

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



ITEM: 3.27
(ID # 21428)

MEETING DATE:
Tuesday, April 04, 2023

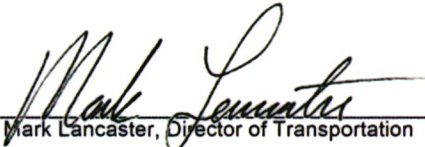
FROM : TLMA-TRANSPORTATION:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Resolution No. 2023-079, Notice of Intention to Adopt a Resolution of Necessity for the Gilman Springs Road Widening Project in the unincorporated area of Riverside, District 5. [\$0] (Clerk to Send Notice to Property Owners)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution No. 2023-079, Notice of Intention to Adopt a Resolution of Necessity for the Gilman Springs Road Widening Project in the unincorporated territory of the County of Riverside, State of California, in the area of Moreno Valley;
2. Set a public hearing on May 2, 2023, for the Public Hearing for the Adoption of Resolution No. 2023-079, for the Gilman Springs Road Widening Project in the unincorporated territory of the County of Riverside, State of California, in the area of Moreno Valley; and
3. Direct the Clerk of the Board to send out the required notice to the property owners as required per Section 1245.235 of the Code of Civil Procedure.

ACTION: Policy, Set for Hearing


Mark Lancaster, Director of Transportation 3/28/2023

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Perez 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: April 4, 2023
xc: Trans., COBcf

Kimberly A. Rector
Clerk of the Board

By: 
Deputy

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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: There are no General Funds used in this project. Please see additional fiscal information below.			Budget Adjustment: No	
			For Fiscal Year: 22/23	

C.E.O. RECOMMENDATION: Approve

The County of Riverside Transportation Department (County), in cooperation with the California Department of Transportation (Caltrans) proposes to widen the median and shoulders of Gilman Springs Road from approximately 1.27 miles north of Jack Rabbit Trail to approximately 1.1 miles south of Bridge Street and covers a distance of approximately 4.35 miles.

The road configuration will have a 12-foot lane, five-foot paved shoulders with rumble stripes, and five-foot graded shoulders in each direction, and a four-foot, double-yellow striped median with rumble stripes and impact-resistant channelizers in the median ("Project"). The Project will also include one approximately 6,900-foot long passing lane in the westbound direction, from approximately 1,350 feet north of Bridge Street to approximately 1,200-feet north of Eden Hot Springs Road. Additionally, the Project will replace the existing reinforced-concrete box culvert at Bridge Street with a larger reinforced-concrete box culvert that will be used to create a wildlife crossing. The Project also includes the construction of retaining walls, reconstruction of driveway and street tie-ins, vegetation and tree removal, utility relocations, and other associated work as needed.

The Project is needed to provide safer travel for motorists and may reduce accidents by enabling motorists to safely pass slower vehicles by using the passing lane, will enable disabled vehicles to pull-off of the road onto the shoulder, and will encourage wildlife to use the wildlife crossing to cross beneath the road, therefore, reducing motorists having to swerve to avoid road-crossing wildlife.

Gilman Springs Road is classified as a Divided Major Arterial in the City of Moreno Valley's General Plan. The County of Riverside classifies this road as an arterial highway between the City of Moreno Valley and SR-79 and is a secondary highway between SR-79 to the end of the street where it becomes State Street.

On September 13, 2022, (Item 3.20), the Board of Supervisors approved a motion to adopt a Final Initial Study with Mitigated Negative Declaration and adopt a Mitigation Monitoring and Reporting Program and approved the Gilman Springs Road Widening Project. The Transportation Department, Survey Division-Real Property Team, has performed and/or oversighted the required right-of-way activities to acquire the necessary real property interests

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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.

Pursuant to the provisions of the California Environmental Quality Act (CEQA), the County has prepared an Initial Study (IS) and assessment of possible adverse impacts. The Project was determined not to have a significant impact on the environment with the inclusion of mitigation measures (MMs), which will reduce potential adverse impacts to less-than-significant levels. Therefore, the County has prepared a Mitigated Negative Declaration (MND) in accordance with the provisions of CEQA.

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 a 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 any closed property owners. However, staff recommends including these properties due to potential unforeseen delays to close escrow and obtain necessary possession of the needed portion(s) of the property(ies).

Project Parcel No(s).	Assessor's Parcel No.(s)	Property Owner(s)
0161-013	423-190-015,423-190-018	ROBERT L. BAILEY

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 No(s).	Assessor's Parcel No.(s)	Property Owner(s)
0161-002	423-240-015	SOUTHERN CALIFORNIA EDISON COMPANY
0161-004	423-240-010	LAUDA FAMILY LIMITED PARTNERSHIP
0161-005	423-240-014	SOUTHERN CALIFORNIA EDISON COMPANY

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0161-006	423-240-025,423-240-026	GM GABRYCH FAMILY, a California limited partnership
0161-007 and 0433-022	425-080-050	FRANCISCO and RUFINA RAMIREZ
0161-008	423-240-027	WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY
0161-009	423-230-014	HAWK AND HAWK INVESTMENT FUND LLC
0161-010 and 0433-017	423-230-010,423-240-002	STATE OF CALIFORNIA
0161-011 and 0310-008	423-190-005,423-190-009,423-19-030,423-230-002, 423-230-005, (fka 423-230-050)	STATE OF CALIFORNIA
0161-012	423-190-029	ONESIMO AND SILVIA CORONEL
0161-014	423-190-017	DENNIS W. AND ROSALIE A. LAMONT
0161-015	422-230-009, 422-230-013, 422-240-006, 422-240-013, 422-240-014, 422-240-015, 423-190-001, 423-190-004, 423-190-010	HIGHLAND FAIRVIEW ENVIROMENTAL FOUNDATION, LLC., a Delaware limited liability company
0161-016	423-190-003	ALONSO L. AND SILVIA LEDEZMA
0161-017	423-190-001, 422-240-014	HIGHLAND FAIRVIEW ENVIROMENTAL FOUNDATION, LLC., a Delaware limited liability company
0161-018	423-180-012	MICHAEL A. and DINA M. VAN RYN
0161-019	423-180-008, 423-180-009	GILMAN SPRINGS ROAD, LLC, a California limited liability company
0161-020	423-180-002	WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY
0161-021	423-080-003, 423-080-004, 423-080-005, 423-100-015, 423-100-016	HIGHLAND FAIRVIEW ENVIROMENTAL FOUNDATION, LLC., a Delaware limited liability company
0161-022	423-180-005,423-180-006	STATE OF CALIFORNIA
0161-023	423-100-017,423-100-019	MORENO GILMAN 650, LLC
0161-024	423-080-014, 423-080-016, 423-080-017, 423-100-021	HIGHLAND FAIRVIEW ENVIROMENTAL FOUNDATION, LLC., a Delaware limited liability company
0161-025	423-080-018	STATE OF CALIFORNIA
0161-026	423-240-001	GILMAN SPRINGS PARTNERS, LLC, a California Limited Liability Company

The Subject Notice of Intention will set a public hearing for May 2, 2023, for the proposed adoption of Resolution No. 2023-079, for the Gilman Springs Road Phase IV Project and is

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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 and continued connectivity between western Riverside County and the cities of San Jacinto and Hemet.

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)	\$77,850
Litigation Guarantee	\$11,300
Real Property Team Staff Time (Condemnation Process)	\$40,000
Total Estimated Costs	\$129,150

All costs associated with the deposits of these properties are fully funded by Gas Tax/HUTA and these costs will be included in a separate staff report along with the authorizing Resolution of Necessity motion. These charges are estimates only and only actual amounts will be charged to the Project.

Attachments

Vicinity Map

Resolution No. 2023-079

Legal Descriptions and Plat Maps


Jason Farin, Principal Management Analyst 3/28/2023

FORM APPROVED COUNTY COUNSEL
BY: B. FORDON DATE: 3/28/23

Board of Supervisors

County of Riverside

Resolution No. 2023-079

**Notice of Intention to Adopt a Resolution of Necessity for the Gilman Springs
Road Widening Project in the unincorporated area of Moreno Valley, California**

WHEREAS, the portion of real properties that are the subject of this Notice (collectively the "Subject Properties") are located in Moreno Valley area, County of Riverside, State of California, are legally described and depicted on the documents attached hereto as Exhibit "A" and Exhibit "B" (and incorporated herein), are referenced as Project Parcel Nos. 0161-002A; 0161-004A, and 0161-004C; 0161-005A, 0161-005B, and 0161-005C; 0161-006A, 0161-006B, 0161-006C and 0161-006D; 0161-007A, 0161-007B, 0161-007C, 0161-007D and 0433-022A; 0161-008A, 0161-008B, and 0161-008D; 0161-009A; 0161-010A, 0161-010B, 0161-010C, 0161-010D, 0161-010E, 0161-010F, 0161-010G, 0161-010H, 0161-010I, 0161-010J, 0161-010K and 0433-017A; 0161-011A, 0161-011B, 0161-011C, 0161-011D, 0161-011E, 0161-011G, 0161-011H, 0161-011I, 0161-011J, 0161-011K, 0161-011L, 0161-011M, 0161-011N, 0161-011O, 0161-011P, 0161-011Q, 0161-011R, 0161-011S, 0161-011T, 0161-011U, 0161-011V, 0161-011X and 0310-008B; 0161-012A; 0161-013A, and 0161-013C; 0161-014A, and 0161-014C; 0161-015A, 0161-015B, 0161-015C, 0161-015D, and 0161-015E; 0161-016A, and 0161-016B; 0161-017A, 0161-017B, 0161-017C, 0161-017D, and 0161-017E; 0161-018A, 0161-018B; 0161-019A, 0161-019B, 0161-019C, and 0161-019D; 0161-020A; 0161-021A, 0161-021B, 0161-021C, 0161-021D, 0161-021E, 0161-021F, and 0161-021G; 0161-022A, 0161-022B, and 0161-022C; 0161-023A, 0161-023B, 0161-023C, 0161-023D, 0161-023E, 0161-023F, and 0161-023G; 0161-024A, 0161-024B, 0161-024C, 0161-024E, 0161-024F, 0161-024G, 0161-024H, 0161-024I, 0161-024J, 0161-024K, 0161-024L, and 0161-024M; 0161-025A, and 0161-025B; 0161-026A are portions of larger real properties in all cases;

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

Project Parcel Nos.	Assessor's Parcel Number(s)	Property Owner(s)
0161-002A	423-240-015	Southern California Edison Company
0161-004A, 0161-004C	423-240-010	Lauda Family Limited Partnership
0161-005A, 0161-005B, 0161-005C	423-240-014	Southern California Edison Company
0161-006A, 0161-006B, 0161-006C, 0161-006D	423-240-025 and 423-240-026	GM Gabrych Family, a California limited partnership
0161-007A, 0161-007B, 0161-007C, 0161-007D, 0433-022A	425-080-050	Francisco and Rufina Ramirez
0161-008A, 0161-008B, 0161-008D	423-240-027	Western Riverside County Regional Conservation Authority
0161-009A	423-230-014	Hawk and Hawk Investment Fund LLC
0161-010A, 0161-010B, 0161-010C, 0161-010D, 0161-010E, 0161-010F, 0161-010G, 0161-010H, 0161-010I, 0161-010J, 0161-010K, 0433-017A	423-230-010; 423-240-002	State of California
0161-011A, 0161-011B, 0161-011C, 0161-011D, 0161-011E, 0161-011G, 0161-011H, 0161-0011I, 0161-011J, 0161-011K, - 0161-011L, 0161-011M, 0161-011N, 0161-011O, 0161-011P, 0161-011Q, 0161-011R, 0161-011S, 0161-011T, 0161-011U, 0161-011V, 0161-011X, 0310-008B	423-190-005, 423-190-009, 423-190-030; 0423-230-002, and 423-230-005, (0310-008 series, fka 423-080-050)	State of California
0161-012A	423-190-029	Onesimo and Slivia Coronel
0161-013A, 0161-013C	423-190-015, and 423-190-018	Robert L. Bailey
0161-014A, 0161-014C	423-190-017	Dennis W. & Rosalie A. LaMont

Project Parcel Nos.	Assessor's Parcel Number(s)	Property Owner(s)
0161-015A, 0161-015B, 0161-015C, 0161-015D, 0161-015E	422-230-009, 422-230-013; 422-240-006, 422-240-013, 422-240-014, 422-240-015; 423-190-001, 423-190-004, and 423-190- 010	Highland Fairview Environmental Foundation, LLC, a Delaware limited liability company
0161-016A, 0161-016B	423-190-003	Alonso L. and Silvia Ledezma
0161-017A, 0161-017B, 0161-017C, 0161-017D, 0161-017E	423-190-001, and 422-240-014	Highland Fairview Environmental Foundation, LLC., a Delaware limited liability company
0161-018A, 0161-018B	423-180-012	Michael A. and Dina M. Van Ryn
0161-019A, 0161-019B, 0161-019C, 0161-019D	423-180-008, and 423-180-009	Gilman Springs Road, LLC, a California limited liability company
0161-020A	423-180-002	Western Riverside County Regional Conservation Authority
0161-021A, 0161-021B, 0161-021C, 0161-021D, 0161-021E, 0161-021F, 0161-021G	423-080-003, 423-080-004, 423-080-005; 423-100-015, and 423-100-016	Highland Fairview Environmental Foundation, LLC, a Delaware limited liability company.
0161-022A, 0161-022B, 0161-022C	423-180-005, and 423-180-006	State of California
0161-023A, 0161-023B, 0161-023C, 0161-023D, 0161-023E, 0161-023F, 0161-023G	423-100-017, and 423-100-019	Moreno Gilman 650, LLC
0161-024A, 0161-024B, 0161-024C, 0161-024E, 0161-024F, 0161-024G, 0161-024H, 0161-024I, 0161-024J, 0161-024K, 0161-024L, 0161-024M	423-080-014, 423-080-016, 423-080-017; and 423-100-121	Highland Fairview Environmental Foundation, LLC., a Delaware limited liability company.
0161-025A, 0161-025B	423-080-018	State of California
0161-026A	423-240-001	Gilman Springs Partners, LLC, a California Limited Liability Company

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1 **WHEREAS**, the County is proposing to reconstruct the existing roadway to a
2 configuration that includes five-foot graded shoulders, five-foot paved shoulders a 12-
3 foot lane in each direction, and a four-foot, double-yellow striped median with rumble
4 stripes and impact-resistant channelizers in the median. The project would also include
5 passing a lane in the westbound direction. Additionally, the project would replace the
6 existing reinforced-concrete box culvert near the Gilman Springs Road/Bridge Street
7 intersection with a single-span, concrete-slab bridge that would be used to create a
8 wildlife crossing. An eight-foot-high wildlife fence, three retaining walls, approximately 10
9 to 16 feet high and approximately 100 to 320 feet long, are proposed to prevent grading
10 into an adjacent channel. (the "Project");

11 **WHEREAS**, the Project will greatly improve traffic conditions, reduce delays, and
12 provide increased capacity and congestion relief, particularly during peak hour traffic.
13 The project is expected to have minimum impact on the surrounding environment and
14 the community;

15 **WHEREAS**, permanent acquisition of right of way, along with temporary
16 construction easements, are expected to be necessary at various locations along the
17 project;

18 **WHEREAS**, Parcels 0161-002A, 0161-004A, 0161-005A, and 0161-005C, 0161-
19 006A, and 0161-006B, 0161-007A, 0161-007B, and 0161-007C, 0433-022A, 0161-
20 008A, 0161-010A, 0161-010B, 0161-010C, 0161-010D, 0161-010E, and 0161-010F,
21 0433-017A 0161-011A, 0161-011B, 0161-011C, 0161-011D, 0161-011E, 0161-011G,
22 0161-011H, 0161-011I, 0161-011J, 0161-011K, 0161-011L, 0161-011M, 0161-011N,
23 0161-011O, and 0161-011P, 0310-008B, 0161-013A, 0161-014A, 0161-015A, and
24 0161-015B, 0161-016A, 0161-017A, and 0161-017B, 0161-018A, 0161-019A, and 0161-
25 019B, 0161-020A, 0161-021A, 0161-021B, and 0161-021C, 0161-022A, 0161-022B,
26 and 0161-022C, 0161-023A, 0161-023B, 0161-023C, and 0161-023D, 0161-024A,
27 0161-024B, 0161-024C, 0161-024E, 0161-024F, 0161-024G, 0161-024H, and 0161-
28 024M, and 0161-025A are permanent easement interests needed for the Project;

WHEREAS, Parcels 0161-004C, 0161-005B, 0161-006C, and 0161-006D, 0161-007D, 0161-008B, and 0161-008D, 0161-009A, 0161-010G, 0161-010H, 0161-010I, 0161-010J, and 0161-010K, 0161-011Q, 0161-011R, 0161-011S, 0161-011T, 0161-011U, 0161-011V, and 0161-011X, 0161-012A, 0161-013C, 0161-014C, 0161-015C, 0161-015D, and 0161-015E, 0161-016B, 0161-017C, 0161-017D, and 0161-017E, 0161-018B, 0161-019C, and 0161-019D, 0161-021D, 0161-021E, 0161-021F, and 0161-021G, 0161-023E, 0161-023F and 0161-023G, 0161-024I, 0161-024J, 0161-024K, and 0161-024L, 0161-025B, 0161-026A are for non-exclusive temporary construction access easements, for a thirty-six (36) month period, to have access to the parcels with machinery, trucks, tools and other equipment that will be necessary to construct and access the Property;

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

Project Parcel No.(s)	Permanent Easement	Temporary Construction Easement
0161-002A	X	
0161-004A	X	
0161-004C		X
0161-005A, and 0161-005C	X	
0161-005B		X
0161-006A, and 0161-006B	X	
0161-006C, and 0161-006D		X
0161-007A, 0161-007B, and 0161-007C; 0433-022A	X	
0161-007D		X
0161-008A	X	
0161-008B and 0161-008D		X
0161-009A		X
0161-010A, 0161-010B, 0161-010C, 0161-010D, 0161-010E, and 0161-010F; 0433-017A	X	
0161-010G, 0161-010H, 0161-010I, 0161- 010J, and 0161-010K		X
0161-011A, 0161-011B, 0161-011C, 0161-011D, 0161-011E, 0161-011G, 0161-011H, 0161-011I, 0161-011J, 0161- 011K, 0161-011L, 0161-011M, 0161- 011N, 0161-011O, and 0161-011P; 0310- 008B	X	

Project Parcel No.(s)	Permanent Easement	Temporary Construction Easement
0161-011Q, 0161-011R, 0161-011S, 0161-011T, 0161-011U, 0161-011V, and 0161-011X		X
0161-012A		X
0161-013A	X	
0161-013C		X
0161-014A	X	
0161-014C		X
0161-015A, 0161-015B	X	
0161-015C, 0161-015D, and 0161-015E		X
0161-016A	X	
0161-016B		X
0161-017A, 0161-017B	X	
0161-017C, 0161-017D, 0161-017E		X
0161-018A	X	
0161-018B		X
0161-019A, 0161-019B	X	
0161-019C, 0161-019D		X
0161-020A	X	
0161-021A, 0161-021B, and 0161-021C	X	
0161-021D, 0161-021E, 0161-021F, and 0161-021G		X
0161-022A, 0161-022B, and -022C	X	
0161-023A, 0161-023B, 0161-023C and 0161-023D	X	
0161-023E, 0161-023F, and 0161-023G		X
0161-024A, 0161-024B, 0161-024C, 0161-024E, 0161-024F, 0161-024G, 0161-024H, and 0161-024M	X	
0161-024I, 0161-024J, 0161-024K, and 0161-024L		X
0161-025A	X	
0161-025B		X
0161-026A		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.

1 Now, therefore, **BE IT RESOLVED AND ORDERED** as follows by the Board of
2 Supervisors of Riverside County, State of California, in regular session assembled on
3 April 4, 2023.

4 1. YOU ARE HEREBY NOTIFIED that this Board (at its public hearing on
5 April 4, 2023 at 9:30 a.m. in the meeting room of the Board of Supervisors located on
6 the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside,
7 California) may decide to adopt a Resolution of Necessity that would authorize the
8 County of Riverside to acquire the Subject Property Interests by eminent domain (and
9 that would find and determine each of the following matters):

- 10 (a) That the public interest and necessity require the Project;
11 (b) That the Project is planned or located in the manner that will be most
12 compatible with the greatest public good and the least private injury;
13 (c) That the Subject Property Interests are necessary for the Project;
14 (d) That the offers required by Section 7267.2 of the Government Code
15 have been made to the owners of record of the Subject Properties;
16 (e) That, to the extent that the Subject Properties are already devoted
17 to a public use, the use of the Project is a compatible use that will not unreasonably
18 interfere with or impair the continuance of the public use as it presently exists or may
19 reasonably be expected to exist in the future (California Code of Civil Procedure Section
20 1240.510) or the use of the Project is a more necessary public use than is the presently
21 existing public use (California Code of Civil Procedure Section 1240.610);

22 2. If (within 15 days from the mailing of this Notice) you file a written request
23 to appear at the public hearing and be heard on the matters described above in 1(a),
24 1(b), 1(c), 1(d), 1(e), (or any one or more of them), you will have a right to appear at that
25 meeting and be heard on those matters.

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

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

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

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

11 ROLL CALL:

12
13 Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
14 Nays: None
15 Absent: None

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

18 KIMBERLY A. RECTOR, Clerk of said Board

19 By:  _____
20 Deputy

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22 04.04.2023 3.27
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28

Parcel 0161-002

EXHIBIT "A"
LEGAL DESCRIPTION
0161-002A
SLOPE EASEMENT

AN EASEMENT FOR SLOPE PURPOSES BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS "STRIP 2" BY GRANT DEED RECORDED NOVEMBER 18, 1970 AS DOCUMENT NUMBER 115918, LYING WITHIN THE SOUTHWEST ONE-QUARTER (SW 1/4) OF FRACTIONAL SECTION 31, TOWNSHIP 3 SOUTH, RANGE 1 WEST, AS SHOWN BY A SECTIONALIZED SURVEY OF RANCHO SAN JACINTO NUEVO BY MAP ON FILE IN BOOK 84, OF RECORDS OF SURVEY, PAGES 69 THROUGH 73, INCLUSIVE, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD SHOWN AS "STA 181+36.15 BC C/L CONST." BY A MAP ON FILE IN BOOK 157 OF RECORDS OF SURVEY, PAGES 73 THROUGH 120, INCLUSIVE, SAID OFFICIAL RECORDS;

THENCE SOUTH 50°27'45" EAST ALONG SAID CENTERLINE, A DISTANCE OF 81.02 FEET TO THE SOUTHEASTERLY LINE OF SAID "STRIP 2";

THENCE LEAVING SAID CENTERLINE CONSTRUCTION, NORTH 42°12'05" EAST ALONG SAID SOUTHEASTERLY LINE OF "STRIP 2", A DISTANCE OF 30.03 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD (60.00 FEET WIDE) AS DESCRIBED BY DEED BOOK 544, PAGES 549 THROUGH 554, INCLUSIVE, RECORDED DECEMBER 15, 1926, SAID OFFICIAL RECORDS, AND THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 50°27'45" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 146.94 FEET;

THENCE LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE AT RIGHT ANGLES, NORTH 39°32'15" EAST, A DISTANCE OF 4.00 FEET TO A LINE PARALLEL WITH AND DISTANT 4.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID NORTHEASTERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 50°27'45" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 147.13 FEET RETURNING TO SAID SOUTHEASTERLY LINE OF "STRIP 2";

THENCE SOUTH 42°12'05" WEST ALONG SAID SOUTHEASTERLY LINE OF "STRIP 2", A DISTANCE OF 4.00 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 588 SQUARE FEET, OR 0.014 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 1.000073400 TO OBTAIN GROUND DISTANCE.

EXHIBIT "B"

0161-002A

SLOPE EASEMENT

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120
"()" - RECORD PER. DOC. #1970-115918,
REC. 11/18/1970, O.R.

SEC. 31, T. 3 S., R. 1 W.
RANCHO SAN JACINTO NUEVO

RS 84/69-73

PARCEL
0161-002A
588 SQ. FT.
0.014 AC.

APN 424-190-013

APN 424-190-017

T.P.O.B.



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-002A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 50'	THIS PLAT IS AN AID IN LOCATING THE PARCELL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL 'PRIMARY' CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: N. LEWIS	APPROVED BY: <i>Timothy F. Rayburn</i>
DATE: APRIL, 2022	DATE: 4/5/2022
SHEET 1 OF 1	

RS 157/73-120

EXISTING R/W
CONST. LINE PER (R1)
GILMAN SPRINGS ROAD

APN 423-240-014

("SURVEYED
REFERENCE
LINE")

A APN 423-240-015, UNLESS OTHERWISE NOTED
DOC. NO. 21970-115918, REC. 11/18/1970, O.R.
"STRIP 2"

B APN 424-190-013
DOC. NO. 1970-115918, REC. 11/18/1970, O.R.
"STRIP 1"

C APN 424-190-017
DOC. NO. 2007-0214350, REC. 03/29/2007, O.R.

D APN 423-240-012
DOC. NO. 2007-0214350, REC. 03/29/2007, O.R.

RIGHT-OF-WAY INFO

RW PER BOOK 544,
PAGES 549-554, OF
DEEDS, REC.
12-15-1926

LINE DATA

- 1** S 50°27'45" E 81.02'
- 2** N 42°12'05" E 30.03'
- 3** N 39°32'15" E 4.00'
- 4** S 42°12'05" W 4.00'

P.O.C.

BC 181+36.15
CONST. LINE
(R1)

EXISTING R/W

182+00

183+00

184+00

185+00

186+00

187+00

188+00

189+00

190+00

191+00

192+00

193+00

194+00

195+00

196+00

197+00

198+00

199+00

200+00

201+00

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203+00

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408+00

409+00

410+00

411+00

412+00

413+00

414+00

415+00

416+00

417+00

418+00

419+00

420+00

421+00

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Parcel 0161-004

EXHIBIT "A"
LEGAL DESCRIPTION
0161-004A

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED MARCH 10, 2008 AS DOCUMENT NUMBER 2008-0117333, LYING WITHIN THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 1 WEST, AS SHOWN BY A SECTIONALIZED SURVEY OF RANCHO SAN JACINTO NUEVO BY MAP ON FILE IN BOOK 84, OF RECORDS OF SURVEY, PAGES 69 THROUGH 73, INCLUSIVE, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD SHOWN AS "STA 181+36.17 BC C/L CONST." BY A MAP ON FILE IN BOOK 157 OF RECORDS OF SURVEY, PAGES 73 THROUGH 120, INCLUSIVE, SAID OFFICIAL RECORDS;

THENCE SOUTH 50°27'45" EAST ALONG SAID CENTERLINE, A DISTANCE OF 79.62 FEET;

THENCE LEAVING SAID CENTERLINE AT RIGHT ANGLES, SOUTH 39°32'15" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD (30.00 FOOT SOUTHWESTERLY HALF-WIDTH) AS DESCRIBED BY DEED BOOK 544, PAGES 549 THROUGH 554, INCLUSIVE, RECORDED DECEMBER 15, 1926 AND THE SOUTHEASTERLY LINE OF "STRIP 2" AS DESCRIBED BY GRANT DEED RECORDED NOVEMBER 18, 1970, AS INSTRUMENT NUMBER 115918, BOTH OFFICIAL RECORDS OF SAID COUNTY, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 42°12'05" WEST ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 9.01 FEET;

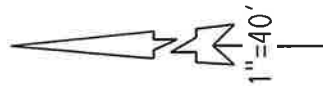
THENCE LEAVING SAID SOUTHEASTERLY LINE, SOUTH 59°26'36" EAST, A DISTANCE OF 57.65 FEET RETURNING TO SAID SOUTHWESTERLY RIGHT-OF-WAY LINE;

THENCE NORTH 50°27'45" WEST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 56.53 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 254 SQUARE FEET, OR 0.006 ACRES MORE OR LESS.

EXHIBIT "B"

0161-004A



RS 84/69-73

P.O.C.

STA. 181+36.17 BC
C CONST. LINE

R/W RECORD DATA

60' WIDE R/W PER
BOOK 544 PGS. 549-554
REC 12/15/1926, O.R.

C/L CONST.
LINE PER (R1)

T.P.O.B.

STRIP 2
DOC. NO. 115918

423-240-014

RIV CO. R/W MAP 914L

254 SQ. FT.
0.006 AC.

NOTES:

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER DOC. NO 2008-0117333 O.R.
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

SEC. 31, T. 3 S., R. 1 W., RANCHO SAN JACINTO NUEVO

☐ LINE DATA

1074	S 39° 32' 15" W	30.00'
1075	S 42° 12' 05" W	9.01'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-004A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 40'	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: SP	
DATE: MARCH, 2022	
SHEET 1 OF 1	

APPROVED BY: *Timothy F. Rayburn* DATE: 3/02/2022



EXHIBIT "A"
LEGAL DESCRIPTION
0161-004C
TEMPORARY CONSTRUCTION EASEMENT

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED MARCH 10, 2008 AS DOCUMENT NUMBER 2008-0117333, LYING WITHIN THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 1 WEST, AS SHOWN BY A SECTIONALIZED SURVEY OF RANCHO SAN JACINTO NUEVO BY MAP ON FILE IN BOOK 84, OF RECORDS OF SURVEY, PAGES 69 THROUGH 73, INCLUSIVE, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD SHOWN AS "STA 181+36.17 BC C/L CONST." BY A MAP ON FILE IN BOOK 157 OF RECORDS OF SURVEY, PAGES 73 THROUGH 120, INCLUSIVE, SAID OFFICIAL RECORDS;

THENCE SOUTH 50°27'45" EAST ALONG SAID CENTERLINE, A DISTANCE OF 79.62 FEET;

THENCE LEAVING SAID CENTERLINE AT RIGHT ANGLES, SOUTH 39°32'15" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD (30.00 FOOT SOUTHWESTERLY HALF-WIDTH) AS DESCRIBED BY DEED BOOK 544, PAGES 549 THROUGH 554, INCLUSIVE, RECORDED DECEMBER 15, 1926 AND THE SOUTHEASTERLY LINE OF "STRIP 2" AS DESCRIBED BY GRANT DEED RECORDED NOVEMBER 18, 1970, AS INSTRUMENT NUMBER 115918, BOTH OFFICIAL RECORDS OF SAID COUNTY;

THENCE SOUTH 42°12'05" WEST ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 9.01 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID SOUTHEASTERLY LINE, SOUTH 59°26'36" EAST, A DISTANCE OF 57.65 FEET RETURNING TO SAID SOUTHWESTERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 50°27'45" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 28.93 FEET;

THENCE LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, NORTH

EXHIBIT "A"
LEGAL DESCRIPTION
0161-004C
TEMPORARY CONSTRUCTION EASEMENT

59°41'47" EAST, A DISTANCE OF 87.25 FEET RETURNING TO SAID SOUTHEASTERLY LINE OF "STRIP 2";

THENCE NORTH 42°12'05" EAST ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 5.01 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 344 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND THE DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:


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

3/02/2022

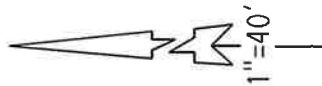
DATED:



EXHIBIT "B"

0161-004C

TEMPORARY CONSTRUCTION EASEMENT



RS 84/69-73

P.O.C.

STA. 181+36.17 BC
C CONST. LINE

R/W RECORD DATA

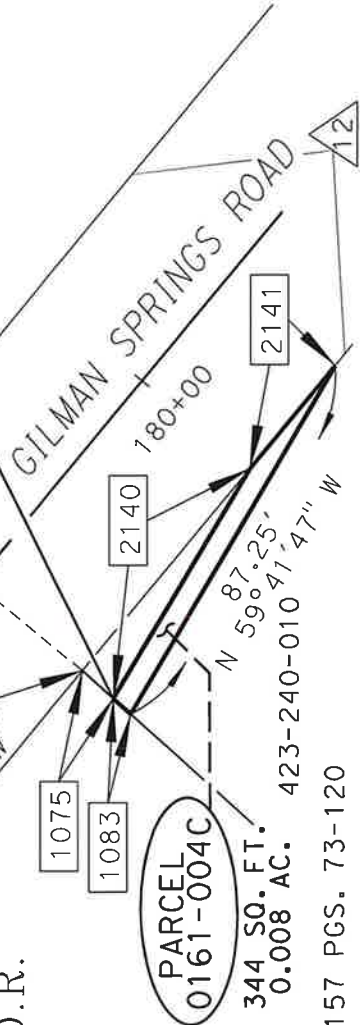
60' WIDE R/W PER
BOOK 544 PGS. 549-554
REC 12/15/1926, O.R.



C/L CONST.
LINE PER (R1)

T.P.O.B.

STRIP 2
DOC. NO. 115918, O.R.



PARCEL
0161-004C

344 SO. FT.
0.008 AC.

NOTES:

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER DOC. NO. 2008-0117333 O.R.

RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

SEC. 31, T. 3 S., R. 1 W. RANCHO SAN JACINTO NUEVO

LINE DATA

1074	S 39°32'15" W	30.00'
1075	S 42°12'05" W	9.01'
2140	S 59°26'36" E	57.65'
2141	S 50°27'45" E	28.93'
1083	N 42°12'05" E	5.01'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-004C	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 40'	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: SP	APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 3/02/2022
DATE: MARCH, 2022	
SHEET 1 OF 1	



Parcel 0161-005

EXHIBIT "A"
LEGAL DESCRIPTION
0161-005A
SLOPE EASEMENT

THENCE NORTH 42°12'05" EAST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 14.14 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD, BEING A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2,829.34 FEET AND AN INITIAL RADIAL BEARING OF NORTH 34°14'37" EAST, BEING CONCENTRIC WITH AND DISTANT 25.00 FEET SOUTHWESTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE SOUTHEASTERLY LEAVING SAID NORTHWESTERLY LINE AND ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 01°53'13", AN ARC DISTANCE OF 93.17 FEET;

THENCE SOUTH 50°27'45" EAST, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND SAID CURVE, A DISTANCE OF 247.77 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 3,819 SQUARE FEET, OR 0.088 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:

Tim R. Garcia
TIM R. GARCIA, P.L.S. 9146

06/28/2022
DATED:



RECORD DATA

12 R/W PER DEED BOOK 544
 PGS. 549-554
 REC. 12/15/1926, O.R.
 17 R/W PER
 PM 68/70-72

EXHIBIT "B"

0161-005A
 SLOPE EASEMENT

NOTES:

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120.

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
 RIVERSIDE COUNTY RIGHT-OF-WAY
 MAP NO. 968-00

RIV. CO.
 RW MAP 914-L

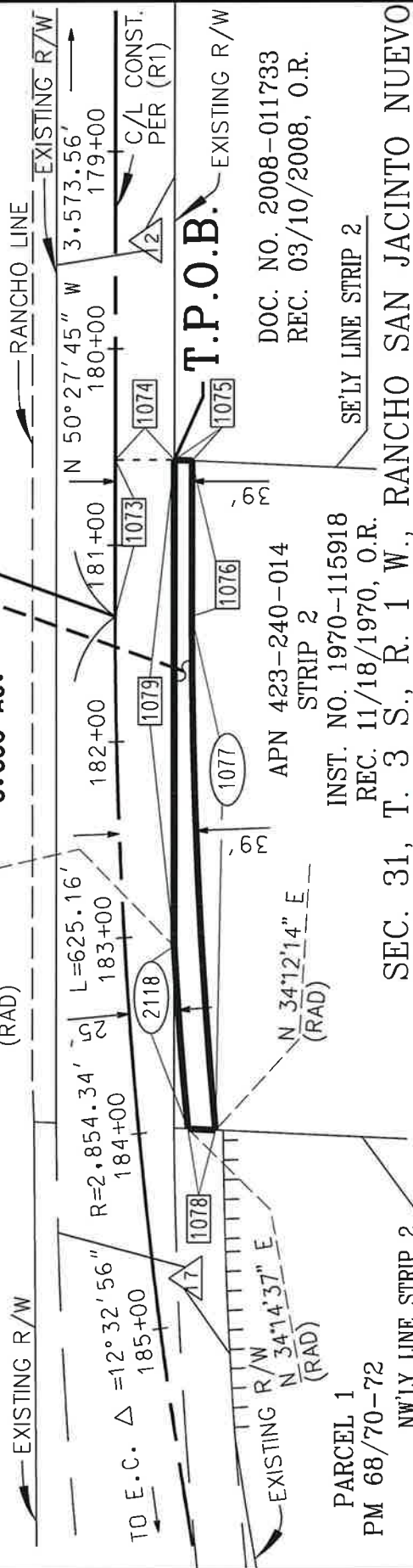
CURVE DATA

DELTA	RADIUS	LENGTH
1077 05°20'01"	2,815.34'	262.08'
2118 01°53'13"	2,829.34'	93.17'

PARCEL
 0161-005A

3.819 SQ. FT.
 0.088 AC.

P.O.C.
 STA. 181+36.17 BC
 C/L CONST.



LINE DATA

1073	S 50°27'45" E	79.62'
1074	S 39°32'15" W	30.00'
1075	S 42°12'05" W	9.01'
1076	N 50°27'45" W	79.21'
1078	N 42°12'05" E	14.14'
1079	S 50°27'45" E	247.77'

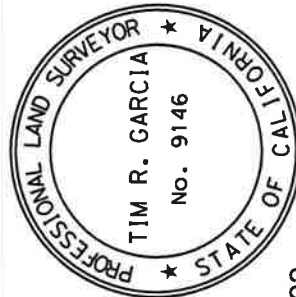
ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
 BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-005A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT.
WD No.: C2-0161	SURVEY DIVISION
SCALE: 1" = 80'	PROJECT: GILMAN SPRINGS. ROAD
PREPARED BY: NB	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: JUNE 2022	

APPROVED BY: *Tom R. Garcia*

DATE: 06/28/2022

SHEET 1 OF 1



DOC. NO. 2008-011733
 REC. 03/10/2008, O.R.

INST. NO. 1970-115918
 REC. 11/18/1970, O.R.

PM 68/70-72

SEC. 31, T. 3 S., R. 1 W., RANCHO SAN JACINTO NUEVO

EXHIBIT "A"
LEGAL DESCRIPTION
0161-005B
TEMPORARY CONSTRUCTION EASEMENT

THENCE SOUTHEASTERLY LEAVING SAID NORTHWESTERLY LINE AND ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 05°20'53", AN ARC DISTANCE OF 262.32 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 50°27'45" EAST, TANGENT TO SAID CURVE, A DISTANCE OF 78.97 FEET TO THE SOUTHEASTERLY LINE OF SAID STRIP 2;

THENCE NORTH 42°12'05" EAST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 5.01 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 1,706 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:



TIM R. GARCIA, P.L.S. 9146

06/27/2022

DATED:

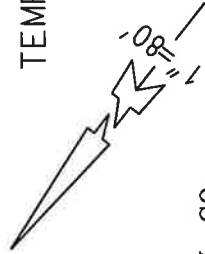


EXHIBIT "B"

RECORD DATA

△2 R/W PER DEED BOOK
544 PGS. 549-554
REC. 12/15/1926, O.R.
△7 R/W PER
PM 68/70-72

0161-005B TEMPORARY CONSTRUCTION EASEMENT



RIV. CO.
RW MAP 914-L

O CURVE DATA		
DELTA	RADIUS	LENGTH
<u>1077</u> 05° 20' 01"	2,815.34'	262.08'
<u>1081</u> 05° 20' 53"	2,810.34'	262.32'

NOTES:

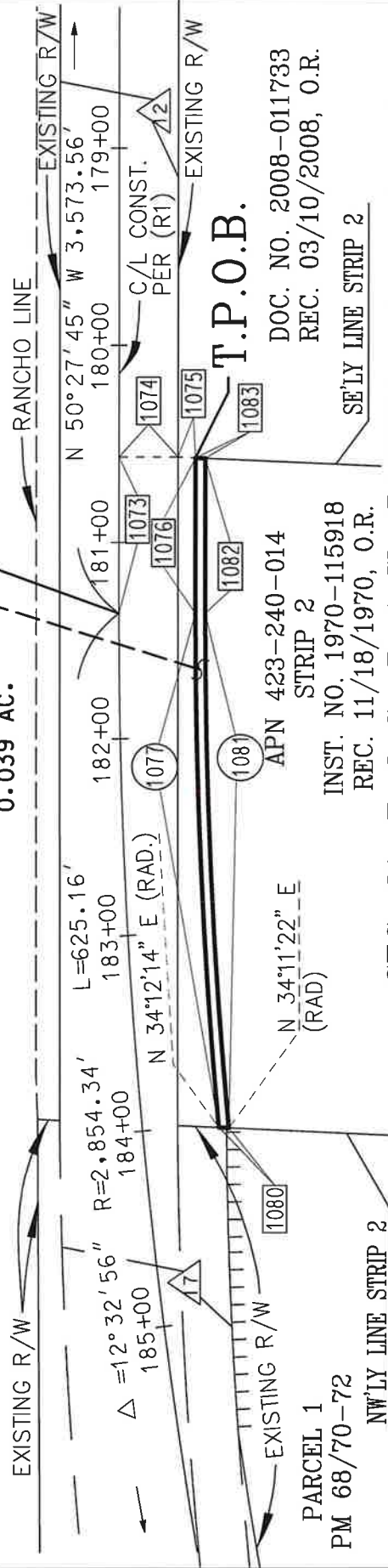
(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120.

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

PARCEL
0161-005B

1,706 SQ. FT.
0.039 AC.

P.O.C.
STA. 181+36.17 BC
C/L CONST.



DOC. NO. 2008-011733
REC. 03/10/2008, O.R.

APN 423-240-014
STRIP 2
INST. NO. 1970-115918
REC. 11/18/1970, O.R.

SEC. 31, T. 3 S., R. 1 W., RANCHO SAN JACINTO NUEVO

LINE DATA

<u>1073</u>	S 50° 27' 45" E	79.62'
<u>1074</u>	S 39° 32' 15" W	30.00'
<u>1075</u>	S 42° 12' 05" W	9.01'
<u>1076</u>	N 50° 27' 45" W	79.21'
<u>1080</u>	S 42° 12' 05" W	5.05'
<u>1082</u>	S 50° 27' 45" E	78.97'
<u>1083</u>	N 42° 12' 05" E	5.01'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-005B	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT.
WO No.: C2-0161	SURVEY DIVISION
SCALE: 1" = 80'	PROJECT: GILMAN SPRINGS ROAD
PREPARED BY: NB	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
DATE: MAY 2022	

APPROVED BY:

DATE: 06/27/2022

Tim R. Garcia

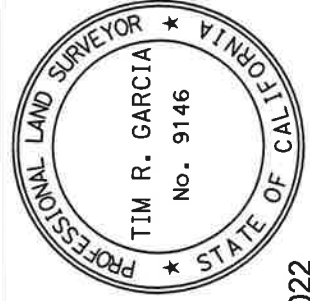


EXHIBIT "A"
LEGAL DESCRIPTION
0161-005C

THENCE SOUTHEASTERLY LEAVING SAID NORTHWESTERLY LINE AND ALONG SOUTHWESTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 00°22'09", AN ARC DISTANCE OF 15.91 FEET;

THENCE SOUTH 50°27'45" EAST, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 76.66 FEET TO THE **TRUE POINT OF BEGINNING.**

PARCEL CONTAINS 303 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:



TIM R. GARCIA, P.L.S. 9146

06/28/2022

DATED:



RECORD DATA

- 2 R/W PER DEED BOOK 544
 PGS. 549-554
 REC. 12/15/1926, O.R.
 7 R/W PER
 PM 68/70-72

EXHIBIT "B"

0161-005C

NOTES:

- (R1) - RECORD OF SURVEY BK. 157 PGS. 73-120.
 * RIGHT-OF-WAY DOCUMENT REFERENCE PER
 RIVERSIDE COUNTY RIGHT-OF-WAY
 MAP NO. 968-00

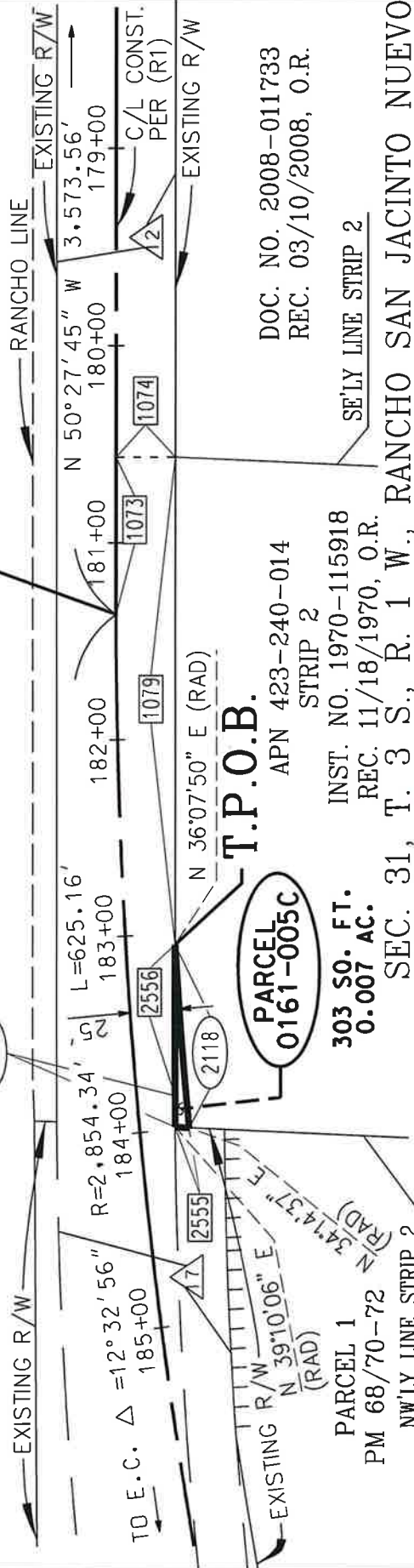
RIV. CO.
 RW MAP 914-L

CURVE DATA

DELTA	RADIUS	LENGTH
2118 01°53'13"	2,829.34'	93.17'
2119 00°22'09"	2,469.81'	15.91'

P.O.C.

STA. 181+36.17 BC
 C/L CONST.



T.P.O.B.

PARCEL
 0161-005C

303 SQ. FT.
 0.007 AC.

APN 423-240-014
 STRIP 2

INST. NO. 1970-115918
 REC. 11/18/1970, O.R.

DOC. NO. 2008-011733
 REC. 03/10/2008, O.R.

SE'LY LINE STRIP 2

SEC. 31, T. 3 S., R. 1 W., RANCHO SAN JACINTO NUEVO

LINE DATA

1073	S 50°27'45" E	79.62'
1074	S 39°32'15" W	30.00'
1079	N 50°27'45" W	247.77'
2555	N 42°12'05" E	7.02'
2556	S 50°27'45" E	76.66'

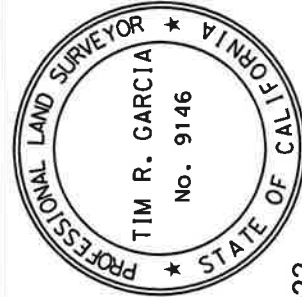
ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
 BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-005C	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT.
WO No.: C2-0161	SURVEY DIVISION
SCALE: 1" = 80'	PROJECT: GILMAN SPRINGS ROAD
PREPARED BY: NB	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: JUNE 2022	

APPROVED BY: *Tom R. Garcia*

DATE: 06/28/2022

SHEET 1 OF 1



Parcel 0161-006

EXHIBIT "A"
LEGAL DESCRIPTION
0161-006A

THENCE NORTHWESTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF $06^{\circ}16'41''$, AN ARC DISTANCE OF 308.37 FEET TO HEREINAFTER DESCRIBED COURSE "A";

COURSE "A"

THENCE SOUTH $52^{\circ}41'18''$ WEST, A DISTANCE OF 27.71 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2,789.34 FEET AND AN INITIAL RADIAL BEARING OF NORTH $26^{\circ}59'43''$ EAST, BEING CONCENTRIC WITH AND DISTANT 65.00 FEET SOUTHWESTERLY OF, AS MEASURED RADially TO, SAID CENTERLINE CONSTRUCTION;

THENCE NORTHWESTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF $00^{\circ}00'25''$, AND ARC DISTANCE OF 0.33 FEET TO A LINE PARALLEL WITH AND DISTANT 65.00 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE CONSTRUCTION;

THENCE NORTH $63^{\circ}00'42''$ WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 35.16 FEET TO A LINE PARALLEL WITH AND DISTANT 32.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID "COURSE A";

THENCE NORTH $52^{\circ}41'18''$ EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 23.31 FEET TO A LINE PARALLEL WITH AND DISTANT 44.00 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE CONSTRUCTION;

THENCE NORTH $63^{\circ}00'42''$ WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 163.63 FEET;

THENCE LEAVING SAID PARALLEL LINE, NORTH $65^{\circ}21'11''$ WEST, A DISTANCE OF 269.25 FEET TO AN ANGLE POINT IN SAID SOUTHWESTERLY LINE OF PARCEL 0433-019A AND SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD;

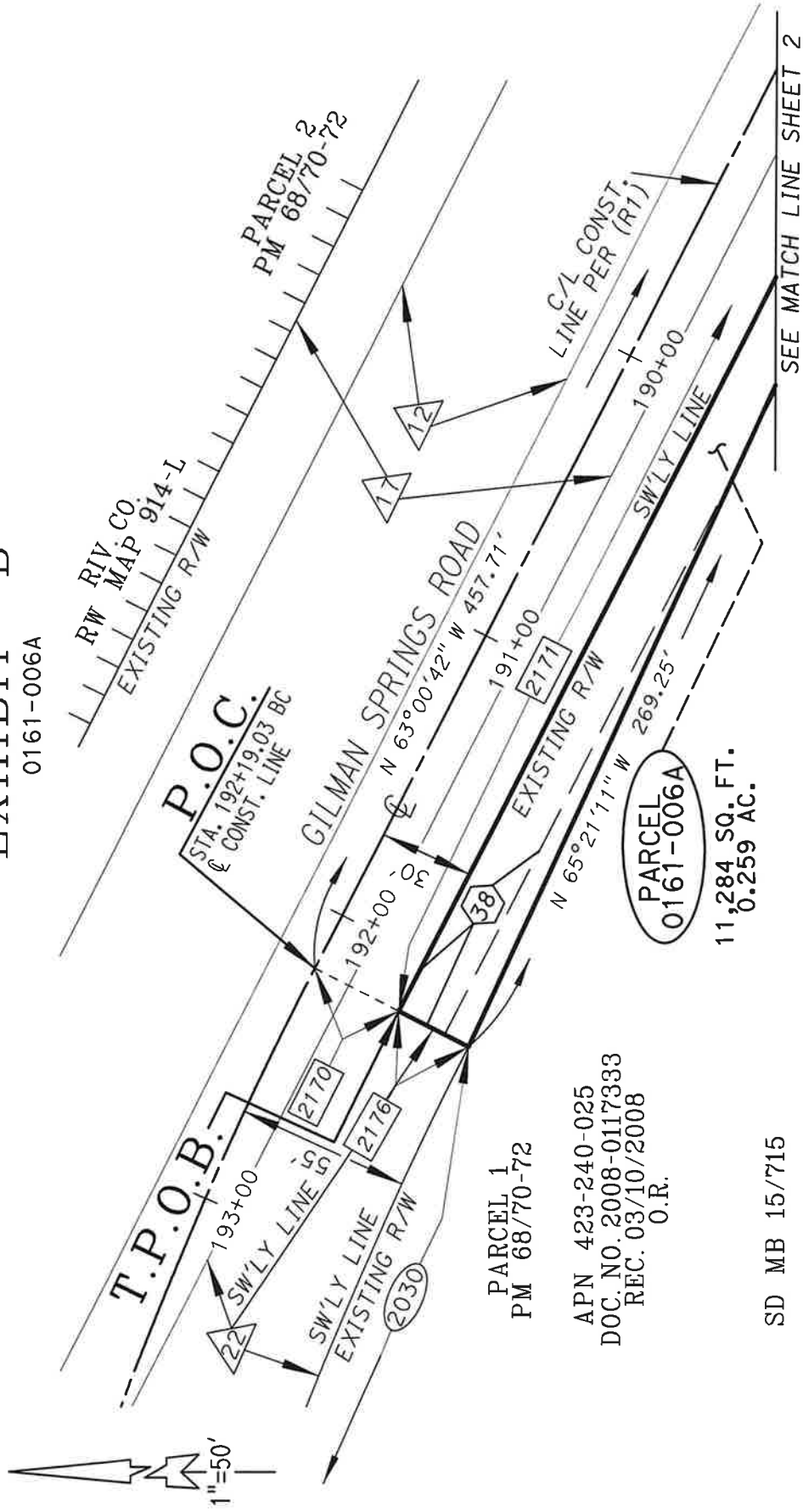
THENCE NORTH $26^{\circ}59'18''$ EAST ALONG SOUTHWESTERLY LINE OF PARCEL 0433-019A AND SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD, A DISTANCE OF 25.00 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 11,284 SQUARE FEET, OR 0.259 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

EXHIBIT "B"

0161-006A



PARCEL 1
PM 68/70-72

APN 423-240-025
DOC. NO. 2008-0117333
REC. 03/10/2008
O.R.

SD MB 15/715

SEC. 31, T. 3 S., R. 1 W. RANCHO SAN JACINTO NUEVO

NOTE:

SEE SHEET 4 FOR LINE
AND CURVE TABLES

SEE SHEET 5 FOR
RECORD INFORMATION AND
OTHER CITATIONS

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-006A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 50'	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: KC	APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 11/02/2022
DATE: MARCH, 2022	
SHEET 1 OF 5	



EXHIBIT "A"
LEGAL DESCRIPTION
0161-006B

THENCE ALONG SAID SOUTHERLY LINE OF PARCEL 0433-019A AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD, EASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 16°22'20", AN ARC DISTANCE OF 359.28 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:


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

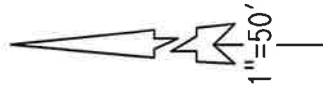
3/02/2022

DATED:

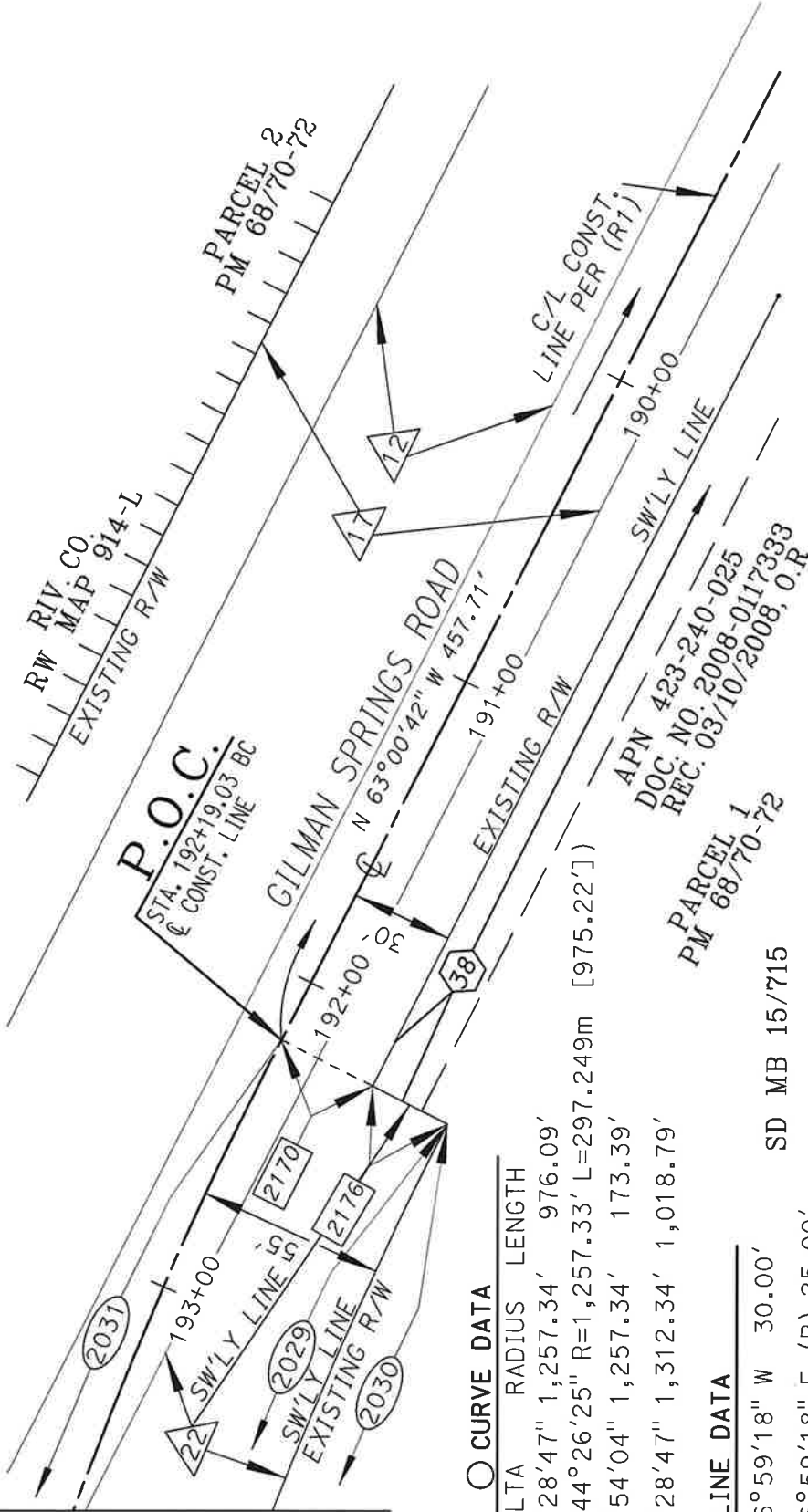


EXHIBIT "B"

0161-006B



SEE MATCH LINE SHEET 2



CURVE DATA

DELTA	RADIUS	LENGTH
2029	44°28'47" 1,257.34'	976.09'
(Δ=44°26'25" R=1,257.33' L=297.249m [975.22'])		
2030	07°54'04" 1,257.34'	173.39'
2031	44°28'47" 1,312.34'	1,018.79'

LINE DATA

2170	S 26°59'18" W 30.00'
2176	N 26°59'18" E (R) 25.00'
(S 26°58'36" W 7.620m [25.00'])	

SD MB 15/715

SEC. 31, T. 3 S., R. 1 W. RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-006B	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 50'	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: KC	
DATE: MARCH, 2022	

NOTE: SEE SHEET 3 FOR RECORD INFORMATION AND OTHER CITATIONS



APPROVED BY: *Timothy F. Rayburn* DATE: 3/02/2022

SHEET 1 OF 3

EXHIBIT "A"
LEGAL DESCRIPTION
0161-006C
TEMPORARY CONSTRUCTION EASEMENT

23.31 FEET TO A LINE PARALLEL WITH AND DISTANT 44.00 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE CONSTRUCTION;

THENCE NORTH 63°00'42" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 163.63 FEET;

THENCE LEAVING SAID PARALLEL LINE, NORTH 65°21'11" WEST, A DISTANCE OF 150.13 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 4,204 SQUARE FEET, OR 0.097 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:


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

11/02/2022

DATED:

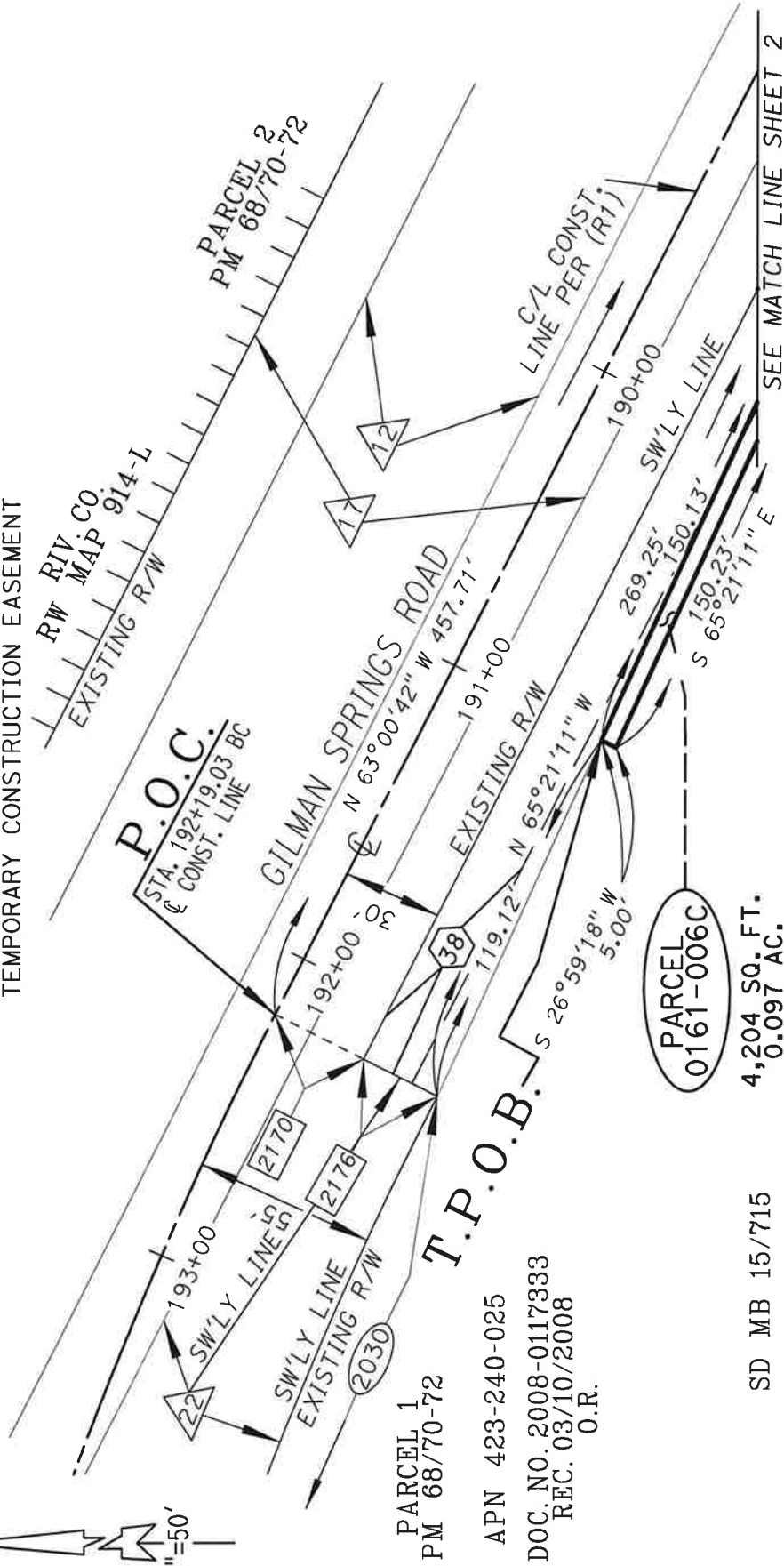
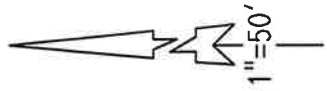


EXHIBIT "B"

0161-006C

TEMPORARY CONSTRUCTION EASEMENT

RIV CO.
MAP 914-L
EXISTING R/W



PARCEL 1
PM 68/70-72

APN 423-240-025

DOC NO. 2008-0117333

REC. 03/10/2008

O.R.

PARCEL
0161-006C

4,204 SQ. FT.
0.097 AC.

SD MB 15/715

SEC. 31, T. 3 S., R. 1 W. RANCHO SAN JACINTO NUEVO

NOTE:

SEE SHEET 4 FOR LINE
AND CURVE TABLES

SEE SHEET 5 FOR
RECORD INFORMATION AND
OTHER CITATIONS



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400	
PCL No.: 0161-006C	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 50'	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: KC	APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 11/02/2022
DATE: MARCH, 2022	
SHEET 1 OF 5	

EXHIBIT "A"
LEGAL DESCRIPTION
0161-006D
TEMPORARY CONSTRUCTION EASEMENT

THENCE ALONG A RADIAL LINE FROM SAID CONCENTRIC CURVE, NORTH 02°42'54" EAST, A DISTANCE OF 4.00 FEET RETURNING TO THE SOUTHERLY LINE OF SAID PARCEL 0433-019A AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GILMAN SPRINGS ROAD, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,257.34 FEET AND AN INITIAL RADIAL BEARING OF NORTH 02°42'54" EAST;

THENCE ALONG SAID SOUTHERLY LINE OF PARCEL 0433-019A AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD, WESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°26'12", AN ARC DISTANCE OF 9.58 FEET;

THENCE LEAVING SAID SOUTHERLY LINE OF PARCEL 0433-019A AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD ALONG A RADIAL LINE FROM SAID NON-TANGENT CURVE, SOUTH 02°16'42" WEST, A DISTANCE OF 9.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,248.34 FEET AND AN INITIAL RADIAL BEARING OF NORTH 02°16'42" EAST, BEING CONCENTRIC WITH AND DISTANT 64.00 FEET SOUTHERLY OF, AS MEASURED RADIALLY TO SAID CENTERLINE CONSTRUCTION;

THENCE EASTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 17°14'43", AN ARC DISTANCE OF 375.74 FEET;

THENCE ALONG A RADIAL LINE FROM SAID CONCENTRIC CURVE, NORTH 19°31'26" EAST, A DISTANCE OF 9.00 FEET RETURNING TO SAID SOUTHWESTERLY LINE OF PARCEL 0433-019A AND SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,257.34 FEET AND AN INITIAL RADIAL BEARING OF NORTH 19°31'26" EAST;

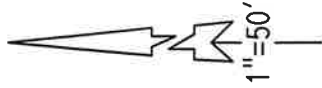
THENCE ALONG SAID SOUTHWESTERLY LINE OF PARCEL 0433-019A AND SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD, NORTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°26'12", AN ARC DISTANCE OF 9.58 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 1,959 SQUARE FEET, OR 0.045 ACRES MORE OR LESS.

EXHIBIT "B"

0161-006D

TEMPORARY CONSTRUCTION EASEMENT



SEE MATCH LINE SHEET 2

RIV CO.
MAP 914-L
EXISTING R/W

P.O.C.
STA. 192+19.03 BC
C CONST. LINE

GILMAN SPRINGS ROAD
N 63°00'42" W 457.71'

CURVE DATA

DELTA	RADIUS	LENGTH
2029 44°28'47"	1,257.34'	976.09'
(Δ=44°26'25" R=1,257.33' L=297.249m [975.22'])		
2030 07°54'04"	1,257.34'	173.39'
2031 44°28'47"	1,312.34'	1,018.79'

LINE DATA

2170 S 26°59'18" W	30.00'
2176 N 26°59'18" E (R)	25.00'
(S 26°58'36" W 7.620m [25.00'])	

SD MB 15/715

2170 S 26°59'18" W 30.00'

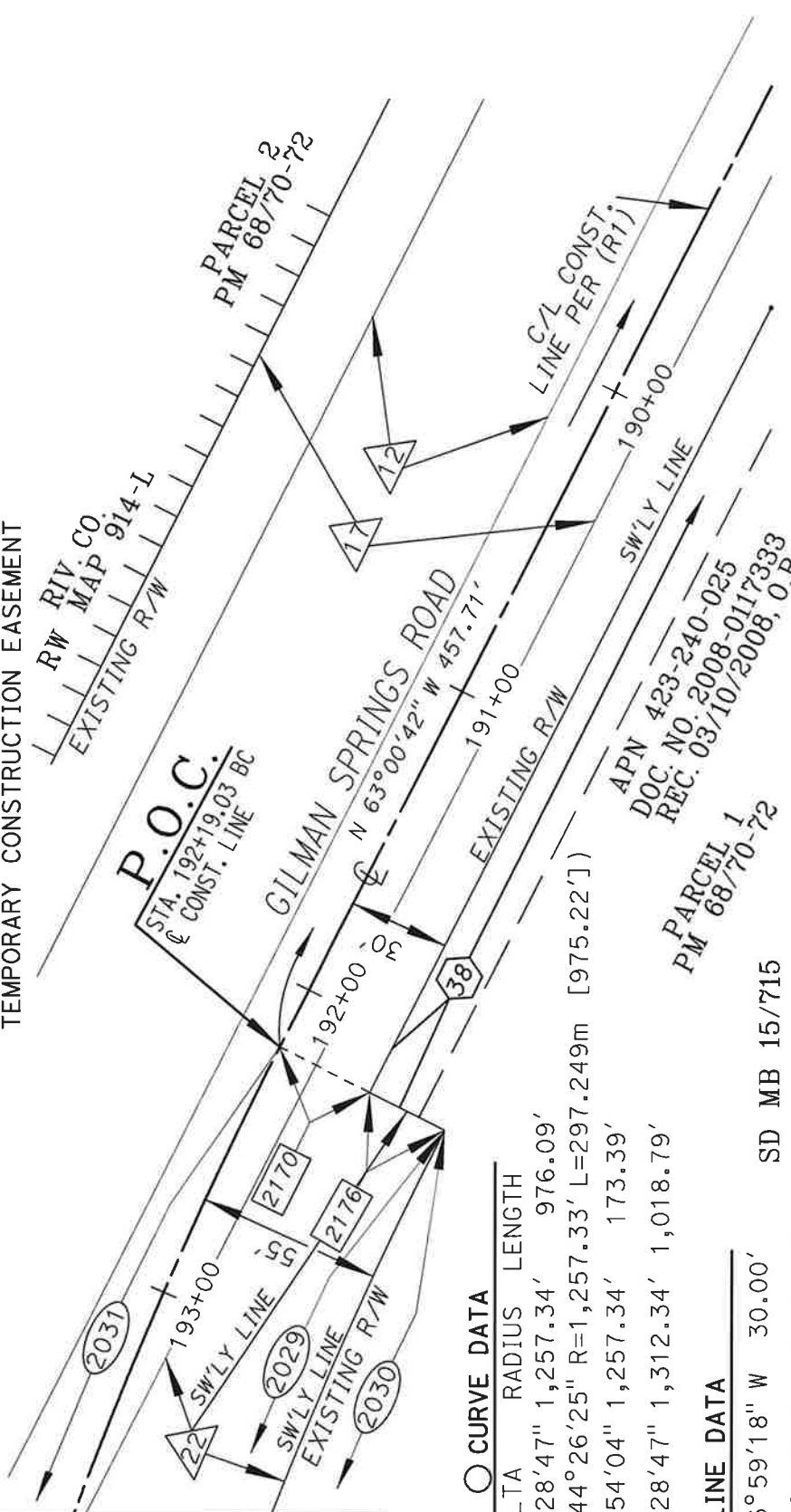
2176 N 26°59'18" E (R) 25.00'

SEC. 31, T. 3 S., R. 1 W. RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-006D	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
WO No.: C2-0161	SURVEY DIVISION
SCALE: 1" = 50'	PROJECT: GILMAN SPRINGS ROAD
PREPARED BY: KC	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: MARCH, 2022	APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 3/02/2022
SHEET 1 OF 3	

NOTE: SEE SHEET 3 FOR
RECORD INFORMATION AND
OTHER CITATIONS



Parcel 0161-007

EXHIBIT "A"
LEGAL DESCRIPTION
0161-007A
DRAINAGE EASEMENT

CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE NORTHWESTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF $01^{\circ}13'29''$, AN ARC DISTANCE OF 26.04 FEET TO A LINE PARALLEL WITH AND DISTANT 26.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE PREVIOUSLY DESCRIBED COURSE HAVING A BEARING OF "SOUTH $36^{\circ}53'30''$ WEST 39.82 FEET";

THENCE NORTH $36^{\circ}53'30''$ EAST, LEAVING SAID NON-TANGENT CURVE AND ALONG SAID PARALLEL LINE, A DISTANCE OF 39.83 FEET TO SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND THE NORTHEASTERLY LINE OF SAID PARCEL 0433-022A, BEING THE NORTHWESTERLY PROLONGATION OF THE PREVIOUSLY DESCRIBED NON-TANGENT CURVE HAVING A RADIUS OF 944.93 FEET, SAID PROLONGATION HAVING AN INTIAL RADIAL BEARING OF NORTH $32^{\circ}55'43''$ EAST;

THENCE SOUTHEASTERLY ALONG SAID PROLONGATION THROUGH A CENTRAL ANGLE OF $01^{\circ}34'44''$, AN ARC DISTANCE OF 26.04 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 1,036 SQUARE FEET, OR 0.024 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

EXHIBIT "A"
LEGAL DESCRIPTION
0161-007B
SLOPE EASEMENT

NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,242.34 FEET AND AN INITIAL RADIAL BEARING OF NORTH 34°20'47" EAST, BEING CONCENTRIC WITH AND DISTANT 70.00 FEET SOUTHWESTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°32'07", AN ARC DISTANCE OF 33.29 FEET;

THENCE SOUTH 70°12'57" EAST, LEAVING SAID NON-TANGENT CURVE, A DISTANCE OF 49.84 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 944.93 FEET AND AN INITIAL RADIAL BEARING OF NORTH 39°24'53" EAST, BEING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°44'52", AN ARC DISTANCE OF 28.82 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 475 SQUARE FEET, OR 0.011 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

(R1)-RECORD OF SURVEY BK. 157, PGS. 73-120

EXHIBIT "B"

* RIGHT-OF-WAY DOCUMENT REFERENCE PER RIVERSIDE COUNTY RIGHT-OF-WAY MAP NO. 968-QQ

0161-007B

SLOPE EASEMENT

RIV. CO.
MAP 914-L

RW

70.00'

225+00

18°54'02" 1,312.34' 432.91'

GILMAN SPRINGS ROAD

EXISTING R/W

223+00

N 43°59'55" E (R)

1"=40'

P.O.C.

STA. 222+89.09 BC

CONST. LINE

APN 425-080-050

DOC. NO. 2005-0447420

REC. 06/06/2005

SEC. 36, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION

PROJECT: GILMAN SPRINGS ROAD

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: Teri Kahlen

DATE: 2/4/2021

SHEET 1 OF 1

18

110' WIDE R/W PER PM 99/86-88 REC 12/23/1981

LINE DATA

2149 S 36°45'05" W 54.70' (R)

2150 S 37°40'01" W 8.20' (R)

2151 S 36°53'30" W 7.58'

2154 S 70°12'57" E 49.84'

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2151 S 36°53'30" W 7.58'

2154 S 70°12'57" E 49

EXHIBIT "A"
LEGAL DESCRIPTION
0161-007C
SLOPE EASEMENT

AND AN INITIAL RADIAL BEARING OF NORTH $32^{\circ}46'33''$ EAST, BEING CONCENTRIC WITH AND DISTANT 70.00 FEET SOUTHWESTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE SOUTHEASTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF $00^{\circ}22'11''$, AN ARC DISTANCE OF 8.02 FEET;

THENCE NORTH $36^{\circ}53'30''$ EAST, LEAVING SAID CONCENTRIC CURVE, A DISTANCE OF 7.56 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL 0433-022A, BEING A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 936.73 FEET AND AN INITIAL RADIAL BEARING OF NORTH $32^{\circ}53'38''$ EAST, BEING CONCENTRIC WITH AND DISTANT 8.20 FEET SOUTHWESTERLY OF, AS MEASURED RADIAL TO, SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 0433-022A AND SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF $00^{\circ}51'59''$, AN ARC DISTANCE OF 14.16 FEET TO THE MOST WESTERLY CORNER THEREOF;

THENCE NORTH $32^{\circ}01'39''$ EAST, ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 0433-022A, BEING THE NORTHEASTERLY PROLONGATION OF A LINE BEING RADIAL TO SAID CONCENTRIC CURVE, A DISTANCE OF 8.20 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 352 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

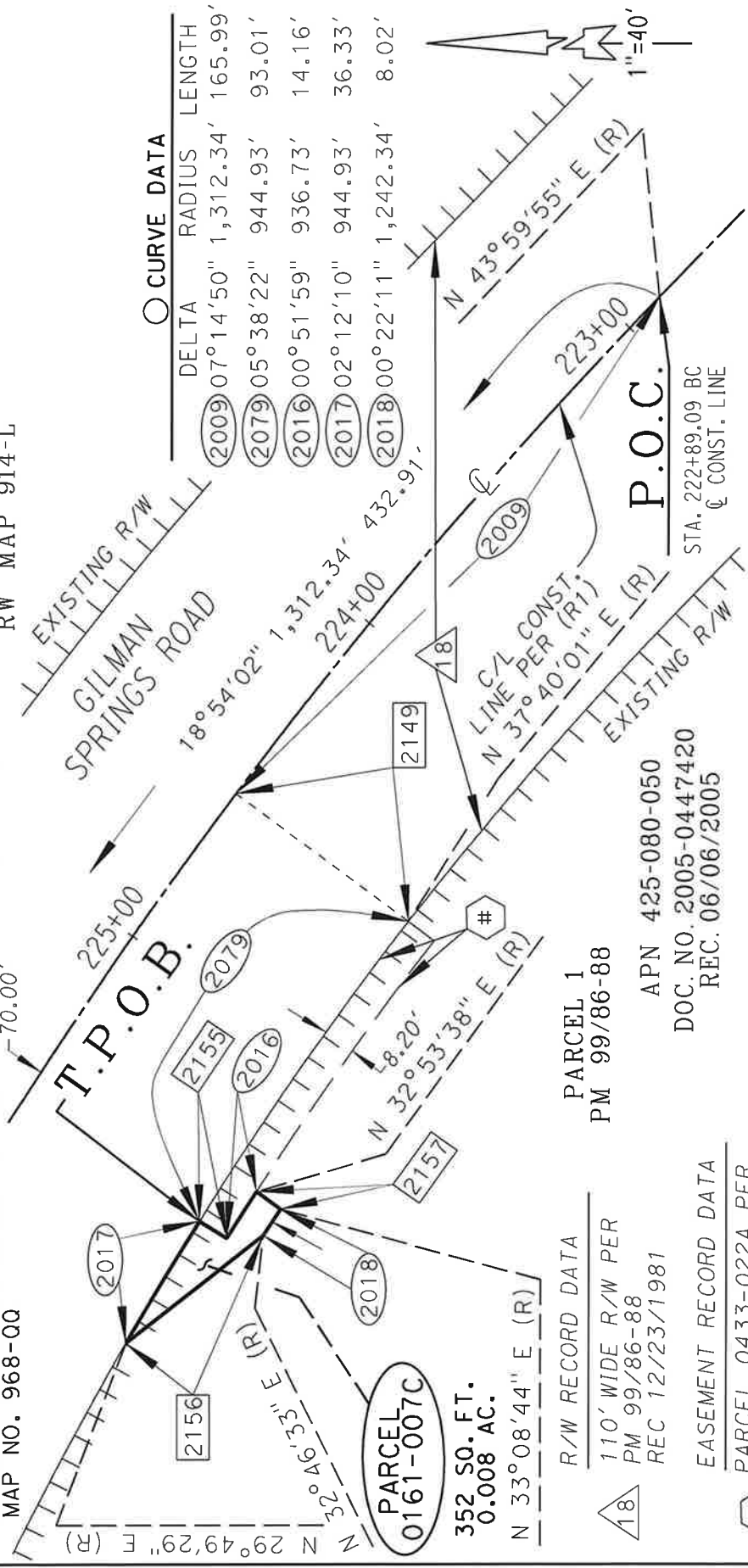
(R1) -RECORD OF SURVEY BK. 157, PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-00

0161-007C
SLOPE EASEMENT

RIV. CO.
RW MAP 914-L

EXHIBIT "B"



SEC. 36, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO

PCL No.: 0161-007C		COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION	
WO No.: C2-0161		PROJECT: GILMAN SPRINGS ROAD	
SCALE: 1" = 40'		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: NB		APPROVED BY: <i>Teri Kahlen</i>	
DATE: FEBRUARY, 2021		DATE: 2/4/2021	
SHEET 1 OF 1			

<input type="checkbox"/> LINE DATA	
2149 S 36° 45' 05" W	54.70' (R)
2155 N 32° 01' 39" E 8.20' (R)	
2156 S 38° 13' 52" E 44.44'	
2157 N 36° 53' 30" E 7.56'	

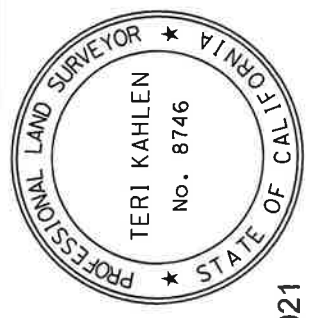


EXHIBIT "A"
LEGAL DESCRIPTION
0161-007D
TEMPORARY CONSTRUCTION EASEMENT

THENCE CONTINUING SOUTH 36°53'30" WEST, A DISTANCE OF 24.02 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,218.34 FEET AND AN INITIAL RADIAL BEARING OF NORTH 34°17'47" EAST;

THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°13'29", AN ARC DISTANCE OF 26.04 FEET;

THENCE NORTH 36°53'30" EAST, LEAVING SAID NON-TANGENT CURVE, A DISTANCE OF 24.05 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,242.34 FEET AND AN INITIAL RADIAL BEARING OF NORTH 33°08'44" EAST;

THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°22'11", AN ARC DISTANCE OF 8.02 FEET;

THENCE NORTH 38°13'51" WEST, LEAVING SAID NON-TANGENT CURVE, A DISTANCE OF 2.07 FEET;

THENCE SOUTH 36°53'30" WEST, A DISTANCE OF 34.77 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,208.34 FEET AND AN INITIAL RADIAL BEARING OF NORTH 32°33'52" EAST;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE THOUGH A CENTRAL ANGLE OF 02°11'06", AN ARC DISTANCE OF 46.08 FEET;

THENCE NORTH 36°53'30" EAST, LEAVING SAID NON-TANGENT CURVE, A DISTANCE OF 34.02 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,242.34 FEET AND AN INITIAL RADIAL BEARING OF NORTH 34°48'29" EAST;

THENCE NORTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°27'42", AN ARC DISTANCE OF 10.01 FEET TO THE **TRUE POINT OF BEGINNING**;

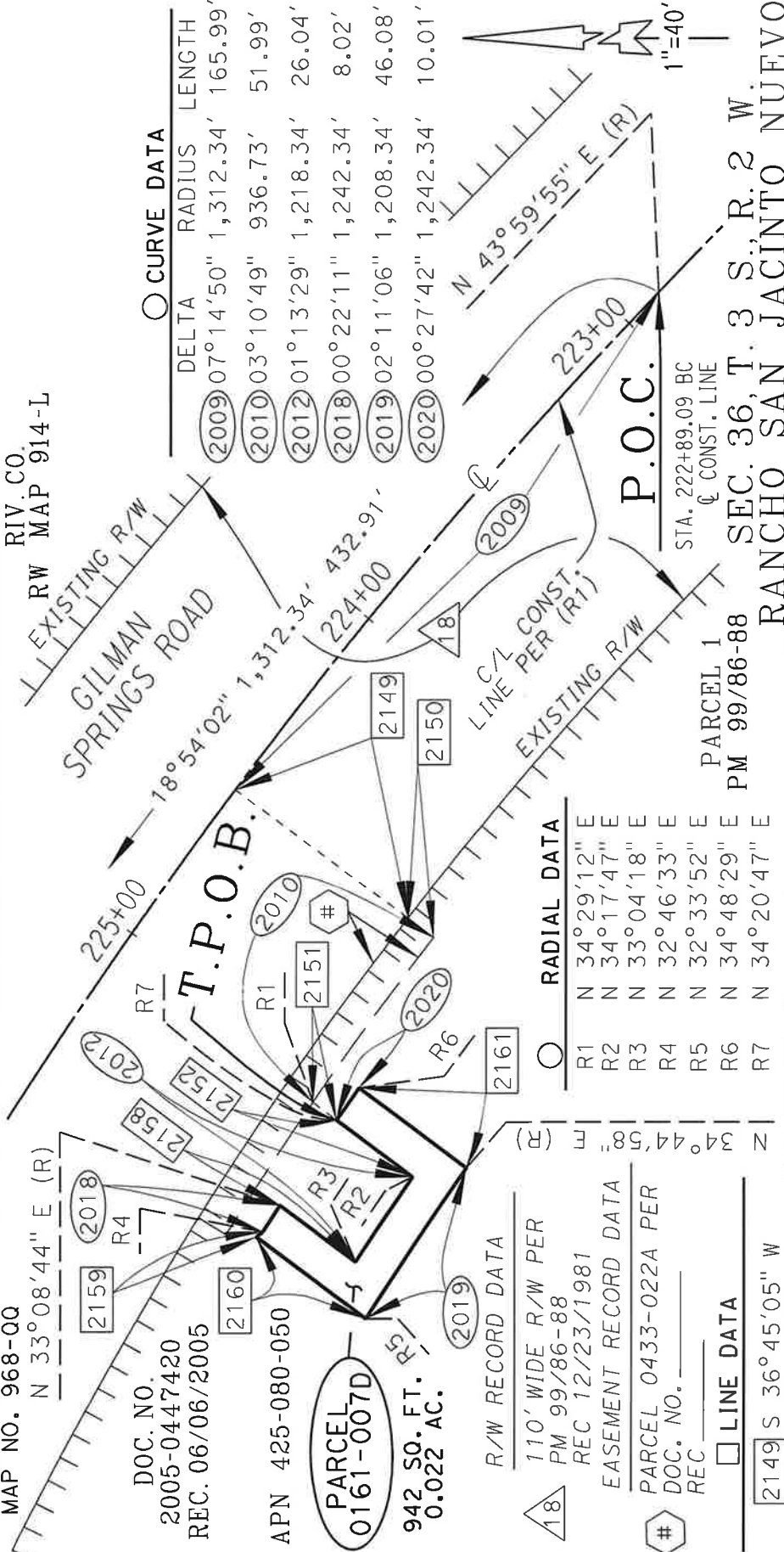
PARCEL CONTAINS 942 SQUARE FEET, OR 0.022 ACRES MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000073400 TO OBTAIN GROUND DISTANCE.

