

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



ITEM: 21.9  
(ID # 28338)

**MEETING DATE:**  
Tuesday, July 29, 2025

**FROM :** TLMA-TRANSPORTATION

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:  
Public Hearing - Adopt Resolution No. 2025-092, Authorization to Adopt a Resolution of Necessity for the Interstate 10 - Monroe Street Interchange Improvement Project in the City of Indio. CEQA Findings of Nothing Further is Required pursuant to State CEQA Guidelines. District 4. [\$442,463 Total Cost - Coachella Valley Association of Governments (75%), City of Indio (25%)] (4/5 Vote Required, Clerk to Send Notice to Property Owner)

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

1. **Find** that nothing further is required pursuant to the California Environmental Quality Act (CEQA) because the project was previously approved and found to be exempt pursuant to State CEQA Guidelines § 15282(g) and § 21080.13 of the California Public Resources Code;
2. **Approve** Resolution No. 2025-092, authorizing the Resolution of Necessity for the Monroe Street / Interstate 10 Interchange Improvement Project; and
3. **Allocate** the sum of \$427,000.00 for deposit to the State Condemnation Fund.

**ACTION:**4/5 Vote Required, Policy

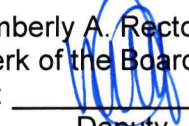
  
Dennis Acuna, Director of Transportation 7/17/2025

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: July 29, 2025  
xc: Transp.

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 442,463	\$ 0	\$ 442,463	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Coachella Valley Association of Governments (75%) City of Indio (25%)			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 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 42<sup>nd</sup> Avenue, reconstruct and widen the on- and off-ramps to two or three lanes at the intersection of 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.

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

The Transportation Department has presented a written offer to the property owner as required by Government Code § 7262.2. The amount of the offer is consistent with current property values in the City of Indio and is based upon a fair market value appraisal report. The Transportation Department has also offered to pay reasonable costs, not to exceed \$5,000, for an independent appraisal obtained by the property owner as required by the Code of Civil Procedure § 263.025.

Negotiations are still ongoing with the property owner listed below for the property rights needed for the Project. The Transportation Department will continue to conduct good faith negotiations with the property owner in an effort to reach a mutually agreed-upon settlement.

Parcel No.	Assessor's Parcel No.	Interest	Sq. ft. of required area
0048-011A	610-020-034, -036	Fee Simple	19,928
0048-011B	610-020-034, -036	Fee Simple	2,437

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0048-011C	610-020-034, -036	Fee Simple	2,668
0048-011D	610-020-034, -036	Road Right of Way Easement	1,594
0048-011E	610-020-034, -036	Slope and Drainage Easement	8,300
0048-011F	610-020-034, -036	Drainage Easement	19,349
0048-011G	610-020-034, -036	Temporary Construction Easement	21,626

The Notice of Intention Resolution No. 2025-087, approved June 10, 2025, as Minute Order 3.75, set a public hearing on July 29, 2025 for the proposed adoption of Resolution No. 2025-092, adoption of Resolution of Necessity (R.O.N.). The R.O.N. hearing on July 29, 2025 is needed to permit the Monroe Street / Interstate 10 Interchange Project to be completed.

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 § 25350.5, Streets and Highway Code § 760, and Code of Civil Procedure §§ 1240.010, 1240.020, 1240.030, 1240.040, 1240.110, 1240.120, 1240.130, 1240.240, 1240.310, 1240.320, 1240.350, 1240.410, 1240.140, 1240.510, and 1240.610.

**Impact on Residents and Businesses**

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

**Additional Fiscal Information**

The following summarizes the funding necessary for the deposits to the State of Condemnation Fund for the property 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)	\$	427,000.00
Litigation Guarantee	\$	463.00
Independent appraisal obtained by the owner	\$	5,000.00
Transportation Department Staff Time (Condemnation Process)	\$	10,000.00
<b>Total Estimated Costs</b>	<b>\$</b>	<b>442,463.00</b>

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STATE OF CALIFORNIA**

All costs associated with the deposits of these properties are fully funded by local funds (Coachella Valley Association of Governments and City of Indio).

**ATTACHMENTS:**

Resolution No. 2025-092

Legals & Plats

Aerial Map

Authorization to Bill

  
\_\_\_\_\_  
Jason Farin, Principal Policy Analyst 7/23/2025

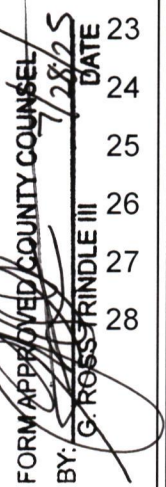
2 **Resolution No. 2025-092**

3 **Authorization to Adopt a Resolution of Necessity for the Monroe Street /**  
4 **Interstate 10 Interchange Project in the City of Indio, County of Riverside, State**  
5 **of 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 and depicted on the documents attached hereto as Exhibit  
10 "A" and Exhibit "B" (and incorporated herein by this reference), is referenced as Parcel  
11 No's. 0048-011A, 0048-011B, 0048-011C, 0048-011D, 0048-011E, 0048-011F, and  
12 0048-011G;

13 **WHEREAS**, the Subject Property, is listed in table below:

Parcel Nos.	Assessor's Parcel Number(s)	Property Owner(s)
0048-011A	610-020-034, -036	BH Indio Land, LLC a California limited liability company
0048-011B	610-020-034, -036	BH Indio Land, LLC a California limited liability company
0048-011C	610-020-034, -036	BH Indio Land, LLC a California limited liability company
0048-011D	610-020-034, -036	BH Indio Land, LLC a California limited liability company
0048-011E	610-020-034, -036	BH Indio Land, LLC a California limited liability company

FORM APPROVED COUNTY COUNSEL  
BY:  G. ROSS TRINDLE III  
DATE: 7/28/25

JUL 29 2025 21.9

Parcel Nos.	Assessor's Parcel Number(s)	Property Owner(s)
0048-011F	610-020-034, -036	BH Indio Land, LLC a California limited liability company
0048-011G	610-020-034, -036	BH Indio Land, LLC a California limited liability company

**WHEREAS**, the 'Project' proposes to reconstruct and widen Monroe Street at Interstate 10, from two to four lanes on Monroe Street between the Coachella Valley Storm Channel and 42<sup>nd</sup> Avenue, reconstruct and widen the on- and off-ramps to two or three lanes at the intersection with Monroe Street, construct 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 / Interstate 10 interchange is a major access point for existing development at the interchange area.

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

**WHEREAS**, parcels 0048-011A, 0048-011B, and 0048-011C are fee simple title (road RW) interests needed for the Project;

**WHEREAS**, parcel 0048-011D, is a permanent road easement needed for the project;

**WHEREAS**, parcel 0048-011E, is a permanent slope and drainage easement needed for the Project;

**WHEREAS**, parcel 0048-011F is a permanent drainage easement needed for the Project;

**WHEREAS**, parcel 0048-011G is non-exclusive temporary construction easements in favor for the County, its agents, employees, and contractors for a period of 60 months necessary to facilitate and accomplish the construction of the

1 Interstate 10 / Monroe Street Interchange Improvement Project;

2       **WHEREAS**, the interest in the Subject Properties that are subject of this  
3 Resolution is identified below;

4

5 Project Parcel No.(s)	6 Fee Simple	7 Permanent Easement	8 Temporary Construction Easement
9 0048-011A	X		
10 0048-011B	X		
11 0048-011C	X		
12 0048-011D		X	
13 0048-011E		X	
14 0048-011F		X	
15 0048-011G			X

16       **WHEREAS**, the statutes that authorize the County of Riverside to acquire the  
17 Subject Property Interests by eminent domain include Article 1, Section 19 of the  
18 California Constitution; Government Code §25350.5; § 760 of the Streets and Highways  
19 Code; and §§ 1240.010, 1240.020, 1240.030, 1240.040, 1240.110, 1240.120, 1240.130,  
20 1240.140, 1240.240, 1240.310, 1240.320, 1240.350, 1240.410, 1240.510, and  
21 1240.610 of the Code of Civil Procedure.

22       Now, therefore, **BE IT RESOLVED AND ORDERED** as follows by the Board of  
23 Supervisors (“Board”) of Riverside County, State of California, not less than four/fifths  
24 of all members concurring, in regular session assembled on July 29, 2025, that the  
25 Board finds and determines each of the following:

- 26       1. Notice of Board’s Intention to Adopt this Resolution of Necessity was duly  
27 given as required by § 12.45.235 of the Code of Civil Procedures in regular session  
28 assembled on June 10, 2025 pursuant to Minute Order 3.75 setting the hearing for this

1 Board Agenda in regular session to and, on the date and at the time and place fixed for  
2 hearing, this Board did hear and consider all of the evidence presented.

3 2. That the public interest and necessity require the Project;

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

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

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

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

15 7. As documented in the Notice of Exemption, the Riverside County  
16 Transportation Department (Transportation Department) conducted a review of the  
17 proposed Project and determined that the Project, including the acquisition of the  
18 permanent and temporary rights, is categorically exempt from the provisions of CEQA,  
19 under the General Rule Exemption, pursuant to CEQA Guidelines § 15051(a);

20 8. That acquisition of the Subject Property Interest will promote the interests  
21 of the County of Riverside.

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

24 1. To acquire the Subject Property Interest by condemnation in accordance with  
25 the Constitution and laws relating to eminent domain.

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

28 3. To make application to the Court for an order to deposit the probable

1 amount of compensation out of proper funds under the control of the County into the  
2 Condemnation Deposits Fund with the Office of the State Treasurer and to make  
3 application to the Court and for an order permitting the County to take prejudgment  
4 possession and use the Subject Property Interest for the purpose of construction the  
5 Project.

6 4. To compromise and settle such proceedings if such settlement can be  
7 reached and in that event, to take all necessary actions to complete the acquisition,  
8 including stipulations as to judgement and other matters and the causing of all  
9 payments to be made.

10 5. To correct any errors or to make or agree to nonmaterial changes in the legal  
11 description of the real property that are deemed necessary for the conduct of the  
12 condemnation action, or other proceedings or transactions required to acquire the  
13 Subject Property interest.

