

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



ITEM: 21.1  
(ID # 28843)

**MEETING DATE:**  
Monday, September 22, 2025

**FROM :** TLMA-TRANSPORTATION

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:  
Public Hearing - Adopt Resolution No. 2025-175, Authorization to Adopt a Resolution of Necessity for the Interstate 10 - Monroe Street Interchange Improvement Project in the City of Indio. Nothing Further is Required pursuant to State CEQA Guidelines. District 4. [\$40,163 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. 2025-175, authorizing the Resolution of Necessity for the Monroe Street / Interstate 10 Interchange Improvement Project; and
3. **Allocate** the sum of \$24,700.00 for deposit to the State Condemnation Fund.

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


  
Dennis Acuna, Director of Transportation 9/11/2025

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Perez, seconded by Supervisor Medina 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: September 22, 2025  
xc: Transp.

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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

| <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>   | \$ 40,163                   | \$ 0                     | \$ 40,163                         | \$ 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 §15061(b). Because the Project is being carried out by the County, the County shall be the CEQA Lead Agency pursuant to CEQA Guidelines 15051(a).

The Transportation Department has presented a written offer to the property owner as required by Government Code § 7267.1. The amount as required by Government Code § 7267.2 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 § 1263.025.

The property owner disclaimed a fee ownership in the property claiming rights held are by permanent easement. After property owner asserted having only easement interests, the County exercised due diligence, working with Lawyers Title Company to identify and locate current owners. Despite reasonable efforts, the County was unable to locate another fee owner of the property, and therefore made no additional offer. As required by Code of Civil Procedure Section 1245.230 the County (1) made an offer to fee owner and (2) did not make an offer to

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

any other fee owner because, despite a reasonably diligent attempt to locate an owner, the County was not able to do so.

While initial owner of record still claims no fee interests the County is still negotiating 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 |
|------------|-----------------------|---------------------------------|--------------------------|
| 0048-001A  | 610-020-015 (portion) | Fee Road Right of Way           | 2,286                    |
| 0048-001B  | 610-020-015 (portion) | Road Right of Way Easement      | 1,939                    |
| 0048-001C  | 610-020-015 (portion) | Aerial Easement                 | 7,350                    |
| 0048-001D  | 610-020-015 (portion) | Temporary Construction Easement | 261,858                  |
| 0048-010A  | 610-080-009           | Fee Road Right of Way           | 7,020                    |
| 0048-010B  | 610-080-009           | Road Right of Way Easement      | 7,152                    |
| 0048-010C  | 610-080-009           | Aerial Easement                 | 24,852                   |
| 0048-010D  | 610-080-009           | Temporary Construction Easement | 276,070                  |

The Notice of Intention Resolution No. 2025-037, approved July 1, 2025, identified as Board agenda item 3.43, set a public hearing on July 29, 2025, for the proposed adoption of Resolution 2025-175, Adoption of Resolution of Necessity (R.O.N.). The R.O.N. hearing scheduled on July 29, 2025, identified as Board agenda item 21.10, was continued to August 26, 2025, while the County made efforts to identify any other fee owner of the property needed to permit the Monroe Street / Interstate 10 Interchange Project to be completed. Subsequently, the R.O.N. hearing scheduled on August 26, 2025, identified as Board agenda item 21.4, was continued off calendar while the County continued to identify any other fee owners of the subject property.

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

**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) | \$        | 24,700.00        |
| 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>40,163.00</b> |

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 2025-175  
Legals & Plats  
Aerial Exhibit  
Authorization to Bill

  
\_\_\_\_\_  
Jason Farin, Principal Policy Analyst

9/18/2025

2 **Resolution No. 2025-175**

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. 0048-001A, 0048-001B, 0048-001C, and 0048-001D, 0048-010A, 0048-010B,  
12 0048-010C, 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:

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FORM APPROVED COUNTY COUNSEL  
BY: BRADEN J. HOLLY  
DATE 9/15/25

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

| Parcel Nos. | Assessor's Parcel Number(s) | Property Owner(s)                                   |
|-------------|-----------------------------|---|
| 0048-010C   | 610-080-009 (portion)       | Coachella Valley Water District of Riverside County |
| 00448-010D  | 610-080-009 (portion)       | Coachella Valley Water District of Riverside County |

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

| Project Parcel No.(s) | Fee Simple | Permanent Easement | Temporary Construction Easement |
|-----------------------|------------|--------------------|---------------------------------|
| 0048-001A             | X          |                    |                                 |
| 0048-001B             |            | X                  |                                 |
| 0048-001C             |            | X                  |                                 |
| 0048-001D             |            |                    | X                               |
| 0048-010A             | X          |                    |                                 |
| 0048-010B             |            | X                  |                                 |

| Project Parcel No.(s) | Fee Simple | Permanent Easement | Temporary Construction Easement |
|-----------------------|------------|--------------------|---------------------------------|
| 0048-010C             |            | X                  |                                 |
| 0048-010D             |            |                    | X                               |

**WHEREAS**, the statutes that authorize the County of Riverside to acquire the 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 (“Board”) of Riverside County, State of California, not less than four/fifths of all members concurring, in regular session assembled on September 22, 2025, that the Board finds and determines each of the following:

1. Notice of Board’s Intention to Adopt this Resolution of Necessity was duly given as required by § 12.45.235 of the Code of Civil Procedure and, on the date and at the time and place fixed for hearing, this Board did hear and consider all of the evidence presented.
2. That the public interest and necessity require the Project;
3. That the Project is planned or located in the manner that will be most compatible with the greatest public good and least private injury.
4. That the Subject Property Interests are necessary for the Project;
5. That the offers required by § 7267.2 of the Government Code have been made to the owners of record of the Subject Properties;
6. That owners of record disclaimed ownership and the current owner(s) could not be located with reasonable diligence as required by § 7267.1

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

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

12           9.       That acquisition of the Subject Property Interest will promote the interests  
13 of the County of Riverside.

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

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

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

20           3. To make application to the Court for an order to deposit the probable  
21 amount of compensation out of proper funds under the control of the County into the  
22 Condemnation Deposits Fund with the Office of the State Treasurer and to make  
23 application to the Court and for an order permitting the County to take prejudgment  
24 possession and use the Subject Property Interest for the purpose of construction the  
25 Project.

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

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

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3 RESOLUTION NO. 2025-175

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, STATE OF CALIFORNIA

7 ROLL CALL:

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

9 Nays: None

10 Absent: None

11 Abstain: None

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

16  
17 KIMBERLY A. RECTOR, Clerk of said Board

18  
19 By:  \_\_\_\_\_

20 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°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, SAID ANGLE POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 31°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°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°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°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.

COACHELLA VALLEY  
STORMWATER CHANNEL  
800-N RW PLANS

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

☐ 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

☐ 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.: 0048-001A

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*

DATE: 06/18/2025

SHEET 1 OF 2



# EXHIBIT "B"

(0048-001A)

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>3</sub> 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.

△<sub>5</sub> 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.

△<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>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>13</sub> 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,<br>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: JUNE, 2025        | APPROVED BY:  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°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°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°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°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°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°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.

