

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



ITEM: 3.8
(ID # 28951)

MEETING DATE:
Tuesday, October 07, 2025

FROM : EXECUTIVE OFFICE

SUBJECT: EXECUTIVE OFFICE: Adopt Resolution No. 2025-268, a Resolution of the Board of Supervisors of the County of Riverside Determining the Amount of Property Tax Revenue to be Exchanged Between the County of Riverside and the Rubidoux Community Services District Pursuant to LAFCO 2022-20-2

RECOMMENDED MOTION: That the Board of Supervisors:


1. Adopt Resolution No. 2025-268, a Resolution of the Board of Supervisors of the County of Riverside Determining the Amount of Property Tax Revenue to be Exchanged Between the County of Riverside and the Rubidoux Community Services District Pursuant to LAFCO 2022-20-2 (RCSD Annexation and Boundary Clean-up Project).

ACTION:Policy

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, 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: October 7, 2025
xc: EO, LAFCO, Auditor

Kimberly A. Rector
Clerk of the Board
By:  Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

LAFCO No. 2022-20-2 RCSD Annexation and Boundary Clean-up Project is a reorganization to include annexation of parcels in Exhibit A to the Rubidoux Community Services District for provision of water, wastewater, fire, solid waste collection, and street lighting services. The Assessor's Parcel Numbers included in Exhibit A total 296 acres, which are spread throughout the City of Jurupa Valley and a portion of unincorporated San Bernardino County. The Resolution before the Board of Supervisors only relates to the transfer of fire services and related property tax for structural fire protection.

Section 99(b) of the Revenue & Taxation Code requires that, prior to LAFCO proceeding with a public hearing to consider this proposal, an exchange of property tax revenue between agencies responsible for public services must be negotiated. In August and September 2025, representatives from the district and the County met by video teleconference and agreed to the terms related to the exchange of property tax revenues; these terms are set forth in the attached Resolution No. 2025-268 and would become effective for tax purposes beginning July 1 of the subsequent calendar year, following the date of the annexation of the parcels. As provided in the attached resolution and Exhibit A, the district would assume service responsibility for the suppression and prevention of structural fires within the parcels area; for such service, the district would receive 100% of the structural fire protection tax revenue generated within that area.

The resolution has been approved as to form by County Counsel.

Impact on Residents and Businesses

The proposed boundary reorganization would result in district provision of water, wastewater, fire, and solid waste services to the parcels; the district currently provides these services to areas adjacent to the parcels.

Additional Fiscal Information

The agreed-upon terms for exchange of property tax revenues would result in a decrease of structural fire protection tax revenues collected by the County, and relief from costs of providing fire suppression and prevention services to the parcels.

ATTACHMENTS

- Resolution No. 2025-268
- Exhibit A Map and Descriptions


Jeff Greene, CEO PRINCIPAL POLICY ANALYST 9/23/2025


Aaron Gettis, Chief of Deputy County Counsel 9/24/2025

2
3 RESOLUTION NO. 2025-268

4 A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
5 OF RIVERSIDE DETERMINING THE AMOUNT OF PROPERTY REVENUE TO BE EXCHANGED
6 BETWEEN THE COUNTY OF RIVERSIDE AND THE RUBIDOUX COMMUNITY SERVICES
7 DISTRICT PURSUANT TO LAFCO 2022-20-2
8

9 WHEREAS, the Rubidoux Community Services District submitted an application to the
10 Local Agency Formation Commission (LAFCO) requesting boundary reorganization to include annexation
11 generally located within Sections 2, 8, 15 , 16, 17, 18, 20 & 29 of Township 2 South, Range 5 West,
12 comprised of 296 acres, with 214 SFR and/or commercial /industrial lots within the city limits of Jurupa
13 Valley and an unincorporated area of San Bernardino County; and,

14 WHEREAS, Revenue and Taxation Code Section 99(b)(4) sets forth that local agencies
15 whose service area or responsibility will be altered by a jurisdictional change must negotiate an exchange
16 of property tax revenues, and,

17 WHEREAS, such negotiations occurred between the County of Riverside and the Rubidoux
18 Community Services District regarding proposed LAFCO No. 2022-20-2 on various dates during August
19 and September of 2025;

20 NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Board
21 of Supervisors of the County of Riverside, in regular session assembled on October 7 at 9:30am or soon
22 thereafter in the meeting room of the Board of Supervisors located on the 1st floor of the County
23 Administrative Center, 4080 Lemon Street, Riverside, California, as follows:

24 Section 1. The County of Riverside and the Rubidoux Community Services District are
25 agencies whose area of responsibility for service would be affected by LAFCO No. 2022-20-2.

26 Section 2. Representatives of each of the affected agencies have met and negotiated the
27 following exchange of property tax revenue to become effective as of the date of annexation for the parcels
28

BY:  AARON C. GETTIS
9-23-25
DATE

1 identified in LAFCO No. 2022-20-2 (RCSD Annexation and Boundary Clean-up Project) as depicted in
2 Exhibit A as it relates to Fire Services, excluding any areas outside the County of Riverside:

3 (a) The Rubidoux Community Services District shall assume service responsibility for
4 the suppression and prevention of structural fires in the area to be annexed, for which
5 purpose it maintains a fire department, and for such service assumption shall receive
6 100% of that portion of the property tax revenue generated within the territory to be
7 annexed that is presently collected by the County of Riverside as a structural fire
8 protection tax.

9 (b) The County Auditor shall convert the above-established percentage figures into
10 actual dollar figures and thereafter allocate such property tax revenues in accordance
11 with the provisions of Section 95 et seq. of the Revenue and Taxation Code.

12 Section 3. The Board of Supervisors of the County of Riverside hereby agrees to the above-
13 recited exchange of property tax revenue.

14 Section 4. The Clerk of the Board of Supervisors of the County of Riverside shall transmit
15 a certified copy of this resolution to each affected agency, to the Executive Officer of the Local Agency
16 Formation Commission, and to the Auditor of the County of Riverside pursuant to Section 99 of the
17 Revenue and Taxation Code.

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2
3 RESOLUTION NO. 2025-268

4 A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE
5 DETERMINING THE AMOUNT OF PROPERTY REVENUE TO BE EXCHANGED
6 BETWEEN THE COUNTY OF RIVERSIDE AND THE RUBIDOUX COMMUNITY
7 SERVICES DISTRICT PURSUANT TO LAFCO 2022-20-2

8 ROLL CALL:

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

10 Nays: None

11 Absent: None

12 Abstain: None

13
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 KIMBERLY A. RECTOR, Clerk of said Board

17
18
19 By:  _____

20 Deputy

CERTIFICATION FOR BOUNDARY DESCRIPTIONS

The attached written boundary description and supporting map(s) titled:

2022-19-2

SPHERE OF INFLUENCE AMENDMENTS BETWEEN JURUPA COMMUNITY SERVICES DISTRICT AND RUBIDOUX COMMUNITY SERVICES DISTRICT (REMOVALS & ADDITIONS)

2022-20-2

REORGANIZATION TO INCLUDE DETACHMENTS FROM JURUPA COMMUNITY SERVICES DISTRICT AND RUBIDOUX COMMUNITY SERVICES DISTRICT AND CONCURRENT ANNEXATIONS TO JURUPA COMMUNITY SERVICES DISTRICT AND RUBIDOUX COMMUNITY SERVICES DISTRICT

are accurate and have been prepared in compliance with the standards of the Riverside Local Agency Formation Commission and the State Board of Equalization (SBE). If any defect in the attached is found within one year of filing with the State Board of Equalization (SBE), or, within one year of LAFCO approval for proposals which do not require filing with the SBE, we will make all required corrections in a timely manner at our own cost.

TKE ENGINEERING, INC.

Name of Firm

by: [Signature]

SENIOR VICE PRESIDENT

Title

JUNE 4, 2025

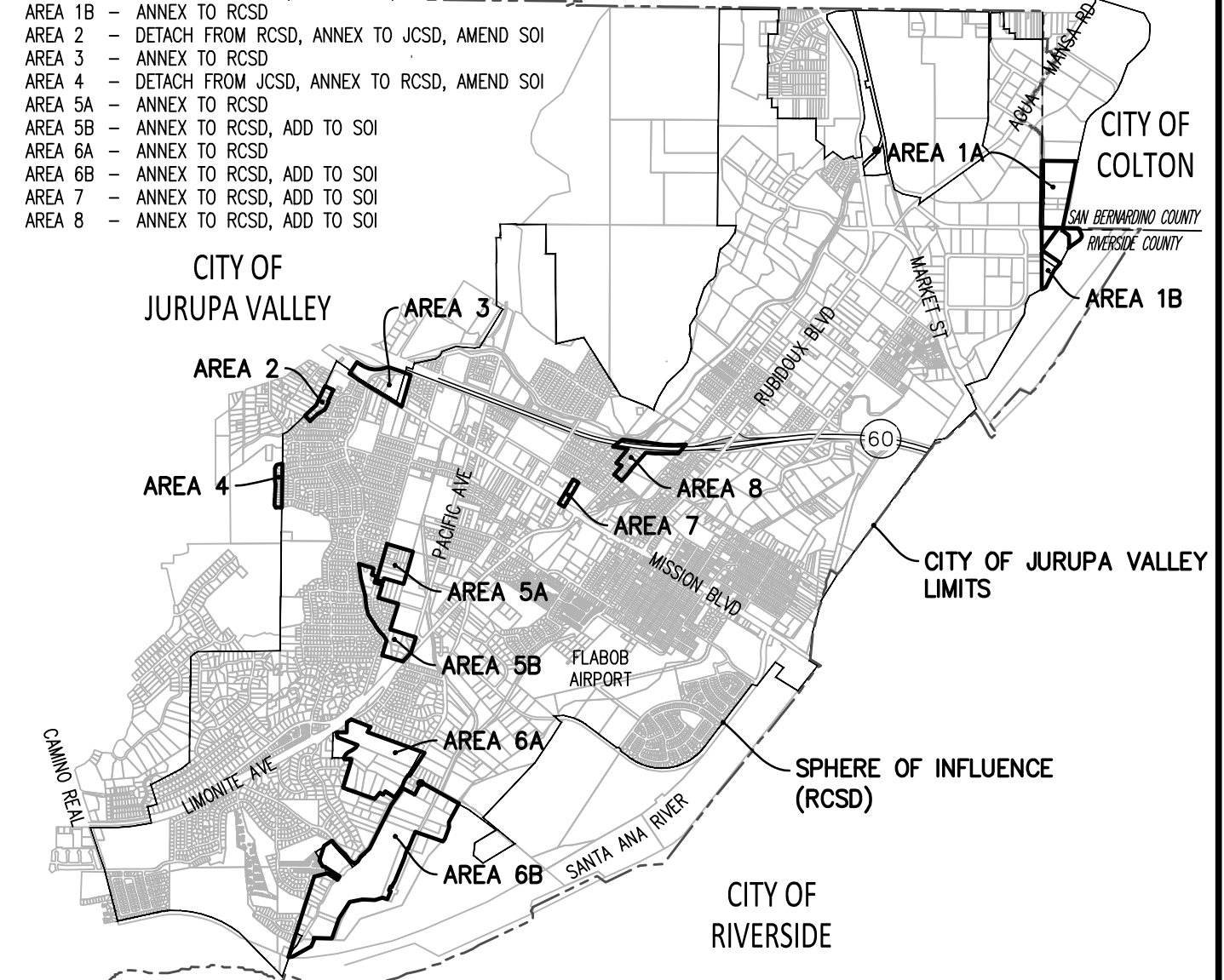
Date

Revised 12/2018

RANCHO JURUPA &
RANCHO RUBIDOUX,
SECTIONS 2, 8, 11,
16, 17, 18, 20 & 29,
T2S, R5W

SHEET INDEX

- AREA 1A - ANNEX TO RCSD, (SEWER ONLY)
- AREA 1B - ANNEX TO RCSD
- AREA 2 - DETACH FROM RCSD, ANNEX TO JCSD, AMEND SOI
- AREA 3 - ANNEX TO RCSD
- AREA 4 - DETACH FROM JCSD, ANNEX TO RCSD, AMEND SOI
- AREA 5A - ANNEX TO RCSD
- AREA 5B - ANNEX TO RCSD, ADD TO SOI
- AREA 6A - ANNEX TO RCSD
- AREA 6B - ANNEX TO RCSD, ADD TO SOI
- AREA 7 - ANNEX TO RCSD, ADD TO SOI
- AREA 8 - ANNEX TO RCSD, ADD TO SOI



LEGEND

- ANNEXATION BOUNDARIES
- EXISTING A.P.N. BOUNDARIES
- EXISTING CENTERLINE
- RCSD RUBIDOUX COMMUNITY SERVICE DISTRICT
- JCSD JURUPA COMMUNITY SERVICE DISTRICT
- WVWD WEST VALLEY WATER DISTRICT
- SOI SPHERE OF INFLUENCE

J.N.: 100-31



TKE ENGINEERING, INC.
2305 CHICAGO AVENUE
RIVERSIDE, CA 92507
(951) 680-0440

06/02/25
DATE

RONALD A. MUSSER L.S. No. 4230



LAFCO 2022-19-2
SPHERE OF INFLUENCE AMENDMENTS
BETWEEN JURUPA COMMUNITY SERVICES
DISTRICT AND RUBIDOUX COMMUNITY
SERVICES DISTRICT (REMOVALS AND
ADDITIONS); AND
LAFCO 2022-20-2
REORGANIZATION TO INCLUDE
DETACHMENTS FROM JURUPA COMMUNITY
SERVICES DISTRICT AND RUBIDOUX
COMMUNITY SERVICES DISTRICT AND
CONCURRENT ANNEXATIONS TO JURUPA
COMMUNITY SERVICES DISTRICT AND
RUBIDOUX COMMUNITY SERVICES DISTRICT

EXHIBIT "A"

LAFCO 2022-20-2 ANNEXATION TO RUBIDOUX COMMUNITY SERVICES DISTRICT (SEWER ONLY) (AREA 1A)

All of Lot 3 and a portion of Lot 5 of Rivino Heights, Block 3 in the County of San Bernardino, State of California, as per map recorded in Book 16, Page 47 in the office of the County Recorder of said County, together with all of Parcel Map No. 11340 on file in Book 150, Pages 28 and 29 and all of Parcel Map No. 17355 on file in Book 227, Pages 55 and 56, all records of said County, lying in Rancho Jurupa, Section 2, Township 2 South, Range 5 West, San Bernardino Meridian, San Bernardino, California, and described as follows:


Beginning at the intersection of the centerline of Wilson Street, 30.00 feet half-width, and the centerline of Brown Avenue, 30.00 feet half-width, also being the south one-quarter corner of said Section 2, as shown and delineated by said Parcel Map No. 11340 also being the southeast corner of Parcel 2 of Annexation No. 1975-1 to Rubidoux Community Service District (LAFCO 75-03-2), on file in the office of Riverside County Local Agency Formation Commission (LAFCO);

1. Thence North 00°10'57" West, along said centerline of Brown Avenue, also being the easterly line of said LAFCO 75-03-2 and the easterly line of Annexation 89-1 to Rubidoux Community Service District (LAFCO 89-35-2) per Instrument No. 342073, recorded September 15, 1989, Records of Riverside County, a distance of 1634.47 feet, to an intersection with the westerly prolongation of the north line of said Lot 3 of said Rivino Heights;
2. Thence North 89°49'39" East, along said westerly prolongation and Northerly line of lot 3, and the easterly prolongation thereof, also being the southerly line of said LAFCO 89-35-2, a distance of 810.60 feet, to an intersection with the centerline of Holly Street (formerly Rivino Heights Boulevard), 30.00 feet half-width, as shown and delineated by said Parcel Map No. 17355;
3. Thence South 10°31'48" West, leaving the existing Rubidoux Community Service District boundary, along said centerline of Holly Street (formerly Rivino Heights Boulevard), a distance of 1663.11 feet, to an intersection with said centerline of Wilson Street;
4. Thence South 89°47'40" West, along said centerline of Wilson Street, a distance of 501.45 feet, to the **Point of Beginning**.

The land described herein contains approximately 24.61 acres, more or less.

See plat portion of Exhibit "A" for a plat depicting the above described property.

This real property has been described by me, or under my direction, in conformance with the Professional Land Surveyor's Act.



 Ronald A. Musser, PLS 4230, Exp. 6-30-26

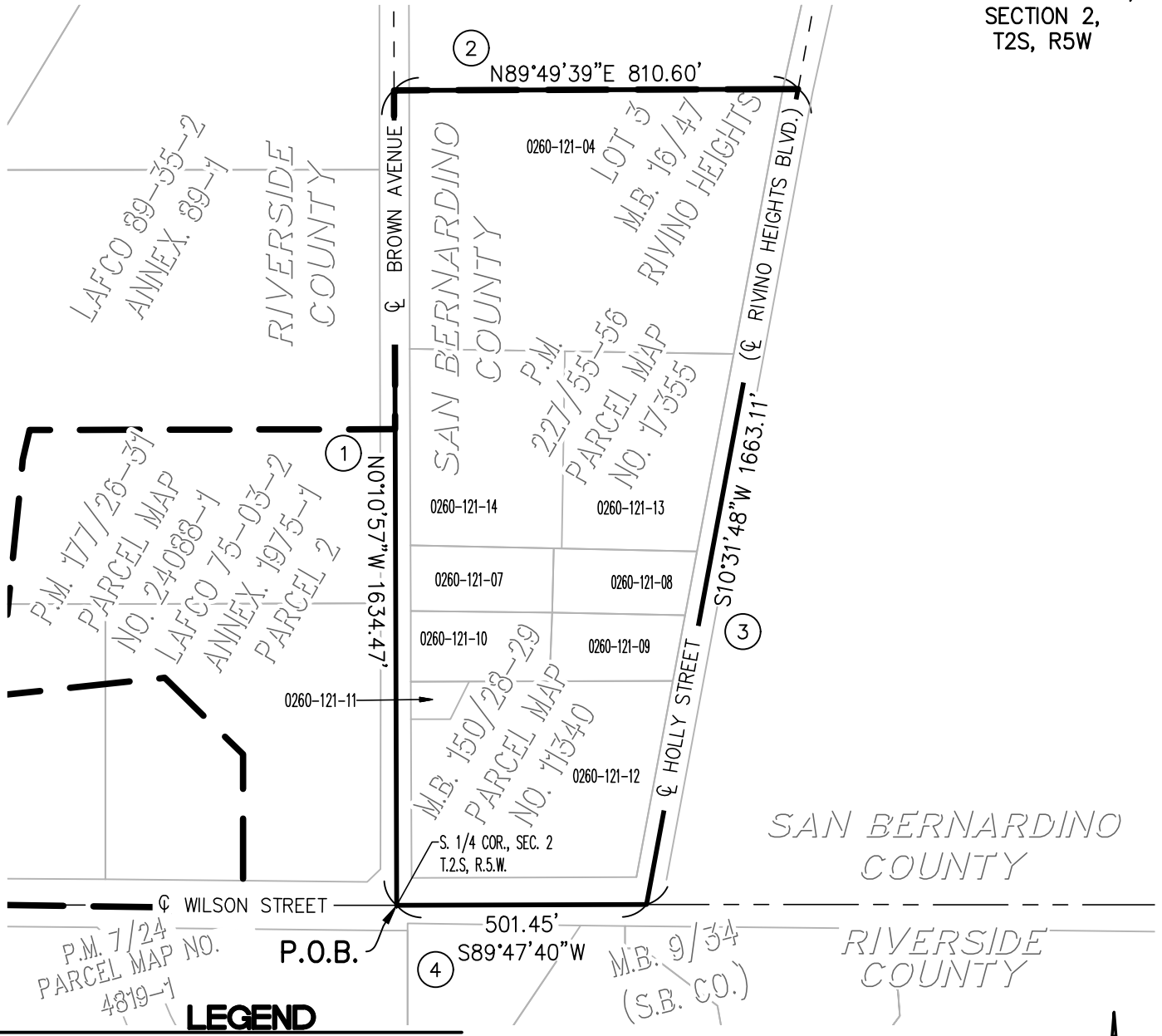
 05/22/25

 Date



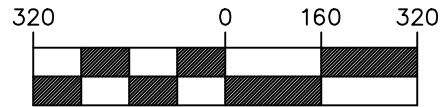
EXHIBIT "A"

PAGE 2 OF 2
 RANCHO JURUPA,
 SECTION 2,
 T2S, R5W

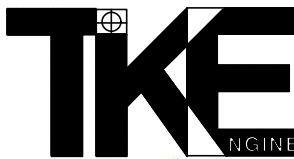


LEGEND

- ANNEXATION BOUNDARY (24.61 AC)
- - - EXISTING LAFCO BOUNDARIES
- EXISTING A.P.N. BOUNDARIES
- - - EXISTING CENTERLINE
- P.O.B. POINT OF BEGINNING
- XXXX-XXX-XX ASSESSOR PARCEL NUMBER
- (#) COURSE NUMBER