(R1) -RECORD OF SURVEY BK. 157-

RW MAP 914-L

	○ CURVE DATA		
	DELTA	RADIUS	LENGTH
2009	07° 14' 50"	1,312.34'	165.99'
2010	03° 10' 49"	936.73'	51.99'
2012	01° 13' 29"	1,218.34'	26.04'
2018	00° 22' 11"	1,242.34'	8.02'
2019	02° 11' 06"	1,208.34'	46.08'
2020	00° 27' 42"	1,242.34'	10.01'

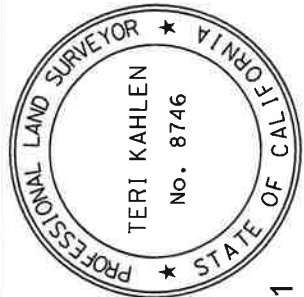


○	RADIAL DATA
R1	N 34°29'12" E
R2	N 34°17'47" E
R3	N 33°04'18" E
R4	N 32°46'33" E
R5	N 32°33'52" E
R6	N 34°48'29" E
R7	N 34°20'47" E

LINE DATA
2149 S 36°45'05" W 54.70' (R)
2150 S 37°40'01" W 8.20' (R)
2151 S 36°53'30" W 7.58'
2152 S 36°53'30" W 24.02'
2158 N 36°53'30" E 24.05'
2159 N 38°13'51" W 2.07'
2160 S 36°53'30" W 34.77'
2161 N 36°53'30" E 34.02'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-007D	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	
SCALE: 1" = 40'	PROJECT: GILMAN SPRINGS ROAD
PREPARED BY: NB	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, 2021	APPROVED BY: <i>Teri Kahlan</i> DATE: 2/14/20
SHEET 1 OF 1	



APPROVED BY: Teri Kahlon
DATE: 2/4/2021

Parcel 0433-22A

GILMAN SPRINGS ROAD

PARCEL NO. 0433-022A

EXHIBIT "A"

AN EASEMENT FOR SLOPE PURPOSES, LYING IN A PORTION OF PARCEL 1, OF PARCEL MAP NUMBER 15,885, FILED IN BOOK 99, PAGES 86 THROUGH 88 INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, ALSO LYING IN THE RANCHO SAN JACINTO NUEVO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF GILMAN SPRINGS ROAD, SHOWN AS LOT "A" (33.528 METERS, 110.00 FEET WIDE) AND BRIDGE STREET, SHOWN AS LOT "B" (26.822 METERS, 88.00 FEET WIDE), AS SHOWN ON SAID PARCEL MAP NUMBER 12,945, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 426.688 METERS (1,399.89 FEET) AND A RADIAL BEARING OF S. 33°36'57" W.;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID CENTERLINE OF GILMAN SPRINGS ROAD, THROUGH A CENTRAL ANGLE 08°25'27", A DISTANCE OF 62.736 METERS (205.83 FEET);

THENCE S. 64°48'30" E., A DISTANCE OF 71.206 METERS (233.62 FEET);

THENCE S. 25°11'30" W., A DISTANCE OF 16.764 METERS (55.00 FEET) TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID GILMAN SPRINGS ROAD, SAID POINT ALSO BEING THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 288.013 METERS (944.92 FEET) AND A RADIAL BEARING OF N. 25°11'30" E.;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 06°50'33", A DISTANCE OF 34.396 METERS (112.85 FEET) TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 288.013 METERS (944.92 FEET) AND A RADIAL BEARING OF N. 32°02'03" E., SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE 05°38'22", A DISTANCE OF 28.348 METERS (93.01 FEET);

(SHEET 1 OF 2 SHEETS)

GILMAN SPRINGS ROAD

PARCEL NO. 0433-022A

EXHIBIT "A"

(CONTINUED)

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND CONCENTRIC TO AND 2.500 METERS (8.20 FEET) SOUTHWESTERLY OF SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 05°38'22", A DISTANCE OF 28.102 METERS (92.20 FEET);

THENCE N. 32°02'03" E., A DISTANCE OF 2.500 METERS (8.20 FEET) TO THE TRUE POINT OF BEGINNING.

CONTAINING 70.563 SQUARE METERS (760 SQUARE FEET, OR 0.017 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 1.000077256 TO OBTAIN GROUND DISTANCES.

REFERENCE IS HEREBY MADE TO MAP 914-L ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, RIVERSIDE, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Mark S. Bernas

DATED: Aug 26, 1998



(SHEET 2 OF 2 SHEETS)

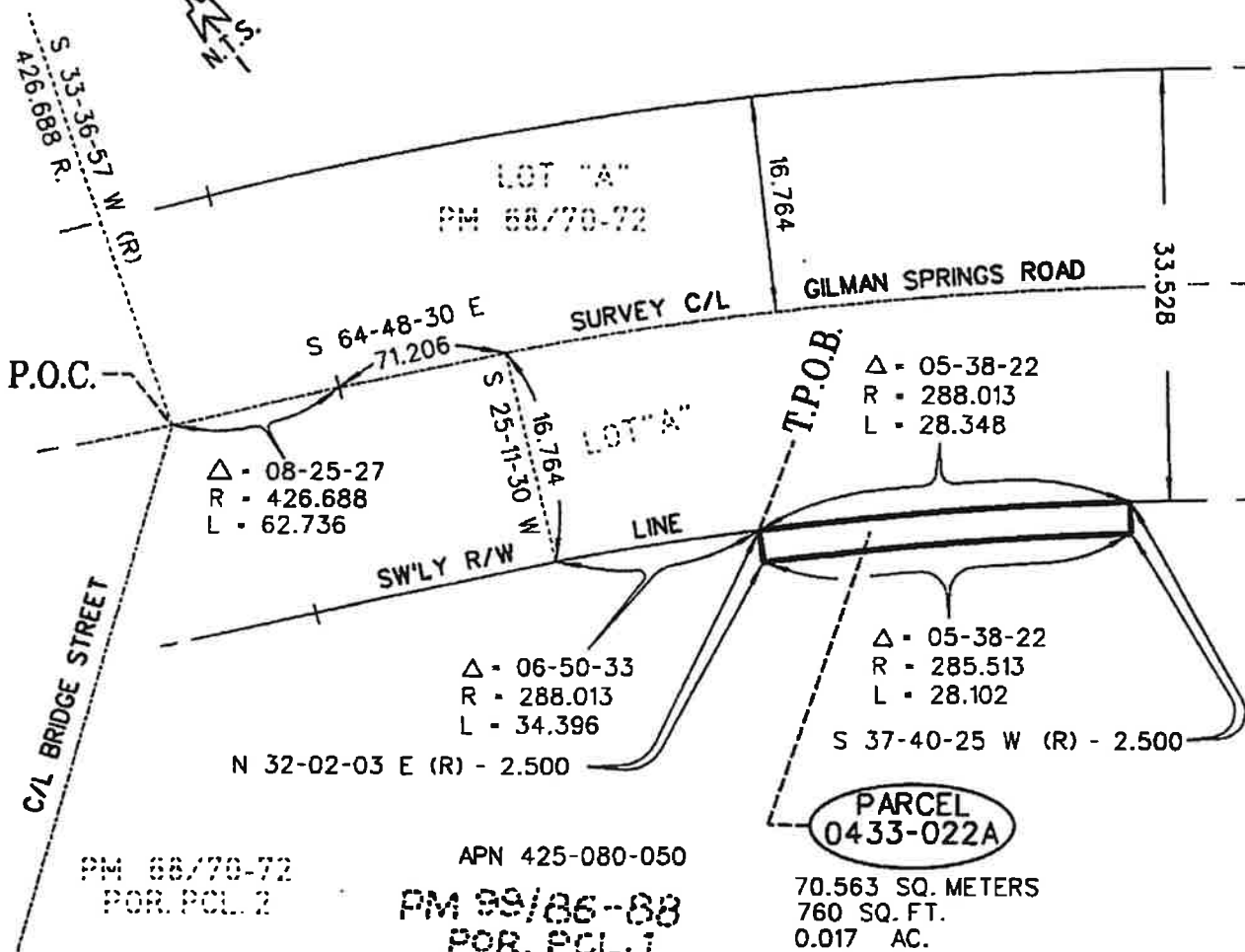
EXHIBIT "B"

PM 68/70-72
POR. PCL. 2

SECTION 36
(PROJECTED)

T. 35., R. 2W.

RANCHO SAN JACINTO NUEVO



COUNTY OF RIVERSIDE TRANSPORTATION DEPT. SURVEY DIV.

PROJECT: GILMAN SPRINGS ROAD

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: *Mark S. Bernas* DATE: 8-26-98

PAR. NO.: 0433-022A

PREPARED BY: DDD/AEC

SCALE: N.T.S.

W.O. NO.: A2-0433

DATE: AUGUST, 1998

SHEET 1 OF 1 SHEET

Parcel 0161-008

EXHIBIT "A"
LEGAL DESCRIPTION
0161-008A
DRAINAGE EASEMENT

PARCEL CONTAINS 4,236 SQUARE FEET, OR 0.097 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:

Teri Kahlen

TERI KAHLLEN, P.L.S. 8746

3/2/2022

DATED:

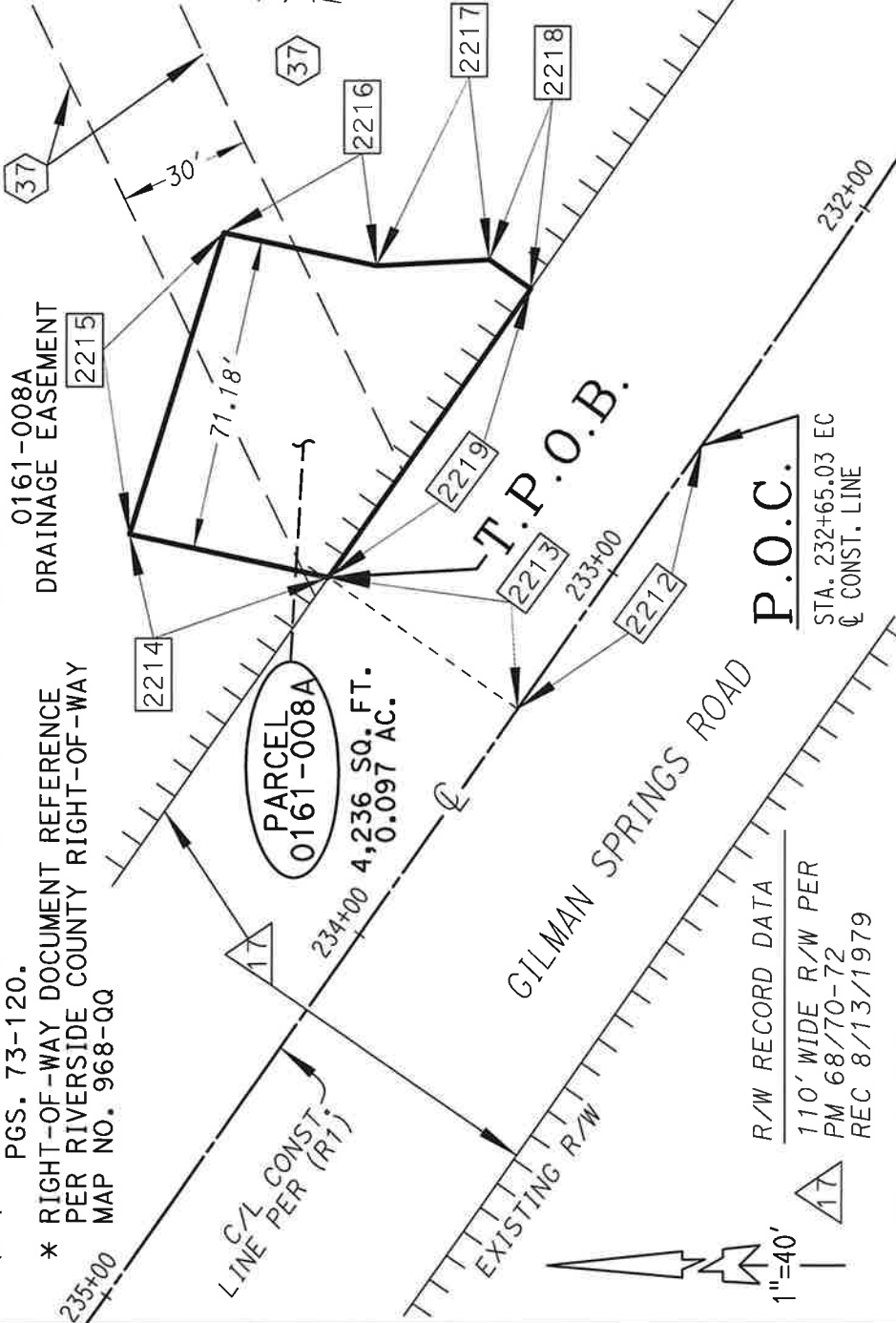


EXHIBIT "B"

(R1) - RECORD OF SURVEY BK. 157
PGS. 73-120.

* RIGHT-OF-WAY DOCUMENT REFERENCE
PER RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

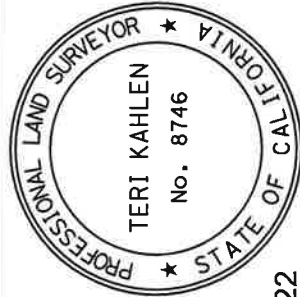
0161-008A
DRAINAGE EASEMENT



SEC. 36, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO

LINE DATA	
2212	N 55°04'44" W 72.60'
2213	N 34°55'16" E 52.15'
2214	N 12°21'45" E 46.03'
2215	S 72°36'53" E 71.45'
2216	S 12°21'45" W 35.16'
2217	S 02°55'30" E 25.43'
2218	S 34°46'41" W 11.50'
2219	N 55°04'10" W 79.59'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400	
PCL No.: 0161-008A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 40'	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: NB	
DATE: MARCH 2022	
SHEET 1 OF 1	



APPROVED BY: *Teri Kahlen* DATE: 3/2/2022

EXHIBIT "A"
LEGAL DESCRIPTION
0161-008B
TEMPORARY CONSTRUCTION EASEMENT

THENCE NORTH 34°34'21" EAST, LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD, A DISTANCE OF 14.94 FEET TO A LINE PARALLEL WITH AND DISTANT 10.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE PREVIOUSLY DESCRIBED COURSE HAVING A BEARING OF "SOUTH 02°55'30" EAST 25.43 FEET";

THENCE NORTH 02°55'30" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 27.50 FEET TO A LINE PARALLEL WITH AND DISTANT 10.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE PREVIOUSLY DESCRIBED COURSE HAVING A BEARING OF "SOUTH 12°21'45" WEST 35.16 FEET";

THENCE NORTH 12°21'45" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 42.98 FEET TO A LINE PARALLEL WITH AND DISTANT 10.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE PREVIOUSLY DESCRIBED COURSE HAVING A BEARING OF "SOUTH 72°36'53" EAST 71.45 FEET";

THENCE NORTH 72°36'53" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 91.53 FEET TO A LINE PARALLEL WITH AND DISTANT 10.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE PREVIOUSLY DESCRIBED COURSE HAVING A BEARING OF "NORTH 12°21'45" EAST 46.03 FEET";

THENCE SOUTH 12°21'45" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 52.79 FEET TO SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD;

THENCE SOUTH 55°04'10" EAST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD, A DISTANCE OF 10.83 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 2,097 SQUARE FEET, OR 0.048 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 1.000073400 TO OBTAIN GROUND DISTANCE.

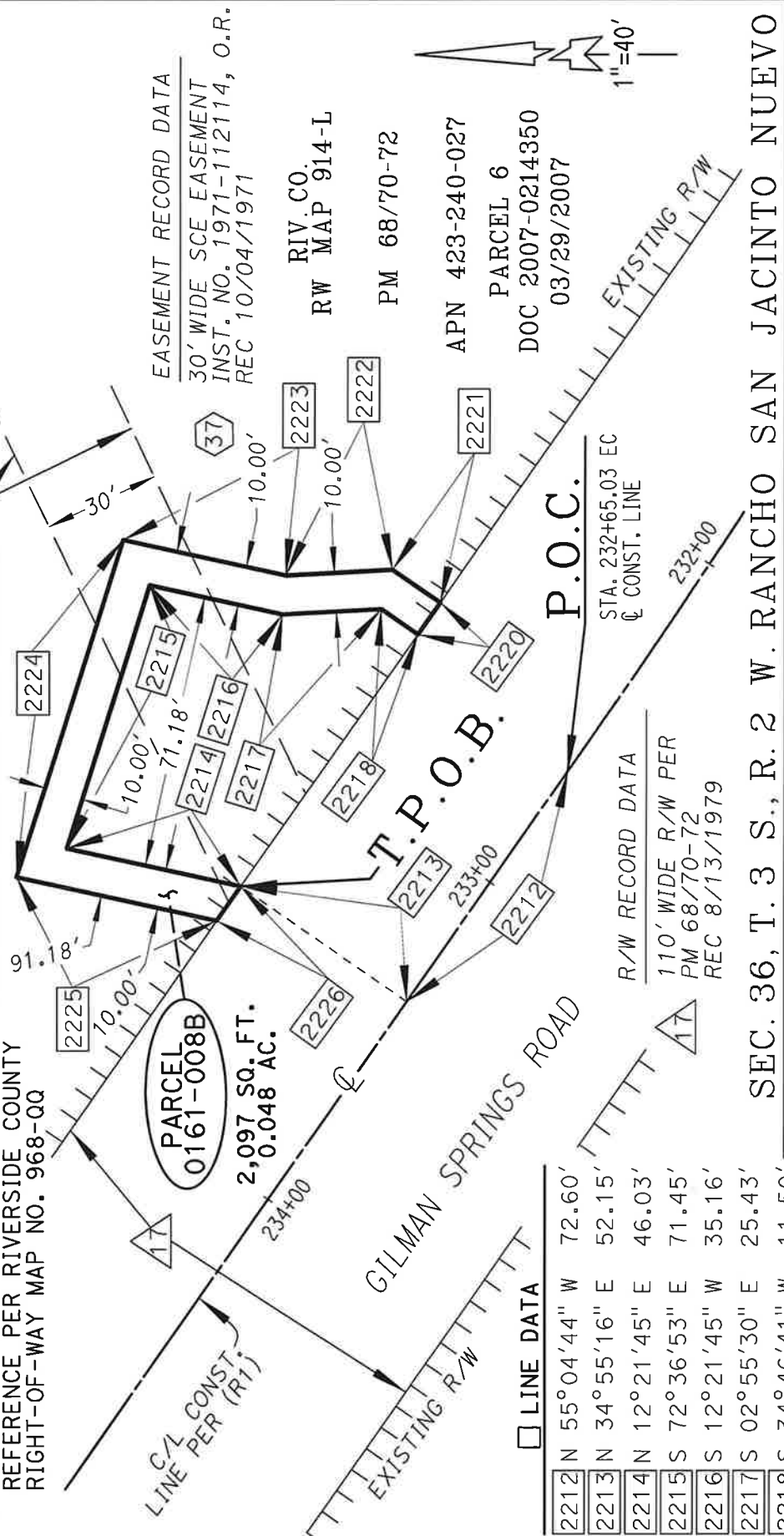
(R1) - RECORD OF SURVEY BK. 157
PGS. 73-120.

* RIGHT-OF-WAY DOCUMENT
REFERENCE PER RIVERSIDE COUNTY
RIGHT-OF-WAY MAP NO. 968-QQ

EXHIBIT "B"

0161-008B

TEMPORARY CONSTRUCTION EASEMENT



EASEMENT RECORD DATA
30' WIDE SCE EASEMENT
INST. NO. 1971-112114, O.R.
REC 10/04/1971

RIV. CO.
RW MAP 914-L
PM 68/70-72

APN 423-240-027
PARCEL 6
DOC 2007-0214350
03/29/2007

P.O.C.

STA. 232+65.03 EC
CONST. LINE

R/W RECORD DATA
110' WIDE R/W PER
PM 68/70-72
REC 8/13/1979

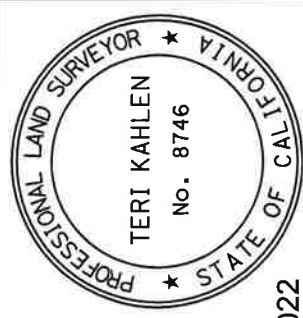
LINE DATA

2212	N	55°04'44"	W	72.60'
2213	N	34°55'16"	E	52.15'
2214	N	12°21'45"	E	46.03'
2215	S	72°36'53"	E	71.45'
2216	S	12°21'45"	W	35.16'
2217	S	02°55'30"	E	25.43'
2218	S	34°46'41"	W	11.50'
2220	S	55°04'10"	E	10.05'
2221	N	34°34'21"	E	14.94'
2222	N	02°55'30"	W	27.50'
2223	N	12°21'45"	E	42.98'
2224	N	72°36'53"	W	91.53'
2225	S	12°21'45"	W	52.79'
2226	S	55°04'10"	E	10.83'

SEC. 36, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-008B	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 40'	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: NB	
DATE: MARCH 2022	
SHEET 1 OF 1	DATE: 3/2/2022



APPROVED BY: *Teri Kahlen*

EXHIBIT "A"
LEGAL DESCRIPTION
0161-008D
TEMPORARY CONSTRUCTION EASEMENT

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES BEING A PORTION OF LAND LYING IN PARCEL 2 OF PARCEL MAP NO. 12945, BY MAP FILED IN BOOK 68, PAGES 70 THROUGH 72, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, BEING MORE DESCRIBED AS PARCEL 6 IN THE GRANT DEED RECORDED MARCH 29, 2007 AS DOCUMENT NUMBER 2007-0214350, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, ALSO LYING WITHIN THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 2 WEST, RANCHO SAN JACINTO NUEVO, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD SHOWN AS "STA 245+86.27 EC C/L CONST." AS SHOWN BY MAP ON FILE IN BOOK 157 OF RECORDS OF SURVEY, PAGES 73 THROUGH 120, INCLUSIVE, RECORDS OF SAID COUNTY;

THENCE NORTH 41°28'06" WEST ALONG SAID CENTERLINE, A DISTANCE OF 440.18 FEET;

THENCE NORTH 48°31'54" EAST, LEAVING SAID CENTERLINE, A DISTANCE OF 52.24 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD AS SHOWN ON SAID PARCEL MAP AND SAID RECORD OF SURVEY, AND THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 41°27'52" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD, A DISTANCE OF 77.00 FEET;

THENCE NORTH 48°32'06" EAST, LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD, A DISTANCE OF 26.26 FEET;

THENCE SOUTH 41°28'06" EAST, A DISTANCE OF 77.00 FEET;

THENCE SOUTH 48°32'06" WEST 26.26 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 2,022 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 1.000073400 TO OBTAIN GROUND DISTANCE.

EXHIBIT "A"
LEGAL DESCRIPTION
0161-008D
TEMPORARY CONSTRUCTION EASEMENT

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:

Teri Kahlen

TERI KAHLLEN, P.L.S. 8746

3/2/2022

DATED:



EXHIBIT "B"

0161-008D

TEMPORARY CONSTRUCTION EASEMENT

R/W RECORD DATA



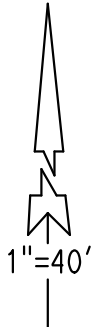
R/W PER
PM 68/70-72
REC 8/13/1979



60' WIDE R/W PER
BOOK 544 PGS. 549-554,
REC 12/15/1926 O.R.

PARCEL 2
PARCEL MAP
NO. 12,945
PM 68/70-72

PARCEL 6
DOC 2007-0214350
03/29/2007 O.R.
APN 423-240-027



PARCEL
0161-008D

2,022 SQ. FT.
0.046 AC.

P.O.C.

STA. 245+86.27 EC
C CONST. LINE

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120.
* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

SEC. 36, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO

RIV. CO.
RW MAP 914-L

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-008D

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

WO No.: C2-0161

PROJECT: GILMAN SPRINGS ROAD

SCALE: 1" = 40'

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: NB

DATE: MARCH 2022

APPROVED BY: *Teri Kahlen*

DATE: 3/2/2022

SHEET 1 OF 1



Parcel 0161-009

EXHIBIT "A"
LEGAL DESCRIPTION
0161-009A
TEMPORARY CONSTRUCTION EASEMENT

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES LYING WITHIN A PORTION OF PARCEL 3 AS DESCRIBED BY GRANT DEED RECORDED APRIL 03, 2002 AS DOCUMENT NUMBER 2002-170687, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 2 WEST, RANCHO SAN JACINTO NUEVO, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD SHOWN AS "STA 259+62.80 EC C/L CONST." AS SHOWN BY MAP ON FILE IN BOOK 157 OF RECORDS OF SURVEY, PAGES 73 THROUGH 120, INCLUSIVE, RECORDS OF SAID COUNTY;

THENCE NORTH 47°37'44" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 177.31 FEET

THENCE NORTH 42°22'16" EAST, LEAVING SAID CENTERLINE, A DISTANCE OF 52.40 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD AS SHOWN ON PARCEL MAP NO. 13970 FILED IN BOOK 86 OF PARCEL MAPS, PAGES 48 AND 49, RECORDS OF SAID COUNTY, AND THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 47°37'21" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY OF GILMAN SPRINGS ROAD, A DISTANCE OF 28.33 FEET;

THENCE NORTH 33°35'40" EAST, LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY OF GILMAN SPRINGS ROAD, A DISTANCE OF 10.72 FEET TO A LINE PARALLEL WITH AND DISTANT 63.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE;

THENCE SOUTH 47°37'44" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 28.33 FEET;

THENCE SOUTH 33°35'40" WEST, LEAVING SAID PARALLEL LINE, A DISTANCE OF 10.72 FEET TO THE **TRUE POINT OF BEGINNING**.

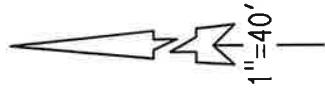
PARCEL CONTAINS 300 SQUARE FEET, OR 0.007 ACRES MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000073400 TO OBTAIN GROUND DISTANCE.

EXHIBIT "B"

0161-009A

TEMPORARY CONSTRUCTION EASEMENT



SEE NOTE "A"

PARCEL
0161-009A

DOC 2002-170687 O.R.
300 SQ. FT.
0.007 AC.

APN 423-230-014
APN 423-230-016 R/W RECORD DATA

T.P.O.B.

60' WIDE R/W PER
BOOK 544 PGS. 549-554
REC 12/15/1926, O.R.

NOTE "A" 25' R/W DEDICATED, ACCEPTED
& COUNTY MAINTAINED PER
PM 86/48-49.

EASEMENT RECORD DATA

AN EASEMENT FOR POLE LINES AND
CONDUITS IN FAVOR OF SOUTHERN
SIERRAS POWER CO. PER BOOK 824
PG. 225, REC. 8/24/1929, O.R.
NO WIDTH GIVEN.

NOTES:

(R1) - RECORD OF SURVEY BK. 157
PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

LINE DATA

2165	N 42° 22' 16"	E	52.40'
2166	N 47° 37' 21"	W	28.33'
2167	N 33° 35' 40"	E	10.72'
2168	S 47° 37' 44"	E	28.33'
2169	S 33° 35' 40"	W	10.72'

SEC. 25
T.3S., R.2W.

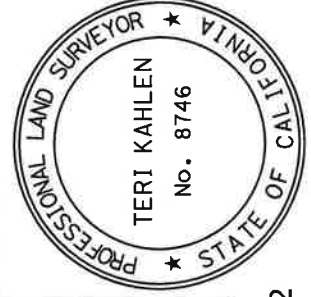
P.O.C.

STA. 259+62.80 EC
CONST. LINE

SEC. 26, T. 3 S., R. 2 W.
RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-009A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 40'	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: SP	
DATE: MARCH 2022	
SHEET 1 OF 1	



APPROVED BY: *Teri Kahlen* DATE: 3/2/2022

Parcel 0161-010

EXHIBIT "A"
LEGAL DESCRIPTION
0161-010A
TEMPORARY CONSTRUCTION EASEMENT

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES, BEING A PORTION OF PARCEL 3 AS DESCRIBED BY GRANT DEED RECORDED JULY 18, 2001 AS DOCUMENT NUMBER 2001-332416, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE NORTHWEST ONE-QUARTER (NW 1/4) OF FRACTIONAL SECTION 36, TOWNSHIP 3 SOUTH, RANGE 2 WEST, RANCHO SAN JACINTO NUEVO, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD SHOWN AS "STA 232+65.03 EC C/L CONST." AS SHOWN BY MAP ON FILE IN BOOK 157 OF RECORDS OF SURVEY, PAGES 73 THROUGH 120 INCLUSIVE, RECORDS OF SAID COUNTY;

THENCE NORTH 55°04'44" WEST, ALONG SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD, A DISTANCE OF 134.97 FEET;

THENCE SOUTH 34°55'16" WEST, LEAVING SAID CENTERLINE CONSTRUCTION ALIGNMENT, A DISTANCE OF 57.84 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD AS SHOWN ON PARCEL MAP NO. 12945 FILED IN BOOK 68 OF PARCEL MAPS, PAGES 70 THROUGH 72, RECORDS OF SAID COUNTY AND ON SAID RECORD OF SURVEY, AND THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 34°55'16" WEST, LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD, A DISTANCE OF 22.16 FEET TO A LINE PARALLEL WITH AND DISTANT 80.00 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD;

THENCE NORTH 55°04'43" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 26.00 FEET;

THENCE NORTH 34°55'16" EAST, LEAVING SAID PARALLEL LINE, A DISTANCE OF 22.17 FEET TO SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD;

THENCE SOUTH 55°04'10" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 26.00 FEET THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 576 SQUARE FEET, 0.013 ACRES MORE OR LESS.

RECORD DATA

△ R/W PER PM 68/70-72

LEGEND

||||| - RESTRICTED ACCESS

RIV. CO. RW MAP 914-L

PARCEL
0161-010A
576 SQ. FT.
0.013 AC.

APN 423-240-002

PARCEL 3
DOC NO. 2001-332416
REC. 07/18/2001, O.R.

PARCEL MAP NO. 12,945
PM 68/70-72

NOTES:

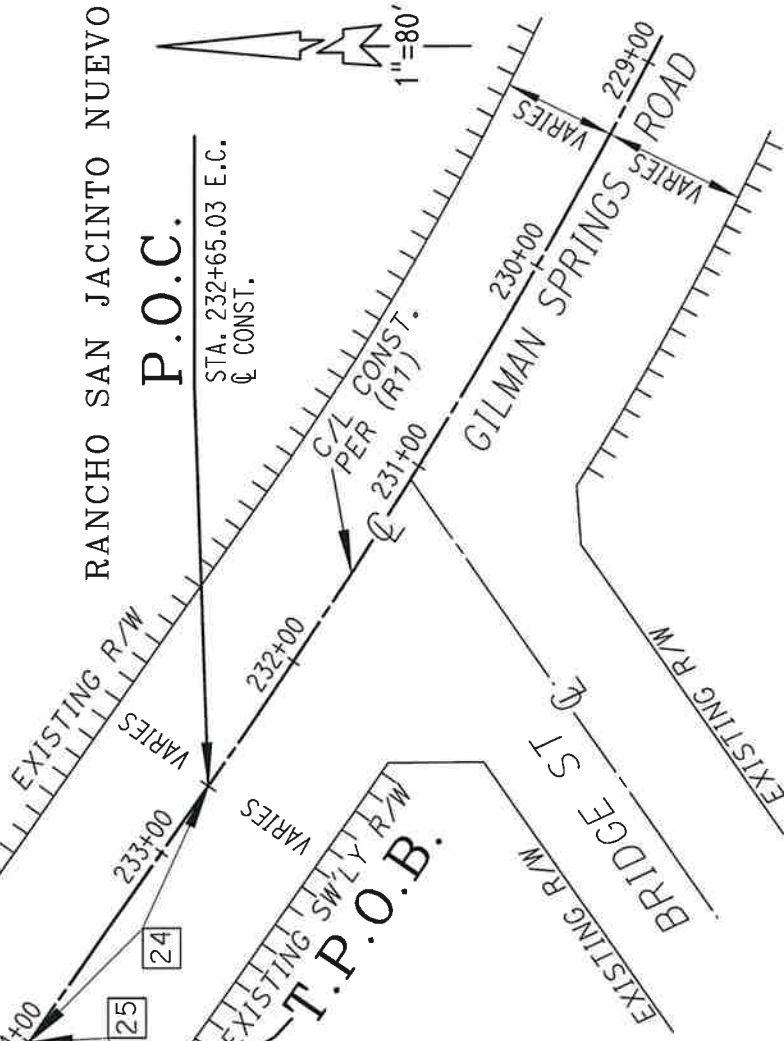
(R1) RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

□ LINE DATA

24	N 55°04'44" W	134.97'
25	S 34°55'16" W	57.84'
26	S 34°55'16" W	22.16'
27	N 55°04'43" W	26.00'
28	N 34°55'16" E	22.17'
29	S 55°04'10" E	26.00'

EXHIBIT "B"
0161-010A
TEMPORARY CONSTRUCTION
EASEMENT



SEC. 36, T. 3 S., R. 2 W., RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-010A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 80'	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: AP	
DATE: MAY 2022	



APPROVED BY: *Tim R. Garcia* DATE: 04/29/2022

SHEET 1 OF 1

EXHIBIT "A"
LEGAL DESCRIPTION
0161-010B
DRAINAGE EASEMENT

THENCE SOUTH 55°04'10" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 91.53 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF BRIDGE STREET;

THENCE NORTH 55°04'46" EAST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 20.69 FEET;

THENCE NORTH 00°36'31" WEST, LEAVING SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 41.27 FEET TO SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD;

THENCE NORTH 55°04'10" WEST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD, A DISTANCE OF 8.31 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 3,102 SQUARE FEET, 0.071 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:

Teri Kahlen

TERI KAHLEN, P.L.S. 8746

2/10/2021

DATED:



RECORD DATA

7 PARCEL 0433-017A PER
DOC. NO. _____
REC. _____

12 R/W PER BOOK 544 PGS.
549-554 REC 12/15/1926

17 R/W PER PM 68/70-72

LEGEND

----- RESTRICTED ACCESS

AREA:

PCL 0433-017A = 1,726 SQ. FT.
PCL 0161-010B = 3,102 SQ. FT.

GROSS AREA = 4,828 SQ. FT.

APN 423-240-002 RW MAP 914-L
RIV. CO.

PARCEL 3
DOC. NO. 2001-332416
REC. 07/18/2001, O.R.

PARCEL MAP NO. 12,945
PM 68/70-72

NOTES:

(R1) - RECORD OF SURVEY BK. 157, PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

LINE DATA

7	S 34°55'16" W	57.86'
8	S 55°04'10" E	44.00'
9	S 21°15'00" W	24.61'
10	N 55°04'10" W	72.18'
11	S 34°55'50" W	29.10'
12	S 55°04'10" E	91.53'
13	N 55°04'46" E	20.69'
14	N 00°36'31" W	41.27'
15	N 55°04'10" W	8.31'

EXHIBIT "B"

0161-010B
DRAINAGE EASEMENT

P.O.C.

STA. 232+65.03 E.C.
CONST. LINE

T.P.O.B.

1"=80'

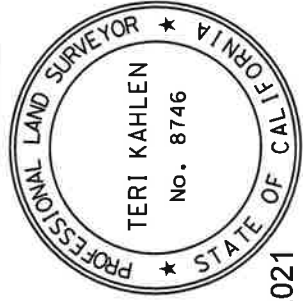
PARCEL
0161-010B

3,102 SQ. FT.
0.071 AC.

SEC. 36, T. 3 S., R. 2 W., RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-010B	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 80'	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: SP	
DATE: FEBRUARY, 2021	
SHEET 1 OF 1	



APPROVED BY: Teri Kahlen

DATE: 2/10/2021

EXHIBIT "A"
LEGAL DESCRIPTION
DRAINAGE EASEMENT
0161-010C

PARCEL CONTAINS 448 SQUARE FEET, 0.010 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:

Teri Kahlen


TERI KAHLEN, P.L.S. 8746

3/2/2022

DATED:



RECORD DATA

 R/W PER DEED
BOOK 544 PGS. 549-554
REC. 12/15/1926, O.R.


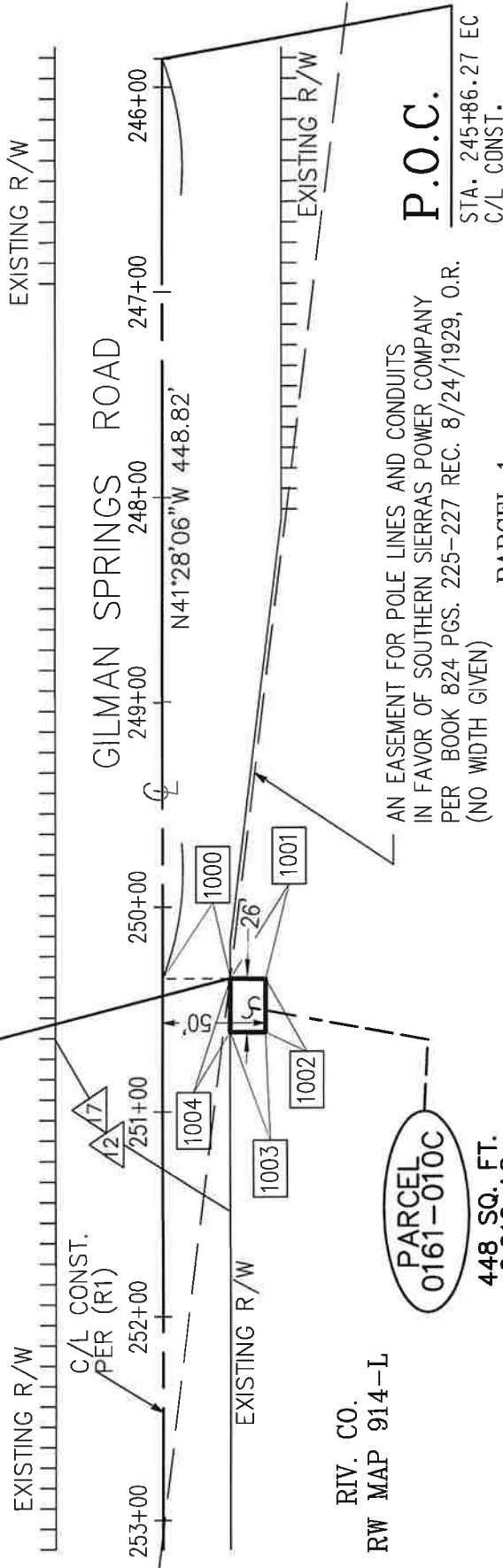
 R/W PER PM 68/70-72

EXHIBIT "B"

0161-010C
DRAINAGE EASEMENT

T.P.O.B.



NOTES:

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

SEC. 36, T. 3 S., R. 2 W., RANCHO SAN JACINTO NUEVO

☐ LINE DATA

1000	S	48°31'54"	W	32.77'
1001	S	49°07'00"	W	17.24'
1002	N	41°28'06"	W	26.00'
1003	N	49°07'00"	E	17.24'
1004	S	41°27'54"	E	26.00'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-010C	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 80'	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: AP	
DATE: MARCH 2022	
SHEET 1 OF 1	

APPROVED BY: *Teri Kahlen* DATE: 3/2/2022



EXHIBIT "A"
LEGAL DESCRIPTION
DRAINAGE EASEMENT
0161-010D

PARCEL CONTAINS 552 SQUARE FEET, 0.013 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:

Teri Kahlen

TERI KAHLEN, P.L.S. 8746

3/2/2022

DATED:




EXHIBIT "B"

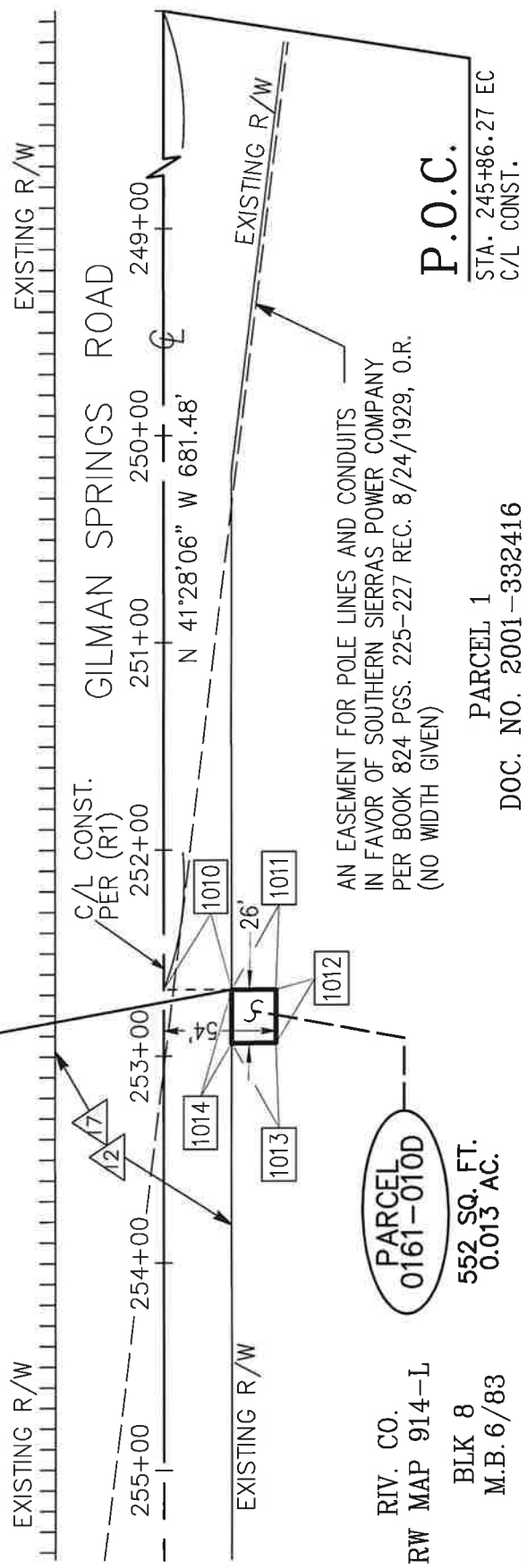
0161-010D
DRAINAGE EASEMENT

RECORD DATA

 R/W PER DEED
BOOK 544 PGS. 549-554
REC. 12/15/1926, O.R.

 R/W PER PM 68/70-72

T.P.O.B.



RIV. CO.
RW MAP 914-L
BLK 8
M.B. 6/83

P.O.C.

STA. 245+86.27 EC
C/L CONST.

PARCEL 1
DOC. NO. 2001-332416
REC. 07/18/2001, O.R.

NOTES:

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY SEC. 36, T. 3 S., R. 2 W., RANCHO SAN JACINTO NUEVO
MAP NO. 968-QQ

LINE DATA

1010	S 48°31'54" W	32.75'
1011	S 48°16'00" W	21.25'
1012	N 41°28'06" W	26.00'
1013	N 48°16'00" E	21.25'
1014	S 41°27'54" E	26.00'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-010D	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 80'	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: AP	
DATE: MARCH 2022	
SHEET 1 OF 1	APPROVED BY: <i>Teri Kahlen</i> DATE: 3/2/2022

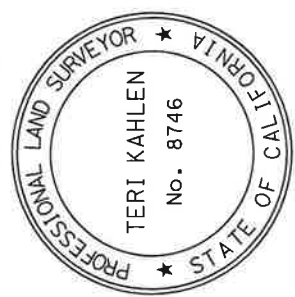


EXHIBIT "A"
LEGAL DESCRIPTION
DRAINAGE EASEMENT
0161-010E

AN EASEMENT FOR DRAINAGE PURPOSES, BEING A PORTION OF PARCEL 1 AS DESCRIBED BY GRANT DEED RECORDED JULY 18, 2001 AS DOCUMENT NUMBER 2001-332416, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE NORTHWEST ONE-QUARTER (NW 1/4) OF FRACTIONAL SECTION 36, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF RANCHO SAN JACINTO NUEVO, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD SHOWN AS "STA 256+55.60 BC C/L CONST." AS SHOWN BY MAP ON FILE IN BOOK 157 OF RECORDS OF SURVEY, PAGES 73 THROUGH 120, INCLUSIVE, RECORDS OF SAID COUNTY;

THENCE SOUTH 41°27'44" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 124.51 FEET;

THENCE SOUTH 48°32'16" WEST, LEAVING SAID CENTERLINE, A DISTANCE OF 32.74 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD AS DESCRIBED BY THE DOCUMENT RECORDED DECEMBER 15, 1926 IN BOOK 544, PAGES 549 THROUGH 554, OFFICIAL RECORDS OF SAID COUNTY, AS SHOWN ON SAID RECORD OF SURVEY, ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 41°27'54" EAST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID GILMAN SPRINGS ROAD, A DISTANCE OF 26.21 FEET;

THENCE SOUTH 55°48'17" WEST, LEAVING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID GILMAN SPRINGS ROAD, A DISTANCE OF 21.43 FEET TO A LINE PARALLEL WITH AND DISTANT 54.00 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE NORTH 41°27'44" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 26.21 FEET TO A LINE PARALLEL WITH AND DISTANT 26.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE PREVIOUSLY DESCRIBED COURSE HAVING A BEARING AND DISTANCE OF "SOUTH 55°48'17" WEST, 21.43 FEET";

THENCE NORTH 55°48'17" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 21.43 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 557 SQUARE FEET, 0.013 ACRES MORE OR LESS.

RECORD DATA

12 R/W PER DEED
BOOK 544 PGS. 549-554
REC. 12/15/1926, O.R.

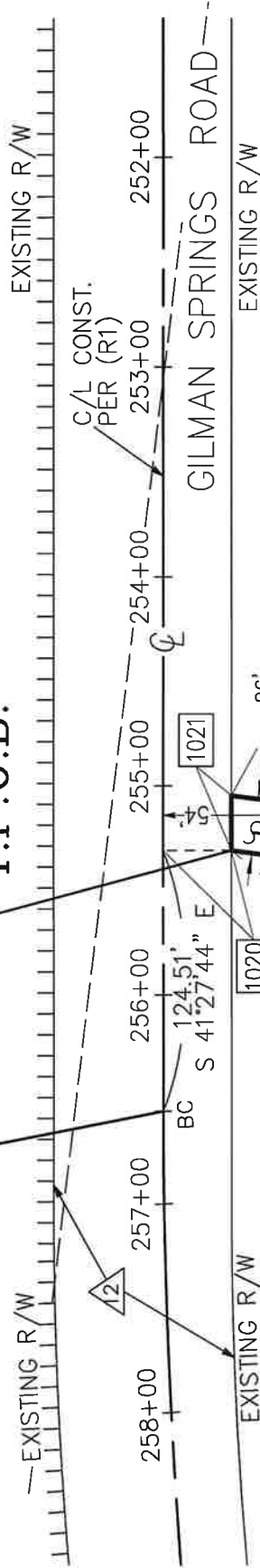
EXHIBIT "B"

0161-010E
DRAINAGE EASEMENT

P.O.C.

STA. 256+55.60 BC
C/L CONST.

T.P.O.B.



RIV. CO.
RW MAP 914-L

RS 12/53

PARCEL 1
DOC. NO. 2001-332416
REC. 07/18/2001, O.R.

BLK 8
MB 6/83

NOTES:

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

SEC. 36, T. 3 S., R. 2 W., RANCHO SAN JACINTO NUEVO

LINE DATA

1020	S 48°32'16" W	32.74'
1021	S 41°27'54" E	26.21'
1022	S 55°48'17" W	21.43'
1023	N 41°27'44" W	26.21'
1024	N 55°48'17" E	21.43'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-010E	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 80'	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: AP	
DATE: MARCH 2022	
SHEET 1 OF 1	

APPROVED BY: *Tori Kahlen* DATE: 3/2/2022

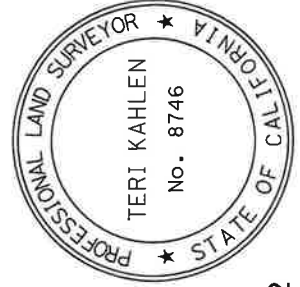


EXHIBIT "A"
LEGAL DESCRIPTION
SLOPE EASEMENT
0161-010F

THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID GILMAN SPRINGS ROAD AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 03°00'21", AN ARC DISTANCE OF 98.63 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 41°27'54" EAST, CONTINUING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID GILMAN SPRINGS ROAD, A DISTANCE OF 52.01 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 3,440 SQUARE FEET, 0.079 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:

Teri Kahlen

TERI KAHLEN, P.L.S. 8746

3/2/2022

DATED:



EXHIBIT "B"

RECORD DATA

12 R/W PER DEED
BOOK 544 PGS. 549-554
REC. 12/15/1926, O.R.

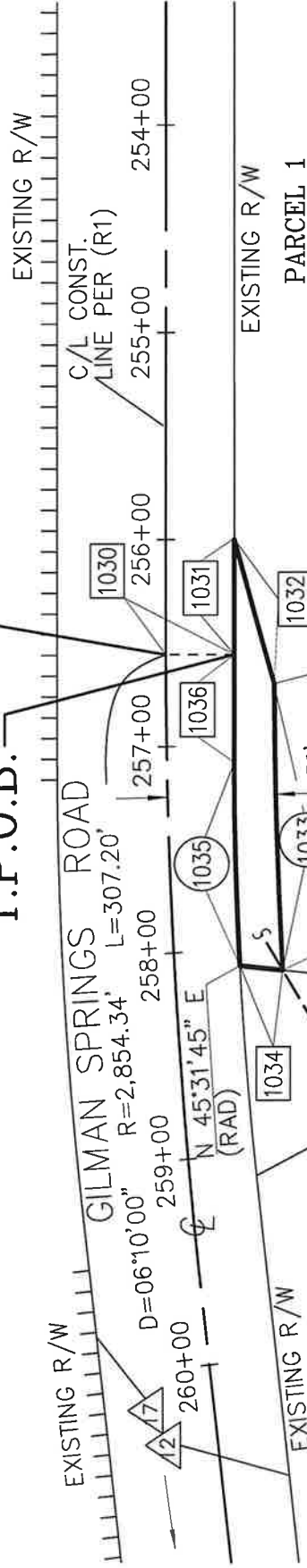
17 R/W PER PM 68/70-72

0161-010F
SLOPE EASEMENT

T.P.O.B.

P.O.C.

STA. 256+55.60 BC
C/L CONST. LINE



PARCEL
0161-010F
3,440 SQ. FT.
0.079 AC.

RIV. CO.
RW MAP 914-L

LINE DATA

1030	S	48°32'16"	W	32.75'
1031	S	41°27'54"	E	55.60'
1032	N	56°55'27"	W	72.36'
1034	N	54°39'58"	E	20.95'
1036	S	41°27'54"	E	52.01'

CURVE DATA

DELTA	RADIUS	LENGTH
1033	02°50'14"	2,802.34', 138.77'
1035	03°00'21"	1,879.94', 98.63'

NOTES:

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

SEC. 36, T. 3 S., R. 2 W., RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.:	0161-010F
WO No.:	C2-0161
SCALE:	1" = 80'
PREPARED BY:	AP
DATE:	MARCH 2022
SHEET	1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: GILMAN SPRINGS ROAD

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: *Teri Kahlen* DATE: 3/2/2022



EXHIBIT "A"
LEGAL DESCRIPTION
0161-010G
TEMPORARY CONSTRUCTION EASEMENT

THENCE NORTH 21°15'00" EAST, ALONG LAST SAID PARALLEL LINE, A DISTANCE OF 38.08 FEET TO SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD;

THENCE SOUTH 55°04'10" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 10.29 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 360 SQUARE FEET, 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:

Teri Kahlen
TERI KAHLEN, P.L.S. 8746

2/10/2021

DATED:



EXHIBIT "B"

RECORD DATA

7 PARCEL 0433-017A PER

DOC. NO. _____

REC. _____

12 R/W PER BOOK 544 PGS. 549-554 REC 12/15/1926

17 R/W PER PM 68 PGS. 70-72

LEGEND

||||| - RESTRICTED ACCESS

RIV. CO. RW MAP 914-L

APN 423-240-002

PARCEL 3

DOC. NO. 2001-332416

REC. 07/18/2001, O.R.

PARCEL MAP NO. 12,945
PM 68/70-72

NOTES:

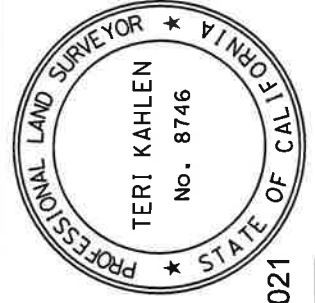
(R1) - RECORD OF SURVEY BK. 157, PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

LINE DATA

7	S 34°55'16" W	57.86'
16	N 55°04'10" W	28.18'
17	S 21°15'00" W	24.61'
18	S 34°55'50" W	13.09'
19	N 55°04'10" W	7.11'
20	N 21°15'00" E	38.08'
21	S 55°04'10" E	10.29'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400	
PCL No.: 0161-010G	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 80'	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: SP	
DATE: FEBRUARY, 2021	APPROVED BY: <i>Teri Kahlen</i> DATE: 2/10/2021
SHEET 1 OF 1	



SEC. 36, T. 3 S., R. 2 W., RANCHO SAN JACINTO NUEVO

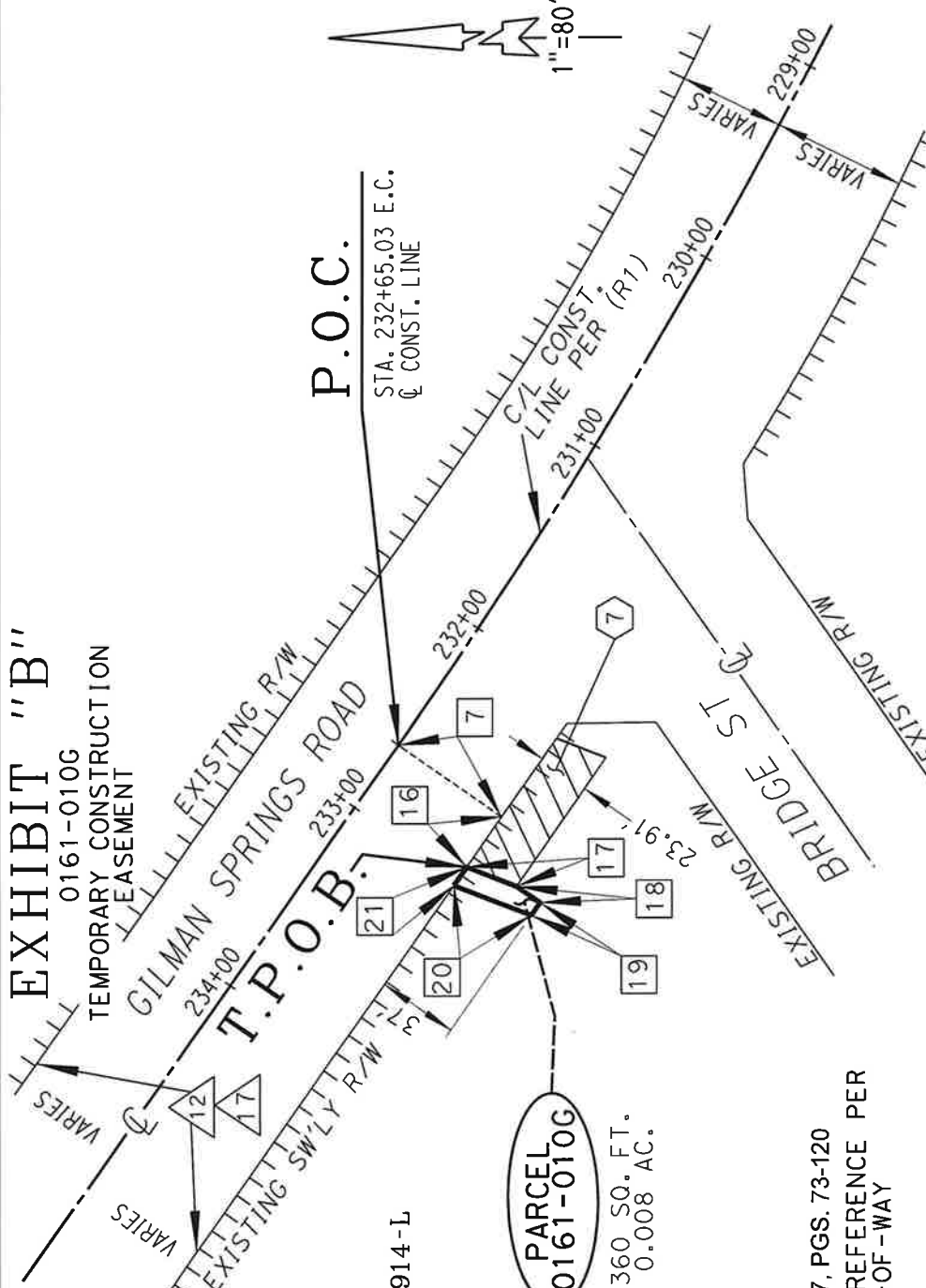


EXHIBIT "A"
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT
0161-010H

THENCE NORTH 41°27'54" WEST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 805 SQUARE FEET, 0.018 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:

Teri Kahlen

TERI KAHLEN, P.L.S. 8746

3/2/2022

DATED:



T.P.O.B.

EXHIBIT "B"

0161-010H
TEMPORARY CONSTRUCTION
EASEMENT

RECORD DATA

12 R/W PER DEED
BOOK 544 PGS. 549-554
REC. 12/15/1926, O.R.
17 R/W PER PM 68/70-72

P.O.C.

STA. 245+86.27 EC
C/L CONST.

EXISTING R/W

GILMAN SPRINGS ROAD

249+00 248+00 247+00 246+00
N 41°28'06" W 448.82'

SEE DETAIL "A"
ABOVE LEFT

NOTES:

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

LINE DATA

1000	S	48°31'54"	W	32.77'
1001	S	49°07'00"	W	17.24'
1002	N	41°28'06"	W	26.00'
1003	N	49°07'00"	E	17.24'
1005	N	41°27'54"	W	10.00'
1006	S	49°07'00"	W	27.24'
1007	S	41°28'06"	E	46.00'
1008	N	49°07'00"	E	27.24'
1009	N	41°27'54"	W	10.00'

PARCEL
0161-010H

805 SQ. FT.
0.018 AC.

PARCEL 1

DOC. NO. 2001-332416
REC. 07/18/2011, O.R.

RIV. CO.

RW MAP 914-L

SEC. 36, T. 3 S., R. 2 W., RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-010H	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 80'	
PREPARED BY: AP	
DATE: MARCH 2022	

SHEET 1 OF 1

DATE: 3/2/2022

APPROVED BY: Teri Kahlen

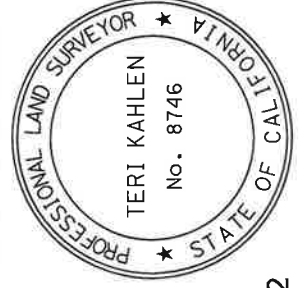


EXHIBIT "A"
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT
0161-010I

THENCE NORTH 41°27'54" WEST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID GILMAN SPRINGS ROAD, A DISTANCE OF 10.00 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 885 SQUARE FEET, 0.020 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:

Teri Kahlen

TERI KAHLLEN, P.L.S. 8746

3/2/2022

DATED:



EXHIBIT "B"

0161-0101
TEMPORARY CONSTRUCTION
EASEMENT

RECORD DATA

△12 R/W PER DEED
BOOK 544 PGS. 549-554
REC. 12/15/1926, O.R.
△17 R/W PER PM 68/70-72

PARCEL
0161-0101
885 SQ. FT.
0.020 AC.

P.O.C.

STA. 245+86.27 EC
C/L CONST.

EXISTING R/W

GILMAN SPRINGS ROAD

251+00 250+00 249+00
N 41°28'06" W 681.48'

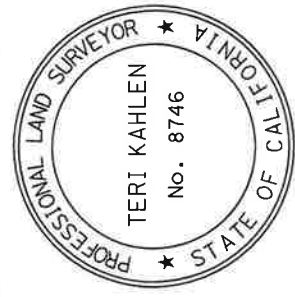
BLK 8
M.B. 6/83
PARCEL 1
DOC. NO. 2001-332416
REC. 07/18/2001, O.R.

AN EASEMENT FOR POLE LINES AND CONDUITS
IN FAVOR OF SOUTHERN SIERRAS POWER
COMPANY PER BOOK 824 PGS. 225-227
REC. 8/24/1929, O.R. (NO WIDTH GIVEN)

EXISTING R/W

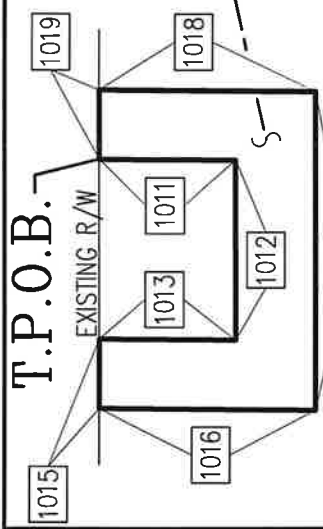
PARCEL
0161-0101
885 SQ. FT.
0.020 AC.

SEC. 36, T. 3 S., R. 2 W., RANCHO SAN JACINTO NUEVO



PCL No.: 0161-0101		COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION	
WO No.: C2-0161		PROJECT: GILMAN SPRINGS ROAD	
SCALE: 1" = 80'		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: AP		APPROVED BY: <i>Teri Kahlen</i> DATE: 3/2/2022	
DATE: MARCH 2022		SHEET 1 OF 1	

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400



T.P.O.B.

DETAIL "A"
N.T.S.

EXISTING R/W

C/L CONST.
PER (R1)

255+00 254+00 253+00 252+00

EXISTING R/W

RIV. CO. SEE DETAIL "A" ABOVE LEFT
RW MAP 914-L

NOTES:

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120
* RIGHT-OF-WAY DOCUMENT REFERENCE PER RIVERSIDE COUNTY RIGHT-OF-WAY MAP NO. 968-QQ

LINE DATA

1010	S 48°31'54" W	32.75'
1011	S 48°16'00" W	21.25'
1012	N 41°28'06" W	26.00'
1013	N 48°16'00" E	21.25'
1015	N 41°27'54" W	10.00'
1016	S 48°16'00" W	31.25'
1017	S 41°28'06" E	46.00'
1018	N 48°16'00" E	31.25'
1019	N 41°27'54" W	10.00'

EXHIBIT "A"
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT
0161-010J

THENCE NORTH 55°48'17" EAST, A DISTANCE OF 21.43 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 892 SQUARE FEET, 0.020 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:

Teri Kahlen

TERI KAHLEN, P.L.S. 8746

3/2/2022

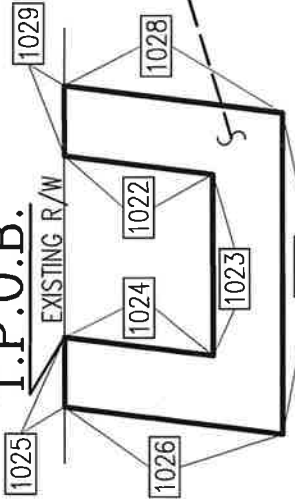
DATED:



T.P.O.B.

EXHIBIT "B"

0161-010J
TEMPORARY CONSTRUCTION EASEMENT
RECORD DATA



R/W PER DEED
BOOK 544 PGS. 549-554
REC. 12/15/1926, O.R.

P.O.C.

892 SQ. FT.
0.020 AC.

STA. 256+55.60 BC
C/L CONST.

T.P.O.B.

EXISTING R/W

DETAIL "A"
N.T.S.

AN EASEMENT FOR POLE LINES AND CONDUITS
IN FAVOR OF SOUTHERN SIERRAS POWER
COMPANY PER BOOK 824 PGS. 225-227
REC. 8/24/1929, O.R. (NO WIDTH GIVEN)
EXISTING R/W

C/L CONST.
PER (R1)

252+00

253+00

254+00

255+00

256+00

257+00

258+00

GILMAN SPRINGS ROAD

EXISTING R/W

EXISTING R/W

PARCEL 1

DOC. NO. 2001-332416
REC. 07/18/2001, O.R.

SEE DETAIL "A"
ABOVE LEFT

RIV. CO.
RW MAP 914-L

RS 12/53

PARCEL
0161-010J
892 SQ. FT.
0.020 AC.

NOTES:

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

BLK 8
MB 6/83

LINE DATA

1020	S 48°32'16" W	32.74'
1021	S 41°27'54" E	26.21'
1022	S 55°48'17" W	21.43'
1023	N 41°27'44" W	26.21'
1024	N 55°48'17" E	21.43'
1025	N 41°27'54" W	10.08'
1026	S 55°48'17" W	31.51'
1027	S 41°27'44" E	46.37'
1028	N 55°48'17" E	31.51'
1029	N 41°27'54" W	10.08'

SEC. 36, T. 3 S., R. 2 W., RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-010J	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 80'	
PREPARED BY: AP	
DATE: MARCH 2022	
SHEET 1 OF 1	

DATE: 3/12/2022

APPROVED BY: *Teri Kahlen*

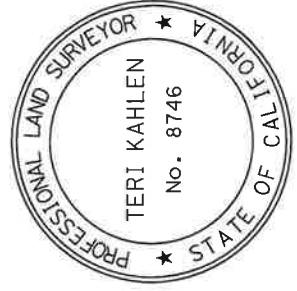


EXHIBIT "A"
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT
0161-010K

THENCE SOUTH 56°55'20" EAST, NON-TANGENT TO SAID CURVE, A DISTANCE OF 91.11 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID GILMAN SPRINGS ROAD;

THENCE NORTH 41°27'54" WEST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID GILMAN SPRINGS ROAD, A DISTANCE OF 18.77 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 1,106 SQUARE FEET, 0.025 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:

Teri Kahlen

TERI KAHLEN, P.L.S. 8746

3/2/2022

DATED:



RECORD DATA

R/W PER DEED
BOOK 544 PGS. 549-554
REC. 12/15/1926, O.R.

EXHIBIT "B"

0161-010K

TEMPORARY CONSTRUCTION EASEMENT

AN EASEMENT FOR POLE LINES AND CONDUITS
IN FAVOR OF SOUTHERN SIERRAS POWER
COMPANY PER BOOK 824 PGS. 225-227
REC. 8/24/1929, O.R. (NO WIDTH GIVEN)

P.O.C.

STA. 256+55.60 BC
C/L CONST.

T.P.O.B.

EXISTING R/W

GILMAN SPRINGS ROAD

D=06'10'00" R=2,854.34' L=307.20'

259+00

N 45°24'41" E

(RAD)

258+00

N 48°14'55" E

(RAD)

257+00

256+00

255+00

254+00

C/L CONST.
PER (R1)

EXISTING R/W

PARCEL 1

DOC. NO. 2001-332416

REC. 07/18/2001, O.R.

BLK 8

MB 6/83

O CURVE DATA

DELTA

RADIUS

LENGTH

1033 02°50'14" 2,802.34' 138.77'

1038 02°52'03" 2,797.34' 140.00'

LINE DATA

RS 12/53

1030 S 48°32'16" W 32.75'

1031 S 41°27'54" E 55.60'

1032 N 56°55'27" W 72.36'

1037 S 54°39'58" W 5.07'

1039 S 56°55'20" E 91.11'

1040 N 41°27'54" W 18.77'

N 45°23'41" E

(RAD)

NOTES:

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

SEC. 36, T. 3 S., R. 2 W., RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-010K

WO No.: C2-0161

SCALE: 1" = 80'

PREPARED BY: AP

DATE: MARCH 2022

SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

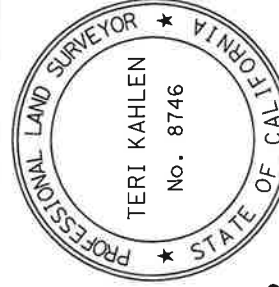
PROJECT: GILMAN SPRINGS ROAD

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:

Teri Kahlen

DATE: 3/2/2022



Parcel 0433-017A

GILMAN SPRINGS ROAD

PARCEL NO. 0433-017A

EXHIBIT "A"

AN EASEMENT FOR DRAINAGE PURPOSES, LYING IN A PORTION OF PARCEL 2, OF PARCEL MAP NUMBER 12,945, FILED IN BOOK 68, PAGES 70 THROUGH 72 INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, ALSO LYING IN THE RANCHO SAN JACINTO NUEVO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF GILMAN SPRINGS ROAD, SHOWN AS LOT "A" (33.528 METERS, 110.00 FEET WIDE) AND BRIDGE STREET, SHOWN AS LOT "B" (26.822 METERS, 88.00 FEET WIDE), AS SHOWN ON SAID PARCEL MAP NUMBER 12,945, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 426.688 METERS (1,399.89 FEET) AND A RADIAL BEARING OF S.33°36'57"W.;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID CENTERLINE OF GILMAN SPRINGS ROAD, THROUGH A CENTRAL ANGLE OF 01°19'17", A DISTANCE OF 9.841 METERS (32.29 FEET);

THENCE N. 55°03'46" W., A DISTANCE OF 24.239 METERS (79.52 FEET);

THENCE S. 24°56'14" W., PERPENDICULAR TO SAID CENTERLINE OF GILMAN SPRINGS ROAD, A DISTANCE OF 16.764 METERS (55.00 FEET) TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID GILMAN SPRINGS ROAD, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE S. 21°15'24" W., A DISTANCE OF 7.500 METERS (24.61 FEET) TO A POINT 7.287 METERS (23.91 FEET) SOUTHWESTERLY OF AND MEASURED AT RIGHT ANGLES TO SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD;;

THENCE N.55°03'46" W., PARALLEL WITH AND 7.287 METERS (23.91 FEET) SOUTHWESTERLY OF AND MEASURED AT RIGHT ANGLES TO SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 22.000 METERS (72.18 FEET);

THENCE N. 21°15'24" E., A DISTANCE OF 7.500 METERS (24.61 FEET) TO A POINT OF INTERSECTION WITH SAID SOUTHWESTERLY RIGHT-OF-WAY LINE;

THENCE S. 55°03'46" E., ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 22.000 METERS (72.18 FEET) TO THE TRUE POINT OF BEGINNING.

CONTAINING 160.319 SQUARE METERS (1,726 SQUARE FEET, OR 0.040 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 1.000077256 TO OBTAIN GROUND DISTANCES.

REFERENCE IS HEREBY MADE TO MAP 914-L ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, RIVERSIDE, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Mark S. Bernas

DATED: Aug 26, 1998



SECTION 36
(PROJECTED)
T. 35, R. 24W.

EXHIBIT "B"

SECTION 36
(PROJECTED)
T.35S., R.2W.

RANCHO SAN JACINTO NUEVO

Parcel 0433-017A
160.319 SQ. METERS
1,726 SQ. FT.
0.040 AC.

LOT "A"

SPRINGS ROAD

P.O.C.

S 33-36-57 W (R)
426.688 R.

T.P.O.B.

N 55-03-46 W
24.239
16.764
S 24-56-14 W

N 55-03-46 W
16.764
33.528
16.764

N 55-03-46 W

① 7.500 - S 21-15-24 W
② 22.000 - N 55-03-46 W
③ 7.500 - N 21-15-24 E
④ 22.000 - S 55-03-46 E

APN 423-240-002

PM 68/70-72
POR. POL. 2

STREET
(N 55-05-10 E)

BRIDGE
(N 55-05-10 E)

LOT "B"

LOT "C"

① 01-19-17
R = 426.688
L = 9.841

SECTION 36
(PROJECTED)
T.35S., R.2W.

ALL DISTANCES ARE IN METERS.
ALL DISTANCES SHOWN ARE GRID
DISTANCES UNLESS SPECIFIED

- ① 7.500 - S 21-15-24 W
- ② 22.000 - N 55-03-46 W
- ③ 7.500 - N 21-15-24 E
- ④ 22.000 - S 55-03-46 E

APN 423-240-002

PM 68-70-72
FOR POL 2

A
 Δ = 01-19-17
 R = 426.688
 L = 9.841

SECTION 36
(PROJECTED)
T. 35., R. 2W.

ALL DISTANCES ARE IN METERS.
ALL DISTANCES SHOWN ARE GRID
DISTANCES UNLESS SPECIFIED
OTHERWISE. GROUND DISTANCES
MAY BE OBTAINED BY MULTIPLYING
GRID DISTANCES BY A COMBINATION
FACTOR OF 1.000077256.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: **GILMAN SPRINGS ROAD**

THIS PLAT IS AN AID IN LOCATING THE PARCELS DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

APPROVED BY: Mark S. Berner DATE: 8-26-91

PAR. NO.: 0433-017A

PREPARED BY: DDD/AEC

SCALE: N.T.S.

W.O. NO. : A2-0433

DATE: AUGUST, 1998

SHEET 1 OF 1 SHEET

Parcel 0161-011

EXHIBIT "A"
LEGAL DESCRIPTION
0161-011A
DRAINAGE EASEMENT

PARCEL CONTAINS 1,031 SQUARE FEET, OR 0.024 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:

Teri Kahlen

TERI KAHLEN, P.L.S. 8746

3/2/2022

DATED:



EXHIBIT "B"

0161-011A

DRAINAGE EASEMENT

SEC. 26

T.3S., R.2W.

APN 423-230-005

DOC. NO. 2008-0055459, O.R.

REC. 02/04/2008

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120
* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

T.P.O.B.

PARCEL
0161-011A

1,031 SQ. FT.
0.024 AC.

R/W RECORD DATA

60' WIDE R/W PER

BOOK 544 PGS. 549-554, O.R.

REC 12/15/1926

EASEMENT RECORD DATA

10' WIDE EASEMENT IN FAVOR

OF SOUTHERN CALIF GAS CO.

PER BOOK 3868 PG. 575, O.R.

REC 12/04/1964

RIV. CO.

RW MAP 914-L

P.O.C.

STA. 259+62.80 EC

Q CONST. LINE

SEC. 25

T.3S., R.2W.

EXISTING R/W

C/L CONST
LINE PER (R1)

259+00

SEC. 26

SEC. 35

SEC. 26, T.3 S., R.2 W. RANCHO SAN JACINTO NUEVO

LINE DATA

2060	N 42° 37' 44" W	209.54'
2061	S 42° 22' 16" W	32.59'
2063	S 47° 37' 21" E	17.02'
2064	S 47° 37' 21" E	28.33'
2385	S 33° 35' 40" W	36.83'
2066	N 47° 37' 44" W	28.33'
2386	N 33° 35' 40" E	36.84'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.:	0161-011A
WO No.:	C2-0161
SCALE:	1" = 60'
PREPARED BY:	NB
DATE:	MARCH 2022
SHEET	1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: GILMAN SPRINGS ROAD

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: *Teri Kahlen*

DATE: 3/2/2022

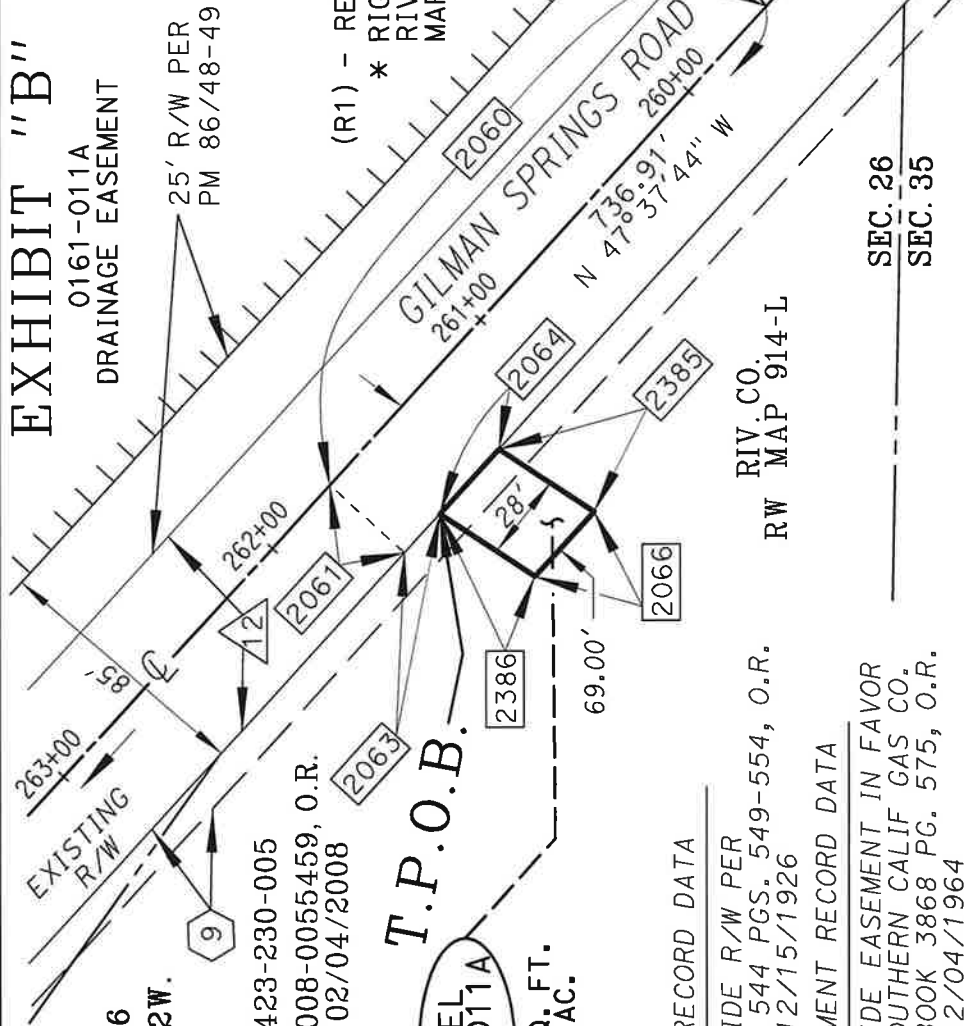


EXHIBIT "A"
LEGAL DESCRIPTION
0161-011B
DRAINAGE EASEMENT

THENCE NORTH 32°13'19" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 22.94 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 642 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:

Teri Kahlen

TERI KAHLEN, P.L.S. 8746

3/2/2022

DATED:



EXHIBIT "B"

0161-011B

DRAINAGE EASEMENT

RIV. CO.
RW MAP 914-L

R/W RECORD DATA

60' WIDE R/W PER BOOK
544 PGS. 549-554, O.R.
REC 12/15/1926

EASEMENT RECORD DATA

10' WIDE EASEMENT IN FAVOR
OF SOUTHERN CAL GAS COMPANY
PER BOOK 3868 PG. 575, O.R.
REC 12/4/1964

PARCEL 0310-012A PER
DOC. NO. 2005-0917872, O.R.
REC. 11/04/2005

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120 REC. 02/04/2008

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

□ LINE DATA

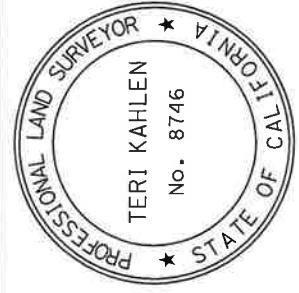
2025	S 42° 21' 58" W	32.40'
2027	S 47° 37' 21" E	99.25'
2028	S 47° 37' 21" E	28.45'
2029	S 32° 13' 19" W	22.94'
2030	N 47° 38' 02" W	28.44'
2031	N 32° 13' 19" E	22.94'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-011B	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 50'	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: KC	
DATE: MARCH 2022	

SHEET 1 OF 1

APPROVED BY: *Teri Kahlen* DATE: 3/2/2022



P.O.C.
STA. 266+99.71
ANGLE PT.
C/L CONST. LINE

25' R/W DEDICATED, ACCEPTED, &
COUNTY MAINTAINED PER PM 86/48-49
EXISTING R/W

GILMAN SPRINGS ROAD C/L CONST.
LINE PER (R1)
N 47° 38' 02" W 686.49'

PARCEL
0161-011B

642 SQ. FT.
0.015 AC.

APN 423-230-002

DOC. NO. 2008-0055459, O.R.

REC. 02/04/2008

SEC. 26, T. 3 S., R. 2 W. S.B.M.

EXHIBIT "A"
LEGAL DESCRIPTION
0161-011C
DRAINAGE EASEMENT

THENCE NORTH 47°38'02" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 38.01 FEET;

THENCE NORTH 43°41'17" EAST, LEAVING SAID PARALLEL LINE, A DISTANCE OF 37.33 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL 0310-011A;

THENCE SOUTH 47°37'21" EAST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 29.70 FEET TO THE SOUTHERLY CORNER THEREOF;

THENCE NORTH 42°22'39" EAST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 7.38 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 1,480 SQUARE FEET, OR 0.034 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:

Teri Kahlen

TERI KAHLLEN, P.L.S. 8746

3/2/2022

DATED:



EXHIBIT "B"

0161-011C

DRAINAGE EASEMENT

P.O.C.

STA. 280+58.77 BC
C CONST. LINE

R/W RECORD DATA

60' WIDE R/W PER BOOK
544 PGS. 549-554
REC 12/15/1926, O.R.

RIV. CO.

RW MAP 914-L

EASEMENT RECORD DATA

10' WIDE EASEMENT IN FAVOR OF
SOUTHERN CAL GAS COMPANY PER
BOOK 3868 PG. 575
REC 12/4/1964, O.R.

PARCEL 0310-011A PER
DOC. NO. 2003-102763
REC. 02/13/2003, O.R.

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

APN 423-190-009

PARCEL B
DOC. NO. 2003-775971
REC. 10/02/2003, O.R.

APN 423-230-001

PARCEL
0161-011C

1,480 SQ. FT.
0.034 AC.

APN 423-230-002
DOC. NO. 2008-0055459
REC. 02/04/2008, O.R.