(0048-001B)

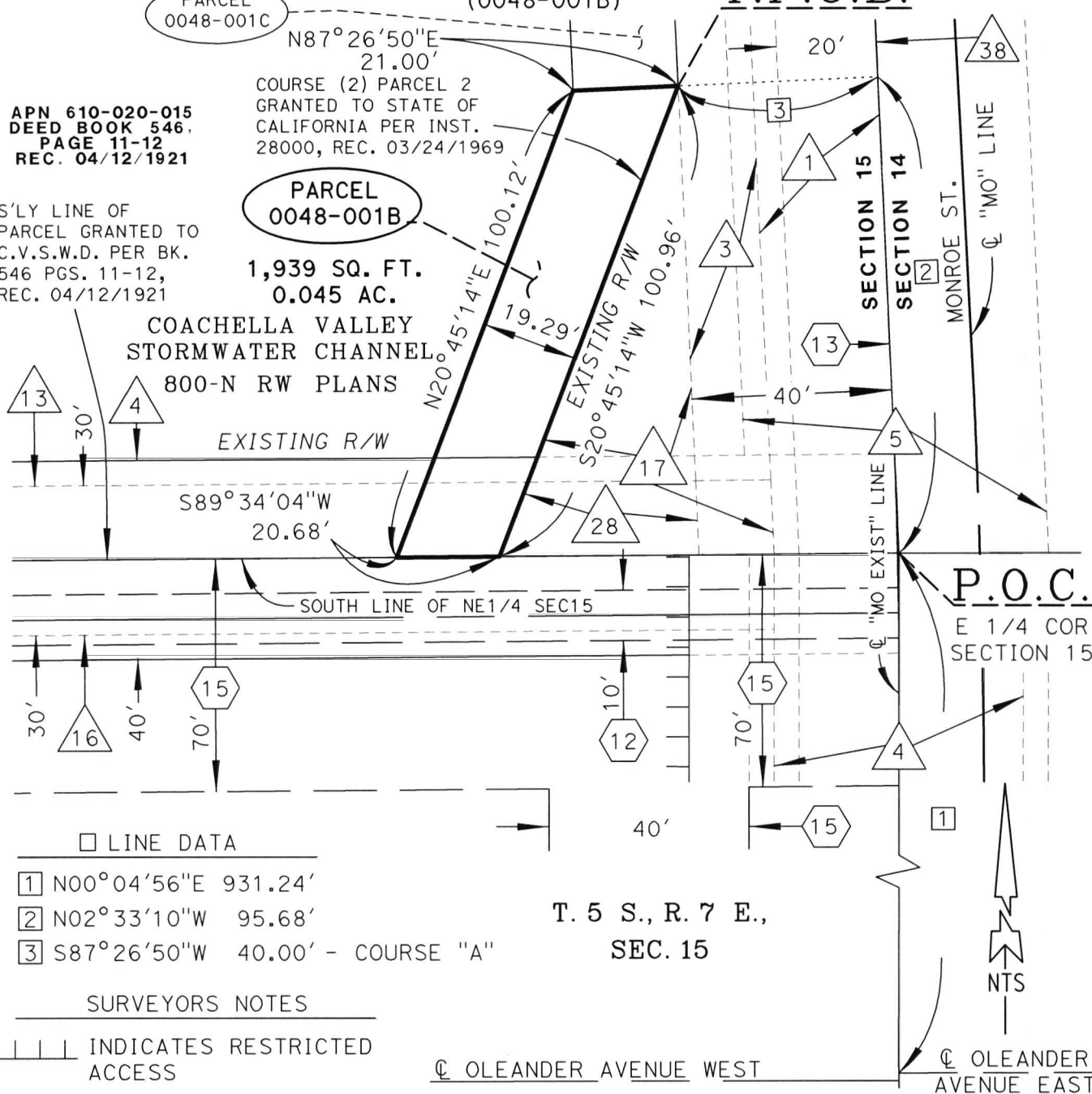
APN 610-020-015  
 DEED BOOK 546,  
 PAGE 11-12  
 REC. 04/12/1921

PARCEL 0048-001C  
 N87°26'50"E  
 21.00'  
 COURSE (2) PARCEL 2  
 GRANTED TO STATE OF  
 CALIFORNIA PER INST.  
 28000, REC. 03/24/1969

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

PARCEL 0048-001B  
 1,939 SQ. FT.  
 0.045 AC.

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,<br>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: JUNE, 2025        | APPROVED BY: <i>Lloyd Harmon</i> DATE: 06/18/2025  |
| SHEET 1 OF 2            |  |



# EXHIBIT "B"

(0048-001B)

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>3</sub> 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.
- △<sub>4</sub> 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
- △<sub>5</sub> 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.
- △<sub>13</sub> 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
- △<sub>16</sub> VACATED BY RESOLUTION 3348 OF THE CITY COUNCIL OF THE CITY OF INDIO, PER INST. 1980-38184, REC. 02/27/1980, 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>13</sub> 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.
- ⬡<sub>12</sub> 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.
- ⬡<sub>15</sub> 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,<br>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: 06/18/2025   |
| DATE: JUNE, 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"

(0048-001C)  
AERIAL EASEMENT

T.P.O.B.



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" 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. 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*