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FORM APPROVED COUNTY COUNSEL/  
BY:  7/28/25  
G. ROSS TRINDLE III DATE

2  
3 RESOLUTION NO. 2025-092

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

7 ROLL CALL:

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

9 Nays: None

10 Absent: None

11  
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  
0048-011A

BEING A PORTION OF LOT 5 OF THE COACHELLA LAND AND WATER COMPANY'S SUBDIVISION MAP ON FILE IN BOOK 6, PAGE 24 OF MAPS, TOGETHER WITH A PORTION OF PARCEL "A" OF LOT LINE ADJUSTMENT 2005-08 AS DESCRIBED BY CERTIFICATE OF COMPLIANCE RECORDED MARCH 31, 2005 AS DOCUMENT NUMBER 2005-0252257, FURTHER DESCRIBED, RESPECTIVELY, AS PARCEL 'A' AND PARCEL 'B' BY GRANT DEED RECORDED JUNE 5, 2014 AS DOCUMENT NUMBER 2014-0206374, EACH 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 INTERSECTION OF THE CENTERLINE OF MONROE STREET AND THE CENTERLINE OF BUENA VISTA AVENUE, AS SHOWN BY PARCEL MAP ON FILE IN BOOK 2, PAGE 21 OF PARCEL MAPS, SAID OFFICIAL RECORDS, BEING A POINT ON THE EAST LINE OF SAID SECTION 15;

THENCE SOUTH 02°33'10" EAST ALONG SAID EAST LINE, A DISTANCE OF 118.28 FEET;

THENCE LEAVING SAID EAST LINE AT A RIGHT ANGLE, SOUTH 87°26'50" WEST, A DISTANCE OF 67.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MONROE STREET (67.00 FOOT WESTERLY HALF-WIDTH), DESCRIBED AS PARCEL 'A' BY GRANT OF EASEMENT RECORDED OCTOBER 10, 2008 AS DOCUMENT NUMBER 2008-0554153, SAID POINT BEING THE NORTHERLY-MOST CORNER OF PARCEL '1' AS DESCRIBED BY GRANT OF EASEMENT RECORDED AUGUST 28, 2008 AS DOCUMENT NUMBER 2008-0473794, BOTH OF SAID OFFICIAL RECORDS;

THENCE SOUTH 02°33'10" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 177.53 FEET TO THE SOUTHERLY-MOST CORNER OF SAID PARCEL 'A';

THENCE SOUTH 07°10'33" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF MONROE STREET (VARIABLE HALF-WIDTH), BEING THE WESTERLY LINE OF PARCEL '1' AS DESCRIBED BY GRANT DEED, RECORDED MARCH 24, 1969 AS INSTRUMENT NUMBER 28000, SAID OFFICIAL RECORDS, ALSO BEING THE WESTERLY LINE OF PARCEL '1' AS SHOWN BY CALTRANS RELINQUISHMENT MAP BOOK 7, PAGES 12 THROUGH 16, INCLUSIVE, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, FURTHER DESCRIBED BY HIGHWAY COMMISSION RESOLUTION RECORDED JANUARY 29, 1973, AS INSTRUMENT NUMBER 11880, SAID OFFICIAL RECORDS, A DISTANCE OF 93.81 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL '1' AS SHOWN ON SAID RELINQUISHMENT MAP, AND THE **TRUE POINT OF BEGINNING**;

THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID WESTERLY AND NORTHWESTERLY RIGHT-OF-WAY LINE AS DESCRIBED BY SAID INSTRUMENT NUMBER 28000:

- 1) CONTINUING SOUTH 07°10'33" WEST, A DISTANCE OF 101.46 FEET TO AN ANGLE POINT THEREIN;

EXHIBIT "A"  
LEGAL DESCRIPTION  
0048-011A

- 2) SOUTH 55°44'26" WEST, A DISTANCE OF 329.30 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2,000.01 FEET;
- 3) SOUTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 12°55'32", AN ARC DISTANCE OF 451.19 FEET TO A POINT THEREON, TO WHICH A RADIAL LINE BEARS SOUTH 21°20'02" EAST;

THENCE NORTH 61°24'31" EAST, A DISTANCE OF 15.93 FEET;

THENCE NORTH 64°57'45" EAST, A DISTANCE OF 41.36 FEET;

THENCE NORTH 64°05'47" EAST, A DISTANCE OF 51.48 FEET;

THENCE NORTH 57°58'29" EAST, A DISTANCE OF 86.21 FEET;

THENCE NORTH 54°50'23" EAST, A DISTANCE OF 90.54 FEET;

THENCE NORTH 49°54'56" EAST, A DISTANCE OF 20.71 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID PARCEL '1' DESCRIBED BY DOCUMENT NUMBER 2008-0473794, BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,970.01 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 30°06'43" EAST;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 04°08'51", AN ARC DISTANCE OF 142.60;

THENCE NORTH 55°44'26" EAST ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 123.82 FEET;

THENCE LEAVING SAID NORTHWESTERLY LINE, NORTH 65°06'52" EAST, A DISTANCE OF 53.13 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 150.00 FEET;

THENCE NORTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 31°06'05", AN ARC DISTANCE OF 81.42 FEET RETURNING TO SAID NORTHWESTERLY LINE OF SAID PARCEL '1' DESCRIBED BY DOCUMENT NUMBER 2008-0473794;

THENCE NORTH 55°44'26" EAST ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 18.96 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 90.00 FEET;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE AND SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 48°33'53", AN ARC DISTANCE OF 76.28 FEET TO THE WESTERLY LINE OF SAID PARCEL '1', DESCRIBED BY DOCUMENT NUMBER 2008-0473794;

THENCE NORTH 07°10'33" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 42.18 FEET;

EXHIBIT "A"  
LEGAL DESCRIPTION  
0048-011A

THENCE NORTH 87°26'50" EAST A DISTANCE OF 30.44 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 19,928 SQUARE FEET OR 0.457 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



08/29/2024

DATED:

# EXHIBIT "B"

(0048-011A)

☐ BUENA VISTA AVE.

**P.O.C.**

PM 2/21

C/L INT. MONROE ST.  
& BUENA VISTA AVE.

**PARCEL A**  
LLA # 2005-08  
INST. NO. 2005-252257

**VESTING DEED**  
**PARCEL B**  
INST. 2014-206374  
REC. 06/05/2014

APN 610-020-036  
**B.H. INDIO LAND**

N'LY-MOST COR  
DOC.# 2008-0473794

☐ LINE DATA

- 1 S02°33'10"E 118.28'
- 2 S87°26'50"W 67.00'
- 3 S02°33'10"E 177.53'
- 4 S07°10'33"W 93.81'
- 5 S07°10'33"W 101.46'
- 6 S55°44'26"W 329.30'
- 8 N61°24'31"E 15.93'
- 9 N64°57'45"E 41.36'
- 10 N64°05'47"E 51.48'
- 11 N57°58'29"E 86.21'
- 12 N54°50'23"E 90.54'
- 13 N49°54'56"E 20.71'
- 15 N55°44'26"E 123.82'
- 16 N65°06'52"E 53.13'
- 18 N55°44'26"E 18.96'
- 20 N07°10'33"E 42.18'
- 21 N87°26'50"E 30.44'
- 22 S07°10'33"W 316.11'
- 23 N55°44'26"E 132.38'



○ CURVE DATA

- 7 R=2,000.01'  
Δ=12°55'32"  
D=451.19'  
T=226.56'
- 14 R=1,970.01'  
Δ=04°08'51"  
D=142.60'  
T=71.33'
- 17 R=150.00'  
Δ=31°06'05"  
D=81.42'  
T=41.74'
- 19 R=90.00'  
Δ=48°33'53"  
D=76.28'  
T=40.60'

S'LY-MOST COR PCL. 'A'

**T.P.O.B.**

SW'LY COR PCL. 1  
INST.# 1973-11880

LOT 4

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

SURVEYORS NOTES

|||| INDICATES RESTRICTED ACCESS

**COACHELLA LAND & WATER**  
CO'S MB 6/24, LOT 5

**VESTING DEED**  
**PARCEL A**  
INST. 2014-206374  
REC. 06/05/2014  
APN 610-020-034  
**B.H. INDIO LAND**

DETAIL SEE SHEET 2

INTERSTATE 10

PARCEL  
0048-011A

19,928 SQ. FT.  
0.457 AC.

S21°20'02"E (R)

S30°06'43"E (R)

SECTION 14  
SECTION 15

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.: 0048-011A	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: 08/29/2024
DATE: AUGUST, 2024	
SHEET 1 OF 2	



# EXHIBIT "B"

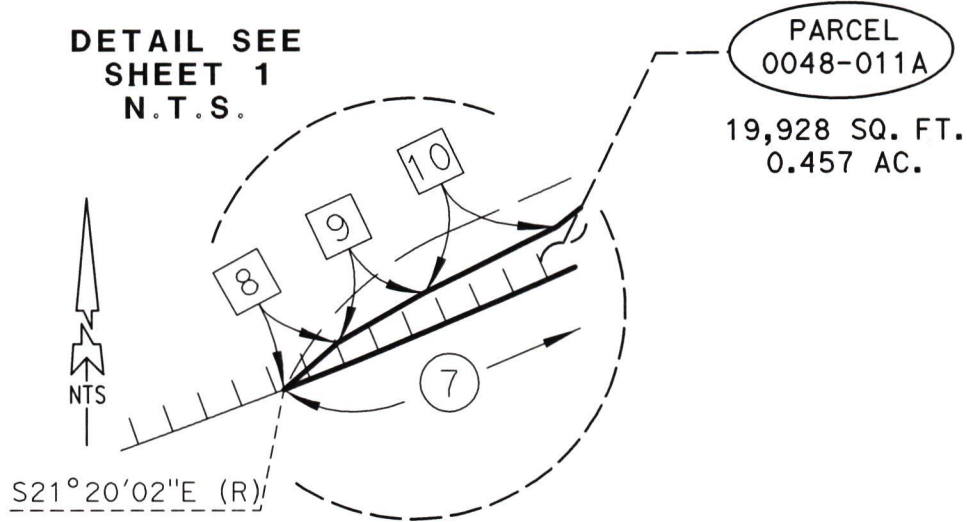
(0048-011A)

R/W DATA

- △<sub>1</sub> 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
- △<sub>2</sub> AN EASEMENT 15' IN WIDTH FOR PUBLIC HIGHWAY AND UTILITY PURPOSES, GRANTED TO THE COUNTY OF RIVERSIDE AND ACCEPTED PER BOOK 505 PAGE 140, REC. 05/14/1941, O.R.
- △<sub>8</sub> AN EASEMENT FOR PUBLIC ROAD AND UTILITY PURPOSES IN FAVOR OF THE CITY OF INDIO, DEDICATED AND ACCEPTED PER INST. 2008-554153, REC. 10/15/2008, O.R.
- △<sub>17</sub> 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.
- △<sub>28</sub> 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
- △<sub>38</sub> 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

- ⬡<sub>9</sub> AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF THE CITY OF INDIO, DESCRIBED AS PARCEL 1, DEDICATED AND ACCEPTED PER INST. 2008-473794, REC. 08/28/2008, 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.: 0048-011A	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	
DATE: AUGUST, 2024	
SHEET 2 OF 2	APPROVED BY: <i>Lloyd Harmon II</i> DATE: 08/29/2024



EXHIBIT "A"  
LEGAL DESCRIPTION  
0048-011B

BEING A PORTION OF LOT 5 OF THE COACHELLA LAND AND WATER COMPANY'S SUBDIVISION MAP ON FILE IN BOOK 6, PAGE 24 OF MAPS, TOGETHER WITH A PORTION OF PARCEL "A" OF LOT LINE ADJUSTMENT 2005-08 AS DESCRIBED BY CERTIFICATE OF COMPLIANCE RECORDED MARCH 31, 2005 AS DOCUMENT NUMBER 2005-0252257, FURTHER DESCRIBED, RESPECTIVELY, AS PARCEL 'A' AND PARCEL 'B' BY GRANT DEED RECORDED JUNE 5, 2014 AS DOCUMENT NUMBER 2014-0206374, EACH 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 INTERSECTION OF THE CENTERLINE OF MONROE STREET AND THE CENTERLINE OF BUENA VISTA AVENUE, AS SHOWN BY PARCEL MAP ON FILE IN BOOK 2, PAGE 21 OF PARCEL MAPS, SAID OFFICIAL RECORDS, BEING A POINT ON THE EAST LINE OF SAID SECTION 15;