SEC. 26, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO

□ LINE DATA

2003	S 42°21'58" W	32.30'
2004	N 42°22'39" E	7.38'
2006	S 47°37'21" E	29.70'
2007	S 47°37'21" E	37.73'
2008	S 47°37'21" E	8.48'
2009	S 43°41'17" W	44.71'
2010	N 47°38'02" W	38.01'
2011	N 43°41'17" E	37.33'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.:	0161-011C
WO No.:	C2-0161
SCALE:	1" = 50'
PREPARED BY:	SP
DATE:	MARCH 2022

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: GILMAN SPRINGS ROAD

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: *Teri Kahlen* DATE: 3/2/2022

SHEET 1 OF 1

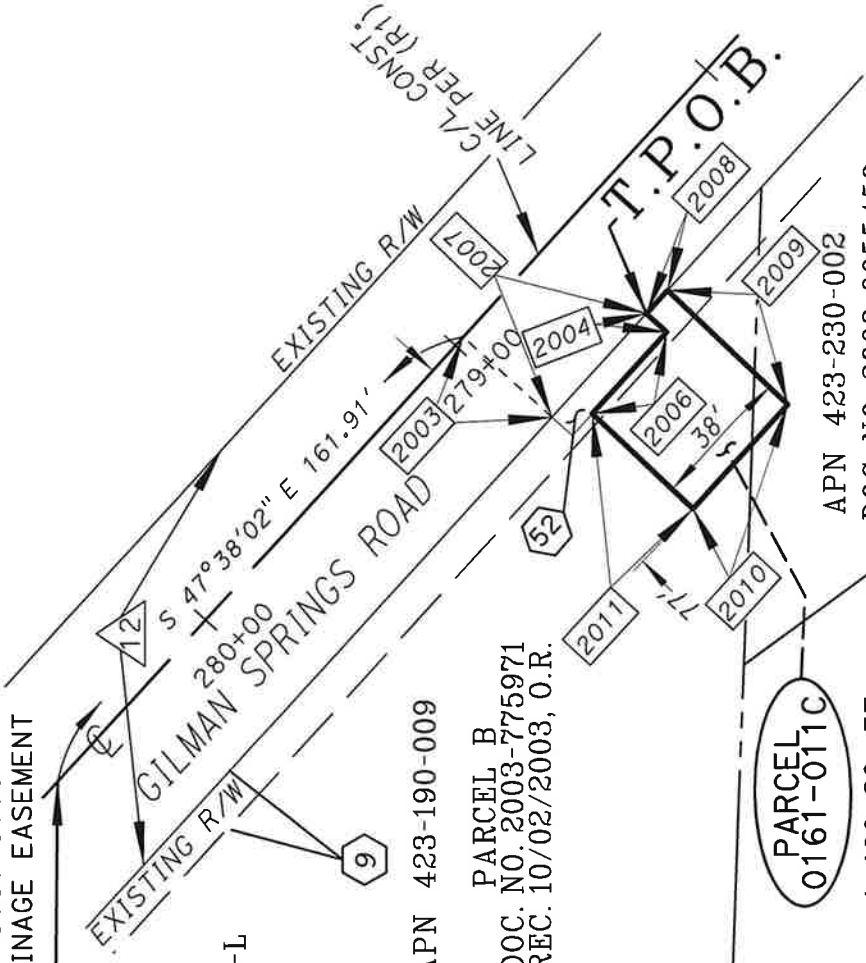
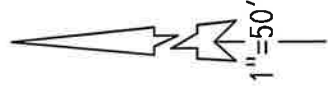
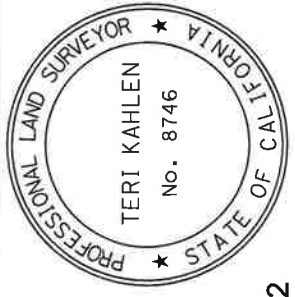


EXHIBIT "A"
LEGAL DESCRIPTION
0161-011D
DRAINAGE EASEMENT

BEING A PORTION WITHIN PARCEL B AS DESCRIBED BY THE GRANT DEED RECORDED OCTOBER 02, 2003 AS DOCUMENT NUMBER 2003-775971, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 2 WEST, RANCHO SAN JACINTO NUEVO, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD SHOWN AS "STA 286+91.06 BC C/L CONST." AS SHOWN BY MAP ON FILE IN BOOK 157 OF RECORDS OF SURVEY, PAGES 73 THROUGH 120, INCLUSIVE, RECORDS OF SAID COUNTY;

THENCE SOUTH 35°32'34" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 59.23 FEET

THENCE SOUTH 54°27'26" WEST, LEAVING SAID CENTERLINE, A DISTANCE OF 32.33 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD AS DESCRIBED BY THE DOCUMENT RECORDED DECEMBER 15, 1926 IN BOOK 544, PAGES 549 THROUGH 554, INCLUSIVE, OFFICIAL RECORDS OF SAID COUNTY, BOTH AS SHOWN ON SAID RECORD OF SURVEY, AND **THE TRUE POINT OF BEGINNING**;

THENCE SOUTH 35°33'26" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-LINE OF GILMAN SPRINGS ROAD, A DISTANCE OF 37.81 FEET;

THENCE SOUTH 36°39'09" WEST, LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD, A DISTANCE OF 44.83 FEET TO A LINE PARALLEL WITH AND DISTANT 75.00 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD;

THENCE NORTH 35°32'34" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 37.81 FEET;

THENCE NORTH 36°39'09" EAST, LEAVING SAID PARALLEL LINE, A DISTANCE OF 44.82 FEET TO **THE TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 1614 SQUARE FEET, OR 0.037 ACRES MORE OR LESS.

EXHIBIT "B"

0161-011D

DRAINAGE EASEMENT

P.O.C.

PARCEL B

DOC NO.
2003-775971 O.R.

10/02/2003

R/W RECORD DATA

60' WIDE R/W PER
BOOK 544 PGS. 549-554, O.R.
REC 12/15/1926

EASEMENT RECORD DATA

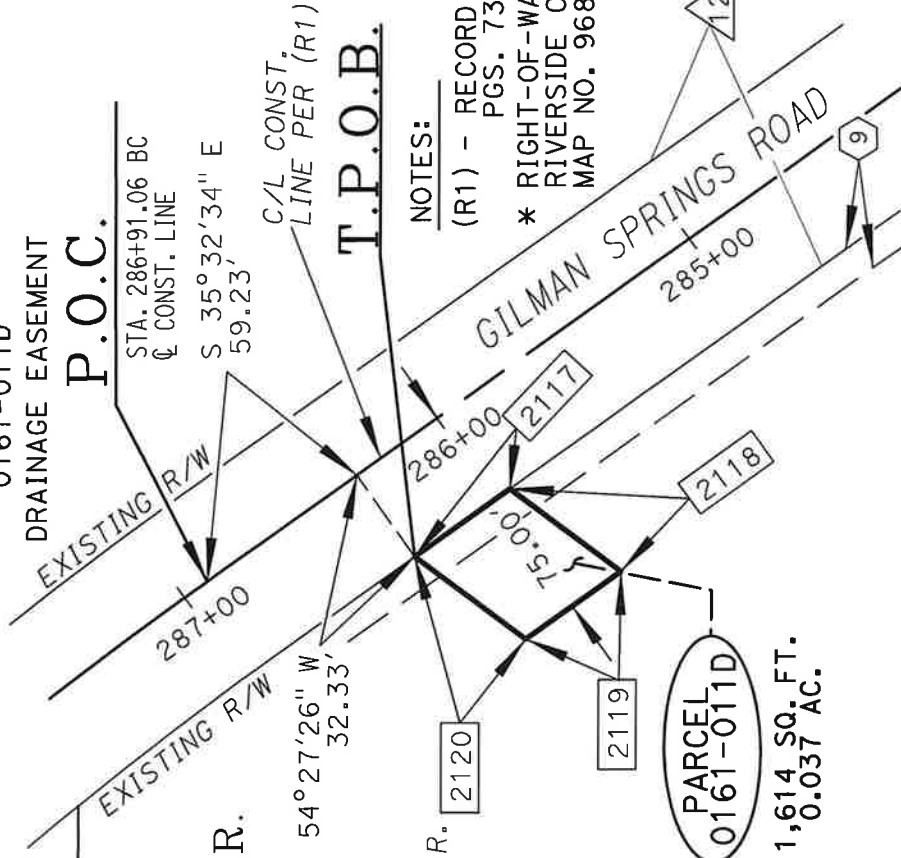
10' WIDE EASEMENT IN FAVOR
OF SOUTHERN CAL GAS COMPANY
PER BOOK 3868 PG. 575, O.R.
REC 12/4/1964

RIV. CO. RW MAP 914-L

APN 423-190-009

☐ LINE DATA

2117	S 35° 33' 26" E	37.81'
2118	S 36° 39' 09" W	44.83'
2119	N 35° 32' 34" W	37.81'
2120	N 36° 39' 09" E	44.82'



NOTES:

(R1) - RECORD OF SURVEY BK. 157

PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

SEC. 26, T. 3 S., R. 2 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 1.000073400

PCL No.: 0161-011D
COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

WO No.: C2-0161
PROJECT: GILMAN SPRINGS ROAD

SCALE: 1" = 60'

PREPARED BY: SP
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: MARCH 2022

SHEET 1 OF 1

APPROVED BY: *Teri Kahlen* DATE: 3/2/2022

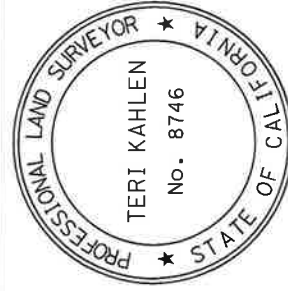


EXHIBIT "A"
LEGAL DESCRIPTION
0161-011E
DRAINAGE EASEMENT

THENCE NORTH 05°56'33" EAST, LEAVING SAID PARALLEL LINE, A DISTANCE OF 83.59 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL 0310-010B;

THENCE SOUTH 46°23'21" EAST, ALONG SAID SOUTHWESTERLY LINE OF SAID PARCEL 0310-010B, A DISTANCE OF 18.13 FEET;

THENCE NORTH 43°36'39" EAST, LEAVING SAID SOUTHEASTERLY LINE, A DISTANCE OF 22.97 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 7,487 SQUARE FEET, OR 0.172 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND THE DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:

Teri Kahlen

TERI KAHLEN, P.L.S. 8746

3/2/2022

DATED:



EXHIBIT "B"

0161-011E

DRAINAGE EASEMENT

T.P.O.B.

PARCEL "A"
DOC. NO. 2003-775971
REC. 10/02/2003, O.R.
APN 423-190-005

R/W RECORD DATA

60' WIDE R/W PER DEED
BOOK 544 PGS. 549-554
REC 12/15/1926, O.R.

EASEMENT RECORD DATA

10' WIDE EASEMENT IN
FAVOR OF SOUTHERN
CALIF. GAS CO. PER
BOOK 3868, PAGE 575
REC 12/4/1964, O.R.

PARCEL 0310-010B PER
DOC. NO. 2003-170975
REC. 03/11/2003, O.R.

APN 423-190-009

PARCEL
0161-011E

7,487 SQ. FT.
0.172 AC.

RIV. CO. RW MAP 914-L

NOTES:

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

SEC. 26, T. 3 S., R. 2 W.
RANCHO SAN JACINTO NUEVO

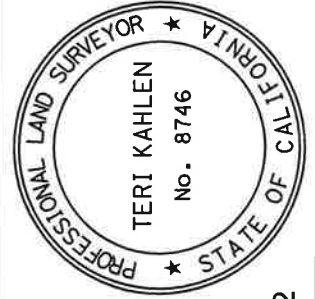
□ LINE DATA

2121	S 43°36'02" W	31.85'
2122	S 46°23'21" E	49.49'
2123	S 46°23'21" E	55.10'
2124	S 05°56'33" W	112.58'
2125	N 46°23'58" W	90.95'
2126	N 05°56'33" E	83.59'
2127	S 46°23'21" E	18.13'
2128	N 43°36'39" E	22.97'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-011E	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 60'	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: SP	
DATE: MARCH 2022	
SHEET 1 OF 1	

APPROVED BY: *Teri Kahlen* DATE: 3/2/2022



C/L CONST.
LINE PER (R1)

P.O.C.

STA. 289+39.73 EC
C CONST. LINE

EXISTING R/W
654.50'
294+00
GILMAN SPRINGS ROAD
EXISTING R/W

N 46°23'58" W
295+00
121+00

T.P.O.B.

0161-011E

DRAINAGE EASEMENT

PARCEL "A"
DOC. NO. 2003-775971
REC. 10/02/2003, O.R.
APN 423-190-005

R/W RECORD DATA

60' WIDE R/W PER DEED
BOOK 544 PGS. 549-554
REC 12/15/1926, O.R.

EASEMENT RECORD DATA

10' WIDE EASEMENT IN
FAVOR OF SOUTHERN
CALIF. GAS CO. PER
BOOK 3868, PAGE 575
REC 12/4/1964, O.R.

PARCEL 0310-010B PER
DOC. NO. 2003-170975
REC. 03/11/2003, O.R.

APN 423-190-009

PARCEL
0161-011E

7,487 SQ. FT.
0.172 AC.

RIV. CO. RW MAP 914-L

NOTES:

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

SEC. 26, T. 3 S., R. 2 W.
RANCHO SAN JACINTO NUEVO

□ LINE DATA

2121	S 43°36'02" W	31.85'
2122	S 46°23'21" E	49.49'
2123	S 46°23'21" E	55.10'
2124	S 05°56'33" W	112.58'
2125	N 46°23'58" W	90.95'
2126	N 05°56'33" E	83.59'
2127	S 46°23'21" E	18.13'
2128	N 43°36'39" E	22.97'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-011E	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 60'	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: SP	
DATE: MARCH 2022	
SHEET 1 OF 1	

APPROVED BY: *Teri Kahlen* DATE: 3/2/2022

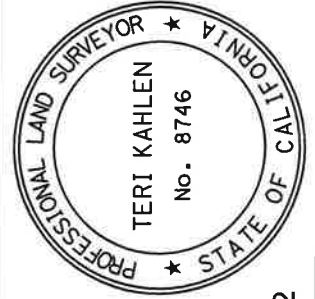


EXHIBIT "A"
LEGAL DESCRIPTION
0161-011G
SLOPE EASEMENT

SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS, ALSO BEING THE WESTERLY LINE OF SAID "PARCEL 0310-013A";

THENCE NON-TANGENT FROM SAID CURVE, NORTH 20°43'37" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 8.48 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 1,212 SQUARE FEET, OR 0.028 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:


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

3/02/2022

DATED:



EXHIBIT "B"

0161-011G
C/L CONST. 261+00
N 47°37'44" W
736.91' ±
PER COUNTY 86/A8-A9
ACCEPTED, MAINTAINED
25' R/W & DEDICATED,

P.O.C.

STA. 259+62.80 EC
C. CONST. LINE

○ CURVE DATA

DELTA	RADIUS	LENGTH
00°02'49"	1,879.94'	1.54'
00°12'26"	1,866.82'	6.76'
01°13'10"	2,801.34'	59.62'

SEC. 25

T.3S., R.2W.

SEC. 36
T.3S., R.2W.

T.P.O.B.

SEC. 26 & 35, T.3 S., R.2 W.
RANCHO SAN JACINTO NUEVO



APN 423-230-005

DOC. NO. 2008-0055459, O.R.
REC. 02/04/2008

SD MB 15/715

PARCEL
0161-011G
1,212 SQ. FT.
0.028 AC.

SEC. 26 T.3S., R.2W.
SEC. 35 T.3S., R.2W.

RIV. CO.
RW MAP 914-L

APN 423-230-018

PARCEL 4

DOC. NO. 2002-123397
REC. 03/11/2002

NOTE: SEE SHEET 2 FOR RECORD
INFORMATION AND OTHER CITATIONS

□ LINE DATA

2012	S	42°22'16"	W	32.62'
2013	S	47°37'21"	E	49.74'
2014	S	20°43'37"	W	14.13'
2015	N	47°37'21"	W	156.93'
2016	S	42°22'05"	W	7.28'
2017	S	47°37'44"	E	107.19'
2018	N	20°43'37"	E	8.48'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-011G
COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

WO No.: C2-0161
PROJECT: GILMAN SPRINGS ROAD

SCALE: 1" = 60'
PREPARED BY: NB
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: MARCH, 2022

APPROVED BY: *Timothy F. Rayburn* DATE: 3/02/2022

SHEET 1 OF 2

EXHIBIT "B"

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120 0161-011G

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

R/W RECORD DATA

12 60' WIDE R/W PER
BOOK 544 PGS. 549-554, O.R.
REC 12/15/1926

23 R/W PER PARCEL 0310-013A,
DOC. NO. 2001-133681, O.R.
REC 3/30/2001

EASEMENT RECORD DATA

9 10' WIDE EASEMENT
BOOK 3868 PG. 575, O.R.
REC 12/04/1964

10 PARCEL 0310-013B SLOPE ESMT
PER DOC. NO. 2001-133680, O.R.
REC 3/30/2001

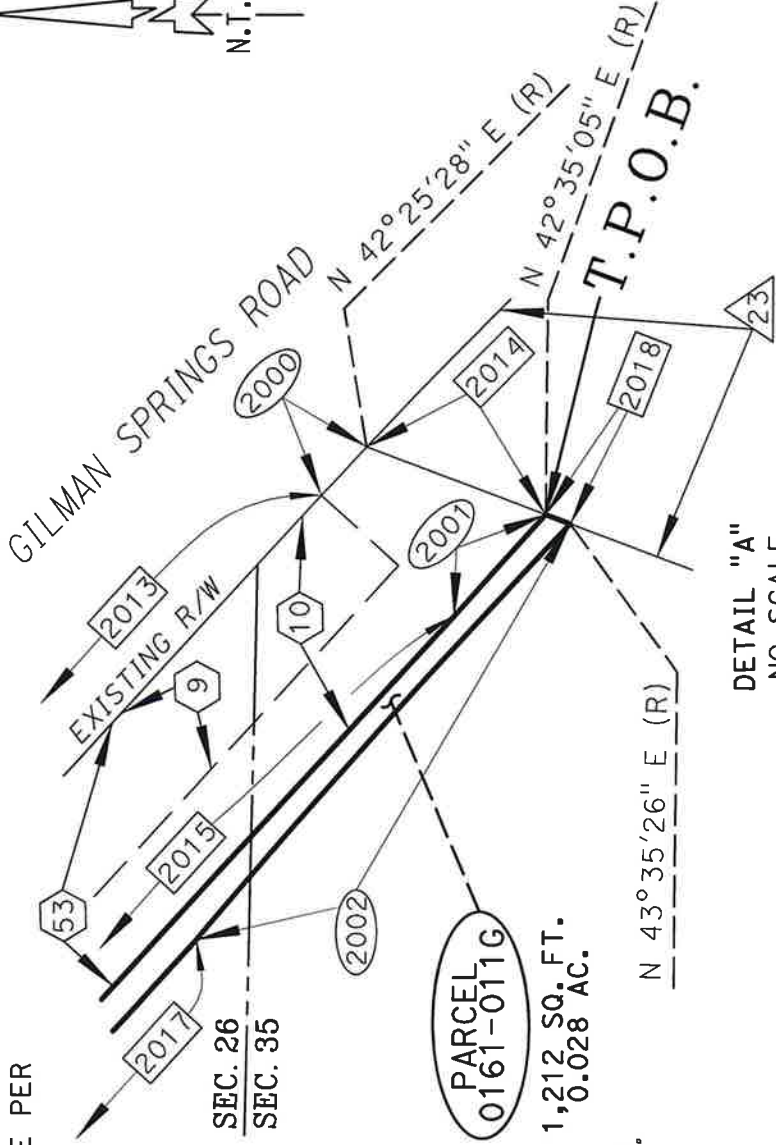
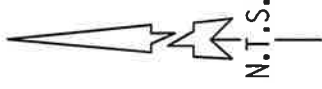
53 PARCEL 0310-012B SLOPE ESMT
PER DOC. NO. 2005-0917872, O.R.
REC 11/04/2005

CURVE DATA

DELTA	RADIUS	LENGTH
2000 00°02'49"	1,879.94'	1.54'
2001 00°12'26"	1,866.82'	6.76'
2002 01°13'10"	2,801.34'	59.62'

LINE DATA

2013	S 47°37'21" E	49.74'
2014	S 20°43'37" W	14.13'
2015	N 47°37'21" W	156.93'
2017	S 47°37'44" E	107.19'
2018	N 20°43'37" E	8.48'



DETAIL "A"
NO SCALE

NOTE: SEE SHEET 1 FOR
MORE PARCEL MAPPING
INFORMATION

SEC. 26 & 35, T. 3 S., R. 2 W.
RANCHO SAN JACINTO NUEVO



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400	
PCL No.: 0161-011G	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 60'	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: NB	
DATE: MARCH, 2022	
SHEET 2 OF 2	

DATE: 3/02/2022

APPROVED BY: *Timothy F. Rayburn*

EXHIBIT "A"
LEGAL DESCRIPTION
0161-011H
SLOPE EASEMENT

BEING A PORTION OF THE LAND AS DESCRIBED BY THE GRANT DEED RECORDED FEBRUARY 04, 2008 AS DOCUMENT NUMBER 2008-0055459, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST QUARTER ONE-QUARTER (SE 1/4) OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 2 WEST, RANCHO SAN JACINTO NUEVO, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD SHOWN AS "STA 259+62.80 EC C/L CONST." AS SHOWN BY MAP ON FILE IN BOOK 157 OF RECORDS OF SURVEY, PAGES 73 THROUGH 120, INCLUSIVE, RECORDS OF SAID COUNTY;

THENCE NORTH 47°37'44" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 209.54 FEET

THENCE SOUTH 42°22'16" WEST, LEAVING SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD, A DISTANCE OF 32.59 FEET TO THE NORTHERLY CORNER OF PARCEL 0310-012B, RECORDED NOVEMBER 4, 2005 AS DOCUMENT NUMBER 2005-0917872, OFFICIAL RECORDS OF SAID COUNTY, SAID CORNER BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD AS DESCRIBED BY THE DOCUMENT RECORDED DECEMBER 15, 1926 IN DEED BOOK 544, PAGES 549 THROUGH 554, INCLUSIVE, RECORDS OF THE RECORDER OF SAID COUNTY, BOTH AS SHOWN ON SAID RECORD OF SURVEY, AND THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 42°22'39" WEST, ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 0310-012B, A DISTANCE OF 7.41 FEET TO A LINE PARALLEL WITH AND DISTANT 40.00 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD;

THENCE NORTH 47°37'44" WEST, LEAVING SAID NORTHWESTERLY LINE AND ALONG SAID PARALLEL LINE, A DISTANCE OF 217.65 FEET

THENCE NORTH 42°22'05" EAST, LEAVING SAID PARALLEL LINE, A DISTANCE OF 7.43 FEET TO SAID SOUTHWESTERLY RIGHT OF WAY LINE;

THENCE SOUTH 47°37'21" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 217.66 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 1615 SQUARE FEET, OR 0.037 ACRES MORE OR LESS.

EXHIBIT "B"

0161-011H

RW PER PM 86/48-49

RIV. CO. RW MAP 914-L

R/W RECORD DATA

60' WIDE R/W PER DEED
BOOK 544 PGS. 549-554
REC 12/15/1926

EASEMENT RECORD DATA

10' WIDE EASEMENT
IN FAVOR OF SO. CAL GAS
PER BOOK 3868, PAGE 575
REC 12/4/1964

PARCEL 0310-012B PER
DOC. NO. 2005-0917872, O.R.
REC. 11/04/2005

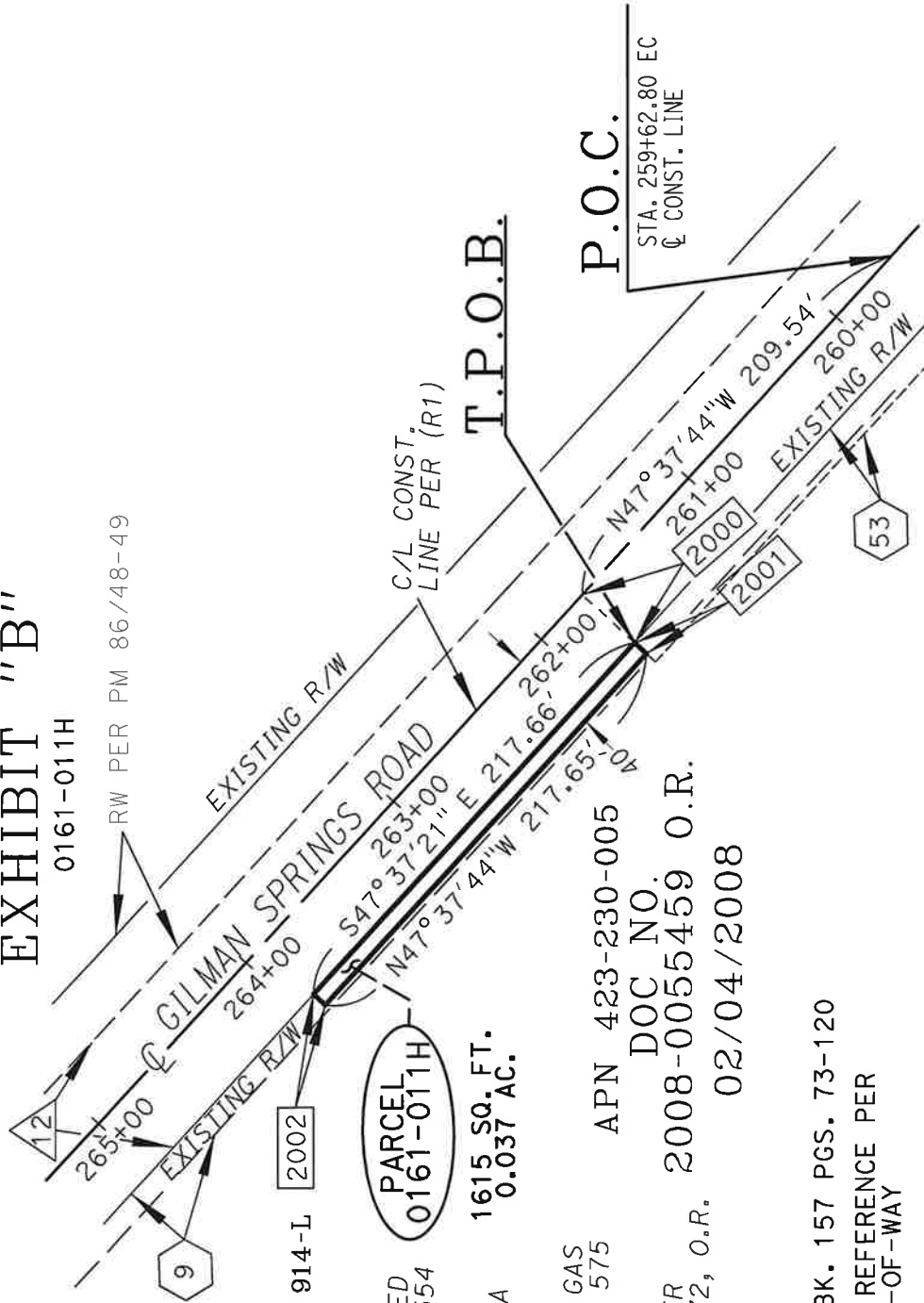
NOTES:

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

LINE DATA

2000	S 42°22'16" W	32.59'
2001	S 42°22'39" W	7.41'
2002	N 42°22'05" E	7.43'



SEC. 26, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-011H	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 80'	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: SP	
DATE: MARCH 2022	
SHEET 1 OF 1	

APPROVED BY: *Tori Kahlen* DATE: 3/2/2022

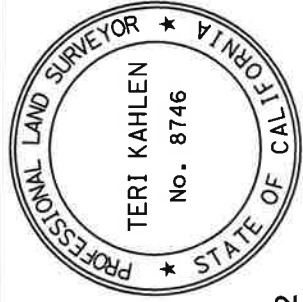


EXHIBIT "A"
LEGAL DESCRIPTION
0161-0111
SLOPE EASEMENT

BEING A PORTION OF THE LAND DESCRIBED BY GRANT DEED RECORDED FEBRUARY 4, 2008 AS DOCUMENT NUMBER 2008-0055459, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD SHOWN AS "STA 266+99.71 ANGLE PT. C/L CONST." AS SHOWN BY MAP ON FILE IN BOOK 157 OF RECORDS OF SURVEY, PAGES 73 THROUGH 120, INCLUSIVE, RECORDS OF SAID COUNTY;

THENCE SOUTH 47°37'44" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 35.30 FEET;

THENCE SOUTH 42°22'16" WEST, LEAVING SAID CENTERLINE, A DISTANCE OF 32.54 FEET TO THE **TRUE POINT OF BEGINNING** AND THE EASTERLY CORNER OF PARCEL 0310-012A AS DESCRIBED BY EASEMENT DEED RECORDED NOVEMBER 4, 2005, AS DOCUMENT NUMBER 2005-0917872, OFFICIAL RECORDS OF SAID COUNTY, SAID CORNER BEING A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD AS DESCRIBED BY THE DOCUMENT RECORDED DECEMBER 15, 1926 IN BOOK 544, PAGES 549 THROUGH 554, INCLUSIVE, OFFICIAL RECORDS OF SAID COUNTY, BOTH AS SHOWN ON SAID RECORD OF SURVEY;

THENCE SOUTH 42°22'39" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 0310-012A, A DISTANCE OF 5.74 FEET TO THE SOUTHERLY CORNER THEREOF;

THENCE SOUTH 47°37'21" EAST, ALONG THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID PARCEL 0310-012A, A DISTANCE OF 59.41 FEET;

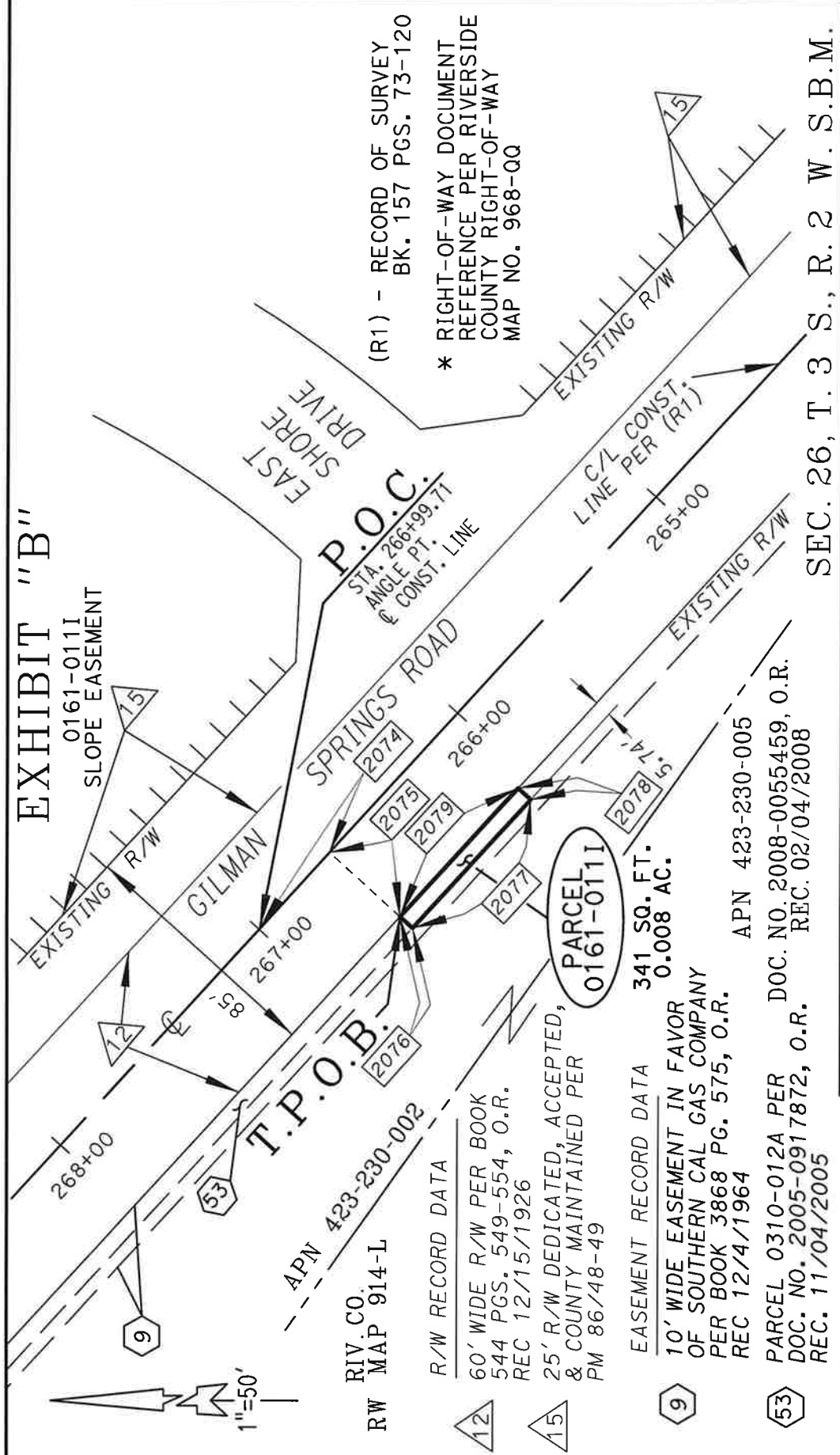
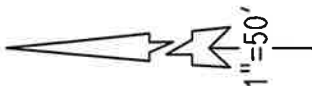
THENCE NORTH 42°22'16" EAST, LEAVING SAID SOUTHEASTERLY PROLONGATION LINE, A DISTANCE OF 5.74 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID GILMAN SPRINGS ROAD;

THENCE NORTH 47°37'21" WEST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 59.41 FEET TO THE **TRUE POINT OF BEGINNING**;

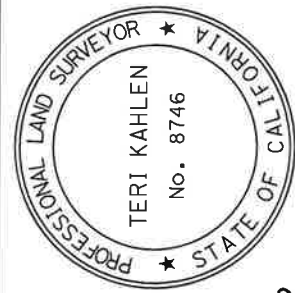
PARCEL CONTAINS 341 SQUARE FEET, OR 0.008 ACRES MORE OR LESS.

EXHIBIT "B"

0161-0111
SLOPE EASEMENT



(R1) - RECORD OF SURVEY
BK. 157 PGS. 73-120
* RIGHT-OF-WAY DOCUMENT
REFERENCE PER RIVERSIDE
COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-0111	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 50'	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: KC	
DATE: MARCH 2022	
SHEET 1 OF 1	APPROVED BY: <i>Teri Kahlen</i> DATE: 3/2/2022

LINE DATA

2074	S 47° 37' 44" E	35.30'
2075	S 42° 22' 16" W	32.54'
2076	N 42° 22' 39" E	5.74'
2077	S 47° 37' 21" E	59.41'
2078	N 42° 22' 16" E	5.74'
2079	N 47° 37' 21" W	59.41'

EXHIBIT "A"
LEGAL DESCRIPTION
0161-011J
SLOPE EASEMENT

THENCE SOUTH 42°21'58" WEST, LEAVING SAID PARALLEL LINE, A DISTANCE OF 2.00 FEET TO A LINE PARALLEL WITH AND DISTANT 43.00 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD HAVING A BEARING AND DISTANCE OF "N 47°38'02" W 1359.05 FEET", AS SHOWN ON SAID RECORD OF SURVEY;

THENCE NORTH 47°38'02" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 466.61 FEET;

THENCE NORTH 32°13'19" EAST, LEAVING SAID PARALLEL LINE, A DISTANCE OF 4.91 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL 0310-012A;

THENCE SOUTH 47°37'21" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 0310-012A, A DISTANCE OF 497.47 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 2,319 SQUARE FEET, OR 0.053 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

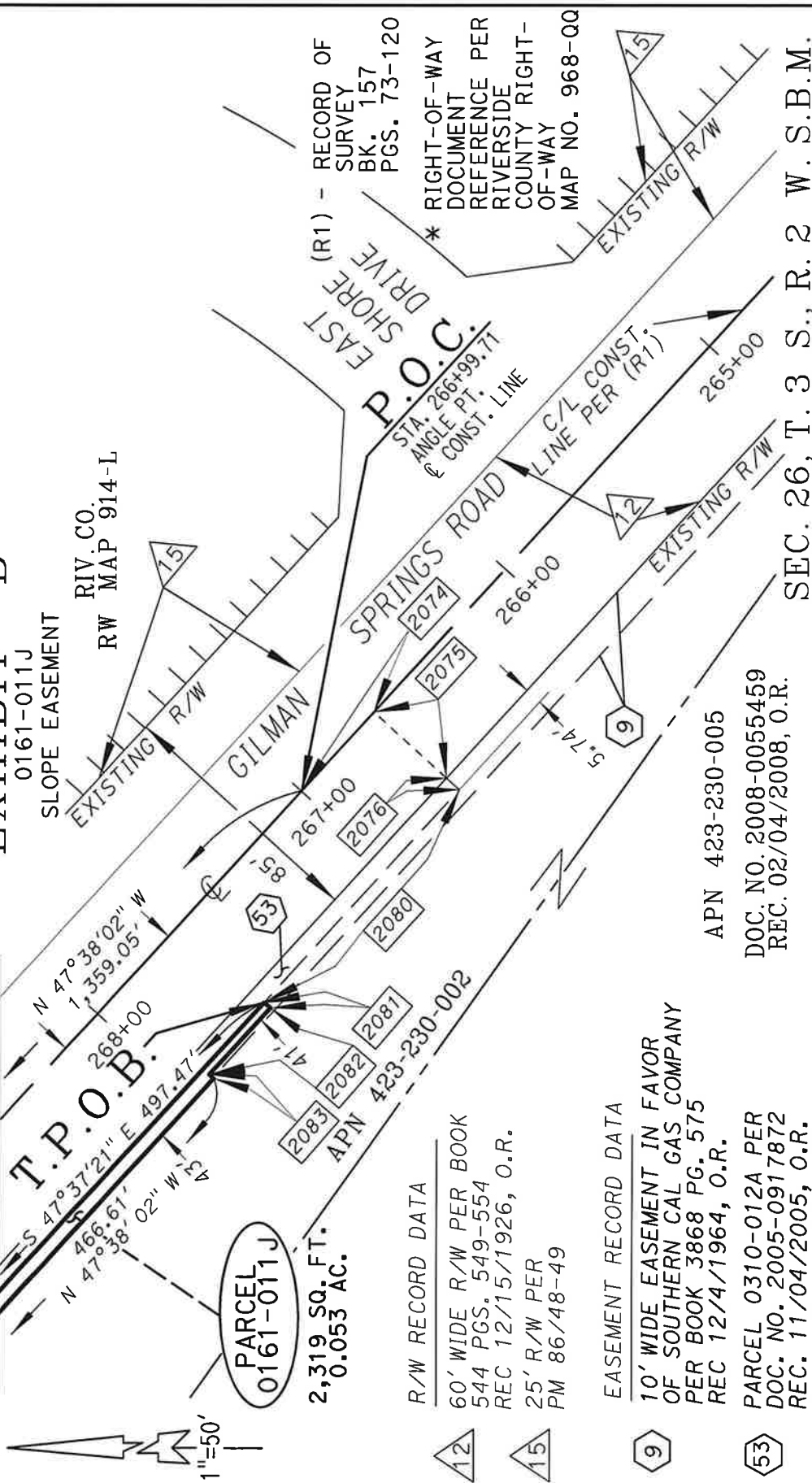
SEE MATCH LINE SHEET 2

EXHIBIT "B"

0161-011J

SLOPE EASEMENT

RIV. CO.
RW MAP 914-L



(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120
* RIGHT-OF-WAY DOCUMENT REFERENCE PER RIVERSIDE COUNTY RIGHT-OF-WAY MAP NO. 968-QQ

P.O.C.
STA. 266+99.71
ANGLE PT. 4
CONST. LINE

C/L CONST. LINE PER (R1)

EXISTING R/W

EXISTING R/W

EXISTING R/W

EXISTING R/W

EXISTING R/W

SEC. 26, T. 3 S., R. 2 W. S.B.M.

APN 423-230-005

DOC. NO. 2008-0055459
REC. 02/04/2008, O.R.

2,319 SQ. FT.
0.053 AC.

R/W RECORD DATA

60' WIDE R/W PER BOOK
544 PGS. 549-554
REC 12/15/1926, O.R.
25' R/W PER
PM 86/48-49

EASEMENT RECORD DATA

10' WIDE EASEMENT IN FAVOR
OF SOUTHERN CAL GAS COMPANY
PER BOOK 3868 PG. 575
REC 12/4/1964, O.R.

PARCEL 0310-012A PER
DOC. NO. 2005-0917872
REC. 11/04/2005, O.R.

LINE DATA

2074	S	47°37'44"	E	35.30'
2075	S	42°22'16"	W	32.54'
2076	S	42°22'39"	W	5.74'
2080	N	47°37'21"	W	95.59'
2081	S	42°21'58"	W	2.74'
2082	N	47°38'02"	W	30.00'
2083	S	42°21'58"	W	2.00'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-011J

WO No.: C2-0161

SCALE: 1" = 50'

PREPARED BY: KC

DATE: MARCH 2022

SHEET 1 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: GILMAN SPRINGS ROAD

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: *Teri Kahlen* DATE: 3/2/2022

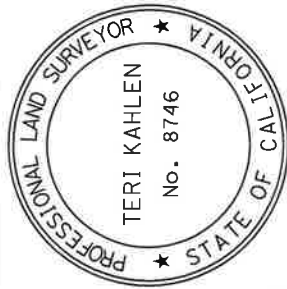


EXHIBIT "A"
LEGAL DESCRIPTION
0161-011K

THENCE NORTH 42°21' 58" EAST, LEAVING SAID PARALLEL LINE, A DISTANCE OF 4.00 FEET TO A LINE PARALLEL WITH AND DISTANT 39.00 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE NORTH 47°38'02" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 124.06 FEET;

THENCE SOUTH 42°22'05" WEST, LEAVING SAID PARALLEL LINE, A DISTANCE OF 22.50 FEET TO A LINE PARALLEL WITH AND DISTANT 61.50 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE NORTH 47°38'02" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 12.00 FEET TO A LINE PARALLEL WITH AND DISTANT 12.00 FEET NORTHWESTERLY OF THE PREVIOUSLY DESCRIBED COURSE HAVING A BEARING AND DISTANCE OF "SOUTH 42°22'05" WEST 22.50 FEET";

THENCE NORTH 42°22'05" EAST, LEAVING SAID PARALLEL LINE, A DISTANCE OF 22.50 FEET TO A LINE PARALLEL WITH AND DISTANT 39.00 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE NORTH 47°38'02" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 328.55 FEET;

THENCE NORTH 43°41'17" EAST, LEAVING SAID PARALLEL LINE, A DISTANCE OF 6.70 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID GILMAN SPRINGS ROAD;

THENCE SOUTH 47°37'21" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 464.45 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 3,847 SQUARE FEET, OR 0.088 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 1.000073400 TO OBTAIN GROUND DISTANCE.

0161-011K

PARCEL
0161-011K

3,847 SQ. FT.
0.088 AC.

60' WIDE R/W PER BOOK
544 PGS. 549-554
REC 12/15/1926, O.R.

10' WIDE EASEMENT IN FAVOR
OF SOUTHERN CAL GAS COMPANY
PER BOOK 3868 PG. 575
REC 12/4/1964, O.R.

PARCEL 0310-012A PER
DOC. NO. 2005-0917872
REC. 11/04/2005, O.R.

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER RIVERSIDE COUNTY RIGHT-OF-WAY

MAP NO. 968-QQ

☐ LINE DATA

2025	S 42° 21' 58"	W	32.40'
2026	S 42° 22' 39"	W	5.74'
2051	S 47° 37' 21"	E	100.28'
2054	S 32° 13' 19"	W	4.92'
2055	N 47° 38' 02"	W	101.15'
2056	N 42° 21' 58"	E	4.00'
2057	N 47° 38' 02"	W	124.06'
2059	S 47° 37' 21"	E	464.45'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-011K	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
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PROJECT: GILMAN SPRINGS ROAD

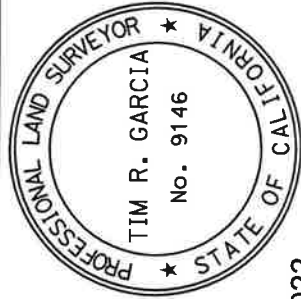
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

DATE: MAY 2022

SHEET 1 OF 3

APPROVED BY:

DATE: 06/27/2022



SEC. 26, T. 3 S., R. 2 W., S.B.M.

APN 423-230-002

DOC. NO. 2008-0055459
REC. 02/04/2008, O.R.

EXHIBIT "A"
LEGAL DESCRIPTION
0161-011L
SLOPE EASEMENT

PARCEL CONTAINS 1,182 SQUARE FEET, OR 0.027 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:

Teri Kahlen

TERI KAHLEN, P.L.S. 8746

3/2/2022

DATED:



EXHIBIT "B"

0161-011L

P.O.C.

STA. 280+58.77 BC
C/L CONST. LINE

R/W RECORD DATA

60' WIDE R/W PER BOOK
544 PGS. 549-554, O.R.
REC 12/15/1926

RIV. CO.
RW MAP 914-L

EASEMENT RECORD DATA

10' WIDE EASEMENT IN FAVOR OF
SOUTHERN CAL GAS COMPANY PER
BOOK 3868 PG. 575, O.R.
REC 12/4/1964

PARCEL 0310-011A PER
DOC. NO. 2003-102763, O.R.
REC. 02/13/2003

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120 1,182 SQ. FT.
0.027 AC. APN 423-190-009
* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

APN 423-230-001

APN 423-230-002

DOC. NO. 2008-0055459, O.R.
REC. 02/04/2008

SEC. 26, T. 3 S., R. 2 W. S.B.M.

☐ LINE DATA

2003	S 42°21'58" W	32.30'
2052	S 42°22'39" W	7.70'
2053	N 42°22'39" E	7.73'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-011L	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 50'	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: KC	
DATE: MARCH 2022	

SHEET 1 OF 1

APPROVED BY: *Teri Kahlen* DATE: 3/2/2022

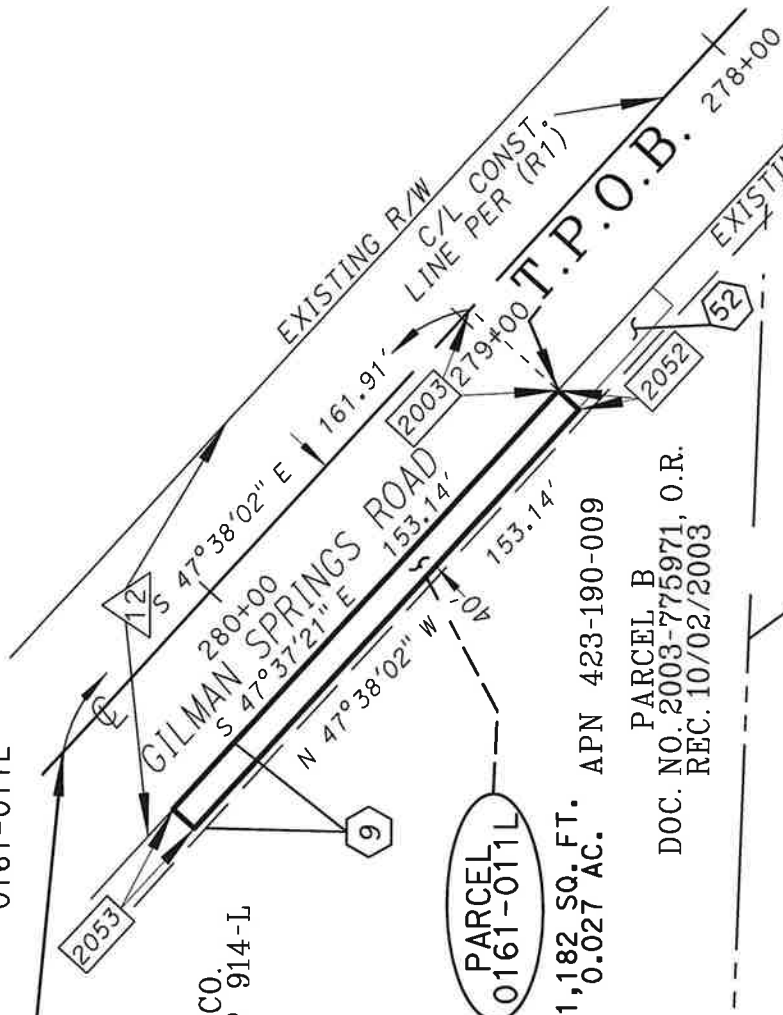
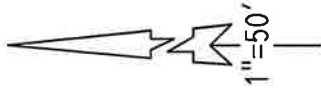
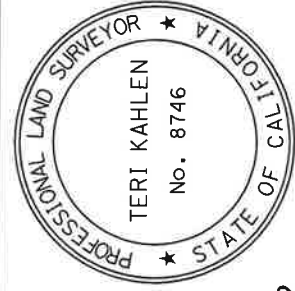


EXHIBIT "A"
LEGAL DESCRIPTION
0161-011M
SLOPE EASEMENT

BEING A PORTION WITHIN PARCEL B AS DESCRIBED BY THE GRANT DEED RECORDED OCTOBER 02, 2003 AS DOCUMENT NUMBER 2003-775971, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 2 WEST, RANCHO SAN JACINTO NUEVO, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD SHOWN AS "STA 286+91.06 BC C/L CONST." AS SHOWN BY MAP ON FILE IN BOOK 157 OF RECORDS OF SURVEY, PAGES 73 THROUGH 120, INCLUSIVE, RECORDS OF SAID COUNTY;

THENCE SOUTH 35°32'34" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 59.23 FEET;

THENCE SOUTH 54°27'26" WEST, LEAVING SAID CENTERLINE, A DISTANCE OF 32.33 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD AS DESCRIBED BY THE DOCUMENT RECORDED DECEMBER 15, 1926 IN DEED BOOK 544, PAGES 549 THROUGH 554, INCLUSIVE, RECORDS OF THE RECORDER OF SAID COUNTY, BOTH AS SHOWN ON SAID RECORD OF SURVEY;

THENCE SOUTH 35°33'26" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 37.81 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 35°33'26" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF LINE, A DISTANCE OF 94.02 FEET;

THENCE LEAVING SAID SOUTHWESTERLY RIGHT OF WAY LINE SOUTH 54°27'26" WEST, A DISTANCE OF 2.70 FEET TO A LINE PARALLEL WITH AND DISTANT 35.00 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD;

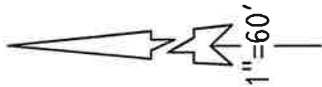
THENCE NORTH 35°32'34" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 93.16 FEET;

THENCE NORTH 36°39'09" EAST, LEAVING SAID PARALLEL LINE, A DISTANCE OF 2.82 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 252 SQUARE FEET, OR 0.006 ACRES MORE OR LESS.

EXHIBIT "B"

0161-011M



PARCEL B
DOC NO.
2003-775971 O.R.
10/02/2003

R/W RECORD DATA

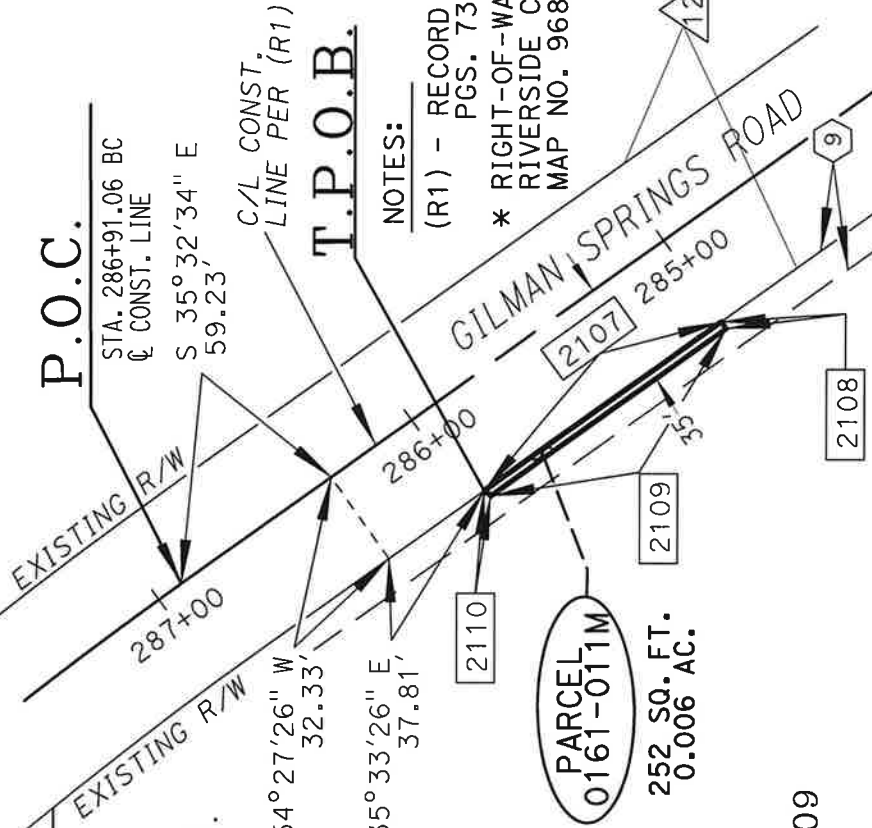
60' WIDE R/W PER DEED
BOOK 544 PGS. 549-554
REC 12/15/1926

EASEMENT RECORD DATA

10' WIDE EASEMENT
IN FAVOR OF SO. CAL GAS
PER BOOK 3868, PAGE 575
REC 12/4/1964

RIV. CO. RW MAP 914-L

APN 423-190-009



NOTES:

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER RIVERSIDE COUNTY RIGHT-OF-WAY MAP NO. 968-QQ

LINE DATA

2107	S 35° 33' 26" E	94.02'
2108	S 54° 27' 26" W	2.70'
2109	N 35° 32' 34" W	93.16'
2110	N 36° 39' 09" E	2.82'

SEC. 26, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400	
PCL No.:	0161-011M
WO No.:	C2-0161
SCALE:	1" = 60'
PREPARED BY:	SP
DATE:	MARCH 2022
COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION	
PROJECT: GILMAN SPRINGS ROAD	
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: *Teri Kahlen* DATE: 3/2/2022

SHEET 1 OF 1

EXHIBIT "A"
LEGAL DESCRIPTION
0161-011N
SLOPE EASEMENT

THENCE NORTH 05°56'33" EAST LEAVING SAID PARALLEL LINE, A DISTANCE OF 7.74 FEET TO SAID SOUTHWESTERLY RIGHT OF WAY LINE OF GILMAN SPRINGS ROAD;

THENCE SOUTH 46°23'21" EAST ALONG SAID SOUTHWESTERLY RIGHT OF LINE OF GILMAN SPRINGS ROAD, A DISTANCE OF 529.42 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,477.95 FEET;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT OF LINE OF GILMAN SPRINGS ROAD AND SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 10°49'55", AN ARC DISTANCE OF 279.41 FEET;

THENCE SOUTH 35°33'26" EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF GILMAN SPRINGS ROAD, A DISTANCE OF 42.77 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 4,928 SQUARE FEET, OR 0.113 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND THE DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:

Teri Kahlen

TERI KAHLEN, P.L.S. 8746

3/2/2022

DATED:



0161-011N
SLOPE EASEMENT



POR. BLK. 8

M.B. 6/83

SEC. 26, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO



DATE: 3/2/2022

APPROVED BY: Teri Kahlen

□ LINE DATA

2129	S 35° 32' 34" E	59.23'
2130	S 54° 27' 26" W	32.33'
2131	S 36° 39' 09" W	5.96'
2132	N 35° 32' 34" W	61.05'
2133	S 35° 33' 26" E	42.77'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: GILMAN SPRINGS ROAD

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: MARCH 2022

SHEET 1 OF 3

EXHIBIT "A"
LEGAL DESCRIPTION
0161-0110
SLOPE EASEMENT

THENCE NORTH 43°36'02" EAST, A DISTANCE OF 4.00 FEET TO A LINE PARALLEL WITH AND DISTANT 41.00 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE NORTH 46°23'58" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 275.00 FEET;

THENCE NORTH 43°36'02" EAST, A DISTANCE OF 9.40 FEET TO SAID SOUTHWESTERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 46°23'21" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 755.47 FEET TO THE MOST NORTHERLY CORNER OF PARCEL 0310-008B AS DESCRIBED BY GRANT DEED RECORDED _____ AS DOCUMENT NUMBER _____, OFFICIAL RECORDS OF SAID COUNTY;

THENCE SOUTH 43°36'39" WEST, ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 0310-008B, A DISTANCE OF 4.07 FEET TO THE MOST WESTERLY CORNER OF SAID PARCEL 0310-008B AND A LINE PARALLEL WITH AND DISTANT 4.07 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD;

THENCE SOUTH 46°23'21" EAST, ALONG SAID PARALLEL LINE AND THE SOUTHWESTERLY LINES OF SAID PARCEL 0310-008B AND PARCEL 0310-010A AS DESCRIBED IN SAID EASEMENT DEED RECORDED MARCH 11, 2003 AS DOCUMENT NUMBER 2003-170975, A DISTANCE OF 609.96 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL 0310-010A;

THENCE NORTH 43°36'39" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 0310-010A, A DISTANCE OF 4.07 FEET TO SAID SOUTHWESTERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 46°23'21" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 19.15 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 14,868 SQUARE FEET, OR 0.341 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 1.000073400 TO OBTAIN GROUND DISTANCE.

EXHIBIT "B"

EASEMENT RECORD DATA

10' WIDE EASEMENT IN FAVOR
OF SOUTHERN CALIF GAS CO.
PER BOOK 3868 PG. 575
REC 12/04/1964, O.R.

PARCEL 0310-010A & 0310-010B
PER DOC. NO. 2003-170975
REC. 03/11/2003, O.R.

PARCEL 0310-008B PER
DOC. NO. _____, O.R.
REC. _____, O.R.

0161-0110

SLOPE EASEMENT

POR. BLK. 8

M.B. 6/83

RIV. CO.

RW MAP 914-L

P.O.C.

STA. 289+39.73 EC
C/L CONST. LINE

R= 1,312.34'
Δ= 10°51'24"
L= 248.67'

EXISTING R/W

N 46°23'58" W 3,860.78'
297+00

45.00'

296+00

289+00

GILMAN SPRINGS ROAD

2459

2460

2449

2465

2464

2463

2462

2461

2460

2459

2458

2457

2456

2455

SEE MATCH LINE

N 46°23'58" W 1,119.28'

PARCEL 1

DOC. NO. 2003-1014930

REC. 12/31/2003, O.R.

APN 423-190-030

PARCEL
0161-0110

14,868 SQ. FT.
0.341 AC.

T.P.O.B.

2450

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EXHIBIT "B"

EASEMENT RECORD DATA

10' WIDE EASEMENT IN FAVOR
OF SOUTHERN CALIF GAS CO.
PER BOOK 3868 PG. 575
REC 12/04/1964, O.R.

R/W RECORD DATA

60' WIDE R/W PER
BOOK 544 PGS. 549-554, O.R.
REC 12/15/1926

0161-0110

SLOPE EASEMENT

POR. BLK. 8

M.B. 6/83

RIV. CO.

RW MAP 914-L

C/L CONST.
LINE PER (R1)

41.00'

45.00'

N 46°23'58" W 3,860.78'

306+00

308+00

309+00

310+00

311+00

GILMAN SPRINGS ROAD

EXISTING R/W

2452

2451

2461

N 46°23'58" W 1,119.28'

PARCEL
0161-0110

14,868 SQ. FT.
0.341 AC.

PARCEL 1

DOC. NO. 2003-1014930

REC. 12/31/2003, O.R.

APN 423-190-030

(R1) - RECORD OF SURVEY BK. --- PGS. ---
* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

SEC. 26, T. 3 S., R. 2 W., RANCHO SAN JACINTO NUEVO

LINE DATA

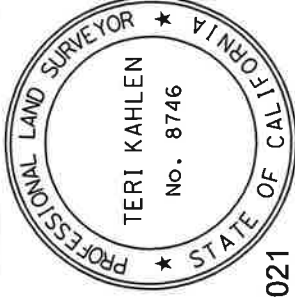
2451	N 43°36'02" W	4.00'
2452	N 46°23'58" W	275.00'
2453	N 43°36'02" E	9.40'
2461	S 46°23'21" E	755.47'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-0110	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 60'	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: NB	
DATE: APRIL, 2021	

APPROVED BY: *Teri Kahlen* DATE: 4/12/2021

SHEET 3 OF 3



SEE MATCH LINE

SHEET 2

EXHIBIT "A"
LEGAL DESCRIPTION
0161-011P
SLOPE EASEMENT

THENCE NORTH 46°23'21" WEST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 218.21 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 1,695 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:

Teri Kahlen

TERI KAHLEN, P.L.S. 8746

3/2/2022

DATED:



EXHIBIT "B"

P.O.C.

STA. 328+00.51 BC
C/L CONST. LINE

0161-011P SLOPE
EASEMENT

R/W RECORD DATA

60' WIDE R/W PER BOOK
544 PGS. 549-554,
REC 12/15/1926 O.R.

S'LY LINE PCL 0310-008A
PER DOC. NO.
2003-244983,
REC 4/08/2003 O.R.

EASEMENT RECORD DATA

10' WIDE EASEMENT IN FAVOR
OF SOUTHERN CAL GAS COMPANY
PER BOOK 3868 PG. 575,
REC 12/4/1964 O.R.

T.P.O.B.

KNOCH ST.

**PARCEL
0161-011P**

1,695 SQ. FT.
0.039 AC.

R/W PER MB 6/83

PMB 84/15-16

LINE DATA

2037	S	46°23'58"	E	1,332.29'
2038	S	43°36'02"	W	31.52'
2043	S	84°51'18"	W	26.87'
2044	N	43°36'02"	E	2.44'

APN 423-190-030

PARCEL 1
DOC. NO. 2003-1014930,
REC. 12/31/2003 O.R.

RIV CO.
RW MAP 914-L

SEC. 26, T. 3 S., R. 2 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 1.000073400

PCL No.: 0161-011P	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 50'	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: KC	
DATE: MARCH 2022	
SHEET 1 OF 1	

(R1) - RECORD OF SURVEY
BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT
REFERENCE PER RIVERSIDE
COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

APPROVED BY: *Teri Kahlen* DATE: 3/2/2022

EXHIBIT "A"
LEGAL DESCRIPTION
0161-011Q
TEMPORARY CONSTRUCTION EASEMENT

PARCEL CONTAINS 962 SQUARE FEET, OR 0.022 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:


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

3/02/2022
DATED:



EXHIBIT "B"

SD MB 15/715

C/L CONST.
LINE PER (R1)

0161-0110

DOC. NO. 2008-0055459, O.R.

REC. 02/04/2008

APN 423-230-005

RIV. CO.
RW MAP 914-L

962 SQ. FT.
0.022 AC.

PARCEL
0161-0110

P.O.C.

STA. 259+62.80 EC
C CONST. LINE

○ CURVE DATA

DELTA	RADIUS	LENGTH
00°02'49"	1,879.94'	1.54'
01°13'10"	2,801.34'	59.62'
01°15'46"	2,796.34'	61.63'

SEC. 25

T.3S., R.2W.

SEC. 36

T.3S., R.2W.

APN 423-230-018

PARCEL 4

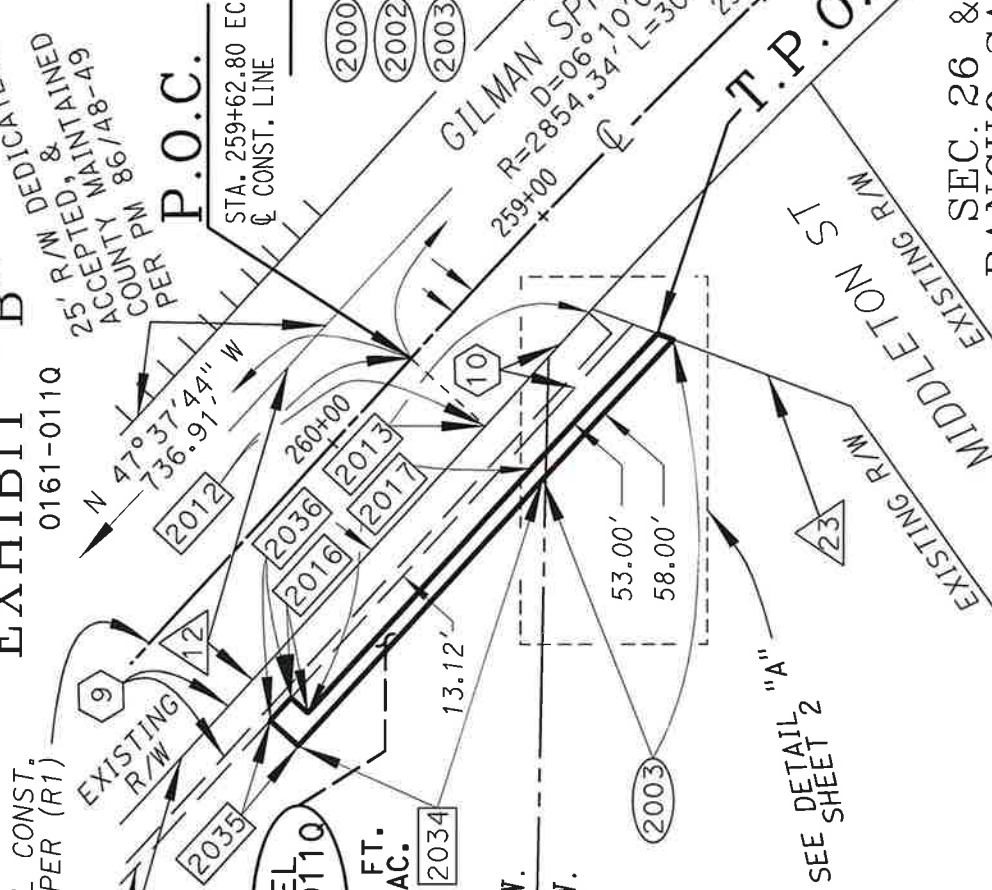
DOC. NO. 2002-123397

REC. 03/11/2002

NOTE: SEE SHEET 2 FOR RECORD
INFORMATION AND OTHER CITATIONS

□ LINE DATA

2012	S	42°22'16"	W	32.62'
2013	S	47°37'21"	E	49.74'
2016	S	42°22'05"	W	7.28'
2017	S	47°37'44"	E	107.19'
2032	S	20°43'37"	W	22.61'
2033	S	20°43'37"	W	5.43'
2034	N	47°37'44"	W	117.19'
2035	N	42°22'05"	E	12.28'
2036	S	47°37'21"	E	10.00'



SEC. 26 & 35, T.3 S., R.2 W.
RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-0110	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 60'	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: NB	
DATE: MARCH, 2022	
SHEET 1 OF 2	



APPROVED BY: *Timothy F. Rayburn* DATE: 3/02/2022

EXHIBIT "A"
LEGAL DESCRIPTION
0161-011R
TEMPORARY CONSTRUCTION EASEMENT

ANGLES, TO THE PREVIOUSLY DESCRIBED COURSE HAVING A BEARING AND DISTANCE OF "SOUTH 33°35'40" WEST 33.68 FEET";

THENCE SOUTH 33°35'40" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 23.56 FEET TO A LINE PARALLEL WITH AND DISTANT 69.00 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE NORTH 47°37'44" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 28.33 FEET TO A LINE PARALLEL WITH AND DISTANT 10.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES, TO THE PREVIOUSLY DESCRIBED COURSE HAVING A BEARING AND DISTANCE OF "SOUTH 33°35'40" WEST 33.68 FEET";

THENCE NORTH 33°35'40" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 23.56 FEET;

THENCE NORTH 47°37'21" WEST, A DISTANCE OF 10.12 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 957 SQUARE FEET, OR 0.022 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

EXHIBIT "B"

0161-011R
TEMPORARY CONSTRUCTION
EASEMENT

SEC. 26

T.3S., R.2W.

APN 423-230-005

DOC. NO. 2008-0055459, O.R.

REC. 02/04/2008

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120
* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

T.P.O.B.

PARCEL
0161-011R

957 SQ. FT.
0.022 AC.

EASEMENT RECORD DATA

10' WIDE EASEMENT IN FAVOR
OF SOUTHERN CALIF GAS CO.
PER BOOK 3868 PG. 575, O.R.
REC 12/04/1964

R/W RECORD DATA

60' WIDE R/W PER
BOOK 544 PGS. 549-554, O.R.
REC 12/15/1926

LINE DATA

2060	N	42°37'44"	W	209.54'
2061	S	42°22'16"	W	32.59'
2062	S	42°22'39"	W	13.12'
2065	S	33°35'40"	W	23.56'
2066	N	47°37'44"	W	28.33'
2067	N	33°35'40"	E	23.56'
2068	S	47°37'21"	E	8.93'
2069	S	33°35'40"	W	33.68'
2070	S	47°37'44"	E	48.57'
2071	N	33°35'40"	E	33.67'
2072	N	47°37'21"	W	10.12'
2073	N	47°37'21"	W	10.12'

P.O.C.

STA. 259+62.80 EC
C CONST. LINE

SEC. 25

T.3S., R.2W.

1"=60'

SEC. 26, T.3 S., R.2 W. RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-011R	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 60'	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: NB	
DATE: MARCH 2022	



DATE: 3/2/2022

APPROVED BY: Teri Kahlen

SHEET 1 OF 1

EXHIBIT "A"
LEGAL DESCRIPTION
0161-011S
TEMPORARY CONSTRUCTION EASEMENT

THENCE SOUTH 42°22'05" WEST, LEAVING SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 12.43 FEET TO A LINE PARALLEL WITH AND DISTANT 45.00 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD;

THENCE SOUTH 47°37'44" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 227.65 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL 0310-012B;

THENCE NORTH 42°22'39" EAST LEAVING SAID PARALLEL LINE AND ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 5.00 FEET TO THE **TRUE POINT OF BEGINNING.**

PARCEL CONTAINS 1213 SQUARE FEET, OR 0.028 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND THE DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:

Teri Kahlen

TERI KAHLEN, P.L.S. 8746

3/2/2022

DATED:

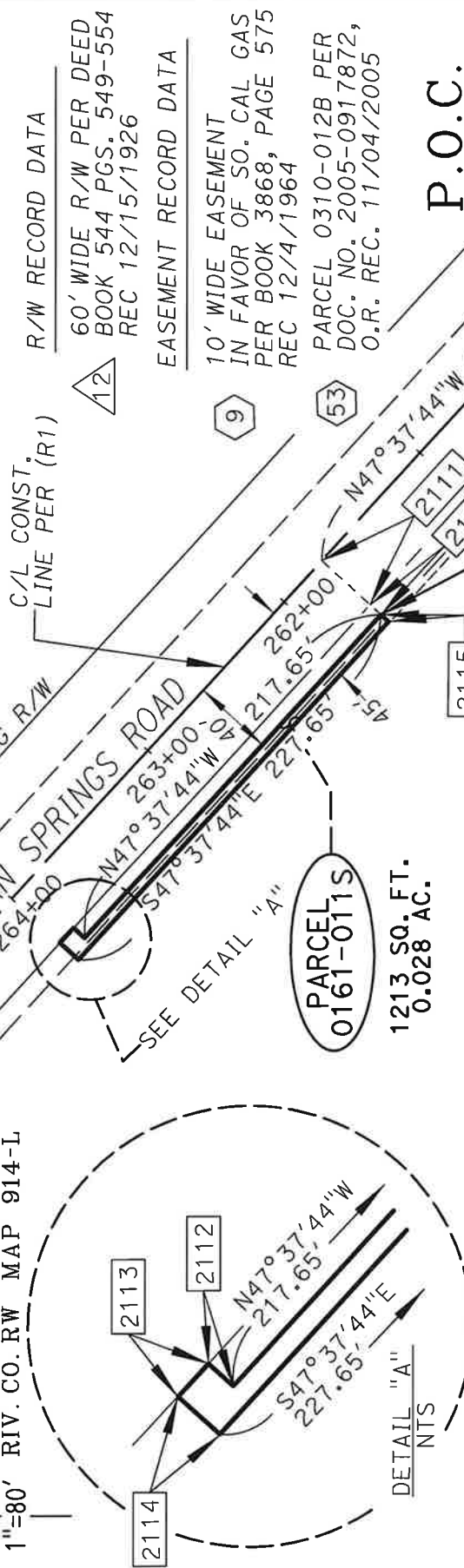


EXHIBIT "B"

0161-011S

RW PER PM 86/48-49

1"=80' RIV. CO. RW MAP 914-L



NOTES:

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120 APN 423-230-005

* RIGHT-OF-WAY DOCUMENT REFERENCE PER RIVERSIDE COUNTY RIGHT-OF-WAY MAP NO. 968-QQ

DOC NO.

2008-0055459 O.R.

SEC. 26, T. 3 S., R. 2 W.
02/04/2008 RANCHO SAN JACINTO NUEVO

LINE DATA

2111	S 42°22'16" W	32.59'
2112	N 42°22'05" E	7.43'
2113	N 47°37'21" W	10.00'
2114	S 42°22'05" W	12.43'
2115	N 42°22'39" E	5.00'
2116	S 42°22'39" W	7.41'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.:	0161-011S
WO No.:	C2-0161
SCALE:	1" = 80'
PREPARED BY:	SP
DATE:	MARCH 2022

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: GILMAN SPRINGS ROAD

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: *Tori Kahlen*

DATE: 3/2/2022

SHEET 1 OF 1



P.O.C.

STA. 259+62.80 EC
CONST. LINE

T.P.O.B.

1213 SQ. FT.
0.028 AC.

EASEMENT RECORD DATA

60' WIDE R/W PER DEED BOOK 544 PGS. 549-554 REC 12/15/1926

10' WIDE EASEMENT IN FAVOR OF SO. CAL GAS PER BOOK 3868, PAGE 575 REC 12/4/1964

PARCEL 0310-012B PER DOC. NO. 2005-0917872, O.R. REC. 11/04/2005

EXHIBIT "A"
LEGAL DESCRIPTION
0161-011T
TEMPORARY CONSTRUCTION EASEMENT

THENCE NORTH 42°22'16" EAST, LEAVING SAID PARALLEL LINE, A DISTANCE OF 7.71 FEET;

THENCE NORTH 47°37'21" WEST, A DISTANCE OF 59.41 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 9,550 SQUARE FEET, OR 0.219 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:

Tim R. Garcia

TIM R. GARCIA, P.L.S. 9146

06/27/2022

DATED:



EXHIBIT "B"

0161-011T
TEMPORARY
CONSTRUCTION
EASEMENT

RIV. CO.
RW MAP 914-L

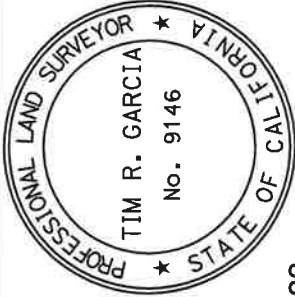
FAST
SHORE
DRIVE

P.O.C.
STA. 266+99.71
ANGLE PT.
CONST. LINE

(R1) - RECORD OF SURVEY
BK. 157 PGS. 73-120
* RIGHT-OF-WAY DOCUMENT
REFERENCE PER RIVERSIDE
COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

SEC. 26, T. 3 S., R. 2 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 1.000073400



DATE: 06/27/2022

APPROVED BY: *Tim R. Garcia*

APN 423-230-005

DOC. NO. 2008-0055459
REC. 02/04/2008, O.R.

PARCEL 0310-012A PER
DOC. NO. 2005-0917872
REC. 11/04/2005, O.R.

9,550 SQ. FT.
0.219 AC.

R/W RECORD DATA

60' WIDE R/W PER BOOK
544 PGS. 549-554
REC 12/15/1926, O.R.
25' R/W PER
PM 86/48-49

EASEMENT RECORD DATA

10' WIDE EASEMENT IN FAVOR
OF SOUTHERN CAL GAS COMPANY
PER BOOK 3868 PG. 575
REC 12/4/1964, O.R.

LINE DATA

2074	S 47°37'44" E	35.30'
2075	S 42°22'16" W	32.54'
2076	S 42°22'39" W	5.74'
2077	N 47°37'21" W	59.41'
2080	N 47°37'21" W	95.59'
2081	S 42°21'58" W	2.74'
2082	N 47°38'02" W	30.00'
2083	S 42°21'58" W	2.00'
2085	N 47°38'02" W	466.61'
2104	S 47°38'02" E	455.55'
2105	N 42°21'58" E	2.00'
2106	N 42°22'16" E	7.71'

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: GILMAN SPRINGS ROAD

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

DATE: MAY 2022

SHEET 1 OF 5

SEE MATCH LINE
SHEET 2



1"=50'

2081

2082

2083

2085

2104

2105

2106

2074

2075

2076

2077

2080

2081

2082

2083

2085

2104

2105

2106

2074

2075

2076

2077

2080

2081

2082

2083

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2074

2075

2076

2077

2080

2081

2082

2083

2085

2104

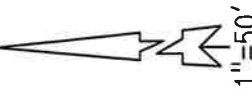
2105

2106

EXHIBIT "B"

0161-011T
TEMPORARY CONSTRUCTION
EASEMENT

SEE MATCH LINE SHEET 3



RIV CO.
RW MAP 914-L

271+00

EXISTING R/W
N 47°38'02" W
S 47°38'02" E

APN 423-230-002
DOC. NO. 2008-0055459
REC. 02/04/2008, O.R.

R/W RECORD DATA

60' WIDE R/W PER BOOK
544 PGS. 549-554
REC 12/15/1926, O.R.
25' R/W PER
PM 86/48-49

EASEMENT RECORD DATA

10' WIDE EASEMENT IN FAVOR
OF SOUTHERN CAL GAS COMPANY
PER BOOK 3868 PG. 575
REC 12/4/1964, O.R.

PARCEL 0310-012A PER
DOC. NO. 2005-0917872
REC. 11/04/2005, O.R.

PARCEL
0161-011T

9,550 SQ. FT.
0.219 AC.

APN 423-230-005

GILMAN SPRINGS ROAD

270+00

C/L CONST.
LINE PER (R1)
1,359.05'

269+00

268+00

EXISTING R/W

(R1) - RECORD OF SURVEY
BK. 157 PGS. 73-120
* RIGHT-OF-WAY DOCUMENT
REFERENCE PER RIVERSIDE
COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

SEE MATCH LINE SHEET 1
SEC. 26, T.3 S., R. 2 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 1.000073400

PCL No.: 0161-011T	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 50'	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: NB	
DATE: MAY 2022	

APPROVED BY: *Tim R. Garcia* DATE: 06/27/2022

SHEET 2 OF 5

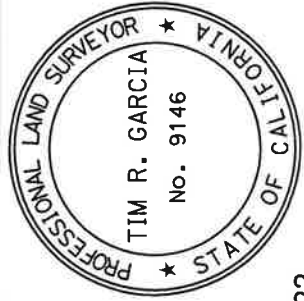


EXHIBIT "B"

SEE MATCH LINE SHEET 4

0161-011T
TEMPORARY CONSTRUCTION
EASEMENT

66.50'
61.50'

N 47°38'02" W

275+00

2567

2560

2098

2099

2057

2056

2055

2087

2086

2085

2100

2101

2102

2103

2104

2560

2561

274+00

60' WIDE R/W PER BOOK 544
PGS. 549-554, REC 12/15/1926, O.R.

GILMAN SPRINGS

25' R/W DEDICATED, ACCEPTED, &
COUNTY MAINTAINED PER PM 86/48-49

1,359.05' C/L CONST
LINE PER (R1)

272+00

2085

2086

2104

2103

9,550 SQ. FT.
0.219 AC.

10' WIDE EASEMENT IN FAVOR
OF SOUTHERN CAL GAS COMPANY
PER BOOK 3868 PG. 575
REC 12/4/1964, O.R.

PARCEL 0310-012A PER
DOC. NO. 2005-0917872
REC. 11/04/2005, O.R.

PARCEL 0161-011T

SEE
DETAIL "A"
SHEET 4

SEE MATCH LINE SHEET 2

SEC. 26, T. 3 S., R. 2 W. S.B.M.

RIV. CO.
RW MAP 914-L

APN 423-230-002
DOC. NO. 2008-0055459
REC. 02/04/2008, O.R.

1"=50'

(R1) - RECORD OF SURVEY
BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT
REFERENCE PER RIVERSIDE
COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

SEE MATCH LINE SHEET 2

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: GILMAN SPRINGS ROAD

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: *Tim R. Garcia*

DATE: 06/27/2022

SHEET 3 OF 5

PCL No.: 0161-011T

WO No.: C2-0161

SCALE: 1" = 50'

PREPARED BY: NB

DATE: MAY 2022

SHEET 3 OF 5

PROFESSIONAL LAND SURVEYOR
TIM R. GARCIA
No. 9146
STATE OF CALIFORNIA

LINE DATA

2030	N 47°38'02" W	28.44'
2055	N 47°38'02" W	101.15'
2056	N 42°21'58" E	4.00'
2057	N 47°38'02" W	124.06'
2085	N 47°38'02" W	466.61'
2086	S 32°13'19" W	12.19'
2087	N 32°13'19" E	12.19'
2098	S 47°38'02" E	114.06'
2099	S 42°21'58" W	4.00'
2100	S 47°38'02" E	96.88'
2101	S 32°13'19" W	17.27'
2102	S 47°38'02" E	48.76'
2103	N 32°13'19" E	17.27'
2104	S 47°38'02" E	455.55'
2560	N 47°38'02" W	328.55'
2561	S 47°38'02" E	313.66'

(R1) - RECORD OF SURVEY
BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT
REFERENCE PER RIVERSIDE
COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

EXHIBIT "B"

0161-011T
TEMPORARY CONSTRUCTION EASEMENT

EASEMENT RECORD DATA

10' WIDE EASEMENT IN FAVOR
OF SOUTHERN CAL GAS COMPANY
PER BOOK 3868 PG. 575
REC 12/4/1964, O.R.

SEE MATCH LINE
RIGHT SIDE THIS SHEET

SEE MATCH LINE SHEET 5

DETAIL "A"
NOT TO SCALE

APN 423-230-002
DOC. NO. 2008-0055459, O.R.
REC. 02/04/2008

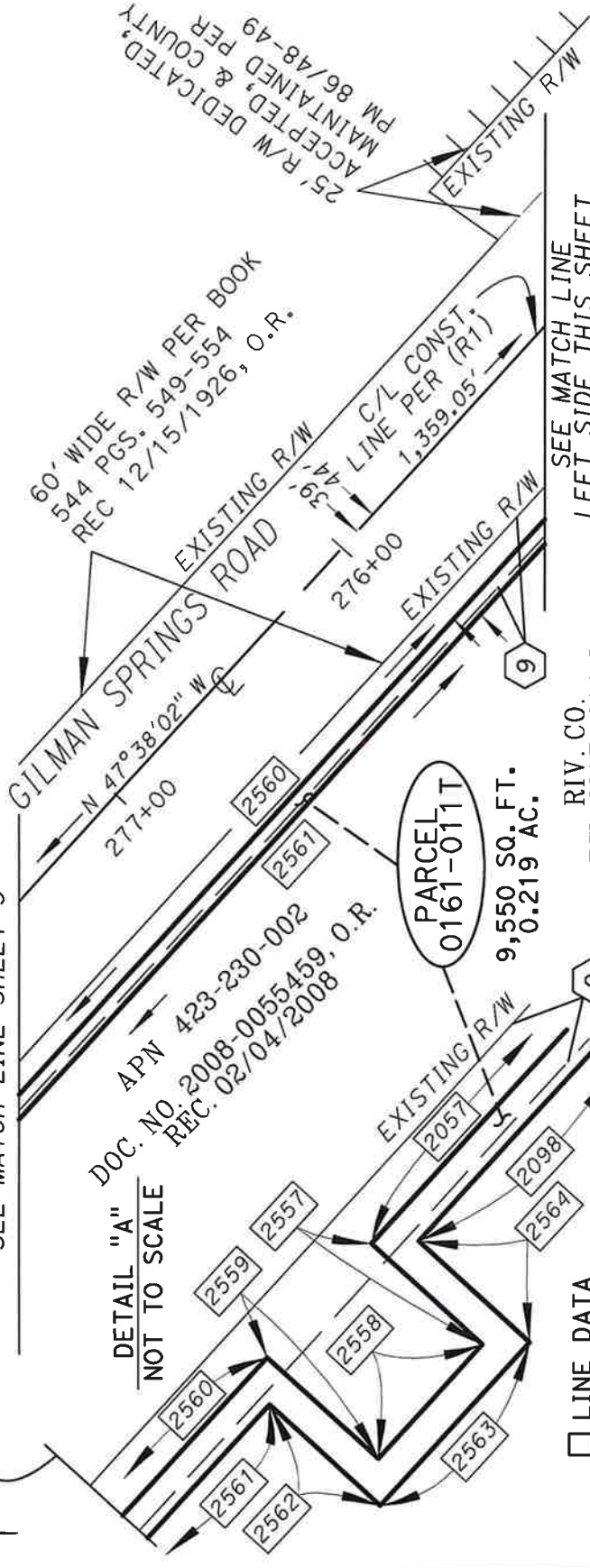
60' WIDE R/W PER BOOK
544 PGS. 549-554
REC 12/15/1926, O.R.

25' R/W DEDICATED,
ACCEPTED, & COUNTY
MAINTAINED PER
PM 86/48-49

PARCEL
0161-011T
9,550 SQ. FT.
0.219 AC.