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



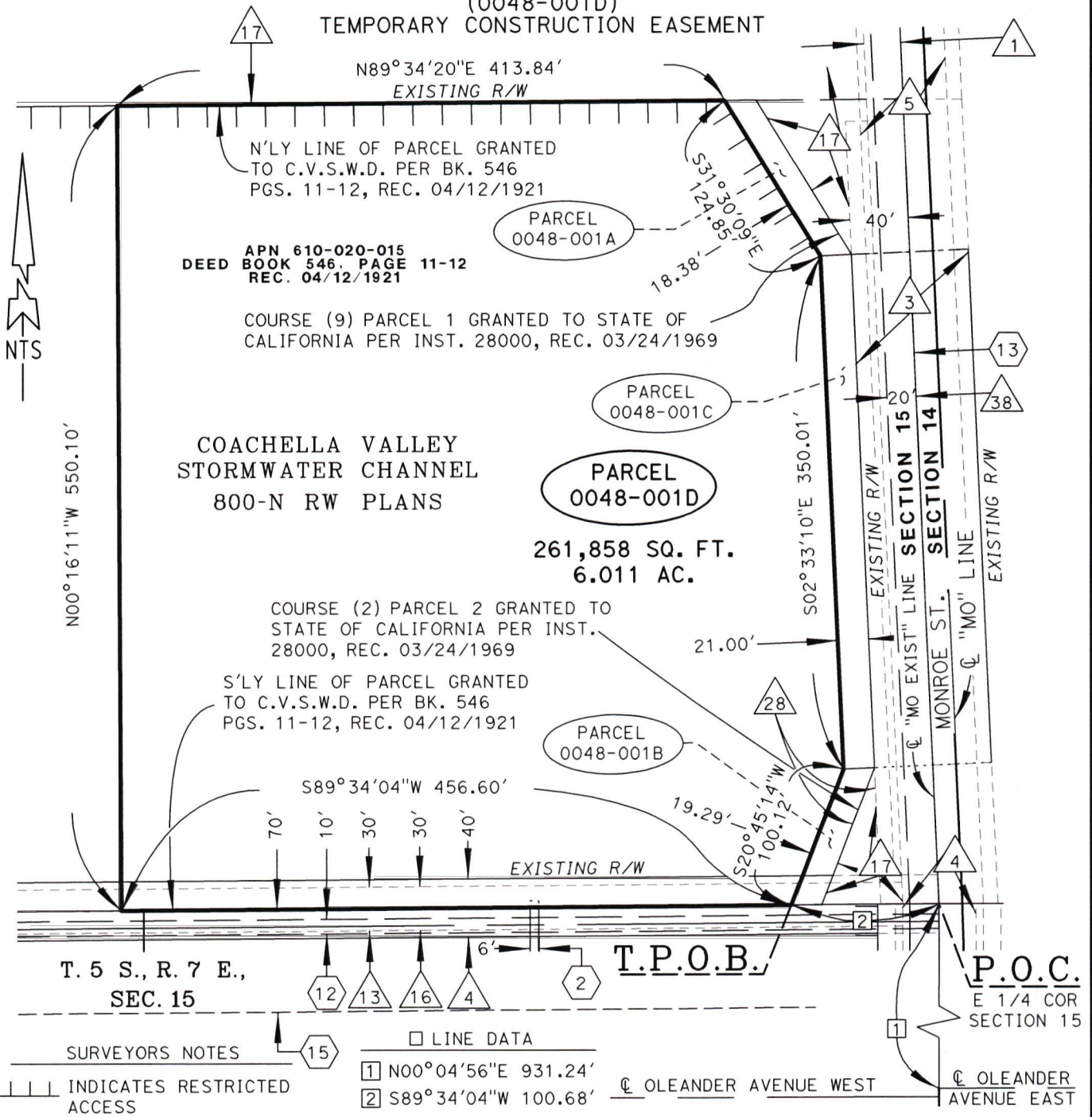
06/18/2025

DATED:

# EXHIBIT "B"

(0048-001D)

## TEMPORARY CONSTRUCTION EASEMENT



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,<br>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: 06/18/2025  |
| DATE: JUNE, 2025        |  |
| SHEET 1 OF 2            |  |



# EXHIBIT "B"

(0048-001D)

## TEMPORARY CONSTRUCTION EASEMENT

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>3</sub> 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.
- △<sub>4</sub> 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
- △<sub>5</sub> 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.
- △<sub>13</sub> 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
- △<sub>16</sub> VACATED BY RESOLUTION 3348 OF THE CITY COUNCIL OF THE CITY OF INDIO, PER INST. 1980-38184, REC. 02/27/1980, 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>2</sub> 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.
- ⬡<sub>12</sub> 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.
- ⬡<sub>13</sub> 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.
- ⬡<sub>15</sub> 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,<br>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: JUNE, 2025        | APPROVED BY:  DATE: 06/18/2025   |
| SHEET 2 OF 2            |  |



EXHIBIT "A"  
LEGAL DESCRIPTION  
0048-010A

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED BY FINAL ORDER OF CONDEMNATION RECORDED JULY 26, 1921 IN BOOK 548 OF DEEDS, PAGES 324 AND 325, OFFICIAL RECORDS OF THE RIVERSIDE COUNTY RECORDER'S OFFICE, LYING WITHIN THE NORTHWEST ONE-QUARTER OF SECTION 14, 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 WEST ONE-QUARTER CORNER OF SAID SECTION 14, AS SHOWN BY CAL TRANS MONUMENTATION MAP 204-715 THROUGH 204-734, INCLUSIVE, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE;

THENCE NORTH 02°33'10" WEST ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 445.72 FEET TO HEREINAFTER DESCRIBED COURSE "A";

COURSE "A"

THENCE LEAVING SAID SECTION LINE AT A RIGHT ANGLE, NORTH 87°26'50" EAST, A DISTANCE OF 40.00 FEET TO AN ANGLE POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MONROE STREET (40.00 FOOT EASTERLY 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 SOUTHERLY TERMINUS OF THE EASTERLY LINE OF PARCEL 2A GRANTED TO THE STATE OF CALIFORNIA FOR STATE HIGHWAY PURPOSES, AS DESCRIBED BY THE FINAL ORDER OF CONDEMNATION RECORDED NOVEMBER 03, 1969 AS INSTRUMENT NUMBER 112107, SAID OFFICIAL RECORDS, SAID ANGLE POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 28°19'14" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE AND SAID EASTERLY LINE OF PARCEL 2A, A DISTANCE OF 116.95 FEET TO THE NORTHERLY LINE OF THAT PROPERTY AS DESCRIBED BY SAID FINAL ORDER OF CONDEMNATION;

THENCE NORTH 89°56'29" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 69.26 FEET TO A LINE PARALLEL WITH AND DISTANT 60.95 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID EASTERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 28°19'14" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 113.44 FEET TO THE EASTERLY PROLONGATION OF HEREINABOVE DESCRIBED COURSE "A";

THENCE SOUTH 87°26'50" WEST ALONG SAID EASTERLY PROLONGATION, A DISTANCE OF 71.00 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 7,020 SQUARE FEET OR 0.161 ACRES, MORE OR LESS.

