.: 0528-002B	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: CO-0528	PROJECT: MARKET STREET BRIDGE
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: J.A.L.	APPROVED BY: <i>Ryan L. Holm</i> DATE: 1-21-2022
DATE: JANUARY, 2022	
SHEET 3 OF 3	



Parcel No. 0528-003

EXHIBIT "A"
LEGAL DESCRIPTION
0528-003A
SLOPE EASEMENT

AN EASEMENT FOR SLOPE PURPOSES LYING WITHIN THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED MAY 27, 2004 AS DOCUMENT NUMBER 2004-0402210, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE RUBIDOUX RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY-MOST CORNER OF THAT CERTAIN PARCEL OF LAND AS SHOWN ON SAID RECORD OF SURVEY, SAID POINT ALSO BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MARKET STREET (VARIES IN WIDTH) AS DESCRIBED BY GRANT DEED RECORDED APRIL 10, 1981 AS INSTRUMENT NUMBER 63976, ALL OF SAID OFFICIAL RECORDS, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 3,541.53 FEET, AND AN INITIAL RADIAL BEARING OF SOUTH 71°28'47" WEST;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY AND NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 07°03'19" AN ARC DISTANCE OF 436.10 FEET TO THE A POINT ON THE NORTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN SAID DOCUMENT NUMBER 2004-0402210, BEING THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 69°58'28" EAST, ALONG SAID NORTHERLY LINE A DISTANCE OF 34.49 FEET;

THENCE SOUTH 28°31'20" EAST A DISTANCE OF 14.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 4,324.00 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 62°57'05" WEST;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 06°42'11" AN ARC DISTANCE OF 505.86 FEET;

THENCE SOUTH 41°27'01" WEST A DISTANCE OF 10.63 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SAID DOCUMENT NUMBER 2004-0402210, SAID POINT BEING DISTANT 28.56 FEET AS MEASURED ALONG SAID SOUTHERLY LINE, FROM THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MARKET STREET, ALSO BEING THE NORTHEASTERLY LIMITS OF A 50.00 FOOT WIDE STRIP OF LAND AS DESCRIBED IN DEED RECORDED JUNE 9, 1953 IN BOOK 1480, PAGE 176, SAID OFFICIAL RECORDS;

THENCE SOUTH 71°35'31" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 28.56 FEET TO SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF MARKET STREET;

THENCE NORTH 33°45'06" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF MARKET STREET A DISTANCE OF 91.29 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 3,541.53 FEET;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 07°33'42" AN ARC DISTANCE OF 467.40 FEET TO SAID NORTHERLY LINE OF DOCUMENT NUMBER 2004-0402210;

EXHIBIT "A"
LEGAL DESCRIPTION
0528-003A
SLOPE EASEMENT

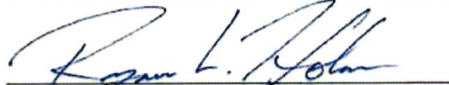
THENCE SOUTH 69°58'28" EAST ALONG SAID NORTHERLY LINE A DISTANCE OF 9.77 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 15,902 SQUARE FEET OR 0.365 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 1.000010873 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:



RYAN L. HOLM, P.L.S. 9472

1-26-2022

DATED:

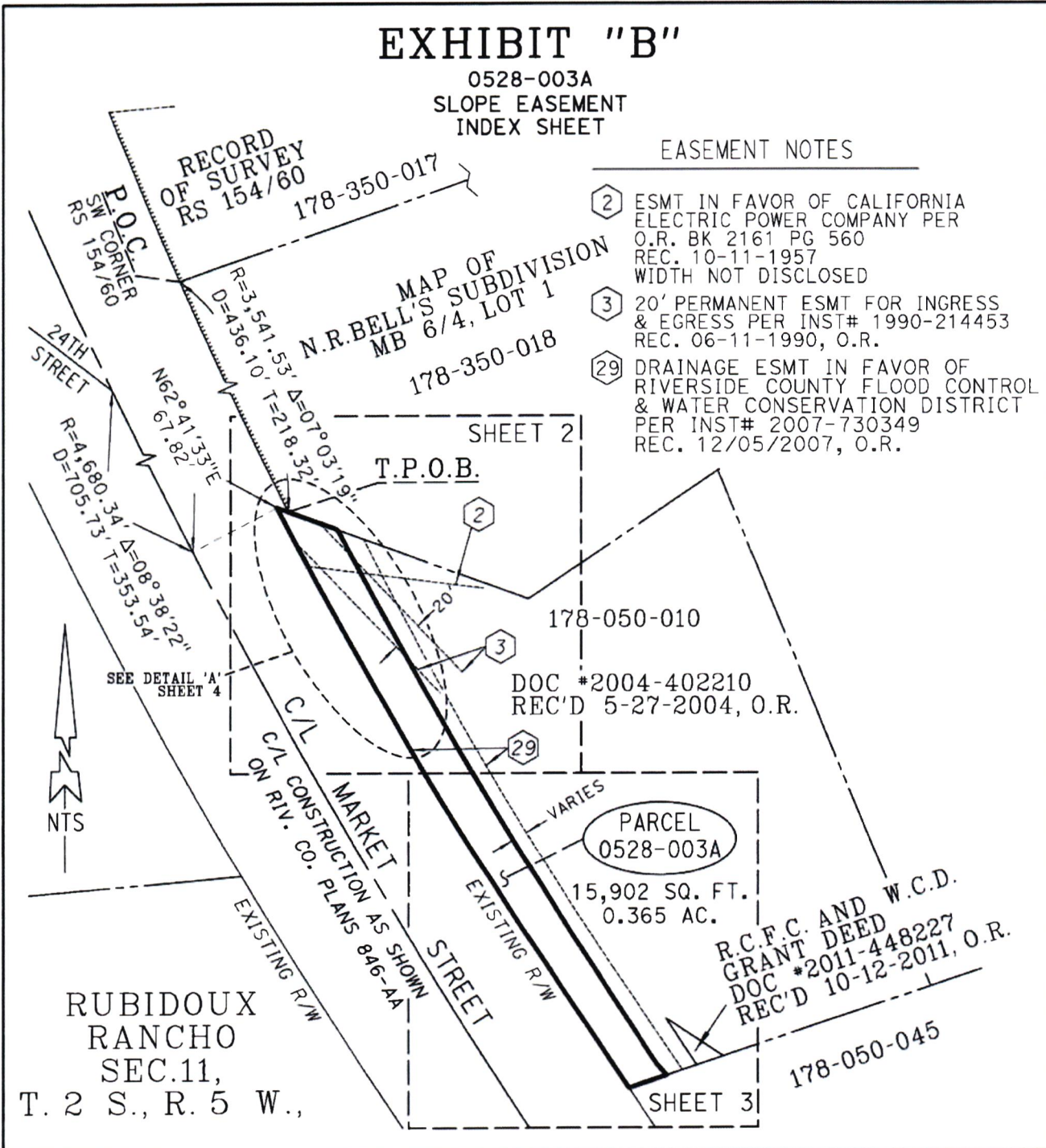


EXHIBIT "B"

0528-003A
SLOPE EASEMENT
INDEX SHEET

EASEMENT NOTES

- ② ESMT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY PER O.R. BK 2161 PG 560 REC. 10-11-1957 WIDTH NOT DISCLOSED
- ③ 20' PERMANENT ESMT FOR INGRESS & EGRESS PER INST# 1990-214453 REC. 06-11-1990, O.R.
- ②9 DRAINAGE ESMT IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT PER INST# 2007-730349 REC. 12/05/2007, O.R.



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000010873

PCL No.: 0528-003A

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

WO No.: CO-0528

PROJECT: MARKET STREET BRIDGE

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: J.A.L.

DATE: JANUARY, 2022

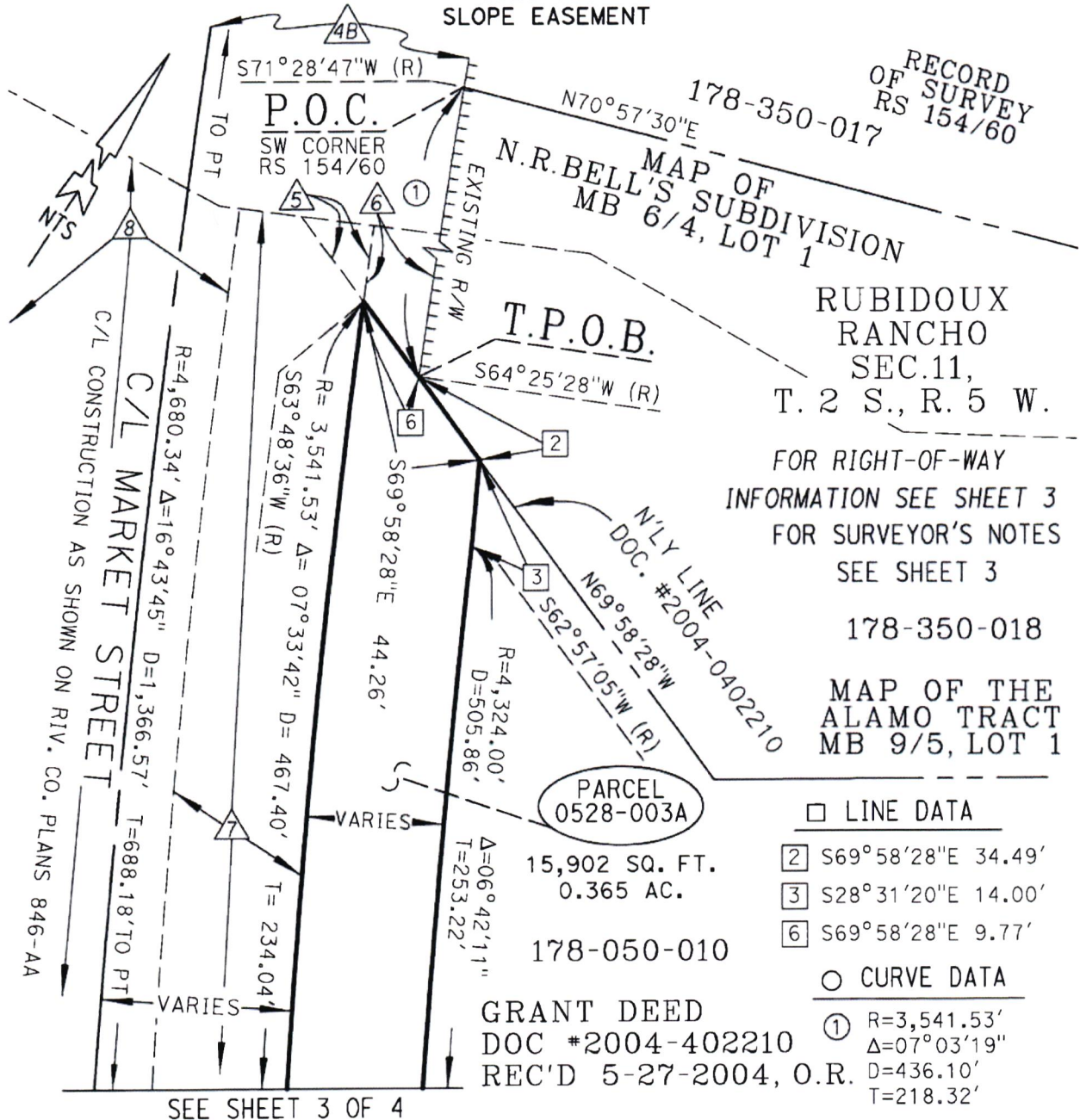
APPROVED BY: *Ryan L. Holm* DATE: 1-26-2022

SHEET 1 OF 4



EXHIBIT "B"

0528-003A
SLOPE EASEMENT



- LINE DATA
- [2] $S69^{\circ}58'28''E$ 34.49'
 - [3] $S28^{\circ}31'20''E$ 14.00'
 - [6] $S69^{\circ}58'28''E$ 9.77'
- CURVE DATA
- ① $R=3,541.53'$
 $\Delta=07^{\circ}03'19''$
 $D=436.10'$
 $T=218.32'$

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000010873

PCL No.: 0528-003A

WO No.: CO-0528

SCALE: NTS

PREPARED BY: J.A.L.