LINE DATA

2057	N	47°38'02"	W	124.06'
2098	S	47°38'02"	E	114.06'
2557	S	42°22'05"	W	22.50'
2558	N	47°38'02"	W	12.00'
2559	N	42°22'05"	E	22.50'
2560	N	47°38'02"	W	328.55'
2561	S	47°38'02"	E	313.66'
2562	S	42°22'05"	W	22.50'
2563	S	47°38'02"	E	22.00'
2564	N	42°22'05"	E	22.50'



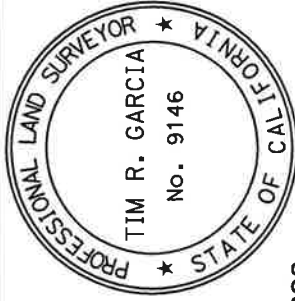
SEE MATCH LINE
LEFT SIDE THIS SHEET

RIV. CO.
RW MAP 914-L

SEC. 26, T. 3 S., R. 2 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 1.000073400

PCL No.: 0161-011T	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 50'	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: NB	
DATE: MAY 2022	
SHEET 4 OF 5	



APPROVED BY: *Tim R. Garcia* DATE: 06/27/2022

EXHIBIT "B"

0161-011T

TEMPORARY CONSTRUCTION EASEMENT

OWNERSHIP DATA

APN 423-230-002
DOC. NO. 2008-0055459, O.R.
REC. 02/04/2008

RIV. CO.
RW MAP 914-L

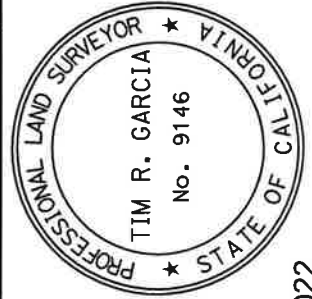
(R1) - RECORD OF SURVEY * RIGHT-OF-WAY DOCUMENT
REFERENCE PER RIVERSIDE
COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

EASEMENT RECORD DATA

10' WIDE EASEMENT IN FAVOR
OF SOUTHERN CAL GAS COMPANY
PER BOOK 3868 PG. 575
REC 12/4/1964, O.R.

AN EASEMENT FOR ELECTRICAL
POWER LINES IN FAVOR
OF CALIFORNIA ELECTRIC
POWER COMPANY
PER BOOK 760 PG. 417
REC 1/20/1947, O.R.

PARCEL 0310-011A PER
DOC. NO. 2003-102763
REC. 02/13/2003, O.R.



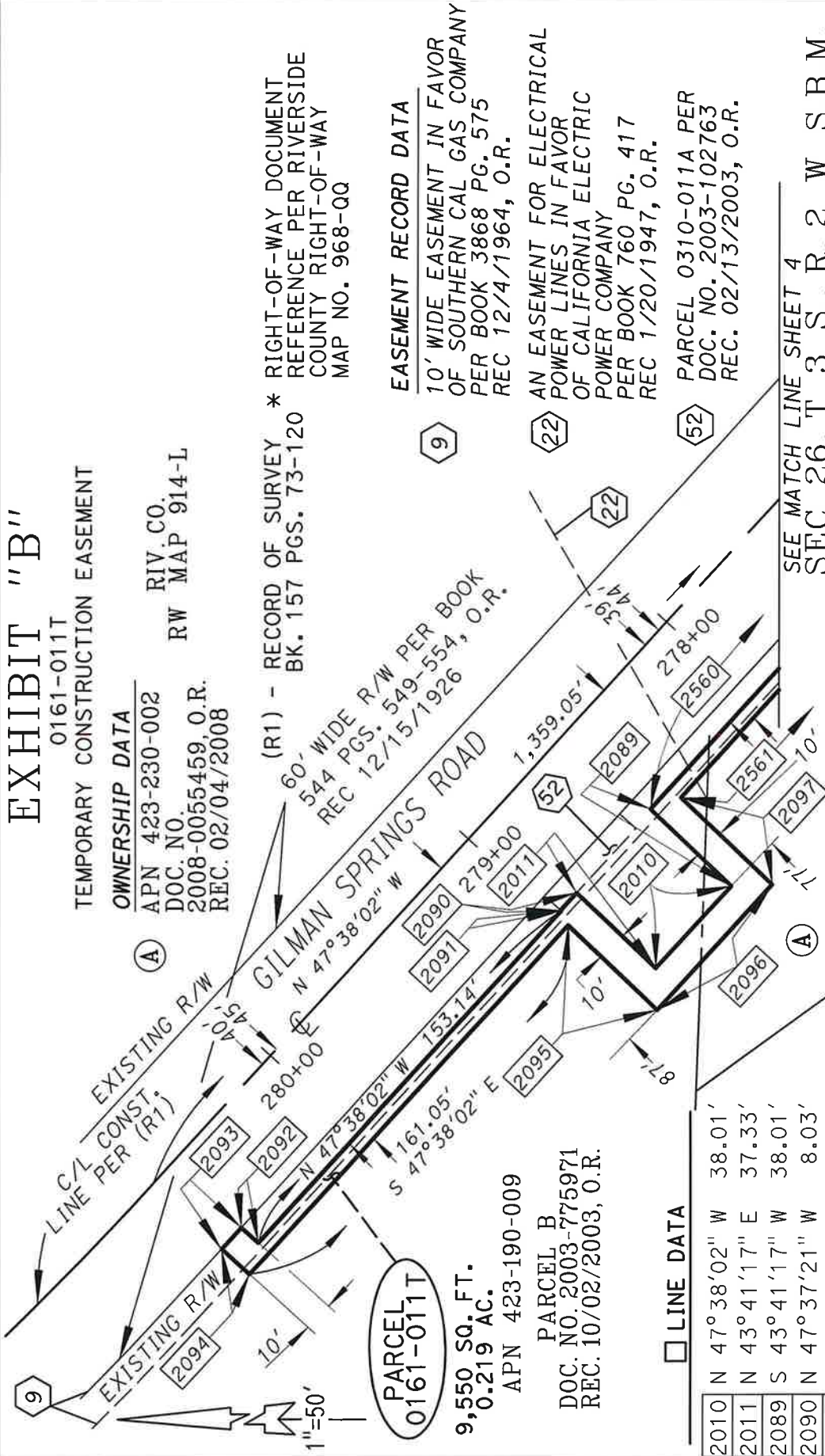
DATE: 06/27/2022

APPROVED BY: *Tim R. Garcia*

APPROVED BY: *Tim R. Garcia*

SHEET 5 OF 5

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400	
PCL No.: 0161-011T	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 50'	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: NB	
DATE: MAY 2022	



LINE DATA

2010	N 47°38'02" W	38.01'
2011	N 43°41'17" E	37.33'
2089	S 43°41'17" W	38.01'
2090	N 47°37'21" W	8.03'
2091	S 42°22'39" W	0.32'
2092	N 42°22'39" E	7.73'
2093	N 47°37'21" W	10.00'
2094	S 42°22'39" W	12.74'
2095	S 43°41'17" W	42.01'
2096	S 47°38'02" E	58.02'
2097	N 43°41'17" E	43.01'
2560	N 47°38'02" W	328.55'
2561	S 47°38'02" E	313.66'

EXHIBIT "A"
LEGAL DESCRIPTION
0161-011U
TEMPORARY CONSTRUCTION EASEMENT

THENCE NORTH 54°27'26" EAST, A DISTANCE OF 7.71 FEET TO SAID SOUTHWESTERLY RIGHT-OF-WAY LINE;

THENCE NORTH 35°33'26" WEST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5.00 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 12,494 SQUARE FEET, OR 0.287 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:

Teri Kahlen

TERI KAHLEN, P.L.S. 8746

3/2/2022

DATED:



EXHIBIT "B"

0161-011U
TEMPORARY CONSTRUCTION EASEMENT

P.O.C.

STA. 286+91.06 BC
C CONST. LINE

C/L CONST.
LINE PER (R1)
POR. BLK. 8
M.B. 6/83

R= 1,312.34'
Δ= 10°51'24"
L= 248.67'

N 35°32'34" W 355.35'

GILMAN SPRINGS ROAD
EXISTING R/W

T.P.O.B.

EXISTING R/W

PARCEL "B"

DOC. NO. 2003-775971
REC. 10/02/2003, O.R.
APN 423-190-009

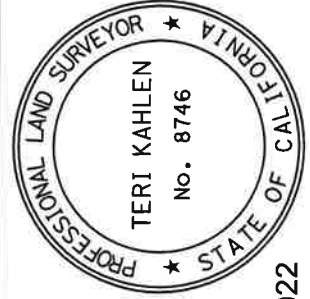
PARCEL
0161-011U
12,494 SQ. FT.
0.287 AC.

RIV. CO.
RW MAP 914-L

SEC. 26, T. 3 S., R. 2 W., RANCHO SAN JACINTO NUEVO

NOTE:

SEE SHEET 4 FOR LINE
TABLE, CURVE TABLE,
RECORD INFORMATION &
OTHER CITATIONS



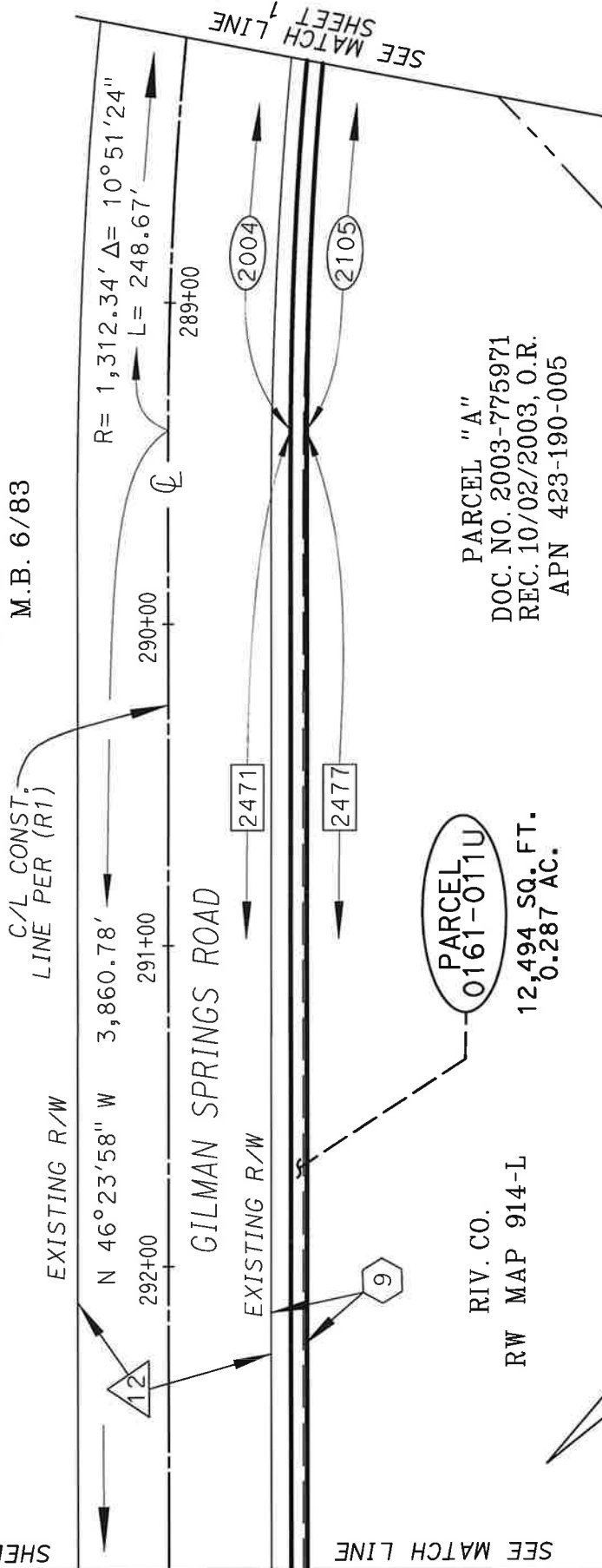
ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400	
PCL No.: 0161-011U	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 50'	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: NB	
DATE: MARCH 2022	APPROVED BY: <i>Teri Kahlen</i> DATE: 3/2/2022
SHEET 1 OF 4	

EXHIBIT "B"

0161-011U
TEMPORARY CONSTRUCTION EASEMENT

POR. BLK. 8
M.B. 6/83

SHEET 3



SEE MATCH LINE

SEE MATCH LINE

PARCEL "A"
DOC. NO. 2003-775971
REC. 10/02/2003, O.R.
APN 423-190-005

PARCEL
0161-011U
12,494 SQ. FT.
0.287 AC.

RIV. CO.
RW MAP 914-L

SEC. 26, T. 3 S., R. 2 W., RANCHO SAN JACINTO NUEVO

NOTE:

SEE SHEET 4 FOR LINE
TABLE, CURVE TABLE,
RECORD INFORMATION &
OTHER CITATIONS

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-011U	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 50'	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: NB	
DATE: MARCH 2022	
SHEET 2 OF 4	

APPROVED BY: *Teri Kahlen* DATE: 3/2/2022

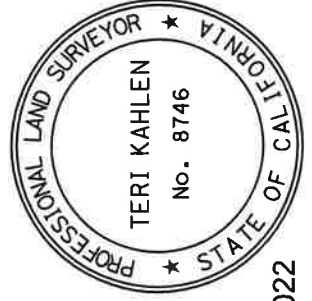


EXHIBIT "B"

0161-011U
TEMPORARY CONSTRUCTION EASEMENT

RIV. CO.
RW MAP 914-L

POR. BLK. 8
M.B. 6/83

C/L CONST.
LINE PER (R1)

EXISTING R/W

N 46°23'58" W 3,860.78'

293+00

294+00

295+00

296+00

297+00

GILMAN SPRINGS ROAD

EXISTING R/W

SEE MATCH LINE
SHEET 2

2471

2472

2473

2474

2475

2476

2477

2478

2479

2480

2481

2482

PARCEL
0161-011U

12,494 SQ. FT.
0.287 AC.

PARCEL "A"

DOC. NO. 2003-775971
REC. 10/02/2003, O.R.
APN 423-190-005

SEC. 26, T. 3 S., R. 2 W., RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

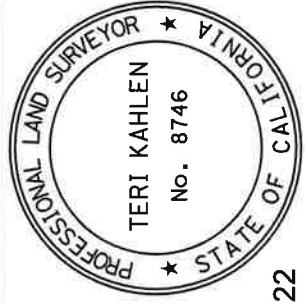
PCL No.: 0161-011U
COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

WO No.: C2-0161
PROJECT: GILMAN SPRINGS ROAD

SCALE: 1" = 50'
PREPARED BY: NB
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: MARCH 2022
APPROVED BY: *Tori Kahlen* DATE: 3/2/2022

SHEET 3 OF 4



NOTE:

SEE SHEET 4 FOR LINE
TABLE, CURVE TABLE,
RECORD INFORMATION &
OTHER CITATIONS

EXHIBIT "B"

0161-011U
TEMPORARY CONSTRUCTION EASEMENT

EASEMENT RECORD DATA

10' WIDE EASEMENT IN FAVOR
OF SOUTHERN CALIF GAS CO.
PER BOOK 3868 PG. 575
REC 12/04/1964, O.R.

PARCEL 0310-010B PER
DOC. NO. 2003-170975
REC. 03/11/2003, O.R.

R/W RECORD DATA

60' WIDE R/W PER
BOOK 544 PGS. 549-554
REC 12/15/1926, O.R.

CURVE DATA

DELTA	RADIUS	LENGTH
10°51'24"	1,274.34'	241.47'
10°51'24"	1,269.34'	240.52'

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120

NOTE:

SEE SHEETS 1, 2 & 3
FOR PARCEL
MAPPING INFORMATION

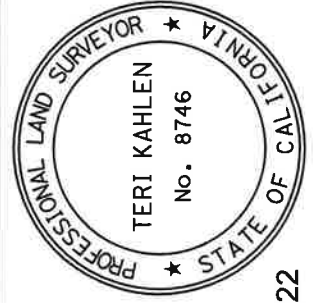
* RIGHT-OF-WAY DOCUMENT REFERENCE
PER RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

SEC. 26, T. 3 S., R. 2 W., RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-011U	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: NOT TO SCALE	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: NB	
DATE: MARCH 2022	
SHEET 4 OF 4	

APPROVED BY: *Teri Kahlen* DATE: 3/2/2022



LINE DATA

2108	S 54°27'26" W	2.70'
2109	N 35°32'34" W	93.16'
2119	N 35°32'34" W	37.81'
2125	N 46°23'58" W	90.95'
2126	N 05°56'33" E	83.59'
2132	N 35°32'34" W	61.05'
2466	S 35°32'34" E	59.23'
2467	S 54°27'26" W	32.33'
2468	S 35°33'26" E	131.83'
2469	S 36°39'09" W	42.01'
2470	N 36°39'09" E	38.86'
2471	N 46°23'58" W	545.18'
2472	S 05°56'33" W	104.84'
2473	N 46°23'21" W	25.27'
2474	S 05°56'33" W	108.86'
2475	S 46°23'58" E	141.47'
2476	N 05°56'33" E	123.79'
2477	S 46°23'58" E	516.06'
2478	S 35°32'34" E	52.16'
2479	S 36°39'09" W	44.11'
2480	S 35°32'34" E	58.82'
2481	N 36°39'09" E	47.26'
2482	S 35°32'34" E	86.05'
2483	N 54°27'26" E	7.71'
2484	N 35°33'26" W	5.00'

EXHIBIT "A"
LEGAL DESCRIPTION
0161-011V
TEMPORARY CONSTRUCTION EASEMENT

THENCE SOUTH 43°36'02" WEST, LEAVING SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 7.44 FEET;

THENCE NORTH 46°23'58" WEST, A DISTANCE OF 94.70 FEET;

THENCE NORTH 53°19'23" WEST, A DISTANCE OF 129.79 FEET;

THENCE SOUTH 84°51'15" WEST, A DISTANCE OF 42.42 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF KNOCH STREET (50.00 FEET WIDE), AS SHOWN ON SAID RECORD OF SURVEY;

THENCE NORTH 00°25'31" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.07 FEET TO THE MOST WESTERLY CORNER OF SAID PARCEL 0310-008A, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE SOUTH 84°51'18" WEST, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE SOUTHERLY LINE OF SAID PARCEL 0310-008A, A DISTANCE OF 31.69 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 1,734 SQUARE FEET, OR 0.040 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

R/W RECORD DATA

60' WIDE R/W PER BOOK
544 PGS. 549-554,
REC 12/15/1926 O.R.

S'LY LINE PCL 0310-008A
PER DOC. NO.
2003-244983,
REC 4/08/2003 O.R.

T.P.O.B. RW MAP 914-L
RIV. CO.

P.O.C. 0161-011V
STA. 328+00.51 BC
C CONST. LINE

T.P.O.B.

SEE DETAIL "A"
BELOW LEFT

TEMPORARY
CONSTRUCTION
EASEMENT

(R1) - RECORD OF SURVEY
BK. 157 PGS. 73-120
* RIGHT-OF-WAY DOCUMENT
REFERENCE PER
RIVERSIDE COUNTY
RIGHT-OF-WAY
MAP NO. 968-QQ

KNOCH ST.

PARCEL
0161-011V
1,734 SQ. FT.
0.040 AC.

DETAIL "A"
N.T.S.

LINE DATA

2037	S 46°23'58" E	1,332.29'
2038	S 43°36'02" W	31.52'
2043	S 84°51'18" W	26.87'
2044	N 43°36'02" E	2.44'
2045	S 46°23'22" E	5.00'
2046	S 43°36'02" W	7.44'
2047	N 00°25'31" E	15.07'
2048	N 84°51'18" E	31.69'

KNOCH ST.

PARCEL
0161-011V
1,734 SQ. FT.
0.040 AC.

PARCEL 1
DOC. NO.
2003-1014930,
REC. 12/31/2003 O.R.
APN 423-190-030

EASEMENT RECORD DATA

10' WIDE EASEMENT IN FAVOR
OF SOUTHERN CAL GAS COMPANY
PER BOOK 3868 PG. 575,
REC 12/4/1964 O.R.

SEC. 26, T. 3 S., R. 2 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 1.000073400

PCL No.: 0161-011V	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 50'	
PREPARED BY: KC	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: MARCH 2022	
SHEET 1 OF 1	

APPROVED BY: *Teri Kahlen* DATE: 3/2/2022



EXHIBIT "A"
LEGAL DESCRIPTION
0161-011X
TEMPORARY CONSTRUCTION EASEMENT

THENCE NORTH 43°36'02" EAST, A DISTANCE OF 9.40 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF GILMAN SPRINGS ROAD ;

THENCE NORTH 46°23'21" WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 5.00 FEET;

THENCE SOUTH 43°36'02" WEST, LEAVING SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 14.40 FEET;

THENCE SOUTH 46°23'58" EAST, A DISTANCE OF 275.00 FEET;

THENCE SOUTH 43°36'02" WEST, L, A DISTANCE OF 4.00 FEET;

THENCE SOUTH 46°23'58" EAST, A DISTANCE OF 1,127.96 FEET TO THE WESTERLY LINE OF SAID PARCEL 0310-010B;

THENCE NORTH 07°12'07" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 6.21 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 7,073 SQUARE FEET, OR 0.162 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND THE DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

EXHIBIT "B"

0161-011X
TEMPORARY CONSTRUCTION EASEMENT

STA. 310+30



1"=60'
SEE DETAIL "B"
SHEET 2

C/L CONST.
LINE PER (R1)

NOTES:

- (R1) - RECORD OF SURVEY BK. 157 PGS. 73-120
- * RIGHT-OF-WAY DOCUMENT REFERENCE PER RIVERSIDE COUNTY RIGHT-OF-WAY MAP NO. 968-QQ

PARCEL 1
DOC. NO. 2003-1014930
REC. 12/31/2003, O.R.
APN 423-190-030

RIV CO. R/W MAP 914L

NOTE:
SEE SHEET 2 FOR
RECORD INFORMATION

PARCEL "A"
DOC. NO. 2003-775971
REC. 10/02/2003, O.R.
APN 423-190-005

P.O.C.

STA. 289+39.73 EC
Q CONST. LINE

T.P.O.B.

7,073 SQ. FT.
0.162 AC.

SEE DETAIL "A"
SHEET 2

SEC. 26, T. 3 S., R. 2 W.
RANCHO SAN JACINTO NUEVO

LINE DATA

2121	S 43°36'02" W	31.85'
2449	N 46°23'21" W	46.19'
2450	S 07°12'07" W	16.34'
2451	N 43°36'02" E	4.00'
2452	N 46°23'58" W	275.00'
2453	N 43°36'02" E	9.40'
2454	N 46°23'21" W	5.00'
2455	S 43°36'02" W	14.40'
2456	S 46°23'58" E	275.00'
2457	S 43°36'02" W	4.00'
2458	N 07°12'07" E	6.21'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-011X	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
WO No.: C2-0161	SURVEY DIVISION
SCALE: 1" = 80'	PROJECT: GILMAN SPRINGS ROAD
PREPARED BY: SP	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: JUNE 2022	

SHEET 1 OF 2

APPROVED BY:

Tim R. Garcia

DATE: 06/30/2022

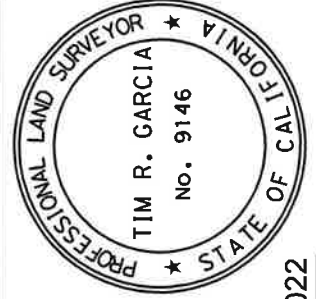
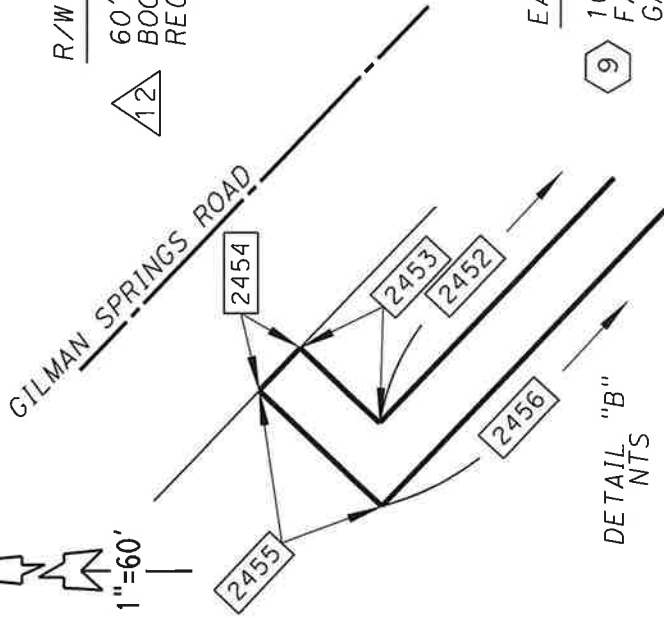


EXHIBIT "B"

0161-011X
TEMPORARY CONSTRUCTION EASEMENT

R/W RECORD DATA

60' WIDE R/W PER
BOOK 544 PGS. 549-553, O.R.
REC 12/15/1926



EASEMENT RECORD DATA

9 10' WIDE EASEMENT IN
FAVOR OF SOUTHERN CALIFORNIA
GAS COMPANY PER BOOK 3868,
PAGE 575, O.R.
REC. 12/4/1964

51 SLOPE EASEMENT IN
FAVOR OF COUNTY OF RIVERSIDE
PER INST. NO. 2003-170975, O.R.
REC. 03/11/2003

T.P.O.B.

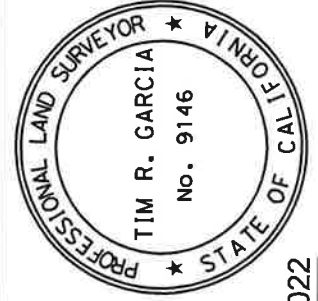
LINE DATA

2121	S 43°36'02" W	31.85'
2449	N 46°23'21" W	46.19'
2450	S 07°12'07" W	16.34'
2451	N 43°36'02" E	4.00'
2452	N 46°23'58" W	275.00'
2453	N 43°36'02" E	9.40'
2454	N 46°23'21" W	5.00'
2455	S 43°36'02" W	14.40'
2456	S 46°23'58" E	275.00'
2457	S 43°36'02" W	4.00'
2458	N 07°12'07" E	6.21'

SEC. 26, T. 3 S., R. 2 W.
RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-011X	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 80'	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: SP	
DATE: JUNE 2022	
SHEET 2 OF 2	



APPROVED BY: *Tim R. Garcia* DATE: 06/30/2022

Parcel 0310-008B

GILMAN SPRINGS ROAD

PARCEL NO. 0310-008B

EXHIBIT "A"

AN EASEMENT FOR SLOPE PURPOSES, LYING IN BLOCK 8, OF THE CONSOLIDATED RESERVOIR AND POWER COMPANY'S SUBDIVISION OF THE SAN JACINTO LAKE TRACT, BY MAP FILED IN BOOK 6, PAGE 83 OF MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, ALSO LYING IN SECTION 26, T. 3S. R. 2W., S.B.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF PARCEL 4 OF INSTRUMENT NUMBER 399985, RECORDED ON OCTOBER 31, 1990, SAID POINT ALSO BEING A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD (18.244 METERS, 60.00 FEET WIDE) AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED ON DECEMBER 15, 1926 IN BOOK 544, PAGES 549 THROUGH 554, INCLUSIVE OF DEEDS, ALL BEING RECORDS OF SAID COUNTY RECORDER;

THENCE N. 89°57'43" W., ALONG THE SOUTHERLY LINE OF SAID PARCEL 4, A DISTANCE OF 1.799 METERS (5.90 FEET) TO A POINT 1.240 METERS (4.07 FEET) SOUTHWESTERLY OF AND MEASURED AT RIGHT ANGLES TO SAID RIGHT-OF-WAY LINE;

THENCE LEAVING SAID SOUTHERLY LINE N. 46°23'32" W, PARALLEL WITH AND 1.240 METERS (4.07 FEET) SOUTHWESTERLY OF AND MEASURED AT RIGHT ANGLES TO SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 183.010 METERS (600.43 FEET);

THENCE N.43°36'28" E., A DISTANCE OF 1.240 METERS (4.07 FEET) TO A POINT OF INTERSECTION WITH SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD;

THENCE S. 46°23'32" E., ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 184.314 METERS (604.70 FEET) TO THE POINT OF BEGINNING.

CONTAINING 227.741 SQUARE METERS (2,451 SQUARE FEET, OR 0.056 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 1.000077256 TO OBTAIN GROUND DISTANCES.

REFERENCE IS HEREBY MADE TO MAP 914-L ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, RIVERSIDE, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY:

Mark S. Bernas

DATED:

Aug 26, 1998



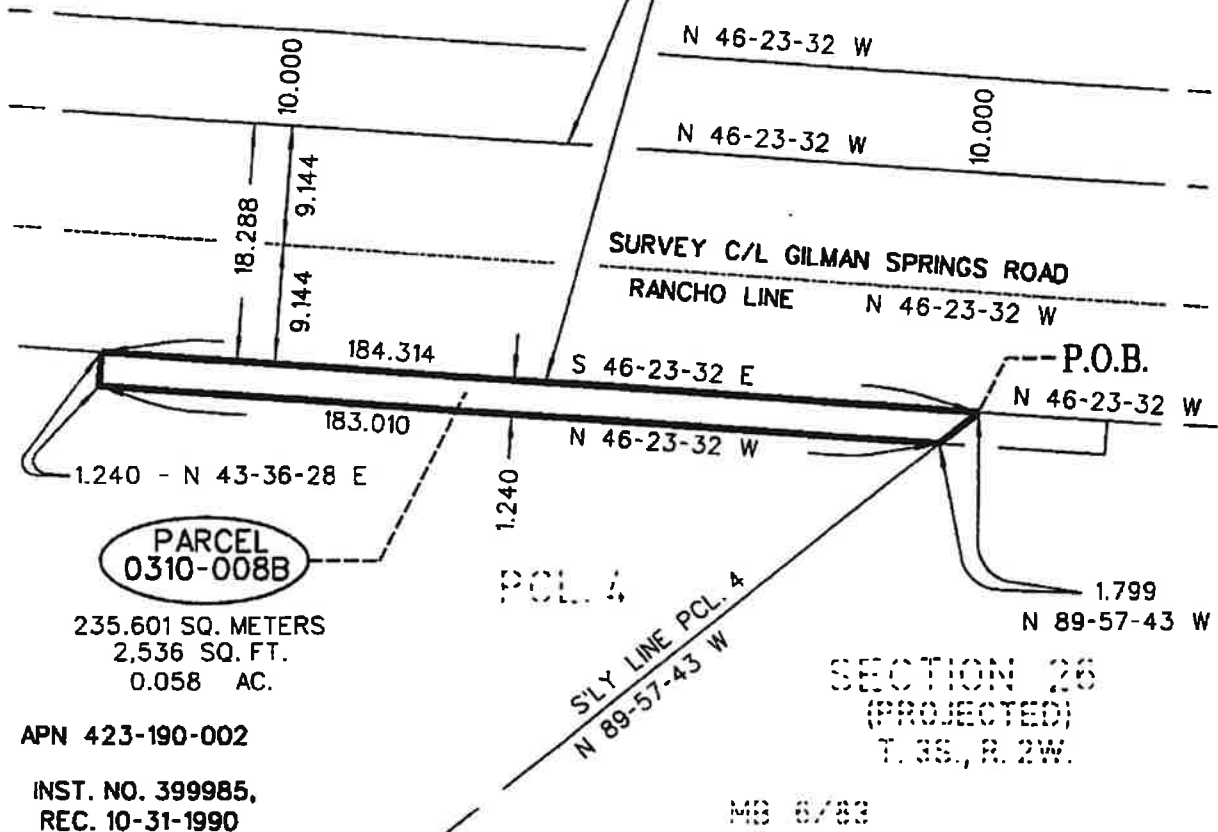
EXHIBIT "B"

SECTION 26
T. 35, R. 2W., S. 8M.



R/W PER BOOK 544,
PG'S. 549-554, OF DEEDS,
REC. 12-15-1926

MB 6/83
BLK. 8



RANCHO SAN JACINTO NUEVO

ALL DISTANCES ARE IN METERS.
ALL DISTANCES SHOWN ARE GRID
DISTANCES UNLESS SPECIFIED
OTHERWISE. GROUND DISTANCES
MAY BE OBTAINED BY MULTIPLYING
GRID DISTANCES BY A COMBINATION
FACTOR OF 1.000077256.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: **GILMAN SPRINGS ROAD**

THIS PLAT IS AN AID IN LOCATING THE PARCELS DESCRIBED IN THE PRECEDING
DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

APPROVED BY: Mark S. Bernas DATE: 8-26-98

PAR. NO.: **0310-008B**

PREPARED BY: DDD/AEC

SCALE: N.T.S.

W.O. NO.: A7-03/072-0433

DATE: JULY, 1998

SHEET 1 OF 1 SHEET

Parcel 0161-012

EXHIBIT "A"
LEGAL DESCRIPTION
0161-012A
TEMPORARY CONSTRUCTION EASEMENT

BEING A PORTION OF PARCEL 1 AS DESCRIBED BY GRANT DEED RECORDED SEPTEMBER 14, 1989 AS DOCUMENT NUMBER 1989-316465, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 2 WEST, RANCHO SAN JACINTO NUEVO, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD SHOWN AS "STA 266+99.71 ANGLE POINT C/L CONST." AS SHOWN BY MAP ON FILE IN BOOK 157 OF RECORDS OF SURVEY, PAGES 73 THROUGH 120, INCLUSIVE, RECORDS OF SAID COUNTY;

THENCE NORTH 47°38'02" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 574.00 FEET;

THENCE NORTH 42°21'58" EAST, LEAVING SAID CENTERLINE, A DISTANCE OF 52.58 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD AS SHOWN ON PARCEL MAP NO. 13970 FILED IN BOOK 86 OF PARCEL MAPS, PAGES 48 AND 49, RECORDS OF SAID COUNTY, AND THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 47°37'21" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY OF GILMAN SPRINGS ROAD, A DISTANCE OF 28.45 FEET;

THENCE NORTH 32°13'19" EAST, LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY OF GILMAN SPRINGS ROAD, A DISTANCE OF 10.58 FEET TO A LINE PARALLEL WITH AND DISTANT 63.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE;

THENCE SOUTH 47°38'02" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 28.44 FEET;

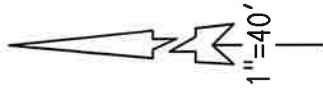
THENCE SOUTH 32°13'19" WEST, LEAVING SAID PARALLEL LINE, A DISTANCE OF 10.59 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 296 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 1.000073400 TO OBTAIN GROUND DISTANCE.

EXHIBIT "B"

0161-012A



PARCEL 1
PM 86/48-49

SEE NOTE "A"

PARCEL
0161-012A

296 SQ. FT.
0.007 AC.

R/W RECORD DATA

60' WIDE R/W PER
BOOK 544 PGS. 549-554 O.R.
REC 12/15/1926

25' R/W DEDICATED, ACCEPTED
& COUNTY MAINTAINED PER
PM 86/48-49.

EASEMENT RECORD DATA

BOOK 824 PG. 225-227, O.R.
IN FAVOR OF SOUTHERN
SIERRAS POWER
REC. 8/24/1929. NO WIDTH
GIVEN.

UTILITY EASEMENT IN FAVOR
OF SOUTHERN SIERRAS POWER
BOOK 826, PAGE 55, O.R.
REC. 08/24/1920.

T.P.O.B.

NOTE "A"

DOC 1989-316465
APN 423-190-029

RANCHO SAN
JACINTO NUEVO

P.O.C.

STA. 266+99.71 ANGLE POINT
CONST. LINE

SEC. 26, T. 3 S., R. 2 W.
RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

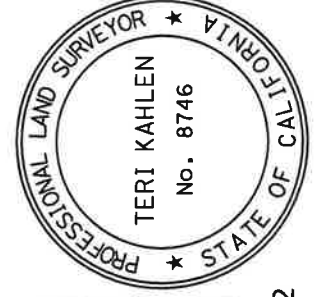
PCL No.: 0161-012A
WO No.: C2-0161
SCALE: 1" = 40'
PREPARED BY: SP
DATE: MARCH 2022
SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: GILMAN SPRINGS ROAD

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: *Teri Kahlen* DATE: 3/2/2022



LINE DATA

2177	N 42°21'58" E	52.58'
2178	N 47°37'21" W	28.45'
2179	N 32°13'19" E	10.58'
2180	S 47°38'02" E	28.44'
2181	S 32°13'19" W	10.59'

NOTES:

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120
* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

RIV CO. R/W MAP 914-L
C/L CONST.
LINE PER (R1)

GILMAN SPRINGS ROAD

273+00

EXISTING R/W

272+00

271+00

270+00

269+00

268+00

267+00

266+00

265+00

264+00

263+00

262+00

261+00

260+00

259+00

258+00

257+00

256+00

255+00

254+00

253+00

252+00

251+00

250+00

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229+00

228+00

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226+00

225+00

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178+00

177+00

176+00

175+00

174+00

173+00

172+00

171+00

170+00

169+00

168+00

167+00

166+00

165+00

164+00

163+00

162+00

161+00

160+00

159+00

158+00

157+00

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135+00

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133+00

132+00

131+00

130+00

129+00

128+00

127+00

126+00

125+00

124+00

123+00

122+00

121+00

120+00

119+00

118+00

117+00

116+00

115+00

114+00

113+00

112+00

111+00

110+00

109+00

108+00

107+00

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87+00

86+00

85+00

84+00

83+00

82+00

81+00

80+00

79+00

78+00

77+00

76+00

75+00

74+00

73+00

72+00

71+00

70+00

69+00

68+00

67+00

66+00

65+00

64+00

63+00

62+00

61+00

60+00

59+00

58+00

57+00

56+00

55+00

54+00

53+00

52+00

51+00

50+00

49+00

48+00

47+00

46+00

45+00

44+00

43+00

42+00

41+00

40+00

39+00

38+00

37+00

36+00

35+00

Parcel 0161-013

EXHIBIT "A"
LEGAL DESCRIPTION
0161-013A

PARCEL CONTAINS 9,364 SQUARE FEET, OR 0.215 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND THE DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:



TIM R. GARCIA, P.L.S. 9146

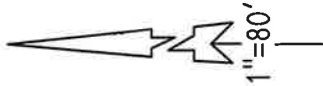
06/27/2022

DATED:



EXHIBIT "B"

0161-013A



NW'LY LINE
PARCEL 2

T.P.O.B.

SEE DETAIL "A"

DOC NO. 2013-0538375
REC. 11/13/2013, O.R.
APN 423-190-015

PARCEL 2
DOC. 2013-0538375
REC. 11/13/2013, O.R.

R/W RECORD DATA

60' WIDE R/W PER
BOOK 544 PGS. 549-554
REC 12/15/1926, O.R.

EASEMENT RECORD DATA

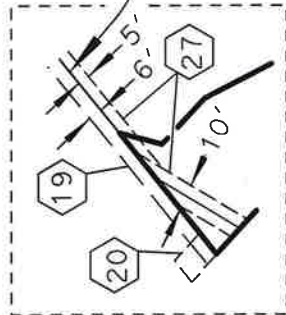
6' WIDE STRIP EASEMENT
IN FAVOR OF SCE
INST. NO. 77-024792
REC. 02/14/1977, O.R.

OVERHANG EASEMENT
IN FAVOR OF SCE
INST. NO. 2002-629785
REC. 11/04/2002, O.R.

10' & 5' WIDE UTILITY
EASEMENT IN FAVOR OF SCE
INST. NO. 77-024793
REC. 02/14/1977, O.R.

P.O.C.

STA. 280+58.77 BC
C/C CONST. LINE



NOTES:
(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120
* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

DETAIL "A"
9,364 SQ. FT.
0.215 AC.

RIV CO. R/W MAP 914L

C/L CONST.
LINE PER (R1)

SEC. 26, T. 3 S., R. 2 W.
RANCHO SAN JACINTO NUEVO

2186	S 47° 38' 02" E	277.14'
2187	N 42° 21' 58" E	27.68'
2189	N 51° 22' 39" E	74.74'
2190	S 14° 42' 34" W	27.67'
2191	S 47° 45' 00" E	7.07'
2192	S 27° 08' 47" E	57.19'
2193	S 47° 37' 55" E	191.82'
2565	S 34° 42' 11" W	29.62'
2566	N 47° 37' 21" W	280.97'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-013A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 80'	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: NB	
DATE: MAY 2022	

APPROVED BY: *Tim R. Garcia* DATE: 06/27/2022

SHEET 1 OF 1

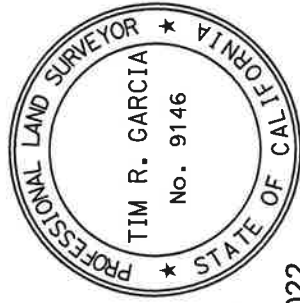


EXHIBIT "A"
LEGAL DESCRIPTION
0161-013C
TEMPORARY CONSTRUCTION EASEMENT

THENCE NORTH 47°37'55" WEST, LEAVING SAID SOUTHEASTERLY LINE, A DISTANCE OF 190.25 FEET;

THENCE NORTH 27°09'35" WEST, A DISTANCE OF 71.25 FEET TO THE **TRUE POINT OF BEGINNING.**

PARCEL CONTAINS 1,311 SQUARE FEET, OR 0.030 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND THE DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:



TIM R. GARCIA, P.L.S. 9146

06/30/2022

DATED:



EXHIBIT "B"

NOTES:

- (R1) - RECORD OF SURVEY
BK. 157 PGS. 73-120
- * RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

0161-013C
TEMPORARY CONSTRUCTION EASEMENT
SEE DETAIL "A"

NW'LY LINE
PARCEL 2

T.P.O.B.

APN 423-230-015
PARCEL 2
DOC. 2013-0538375
REC. 11/13/2013, O.R.

P.O.C.
STA. 280+58.77 BC
C/L CONST. LINE

DETAIL "A"
NOT TO SCALE

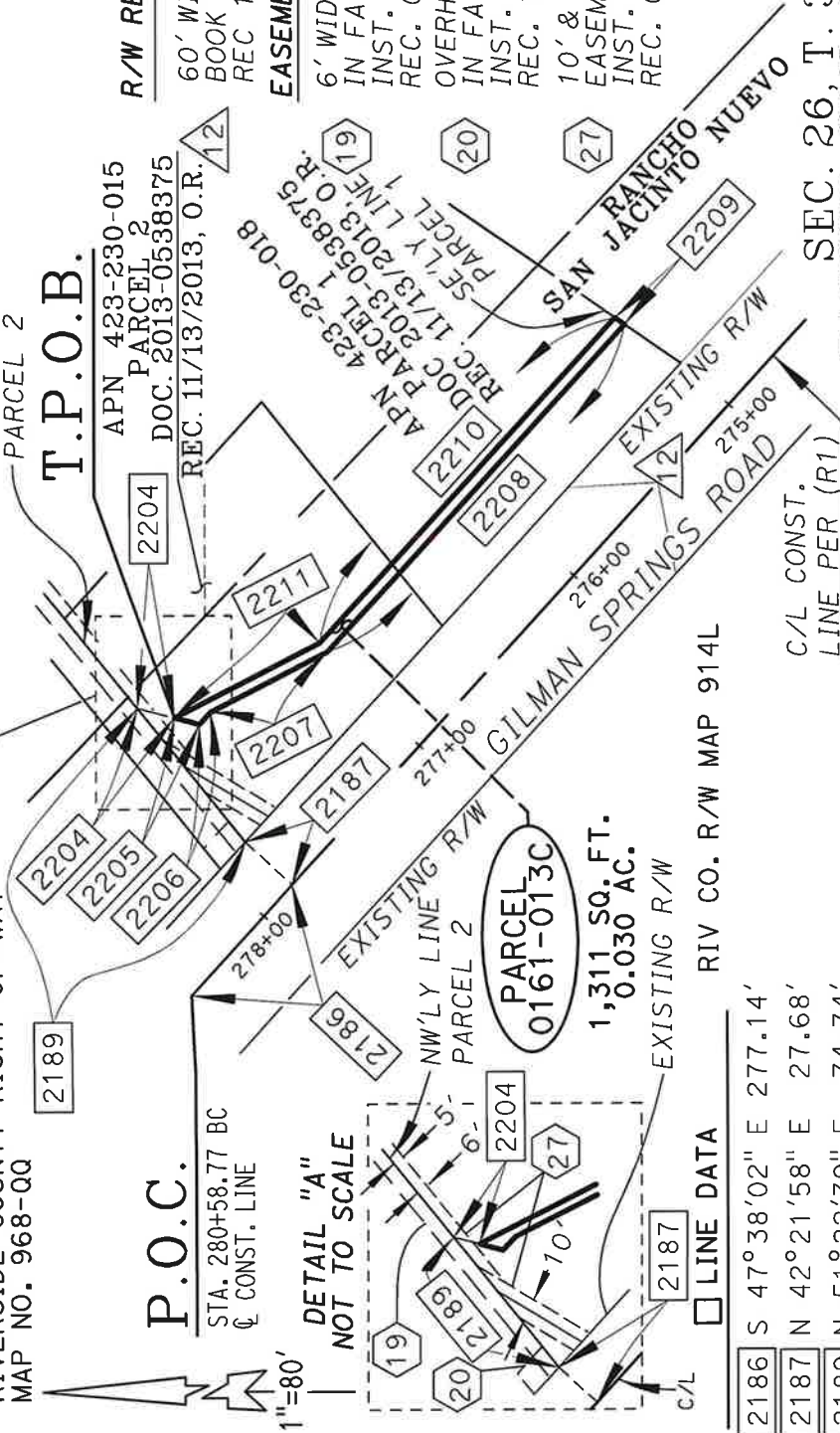
1"=80'

R/W RECORD DATA

60' WIDE R/W PER
BOOK 544 PGS. 549-554
REC. 12/15/1926, O.R.

EASEMENT RECORD DATA

6' WIDE STRIP EASEMENT
IN FAVOR OF SCE
INST. NO. 77-024792
REC. 02/14/1977, O.R.
OVERHANG EASEMENT
IN FAVOR OF SCE
INST. NO. 2002-629785
REC. 11/04/2002, O.R.
10' & 5' WIDE UTILITY
EASEMENT IN FAVOR OF SCE
INST. NO. 77-024793
REC. 02/14/1977, O.R.



RIV CO. R/W MAP 914L

LINE DATA

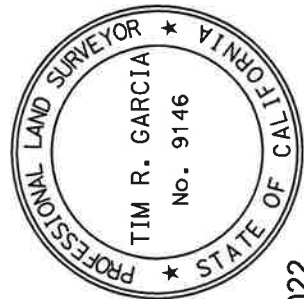
2186	S 47°38'02" E	277.14'
2187	N 42°21'58" E	27.68'
2189	N 51°22'39" E	74.74'
2204	S 14°42'34" W	16.48'
2205	S 14°42'34" W	11.20'
2206	S 47°45'00" E	7.07'
2207	S 27°08'47" E	57.19'
2208	S 47°37'55" E	191.82'
2209	N 34°42'11" E	5.05'
2210	N 47°37'55" W	190.25'
2211	N 27°09'35" W	71.25'

SEC. 26, T. 3 S., R. 2 W.
RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-013C	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
WO No.: C2-0161	SURVEY DIVISION
SCALE: 1" = 80'	PROJECT: GILMAN SPRINGS ROAD
PREPARED BY: NB	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
DATE: MAY 2022	

APPROVED BY: *Tom R. Garcia* DATE: 06/30/2022



SHEET 1 OF 1

Parcel 0161-014

EXHIBIT "A"
LEGAL DESCRIPTION
0161-014A

BEING A PORTION OF THE LAND AS DESCRIBED BY GRANT DEED RECORDED JANUARY 7, 1974 AS INSTRUMENT NO. 1974-2403, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 2 WEST, RANCHO SAN JACINTO NUEVO, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD SHOWN AS "STA 280+58.77 BC C/L CONST." AS SHOWN BY MAP ON FILE IN BOOK 157 OF RECORDS OF SURVEY, PAGES 73 THROUGH 120, INCLUSIVE, RECORDS OF SAID COUNTY;

THENCE SOUTH 47°38'02" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 277.14 FEET;

THENCE NORTH 42°21'58" EAST, LEAVING SAID CENTERLINE, A DISTANCE OF 27.68 FEET TO THE INTERSECTION OF THE SOUTHEASTERLY LINE OF SAID LAND OF GRANT DEED WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD AS DESCRIBED BY THE DOUMENT RECORDED DECEMBER 15, 1926 IN BOOK 544, PAGES 549 THROUGH 554, INCLUSIVE, OFFICIAL RECORDS OF SAID COUNTY, AND THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 51°22'39" EAST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 78.11 FEET;

THENCE NORTH 38°37'21" WEST, LEAVING SAID SOUTHEASTERLY LINE, A DISTANCE OF 11.30 FEET;

THENCE SOUTH 51°22'39" WEST, A DISTANCE OF 29.98 FEET;

THENCE NORTH 47°27'54" WEST, A DISTANCE OF 4.55 FEET TO THE NORTHWESTERLY LINE OF SAID GRANT DEED;

THENCE SOUTH 51°22'39" WEST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 49.93 FEET TO SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD;

THENCE SOUTH 47°37'21" EAST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 16.00 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 1,118 SQUARE FEET, OR 0.026 ACRES MORE OR LESS.

EXHIBIT "B"

DETAIL "A"
NOT TO SCALE

SE'LY LINE OF 0161-014A NW'LY LINE OF
INST. NO. 1974-2403, O.R. INST. NO.
1974-2403, O.R.

SEE DETAIL "A"

APN 423-190-017

INST. NO. 1974-2403, O.R.

R/W RECORD DATA

60' WIDE R/W PER
BOOK 544 PGS. 549-554
REC 12/15/1926, O.R.

EASEMENT RECORD DATA

6' WIDE STRIP EASEMENT
IN FAVOR OF SCE
INST. NO. 77-024792
REC. 02/14/1977, O.R.

OVERHANG EASEMENT
IN FAVOR OF SCE
INST. NO. 2002-629785
REC. 11/04/2002, O.R.

10' & 5' WIDE UTILITY EASEMENT
IN FAVOR OF SCE
INST. NO. 77-024793
REC. 02/14/1977, O.R.

NOTES:

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120
* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

SEC. 26, T. 3 S., R. 2 W., RANCHO SAN JACINTO NUEVO

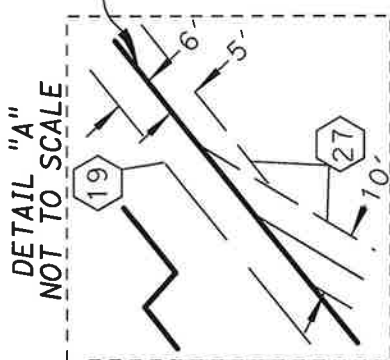
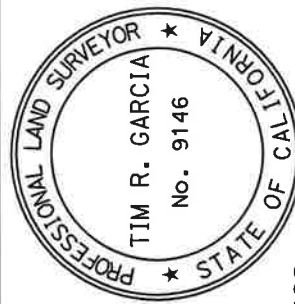
□ LINE DATA

2187	N 42°21'58" E	27.68'
2233	N 47°27'54" W	4.55'
2234	S 51°22'39" W	49.93'
2235	S 47°37'21" E	16.00'
2567	N 51°22'39" E	78.11'
2568	N 38°37'21" W	11.30'
2569	S 51°22'39" W	29.98'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-014A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
WO No.: C2-0161	SURVEY DIVISION
SCALE: 1" = 30'	PROJECT: GILMAN SPRINGS ROAD
PREPARED BY: NB	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
DATE: MAY 2022	

APPROVED BY: *Tim R. Garcia* DATE: 06/27/2022



P.O.C.

STA. 280+58.77 BC
C CONST. LINE

C/L CONST.
LINE PER (R1)

1,118 SQ. FT.
0.026 AC.

T.P.O.B.



RIV CO. R/W MAP 914L

EXISTING R/W

GILMAN SPRINGS ROAD

EXISTING R/W

EXISTING R/W

EXISTING R/W

EXISTING R/W

EXISTING R/W

EXISTING R/W

EXISTING R/W

EXISTING R/W

EXISTING R/W

EXISTING R/W

EXISTING R/W

EXISTING R/W

EXISTING R/W

EXISTING R/W

EXHIBIT "A"
LEGAL DESCRIPTION
0161-014C
TEMPORARY CONSTRUCTION EASEMENT

BEING A PORTION OF THE LAND AS DESCRIBED BY GRANT DEED RECORDED JANUARY 7, 1974 AS INSTRUMENT NO. 1974-2403, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 2 WEST, RANCHO SAN JACINTO NUEVO, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD SHOWN AS "STA 280+58.77 BC C/L CONST." AS SHOWN BY MAP ON FILE IN BOOK 157 OF RECORDS OF SURVEY, PAGES 73 THROUGH 120, INCLUSIVE, RECORDS OF SAID COUNTY;

THENCE SOUTH 47°38'02" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 277.14 FEET;

THENCE NORTH 42°21'58" EAST, LEAVING SAID CENTERLINE, A DISTANCE OF 27.68 FEET TO THE INTERSECTION OF THE SOUTHEASTERLY LINE OF SAID LAND OF GRANT DEED WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD AS DESCRIBED BY THE DOUMENT RECORDED DECEMBER 15, 1926 IN BOOK 544, PAGES 549 THROUGH 554, INCLUSIVE, OFFICIAL RECORDS OF SAID COUNTY;

THENCE NORTH 47°37'21" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD, A DISTANCE OF 16.00 FEET TO THE NORTHWESTERLY LINE OF SAID GRANT DEED;

THENCE NORTH 51°22'39" EAST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 49.93 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 51°22'39" EAST, CONTINUING ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 18.06 FEET;

THENCE SOUTH 36°29'20" EAST, LEAVING SAID NORTHWESTERLY LINE, A DISTANCE OF 4.50 FEET;

THENCE SOUTH 51°22'39" WEST, A DISTANCE OF 17.19 FEET;

THENCE NORTH 47°27'54" WEST, A DISTANCE OF 4.55 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 79 SQUARE FEET, OR 0.002 ACRES MORE OR LESS.

EXHIBIT "B"

0161-014C

TEMPORARY CONSTRUCTION EASEMENT

SE'LY LINE OF

INST. NO. 1974-2403, O.R.

T.P.O.B.

SEE DETAIL "A"

NW'LY LINE OF

INST. NO. 1974-2403, O.R.

P.O.C.

STA. 280+58.77 BC

CONST. LINE

C/L CONST.

LINE PER (R1)

47°38'02" E

277.14'

278+00

GILMAN SPRINGS ROAD

EXISTING R/W

APN 423-190-017

INST. NO. 1974-2403, O.R.

79 SQ. FT.

0.002 AC.

PARCEL 0161-014C

RANCHO SAN JACINTO NUEVO

2242

2243

2244

2241

2240

2242

2243

2244

2570

2187

2187

2187

2187

2187

2187

2187

2187

2187

2187

R/W RECORD DATA

60' WIDE R/W PER

BOOK 544 PGS. 549-554

REC 12/15/1926, O.R.

EASEMENT RECORD DATA

6' WIDE STRIP EASEMENT

IN FAVOR OF SCE

INST. NO. 77-024792

REC. 02/14/1977, O.R.

OVERHANG EASEMENT

IN FAVOR OF SCE

INST. NO. 2002-629785

REC. 11/04/2002, O.R.

10' & 5' WIDE UTILITY

EASEMENT IN FAVOR OF SCE

INST. NO. 77-024793

REC. 02/14/1977, O.R.

NOTES:

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER

RIVERSIDE COUNTY RIGHT-OF-WAY MAP NO. 968-QQ

SEC. 26, T. 3 S., R. 2 W., RANCHO SAN JACINTO NUEVO

□ LINE DATA

2187	N 42°21'58" E	27.68'
2240	N 47°37'21" W	16.00'
2241	N 51°22'39" E	49.93'
2242	N 51°22'39" E	18.06'
2243	S 36°29'20" E	4.50'
2244	S 51°22'39" W	17.19'
2570	N 47°27'54" W	4.55'

PCL No.: 0161-014C	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
WO No.: C2-0161	SURVEY DIVISION
SCALE: 1" = 30'	PROJECT: GILMAN SPRINGS ROAD
PREPARED BY: NB	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
DATE: MAY 2022	

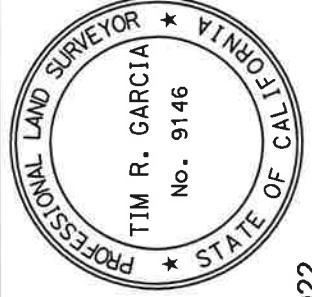
APPROVED BY:

Tom R. Garcia

DATE:

06/27/2022

SHEET 1 OF 1



Parcel 0161-015

EXHIBIT "A"
LEGAL DESCRIPTION
0161-015A

THENCE NORTH 43°41'39" EAST, LEAVING SAID PARALLEL LINE, A DISTANCE OF 22.01 FEET TO A LINE PARALLEL WITH AND DISTANT 77.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD;

THENCE SOUTH 47°38'02" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 96.34 FEET TO THE NORTHWESTERLY LINE OF SAID LAND AS DESCRIBED BY THE GRANT DEED RECORDED JANUARY 07, 1974 AS INSTRUMENT NO. 1974-2403;

THENCE SOUTH 51°22'39" WEST, ALONG THE NORTHWESTERLY LINE OF SAID LAND, A DISTANCE OF 49.93 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 46,640 SQUARE FEET, OR 1.071 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:

Tim R. Garcia

TIM R. GARCIA, P.L.S. 9146

06/28/2022

DATED:



0161-015A

12

32 UTILITY EASEMENT IN FAVOR
OF SOUTHERN SIERRAS POWER
COMPANY PER

P.O.:

STA. 280+58.77 BC
CONST. LINE

C/L CONST. ✓
LINE PER (R1)

PARCEL
0161-015A

46,640 SQ. FT.
1.071 AC.

RANCHO SAN JACINTO NUEVO

(R1) RECORD OF SURVEY BK. 157 PGS. 73-120

**** RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY**

MAP NO. 968-QQ

SEC. 26, T. 3 S., R. 2 W. S.B.M., RANCHO SAN JACINTO NUEVO

	<u>DELTA</u>	<u>RADIUS</u>	<u>LENGTH</u>
	2107	1 257 34'	265 34'

2245	N 42°21'58" E	27.68'
2486	N 47°37'21" W	16.00'
2487	N 43°41'39" E	22.01'
2488	S 51°22'39" W	49.93'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

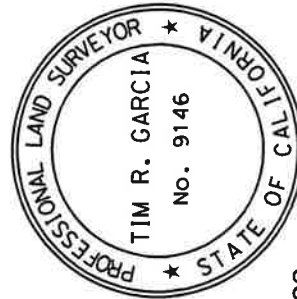
PCL No.:	0161-015A
COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION	

PROJECT: GILMAN SPRINGS ROAD

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: 06/28/2022



R/W RECORD DATA

12 60' WIDE R/W PER DEED
BOOK 544 PGS. 549-554
REC 12/15/1926

EASEMENT RECORD DATA

32 UTILITY EASEMENT IN FAVOR
OF SOUTHERN SIERRAS POWER
COMPANY PER
BOOK 824, PAGE 225-227 O.R.E.
REC 8/24/1929.
NO WIDTH GIVEN

RIV. CO. RW MAP 914-L

RANCHO SAN JACINTO NUEVO

NOTES:

(R1) RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-00

CURVE DATA

DELTA	RADIUS	LENGTH
2036 12°03'55"	1,058.20'	222.83'
2107 12°05'28"	1,257.34'	265.34'

LINE DATA

2489 N 35°33'26" W	363.20'
2490 S 35°32'34" E	114.29'

EXHIBIT "B"

0161-015A

PARCEL
0161-015A
46,640 SQ. FT.
1.071 AC.

2490 2489
SEE MATCH LINE
283+00
282+00
281+00
280+00
STA. 280+58.77 EC

32 SEC. 26, T.3S., R.2W., S.B.M.

POR. BLK. 8
POWER COMPANY'S SUBDIVISION
OF THE
SAN JACINTO LAKE TRACT
M.B. 6/83

EXISTING NORTHEASTERLY R/W
APN 423-190-010
DOC. NO. 2020-0124735
REC. 03/18/2020
GILMAN SPRINGS ROAD
EXISTING R/W
C/L CONST.
LINE PER (R1)
VARIES 55'
VARIES 281+00
VARIES 281+00
SEE MATCH LINE

1"=60'

SEC. 26, T.3 S., R.2 W. S.B.M., RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-015A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 60'	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: AP	
DATE: JUNE, 2022	

DATE: 06/28/2022

APPROVED BY: *Tim R. Garcia*

SHEET 2 OF 6

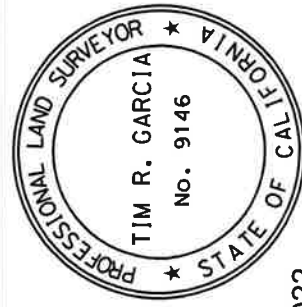


EXHIBIT "B"

0161-015A

R/W RECORD DATA

12 60' WIDE R/W PER DEED
BOOK 544 PGS. 549-554
REC 12/15/1926

EASEMENT RECORD DATA

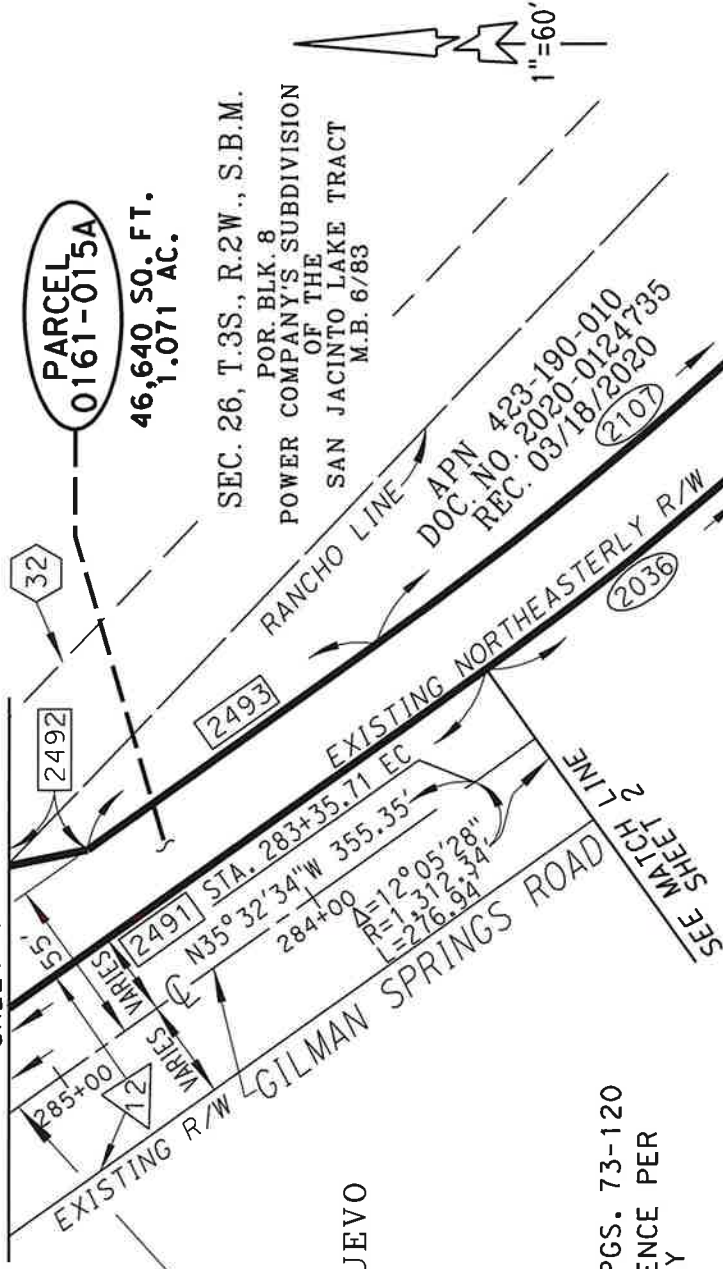
32 UTILITY EASEMENT IN FAVOR
OF SOUTHERN SIERRAS POWER
COMPANY PER
BOOK 824, PAGE 225-227 O.R.
REC 8/24/1929. NO WIDTH GIVEN

C/L CONST.
LINE PER (R1)

RIV. CO. RW MAP 914-L

RANCHO SAN JACINTO NUEVO

SEE MATCH LINE
SHEET 4



NOTES:

- (R1) RECORD OF SURVEY BK. 157 PGS. 73-120
- * RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

SEC. 26, T.3 S., R.2 W. S.B.M., RANCHO SAN JACINTO NUEVO

CURVE DATA

DELTA	RADIUS	LENGTH
2036 12°03'55"	1,058.20'	222.83'
2107 12°05'28"	1,257.34'	265.34'

LINE DATA

2491 N 35°33'26" W	363.20'
2492 S 11°47'36" E	54.63'
2493 S 35°32'34" E	114.29'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-015A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 60'	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: AP	
DATE: JUNE, 2022	
SHEET 3 OF 6	

APPROVED BY: *Tim R. Garcia* DATE: 06/28/2022

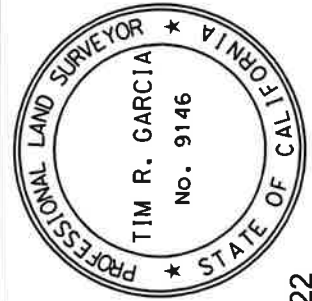


EXHIBIT "B"

0161-015A

SEE MATCH LINE
SHEET 5

PARCEL
0161-015A

46,640 SQ. FT.
1.071 AC.

APN 423-190-004
DOC. NO. 2020-0124735
REC. 03/18/2020

SEC. 26, T.3S., R.2W., S.B.M.

FOR BLK. 8
POWER COMPANY'S SUBDIVISION
OF THE
SAN JACINTO LAKE TRACT
M.B. 6/83

RANCHO SAN JACINTO NUEVO

NOTES:

(R1) RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

CURVE DATA

DELTA	RADIUS	LENGTH
2108	10°49'55"	1,537.95' 290.75'
2109	10°51'24"	1,361.34' 257.95'
2110	10°51'24"	1,312.34' 248.67'

LINE DATA

2491	N 35°33'26" W	363.20'
2494	S 35°32'34" E	34.16'
2495	N 36°39'55" E	11.55'
2496	S 35°32'34" E	37.46'
2497	N 36°48'16" E	17.84'
2492	S 11°47'36" E	54.63'

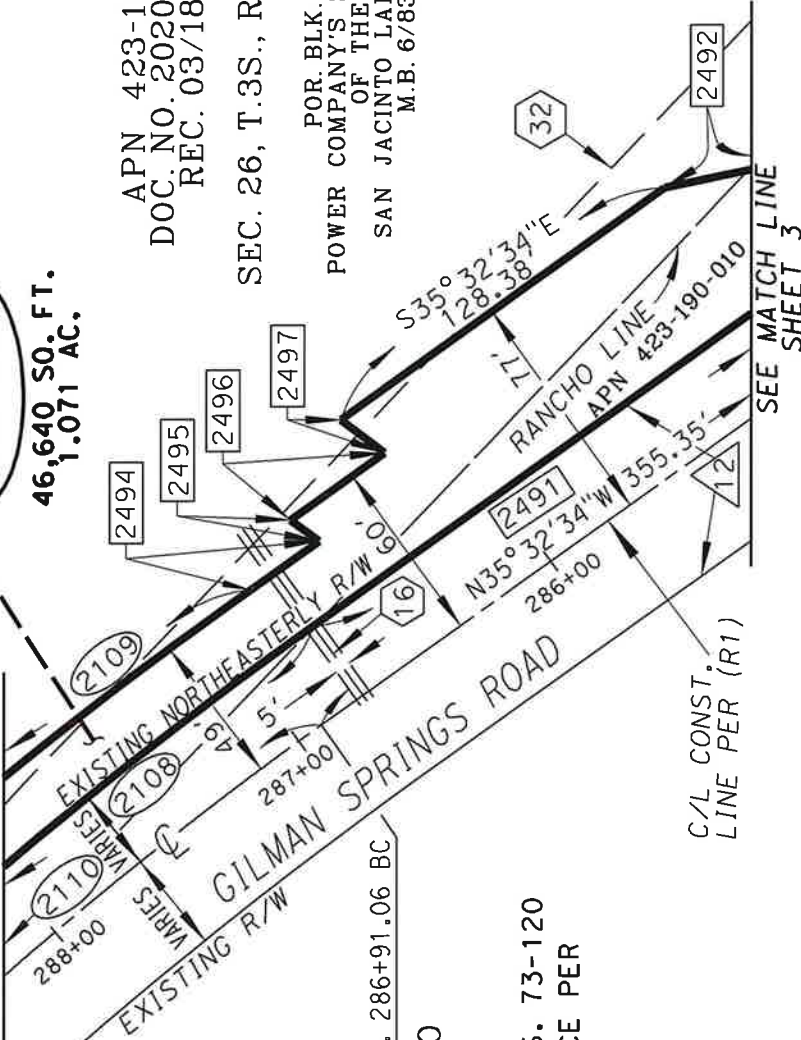
60' WIDE R/W PER DEED
BOOK 544 PGS. 549-554
REC 12/15/1926

EASEMENT RECORD DATA

5' WIDE ANCHOR EASEMENTS
IN FAVOR OF SCE
PER INST. NO. 1971-134602
REC. 11/24/1971

UTILITY EASEMENT IN FAVOR
OF SOUTHERN SIERRAS POWER
COMPANY PER
BOOK 824, PAGE 225-227 O.R.
REC 8/24/1929. NO WIDTH GIVEN

RIV. CO. RW MAP 914-L STA. 286+91.06 BC



SEC. 26, T. 3 S., R. 2 W. S.B.M., RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-015A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 60'	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: AP	
DATE: JUNE, 2022	
SHEET 4 OF 6	DATE: 06/28/2022

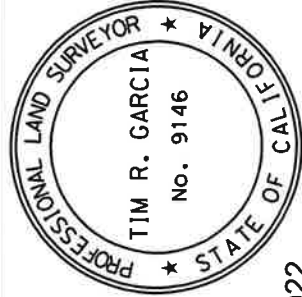


EXHIBIT "B"

0161-015A

APN 423-190-004
DOC. NO. 2020-0124735
REC. 03/18/2020

SEC. 26, T.3S., R.2W., S.B.M.

POR. BLK. 8

POWER COMPANY'S SUBDIVISION

OF THE

SAN JACINTO LAKE TRACT

M.B. 6/83

R/W RECORD DATA

60' WIDE R/W PER DEED
BOOK 544 PGS. 549-554
REC 12/15/1926

EASEMENT RECORD DATA

5' WIDE ANCHOR EASEMENT
IN FAVOR OF SCE
PER INST. NO. 1971-134602
REC. 11/24/1971

UTILITY EASEMENT IN FAVOR
OF SOUTHERN SIERRAS POWER
COMPANY PER
BOOK 824, PAGE 225-227 O.R.
REC 8/24/1929, NO WIDTH GIVEN

PARCEL
0161-015A

46,640 SQ. FT.
1.071 AC.

SEE MATCH LINE
SHEET 6

EXISTING NORTHEASTERLY R/W

EXISTING R/W

EXISTING R/W

EXISTING R/W

EXISTING R/W

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SEE MATCH LINE
SHEET 6

EXISTING NORTHEASTERLY R/W

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EXISTING R/W

RIV. CO. RW MAP 914-L

RANCHO SAN JACINTO NUEVO

STA. 289+39.73 EC

NOTES:

(R1) RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER

RIVERSIDE COUNTY RIGHT-OF-WAY

MAP NO. 968-QQ

CURVE DATA

DELTA	RADIUS	LENGTH
2108	10°49'55"	1,537.95' 290.75'
2109	10°51'24"	1,361.34' 257.95'
2110	10°51'24"	1,312.34' 248.67'

LINE DATA

2498	N 46°23'21" W	569.71'
2499	S 46°23'58" E	529.92'
2500	N 43°36'02" E	2.00'
2501	S 46°23'58" E	60.27'

SEC. 26, T.3 S., R.2 W. S.B.M., RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-015A
COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

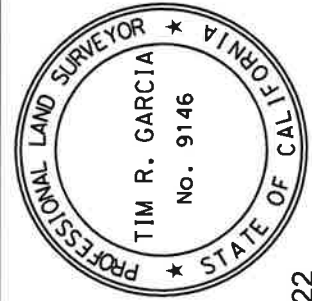
PROJECT: GILMAN SPRINGS ROAD

SCALE: 1" = 60'

PREPARED BY: AP

DATE: JUNE, 2022

SHEET 5 OF 6



APPROVED BY: *Tim R. Garcia*
DATE: 06/28/2022

EXHIBIT "B"

0161-015A

N43°36'39"E 18.87'
STA. 328+00.51 BC

SE'LY LINE OF LAND
PER DOC. NO. 2014-0204707, O.R.
REC. 06/04/2014

RANCHO EXISTING
C/L CONST.
LINE PER (R1)
EXISTING R/W

R/W RECORD DATA

60' WIDE R/W PER DEED
BOOK 544 PGS. 549-554
REC 12/15/1926

EASEMENT RECORD DATA

UTILITY EASEMENT IN FAVOR
OF SOUTHERN SIERRAS POWER
COMPANY PER
BOOK 824, PAGE 225-227 O.R.
REC 8/24/1929. NO WIDTH GIVEN

RIV. CO. RW MAP 914-L

RANCHO SAN JACINTO NUEVO

NOTES:

- (R1) RECORD OF SURVEY BK. 157 PGS. 73-120
- * RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-00

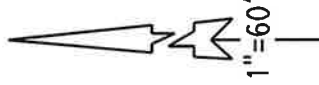
APN 423-190-004
DOC. NO. 2020-0124735
REC. 03/18/2020

SEC. 26, T.3S., R.2W., S.B.M.

POR. BLK. 8
POWER COMPANY'S SUBDIVISION
OF THE
SAN JACINTO LAKE TRACT
M.B. 6/83

PARCEL
0161-015A

46,640 SQ. FT.
1.071 AC.



1"=60'

S46°23'58"E 529.92'

N46°23'21"W 3,860.78'

294+00

293+00

292+00

291+00

290+00

289+00

288+00

287+00

286+00

285+00

284+00

283+00

282+00

281+00

280+00

279+00

278+00

277+00

276+00

275+00

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31+00

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28+00

27+00

26+00

25+00

24+00

23+00

22+00

21+00

20+00

EXHIBIT "A"
LEGAL DESCRIPTION
0161-015B

THENCE NORTH 43°36'02" EAST, LEAVING SAID PARALLEL LINE, A DISTANCE OF 3.00 FEET TO A LINE PARALLEL WITH AND DISTANT 49.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD;

THENCE SOUTH 46°23'58" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 150.00 FEET;

THENCE NORTH 43°36'02" EAST, LEAVING SAID PARALLEL LINE, A DISTANCE OF 3.00 FEET TO A LINE PARALLEL WITH AND DISTANT 52.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD;

THENCE SOUTH 46°23'58" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 350.31 FEET;

THENCE NORTH 43°36'02" EAST, LEAVING SAID PARALLEL LINE, A DISTANCE OF 9.00 FEET TO A LINE PARALLEL WITH AND DISTANT 61.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD;

THENCE SOUTH 46°23'58" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 347.77 FEET;

THENCE SOUTH 43°36'02" WEST, LEAVING SAID PARALLEL LINE, A DISTANCE OF 5.00 FEET TO A LINE PARALLEL WITH AND DISTANT 56.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD;

THENCE SOUTH 46°23'58" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 127.05 FEET TO SAID NORTHWESTERLY LINE OF LAND DESCRIBED BY GRANT DEED RECORDED JUNE 4, 2014 AS DOCUMENT NUMBER 2014-0204707;

THENCE SOUTH 43°36'39" WEST, ALONG SAID NORTHWESTERLY LINE OF LAND, A DISTANCE OF 27.78 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 30,435 SQUARE FEET, OR 0.699 ACRES MORE OR LESS.

SEE MATCH LINE
SHEET 2

EXHIBIT "B"

0161-015B

APN 423-190-004
DOC. NO. 2020-0124735
REC. 03/18/2020, O.R.

NORTHWESTERLY LINE OF
DOC. NO. 2014-0204707, O.R.

T.P.O.B.

DOC. NO. 2014-0204707
REC. 06/04/2014, O.R.

R/W RECORD DATA

60' WIDE R/W PER DEED
BOOK 544 PGS. 549-554
REC. 12/15/1926, O.R.

EASEMENT RECORD DATA

UTILITY EASEMENT IN FAVOR
OF SOUTHERN SIERRAS POWER
COMPANY PER
BOOK 824, PAGE 225-227
REC. 8/24/1929, O.R. NO WIDTH GIVEN

NOTES:

(R1) RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

SEC. 26, T.3S., R.2W., S.B.M.

POR. BLK. 8
POWER COMPANY'S SUBDIVISION
OF THE
SAN JACINTO LAKE TRACT
M.B. 6/83

RIV. CO. RW MAP 914-L

P.O.C.

STA. 289+39.73 EC
Q CONST. LINE

SEC. 26, T.3 S., R.2 W.S.B.M., RANCHO SAN JACINTO NUEVO

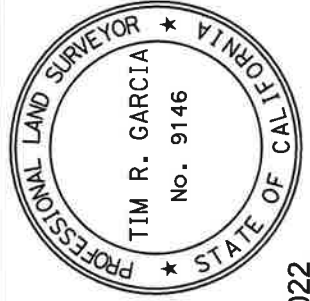
LINE DATA

2502	N 46°23'58" W	590.19'
2503	N 43°36'02" E	28.13'
2504	N 46°23'21" W	1,208.93'
2505	S 46°23'58" E	127.05'
2506	S 43°36'39" W	27.78'

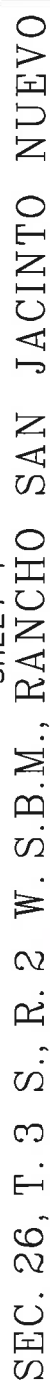
ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-015B	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 60'	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: AP	
DATE: APRIL 2022	
SHEET 1 OF 4	


APPROVED BY: *Tim R. Garcia* DATE: 06/27/2022



0161-015B



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

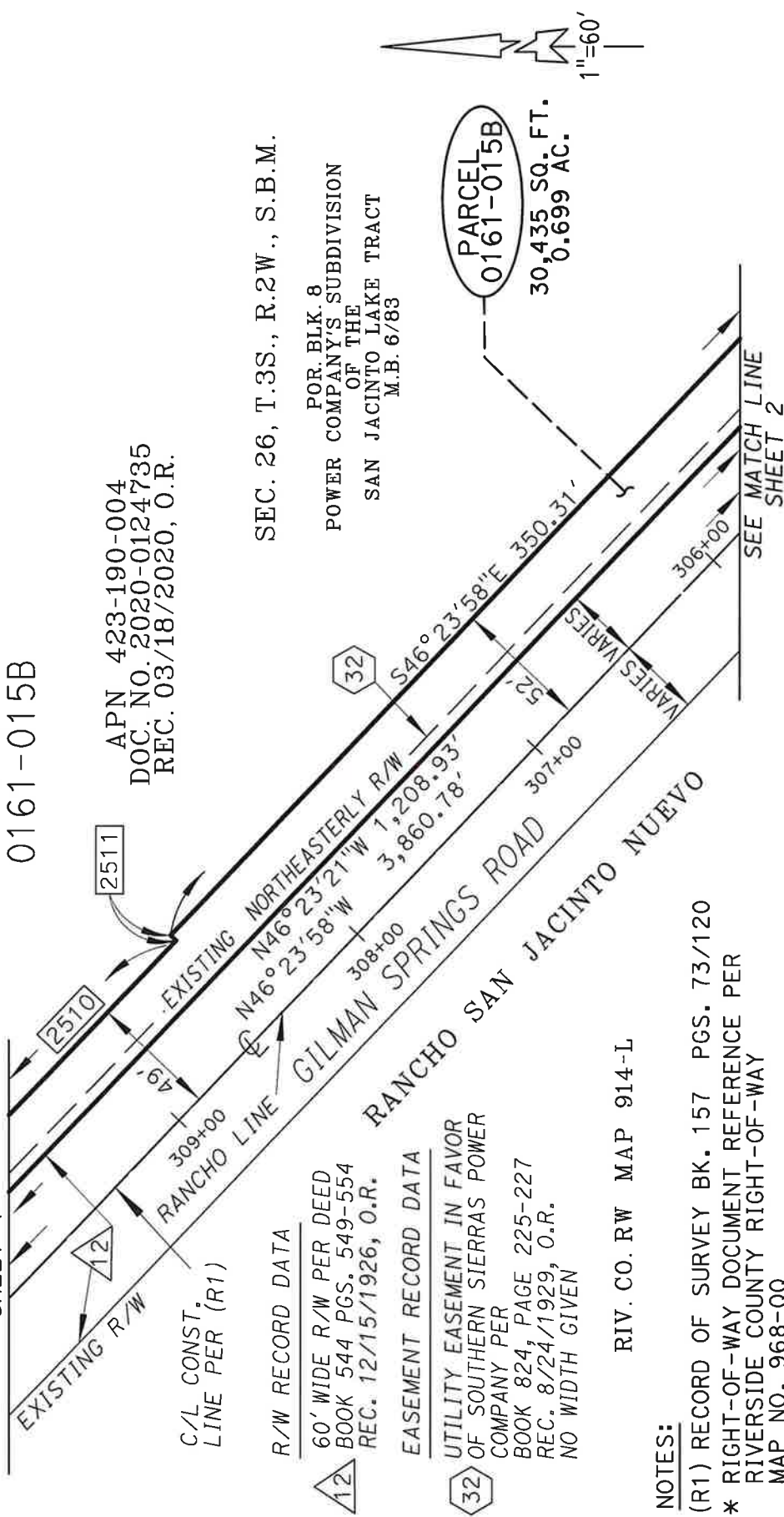
PCL No.: 0161-015B	COUNTY OF RIVERSIDE, TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 60'	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: AP	APPROVED BY:  DATE: 06/12/22
DATE: APRIL 2022	
SHEET 2 OF 4	

DATE: 06/27/2022

SEE MATCH LINE
SHEET 4

EXHIBIT "B"

0161-015B



RIV. CO. RW MAP 914-L

NOTES:

- (R1) RECORD OF SURVEY BK. 157 PGS. 73/120
- * RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

SEC. 26, T.3 S., R.2 W.S.B.M., RANCHO SAN JACINTO NUEVO

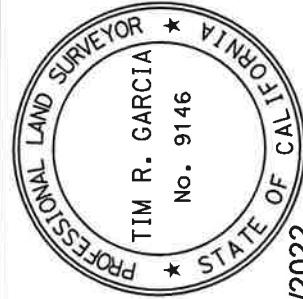
ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-015B	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 60'	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: AP	
DATE: APRIL 2022	

APPROVED BY:

Tim R. Garcia

DATE: 06/27/2022



LINE DATA

2510	S 46°23'58" E 150.00'
2511	N 43°36'02" E 3.00'

EXHIBIT "B"

0161-015B

BC 328+00.51

C/L CONST.
LINE PER (R1)

APN 423-190-004
DOC. NO. 2020-0124735
REC. 03/18/2020, O.R.

SEC. 26, T.3S., R.2W., S.B.M.
POR. BLK. 8
POWER COMPANY'S SUBDIVISION
OF THE
SAN JACINTO LAKE TRACT
M.B. 6/88

R/W RECORD DATA

60' WIDE R/W PER DEED
BOOK 544 PGS. 549-554
REC. 12/15/1926, O.R.

