

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



**ITEM: 3.43
(ID # 28142)**

MEETING DATE:
Tuesday, July 01, 2025

FROM : TLMA-TRANSPORTATION

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Adopt Resolution No. 2025-037, Notice of Intention to Adopt a Resolution of Necessity for the Monroe Street / Interstate 10 Interchange Improvement Project in the City of Indio. Nothing Further is Required pursuant to State CEQA Guidelines. District 4. [\$0 Total Cost] (4/5 Vote Required, Clerk to Send Notice to Property Owner)

RECOMMENDED MOTION: That the Board of Supervisors:


1. Find nothing further required pursuant to State CEQA Guidelines;
2. Approve Resolution No. 2025-037 Notice of Intention to Adopt a Resolution of Necessity for the Monroe Street / Interstate 10 Interchange in the City of Indio;
3. Set a public hearing on July 29, 2025, for the Adoption of Resolution No. 2025-175; Adopt Resolution of Necessity for the Monroe Street / Interstate 10 Interchange in the City of Indio; and
4. Direct the Clerk of the Board to send out the required notice to the property owners as required per §1245.235 of the Code of Civil Procedure.

ACTION:4/5 Vote Required, Policy

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, seconded by Supervisor Medina and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and is set for public hearing on Tuesday, July 29, 2025, at 9:30 a.m. or as soon as possible thereafter.

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: July 1, 2025
xc: Transp., COB/NS

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Coachella Valley Association of Governments (CVAG) (75%) and City of Indio (25%). There are no General Funds used on this project.			Budget Adjustment: No	
			For Fiscal Year: 2025/2026	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Riverside County Transportation Department (Transportation Department) on behalf of the City of Indio proposes to reconstruct and widen the Monroe Street / Interstate 10 Interchange from two to four lanes on Monroe Street between the Coachella Valley Storm Channel and 42nd Avenue, reconstruct and widen the on- and off-ramps to two or three lanes at the intersection with Monroe Street, construct an eastbound auxiliary lane between Monroe Street and Jackson Street on Interstate 10, and extend the on- and off-ramps with acceleration and deceleration lanes. The Monroe Street Interchange is a major access point for existing development in the interchange area.

The Transportation Department has presented a written offer to the property owner for the following parcels as required by Government Code Section § 7267.2. The amount as required by Code of Civil Procedure § 1263.025 is consistent with current property values in the City of Indio and is based upon fair market value appraisal report.

Parcel No.	Assessor's Parcel No.	Interest	Sq. ft. of required area
0048-001A	610-020-015	Fee Simple	2,286
0048-001B	610-020-015	Road Right of Way Easement	1,939
0048-001C	610-020-015	Aerial Easement	7,350
0048-001D	610-020-015	Temporary Construction Easement	261,858
0048-010A	610-080-009	Fee Simple	7,020
0048-010B	610-080-009	Road Right of Way Easement	2,437
0048-010C	610-080-009	Aerial Easement	24,852
0048-010D	610-080-009	Temporary Construction Access Agreement	276,070

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

Transportation Department has also offered to pay the reasonable costs, not-to-exceed \$5,000, for an independent appraisal obtained by the property owners as required by Code of Civil Procedure Section § 1263.025.

Impact on Residents and Businesses

No displacement or relocation of existing residents, businesses, farms, non-profits, or government services would occur as a result of this project. Permanent and temporary impacts would be considered less than significant under CEQA and not adverse under NEPA.

Environmental Findings

Caltrans is the lead agency for the approval of the CEQA document for the project. Caltrans approved an Initial Study/Mitigated Negative Declaration for the Monroe Street / Interstate 10 Interchange Project on December 20, 2020, after finding that the project will not have a significant effect on the Environment. Therefore, the CEQA compliance has been completed and no further action is required.

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 (Deposit to the State Condemnation fund)	\$	24,700.00
Litigation Guarantee	\$	463.00
Independent appraisal obtained by owner	\$	5,000.00
Transportation Department Staff Time (Condemnation process)	\$	10,000.00
Total Estimated Costs	\$	40,163.00

All costs associated with the deposits of these properties are fully funded by local funds (Coachella Valley Association of Governments and City of Indio). There are no County funds being used.

ATTACHMENTS:

Resolution No. 2025-037
Legal and Plat
Aerial Map



Jason Farin, Principal Policy Analyst 6/25/2025

1 Board of Supervisors

County of Riverside

2 **Resolution No. 2025-37**

3 **Notice of Intention to Adopt a Resolution of Necessity for the Interstate**

4 **10/Monroe Street Interchange Improvement Project in the City of Indio, County of**
5 **Riverside, California**

6
7 **WHEREAS**, the portion of real property that is subject to this Notice (collectively
8 the ("Subject Property") is located in the City of Indio, County of Riverside, State of
9 California, is legally described on the documents attached hereto as Exhibit "A" (and
10 incorporated herein by this reference), is referenced as Parcel Nos. 0048-001A, 0048-
11 001B, 0048-001C, and 0048-001D, 0048-010A, 0048-010B, 0048-010C, 0048-010C,
12 and 0048-010D.

13 **WHEREAS**, the Subject Properties, and the corresponding Assessor's Parcel
14 Number(s) of which it is a part, are listed in table below;

Parcel Nos.	Assessor's Parcel Number(s)	Property Owner(s)
0048-001A, -001B, 001C,-001D	610-020-015	Coachella Valley Water District of Riverside County
0048-010A, -010B -010C, -010D	610-080-009	Coachella Valley Water District of Riverside County

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21 **WHEREAS**, the 'Project' proposes to reconstruct and widen Monroe Street at Interstate 10,
22 from two to four lanes on Monroe Street between the Coachella Valley Storm Channel and
23 42nd Avenue, reconstruct and widen the on- and off-ramps to two or three lanes at the
24 intersection with Monroe Street, construct eastbound auxiliary lane between Monroe Street
25 and Jackson Street on Interstate 10 and extend the on- and off-ramps with acceleration and
26 deceleration lanes. The Monroe Street / Interstate 10 interchange is a major access point for
27 existing development at the interchange area.
28

FORM APPROVED COUNTY COUNSEL
BY: *[Signature]* DATE: 7/21/25
G. ROSS TRINDLE III

JUL 01 2025 3.43

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

4 **WHEREAS**, the interests in the Subject Properties that are subject of this notice
5 are identified below;

6

7 Project Parcel No.(s)	8 Fee Simple	9 Permanent Easement	10 Temporary Construction Easement
11 0048-001A	12 X		
13 0048-001B		14 X	
15 0048-001C		16 X	
17 0048-001D			18 X
19 0048-010A	20 X		
21 0048-010B		22 X	
23 0048-010C		24 X	
25 0048-010D			26 X

27 **WHEREAS**, the statutes that authorize the County of Riverside to acquire the
28 Subject Property Interests by eminent domain include Article 1, § 19 of the California
Constitution; Government Code §25350.5; § 760 of the Streets and Highways Code; and
§§ 1240.010, 1240.020, 1240.030, 1240.040, 1240.110, 1240.120, 1240.130, 1240.140,
1240.240, 1240.310, 1240.320, 1240.350, 1240.410, 1240.510, and 1240.610 of the
Code of Civil Procedure.