DATE: JANUARY, 2022

SHEET 2 OF 4

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: MARKET STREET BRIDGE

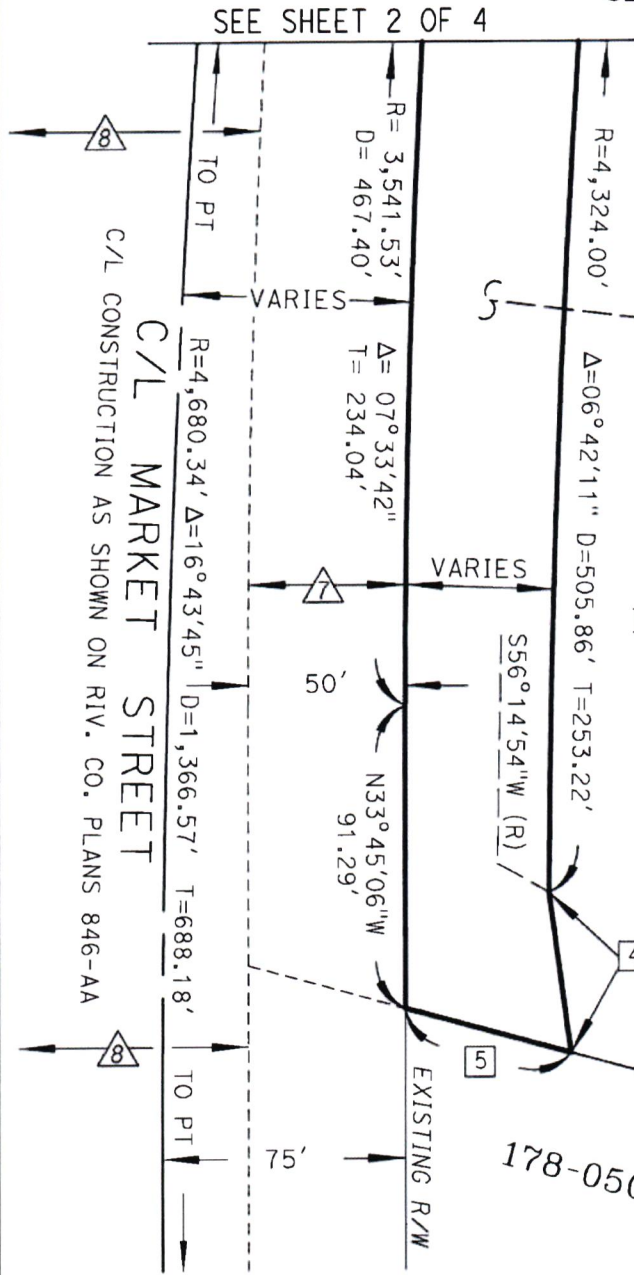
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

APPROVED BY: *Ryan L. Holm* DATE: 1-26-2022



EXHIBIT "B"

0528-003A
SLOPE EASEMENT



MAP OF THE
ALAMO TRACT
MB 9/5, LOT 1

178-050-010

PARCEL
0528-003A

15,902 SQ. FT.
0.365 AC.

RUBIDOUX
RANCHO
SEC.11,
T. 2 S., R. 5 W.,

SURVEYOR'S NOTES

- ||| INDICATES RESTRICTED ACCESS
- (R) INDICATES RADIAL BEARING

GRANT DEED
DOC #2004-402210
REC'D 5-27-2004, O.R.

RIGHT-OF-WAY INFORMATION

- △ 5 R/W PER O.R. 1476/81, REC. 05/27/53
- △ 6 R/W PER O.R. 1457/51, REC. 04/01/53
- △ 7 R/W PER O.R. 1480/176, REC. 06/09/53
- △ 8 R/W PER O.R. 1377/161, REC. 06/17/1952



□ LINE DATA

- 4 S41°27'01"E 10.63'
- 5 S71°35'31"W 28.56'

S'LY LINE DOC. #2004-402210
178-050-045

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000010873

PCL No.: 0528-003A

WO No.: CO-0528

SCALE: NTS

PREPARED BY: J.A.L.

DATE: JANUARY, 2022

SHEET 3 OF 4

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: MARKET STREET BRIDGE

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

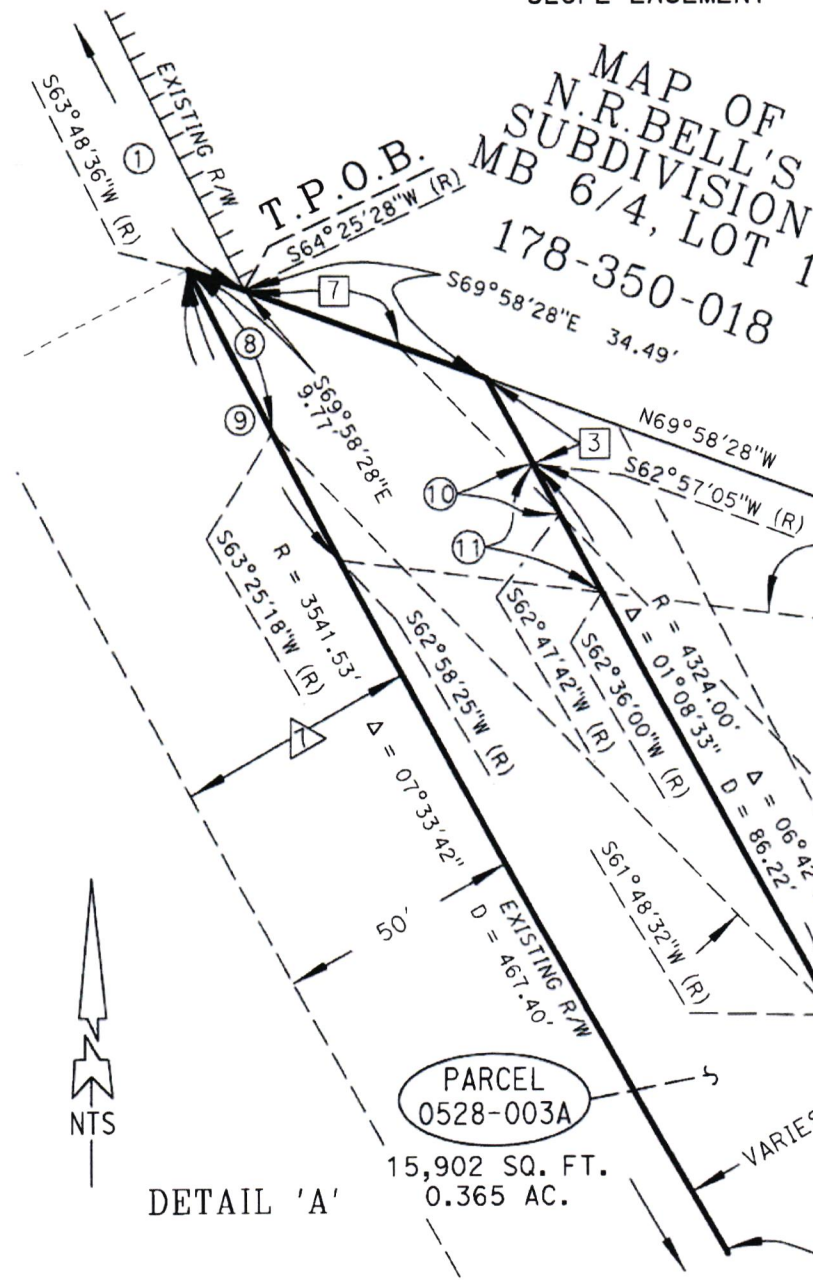
APPROVED BY:

DATE: 1-26-2022



EXHIBIT "B"

0528-003A
SLOPE EASEMENT



○ CURVE DATA

- ① R=3,541.53' Δ=07°03'19" D=436.10'
- ② R=3,541.53' Δ=00°23'18" D=24.00'
- ③ R=3,541.53' Δ=00°50'11" D=51.69'
- ④ R=3,541.53' Δ=00°09'23" D=11.81'
- ⑤ R=3,541.53' Δ=00°21'05" D=26.52'

□ LINE DATA

- ③ N69°58'28"W 34.49'
- ⑦ S69°58'28"E 19.23'

FOR RIGHT-OF-WAY INFORMATION SEE SHEET 3

FOR EASEMENT NOTES SEE SHEET 1

DOC REC'D #2004-402210
5-27-2004, O.R.
178-050-010



DETAIL 'A'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000010873

PCL No.: 0528-003A

WO No.: CO-0528

SCALE: NTS

PREPARED BY: J.A.L.