EASEMENT RECORD DATA

UTILITY EASEMENT IN FAVOR
OF SOUTHERN SIERRAS POWER
COMPANY PER
BOOK 824, PAGE 225-227
REC. 8/24/1929, O.R.
NO WIDTH GIVEN

RIV. CO. RW MAP 914-L

NOTES:

(R1) RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

LINE DATA

2504	N 46°23'21" W 1,208.93'
2512	S 46°23'58" E 237.96'
2513	N 43°36'02" E 3.00'
2510	S 46°23'58" E 150.00'
2541	N 30°18'09" E 18.04'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

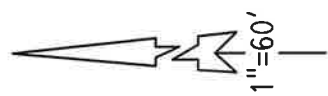
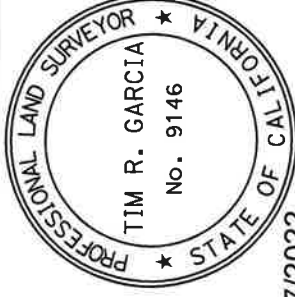
PCL No.: 0161-015B
COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

WO No.: C2-0161
PROJECT: GILMAN SPRINGS ROAD

SCALE: 1" = 60'
PREPARED BY: AP

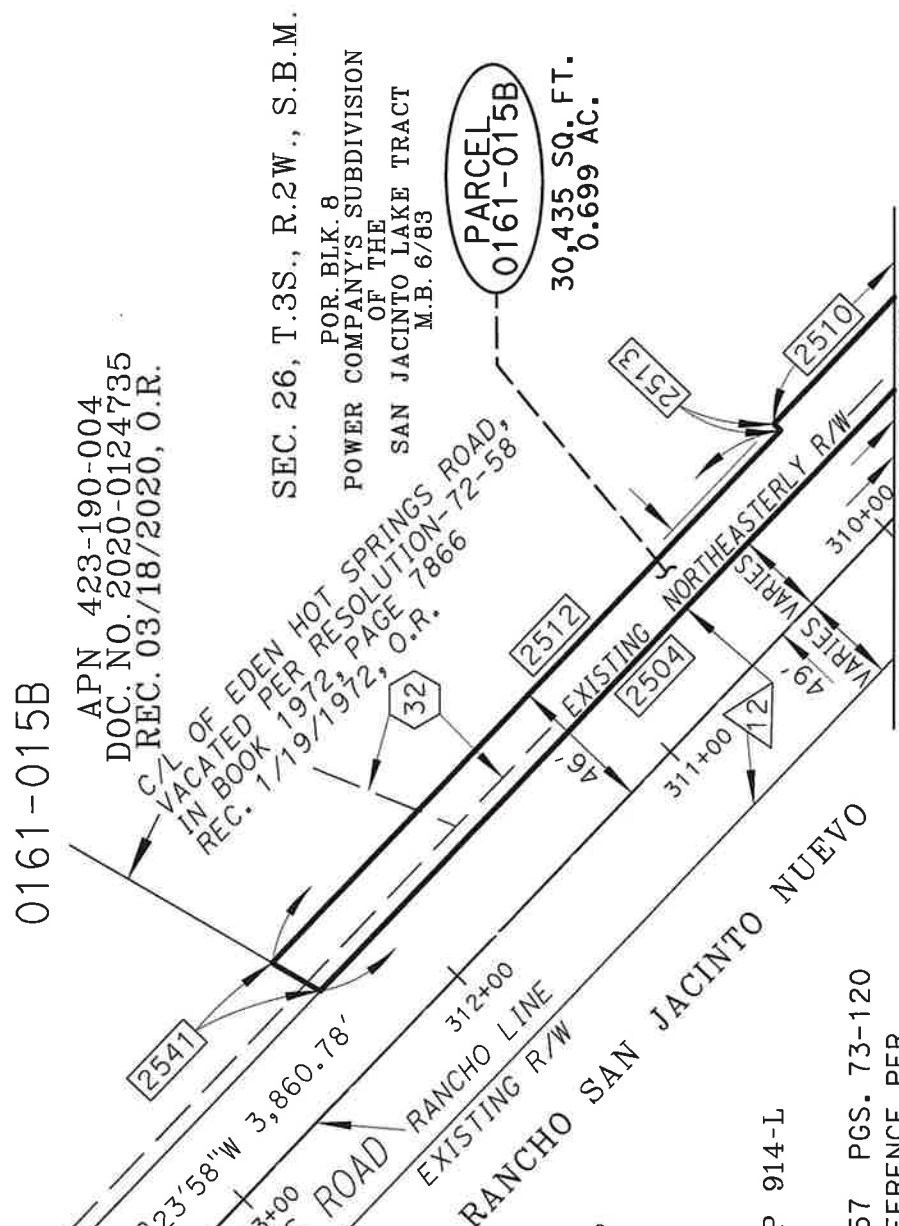
DATE: APRIL 2022
SHEET 4 OF 4

APPROVED BY: *Tom R. Garcia* DATE: 06/27/2022



PARCEL
0161-015B

30,435 SQ. FT.
0.699 AC.



SEE MATCH LINE
SHEET 3

SEC. 26, T.3 S., R.2 W.S.B.M., RANCHO SAN JACINTO NUEVO

EXHIBIT "A"
LEGAL DESCRIPTION
0161-015C
TEMPORARY CONSTRUCTION EASEMENT

THENCE SOUTH 69°15'43" WEST, A DISTANCE OF 22.46 FEET TO A LINE PARALLEL WITH AND DISTANT 77.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE SOUTH 47°38'02" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 18.64 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 291 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:

Teri Kahlen
TERI KAHLEN, P.L.S. 8746

3/3/2022
DATED:



P.O.C.

STA. 280+58.77 BC
C/L CONST. LINE

EXHIBIT "B"

0161-015C

TEMPORARY CONSTRUCTION EASEMENT

POR. BLK. 8

POWER COMPANY'S SUBDIVISION
OF THE

SAN JACINTO LAKE TRACT
M.B. 6/83

APN 423-190-010

DOC. NO. 2020-0124735

REC. 03/18/2020

SEC. 26, T.3S., R.2W., S.B.M.

RANCHO SAN JACINTO NUEVO

PARCEL
0161-015C

291 SQ. FT.
0.007 AC.

EXISTING NORTHEASTERLY R/W

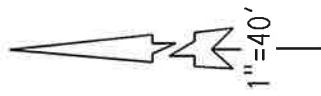
547°38'02"E 277.14'

GILMAN SPRINGS ROAD

EXISTING R/W

R/W RECORD DATA

60' WIDE R/W PER DEED
BOOK 544 PGS. 549-554
REC 12/15/1926



NORTHEASTERLY LINE
OF LAND PER INST.
NO. 1974/2403, O.R.

INST. 1974-2403, O.R.
REC. 01/07/1974

NOTES:

(R1) RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

T.P.O.B.

RIV. CO. RW MAP 914-L

SEC. 26, T.3 S., R. 2 W. S.B.M., RANCHO SAN JACINTO NUEVO

LINE DATA

2514	N 42°21'58" E	27.68'
2486	N 47°37'21" W	16.00'
2488	N 51°22'39" E	49.93'
2515	N 51°22'39" E	18.06'
2516	N 36°38'40" W	11.52'
2517	S 69°15'43" W	22.46'
2518	S 47°38'02" E	18.64'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-015C

WO No.: C2-0161

SCALE: 1" = 40'

PREPARED BY: AP

DATE: MARCH, 2022

SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: GILMAN SPRINGS ROAD

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: *Teri Kahlen* DATE: 3/3/2022



EXHIBIT "A"
LEGAL DESCRIPTION
0161-015D
TEMPORARY CONSTRUCTION EASEMENT

THENCE SOUTH 36°48'16" WEST, A DISTANCE OF 17.84 FEET;

THENCE NORTH 35°32'34" WEST, A DISTANCE OF 37.48 FEET;

THENCE SOUTH 36°39'55" WEST, A DISTANCE OF 11.55 FEET;

THENCE NORTH 35°32'34" WEST, A DISTANCE OF 27.30 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,366.34 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°51'24", AN ARC DISTANCE OF 258.90 FEET;

THENCE NORTH 46°23'58" WEST, A DISTANCE OF 60.27 FEET;

THENCE SOUTH 43°36'02" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 46°23'58" WEST, A DISTANCE OF 529.92 FEET;

THENCE SOUTH 43°36'39" WEST, A DISTANCE OF 5.00 FEET TO THE **TRUE POINT OF BEGINNING.**

PARCEL CONTAINS 5,390 SQUARE FEET, OR 0.124 ACRES, MORE OR LESS.

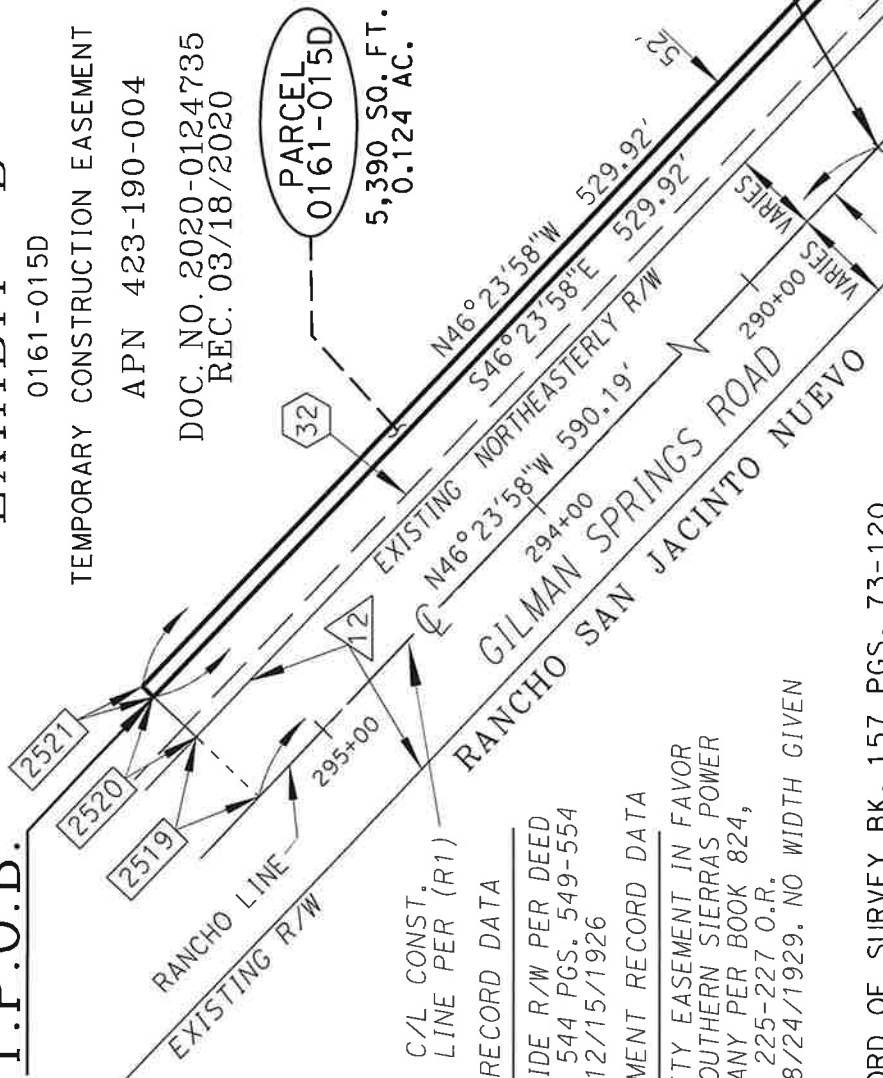
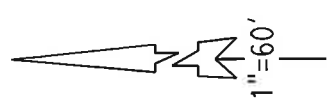
THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

T.P.O.B.

EXHIBIT "B"

0161-015D
TEMPORARY CONSTRUCTION EASEMENT
APN 423-190-004
DOC. NO. 2020-0124735
REC. 03/18/2020



R/W RECORD DATA
60' WIDE R/W PER DEED
BOOK 544 PGS. 549-554
REC 12/15/1926

EASEMENT RECORD DATA

UTILITY EASEMENT IN FAVOR
OF SOUTHERN SIERRAS POWER
COMPANY PER BOOK 824,
PAGE 225-227 O.R.
REC 8/24/1929, NO WIDTH GIVEN

POR. BLK. 8
POWER COMPANY'S SUBDIVISION
OF THE
SAN JACINTO LAKE TRACT
M.B. 6/83

SEC. 26, T.3S., R.2W., S.B.M.

P.O.C.
STA. 289+39.73 EC
C. CONST. LINE
(SEE SHEET 2)

RIV. CO. RW MAP 914-L

NOTES:

(R1) RECORD OF SURVEY BK. 157 PGS. 73-120

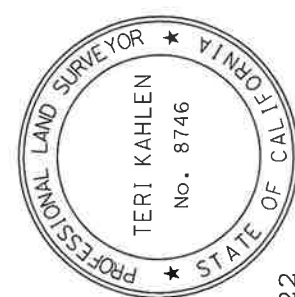
* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

SEC. 26, T.3 S., R. 2 W. S.B.M., RANCHO SAN JACINTO NUEVO

LINE DATA

2519	N 43° 36' 02" E	28.13'
2520	N 43° 36' 39" E	18.87'
2521	S 43° 36' 39" W	5.00'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400	
PCL No.: 0161-015D	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 60'	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: AD	
DATE: MARCH, 2022	
SHEET 1 OF 3	



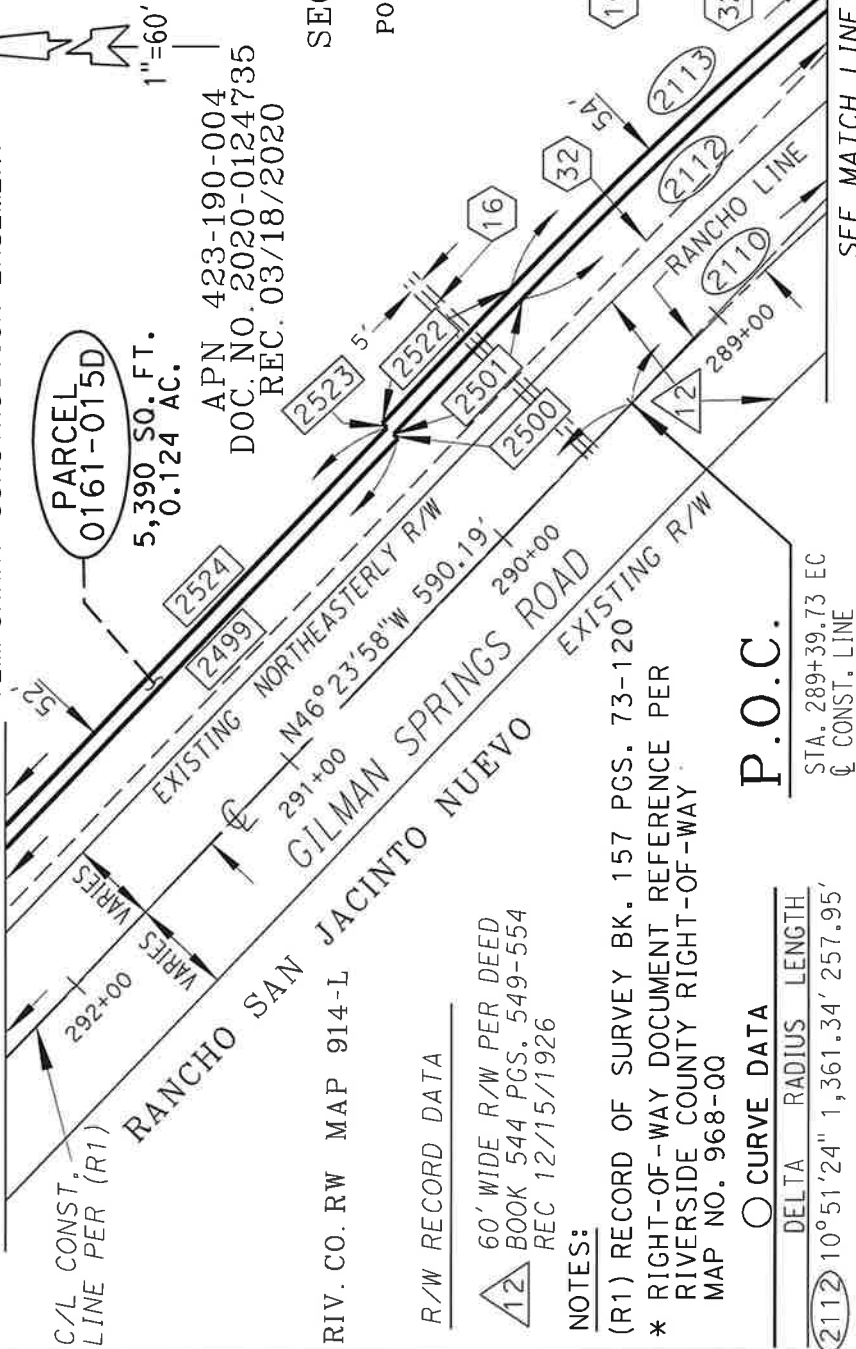
APPROVED BY: *Teri Kahlen*

DATE: 3/3/2022

EXHIBIT "B"

SEE MATCH LINE
SHEET 1

0161-015D
TEMPORARY CONSTRUCTION EASEMENT



SEC. 26, T.3S., R.2W., S.B.M.
POR. BLK. 8
POWER COMPANY'S SUBDIVISION
OF THE
SAN JACINTO LAKE TRACT
M.B. 6/83

EASEMENT RECORD DATA

5' WIDE ANCHOR EASEMENT
IN FAVOR OF SCE
PER INST. NO. 1971-134602
REC. 11/24/1971
UTILITY EASEMENT IN FAVOR
OF SOUTHERN SIERRAS POWER
COMPANY PER
BOOK 824, PAGE 225-227 O.R.
REC 8/24/1929. NO WIDTH GIVEN

SEE MATCH LINE
SHEET 3

P.O.C.

STA. 289+39.73 EC
C/ CONST. LINE

RIV. CO. RW MAP 914-L

R/W RECORD DATA

60' WIDE R/W PER DEED
BOOK 544 PGS. 549-554
REC 12/15/1926

NOTES:

(R1) RECORD OF SURVEY BK. 157 PGS. 73-120
* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

○ CURVE DATA

DELTA	RADIUS	LENGTH
2112 10°51'24"	1,361.34'	257.95'
2113 10°51'24"	1,366.34'	258.90'
2110 10°51'24"	1,312.34'	248.67'

□ LINE DATA

2499	S 46°23'58" E	529.92'
2500	N 43°36'02" E	2.00'
2501	S 46°23'58" E	60.27'
2522	N 46°23'58" W	60.27'
2523	S 46°36'02" W	2.00'
2524	N 46°23'58" W	529.92'

SEC. 26, T. 3 S., R. 2 W. S.B.M., RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-015D	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
WO No.: C2-0161	SURVEY DIVISION
SCALE: 1" = 60'	PROJECT: GILMAN SPRINGS ROAD
PREPARED BY: AP	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: MARCH, 2022	

APPROVED BY: *Teri Kahlen* DATE: 3/3/2022

SHEET 2 OF 3



EXHIBIT "A"
LEGAL DESCRIPTION
0161-015E
TEMPORARY CONSTRUCTION EASEMENT

AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD;

THENCE SOUTH 46°23'58" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 350.31 FEET;

THENCE NORTH 43°36'02" EAST, LEAVING SAID PARALLEL LINE, A DISTANCE OF 9.00 FEET TO A LINE PARALLEL WITH AND DISTANT 61.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD;

THENCE SOUTH 46°23'58" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 347.77 FEET;

THENCE SOUTH 43°36'02" WEST, LEAVING SAID PARALLEL LINE, A DISTANCE OF 5.00 FEET TO A LINE PARALLEL WITH AND DISTANT 56.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD;

THENCE SOUTH 46°23'58" EAST, A DISTANCE OF 127.05 FEET TO THE **TRUE POINT OF BEGINNING.**

PARCEL CONTAINS 6,183 SQUARE FEET, OR 0.142 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

SEE MATCH LINE
SHEET 2

EXHIBIT "B"

0161-015E

APN 423-190-004
DOC. NO. 2020-0124735
REC. 03/18/2020, O.R.

NORTHWESTERLY LINE OF
DOC. NO. 2014-0204707, O.R.

C/L CONST.
LINE PER (R1)

PARCEL
0161-015E

6,183 SQ. FT.
0.142 AC.

R/W RECORD DATA

60' WIDE R/W PER DEED
BOOK 544 PGS. 549-554
REC. 12/15/1926, O.R.

EASEMENT RECORD DATA

UTILITY EASEMENT IN FAVOR OF
SOUTHERN SIERRAS POWER CO. PER
BOOK 824, PAGE 225-227
REC. 8/24/1929, O.R.
NO WIDTH GIVEN

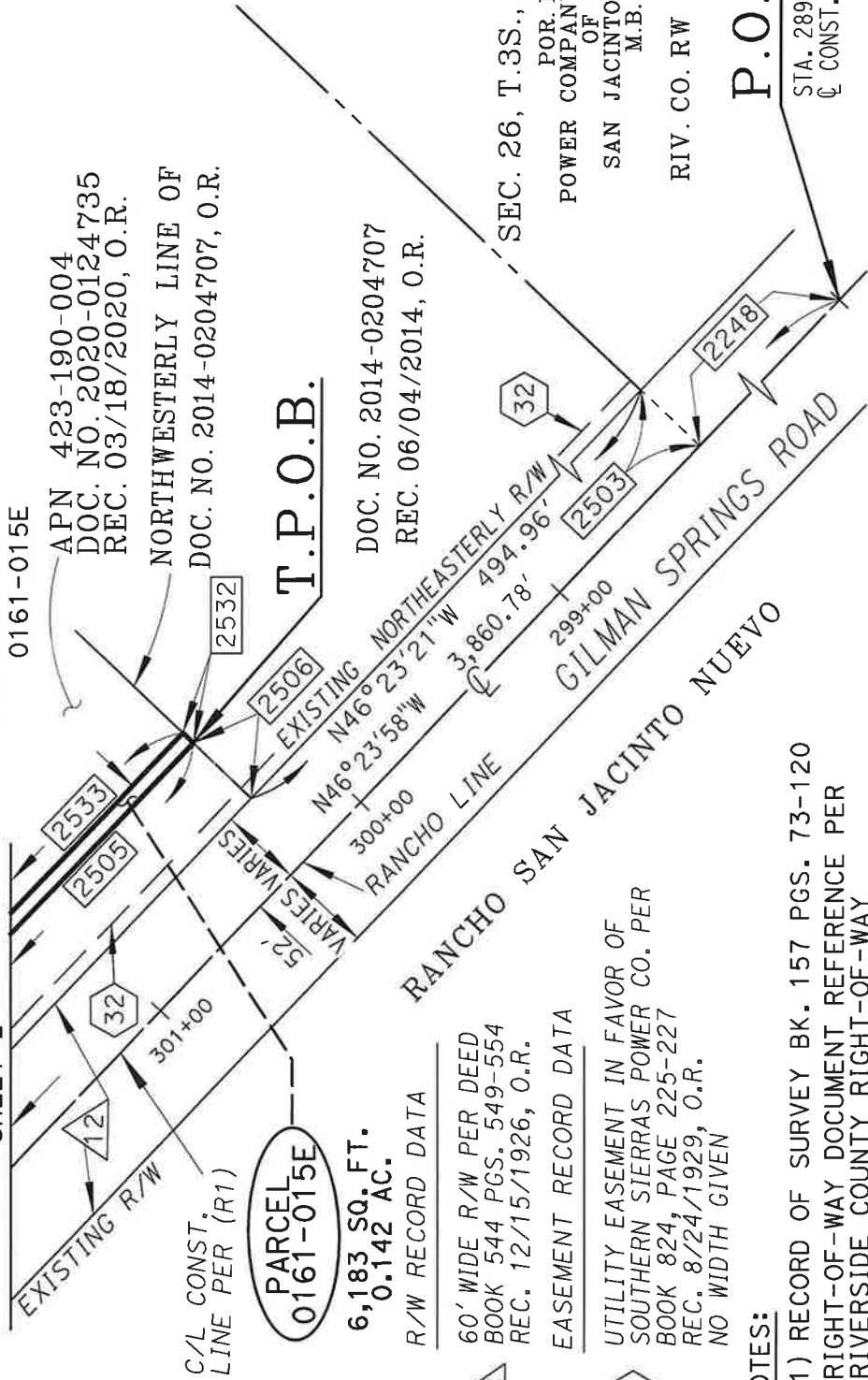
NOTES:

(R1) RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

LINE DATA

2248	N 46°23'58" W	590.19'
2503	N 43°36'02" E	28.13'
2505	S 46°23'58" E	127.05'
2506	N 43°36'39" E	27.78'
2532	N 43°36'39" E	5.00'
2533	N 46°23'58" W	122.05'



SEC. 26, T.3S., R.2W., S.B.M.

POR. BLK. 8
POWER COMPANY'S SUBDIVISION
OF THE
SAN JACINTO LAKE TRACT
M.B. 6/83

RIV. CO. RW MAP 914-L

P.O.C.

STA. 289+39.73 EC
C CONST. LINE

SEC. 26, T.3 S., R.2 W. S.B.M., RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-015E	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 60'	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: AP	
DATE: APRIL 2022	
SHEET 1 OF 4	APPROVED BY: <i>Tim R. Garcia</i> DATE: 06/27/2022



EXHIBIT "B"

0161-015E

APN 423-190-004
DOC. NO. 2020-0124735
REC. 03/18/2020, O.R.

SEC. 26, T.3S., R.2W., S.B.M.

POR. BLK. 8
POWER COMPANY'S SUBDIVISION
OF THE
SAN JACINTO LAKE TRACT
M.B. 6/83

PARCEL
0161-015E
6,183 SQ. FT.
0.142 AC.

RIV. CO. RW MAP 914-L

1"=60'

SEE MATCH LINE
SHEET 3



C/L CONST.
LINE PER (R1)

R/W RECORD DATA

60' WIDE R/W PER DEED
BOOK 544 PGS. 549-554
REC. 12/15/1926, O.R.

EASEMENT RECORD DATA

UTILITY EASEMENT IN FAVOR OF
SOUTHERN SIERRAS POWER CO. PER
BOOK 824, PAGE 225-227
REC. 8/24/1929, O.R.
NO WIDTH GIVEN

NOTES:

(R1) RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

LINE DATA

2507	S 46°23'58" E	350.31'
2508	N 43°36'02" E	9.00'
2509	S 43°36'02" W	5.00'
2505	S 46°23'58" E	127.05'
2533	N 46°23'58" W	122.05'
2534	N 43°36'02" E	5.00'
2535	S 43°36'02" W	9.00'
2536	N 46°23'58" W	355.31'

SEE MATCH LINE
SHEET 1

SEC. 26, T.3 S., R.2 W.S.B.M., RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-015E	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 60'	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: AP	
DATE: APRIL 2022	

APPROVED BY:

Tim R. Garcia

DATE: 06/27/2022

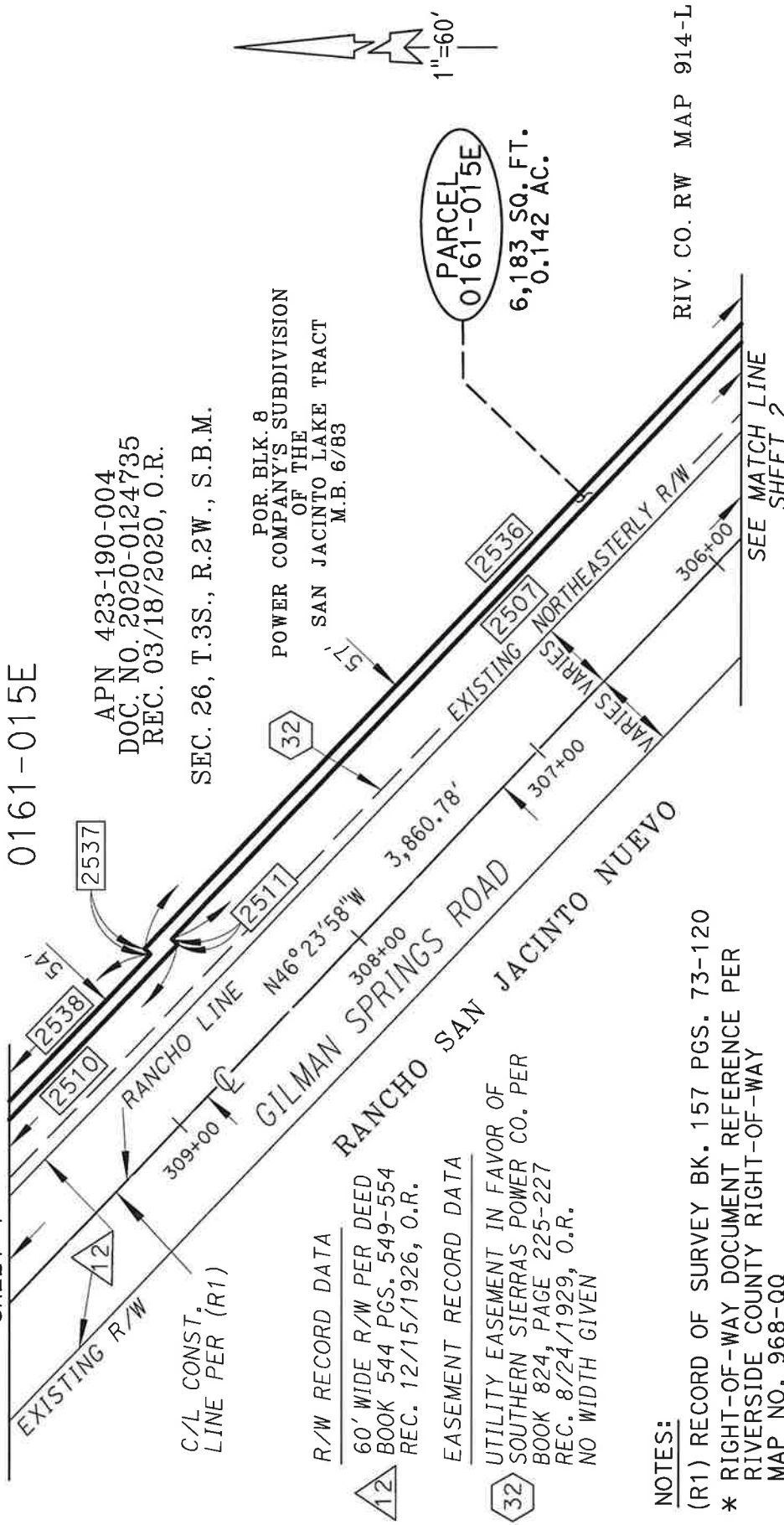


SHEET 2 OF 4

SEE MATCH LINE
SHEET 4

EXHIBIT "B"

0161-015E



APN 423-190-004
DOC. NO. 2020-0124735
REC. 03/18/2020, O.R.

SEC. 26, T.3S., R.2W., S.B.M.

POR. BLK. 8
POWER COMPANY'S SUBDIVISION
OF THE
SAN JACINTO LAKE TRACT
M.B. 6/83

PARCEL
0161-015E
6,183 SQ. FT.
0.142 AC.

R/W RECORD DATA

60' WIDE R/W PER DEED
BOOK 544 PGS. 549-554
REC. 12/15/1926, O.R.

EASEMENT RECORD DATA
UTILITY EASEMENT IN FAVOR OF
SOUTHERN SIERRAS POWER CO. PER
BOOK 824, PAGE 225-227
REC. 8/24/1929, O.R.
NO WIDTH GIVEN

NOTES:

(R1) RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

SEE MATCH LINE
SHEET 2

SEC. 26, T. 3 S., R. 2 W. S.B.M., RANCHO SAN JACINTO NUEVO

LINE DATA

2510	S 46°23'58" E 150.00'
2511	N 43°36'02" E 3.00'
2507	S 46°23'58" E 350.31'
2536	N 46°23'58" W 355.31'
2537	S 43°36'02" W 3.00'
2538	N 46°23'58" W 145.00'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-015E	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 60'	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: AP	APPROVED BY: <i>Tim R. Garcia</i>
DATE: APRIL 2022	DATE: 06/27/2022
SHEET 3 OF 4	



0161-015E

APN 423-190-004
DOC. NO. 2020-0124735
REC. 03/18/2020, O.R.

SEC. 26, T.3S., R.2W., S.B.M.
 POR. BLK. 8
 POWER COMPANY'S SUBDIVISION
 OF THE
 SAN JACINTO LAKE TRACT
 M.B. 6/83

60' WIDE R/W PER DEED
BOOK 544 PGS. 549-554
REC. 12/15/1926, O.R.

UTILITY EASEMENT IN FAVOR OF
SOUTHERN SIERRAS POWER CO. PER
BOOK 824, PAGE 225-227 O.R.
REC. 8/24/1929, O.R.
NO WIDTH GIVEN

(R1) RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

2512	S 46°23'58" E	237.96'
2513	N 43°36'02" E	3.00'
2510	S 46°23'58" E	150.00'
2538	N 46°23'58" W	145.00'
2539	S 43°36'02" W	3.00'
2540	N 46°23'58" W	234.15'
2542	S 30°18'09" W	5.14'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-015E	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
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PROJECT: GILMAN SPRINGS ROAD

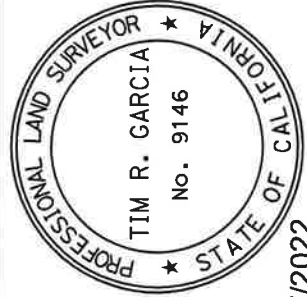
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

DATE: APRIL 2022

APPROVED BY:

Tom R. Larkin

DATE: 06/27/2022



Parcel 0161-016

EXHIBIT "A"
LEGAL DESCRIPTION
0161-016A

90.95 FEET TO A LINE PARALLEL WITH AND DISTANT 72.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO THE PREVIOUSLY DESCRIBED COURSE HAVING A BEARING AND DISTANCE OF "NORTH 05°56'40" EAST 15.16 FEET"

THENCE SOUTH 05°56'40" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 3.79 FEET TO A LINE PARALLEL WITH AND DISTANT 56.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE NORTH 46°23'58" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 376.48 FEET TO THE NORTHWESTERLY LINE OF THE LAND DESCRIBED IN SAID DOCUMENT NUMBER 2014-0204707;

THENCE SOUTH 43°36'39" WEST, LEAVING SAID PARALLEL LINE AND ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 27.78 FEET TO THE WESTERLY CORNER OF SAID LAND, SAID CORNER BEING A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID GILMAN SPRINGS ROAD;

THENCE SOUTH 46°23'21" EAST, ALONG THE COMMON LINE BETWEEN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID GILMAN SPRINGS ROAD AND SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN SAID DOCUMENT NUMBER 2014-0204707, A DISTANCE OF 494.96 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 13,827 SQUARE FEET, OR 0.317 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 1.000073400 TO OBTAIN GROUND DISTANCE.

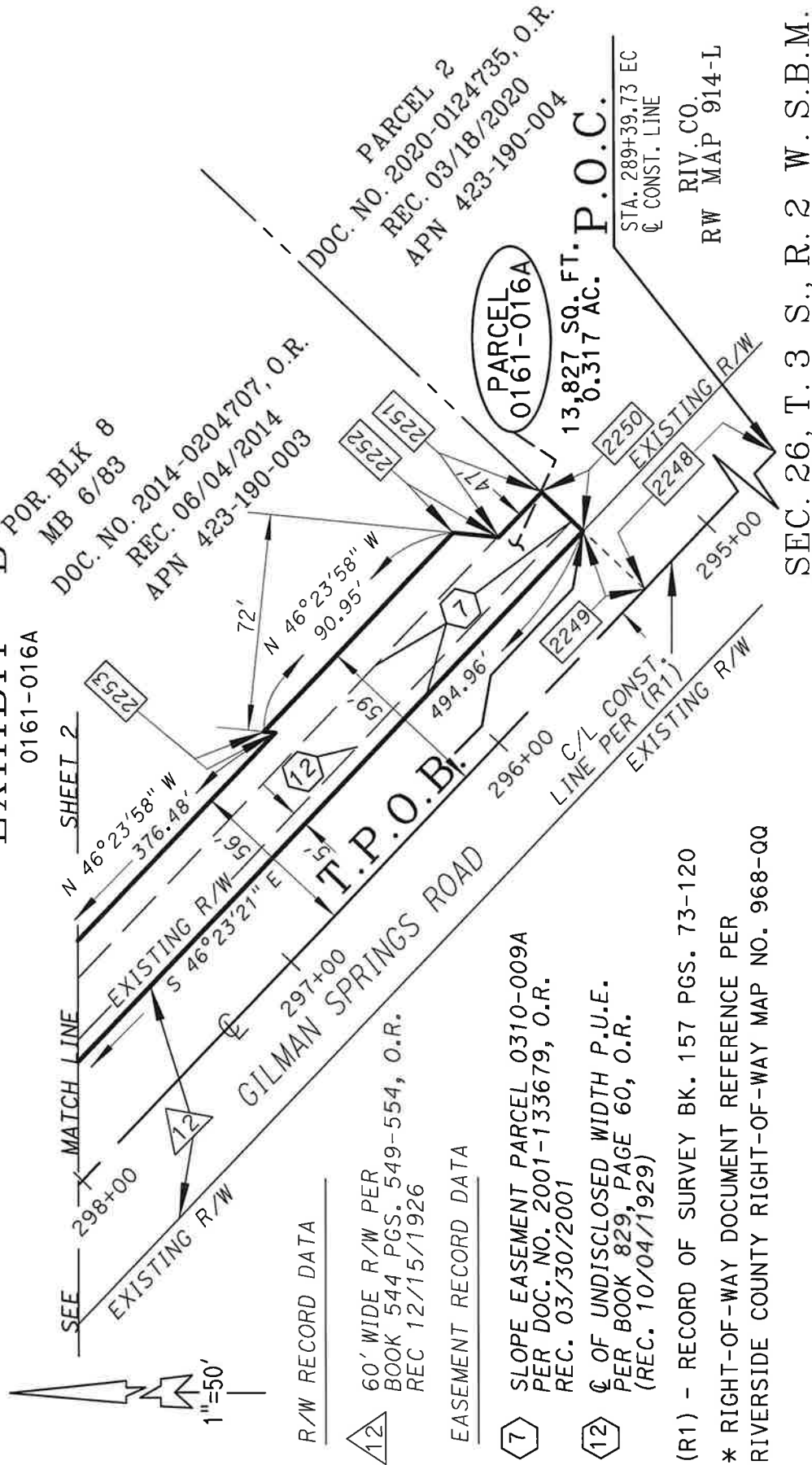
BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

EXHIBIT "B"

0161-016A

SHEET 2



R/W RECORD DATA



60' WIDE R/W PER
BOOK 544 PGS. 549-554, O.R.
REC 12/15/1926

EASEMENT RECORD DATA



SLOPE EASEMENT PARCEL 0310-009A
PER DOC. NO. 2001-133679, O.R.
REC. 03/30/2001



OF UNDISCLOSED WIDTH P.U.E.
PER BOOK 829, PAGE 60, O.R.
(REC. 10/04/1929)

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120
* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY MAP NO. 968-QQ

SEC. 26, T. 3 S., R. 2 W. S.B.M.

LINE DATA

2248	N 46°23'58"	W 590.19'
2249	N 43°36'02"	E 28.13'
2250	N 43°36'39"	E 18.87'
2251	N 46°23'58"	W 20.59'
2252	N 05°56'40"	E 15.16'
2253	S 05°56'40"	W 3.79'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-016A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 50'	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: KC	
DATE: MARCH 2022	

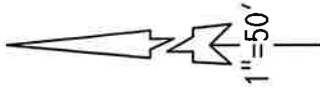
APPROVED BY: *Teri Kahlen* DATE: 3/2/2022

SHEET 1 OF 2



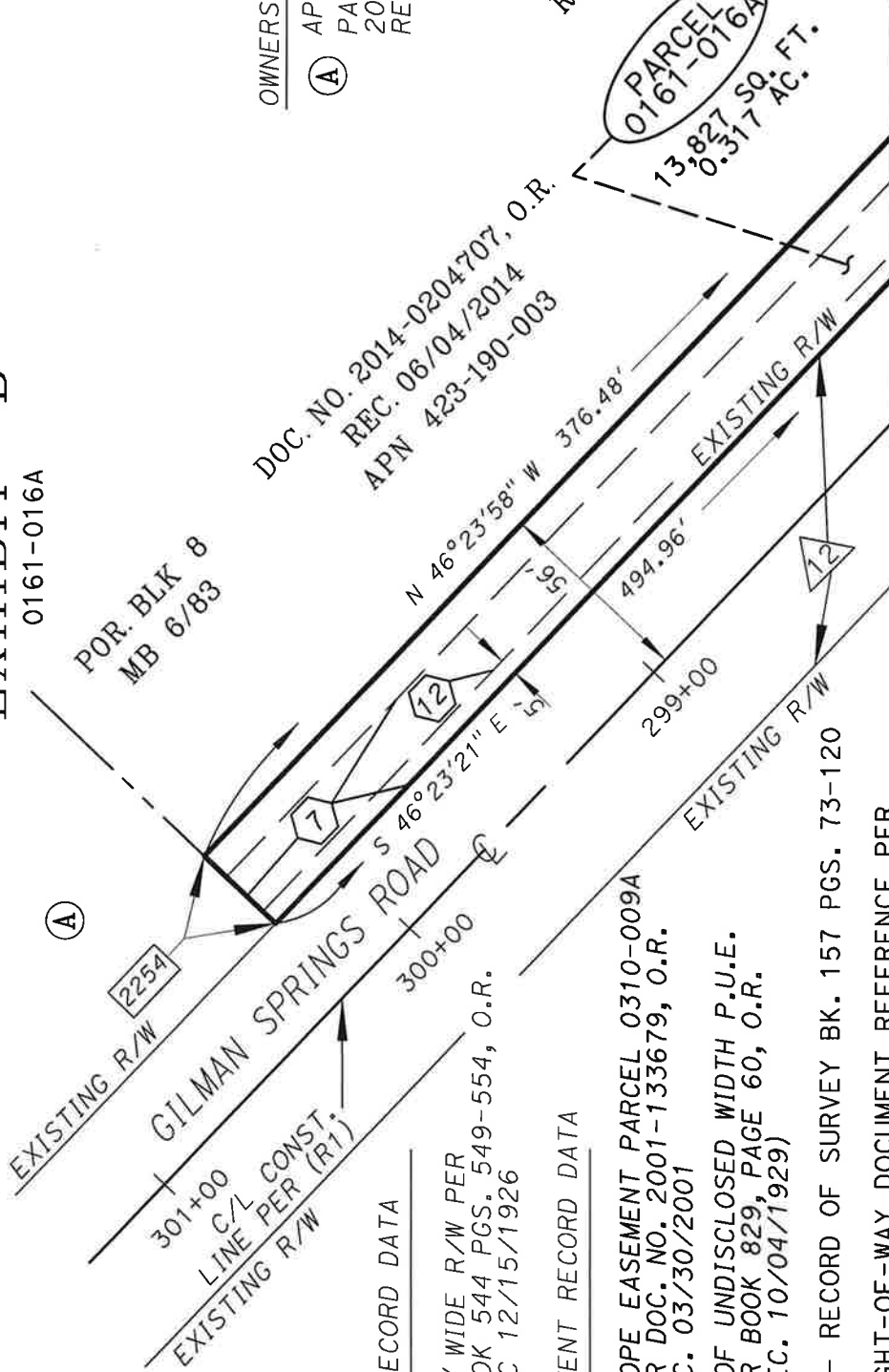
EXHIBIT "B"

0161-016A



(A)

POR. BLK 8
MB 6/83



R/W RECORD DATA
60' WIDE R/W PER
BOOK 544 PGS. 549-554, O.R.
REC 12/15/1926

OWNERSHIP DATA
(A) APN 423-190-004
PARCEL 2, DOC. NO.
2020-0124735, O.R.
REC. 03/18/2020

DOC. NO. 2014-0204707, O.R.
REC. 06/04/2014
APN 423-190-003

EASEMENT RECORD DATA

(7) SLOPE EASEMENT PARCEL 0310-009A
PER DOC. NO. 2001-133679, O.R.
REC. 03/30/2001

(12) C OF UNDISCLOSED WIDTH P.U.E.
PER BOOK 829, PAGE 60, O.R.
(REC. 10/04/1929)

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY MAP NO. 968-QQ

RIV. CO.
RW MAP 914-L

PARCEL
0161-016A
13,827 SQ. FT.
0.317 AC.

SEE MATCH LINE SHEET 1

SEC. 26, T. 3 S., R. 2 W. S.B.M.

☐ LINE DATA

2254 S 43°36'39" W 27.78'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-016A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
WO No.: C2-0161	SURVEY DIVISION
SCALE: 1" = 50'	PROJECT: GILMAN SPRINGS ROAD
PREPARED BY: KC	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: MARCH 2022	
SHEET 2 OF 2	

APPROVED BY: *Teri Kahlen* DATE: 3/2/2022



EXHIBIT "A"
LEGAL DESCRIPTION
0161-016B
TEMPORARY CONSTRUCTION EASEMENT

THENCE SOUTH 46°23'58" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 11.82 FEET TO THE SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN SAID DOCUMENT NUMBER 2014-0204707;

THENCE SOUTH 43°36'39" WEST, LEAVING SAID PARALLEL LINE AND ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 5.00 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 2,630 SQUARE FEET, OR 0.060 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:

Teri Kahlen

TERI KAHLLEN, P.L.S. 8746

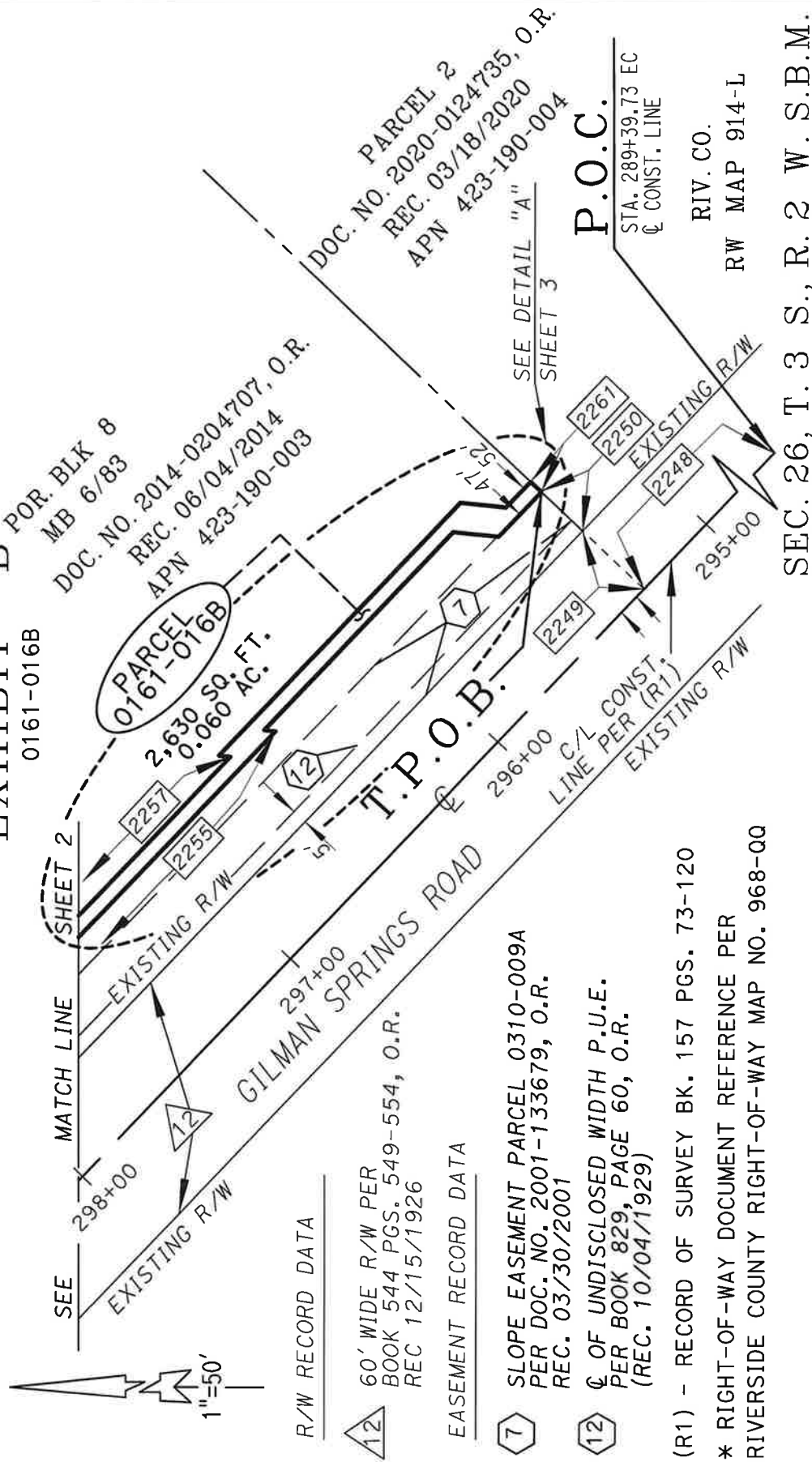
3/2/2022

DATED:



EXHIBIT "B"

0161-016B



R/W RECORD DATA

12 60' WIDE R/W PER
BOOK 544 PGS. 549-554, O.R.
REC 12/15/1926

EASEMENT RECORD DATA

7 SLOPE EASEMENT PARCEL 0310-009A
PER DOC. NO. 2001-133679, O.R.
REC. 03/30/2001

12 C OF UNDISCLOSED WIDTH P.U.E.
PER BOOK 829, PAGE 60, O.R.
(REC. 10/04/1929)

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY MAP NO. 968-QQ

LINE DATA

2248	N	46°23'58"	W	590.19'
2249	N	43°36'02"	E	28.13'
2250	N	43°36'39"	E	18.87'
2255	N	46°23'58"	W	376.48'
2257	S	46°23'58"	E	359.99'
2261	S	43°36'39"	W	5.00'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-016B	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 50'	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: KC	
DATE: MARCH 2022	

APPROVED BY: *Teri Kahlen* DATE: 3/2/2022

SHEET 1 OF 3



SEC. 26, T. 3 S., R. 2 W. S.B.M.

P.O.C.

STA. 289+39.73 EC
C CONST. LINE

RIV. CO.

RW MAP 914-L

DOC. NO. 2020-0124735, O.R.
REC. 03/18/2020
APN 423-190-004

DOC. NO. 2014-0204707, O.R.
REC. 06/04/2014
APN 423-190-003

PARCEL
0161-016B
2.630 SQ. FT.
0.060 AC. FT.

SHEET 2

MATCH LINE

298+00

EXISTING R/W

EXISTING R/W

EXISTING R/W

EXISTING R/W

EXISTING R/W

EXISTING R/W

EXISTING R/W

EXISTING R/W

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EXISTING R/W

EXISTING R/W

EXHIBIT "B"

0161-016B

(A)

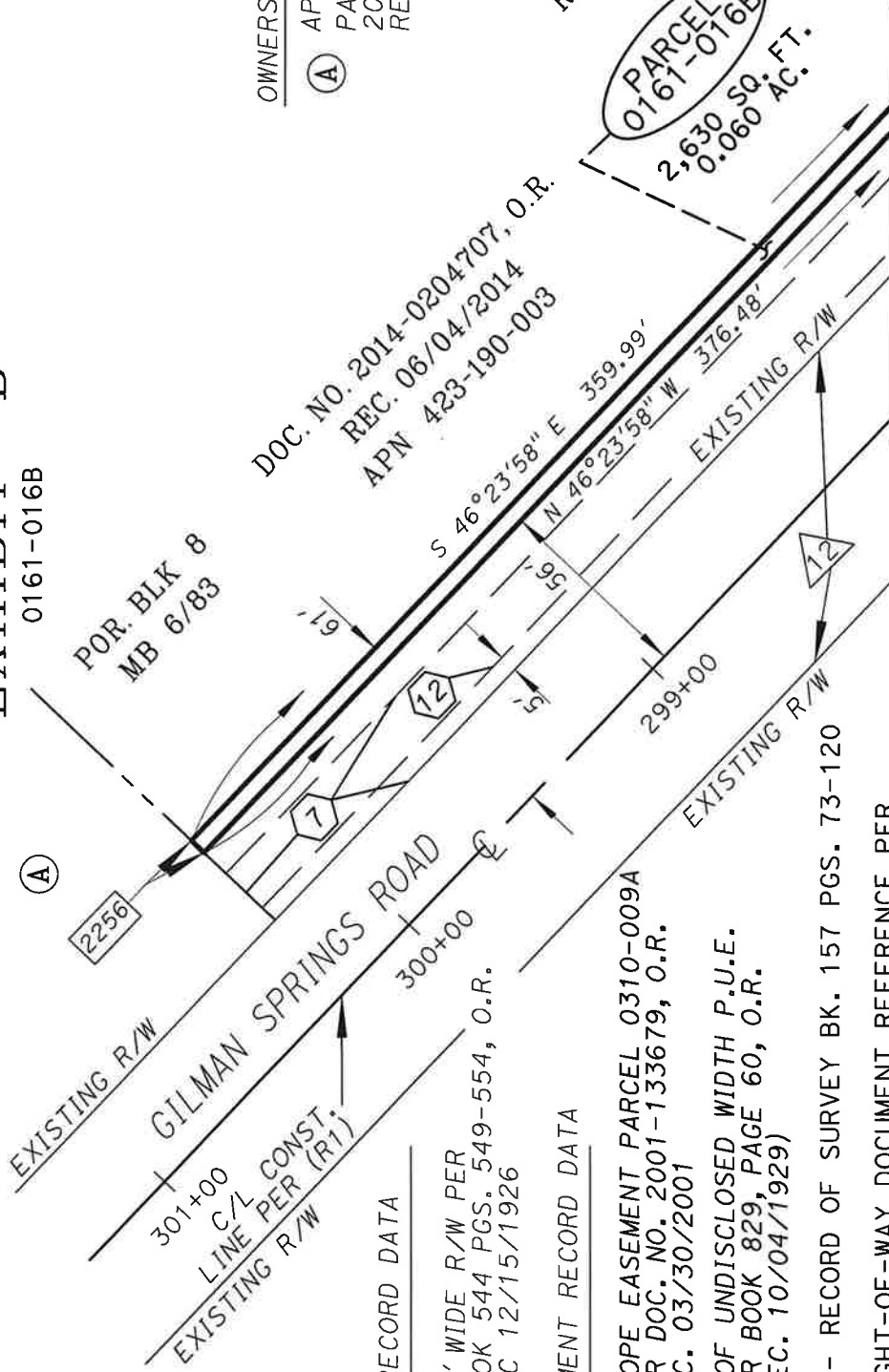
POR. BLK 8
MB 6/83

OWNERSHIP DATA
(A) APN 423-190-004
PARCEL 2, DOC. NO.
2020-0124735, O.R.
REC. 03/18/2020

DOC. NO. 2014-0204707, O.R.
REC. 06/04/2014
APN 423-190-003

RIV. CO.
RW MAP 914-1

PARCEL
0161-016B
2,630 SQ. FT.
0.060 AC.



R/W RECORD DATA

60' WIDE R/W PER
BOOK 544 PGS. 549-554, O.R.
REC 12/15/1926

EASEMENT RECORD DATA

(7) SLOPE EASEMENT PARCEL 0310-009A
PER DOC. NO. 2001-133679, O.R.
REC. 03/30/2001

(12) 60' OF UNDISCLOSED WIDTH P.U.E.
PER BOOK 829, PAGE 60, O.R.
(REC. 10/04/1929)

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY MAP NO. 968-QQ

☐ LINE DATA

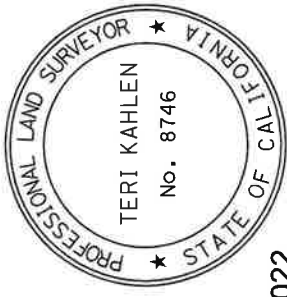
2256 N 43° 36' 39" E 5.00'

SEE MATCH LINE SHEET 1

SEC. 26, T. 3 S., R. 2 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 1.000073400

PCL No.: 0161-016B	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 50'	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: KC	
DATE: MARCH 2022	
SHEET 2 OF 3	



APPROVED BY: *Teri Kahlen* DATE: 3/2/2022

EXHIBIT "B"

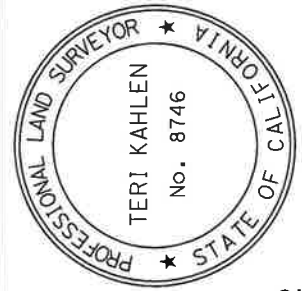
0161-016B

POR. BLK 8
MB 6/83

DOC. NO. 2014-0204707, O.R.
REC. 06/04/2014
APN 423-190-003

PARCEL 2
DOC. NO. 2020-0124735, O.R.
REC. 03/18/2020
APN 423-190-004

DETAIL "A"



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

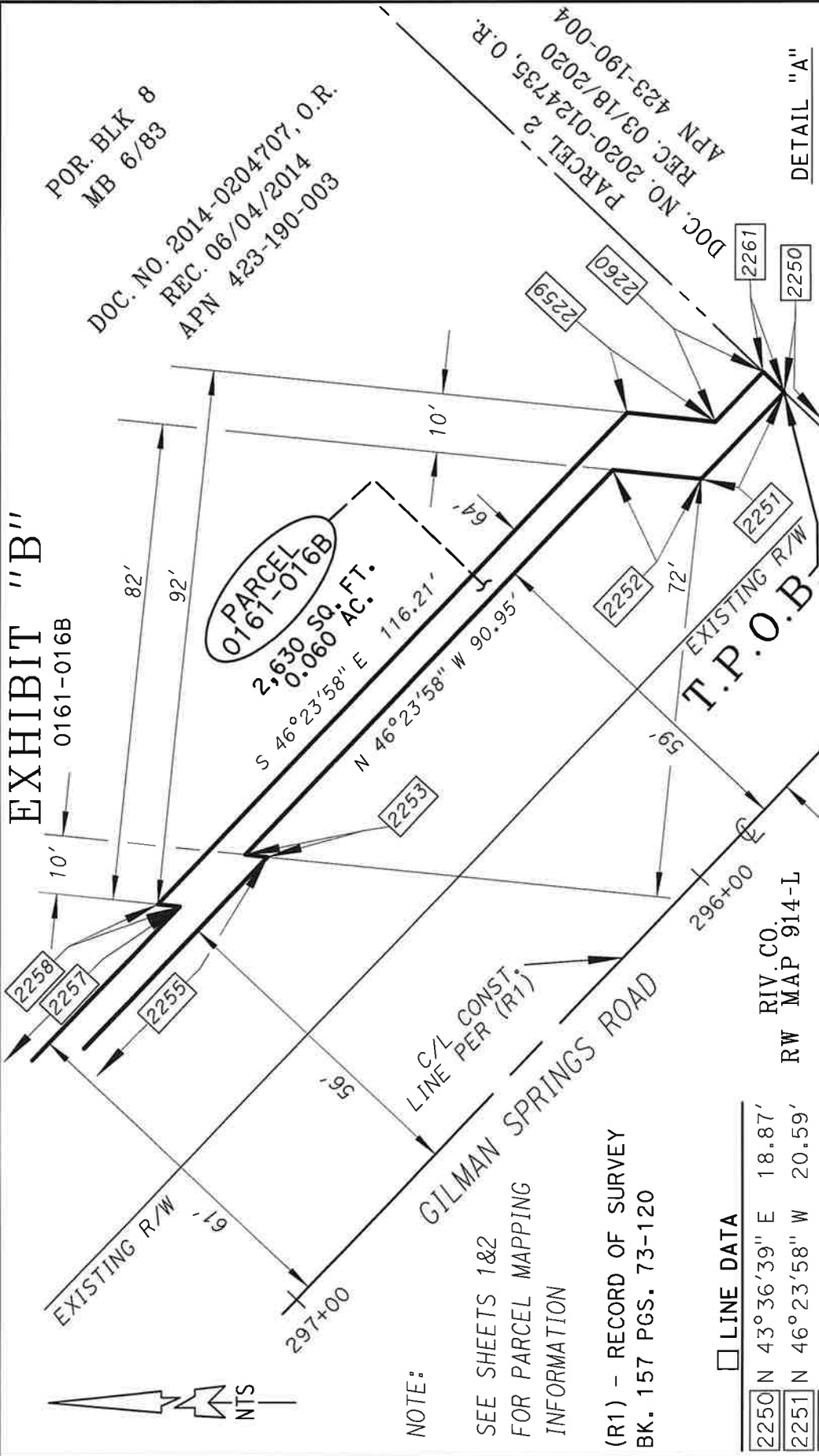
PCL No.: 0161-016B
WO No.: C2-0161
SCALE: NOT TO SCALE
PREPARED BY: KC
DATE: MARCH 2022

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: GILMAN SPRINGS ROAD
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: *Teri Kahlen* DATE: 3/2/2022

SHEET 3 OF 3



LINE DATA

2250	N 43° 36' 39" E	18.87'
2251	N 46° 23' 58" W	20.59'
2252	N 05° 56' 40" E	15.16'
2253	S 05° 56' 40" W	3.79'
2255	N 46° 23' 58" W	376.48'
2257	S 46° 23' 58" E	359.99'
2258	N 05° 56' 40" E	3.79'
2259	S 05° 56' 40" W	15.16'
2260	S 46° 23' 58" E	11.82'
2261	S 43° 36' 39" W	5.00'

Parcel 0161-017

EXHIBIT "A"
LEGAL DESCRIPTION
0161-017A

OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE SOUTH 46°23'58" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 64.61 FEET;

THENCE NORTH 80°18'41" EAST, LEAVING SAID PARALLEL LINE, A DISTANCE OF 22.45 FEET TO A LINE PARALLEL WITH AND DISTANT 63.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE SOUTH 46°23'58" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 32.43 FEET TO A LINE PARALLEL WITH AND DISTANT 26.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES TO, THE PREVIOUSLY DESCRIBED COURSE HAVING A BEARING OF "NORTH 80°18'41" EAST 22.45 FEET";

THENCE SOUTH 80°18'41" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 21.21 FEET TO A LINE PARALLEL WITH AND DISTANT 46.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE SOUTH 46°23'58" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 268.43 FEET TO THE CENTERLINE OF EDEN HOT SPRINGS ROAD, VACATED BY RESOLUTION-72-58 RECORDED JANUARY 19, 1972 IN BOOK 1972, PAGE 7866, OFFICIAL RECORDS OF SAID COUNTY;

THENCE SOUTH 30°18'09" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 18.04 FEET TO SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD;

THENCE NORTH 46°23'21" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD, A DISTANCE OF 1,366.19 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 23,627 SQUARE FEET, OR 0.542 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 1.000073400 TO OBTAIN GROUND DISTANCE.

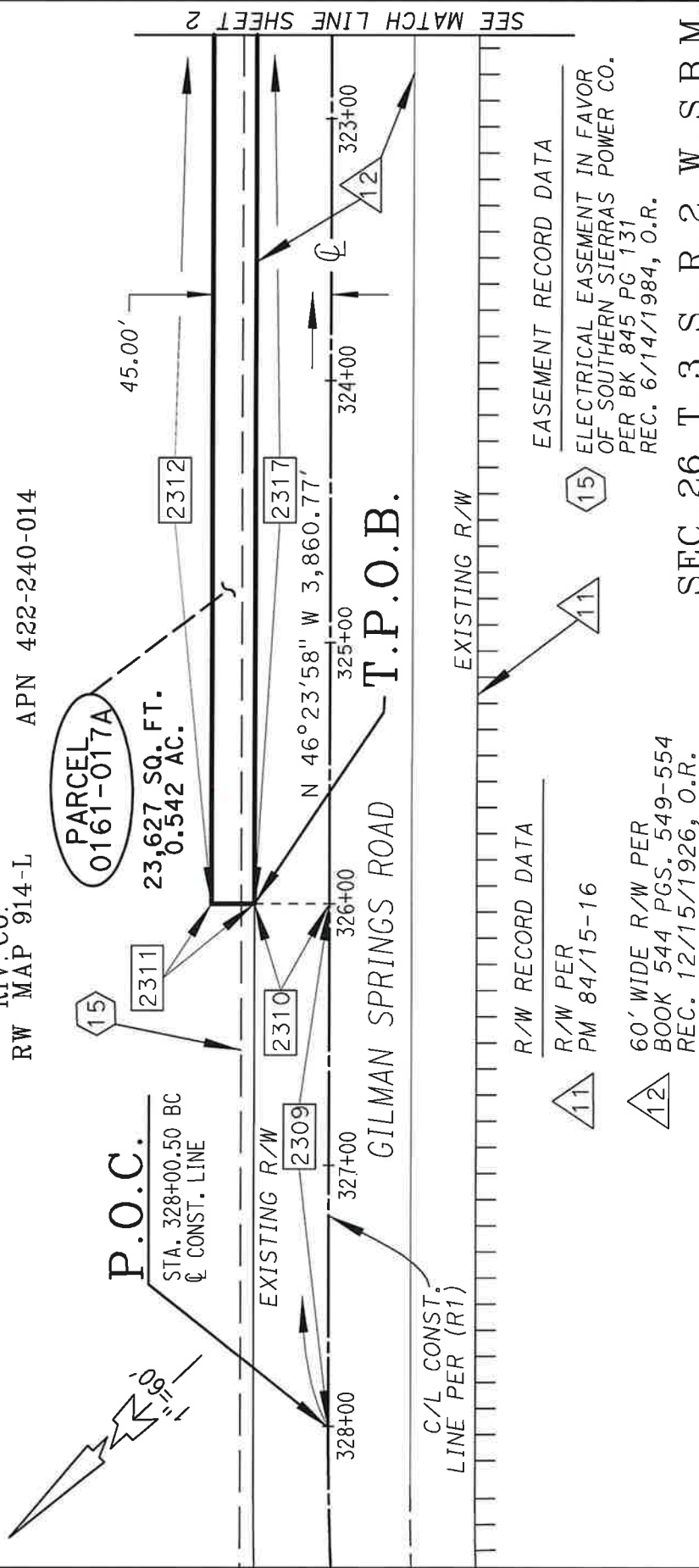
EXHIBIT "B"

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120
 * RIGHT-OF-WAY DOCUMENT REFERENCE PER
 RIVERSIDE COUNTY RIGHT-OF-WAY
 MAP NO. 968-QQ

0161-017A

PARCEL 1
 DOC. NO. 2020-0124735
 REC. 03/18/2020, O.R.

RIV. CO.
 RW MAP 914-L
 APN 422-240-014



<input type="checkbox"/> LINE DATA <table border="1"> <tr> <td>2309</td> <td>S 46°23'58" E</td> <td>200.50'</td> </tr> <tr> <td>2310</td> <td>N 43°36'02" E</td> <td>28.69'</td> </tr> <tr> <td>2311</td> <td>N 43°36'02" E</td> <td>16.31'</td> </tr> <tr> <td>2312</td> <td>S 46°23'58" E</td> <td>980.65'</td> </tr> <tr> <td>2317</td> <td>N 46°23'21" W</td> <td>1,366.19'</td> </tr> </table>		2309	S 46°23'58" E	200.50'	2310	N 43°36'02" E	28.69'	2311	N 43°36'02" E	16.31'	2312	S 46°23'58" E	980.65'	2317	N 46°23'21" W	1,366.19'	ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400	
2309	S 46°23'58" E	200.50'																
2310	N 43°36'02" E	28.69'																
2311	N 43°36'02" E	16.31'																
2312	S 46°23'58" E	980.65'																
2317	N 46°23'21" W	1,366.19'																
PCL No.: 0161-017A WO No.: C2-0161 SCALE: 1" = 60' PREPARED BY: NB DATE: MAY 2022		COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION PROJECT: GILMAN SPRINGS ROAD 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: <i>Tim R. Garcia</i> DATE: 06/27/2022		SHEET 1 OF 3																

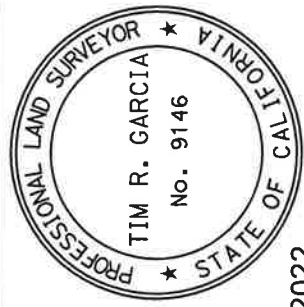


EXHIBIT "B"

0161-017A

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

RIV. CO.
RW MAP 914-L

PARCEL 1
DOC. NO. 2020-0124735
REC. 03/18/2020, O.R.
APN 422-240-014

PARCEL
0161-017A
23,627 SQ. FT.
0.542 AC.

15

45.00'

2312

EXISTING R/W

N 46°23'58" W 3,860.77'

322+00 321+00 320+00 319+00 318+00 317+00

GILMAN SPRINGS ROAD

C/L CONST.
LINE PER (R1)

EXISTING R/W

R/W RECORD DATA

□ LINE DATA

2312 S 46°23'58" E 980.65'
2317 N 46°23'21" W 1,366.19'

R/W PER
PM 84/15-16

60' WIDE R/W PER
BOOK 544 PGS. 549-554
REC. 12/15/1926, O.R.

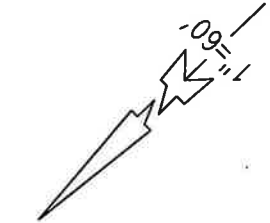
EASEMENT RECORD DATA

15 ELECTRICAL EASEMENT IN FAVOR
OF SOUTHERN SIERRAS POWER CO.
PER BK 845 PG 131
REC. 6/14/1984, O.R.

SEC. 26, T. 3 S., R. 2 W. S.B.M.

SEE MATCH LINE SHEET 1

SEE MATCH LINE SHEET 3

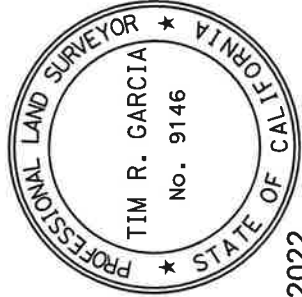


ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-017A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 60'	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: NB	
DATE: MAY 2022	

APPROVED BY: *Tim R. Garcia* DATE: 06/27/2022

SHEET 2 OF 3



(R1) - RECORD OF SURVEY
BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER RIVERSIDE COUNTY RIGHT-OF-WAY MAP NO. 9

PARCEL 1

DOC. NO. 2020-0124735
REC. 03/18/2020, O.R.
APN 422-240-014

0161-017A

PARCEL 2
DOC. NO. 2020-0124735
REC. 03/18/2020, O.R.
APN 423-190-001

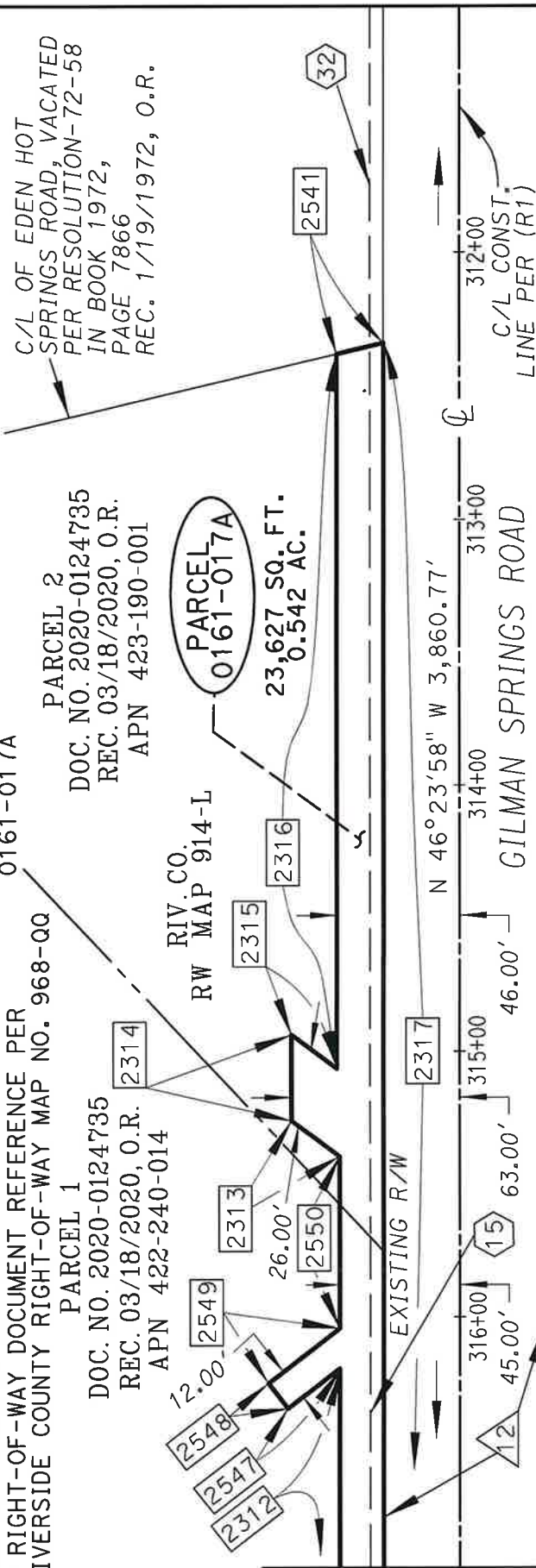
RIV. CO.
RW MAP 914-L

PARCEL
0161-017A

23,627 SQ. FT.
0.542 AC.

C/L OF EDEN HOT
SPRINGS ROAD, VACATED
PER RESOLUTION-72-58
IN BOOK 1972,
PAGE 7866
REC. 1/19/1972, O.R.

SEE MATCH LINE SHEET 2



EXISTING R/W

R/W RECORD DATA

EASEMENT RECORD DATA


ELECTRICAL EASEMENT IN FAVOR
OF SOUTHERN SIERRAS POWER CO.
PER BK 845 PG 131
REC. 6/14/1984; O.R.

AN EASEMENT FOR POLELINES IN
FAVOR OF SOUTHERN SIERRAS
POWER CO. PER BK 824 PG 225
REC. 8/24/1929. O.R.

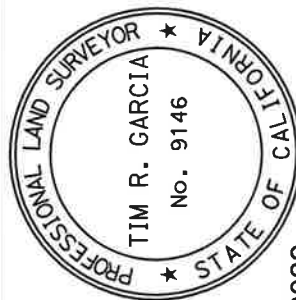
SEC. 26, T. 3 S., R. 2 W. S.B.M.

2312	S 46°23'58" E	980.65'
2313	N 80°18'41" E	22.45'
2314	S 46°23'58" E	32.43'
2315	S 80°18'41" W	21.21'
2316	S 46°23'58" E	268.43'
2317	N 46°23'21" W	1,366.19'
2541	S 30°18'09" W	18.04'
2547	N 05°54'33" E	24.61'
2548	S 84°05'27" E	12.00'
2549	S 05°54'33" W	33.88'
2550	S 46°23'58" E	64.61'

KNOCH STREET

PCL No.: 0161-017A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 60'	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: NB	APPROVED BY:  DATE: 06/27
DATE: MAY 2022	
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 1.000073400



APPROVED BY:

Tom R. Laker

DATE: 06/27/2022

EXHIBIT "A"
LEGAL DESCRIPTION
0161-017B

THENCE SOUTH 46°23'58" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 43.46 FEET;

THENCE NORTH 10°34'55" EAST, LEAVING SAID PARALLEL LINE, A DISTANCE OF 10.73 FEET TO A LINE PARALLEL WITH AND DISTANT 47.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE SOUTH 46°23'58" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 50.09 FEET TO A LINE PARALLEL WITH AND DISTANT 42.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE PREVIOUSLY DESCRIBED COURSE HAVING A BEARING OF "NORTH 10°34'55" EAST 10.73 FEET";

THENCE SOUTH 10°34'55" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 13.12 FEET TO A LINE PARALLEL WITH AND DISTANT 36.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE SOUTH 46°23'58" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 105.65 FEET TO THE NORTHEASTERLY PROLONGATION OF THE PREVIOUSLY DESCRIBED COURSE HAVING A BEARING OF "NORTH 43°36'02" EAST 28.69 FEET";

THENCE SOUTH 43°36'02" WEST, LEAVING SAID PARALLEL LINE AND ALONG SAID PROLONGATION, A DISTANCE OF 7.31 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 3,381 SQUARE FEET, OR 0.078 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

EXHIBIT "B"

0161-017B

RIV. CO.
RW MAP 914-L

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120
* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

R/W RECORD DATA

R/W PER
PM 84/15-16

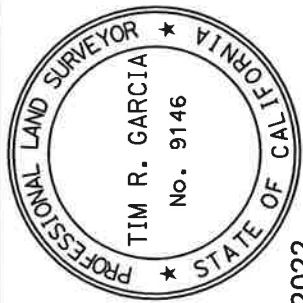
60' WIDE R/W PER
BOOK 544 PGS. 549-554
REC 12/15/1926, O.R.

EASEMENT RECORD DATA

ELECTRICAL EASEMENT IN FAVOR
OF SOUTHERN SIERRAS POWER CO.
PER BK 845 PG 131 OF DEEDS
REC. 6/14/1984, O.R.

PARCEL 1
DOC. NO. 2020-0124735
REC 03/18/2020, O.R.
APN 422-240-014

1"=60'



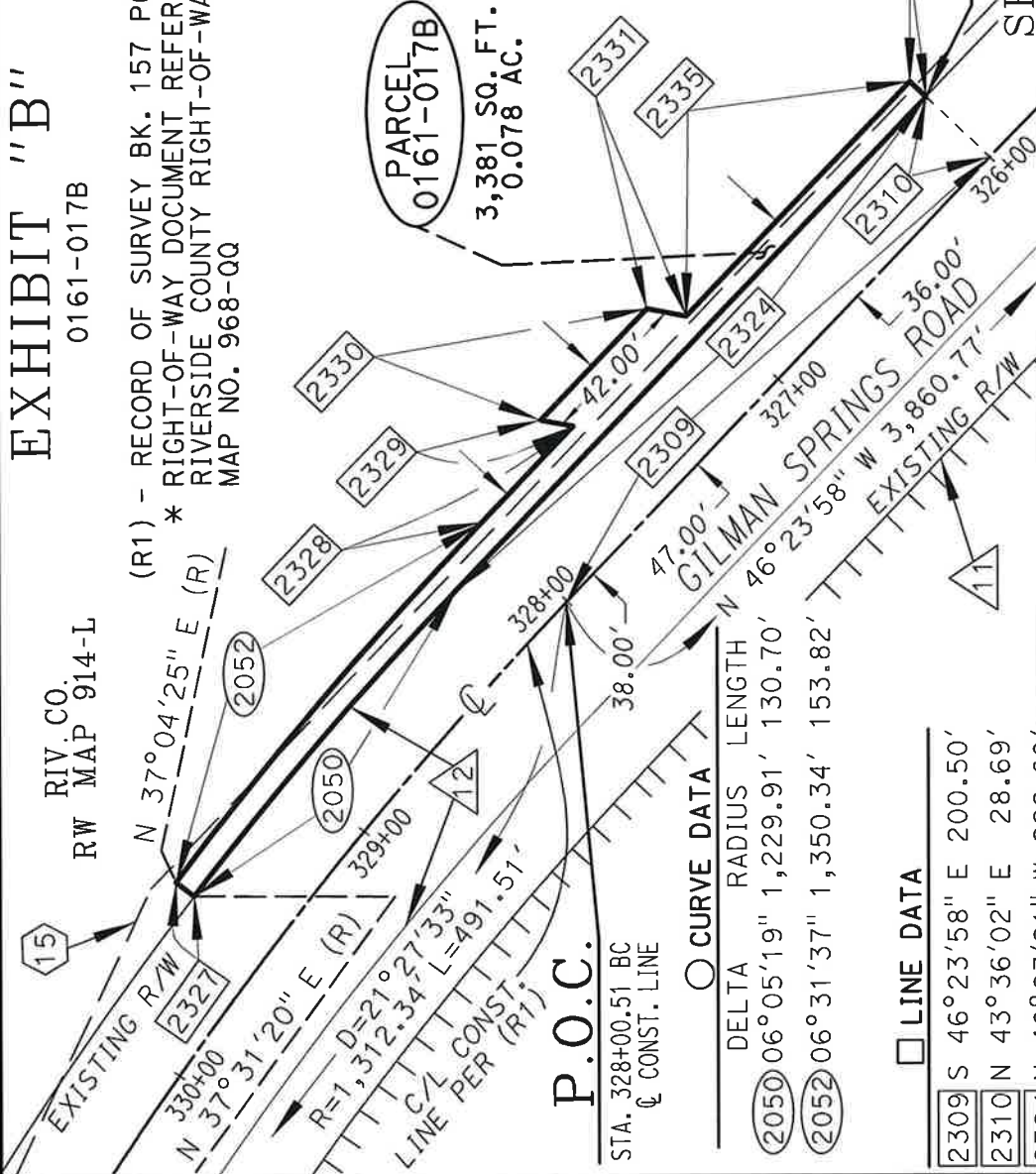
DATE: 06/27/2022

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-017B	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 60'	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: NB	
DATE: MAY 2022	

APPROVED BY: *Tim R. Garcia*

SHEET 1 OF 1



LINE DATA

2309	S	46°23'58"	E	200.50'
2310	N	43°36'02"	E	28.69'
2324	N	46°23'21"	W	222.69'
2327	N	37°04'25"	E	7.49' (R)
2328	S	46°23'58"	E	43.46'
2329	N	10°34'55"	E	10.73'
2330	S	46°23'58"	E	50.09'
2331	S	10°34'55"	W	13.12'
2335	S	46°23'58"	E	105.65'
2336	S	43°36'02"	W	7.31'

EXHIBIT "A"
LEGAL DESCRIPTION
0161-017C
TEMPORARY CONSTRUCTION EASEMENT

THENCE NORTH 46°23'58" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 44.91 FEET TO A LINE PARALLEL WITH AND DISTANT 5.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE PREVIOUSLY DESCRIBED COURSE HAVING A BEARING OF "NORTH 80°18'41" EAST 22.45 FEET";

THENCE SOUTH 80°18'41" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 22.45 FEET TO A LINE PARALLEL WITH AND DISTANT 50.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE NORTH 46°23'58" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 59.65 FEET TO A LINE PARALLEL WITH AND DISTANT 17.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE PREVIOUSLY DESCRIBED COURSE HAVING A BEARING OF "NORTH 05°54'33" EAST 24.61 FEET";

THENCE NORTH 05°54'33" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 36.43 FEET TO A LINE PARALLEL WITH AND DISTANT 5.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE PREVIOUSLY DESCRIBED COURSE HAVING A BEARING OF "SOUTH 84°05'27" EAST 12.00 FEET";

THENCE NORTH 84°05'27" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 22.00 FEET TO A LINE PARALLEL WITH AND DISTANT 5.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE PREVIOUSLY DESCRIBED COURSE HAVING A BEARING OF "NORTH 05°54'33" EAST 24.61 FEET";

THENCE SOUTH 05°54'33" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 19.43 FEET TO A LINE PARALLEL WITH AND DISTANT 50.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE NORTH 46°23'58" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 970.47 FEET TO THE NORTHEASTERLY PROLONGATION OF THE PREVIOUSLY DESCRIBED COURSE HAVING A BEARING OF "NORTH 43°36'02" EAST 16.31 FEET";

THENCE SOUTH 43°36'02" WEST, LEAVING SAID PARALLEL LINE AND ALONG SAID PROLONGATION, A DISTANCE OF 5.00 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 7,285 SQUARE FEET, OR 0.167 ACRES MORE OR LESS.

EXHIBIT "B"

(R1) - RECORD OF SURVEY BK. 157
PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

0161-017C
TEMPORARY CONSTRUCTION
EASEMENT

PARCEL 1

DOC. NO. 2020-0124735

REC. 03/18/2020, O.R.

RIV. CO.
RW MAP 914-L

APN 422-240-014

PARCEL
0161-017C

P.O.C.

STA. 328+00.50 BC
C CONST. LINE

7,285 SQ. FT.
0.167 AC.

EXISTING R/W

327+00

326+00

325+00

324+00

323+00

322+00

321+00

320+00

319+00

318+00

317+00

316+00

315+00

314+00

313+00

312+00

311+00

310+00

309+00

308+00

307+00

306+00

305+00

304+00

303+00

302+00

301+00

300+00

T.P.O.B.

GILMAN SPRINGS ROAD

C/L CONST.
LINE PER (R1)

EXISTING R/W

R/W RECORD DATA

R/W PER
PM 84/15-16

60' WIDE R/W PER
BOOK 544 PGS. 549-554
REC. 12/15/1926, O.R.

EASEMENT RECORD DATA

ELECTRICAL EASEMENT IN FAVOR
OF SOUTHERN SIERRAS POWER CO.
PER BK 845 PG 131
REC. 6/14/1984, O.R.

SEC. 26, T. 3 S., R. 2 W. S.B.M.