EXHIBIT "A"  
LEGAL DESCRIPTION  
0048-010A

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



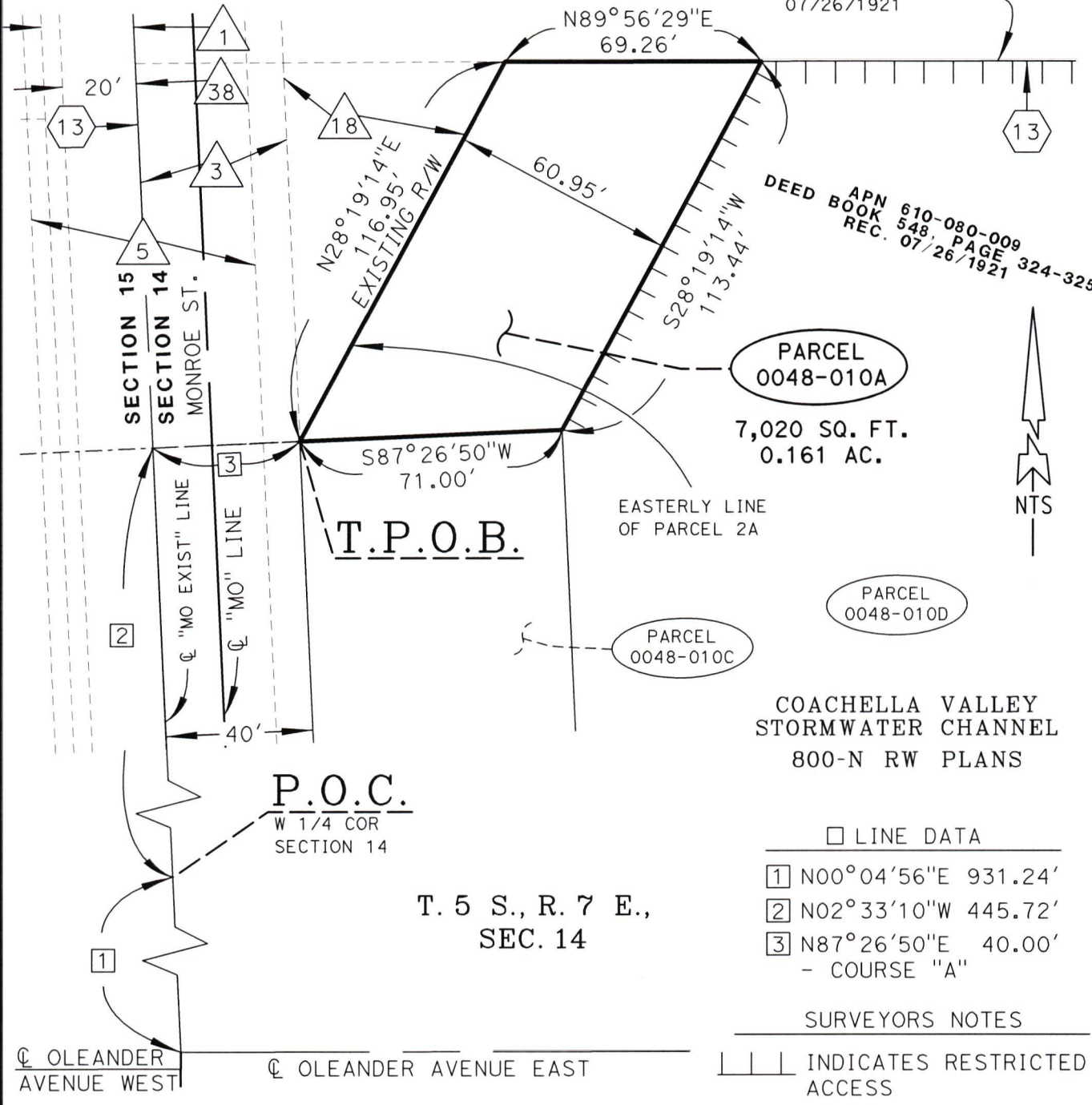
06/18/2025

DATED:

# EXHIBIT "B"

(0048-010A)

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



DEED APN 610-080-009  
BOOK 548, PAGE 324-325  
REC. 07/26/1921

**PARCEL 0048-010A**

7,020 SQ. FT.  
0.161 AC.

EASTERLY LINE  
OF PARCEL 2A

**PARCEL 0048-010D**

**PARCEL 0048-010C**

COACHELLA VALLEY  
STORMWATER CHANNEL  
800-N RW PLANS

LINE DATA

- ① N00°04'56"E 931.24'
- ② N02°33'10"W 445.72'
- ③ N87°26'50"E 40.00' - COURSE "A"

SURVEYORS NOTES

☐ INDICATES RESTRICTED ACCESS

**P.O.C.**  
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.: 0048-010A   | COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,<br>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"

(0048-010A)

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>3</sub> 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.

△<sub>5</sub> 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.

△<sub>18</sub> R/W DEED, PER FINAL ORDER OF CONDEMNATION, INST. 1969-112107, RECORDED 11/03/1969

△<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>13</sub> 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.: 0048-010A      | COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,<br>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: JUNE, 2025        | APPROVED BY:  DATE: 06/18/2025   |
| SHEET 2 OF 2            |  |



EXHIBIT "A"  
LEGAL DESCRIPTION  
0048-010B

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED BY FINAL ORDER OF CONDEMNATION RECORDED JULY 26, 1921 IN BOOK 548 OF DEEDS, PAGES 324 AND 325, OF OFFICIAL RECORDS OF THE RIVERSIDE COUNTY RECORDER'S OFFICE, LYING WITHIN THE NORTHWEST ONE-QUARTER OF SECTION 14, 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 WEST ONE-QUARTER CORNER OF SAID SECTION 14, AS SHOWN BY CAL TRANS MONUMENTATION MAP 204-715 THROUGH 204-734, INCLUSIVE, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE;

THENCE NORTH 02°33'10" WEST ALONG THE WEST 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, NORTH 87°26'50" EAST, A DISTANCE OF 40.00 FEET TO AN ANGLE POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MONROE STREET (40.00 FOOT EASTERLY HALF-WIDTH), GRANTED TO THE COUNTY OF RIVERSIDE AS DESCRIBED BY GRANT DEED RECORDED JULY 29, 1941 IN BOOK 512, PAGES 122 AND 123, OF SAID OFFICIAL RECORDS, SAID ANGLE POINT BEING THE NORTHERLY TERMINUS OF THE EASTERLY LINE OF PARCEL 2B GRANTED TO THE STATE OF CALIFORNIA FOR STATE HIGHWAY PURPOSES, AS DESCRIBED BY THE FINAL ORDER OF CONDEMNATION RECORDED NOVEMBER 03, 1969 AS INSTRUMENT NUMBER 1969-112107, OF SAID OFFICIAL RECORDS, SAID ANGLE POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 24°29'02" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID EASTERLY LINE OF PARCEL 2B, A DISTANCE OF 106.89 FEET TO THE TO THE SOUTHERLY LINE OF THAT PROPERTY AS DESCRIBED BY SAID FINAL ORDER OF CONDEMNATION, ALSO BEING THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION;

THENCE NORTH 89°56'19" EAST ALONG THE SOUTHERLY LINE OF SAID PROPERTY, A DISTANCE OF 72.33 FEET TO A LINE PARALLEL WITH AND DISTANT 65.87 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID EASTERLY RIGHT-OF-WAY LINE;

THENCE NORTH 24°29'02" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 110.28 FEET TO THE EASTERLY PROLONGATION OF HEREINABOVE DESCRIBED COURSE "A";

EXHIBIT "A"  
LEGAL DESCRIPTION  
0048-010B

THENCE SOUTH 87°26'50" WEST ALONG SAID EASTERLY PROLONGATION, A DISTANCE OF 71.00 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 7,152 SQUARE FEET OR 0.164 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