Now, therefore, **BE IT RESOLVED AND ORDERED** as follows by the Board of
Supervisors of Riverside County, State of California, in regular session assembled on
July 1, 2025.

1. YOU ARE HEREBY NOTIFIED that this Board (at its public hearing on July
29, 2025. in the meeting room of the Board of Supervisors located on the 1st floor of the

1 County Administrative Center, 4080 Lemon Street, Riverside, California) may decide to
2 adopt a Resolution of Necessity that would authorize the County of Riverside to acquire
3 the Subject Property Interests by eminent domain (and that would find and determine
4 each of the following matters):

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

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

8 (c) That the Subject Property Interest is necessary for the Project;

9 (d) That the offers required by Government Code § 7267.2 of the have
10 been made to the owners of record of the Subject Property;

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

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


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

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

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

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

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FORM APPROVED COUNTY COUNSEL
BY:  7/2/25
G. FOSS TRINDLE III DATE

2
3 RESOLUTION NO. 2025-37

4 NOTICE OF INTENTION TO ADOPT A RESOLUTION OF NECESSITY FOR THE
5 INTERSTATE 10 / MONROE STREET INTERCHANGE IMPROVEMENT PROJECT IN
6 THE CITY OF INDIO, COUNTY OF RIVERSIDE, CALIFORNIA

7 ROLL CALL:

8 Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez

9 Nays: None

10 Absent: None

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12
13 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of
14 Supervisors on the date therein set forth.

15
16 KIMBERLY A. RECTOR, Clerk of said Board

17
18 By:  _____

19 Deputy

EXHIBIT "A"
LEGAL DESCRIPTION
0048-001A

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED BY DEED RECORDED APRIL 12, 1921 IN BOOK 546 OF DEEDS, PAGES 11 AND 12, OFFICIAL RECORDS OF THE RIVERSIDE COUNTY RECORDER'S OFFICE, LYING WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, LOCATED IN THE CITY OF INDIO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 15, AS SHOWN BY THE COACHELLA LAND AND WATER CO'S SUBDIVISION MAP ON FILE IN BOOK 6, PAGE 24 OF MAPS, SAID OFFICIAL RECORDS;

THENCE NORTH $02^{\circ}33'10''$ WEST ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 445.69 FEET TO HEREINAFTER DESCRIBED COURSE "A";

COURSE "A"

THENCE LEAVING SAID SECTION LINE AT A RIGHT ANGLE, SOUTH $87^{\circ}26'50''$ WEST, A DISTANCE OF 40.00 FEET TO AN ANGLE POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MONROE STREET (40.00 FOOT WESTERLY HALF-WIDTH), GRANTED TO THE COUNTY OF RIVERSIDE AS DESCRIBED BY GRANT DEED RECORDED JULY 29, 1941 IN OFFICIAL RECORD BOOK 512, PAGES 122 AND 123, SAID OFFICIAL RECORDS, SAID ANGLE POINT BEING THE BEGINNING OF COURSE (9) OF PARCEL 1 GRANTED TO THE STATE OF CALIFORNIA FOR STATE HIGHWAY PURPOSES, AS DESCRIBED BY GRANT DEED RECORDED MARCH 24, 1969 AS INSTRUMENT NUMBER 28000, SAID OFFICIAL RECORDS, SAID ANGLE POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE NORTH $31^{\circ}30'09''$ WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND SAID COURSE (9) OF PARCEL 1, A DISTANCE OF 123.94 FEET TO THE NORTHERLY LINE OF SAID PARCEL DESCRIBED BY DEED RECORDED APRIL 12, 1921 IN BOOK 546 OF DEEDS, PAGES 11 AND 12;

THENCE SOUTH $89^{\circ}34'20''$ WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 21.45 FEET TO A LINE PARALLEL WITH AND DISTANT 18.38 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID WESTERLY RIGHT-OF-WAY LINE;

THENCE SOUTH $31^{\circ}30'09''$ EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 124.85 FEET TO THE WESTERLY PROLONGATION OF HEREINABOVE DESCRIBED COURSE "A";

THENCE NORTH $87^{\circ}26'50''$ EAST ALONG SAID WESTERLY PROLONGATION, A DISTANCE OF 21.00 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 2,286 SQUARE FEET OR 0.052 ACRES, MORE OR LESS.

EXHIBIT "A"
LEGAL DESCRIPTION
0048-001A

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000016606 TO OBTAIN GROUND DISTANCE.

THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A ROADWAY AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE GRANTEE ANY AND ALL ABUTTER'S RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY IN AND TO THE ROADWAY OVER AND ACROSS.

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

PREPARED UNDER MY SUPERVISION:



LLOYD HARMON II, P.L.S. 9801



06/18/2025

DATED:

EXHIBIT "B"

(0048-001A)

S89°34'20"W

21.45'

EXISTING R/W

N'LY LINE OF PARCEL
GRANTED TO C.V.S.W.D.
PER BK. 546 PGS.
11-12, REC. 04/12/1921

PARCEL
0048-001A

2,286 SQ. FT.
0.052AC.

APN 610-020-015
DEED BOOK 546, PAGE 11-12
REC. 04/12/1921

COURSE (9) PARCEL 1
GRANTED TO STATE OF
CALIFORNIA PER INST.
28000, REC.
03/24/1969

PARCEL
0048-001D

T. 5 S., R. 7 E.,
SEC. 15

PARCEL
0048-001C

T.P.O.B.

☐ LINE DATA

- ① N00°04'56"E 931.24'
- ② N02°33'10"W 445.69'
- ③ S87°26'50"W 40.00' - COURSE "A"

SURVEYORS NOTES

||| INDICATES RESTRICTED
ACCESS

COACHELLA VALLEY
STORMWATER CHANNEL
800-N RW PLANS

☐ OLEANDER AVENUE WEST

P.O.C.

E 1/4 COR
SECTION 15

☐ OLEANDER
AVENUE EAST

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000016606

PCL No.: 0048-001A

WO No.: C7-0048

SCALE: NTS

PREPARED BY: A. KALAJI

DATE: JUNE, 2025

SHEET 1 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: MONROE STREET AND I-10

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:

Lloyd Harmon II

DATE: 06/18/2025

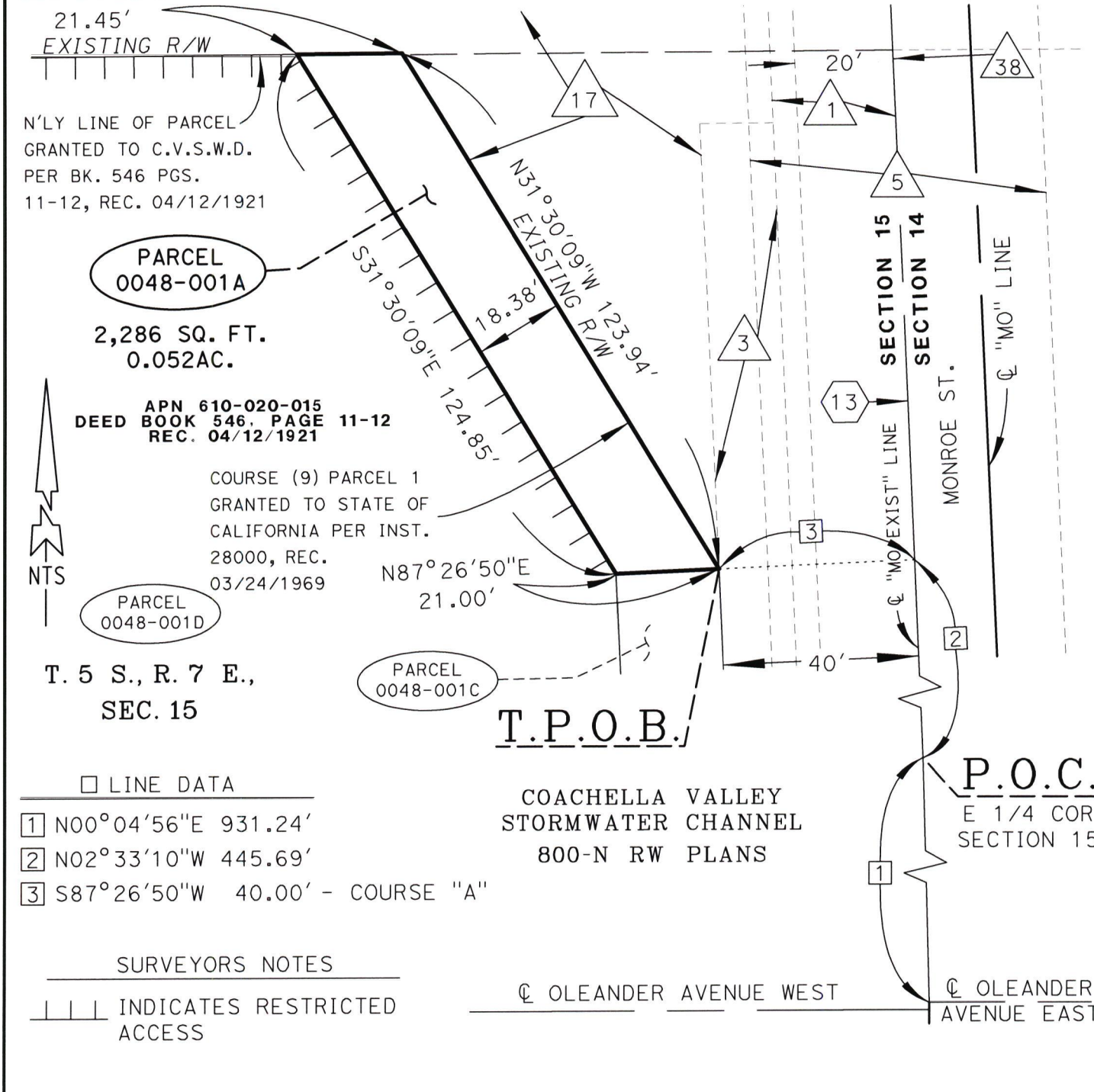


EXHIBIT "B"

(0048-001A)

R/W DATA

△₁ AN EASEMENT 25' IN WIDTH FOR PUBLIC STREET PURPOSES IN FAVOR OF THE COUNTY OF RIVERSIDE, DEDICATED AND ACCEPTED PER THE COACHELLA LAND & WATER CO'S SUBDIVISION MB 6/24, FILED 02/20/1908

△₃ EASEMENTS OF VARIOUS WIDTHS FOR PUBLIC ROAD AND UTILITY PURPOSES, GRANTED TO THE COUNTY OF RIVERSIDE AND ACCEPTED PER BOOK 512 PAGES 122-123, REC. 07/29/1941, O.R.

△₅ EASEMENTS 60' IN WIDTH FOR PUBLIC HIGHWAYS IN FAVOR OF THE COUNTY OF RIVERSIDE, GRANTED BY PETITION AND ACCEPTED PER BOOK 2454, PAGE 65, REC. 04/15/1959, O.R.

△₁₇ R/W FOR A PUBLIC HIGHWAY IN FAVOR OF THE STATE OF CALIFORNIA, DEDICATED AND ACCEPTED PER INST. 1969-28000, REC. 03/24/1969, O.R.

△₃₈ AN EASEMENT FOR PUBLIC HIGHWAY IN FAVOR OF THE COUNTY OF RIVERSIDE PER BOOK 233 PAGE 220, REC. 11/14/1906, O.R.

EASEMENT DATA

⬡₁₃ AN EASEMENT FOR CONSTRUCTION/IMPROVEMENT OF THE AREA DESCRIBED IN FAVOR OF THE COACHELLA VALLEY STORM WATER DISTRICT PER BOOK 548 PAGE 324, REC. 07/26/1921, O.R.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000016606

PCL No.: 0048-001A

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

WO No.: C7-0048

PROJECT: MONROE STREET AND I-10

SCALE: NTS

PREPARED BY: A. KALAIJI

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, 2025

APPROVED BY:

Lloyd Harmon II

DATE: 06/18/2025

SHEET 2 OF 2



EXHIBIT "A"
LEGAL DESCRIPTION
0048-001B

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED BY DEED RECORDED APRIL 12, 1921 IN BOOK 546 OF DEEDS, PAGES 11 AND 12, OFFICIAL RECORDS OF THE RIVERSIDE COUNTY RECORDER'S OFFICE, LYING WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, LOCATED IN THE CITY OF INDIO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 15, AS SHOWN BY THE COACHELLA LAND AND WATER CO'S SUBDIVISION MAP ON FILE IN BOOK 6, PAGE 24 OF MAPS, SAID OFFICIAL RECORDS;

THENCE NORTH $02^{\circ}33'10''$ WEST ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 95.68 FEET TO HEREINAFTER DESCRIBED COURSE "A";

COURSE "A"

THENCE LEAVING SAID SECTION LINE AT A RIGHT ANGLE, SOUTH $87^{\circ}26'50''$ WEST, A DISTANCE OF 40.00 FEET TO AN ANGLE POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MONROE STREET (40.00 FOOT WESTERLY HALF-WIDTH), GRANTED TO THE COUNTY OF RIVERSIDE AS DESCRIBED BY GRANT DEED RECORDED JULY 29, 1941 IN OFFICIAL RECORD BOOK 512, PAGES 122 AND 123, SAID OFFICIAL RECORDS, SAID ANGLE POINT BEING THE END OF COURSE (2) OF PARCEL 2 GRANTED TO THE STATE OF CALIFORNIA FOR STATE HIGHWAY PURPOSES, AS DESCRIBED BY GRANT DEED RECORDED MARCH 24, 1969 AS INSTRUMENT NUMBER 28000, SAID OFFICIAL RECORDS, SAID ANGLE POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH $20^{\circ}45'14''$ WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND SAID COURSE (2) OF PARCEL 2, A DISTANCE OF 100.96 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION, ALSO BEING THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED BY DEED RECORDED APRIL 12, 1921 IN BOOK 546 OF DEEDS, PAGES 11 AND 12;

THENCE SOUTH $89^{\circ}34'04''$ WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 20.68 FEET TO A LINE PARALLEL WITH AND DISTANT 19.29 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID WESTERLY RIGHT-OF-WAY LINE;

THENCE NORTH $20^{\circ}45'14''$ EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 100.12 FEET TO THE WESTERLY PROLONGATION OF HEREINABOVE DESCRIBED COURSE "A";

THENCE NORTH $87^{\circ}26'50''$ EAST ALONG SAID WESTERLY PROLONGATION, A DISTANCE OF 21.00 FEET TO THE **TRUE POINT OF BEGINNING**.