1 INCH = 320 FEET J.N.: 100-31



TKE ENGINEERING, INC.
 2305 CHICAGO AVENUE
 RIVERSIDE, CA 92507
 (951) 680-0440

Ronald A. Musser

05/22/25
 DATE

RONALD A. MUSSER L.S. No. 4230



LAFCO 2022-20-2
 ANNEXATION TO RUBIDOUX
 COMMUNITY SERVICES DISTRICT
 (SEWER ONLY)
 (AREA 1A)

EXHIBIT "A"

LAFCO 2022-20-2 ANNEXATION TO RUBIDOUX COMMUNITY SERVICES DISTRICT (AREA 1B)

Parcel A

Being a portion of Lot 4 in Block 16 of West Riverside, as per map recorded in Book 9, Page 34, Records of San Bernardino County, State of California, in the County of Riverside, State of California, lying in Rancho Jurupa, Section 11, Township 2 South, Range 5 West, San Bernardino Meridian, Riverside, California, and described as follows:

Commencing at the intersection of the centerline of Wilson Street and the centerline of Brown Avenue, as shown and delineated by Parcel Map No. 4819-1, filed in Book 7, Page 24 of Parcel Maps in the office of the County Recorder of Riverside County also being the South 1/4 corner of Section 2, Township 2 South, Range 5 West, San Bernardino Meridian;

1. Thence North 89°47'30" East, along the centerline of said Wilson Street, also being the northerly line of Section 11, and the northerly line of said Parcel Map No. 4819-1, a distance of 21.52 feet, to the northeast corner of said Parcel Map No. 4819-1 and the **True Point of Beginning Parcel "A"**;
2. Thence North 89°47'30" East, continuing along the centerline of said Wilson Street, and the northerly line of said Lot 4, a distance of 413.30 feet, to the centerline of "D" Street as shown and delineated by said Parcel Map No. 4819-1, also being the northwesterly line of Parcel 2 of Annexation No. 91 to Rubidoux Community Services District (LAFCO 91-70-2), per Instrument No. 447677, recorded November 23, 1992, Recorder of Riverside County;
3. Thence South 36°46'32" West, along the centerline of said "D" Street, as shown and delineated by said Parcel Map No. 4819-1, also being said northwesterly line of Parcel 2 of LAFCO 91-70-2, a distance of 663.74 feet, to the southerly corner of said Lot 4 also being an angle point in the northerly line of Parcel 2 of said LAFCO 91-70-2;
4. Thence North 53°13'24" West, along the southwesterly line of said Lot 4 also being said northerly line of Parcel 2 of LAFCO 91-70-2, a distance of 19.00 feet, to the easterly boundary line of said Parcel Map No. 4819-1;
5. Thence North 00°04'40" West, along the easterly boundary line of said Parcel Map No. 4819-1, also being the easterly line of Annexation No. 69 to Rubidoux Community Services District (LAFCO 73-12-2) on file in the office of Riverside County LAFCO, a distance of 518.77 feet, to the **True Point of Beginning Parcel "A"**;

The land described herein contains approximately 2.61 ac.

Parcel B

Being a portion of Lot 6 in Block 17, as shown on Amended Map of West Riverside, subdivision on file in Book 4, Page 72, Records of Riverside County, also being portion of Parcel 1 of Lot Line adjustment No. 3241, recorded May 24, 1990, as Instrument No. 190740, records of Riverside County, State of California, lying in Rancho Jurupa, Section 11, Township 2 South, Range 5 West, San Bernardino Meridian, Riverside, California, and described as follows:

Commencing at the intersection of the centerline of Wilson Street, and the centerline of Brown Avenue, as shown and delineated by Parcel Map No. 4819-1, filed in Book 7, Page 24 of Parcel Maps in the office of the County Recorder of Riverside County, also being the South 1/4 Corner of Section 2, Township 2 South, Range 5 West, San Bernardino Meridian;

1. Thence North 89°47'30" East, along said centerline of Wilson Street, also being the northerly line of Section 11, a distance of 501.53 feet, to an intersection with the centerline of Holly Street, as shown and delineated by Parcel Map No. 11340, in Book 150, Pages 28 and 29, Records of San Bernardino County, State of California;
2. Thence North 89°47'30" East, continuing along said centerline of Wilson Street, a distance of 34.00 feet, to the northwest corner of property described in Grant Deed No. 2021-0625807, dated October 22, 2021 records of Riverside County, also being the northeasterly corner of Parcel 2 of Annexation No. 91-1 to Rubidoux Community Services District (LAFCO 91-70-2), per Instrument Number 447677, recorded November 23, 1992, Recorder of Riverside County, and the **True Point of Beginning Parcel "B"**;
3. Thence North 89°47'30" East, continuing along said centerline of Wilson Street, a distance of 418.17 feet, to the northeast corner of said Grant Deed, also being the northwesterly line of the Santa Ana River;

Thence leaving the centerline of Wilson Street, along the easterly boundary line of said Grant Deed, the following 4 courses;

4. Thence South 26°37'49" East, a distance of 165.42 feet;
5. Thence South 04°47'34" East, a distance of 50.00 feet;
6. Thence South 35°20'11" East, a distance of 82.00 feet;
7. Thence South 55°23'12" West, a distance of 340.00 feet, to the most easterly corner of said LAFCO 91-70-2;
8. Thence North 00°14'34" West, leaving the boundary of the northwesterly line of Santa Ana River as described in said Grant Deed, along the easterly boundary line of said LAFCO 91-70-2, a distance of 280.00 feet;
9. Thence North 53°03'34" West, continuing along said easterly boundary of LAFCO 91-70-2, a distance of 210.00 feet;
10. Thence North 00°14'37" West, continuing along said easterly boundary of LAFCO 91-70-2, a distance of 50.00 feet, to said centerline of Wilson Street, also being the **True Point of Beginning Parcel "B"**;

The land described herein contains approximately 2.87 ac.

Parcel C

Being a portion of Lot 3 and Lot 4 in Block 16 of West Riverside, as per map recorded in Book 9, Page 34, Records of San Bernardino County, State of California, also being a portion of Lot 5 in Block 17, as shown on Amended Map showing the Southeasterly Boundary Line of Blocks 13, 14 and 17 of the West Riverside Subdivision on file in Book 4, Page 72, Records of Riverside County, also being portion of Parcel 1 of Lot Line adjustment No. 3241, recorded May 24, 1990, as Instrument No. 190740, records of Riverside County, all in the County of Riverside, State of California, lying in Rancho Jurupa, Section 11, Township 2 South, Range 5 West, San Bernardino Meridian, Riverside, California, and described as follows:

Commencing at the intersection of the centerline of Wilson Street, and the centerline of Brown Avenue, as shown and delineated by Parcel Map No. 4819-1 filed in Book 7, Page 24 of parcel maps in the office of the County Recorder of said County, also being the South 1/4 Corner of Section 2, Township 2 South, Range 5 West, San Bernardino Meridian;

1. Thence North 89°47'30" East, along the centerline of said Wilson Street, also being the northerly line of Section 11, and the northerly line of said Parcel Map No. 4819-1, a distance of 21.52 feet, to the northeasterly corner of Annexation No. 69 to Rubidoux Community Services District (LAFCO 73-12-2), recorded June 26, 1973 as Instrument No. 83408, records of said County;
2. Thence South 00°04'40" East, along the easterly line of said Parcel Map No. 4819-1, also being the easterly line of said LAFCO 73-12-2, a distance of 605.47 feet, to an intersection with the southeasterly right-of-way line of D Street, as shown and delineated by said Parcel Map No. 4819-1, also being the southwesterly corner of Parcel 2 of Annexation No. 91-1 to Rubidoux Community Services District (LAFCO 91-70-2), per Instrument Number 447677, recorded November 23, 1992, Recorder of Riverside County, and the **True Point of Beginning Parcel "C"**;
3. Thence North 36°46'32" East, along said right-of-way line of D Street, also being the southerly boundary line of said LAFCO 91-70-2, a distance of 69.37 feet, to the westerly line of Parcel 1 of Lot Line Adjustment No. 3241, recorded May 24, 1990, as Instrument No. 190740, records of said County;

Thence along said westerly boundary line of Parcel 1 of Lot Line adjustment No. 3241, the following 4 courses:

4. Thence South 53°13'28" East, continuing along said southerly boundary line of Parcel 2 of LAFCO 91-70-2, a distance of 517.83 feet;
5. Thence South 40°45'20" West, leaving the existing Rubidoux Community Services District Boundary, a distance of 227.42 feet;
6. Thence South 26°21'20" West, a distance of 475.00 feet;
7. Thence South 60°52'20" West, a distance of 109.60 feet, to the most southeast corner of Lot 18, as shown and delineated by Parcel Map 4819, in Book 13, Pages 49 through 52 of Maps, Records of Riverside County, State of California, also being said easterly line of LAFCO 73-12-2;
8. Thence North 00°04'40" West, along the easterly boundary line of said Parcel 4819-1, also being the easterly line of said LAFCO 73-12-2, a distance of 905.69 feet, to the **True Point of Beginning Parcel "C"**;

The land described herein contains approximately 5.28 ac.

The total land for all areas described herein contains approximately 10.76 ac.

See plat portion of Exhibit "A" for a plat depicting the above described properties.

This real property has been described by me, or under my direction, in conformance with the Professional Land Surveyor's Act.



Ronald A. Musser, PLS 4230, Exp. 6-30-26

06-03-25

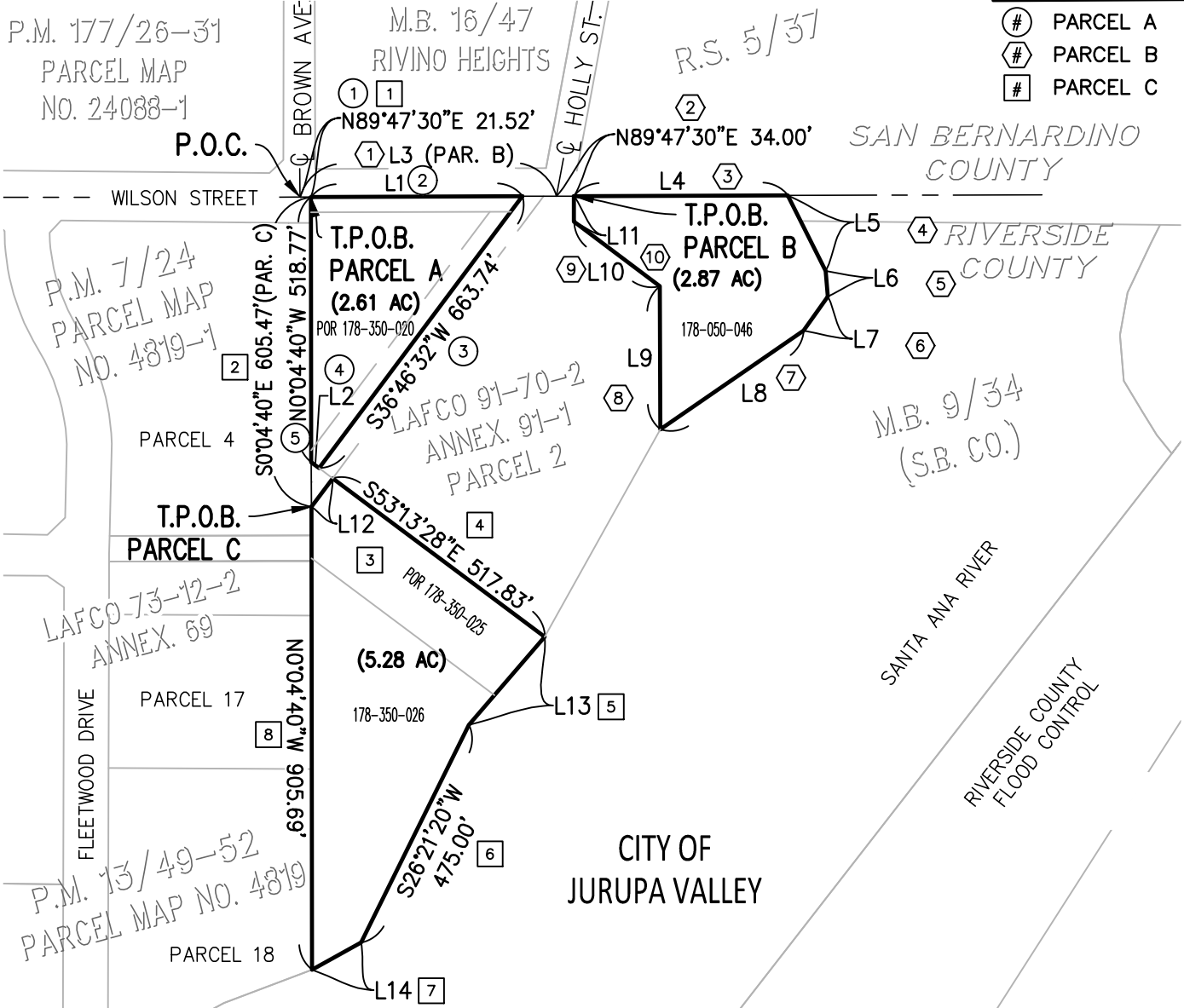
Date



EXHIBIT "A"

COURSE LEGEND

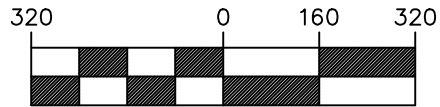
- # PARCEL A
- # PARCEL B
- # PARCEL C



LEGEND

- ANNEXATION BOUNDARY (10.81 AC)
- EXISTING A.P.N. BOUNDARIES
- EXISTING CENTERLINE
- T.P.O.B. TRUE POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- XXX-XXX-XXX ASSESSOR PARCEL NUMBER
- # COURSE NUMBER

*LINE TABLE ON PAGE 6



1 INCH = 320 FEET

J.N.: 100-31



TKE ENGINEERING, INC.
2305 CHICAGO AVENUE
RIVERSIDE, CA 92507
(951) 680-0440

Ronald A. Musser

06/03/25

RONALD A. MUSSER L.S. No. 4230

DATE



LAFCO 2022-20-2
ANNEXATION TO RUBIDOUX
COMMUNITY SERVICES DISTRICT
(AREA 1B)

EXHIBIT "A"

AREA 1B – LINE TABLE		
#	BEARING	LENGTH
L1	N89°47'30"E	413.30'
L2	N53°13'24"W	19.00'
L3	N89°47'30"E	501.53'
L4	N89°47'30"E	418.17'
L5	S26°37'49"E	165.42'
L6	S04°47'34"E	50.00'
L7	S35°20'11"W	82.00'
L8	S55°23'12"W	340.00'
L9	N00°14'34"W	280.00'
L10	N53°03'34"W	210.00'
L11	N00°14'37"W	50.00'
L12	N36°46'32"E	69.37'
L13	S40°45'20"W	227.42'
L14	S60°52'20"W	109.60'

(P.M. 150/28-29)
 (INST. 2022-0005509)
 (P.M. 150/28-29)
 (INST. 2021-0625807)
 (LAFCO 91-70.2)
 (ANNEX. 91-1, PARCEL 2)
 (LLA NO. 3241)
 (INST. 1990-190740)

J.N.: 100-31



TKE ENGINEERING, INC.
 2305 CHICAGO AVENUE
 RIVERSIDE, CA 92507
 (951) 680-0440

06/03/25

RONALD A. MUSSER L.S. No. 4230

DATE



LAFCO 2022-20-2
 ANNEXATION TO RUBIDOUX
 COMMUNITY SERVICES DISTRICT
 (AREA 1B)

EXHIBIT "A"

LAFCO 2022-19-2
SPHERE OF INFLUENCE AMENDMENTS TO RUBIDOUX COMMUNITY
SERVICES DISTRICT (REMOVAL) AND TO JURUPA COMMUNITY
SERVICES DISTRICT (ADDITION)
&
LAFCO 2022-20-2
REORGANIZATION TO INCLUDE DETACHMENT FROM RUBIDOUX
COMMUNITY SERVICES DISTRICT AND CONCURRENT ANNEXATION
TO JURUPA COMMUNITY SERVICES DISTRICT
(AREA 2)

Being a portion shown on Tract No. 1, of a Re-Subdivision of Armstrong Estates, County of Riverside, State of California, as shown by Map on file in Book 6, Page 31 Records of Riverside County, lying in Rancho Jurupa, Section 8, Township 2 South, Range 5 West, Riverside County, California, and described as follows:

Commencing at the intersection of the centerline of Fairbanks Avenue, as shown on Tract No. 19479-1 by map on file in Book 231, Pages 49 through 52 inclusive records of said County, with the center line of Sedona Drive (formerly Mountain View Drive), as shown on Tract No. 20420 by map on file in Book 239, Pages 1 through 5 inclusive records of said county;

1. Thence North 46°06'48" East, along said centerline of Sedona Drive, also being the northwesterly line of Annexation No. 11 to Rubidoux Community Services District, dated January 25, 1957, Records of said County, a distance of 543.28 feet, to the intersection of the northwesterly prolongation of the northeasterly line of Lot 24, as shown on said Tract No. 20420, to the **True Point of Beginning**;
2. Thence North 46°06'48" East, continuing along said center line of Sedona Drive, and the northwesterly line of said Annexation No. 11, a distance of 380.97 feet, to an angle point on Sedona Drive and said Annexation No. 11;
3. Thence North 24°36'26" East, continuing along said center line of Sedona Drive and said northwesterly line of Annexation No. 11, a distance of 512.62 feet, to the northwesterly prolongation of the north line of Grant Deed recorded as Document No. 2018-0368429, on September 13, 2018, Records of said County;
4. Thence South 65°23'34" East, along said northwesterly prolongation of the north line of Document No. 2018-0368429, a distance of 25.00 feet, to the southeasterly line of Sedona Drive, 25.00 feet half-width and the northwesterly corner of said Document No. 2018-0368429;
5. Thence South 65°23'34" East, along the north line of said Document No. 2018-0368429, a distance of 200.12 feet, to the northeasterly corner thereof, also being the most northerly corner of Lot 52, as shown on said Tract No. 20420;

Thence along the northwesterly line of said Tract No. 20420 the following 5 courses;

6. Thence South 24°36'26" West, a distance of 316.00 feet;
7. Thence South 62°17'33" East, a distance of 18.84 feet;
8. Thence South 24°36'26" West, a distance of 205.23 feet;

9. Thence South 57°53'57" West, a distance of 210.41 feet;
10. Thence South 46°06'48" West, a distance of 255.48 feet, to an angle point in Lot 27, as shown on said Tract No. 20420;
11. Thence North 43°53'02" East, along the northeasterly lines of Lots 27 and 24, , as shown on said Tract No. 20420, a distance of 157.50 feet, to the southeasterly line of Sedona Drive, 30.00 feet half-width, as shown on said Tract No. 20420;
12. Thence North 43°53'02" West, along the northeasterly line of Lot "A" as shown on said Tract No. 20420 and the northwesterly prolongation thereof, a distance of 30.00 feet, to the **True Point of Beginning**;

The land described herein contains approximately 4.64 acres, more or less.

See plat portion of Exhibit "A" for a plat depicting the above described property.

This real property has been described by me, or under my direction, in conformance with the Professional Land Surveyor's Act.