DATE: JANUARY, 2022

SHEET 4 OF 4

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: MARKET STREET BRIDGE

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: 1-26-2022



EXHIBIT "A"
LEGAL DESCRIPTION
0528-003B
TEMPORARY CONSTRUCTION EASEMENT

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES LYING WITHIN THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED MAY 27, 2004 AS DOCUMENT NUMBER 2004-0402210, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE RUBIDOUX RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY-MOST CORNER OF THAT CERTAIN PARCEL OF LAND AS SHOWN ON SAID RECORD OF SURVEY, SAID POINT ALSO BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MARKET STREET (VARIES IN WIDTH) AS DESCRIBED BY GRANT DEED RECORDED APRIL 10, 1981 AS INSTRUMENT NUMBER 63976, ALL OF SAID OFFICIAL RECORDS, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 3,541.53 FEET, AND AN INITIAL RADIAL BEARING OF SOUTH 71°28'47" WEST;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY AND NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 07°03'19" AN ARC DISTANCE OF 436.10 FEET TO THE A POINT ON THE NORTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN SAID DOCUMENT NUMBER 2004-0402210;

THENCE SOUTH 69°58'28" EAST, ALONG SAID NORTHERLY LINE A DISTANCE OF 34.49 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH 69°58'28" A DISTANCE OF 22.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 4,309.00 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 62°55'04" WEST;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 06°37'26" AN ARC DISTANCE OF 498.17 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AS DESCRIBED BY GRANT DEED RECORDED OCTOBER 12, 2011 AS DOCUMENT NUMBER 2011-0448227;

THENCE NORTH 56°49'02" WEST, ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 2.86 FEET TO THE NORTHERLY-MOST CORNER OF SAID DOCUMENT 2011-0448227;

THENCE SOUTH 33°45'07" EAST ALONG THE WESTERLY LINE OF SAID DOCUMENT NUMBER 2011-0447227 A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID DOCUMENT NUMBER 2004-0402210;

THENCE SOUTH 71°35'31" WEST, ALONG SAID SOUTHERLY LINE OF DOCUMENT NUMBER 2004-0402210 A DISTANCE OF 12.92 FEET TO A POINT DISTANT 28.56 FEET AS MEASURED ALONG SAID SOUTHERLY LINE, FROM THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MARKET STREET AND THE NORTHEASTERLY LIMITS OF A 50.00 FOOT WIDE STRIP OF LAND AS DESCRIBED IN DEED RECORDED JUNE 9, 1953 IN BOOK 1480, PAGE 176, SAID OFFICIAL RECORDS;

EXHIBIT "A"
LEGAL DESCRIPTION
0528-003B
TEMPORARY CONSTRUCTION EASEMENT

THENCE NORTH 41°27'01" WEST, A DISTANCE OF 10.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 4,324.00 FEET, AND AN INITIAL RADIAL BEARING OF SOUTH 56°14'54" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°42'11" AN ARC DISTANCE OF 505.86 FEET;

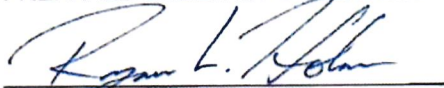
THENCE NORTH 28°31'20" WEST, A DISTANCE OF 14.00 FEET; TO THE **TRUE POINT OF BEGINNING.**

CONTAINING 7,815 SQUARE FEET OR 0.179 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 1.000010873 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:



RYAN L. HOLM, P.L.S. 9472

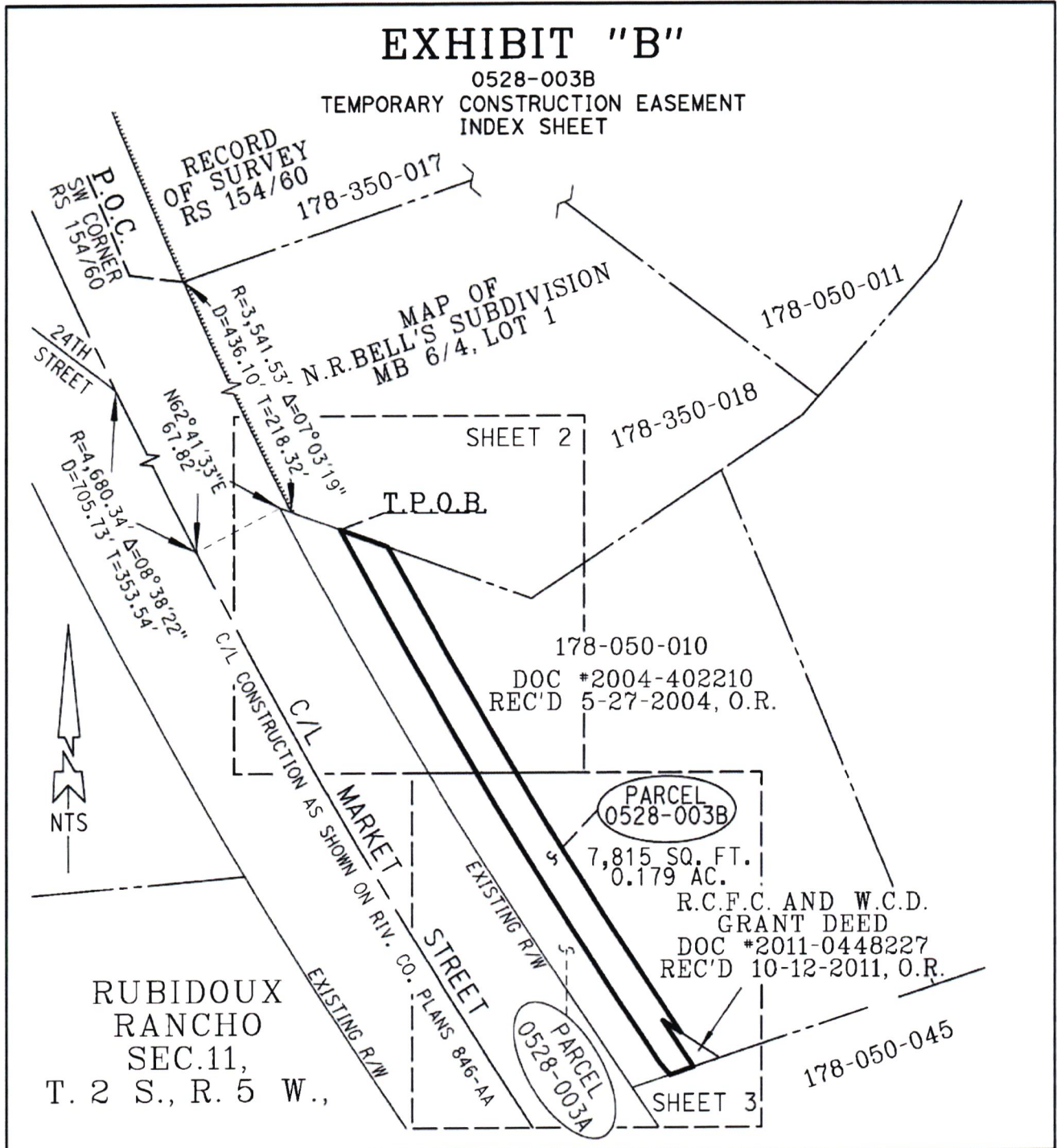
1-26-2022

DATED:



EXHIBIT "B"

0528-003B
 TEMPORARY CONSTRUCTION EASEMENT
 INDEX SHEET



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000010873

PCL No.: 0528-003B

WO No.: CO-0528

SCALE: NTS

PREPARED BY: J.A.L.

DATE: JANUARY, 2022

SHEET 1 OF 3

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
 SURVEY DIVISION

PROJECT: MARKET STREET BRIDGE

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:

Ryan L. Holm

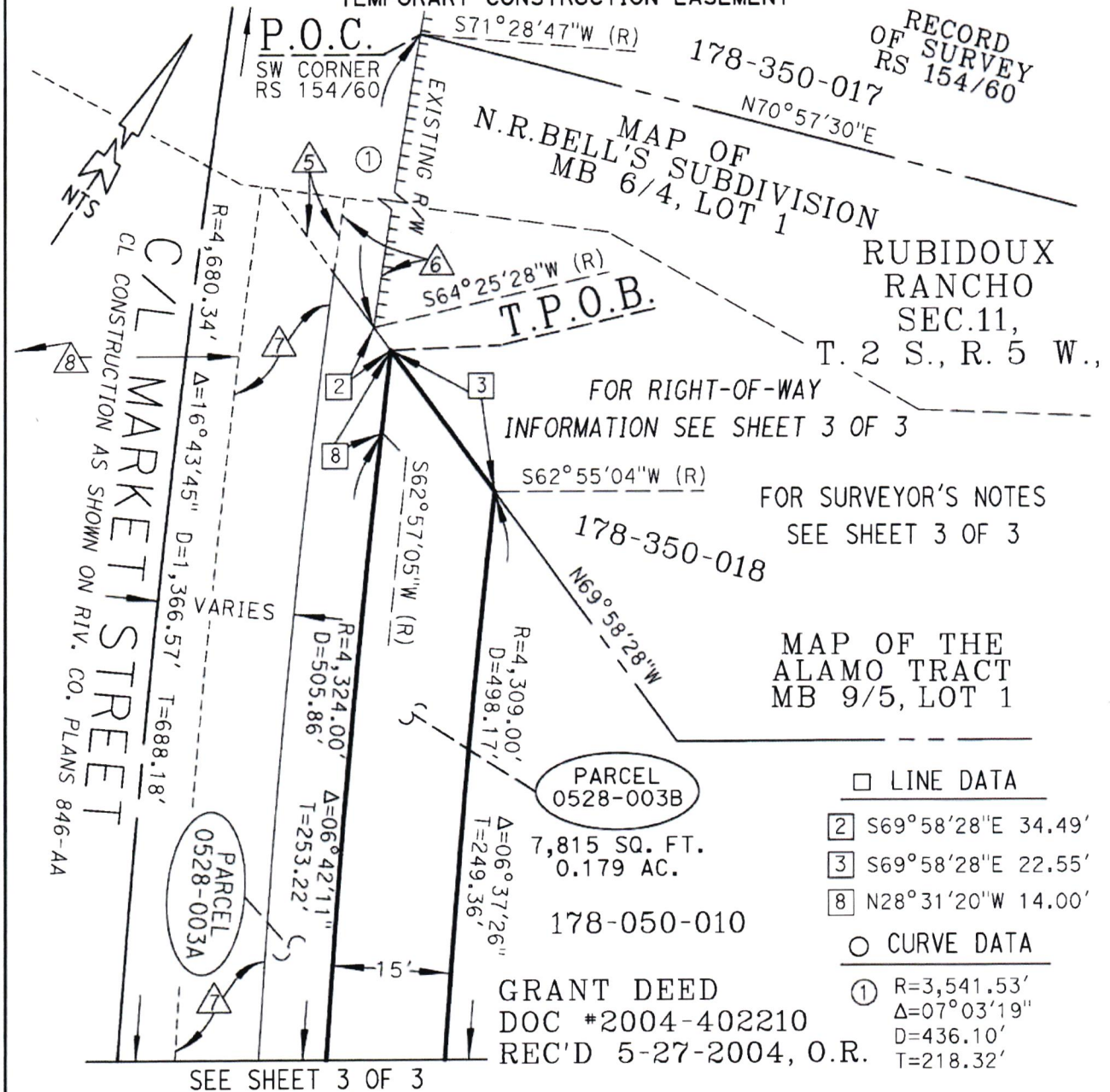
DATE: 1-26-2022



EXHIBIT "B"

0528-003B

TEMPORARY CONSTRUCTION EASEMENT



RECORD OF SURVEY RS 154/60

178-350-017
N70°57'30"E

MAP OF N.R. BELL'S SUBDIVISION MB 6/4, LOT 1

RUBIDOUX RANCHO SEC. 11, T. 2 S., R. 5 W.

T.P.O.B.

FOR RIGHT-OF-WAY INFORMATION SEE SHEET 3 OF 3

FOR SURVEYOR'S NOTES SEE SHEET 3 OF 3

178-350-018

MAP OF THE ALAMO TRACT MB 9/5, LOT 1

PARCEL 0528-003B

7,815 SQ. FT.
0.179 AC.

178-050-010

GRANT DEED DOC #2004-402210 REC'D 5-27-2004, O.R.