EXHIBIT "A"
LEGAL DESCRIPTION
0048-001B

PARCEL CONTAINS 1,939 SQUARE FEET OR 0.045 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 1.000016606 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:



LLOYD HARMON II, P.L.S. 9801



06/18/2025

DATED:

EXHIBIT "B" T.P.O.B.

PARCEL
0048-001C

(0048-001B)

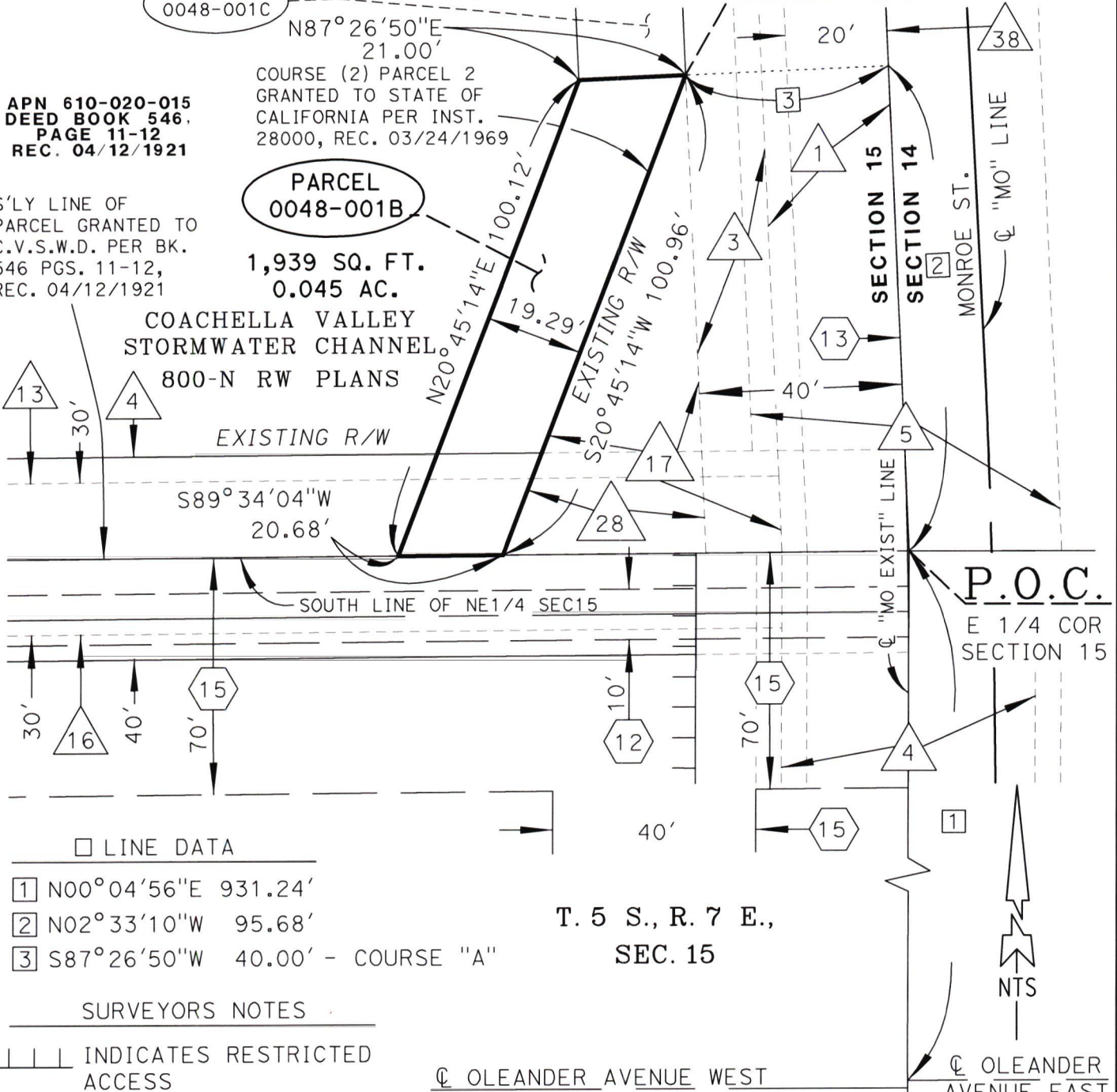
APN 610-020-015
DEED BOOK 546.
PAGE 11-12
REC. 04/12/1921

PARCEL
0048-001B

1,939 SQ. FT.
0.045 AC.

S'LY LINE OF
PARCEL GRANTED TO
C.V.S.W.D. PER BK.
546 PGS. 11-12,
REC. 04/12/1921

COACHELLA VALLEY
STORMWATER CHANNEL
800-N RW PLANS



□ LINE DATA

- ① N00°04'56"E 931.24'
- ② N02°33'10"W 95.68'
- ③ S87°26'50"W 40.00' - COURSE "A"

T. 5 S., R. 7 E.,
SEC. 15

SURVEYORS NOTES

||| INDICATES RESTRICTED ACCESS

☉ OLEANDER AVENUE WEST

☉ OLEANDER AVENUE EAST

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000016606

PCL No.: 0048-001B

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

WO No.: C7-0048

PROJECT: MONROE STREET AND I-10

SCALE: NTS

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

PREPARED BY: A. KALAJI

DATE: JUNE, 2025

APPROVED BY:

Lloyd Harmon II

DATE: 06/18/2025

SHEET 1 OF 2



EXHIBIT "B"

(0048-001B)

R/W DATA

- △ 1 AN EASEMENT 25' IN WIDTH FOR PUBLIC STREET PURPOSES IN FAVOR OF THE COUNTY OF RIVERSIDE, DEDICATED AND ACCEPTED PER THE COACHELLA LAND & WATER CO'S SUBDIVISION MB 6/24, FILED 02/20/1908
- △ 3 EASEMENTS OF VARIOUS WIDTHS FOR PUBLIC ROAD AND UTILITY PURPOSES, GRANTED TO THE COUNTY OF RIVERSIDE AND ACCEPTED PER BOOK 512 PAGES 122-123, REC. 07/29/1941, O.R.
- △ 4 AN EASEMENT OF VARIOUS WIDTHS ESTABLISHED AS A COUNTY HIGHWAY PER ROAD ABSTRACT, RA 579-580, TRANSCRIBED FROM SUPERVISORS' MINUTES, VOLUME 11, PAGE 127, REC. 1910
- △ 5 EASEMENTS 60' IN WIDTH FOR PUBLIC HIGHWAYS IN FAVOR OF THE COUNTY OF RIVERSIDE, GRANTED BY PETITION AND ACCEPTED PER BOOK 2454, PAGE 65, REC. 04/15/1959, O.R.
- △ 13 AN EASEMENT 30' IN WIDTH FOR PUBLIC STREET PURPOSES IN FAVOR OF THE COUNTY OF RIVERSIDE, DEDICATED PER THE COACHELLA LAND & WATER CO'S SUBDIVISION MB 6/24, FILED 02/20/1908
- △ 16 VACATED BY RESOLUTION 3348 OF THE CITY COUNCIL OF THE CITY OF INDIO, PER INST. 1980-38184, REC. 02/27/1980, O.R.
- △ 17 R/W FOR A PUBLIC HIGHWAY IN FAVOR OF THE STATE OF CALIFORNIA, DEDICATED AND ACCEPTED PER INST. 1969-28000, REC. 03/24/1969, O.R.
- △ 28 HIGHWAY RIGHT OF WAY RELINQUISHED TO THE CITY OF INDIO PER INST. NO. 1973-11880, REC. 01/28/1973, O.R. AS SHOWN ON CALTRANS RELINQUISHMENT MAP, BOOK 7 PAGE 13
- △ 38 AN EASEMENT FOR PUBLIC HIGHWAY IN FAVOR OF THE COUNTY OF RIVERSIDE PER BOOK 233 PAGE 220, REC. 11/14/1906, O.R.