Ronald A. Musser, PLS 4230, Exp. 6-30-26

05/08/25

Date



EXHIBIT "A"

() INDICATES RECORD DATA PER
TRACT NO. 20420, M.B. 239/1-5

AREA 2 - LINE TABLE		
#	BEARING	LENGTH
L1	S65°23'34"E	25.00'
L2	(S65°23'34"E)	(200.00') 200.12'
L3	(S24°36'26"W)	(316.00')
L4	(N65°23'34"W) S62°17'33"E	(20.00') 18.84'
L5	(S24°36'26"W)	(205.23')
L6	(S57°53'57"W)	(210.41')
L7	(S46°06'48"W)	(255.48')
L8	(N43°53'12"W) N43°53'02"W	157.50'
L9	(N43°53'12"W) N43°53'02"W	(30.00')

J.N.: 100-31



TKE ENGINEERING, INC.
2305 CHICAGO AVENUE
RIVERSIDE, CA 92507
(951) 680-0440

RONALD A. MUSSER L.S. No. 4230

05/08/25
DATE



LAFCO 2022-19-2
SPHERE OF INFLUENCE AMENDMENTS TO RUBIDOUX
COMMUNITY SERVICES DISTRICT (REMOVAL) AND TO JURUPA
COMMUNITY SERVICES DISTRICT (ADDITION)
&
LAFCO 2022-20-2
REORGANIZATION TO INCLUDE DETACHMENT FROM RUBIDOUX
COMMUNITY SERVICES DISTRICT AND CONCURRENT
ANNEXATION TO JURUPA COMMUNITY SERVICES DISTRICT
(AREA 2)

EXHIBIT "A"

LAFCO 2022-20-2 ANNEXATION TO RUBIDOUX COMMUNITY SERVICES DISTRICT (AREA 3)

All of Parcels 1 and 2 of Parcel Map No.11714 in the City of Jurupa, the County of Riverside, State of California, as shown on map filed in Book 58, Page 61 of Parcel Maps, Records of said County, together with that portion of Parcel 1 recorded in Record of Survey, Book 37, Page 71, recorded August 15, 1962, Records of said County, together with that portion of Lot 1 of Block A of Addition to West Riverside, per Map filed in Book 9, Page 34 of Maps, Records of San Bernardino County, State of California, lying in Rancho Jurupa, Section 8, Township 2 South, Range 5 West, Riverside, California, and described as follows:

Commencing at the centerline intersection of Mission Boulevard, 54.00 feet half-width, and Opal Street, 30.00 feet half-width, as shown on the Record of Survey recorded in Book 135, Pages 19 through 46, inclusive, records of Riverside County, said intersection being the southeast corner of Annexation to Rubidoux Community Services District (LAFCO 80-08-2), per Instrument Number 169564, recorded September 17, 1980, also being a point on the northeasterly line of Annexation No. 11 to Rubidoux Community Services District, dated January 25, 1957, Boundary Commission of Riverside County.

1. Thence North 58°56'30" West, along said centerline of Mission Boulevard, and the northeasterly line of said Annexation No. 11, a distance of 682.98 feet, to a point of intersection with the southerly prolongation of the westerly line of the map of the Bolmac Subdivision per map filed in Book 32, Page 12, of Maps, Records of Riverside County, said intersection also being the southwesterly corner of said LAFCO 80-08-2 and the **True Point of Beginning**;
2. Thence North 58°56'30" West, continuing along said centerline of Mission Boulevard and said northeasterly line of Annexation No. 11, a distance of 320.54 feet, to an angle point along said centerline of Mission Boulevard and said northeasterly line of Annexation No. 11, also being an intersection with the centerline of Stobbs Way, as shown on said Record of Survey, recorded in Book 135, Pages 19 through 46;
3. Thence North 58°42'12" West, continuing along said northeasterly line of Annexation No. 11, also being the survey tie line for the centerline of Mission Boulevard, as shown on said Record of Survey, recorded in Book 135, Pages 19 through 46, a distance of 629.77 feet, to an angle point along said centerline of Mission Boulevard and said northeasterly line of Annexation No. 11;
4. Thence North 56°22'55" West, continuing along said centerline of Mission Boulevard and said northeasterly line of Annexation No. 11, a distance of 501.83 feet, to the southwesterly prolongation of the northwesterly line of Parcel 3 of Lot Line Adjustment No. 5315, Recorded August 26, 2009, as Document No. 2009-0443988, Records of Riverside County;
5. Thence North 33°37'05" East, along said northwesterly line of Parcel 3, and southwesterly prolongation thereof, leaving said northeasterly boundary of Annexation No. 11, a distance of 335.77 feet, to the southeasterly right-of-way line of Union Pacific Railroad, as shown on said Record of Survey, recorded in Book 37, Page 71;

Thence along said southeasterly right-of-way line of Union Pacific Railroad, as shown on said Record of Survey, recorded in Book 37, Page 71 the following 3 courses;

6. Thence South 54°51'55" East, a distance of 133.29 feet, to the beginning of a tangent curve, concave northerly and having a radius of 603.69 feet, a radial line to said curve bears South 35°08'05" West;
7. Thence southeasterly through a central angle of 51°15'45", a distance of 540.12 feet;
8. Thence North 73°52'20" East, a distance of 148.36 feet, to an intersection with the southerly right-of-way line of State Route 19 (now known as State Route 60) as shown on said Record of Survey, recorded in Book 37, Page 71, and the Caltrans Right-of-Way Map 905081 and 905082, on file with the Riverside County Surveyor's Office as Map No. 204-111 and 204-112;
9. Thence South 71°13'09" East, along said southerly right-of-way line of State Route 60, a distance of 313.39 feet, to an angle point along said southerly right-of-way line of State Route 60;
10. Thence South 70°59'31" East, continuing along said southerly right-of-way line of State Route 60, a distance of 213.07 feet, to the northeast corner of said Parcel 1 of Parcel Map No. 11714, also being the northwest corner of said LAFCO 80-08-02;
11. Thence South 16°11'30" West, along the easterly line of said Parcel 1 of Parcel Map No. 11714, also being said westerly line of Bolmac Subdivision, and said southwesterly prolongation thereof, also being the northwesterly line of said LAFCO 80-08-02, a distance of 789.25 feet, to the **True Point of Beginning**;

The land described herein contains approximately 16.99 acres more or less.

See plat portion of Exhibit "A" for a plat depicting the above described property.

This real property has been described by me, or under my direction, in conformance with the Professional Land Surveyor's Act.



Ronald A. Musser, PLS 4230, Exp. 6-30-26

05/29/25

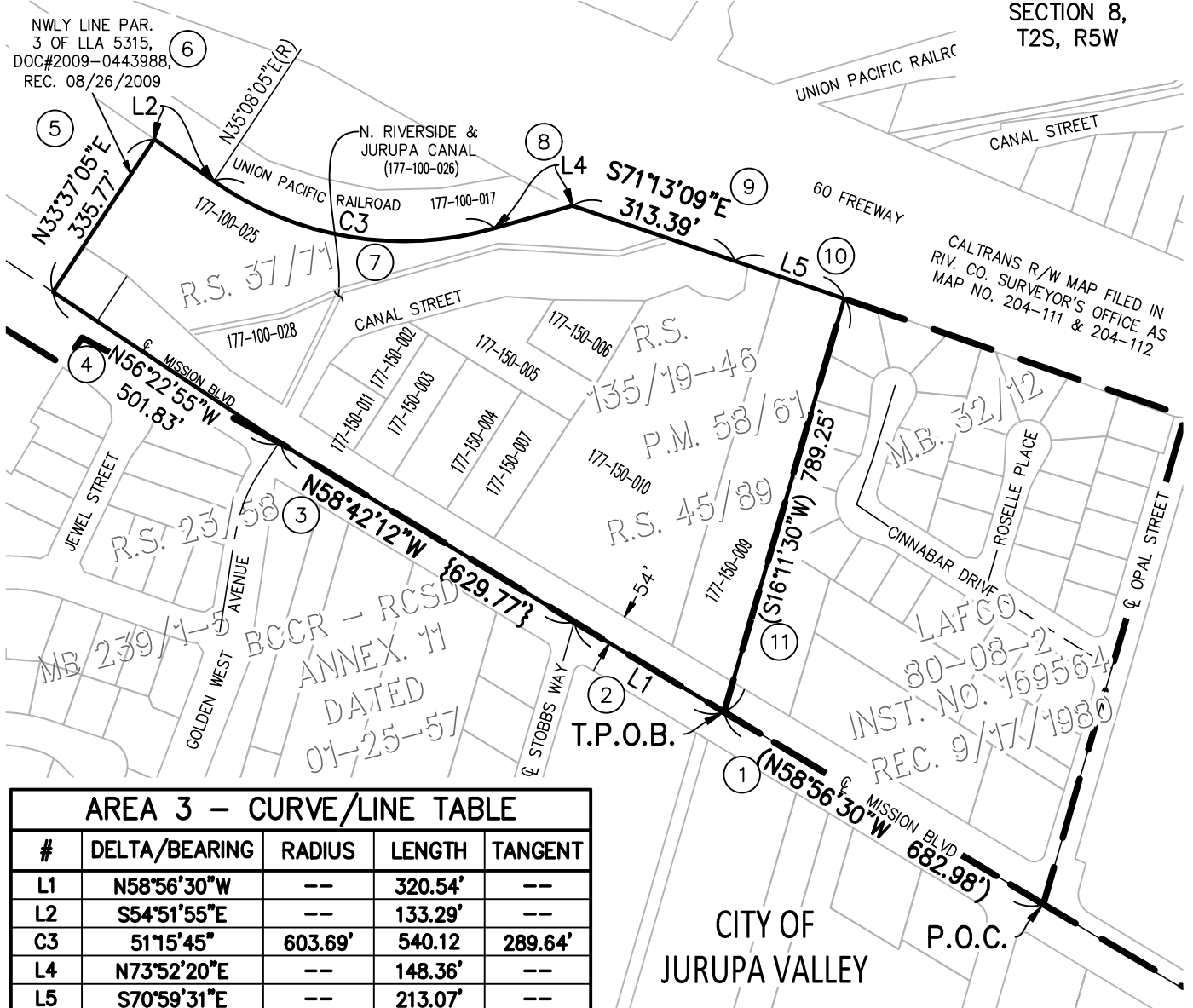
Date



EXHIBIT "A"

PAGE 3 OF 3
 RANCHO JURUPA,
 SECTION 8,
 T2S, R5W

NWLY LINE PAR.
 3 OF LLA 5315,
 DOC#2009-0443988,
 REC. 08/26/2009



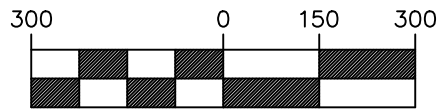
AREA 3 - CURVE/LINE TABLE

#	DELTA/BEARING	RADIUS	LENGTH	TANGENT
L1	N58°56'30"W	--	320.54'	--
L2	S54°51'55"E	--	133.29'	--
C3	51°15'45"	603.69'	540.12	289.64'
L4	N73°52'20"E	--	148.36'	--
L5	S70°59'31"E	--	213.07'	--

LEGEND

- ANNEXATION BOUNDARIES (16.99 AC)
- EXISTING A.P.N. BOUNDARIES
- EXISTING CENTERLINE
- T.P.O.B. TRUE POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- XXX-XXX-XXX ASSESSOR PARCEL NUMBER
- (#) COURSE NUMBER

- { } INDICATES RECORD PER RS 135/36
- () INDICATES RECORD PER MB 32/12
- [] INDICATES RECORD PER LLA 5315



1 INCH = 300 FEET

J.N.: 100-31



TKE ENGINEERING, INC.
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 RIVERSIDE, CA 92507
 (951) 680-0440

Ronald A. Musser

05/22/25

RONALD A. MUSSER L.S. No. 4230

DATE



LAFCO 2022-20-2
 ANNEXATION TO RUBIDOUX
 COMMUNITY SERVICES DISTRICT
 (AREA 3)

EXHIBIT "A"

LAFCO 2022-19-2
SPHERE OF INFLUENCE AMENDMENTS FROM JURUPA COMMUNITY
SERVICES DISTRICT (REMOVAL) AND TO RUBIDOUX COMMUNITY
SERVICES DISTRICT (ADDITION)
&
LAFCO 2022-20-2
REORGINIZATION TO INCLUDE DETACHMENT FROM JURUPA
COMMUNITY SERVICES DISTRICT AND CONCURRENT ANNEXATION
TO RUBIDOUX COMMUNITY SERVICES DISTRICT
(AREA 4)

All of Tract No. 26724 in the County of Riverside, State of California as shown on map recorded in Book 276, Pages 54 and 55, records of said County, lying in Rancho Jurupa, Section 18, Township 2 South, Range 5 West, Riverside, California, and described as follows:

Commencing at the northeast corner of said Section 18, as shown on Tract 19479-1 by map on file in Book 231, Pages 49 through 52 inclusive records of said County, also being the northwest corner of Annexation No. 169 R-1 to Rubidoux Community Services District (LAFCO 78-12-5);

1. Thence South 00°06'03" West, along the westerly line of said LAFCO 78-12-5, also being the easterly line of said Section 18, a distance of 701.56 feet, to the northeasterly corner of Lot 14, as shown on said Tract No. 26724, also being the **True Point of Beginning**;
2. Thence South 00°06'03" West, continuing along said easterly line of said Section 18 and said easterly line of Tract No. 26724, also being said westerly line of LAFCO 78-12-5, a distance of 1076.87 feet, to an intersection with the southerly right-of-way line of Powell Place, 60.00 feet wide, as shown and delineated on said Tract No. 26724, also being the beginning of a non-tangent curve, concave northerly and having a radius of 70.00 feet, a radial line to said curve bears South 16°30'03" East;

Thence leaving the easterly line of said Section 18, and said westerly boundary of LAFCO 78-12-5, and continuing along the southerly and westerly boundary of said Tract No. 26724, the following 11 courses;

3. Thence southwesterly along said southerly right-of-way line of Powell Place and said curve, through a central angle of 26°50'18", a distance of 32.79 feet;
4. Thence North 79°39'45" West, continuing along said southerly right-of-way line of Powell Place, 60.00 feet wide, a distance of 41.04 feet, to the beginning of a tangent curve, concave southerly and having a radius of 100.00 feet;
5. Thence westerly along said southerly right-of-way line and said curve, through a central angle of 10°14'12" a distance of 17.87 feet, to the beginning of a compound curve concave southerly and having a radius of 120.00 feet, a radial line to said curve bears North 00°06'03" East;
6. Thence westerly along said southerly right-of-way line and said curve, through a central angle of 26°24'43" a distance of 55.32 feet;
7. Thence North 26°18'40" West, 60.00 feet, to a point on the northerly right-of-way line of said Powell Place;

8. Thence North 26°18'40" West, 20.98 feet,
9. Thence North 02°30'06" East, 516.46 feet;
10. Thence North 10°01'01" West, 64.00 feet;
11. Thence North 00°59'31" West, 322.12 feet;
12. Thence North 24°24'15" East, 81.93 feet to the northerly line of said Lot 14;
13. Thence North 76°37'15" East, along said northerly line, a distance of 146.05 feet, to said northeasterly corner of Lot 14, as shown on Tract No. 26724, also being said easterly line of said Section 18 and said westerly line of LAFCO 78-12-5 and the **True Point of Beginning**;

The land described herein contains approximately 4.09 acres, more or less.

See plat portion of Exhibit "A" for a plat depicting the above described property.

This real property has been described by me, or under my direction, in conformance with the Professional Land Surveyor's Act.



Ronald A. Musser, PLS 4230, Exp. 6-30-26

05/08/25

Date

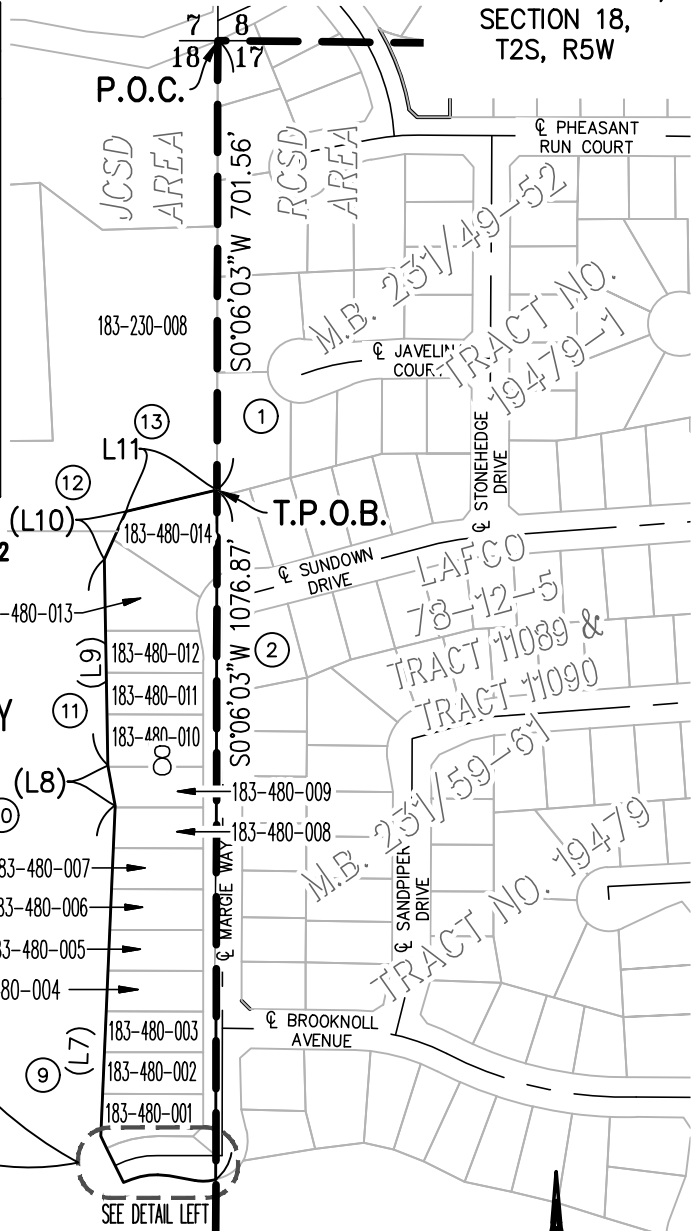


EXHIBIT "A"

RANCHO JURUPA,
SECTION 18,
T2S, R5W

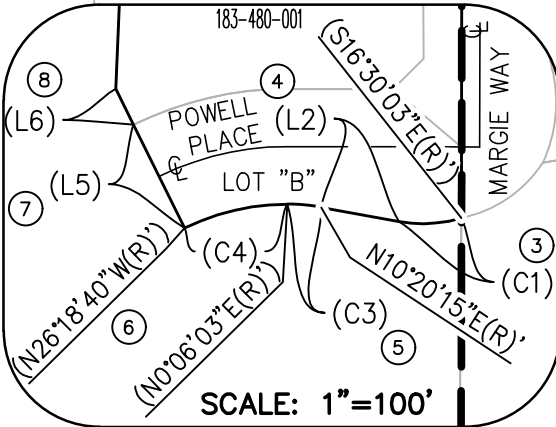
AREA 4 - CURVE/LINE TABLE				
#	DELTA/BEARING	RADIUS	LENGTH	TANGENT
(C1)	26°50'18"	70.00'	32.79'	16.70'
(L2)	N79°39'45"W		41.04'	
(C3)	10°14'12"	100.00'	17.87'	8.96'
(C4)	26°24'43"	120.00'	55.32'	28.16'
(L5)	N26°18'40"W		60.00'	
(L6)	N26°18'40"W		20.98'	
(L7)	N02°30'06"E		516.46'	
(L8)	N10°01'01"W		64.00'	
(L9)	N00°59'31"W		322.12'	
(L10)	N24°24'15"E		81.93'	
L11	N76°37'15"E		146.05'	
(L11)	N76°34'15"E		146.00'	

() INDICATES RECORD DATA PER TRACT NO. 26724, M.B. 276/54-55
 (O) INDICATES RECORD DATA PER TRACT NO. 19479-1, M.B. 231/49-52



M.B. 276/54-55
TRACT NO. 26724

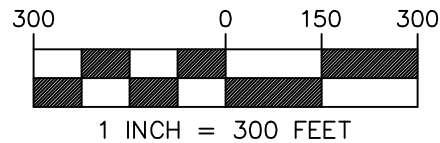
CITY OF
JURUPA VALLEY



SCALE: 1"=100'

LEGEND

- ANNEXATION BOUNDARIES (4.09 AC)
- - - EXISTING LAFCO BOUNDARIES
- - - EXISTING A.P.N. BOUNDARIES
- - - EXISTING CENTERLINE
- T.P.O.B. TRUE POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- XXX-XXX-XXX ASSESSOR PARCEL NUMBER
- (#) COURSE NUMBER



SCALE: 1"=300'

J.N.: 100-31



TKE ENGINEERING, INC.
2305 CHICAGO AVENUE
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(951) 680-0440

Ronald A. Musser

05/08/25

RONALD A. MUSSER L.S. No. 4230

DATE



LAFCO 2022-19-2 SPHERE OF INFLUENCE
AMENDMENTS FROM JURUPA COMMUNITY SERVICES
DISTRICT (REMOVAL) AND TO RUBIDOUX COMMUNITY
SERVICES DISTRICT (ADDITION)
&
LAFCO 2022-20-2 REORGANIZATION TO INCLUDE
DETACHMENT FROM JURUPA COMMUNITY SERVICES
DISTRICT AND CONCURRENT ANNEXATION TO
RUBIDOUX COMMUNITY SERVICES DISTRICT (AREA 4)

EXHIBIT "A"

LAFCO 2022-20-2 ANNEXATION TO RUBIDOUX COMMUNITY SERVICES DISTRICT (AREA 5A)

Being portions of Lot 16 and Lot 17 in Block "B" of Map of West Riverside, as shown by map on file in Book 9, Page 34, San Bernardino County Records, State of California, including that portion of real property Granted to Jose Guillen, Jr, a single man, any and all interests Grantor acquired under the Grant Deed as per Instrument Number 2012-0278534, recorded June 15, 2012, and Recorded in Official Records of Riverside County, California, lying in the Rancho Jurupa, Section 17, Township 2 South, Range 5 West, Riverside County, California, described as follows:

Beginning at the northeasterly corner of said Lot 16, also being a point on the northwesterly boundary line of Parcel C of Annexation No. 64 to Rubidoux Community Service District (LAFCO 69-64-2), on file in the office of Riverside County LAFCO;

1. Thence South 16°16'45" West, along the easterly line of said Lot 16 and Lot 17, also being the northwesterly boundary line of said LAFCO 69-64-2, a distance of 824.77 feet, to the northeasterly corner of Parcel Map No. 7657, as shown by map on file in Book 25, Pages 51 through 53, Records of said County, also being the northeasterly corner of Annexation No. 76-1 to Rubidoux Community Service District (LAFCO 76-28-2), on file in the office of Riverside County LAFCO;
2. Thence North 73°52'15" West, along the northerly boundary line of said Parcel Map No. 7657, also being the northerly line of said LAFCO 76-28-2, a distance of 494.31 feet, to the northwest corner of said Parcel Map No. 7657, also being the northwest corner of said LAFCO 76-28-2;
3. Thence South 16°07'45" West, along the westerly boundary line of said Parcel Map No. 7657, also being the westerly boundary line of said LAFCO 76-28-2, a distance of 85.00 feet, to an intersection with the southerly boundary line of said Grant Deed to Jose Guillen, Jr, also being the northerly line of Parcel 3 of Annexation No. 55B to Rubidoux Community Services District (LAFCO 67-45-2), on file in the office of Riverside County LAFCO;
4. Thence North 73°52'00" West, along the southerly line of said Grant Deed to Jose Guillen, Jr, also being said northerly line of Parcel 3 of LAFCO 67-45-2, a distance of 165.00 feet, to a point of intersection with the centerline of Opal Street, 60.00 feet wide, as shown and delineated on record of survey on file in Book 38, Page 33, records of said Riverside County, and the westerly line of said Lot 17, also being the easterly line of Annexation No. 37 to Rubidoux Community Service District (LAFCO 64-12-2) on file in the office of Riverside County LAFCO;
5. Thence North 16°08'00" East, along said centerline of Opal Street, 60.00 feet wide, also being a portion of the easterly line of said LAFCO 64-12-2, a distance of 912.08 feet, to the northwesterly corner of said Lot 16;
6. Thence South 73°40'10" East, along the northerly line of said Lot 16, a distance of 661.40 feet, to the **Point of Beginning**.