THENCE SOUTH 02°33'10" EAST ALONG SAID EAST LINE, A DISTANCE OF 118.28 FEET;

THENCE LEAVING SAID EAST LINE AT A RIGHT ANGLE, SOUTH 87°26'50" WEST, A DISTANCE OF 67.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MONROE STREET (67.00 FOOT WESTERLY HALF-WIDTH), DESCRIBED AS PARCEL 'A' BY GRANT OF EASEMENT RECORDED OCTOBER 10, 2008 AS DOCUMENT NUMBER 2008-0554153, SAID POINT BEING THE NORTHERLY-MOST CORNER OF PARCEL '1' AS DESCRIBED BY GRANT OF EASEMENT RECORDED AUGUST 28, 2008 AS DOCUMENT NUMBER 2008-0473794, BOTH OF SAID OFFICIAL RECORDS;

THENCE THE FOLLOWING FIVE COURSES ALONG THE WESTERLY AND NORTHWESTERLY LINES OF SAID PARCEL '1':

- 1) SOUTH 07°10'33" WEST, A DISTANCE OF 316.11 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 90.00 FEET;
- 2) SOUTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 48°33'53", AN ARC DISTANCE OF 76.28 FEET;
- 3) SOUTH 55°44'26" WEST, A DISTANCE OF 151.34 FEET TO THE **TRUE POINT OF BEGINNING**;
- 4) CONTINUING SOUTH 55°44'26" WEST, A DISTANCE OF 123.82 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,970.01 FEET;
- 5) SOUTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 04°08'51", AN ARC DISTANCE OF 142.60 FEET TO A POINT IN SAID NORTHWESTERLY LINE, TO WHICH A RADIAL LINE BEARS SOUTH 30°06'43" EAST;

THENCE LEAVING SAID NORTHWESTERLY LINE, NORTH 49°54'56" EAST A DISTANCE OF 100.26 FEET;

THENCE NORTH 58°28'28" EAST, A DISTANCE OF 103.76 FEET;

EXHIBIT "A"  
LEGAL DESCRIPTION  
0048-011B

THENCE NORTH 65°06'52" EAST, A DISTANCE OF 63.76 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 2,437 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 1.000016606 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



08/29/2024

DATED:

# EXHIBIT "B"

(0048-011B)

☉ BUENA VISTA AVE.

☐ LINE DATA

- 1 S02°33'10"E 118.28'
- 2 S87°26'50"W 67.00'
- 3 S07°10'33"W 316.11'
- 5 S55°44'26"W 151.34'
- 6 S55°44'26"W 123.82'
- 8 N49°54'56"E 100.26'
- 9 N58°28'28"E 103.76'
- 10 N65°06'52"E 63.76'



**P.O.C.**

C/L INT. MONROE ST.  
& BUENA VISTA AVE.

N'LY-MOST COR PCL. 1  
DOC.# 2008-0473794

PARCEL A  
LLA # 2005-08  
INST. NO. 2005-252257

VESTING DEED  
PARCEL B  
INST. 2014-206374  
REC. 06/05/2014  
APN 610-020-036  
B.H. INDIO LAND

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

LOT 4

○ CURVE DATA

- ④ R=90.00'      ⑦ R=1,970.01'  
Δ=48°33'53"    Δ=04°08'51"  
D=76.28'        D=142.60'  
T=40.60'        T=71.33'

SURVEYORS NOTES

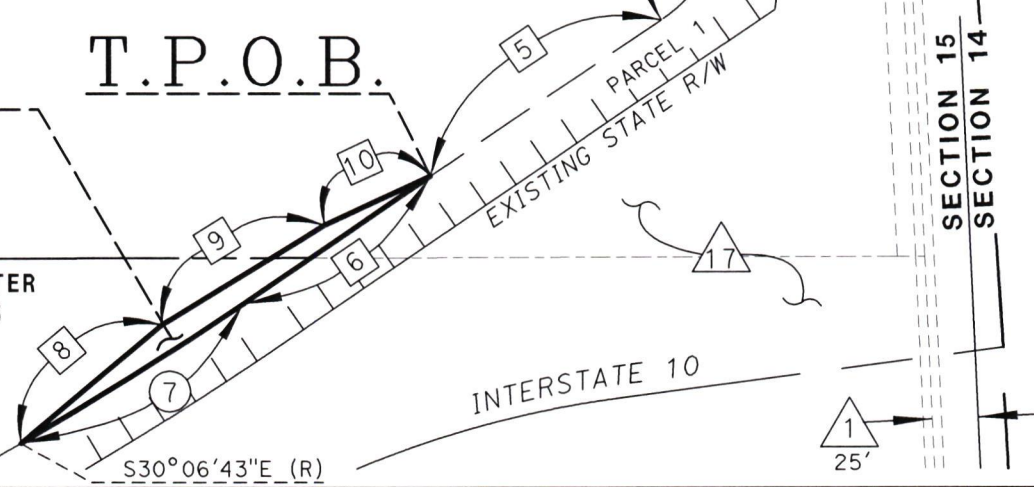
|||| INDICATES RESTRICTED ACCESS

PARCEL  
0048-011B

2,437 SQ. FT.  
0.056 AC.

COACHELLA LAND & WATER  
CO'S MB 6/24, LOT 5  
VESTING DEED  
PARCEL A  
INST. 2014-206374  
REC. 06/05/2014  
APN 610-020-034  
B.H. INDIO LAND

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 1.000016606

PCL No.: 0048-011B

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: AUGUST, 2024

APPROVED BY: *Lloyd Harmon*

DATE: 08/29/2024

SHEET 1 OF 2



# EXHIBIT "B"

(0048-011B)

R/W DATA

- △<sub>1</sub> 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
- △<sub>2</sub> AN EASEMENT 15' IN WIDTH FOR PUBLIC HIGHWAY AND UTILITY PURPOSES, GRANTED TO THE COUNTY OF RIVERSIDE AND ACCEPTED PER BOOK 505 PAGE 140, REC. 05/14/1941, O.R.
- △<sub>8</sub> AN EASEMENT FOR PUBLIC ROAD AND UTILITY PURPOSES IN FAVOR OF THE CITY OF INDIO, DEDICATED AND ACCEPTED PER INST. 2008-554153, REC. 10/15/2008, O.R.
- △<sub>17</sub> 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.
- △<sub>28</sub> 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
- △<sub>38</sub> 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

- ⬡<sub>9</sub> AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF THE CITY OF INDIO, DESCRIBED AS PARCEL 1, DEDICATED AND ACCEPTED PER INST. 2008-473794, REC. 08/28/2008, 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.: 0048-011B	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	
DATE: AUGUST, 2024	APPROVED BY:  DATE: 08/29/2024
SHEET 2 OF 2	



EXHIBIT "A"  
LEGAL DESCRIPTION  
0048-011C

BEING A PORTION OF PARCEL "A" OF LOT LINE ADJUSTMENT 2005-08 AS DESCRIBED BY CERTIFICATE OF COMPLIANCE, RECORDED MARCH 31, 2005 AS DOCUMENT NUMBER 2005-0252257, FURTHER DESCRIBED AS PARCEL "B" BY GRANT DEED RECORDED JUNE 5, 2014 AS DOCUMENT NUMBER 2014-0206374, BOTH 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 INTERSECTION OF THE CENTERLINE OF MONROE STREET AND THE CENTERLINE OF BUENA VISTA AVENUE, AS SHOWN BY PARCEL MAP ON FILE IN BOOK 2, PAGE 21 OF PARCEL MAPS, SAID OFFICIAL RECORDS, BEING A POINT ON THE EAST LINE OF SAID SECTION 15;

THENCE SOUTH 02°33'10" EAST ALONG SAID EAST LINE, A DISTANCE OF 118.28 FEET;

THENCE LEAVING SAID EAST LINE AT A RIGHT ANGLE, SOUTH 87°26'50" WEST, A DISTANCE OF 67.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MONROE STREET (67.00 FOOT WESTERLY HALF-WIDTH), DESCRIBED AS PARCEL 'A' BY GRANT OF EASEMENT RECORDED OCTOBER 10, 2008 AS DOCUMENT NUMBER 2008-0554153, SAID POINT BEING THE NORTHERLY-MOST CORNER OF PARCEL '1' AS DESCRIBED BY GRANT OF EASEMENT RECORDED AUGUST 28, 2008 AS DOCUMENT NUMBER 2008-0473794, BOTH OF SAID OFFICIAL RECORDS;

THENCE THE FOLLOWING FOUR COURSES ALONG THE WESTERLY AND NORTHWESTERLY BOUNDARY OF SAID PARCEL '1':

- 1) SOUTH 07°10'33" WEST, A DISTANCE OF 273.93 FEET TO THE **TRUE POINT OF BEGINNING**;
- 2) CONTINUING SOUTH 07°10'33" WEST, A DISTANCE OF 42.18 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 90.00 FEET;
- 3) SOUTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 48°33'53", AN ARC DISTANCE OF 76.28 FEET;
- 4) SOUTH 55°44'26" WEST, A DISTANCE OF 18.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 150.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 55°59'13" EAST;

THENCE LEAVING SAID NORTHWESTERLY LINE NORTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 26°50'13", AN ARC DISTANCE OF 70.26 FEET;

THENCE NORTH 07°10'33" EAST, A DISTANCE OF 49.60 FEET;

EXHIBIT "A"  
LEGAL DESCRIPTION  
0048-011C

THENCE NORTH 87°26'50" EAST A DISTANCE OF 28.92 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 2,668 SQUARE FEET OR 0.061 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



08/29/2024

DATED:

# EXHIBIT "B"

(0048-011C)

BUENA VISTA AVE.

□ LINE DATA

- 1 S02°33'10"E 118.28'
- 2 S87°26'50"W 67.00'
- 3 S07°10'33"W 273.93'
- 4 S07°10'33"W 42.18'
- 6 S55°44'26"W 18.96'
- 8 N07°10'33"E 49.60'
- 9 N87°26'50"E 28.92'
- 10 N87°26'50"E 30.44'
- 11 S07°10'33"W 93.81'

**P.O.C.**

C/L INT. MONROE ST.  
& BUENA VISTA AVE.

N'LY-MOST COR PCL. 1  
DOC.# 2008-0473794

PARCEL A  
LLA # 2005-08  
INST. NO. 2005-252257

VESTING DEED  
PARCEL B  
INST. 2014-206374  
REC. 06/05/2014

APN 610-020-036  
B.H. INDI O LAND

○ CURVE DATA

- 5 R=90.00'  
Δ=48°33'53"  
D=76.28'  
T=40.60'
- 7 R=150.00'  
Δ=26°50'13"  
D=70.26'  
T=35.79'

MB 6/24, LOT 4

**T.P.O.B.**

PARCEL  
0048-011C

2,668 SQ. FT.  
0.061 AC.