EASEMENT DATA

- ⬡ 13 AN EASEMENT FOR CONSTRUCTION/IMPROVEMENT OF THE AREA DESCRIBED IN FAVOR OF THE COACHELLA VALLEY STORM WATER DISTRICT PER BOOK 548 PAGE 324, REC. 07/26/1921, O.R.
- ⬡ 12 AN EASEMENT FOR WATER PIPE LINES IN FAVOR OF THE UNITED STATES OF AMERICA PER BOOK 997 PAGES 149-155, REC. 07/23/1948, O.R.
- ⬡ 15 AN EASEMENT RESERVING THE R/W FOR IRRIGATION DRAINAGE STORM-WATER PROTECTION AND CANALS IN FAVOR OF THE COACHELLA VALLEY COUNTY WATER DISTRICT PER BOOK 658 PAGE 175, REC. 12/27/1944, O.R.


ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000016606		
PCL No.: 0048-001B	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION	
WO No.: C7-0048	PROJECT: MONROE STREET AND I-10	
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.	
PREPARED BY: A. KALAJI	APPROVED BY: <i>Lloyd Harmon</i>	
DATE: JUNE, 2025	DATE: 06/18/2025	
SHEET 2 OF 2		

EXHIBIT "A"
LEGAL DESCRIPTION
0048-001C
AERIAL EASEMENT

AN AERIAL EASEMENT FOR BRIDGE PURPOSES, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED BY DEED RECORDED APRIL 12, 1921 IN BOOK 546 OF DEEDS, PAGES 11 AND 12, OFFICIAL RECORDS OF THE RIVERSIDE COUNTY RECORDER'S OFFICE, LYING WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, LOCATED IN THE CITY OF INDIO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 15, AS SHOWN BY THE COACHELLA LAND AND WATER CO'S SUBDIVISION MAP ON FILE IN BOOK 6, PAGE 24 OF MAPS, SAID OFFICIAL RECORDS;

THENCE NORTH 02°33'10" WEST ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 445.69 FEET TO HEREINAFTER DESCRIBED COURSE "A";

COURSE "A"

THENCE LEAVING SAID SECTION LINE AT A RIGHT ANGLE, SOUTH 87°26'50" WEST, A DISTANCE OF 40.00 FEET TO AN ANGLE POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MONROE STREET (40.00 FOOT WESTERLY HALF-WIDTH), GRANTED TO THE COUNTY OF RIVERSIDE AS DESCRIBED BY GRANT DEED RECORDED JULY 29, 1941 IN OFFICIAL RECORD BOOK 512, PAGES 122 AND 123, SAID OFFICIAL RECORDS, SAID ANGLE POINT BEING THE BEGINNING OF COURSE (9) OF PARCEL 1 GRANTED TO THE STATE OF CALIFORNIA FOR STATE HIGHWAY PURPOSES, AS DESCRIBED BY GRANT DEED RECORDED MARCH 24, 1969 AS INSTRUMENT NUMBER 28000, SAID OFFICIAL RECORDS, AND THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 02°33'10" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 350.01 FEET TO AN ANGLE POINT ON SAID WESTERLY RIGHT-OF-WAY LINE, SAID ANGLE POINT BEING THE END OF COURSE (2) OF PARCEL 2 GRANTED TO THE STATE OF CALIFORNIA FOR STATE HIGHWAY PURPOSES, AS DESCRIBED BY SAID GRANT DEED RECORDED MARCH 24, 1969 AS INSTRUMENT NUMBER 28000;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AT A RIGHT ANGLE, SOUTH 87°26'50" WEST, PARALLEL WITH AND DISTANT 350.01 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WESTERLY PROLONGATION OF HEREINABOVE DESCRIBED COURSE "A", A DISTANCE OF 21.00 FEET TO A LINE PARALLEL WITH AND DISTANT 61.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID EAST LINE OF SECTION 15;

EXHIBIT "A"
LEGAL DESCRIPTION
0048-001C
AERIAL EASEMENT

THENCE NORTH 02°33'10" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 350.01 FEET TO THE WESTERLY PROLONGATION OF HEREINABOVE SAID COURSE "A";

THENCE NORTH 87°26'50" EAST, ALONG SAID WESTERLY PROLONGATION OF COURSE "A", A DISTANCE OF 21.00 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 7,350 SQUARE FEET OR 0.169 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 1.000016606 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:



LLOYD HARMON II, P.L.S. 9801



06/18/2025

DATED:

EXHIBIT "B"

T.P.O.B.

(0048-001C)
AERIAL EASEMENT



N87°26'50"E
21.00'

PARCEL
0048-001A

COURSE (9) PARCEL 1 GRANTED TO STATE OF CALIFORNIA PER INST. 28000, REC. 03/24/1969

DEED APN 610-020-015
BOOK 546, PAGE 11-12
REC. 04/12/1921

PARCEL
0048-001C

7,350 SQ. FT.
0.169AC.

PARCEL
0048-001D

T. 5 S., R. 7 E.,
SEC. 15

COACHELLA VALLEY
STORMWATER CHANNEL
800-N RW PLANS

□ LINE DATA

- 1 N00°04'56"E 931.24'
- 2 N02°33'10"W 445.69'
- 3 S87°26'50"W 40.00' - COURSE "A"

SURVEYORS NOTES

|||| INDICATES RESTRICTED ACCESS

--- INDICATES IDENTICAL POINT

COURSE (2) PARCEL 2 GRANTED TO STATE OF CALIFORNIA PER INST. 28000, REC. 03/24/1969

S87°26'50"W
21.00'

PARCEL
0048-001B

P.O.C.
E 1/4 COR
SECTION 15

OLEANDER AVENUE WEST

OLEANDER AVENUE EAST

N02°33'10"W 350.01'
S02°33'10"E 350.01'
EXISTING R/W

SECTION 15
SECTION 14

MONROE ST.
"MO" EXIST" LINE
"MO" LINE



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000016606

PCL No.: 0048-001C	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C7-0048	PROJECT: MONROE STREET AND I-10
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: A. KALAIJI	APPROVED BY: <i>Lloyd Harmon</i>
DATE: JUNE, 2025	DATE: 06/18/2025
SHEET 1 OF 2	

EXHIBIT "B"

(0048-001C)

AERIAL EASEMENT

R/W DATA

1

AN EASEMENT 25' IN WIDTH FOR PUBLIC STREET PURPOSES IN FAVOR OF THE COUNTY OF RIVERSIDE, DEDICATED AND ACCEPTED PER THE COACHELLA LAND & WATER CO'S SUBDIVISION MB 6/24, FILED 02/20/1908

3

EASEMENTS OF VARIOUS WIDTHS FOR PUBLIC ROAD AND UTILITY PURPOSES, GRANTED TO THE COUNTY OF RIVERSIDE AND ACCEPTED PER BOOK 512 PAGES 122-123, REC. 07/29/1941, O.R.