The land described herein contains approximately 12.84 acres, more or less.

See plat portion of Exhibit "A" for a plat depicting the above described property.

This real property has been described by me, or under my direction, in conformance with the Professional Land Surveyor's Act.



Ronald A. Musser, PLS 4230, Exp. 6-30-26

05/08/25

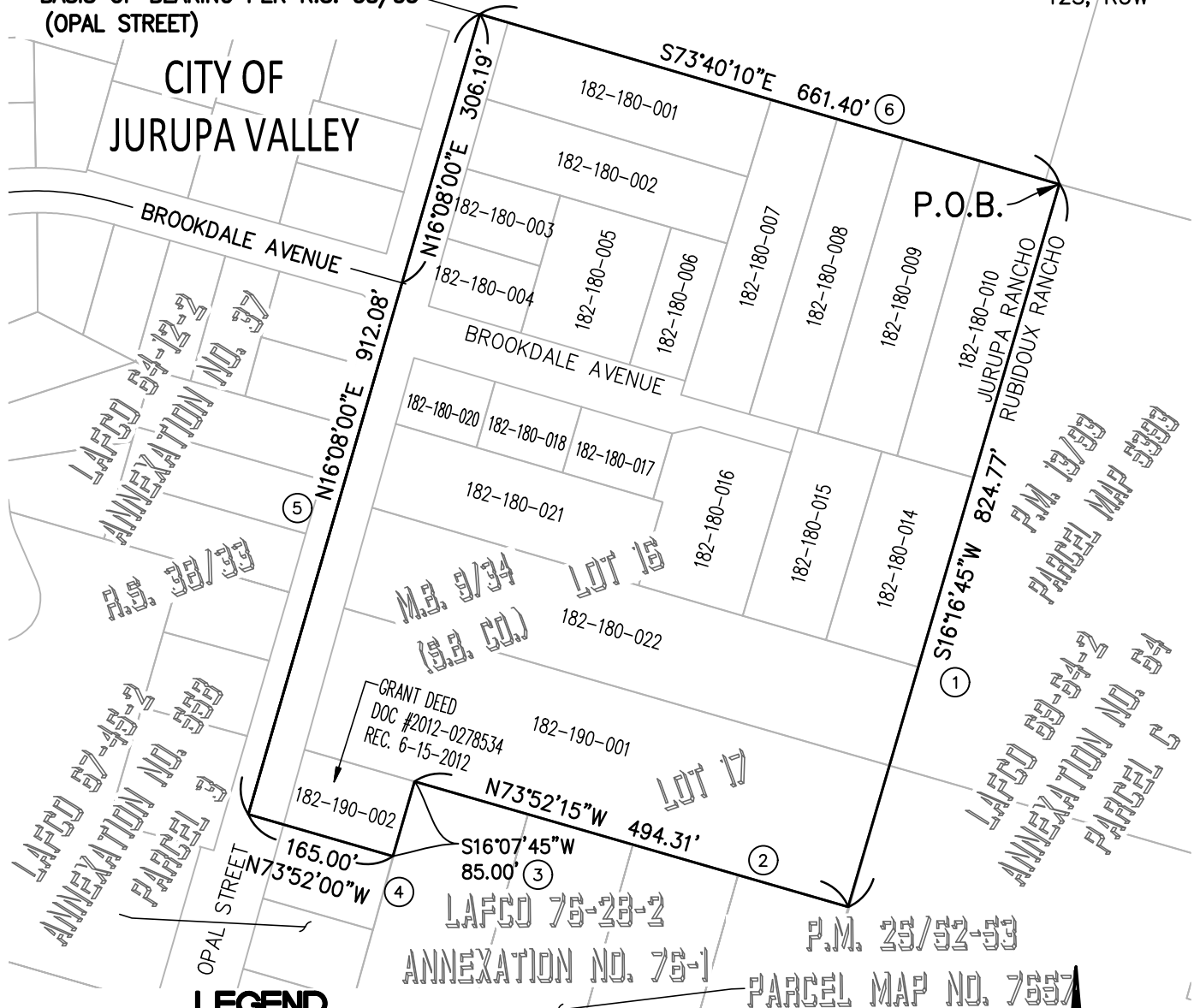
Date



EXHIBIT "A"

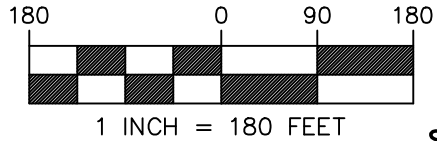
* BASIS OF BEARING PER R.S. 38/33
(OPAL STREET)

CITY OF
JURUPA VALLEY



LEGEND

- ANNEXATION BOUNDARIES (12.84 AC)
- EXISTING A.P.N. BOUNDARIES
- - - EXISTING CENTERLINE
- P.O.B. POINT OF BEGINNING
- XXX-XXX-XXX ASSESSOR PARCEL NUMBER
- Ⓝ COURSE NUMBER



SCALE: 1"=180'

J.N.: 100-31



TKE ENGINEERING, INC.
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(951) 680-0440

Ronald A. Musser

05/08/25

RONALD A. MUSSER L.S. No. 4230

DATE



LAFCO 2022-20-2
ANNEXATION TO RUBIDOUX
COMMUNITY SERVICES
DISTRICT
(AREA 5A)

EXHIBIT "A"

LAFCO 2022-19-2
SPHERE OF INFLUENCE AMENDMENTS TO RUBIDOUX COMMUNITY
SERVICES DISTRICT (ADDITION)
&
LAFCO 2022-20-2
ANNEXATION TO RUBIDOUX COMMUNITY SERVICES DISTRICT
(AREA 5B)

Being portions of Lot 3 of Block 2 and Lot 17 of Block "B" of Map of West Riverside, as shown by map recorded in Book 9, Page 34 of Maps, Records of San Bernardino County, State of California, all of Tract 9944 filed in Map Book 103, Pages 97 and 98, Records of Riverside County, all of Parcel 3 of Parcel Map No. 27437, filed in Book 180, Pages 78 and 79 of Parcel Maps, Records of said Riverside County, all of Parcel Map 8166 on file in Book 32, Pages 84 and 85 of Parcel Maps, all of Parcel Map No. 13166, on file in Book 63, Pages 35 and 36 of Parcel Maps, all of Tract No. 36827, on file in Map Book 487, Pages 1 through 4 inclusive, and Parcel 3 of Record Of Survey on file in Book 38, Page 33 of Records Of Survey, records of said Riverside County, lying in Rancho Jurupa and Rancho Rubidoux, Sections 17 & 20, Township 2 South, Range 5 West, in the City of Jurupa Valley, County of Riverside, State of California, described as follows:

Commencing at the intersection of the centerline of Opal Street, 60.00 feet wide, and the southeasterly prolongation of the southerly line of Lot 4 in Block "C" of said Map of West Riverside, also being a point 354.34 feet southwesterly along said centerline of Opal Street from an intersection with Brookdale Avenue, as shown on the Crestwood Park Subdivision filed in Map Book 37, Page 11, records of said county, and the southeasterly corner of Annexation No. 37 to Rubidoux Community Services District (LAFCO 64-12-2), on file in the office of Riverside County LAFCO;

1. Thence North 73°51'00" West, along said southeasterly prolongation and the southerly line of said Lot 4, also being the southerly line of said LAFCO 64-12-2, a distance of 150.00 feet, to the northeast corner of Parcel 2 of said Parcel Map No. 27437, also being the most northwesterly corner of Parcel 1 of Annexation No. 47 to Rubidoux Community Services District (LAFCO 65-14-2), on file in the office of Riverside County LAFCO, and the **True Point of Beginning**;
2. Thence South 16°08'00" West, along said easterly boundary line of Parcel 2 of said Parcel Map No. 27437, also being the westerly line of said LAFCO 65-14-2, and the westerly line of Annexation 66 to Rubidoux Community Services District LAFCO (71-32-2), on file in the office of Riverside County LAFCO, a distance of 164.34 feet, to the northwest corner of said Parcel 3 of said Record of Survey, also being the southwesterly corner of said LAFCO 71-32-2;
3. Thence South 73°35'58" East, along the northerly line of said Parcel 3 of said Record of Survey, also being the southerly line of said LAFCO 71-32-2, a distance of 120.00 feet, to the northeasterly corner of said Parcel 3 of said Record of Survey, and the northwesterly right-of-way line of said Opal Street, 60 feet wide, as shown in said Record Of Survey, also being said southeasterly corner of said LAFCO 71-32-2 and the southwesterly boundary line of Parcel 3 of Annexation Number 55A to Rubidoux Community Services District (LAFCO 67-44-2), on file in the office of Riverside County LAFCO;
4. Thence South 16°08'00" West, along said northwesterly right-of-way line of said Opal Street, also being said southwesterly boundary line of LAFCO 67-44-2, a distance of 165.14 feet, to the westerly prolongation of the southwesterly line of the north half of said Lot 17 of Map of West Riverside, also being the southwesterly corner of Parcel 3 of LAFCO 67-44-2;

5. Thence South $74^{\circ}07'05''$ East, along said southwesterly line and said westerly prolongation of the north half of said Lot 17 of Map of West Riverside, and the southwesterly line of Parcel 3 of said LAFCO 67-44-2, a distance of 195.00 feet, to the northwesterly line of Parcel 1 of Parcel Map No. 7657 as shown by map on file in Parcel Map Book 25, Pages 52 and 53, Records of said County, also being the northwesterly line of Annexation No. 76-1 to Rubidoux Community Services District (LAFCO 76-28-2) on file in the office of Riverside County LAFCO;
6. Thence South $16^{\circ}08'00''$ West, along said northwesterly line of said Parcel 1, of Parcel Map No. 7657, also being said northwesterly line of LAFCO 76-28-2, a distance of 332.28 feet, to the southwesterly corner of said Parcel Map No. 7657, and the centerline of 45th Street as shown on said Parcel Map No. 7657, also being the southeasterly corner of said LAFCO 76-28-2;
7. Thence South $73^{\circ}47'40''$ East, along the southwesterly boundary line of said Parcel Map No. 7657, and the centerline of 45th Street, also being the southerly line of said LAFCO 76-28-2, a distance of 494.97 feet, to the southeast corner of said Parcel Map No. 7657, and the northeasterly corner of Lot "A" on said Tract No. 9944, also being the northeasterly prolongation of the southeasterly Right of Way line of Saxon Ct., 24 feet half width, as shown on said Tract No. 9944, and the southeasterly corner of said LAFCO 76-28-2;
8. Thence South $16^{\circ}07'53''$ West, along said southeast right-of-way line of Saxon Court, also being the northwesterly line in Annexation No. 28 to Rubidoux Community Services District, on file in the office of Riverside County LAFCO, a distance of 660.52 feet, to the south line of Lot 2 of Block 2 of West Riverside shown on Record of Survey recorded in Book 16, Page 78, Records of said Riverside County, also being the southwesterly line of said Annexation No. 28;
9. Thence South $73^{\circ}53'10''$ East, along said south line of Lot 2 of Block 2, also being said southwesterly line of said Annexation No. 28, a distance of 348.15 feet, to the northwest corner of said Parcel Map No. 13166;
10. Thence South $73^{\circ}48'28''$ East, along the north line of said Parcel Map 13166 and the southeasterly prolongation thereof, also being said southwesterly line of said Annexation No. 28, a distance of 311.50 feet, to an intersection with the centerline of Pacific Avenue, 40 feet half width, as shown on said Parcel Map No. 13166, also being the northwesterly line of Annexation 18 to Rubidoux Community Services District approved by the Boundary Commission of Riverside County on June 27, 1958, on file in the office of Riverside County LAFCO;
11. Thence South $16^{\circ}10'20''$ West, along said centerline of Pacific Avenue, 80.00 feet wide, also being said northwesterly line of said Annexation No. 18, a distance of 399.55 feet, to the centerline intersection with Limonite Avenue, as shown on said Record of Survey filed in Book 16, Page 78;
12. Thence South $42^{\circ}49'07''$ West, along said centerline of Limonite Avenue, 80.00 feet wide, as shown on map of Riverview Ranchos Unit No. 1, as shown by Map recorded in Book 37, Pages 44 through 46, inclusive records of said county, continuing along said northwesterly boundary of said Annexation No. 18, a distance of 191.07 feet, to the beginning of a non-tangent curve concave southeasterly and having a radius of 2000.00 feet, a radial line to said curve bears North $47^{\circ}10'53''$ West.
13. Thence southwesterly along said centerline of Limonite Street and said curve, through a central angle of $2^{\circ}53'55''$, a distance of 101.18 feet, to the northerly line of Lot 1 of map of Riverview Tract on file in Book 4, Page 58, Riverside County Records, as shown on said map of Riverview Ranchos, also being the northeasterly line of Annexation No. 34 to Rubidoux Community

Services District, approved by the Boundary Commission of Riverside County on August 19, 1963, on file in the office of Riverside County LAFCO;


14. Thence North $73^{\circ}48'10''$ West, along said northeasterly line of said Lot 1, also being said northeasterly line of said Annexation No. 34, a distance of 530.99 feet, to the northwest corner of said Lot 1, also being the southwest corner of Lot 3 of Block 2, of said Map of West Riverside and as shown on Record of Survey, Recorded in Book 40, Page 12, Records of said County, also being said southeasterly line of Jurupa Rancho and an angle point in the northerly line of said Annexation No. 34;
15. Thence North $16^{\circ}09'10''$ East, along the northwesterly line of said Lot 3 in Block 2, also being said southeasterly line of Jurupa Rancho and said boundary line of Annexation No. 34, a distance of 379.55 feet, to the south corner of said Tract No. 9944;
16. Thence North $32^{\circ}54'28''$ West, along the westerly boundary line of said Tract 9944, also being the northeasterly right-of-way line of Golden West Avenue, 80.00 feet wide as shown on Tract No. 15109-1, filed in Map Book 107, Pages 8 through 10, records of said County, and the Northerly boundary line of said Annexation No. 34, a distance of 127.01 feet, to an angle point in said line;
17. Thence North $43^{\circ}11'43''$ West, continuing along said westerly boundary line of said Tract 9944, also being said northeasterly right-of-way line of Golden West Avenue, 80.00 feet wide, a distance of 200.81 feet, to an angle point in said line, also being the northeasterly corner of Annexation No. 41 to Rubidoux Community Services District (LAFCO 64-44-2), dated July 14, 1964;
18. Thence North $33^{\circ}37'41''$ West, continuing along said westerly boundary line of said Tract 9944, also being said northeasterly right of way line of Golden West Avenue, and the northerly boundary line of said LAFCO 64-44-2, a distance of 459.88 feet, to an angle point in said line, also being a point on the easterly line of Annexation to Rubidoux Community Services District (LAFCO 81-56-2), per Instrument No. 1982-211503, recorded December 7, 1982, Records of said County;
19. Thence North $13^{\circ}57'36''$ West, continuing along said westerly boundary line of said Tract 9944, a distance of 201.38 feet, to an angle point therein, also being the northeasterly line of said LAFCO 81-56-2;
20. Thence North $05^{\circ}56'59''$ West, continuing along the westerly boundary line of said Tract 9944, a distance of 300.12 feet, to an intersection with the centerline of 45th Street, also being the northwesterly corner of said Tract 9944, also being the southwesterly corner of said Parcel Map 27437, also being an angle point in the northeasterly line of Annexation No. 48 to Rubidoux Community Services District (LAFCO 66-02-2), per Instrument Number 30577, recorded March 23, 1966, Records of said County;
21. Thence North $15^{\circ}53'49''$ West, along the westerly line of said Parcel Map 27437, a distance of 400.17 feet, to an angle point therein, also being said easterly boundary line of said LAFCO 66-02-2;
22. Thence North $08^{\circ}26'00''$ West, continuing along said westerly line of Parcel Map 27437, also being said easterly boundary line of said LAFCO 66-02-2, and the boundary of LAFCO 64-12-2, a distance of 363.08 feet, to the northwesterly corner of said Parcel Map 27437, and an angle point on said southerly line of said LAFCO 64-12-2;

23. Thence South 73°51'00" East, along the northerly line of said Parcel Map 27437, also being said southerly line of said LAFCO 64-12-2, a distance of 387.11 feet, to the **True Point of Beginning**.

The land described herein contains approximately 27.20 acres, more or less.

See plat portion of Exhibit "A" for a plat depicting the above described property.

This real property has been described by me, or under my direction, in conformance with the Professional Land Surveyor's Act.