LINE DATA

- 2 S69°58'28"E 34.49'
- 3 S69°58'28"E 22.55'
- 8 N28°31'20"W 14.00'

CURVE DATA

- 1 R=3,541.53'
Δ=07°03'19"
D=436.10'
T=218.32'

SEE SHEET 3 OF 3

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000010873	
PCL No.: 0528-003B	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: CO-0528	PROJECT: MARKET STREET BRIDGE
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: J.A.L.	
DATE: JANUARY, 2022	APPROVED BY: <i>Ryan L. Holm</i> DATE: 1-26-2022
SHEET 2 OF 3	



EXHIBIT "B"

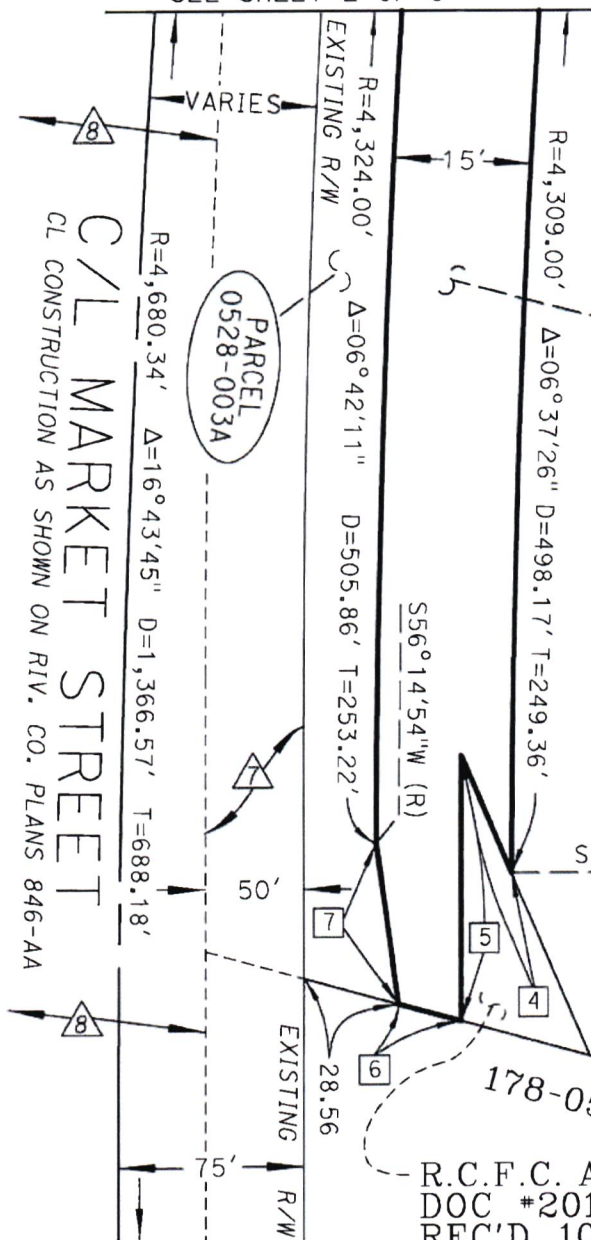
0528-003B

TEMPORARY CONSTRUCTION EASEMENT

SEE SHEET 2 OF 3

MAP OF THE
ALAMO TRACT
MB 9/5, LOT 1

178-050-010



LINE DATA

- 4 N56°49'02"W 2.86'
- 5 S33°45'07"E 20.00'
- 6 S71°35'31"W 12.92'
- 7 N41°27'01"W 10.63'

T.C.E.

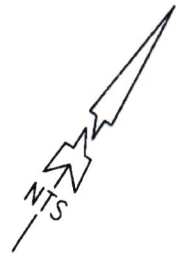
PARCEL
0528-003B
7,815 SQ. FT.
0.179 AC.

SURVEYOR'S NOTES

- ||| INDICATES RESTRICTED ACCESS
- (R) INDICATES RADIAL BEARING

RIGHT-OF-WAY INFORMATION

- 5 R/W PER O.R. 1476/81, REC. 05/27/53
- 6 R/W PER O.R. 1457/51, REC. 04/01/53
- 7 R/W PER O.R. 1480/176, REC. 06/09/53
- 8 R/W PER O.R. 1377/161, REC. 06/17/52



RUBIDOUX
RANCHO
SEC.11,

T. 2 S., R. 5 W.,

GRANT DEED
DOC #2004-402210
REC'D 5-27-2004, O.R.

S'LY LINE SAID DOC. #2004-0402210
178-050-045 N71°35'31"E
R.C.F.C. AND W.C.D.
DOC #2011-448227
REC'D 10-12-2011, O.R.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000010873

PCL No.: 0528-003B

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

WO No.: CO-0528

PROJECT: MARKET STREET BRIDGE

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: J.A.L.

DATE: JANUARY, 2022

APPROVED BY: *Ryan L. Holm* DATE: 1-26-2022

SHEET 3 OF 3



Parcel No. 0528-007A

EXHIBIT "A"
LEGAL DESCRIPTION
0528-007A
TEMPORARY CONSTRUCTION EASEMENT

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES LYING WITHIN A PORTION OF LOT "V", AS SHOWN BY TRACT MAP No. 30922, ON FILE IN BOOK 392 OF MAPS, PAGES 85 THROUGH 93, INCLUSIVE, AND DESCRIBED BY GRANT DEED RECORDED JULY 13, 2007 AS DOCUMENT NUMBER 2007-04592588, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE RUBIDOUX RANCHO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY-MOST CORNER OF SAID LOT "V", ALSO BEING A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MARKET STREET (VARIES IN WITH) PER INSTRUMENT No. 385786 RECORDED NOVEMBER 3, 1989, SAID OFFICIAL RECORDS, AND A POINT ON THE WESTERLY BOUNDARY LINE OF SAID TRACT MAP No. 30922;

THENCE NORTH 44°39'58" EAST, A DISTANCE OF 44.56 FEET ALONG SAID WESTERLY TRACT BOUNDARY TO AN ANGLE POINT THEREIN;

THENCE LEAVING SAID TRACT BOUNDARY, SOUTH 33°45'06" EAST ALONG THE SOUTHEASTERLY PROLONGATION OF THAT CERTAIN TRACT BOUNDARY COURSE DESCRIBED AS "N33°45'10"W 71.43'" ON SAID TRACT MAP NUMBER 30922, A DISTANCE OF 12.08 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT "V";

THENCE SOUTH 58°54'23" WEST ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 43.75 FEET TO THE SOUTHERLY-MOST CORNER OF SAID LOT "V" SAID POINT ALSO BEING ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF MARKET STREET;

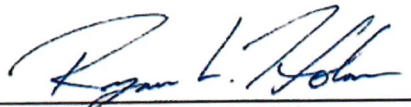
THENCE NORTH 31°05'37" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1.11 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 288 SQUARE FEET OR 0.007 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 1.000010873 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:



RYAN L. HOLM, P.L.S. 9472

1-3-2022

DATED:



EXHIBIT "B"

0528-007A
TEMPORARY CONSTRUCTION EASEMENT

SURVEYOR'S NOTES

||||||| INDICATES RESTRICTED ACCESS

() INDICATES RECORD DATA PER
TRACT MAP 30922, MB 392/85-93

⬡ EASEMENT NOTES

⬡¹⁹ AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES OVER ALL OF LOT "V" PER MB 392/85-93 O.R.

⬡ RIGHT-OF-WAY INFORMATION

- ⬡⁹ R/W PER O.R. 1526/43, REC. 11/02/1953
- ⬡¹³ R/W PER INST. NO. 385786, REC. 11/03/1989, O.R.
- ⬡¹⁰ R/W PER O.R. 1541/119, REC. 01/07/1954

☐ LINE DATA

- ☐¹ S 33°45'06" E 12.08'
- ☐² N 31°05'37" W 1.11'
- ☐³ N 44°39'58" E 25.52'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000010873

PCL No.: 0528-007A

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

WO No.: CO-0528

PROJECT: MARKET STREET BRIDGE

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: E.B.

DATE: DECEMBER, 2021

APPROVED BY:

Ryan L. Holm

DATE: 1-3-2022

SHEET 2 OF 2



Parcel No. 0528-010

EXHIBIT "A"
LEGAL DESCRIPTION
0528-010A
TEMPORARY CONSTRUCTION EASEMENT

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES LYING WITHIN LOT 156, AS SHOWN BY TRACT MAP No. 30922, ON FILE IN BOOK 392 OF MAPS, PAGES 85 THROUGH 93, INCLUSIVE, AND DESCRIBED BY GRANT DEED RECORDED NOVEMBER 10, 2011 AS DOCUMENT NUMBER 2011-0503924, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE RUBIDOUX RANCHO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY-MOST CORNER OF SAID LOT 156, BEING A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MARKET STREET (VARIES IN WIDTH) PER INSTRUMENT No. 385786, RECORDED NOVEMBER 3, 1989, SAID OFFICIAL RECORDS;

THENCE NORTH 31°05'37" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 57.99 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 156;

THENCE NORTH 58°54'23" EAST ALONG THE NORTHERLY-MOST LINE OF SAID LOT 156, A DISTANCE OF 5.00 FEET TO A LINE PARALLEL WITH AND DISTANT 5.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID MARKET STREET;

THENCE SOUTH 31°05'37" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 57.99 FEET TO THE SOUTHERLY-MOST LINE OF SAID LOT 156;

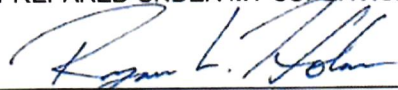
THENCE SOUTH 58°54'23" WEST ALONG SAID SOUTHERLY-MOST LINE, A DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 290 SQUARE FEET OR 0.007 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 1.000010873 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:



RYAN L. HOLM, P.L.S. 9472

1-3-2022

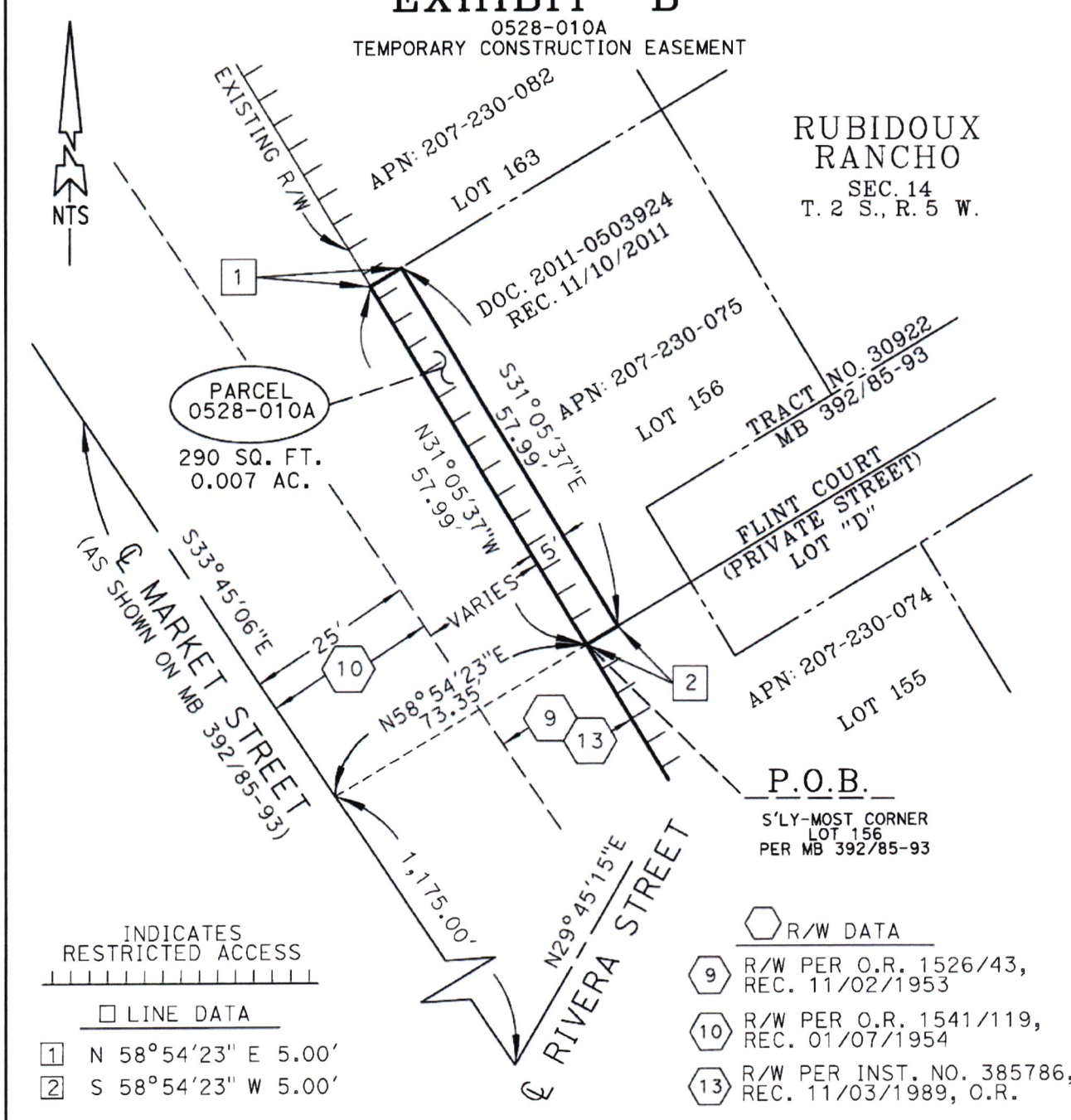
DATED:



EXHIBIT "B"

0528-010A
TEMPORARY CONSTRUCTION EASEMENT

RUBIDOUX RANCHO
SEC. 14
T. 2 S., R. 5 W.



INDICATES RESTRICTED ACCESS

□ LINE DATA

- 1 N 58°54'23" E 5.00'
- 2 S 58°54'23" W 5.00'

- ⬡ R/W DATA
- 9 R/W PER O.R. 1526/43, REC. 11/02/1953
 - 10 R/W PER O.R. 1541/119, REC. 01/07/1954
 - 13 R/W PER INST. NO. 385786, REC. 11/03/1989, O.R.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000010873	
PCL No.: 0528-010A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: CO-0528	PROJECT: MARKET STREET BRIDGE
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: E.B.	
DATE: DECEMBER, 2021	APPROVED BY: <i>Ryan L. Holm</i> DATE: 1-3-2022
SHEET 1 OF 1	



Parcel No. 0528-011

EXHIBIT "A"
LEGAL DESCRIPTION
0528-011A
TEMPORARY CONSTRUCTION EASEMENT

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES LYING WITHIN LOT 155, AS SHOWN BY TRACT MAP No. 30922, ON FILE IN BOOK 392 OF MAPS, PAGES 85 THROUGH 93, INCLUSIVE, AND DESCRIBED BY GRANT DEED RECORDED DECEMBER 31, 2019 AS DOCUMENT NUMBER 2019-0543311, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE RUBIDOUX RANCHO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY-MOST CORNER OF SAID LOT 155, BEING A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MARKET STREET (VARIES IN WIDTH) PER INSTRUMENT No. 385786, RECORDED NOVEMBER 3, 1989, SAID OFFICIAL RECORDS;

THENCE NORTH 31°05'37" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 57.99 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 155;

THENCE NORTH 58°54'23" EAST ALONG THE NORTHERLY-MOST LINE OF SAID LOT 155, A DISTANCE OF 5.00 FEET TO A LINE PARALLEL WITH AND DISTANT 5.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID MARKET STREET;

THENCE SOUTH 31°05'37" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 57.99 FEET TO THE SOUTHERLY-MOST LINE OF SAID LOT 155;

THENCE SOUTH 58°54'23" WEST ALONG SAID SOUTHERLY-MOST LINE, A DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 290 SQUARE FEET OR 0.007 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 1.000010873 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:



RYAN L. HOLM, P.L.S. 9472

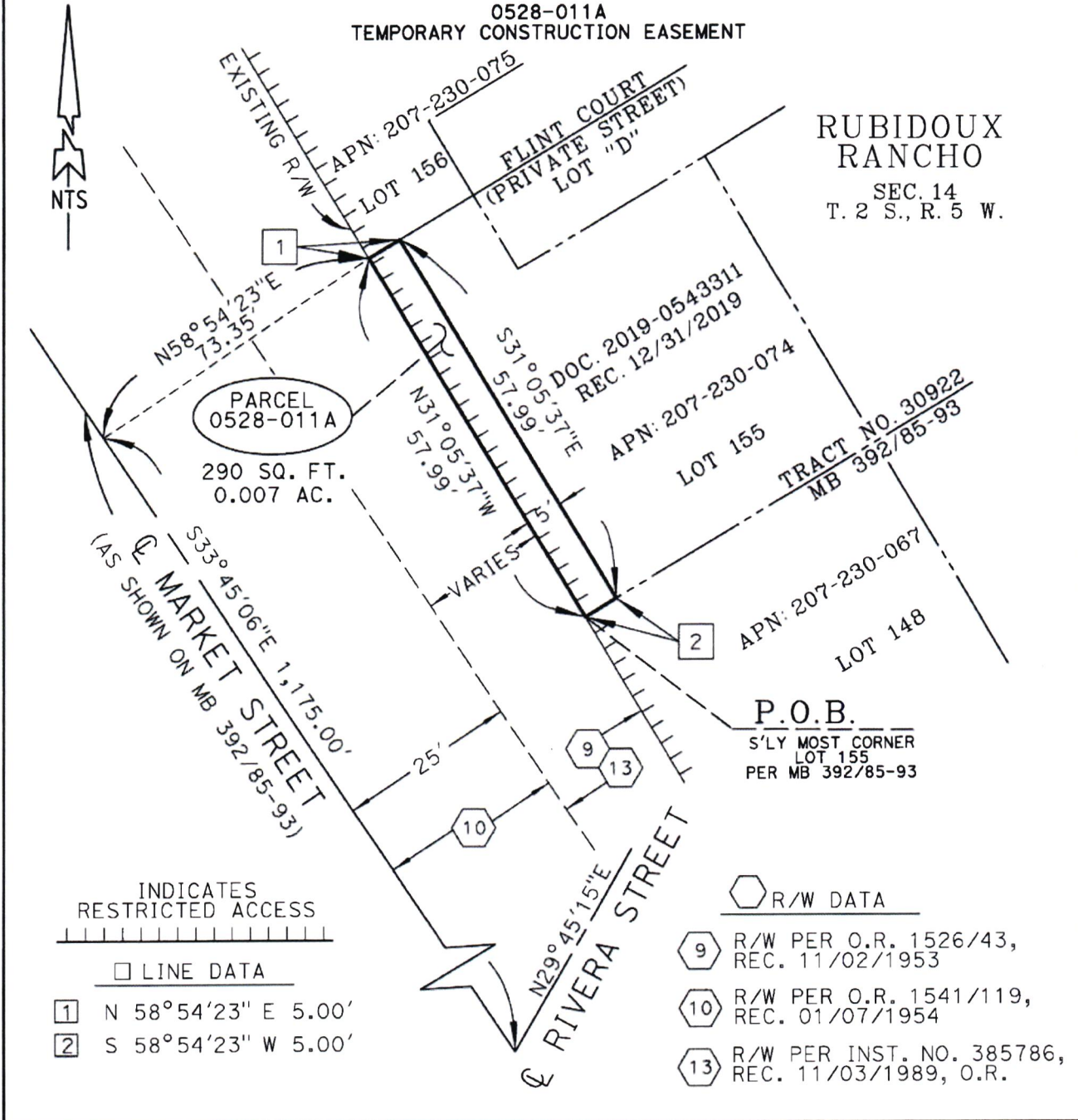
1-3-2022

DATED:



EXHIBIT "B"

0528-011A
TEMPORARY CONSTRUCTION EASEMENT



INDICATES RESTRICTED ACCESS

- LINE DATA
- 1 N 58°54'23" E 5.00'
- 2 S 58°54'23" W 5.00'

- R/W DATA
- 9 R/W PER O.R. 1526/43, REC. 11/02/1953
 - 10 R/W PER O.R. 1541/119, REC. 01/07/1954
 - 13 R/W PER INST. NO. 385786, REC. 11/03/1989, O.R.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000010873	
PCL No.: 0528-011A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: CO-0528	PROJECT: MARKET STREET BRIDGE
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: E.B.	
DATE: DECEMBER, 2021	APPROVED BY: <i>Ryan L. Holm</i> DATE: 1-3-2022
SHEET 1 OF 1	



Parcel No. 0528-013

EXHIBIT "A"
LEGAL DESCRIPTION
0528-013A
TEMPORARY CONSTRUCTION EASEMENT

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES LYING WITHIN LOT 147, AS SHOWN BY TRACT MAP No. 30922, ON FILE IN BOOK 392 OF MAPS, PAGES 85 THROUGH 93, INCLUSIVE, AND DESCRIBED BY DEED RECORDED NOVEMBER 13, 2008 AS DOCUMENT NUMBER 2008-0603248, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE RUBIDOUX RANCHO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY-MOST CORNER OF SAID LOT 147 BEING A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MARKET STREET (VARIES IN WIDTH) PER INSTRUMENT No. 385786, RECORDED NOVEMBER 3, 1989, SAID OFFICIAL RECORDS;

THENCE NORTH 31°05'37" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 57.92 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 147;

THENCE NORTH 58°54'23" EAST ALONG THE NORTHERLY-MOST LINE OF SAID LOT 147, A DISTANCE OF 5.00 FEET TO A LINE PARALLEL WITH AND DISTANT 5.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID MARKET STREET;

THENCE SOUTH 31°05'37" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 57.92 FEET TO THE SOUTHERLY-MOST LINE OF SAID LOT 147;

THENCE SOUTH 58°54'23" WEST ALONG SAID SOUTHERLY-MOST LINE, A DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 290 SQUARE FEET OR 0.007 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 1.000010873 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:



RYAN L. HOLM, P.L.S. 9472

1-3-2022

DATED:



Parcel No. 0528-016

EXHIBIT "A"
LEGAL DESCRIPTION
0528-016A
TEMPORARY CONSTRUCTION EASEMENT

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES LYING WITHIN LOT 3, AS SHOWN BY TRACT MAP No. 3998, ON FILE IN BOOK 65 OF MAPS, PAGES 13 AND 14, AND DESCRIBED BY GRANT DEED RECORDED JULY 17, 2017 AS DOCUMENT NUMBER 2017-0289209, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE RUBIDOUX RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF MARKET STREET AND RIVERA STREET AS SHOWN ON SAID MAP;

THENCE NORTH 33°45'06" WEST, ALONG SAID CENTERLINE OF MARKET STREET, A DISTANCE OF 245.32 FEET;

THENCE NORTH 56°14'54" EAST, A DISTANCE OF 35.00 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MARKET STREET (35.00 FEET IN HALF WIDTH) AS SHOWN ON SAID MAP, AND **THE TRUE POINT OF BEGINNING**;

THENCE NORTH 33°45'06" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 58.00 FEET;

THENCE NORTH 56°14'54" EAST, A DISTANCE OF 9.00 FEET, TO A LINE PARALLEL WITH AND DISTANT 9.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES FROM SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF MARKET STREET;

THENCE SOUTH 33°45'06" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 58.00 FEET;

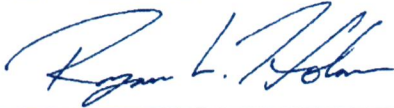
THENCE SOUTH 56°14'54" WEST, A DISTANCE OF 9.00 FEET, TO **THE TRUE POINT OF BEGINNING**.

CONTAINING 522 SQUARE FEET OR 0.012 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 1.000010873 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:



RYAN L. HOLM, P.L.S. 9472

1-3-2022

DATED:



EXHIBIT "B"

0528-016A
TEMPORARY CONSTRUCTION EASEMENT

RUBIDOUX RANCHO
SEC. 14,
T. 2 S., R. 5 W.

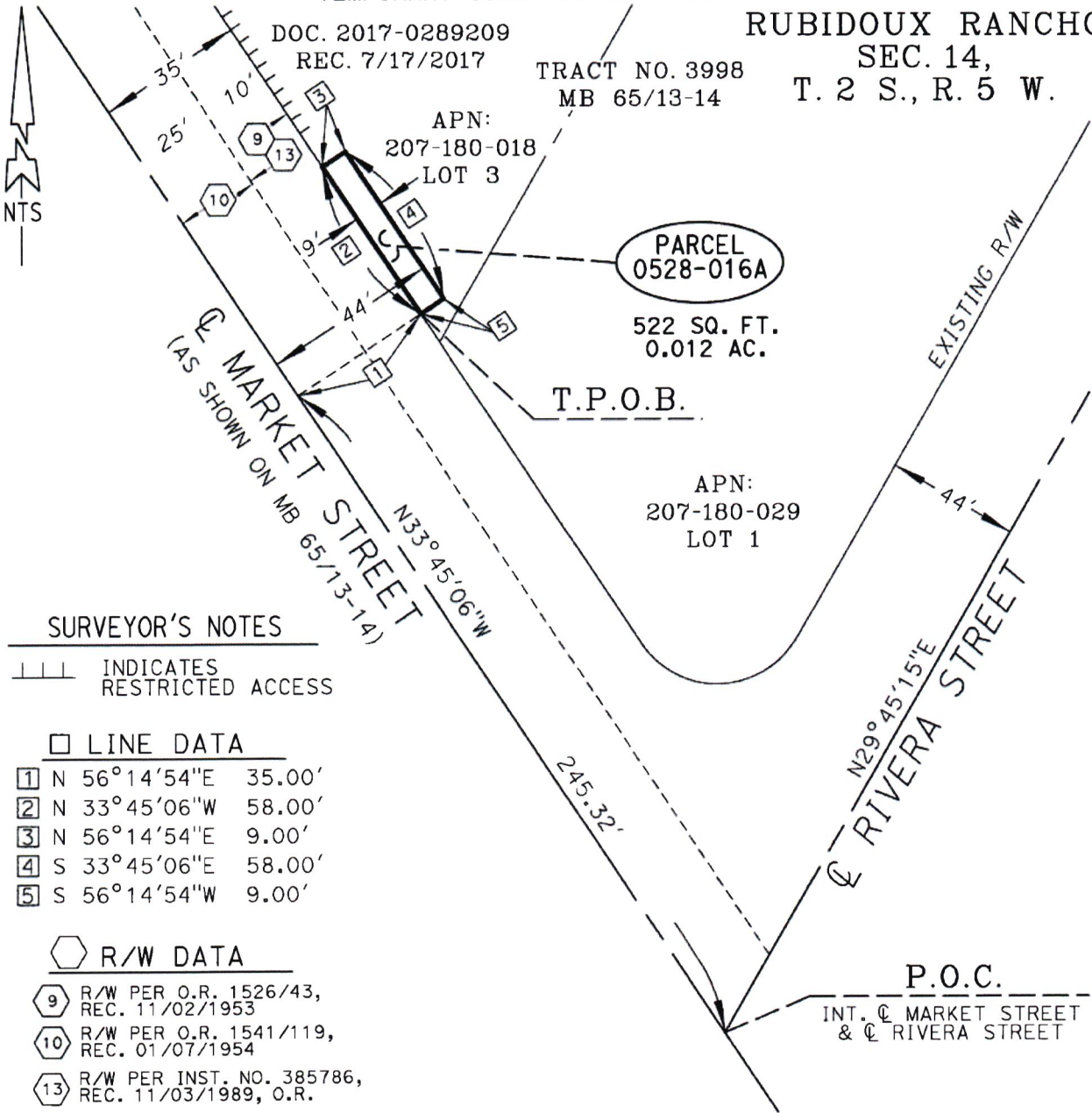
DOC. 2017-0289209
REC. 7/17/2017

TRACT NO. 3998
MB 65/13-14

APN:
207-180-018
LOT 3

PARCEL
0528-016A
522 SQ. FT.
0.012 AC.

APN:
207-180-029
LOT 1



SURVEYOR'S NOTES

||| INDICATES RESTRICTED ACCESS

□ LINE DATA

- 1 N 56° 14' 54" E 35.00'
- 2 N 33° 45' 06" W 58.00'
- 3 N 56° 14' 54" E 9.00'
- 4 S 33° 45' 06" E 58.00'
- 5 S 56° 14' 54" W 9.00'

⬡ R/W DATA

- 9 R/W PER O.R. 1526/43, REC. 11/02/1953
- 10 R/W PER O.R. 1541/119, REC. 01/07/1954
- 13 R/W PER INST. NO. 385786, REC. 11/03/1989, O.R.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000010873

PCL No.: 0528-016A

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

WO No.: CO-0528

PROJECT: MARKET STREET BRIDGE

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: E.B.

DATE: DECEMBER, 2021

APPROVED BY:

DATE: 1-3-2022

SHEET 1 OF 1



Parcel No. 0528-018B

EXHIBIT "A"
LEGAL DESCRIPTION
0528-018A
TEMPORARY CONSTRUCTION EASEMENT

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES LYING WITHIN "PARCEL 4" AS SHOWN BY A RECORD OF SURVEY ON FILE IN BOOK 39 OF RECORDS OF SURVEY, AT PAGES 59 AND 60, FURTHER DESCRIBED BY GRANT DEED RECORDED SEPTEMBER 3, 2008 AS DOCUMENT NUMBER 2008-0485327, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE RUBIDOUX RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF 24TH STREET AND THE "CENTERLINE CONSTRUCTION" OF MARKET STREET (FORMERLY CRESTMORE ROAD) AS SHOWN BY RIVERSIDE COUNTY PLAN 846-AA, ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 4,680.34 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 72°14'11" WEST;

THENCE SOUTHEASTERLY ALONG SAID CENTERLINE CONSTRUCTION AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 12°13'04", AN ARC DISTANCE OF 998.04 FEET;

THENCE LEAVING SAID CENTERLINE CONSTRUCTION ALONG A LINE RADIAL FROM SAID NON-TANGENT CURVE, SOUTH 60°01'07" WEST, A DISTANCE OF 80.45 FEET TO THE NORTHERLY-MOST CORNER OF SAID "PARCEL 4", BEING A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID MARKET STREET (VARIABLE WIDTH), THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING RADIUS OF 3,691.53 FEET, AND AN INITIAL RADIAL BEARING OF SOUTH 59°11'07" WEST, AND THE **TRUE POINT OF BEGINNING**;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°24'02", AN ARC DISTANCE OF 90.23 FEET;

THENCE LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 82°43'07" WEST, A DISTANCE OF 6.62 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 3,697.53 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 57°49'40" WEST, BEING CONCENTRIC WITH AND DISTANT 6.00 SOUTHWESTERLY OF, AS MEASURED RADIALLY TO SAID SOUTHWESTERLY RIGHT-OF-WAY LINE;

THENCE NORTHWESTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 01°24'08", AN ARC DISTANCE OF 90.50 FEET TO THE NORTHWESTERLY LINE OF SAID "PARCEL 4";

EXHIBIT "A"
LEGAL DESCRIPTION
0528-018A
TEMPORARY CONSTRUCTION EASEMENT

THENCE NORTH 85°01'21" EAST ALONG SAID NORTHWESTERLY LINE, A
DISTANCE OF 6.67 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 542 SQUARE FEET, OR 0.012 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 1.000010873 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