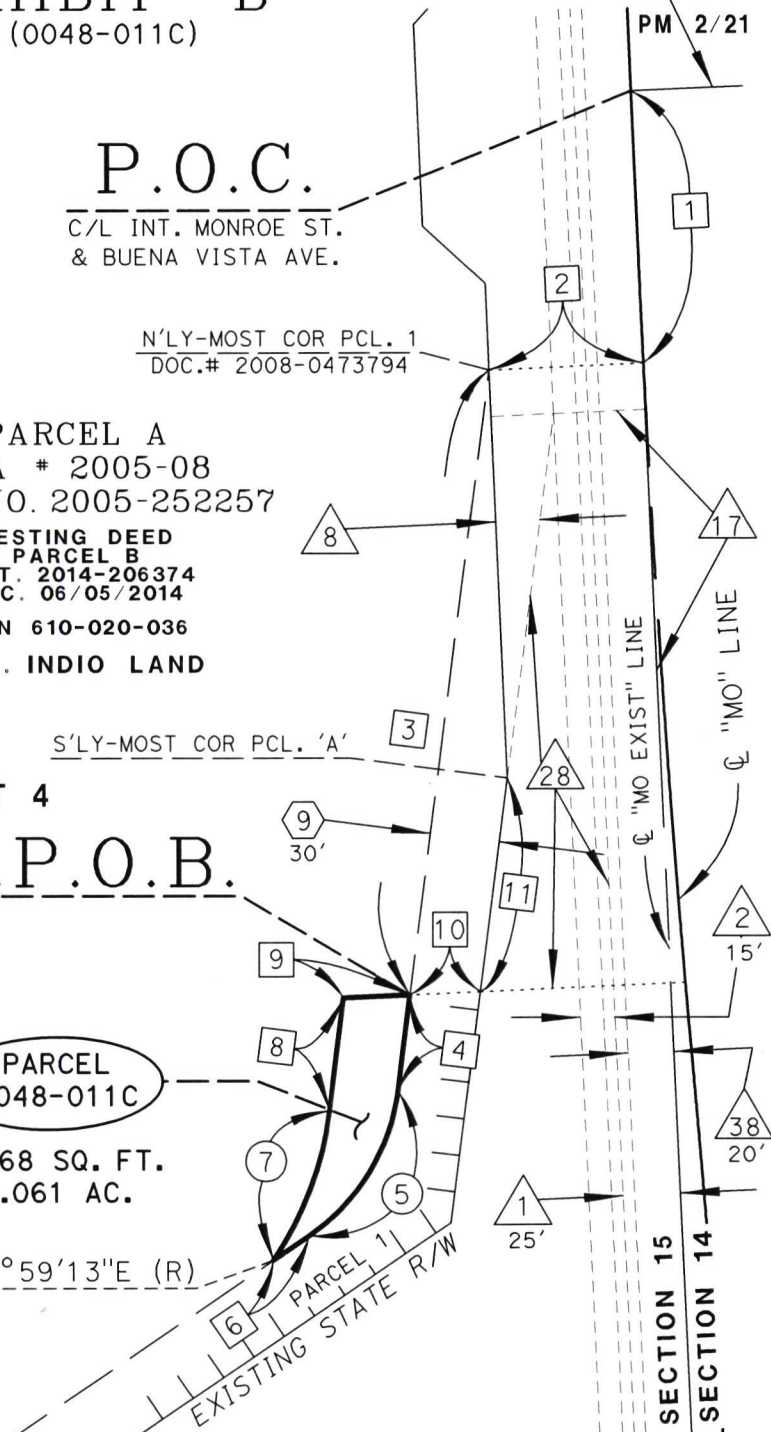
S55°59'13"E (R)

SURVEYORS NOTES

▬▬▬ INDICATES RESTRICTED ACCESS



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



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.: 0048-011C	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	
DATE: AUGUST, 2024	APPROVED BY: <i>Lloyd Harmon</i> DATE: 08/29/2024
SHEET 1 OF 2	



# EXHIBIT "B"

(0048-011C)

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

2

AN EASEMENT 15' IN WIDTH FOR PUBLIC HIGHWAY AND UTILITY PURPOSES, GRANTED TO THE COUNTY OF RIVERSIDE AND ACCEPTED PER BOOK 505 PAGE 140, REC. 05/14/1941, O.R.

8

AN EASEMENT FOR PUBLIC ROAD AND UTILITY PURPOSES IN FAVOR OF THE CITY OF INDIO, DEDICATED AND ACCEPTED PER INST. 2008-554153, REC. 10/15/2008, 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

9

AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF THE CITY OF INDIO, DESCRIBED AS PARCEL 1, DEDICATED AND ACCEPTED PER INST. 2008-473794, REC. 08/28/2008, 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.: 0048-011C

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: AUGUST, 2024

APPROVED BY: *Lloyd Harmon*

DATE: 08/29/2024

SHEET 2 OF 2



EXHIBIT "A"  
LEGAL DESCRIPTION  
0048-011D

BEING A PORTION OF PARCEL "A" OF LOT LINE ADJUSTMENT 2005-08 AS DESCRIBED BY CERTIFICATE OF COMPLIANCE, RECORDED MARCH 31, 2005 AS DOCUMENT NUMBER 2005-0252257, FURTHER DESCRIBED AS PARCEL "B" BY GRANT DEED RECORDED JUNE 5, 2014 AS DOCUMENT NUMBER 2014-0206374, BOTH 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 INTERSECTION OF THE CENTERLINE OF MONROE STREET AND THE CENTERLINE OF BUENA VISTA AVENUE, AS SHOWN BY PARCEL MAP ON FILE IN BOOK 2, PAGE 21 OF PARCEL MAPS, SAID OFFICIAL RECORDS, BEING A POINT ON THE EAST LINE OF SAID SECTION 15;

THENCE SOUTH 02°33'10" EAST ALONG SAID EAST LINE, A DISTANCE OF 118.28 FEET;

THENCE LEAVING SAID EAST LINE AT A RIGHT ANGLE, SOUTH 87°26'50" WEST, A DISTANCE OF 67.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MONROE STREET (67.00 FOOT WESTERLY HALF-WIDTH), DESCRIBED AS PARCEL 'A' BY GRANT OF EASEMENT RECORDED OCTOBER 10, 2008 AS DOCUMENT NUMBER 2008-0554153, SAID POINT BEING THE NORTHERLY-MOST CORNER OF PARCEL '1' AS DESCRIBED BY GRANT OF EASEMENT RECORDED AUGUST 28, 2008 AS DOCUMENT NUMBER 2008-0473794, BOTH OF SAID OFFICIAL RECORDS;

THENCE SOUTH 02°33'10" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 27.45 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 02°33'10" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 150.08 FEET TO THE SOUTHERLY-MOST CORNER OF SAID PARCEL 'A';

THENCE SOUTH 07°10'33" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF MONROE STREET (VARIABLE HALF-WIDTH), BEING THE WESTERLY LINE OF PARCEL '1' AS DESCRIBED BY GRANT DEED, RECORDED MARCH 24, 1969 AS INSTRUMENT NUMBER 28000, SAID OFFICIAL RECORDS, ALSO BEING THE WESTERLY LINE OF PARCEL '1' AS SHOWN BY CALTRANS RELINQUISHMENT MAP BOOK 7, PAGES 12 THROUGH 16, INCLUSIVE, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, FURTHER DESCRIBED BY HIGHWAY COMMISSION RESOLUTION RECORDED JANUARY 29, 1973, AS INSTRUMENT NUMBER 11880, SAID OFFICIAL RECORDS, A DISTANCE OF 72.08 FEET;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 04°38'59" WEST, A DISTANCE OF 89.30 FEET TO A LINE PARALLEL WITH AND DISTANT 18.30 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EASTERLY LINE OF SAID PARCEL '1' DESCRIBED BY SAID INSTRUMENT NUMBER 28000;

THENCE NORTH 07°10'33" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 63.70 FEET;

EXHIBIT "A"  
LEGAL DESCRIPTION  
0048-011D

THENCE NORTH 01°19'28" EAST, A DISTANCE OF 69.26 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 1,594 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 1.000016606 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



08/29/2024

DATED:

# EXHIBIT "B"

(0048-011D)

☉ BUENA VISTA AVE.

☐ LINE DATA

- 1 S02°33'10"E 118.28'
- 2 S87°26'50"W 67.00'
- 3 S02°33'10"E 27.45'
- 4 S02°33'10"E 150.08'
- 5 S07°10'33"W 72.08'
- 6 N04°38'59"W 89.30'
- 7 N07°10'33"E 63.70'
- 8 N01°19'28"E 69.26'
- 9 S07°10'33"W 123.19'

**MB 6/24, LOT 4**



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

SURVEYORS NOTES

||| INDICATES RESTRICTED ACCESS

PARCEL A  
LLA # 2005-08  
INST. NO. 2005-252257

VESTING DEED  
PARCEL B  
INST. 2014-206374  
REC. 06/05/2014

APN 610-020-036  
B.H. INDI0 LAND

PARCEL  
0048-011D

1,594 SQ. FT.  
0.037 AC.

S'LY-MOST COR PCL. 'A'

P.O.C.

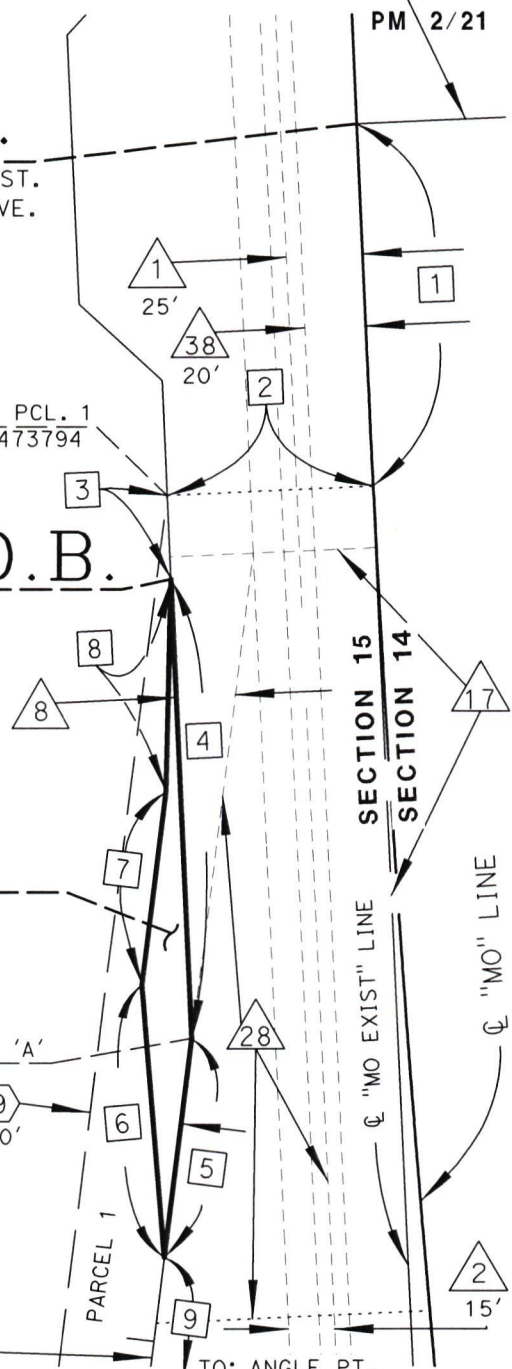
C/L INT. MONROE ST.  
& BUENA VISTA AVE.

N'LY-MOST COR PCL. 1  
DOC.# 2008-0473794

T.P.O.B.