Ronald A. Musser, PLS 4230, Exp. 6-30-26

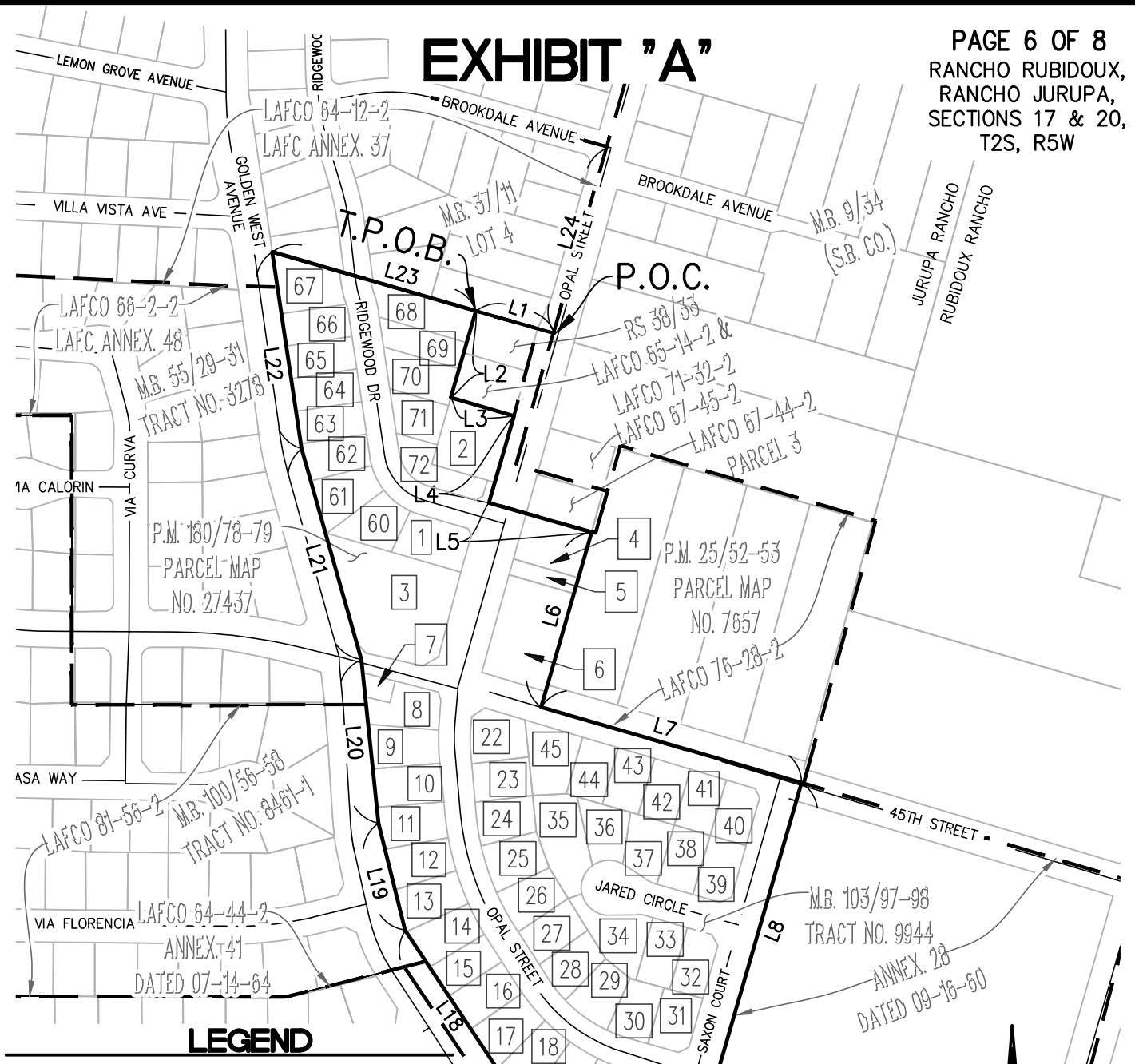
06-02-25

Date



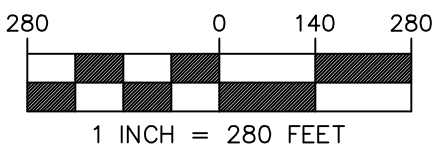
EXHIBIT "A"

PAGE 6 OF 8
 RANCHO RUBIDOUX,
 RANCHO JURUPA,
 SECTIONS 17 & 20,
 T2S, R5W



LEGEND

- ANNEXATION BOUNDARIES (27.2 AC) SEE PAGE 7
- EXISTING LAFCO BOUNDARIES
- EXISTING A.P.N. BOUNDARIES
- EXISTING CENTERLINE
- T.P.O.B. TRUE POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- XXX-XXX-XXX ASSESSOR PARCEL NUMBER
- # COURSE NUMBER
- * CURVE/LINE TABLE AND ASSESSOR TABLE ON PAGE 8



SCALE: 1"=280'
 J.N.: 100-31

TKE ENGINEERING

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 2305 CHICAGO AVENUE
 RIVERSIDE, CA 92507
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Ronald A. Musser

RONALD A. MUSSER L.S. No. 4230

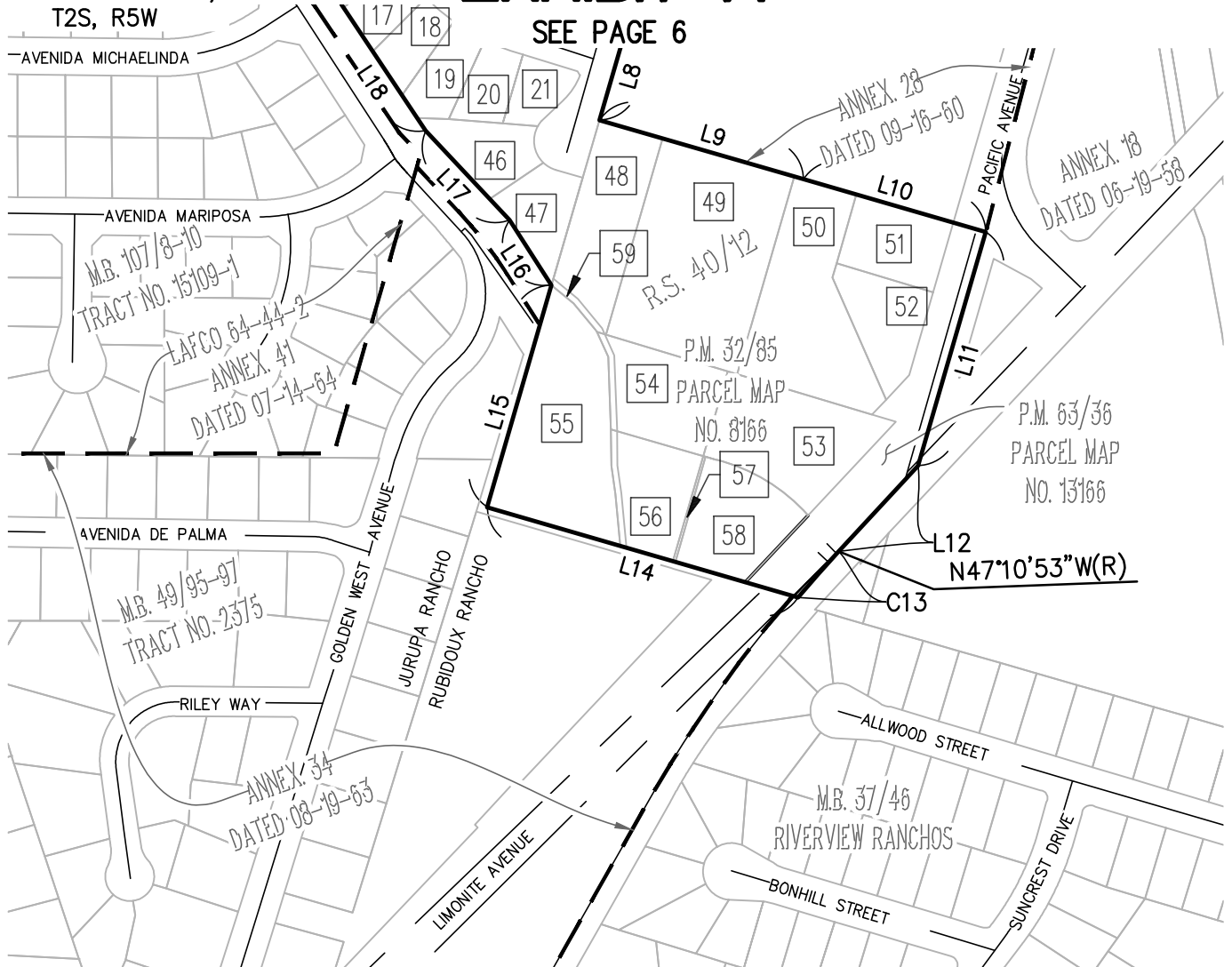
05/30/25 DATE



LAFCO 2022-19-2
 SPHERE OF INFLUENCE
 AMENDMENTS TO RUBIDOUX
 COMMUNITY SERVICES DISTRICT
 (ADDITION)
 AND
 LAFCO 2022-20-2
 ANNEXATION TO RUBIDOUX
 COMMUNITY SERVICES DISTRICT
 (AREA 5B)

EXHIBIT "A"

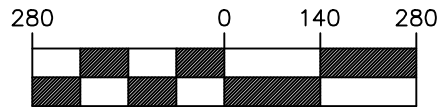
SEE PAGE 6



LEGEND

- ANNEXATION BOUNDARIES (27.2 AC)
- EXISTING LAFCO BOUNDARIES
- EXISTING A.P.N. BOUNDARIES
- EXISTING CENTERLINE
- T.P.O.B. TRUE POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- XXX-XXX-XXX ASSESSOR PARCEL NUMBER
- # COURSE NUMBER

* CURVE/LINE TABLE AND
ASSESSOR TABLE ON
PAGE 8



1 INCH = 280 FEET



SCALE: 1"=280'

J.N.: 100-31



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05/30/25
DATE

RONALD A. MUSSER L.S. No. 4230



LAFCO 2022-19-2
SPHERE OF INFLUENCE
AMENDMENTS TO RUBIDOUX
COMMUNITY SERVICES DISTRICT
(ADDITION)
AND
LAFCO 2022-20-2
ANNEXATION TO RUBIDOUX
COMMUNITY SERVICES DISTRICT
(AREA 5B)

EXHIBIT "A"

AREA 5B – CURVE/LINE TABLE				
#	DELTA/BEARING	RADIUS	LENGTH	TANGENT
L1	N73°51'00"W	----	150.00'	----
L2	S16°08'00"W	----	164.34'	----
L3	S73°35'58"E	----	120.00'	----
L4	S16°08'00"W	----	165.14'	----
L5	S74°07'05"E	----	195.00'	----
L6	S16°08'00"W	----	332.28'	----
L7	S73°47'40"E	----	494.97'	----
L8	S16°07'53"W	----	660.52'	----
L9	S73°53'10"E	----	348.15'	----
L10	S73°48'28"E	----	311.50'	----
L11	S16°10'20"W	----	399.55'	----
L12	S42°49'07"W	----	191.07'	----
C13	2°53'55"	2000.00'	101.18'	50.60'
L14	N73°48'10"W	----	530.99'	----
L15	N16°09'10"E	----	379.55'	----
L16	N32°54'28"W	----	127.01'	----
L17	N43°11'43"W	----	200.81'	----
L18	N33°37'41"W	----	459.88'	----
L19	N13°57'36"W	----	201.38'	----
L20	N5°56'59"W	----	300.12'	----
L21	N15°53'49"W	----	400.17'	----
L22	N8°26'00"W	----	363.08'	----
L23	S73°51'00"E	----	387.11'	----
L24	N16°08'00"E	----	354.34'	----

ASSESSOR TABLE	
#	APN #
1	182-361-011
2	182-361-003
3	182-361-008
4	182-190-004
5	182-190-005
6	182-190-006
7	182-201-015
8	182-201-014
9	182-201-013
10	182-201-012
11	182-201-011
12	182-201-010
13	182-201-009
14	182-201-008
15	182-201-007
16	182-201-006
17	182-201-005
18	182-201-004
19	182-201-003
20	182-201-002
21	182-201-001
22	182-202-001
23	182-202-002
24	182-202-003
25	182-202-004
26	182-202-005
27	182-202-006
28	182-202-007
29	182-202-008
30	182-202-009
31	182-202-010
32	182-202-011
33	182-202-012
34	182-202-013
35	182-202-014
36	182-202-015

ASSESSOR TABLE	
#	APN #
37	182-202-016
38	182-202-017
39	182-202-018
40	182-202-019
41	182-202-020
42	182-202-021
43	182-202-022
44	182-202-023
45	182-202-024
46	182-210-021
47	182-210-020
48	182-210-010
49	182-210-003
50	182-210-017
51	182-210-018
52	182-210-019
53	182-210-016
54	182-210-015
55	182-210-024
56	182-210-014
57	182-210-023
58	182-210-022
59	182-210-025
60	182-361-012
61	182-361-013
62	182-361-014
63	182-361-015
64	182-361-016
65	182-361-017
66	182-361-018
67	182-361-019
68	182-361-020
69	182-361-021
70	182-361-022
71	182-361-023
72	182-361-024

J.N.: 100-31



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Ronald A. Musser

RONALD A. MUSSER L.S. No. 4230

05/30/25
DATE



LAFCO 2022-19-2
SPHERE OF INFLUENCE
AMENDMENTS TO RUBIDOUX
COMMUNITY SERVICES DISTRICT
(ADDITION)
AND
LAFCO 2022-20-2
ANNEXATION TO RUBIDOUX
COMMUNITY SERVICES DISTRICT
(AREA 5B)

EXHIBIT "A"

LAFCO 2022-20-2 ANNEXATION TO RUBIDOUX COMMUNITY SERVICES DISTRICT (AREA 6A)

Being a portion of Parcel Map 7607, on file in Parcel Map Book 31, Pages 31 and 32, along with Lot "A" and Lot "B" of Records of Survey recorded in Book 5, Page 20 of Records of Survey, together with all of Parcel Map 15001 on file in Book 86, Page 45 records of the Recorder of Riverside County, State of California, lying in the City of Jurupa Valley, County of Riverside, State of California, Jurupa Rancho and Rubidoux Rancho, Section 20, Township 2 South, Range 5 West, San Bernardino Meridian described as follows:

Commencing at the centerline intersection of Rio Road, 40-feet wide, and Riverview Drive, 40-feet wide, as shown on Record of Survey, recorded in Book 51, Pages 76 through 81, inclusive, records of said County;

1. Thence South $61^{\circ}23'05''$ East, along said centerline of Rio Road, a distance of 20.04 feet, to the southerly prolongation of the easterly right-of-way line of said Riverview Drive, and the westerly boundary line of Parcel "D" of Annexation No. 64 to Rubidoux Community Service District (LAFCO 69-64-2), filed December 30, 1969, in the office of Riverside County LAFCO, also being the **True Point of Beginning**;
2. Thence South $32^{\circ}14'31''$ West, along said southerly prolongation of said easterly right-of-way of Riverview Drive, and said westerly boundary line of LAFCO 69-64-2, a distance of 20.04 feet, to the southerly right-of-way line of said Rio Road, also being the northerly boundary line of the Annexation to Rubidoux Community Services District (LAFCO 70-22-2), on file in the office of Riverside County LAFCO;
3. Thence North $61^{\circ}23'05''$ West, along said southerly right-of-way line of Rio Road and the westerly prolongation thereof, also being said northerly line of LAFCO 70-22-2, a distance of 40.08 feet, to the westerly right-of-way line of said Riverview Drive, also being the westerly line of said LAFCO 70-22-2;

Thence along said westerly right-of-way line of Riverview Drive, also being said westerly line of LAFCO 70-22-2, the following 3 courses;

4. Thence South $32^{\circ}14'13''$ West, a distance of 150.62 feet;
5. Thence South $21^{\circ}15'18''$ West, a distance of 179.66 feet;
6. Thence South $34^{\circ}42'28''$ West, a distance of 308.70 feet, to an intersection with the northeasterly line of Grant Deed No. 1998-493514, recorded November 13, 1998, records of Riverside County, State of California, also being the boundary line of Rubidoux Community Services District (LAFCO 66-37-2), per Instrument Number 1967-27289, recorded March 31, 1967, Recorder of said County;

Thence along the northeasterly boundary line of said LAFCO 66-37-2, the following 6 courses;

7. Thence North $58^{\circ}12'08''$ West, along said Grant Deed, a distance of 269.09 feet, to the northwesterly corner of said Grant Deed;

8. Thence South 34°37'52" West, along the northwesterly line of said Grant Deed, a distance of 100.00 feet, to the northeasterly line of Grant Deed No. 2011-0454768, dated October 14, 2011, records of Riverside County, State of California;
9. Thence North 58°12'08" West, along said northeasterly line of said Grant Deed, a distance of 96.23 feet, to the northwesterly corner of said Grant Deed, also being the southeasterly line of said Parcel Map 15001;
10. Thence South 37°08'52" West, along the southeasterly line of said Parcel Map 15001, a distance of 196.23 feet, to the southwest corner of said Parcel Map 15001;
11. Thence North 69°31'08" West, along the southerly line of said Parcel Map 15001, a distance of 22.01 feet, to an angle point in said southerly line of Parcel Map 15001;
12. Thence North 71°29'12" West, continuing along said southerly line of Parcel Map 15001, a distance of 803.99 feet, to an intersection with the common Rancho line, also being the westerly boundary line of said LAFCO 66-37-2;

Thence along the northeasterly boundary line of said LAFCO 66-37-2, the following 3 courses;

13. Thence North 16°18'59" East, along the common Rancho Line and the easterly boundary line of Tract 3160, recorded in Map Book 53, Pages 68 and 69, Records of Riverside County, a distance of 639.59 feet, to an angle point in said common Rancho line;
14. Thence North 16°04'33" East, continuing along said common Rancho Line and easterly boundary line of Tract 3160, a distance of 84.00 feet, to the northeasterly corner of said Tract 3160;
15. Thence South 89°59'12" West, along the northerly line of said Tract 3160, and the southerly line of Parcel 1 of Lot Line Adjustment 4091, as shown on Record of Survey recorded in Book 107, Page 64, Records of Riverside County, a distance of 177.51 feet, to the southeast corner of said Parcel 1 of said Record of Survey, recorded in Book 107, Page 64;

Thence along the easterly boundary line of Parcel 1, as shown on said Record of Survey, recorded in Book 107, Page 64, records of said County, also being the easterly boundary of the Annexation to Rubidoux Community Services District (LAFCO 2014-22-2), per Instrument No. 0292136, recorded July 7, 2015. Records of said Riverside County, the following 6 courses;

16. Thence North 31°39'25" West, a distance of 31.87 feet;
17. Thence North 28°25'12" East, a distance of 107.00 feet;
18. Thence North 43°47'12" East, a distance of 70.00 feet;
19. Thence North 61°49'12" East, a distance of 130.00 feet;
20. Thence North 52°19'12" East, a distance of 100.00 feet;
21. Thence North 32°37'12" East, a distance of 70.00 feet, to the northerly boundary line of said Parcel 1 of Record of Survey, recorded in Book 107, Page 64, records of said County, also being the northerly boundary line of said LAFCO 2014-22-2;
22. Thence North 69°28'48" West, along said northerly line, a distance of 525.60 feet, to an angle point thereon;

23. Thence North 09°23'27" West, continuing along said northerly boundary line of Parcel 1 of Record of Survey, recorded in Book 107, Page 64, records of said County, and said LAFCO 2014-22-2, a distance of 124.67 feet, to the southerly line of Parcel 1 of Parcel Map 12969, recorded in Book 83, Page 71, records of said Riverside County, also being the boundary line of said LAFCO 66-37-2;
24. Thence South 89°58'48" East, along the southerly line of said Parcel Map 12969, and said boundary line of LAFCO 66-37-2, a distance of 245.13 feet, to the southeast corner of said Parcel Map 12969;
25. Thence North 00°01'12" East, along the easterly line of said Parcel Map 12969, and the northerly prolongation thereof, a distance of 246.20 feet, to the centerline of Limonite Avenue Frontage Road, as shown on said Parcel Map 12969, also being the beginning of a non-tangent curve, concave southeasterly, and having a radius of 1600.00 feet, a radial line to said curve bears South 34°59'06" East;
26. Thence northeasterly along said centerline of Limonite Avenue Frontage Road, and said curve through a central angle of 04°35'15", a distance of 128.11 feet, to the southwesterly corner of said Annexation No. 19, also being the westerly prolongation of the southerly boundary line of Tract No. 3340, recorded in Map Book 55, Pages 18 through 21 inclusive, Records of Riverside County;


Thence along the southerly boundary line of said Tract No. 3340, also being the southerly line of said Annexation No. 19, the following 4 courses;

27. Thence South 69°27'08" East, a distance of 504.49 feet;
28. Thence South 40°10'52" West, a distance of 24.63 feet;
29. Thence South 25°39'52" West, a distance of 116.70 feet;
30. Thence South 70°48'35" East, a distance of 1481.00 feet, to an intersection with the easterly right-of-way line of said Riverview Drive, as shown on said Deed Plat of Riverview Drive;
31. Thence South 32°14'31" West, along the easterly right-of-way line of said Riverview Drive, and said westerly boundary line of Parcel "D" of LAFCO 69-64-2, a distance of 653.59 feet, to an intersection with said centerline of Rio Road, also being the **True Point of Beginning**;

The land described herein contains approximately 53.16 acres, more or less.

See plat portion of Exhibit "A" for a part depicting the above described property.

This real property has been described by me, or under my direction, in conformance with the Professional Land Surveyor's Act.