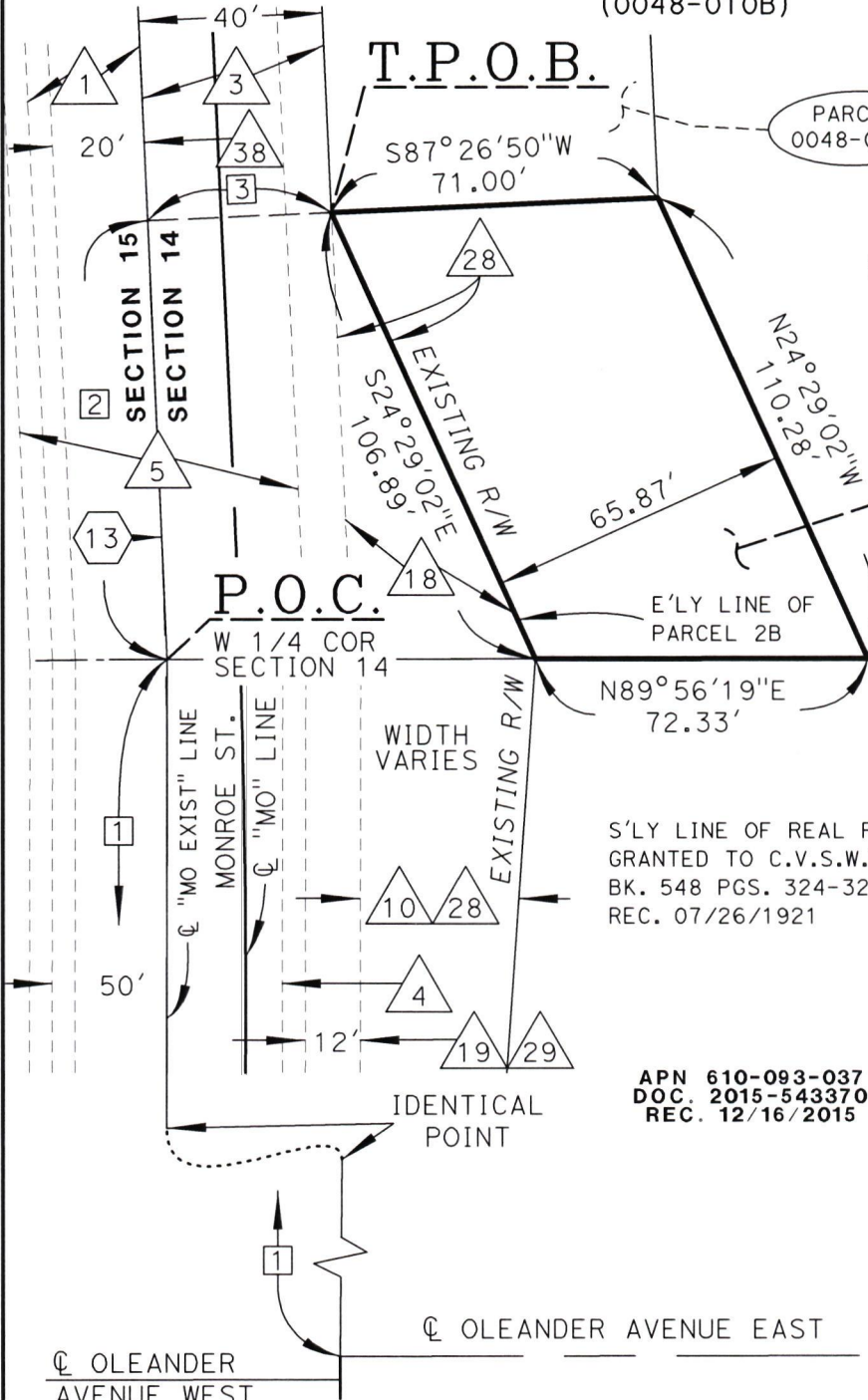


06/18/2025

DATED:

# EXHIBIT "B"

(0048-010B)



COACHELLA VALLEY  
STORMWATER CHANNEL  
800-N RW PLANS

APN 610-080-009  
DEED BOOK 548, PAGE 324-325  
REC. 07/26/1921

PARCEL  
0048-010B  
7,152 SQ. FT.  
0.164 AC.

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

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

SURVEYORS NOTES

--- INDICATES IDENTICAL POINT

☐ LINE DATA

- ☐ 1 N00°04'56"E 931.24'
- ☐ 2 N02°33'10"W 95.68'
- ☐ 3 N87°26'50"E 40.00' - COURSE "A"

APN 610-093-037  
DOC. 2015-543370  
REC. 12/16/2015

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,<br>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: 06/18/2025  |
| DATE: JUNE, 2025        |  |
| SHEET 1 OF 2            |  |



# EXHIBIT "B"

(0048-010B)

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.
  
- 10 R/W FOR STATE HIGHWAY PURPOSES IN FAVOR OF THE STATE OF CALIFORNIA, GRANTED IN FEE PER FINAL ORDER OF CONDEMNATION, INST. 1971-077308, REC. 07/14/1971, O.R.
  
- 18 R/W DEED, PER FINAL ORDER OF CONDEMNATION, INST. 1969-112107, RECORDED 11/03/1969
  
- 19 R/W GRANTED IN FEE TO THE STATE OF CALIFORNIA, PER INST. 1969-57337, REC. 06/10/1969, 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
  
- 29 HIGHWAY RIGHT OF WAY RELINQUISHED TO THE CITY OF INDIO, PER INST. NO. 1975-52555, REC. 05/07/1975, O.R. AS SHOWN ON CALTRANS RELINQUISHMENT MAP, BOOK 7 PAGE 52
  
- 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.: 0048-010B      | COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,<br>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: JUNE, 2025        | APPROVED BY:  DATE: 06/18/2025   |
| SHEET 2 OF 2            |  |



EXHIBIT "A"  
LEGAL DESCRIPTION  
0048-010C  
AERIAL EASEMENT

AN AERIAL EASEMENT FOR BRIDGE PURPOSES, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED BY FINAL ORDER OF CONDEMNATION RECORDED JULY 26, 1921 IN BOOK 548 OF DEEDS, PAGES 324 AND 325, OF OFFICIAL RECORDS OF THE RIVERSIDE COUNTY RECORDER'S OFFICE, LYING WITHIN THE NORTHWEST ONE-QUARTER OF SECTION 14, 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 WEST ONE-QUARTER CORNER OF SAID SECTION 14, AS SHOWN BY CAL TRANS MONUMENTATION MAP 204-715 THROUGH 204-734, INCLUSIVE, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE;

THENCE NORTH 02°33'10" WEST ALONG THE WESTERLY 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, NORTH 87°26'50" EAST, A DISTANCE OF 40.00 FEET TO AN ANGLE POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MONROE STREET (40.00 FOOT EASTERLY HALF-WIDTH), GRANTED TO THE COUNTY OF RIVERSIDE AS DESCRIBED BY GRANT DEED RECORDED JULY 29, 1941 IN BOOK 512, PAGES 122 AND 123, OF SAID OFFICIAL RECORDS, SAID ANGLE POINT BEING THE NORTHERLY TERMINUS OF THE EASTERLY LINE OF PARCEL 2B GRANTED TO THE STATE OF CALIFORNIA FOR STATE HIGHWAY PURPOSES, AS DESCRIBED BY THE FINAL ORDER OF CONDEMNATION RECORDED NOVEMBER 03, 1969 AS INSTRUMENT NUMBER 112107, OF SAID OFFICIAL RECORDS, SAID ANGLE POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 02°33'10" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 350.04 FEET TO AN ANGLE POINT, BEING THE SOUTHERLY TERMINUS OF THE EASTERLY LINE OF PARCEL 2A, AS DESCRIBED BY SAID FINAL ORDER OF CONDEMNATION;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE AT A RIGHT ANGLE, NORTH 87°26'50" EAST, PARALLEL WITH AND DISTANT 350.04 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EASTERLY PROLONGATION OF HEREINABOVE DESCRIBED COURSE "A", A DISTANCE OF 71.00 FEET TO A LINE PARALLEL WITH AND DISTANT 71.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID EASTERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 02°33'10" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 350.04 FEET TO THE EASTERLY PROLONGATION OF HEREINABOVE SAID COURSE "A";

EXHIBIT "A"  
LEGAL DESCRIPTION  
0048-010C  
AERIAL EASEMENT

THENCE SOUTH 87°26'50" WEST, ALONG SAID EASTERLY PROLONGATION OF COURSE "A", A DISTANCE OF 71.00 FEET TO THE TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 24,852 SQUARE FEET OR 0.571 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"

(0048-010C)

AERIAL EASEMENT

PARCEL  
0048-010A



APN 610-080-009  
DEED BOOK 548, PAGE 324-325  
REC. 07/26/1921

PARCEL  
0048-010D

COACHELLA VALLEY  
STORMWATER CHANNEL  
800-N RW PLANS

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

PARCEL  
0048-010C

24,852 SQ. FT.  
0.571 AC.