EXISTING STATE R/W

TO: ANGLE PT.



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.: 0048-011D	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C7-0048	
SCALE: NTS	PROJECT: MONROE STREET AND I-10
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: AUGUST, 2024	APPROVED BY: <i>Lloyd Harmon</i>
SHEET 1 OF 2	DATE: 08/29/2024



# EXHIBIT "B"

(0048-011D)

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

△  
2

AN EASEMENT 15' IN WIDTH FOR PUBLIC HIGHWAY AND UTILITY PURPOSES, GRANTED TO THE COUNTY OF RIVERSIDE AND ACCEPTED PER BOOK 505 PAGE 140, REC. 05/14/1941, O.R.

△  
8

AN EASEMENT FOR PUBLIC ROAD AND UTILITY PURPOSES IN FAVOR OF THE CITY OF INDIO, DEDICATED AND ACCEPTED PER INST. 2008-554153, REC. 10/15/2008, 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

⬡  
9

AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF THE CITY OF INDIO, DESCRIBED AS PARCEL 1, DEDICATED AND ACCEPTED PER INST. 2008-473794, REC. 08/28/2008, 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.: 0048-011D

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: AUGUST, 2024

APPROVED BY: *Lloyd Harmon*

DATE: 08/29/2024

SHEET 2 OF 2



EXHIBIT "A"  
LEGAL DESCRIPTION  
0048-011E  
SLOPE AND DRAINAGE EASEMENT

AN EASEMENT FOR SLOPE AND DRAINAGE PURPOSES, BEING A PORTION OF PARCEL "A" OF LOT LINE ADJUSTMENT 2005-08 AS DESCRIBED BY CERTIFICATE OF COMPLIANCE, RECORDED MARCH 31, 2005 AS DOCUMENT NUMBER 2005-0252257, FURTHER DESCRIBED AS PARCEL "B" BY GRANT DEED RECORDED JUNE 5, 2014 AS DOCUMENT NUMBER 2014-0206374, BOTH 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 INTERSECTION OF THE CENTERLINE OF MONROE STREET AND THE CENTERLINE OF BUENA VISTA AVENUE, AS SHOWN BY PARCEL MAP ON FILE IN BOOK 2, PAGE 21 OF PARCEL MAPS, SAID OFFICIAL RECORDS, BEING A POINT ON THE EAST LINE OF SAID SECTION 15;

THENCE SOUTH 02°33'10" EAST ALONG SAID EAST LINE, A DISTANCE OF 118.28 FEET;

THENCE LEAVING SAID EAST LINE AT A RIGHT ANGLE, SOUTH 87°26'50" WEST, A DISTANCE OF 67.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MONROE STREET (67.00 FOOT WESTERLY HALF-WIDTH), DESCRIBED AS PARCEL 'A' BY GRANT OF EASEMENT RECORDED OCTOBER 10, 2008 AS DOCUMENT NUMBER 2008-0554153, SAID POINT BEING THE NORTHERLY-MOST CORNER OF PARCEL '1' AS DESCRIBED BY GRANT OF EASEMENT RECORDED AUGUST 28, 2008 AS DOCUMENT NUMBER 2008-0473794, BOTH OF 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 27.45 FEET;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 01°19'28" WEST, A DISTANCE OF 69.26 FEET TO A LINE PARALLEL WITH AND DISTANT 18.30 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EASTERLY LINE OF SAID PARCEL '1';

THENCE SOUTH 07°10'33" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 63.70 FEET;

THENCE SOUTH 04°38'59" EAST, A DISTANCE OF 89.30 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MONROE STREET (VARIABLE HALF-WIDTH), BEING THE WESTERLY LINE OF PARCEL '1' AS DESCRIBED BY GRANT DEED, RECORDED MARCH 24, 1969 AS INSTRUMENT NUMBER 28000, SAID OFFICIAL RECORDS, ALSO BEING THE WESTERLY LINE OF PARCEL '1' AS SHOWN BY CALTRANS RELINQUISHMENT MAP BOOK 7, PAGES 12 THROUGH 16, INCLUSIVE, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, FURTHER DESCRIBED BY HIGHWAY COMMISSION RESOLUTION RECORDED JANUARY 29, 1973, AS INSTRUMENT NUMBER 11880, SAID OFFICIAL RECORDS;

EXHIBIT "A"  
LEGAL DESCRIPTION  
0048-011E  
SLOPE AND DRAINAGE EASEMENT

THENCE SOUTH 07°10'33" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 21.73 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1 AS SHOWN ON SAID RELINQUISHMENT MAP;

THENCE SOUTH 87°26'50" WEST, A DISTANCE OF 54.79 FEET TO A LINE PARALLEL WITH AND DISTANT 54.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID WESTERLY RIGHT-OF-WAY LINE;

THENCE NORTH 07°10'33" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 150.68 FEET;

THENCE NORTH 26°43'29" EAST, A DISTANCE OF 71.73 FEET TO THE NORTHWESTERLY LINE OF SAID EASEMENT DESCRIBED BY DOCUMENT NUMBER 2008-0473794;

THENCE NORTH 07°10'33" EAST ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 59.77 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 8,300 SQUARE FEET OR 0.191 ACRES, MORE OR LESS.

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



08/29/2024

DATED:

# EXHIBIT "B"

(0048-011E)  
SLOPE & DRAINAGE EASEMENT

☉ BUENA VISTA AVE.

☐ LINE DATA

- 1 S02°33'10"E 118.28'
- 2 S87°26'50"W 67.00'
- 3 S02°33'10"E 27.45'
- 4 S01°19'28"W 69.26'
- 5 S07°10'33"W 63.70'
- 6 S04°38'59"E 89.30'
- 7 S07°10'33"W 21.73'
- 8 S87°26'50"W 54.79'
- 9 N07°10'33"E 150.68'
- 10 N26°43'29"E 71.73'
- 11 N07°10'33"E 59.77'
- 12 S02°33'10"E 150.08'
- 13 S07°10'33"W 72.08'
- 14 S07°10'33"W 101.46'
- 15 S07°10'33"W 214.16'
- 16 S07°10'33"W 42.18'

## P.O.C.

C/L INT. MONROE ST.  
& BUENA VISTA AVE.

**MB 6/24, LOT 4**

## T.P.O.B.

N'LY-MOST COR PCL. 1  
DOC. #2008-0473794

**PARCEL A**  
LLA # 2005-08  
INST. NO. 2005-252257

**VESTING DEED  
PARCEL B**  
INST. 2014-206374  
REC. 06/05/2014

APN 610-020-036  
**B.H. INDIO LAND**

PARCEL  
0048-011E

**8,300 SQ. FT.**  
**0.191 AC.**

S'LY-MOST COR PCL. 'A'



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

SURVEYORS NOTES

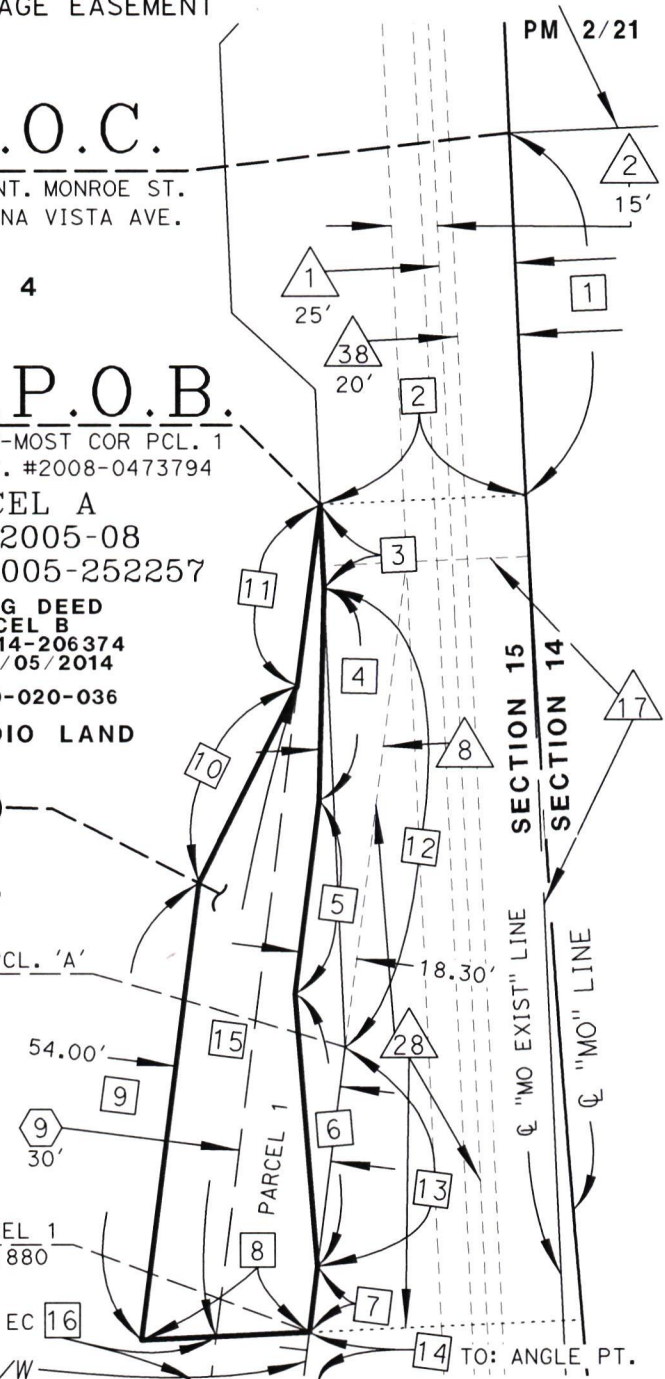
||| INDICATES RESTRICTED ACCESS

EXISTING STATE R/W

SW'LY COR PARCEL 1  
INST. #1973-11880

TO: EC 16

TO: ANGLE, PT. 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.: 0048-011E	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: AUGUST, 2024	DATE: 08/29/2024
SHEET 1 OF 2	



# EXHIBIT "B"

(0048-011E)

R/W DATA

- △<sub>1</sub> 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
- △<sub>2</sub> AN EASEMENT 15' IN WIDTH FOR PUBLIC HIGHWAY AND UTILITY PURPOSES, GRANTED TO THE COUNTY OF RIVERSIDE AND ACCEPTED PER BOOK 505 PAGE 140, REC. 05/14/1941, O.R.
- △<sub>8</sub> AN EASEMENT FOR PUBLIC ROAD AND UTILITY PURPOSES IN FAVOR OF THE CITY OF INDIO, DEDICATED AND ACCEPTED PER INST. 2008-554153, REC. 10/15/2008, O.R.
- △<sub>17</sub> 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.
- △<sub>28</sub> 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
- △<sub>38</sub> 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

- ⬡<sub>9</sub> AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF THE CITY OF INDIO, DESCRIBED AS PARCEL 1, DEDICATED AND ACCEPTED PER INST. 2008-473794, REC. 08/28/2008, 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.: 0048-011E	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	
DATE: AUGUST, 2024	APPROVED BY:  DATE: 08/29/2024
SHEET 2 OF 2	