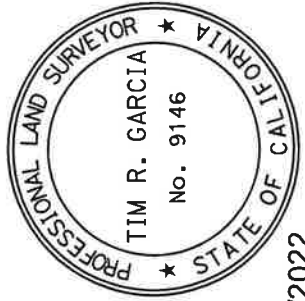
LINE DATA

2309	S46°23'58"E	200.50'
2310	N43°36'02"E	28.69'
2311	N43°36'02"E	16.31'
2312	S46°23'58"E	980.65'
2322	N46°23'58"W	970.47'
2323	S43°36'02"W	5.00'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-017C	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 60'	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: NB	
DATE: MAY 2022	

APPROVED BY: *Tom R. Garcia* DATE: 06/27/2022



SEE MATCH LINE SHEET 2

EXHIBIT "B"

0161-017C

TEMPORARY CONSTRUCTION
EASEMENT

PARCEL 1
DOC. NO. 2020-0124735
REC. 03/18/2020, O.R.
APN 422-240-014

(R1) - RECORD OF SURVEY BK. 157
PGS. 73-120
* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

PARCEL
0161-017C

7,285 SQ. FT.
0.167 AC.

15

RIV. CO.
RW MAP 914-L

2322

EXISTING R/W

N 46°23'58" W 3,860.77'

2312

GILMAN SPRINGS ROAD

C/L CONST.
LINE PER (R1)

EXISTING R/W

R/W RECORD DATA

□ LINE DATA

2312 S 46°23'58" E 980.65'
2322 N 46°23'58" W 970.47'

11 R/W PER
PM 84/15-16

12 60' WIDE R/W PER
BOOK 544 PGS. 549-554
REC. 12/15/1926, O.R.

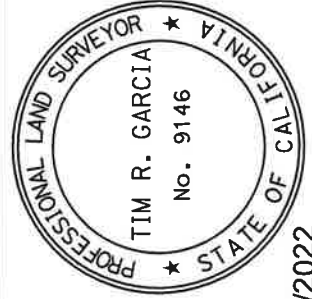
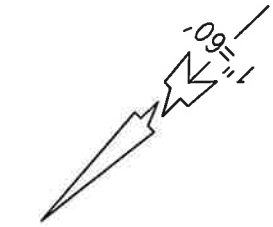
EASEMENT RECORD DATA

15 ELECTRICAL EASEMENT IN FAVOR
OF SOUTHERN SIERRAS POWER CO.
PER BK 845 PG 131
REC. 6/14/1984, O.R.

SEC. 26, T. 3 S., R. 2 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 1.000073400

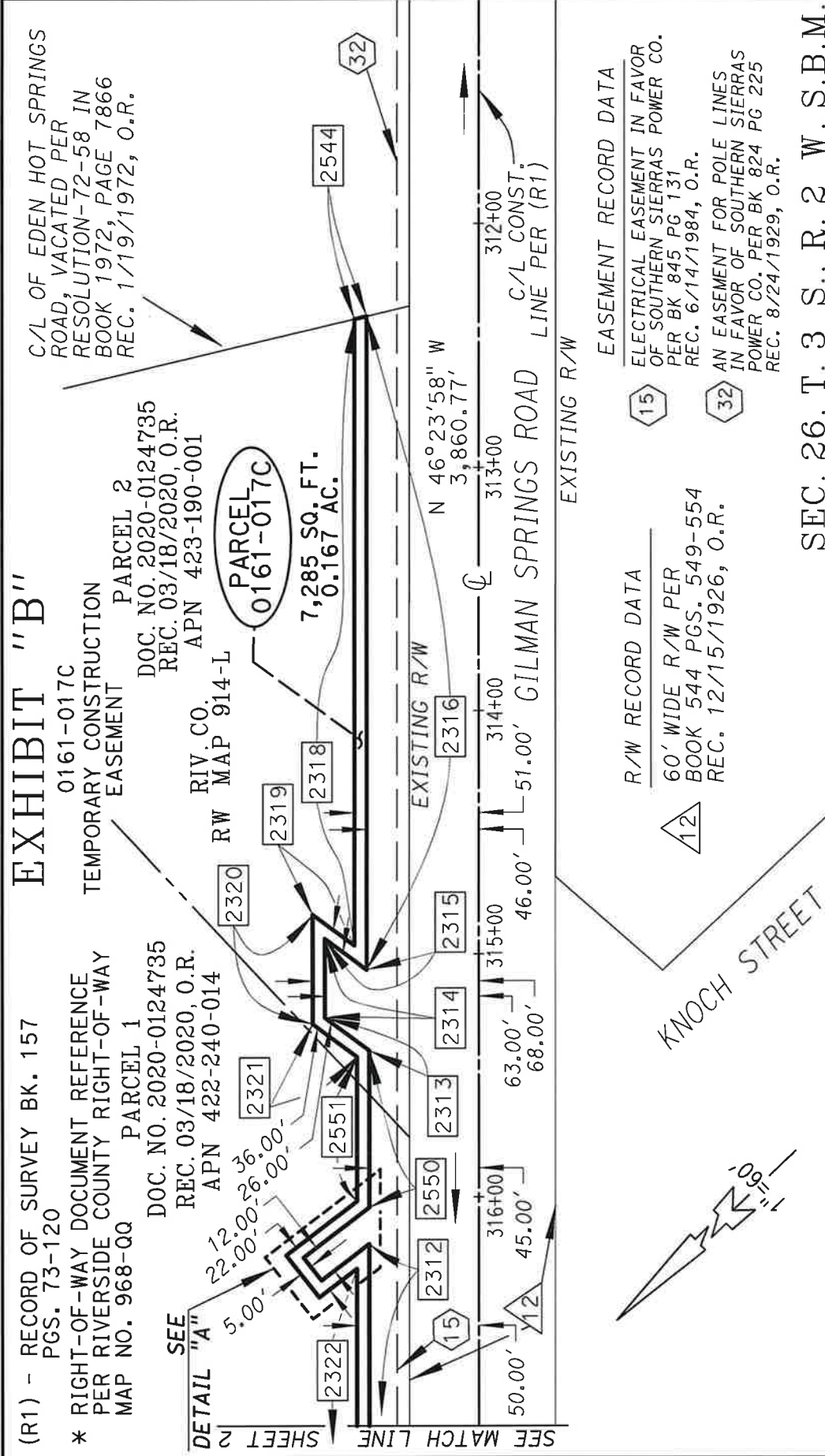
PCL No.: 0161-017C	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 60'	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: NB	
DATE: MAY 2022	
SHEET 2 OF 4	



APPROVED BY: *Tim R. Garcia* DATE: 06/27/2022

SEE MATCH LINE SHEET 1

SEE MATCH LINE SHEET 3



(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER RIVERSIDE COUNTY RIGHT-OF-WAY MAP NO. 968-QQ PARCEL 1

DOC. NO. 2020-0124735 REC. 03/18/2020, O.R. APN 422-240-014

SEE DETAIL "A" SHEET 2

SEE MATCH LINE

0161-017C PARCEL 2

TEMPORARY CONSTRUCTION EASEMENT

DOC. NO. 2020-0124735 REC. 03/18/2020, O.R. APN 423-190-001

RIV. CO. MAP 914-L

7,285 SQ. FT. 0.167 AC.

0161-017C

0161-017C

0161-017C

NOTE:

SEE SHEET 4 FOR
DETAIL "A" AND
LINE TABLE FOR
THIS SHEET

EASEMENT RECORD DATA

15 ELECTRICAL EASEMENT IN FAVOR OF SOUTHERN SIERRAS POWER CO. PER BK 845 PG 131 REC. 6/14/1984, O.R.

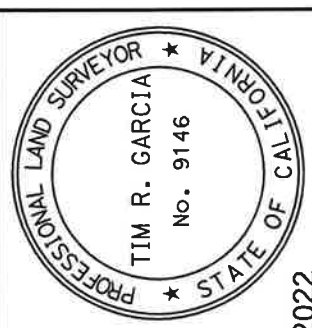
32 AN EASEMENT FOR POLE LINES IN FAVOR OF SOUTHERN SIERRAS POWER CO. PER BK 824 PG 225 REC. 8/24/1929, O.R.

R/W RECORD DATA

60' WIDE R/W PER BOOK 544 PGS. 549-554 REC. 12/15/1926, O.R.

SEC. 26, T. 3 S., R. 2 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 1.000073400	
PCL No.: 0161-017C	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 60'	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: NB	
DATE: MAY 2022	
SHEET 3 OF 4	



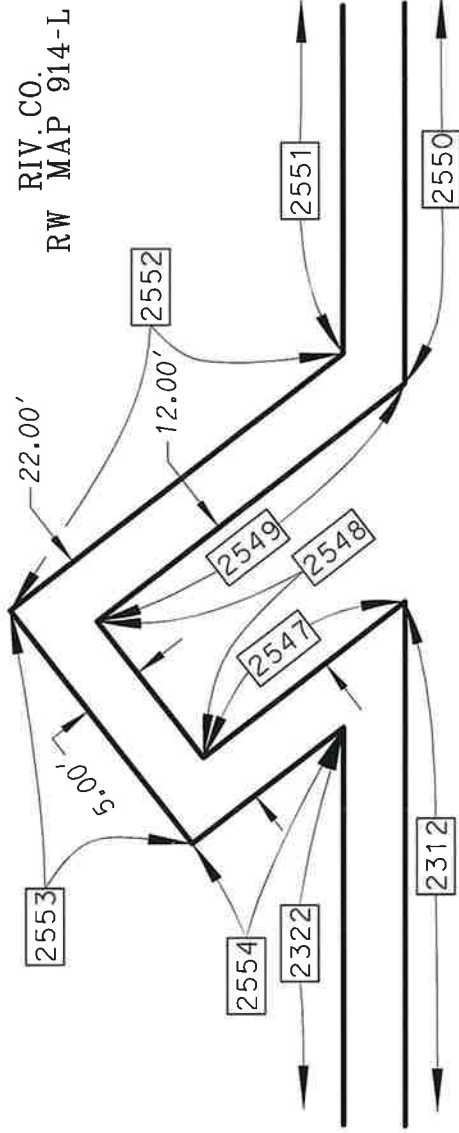
APPROVED BY: *Tim R. Garcia* DATE: 06/27/2022

EXHIBIT "B"

0161-017C

TEMPORARY CONSTRUCTION
EASEMENT

PARCEL 1
DOC. NO. 2020-0124735
REC. 03/18/2020, O.R.
APN 422-240-014

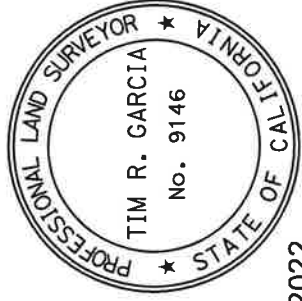


DETAIL "A"
NOT TO SCALE

LINE DATA

2312	S 46°23'58" E	980.65'
2313	N 80°18'41" E	22.45'
2314	S 46°23'58" E	32.43'
2315	S 80°18'41" W	21.21'
2316	S 46°23'58" E	268.43'
2318	N 46°23'58" W	257.28'
2319	N 80°18'41" E	21.21'
2320	N 46°23'58" W	44.91'
2321	S 80°18'41" W	22.45'
2322	N 46°23'58" W	970.47'
2544	N 30°18'09" E	5.14'
2547	N 05°54'33" E	24.61'
2548	S 84°05'27" E	12.00'
2549	S 05°54'33" W	33.88'
2550	S 46°23'58" E	64.61'
2551	N 46°23'58" W	59.65'
2552	N 05°54'33" E	36.43'
2553	N 84°05'27" W	22.00'
2554	S 05°54'33" W	19.43'

SEC. 26, T. 3 S., R. 2 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 1.000073400

PCL No.: 0161-017C	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: NOT TO SCALE	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: NB	
DATE: MAY 2022	
SHEET 4 OF 4	APPROVED BY: <i>Tim R. Garcia</i> DATE: 06/27/2022

NOTE:

SEE SHEET 3 FOR
MATCHING PARCEL
MAPPING INFORMATION

EXHIBIT "A"
LEGAL DESCRIPTION
0161-017D
TEMPORARY CONSTRUCTION EASEMENT

PARCEL CONTAINS 428 SQUARE FEET, OR 0.010 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:

Tim R. Garcia

TIM R. GARCIA, P.L.S. 9146

06/27/2022

DATED:



EXHIBIT "B"

RIV. CO.
RW MAP 914-L

0161-017D
TEMPORARY CONSTRUCTION EASEMENT

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120
* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

PARCEL 1

DOC. NO. 2020-0124735

REC 03/18/2020, O.R.

APN 422-240-014

R/W RECORD DATA

R/W PER
PM 84/15-16

60' WIDE R/W PER
BOOK 544 PGS. 549-554
REC 12/15/1926, O.R.

EASEMENT RECORD DATA

ELECTRICAL EASEMENT IN FAVOR
OF SOUTHERN SIERRAS POWER CO.
PER BK 845 PG 131 OF DEEDS
REC 6/14/1984, O.R.

PARCEL
0161-017D

428 SQ. FT.
0.010 AC.

P.O.C.

STA. 328+00.51 BC
C/L CONST. LINE

T.P.O.B.

1"=60'

SEC. 26, T. 3 S., R. 2 W., S.B.M.

□ LINE DATA

2309	S	46°23'58"	E	200.50'
2310	N	43°36'02"	E	28.69'
2332	N	43°36'02"	E	4.00'
2333	N	46°23'58"	W	108.25'
2334	S	10°34'55"	W	4.77'
2335	S	46°23'58"	E	105.65'
2337	N	43°36'02"	E	7.31'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-017D

WO No.: C2-0161

SCALE: 1" = 60'

PREPARED BY: NB

DATE: MAY 2022

SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: GILMAN SPRINGS ROAD

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:

Tim R. Garcia

DATE:

06/27/2022

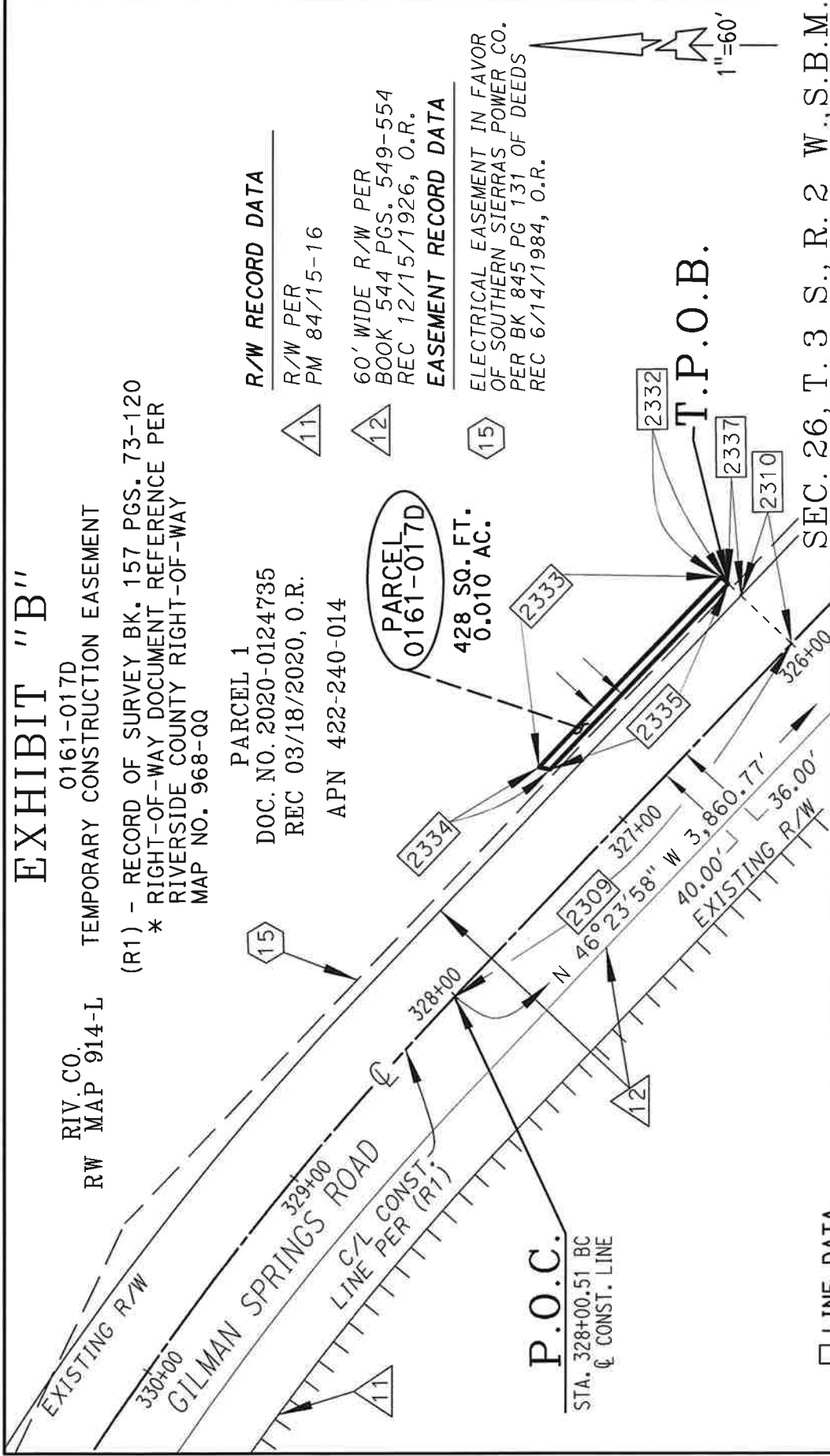
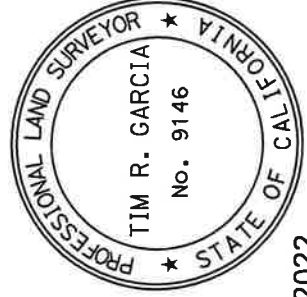


EXHIBIT "A"
LEGAL DESCRIPTION
0161-017E
TEMPORARY CONSTRUCTION EASEMENT

THENCE NORTH 10°34'55" EAST, LEAVING SAID PARALLEL LINE, A DISTANCE OF 5.96 FEET TO A LINE PARALLEL WITH AND DISTANT 43.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE NORTH 46°23'58" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 40.21 FEET TO A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,355.34 FEET, BEING CONCENTRIC WITH AND DISTANT 43.00 FEET NORTHEASTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE NORTHWESTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 06°57'48", AN ARC DISTANCE OF 164.72 FEET;

THENCE SOUTH 36°38'14" WEST, ALONG A LINE RADIAL TO SAID CONCENTRIC CURVE, A DISTANCE OF 12.41 FEET TO SAID NORTHEASTERLY RIGHT-OF-WAY OF GILMAN SPRINGS ROAD, BEING A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,229.91 FEET AND AN INITIAL RADIAL BEARING OF NORTH 37°02'44" EAST;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°28'36", AN ARC DISTANCE OF 10.23 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 1,108 SQUARE FEET, OR 0.025 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

0161-017E

TEMPORARY CONSTRUCTION EASEMENT

EASEMENT RECORD DATA

ELECTRICAL EASEMENT IN FAVOR
OF SOUTHERN SIERRAS POWER CO.
PER BK 845 PG 131
REC 6/14/1984

PARCEL
0161-017E

R/W RECORD DATA

C RADIAL DATA

R1	N 43° 36' 02" E
R2	N 37° 02' 44" E

11
R/W PER
PM 84/15-16

R/W PER
PM 84/15-16

60' WIDE R/W PER
BOOK 544 PGS. 54
REC 12/15/1926

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120
* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

RIV. CO.
RW MAP 914-L

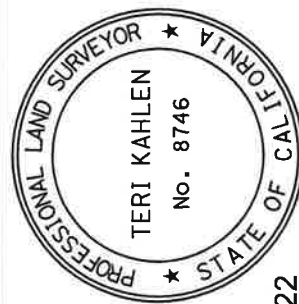
PARCEL 1

DOC. NO. 2020-0124735 O.R.

REC 03/18/2020

APN 422-240-014

SEC. 26, T. 3 S., R. 2 W. S.B.M.



DATE: 3/2/2022

Tori Kahlan

APPROVED BY:

E: MARCH 2022

SHEET 1 OF 1

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: GILMAN SPRINGS ROAD

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

2326 N 37°04'25" E
30.51' (R)

2327N 37°04'25" E 7.49' (R)

2328	S 46° 23' 58" E	43.46'
------	-----------------	--------

2338 N 10° 34' 55" E 5.96'

2339 N 46° 23' 58" W 40.21'

2340 S 36°38'14" W
12.41' (R)

CURVE DATA

	DELTA	RADIUS	LENGTH
(2051)	06° 31' 37"	1,312.34'	149.50'
(2052)	06° 31' 37"	1,350.34'	153.82'
(2053)	06° 57' 48"	1,355.34'	164.72'
(2054)	00° 28' 36"	1,229.91'	10.23'

LINE DATA

P.O. C.

STA. 328+00.51 BC
CONST. LINE

Parcel 0161-018

EXHIBIT "A"
LEGAL DESCRIPTION
0161-018A

THENCE NORTH 67°53'35" WEST, CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 239.00 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 1,786 SQUARE FEET, OR 0.041 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:


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

3/02/2022

DATED:



EXHIBIT "B"

POR. BLK 15
MB 6/83

0161-018A

APN 423-180-012

DOC. NO. 2006-0078131
REC. 02/01/2006, O.R.

APN 422-240-014

DOC. NO.
2004-0309073
REC. 04/28/2004, O.R.

N 26°09'32" E (R)

P.O.C.

STA. 335+11.95 BC
C CONST.

1,786 SQ. FT.
0.041 AC.

PM 84/15-16

RIV. CO.
RW MAP 914-L

NOTE: SEE SHEET 2 FOR
RECORD INFORMATION AND
OTHER CITATIONS

RANCHO SAN JACINTO NUEVO

LINE DATA

2143	N 22°08'29" E	29.07'
2144	N 22°08'29" E	5.93'
2145	S 67°51'31" E	219.93'
2146	S 26°09'32" W	4.73'
2147	N 67°53'35" W	239.00'
2148	N 67°51'31" W	219.94'

CURVE DATA

DELTA	RADIUS	LENGTH
2006 04°01'03"	1,347.34'	94.47'
2007 03°29'44"	1,229.91'	75.04'
2008 21°27'33"	1,312.34'	491.51'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-018A
COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

WO No.: C2-0161
PROJECT: GILMAN SPRINGS ROAD

SCALE: 1" = 50'
PREPARED BY: KC
DATE: MARCH, 2022

APPROVED BY: *Timothy F. Rayburn* DATE: 3/02/2022

SHEET 1 OF 2

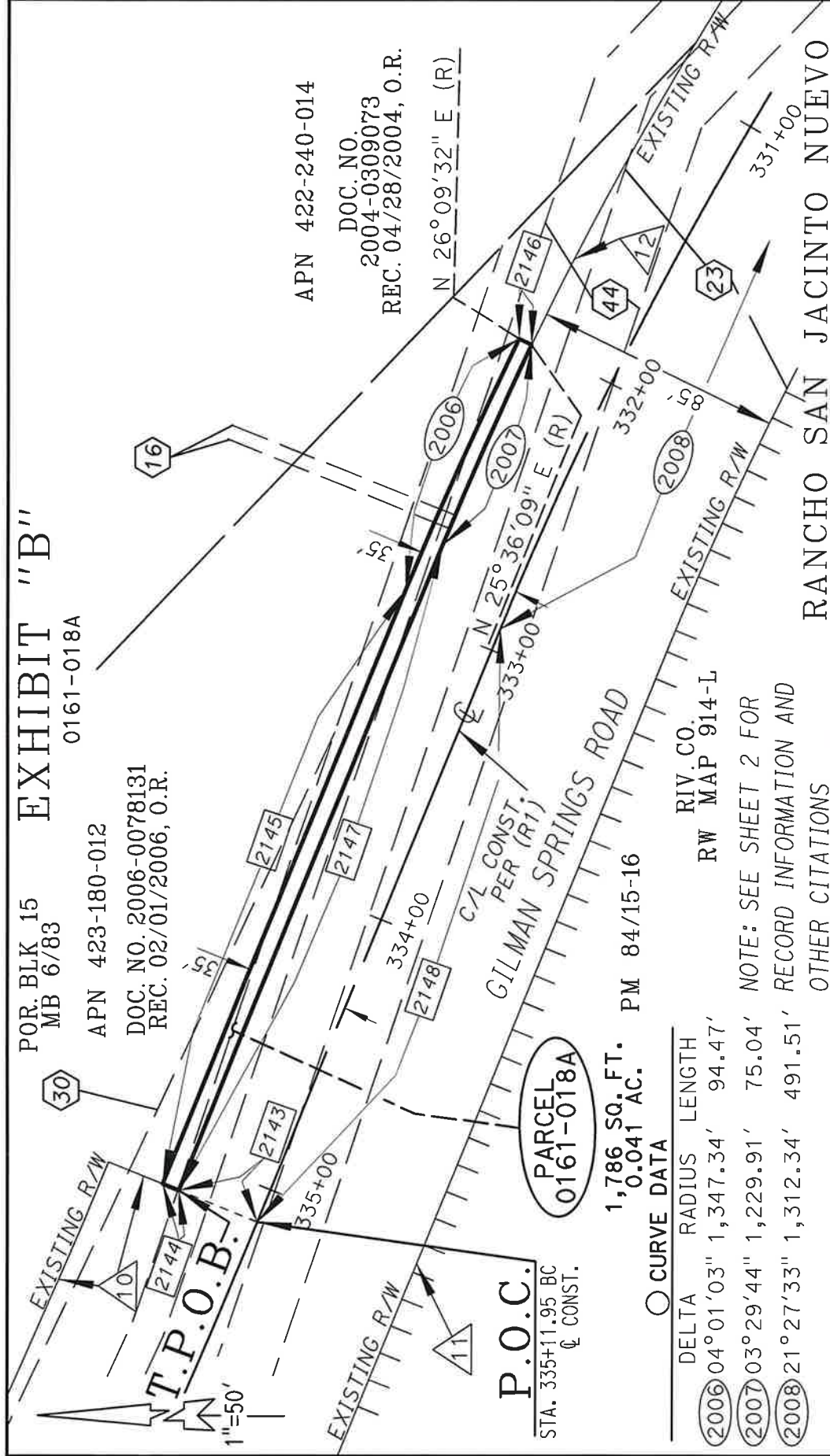


EXHIBIT "B"

0161-018A

R/W RECORD DATA

△10 NE'LY R/W LINE: NE'LY & SE'LY LINES PCL 0310-006A PER DOC. NO. 2001-133683, REC. 3/30/2001, O.R.

△11 SW'LY R/W LINE PER PM 84/15-16

△12 60' WIDE R/W PER DEED BOOK 544 PGS. 549-554, REC. 12/15/1926, O.R.

EASEMENT RECORD DATA

△16 5' WIDE ANCHOR EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON PER INST. NO. 1971-134602, REC 11/24/1971, O.R.

△23 VARIABLE WIDTH EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON PR INST. NO. 81-013613, REC 01/03/1981, O.R.

△30 INDETERMINATE WIDTH EASEMENT IN FAVOR OF SOUTHERN SIERRA POWER CO. PER BOOK 841, PAGE 100, REC 02/10/1930, O.R.

△44 40' WIDE GAS PIPELINE EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS CO. PER INST. NO. 1965-004724, REC. 01/14/1965, O.R.

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER RIVERSIDE COUNTY RIGHT-OF-WAY MAP NO. 968-QQ

NOTE: SEE SHEET 1 FOR
PARCEL MAPPING
INFORMATION

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-018A

WO No.: C2-0161

SCALE: NTS

PREPARED BY: KC

DATE: MARCH, 2022

SHEET 2 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: GILMAN SPRINGS ROAD

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: 3/02/2022



EXHIBIT "A"
LEGAL DESCRIPTION
0161-018B
TEMPORARY CONSTRUCTION EASEMENT

THENCE NORTH 67°51'31" WEST, A DISTANCE OF 219.93 FEET RETURNING TO SAID SOUTHEASTERLY LINE OF PARCEL 0310-006A;

THENCE SOUTH 22°08'29" WEST ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 5.00 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 1,672 SQUARE FEET, OR 0.038 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:


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

3/02/2022

DATED:



POR. BLK 15
MB 6/83

EXHIBIT "B"

0161-018B

TEMPORARY CONSTRUCTION EASEMENT

APN 423-180-012

DOC. NO. 2006-0078131
REC. 02/01/2006, O.R.

APN 422-240-014

DOC. NO.
2004-0309073
REC. 04/28/2004, O.R.

30

T.P.O.B.

1"=50'

16

2164

2144

2143

2163

2145

2148

PARCEL
0161-018B

1,672 SQ. FT.
0.038 AC.

P.O.C.

STA. 335+11.95 BC
C/CONST.

334+00

GILMAN SPRINGS ROAD

C/L CONST. PER (R1)

333+00

N 25°36'09" E (R)

332+00

N 26°09'32" E (R)

2146

2008

EXISTING R/W

331+00

2021

2022

2006

2162

N 26°35'44" E (R)

N 26°04'45" E (R)

EXISTING R/W

○ CURVE DATA

DELTA	RADIUS	LENGTH	PM
2006 04°01'03"	1,347.34'	94.47'	
2008 21°27'33"	1,312.34'	491.51'	
2021 00°28'36"	1,229.91'	10.23'	
2022 04°27'15"	1,352.34'	105.13'	

□ LINE DATA

2143	N 22°08'29" E	29.07'
2144	N 22°08'29" E	5.93'
2145	S 67°51'31" E	219.93'
2146	S 26°09'32" W	4.73'
2148	N 67°51'31" W	219.94'
2162	N 26°35'44" E	9.63'
2163	N 67°51'31" W	219.93'
2164	S 22°08'29" W	5.00'

NOTE: SEE SHEET 2 FOR
RECORD INFORMATION AND
OTHER CITATIONS

RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-018B
COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: GILMAN SPRINGS ROAD

SCALE: 1" = 50'
PREPARED BY: KC
DATE: MARCH, 2022

APPROVED BY: *Timothy F. Rayburn* DATE: 3/02/2022
SHEET 1 OF 2



EXHIBIT "B"

0161-018B

TEMPORARY CONSTRUCTION EASEMENT

R/W RECORD DATA

△10 NE'LY R/W LINE: NE'LY & SE'LY LINES PCL 0310-006A PER DOC. NO. 2001-133683, REC. 3/30/2001, O.R.

△11 SW'LY R/W LINE PER PM 84/15-16

△12 60' WIDE R/W PER DEED BOOK 544 PGS. 549-554, REC. 12/15/1926, O.R.

EASEMENT RECORD DATA

△16 5' WIDE ANCHOR EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON PER INST. NO. 1971-134602, REC 11/24/1971, O.R.

△23 VARIABLE WIDTH EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON PR INST. NO. 81-013613, REC 01/03/1981, O.R.

△30 INDETERMINATE WIDTH EASEMENT IN FAVOR OF SOUTHERN SIERRA POWER CO. PER BOOK 841, PAGE 100, REC 02/10/1930, O.R.

△44 40' WIDE GAS PIPELINE EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS CO. PER INST. NO. 1965-004724, REC. 01/14/1965, O.R.

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER RIVERSIDE COUNTY RIGHT-OF-WAY MAP NO. 968-QQ

NOTE: SEE SHEET 1 FOR
PARCEL MAPPING
INFORMATION

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-018B

WO No.: C2-0161

SCALE: NTS

PREPARED BY: KC

DATE: MARCH, 2022

SHEET 2 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: GILMAN SPRINGS ROAD

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: 3/02/2022



Parcel 0161-019

EXHIBIT "A"
LEGAL DESCRIPTION
0161-019A
DRAINAGE EASEMENT

THENCE SOUTH 00°25'31" WEST, LEAVING SAID CUT-BACK LINE AND ALONG THE COMMON LINE BETWEEN THE EASTERLY LINE OF SAID PARCEL 2 AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID KNOCH STREET, A DISTANCE OF 20.07 FEET TO A LINE PARALLEL WITH AND DISTANT 77.00 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE NORTH 46°23'58" WEST, LEAVING SAID COMMON LINE AND ALONG SAID PARALLEL LINE, A DISTANCE OF 66.50 FEET TO THE SOUTHWESTERLY PROLONGATION OF THE PREVIOUSLY DESCRIBED COURSE HAVING A BEARING AND DISTANCE OF "SOUTH 43°36'02" WEST 56.49 FEET";

THENCE NORTH 43°36'02" EAST, LEAVING SAID PARALLEL LINE AND ALONG SAID SOUTHWESTERLY PROLONGATION LINE, A DISTANCE OF 20.51 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 1,129 SQUARE FEET, OR 0.026 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 1.000073400 TO OBTAIN GROUND DISTANCE.

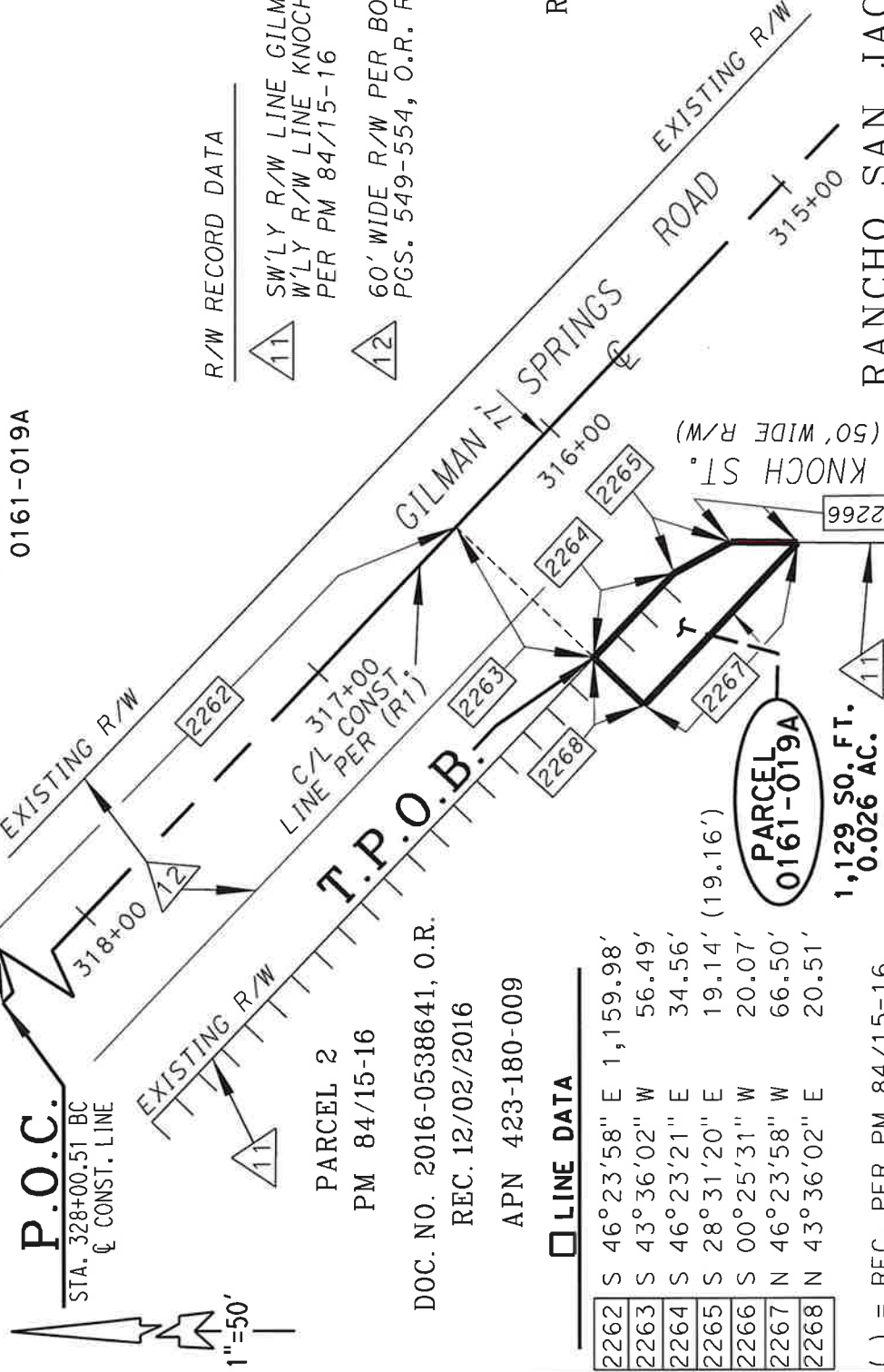
BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

EXHIBIT "B"

0161-019A

P.O.C.
STA. 328+00.51 BC
C/ CONST. LINE



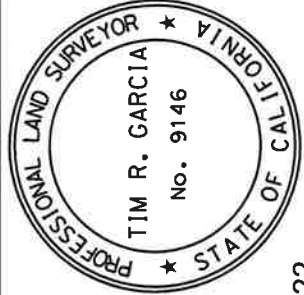
R/W RECORD DATA

11 SW'LY R/W LINE GILMAN SPRINGS ROAD &
W'LY R/W LINE KNOCH STREET (ROAD)
PER PM 84/15-16

12 60' WIDE R/W PER BOOK 544
PGS. 549-554, O.R. REC 12/15/1926

RIV. CO.
RW MAP 914-L

RANCHO SAN JACINTO NUEVO



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: GILMAN SPRINGS ROAD

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: 06/30/2022

APPROVED BY: *Tim R. Garcia*

APPROVED BY:

DATE: JUNE 2022

SHEET 1 OF 1

(R1) - RECORD OF SURVEY
BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT
REFERENCE PER RIVERSIDE
COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

LINE DATA

2262	S 46°23'58" E	1,159.98'
2263	S 43°36'02" W	56.49'
2264	S 46°23'21" E	34.56'
2265	S 28°31'20" E	19.14' (19.16')
2266	S 00°25'31" W	20.07'
2267	N 46°23'58" W	66.50'
2268	N 43°36'02" E	20.51'

() = REC. PER PM 84/15-16

EXHIBIT "A"
LEGAL DESCRIPTION
0161-019B
DRAINAGE EASEMENT

BEING A PORTION OF LAND LYING IN PARCEL 2, OF PARCEL MAP NO. 16,131, BY MAP FILED IN BOOK 84, PAGES 15 AND 16, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, ALSO BEING DESCRIBED BY GRANT DEED RECORDED DECEMBER 2, 2016 AS DOCUMENT NUMBER 2016-0538641, OFFICIAL RECORDS OF SAID COUNTY, ALSO LYING WITHIN RANCHO SAN JACINTO NUEVO, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD SHOWN AS "STA 328+00.51 BC C/L CONST." AS SHOWN BY MAP ON FILE IN BOOK 157 OF RECORDS OF SURVEY, PAGES 73 THROUGH 120, INCLUSIVE, RECORDS OF SAID COUNTY;

THENCE SOUTH 46°23'58" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 104.74 FEET;

THENCE SOUTH 43°36'02" WEST, LEAVING SAID CENTERLINE, A DISTANCE OF 56.30 FEET TO THE **TRUE POINT OF BEGINNING** AND A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD AS DEDICATED AND SHOWN ON SAID PARCEL MAP NO. 16,131, SAME BEING A POINT ON THE NORTHEASTERLY LINE OF SAID PARCEL 2;

THENCE SOUTH 46°23'21" EAST, ALONG THE COMMON LINE BETWEEN SAID NORTHEASTERLY LINE OF SAID PARCEL 2 AND THE SOUTHWESTERLY LINE OF SAID GILMAN SPRINGS ROAD, A DISTANCE OF 50.10 FEET;

THENCE SOUTH 10°34'55" WEST, LEAVING SAID COMMON LINE, A DISTANCE OF 24.68 FEET TO A LINE PARALLEL WITH AND DISTANT 77.00 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE NORTH 46°23'58" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 50.09 FEET TO A LINE PARALLEL WITH AND DISTANT 42.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO THE PREVIOUSLY DESCRIBED COURSE HAVING A BEARING AND DISTANCE OF "SOUTH 10°34'55" WEST 24.68 FEET";

THENCE NORTH 10°34'55" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 24.69 FEET TO THE **TRUE POINT OF BEGINNING**;

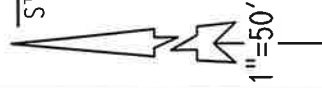
PARCEL CONTAINS 1,037 SQUARE FEET, OR 0.024 ACRES MORE OR LESS.

EXHIBIT "B"

0161-019B

P.O.C.

STA. 328+00.51 BC
Q CONST. LINE



R/W RECORD DATA

- 11 SW'LY R/W LINE GILMAN SPRINGS ROAD PER PM 84/15-16
- 12 60' WIDE R/W PER BOOK 544 PGS. 549-554, O.R. REC 12/15/1926

RIV. CO.
RW MAP 914-L

LINE DATA

2273	S 46°23'58" E	104.74'
2274	S 43°36'02" W	56.30'
2275	S 46°23'21" E	50.10'
2276	S 10°34'55" W	24.68'
2277	N 46°23'58" W	50.09'
2278	N 10°34'55" E	24.69'

PARCEL 2

PM 84/15-16

DOC. NO. 2016-0538641, O.R.

REC. 12/02/2016

APN 423-180-009

PARCEL
0161-019B

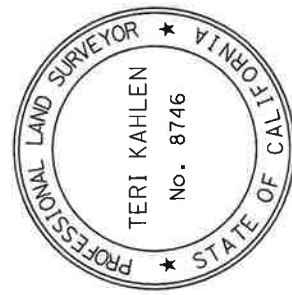
1,037 SQ. FT.
0.024 AC.

RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

(R1) - RECORD OF SURVEY
BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT
REFERENCE PER RIVERSIDE
COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ



PCL No.: 0161-019B
WO No.: C2-0161
SCALE: 1" = 50'
PREPARED BY: KC
DATE: MARCH 2022
SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: GILMAN SPRINGS ROAD
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: *Teri Kahlen* DATE: 3/2/2022

EXHIBIT "A"
LEGAL DESCRIPTION
0161-019C
TEMPORARY CONSTRUCTION EASEMENT

THENCE NORTH 00°25'31" EAST, LEAVING SAID PARALLEL LINE AND ALONG THE COMMON LINE BETWEEN THE EASTERLY LINE OF SAID PARCEL 2 AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID KNOCH STREET, A DISTANCE OF 13.71 FEET TO A LINE PARALLEL WITH AND DISTANT 77.00 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE NORTH 46°23'58" WEST, LEAVING SAID COMMON LINE AND ALONG SAID PARALLEL LINE, A DISTANCE OF 66.50 FEET TO THE SOUTHWESTERLY PROLONGATION OF THE PREVIOUSLY DESCRIBED COURSE HAVING A BEARING AND DISTANCE OF "SOUTH 43°36'02" WEST 56.49 FEET";

THENCE NORTH 43°36'02" EAST, LEAVING SAID PARALLEL LINE AND ALONG SAID SOUTHWESTERLY PROLONGATION LINE, A DISTANCE OF 20.51 FEET TO THE **TRUE POINT OF BEGINNING**;

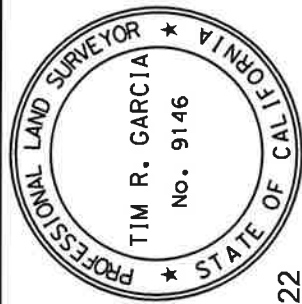
PARCEL CONTAINS 1,017 SQUARE FEET, OR 0.023 ACRES MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

0161-019C



COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: GILMAN SPRINGS ROAD

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: 06/30/2022

Tim R. Larkin

APPROVED BY:

(R1) - RECORD OF SURVEY
BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT
REFERENCE PER RIVERSIDE
COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

MAP NO. 968-QQ

SHEET 1 OF 1

2262	S 46°23'58" E	1,159.98'
2263	S 43°36'02" W	56.49'
2267	N 46°23'58" W	66.50'
2268	N 43°36'02" E	20.51'
2269	N 46°23'21" W	10.00'
2270	S 43°36'02" W	30.52'
2271	S 46°23'58" E	85.89'
2272	N 00°25'31" E	13.71'

EXHIBIT "A"
LEGAL DESCRIPTION
0161-019D
TEMPORARY CONSTRUCTION EASEMENT

THENCE NORTH 46°23'21" WEST, ALONG SAID COMMON LINE, A DISTANCE OF 11.93 FEET TO A LINE PARALLEL WITH AND DISTANT 52.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO THE PREVIOUSLY DESCRIBED COURSE HAVING A BEARING AND DISTANCE OF "SOUTH 10°34'55" WEST 36.62 FEET";

THENCE SOUTH 10°34'55" WEST, LEAVING SAID COMMON LINE AND ALONG SAID PARALLEL LINE, A DISTANCE OF 24.68 FEET TO A LINE PARALLEL WITH AND DISTANT 77.00 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE NORTH 46°23'58" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 50.09 FEET TO A LINE PARALLEL WITH AND DISTANT 10.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO THE PREVIOUSLY DESCRIBED COURSE HAVING A BEARING AND DISTANCE OF "SOUTH 10°34'55" WEST 36.62 FEET";

THENCE NORTH 10°34'55" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 24.69 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 1,233 SQUARE FEET, OR 0.028 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

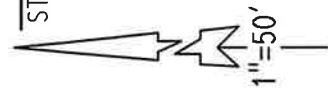
SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

EXHIBIT "B"

0161-019D

P.O.C.

STA. 328+00.51 BC
Q CONST. LINE

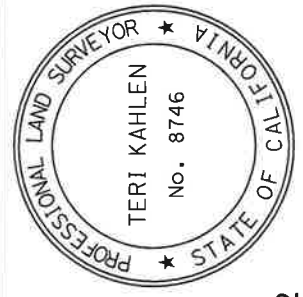


R/W RECORD DATA

- 11 SW'LY R/W LINE GILMAN SPRINGS ROAD PER PM 84/15-16
- 12 60' WIDE R/W PER BOOK 544 PGS. 549-554, O.R. REC 12/15/1926

RIV. CO.
RW MAP 914-L

RANCHO SAN JACINTO NUEVO



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-019D
COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION

WO No.: C2-0161
PROJECT: GILMAN SPRINGS ROAD

SCALE: 1" = 50'
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

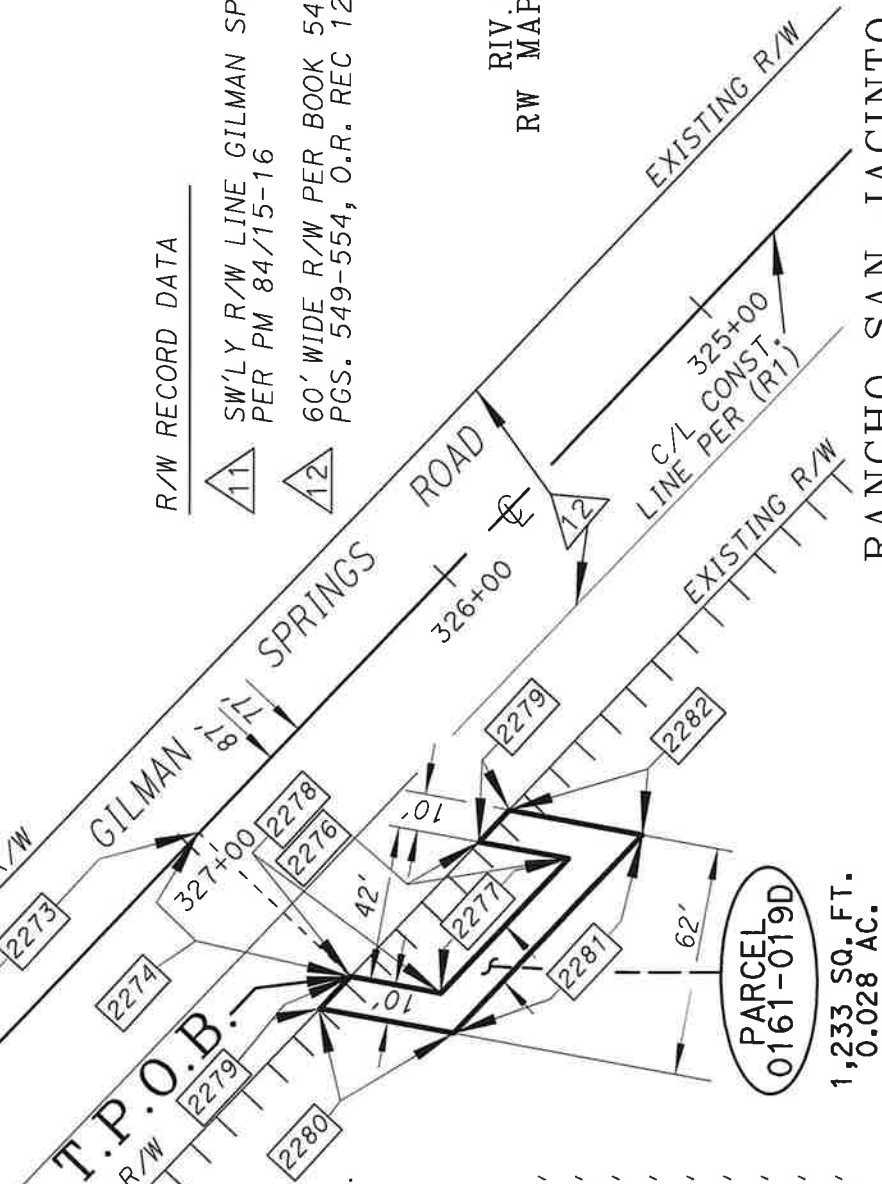
PREPARED BY: KC

DATE: MARCH 2022
APPROVED BY: *Teri Kahlen* DATE: 3/2/2022

SHEET 1 OF 1

(R1) - RECORD OF SURVEY
BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT
REFERENCE PER RIVERSIDE
COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ



LINE DATA

2273	S 46°23'58" E	104.74'
2274	S 43°36'02" W	56.30'
2276	S 10°34'55" W	24.68'
2277	N 46°23'58" W	50.09'
2278	N 10°34'55" E	24.69'
2279	N 46°23'21" W	11.93'
2280	S 10°34'55" W	36.62'
2281	S 46°23'58" E	73.94'
2282	N 10°34'55" E	36.60'

PARCEL 2
PM 84/15-16

DOC. NO. 2016-0538641, O.R.
REC. 12/02/2016
APN 423-180-009

Parcel 0161-020

EXHIBIT "A"
LEGAL DESCRIPTION
0161-020A
SLOPE EASEMENT

PARCEL CONTAINS 2,233 SQUARE FEET, OR 0.051 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND THE DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:

Teri Kahlen

TERI KAHLEN, P.L.S. 8746

3/2/2022

DATED:



EXHIBIT "B"

EASEMENT RECORD DATA

OVERHANG EASEMENT IN FAVOR
OF SCE PER INST. NO. 2002-561460
REC 10/8/2002, O.R.

0161-020A

SLOPE EASEMENT

43



PARCEL 1

DOC NO.
2010-0138923 O.R.
APN 423-180-002

R/W RECORD DATA

T.P.O.B.

PARCEL
0161-020A

60' WIDE R/W PER
BOOK 433 PGS. 111-114, O.R.
REC 01/13/1916

44' WIDE R/W PER
PARCEL 2 DOC. NO. 104247, O.R.
REC 10/16/1968

2,233 SQ. FT.
0.051 AC.

S 80°50'51" E
203.58'

GILMAN SPRINGS ROAD

P.O.C.

STA. 351+35.18 BC
C CONST. LINE

NOTES:

RIV. CO. RW MAP 914-L

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

SEC. 22, T. 3 S., R. 2 W. S.B.M.

LINE DATA

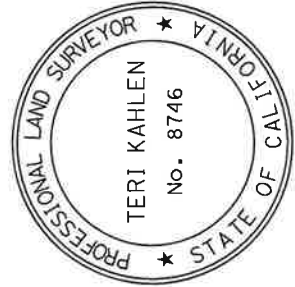
2135	N 10°16'42" E	29.63'
2136	N 23°43'48" E	5.52'
2137	S 10°17'32" W	9.45'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-020A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 60'	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: SP	
DATE: MARCH 2022	

APPROVED BY: *Tori Kahlen* DATE: 3/2/2022

SHEET 1 OF 1



Parcel 0161-021

EXHIBIT "A"
LEGAL DESCRIPTION
0161-021A

BEING A PORTION OF PARCEL F AS DESCRIBED BY GRANT DEED RECORDED MAY 11, 2017 AS DOCUMENT NUMBER 2017-0190316, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 2 WEST, RANCHO SAN JACINTO NUEVO, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD SHOWN AS "STA 351+35.18 BC C/L CONST." AS SHOWN BY MAP ON FILE IN BOOK 157 OF RECORDS OF SURVEY, PAGES 73 THROUGH 120, INCLUSIVE, RECORDS OF SAID COUNTY;

THENCE SOUTH 79°43'18" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 237.51 FEET

THENCE NORTH 10°16'42" EAST, LEAVING SAID CENTERLINE, A DISTANCE OF 29.66 FEET TO THE SOUTHEASTERLY CORNER OF PARCEL 0433-003E RECORDED JULY 21, 2004 AS DOCUMENT NO. 2004-0563504, OFFICIAL RECORDS OF SAID COUNTY, ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF GILMAN SPRINGS ROAD AS DESCRIBED BY THE DOCUMENT RECORDED JANUARY 13, 1916 IN BOOK 433, PAGES 111 THROUGH 114, INCLUSIVE, OFFICIAL RECORDS OF SAID COUNTY, AND THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 79°42'28" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 124.08 FEET TO THE SOUTHEASTERLY LINE OF SAID PARCEL F;

THENCE NORTH 23°43'48" EAST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 5.52 FEET TO A LINE PARALLEL WITH AND DISTANT 35.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE;

THENCE NORTH 79°43'18" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 125.36 FEET TO THE EASTERLY LINE OF SAID PARCEL 0433-003E;

THENCE SOUTH 10°17'32" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 5.34 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 668 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 1.000073400 TO OBTAIN GROUND DISTANCE.

EXHIBIT "B"

0161-021A

NOTES:

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

APN 423-100-016

PARCEL F

DOC. 2017-0190316, O.R.

R/W RECORD DATA

60' WIDE R/W PER
BOOK 433 PGS. 111-114 O.R.
REC 1/13/1916

PARCEL
0161-021A

668 SQ. FT.
0.015 AC.

2285

STA. 351+35.18 BC
C CONST. LINE

S 79°43'18" E
237.51'

T.P.O.B.

GILMAN SPRINGS ROAD

C/L CONST.
LINE PER (R1)

OVERHANG EASEMENT IN
FAVOR OR SCE PER
INST. NO. 2002-561460, O.R.
REC. 10/08/2002.

PCL 0433-003E PER
DOC. NO. 2004-0563504,
O.R. REC 7/21/2004

S 79°43'18" E

EXISTING R/W

RIV CO. R/W MAP 914L

SEC. 22, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO

LINE DATA

2283	N 10°16'42" E	29.66'
2284	N 23°43'48" E	5.52'
2285	S 10°17'32" W	5.34'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-021A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 30'	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: SP	
DATE: MARCH 2022	

APPROVED BY: *Teri Kahlen* DATE: 3/2/2022

SHEET 1 OF 1

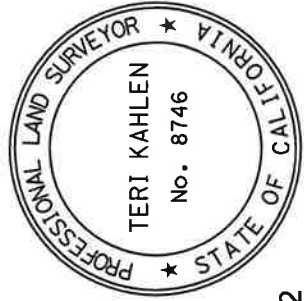


EXHIBIT "A"
LEGAL DESCRIPTION
0161-021B

THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF $37^{\circ}44'52''$, AN ARC LENGTH OF 609.62 FEET;

THENCE NORTH $14^{\circ}34'03''$ WEST, LEAVING SAID CURVE, AND ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 352.51 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2,894.72 FEET;

THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID CURVE THROUGH A CENTRAL OF $00^{\circ}28'57''$, AN ARC LENGTH OF 24.38 FEET TO THE **TRUE POINT OF BEGINNING.**

PARCEL CONTAINS 13,700 SQUARE FEET, OR 0.314 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 1.000063694 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND THE DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:

Teri Kahlen

TERI KAHLEN, P.L.S. 8746

3/2/2022

DATED:



EXHIBIT "B"

0161-021B



PARCEL S

DOC 2017-0190316
APN 423-080-005

SEE MATCH LINE SHEET 1

R/W RECORD DATA

60' WIDE R/W PER
BOOK 433 PGS. 111-114 O.R.
REC 1/13/1916

EASEMENT RECORD DATA

ROAD & UTILITY EASEMENT IN
FAVOR OF WARNER W. HODGON
PER INST. NO. 79-202893, O.R.
REC. 9/26/1979.

SCE EASEMENT PER
INST. NO. 1967-46440, O.R.
REC 5/29/1967

SCE EASEMENT PER
INST. 1967-275527, O.R.
REC 5/29/1967

C/L CONST.
LINE PER (R1)

PARCEL E

DOC 2017-0190316
APN 423-100-015

RADIAL DATA

R4 - S 71°50'30" W

NOTES:

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120

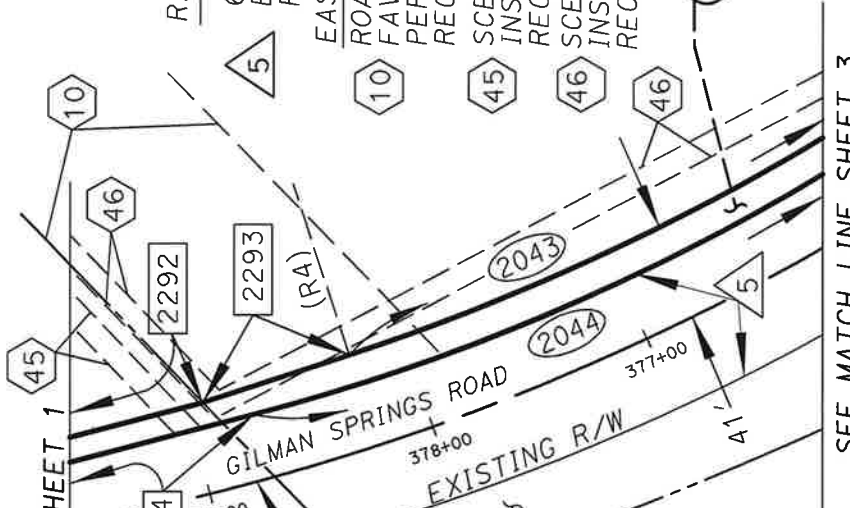
* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

CURVE DATA

DELTA	RADIUS	LENGTH
2043 14°58'48"	1,008.88'	263.77'
2044 37°44'52"	925.31'	609.62'

LINE DATA

2292	S 14°33'14" E	304.89'
2293	S 18°01'00" E	66.16'
2294	N 14°34'03" W	352.51'



SEE MATCH LINE SHEET 3

PARCEL
0161-021B

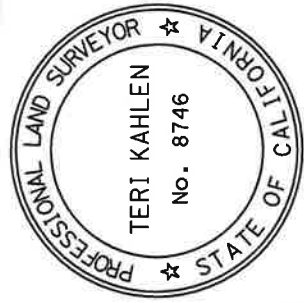
13,700 SQ. FT.
0.314 AC.

RIV CO. R/W MAP 914L

SEC. 22, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000063694

PCL No.: 0161-021B	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 80'	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: SP	
DATE: MARCH 2022	
SHEET 2 OF 3	



DATE: 3/2/2022

APPROVED BY: Teri Kahlen

EXHIBIT "B"

0161-021B

SEE MATCH LINE SHEET 2

PARCEL E
DOC 2017-0190316
APN 423-100-015

R/W RECORD DATA

60' WIDE R/W PER
BOOK 433 PGS. 111-114 O.R.
REC 1/13/1916

EASEMENT RECORD DATA

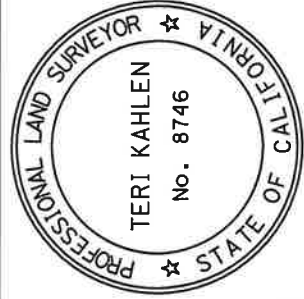
SCE EASEMENT PER
INST. NO. 1967-275527, O.R.
REC 5/29/1967

RADIAL DATA

R5 - S 48°40'32" W
R6 - S 37°07'57" W

RIV CO. R/W MAP 914L

SEC. 22, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000063694

PCL No.: 0161-021B

WO No.: C2-0161

SCALE: 1" = 80'

PREPARED BY: SP

DATE: MARCH 2022

SHEET 3 OF 3

DATE: 3/12/2022

APPROVED BY: Teri Kahlen

C/L CONST.
LINE PER (R1)

NOTES:

(R1) - RECORD OF SURVEY BK. 157
PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

CURVE DATA

DELTA	RADIUS	LENGTH
2043	14°58'48"	1,008.88' 263.77'
2044	37°44'52"	925.31' 609.62'
2045	09°32'35"	1,001.88' 166.87'

LINE DATA

2295	S 40°01'00" E	143.69'
2296	S 50°52'03" E	25.13'
2297	S 39°07'57" W	3.00'
2298	S 50°52'03" E	100.00'
2299	S 39°07'57" W	4.04'
2300	N 52°18'55" W	144.80'

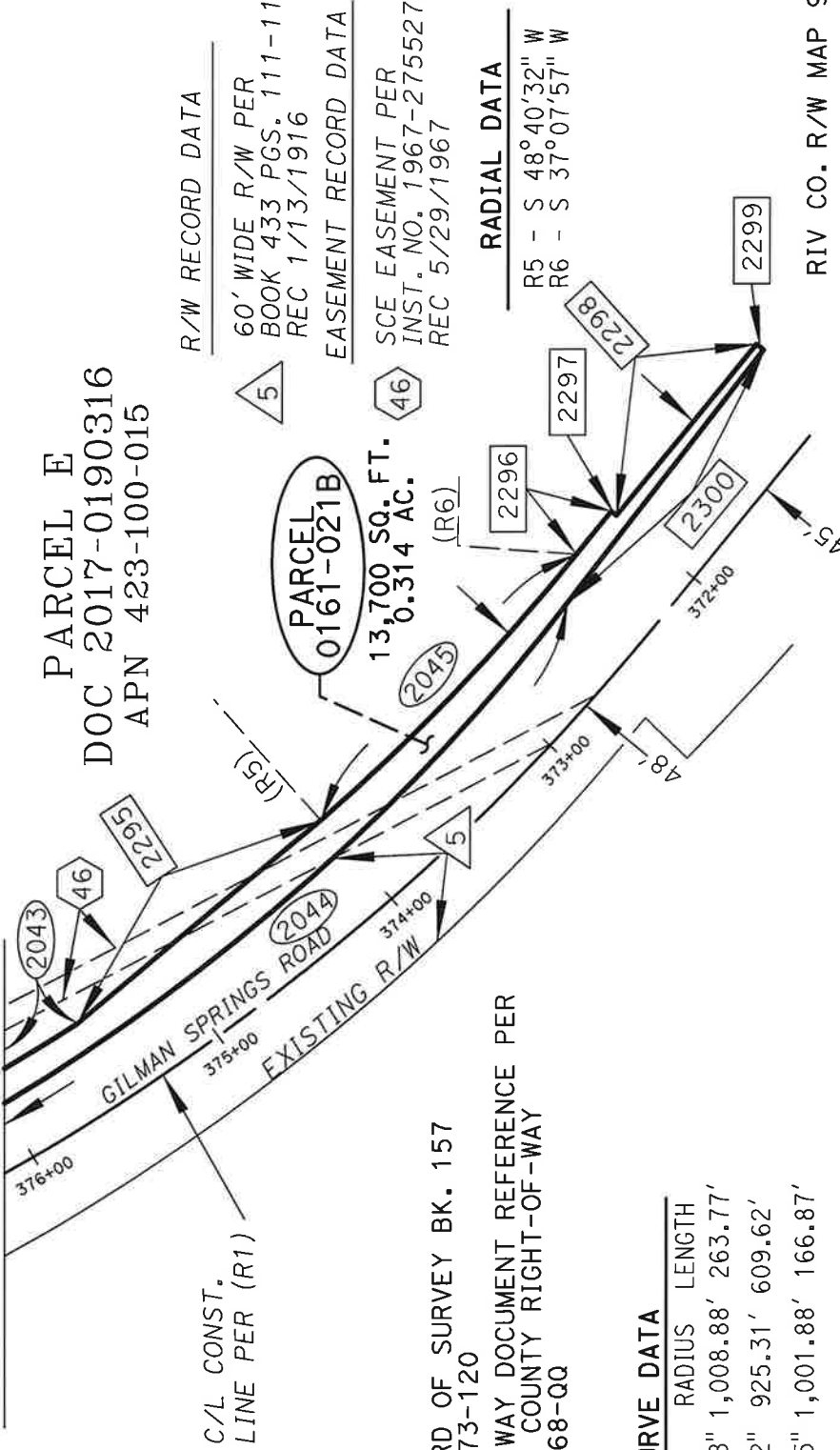
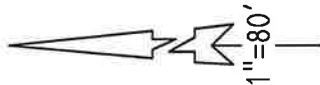


EXHIBIT "A"
LEGAL DESCRIPTION
0161-021C

THENCE SOUTH 37°53'13" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 19.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2,893.36 FEET, BEING CONCENTRIC WITH AND DISTANT 39.00 FEET NORTHEASTERLY OF, AS MEASURED RADIAL TO SAID CENTERLINE OF GILMAN SPRINGS ROAD;

THENCE SOUTHEASTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 06°11'20", AN ARC LENGTH OF 312.54 FEET;

THENCE SOUTH 58°18'07" WEST, LEAVING SAID CONCENTRIC CURVE, A DISTANCE OF 2.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2,891.36 FEET AND AN INITIAL BEARING OF NORTH 58°18'07" EAST, BEING CONCENTRIC WITH AND DISTANT 37.00 FEET NORTHEASTERLY OF, AS MEASURED RADIAL TO SAID CENTERLINE OF GILMAN SPRINGS ROAD;

THENCE SOUTHEASTLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL OF 07°08'21", AN ARC LENGTH OF 360.26 FEET;

THENCE SOUTH 24°33'32" EAST, LEAVING SAID CONCENTRIC CURVE, A DISTANCE OF 219.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2,881.59 FEET, BEING CONCENTRIC WITH AND DISTANT 37.00 FEET NORTHEASTERLY OF, AS MEASURED RADIAL TO SAID CENTERLINE OF GILMAN SPRINGS ROAD

THENCE SOUTHEASTLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL OF 00°27'56", AN ARC LENGTH OF 23.41 FEET;

THENCE SOUTH 20°15'31" EAST, LEAVING SAID CONCENTRIC CURVE, A DISTANCE OF 101.33 FEET;

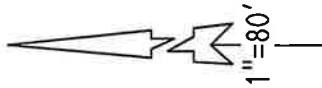
THENCE SOUTH 67°55'14" WEST, A DISTANCE OF 3.54 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2,894.72 FEET AND AN INITIAL BEARING OF NORTH 67°56'54" EAST, SAID NON-TANGENT CURVE BEING THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID GILMAN SPRINGS ROAD;

THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL OF 02°30'01", AN ARC LENGTH OF 126.33 FEET;

EXHIBIT "B"

0161-021C

T.P.O.B.



2342

2343

PARCEL S
DOC. 2017-0190316, O.R.
APN 423-080-003

R/W RECORD DATA

PARCEL
0161-021C

11,025 SQ. FT.
0.253 AC.

60' WIDE R/W PER
BOOK 433 PGS. 111-114 O.R.
REC 1/13/1916

2344

2345

2346

2347

2348

C/L CONST.
LINE PER (R1)

P.O.C.

STA. 396+06.36 EC
C CONST. LINE

NOTES:

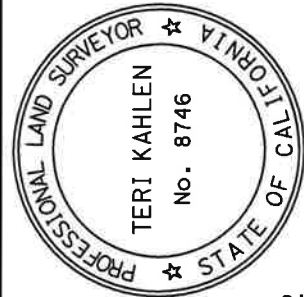
(R1) - RECORD OF SURVEY BK. 157
PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE
PER RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

RIV CO. R/W MAP 914L

SEE MATCH LINE SHEET 2

SEC. 22, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000063694		COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION	
PCL No.: 0161-021C	WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD	
SCALE: 1" = 80'	PREPARED BY: SP	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: MARCH 2022	DATE: 3/2/2022	APPROVED BY: Teri Kahlen	
SHEET 1 OF 3			

CURVE DATA

DELTA	RADIUS	LENGTH
06°11'20"	2,893.36'	312.54'
13°18'39"	2,894.72'	672.50'

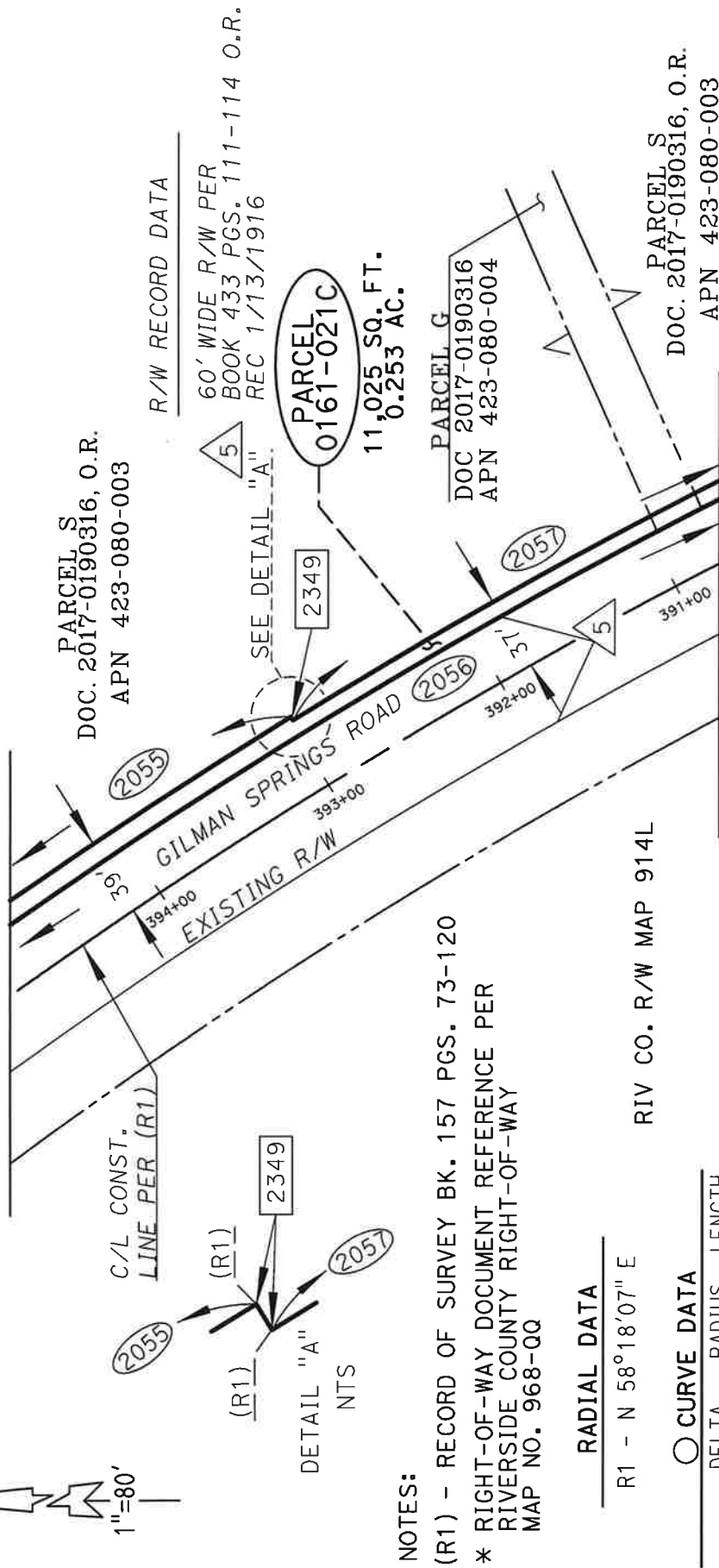
LINE DATA

2341	N 52°06'47" E	29.34'
2342	N 52°06'47" E	2.66'
2343	S 37°53'13" E	100.00'
2344	S 41°15'59" E	124.02'
2345	N 54°52'22" E	10.70'
2346	S 37°53'13" E	50.06'
2347	S 54°52'22" W	11.01'
2348	S 37°53'13" E	19.79'

EXHIBIT "B"

0161-021C

SEE MATCH LINE SHEET 1



NOTES:

- (R1) - RECORD OF SURVEY BK. 157 PGS. 73-120
- * RIGHT-OF-WAY DOCUMENT REFERENCE PER RIVERSIDE COUNTY RIGHT-OF-WAY MAP NO. 968-QQ

RADIAL DATA

R1 - N 58°18'07" E

CURVE DATA

DELTA	RADIUS	LENGTH
2055 06°11'20"	2,893.36'	312.54'
2056 13°18'39"	2,894.72'	672.50'
2057 07°08'21"	2,891.36'	360.26'

LINE DATA

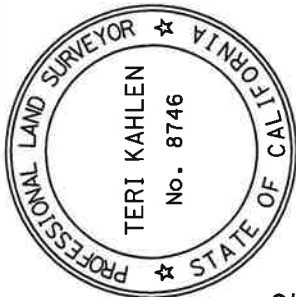
2349 S 58°18'07" W 2.00'

SEE MATCH LINE SHEET 3

SEC. 22, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000063694

PCL No.: 0161-021C	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 80'	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: SP	
DATE: MARCH 2022	
SHEET 2 OF 3	

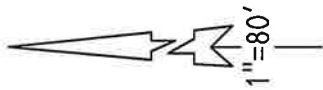


DATE: 3/2/2022

APPROVED BY: Teri Kahlen

EXHIBIT "B"

0161-021C



SEE MATCH LINE SHEET 2

GILMAN SPRINGS ROAD
EXISTING R/W

PARCEL
0161-021C
11,025 SQ. FT.
0.253 AC.

R/W RECORD DATA

60' WIDE R/W PER
BOOK 433 PGS. 111-114 O.R.
REC 1/13/1916

PARCEL S
DOC. 2017-0190316, O.R.
APN 423-080-003

C/L CONST.
LINE PER (R1)

RADIAL DATA

R2 - N 67°56'54" E

CURVE DATA

DELTA	RADIUS	LENGTH
2056 13°18'39"	2,894.72'	672.50'
2057 07°08'21"	2,891.36'	360.26'
2058 00°27'56"	2,881.59'	23.41'
2059 02°30'01"	2,894.72'	126.33'

LINE DATA

2350	S 20°15'31" E	101.33'
2351	S 67°55'14" W	3.54'

NOTES:

- (R1) - RECORD OF SURVEY BK. 157 PGS. 73-120
- * RIGHT-OF-WAY DOCUMENT REFERENCE PER RIVERSIDE COUNTY RIGHT-OF-WAY MAP NO. 968-QQ

RIV CO. R/W MAP 914L

SEC. 22, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000063694

PCL No.: 0161-021C	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 80'	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: SP	
DATE: MARCH 2022	
SHEET 3 OF 3	APPROVED BY: <i>Teri Kahlen</i> DATE: 3/2/2022

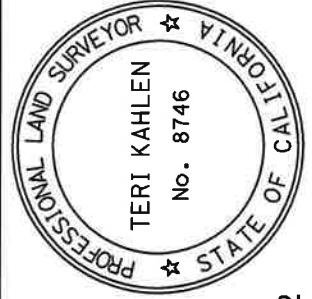


EXHIBIT "A"
LEGAL DESCRIPTION
0161-021D
TEMPORARY CONSTRUCTION EASEMENT

BEING A PORTION OF PARCEL F AS DESCRIBED BY GRANT DEED RECORDED MAY 11, 2017 AS DOCUMENT NUMBER 2017-0190316, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST QUARTER ONE-QUARTER (SE 1/4) OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 2 WEST, RANCHO SAN JACINTO NUEVO, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD SHOWN AS "STA 351+35.18 BC C/L CONST." AS SHOWN BY MAP ON FILE IN BOOK 157 OF RECORDS OF SURVEY, PAGES 73 THROUGH 120, INCLUSIVE, RECORDS OF SAID COUNTY;

THENCE SOUTH 79°43'18" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 237.51 FEET

THENCE NORTH 10°16'42" EAST, LEAVING SAID CENTERLINE, A DISTANCE OF 29.66 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF GILMAN SPRINGS ROAD AS DESCRIBED BY THE DOCUMENT RECORDED JANUARY 13, 1916 IN BOOK 433, PAGES 111 THROUGH 114, INCLUSIVE, OFFICIAL RECORDS OF SAID COUNTY;

THENCE NORTH 79°42'28" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 136.56 FEET TO THE SOUTHWESTERLY CORNER OF PARCEL 0433-003E RECORDED JULY 21, 2004 AS DOCUMENT NO. 2004-0563504, OFFICIAL RECORDS OF SAID COUNTY, AND THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 79°42'28" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 65.77 FEET;

THENCE NORTH 10°16'42" EAST, A DISTANCE OF 5.29 FEET;

THENCE SOUTH 79°43'18" EAST, A DISTANCE OF 67.37 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL 0433-003E;

THENCE SOUTH 27°05'50" WEST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 5.54 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 353 SQUARE FEET, OR 0.008 ACRES MORE OR LESS.

EXHIBIT "B"

0161-021D
TEMPORARY CONSTRUCTION EASEMENT

APN 423-100-016
PARCEL F
DOC. 2017-0190316, O.R.

PARCEL
0161-021D

R/W RECORD DATA

60' WIDE R/W PER
BOOK 433 PGS. 111-114 O.R.
REC 1/13/1916

353 SQ. FT.
0.008 AC.

2379

EXISTING R/W

EASEMENT RECORD DATA

PCL 0433-003E PER
DOC. NO. 2004-0563504, O.R.
REC 7/21/2004

C/L CONST.
LINE PER (R1)

P.O.C.

STA. 351+35.18 BC
Q CONST. LINE

NOTES:

(R1) - RECORD OF SURVEY BK. 157
PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

☐ LINE DATA

2283	N 10°16'42" E	29.66'
2379	N 10°16'42" E	5.29'
2380	S 27°05'50" W	5.54'

5

61

2380

T.P.O.B.

2283

237.51'

350+00

GILMAN SPRINGS ROAD

EXISTING R/W

RIV CO. R/W MAP 914L

SEC. 22, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000063694

PCL No.: 0161-021D	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 30'	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: SP	
DATE: MARCH 2022	
SHEET 1 OF 1	



APPROVED BY: *Teri Kahlen* DATE: 3/2/2022

EXHIBIT "A"
LEGAL DESCRIPTION
0161-021E
TEMPORARY CONSTRUCTION EASEMENT

THENCE SOUTH 14°33'14" EAST, A DISTANCE OF 304.89 FEET TO THE SOUTHEASTERLY LINE OF SAID PARCEL S;

THENCE NORTH 46°04'54" EAST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 5.74;

THENCE NORTH 14°33'14" WEST, A DISTANCE OF 330.42 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,888.59 FEET;

THENCE NORTHERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°09'15", AN ARC DISTANCE OF 7.77 FEET;

THENCE SOUTH 74°18'48" WEST, LEAVING SAID TANGENT CURVE, A DISTANCE OF 5.00 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 1,620 SQUARE FEET, OR 0.037 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 1.000063694 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND THE DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

EXHIBIT "B"

0161-021E

TEMPORARY CONSTRUCTION EASEMENT
T.P.O.B.

SEE DETAIL "A"
SHEET 2

PARCEL S
DOC. 2017-0190316, O.R.
APN 423-080-005

R/W RECORD DATA

P.O.C.
STA. 382+26.38 BC
C/L CONST. LINE

60' WIDE R/W PER
BOOK 433 PGS. 111-114 O.R.
REC 1/13/1916

EASEMENT RECORD DATA

- 45 SCE EASEMENT PER
INST. NO. 1967-46440, O.R.
REC 5/29/1967
- 46 SCE EASEMENT PER
INST. 1967-275527, O.R.
REC 5/29/1967

NOTES:

- (R1) - RECORD OF SURVEY BK. 157
PGS. 73-120
- * RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

CURVE DATA

DELTA RADIUS LENGTH
2037 00°28'15" 2,844.59' 23.38'

LINE DATA

2286 N 74°57'00" E 28.45'
2362 N 46°04'54" E 5.74'

RADIAL DATA

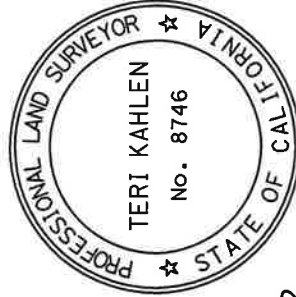
R1 - N 75°26'46" E
R2 - N 74°58'36" E

RIV CO. R/W MAP 914L

SEC. 22, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000063694

PCL No.: 0161-021E	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 80'	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: SP	
DATE: MARCH 2022	
SHEET 1 OF 2	



DATE: 3/2/2022

APPROVED BY: Teri Kahlen

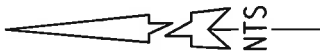
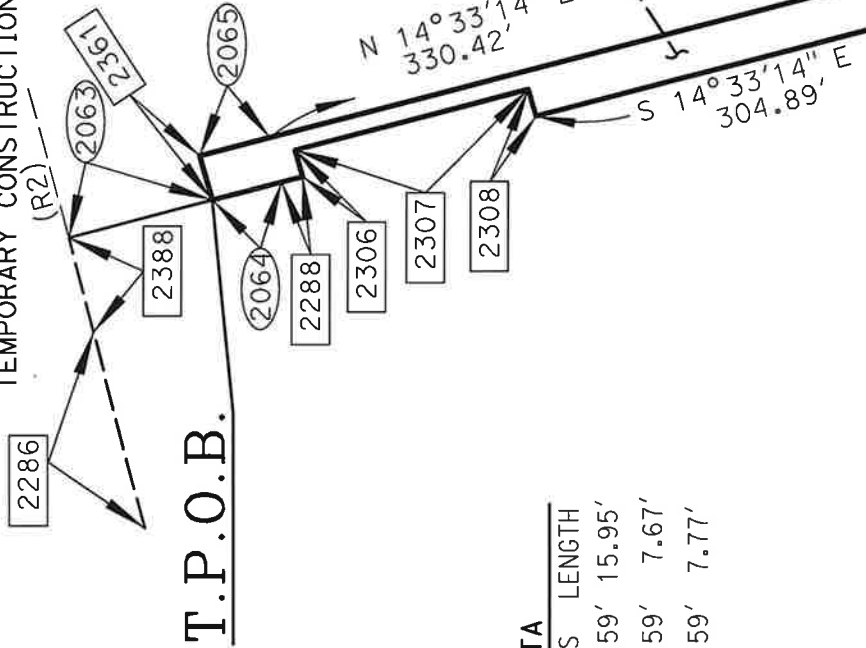


EXHIBIT "B"

0161-021E
TEMPORARY CONSTRUCTION EASEMENT
(R2)



CURVE DATA

DELTA	RADIUS	LENGTH
2063 00°19'01" E	2,883.59'	15.95'
2064 00°09'09" E	2,883.59'	7.67'
2065 00°09'15" E	2,888.59'	7.77'

RADIAL DATA

R2 - N 74°58'36" E

LINE DATA

2286	N 74°57'00" E	28.45'
2288	S 14°33'14" E	2.34'
2306	N 74°12'24" E	3.00'
2307	S 14°33'14" E	26.01'
2308	S 74°18'13" W	3.00'
2361	S 74°18'48" W	5.00'
2388	N 75°26'46" E	10.55'

SEC. 22, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000063694

PCL No.: 0161-021E
COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

WO No.: C2-0161
PROJECT: GILMAN SPRINGS ROAD

SCALE: 1" = 80'
PREPARED BY: SP
DATE: MARCH 2022

APPROVED BY: *Teri Kahlen* DATE: 3/2/2022

SHEET 2 OF 2

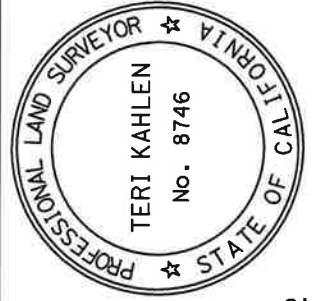


EXHIBIT "A"
LEGAL DESCRIPTION
0161-021F
TEMPORARY CONSTRUCTION EASEMENT

THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°28'08", AN ARC LENGTH OF 23.62 FEET;

THENCE NORTH 24°33'32" WEST, LEAVING SAID NON-TANGENT CURVE, A DISTANCE OF 219.28 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2,896.36 FEET;

THENCE NORTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 07°08'21", AN ARC DISTANCE OF 360.88 FEET;

THENCE NORTH 58°18'07" EAST, LEAVING SAID TANGENT CURVE, A DISTANCE OF 2.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2,898.36 FEET AND AN INITIAL BEARING OF NORTH 58°18'07" EAST;

THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 06°11'20", AN ARC DISTANCE OF 313.08 FEET;

THENCE NORTH 37°53'13" WEST, LEAVING SAID NON-TANGENT CURVE, A DISTANCE OF 19.55 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 7,494 SQUARE FEET, OR 0.172 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 1.000063694 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND THE DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

EXHIBIT "B"

0161-021F

TEMPORARY CONSTRUCTION
EASEMENT

PARCEL S
DOC. 2017-0190316, O.R.
APN 423-080-003

R/W RECORD DATA

60' WIDE R/W PER
BOOK 433 PGS. 111-114 O.R.
REC 1/13/1916

SEE DETAIL "A"

PARCEL
0161-021F
7494 SQ. FT.
0.172 AC.