PARCEL  
0048-010B

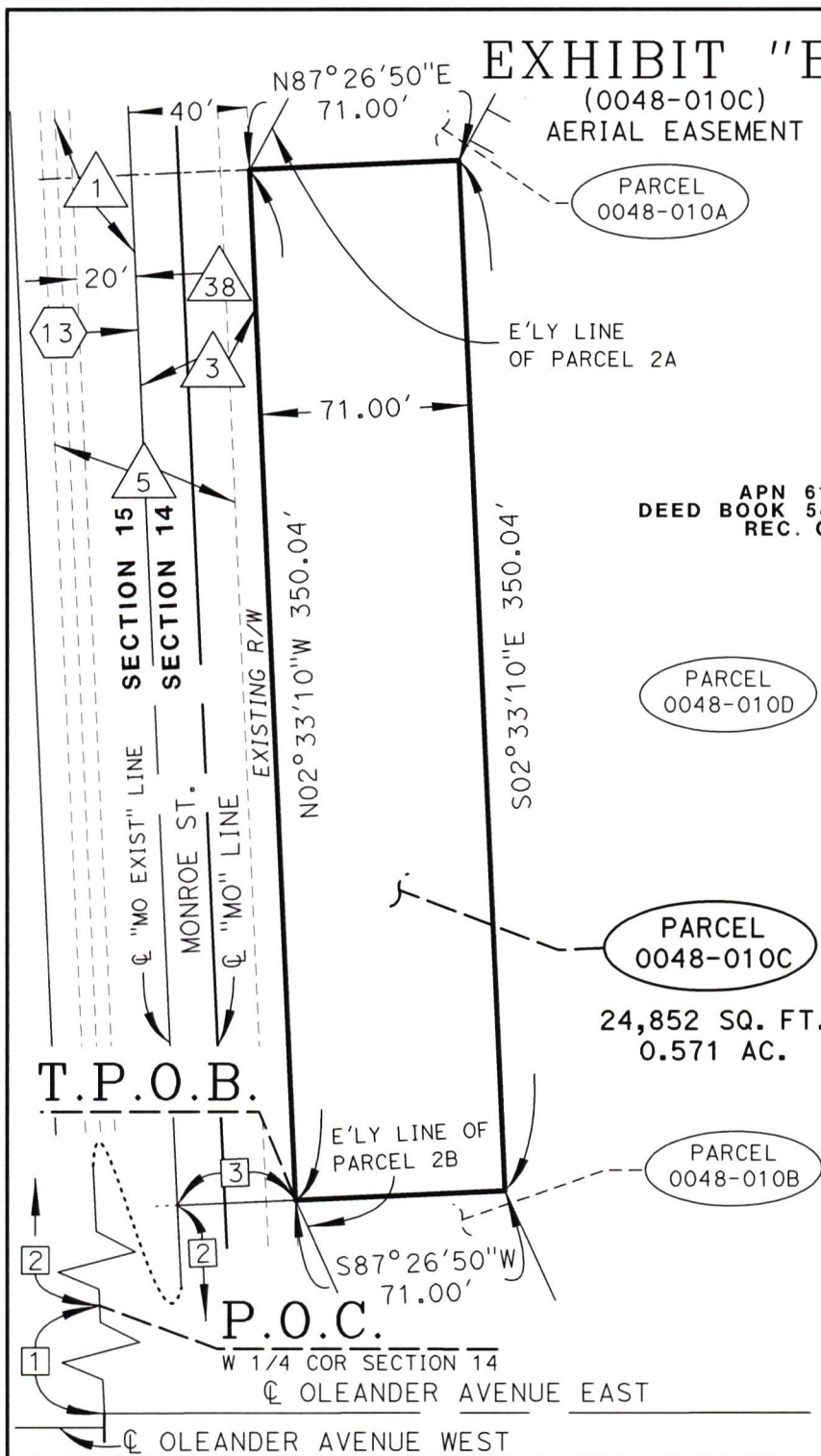
LINE DATA

- ① N00°04'56"E 931.24'
  - ② N02°33'10"W 95.68'
  - ③ N87°26'50"E 40.00'
- COURSE "A"

SURVEYORS NOTES

||| INDICATES RESTRICTED ACCESS

⋯ INDICATES IDENTICAL POINT



T.P.O.B.

P.O.C.

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,<br>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"

(0048-010C)  
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.: 0048-010C      | COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,<br>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: JUNE, 2025        | APPROVED BY:  DATE: 06/18/2025   |
| SHEET 2 OF 2            |  |



EXHIBIT "A"  
LEGAL DESCRIPTION  
0048-010D  
TEMPORARY CONSTRUCTION EASEMENT

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED BY FINAL ORDER OF CONDEMNATION RECORDED JULY 26, 1921 IN BOOK 548 OF DEEDS, PAGES 324 AND 325, OF OFFICIAL RECORDS OF THE RIVERSIDE COUNTY RECORDER'S OFFICE, LYING WITHIN THE NORTHWEST ONE-QUARTER OF SECTION 14, 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 WEST ONE-QUARTER CORNER OF SAID SECTION 14, AS SHOWN BY CAL TRANS MONUMENTATION MAP 204-715 THROUGH 204-734, INCLUSIVE, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE;

THENCE NORTH 89°56'19" EAST ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION, ALSO BEING THE SOUTHERLY LINE OF SAID PROPERTY, A DISTANCE OF 152.33 FEET TO A LINE PARALLEL WITH AND DISTANT 65.87 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EASTERLY RIGHT-OF-WAY LINE OF MONROE STREET (VARYING WIDTH) GRANTED TO THE STATE OF CALIFORNIA FOR STATE HIGHWAY PURPOSES, AS DESCRIBED BY THE FINAL ORDER OF CONDEMNATION RECORDED NOVEMBER 03, 1969 AS INSTRUMENT NUMBER 112107, OF SAID OFFICIAL RECORDS, BEING THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 24°29'02" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 110.28 FEET TO A LINE PARALLEL WITH AND DISTANT 71.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES TO THE EASTERLY RIGHT-OF-WAY LINE OF MONROE STREET (40.00 FOOT EASTERLY HALF-WIDTH), GRANTED TO THE COUNTY OF RIVERSIDE AS DESCRIBED BY GRANT DEED RECORDED JULY 29, 1941 IN BOOK 512, PAGES 122 AND 123, OF SAID OFFICIAL RECORDS;

THENCE NORTH 02°33'10" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 350.04 FEET TO A LINE PARALLEL WITH AND DISTANT 60.95 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID EASTERLY RIGHT-OF-WAY LINE DESCRIBED BY SAID FINAL ORDER OF CONDEMNATION;

THENCE NORTH 28°19'14" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 113.44 FEET TO THE NORTHERLY LINE OF SAID PROPERTY DESCRIBED BY DEED RECORDED JULY 26, 1921 IN BOOK 548 OF DEEDS, PAGES 324 AND 325;

THENCE NORTH 89°56'29" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 464.18 FEET;

EXHIBIT "A"  
LEGAL DESCRIPTION  
0048-010D  
TEMPORARY CONSTRUCTION EASEMENT

THENCE SOUTH 00°11'07" EAST, A DISTANCE OF 549.90 FEET TO THE SOUTHERLY LINE OF SAID PROPERTY DESCRIBED BY DEED RECORDED JULY 26, 1921 IN BOOK 548 OF DEEDS, PAGES 324 AND 325;

THENCE SOUTH 89°56'19" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL AND SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION, A DISTANCE OF 458.48 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 276,070 SQUARE FEET OR 6.338 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"

(0048-010D)

## TEMPORARY CONSTRUCTION EASEMENT

N89°56'29"E 464.18'  
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

APN 610-080-009  
DEED BOOK 548, PAGE 324-325  
REC. 07/26/1921

PARCEL  
0048-010D

276,070 SQ. FT.  
6.338 AC.