5

EASEMENTS 60' IN WIDTH FOR PUBLIC HIGHWAYS IN FAVOR OF THE COUNTY OF RIVERSIDE, GRANTED BY PETITION AND ACCEPTED PER BOOK 2454, PAGE 65, REC. 04/15/1959, O.R.

38

AN EASEMENT FOR PUBLIC HIGHWAY IN FAVOR OF THE COUNTY OF RIVERSIDE PER BOOK 233 PAGE 220, REC. 11/14/1906, O.R.

EASEMENT DATA

13

AN EASEMENT FOR CONSTRUCTION/IMPROVEMENT OF THE AREA DESCRIBED IN FAVOR OF THE COACHELLA VALLEY STORM WATER DISTRICT PER BOOK 548 PAGE 324, REC. 07/26/1921, O.R.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000016606

PCL No.: 0048-001C

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

WO No.: C7-0048

PROJECT: MONROE STREET AND I-10

SCALE: NTS

PREPARED BY: A. KALAJI

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, 2025

APPROVED BY:

Lloyd Harmon II

DATE: 06/18/2025

SHEET 2 OF 2



EXHIBIT "A"
LEGAL DESCRIPTION
0048-001D
TEMPORARY CONSTRUCTION EASEMENT

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED BY DEED RECORDED APRIL 12, 1921 IN BOOK 546 OF DEEDS, PAGES 11 AND 12, OFFICIAL RECORDS OF THE RIVERSIDE COUNTY RECORDER'S OFFICE, LYING WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, LOCATED IN THE CITY OF INDIO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 15, AS SHOWN BY THE COACHELLA LAND AND WATER CO'S SUBDIVISION MAP ON FILE IN BOOK 6, PAGE 24 OF MAPS, SAID OFFICIAL RECORDS;

THENCE SOUTH 89°34'04" WEST ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION, ALSO BEING THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED BY DEED RECORDED APRIL 12, 1921 IN BOOK 546 OF DEEDS, PAGES 11 AND 12, A DISTANCE OF 100.68 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 89°34'04" WEST, A DISTANCE OF 456.60 FEET;

THENCE NORTH 00°16'11" WEST, A DISTANCE OF 550.10 FEET TO THE NORTHERLY LINE OF SAID PARCEL DESCRIBED BY DEED RECORDED APRIL 12, 1921 IN BOOK 546 OF DEEDS, PAGES 11 AND 12;

THENCE NORTH 89°34'20" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 413.84 FEET TO A LINE PARALLEL WITH AND DISTANT 18.38 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WESTERLY RIGHT-OF-WAY LINE OF MONROE STREET (VARYING WIDTH), DESCRIBED AS COURSE (9) OF PARCEL 1 BY GRANT DEED RECORDED MARCH 24, 1969 AS INSTRUMENT NUMBER 28000, SAID OFFICIAL RECORDS;

THENCE SOUTH 31°30'09" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 124.85 FEET TO A LINE PARALLEL WITH AND DISTANT 61.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID SECTION 15;

THENCE SOUTH 02°33'10" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 350.01 FEET TO A LINE PARALLEL WITH AND DISTANT 19.29 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID WESTERLY RIGHT-OF-WAY LINE, DESCRIBED AS COURSE (2) OF PARCEL 2 BY SAID GRANT DEED RECORDED MARCH 24, 1969 AS INSTRUMENT NUMBER 28000;

THENCE SOUTH 20°45'14" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 100.12 FEET TO THE **TRUE POINT OF BEGINNING**.

EXHIBIT "A"
LEGAL DESCRIPTION
0048-001D
TEMPORARY CONSTRUCTION EASEMENT

PARCEL CONTAINS 261,858 SQUARE FEET OR 6.011 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 1.000016606 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:



LLOYD HARMON II, P.L.S. 9801



06/18/2025

DATED:

EXHIBIT "B"

(0048-001D)

TEMPORARY CONSTRUCTION EASEMENT

R/W DATA

- △₁ AN EASEMENT 25' IN WIDTH FOR PUBLIC STREET PURPOSES IN FAVOR OF THE COUNTY OF RIVERSIDE, DEDICATED AND ACCEPTED PER THE COACHELLA LAND & WATER CO'S SUBDIVISION MB 6/24, FILED 02/20/1908
- △₃ EASEMENTS OF VARIOUS WIDTHS FOR PUBLIC ROAD AND UTILITY PURPOSES, GRANTED TO THE COUNTY OF RIVERSIDE AND ACCEPTED PER BOOK 512 PAGES 122-123, REC. 07/29/1941, O.R.
- △₄ AN EASEMENT OF VARIOUS WIDTHS ESTABLISHED AS A COUNTY HIGHWAY PER ROAD ABSTRACT, RA 579-580, TRANSCRIBED FROM SUPERVISORS' MINUTES, VOLUME 11, PAGE 127, REC. 1910
- △₅ EASEMENTS 60' IN WIDTH FOR PUBLIC HIGHWAYS IN FAVOR OF THE COUNTY OF RIVERSIDE, GRANTED BY PETITION AND ACCEPTED PER BOOK 2454, PAGE 65, REC. 04/15/1959, O.R.
- △₁₃ AN EASEMENT 30' IN WIDTH FOR PUBLIC STREET PURPOSES IN FAVOR OF THE COUNTY OF RIVERSIDE, DEDICATED PER THE COACHELLA LAND & WATER CO'S SUBDIVISION MB 6/24, FILED 02/20/1908
- △₁₆ VACATED BY RESOLUTION 3348 OF THE CITY COUNCIL OF THE CITY OF INDIO, PER INST. 1980-38184, REC. 02/27/1980, O.R.
- △₁₇ R/W FOR A PUBLIC HIGHWAY IN FAVOR OF THE STATE OF CALIFORNIA, DEDICATED AND ACCEPTED PER INST. 1969-28000, REC. 03/24/1969, O.R.
- △₂₈ HIGHWAY RIGHT OF WAY RELINQUISHED TO THE CITY OF INDIO PER INST. NO. 1973-11880, REC. 01/28/1973, O.R. AS SHOWN ON CALTRANS RELINQUISHMENT MAP, BOOK 7 PAGE 13
- △₃₈ AN EASEMENT FOR PUBLIC HIGHWAY IN FAVOR OF THE COUNTY OF RIVERSIDE PER BOOK 233 PAGE 220, REC. 11/14/1906, O.R.