NOTES:

(R1) - RECORD OF SURVEY BK. 157
PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

RIV CO. R/W MAP 914L

SEE MATCH LINE SHEET 2

T.P.O.B.

DETAIL "A"
NTS

C/L CONST.
LINE PER (R1)

P.O.C.

STA. 396+06.36 EC
C CONST. LINE

○ CURVE DATA

DELTA	RADIUS	LENGTH
06°11'20"	2,893.36'	312.54'
06°11'20"	2,898.36'	313.08'

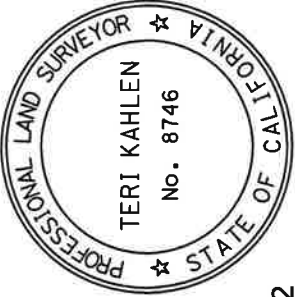
□ LINE DATA

2341	N 52°06'47"	E	29.34'
2342	N 52°06'47"	E	2.66'
2343	S 37°53'13"	E	100.00'
2344	S 41°15'59"	E	124.02'
2345	N 54°52'22"	E	10.70'
2346	S 37°53'13"	E	50.06'
2363	S 54°52'22"	W	6.01'
2364	S 54°52'22"	W	5.01'
2348	S 37°53'13"	E	19.79'
2365	N 37°53'13"	W	19.55'

SEC. 22, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000063694

PCL No.: 0161-021F	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 80'	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: SP	
DATE: MARCH 2022	
SHEET 1 OF 4	



DATE: 3/2/2022

APPROVED BY: Teri Kahlen

EXHIBIT "B"

0161-021F

SEE MATCH LINE SHEET 1
TEMPORARY CONSTRUCTION
EASEMENT

PARCEL S
DOC. 2017-0190316, O.R.
APN 423-080-003

R/W RECORD DATA

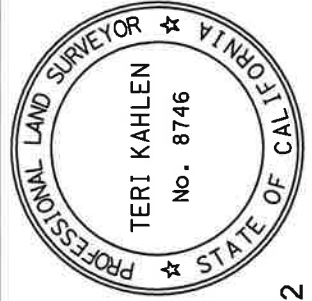
60' WIDE R/W PER
BOOK 433 PGS. 111-114 O.R.
REC 1/13/1916

PARCEL
0161-021F
7494 SQ. FT.
0.172 AC.

PARCEL G
DOC 2017-0190316
APN 423-080-004

PARCEL S
DOC. 2017-0190316, O.R.
APN 423-080-003

SEC. 22, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000063694	
PCL No.: 0161-021F	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 80'	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: SP	
DATE: MARCH 2022	
SHEET 2 OF 4	

DATE: 3/2/2022

APPROVED BY: *Teri Kahlen*

NOTES:

- (R1) - RECORD OF SURVEY BK. 157 PGS. 73-120
- * RIGHT-OF-WAY DOCUMENT REFERENCE PER RIVERSIDE COUNTY RIGHT-OF-WAY MAP NO. 968-QQ

RADIAL DATA

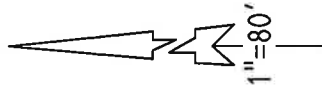
R2 - N 58°18'07" E
R3 - N 58°18'07" E

CURVE DATA

DELTA	RADIUS	LENGTH
2055 06°11'20"	2,893.36'	312.54'
2057 07°08'21"	2,891.36'	360.26'
2066 06°11'20"	2,898.36'	313.08'
2067 07°08'21"	2,896.36'	360.88'

LINE DATA

2349	S 58°18'07" W	2.00'
2366	N 58°18'07" E	2.00'



SEE MATCH LINE SHEET 1

C/L CONST. LINE PER (R1)

(R2)

(R3)

2366

2349

2055

2057

2066

2067

394+00

393+00

392+00

391+00

5

SEE DETAIL "A"

SEE MATCH LINE SHEET 3

GILMAN SPRINGS ROAD

EXISTING R/W

RIV CO. R/W MAP 914L

60' WIDE R/W PER

BOOK 433 PGS. 111-114 O.R.

REC 1/13/1916

7494 SQ. FT.

0.172 AC.

PARCEL S

DOC. 2017-0190316, O.R.

APN 423-080-003

PARCEL G

DOC 2017-0190316

APN 423-080-004

PARCEL S

DOC. 2017-0190316, O.R.

APN 423-080-003

SEC. 22, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000063694

PCL No.: 0161-021F

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION

PROJECT: GILMAN SPRINGS ROAD

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: SP

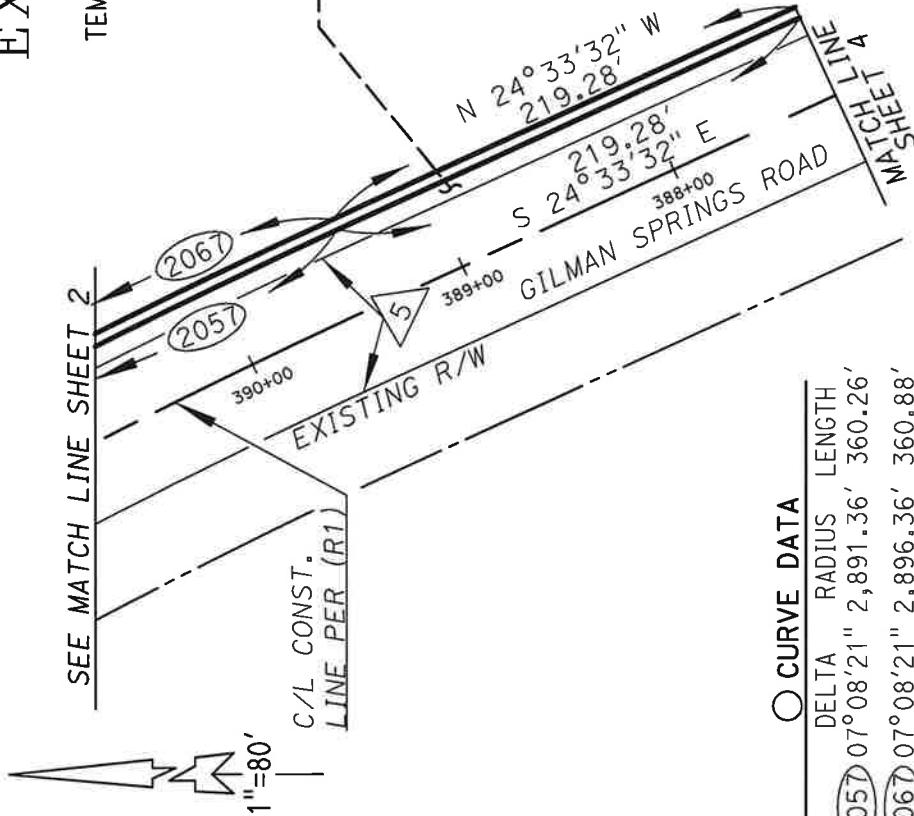
DATE: MARCH 2022

SHEET 2 OF 4

EXHIBIT "B"

0161-021F

TEMPORARY CONSTRUCTION
EASEMENT



R/W RECORD DATA

60' WIDE R/W PER
BOOK 433 PGS. 111-114 O.R.
REC 1/13/1916



PARCEL
0161-021F
7494 SQ. FT.
0.172 AC.

PARCEL S
DOC. 2017-0190316, O.R.
APN 423-080-003

NOTES:

(R1) - RECORD OF SURVEY BK. 157
PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

CURVE DATA

DELTA	RADIUS	LENGTH
(2057) 07°08'21"	2,891.36'	360.26'
(2067) 07°08'21"	2,896.36'	360.88'

RIV CO. R/W MAP 914L

SEC. 22, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000063694

PCL No.: 0161-021F	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 80'	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: SP	
DATE: MARCH 2022	
SHEET 3 OF 4	



APPROVED BY: *Teri Kahlen* DATE: 3/2/2022

EXHIBIT "B"

0161-021F
TEMPORARY CONSTRUCTION
EASEMENT
PARCEL S
DOC. 2017-0190316, O.R.
APN 423-080-003

NOTES:
(R1) - RECORD OF SURVEY BK. 157
PGS. 73-120
* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

R/W RECORD DATA

60' WIDE R/W PER
BOOK 433 PGS. 111-114 O.R.
REC 1/13/1916

DETAIL "A"
NOT TO SCALE

PARCEL
0161-021F

7494 SQ. FT.
0.172 AC.

RIV CO. R/W
MAP 914L

PARCEL
0161-021F
7494 SQ. FT.
0.172 AC.

GILMAN SPRINGS ROAD
EXISTING R/W

SEE DETAIL "A"

(R7)

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EXHIBIT "A"
LEGAL DESCRIPTION
0161-021G
TEMPORARY CONSTRUCTION EASEMENT

BEING A PORTION OF PARCEL S AS DESCRIBED BY RECEIVER'S DEED RECORDED MAY 11, 2017 AS DOCUMENT NUMBER 2017-0190316, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST QUARTER-ONE QUARTER (SE 1/4) OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 2 WEST, RANCHO SAN JACINTO NUEVO, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD SHOWN AS "STA 396+06.36 EC C/L CONST." AS SHOWN BY MAP ON FILE IN BOOK 157 OF RECORDS OF SURVEY, PAGES 73 THROUGH 120, INCLUSIVE, RECORDS OF SAID COUNTY;

THENCE NORTH 37°53'13" WEST ALONG SAID CENTERLINE, A DISTANCE OF 293.64 FEET;

THENCE NORTH 52°06'47" EAST, LEAVING SAID CENTERLINE, A DISTANCE OF 29.34 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF GILMAN SPRINGS ROAD AS DESCRIBED BY THE DOCUMENT RECORDED JANUARY 13, 1916 IN BOOK 433, PAGES 111 THROUGH 114, INCLUSIVE, OFFICIAL RECORDS OF SAID COUNTY, AND THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING NORTH 52°06'47" EAST, A DISTANCE OF 2.66 FEET;

THENCE SOUTH 37°53'13" EAST, A DISTANCE OF 100.00 FEET;

THENCE SOUTH 41°15'59" EAST, A DISTANCE OF 124.02 FEET;

THENCE NORTH 54°52'22" EAST, A DISTANCE OF 5.03 FEET;

THENCE NORTH 41°15'59" WEST, A DISTANCE OF 124.41 FEET;

THENCE NORTH 37°53'13" WEST, A DISTANCE OF 109.85 FEET;

THENCE SOUTH 52°06'47" WEST, A DISTANCE OF 7.66 FEET;

THENCE SOUTH 37°51'46" EAST, A DISTANCE OF 10.00 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 1,197 SQUARE FEET, OR 0.027 ACRES MORE OR LESS.

EXHIBIT "B"

T.P.O.B.

0161-021G

TEMPORARY CONSTRUCTION EASEMENT

SEE DETAIL "A"

PARCEL S
DOC. 2017-0190316, O.R.
APN 423-080-003

R/W RECORD DATA

60' WIDE R/W PER
BOOK 433 PGS. 111-114 O.R.
REC 1/13/1916

PARCEL
0161-021G

1,197 SQ. FT.
0.027 AC.

T.P.O.B.

GILMAN SPRINGS ROAD
EXISTING R/W

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Parcel 0161-022

EXHIBIT "A"
LEGAL DESCRIPTION
0161-022A

THENCE SOUTH 79°42'28" EAST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID GILMAN SPRINGS ROAD, A DISTANCE OF 4.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 686.73 FEET;

THENCE SOUTHEASTERLY ALONG SAID TANGENT CURVE AND CONTINUING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID GILMAN SPRINGS ROAD, THROUGH A CENTRAL ANGLE OF 12°02'49", AN ARC DISTANCE OF 144.39 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 684 SQUARE FEET, OR 0.016 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:

Teri Kahlen

TERI KAHLEN, P.L.S. 8746

3/2/2022

DATED:



RECORD DATA

△ BOOK 433, PGS. 111-114
REC. 01/13/1916, O.R.

EXHIBIT "B"

0161-022A

RIV. CO.
RW MAP 914-L

EXISTING R/W

346+00 345+00

GILMAN SPRINGS ROAD

EXISTING R/W

PARCEL 0310-005A
EXIST. DRAINAGE ESMT
DOC. NO. 2001-472528
REC. 9/28/2001, O.R.
PARCEL A

INST. NO. 1998-538880
(REC. 12/11/1998), O.R.

CURVE DATA

- 1041 R=1,312.34' L=156.57'
Δ=06°50'08"
- 1044 R=1,280.84' L=138.95'
Δ=06°12'57"
- 1047 R=686.73' L=144.39'
Δ=12°02'49"

LINE DATA

- 1042 S 22°20'21" W 27.45'
- 1043 S 19°56'07" W 4.08'
- 1045 N 59°04'46" W 9.47'
- 1046 S 79°42'29" E 4.20'

N 19°59'08" E
(RAD)

CL CONSTRUCTION
LINE PER (R1)
R=1,312.34' Δ=16°32'34"

T.P.O.B.

N 22°20'21" E
(RAD)

P.O.C.

STA. 340+47.28 EC
C CONST. LINE

L=378.91'

342+00 341+00

340+00

N 13°43'10" E
(RAD)

PARCEL
0161-022A

684 SQ. FT.
0.016 AC.

INST. NO. 1998-538880
(REC. 12/11/1998), O.R.

NOTES:

- (R1) - RECORD OF SURVEY BK. 157 PGS. 73-120.
- * RIGHT-OF-WAY DOCUMENT REFERENCE PER RIVERSIDE COUNTY RIGHT-OF-WAY MAP NO. 968-QQ

PARCEL A

N 19°56'07" E
(RAD)

EXISTING R/W

10' WIDE EASEMENT IN FAVOR
OF SOUTHERN CAL GAS COMPANY
PER BOOK 3868 PG. 575
REC 12/4/1964, O.R.

SEC. 22, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-022A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WD No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 80'	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: AP	APPROVED BY: <i>Teri Kahlen</i> DATE: 3/2/2022
DATE: MARCH 2022	
SHEET 1 OF 1	

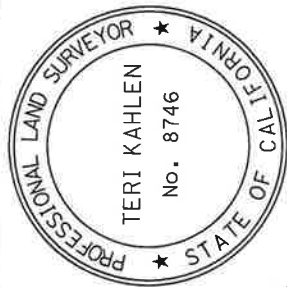


EXHIBIT "A"
LEGAL DESCRIPTION
0161-022B
DRAINAGE EASEMENT

THENCE NORTH 79°42'28" WEST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID GILMAN SPRINGS ROAD, A DISTANCE OF 26.00 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 772 SQUARE FEET, OR 0.018 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:

Teri Kahlen

TERI KAHLEN, P.L.S. 8746

3/2/2022

DATED:



RECORD DATA

BOOK 433 PGS. 111-114
REC. 01/13/1916, O.R.

EXHIBIT "B"

0161-022B
DRAINAGE EASEMENT

P.O.C.

STA. 351+35.18 BC
C/L CONST. LINE

RIV. CO.
RW MAP 914-L

C/L CONST.
LINE PER (R1)

EXISTING R/W

N79°43'18"W 708.99' →
348+00 347+00 346+00 345+00

GILMAN SPRINGS ROAD

EXISTING R/W

T.P.O.B.

DOC. NO.

2007-0257532
(REC. 04/17/2007),
O.R.

PARCEL
0161-022B

772 SQ. FT.
0.018 AC.

2' WIDE STRIP EASEMENTS IN FAVOR
OF SOUTHERN CALIFORNIA EDISON CO.,
CALIFORNIA WATER COMPANY AND
TELEPHONE COMPANY PER INST. NO.
1967-275527 REC. 05/29/1967, O.R.

PARCEL A
INST. NO. 1998-538880
(REC. 12/11/1998), O.R.

10' WIDE EASEMENT IN FAVOR
OF SOUTHERN CAL GAS COMPANY
PER BOOK 3868 PG. 575
REC 12/4/1964, O.R.

NOTES:

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

SEC. 22, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO

LINE DATA

1048	S	10°16'42"	W	30.32'
1049	S	10°52'21"	W	29.68'
1050	S	79°43'18"	E	26.00'
1051	N	10°52'21"	E	29.67'
1052	N	79°42'28"	W	26.00'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-022B	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WD No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 80'	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: AP	
DATE: MARCH 2022	
SHEET 1 OF 1	

APPROVED BY: *Teri Kahlen* DATE: 3/2/2022

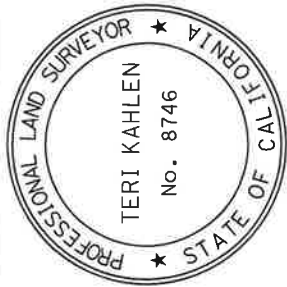


EXHIBIT "A"
LEGAL DESCRIPTION
0161-022C
SLOPE EASEMENT

ROAD, AS SHOWN ON SAID RECORD OF SURVEY, AND AN INITIAL RADIAL BEARING OF NORTH 12°26'45" EAST;

THENCE WESTERLY, LEAVING SAID WESTERLY LINE AND ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 02°10'03", AN ARC DISTANCE OF 48.06 FEET TO A POINT OF TANGENCY ON A LINE PARALLEL WITH AND DISTANT 42.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE CONSTRUCTION ALIGNMENT, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE NORTH 79°43'18" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 507.52 FEET;

THENCE NORTH 10°52'21" EAST, LEAVING SAID PARALLEL LINE, A DISTANCE OF 11.67 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 6,471 SQUARE FEET, OR 0.149 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:

Teri Kahlen
TERI KAHLEN, P.L.S. 8746
3/2/2022

DATED:



RECORD DATA

BOOK 433 PGS. 111-114
REC. 01/13/1916, O.R.

EXHIBIT "B"

0161-022C

SLOPE EASEMENT

EASEMENT RECORD DATA

PARCEL 0310-005A

EXIST. DRAINAGE ESMT IN FAVOR

OF COUNTY OF RIVERSIDE

DOC. NO. 2001-472528

REC. 9/28/2001, O.R.

P.O.C.

STA. 351+35.18 BC
C/L CONST. LINE

RIV. CO.

RW MAP 914-L

C/L CONST.
LINE PER (R1)

EXISTING R/W

N 79°43'18" W 708.99'

348+00

GILMAN SPRINGS ROAD

S 79°42'28" E 557.19'

346+00

EXISTING

345+00

R/W

1073

344+00

1053

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T.P.O.B.

DOC. NO.

2007-0257532

(REC. 04/17/2007)

O.R.

1967-275527, REC. 05/29/1967, O.R.

NOTES:

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER

RIVERSIDE COUNTY RIGHT-OF-WAY

MAP NO. 968-QQ

10' WIDE EASEMENT IN FAVOR

OF SOUTHERN CAL GAS COMPANY

PER BOOK 3868 PG. 575

REC 12/4/1964, O.R.

2' WIDE STRIP EASEMENTS IN FAVOR

OF SOUTHERN CALIFORNIA EDISON CO.,

CALIFORNIA WATER COMPANY AND

TELEPHONE COMPANY PER INST. NO.

1967-275527, REC. 05/29/1967, O.R.

PARCEL
0161-022C

6,471 SQ. FT. 1054 R=1,270.34' L=48.06'

0.149 AC.

PARCEL A

INST. NO. 1998-538880

(REC. 12/11/1998), O.R.

○ CURVE DATA

△=02°10'03"

1073 R=1,312.34' L=378.91'

△=16°32'34"

SEC. 22, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-022C

WD No.: C2-0161

SCALE: 1" = 80'

PREPARED BY: SP

DATE: MARCH 2022

SHEET 1 OF 1

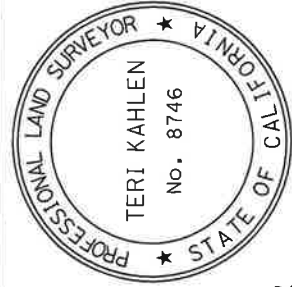
LINE DATA

1048 S 10°16'42" W 30.32'

1052 S 79°42'28" E 26.00'

1053 S 18°15'58" W 12.57'

1055 N 10°52'21" E 11.67'



DATE: 3/2/2022

APPROVED BY: Teri Kahlen

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT.

SURVEY DIVISION

PROJECT: GILMAN SPRINGS ROAD

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

Parcel 0161-023

EXHIBIT "A"
LEGAL DESCRIPTION
0161-023A
DRAINAGE EASEMENT

THENCE NORTHWESTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 01°04'41", AN ARC DISTANCE OF 26.07 FEET TO A LINE PARALLEL WITH AND DISTANT 26.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO THE PREVIOUSLY DESCRIBED COURSE HAVING A BEARING AND DISTANCE OF "SOUTH 42°20'12" WEST 18.06 FEET";

THENCE NORTH 42°20'12" EAST, ALONG SAID PARALLEL LINE AND NON-TANGENT TO SAID CONCENTRIC CURVE, A DISTANCE OF 18.04 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 469 SQUARE FEET, OR 0.011 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:

Teri Kahlen

TERI KAHLLEN, P.L.S. 8746

3/2/2022

DATED:



EXHIBIT "B"

P.O.C.

0161-023A

POR. PARCEL 1
RS 46/48

DOC. NO. 2005-0788715, O.R.
REC. 09/23/2005
APN 423-100-019

GILMAN SPRINGS ROAD
RIV. CO.
RW MAP 914-L

T.P.O.B.

PARCEL
0161-023A
469 SQ. FT.
0.011 AC.

○ CURVE DATA

DELTA	RADIUS	LENGTH
2038	21° 45' 48"	1,312.34' 498.48'
2039	00° 23' 50"	1,367.34' * 9.48'
2040	01° 05' 32"	1,367.34' * 26.07'
2042	01° 04' 41"	1,385.34' 26.07'

* - R = 1,367.33' PER DOC.
NO. 2003-219334, O.R.

□ LINE DATA

2289	S 39° 07' 57" W 55.00' (R)
2290	S 42° 20' 12" W 18.06'
2291	N 42° 20' 12" E 18.04'

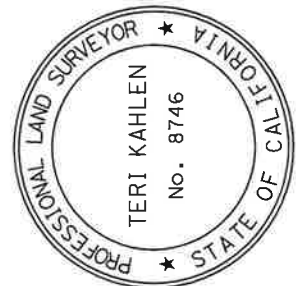
RADIAL LINE DATA

R1	S 38° 44' 06" W
R2	S 37° 38' 34" W
R3	S 37° 42' 14" W
R4	S 38° 46' 55" W

△ 5 60' WIDE R/W PER BOOK 433
PGS. 111-114, O.R.
REC. 01/13/1916

△ 8 SW'LY & SE'LY R/W LINES OF
PARCEL 0433-004A PER DOC.
NO. 2003-219334, O.R.
REC. 03/28/2003

RANCHO SAN JACINTO NUEVO



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400	
PCL No.: 0161-023A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 50'	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: KC	
DATE: MARCH 2022	
SHEET 1 OF 1	APPROVED BY: <i>Teri Kahlen</i> DATE: 3/2/2022

(R1) - RECORD OF SURVEY
BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT
REFERENCE PER RIVERSIDE
COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

EXHIBIT "A"
LEGAL DESCRIPTION
0161-023B
DRAINAGE EASEMENT

BEING A PORTION OF LAND LYING IN PARCEL 1, AS SHOWN BY MAP FILED IN BOOK 46, PAGE 48, OF RECORDS OF SURVEY, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, ALSO BEING DESCRIBED BY GRANT DEED RECORDED SEPTEMBER 23, 2005 AS DOCUMENT NUMBER 2005-0788715, OFFICIAL RECORDS OF SAID COUNTY, ALSO LYING WITHIN RANCHO SAN JACINTO NUEVO, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD SHOWN AS "STA 372+25.13 BC C/L CONST." AS SHOWN BY MAP ON FILE IN BOOK 157 OF RECORDS OF SURVEY, PAGES 73 THROUGH 120, INCLUSIVE, RECORDS OF SAID COUNTY;

THENCE SOUTH 50°52'03" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 3.15 FEET;

THENCE SOUTH 39°07'57" WEST, LEAVING SAID CENTERLINE, A DISTANCE OF 52.48 FEET TO THE SOUTHWESTERLY LINE OF PARCEL 0433-004A AS DESCRIBED BY ROADWAY EASEMENT DEED RECORDED MARCH 28, 2003, AS DOCUMENT NUMBER 2003-219334, OFFICIAL RECORDS OF SAID COUNTY, SAME BEING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD, AND THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 55°38'48" WEST, LEAVING SAID COMMON LINE, A DISTANCE OF 47.43 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL 1 AND SAID GRANT DEED;

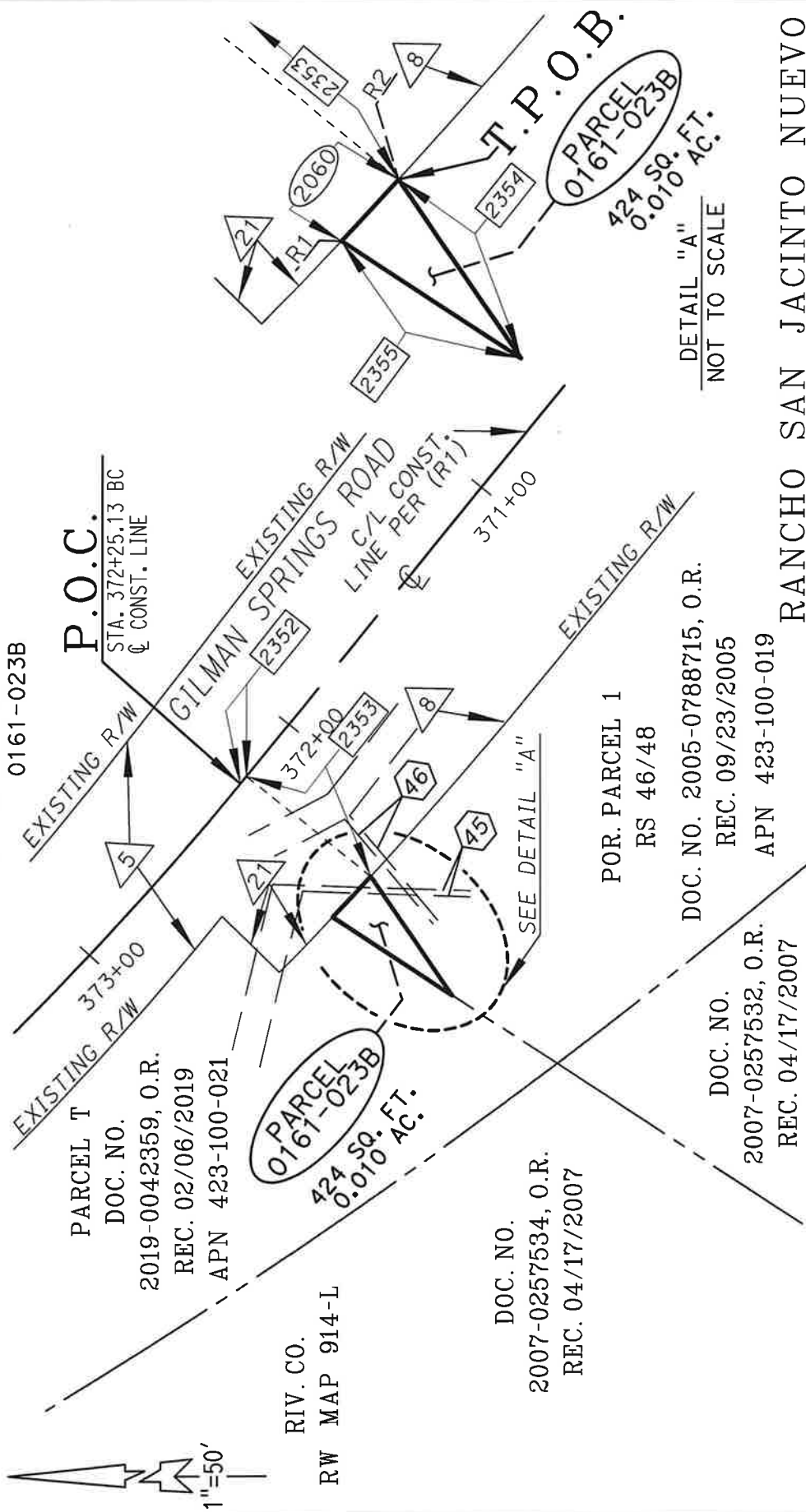
THENCE NORTH 33°14'15" EAST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 46.96 FEET TO THE WESTERLY CORNER OF SAID PARCEL 0433-004A AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,367.34 FEET (1,367.33 FEET PER SAID ROADWAY EASEMENT DEED), AN INITIAL RADIAL BEARING OF SOUTH 43°22'51" WEST;

THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 0433-004A, THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID GILMAN SPRINGS ROAD, AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°46'08", AN ARC DISTANCE OF 18.35 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 424 SQUARE FEET, OR 0.010 ACRES MORE OR LESS.

EXHIBIT "B"

0161-023B



NOTE:

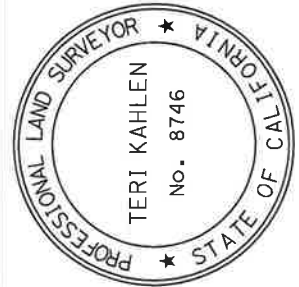
SEE SHEET 2 FOR LINE
TABLE, CURVE TABLE,
RECORD INFORMATION &
OTHER CITATIONS

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-023B	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 50'	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: KC	
DATE: MARCH 2022	

APPROVED BY: *Teri Kahlen* DATE: 3/2/2022

SHEET 1 OF 2



RANCHO SAN JACINTO NUEVO

EXHIBIT "B"

0161-023B

R/W RECORD DATA

- 5 60' WIDE R/W PER BOOK 433 PGS. 111-114, O.R. REC 01/13/1916
- 8 SW'LY & SE'LY R/W LINES OF PARCEL 0433-004A PER DOC. NO. 2003-219334, O.R. REC. 03/28/2003
- 21 NW'LY & SW'LY R/W LINES OF PARCEL 0433-002B PER DOC. NO. 2001-472508, O.R. REC. 09/28/2001

EASEMENT RECORD DATA

- 45 VARIABLE WIDTH EASEMENTS IN FAVOR OF SCE PER INST. NO. 1967-046440, O.R. REC. 5/29/1967.
- 46 VARIABLE WIDTH EASEMENTS IN FAVOR OF SCE PER INST. NO. 1967-275527, O.R. REC. 10/31/1967.

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120

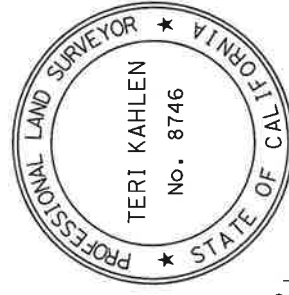
* RIGHT-OF-WAY DOCUMENT REFERENCE PER RIVERSIDE COUNTY RIGHT-OF-WAY MAP NO. 968-QQ

○ CURVE DATA		□ LINE DATA		RADIAL LINE DATA	
DELTA	RADIUS	LENGTH			
2060	00°46'08"	1,367.34' * 18.35'	2352	S 50°52'03" E	3.15'
			2353	S 39°07'57" W	52.48'
			2354	S 55°38'48" W	47.43'
			2355	N 33°14'15" E	46.96'

* - R = 1,367.33' PER DOC.
NO. 2003-219334, O.R.

NOTE:

SEE SHEET 1 FOR PARCEL
MAPPING INFORMATION



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-023B	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: NOT TO SCALE	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: KC	
DATE: MARCH 2022	
SHEET 2 OF 2	APPROVED BY: Teri Kahlen DATE: 3/2/2022

EXHIBIT "A"
LEGAL DESCRIPTION
0161-023C
SLOPE EASEMENT

THENCE SOUTHEASTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF $01^{\circ}54'12''$, AN ARC DISTANCE OF 96.21 FEET TO A POINT OF TANGENCY WITH A LINE PARALLEL WITH AND DISTANT 42.00 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD;

THENCE SOUTH $79^{\circ}43'18''$ EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 97.13 FEET TO THE SOUTHEASTERLY LINE OF SAID PARCEL 1 AND SAID GRANT DEED;

THENCE NORTH $02^{\circ}02'37''$ EAST, LEAVING SAID PARALLEL LINE AND ALONG SAID COMMON SOUTHEASTERLY LINE, A DISTANCE OF 11.82 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 2,251 SQUARE FEET, OR 0.052 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:

Teri Kahlen
TERI KAHLEN, P.L.S. 8746

3/2/2022

DATED:



EXHIBIT "B"

RIV. CO.
RW MAP 914-L
0161-023C

P.O.C.

STA. 351+35.18 BC
C/L CONST. LINE

C/L CONST. LINE PER (R1)
 $R = 2,854.34'$ $L = 353.25'$

GILMAN SPRINGS ROAD

EXISTING R/W

APN 423-100-019 N

APN 423-100-020

352+00

351+00

350+00

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EXHIBIT "B"

OWNERSHIP DATA

0161-023C

(A) APN 423-100-017

POR. PARCEL 1, RS 46/48

DOC. NO. 2005-0788715, O.R. REC. 09/23/2005

(B) APN 423-180-006

PARCEL A, INST. NO. 1998-538880, O.R. REC. 12/11/1998

R/W RECORD DATA

5 60' WIDE R/W PER BOOK 433 PGS. 111-114, O.R. REC 01/13/1916

EASEMENT RECORD DATA

9 10' WIDE EASEMENT IN FAVOR OF SO. CAL GAS PER BOOK 3868 PG. 575, O.R. REC 12/4/1964

46 VARIABLE WIDTH EASEMENTS IN FAVOR OF SCE PER INST. NO. 1967-275527, O.R. REC. 10/31/1967.

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER RIVERSIDE COUNTY RIGHT-OF-WAY MAP NO. 968-QQ

CURVE DATA

DELTA RADIUS LENGTH
 2061 01°51'57" 2,894.72' * 94.27'
 2062 01°54'12" 2,896.34' 96.21'
 * - R = 2,894.93' (GROUND DIST.)
 PER RS 46/48

LINE DATA

2356	S 10°16'42" W	30.30'
2357	N 79°42'28" W	96.99' [97.00']
2358	S 12°10'54" W	11.69' (R)
2359	S 79°43'18" E	97.13'
2360	N 02°02'37" E	11.82'

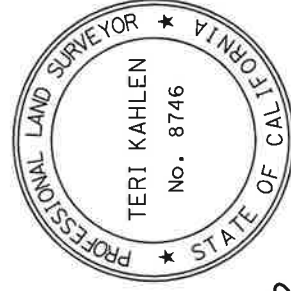
[] PER RS 46/48

RADIAL LINE DATA

R1 S 12°09'29" W

NOTE:

SEE SHEET 1 FOR PARCEL
MAPPING INFORMATION



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-023C	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: NOT TO SCALE	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: KC	
DATE: MARCH 2022	
SHEET 2 OF 2	

APPROVED BY: Teri Kahlen DATE: 3/2/2022

EXHIBIT "A"
LEGAL DESCRIPTION
0161-023D
SLOPE EASEMENT

THENCE SOUTH 42°53'53" EAST, LEAVING SAID PARALLEL LINE, A DISTANCE OF 50.49 FEET TO A LINE PARALLEL WITH AND DISTANT 73.00 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE SOUTH 50°52'03" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 200.00 FEET;

THENCE SOUTH 53°26'39" EAST, LEAVING SAID PARALLEL LINE, A DISTANCE OF 200.20 FEET;

THENCE NORTH 39°07'22" EAST, A DISTANCE OF 6.00 FEET TO A LINE PARALLEL WITH AND DISTANT 58.00 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE SOUTH 50°52'03" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 150.00 FEET;

THENCE NORTH 39°07'57" EAST, LEAVING SAID PARALLEL LINE, A DISTANCE OF 3.00 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL 0433-004A, THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID GILMAN SPRINGS ROAD, AND TO A LINE PARALLEL WITH AND DISTANT 55.00 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE NORTH 50°52'03" WEST, ALONG SAID COMMON AND PARALLEL LINE, A DISTANCE OF 688.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,367.34 FEET (1,367.33 FEET PER SAID ROADWAY EASEMENT DEED);

THENCE NORTHWESTERLY, LEAVING SAID PARALLEL LINE, CONTINUING ALONG SAID COMMON LINE, AND ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 03°29'16", AN ARC DISTANCE OF 83.23 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 9,464 SQUARE FEET, OR 0.217 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 1.000073400 TO OBTAIN GROUND DISTANCE.

0161-023D

P.O.C.

STA. 372+25.13 BC
CONST. LINE

PARCEL, T

DOC. NO.

2019-0042359, O.R.

REC. 02/06/2019

APN 423-100-021

RIV. CO.

RW MAP 914-L

DOC. NO.

2007-0257534, O.R.

REC. 04/17/2007

POR. PARCEL 1

RS 46/48

DOC. NO.

2005-0788715, O.R.

REC. 09/23/2005

APN 423-100-019

DOC. NO.

2007-0257532, O.R.

REC. 04/17/2007

SEE MATCH LINE SHEET 2

AFN 423 100 012

REC. 04/17/2007

RANCHO SAN JACINTO NUEVO

NOTE:

SEE SHEET 4 FOR LINE
TABLE, CURVE TABLE,
RECORD INFORMATION &
OTHER CITATIONS

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-023D

WO No.: C2-0161

SCALE: 1" = 50'

PREPARED BY: K

DATE: MARCH 2022

SHEET 1 OF 4

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: GILMAN SPRINGS ROAD

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: Tom Kohlen DATE: 3/2/2022

DATE: 3/2/2022

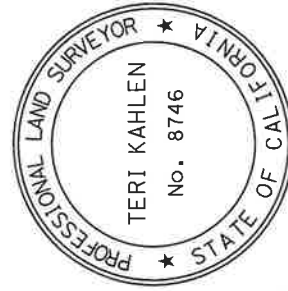
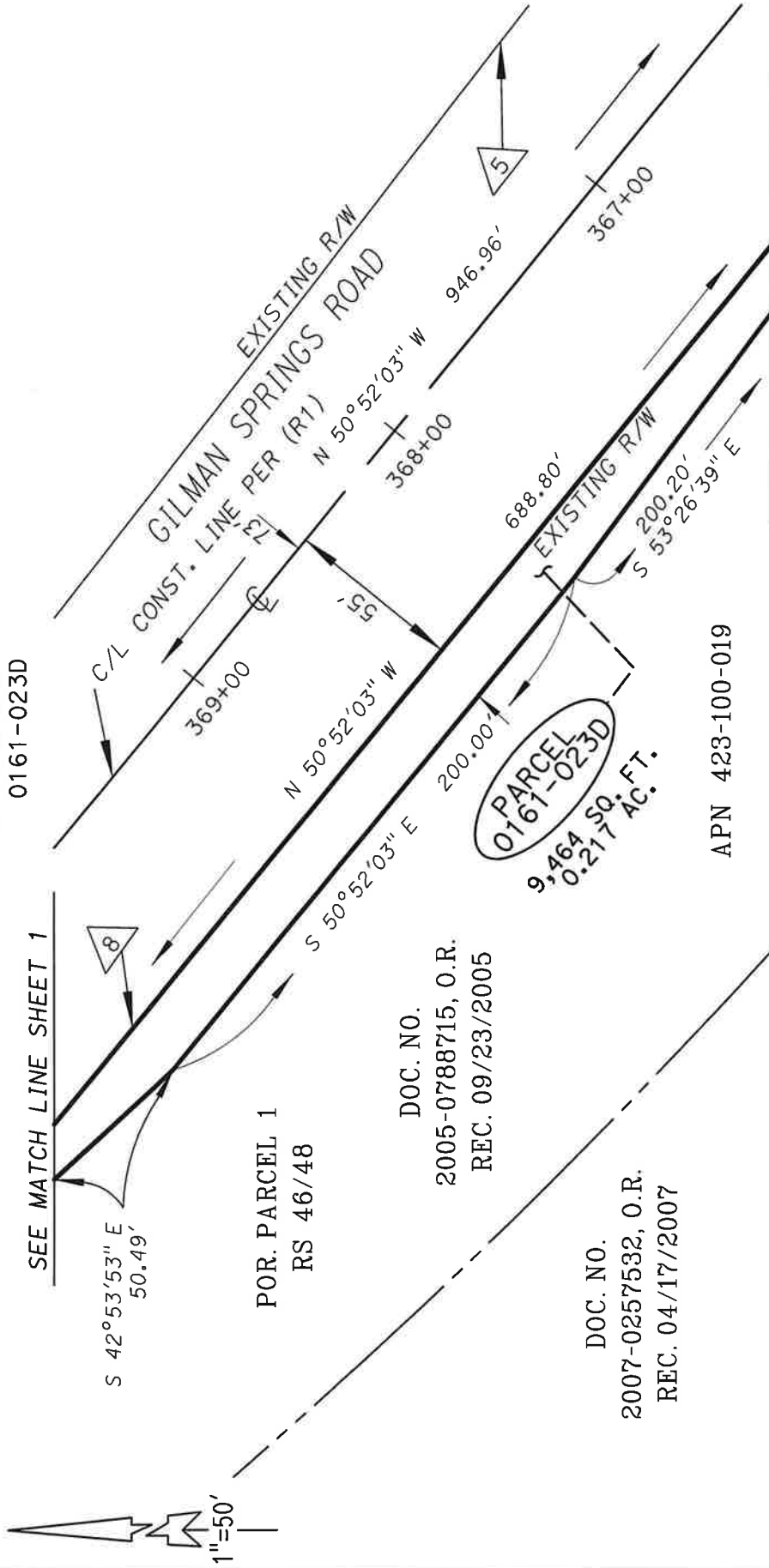


EXHIBIT "B"

0161-023D

SEE MATCH LINE SHEET 1



POR. PARCEL 1
RS 46/48

DOC. NO.
2005-0788715, O.R.
REC. 09/23/2005

DOC. NO.
2007-0257532, O.R.
REC. 04/17/2007

APN 423-100-019

SEE MATCH LINE SHEET 3

RANCHO SAN JACINTO NUEVO

NOTE:

SEE SHEET 4 FOR
RECORD INFORMATION &
OTHER CITATIONS

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.:	0161-023D
WO No.:	C2-0161
SCALE:	1" = 50'
PREPARED BY:	KC
DATE:	MARCH 2022
SHEET	2 OF 4

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: GILMAN SPRINGS ROAD

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: *Teri Kahlen* DATE: 3/2/2022

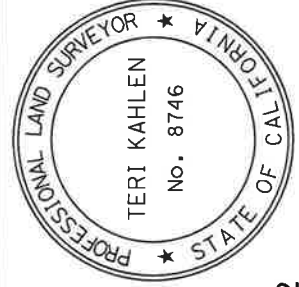
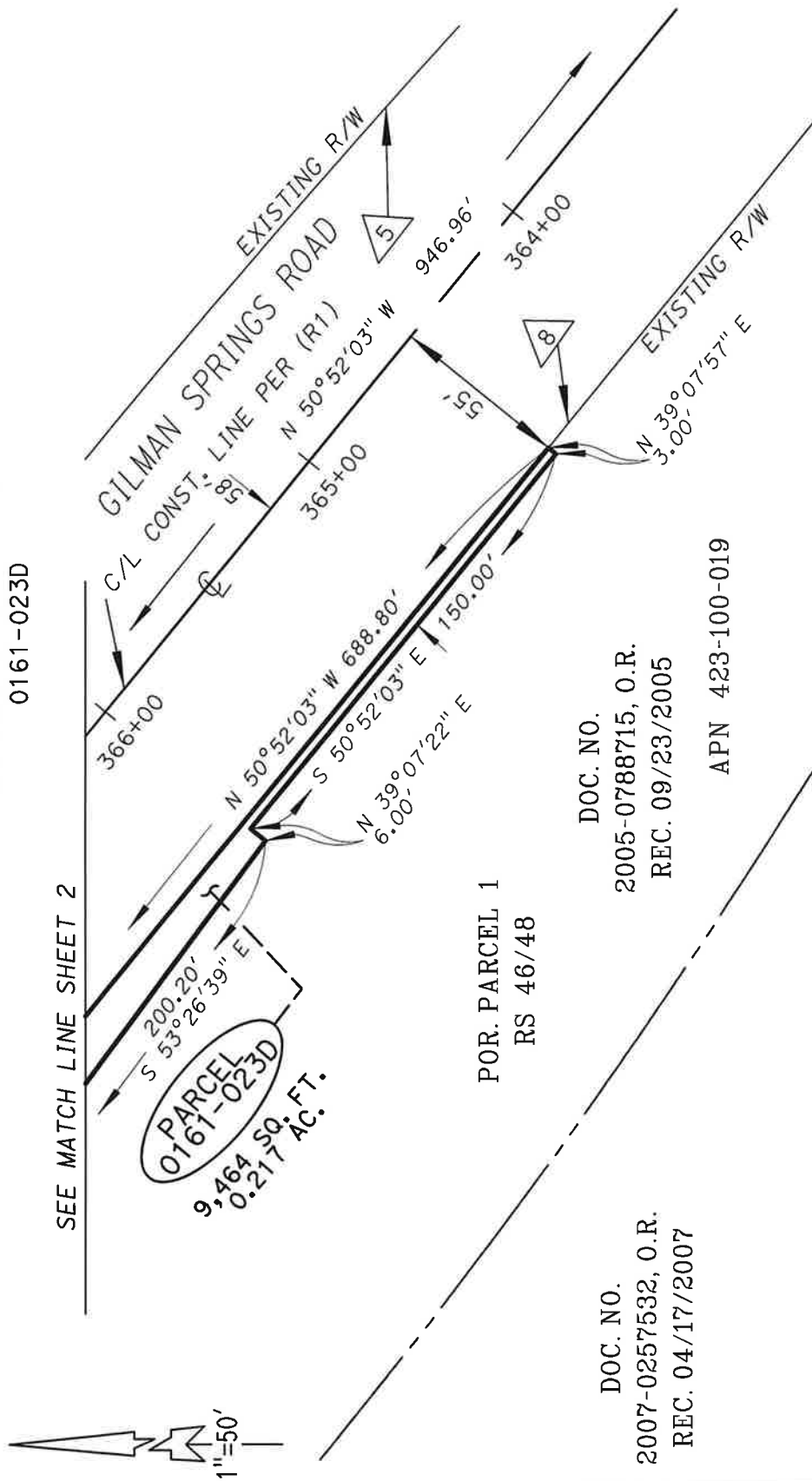


EXHIBIT "B"

0161-023D

SEE MATCH LINE SHEET 2



POR. PARCEL 1
RS 46/48

DOC. NO.
2007-0257532, O.R.
REC. 04/17/2007

DOC. NO.
2005-0788715, O.R.
REC. 09/23/2005

APN 423-100-019

RANCHO SAN JACINTO NUEVO

NOTE:

SEE SHEET 4 FOR
RECORD INFORMATION &
OTHER CITATIONS

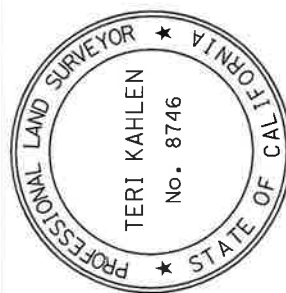
ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-023D
WO No.: C2-0161
SCALE: 1" = 50'
PREPARED BY: KC
DATE: MARCH 2022
SHEET 3 OF 4

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: GILMAN SPRINGS ROAD

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: *Teri Kahlen* DATE: 3/2/2022

EXHIBIT "B"

0161-023D

R/W RECORD DATA

5 NE'LY & SW'LY R/W LINES PER BOOK 433 PGS. 111-114, O.R. REC 01/13/1916

8 SW'LY & SE'LY R/W LINES OF PARCEL 0433-004A PER DOC. NO. 2003-219334, O.R. REC. 03/28/2003

21 NW'LY & SW'LY R/W LINES OF PARCEL 0433-002B PER DOC. NO. 2001-472508, O.R. REC. 09/28/2001

EASEMENT RECORD DATA

45 VARIABLE WIDTH EASEMENTS IN FAVOR OF SCE PER INST. NO. 1967-046440, O.R. REC. 5/29/1967.

46 VARIABLE WIDTH EASEMENTS IN FAVOR OF SCE PER INST. NO. 1967-275527, O.R. REC. 10/31/1967.

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER RIVERSIDE COUNTY RIGHT-OF-WAY MAP NO. 968-QQ

○ CURVE DATA

DELTA	RADIUS	LENGTH
2076 00°02'40"	1,115.88'	0.86'
2077 03°29'16"	1,367.34' *	83.23'

* - R = 1,367.33' PER DOC. NO. 2003-219334, O.R.

□ LINE DATA

2352	S 50°52'03" E	3.15'
2353	S 39°07'57" W	52.48'
2378	S 55°38'48" W	14.10'

RADIAL LINE DATA

R1	S 42°36'43" W
R2	S 39°10'36" W

NOTE:

SEE SHEETS 1-3 FOR
PARCEL MAPPING
INFORMATION

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-023D	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: NOT TO SCALE	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: KC	
DATE: MARCH 2022	
SHEET 4 OF 4	

APPROVED BY: *Teri Kahlen* DATE: 3/2/2022

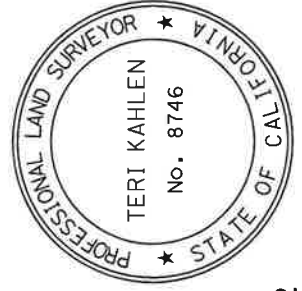


EXHIBIT "A"
LEGAL DESCRIPTION
0161-023E
TEMPORARY CONSTRUCTION EASEMENT

THENCE NORTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 05°11'15", AN ARC DISTANCE OF 261.69 FEET TO A POINT OF TANGENCY;

THENCE NORTH 72°37'51" WEST, TANGENT TO SAID CURVE, A DISTANCE OF 291.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,348.34 FEET;

THENCE NORTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 05°41'48", AN ARC DISTANCE OF 134.06 FEET TO THE COMMON LINE BETWEEN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID GILMAN SPRINGS ROAD AND THE NORTHEASTERLY LINE OF SAID PARCEL 1 AND SAID GRANT DEED, AND THE BEGINNING OF A NON-TANGENT CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 746.72 FEET (746.98 FEET GROUND DISTANCE PER FIRST MENTIONED RECORD OF SURVEY), AND AN INITIAL RADIAL BEARING OF SOUTH 20°25'10" WEST;

THENCE SOUTHEASTERLY ALONG SAID COMMON LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 03°02'27", AN ARC DISTANCE OF 39.63 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 72°37'17" EAST, CONTINUING ALONG SAID COMMON LINE AND TANGENT TO SAID CURVE, A DISTANCE OF 382.92 FEET TO A POINT OF TANGENCY IN THE NORTHWESTERLY PROLONGATION OF THE PREVIOUSLY DESCRIBED CURVE HAVING A RADIUS OF 2,894.72 FEET;

THENCE SOUTHEASTERLY CONTINUING ALONG SAID COMMON LINE AND SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 05°13'14", AN ARC DISTANCE OF 263.75 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 3,555 SQUARE FEET, OR 0.082 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

EXHIBIT "B"

0161-023E

TEMPORARY CONSTRUCTION
EASEMENT

GILMAN SPRINGS ROAD

358+00

(381.06' S 72°37'17" E 382.92'

APN 423-100-019
APN 423-100-020

RIV. CO.

RW MAP 914-L

POR. PARCEL 1
RS 46/48

PARCEL
0161-023E

3,555 SQ. FT.
0.082 AC.

○ CURVE DATA

DELTA RADIUS LENGTH
(2070) 05°41'48" 1,348.34' 134.06'
(2071) 03°02'27" 746.72' * 39.63'

* - R = 746.98' (GROUND DIST.)
PER RS 46/48

RADIAL LINE DATA

R2 S 23°03'57" W (R = 1,348.34')
S 20°25'10" W (R = 746.72')

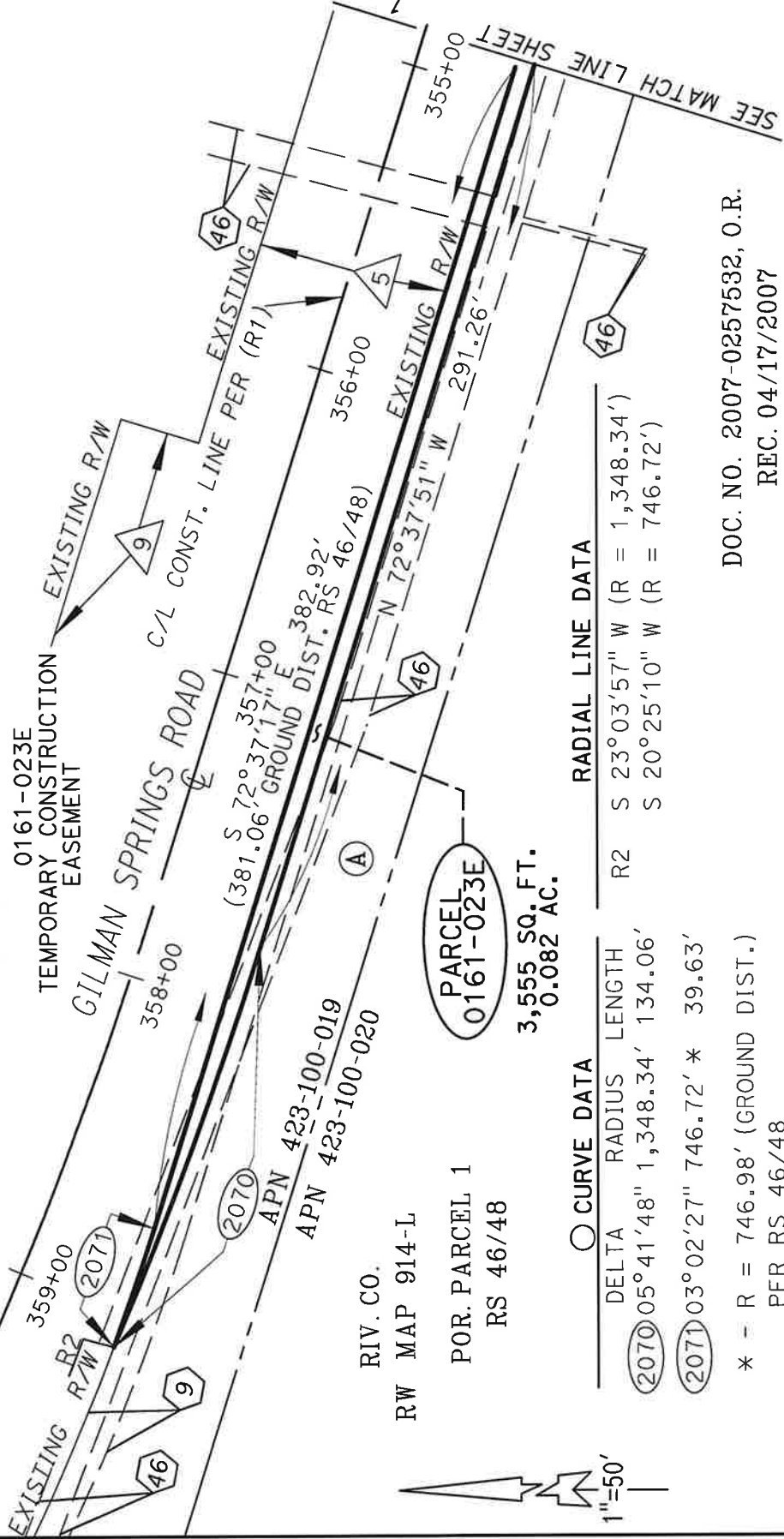
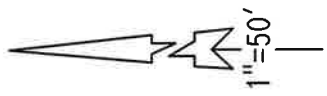
DOC. NO. 2007-0257532, O.R.
REC. 04/17/2007

RANCHO SAN JACINTO NUEVO

NOTE:

SEE SHEET 3 FOR
OWNERSHIP, RECORD
INFORMATION &
OTHER CITATIONS

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400	
PCL No.: 0161-023E	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 50'	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: KC	
DATE: MARCH 2022	
SHEET 2 OF 3	APPROVED BY: <i>Teri Kahlen</i> DATE: 3/2/2022



OWNERSHIP DATA

EXHIBIT "B"

APN 423-100-017

A POR. PARCEL 1, RS 46/48

DOC. NO. 2005-0788715, O.R. REC. 09/23/2005

0161-023E

TEMPORARY CONSTRUCTION
EASEMENT

B APN 423-180-006

PARCEL A, INST. NO. 1998-538880, O.R. REC. 12/11/1998

R/W RECORD DATA

5 60' WIDE R/W PER BOOK 433 PGS. 111-114, O.R. REC 01/13/1916

9 NE'LY & SE'LY LINES PCL 0433-003B PER DOC. NO. 2004-0563503, O.R.
REC 7/21/2004

EASEMENT RECORD DATA

9 10' WIDE EASEMENT IN FAVOR OF SO. CAL GAS PER BOOK 3868 PG. 575, O.R. REC 12/4/1964

46 VARIABLE WIDTH EASEMENTS IN FAVOR OF SCE PER INST. NO. 1967-275527, O.R. REC. 10/31/1967.

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER RIVERSIDE COUNTY RIGHT-OF-WAY MAP NO. 968-QQ

O CURVE DATA

DELTA RADIUS LENGTH

2061 01°51'57" 2,894.72' * 94.27'

2069 05°11'15" 2,890.34' 261.69'

2072 05°13'14" 2,894.72' * 263.75'

* - R = 2,894.93'
(GROUND DIST.)
PER RS 46/48

O LINE DATA

2356 S 10°16'42" W 30.30'

2357 N 79°42'28" W 96.99' [97.00']

2367 S 12°10'54" W 5.69' (R)

[] PER RS 46/48

RADIAL LINE DATA

R1 S 12°09'29" W

NOTE:

SEE SHEETS 1 & 2
FOR PARCEL MAPPING
INFORMATIONALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-023E

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

WO No.: C2-0161

PROJECT: GILMAN SPRINGS ROAD

SCALE: NOT TO SCALE

PREPARED BY: KC

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: MARCH 2022

APPROVED BY: Teri Kahlen DATE: 3/2/2022

SHEET 3 OF 3

EXHIBIT "A"
LEGAL DESCRIPTION
0161-023F
TEMPORARY CONSTRUCTION EASEMENT

THENCE NORTH 42°20'12" EAST, ALONG SAID PARALLEL LINE AND NON-TANGENT TO SAID CONCENTRIC CURVE, A DISTANCE OF 18.04 FEET TO SAID COMMON LINE AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,367.34 FEET (1367.33 FEET PER SAID ROADWAY EASEMENT DEED), BEING CONCENTRIC WITH AND DISTANT 55.00 FEET SOUTHWESTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD HAVING A RADIUS OF 1,312.34 FEET, AS SHOWN ON SAID RECORD OF SURVEY, AND AN INITIAL RADIAL BEARING OF SOUTH 38°44'06" WEST;

THENCE NORTHWESTERLY ALONG SAID COMMON LINE AND ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 00°23'50", AN ARC DISTANCE OF 9.48 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 822 SQUARE FEET, OR 0.019 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:

Teri Kahlen

TERI KAHLEN, P.L.S. 8746

3/2/2022

DATED:



EXHIBIT "B"

P.O.C.

0161-023F

POR. PARCEL 1
RS 46/48

DOC. NO. 2005-0788715, O.R.
REC. 09/23/2005
APN 423-100-019

STA. 362+78.18 EC
C/L CONST. LINE

GILMAN SPRINGS ROAD

RIV. CO.
RW MAP 914-L

PARCEL
0161-023F

822 SQ. FT.
0.019 AC.

SEE DETAIL "A"
SHEET 2

C/L CONST.
LINE PER (R1)

LINE DATA

2289 S 39°07'57" W 55.00' (R)
2301 N 50°52'03" W 946.96'

CURVE DATA

DELTA 21°45'48" 1,312.34' 498.48'

5 60' WIDE R/W PER BOOK 433
PGS. 111-114, O.R.
REC 01/13/1916

8 SW'LY & SE'LY R/W LINES OF
PARCEL 0433-004A PER DOC.
NO. 2003-219334, O.R.
REC. 03/28/2003

RANCHO SAN JACINTO NUEVO

(R1) - RECORD OF SURVEY
BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT
REFERENCE PER RIVERSIDE
COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400	
PCL No.: 0161-023F	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 50'	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: KC	
DATE: MARCH 2022	
SHEET 1 OF 2	



DATE: 3/2/2022

APPROVED BY: Teri Kahlen

EXHIBIT "B"

0161-023F

CURVE DATA

DELTA	RADIUS	LENGTH
2039 00°23'50"	1,367.34'	* 9.48'
2042 01°04'41"	1,385.34'	26.07'
2046 01°48'26"	1,395.34'	44.01'
2047 00°25'14"	1,367.34'	* 10.04'

* - R = 1,367.33' PER DOC.
NO. 2003-219334, O.R.

POR. PARCEL 1
RS 46/48

DOC. NO. 2005-0788715, O.R.
REC. 09/23/2005
APN 423-100-019

LINE DATA

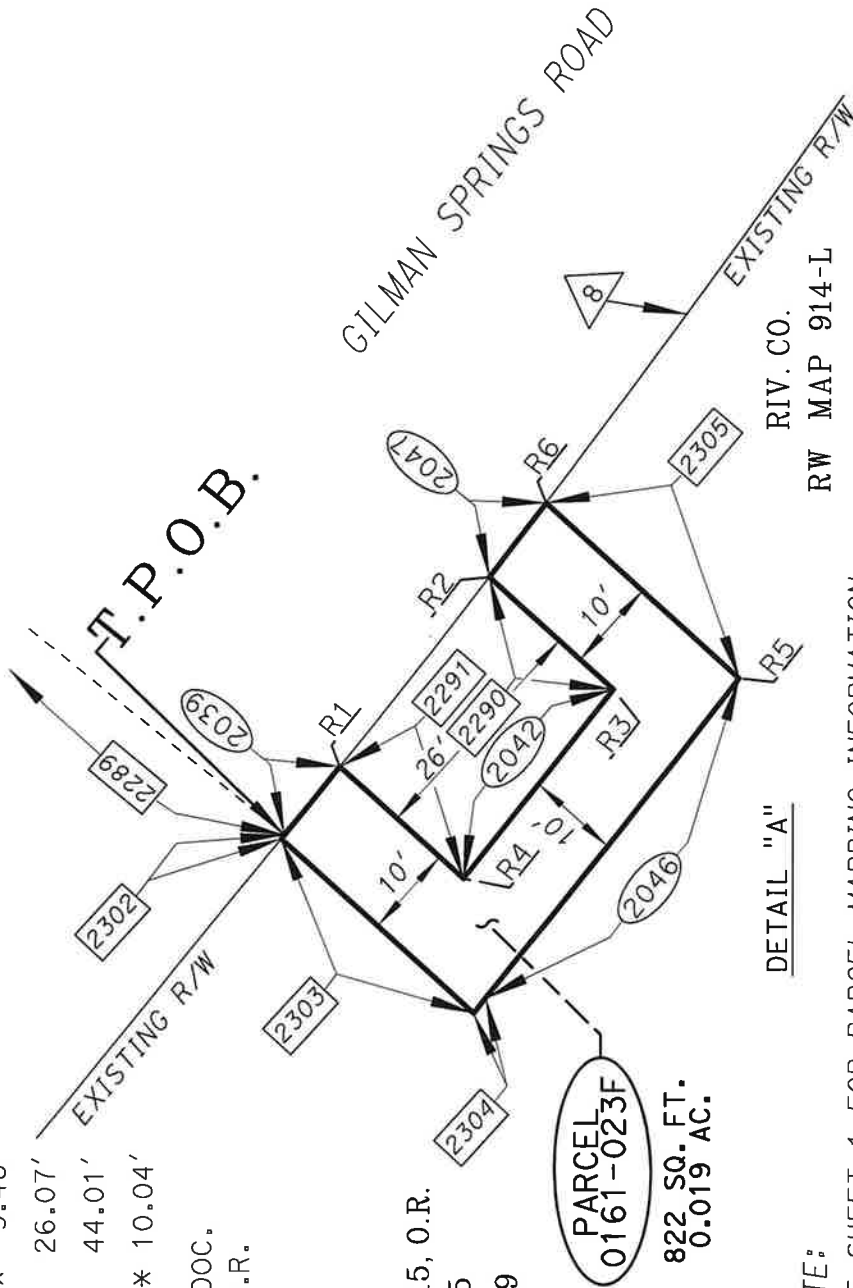
2289	S 39°07'57" W	55.00' (R)
2290	S 42°20'12" W	18.06'
2291	N 42°20'12" E	18.04'
2302	N 50°52'03" W	0.54'
2303	S 42°20'12" W	28.04'
2304	S 50°52'03" E	2.11'
2305	N 42°20'12" E	28.11'

NOTE:

SEE SHEET 1 FOR PARCEL MAPPING INFORMATION

RADIAL LINE DATA

R1	S 38°44'06" W
R2	S 37°38'34" W
R3	S 37°42'14" W
R4	S 38°46'55" W
R5	S 37°19'30" W
R6	S 37°13'20" W



DETAIL "A"

RIV. CO.
RW MAP 914-L

RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-023F	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: NOT TO SCALE	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: KC	
DATE: MARCH 2022	

APPROVED BY: *Teri Kahlen* DATE: 3/2/2022

SHEET 2 OF 2



EXHIBIT "A"
LEGAL DESCRIPTION
0161-023G
TEMPORARY CONSTRUCTION EASEMENT

THENCE NORTH 39°07'57" EAST, A DISTANCE OF 3.00 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL 0433-004A AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID GILMAN SPRINGS ROAD, AS SHOWN ON SAID SECOND MENTIONED RECORD OF SURVEY;

THENCE SOUTH 50°52'03" EAST, ALONG SAID COMMON LINE, A DISTANCE OF 10.00 FEET ;

THENCE SOUTH 39°07'57" WEST, LEAVING SAID COMMON LINE, A DISTANCE OF 8.00 FEET;

THENCE NORTH 50°52'03" WEST, A DISTANCE OF 155.00 FEET;

THENCE SOUTH 39°07'57" WEST, A DISTANCE OF 5.78 FEET;

THENCE NORTH 53°26'39" WEST, A DISTANCE OF 205.09 FEET;

THENCE NORTH 50°52'03" WEST, A DISTANCE OF 200.46 FEET;

THENCE NORTH 42°53'53" WEST, A DISTANCE OF 50.49 FEET;

THENCE NORTH 50°52'03" WEST, A DISTANCE OF 166.70 FEET;

THENCE SOUTH 55°38'48" WEST, A DISTANCE OF 38.59 FEET;

THENCE SOUTH 50°33'58" WEST, A DISTANCE OF 6.42 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL 1 AND SAID GRANT DEED;

THENCE NORTH 33°14'15" EAST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 10.06 FEET;

THENCE NORTH 55°38'48" EAST, LEAVING SAID COMMON LINE, A DISTANCE OF 33.33 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 4,362 SQUARE FEET, OR 0.100 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 1.000073400 TO OBTAIN GROUND DISTANCE.

0161-023G

NOTE:

SEE SHEET 4 FOR LINE
TABLE, CURVE TABLE,
RECORD INFORMATION &
OTHER CITATIONS

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-023G

WO No.: C2-0161

SCALE: 1" = 50'

PREPARED BY: KC

DATE: MARCH 2022

SHEET 1 OF 4

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: GILMAN SPRINGS ROAD

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: Toni Kohlen DATE: 3/2/2022

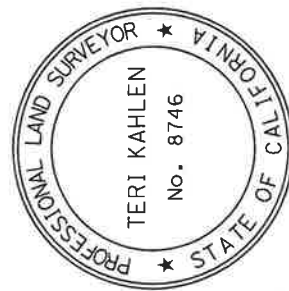
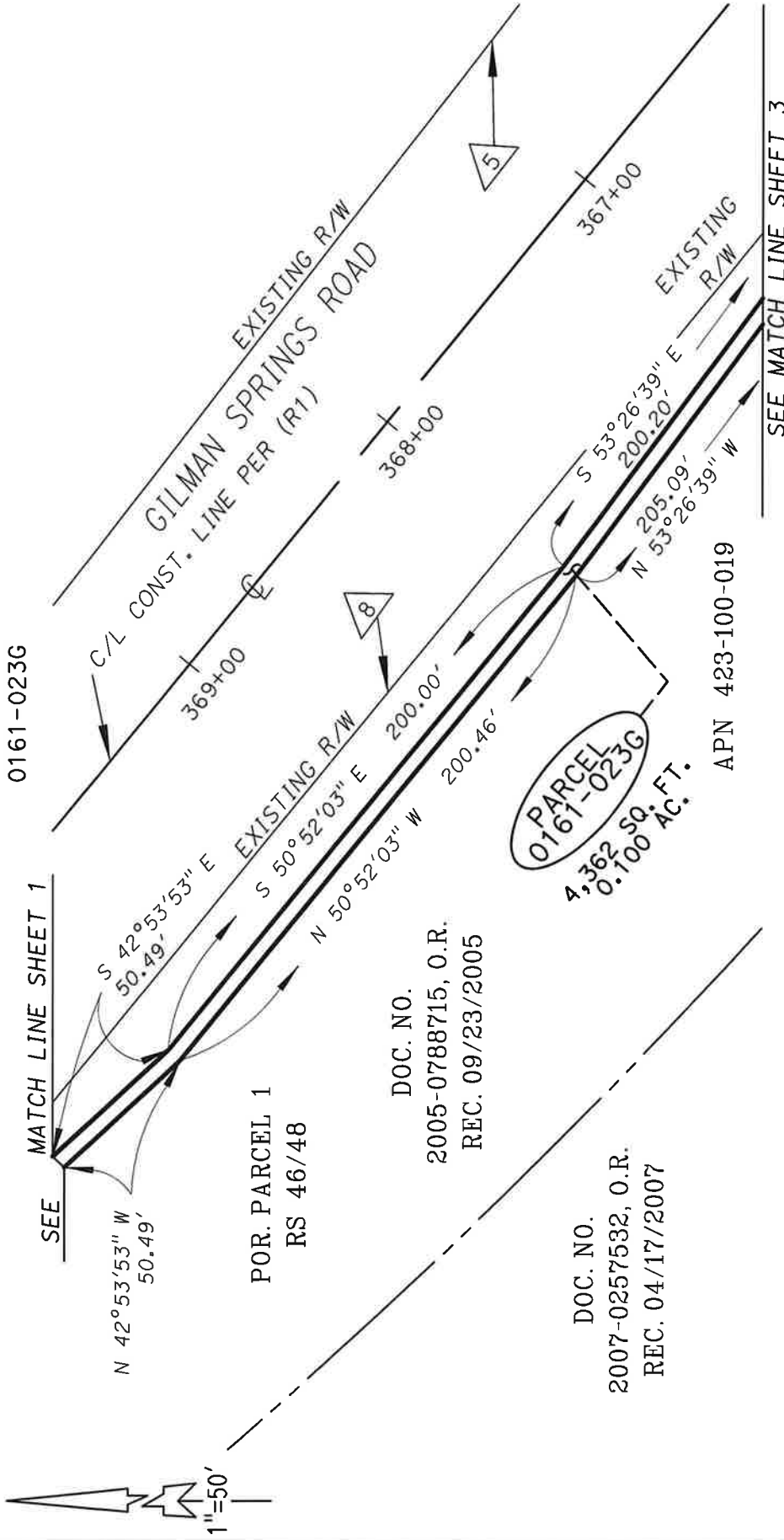


EXHIBIT "B"

0161-023G



NOTE:

SEE SHEET 4 FOR
RECORD INFORMATION &
OTHER CITATIONS

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

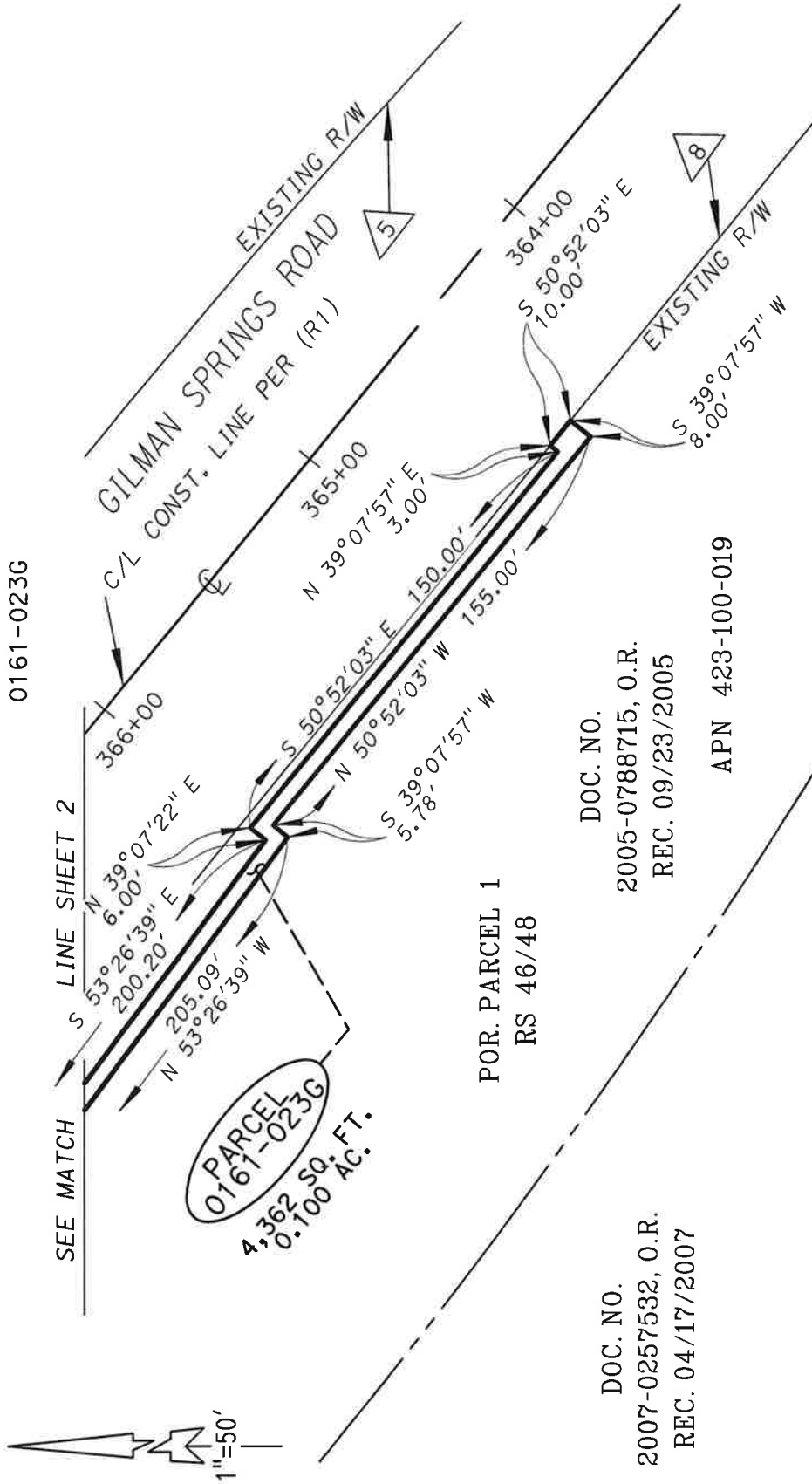
PCL No.: 0161-023G	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 50'	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: KC	
DATE: MARCH 2022	
SHEET 2 OF 4	

APPROVED BY: *Teri Kahlen* DATE: 3/2/2022



EXHIBIT "B"

0161-023G



RANCHO SAN JACINTO NUEVO

NOTE:

SEE SHEET 4 FOR
RECORD INFORMATION &
OTHER CITATIONS

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400	
PCL No.: 0161-023G	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 50'	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: KC	
DATE: MARCH 2022	
SHEET 3 OF 4	



APPROVED BY: *Teri Kahlen* DATE: 3/2/2022

EXHIBIT "B"

0161-023G

R/W RECORD DATA

- 5 NE'LY & SW'LY R/W LINES PER BOOK 433 PGS. 111-114, O.R. REC 01/13/1916
- 8 SW'LY & SE'LY R/W LINES OF PARCEL 0433-004A PER DOC. NO. 2003-219334, O.R. REC. 03/28/2003
- 21 NW'LY & SW'LY R/W LINES OF PARCEL 0433-002B PER DOC. NO. 2001-472508, O.R. REC. 09/28/2001

EASEMENT RECORD DATA

- 45 VARIABLE WIDTH EASEMENTS IN FAVOR OF SCE PER INST. NO. 1967-046440, O.R. REC. 5/29/1967.
- 46 VARIABLE WIDTH EASEMENTS IN FAVOR OF SCE PER INST. NO. 1967-275527, O.R. REC. 10/31/1967.

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER RIVERSIDE COUNTY RIGHT-OF-WAY MAP NO. 968-QQ

☐ LINE DATA

2352	S	50°52'03"	E	3.15'
2353	S	39°07'57"	W	52.48'
2378	S	55°38'48"	W	14.10'
2381	S	55°38'48"	W	38.59'
2382	N	50°33'58"	W	6.42'
2383	N	33°14'15"	E	10.06'
2384	N	55°38'48"	E	33.33'

NOTE:

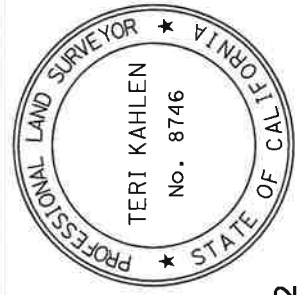
SEE SHEETS 1-3 FOR
PARCEL MAPPING
INFORMATION

☐ CURVE DATA

DELTA 00°02'40" RADIUS 1,115.88' LENGTH 0.86'

RADIAL LINE DATA

R1 S 39°10'36" W



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-023G

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION

WO No.: C2-0161

SCALE: NOT TO SCALE

PREPARED BY: KC

DATE: MARCH 2022

SHEET 4 OF 4

APPROVED BY: Teri Kahlen DATE: 3/2/2022

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

Parcel 0161-024

EXHIBIT "A"
LEGAL DESCRIPTION
0161-024A
DRAINAGE EASEMENT

THENCE NORTH 14°34'03" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A
DISTANCE OF 26.00 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 714 SQUARE FEET, OR 0.016 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 1.000063694 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF
RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE
EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE
COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND
REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP
NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE,
RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:


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

3/02/2022

DATED:



EXHIBIT "B"

423-080-015

DOC. NO.

2007-0257534

REC. 04/17/2007, O.R.

T.P.O.B.

RS 66/59-61

RIV. CO.

RW MAP 914-L

0161-024A
DRAINAGE
EASEMENT

P.O.C.

STA. 382+26.38 BC
C/L CONST. LINE

EXISTING R/W
C/L CONST.
LINE PER (R1)

EXISTING R/W

"COURSE A"

PARCEL
0161-024A
714 SQ. FT.
0.016 AC.

OWNERSHIP DATA

(A) APN 423-080-016
PARCEL T, DOC. NO.
2019-0042359
REC. 02/06/2019, O.R.

R/W RECORD DATA

60' WIDE R/W PER BOOK 433
PGS. 111-114
REC 01/13/1916, O.R.

EASEMENT RECORD DATA

10' WIDE EASEMENT IN FAVOR
OF SOUTHERN CAL GAS COMPANY
PER BOOK 3868 PG. 575
REC 12/4/1964, O.R.

LINE DATA

2399	S 14° 33' 14" E	3.73'
2400	S 75° 26' 46" W	31.54'
2401	S 74° 18' 48" W	27.47'
2402	S 14° 33' 14" E	26.01'
2403	N 74° 18' 48" E	27.48'
2404	N 14° 34' 03" W	26.00'

SEC. 22, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000063694

(R1) - RECORD OF SURVEY
BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT
REFERENCE PER RIVERSIDE
COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

PCL No.: 0161-024A

WO No.: C2-0161

SCALE: 1" = 50'

PREPARED BY: KC

DATE: MARCH, 2022

SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: GILMAN SPRINGS ROAD

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: 3/02/2022



EXHIBIT "A"
LEGAL DESCRIPTION
0161-024B
DRAINAGE EASEMENT

THENCE NORTH 37°51'46" WEST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 50.07 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 1,852 SQUARE FEET, OR 0.043 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 1.000063694 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:


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

3/02/2022

DATED:



EXHIBIT "B"

0161-024B

DRAINAGE EASEMENT

OWNERSHIP DATA

- (A) APN 423-080-017
PARCEL T, DOC. NO.
2019-0042359
REC. 02/06/2019, O.R.

R/W RECORD DATA

60' WIDE R/W PER BOOK 433
PGS. 111-114
REC 01/13/1916, O.R.

EASEMENT RECORD DATA

10' WIDE EASEMENT IN FAVOR
OF SOUTHERN CAL GAS COMPANY
PER BOOK 3868 PG. 575
REC 12/4/1964, O.R.

DOC. NO.
1999-448686
REC. 10/08/1999, O.R.

423-080-018

LINE DATA

2405	S	52°06'47"	W	30.75'
2406	S	55°05'40"	W	37.05'
2407	S	37°51'46"	E	50.07'
2408	N	55°05'40"	E	37.05'
2409	N	37°51'46"	W	50.07'

P.O.C.

STA. 396+06.36 EC
Q CONST. LINE

(59) PARCEL 0433-002A SLOPE
ESMT. PER DOC. NO.
2001-472507
REC. 09/28/2001, O.R.

SEC. 22, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000063694

PCL No.: 0161-024B	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 50'	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: KC	
DATE: MARCH, 2022	
SHEET 1 OF 1	APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 3/02/2022

(R1) - RECORD OF SURVEY
BK. 157 PGS. 73-120
* RIGHT-OF-WAY DOCUMENT
REFERENCE PER RIVERSIDE
COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

T.P.O.B.
EXISTING R/W
423-080-014

423-080-013

RIV. CO.

RW MAP 914-L

"COURSE A"

1"=50'

RS 66/59-61

DOC. NO.

1999-448686

REC. 10/08/1999, O.R.

423-080-018

GILMAN SPRINGS ROAD
EXISTING R/W
395+00
396+00
397+00

PARCEL
0161-024B
1.852 SQ. AC.
0.043 AC. FT.