COACHELLA VALLEY  
STORMWATER CHANNEL  
800-N RW PLANS

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

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

S89°56'19"W 458.48'

LINE DATA

SURVEYORS NOTES

① N00°04'56"E 931.24'

|||| INDICATES RESTRICTED  
ACCESS

② N89°56'19"E 152.33'

--- INDICATES IDENTICAL  
POINT

**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

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*

DATE: 06/18/2025

SHEET 1 OF 2



# EXHIBIT "B"

(0048-010D)

## TEMPORARY CONSTRUCTION EASEMENT

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>3</sub> 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.
- △<sub>4</sub> 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
- △<sub>5</sub> 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.
- △<sub>11</sub> R/W FOR STATE HIGHWAY PURPOSES IN FAVOR OF THE STATE OF CALIFORNIA, GRANTED IN FEE PER FINAL ORDER OF CONDEMNATION, INST. 1970-001905, REC. 01/08/1970, O.R.
- △<sub>18</sub> R/W FOR FREEWAY AND STATE HIGHWAY PURPOSES IN FAVOR OF THE STATE OF CALIFORNIA PER FINAL ORDER OF CONDEMNATION, INST. 1969-112107, REC. 11/03/1969
- △<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>13</sub> 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.: 0048-010D      | COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,<br>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: JUNE, 2025        | APPROVED BY: <u>Lloyd Harmon II</u> DATE: 06/18/2025   |
| SHEET 2 OF 2            |  |



**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!**

**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**  
(0048-001C)  
AERIAL EXHIBIT



PARCEL  
0048-001A

PARCEL  
0048-001C

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

7,350 SQ. FT.  
0.169AC.

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

PARCEL  
0048-001D

COACHELLA VALLEY STORMWATER CHANNEL  
800-N RW PLANS

EXISTING R/W

SECTION 15

SECTION 14

MONROE ST.

21.00'

40'

PARCEL  
0048-001B

E 1/4 COR  
SECTION 15

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. 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

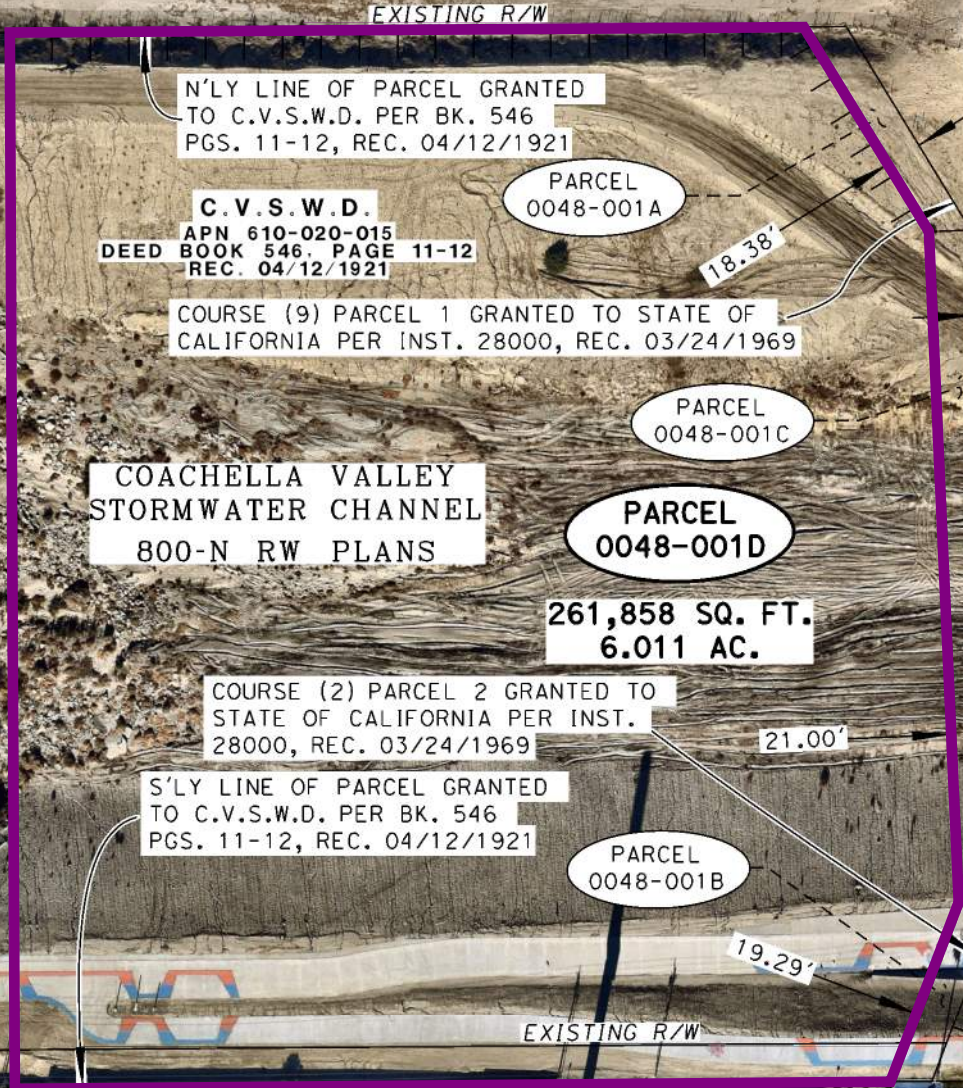
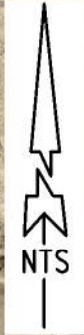
APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