EASEMENT DATA

- ⬡₂ A 6' WIDE EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF THE CITY OF INDIO PER INSTRUMENT NO. 1972-60701, REC. 05/05/1972, O.R.
- ⬡₁₂ AN EASEMENT FOR WATER PIPE LINES IN FAVOR OF THE UNITED STATES OF AMERICA PER BOOK 997 PAGES 149-155, REC. 07/23/1948, O.R.
- ⬡₁₃ AN EASEMENT FOR CONSTRUCTION/IMPROVEMENT OF THE AREA DESCRIBED IN FAVOR OF THE COACHELLA VALLEY STORM WATER DISTRICT PER BOOK 548 PAGE 324, REC. 07/26/1921, O.R.
- ⬡₁₅ AN EASEMENT RESERVING THE R/W FOR IRRIGATION DRAINAGE STORM-WATER PROTECTION AND CANALS IN FAVOR OF THE COACHELLA VALLEY COUNTY WATER DISTRICT PER BOOK 658 PAGE 175, REC. 12/27/1944, O.R.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000016606

PCL No.: 0048-001D	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C7-0048	PROJECT: MONROE STREET AND I-10
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: A. KALAJI	APPROVED BY: <i>Lloyd Harmon</i> DATE: 06/18/2025
DATE: JUNE, 2025	
SHEET 2 OF 2	



EXHIBIT "B"

(0048-010D)
AERIAL EXHIBIT

EXISTING R/W

N'LY LINE OF REAL PROPERTY
GRANTED TO C.V.S.W.D. PER
BK. 548 PGS. 324-325, REC.
07/26/1921

PARCEL
0048-010A

C.V.S.W.D.
APN 610-080-009
DEED BOOK 548. PAGE 324-325
REC. 07/26/1921

E'LY LINE OF
PARCEL 2A

PARCEL
0048-010D

276,070 SQ. FT.
6.338 AC.

PARCEL
0048-010C

E'LY LINE OF
PARCEL 2B

PARCEL
0048-010B

S'LY LINE OF REAL PROPERTY
GRANTED TO C.V.S.W.D. PER BK.
548 PGS. 324-325, REC.
07/26/1921



60.95'

40'

13

71.00'

65.87'

SECTION 15
SECTION 14

MONROE ST.

W 1/4 COR
SECTION 14

T. 5 S., R. 7 E.,
SEC. 14

OLEANDER
AVENUE WEST

OLEANDER AVENUE EAST

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000016606

PCL No.: 0048-010D
WO No.: C7-0048
SCALE: NTS
PREPARED BY: A. KALAJJI
DATE: JUNE, 2025
SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION
PROJECT: MONROE STREET AND I-10
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: _____

NOT TO BE
RECORDED!

EXHIBIT "B"
 (0048-010C)
 AERIAL EXHIBIT



PARCEL
 0048-010A

E'LY LINE
 OF PARCEL 2A

71.00'

40'

C.V.S.W.D.
 APN 610-080-009
 DEED BOOK 548, PAGE 324-325
 REC. 07/26/1921

PARCEL
 0048-010D

T. 5 S., R. 7 E.,
 SEC. 14

PARCEL
 0048-010C

24,852 SQ. FT.
 0.571 AC.

E'LY LINE
 OF PARCEL
 2B

PARCEL
 0048-010B

W 1/4 COR
 SECTION 14

SECTION 15
 SECTION 14
 MONROE ST.

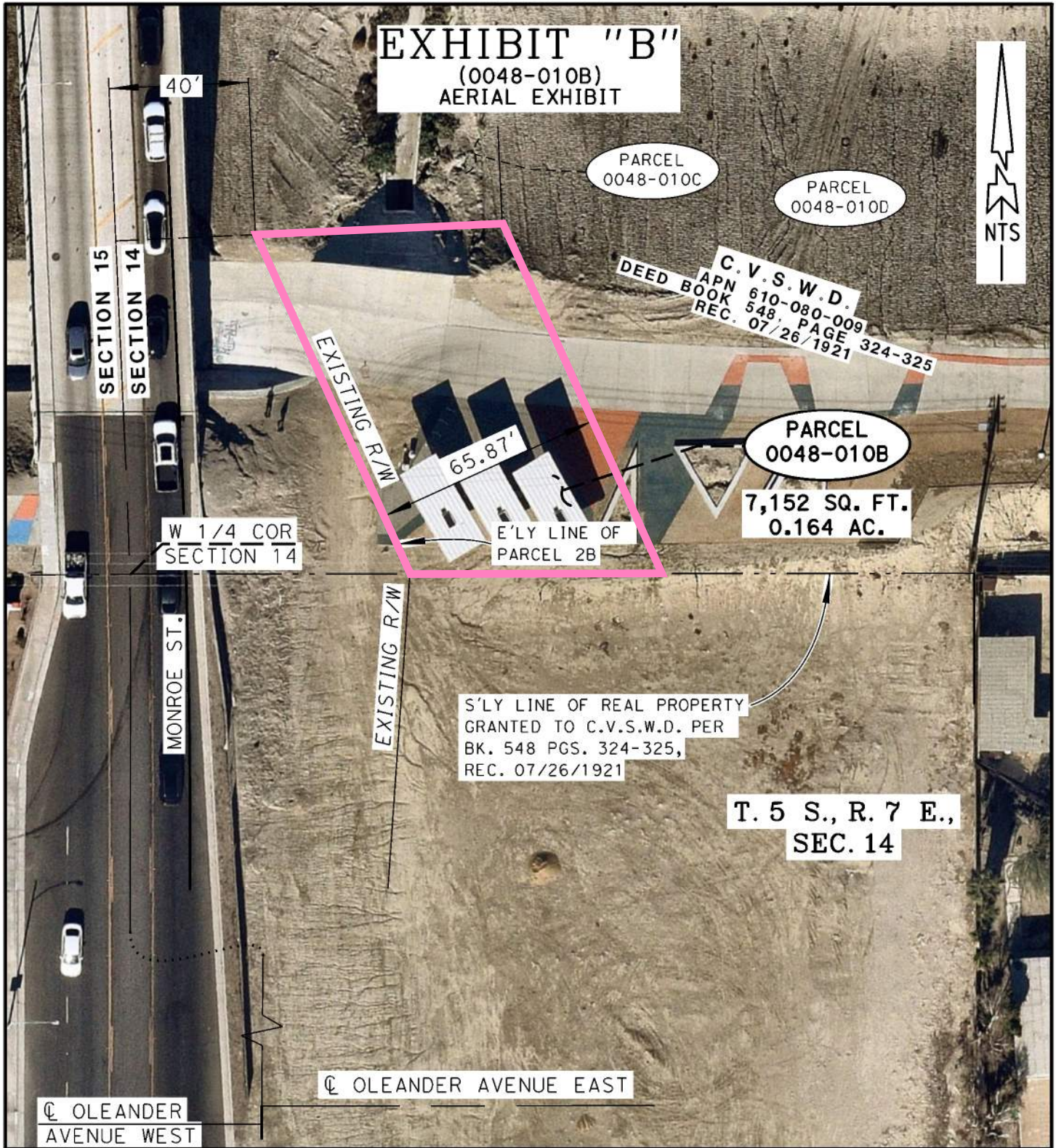
EXISTING R/W

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000016606

PCL No.: 0048-010C	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION	
WO No.: C7-0048	PROJECT: MONROE STREET AND I-10	
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.	
PREPARED BY: A. KALAIJI	APPROVED BY: _____	DATE: _____
DATE: JUNE, 2025		
SHEET 1 OF 1		