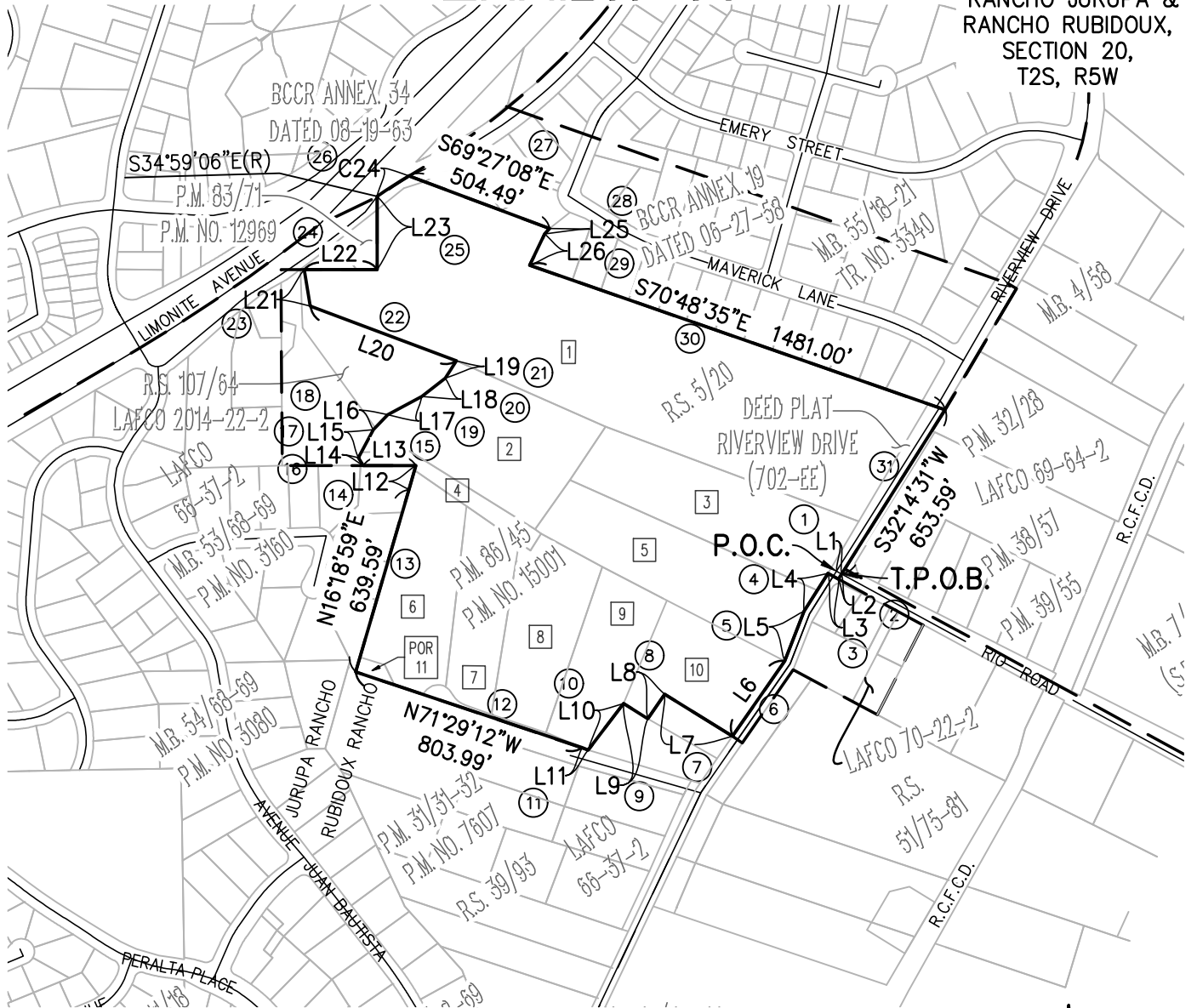
Ronald A. Musser, PLS 4230, Exp. 6-30-26
06-02-25

Date



EXHIBIT "A"

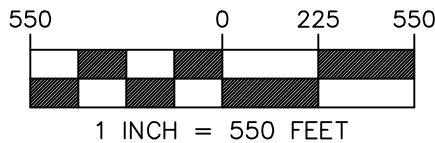
RANCHO JURUPA &
RANCHO RUBIDOUX,
SECTION 20,
T2S, R5W



LEGEND

- ANNEXATION BOUNDARIES (53.16 AC)
- EXISTING A.P.N. BOUNDARIES
- EXISTING CENTERLINE
- T.P.O.B. TRUE POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- XXX-XXX-XXX ASSESSOR PARCEL NUMBER
- # COURSE NUMBER

* CURVE/LINE TABLE AND
ASSESSOR TABLE ON PAGE 5



SCALE: 1"=550'

J.N.: 100-31

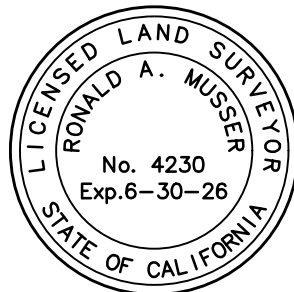


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(951) 680-0440

06/02/25

RONALD A. MUSSER L.S. No. 4230

DATE



LAFCO 2022-20-2
ANNEXATION TO RUBIDOUX
COMMUNITY SERVICES DISTRICT
(AREA 6A)

EXHIBIT "A"

AREA 6A - CURVE/LINE TABLE				
#	DELTA/BEARING	RADIUS	LENGTH	TANGENT
L1	N61°23'05"E	---	20.04'	---
L2	S32°14'31"W	---	20.04'	---
L3	N61°23'05"W	---	40.08'	---
L4	S32°14'13"W	---	150.62'	---
L5	S21°15'18"W	---	179.66'	---
L6	S34°42'28"W	---	308.70'	---
L7	N58°12'08"W	---	269.09'	---
L8	S34°37'52"W	---	100.00'	---
L9	N58°12'08"W	---	96.23'	---
L10	S37°08'52"W	---	196.23'	---
L11	N69°31'08"W	---	22.01'	---
L12	N16°04'33"E	---	84.00'	---
L13	S89°59'12"W	---	177.51'	---
L14	N31°39'25"W	---	31.87'	---
L15	N28°25'12"E	---	107.00'	---
L16	N43°47'12"E	---	70.00'	---
L17	N61°49'12"E	---	130.00'	---
L18	N52°19'12"E	---	100.00'	---
L19	N32°37'12"E	---	70.00'	---
L20	N69°28'48"W	---	525.60'	---
L21	N09°23'27"W	---	124.67'	---
L22	S89°58'48"E	---	245.13'	---
L23	N00°01'12"E	---	246.20'	---
C24	04°35'15"	1600.00'	128.11'	64.09'
L25	S40°10'52"W	---	24.63'	---
L26	S25°39'52"W	---	116.70'	---

ASSESSOR TABLE	
#	APN #
1	186-160-021
2	186-160-018
3	186-160-002
4	186-160-008
5	186-160-003
6	186-160-014
7	186-160-015
8	186-160-016
9	186-160-017
10	186-160-004
11	POR 186-182-009

J.N.: 100-31



TKE ENGINEERING, INC.
2305 CHICAGO AVENUE
RIVERSIDE, CA 92507
(951) 680-0440

RONALD A. MUSSER L.S. No. 4230

06/02/25
DATE



LAFCO 2022-20-2
ANNEXATION TO RUBIDOUX
COMMUNITY SERVICES DISTRICT
(AREA 6A)

EXHIBIT "A"

LAFCO 2022-19-2
SPHERE OF INFLUENCE AMENDMENTS TO RUBIDOUX COMMUNITY SERVICES DISTRICT
(ADDITION)
AND
LAFCO 2022-20-2
ANNEXATION TO RUBIDOUX COMMUNITY SERVICES DISTRICT
(AREA 6B)

Being portions of Lot 2, Lot 3, Lot 4, and Lot 5, Map of the Riverview Tract, recorded in Map Book 4, Page 58, along with portions of Lot 3, Lot 5, and Lot 7 of Map of Evans Rio Rancho recorded in Map Book 10, Pages 52 through 54 inclusive, also portions of Lot 1, Lot 2, and Lot 27 of Map of Miller and Newman's Survey of Rubidoux Rancho recorded in Map Book 7, Page 36 Records of San Bernardino County, together with Parcel Map 4740, Recorded in Book 6, Page 36, and Parcel Map 20,790, Recorded in Book 141, Pages 95 and 96, records of the Recorder of Riverside County, State of California, lying in the City of Jurupa Valley, County of Riverside, State of California, Rubidoux Rancho, Sections 20 and 29, Township 2 South, Range 5 West, San Bernardino Meridian described as follows:

Commencing at the centerline intersection of Rio Road, 40-feet wide and Riverview Drive, 40-feet wide, as shown on Record of Survey, recorded in Book 51, Pages 76 through 81, inclusive, records of said County;

1. Thence North 61°23'05" West, along said centerline of Rio Road, a distance of 342.61 feet, to the northerly prolongation of the easterly line of that certain parcel of land conveyed to Mr. Pedro F. Peralta as conveyed by Instrument No. 122243, dated November 19, 1963, Records of said County;
2. Thence South 27°06'06" West, along said northerly prolongation of said easterly line of Instrument No. 122243, a distance of 20.01 feet, to the southerly right-of-way line of said Rio Road, and the northeasterly boundary line of Lot 3 as shown on Map of Rubidoux Rancho, on file in Map Book 7, Page 36, records of San Bernardino County, also being the northeasterly corner of the Annexation to Rubidoux Community Services District (LAFCO 70-22-2), on file in the office of Riverside County LAFCO, and the **True Point of Beginning**;
3. Thence South 61°23'05" East, along said southerly right-of-way line of Rio Road, also being the southerly boundary of Parcel "D" of Annexation No. 64 to Rubidoux Community Services District (LAFCO 69-64-2), filed December 30, 1969, in the office of Riverside County LAFCO, a distance of 1,059.49 feet, to an intersection with the westerly line of Lot 7 of the Map of Evans Rio Rancho recorded in Map Book 10, Pages 52 through 54 inclusive, records of said County, also being the northeasterly corner of said Lot 3 of Map of Rubidoux Rancho;

Thence along said westerly line of Lot 7 of Map of Evans Rio Rancho, also being the easterly line of Lots 2 and 3 of said Map of Rubidoux Rancho, as shown on said Record of Survey, recorded in Book 51, Pages 76 through 81, records of said County, the following 4 courses;

4. Thence South 27°28'47" West, a distance of 515.47 feet;
5. Thence South 01°57'20" East, a distance of 124.07 feet;
6. Thence South 18°26'17" West, a distance of 306.89 feet;

7. Thence South $38^{\circ}41'04''$ West, a distance of 74.50 feet, to the southerly line of Lot 2 of said Map of Rubidoux Rancho, as shown on said Record of Survey, recorded in Book 51, Pages 76 through 81, records of said County;
8. Thence North $70^{\circ}31'18''$ West, along said southerly line of Lot 2, a distance of 202.65 feet, to an angle point in said southerly line of Lot 2;
9. Thence North $71^{\circ}48'24''$ West, continuing along said southerly line of Lot 2, also being the northerly line of Parcel 1100-38A and 1100-38B of Riverside County Flood Control & Water Conservation District channel as shown on said Record of Survey filed in Book 51, Pages 76 through 81, records of said County, a distance of 510.11 feet, to the northwesterly corner of said Parcel 1100-38A, also being the beginning of a non-tangent curve, concave easterly and having a radius of 1035.00 feet, a radial line to said curve bears North $63^{\circ}56'39''$ West;
10. Thence southwesterly, along the westerly line of said Parcel 1100-38A and said curve through a central angle of $04^{\circ}22'14''$, a distance of 78.95 feet;
11. Thence South $21^{\circ}41'07''$ West, continuing along said westerly line of Parcel 1100-38A, a distance of 356.74 feet, to the northerly line of Parcel 1100-39 of said Record of Survey;
12. Thence North $70^{\circ}40'18''$ West, along said northerly line, a distance of 15.05 feet, to the northwesterly corner of said Parcel 1100-39;

Thence along the westerly boundary line of said Parcel 1100-39, the following 9 courses;

13. Thence South $21^{\circ}40'34''$ West, a distance of 153.09 feet;
14. Thence South $13^{\circ}08'43''$ West, a distance of 101.12 feet;
15. Thence South $21^{\circ}41'07''$ West, a distance of 617.68 feet;
16. Thence South $30^{\circ}12'25''$ West, a distance of 101.12 feet;
17. Thence South $21^{\circ}40'34''$ West, a distance of 61.07 feet;
18. Thence North $68^{\circ}19'26''$ West, a distance of 35.00 feet;
19. Thence South $21^{\circ}42'00''$ West, a distance of 100.00 feet;
20. Thence South $68^{\circ}19'26''$ East, a distance of 50.00 feet;
21. Thence South $21^{\circ}41'07''$ West, a distance of 215.91 feet, to the southwesterly corner of said Parcel 1100-39 and a point on the "tie line" as shown on said Record of Survey;
22. Thence North $71^{\circ}19'51''$ West, along said "tie line", a distance of 120.07 feet, to the northwesterly line of said Lot 7 of Map of Evans Rio Rancho;

Thence along said northwesterly line of Lot 7 of Map of Evans Rio Rancho, the following 6 courses;

23. Thence South $70^{\circ}10'44''$ West, a distance of 199.98 feet;
24. Thence North $89^{\circ}27'21''$ West, a distance of 303.82 feet;
25. Thence South $77^{\circ}42'44''$ West, a distance of 318.30 feet;

26. Thence South 31°54'44" West, a distance of 478.40 feet;
27. Thence South 17°26'44" West, a distance of 519.80 feet, to the southeasterly corner of Record of Survey, recorded in Book 65, Page 84, Records of said Riverside County;
28. Thence North 89°47'16" West, along the southerly line of said Record of Survey, recorded in Book 65, Page 84, records of said County, also being a northerly line of said Lot 7, a distance of 446.13 feet, to an angle point in the southeasterly line of said Lot 5 of Map of the Riverview Tract;

Thence along said southeasterly and southerly lines of said Lot 5 of Map of the Riverview Tract, the following 3 courses;

29. Thence South 22°33'11" West, a distance of 200.00 feet;
30. Thence South 60°05'11" West, a distance of 520.00 feet;
31. Thence South 80°52'12" West, a distance of 101.00 feet, to the southerly corner of said Lot 5, also being a point on the common Rancho Line of Jurupa Rancho and Rubidoux Rancho as shown on said Riverview Tract, and the southeasterly line of Area 1A of Annexation No. 91-1 to Rubidoux Community Services District (LAFCO 91-70-2), per Instrument Number 1992-447677, recorded November 23, 1992, Recorder of said County;
32. Thence North 16°55'11" East, along the common line to Jurupa Rancho and Rubidoux Rancho as shown on said Map of Riverview Tract, also being a portion of said southeasterly line of Area 1A of LAFCO 91-70-2 and portions of the southeasterly line of Rubidoux Community Services District (LAFCO 66-37-2), per Instrument Number 1967-27289, recorded March 31, 1967, Recorder of said County, a distance of 2067.57 feet, to the southerly corner of Lot 44 and an angle point on the southerly line of Tract No. 4328, recorded in Map Book 70, Pages 13 through 15, also being a point on the southerly line of Annexation 67 to Rubidoux Community Services District, on file in the office of Riverside County LAFCO (LAFCO 72-49-2);

Thence along said boundary lines of Tract 4328 and said LAFCO 72-49-2, the following 7 courses;

33. Thence North 74°56'44" East, a distance of 331.33 feet;
34. Thence South 58°03'45" East, a distance of 288.40 feet;
35. Thence North 32°35'15" East, a distance of 100.00 feet;
36. Thence North 58°03'45" West, a distance of 421.67 feet, to the beginning of a non-tangent curve, concave southerly, and having a radius of 333.00 feet, a radial line to said curve bears North 14°22'51" East;
37. Thence northwesterly along said curve through a central angle of 9°06'03" a distance of 52.89 feet;
38. Thence North 89°57'15" West, a distance of 8.12 feet;
39. Thence North 28°44'40" West, a distance of 166.58 feet, to said common line of Jurupa Rancho and Rubidoux Rancho, also being the easterly line of said LAFCO 66-37-2;
40. Thence North 16°55'11" East, along said common line of Jurupa Rancho and Rubidoux Rancho, a distance of 378.47 feet, to a point on the southeasterly line of the northeasterly portion of Parcel 2, as shown on Record of Survey recorded in Book 35, Pages 19 and 20 of

Records of Survey, said point being an angle point in the southeasterly line of said LAFCO 66-37-2;

41. Thence North 54°40'45" East, along the southeasterly line of said northeasterly portion of Parcel 2, a distance of 229.76 feet, to the easterly corner of said northeasterly portion of Parcel 2, also being the northeasterly line of Lot 5 of said Map of the Riverview Tract, and the southwesterly boundary line of said LAFCO 66-37-2;
42. Thence South 69°30'20" East, continuing along said southwesterly boundary line of LAFCO 66-37-2, also being said northeasterly line of Lot 5 of Map of the Riverview Tract, a distance of 13.11 feet, to an intersection with the westerly right-of-way line of 54th Street (Peralta Place), as shown on Record of Survey recorded in Book 29, Page 71, records of said County;

Thence along said westerly right-of-way line of 54th Street (Peralta Place), and said southwesterly boundary of LAFCO 66-37-2, the following 5 courses;

43. Thence South 31°35'00" East, a distance of 61.21 feet;
44. Thence South 43°49'45" East, a distance of 204.43 feet;
45. Thence South 48°27'30" East, a distance of 207.66 feet;
46. Thence North 35°04'45" East, a distance of 171.75 feet;
47. Thence South 55°21'45" East, a distance of 130.52 feet, to an intersection with easterly right-of-way line of Riverview Drive, as shown in Record of Survey of Survey No. 71, filed in Book 1, Page 58 of records of Riverside County, State of California, also being the southeasterly line of said LAFCO 66-37-2;

Thence along said easterly right-of-way line of said Riverview Drive, and said southeasterly line of LAFCO 66-37-2, the following 4 courses;

48. Thence North 63°11'12" East, a distance of 103.74 feet;
49. Thence North 28°53'59" East, a distance of 141.67 feet;
50. Thence North 47°01'35" East, a distance of 299.91 feet;
51. Thence North 25°27'52" East, a distance of 1,177.06 feet;
52. Thence North 34°42'28" East, continuing along said easterly right-of-way line of said Riverview Drive, and said southeasterly line of LAFCO 66-37-2, also being the southeasterly boundary of the Annexation to Rubidoux Community Services District (LAFCO 70-22-2), on file in the office of Riverside County LAFCO, a distance of 513.52 feet, to the southerly line of that certain parcel of land conveyed to Mr. Pedro F. Peralta as conveyed by Instrument No. 122243, dated November 19, 1963. Records of said County, also being the southerly line of said LAFCO 70-22-2;
53. Thence South 61°56'18" East, along said southerly line of Instrument No. 122243, also being said southerly line of LAFCO 70-22-2, a distance of 321.02 feet, to the easterly line of said Instrument No. 122243, also being the easterly line of said LAFCO 70-22-2;
54. Thence North 27°06'06" East, along said easterly line of Instrument No. 122243, and said easterly line of LAFCO 70-22-2, a distance of 338.21 feet, to said southerly right-of-way line

of Rio Road, also being the northeasterly corner of said LAFCO 70-22-2, and the **True Point of Beginning**;

The land described herein contains approximately 125.53 acres, more or less.

See plat portion of Exhibit "A" for a part depicting the above described property.

This real property has been described by me, or under my direction, in conformance with the Professional Land Surveyor's Act.