SHEET 1 OF 1

**NOT TO BE  
RECORDED!**

**EXHIBIT "B"**  
 (0048-001D)  
 AERIAL EXHIBIT



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

**C.V.S.W.D.**  
 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

**COACHELLA VALLEY  
 STORMWATER CHANNEL  
 800-N RW PLANS**

**PARCEL  
 0048-001D**

**261,858 SQ. FT.  
 6.011 AC.**

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

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

**PARCEL  
 0048-001B**

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

**E 1/4 COR  
 SECTION 15**

**OLEANDER AVENUE WEST**

**OLEANDER AVENUE EAST**

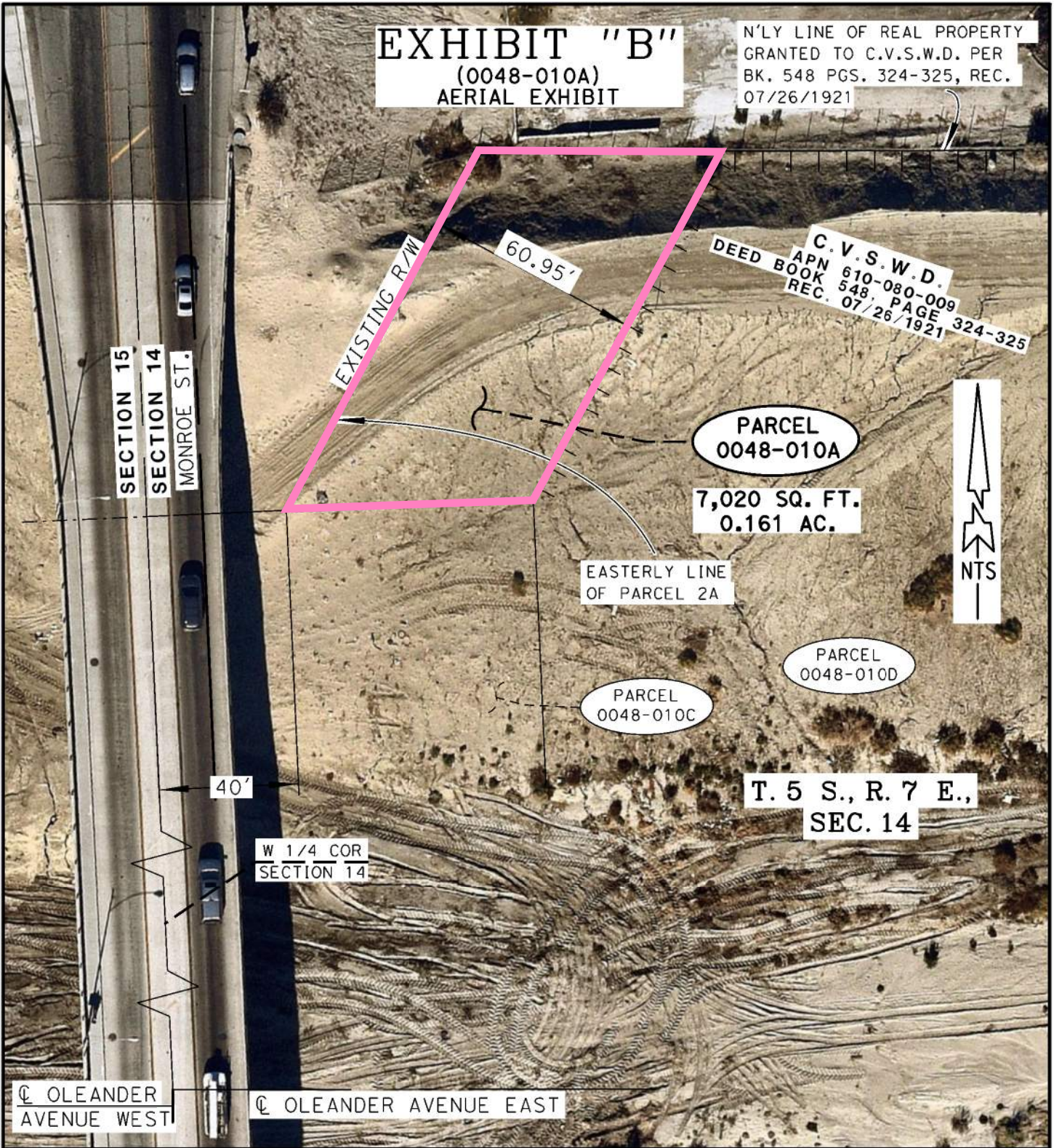
ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000016606

|                        |  |             |
|------------------------|--|-------------|
| PCL No.: 0048-001D     | COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,<br>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: _____   | 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

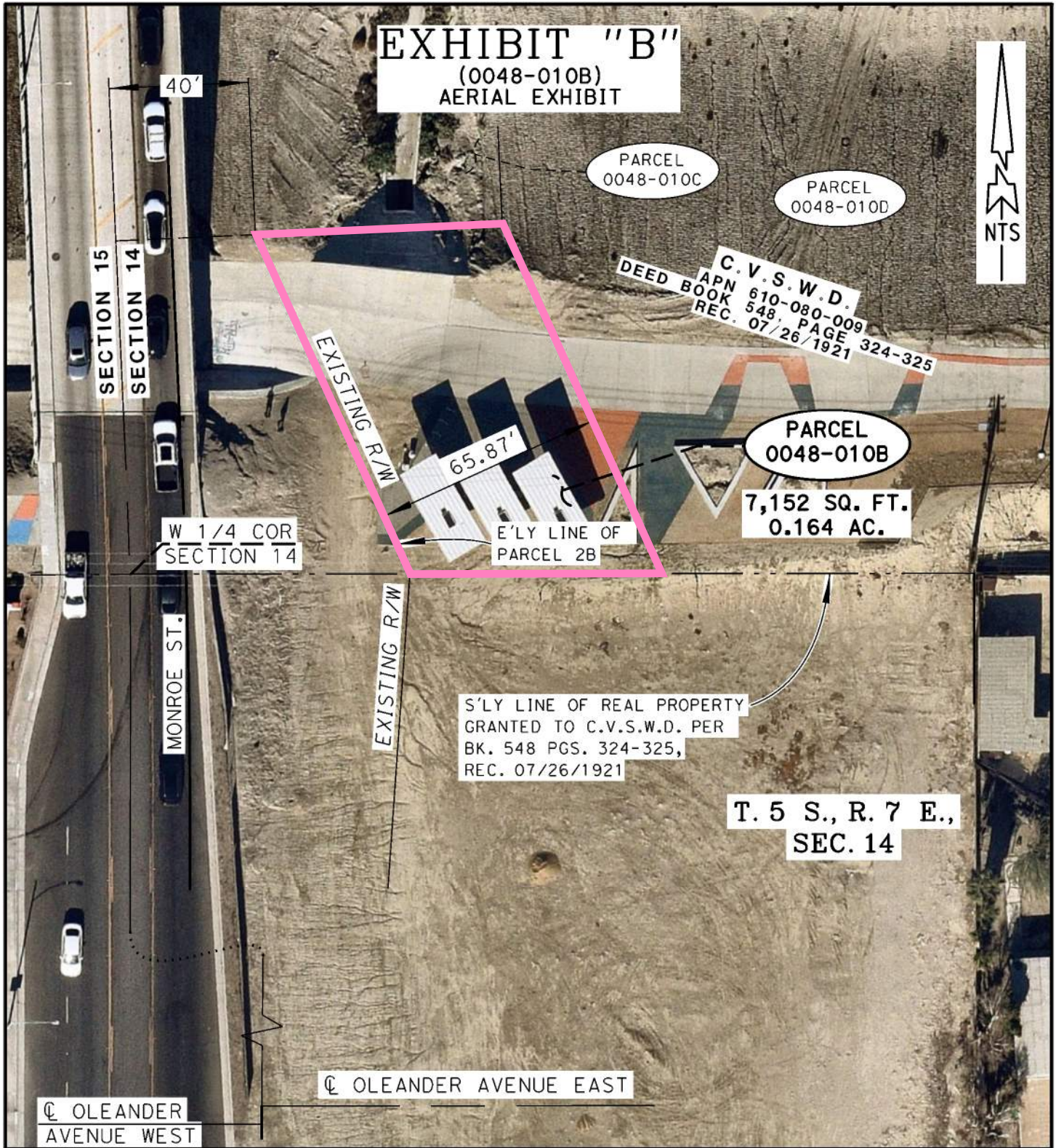


ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000016606

|                         |  |             |
|-------------------------|--|-------------|
| PCL No.: 0048-010A      | COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,<br>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"**  
 (0048-010B)  
 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,<br>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: JUNE, 2025   | DATE: _____  |
| SHEET 1 OF 1   |  |

**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,<br>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"

(0048-010D)  
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

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

DATE: JUNE, 2025

APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

SHEET 1 OF 1

**NOT TO BE  
RECORDED!**