**NOT TO BE
 RECORDED!**

EXHIBIT "B"
 (0048-010B)
 AERIAL EXHIBIT



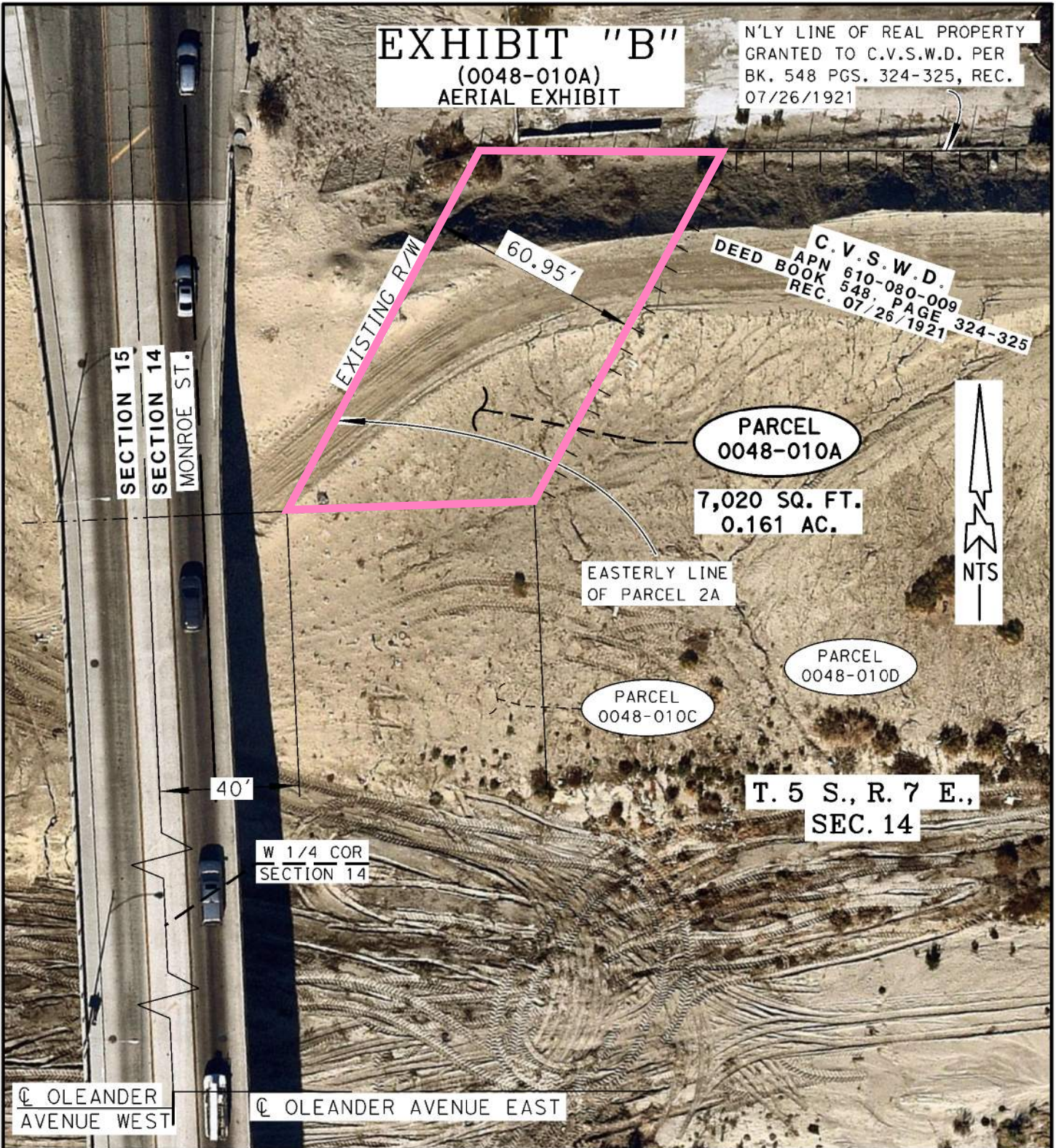
ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000016606

PCL No.: 0048-010B	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION	
WO No.: C7-0048	PROJECT: MONROE STREET AND I-10	
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.	
PREPARED BY: A. KALAJJI	APPROVED BY: _____	DATE: _____
DATE: JUNE, 2025		
SHEET 1 OF 1		

**NOT TO BE
RECORDED!**

EXHIBIT "B"
 (0048-010A)
 AERIAL EXHIBIT

N'LY LINE OF REAL PROPERTY
 GRANTED TO C.V.S.W.D. PER
 BK. 548 PGS. 324-325, REC.
 07/26/1921



C.V.S.W.D.
 DEED BOOK 548, PAGE 324-325
 REC. 07/26/1921

PARCEL
 0048-010A
 7,020 SQ. FT.
 0.161 AC.

PARCEL
 0048-010D

PARCEL
 0048-010C

T. 5 S., R. 7 E.,
 SEC. 14



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000016606

PCL No.: 0048-010A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION	
WO No.: C7-0048	PROJECT: MONROE STREET AND I-10	
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.	
PREPARED BY: A. KALAJJI	APPROVED BY: _____	DATE: _____
DATE: JUNE, 2025		
SHEET 1 OF 1		

**NOT TO BE
 RECORDED!**

EXHIBIT
(0048-001B)
AERIAL EXHIBIT

PARCEL
0048-001C

COACHELLA VALLEY
STORMWATER CHANNEL
800-N RW PLANS

PARCEL
0048-001B

1,939 SQ. FT.
0.045 AC.

APN 610-020-015
DEED BOOK 546.
PAGE 11-12
REC. 04/12/1921

SOUTH LINE OF NE1/4 SEC15

S'LY LINE OF
PARCEL GRANTED TO
C.V.S.W.D. PER BK.
546 PGS. 11-12,
REC. 04/12/1921

T. 5 S., R. 7 E.,
SEC. 15

OLEANDER AVENUE WEST

OLEANDER AVENUE EAST

SECTION 15

SECTION 14

MONROE ST.

MONROE ST.

E 1/4 COR
SECTION 15



EXISTING R/W

EXISTING R/W

19.29'

PCL No.: 0048-001B

WO No.: C7-0048

SCALE: NTS

PREPARED BY: L. HARMON

DATE: JUNE, 2025

SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: MONROE STREET AND I-10

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: _____

**NOT TO BE
RECORDED!**

EXHIBIT
(0048-001A)
AERIAL EXHIBIT



EXISTING R/W

N'LY LINE OF PARCEL
GRANTED TO C.V.S.W.D.
PER BK. 546 PGS.
11-12, REC. 04/12/1921

PARCEL
0048-001A

2,286 SQ. FT.
0.052AC.

APN 610-020-015
DEED BOOK 546, PAGE 11-12
REC. 04/12/1921

PARCEL
0048-001D

PARCEL
0048-001C

T. 5 S., R. 7 E.,
SEC. 15

COACHELLA VALLEY STORMWATER CHANNEL
800-N RW PLANS

EXISTING R/W
18.38'

EXISTING R/W

40'

SECTION 15
SECTION 14

MONROE ST.

MONROE ST.

E 1/4 COR
SECTION 15

PCL No.: 0048-001A

WO No.: C7-0048

SCALE: NTS

PREPARED BY: L. HARMON

DATE: JUNE, 2025

SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: MONROE STREET AND I-10

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: _____

**NOT TO BE
RECORDED!**