10/25/2022

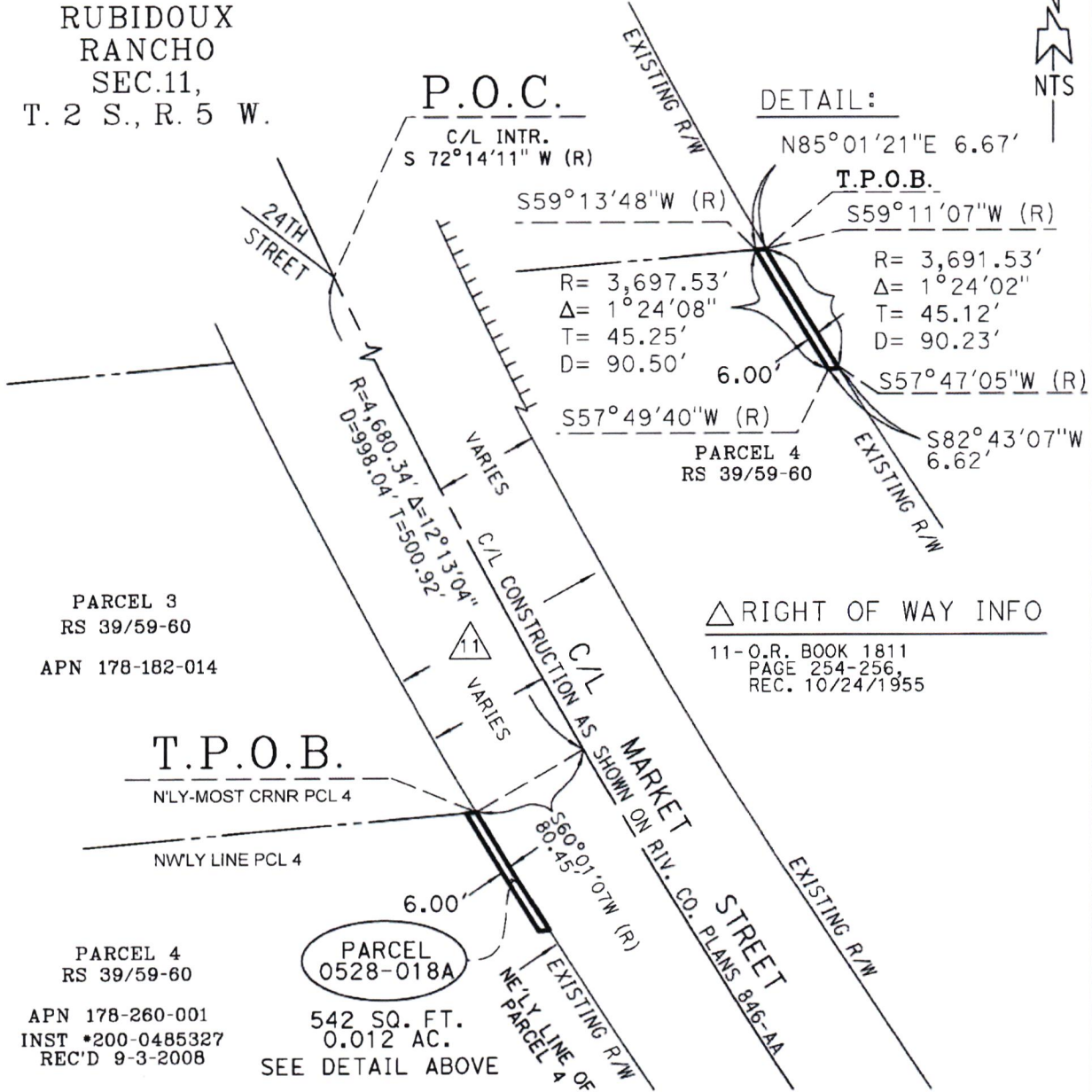
DATED:

EXHIBIT "B"

0528-018A

TEMPORARY CONSTRUCTION EASEMENT

RUBIDOUX
RANCHO
SEC.11,
T. 2 S., R. 5 W.



DETAIL:

N85°01'21\"E 6.67'

T.P.O.B.

S59°11'07\"W (R)

R= 3,691.53'

Δ= 1°24'02\"

T= 45.12'

D= 90.23'

R= 3,697.53'

Δ= 1°24'08\"

T= 45.25'

D= 90.50'

6.00'

S57°47'05\"W (R)

S57°49'40\"W (R)

PARCEL 4
RS 39/59-60

S82°43'07\"W
6.62'

△ RIGHT OF WAY INFO

11-O.R. BOOK 1811
PAGE 254-256,
REC. 10/24/1955

T.P.O.B.

N'LY-MOST CRNR PCL 4

NW'LY LINE PCL 4

PARCEL 4
RS 39/59-60

APN 178-260-001
INST *200-0485327
REC'D 9-3-2008

PARCEL
0528-018A

542 SQ. FT.
0.012 AC.

SEE DETAIL ABOVE

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000010873

PCL No.: 0528-018A

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

WO No.: CO-0528

PROJECT: MARKET STREET BRIDGE

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: H. FINN

DATE: OCTOBER, 2022

APPROVED BY:

Timothy F. Rayburn

DATE: 10/25/2022

SHEET 1 OF 1



EXHIBIT "A"
LEGAL DESCRIPTION
0528-018B
TEMPORARY CONSTRUCTION EASEMENT

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES LYING WITHIN "PARCEL 4" AS SHOWN BY A RECORD OF SURVEY ON FILE IN BOOK 39 OF RECORDS OF SURVEY, AT PAGES 59 AND 60, FURTHER DESCRIBED BY GRANT DEED RECORDED SEPTEMBER 3, 2008 AS DOCUMENT NUMBER 2008-0485327, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE RUBIDOUX RANCHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF 24TH STREET AND THE "CENTERLINE CONSTRUCTION" OF MARKET STREET (FORMERLY CRESTMORE ROAD) AS SHOWN BY RIVERSIDE COUNTY PLAN 846-AA, ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 4,680.34 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 72°14'11" WEST;

THENCE SOUTHEASTERLY ALONG SAID CENTERLINE CONSTRUCTION AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 15°59'17", AN ARC DISTANCE OF 1,306.02 FEET;

THENCE CONTINUING ALONG SAID CENTERLINE CONSTRUCTION, SOUTH 33°45'06" EAST, A DISTANCE OF 5.51 FEET;

THENCE LEAVING SAID CENTERLINE CONSTRUCTION AT RIGHT ANGLES, SOUTH 56°14'54" WEST, A DISTANCE OF 75.00 FEET TO AN ANGLE POINT IN THE SOUTHEASTERLY LINE OF SAID "PARCEL 4," BEING A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID MARKET STREET (VARIABLE WIDTH) AND THE NORTHERLY-MOST CORNER OF "PARCEL 31", AS SHOWN BY A RECORD OF SURVEY ON FILE IN BOOK 26 OF RECORDS OF SURVEY, AT PAGES 88 THROUGH 92, INCLUSIVE, SAID OFFICIAL RECORDS, AND THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 56°43'41" WEST ALONG THE SOUTHEASTERLY LINE OF SAID "PARCEL 4", A DISTANCE OF 20.00 FEET TO AN ANGLE POINT THEREIN;

THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE, SOUTH 33°45'06" EAST, A DISTANCE OF 111.04 FEET TO AN ANGLE POINT THEREIN;

THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE, SOUTH 31°29'32" WEST, A DISTANCE OF 25.33 FEET TO A LINE PARALLEL WITH AND DISTANT 40.00 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID SOUTHWESTERLY RIGHT-OF-WAY LINE;

EXHIBIT "A"
LEGAL DESCRIPTION
0528-018B
TEMPORARY CONSTRUCTION EASEMENT

THENCE LEAVING SAID SOUTHEASTERLY LINE, NORTH 33°45'06" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 175.07 FEET;

THENCE NORTH 44°49'17" EAST, A DISTANCE OF 43.87 FEET RETURNING TO SAID SOUTHWESTERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 33°45'06" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 62.12 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 5,160 SQUARE FEET, OR 0.118 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 1.000010873 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



10/25/2022

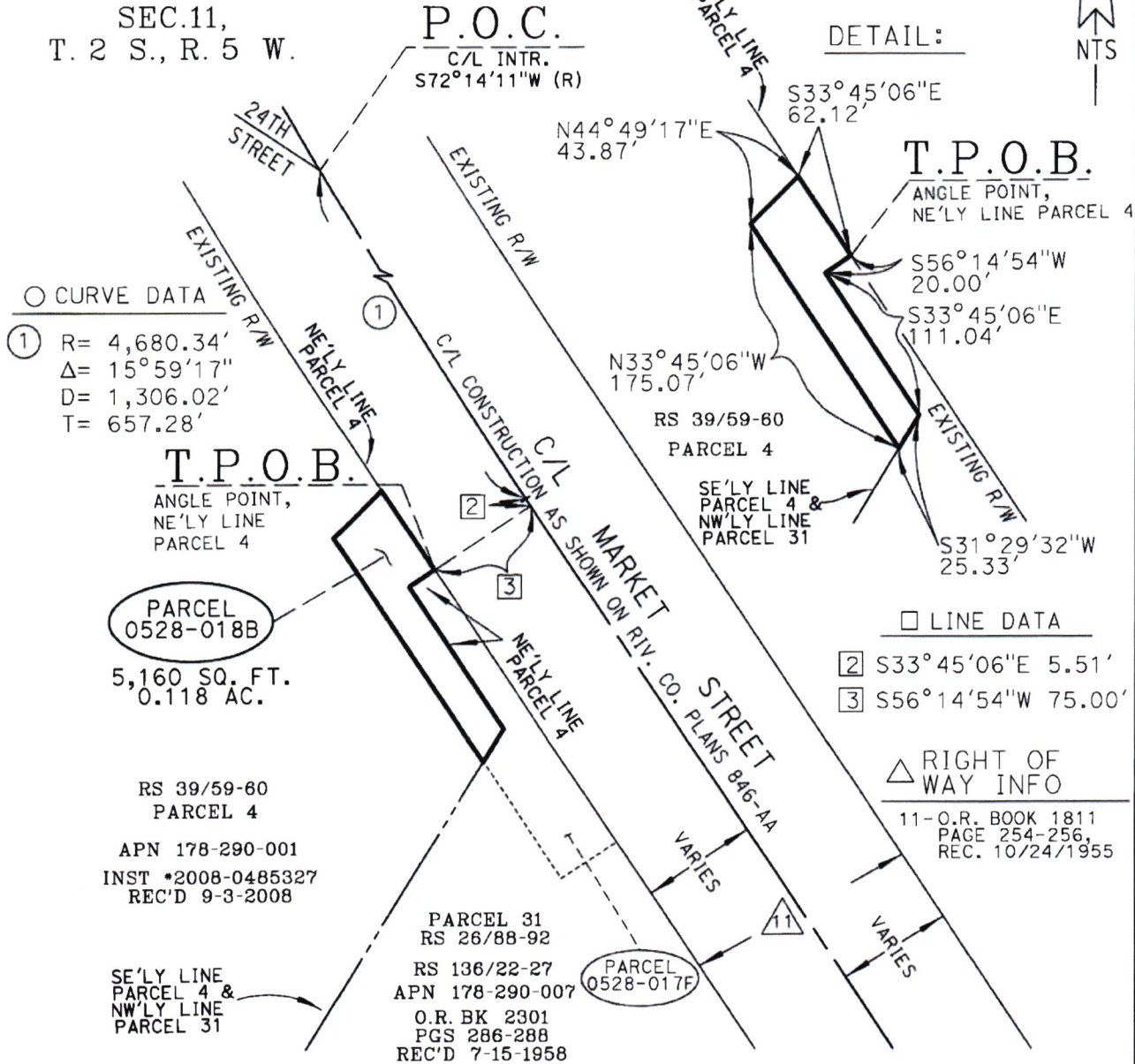
DATED:

EXHIBIT "B"

0528-018B

TEMPORARY CONSTRUCTION EASEMENT

RUBIDOUX RANCHO
SEC.11,
T. 2 S., R. 5 W.