Ronald A. Musser, PLS 4230, Exp. 6-30-26

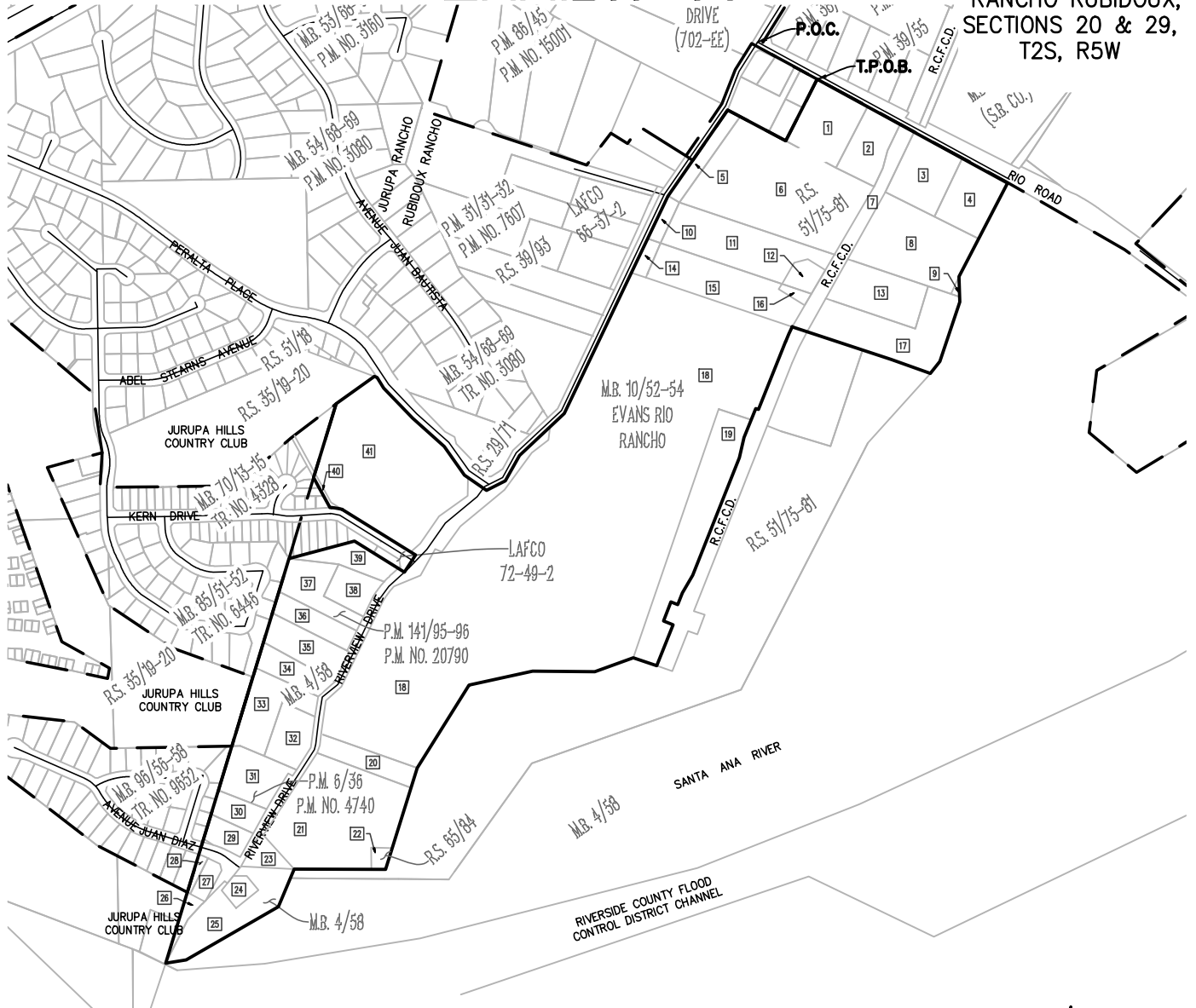
06-02-25

Date



EXHIBIT "A"

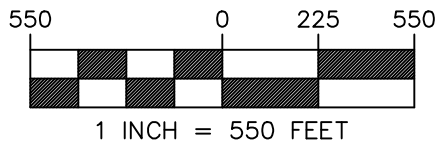
RANCHO RUBIDOUX,
SECTIONS 20 & 29,
T2S, R5W



LEGEND

- ANNEXATION BOUNDARIES (125.53 AC)
- EXISTING A.P.N. BOUNDARIES
- EXISTING CENTERLINE
- T.P.O.B. TRUE POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- XXX-XXX-XXX ASSESSOR PARCEL NUMBER
- # COURSE NUMBER

* CURVE/LINE TABLE AND
ASSESSOR TABLE ON PAGE 9



SCALE: 1"=550'
J.N.: 100-31



TKE ENGINEERING, INC.
2305 CHICAGO AVENUE
RIVERSIDE, CA 92507
(951) 680-0440

05/30/25
DATE

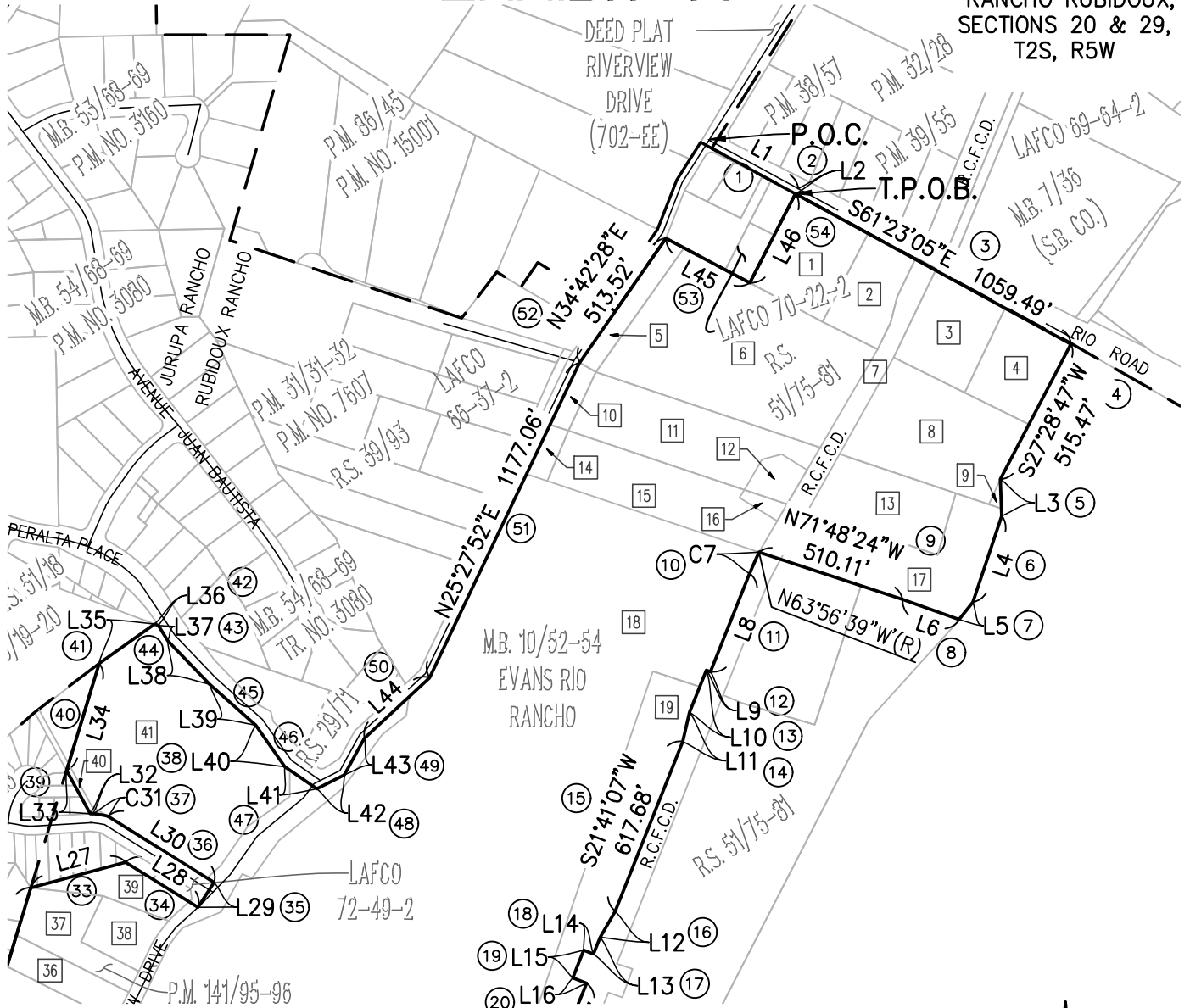
RONALD A. MUSSER L.S. No. 4230



LAFCO 2022-19-2
SPHERE OF INFLUENCE
AMENDMENTS TO RUBIDOUX
COMMUNITY SERVICES DISTRICT
(ADDITION)
AND
LAFCO 2022-20-2
ANNEXATION TO RUBIDOUX
COMMUNITY SERVICES DISTRICT
(AREA 6B)

EXHIBIT "A"

RANCHO RUBIDOUX,
SECTIONS 20 & 29,
T2S, R5W

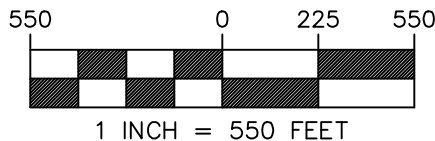


SEE PAGE 8

LEGEND

- ANNEXATION BOUNDARIES (125.53 AC)
- EXISTING A.P.N. BOUNDARIES
- EXISTING CENTERLINE
- T.P.O.B. TRUE POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- XXX-XXX-XXX ASSESSOR PARCEL NUMBER
- # COURSE NUMBER

* CURVE/LINE TABLE AND
ASSESSOR TABLE ON PAGE 9



SCALE: 1"=550'

J.N.: 100-31



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RONALD A. MUSSER L.S. No. 4230

DATE

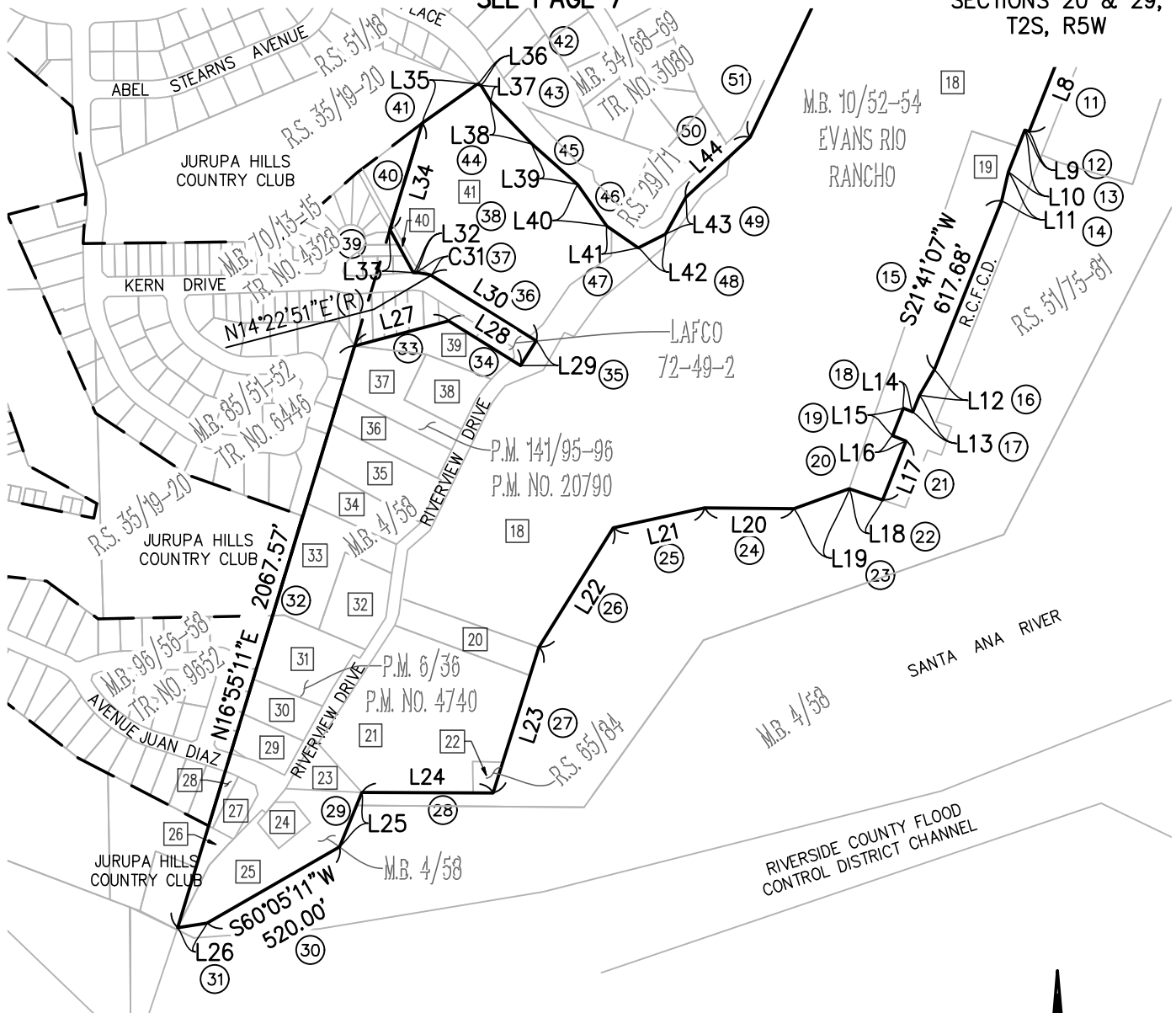


LAFCO 2022-19-2
SPHERE OF INFLUENCE
AMENDMENTS TO RUBIDOUX
COMMUNITY SERVICES DISTRICT
(ADDITION)
AND
LAFCO 2022-20-2
ANNEXATION TO RUBIDOUX
COMMUNITY SERVICES DISTRICT
(AREA 6B)

EXHIBIT "A"

SEE PAGE 7

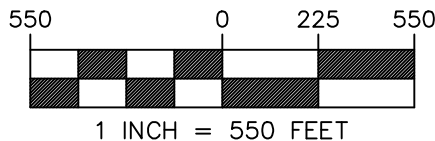
RANCHO RUBIDOUX,
SECTIONS 20 & 29,
T2S, R5W



LEGEND

- ANNEXATION BOUNDARIES (125.53 AC)
- EXISTING A.P.N. BOUNDARIES
- EXISTING CENTERLINE
- T.P.O.B. TRUE POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- XXX-XXX-XXX ASSESSOR PARCEL NUMBER
- # COURSE NUMBER

* CURVE/LINE TABLE AND
ASSESSOR TABLE ON PAGE 9



SCALE: 1"=550'

J.N.: 100-31



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LAFCO 2022-19-2
SPHERE OF INFLUENCE
AMENDMENTS TO RUBIDOUX
COMMUNITY SERVICES DISTRICT
(ADDITION)
AND
LAFCO 2022-20-2
ANNEXATION TO RUBIDOUX
COMMUNITY SERVICES DISTRICT
(AREA 6B)

EXHIBIT "A"

AREA 6B - CURVE/LINE TABLE				
#	DELTA/BEARING	RADIUS	LENGTH	TANGENT
L1	N61°23'05"W	--	342.61'	--
L2	S27°06'06"W	--	20.01'	--
L3	S01°57'20"E	--	124.07'	--
L4	S18°26'17"W	--	306.89'	--
L5	S38°41'04"W	--	74.50'	--
L6	N70°31'18"W	--	202.65'	--
C7	04°22'14"	1035.00'	78.95'	39.49'
L8	S21°41'07"W	--	356.74'	--
L9	N70°40'18"W	--	15.05'	--
L10	S21°40'34"W	--	153.09'	--
L11	S13°08'43"W	--	101.12'	--
L12	S30°12'25"W	--	101.12'	--
L13	S21°40'34"W	--	61.07'	--
L14	N68°19'26"W	--	35.00'	--
L15	S21°42'00"W	--	100.00'	--
L16	S68°19'26"E	--	50.00'	--
L17	S21°41'07"W	--	215.91'	--
L18	N71°19'51"W	--	120.07'	--
L19	S70°10'44"W	--	199.98'	--
L20	N89°27'21"W	--	303.82'	--
L21	S77°42'44"W	--	318.30'	--
L22	S31°54'44"W	--	478.40'	--
L23	S17°26'44"W	--	519.80'	--
L24	N89°47'16"W	--	446.13'	--
L25	S22°33'11"W	--	200.00'	--
L26	S80°52'12"W	--	101.00'	--
L27	N74°56'44"E	--	331.33'	--
L28	S58°03'45"E	--	288.40'	--
L29	N32°35'15"E	--	100.00'	--
L30	N58°03'45"W	--	421.67'	--
C31	09°06'03"	333.00'	52.89'	26.50'
L32	N89°57'15"W	--	8.12'	--
L33	N28°44'40"W	--	166.58'	--
L34	N16°55'11"E	--	378.47'	--
L35	N54°40'45"E	--	229.76'	--
L36	S69°30'20"E	--	13.11'	--
L37	S31°35'00"E	--	61.21'	--
L38	S43°49'45"E	--	204.43'	--
L39	S48°27'30"E	--	207.66'	--
L40	S35°04'45"E	--	171.75'	--
L41	S55°21'45"E	--	130.52'	--
L42	N63°11'12"E	--	103.74'	--
L43	N28°53'59"E	--	141.67'	--
L44	N47°01'35"E	--	299.91'	--
L45	S61°56'18"E	--	321.02'	--
L46	N27°06'06"E	--	338.21'	--

ASSESSOR TABLE	
#	APN #
1	186-230-024
2	186-230-025
3	186-230-026
4	186-230-027
5	186-230-008
6	186-230-007
7	POR 186-230-006
8	186-230-019
9	186-230-020
10	186-230-009
11	186-230-040
12	186-230-041
13	186-230-037
14	186-230-011
15	186-230-038
16	186-230-039
17	186-230-036
18	186-240-003
19	186-240-005
20	186-250-007

ASSESSOR TABLE	
#	APN #
21	186-250-013
22	186-250-014
23	186-250-009
24	186-250-016
25	186-250-015
26	186-250-011
27	186-290-001
28	186-290-002
29	186-250-005
30	186-250-004
31	186-250-003
32	186-250-002
33	POR 186-260-020
34	186-260-004
35	186-260-003
36	186-260-019
37	186-260-018
38	186-260-017
39	186-260-016
40	186-200-008
41	POR 186-200-023

J.N.: 100-31



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Ronald A. Musser

RONALD A. MUSSER L.S. No. 4230

05/30/25
DATE



LAFCO 2022-19-2
SPHERE OF INFLUENCE
AMENDMENTS TO RUBIDOUX
COMMUNITY SERVICES DISTRICT
(ADDITION)
AND
LAFCO 2022-20-2
ANNEXATION TO RUBIDOUX
COMMUNITY SERVICES DISTRICT
(AREA 6B)

EXHIBIT "A"

LAFCO 2022-19-2
SPHERE OF INFLUENCE AMENDMENTS TO
RUBIDOUX COMMUNITY SERVICES DISTRICT (ADDITION)
&
LAFCO 2022-20-2
ANNEXATION TO RUBIDOUX COMMUNITY
SERVICES DISTRICT
(AREA 7)

Being portions of Lots 1 and 2 in Block 9 of Map of West Riverside, as shown by map on file in Book 9 Page 34, Records of San Bernardino County, California, lying in Rancho Rubidoux, Section 16, Township 2 South, Range 5 West, in the City of Jurupa Valley, County of Riverside, State of California, described as follows:

Commencing at the centerline intersection of Mission Boulevard, 87 feet half-width and La Rue Street, (Unnamed Road) 33 feet half-width, as shown and delineated on Record of Survey recorded in Book 8, Page 100, records of Riverside County also being a point on the northerly boundary of Annexation No. 8 to Rubidoux Community Services District, on file in the office of Riverside County LAFCO;

1. Thence North 31°19'27" East, along said centerline of La Rue Street, a distance of 667.17 feet, to an intersection with the northwesterly prolongation of the northeasterly line of said Lot 2, also being a point on the northeasterly boundary of Annexation No. 20 to Rubidoux Community Services District, on file in the office of Riverside County LAFCO;
2. Thence South 58°43'33" East, along said northwesterly prolongation of and northeasterly line of Lot 2, also being said northeasterly line of said Annexation No. 20, a distance of 625.26 feet, to a line that is parallel with and 34.74 feet northwesterly of the southeasterly line of said Lot 2, also being the northeasterly boundary line of said Annexation No. 20, also being the **True Point of Beginning**;
3. Thence South 58°43'33" East, continuing along said northeasterly line of said Lot 2 and the northeasterly line of said Lot 1, also being the southwesterly line of Annexation No. 21 to Rubidoux Community Service District, on file in the office of Riverside County LAFCO, and the southwesterly line of Annexation No. 2 to Rubidoux Community Services District, on file in the office of Riverside County LAFCO, a distance of 156.32 feet, to the southeasterly line of Grant Deed to Mission La Rue II Limited Partnership, recorded as Instrument No. 2006-0356998, May 17, 2006, records of said County;
4. Thence South 31°15'43" West, along said southeasterly line of said Grant Deed and the southwesterly prolongation thereof, a distance of 664.51 feet, to said centerline of Mission Boulevard, 87 feet half-width, also being the northeasterly boundary line of said Annexation No. 8 to Rubidoux Community Services District, on file in the office of Riverside County LAFCO;
5. Thence North 58°54'34" West, along said centerline of Mission Boulevard, also being said northeasterly boundary of Annexation No. 8, a distance of 156.95 feet, to the southwesterly prolongation of said line that is parallel with and 34.74 feet northwesterly of the southeasterly line of said Lot 2, also being the southeasterly corner of said Annexation No. 20;
6. Thence North 31°19'27" East, along said parallel line, also being said southeasterly boundary line of Annexation No. 20, a distance of 665.02 feet, to the **True Point of Beginning**.

The land described herein contains approximately 2.39 acres, more or less.

See plat portion of Exhibit "A" for a plat depicting the above described property.

This real property has been described by me, or under my direction, in conformance with the Professional Land Surveyor's Act.