EXHIBIT "A"
LEGAL DESCRIPTION
0161-024C
DRAINAGE EASEMENT

THENCE SOUTHEASTERLY ALONG SAID CONCENTRIC CURVE, THROUGH A CENTRAL ANGLE OF 01°51'40", AN ARC DISTANCE OF 37.28 FEET TO THE SOUTHEASTERLY LINE OF SAID "PARCEL T";

THENCE NORTH 33°14'15" EAST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 46.96 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 1,318 SQUARE FEET, OR 0.030 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 1.000063694 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

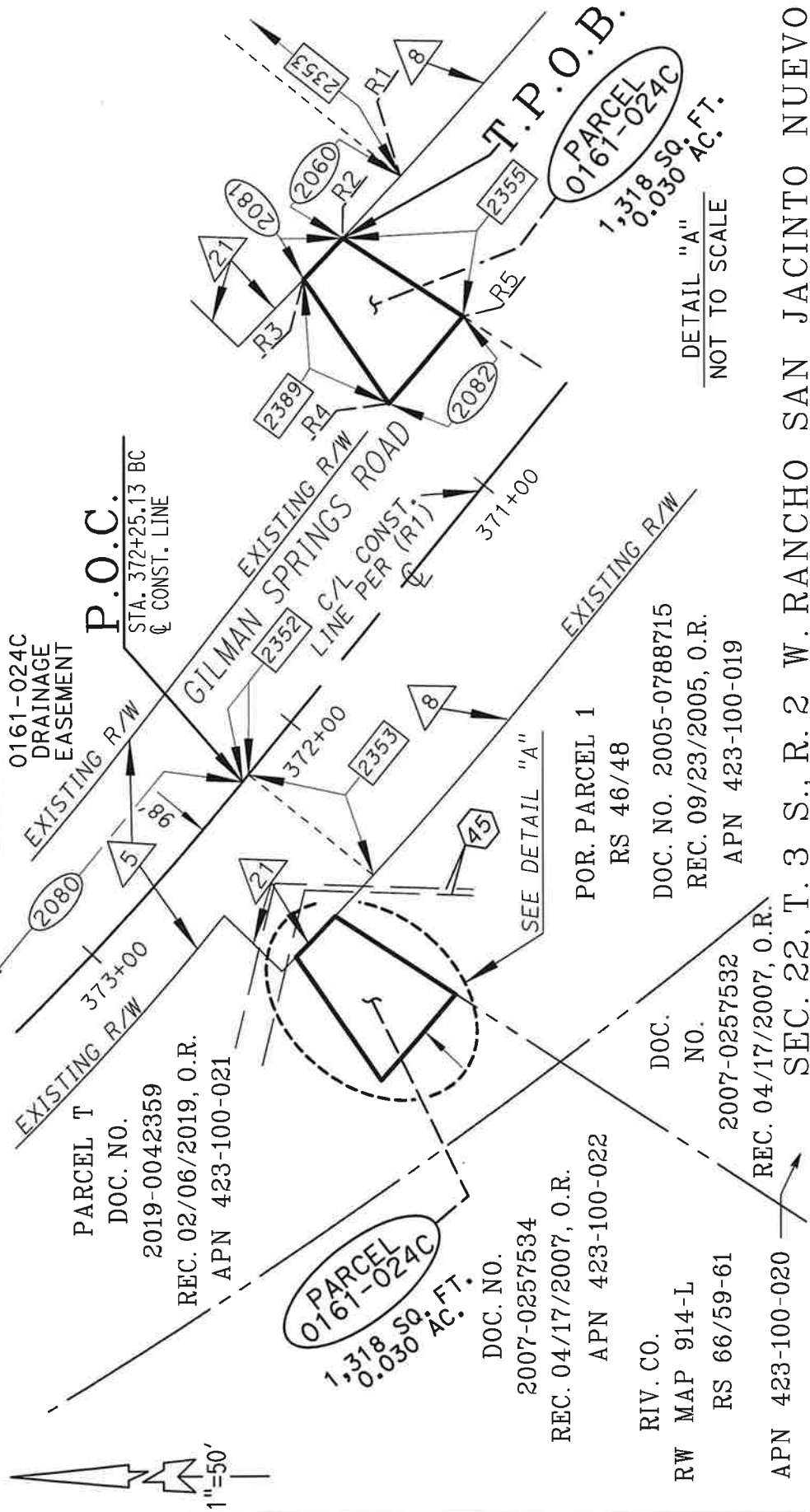
PREPARED UNDER MY SUPERVISION:


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

3/02/2022

DATED:





NOTE:

SEE SHEET 2 FOR LINE
TABLE, CURVE TABLE,
RECORD INFORMATION &
OTHER CITATIONS

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000063694

PCL No.: 0161-024C	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	
SCALE: 1" = 50'	PROJECT: GILMAN SPRINGS ROAD
PREPARED BY: KC	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: MARCH, 2022	APPROVED BY: <i>Jeanette A. Ray</i> DATE: 3/02/2022
SHEET 1 OF 2	

APPROVED BY: *[Signature]* DATE: 3/02/2022



EXHIBIT "B"

0161-024C
DRAINAGE EASEMENT

R/W RECORD DATA

5 60' WIDE R/W PER BOOK 433 PGS. 111-114, REC. 01/13/1916, O.R.

8 SW'LY & SE'LY R/W LINES OF PARCEL 0433-004A PER DOC. NO. 2003-219334
REC. 03/28/2003, O.R.

21 NW'LY & SW'LY R/W LINES OF PARCEL 0433-002B PER DOC. NO. 2001-472508
REC. 09/28/2001, O.R.

EASEMENT RECORD DATA

45 VARIABLE WIDTH EASEMENTS IN FAVOR OF SOUTHERN CALIFORNIA EDISON PER INST. NO. 1967-046440
REC. 5/29/1967, O.R.

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER RIVERSIDE COUNTY RIGHT-OF-WAY MAP NO. 968-QQ

CURVE DATA

DELTA	RADIUS	LENGTH
2060 00°46'08"	1,367.34'	18.35'
2080 36°18'49"	1,049.88'	665.41'
2081 00°46'30"	1,367.34'	18.49'
2082 01°51'40"	1,147.88'	37.28'

LINE DATA

2352	S 50°52'03" E	3.15'
2353	S 39°07'57" W	52.48'
2355	N 33°14'15" E	46.96'
2389	S 55°38'48" W	49.30'

RADIAL LINE DATA

R1	S 42°36'43" W
R2	S 43°22'51" W
R3	S 44°09'21" W
R4	S 41°30'34" W
R5	S 39°38'54" W

* - R = 1,367.33' PER

DOC. NO. 2003-219334
& 2001-472508, O.R.

NOTE:

SEE SHEET 1 FOR PARCEL
MAPPING INFORMATION

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000063694

PCL No.: 0161-024C

WO No.: C2-0161

SCALE: NOT TO SCALE

PREPARED BY: KC

DATE: MARCH, 2022

SHEET 2 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: GILMAN SPRINGS ROAD

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: 3/02/2022



EXHIBIT "A"
LEGAL DESCRIPTION
0161-024E
SLOPE EASEMENT

THENCE NORTH 74°18'48" EAST, A DISTANCE OF 9.47 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 1,533 SQUARE FEET, OR 0.035 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 1.000063694 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:


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

3/02/2022

DATED:



EXHIBIT "B"

0161-024E
SLOPE EASEMENT

P.O.C.

STA. 382+26.38 BC
& CONST. LINE

T.P.O.B.

N 74°18'48" E
9.47'

DOC. NO.

2007-0257534

REC. 04/17/2007, O.R.

RS 66/59-61

RIV. CO.

RW MAP 914-L

OWNERSHIP DATA

(A) APN 423-080-016
PARCEL T, DOC. NO.
2019-0042359
REC. 02/06/2019, O.R.

R/W RECORD DATA

60' WIDE R/W PER BOOK 433
PGS. 111-114
REC 01/13/1916, O.R.

EASEMENT RECORD DATA

10' WIDE EASEMENT IN FAVOR
OF SOUTHERN CAL GAS COMPANY
PER BOOK 3868 PG. 575
REC 12/4/1964, O.R.

LINE DATA

2399 S 14°33'14" E 3.73'
2400 S 75°26'46" W 31.54'

SEC. 22, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000063694

(R1) - RECORD OF SURVEY
BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT
REFERENCE PER RIVERSIDE
COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ



PCL No.: 0161-024E	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 50'	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: KC	
DATE: MARCH, 2022	
SHEET 1 OF 1	APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 3/02/2022

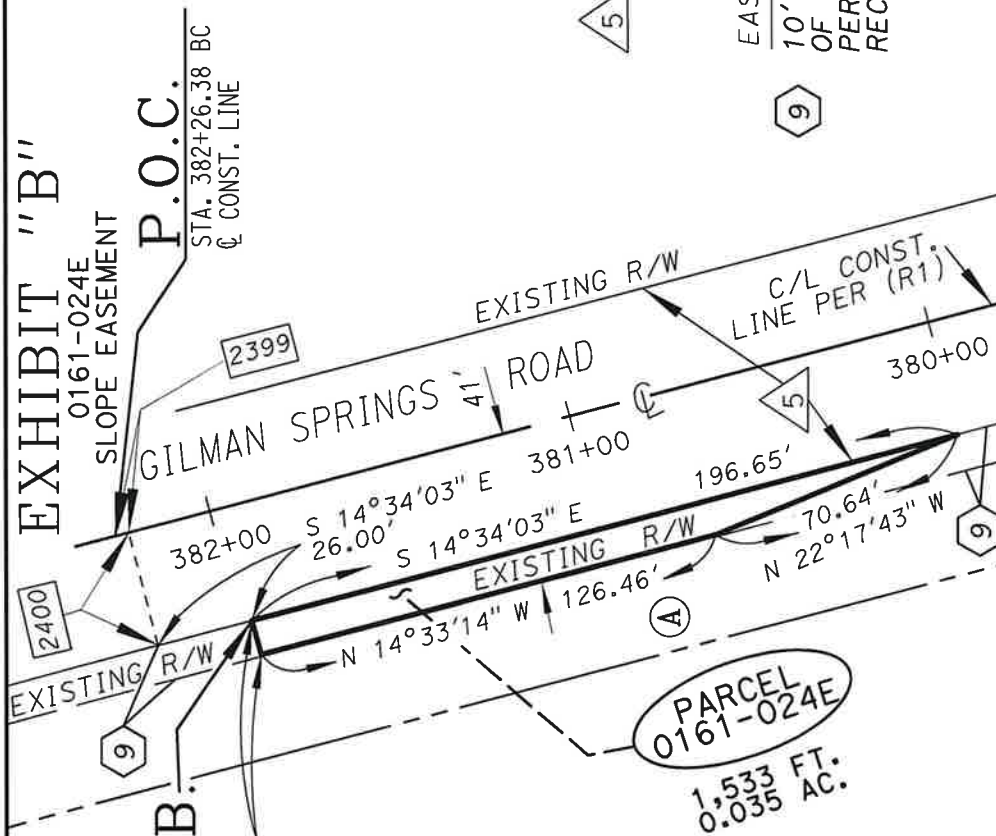


EXHIBIT "A"
LEGAL DESCRIPTION
0161-024F
SLOPE EASEMENT

THENCE CONTINUING SOUTH 14°34'03" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2.96 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 257 SQUARE FEET, OR 0.006 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 1.000063694 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:


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

3/02/2022

DATED:



EXHIBIT "B"

0161-024F
SLOPE
EASEMENT

P.O.C.

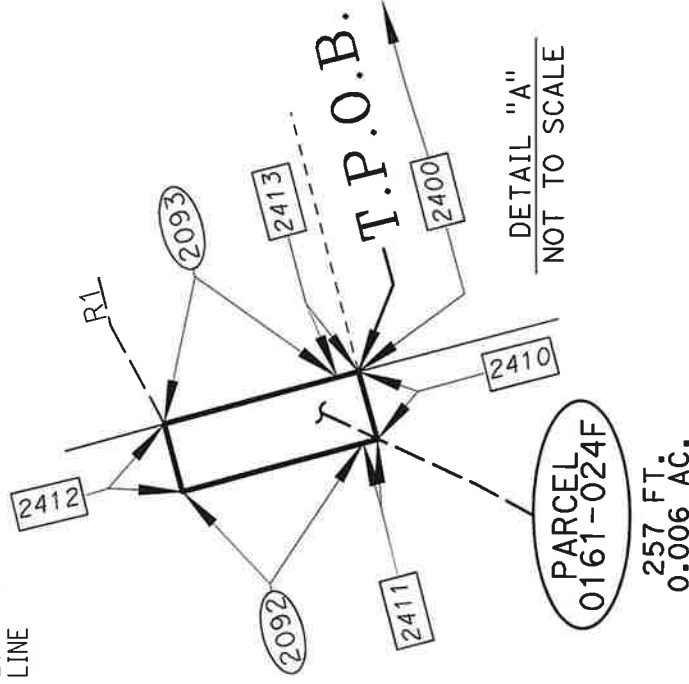
STA. 382+26.38 BC
C/ CONST. LINE

SEE DETAIL "A"

DOC. NO.
2007-0257534
REC. 04/17/2007, O.R.

RS 66/59-61

RIV. CO.
RW MAP 914-L



SEC. 22, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO

NOTE:

SEE SHEET 2 FOR LINE
TABLE, CURVE TABLE,
RECORD INFORMATION &
OTHER CITATIONS

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000063694

PCL No.: 0161-024F	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 50'	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: KC	
DATE: MARCH, 2022	
SHEET 1 OF 2	APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 3/02/2022



EXHIBIT "B"

OWNERSHIP DATA

APN 423-080-016

(A)

PARCEL T, DOC. NO. 2019-0042359, REC. 02/06/2019, O.R.

0161-024F
SLOPE EASEMENT

R/W RECORD DATA

5 60' WIDE R/W PER BOOK 433 PGS. 111-114, REC. 01/13/1916, O.R.

EASEMENT RECORD DATA

9 10' WIDE EASEMENT IN FAVOR OF SOUTHERN CAL GAS COMPANY PER BOOK 3868 PG. 575
REC. 12/4/1964, O.R.

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER RIVERSIDE COUNTY RIGHT-OF-WAY MAP NO. 968-QQ

○ CURVE DATA			□ LINE DATA		RADIAL LINE DATA	
DELTA	RADIUS	LENGTH				
2091 10°00'18"	2,844.59'	496.73'	2399	S 14°33'14" E	3.73'	R1 N 74°56'41" E
2092 00°28'33"	2,803.59'	23.28'	2400	S 75°26'46" W	31.54'	
2093 00°29'16"	2,834.72'	24.13'	2410	S 74°18'48" W	9.46'	
			2411	N 14°33'14" W	3.91'	
			2412	N 74°58'13" E	9.45' (R)	
			2413	S 14°34'03" E	2.96'	

NOTE:

SEE SHEET 1 FOR PARCEL
MAPPING INFORMATION

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000063694	
PCL No.: 0161-024F	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: NOT TO SCALE	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: KC	APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 3/02/2022
DATE: MARCH, 2022	
SHEET 2 OF 2	



EXHIBIT "A"
LEGAL DESCRIPTION
0161-024G
SLOPE EASEMENT

THENCE NORTH 37°53'13" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 23.90 FEET;

THENCE NORTH 55°05'40" EAST, A DISTANCE OF 3.32 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 6,568 SQUARE FEET, OR 0.151 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 1.000063694 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:

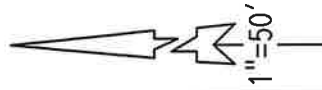

TIMOTHY F. RAYBURN, P.L.S. 8455

3/02/2022

DATED:



EXHIBIT "B"



0161-024G
SLOPE EASEMENT

EXISTING R/W
N 37° 53' 13" W
73.49'

P.O.C.

STA. 396+06.36 EC
C/L CONST. LINE

DOC. NO.
1999-448686
REC. 10/08/1999, O.R.

RIV. CO.
RW MAP 914-L
RS 66/59-61

OWNERSHIP DATA

(A) APN 423-080-016
& 423-080-017
PARCEL T, DOC. NO.
2019-0042359
REC. 02/06/2019, O.R.

PARCEL
0161-024G
6,568 FT.
0.151 AC.

SEE MATCH LINE SHEET 2

SEC. 22, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO

NOTE:

SEE SHEET 5 FOR LINE
TABLE, CURVE TABLE,
RECORD INFORMATION &
OTHER CITATIONS

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000063694

PCL No.: 0161-024G	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 50'	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: KC	APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 3/02/2022
DATE: MARCH, 2022	
SHEET 1 OF 5	



EXHIBIT "A"
LEGAL DESCRIPTION
0161-024H
SLOPE EASEMENT

THENCE SOUTH 37°53'13" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 72.69 FEET TO THE SOUTHWESTERLY PROLONGATION OF SAID "COURSE A";

THENCE NORTH 55°05'40" EAST ALONG SAID SOUTHWESTERLY PROLONGATION, A DISTANCE OF 3.34 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 244 SQUARE FEET, OR 0.006 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 1.000063694 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:


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

3/02/2022

DATED:



EXHIBIT "B"

0161-024H
SLOPE
EASEMENT

OWNERSHIP DATA

APN 423-080-017
PARCEL T, DOC. NO.
2019-0042359
REC. 02/06/2019, O.R.

R/W RECORD DATA

60' WIDE R/W PER BOOK 433
PGS. 111-114
REC 01/13/1916, O.R.

EASEMENT RECORD DATA

10' WIDE EASEMENT IN FAVOR
OF SOUTHERN CAL GAS COMPANY
PER BOOK 3868 PG. 575
REC 12/4/1964, O.R.

P.O.C.

STA. 396+06.36 EC
C CONST. LINE

59 PARCEL 0433-002A SLOPE
ESMT. PER DOC. NO.
2001-472507
REC. 09/28/2001, O.R.

SEC. 22, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000063694

PCL No.: 0161-024H	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 50'	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: KC	
DATE: MARCH, 2022	
SHEET 1 OF 1	

(R1) - RECORD OF SURVEY
BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT
REFERENCE PER RIVERSIDE
COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

APPROVED BY: *Timothy F. Rayburn* DATE: 3/02/2022



LINE DATA

2405	S	52°06'47"	W	30.75'
2438	S	55°05'40"	W	5.92'
2439	N	37°51'46"	W	72.68'
2440	S	55°09'59"	W	3.37'
2441	S	37°53'13"	E	72.69'
2442	N	55°05'40"	E	3.34'

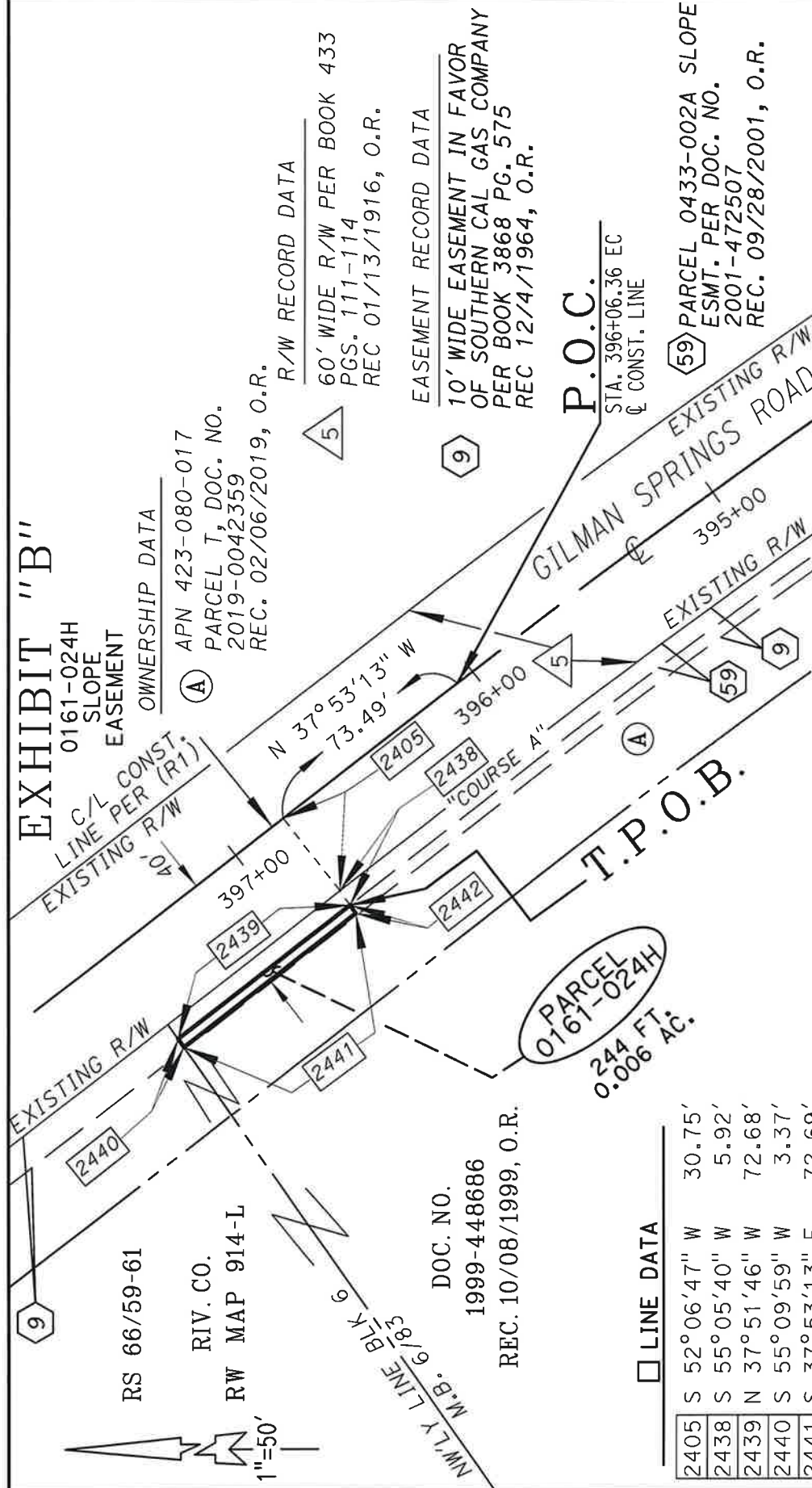


EXHIBIT "A"
LEGAL DESCRIPTION
0161-024I
TEMPORARY CONSTRUCTION EASEMENT

10.06 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,157.88 FEET, AN INITIAL RADIAL BEARING OF SOUTH 39°35'34" WEST;

THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 02°33'02", AN ARC DISTANCE OF 51.55 FEET;

THENCE NORTH 55°38'48" EAST, A DISTANCE OF 55.59 FEET;

THENCE NORTH 37°01'43" WEST, A DISTANCE OF 86.83 FEET;

THENCE NORTH 45°56'49" EAST, A DISTANCE OF 3.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,086.88 FEET AND AN INITIAL RADIAL BEARING OF NORTH 45°56'49" EAST;

THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 06°00'11", AN ARC DISTANCE OF 113.88 FEET;

THENCE ALONG A RADIAL LINE FROM SAID NON-TANGENT CURVE, NORTH 51°57'00" EAST, A DISTANCE OF 2.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,084.88 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 51°57'00" WEST;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 06°00'11", AN ARC DISTANCE OF 113.67 FEET;

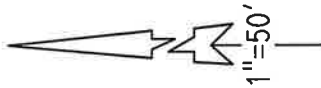
THENCE NON-TANGENT FROM LAST SAID CURVE, SOUTH 37°01'43" EAST, A DISTANCE OF 91.22 FEET TO AN ANGLE POINT IN SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD, PURSUANT TO SAID PARCEL 0433-002B, SAID ANGLE POINT BEING THE MOST-WESTERLY CORNER OF SAID PARCEL 0433-002B AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,367.34 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 44°25'54" WEST;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°16'33", AN ARC DISTANCE OF 6.59 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 1,656 SQUARE FEET, OR 0.038 ACRES MORE OR LESS.

EXHIBIT "B"

0161-0241
TEMPORARY
CONSTRUCTION
EASEMENT



RIV. CO.
RW MAP 914-L

DOC. NO.
2007-0257534
REC. 04/17/2007, O.R.

RS 66/59-61

NOTE:

SEE SHEET 2 FOR
PARCEL MAPPING DETAILS &
LINE AND CURVE TABLES

SEE SHEET 3 FOR
RECORD INFORMATION AND
OTHER CITATIONS

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000063694

PCL No.: 0161-0241	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 50'	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: NB	
DATE: MAY, 2022	
SHEET 1 OF 3	APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 10/26/2022

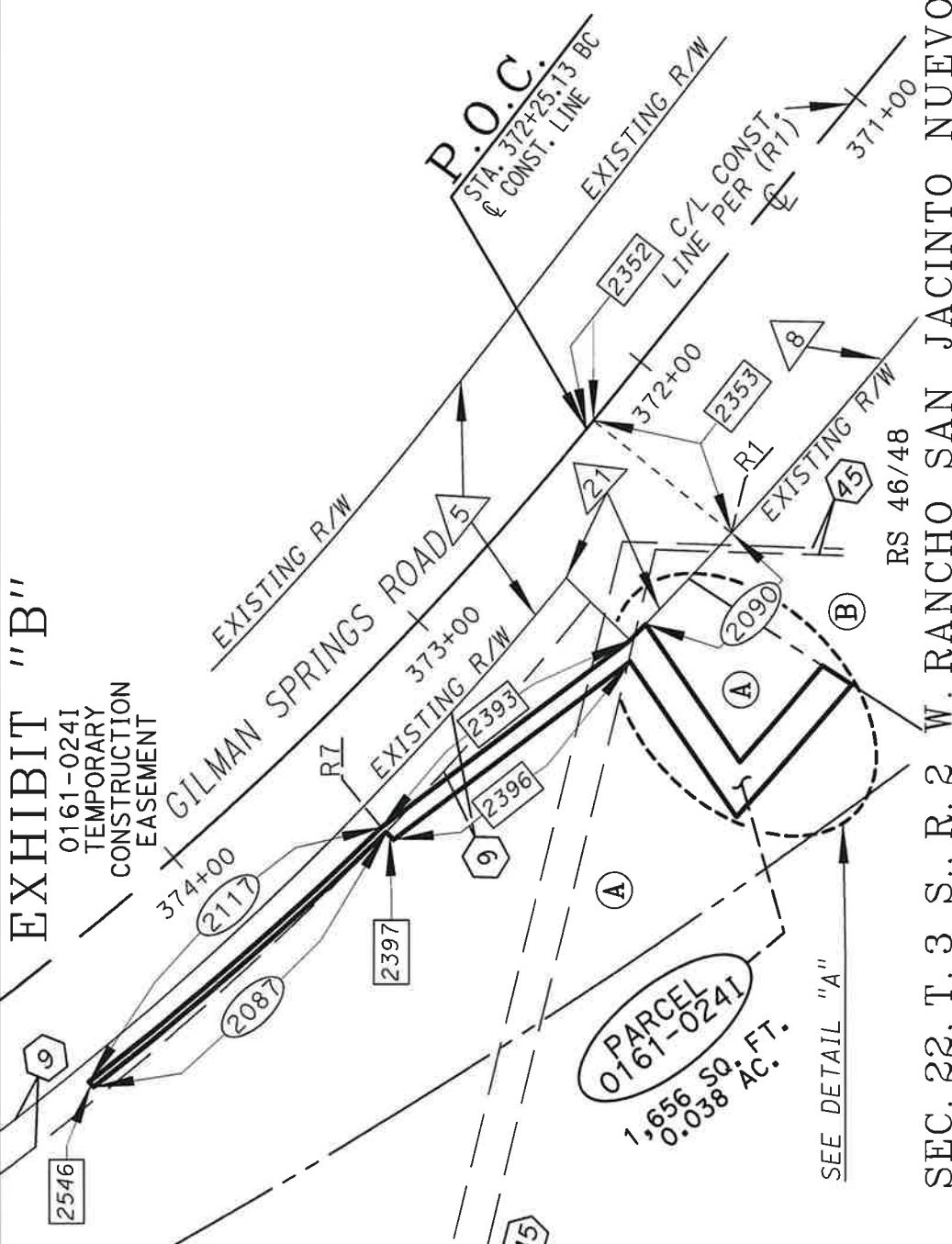


EXHIBIT "B"

0161-0241

TEMPORARY CONSTRUCTION EASEMENT

T.P.O.B.

RADIAL LINE DATA

R1 S 42°36'43" W
R2 S 44°09'21" W
R3 S 41°30'34" W
R4 S 39°38'54" W
R5 S 39°35'34" W
R6 S 42°08'36" W
R7 S 45°56'49" W
R8 S 44°25'54" W

CURVE DATA

DELTA	RADIUS	LENGTH
2082 01°51'40"	1,147.88'	37.28'
2086 02°33'02"	1,157.88'	51.55'
2087 06°00'11"	1,086.88'	113.88'
2089 00°16'33"	1,367.34'	6.59'
2090 01°32'38"	1,367.34' *	36.84'
2117 06°00'11"	1,084.88'	113.67'

* R = 1,367.33' PER DOC. NO. 2003-219334 & 2001-472508, O.R.

LINE DATA

2352 S 50°52'03" E	3.15'	2395 N 55°38'48" E	55.59'
2353 S 39°07'57" W	52.48'	2396 N 37°01'43" W	86.83'
2389 S 55°38'48" W	49.30'	2397 N 45°56'49" E	3.04' (R)
2393 S 37°01'43" E	91.22'	2546 N 51°57'00" E	2.00' (R)
2394 S 33°14'15" W	10.06'		

SEC. 22, T. 3 S., R. 2 W.
RANCHO SAN JACINTO NUEVO



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000063694

PCL No.: 0161-0241
COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: GILMAN SPRINGS ROAD

SCALE: NOT TO SCALE
PREPARED BY: NB
DATE: MAY, 2022

APPROVED BY: *Timothy F. Rayburn* DATE: 10/26/2022

SHEET 2 OF 3

SEE SHEET 1
FOR GENERAL PARCEL
MAPPING INFORMATION

SEE SHEET 3 FOR
RECORD INFORMATION AND
OTHER CITATIONS

NOTE: NOT TO SCALE

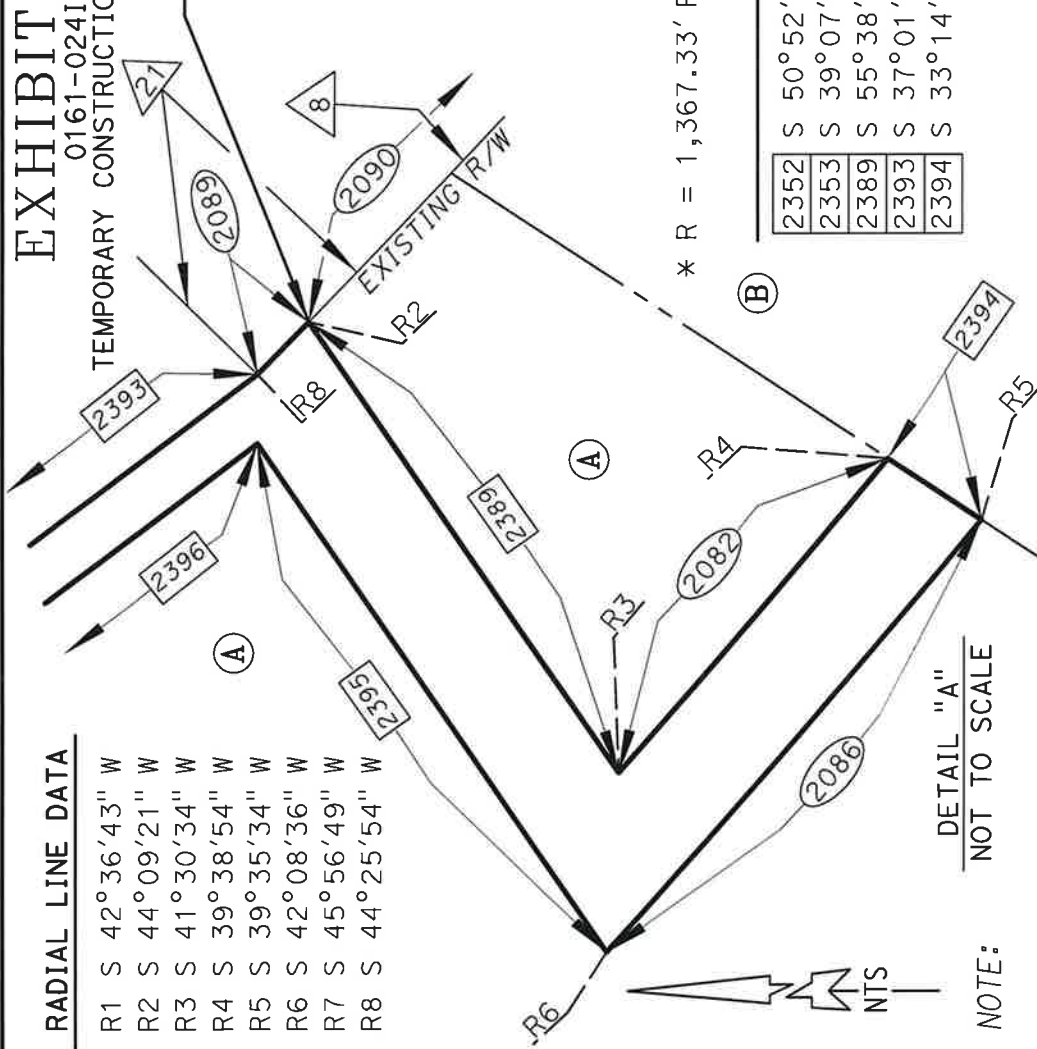


EXHIBIT "B"

0161-0241
TEMPORARY CONSTRUCTION EASEMENT

OWNERSHIP DATA

APN 423-100-021

① PARCEL T, DOC. NO. 2019-0042359, REC. 02/06/2019, O.R.

APN 423-100-019

② DOC. NO. 2005-0788715, REC. 09/23/2005, O.R.

R/W RECORD DATA

⑤ 60' WIDE R/W PER BOOK 433 PGS. 111-114, REC 01/13/1916, O.R.

⑧ SW'LY & SE'LY R/W LINES OF PARCEL 0433-004A PER DOC. NO. 2003-219334
REC. 03/28/2003, O.R.

⑩ NW'LY & SW'LY R/W LINES OF PARCEL 0433-002B PER DOC. NO. 2001-472508
REC. 09/28/2001, O.R.

EASEMENT RECORD DATA

⑨ 10' WIDE EASEMENT IN FAVOR OF SOUTHERN CAL GAS COMPANY PER BOOK 3868 PG. 575, REC 12/4/1964, O.R.
④⑤ VARIABLE WIDTH EASEMENTS IN FAVOR OF SOUTHERN CALIFORNIA EDISON PER INST. NO. 1967-046440
REC. 5/29/1967, O.R.

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER RIVERSIDE COUNTY RIGHT-OF-WAY MAP NO. 968-QQ

NOTE:

SEE SHEETS 1 & 2
FOR PARCEL MAPPING
INFORMATION

SEE SHEET 2 FOR
LINE AND CURVE TABLES



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000063694	
PCL No.: 0161-0241	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: NOT TO SCALE	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: NB	
DATE: MAY, 2022	APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 10/26/2022
SHEET 3 OF 3	

EXHIBIT "A"
LEGAL DESCRIPTION
0161-024J
TEMPORARY CONSTRUCTION EASEMENT

THENCE SOUTH 74°18'48" WEST, A DISTANCE OF 27.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,776.59 FEET, AN INITIAL RADIAL BEARING OF NORTH 75°19'53" EAST;

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTAL ANGLE OF 00°06'53", AND ARC DISTANCE OF 5.55 FEET;

THENCE SOUTH 14°33'14" EAST, A DISTANCE OF 40.46 FEET;

THENCE NORTH 74°18'48" EAST, A DISTANCE OF 22.00 FEET;

THENCE SOUTH 14°33'14" EAST, A DISTANCE OF 116.70 FEET;

THENCE SOUTH 22°17'43" EAST, A DISTANCE OF 80.39 FEET;

THENCE NORTH 75°26'46" EAST, A DISTANCE OF 3.69 FEET RETURNING TO SAID WESTERLY RIGHT-OF-WAY LINE OF SAID GILMAN SPRINGS ROAD;

THENCE NORTH 14°34'03" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 22°17'43" WEST, A DISTANCE OF 70.64 FEET;

THENCE NORTH 14°33'14" WEST, A DISTANCE OF 126.46 FEET;

THENCE SOUTH 74°18'48" WEST, A DISTANCE OF 18.00 FEET;

THENCE NORTH 14°33'14" WEST, A DISTANCE OF 26.01 FEET;

THENCE NORTH 74°18'48" EAST, A DISTANCE OF 18.00 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 1,753 SQUARE FEET, OR 0.040 ACRES MORE OR LESS.

EXHIBIT "B"

0161-024J

TEMPORARY CONSTRUCTION
EASEMENT

P.O.C.

STA. 382+26.38 BC
C CONST. LINE

EXISTING R/W

GILMAN SPRINGS ROAD

T.P.O.B.

EXISTING R/W

N 14°33'14" W 126.46'

SEE DETAIL "A"

PARCEL
0161-024J
1,753 FT.
0.040 AC.

DOC. NO.

2007-0257534

REC. 04/17/2007, O.R.

RIV. CO.

RW MAP 914-L

NOTE:

SEE SHEET 2 FOR LINE
TABLE, CURVE TABLE,
RECORD INFORMATION &
OTHER CITATIONS

DETAIL "A"
NOT TO SCALE

SEC. 22, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000063694

PCL No.: 0161-024J	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 50'	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: KC	APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 3/02/2022
DATE: MARCH, 2022	
SHEET 1 OF 2	



OWNERSHIP DATA

APN 423-080-016

PARCEL T, DOC. NO. 2019-0042359, REC. 02/06/2019, O.R.

R/W RECORD DATA

5 60' WIDE R/W PER BOOK 433 PGS. 111-114, REC 01/13/1916, O.R.

EASEMENT RECORD DATA

9 10' WIDE EASEMENT IN FAVOR OF SOUTHERN CAL GAS COMPANY PER BOOK 3868 PG. 575
REC. 12/4/1964, O.R.

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER RIVERSIDE COUNTY RIGHT-OF-WAY MAP NO. 968-QQ

□ LINE DATA		○ CURVE DATA		RADIAL LINE DATA	
		DELTA	RADIUS	LENGTH	
2399	S 14°33'14" E				R1 N 75°19'18" E
2400	S 75°26'46" W	2094 00°07'28"	2,803.59'	6.09'	R2 N 75°19'53" E
2410	S 74°18'48" W	2095 00°06'53"	2,776.59'	5.55'	
2411	N 14°33'14" W				
2414	S 74°18'48" W				
2415	S 14°33'14" E				
2416	N 74°18'48" E				
2417	N 75°26'46" E				
2418	N 14°34'03" W				
2419	S 74°18'48" W				
2420	N 14°33'14" W				
2421	N 74°18'48" E				

NOTE:

SEE SHEET 1 FOR PARCEL
MAPPING INFORMATIONALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000063694

PCL No.: 0161-024J	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: NOT TO SCALE	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: KC	
DATE: MARCH, 2022	
APPROVED BY: <i>Timothy F. Rayburn</i>	DATE: 3/02/2022
SHEET 2 OF 2	

EXHIBIT "A"
LEGAL DESCRIPTION
0161-024K
TEMPORARY CONSTRUCTION EASEMENT

2,809.36 FEET;

THENCE SOUTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 13°19'41", AN ARC DISTANCE OF 653.51 FEET;

THENCE SOUTH 24°33'32" EAST, A DISTANCE OF 219.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2,799.59 FEET;

THENCE SOUTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°28'20", AN ARC DISTANCE OF 71.94 FEET;

THENCE LEAVING SAID CURVE ALONG A RADIAL LINE, NORTH 66°54'48" EAST, A DISTANCE OF 7.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2,806.59 FEET AND AN INITIAL RADIAL BEARING OF NORTH 66°54'48" EAST;

THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°28'21", AN ARC DISTANCE OF 72.13 FEET;

THENCE LEAVING SAID CURVE ALONG A RADIAL LINE, SOUTH 65°26'28" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 24°33'32" WEST, A DISTANCE OF 219.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2,814.36 FEET;

THENCE NORTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 13°19'41", AN ARC DISTANCE OF 654.67 FEET;

THENCE NORTH 37°53'13" WEST, A DISTANCE OF 23.90 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 5,219 SQUARE FEET, OR 0.120 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 1.000063694 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD,

EXHIBIT "B"

0161-024K
TEMPORARY
CONSTRUCTION
EASEMENT

N 37° 53' 13" W
73.49'

P.O.C.

STA. 396+06.36 EC
C/L CONST. LINE

EXISTING R/W
GILMAN SPRINGS ROAD

C/L CONST.
LINE PER (R1)

RIV. CO.

RW MAP 914-L

RS 66/59-61

T.P.O.B.

DOC. NO.

1999-448686

REC. 10/08/1999, O.R.

OWNERSHIP DATA

(A) APN 423-080-016
& 423-080-017
PARCEL T, DOC. NO.
2019-0042359
REC. 02/06/2019, O.R.

PARCEL
0161-024K
5,219 FT.
0.120 AC.

SEE MATCH LINE SHEET 2

SEC. 22, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO

NOTE:

SEE SHEET 5 FOR LINE
TABLE, CURVE TABLE,
RECORD INFORMATION &
OTHER CITATIONS

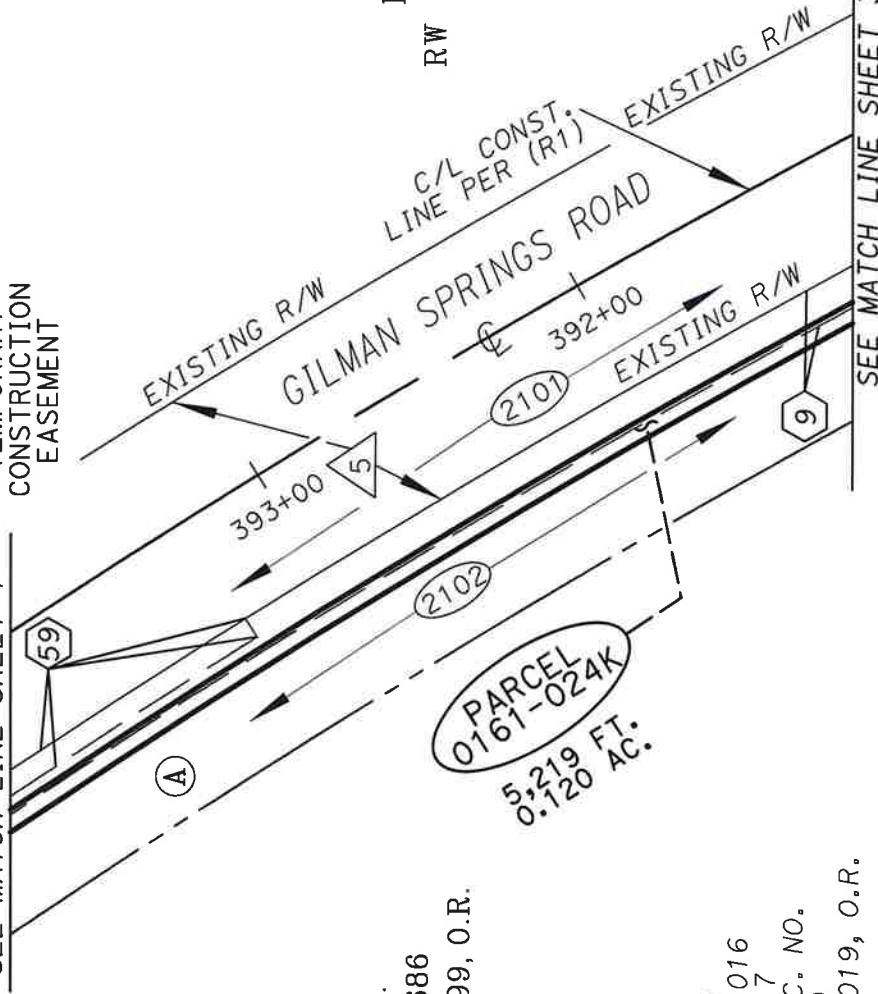
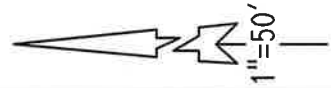


ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000063694	
PCL No.: 0161-024K	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 50'	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: KC	
DATE: MARCH, 2022	APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 3/02/2022
SHEET 1 OF 5	

EXHIBIT "B"

0161-024K
TEMPORARY
CONSTRUCTION
EASEMENT

SEE MATCH LINE SHEET 1



DOC. NO.
1999-448686
REC. 10/08/1999, O.R.

RIV. CO.
RW MAP 914-L

RS 66/59-61

OWNERSHIP DATA

(A) APN 423-080-016
& 423-080-017
PARCEL T, DOC. NO.
2019-0042359
REC. 02/06/2019, O.R.

SEE MATCH LINE SHEET 3

SEC. 22, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO

NOTE:

SEE SHEET 5 FOR LINE
TABLE, CURVE TABLE,
RECORD INFORMATION &
OTHER CITATIONS

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000063694

PCL No.: 0161-024K	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 50'	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: KC	APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 3/02/2022
DATE: MARCH, 2022	
SHEET 2 OF 5	

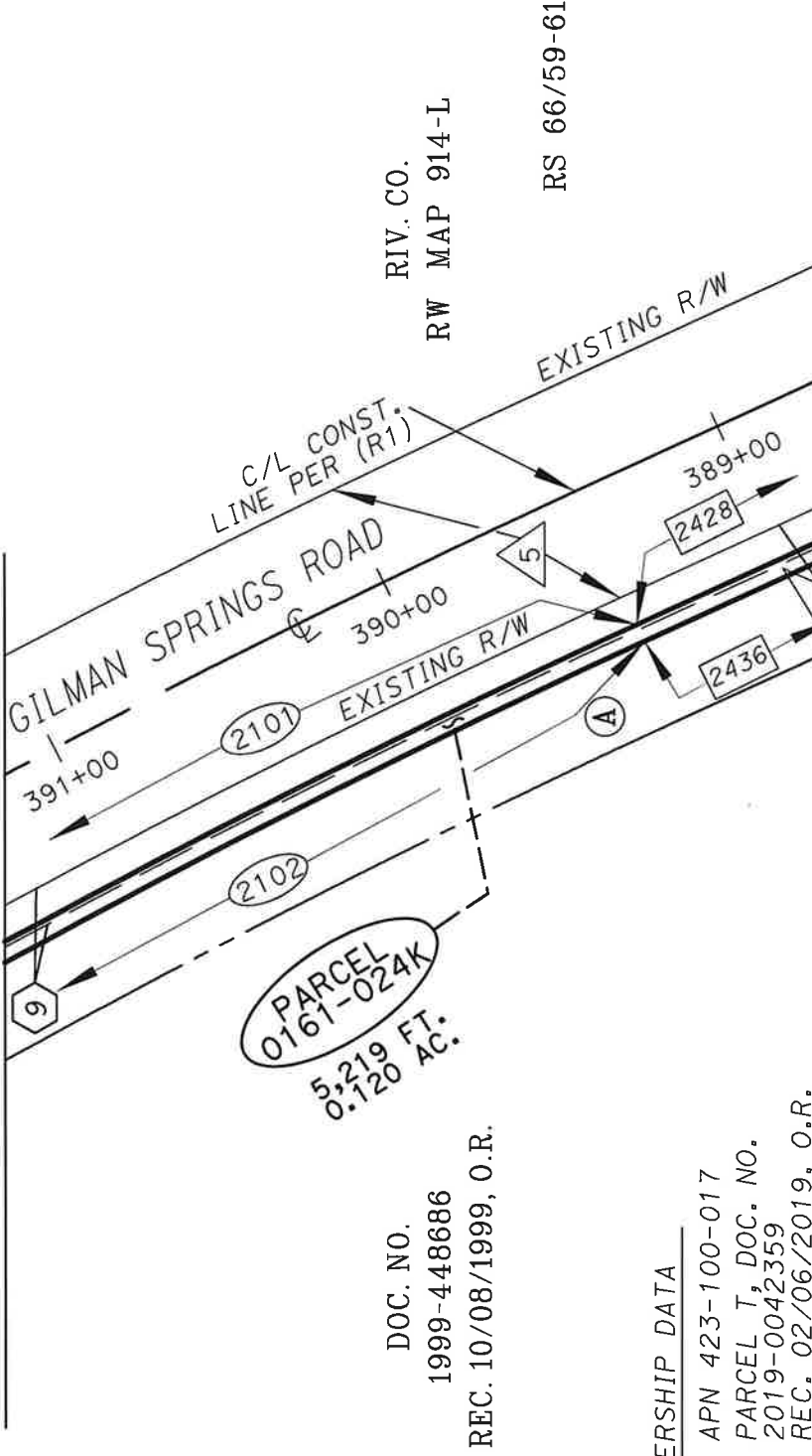
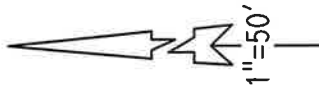


EXHIBIT "B"

0161-024K

TEMPORARY CONSTRUCTION EASEMENT

SEE MATCH LINE SHEET 2



SEC. 22, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO

NOTE:

SEE SHEET 5 FOR LINE
TABLE, CURVE TABLE,
RECORD INFORMATION &
OTHER CITATIONS

PCL No.: 0161-024K		COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION	
WO No.: C2-0161		PROJECT: GILMAN SPRINGS ROAD	
SCALE: 1" = 50'		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: KC		APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 3/02/2022	
DATE: MARCH, 2022		SHEET 3 OF 5	



EXHIBIT "B"

0161-024K

TEMPORARY CONSTRUCTION
EASEMENT

SEE MATCH LINE SHEET 3

DOC. NO.

1999-448686

REC. 10/08/1999, O.R.

C/L CONST.
LINE PER (R1)

GILMAN

RIV. CO.
RW MAP 914-L

RS 66/59-61

PARCEL
0161-024K
5,219 FT.
0.120 AC.

DOC. NO.

2007-0257534

REC. 04/17/2007, O.R.

OWNERSHIP DATA

(A) APN 423-080-016
& 423-080-017
PARCEL T, DOC. NO.
2019-0042359
REC. 02/06/2019, O.R.

EXISTING R/W
SPRINGS ROAD

(A)

EXISTING R/W

2437

SEC. 22, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO

NOTE:

SEE SHEET 5 FOR LINE
TABLE, CURVE TABLE,
RECORD INFORMATION &
OTHER CITATIONS

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000063694

PCL No.: 0161-024K	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 50'	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: KC	APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 3/02/2022
DATE: MARCH, 2022	
SHEET 4 OF 5	



EXHIBIT "B"

R/W RECORD DATA

0161-024K
TEMPORARY CONSTRUCTION EASEMENT

5 60' WIDE R/W PER BOOK 433 PGS. 111-114, REC 01/13/1916, O.R.

EASEMENT RECORD DATA

9 10' WIDE EASEMENT IN FAVOR OF SOUTHERN CAL GAS COMPANY PER BOOK 3868 PG. 575
REC. 12/4/1964, O.R.

59 PARCEL 0433-002A SLOPE ESMT. PER DOC. NO. 2001-472507, REC. 09/28/2001, O.R.

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER RIVERSIDE COUNTY RIGHT-OF-WAY MAP NO. 968-QQ

LINE DATA

2405	S 52°06'47" W	30.75'
2409	S 37°51'46" E	50.07'
2427	S 65°26'28" W	2.00' (R)
2428	N 24°33'32" W	219.28'
2429	N 37°53'13" W	23.90'
2431	S 55°05'40" W	9.24'
2432	S 55°05'40" W	27.81'
2433	S 37°51'46" E	10.01'
2434	N 55°05'40" E	22.80'
2435	S 37°53'13" E	14.15'
2436	S 24°33'32" E	219.28'
2437	N 66°54'48" E	7.00' (R)

CURVE DATA

DELTA	RADIUS	LENGTH
2100 01°28'21"	2,806.59'	72.13'
2101 13°19'41"	2,814.36'	654.67'
2102 13°19'41"	2,809.36'	653.51'
2103 01°28'20"	2,799.59'	71.94'

NOTE:

SEE SHEETS 1 - 4 FOR
PARCEL MAPPING
INFORMATION



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000063694	
PCL No.: 0161-024K	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: NOT TO SCALE	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: KC	
DATE: MARCH, 2022	APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 3/02/2022
SHEET 5 OF 5	

EXHIBIT "A"
LEGAL DESCRIPTION
0161-024L
TEMPORARY CONSTRUCTION EASEMENT

PARCEL CONTAINS 3,531 SQUARE FEET, OR 0.081 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 1.000063694 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:


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

3/02/2022

DATED:



SEE MATCH LINE SHEET 2

EXHIBIT "B"

0161-024L
TEMPORARY CONSTRUCTION
EASEMENT

OWNERSHIP DATA

APN 423-080-017
& 423-080-014
PARCEL T, DOC. NO.
2019-0042359
REC. 02/06/2019, O.R.

RIV. CO.
RW MAP 914-L
RS 66/59-61

P.O.C. 5

STA. 396+06.36 EC
C/L CONST. LINE

R/W RECORD DATA

60' WIDE R/W PER BOOK 433
PGS. 111-114
REC 01/13/1916, O.R.
EASEMENT RECORD DATA

10' WIDE EASEMENT IN FAVOR
OF SOUTHERN CAL GAS COMPANY
PER BOOK 3868 PG. 575
REC 12/4/1964, O.R.

PARCEL 0433-001E SLOPE
ESMT. PER DOC. NO.
2001-472506
REC. 09/28/2001, O.R.

59 PARCEL 0433-002A SLOPE
ESMT. PER DOC. NO.
2001-472507
REC. 09/28/2001, O.R.

DOC. NO.
1999-448686

REC. 10/08/1999, O.R.

LINE DATA

2405	S	52°06'47"	W	30.75'
2440	S	55°09'59"	W	3.37'
2441	S	37°53'13"	E	72.69'
2443	S	55°05'40"	W	9.26'
2444	S	55°05'40"	W	27.79'
2445	N	37°51'46"	W	10.01'
2446	N	55°05'40"	E	25.78'
2448	S	37°51'46"	E	128.64'

SEC. 22, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000063694	
PCL No.: 0161-024L	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 50'	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: KC	
DATE: MARCH, 2022	APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 3/02/2022
SHEET 1 OF 4	

(R1) - RECORD OF SURVEY
BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT
REFERENCE PER RIVERSIDE
COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ



EXHIBIT "B"

SEE MATCH LINE SHEET 3

0161-024L
TEMPORARY CONSTRUCTION EASEMENT
OWNERSHIP DATA

(A) APN 423-080-017
& 423-080-014
PARCEL T, DOC. NO.
2019-0042359
REC. 02/06/2019, O.R.

R/W RECORD DATA

60' WIDE R/W PER BOOK 433
PGS. 111-114
REC 01/13/1916, O.R.

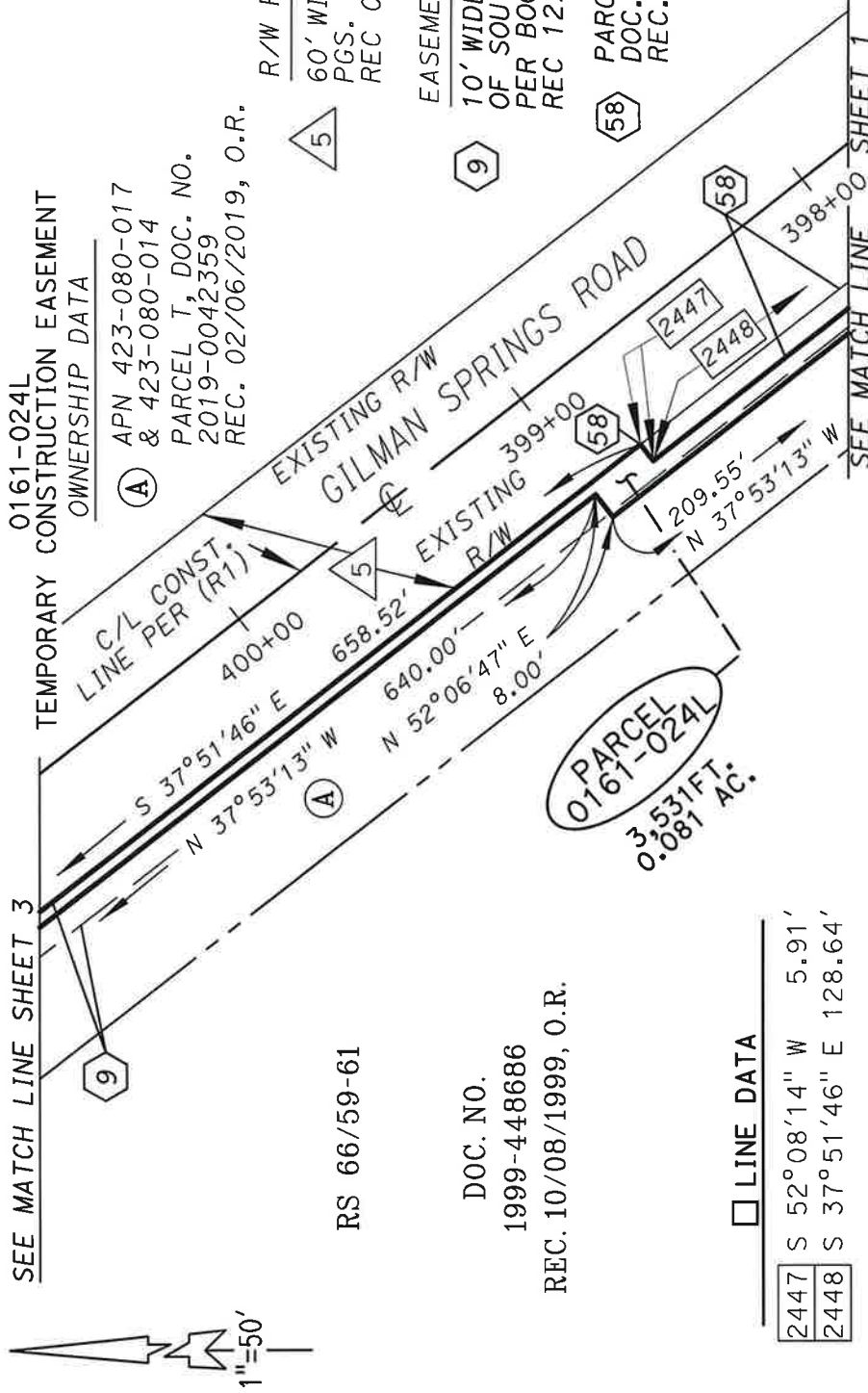
EASEMENT RECORD DATA

10' WIDE EASEMENT IN FAVOR
OF SOUTHERN CAL GAS COMPANY
PER BOOK 3868 PG. 575
REC 12/4/1964, O.R.

PARCEL 0433-001E PER
DOC. NO. 2001-472506
REC. 09/28/2001, O.R.

RIV. CO.

RW MAP 914-L



RS 66/59-61

DOC. NO.
1999-448686
REC. 10/08/1999, O.R.

□ LINE DATA

2447	S 52°08'14" W	5.91'
2448	S 37°51'46" E	128.64'

SEC. 22, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000063694	
PCL No.: 0161-024L	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 50'	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: KC	
DATE: MARCH, 2022	
SHEET 2 OF 4	APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 3/02/2022

(R1) - RECORD OF SURVEY
BK. 157 PGS. 73-120
* RIGHT-OF-WAY DOCUMENT
REFERENCE PER RIVERSIDE
COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

EXHIBIT "B"

0161-024L
TEMPORARY
CONSTRUCTION
EASEMENT

SEE MATCH LINE SHEET 4

EXISTING R/W
C/L CONST.
LINE PER (R1)

OWNERSHIP DATA

APN 423-080-017
& 423-080-014

PARCEL T, DOC. NO.
2019-0042359

REC. 02/06/2019, O.R.

RIV. CO.

RW MAP 914-L

DOC. NO.

1999-448686

REC. 10/08/1999, O.R.

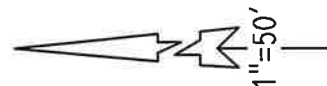
RE 66/59-61

R/W RECORD DATA

60' WIDE R/W PER BOOK 433
PGS. 111-114
REC 01/13/1916, O.R.

EASEMENT RECORD DATA

10' WIDE EASEMENT IN FAVOR
OF SOUTHERN CAL GAS COMPANY
PER BOOK 3868 PG. 575
REC 12/4/1964, O.R.



EXISTING R/W
403+00
S 37°51'46" E
658.52'
N 37°53'13" W
640.00'

402+00

PARCEL
0161-024L
3,531 FT
0.081 AC.

5

9

GILMAN SPRINGS ROAD

EXISTING R/W
401+00

EXISTING R/W

SEE MATCH LINE SHEET 2

SEC. 22, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000063694

(R1) - RECORD OF SURVEY
BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT
REFERENCE PER RIVERSIDE
COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

PCL No.: 0161-024L

WO No.: C2-0161

SCALE: 1" = 50'

PREPARED BY: KC

DATE: MARCH, 2022

SHEET 3 OF 4

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: GILMAN SPRINGS ROAD

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

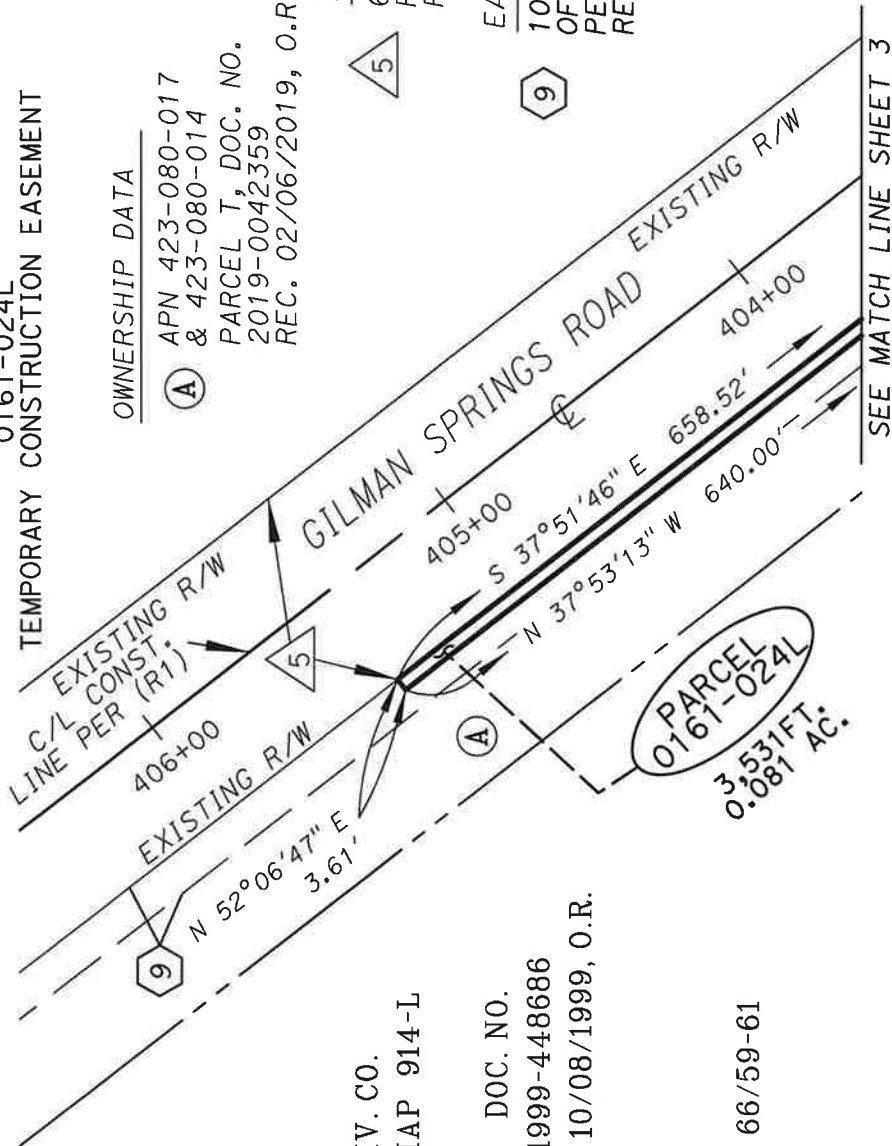
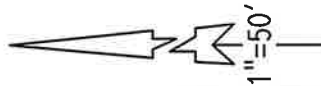
APPROVED BY: *Amo Hay A Ray* DATE: 3/02/2022



EXHIBIT "B"

0161-024L

TEMPORARY CONSTRUCTION EASEMENT



OWNERSHIP DATA

APN 423-080-017
& 423-080-014
PARCEL T, DOC. NO.
2019-0042359
REC. 02/06/2019, O.R.

R/W RECORD DATA

60' WIDE R/W PER BOOK 433
PGS. 111-114
REC 01/13/1916, O.R.

EASEMENT RECORD DATA

10' WIDE EASEMENT IN FAVOR
OF SOUTHERN CAL GAS COMPANY
PER BOOK 3868 PG. 575
REC 12/4/1964, O.R.

RIV. CO.
RW MAP 914-L

DOC. NO.
1999-448686
REC. 10/08/1999, O.R.

RS 66/59-61

SEC. 22, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000063694	
PCL No.: 0161-024L	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 50'	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: KC	
DATE: MARCH, 2022	APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 3/02/2022
SHEET 4 OF 4	

(R1) - RECORD OF SURVEY
BK. 157 PGS. 73-120
* RIGHT-OF-WAY DOCUMENT
REFERENCE PER RIVERSIDE
COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

EXHIBIT "A"
LEGAL DESCRIPTION
0161-024M

THENCE SOUTH 37°01'43" EAST, A DISTANCE OF 91.22 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL CONTAINS 2,552 SQUARE FEET, OR 0.059 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 1.000063694 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:


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

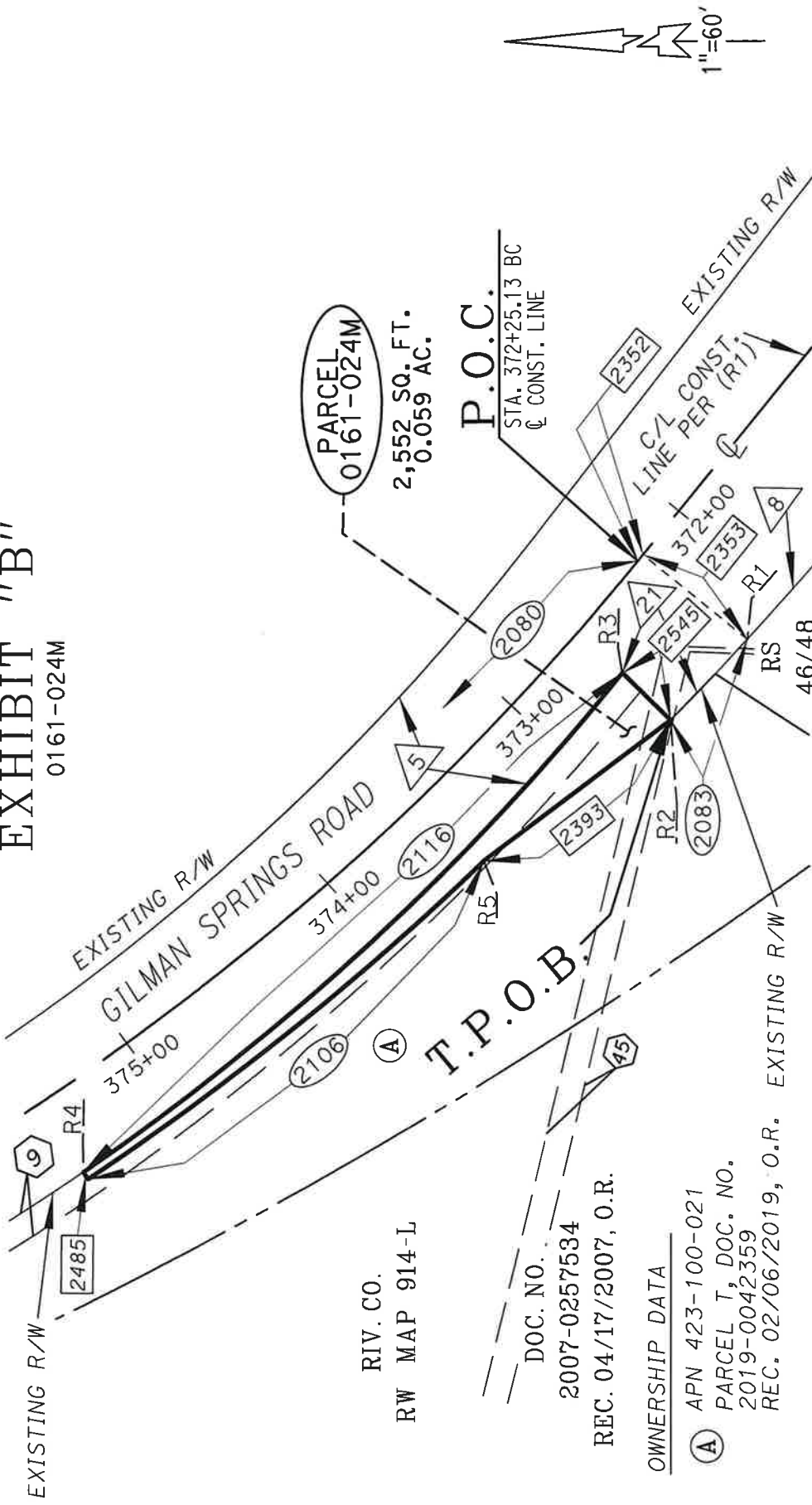
8/23/2022

DATED:



EXHIBIT "B"

0161-024M



SEC. 22, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000063694	
PCL No.: 0161-024M	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 60'	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: NB	APPROVED BY: <i>Timothy F. Rayburn</i>
DATE: MAY, 2022	DATE: 8/23/2022
SHEET 1 OF 2	

NOTE:

SEE SHEET 2 FOR LINE TABLE, CURVE TABLE, RECORD INFORMATION & OTHER CITATIONS

OWNERSHIP DATA

- APN 423-100-021
- PARCEL T, DOC. NO. 2019-0042359
- REC. 02/06/2019, O.R.

DOC. NO. 2007-0257534
REC. 04/17/2007, O.R.

EXHIBIT "B"

0161-024M

R/W RECORD DATA

5 60' WIDE R/W PER BOOK 433 PGS. 111-114, REC. 01/13/1916, O.R.

8 SW'LY & SE'LY R/W LINES OF PARCEL 0433-004A PER DOC. NO. 2003-219334 REC. 03/28/2003, O.R.

21 NW'LY & SW'LY R/W LINES OF PARCEL 0433-002B PER DOC. NO. 2001-472508 REC. 09/28/2001, O.R.

EASEMENT RECORD DATA

9 10' WIDE EASEMENT IN FAVOR OF SOUTHERN CAL GAS COMPANY PER BOOK 3868 PG. 575, REC 12/4/1964, O.R.
45 VARIABLE WIDTH EASEMENTS IN FAVOR OF SOUTHERN CALIFORNIA EDISON PER INST. NO. 1967-046440 REC. 5/29/1967, O.R.

(R1) - RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER RIVERSIDE COUNTY RIGHT-OF-WAY MAP NO. 968-QQ

CURVE DATA

DELTA	RADIUS	LENGTH
2080 36°18'49"	1,049.88'	665.41'
2083 01°49'11"	1,367.34' *	43.43'
2106 10°28'42"	1,084.88'	198.40'
2116 16°43'34"	985.31'	287.63'

LINE DATA

2352	S 50°52'03" E	3.15'
2353	S 39°07'57" W	52.48'
2393	S 37°01'43" E	91.22'
2485	S 56°25'31" W	3.30' (R)
	(R=1,084.88')	
2545	N 44°26'41" E	26.29'

RADIAL LINE DATA

R1	S 42°36'43" W
R2	S 44°25'54" W
R3	S 38°49'30" W
R4	S 55°33'04" W (R=985.31')
R5	S 45°56'49" W

* R = 1,367.33' PER DOC. NO. 2003-219334 & 2001-472508, O.R.

NOTE:

SEE SHEET 1 FOR PARCEL MAPPING INFORMATION

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000063694

PCL No.: 0161-024M

WO No.: C2-0161

SCALE: NOT TO SCALE

PREPARED BY: NB

DATE: MAY, 2022

SHEET 2 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION

PROJECT: GILMAN SPRINGS ROAD

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

APPROVED BY: *Timothy F. Rayburn* DATE: 8/23/2022



Parcel 0161-025

EXHIBIT "A"
LEGAL DESCRIPTION
0161-025A
DRAINAGE EASEMENT

THENCE NORTH 55°05'40" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 19.28 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 963 SQUARE FEET, OR 0.022 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 1.000063694 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:


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

3/02/2022

DATED:



RECORD DATA

5 60' WIDE R/W PER BOOK
433 PGS. 111-114
REC. 01/13/1916, O.R.

EXHIBIT "B"

0161-025A
DRAINAGE EASEMENT

P.O.C.

STA. 396+06.36 EC
CL CONST.

PARCEL 0433-001E
PER DOC. NO. 2001-472506
REC. 09/28/2001, O.R.

PARCEL 0433-002A

PER DOC. NO. 2001-472507
REC. 09/28/2001, O.R.

PARCEL
0161-025A

963 SQ. FT.
0.022 AC.

PARCEL T

DOC. NO. 2019-0042359
REC. 02/06/2019, O.R.

RS 66/59-61

EXISTING R/W

401+00 400+00 399+00 398+00 397+00 395+00 394+00
EXISTING R/W

423-080-014

RIV. CO.

RW MAP 914-L

423-080-013

NOTES: (R1) - RECORD OF SURVEY BK. 157 PGS. 73-120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

T.P.O.B.

COURSE "A"

PARCEL 3

DOC. NO. 1999-448686
REC. 10/08/1999, O.R.

APN 423-080-018

POR. BLK. 6

CONSOLIDATED RESERVOIR & POWER COMPANY'S SUBDIVISION
OF THE SAN JACINTO LAKE TRACT M.B. 6/83

SEC. 22, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO

LINE DATA

1061	N 37° 53' 13" W	73.49'
1062	S 52° 06' 47" W	30.75'
1063	S 55° 05' 40" W	37.05'
1064	S 37° 51' 46" E	50.07'
1065	S 55° 05' 40" W	19.26'
1066	N 37° 53' 13" W	50.07'
1067	N 55° 05' 40" E	19.28'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000063694

PCL No.: 0161-025A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WD No.: C2-0161	PROJECT: GILMAN SPRINGS ROAD
SCALE: 1" = 80'	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: AP	APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 3/02/2022
DATE: MARCH, 2022	
SHEET 1 OF 1	



EXHIBIT "A"
LEGAL DESCRIPTION
0161-025B
TEMPORARY CONSTRUCTION EASEMENT

19.26 FEET TO A LINE, PARALLEL WITH AND DISTANT 87.00 FEET SOUTHWESTERLY OF,
AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE;

THENCE NORTH 37°53'13" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF
50.07;

THENCE NORTH 55°05'40" EAST, A DISTANCE OF 19.28 FEET TO THE **TRUE POINT OF
BEGINNING.**

PARCEL CONTAINS 1,086 SQUARE FEET, OR 0.025 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
1.000063694 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD
AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS
ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE
ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE
TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE
RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:


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

3/02/2022

DATED:



RECORD DATA

5 60' WIDE R/W PER BOOK
433 PGS. 111-114
REC. 01/13/1916, O.R.

EXHIBIT "B"

0161-025B
TEMPORARY CONSTRUCTION
EASEMENT

P.O.C.

RIV. CO.
RW MAP 914-L

STA. 396+06.36 EC
CL CONST.

DOC. NO. 2019-0042359
REC. 02/06/2019, O.R.

RS 66/59-61

PARCEL T

T.P.O.B.

EXISTING R/W

N37°53'13"W 1854.19'
400+00

398+00

397+00

395+00

394+00

EXISTING R/W

423-080-014

423-080-017

NOTES:

423-080-013

(R1) - RECORD OF SURVEY BK. 157 PGS. 73/120

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY MAP NO. 968-QQ

PARCEL
0161-025B

1,086 SQ. FT.
0.025 AC.

PARCEL 3

DOC. NO. 1999-448686

REC. 10/08/1999, O.R.

APN 423-080-018

LINE DATA

1061	N 37°53'13" W	73.49'
1062	S 52°06'47" W	30.75'
1063	S 55°05'40" W	37.05'
1065	S 55°05'40" W	19.26'
1066	N 37°53'13" W	50.07'
1067	N 55°05'40" E	19.28'
1068	N 37°51'46" W	10.01'
1069	S 55°05'40" W	29.30'
1070	S 37°53'13" E	70.09'
1071	N 55°05'40" E	29.27'
1072	N 37°51'46" W	10.01'

SEC. 22, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000063694

PCL No.: 0161-025B	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT.
WD No.: C2-0161	SURVEY DIVISION
SCALE: 1" = 80'	PROJECT: GILMAN SPRINGS ROAD
PREPARED BY: AP	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: MARCH, 2022	APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 3/02/2022
SHEET 1 OF 1	



EXHIBIT "A"
LEGAL DESCRIPTION
0161-026A
TEMPORARY CONSTRUCTION EASEMENT

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES, BEING A PORTION OF LAND LYING IN PARCEL 2 OF PARCEL MAP NO. 12945, BY MAP FILED IN BOOK 68, PAGES 70 THROUGH 72, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, BEING MORE DESCRIBED AS PARCEL 6 IN THE GRANT DEED RECORDED MARCH 29, 2007 AS DOCUMENT NUMBER 2007-0214350, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, ALSO LYING WITHIN THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 2 WEST, RANCHO SAN JACINTO NUEVO, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD SHOWN AS "STA 256+55.60 BC C/L CONST." AS SHOWN BY MAP ON FILE IN BOOK 157 OF RECORDS OF SURVEY, PAGES 73 THROUGH 120, INCLUSIVE, RECORDS OF SAID COUNTY;

THENCE SOUTH 41°27'44" EAST ALONG SAID CENTERLINE, A DISTANCE OF 135.35 FEET;

THENCE NORTH 48°32'16" EAST, LEAVING SAID CENTERLINE, A DISTANCE OF 52.27 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD AS SHOWN ON SAID PARCEL MAP AND SAID RECORD OF SURVEY, AND THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 55°48'17" EAST, A DISTANCE OF 10.82 FEET TO A LINE PARALLEL WITH AND DISTANT 63.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE CONSTRUCTION ALIGNMENT OF GILMAN SPRINGS ROAD, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE SOUTH 41°27'44" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 26.21 FEET TO A LINE PARALLEL WITH AND DISTANT 26.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE PREVIOUSLY DESCRIBED COURSE HAVING A BEARING OF "NORTH 55°48'17" EAST 10.82 FEET";

THENCE SOUTH 55°48'17" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 10.82 FEET TO SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD;

THENCE NORTH 41°27'52" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF GILMAN SPRINGS ROAD, A DISTANCE OF 26.21 FEET TO THE **TRUE POINT OF BEGINNING**;

EXHIBIT "A"
LEGAL DESCRIPTION
0161-026A
TEMPORARY CONSTRUCTION EASEMENT

PARCEL CONTAINS 281 SQUARE FEET, OR 0.006 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 1.000073400 TO OBTAIN GROUND DISTANCE.

BEARINGS, DISTANCES, THE POSITIONS OF DEEDED OR PLATTED LINES OF RECORD, AND THE POSITION OF EXISTING ROADWAY, SLOPE, AND DRAINAGE EASEMENTS ALONG SAID GILMAN SPRINGS ROAD FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE ARE BASED ON THE ESTABLISHMENT SHOWN ON AND REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY RIGHT-OF-WAY MAP NUMBER 968-QQ, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

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

PREPARED UNDER MY SUPERVISION:

Tim R. Garcia

TIM R. GARCIA, P.L.S. 9146

03/23/2023

DATED:



EXHIBIT "B"

0161-026A
TEMPORARY CONSTRUCTION
EASEMENT

PARCEL
0161-026A

281 SQ. FT.
0.006 AC.

RIV. CO.
RW MAP 914-L

1"=40'

PM 68/70-72

APN 423-240-027

PARCEL 6

DOC 2007-0214350
03/29/2007

RANCHO SAN JACINTO NUEVO

2229

26.00'

2230

2231

2232

T.P.O.B.

EXISTING R/W

C/L CONST.
LINE PER (R1)
N 41°27'44" W
256+00

GILMAN SPRINGS ROAD

2228

175.79'

255+00

63.00'

P.O.C.

STA. 256+55.60 BC
C CONST. LINE

R/W RECORD DATA

R/W PER

PM 68/70-72

REC 8/13/1979

60' WIDE R/W PER

BOOK 544 PGS. 549-554, O.R.

REC 12/15/1926

(R1) - RECORD OF SURVEY BK. 157
PGS. 73-120.

* RIGHT-OF-WAY DOCUMENT REFERENCE PER
RIVERSIDE COUNTY RIGHT-OF-WAY
MAP NO. 968-QQ

SEC. 36, T. 3 S., R. 2 W. RANCHO SAN JACINTO NUEVO

LINE DATA

2227	S	41°27'44"	E	135.35'
2228	N	48°32'16"	E	52.27'
2229	N	55°48'17"	E	10.82'
2230	S	41°27'44"	E	26.21'
2231	S	55°48'17"	W	10.82'
2232	N	41°27'52"	W	26.21'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000073400

PCL No.: 0161-026A
COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

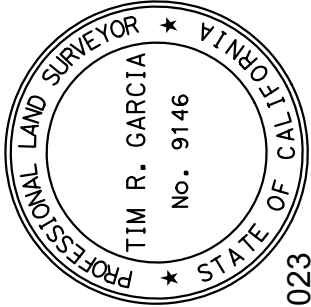
PROJECT: GILMAN SPRINGS ROAD

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: TRG

DATE: MARCH 2023

SHEET 1 OF 1



DATE: 03/23/2023

APPROVED BY: *Tim R. Garcia*

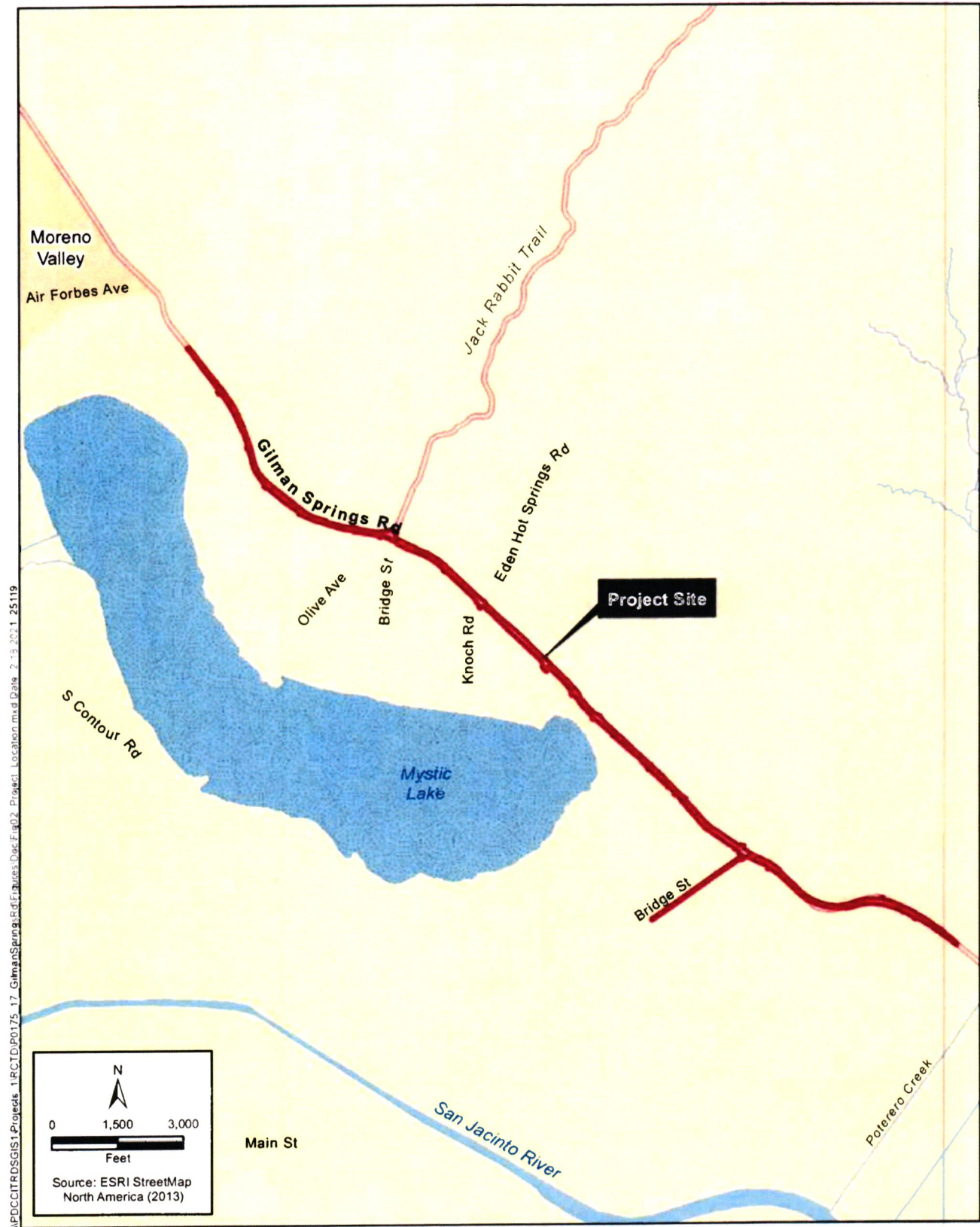


Figure 1.1-2
Project Location
Gilman Springs Shoulder and Median Widening Project