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000010873

PCL No.: 0528-018B

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

WO No.: CO-0528

PROJECT: MARKET STREET BRIDGE

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: M. MANI

DATE: OCTOBER, 2022

APPROVED BY:

Timothy F. Rayburn

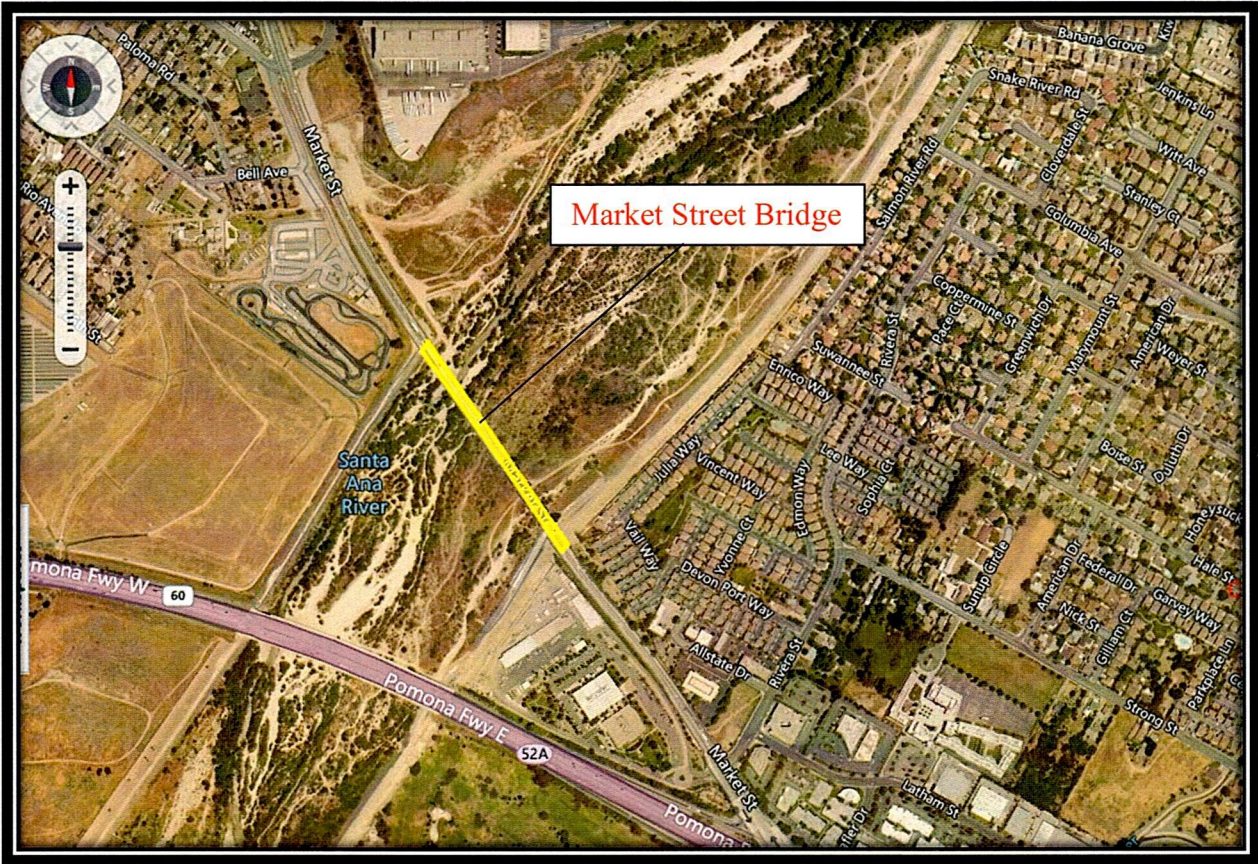
DATE: 10/25/2022

SHEET 1 OF 1



Attachment – 1

Project Title: Market Street Bridge Over Santa Ana River
County WO#: C00528
Bridge Replacement Project - (Br. No. 56C-0024)
Federal Project Number: BRLSZ-5956(200)



Vicinity Map: Market Street Bridge at Santa Ana River

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



**ITEM: 3.31
(ID # 20716)**

MEETING DATE:
Tuesday, January 31, 2023

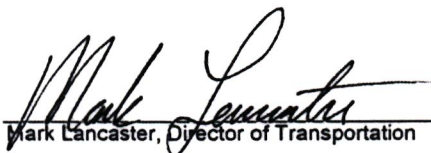
FROM : TLMA-TRANSPORTATION:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Resolution No. 2023-028, Notice of Intention to Adopt a Resolution of Necessity for the Market Street Bridge Replacement Project in the unincorporated area of Riverside, Districts 1 and 2. [\$0] (Clerk to Send Notice to Property Owners)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution No. 2023-028, Notice of Intention to Adopt a Resolution of Necessity for the Market Street Bridge Replacement Project in the unincorporated area of Riverside, and the Cities of Jurupa Valley and Riverside;
2. Set a public hearing on February 28, 2023, for the Public Hearing for the Adoption of Resolution No. 2023-028, for the Market Street Bridge Replacement Project in the unincorporated area of Riverside, and the Cities of Jurupa Valley and Riverside; and
3. Direct the Clerk of the Board to send out the required notice to the property owners as required per Section 1245.235 of the Code of Civil Procedure.

ACTION: Policy, Set for Hearing


Mark Lancaster, Director of Transportation

1/19/2023

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Gutierrez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and is set for public hearing on Tuesday, February 28, 2022, at 9:30 a.m. or as soon as possible thereafter.

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: January 31, 2023
xc: Transp., COBCF BS

Kimberly Rector
Clerk of the Board

By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: HBP-88.53% and Local 11.47%			Budget Adjustment: No	
			For Fiscal Year: 23/24	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The County of Riverside Transportation Department (CRTD), in cooperation with the cities of and Jurupa Valley and Riverside, and the Riverside County Flood Control and Water Control & Water Conservation District (RCFC&WCD) desire to replace the existing 2-lane Market Street Bridge (BR. No. 56C0024) over Santa Ana River with a new 4-lane bridge and reconstruct the connecting approach roadways, between Rivera Street to the south and 24th Street/Via Cerro to the north, in a project known as the Market Street Bridge Replacement Project. The existing bridge is eligible for bridge replacement funding through the Highway Bridge Program (HBP). Market Street is a two-lane arterial highway that provides access to commercial, industrial and residential land uses in the area.

The new bridge will have one (1) twelve-foot-wide and one (1) fourteen-foot-wide traffic lane in each direction; two (2) new eight-foot-wide shoulders striped as Class II bicycle lanes; and one (1) new twelve-foot-wide multi-purpose path protected by a traffic barrier on the east side bridge. (the "Project"). The Project also includes necessary approach work, restriping, and utility relocation. The Project will be constructed in two phases; the existing bridge will remain open during construction. A parallel structure will be constructed. Once complete, the parallel structure will be accessible to traffic and the existing bridge will be demolished; the new bridge will be built adjacent to said parallel structure.

The Project is needed because the Market Street Bridge is structurally deficient and functionally obsolete. The purpose of the project is to provide safe travel for motorists, pedestrians, and bicyclists and continued connectivity between the cities of Jurupa Valley and Riverside.

Market Street is designated as an Arterial Highway in each City's General Plan. It serves as part of an alternate local route connecting Interstate 10 and State Route 60. The existing 2-lane bridge, which was constructed in 1953 and retrofitted for seismic safety in 2001, is on the federal Eligible Bridge List (EBL). It qualifies to receive federal Highway Bridge Program (HBP) funds (88.53%) and remaining from Local Funds (11.47%) for total bridge replacement with a new 4-lane bridge.

On Dec 6, 2016 (Item 3.39), the Board of Supervisors approved an agreement between the County, the City of Jurupa Valley and the City of Riverside, that designated the County as the lead agency to implement the Project; including to perform right-of-way activities required to

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

acquire the necessary real property interests for the project such as appraisals, acquisition, relocation and condemnation, if necessary, in accordance with applicable law, including Government Code section 7260 et seq. and Code of Civil Procedure section 1230.010 et seq.

The project qualifies for a Categorical Exemption/Categorical Determination in accordance with 23 CFR 771.117 and the State has determined that the project does not individually or cumulatively have a significant impact on the environment as defined by NEPA and is excluded from the requirements to prepare an Environmental Assessment (EA) or Environmental Impact Statement (EIS) and has considered unusual circumstances pursuant to 23 CFR 771.117(b).

The Transportation Department, Real Property Team presented written offers 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 area and is based upon fair market value appraisal report. In accordance with the California Code of Civil Procedure, Section 1263.025, the County offered to pay reasonable costs, not-to-exceed \$5,000, for an independent appraisal to be obtained by the property owners.

The following property owners have executed the purchase agreements and are pending the close of escrow; the Real Property Team will continue to work with the owners to close the escrow. If any escrow is closed during the notification period and the public hearing, the County will not deem it necessary to continue with legal proceedings against the any closed property owners. However, staff recommends including these properties due to potential unforeseen delays to close escrow and obtain the necessary possession of the needed portion of the property.

Project Parcel No(s).	Assessor's Parcel No.(s)	Property Owner(s)
0528-007A	207-230-089, -095	La Rivera Homeowner's Association

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

Project Parcel Nos.	Assessor's Parcel Number(s)	Property Owner(s)
0528-002A, -002B	178-350-018	Rosario Rios
0528-003A, -003B	178-050-051 (formerly 178-050-009, -010)	Jose Rosario Rios
0528-010A	207-230-075	Aim Inland LLC
0528-011A	207-230-074	Robert E. Gonzalez
0528-013A	207-230-066	Mina Hany Girgis Nagip and Maggie Mary Attia
0528-016A	207-180-018	Childnet Youth and Family Services
0528-018A, -018B	178-290-001	King, Adams, Lisberg

The Subject Notice of Intention would set a public hearing for February 28, 2023, for the

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

proposed adoption of Resolution No. 2023-028, of the Market Street Bridge Replacement Project and is needed for the project to move forward.

The County is authorized to acquire property by eminent domain under Article 1, Section 19 of the California Constitution and pursuant to various statutes 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 area traffic by providing safe travel for motorists, pedestrians, and bicyclists and continued connectivity between the cities of Jurupa Valley and Riverside.

SUPPLEMENTAL:

Additional Fiscal Information

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

Right of Way Acquisition and/or Temporary Construction Access (Deposit to the State Condemnation Fund)	\$123,550
Litigation Guarantee	\$3,500
Real Property Staff Time (Condemnation Process)	\$20,000
Total Estimated Costs	\$147,050

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

Attachments

- Vicinity Map
- Resolution No. 2023-028
- Legal Descriptions and Plat Maps


Jason Farin, Principal Management Analyst 1/25/2023


Ronak Patel, Deputy County Counsel 1/24/2023

February 22, 2023

Ms. Kimberly Rector
Clerk to the Board of Supervisors
County Administrative Office
4080 Lemon St., 1st Floor
Riverside, CA 92502

RE: Market St. Bridge Replacement, Resolution of Necessity

Ms. Rector,

I would like the opportunity to appear before the Board on February 28, 2023, and ask questions concerning Conditions A-G as indicated in your letter to me of February 7, 2023.

Sincerely,



J. Rosamo Rios

RECEIVED BOARD OF SUPERVISORS COUNTY
CLERK/ADMINISTRATIVE OFFICE
2023 FEB 22 PM 4:53