EXHIBIT "A"  
LEGAL DESCRIPTION  
0048-011F  
DRAINAGE EASEMENT

BEING A PORTION OF LOT 5 OF THE COACHELLA LAND AND WATER COMPANY'S SUBDIVISION MAP ON FILE IN BOOK 6, PAGE 24 OF MAPS, TOGETHER WITH A PORTION OF PARCEL "A" OF LOT LINE ADJUSTMENT 2005-08 AS DESCRIBED BY CERTIFICATE OF COMPLIANCE RECORDED MARCH 31, 2005 AS DOCUMENT NUMBER 2005-0252257, FURTHER DESCRIBED, RESPECTIVELY, AS PARCEL 'A' AND PARCEL 'B' BY GRANT DEED RECORDED JUNE 5, 2014 AS DOCUMENT NUMBER 2014-0206374, EACH 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 INTERSECTION OF THE CENTERLINE OF MONROE STREET AND THE CENTERLINE OF BUENA VISTA AVENUE, AS SHOWN BY PARCEL MAP ON FILE IN BOOK 2, PAGE 21 OF PARCEL MAPS, SAID OFFICIAL RECORDS, BEING A POINT ON THE EAST LINE OF SAID SECTION 15;

THENCE SOUTH 02°33'10" EAST ALONG SAID EAST LINE, A DISTANCE OF 118.28 FEET;

THENCE LEAVING SAID EAST LINE AT A RIGHT ANGLE, SOUTH 87°26'50" WEST, A DISTANCE OF 67.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MONROE STREET (67.00 FOOT WESTERLY HALF-WIDTH), DESCRIBED AS PARCEL 'A' BY GRANT OF EASEMENT RECORDED OCTOBER 10, 2008 AS DOCUMENT NUMBER 2008-0554153, SAID POINT BEING THE NORTHERLY-MOST CORNER OF PARCEL '1' AS DESCRIBED BY GRANT OF EASEMENT RECORDED AUGUST 28, 2008 AS DOCUMENT NUMBER 2008-0473794, BOTH OF SAID OFFICIAL RECORDS;

THENCE SOUTH 02°33'10" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 177.53 FEET TO THE SOUTHERLY-MOST CORNER OF SAID PARCEL 'A';

THENCE SOUTH 07°10'33" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF MONROE STREET (VARIABLE HALF-WIDTH), BEING THE WESTERLY LINE OF PARCEL '1' AS DESCRIBED BY GRANT DEED, RECORDED MARCH 24, 1969 AS INSTRUMENT NUMBER 28000, SAID OFFICIAL RECORDS, ALSO BEING THE WESTERLY LINE OF PARCEL '1' AS SHOWN BY CALTRANS RELINQUISHMENT MAP BOOK 7, PAGES 12 THROUGH 16, INCLUSIVE, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, FURTHER DESCRIBED BY HIGHWAY COMMISSION RESOLUTION RECORDED JANUARY 29, 1973, AS INSTRUMENT NUMBER 11880, SAID OFFICIAL RECORDS, A DISTANCE OF 93.81 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL '1' DESCRIBED BY INSTRUMENT NUMBER 11880;

THENCE SOUTH 87°26'50" WEST, A DISTANCE OF 54.79 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 87°26'50" WEST, A DISTANCE OF 4.57 FEET TO HEREINAFTER DESCRIBED COURSE "A";

EXHIBIT "A"  
LEGAL DESCRIPTION  
0048-011F  
DRAINAGE EASEMENT

COURSE "A"

THENCE SOUTH 07°10'33" WEST, A DISTANCE OF 49.60 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 150.00 FEET, HEREINAFTER DESCRIBED AS COURSE "B";

COURSE "B"

THENCE SOUTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 26°50'13", AN ARC DISTANCE OF 70.26 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL '1' AS DESCRIBED BY DOCUMENT NUMBER 2008-0473794;

THENCE SOUTH 55°44'26" WEST ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 132.38 FEET TO HEREINAFTER DESCRIBED COURSE "C";

COURSE "C"

THENCE SOUTH 65°06'52" WEST, A DISTANCE OF 63.76 FEET TO HEREINAFTER DESCRIBED COURSE "D";

COURSE "D"

THENCE SOUTH 58°28'28" WEST, A DISTANCE OF 103.76 FEET TO HEREINAFTER DESCRIBED COURSE "E";

COURSE "E"

THENCE SOUTH 49°54'56" WEST, A DISTANCE OF 100.26 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID PARCEL '1', BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,970.01 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 30°06'43" EAST;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 06°35'52", AN ARC DISTANCE OF 226.85 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY, HAVING AN INITIAL RADIAL BEARING OF NORTH 23°30'51" WEST;

THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE AND SAID REVERSE CURVE, SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 38°15'41", AN ARC DISTANCE OF 76.79 FEET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE SOUTH 28°13'28" WEST, A DISTANCE OF 6.22 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CALTRANS, DESCRIBED AS PARCEL '1' BY GRANT DEED RECORDED MARCH 24, 1969 AS INSTRUMENT NUMBER 28000, SAID OFFICIAL RECORDS;

THENCE LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF CALTRANS, NORTH 28°20'23" EAST, A DISTANCE OF 17.68 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 105.00 FEET;

THENCE NORTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 35°45'24", AN ARC DISTANCE OF 65.53;

THENCE NORTH 64°05'47" EAST, A DISTANCE OF 31.45 FEET;

EXHIBIT "A"  
LEGAL DESCRIPTION  
0048-011F  
DRAINAGE EASEMENT

THENCE NORTH 57°58'29" EAST, A DISTANCE OF 83.78 FEET;

THENCE NORTH 54°50'23" EAST, A DISTANCE OF 88.43 FEET TO A LINE PARALLEL WITH AND DISTANT 30.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, HEREINABOVE DESCRIBED COURSE "E";

THENCE NORTH 49°54'56" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 121.93 FEET TO A LINE PARALLEL WITH AND DISTANT 30.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, HEREINABOVE DESCRIBED COURSE "D";

THENCE NORTH 58°28'28" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 107.75 FEET TO A LINE PARALLEL WITH AND DISTANT 30.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, HEREINABOVE DESCRIBED COURSE "C";

THENCE NORTH 65°06'52" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 118.63 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 120.00 FEET, BEING CONCENTRIC WITH AND DISTANT 30.00 FEET NORTHWESTERLY OF, AS MEASURED RADially TO, HEREINABOVE DESCRIBED COURSE "B";

THENCE NORTHEASTERLY AND NORTHERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 57°56'19", AN ARC DISTANCE OF 121.35 FEET TO A LINE PARALLEL WITH AND DISTANT 30.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, HEREINABOVE DESCRIBED COURSE "A";

THENCE NORTH 07°10'33" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 44.45 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 60.00 FEET;

THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 64°50'58", AN ARC DISTANCE OF 67.91 FEET;

THENCE SOUTH 07°10'33" WEST A DISTANCE OF 48.40 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 19,349 SQUARE FEET OR 0.444 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.

EXHIBIT "A"  
LEGAL DESCRIPTION  
0048-011F  
DRAINAGE EASEMENT

PREPARED UNDER MY SUPERVISION:



LLOYD HARMON II, P.L.S. 9801



09/10/2024

DATED:

□ LINE DATA

- 1 S02°33'10"E 118.28'
- 2 S87°26'50"W 67.00'
- 3 S02°33'10"E 177.53'
- 4 S07°10'33"W 93.81'
- 5 S87°26'50"W 54.79'
- 6 S87°26'50"W 4.57'
- 7 S07°10'33"W 49.60'
- COURSE "A"
- 9 S55°44'26"W 132.38'
- 10 S65°06'52"W 63.76'
- COURSE "C"
- 11 S58°28'28"W 103.76'
- COURSE "D"
- 12 S49°54'56"W 100.26'
- COURSE "E"
- 15 S28°13'28"W 6.22'
- 16 N28°20'23"E 17.68'
- 18 N64°05'47"E 31.45'
- 19 N57°58'29"E 83.78'
- 20 N54°50'23"E 88.43'
- 21 N49°54'56"E 121.93'
- 22 N58°28'28"E 107.75'
- 23 N65°06'52"E 118.63'
- 25 N07°10'33"E 44.45'
- 27 S07°10'33"W 48.40'

○ CURVE DATA

- 8 R=150.00'  
Δ=26°50'13"  
D=70.26'  
T=35.79'  
-COURSE "B"
- 13 R=1,970.01'  
Δ=06°35'52"  
D=226.85'  
T=113.55'
- 14 R=115.00'  
Δ=38°15'41"  
D=76.79'  
T=39.89'
- 17 R=105.00'  
Δ=35°45'24"  
D=65.53'  
T=33.87'
- 24 R=120.00'  
Δ=57°56'19"  
D=121.35'  
T=66.43'
- 26 R=60.00'  
Δ=64°50'58"  
D=67.91'  
T=38.11'

# EXHIBIT "B"

(0048-011F)

DRAINAGE EASEMENT

P.O.C.

☉ BUENA VISTA AVE.

PM 2/21

C/L INT. MONROE ST. & BUENA VISTA AVE.

N'LY-MOST COR PCL. 1  
DOC.# 2008-0473794

PARCEL A  
LLA # 2005-08  
INST. NO. 2005-252257

VESTING DEED  
PARCEL B  
INST. 2014-206374  
REC. 06/05/2014

APN 610-020-036

B.H. INDIO LAND

S'LY-MOST COR PCL. 'A'

DETAIL "B"  
SHEET 2

N17°58'29"W (R)

T.P.O.B.

PARCEL  
0048-011F  
19,349 SQ. FT.  
0.444 AC.

LOT 4

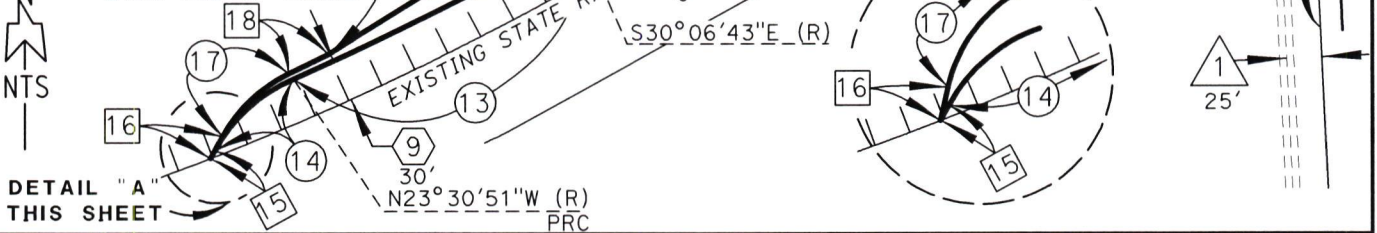
T. 5 S., R. 7 E.,  
SEC. 15

SURVEYORS NOTES

||| INDICATES RESTRICTED ACCESS

COACHELLA LAND & WATER  
CO'S MB 6/24, LOT 5

VESTING DEED  
PARCEL A  
INST. 2014-206374  
REC. 06/05/2014  
APN 610-020-034  
B.H. INDIO LAND



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.: 0048-011F

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

DATE: AUGUST, 2024

APPROVED BY:

*Lloyd Harmon*

DATE: 09/10/2024

SHEET 1 OF 2



# EXHIBIT "B"

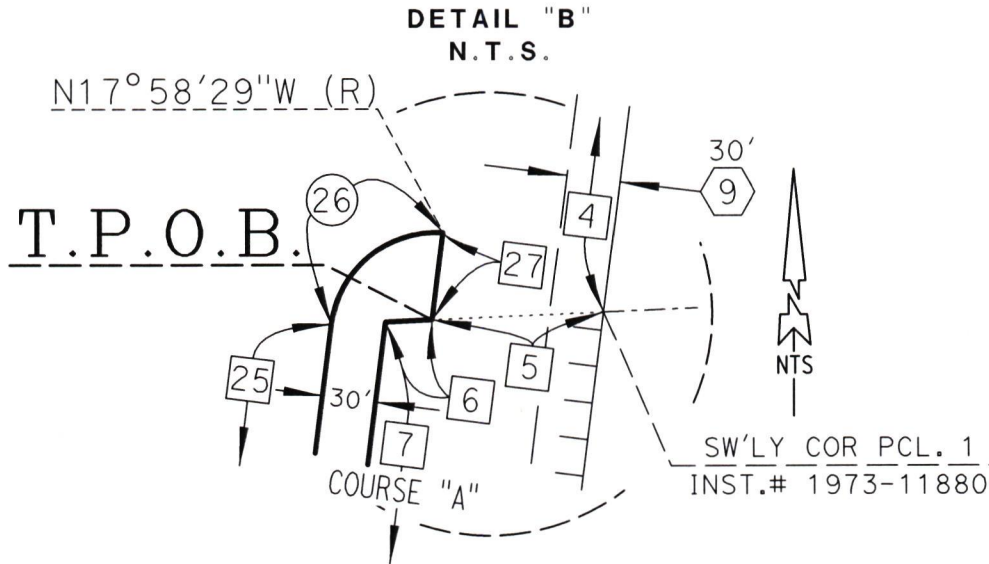
(0048-011F)  
DRAINAGE EASEMENT

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
- △ 2 AN EASEMENT 15' IN WIDTH FOR PUBLIC HIGHWAY AND UTILITY PURPOSES, GRANTED TO THE COUNTY OF RIVERSIDE AND ACCEPTED PER BOOK 505 PAGE 140, REC. 05/14/1941, O.R.
- △ 8 AN EASEMENT FOR PUBLIC ROAD AND UTILITY PURPOSES IN FAVOR OF THE CITY OF INDIO, DEDICATED AND ACCEPTED PER INST. 2008-554153, REC. 10/15/2008, 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

- ⬡ 9 AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF THE CITY OF INDIO, DESCRIBED AS PARCEL 1, DEDICATED AND ACCEPTED PER INST. 2008-473794, REC. 08/28/2008, 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.: 0048-011F	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 II</i>
DATE: AUGUST, 2024	DATE: 09/10/2024
SHEET 2 OF 2	



EXHIBIT "A"  
LEGAL DESCRIPTION  
0048-011G  
TEMPORARY CONSTRUCTION EASEMENT

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES, BEING A PORTION OF LOT 5 OF THE COACHELLA LAND AND WATER COMPANY'S SUBDIVISION MAP ON FILE IN BOOK 6, PAGE 24 OF MAPS, TOGETHER WITH A PORTION OF PARCEL "A" OF LOT LINE ADJUSTMENT 2005-08 AS DESCRIBED BY CERTIFICATE OF COMPLIANCE RECORDED MARCH 31, 2005 AS DOCUMENT NUMBER 2005-0252257, FURTHER DESCRIBED, RESPECTIVELY, AS PARCEL 'A' AND PARCEL 'B' BY GRANT DEED RECORDED JUNE 5, 2014 AS DOCUMENT NUMBER 2014-0206374, EACH 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 INTERSECTION OF THE CENTERLINE OF MONROE STREET AND THE CENTERLINE OF BUENA VISTA AVENUE, AS SHOWN BY PARCEL MAP ON FILE IN BOOK 2, PAGE 21 OF PARCEL MAPS, SAID OFFICIAL RECORDS, BEING A POINT ON THE EAST LINE OF SAID SECTION 15;

THENCE SOUTH 02°33'10" EAST ALONG SAID EAST LINE, A DISTANCE OF 118.28 FEET;

THENCE LEAVING SAID EAST LINE AT A RIGHT ANGLE, SOUTH 87°26'50" WEST, A DISTANCE OF 67.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MONROE STREET (67.00 FOOT WESTERLY HALF-WIDTH), DESCRIBED AS PARCEL 'A' BY GRANT OF EASEMENT RECORDED OCTOBER 10, 2008 AS DOCUMENT NUMBER 2008-0554153, SAID POINT BEING THE NORTHERLY-MOST CORNER OF PARCEL '1' AS DESCRIBED BY GRANT OF EASEMENT RECORDED AUGUST 28, 2008 AS DOCUMENT NUMBER 2008-0473794, BOTH OF SAID OFFICIAL RECORDS, AND THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 07°10'33" WEST ALONG THE WESTERLY LINE OF SAID PARCEL '1', A DISTANCE OF 59.77 FEET TO HEREINAFTER DESCRIBED COURSE "A";

COURSE "A"

THENCE SOUTH 26°43'29" WEST, A DISTANCE OF 71.73 FEET TO A LINE PARALLEL WITH AND DISTANT 24.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WESTERLY LINE OF SAID PARCEL '1', HEREINAFTER DESCRIBED AS COURSE "B";

COURSE "B"

THENCE SOUTH 07°10'33" WEST, A DISTANCE OF 102.28 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 60.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 17°58'29" WEST, HEREINAFTER DESCRIBED AS COURSE "C";

COURSE "C"

THENCE SOUTHWESTERLY AND SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 64°50'58", AN ARC DISTANCE OF 67.91 FEET TO HEREINAFTER DESCRIBED COURSE "D";

EXHIBIT "A"  
LEGAL DESCRIPTION  
0048-011G  
TEMPORARY CONSTRUCTION EASEMENT

COURSE "D"

THENCE SOUTH 07°10'33" WEST, A DISTANCE OF 44.45 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 120.00 FEET, HEREINAFTER DESCRIBED AS COURSE "E";

COURSE "E"

THENCE SOUTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 57°56'19", AN ARC DISTANCE OF 121.35 FEET TO HEREINAFTER DESCRIBED COURSE "F";

COURSE "F"

THENCE SOUTH 65°06'52" WEST, A DISTANCE OF 118.63 FEET TO HEREINAFTER DESCRIBED COURSE "G";

COURSE "G"

THENCE SOUTH 58°28'28" WEST, A DISTANCE OF 107.75 FEET TO HEREINAFTER DESCRIBED COURSE "H";

COURSE "H"

THENCE SOUTH 49°54'56" WEST, A DISTANCE OF 121.93 FEET TO HEREINAFTER DESCRIBED COURSE "I";

COURSE "I"

THENCE SOUTH 54°50'23" WEST, A DISTANCE OF 88.43 FEET TO HEREINAFTER DESCRIBED COURSE "J";

COURSE "J"

THENCE SOUTH 57°58'29" WEST, A DISTANCE OF 83.78 FEET TO HEREINAFTER DESCRIBED COURSE "K";

COURSE "K"

THENCE SOUTH 64°05'47" WEST, A DISTANCE OF 31.45 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 105.00 FEET, HEREINAFTER DESCRIBED AS COURSE "L";

COURSE "L"

THENCE SOUTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 35°45'24", AN ARC DISTANCE OF 65.53 FEET TO HEREINAFTER DESCRIBED COURSE "M";

COURSE "M"

THENCE SOUTH 28°20'23" WEST, A DISTANCE OF 17.68 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF CALTRANS, DESCRIBED AS PARCEL '1' BY GRANT DEED RECORDED MARCH 24, 1969 AS INSTRUMENT NUMBER 28000, SAID OFFICIAL RECORDS, AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2,000.01 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 21°20'02" EAST;

EXHIBIT "A"  
LEGAL DESCRIPTION  
0048-011G  
TEMPORARY CONSTRUCTION EASEMENT

THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF  $00^{\circ}52'39''$ , AN ARC DISTANCE OF 30.63 FEET TO A LINE PARALLEL WITH AND DISTANT 20.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, HEREINABOVE DESCRIBED COURSE "M";

THENCE NORTH  $28^{\circ}20'23''$  EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 40.88 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 125.00 FEET, BEING CONCENTRIC WITH AND DISTANT 20.00 FEET NORTHWESTERLY OF, AS MEASURED RADially TO, HEREINABOVE DESCRIBED COURSE "L";

THENCE NORTHEASTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF  $35^{\circ}45'24''$ , AN ARC DISTANCE OF 78.01 FEET TO A LINE PARALLEL WITH AND DISTANT 20.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, HEREINABOVE DESCRIBED COURSE "K";

THENCE NORTH  $64^{\circ}05'47''$  EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 30.38 FEET TO A LINE PARALLEL WITH AND DISTANT 20.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, HEREINABOVE DESCRIBED COURSE "J";

THENCE NORTH  $57^{\circ}58'29''$  EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 82.16 FEET TO A LINE PARALLEL WITH AND DISTANT 20.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, HEREINABOVE DESCRIBED COURSE "I";

THENCE NORTH  $54^{\circ}50'23''$  EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 87.02 FEET TO A LINE PARALLEL WITH AND DISTANT 20.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, HEREINABOVE DESCRIBED COURSE "H";

THENCE NORTH  $49^{\circ}54'56''$  EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 122.56 FEET TO A LINE PARALLEL WITH AND DISTANT 20.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, HEREINABOVE DESCRIBED COURSE "G";

THENCE NORTH  $58^{\circ}28'28''$  EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 110.40 FEET TO A LINE PARALLEL WITH AND DISTANT 20.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, HEREINABOVE DESCRIBED COURSE "F";

THENCE NORTH  $65^{\circ}06'52''$  EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 119.79 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, BEING CONCENTRIC WITH AND DISTANT 20.00 FEET NORTHWESTERLY OF, AS MEASURED RADially TO, HEREINABOVE DESCRIBED COURSE "E";

THENCE NORTHEASTERLY AND NORTHERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF  $57^{\circ}56'19''$ , AN ARC DISTANCE OF 101.12 FEET TO A LINE PARALLEL WITH AND DISTANT 20.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, HEREINABOVE DESCRIBED COURSE "D";

EXHIBIT "A"  
LEGAL DESCRIPTION  
0048-011G  
TEMPORARY CONSTRUCTION EASEMENT

THENCE NORTH 07°10'33" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 44.45 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 80.00 FEET, BEING CONCENTRIC WITH AND DISTANT 20.00 FEET NORTHWESTERLY OF, AS MEASURED RADially TO, HEREINABOVE DESCRIBED COURSE "C";

THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 55°20'13", AN ARC DISTANCE OF 77.26 FEET TO A LINE PARALLEL WITH AND DISTANT 20.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, HEREINABOVE DESCRIBED COURSE "B";

THENCE NORTH 07°10'33" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 94.24 FEET TO A LINE PARALLEL WITH AND DISTANT 20.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, HEREINABOVE DESCRIBED COURSE "A";

THENCE NORTH 26°43'29" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 131.50 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 21,626 SQUARE FEET OR 0.496 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



09/10/2024

DATED:

□ LINE DATA

- 1 S02°33'10"E 118.28'
- 2 S87°26'50"W 67.00'
- 3 S07°10'33"W 59.77'
- 4 S26°43'29"W 71.73'  
- COURSE "A"
- 5 S07°10'33"W 102.28'  
- COURSE "B"
- 7 S07°10'33"W 44.45'  
- COURSE "D"
- 9 S65°06'52"W 118.63'  
- COURSE "F"
- 10 S58°28'28"W 107.75'  
- COURSE "G"
- 11 S49°54'56"W 121.93'  
- COURSE "H"
- 12 S54°50'23"W 88.43'  
- COURSE "I"
- 13 S57°58'29"W 83.78'  
- COURSE "J"
- 14 S64°05'47"W 31.45'  
- COURSE "K"
- 16 S28°20'23"W 17.68'  
- COURSE "M"
- 18 N28°20'23"E 40.88'
- 20 N64°05'47"E 30.38'
- 21 N57°58'29"E 82.16'
- 22 N54°50'23"E 87.02'
- 23 N49°54'56"E 122.56'
- 24 N58°28'28"E 110.40'
- 25 N65°06'52"E 119.79'
- 27 N07°10'33"E 44.45'
- 29 N07°10'33"E 94.24'
- 30 N26°43'29"E 131.50'

○ CURVE DATA

- 6 R=60.00'  
Δ=64°50'58"  
D=67.91'  
T=38.11'  
- COURSE "C"
- 8 R=120.00'  
Δ=57°56'19"  
D=121.35'  
T=66.43'  
- COURSE "E"
- 15 R=105.00'  
Δ=35°45'24"  
D=65.53'  
T=33.87'  
- COURSE "L"
- 17 R=2,000.01'  
Δ=00°52'39"  
D=30.63'  
T=15.32'
- 19 R=125.00'  
Δ=35°45'24"  
D=78.01'  
T=40.32'
- 26 R=100.00'  
Δ=57°56'19"  
D=101.12'  
T=55.36'
- 28 R=80.00'  
Δ=55°20'13"  
D=77.26'  
T=41.94'

# EXHIBIT "B"

☉ BUENA VISTA AVE.

(0048-011G)  
T.C.E.

P.O.C.

PM 2/21

PARCEL A C/L INT. MONROE ST. & BUENA VISTA AVE.  
LLA # 2005-08  
INST. NO. 2005-252257

VESTING DEED  
PARCEL B  
INST. 2014-206374  
REC. 06/05/2014  
APN 610-020-036  
B.H. INDIO LAND

T.P.O.B.

N'LY-MOST COR PCL. 1  
DOC.# 2008-0473794

LOT 4

21,626 SQ. FT.  
0.496 AC.

PARCEL  
0048-011G

DETAIL SEE  
SHEET 2

S'LY-MOST COR PCL. 'A'

N27°29'14"W (R)

N17°58'29"W (R)

COACHELLA LAND & WATER  
CO 'S MB 6/24. LOT 5

VESTING DEED  
PARCEL A  
INST. 2014-206374  
REC. 06/05/2014  
APN 610-020-034  
B.H. INDIO LAND

INTERSTATE 10

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

SURVEYORS NOTES

|||| INDICATES RESTRICTED ACCESS

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

PCL No.: 0048-011G

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: AUGUST, 2024

APPROVED BY:

*Lloyd Harmon*

DATE: 09/10/2024

SHEET 1 OF 2



# EXHIBIT "B"

(0048-011G)

T.C.E.

R/W DATA



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



AN EASEMENT 15' IN WIDTH FOR PUBLIC HIGHWAY AND UTILITY PURPOSES, GRANTED TO THE COUNTY OF RIVERSIDE AND ACCEPTED PER BOOK 505 PAGE 140, REC. 05/14/1941, O.R.



AN EASEMENT FOR PUBLIC ROAD AND UTILITY PURPOSES IN FAVOR OF THE CITY OF INDIO, DEDICATED AND ACCEPTED PER INST. 2008-554153, REC. 10/15/2008, O.R.



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.



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



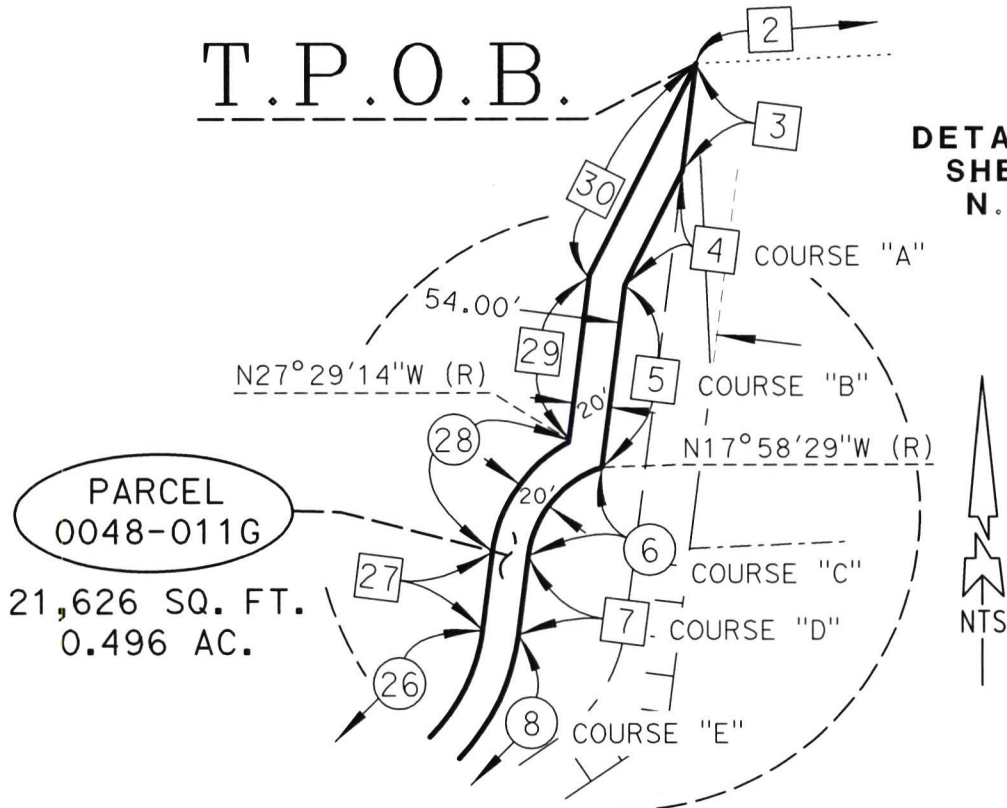
AN EASEMENT FOR PUBLIC HIGHWAY IN FAVOR OF THE COUNTY OF RIVERSIDE PER BOOK 233 PAGE 220, REC. 11/14/1906, O.R.

EASEMENT DATA



AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF THE CITY OF INDIO, DESCRIBED AS PARCEL 1, DEDICATED AND ACCEPTED PER INST. 2008-473794, REC. 08/28/2008, O.R.

T.P.O.B.



DETAIL SEE SHEET 1 N.T.S.

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.: 0048-011G

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: AUGUST, 2024

APPROVED BY:

*Lloyd Harmon*

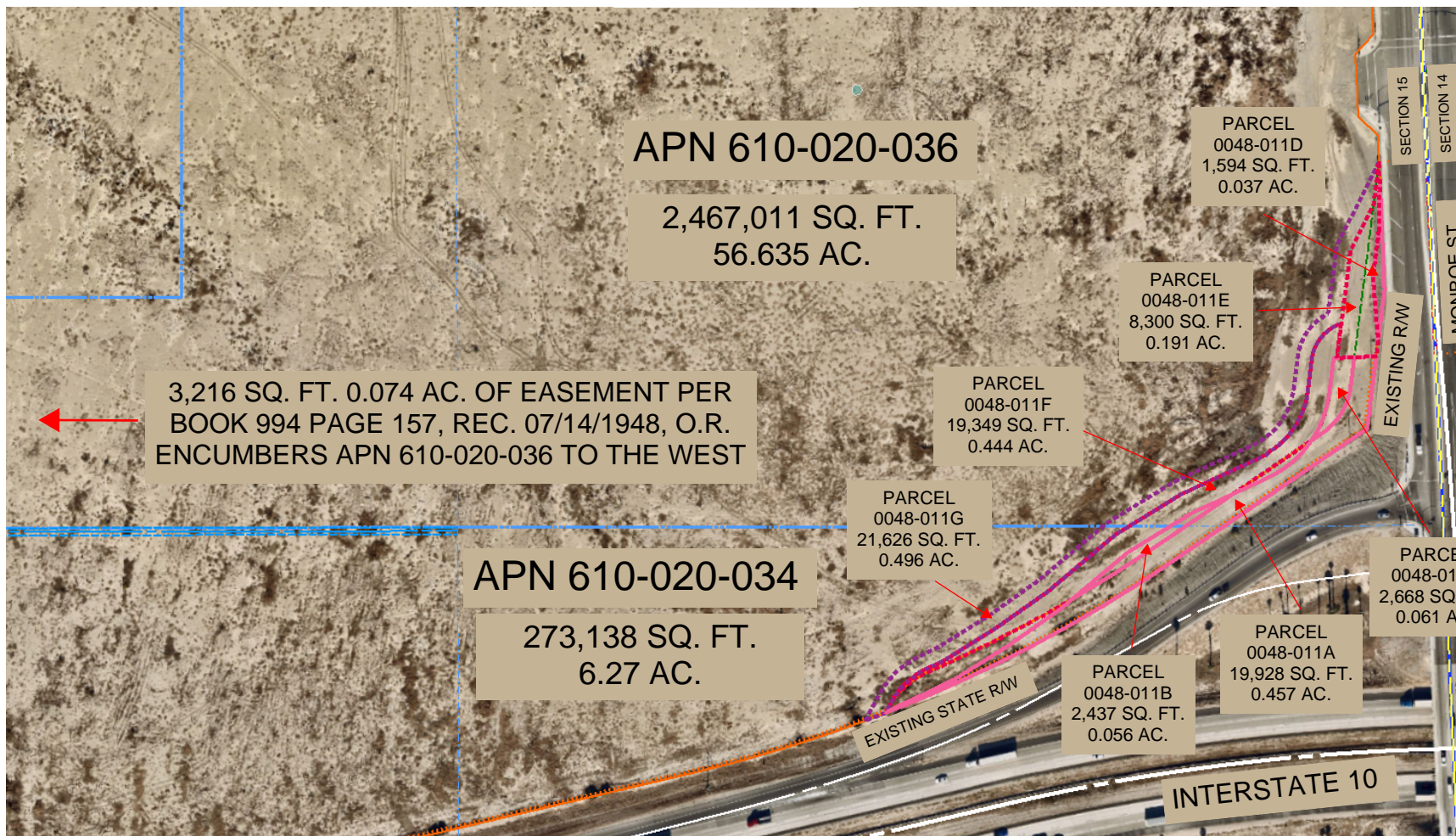
DATE: 09/10/2024

SHEET 2 OF 2



# EXHIBIT "B"

0048-011A-G



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

PCL No.: 0048-011A-G		COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C7-0048		
SCALE: NTS		PROJECT: MONROE STREET AND I-10
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: AUGUST, 2024		APPROVED BY: _____ DATE: _____
SHEET 1 OF 1		