Ronald A. Musser, PLS 4230, Exp. 6-30-26

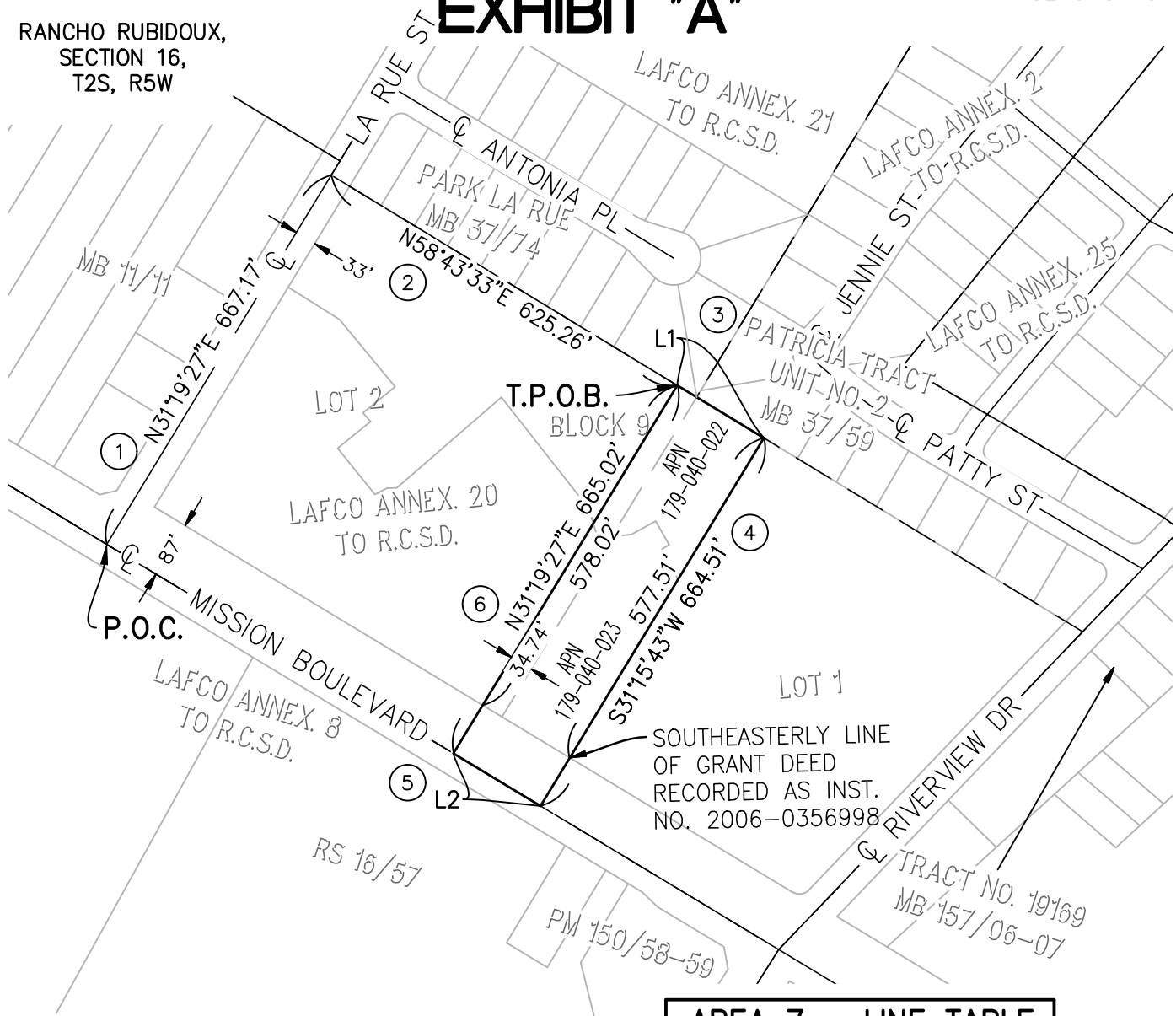
06-02-25

Date



RANCHO RUBIDOUX,
SECTION 16,
T2S, R5W

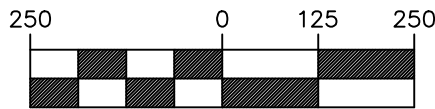
EXHIBIT "A"



LEGEND

- ANNEXATION BOUNDARY (2.39 AC)
- - - EXISTING LAFCO BOUNDARIES
- EXISTING A.P.N. BOUNDARIES
- - - EXISTING CENTERLINE
- T.P.O.B. TRUE POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- XXX-XXX-XXX ASSESSOR PARCEL NUMBER
- Ⓚ COURSE NUMBER

AREA 7 - LINE TABLE		
#	BEARING	LENGTH
L1	S58°43'33"E	156.32'
L2	N58°54'34"W	156.95'



1 INCH = 250 FEET

J.N.: 100-31



TKE ENGINEERING, INC.
2305 CHICAGO AVENUE
RIVERSIDE, CA 92507
(951) 680-0440

Ronald A. Musser

05/14/25
DATE

RONALD A. MUSSER L.S. No. 4230



LAFCO 2022-19-2
SPHERE OF INFLUENCE AMENDMENTS
TO RUBIDOUX COMMUNITY SERVICES
DISTRICT (ADDITION)
&
LAFCO 2022-20-2
ANNEXATION TO RUBIDOUX
COMMUNITY SERVICES DISTRICT
(AREA 7)

EXHIBIT "A"

LAFCO 2022-19-2
SPHERE OF INFLUENCE AMENDMENTS TO
RUBIDOUX COMMUNITY SERVICES DISTRICT (ADDITION)
&
LAFCO 2022-20-2
ANNEXATION TO RUBIDOUX COMMUNITY
SERVICES DISTRICT
(AREA 8)

Being portions of Lots 4, 5, 6 and 7 of the Arthur Parks Tract, as shown by map recorded in Map Book 1, Page 21, Records of Riverside County, all of lots 1 through 8, and those portions of Lots 9 and 10 of the Childs Tract, as shown by map recorded in Map Book 27, Page 51, Records of Riverside County, those portions of Lots 11 through 16, 28, and 29 of the Childs Tract No. 2, as shown by map recorded in Map Book 27, Page 4, Records of Riverside County, and that portion of Caltrans Right-of-Way Map Numbers 905044 and 905045, filed as map numbers 204-116 and 204-117, on file in the Riverside County Surveyor's office, lying in Rancho Rubidoux, Section 16, Township 2 South, Range 5 West, in the City of Jurupa Valley, County of Riverside, State of California, described as follows:

Beginning at the centerline intersection of Riverview Drive South, 30.00-foot half-width, and the centerline of 36th Street, 25.00-foot half-width as shown and delineated on the Van Dell Tract, recorded in Map Book 24, Page 11, Records of said County, also being the northeasterly corner of the boundary of the Rubidoux Community Services District, filed May 20, 1952 in the office of Riverside County LAFCO;

1. Thence North 49°08'00" West, along said centerline of 36th Street, also being the easterly line of Annexation No. 25, to Rubidoux Community Services District, on file in the office of Riverside County LAFCO, a distance of 20.00 feet, to the easterly right-of-way line of Riverview Drive North, 40-foot half width as shown and delineated on said Van Dell Tract;
2. Thence North 40°04'30" East, along said easterly right-of-way line of Riverview Drive, also being said easterly line of Annexation No. 25, a distance of 378.72 feet, to the easterly prolongation of the southerly line of Lot 1 of said Childs Tract, also being the northerly boundary line of said Annexation No. 25;
3. Thence North 59°32'00" West, along said easterly prolongation and southerly line of Lot 1 of said Childs Tract, also being the boundary of said Annexation No. 25, a distance of 170.02 feet, to the southwest corner of said Lot 1 and the westerly boundary of said Childs Tract, also being the easterly boundary line of said Annexation No. 25;
4. Thence North 38°22'00" East, along said westerly boundary of said Childs Tract, also being the easterly boundary of said Annexation No. 25, a distance of 79.94 feet, to an angle point therein;
5. Thence North 40°04'30" East, continuing along said westerly boundary of said Childs Tract, also being said easterly boundary of Annexation No. 25, a distance of 254.31 feet, to the southerly right-of-way line of California State Highway 60, as shown on said Caltrans right-of-way map, also being the most northerly corner of said Annexation No. 25 and the beginning of a non-tangent curve, concave northerly and having a radius of 5093.00 feet, a radial line from said curve bears North 07°50'30" East,;

6. Thence westerly along said southerly right-of-way line of California State Highway 60 and curve, through a central angle of $04^{\circ}06'35''$, a distance of 365.30 feet, also being the northerly boundary line of Annexation No. 25, to the westerly boundary line of said Childs Tract No. 2, also being the easterly boundary line of Annexation No. 2 to Rubidoux Community Services District, on file in the office of Riverside County LAFCO;
7. Thence North $39^{\circ}10'00''$ East, along said westerly boundary line of said Childs Tract No. 2, also being said easterly boundary line of Annexation No. 2, a distance of 241.32 feet, to the northerly right-of-way line of said California State Highway 60, also being the southerly boundary line of Annexation No. 62 to Rubidoux Community Services District LAFCO (68-43-2), recorded September 25, 1968, Records of said County;
8. Thence South $80^{\circ}36'04''$ East, along said northerly right-of-way line of California State Highway 60, also being said southerly boundary of LAFCO 68-43-2, a distance of 434.29 feet, to the beginning of a tangent curve, concave northerly and having a radius of 2000.00 feet;
9. Thence easterly continuing along said northerly right-of-way line of California State Highway 60 and along said curve, through a central angle of $06^{\circ}29'17''$ a distance of 226.48 feet, also being said southerly boundary of LAFCO 68-43-2, to the beginning of a tangent curve, concave northerly and having a radius of 4897.00 feet;
10. Thence easterly continuing along said northerly right-of-way line of California State Highway 60 and along said curve, through a central angle of $08^{\circ}27'57''$ a distance of 723.56 feet, also being said southerly boundary of LAFCO 68-43-2;
11. Thence non-tangent from last said curve North $82^{\circ}25'26''$ East, continuing along said northerly right-of-way line of California State Highway 60, also being said southerly boundary of LAFCO 68-43-2, a distance of 254.66 feet, to the centerline of Avalon Street, 20-foot half width as shown and delineated on Record of Survey recorded in Book 29, Page 33, Records of said County, also being the westerly boundary of Annexation No. 1 to Rubidoux Community Services District, on file in the office of Riverside County LAFCO;
12. Thence South $38^{\circ}20'03''$ West, along said centerline of Avalon Street, also being said westerly boundary of Annexation No. 1, a distance of 289.79 feet, to the southerly right-of-way line of said California State Highway 60, also being the northeast corner of Annexation No. 6 to Rubidoux Community Services District, on file in the office of Riverside County LAFCO;
13. Thence South $86^{\circ}09'29''$ West, along said southerly right-of-way line of California State Highway 60, also being the northerly boundary of Annexation No. 6, a distance of 205.93 feet, to the beginning of a tangent curve, concave northerly and having a radius of 5093.00 feet;
14. Thence westerly continuing along said southerly right-of-way line of California State Highway 60 and along said curve, through a central angle of $06^{\circ}02'56''$, also being said northerly boundary of Annexation No. 6, a distance of 537.69 feet, to the westerly boundary line of Lot 5 of said Arthur Parks Tract, also being the westerly boundary of Annexation No. 6;
15. Thence South $38^{\circ}33'26''$ West, along said westerly boundary of Lot 5 of said Arthur Parks Tract, also being the westerly boundary of Annexation No. 6, a distance of 223.53 feet, to the northerly boundary line of Annexation No. 26, to Rubidoux Community Services District, on file in the office of Riverside County LAFCO;
16. Thence North $63^{\circ}55'00''$ West, along said northerly boundary of Annexation No. 26, a distance of 25.60 feet, to the westerly boundary of said Annexation No. 26;

17. Thence South 38°20'20" West, along said westerly boundary of Annexation No. 26, a distance of 378.99 feet, to the northerly line of Lot 8 of said Arthur Parks Tract, also being an angle point in said westerly boundary of Annexation No. 26;
18. Thence South 63°53'30" East, along said northerly boundary of Lot 8, also being said westerly boundary of Annexation No. 26, a distance of 12.79 feet, to the northwest corner of Tract No. 36649, as shown by map recorded in Map Book 463, Pages 58 through 62, Records of said County, also being an angle point in said westerly boundary of Annexation No. 26;
19. Thence South 38°20'20" West, along the westerly boundary of said Tract No. 36649 and the southerly prolongation, thereof also being said westerly boundary of Annexation No. 26, a distance of 370.41 feet, to the centerline of said 36th Street, also being the northerly boundary of said Rubidoux Community Services District;
20. Thence North 49°08'00" West, along said centerline of 36th Street, also being said northerly boundary line of Rubidoux Community Services District, a distance of 236.03 feet, to the **Point of Beginning**.

The land described herein contains approximately 13.84 acres, more or less.

See plat portion of Exhibit "A" for a plat depicting the above described property.

This real property has been described by me, or under my direction, in conformance with the Professional Land Surveyor's Act.



Ronald A. Musser, PLS 4230, Exp. 6-30-26

05-29-25

Date

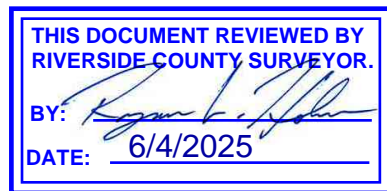
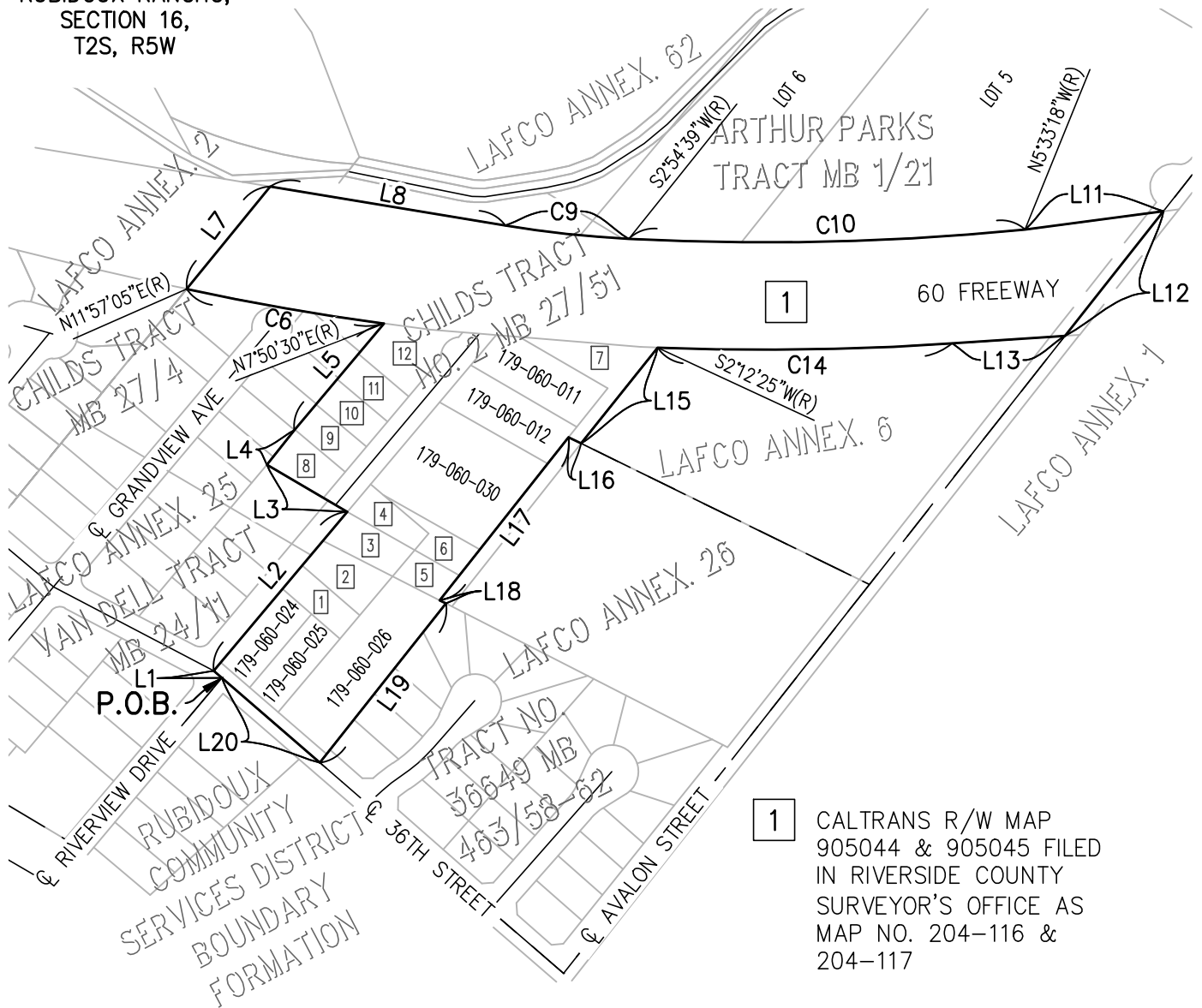


EXHIBIT "A"

RUBIDOUX RANCHO,
SECTION 16,
T2S, R5W

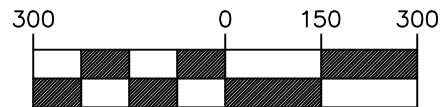


1 CALTRANS R/W MAP
905044 & 905045 FILED
IN RIVERSIDE COUNTY
SURVEYOR'S OFFICE AS
MAP NO. 204-116 &
204-117

LEGEND

- ANNEXATION BOUNDARY (13.84 AC)
- - - EXISTING LAFCO BOUNDARIES
- EXISTING A.P.N. BOUNDARIES
- - - EXISTING CENTERLINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- XXX-XXX-XXX ASSESSOR PARCEL NUMBER

* CURVE/LINE TABLE ON PAGE 5
** ASSESSOR TABLE ON PAGE 5



1 INCH = 300 FEET

J.N.: 100-31



TKE ENGINEERING, INC.
2305 CHICAGO AVENUE
RIVERSIDE, CA 92507
(951) 680-0440

RONALD A. MUSSER L.S. No. 4230

05/22/25
DATE



LAFCO 2022-19-2
SPHERE OF INFLUENCE AMENDMENTS
TO RUBIDOUX COMMUNITY SERVICES
DISTRICT (ADDITION)
&
LAFCO 2022-20-2
ANNEXATION TO RUBIDOUX
COMMUNITY SERVICES DISTRICT
(AREA 8)

EXHIBIT "A"

ASSESSOR TABLE	
#	APN #
1	179-060-023
2	179-060-022
3	179-060-032
4	179-060-034
5	179-060-033
6	179-060-029
7	POR 179-060-009
8	179-053-017
9	179-053-018
10	179-053-019
11	179-053-020
12	179-053-021

AREA 8 – CURVE/LINE TABLE				
#	DELTA/BEARING	RADIUS	LENGTH	TANGENT
L1	N49°08'00"W		20.00'	
L2	N40°04'30"E		378.72'	
L3	N59°32'00"W		170.02'	
L4	N38°22'00"E		79.94'	
L5	N40°04'30"E		254.31'	
C6	04°06'35"	5093.00'	365.30'	182.73'
L7	N39°10'00"E		241.32'	
L8	S80°36'04"E		434.29'	
C9	06°29'17"	2000.00'	226.48'	113.36'
C10	08°27'57"	4897.00'	723.56'	362.44'
L11	N82°25'26"E		254.66'	
L12	S38°20'03"W		289.79'	
L13	S86°09'29"W		205.93'	
C14	06°02'56"	5093.00'	537.69'	269.09'
L15	S38°33'26"W		223.53'	
L16	N63°55'00"W		25.60'	
L17	S38°20'20"W		378.99'	
L18	S63°53'30"E		12.79'	
L19	S38°20'20"W		370.41'	
L20	N49°08'00"W		236.03'	

J.N.: 100-31



TKE ENGINEERING, INC.
2305 CHICAGO AVENUE
RIVERSIDE, CA 92507
(951) 680-0440

RONALD A. MUSSER L.S. No. 4230

05/22/25
DATE



LAFCO 2022-19-2
SPHERE OF INFLUENCE AMENDMENTS
TO RUBIDOUX COMMUNITY SERVICES
DISTRICT (ADDITION)
&
LAFCO 2022-20-2
ANNEXATION TO RUBIDOUX
COMMUNITY SERVICES DISTRICT
(AREA 8)



Dennis Acuna, P.E., T.E.
Director of Transportation

COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY

Hector D. Davila, P.E.
Deputy for Transportation/Capital
Projects

Russell Williams
Deputy for Transportation/Planning and
Development

Transportation Department

June 5, 2025

Crystal Craig
Riverside Local Agency
Formation Commission

RE: LAFCO 2022-19-2 & 2022-20-2 (County File # LAFCO230001)

Crystal,

Attached is the original signed and stamped legal description and map and Certification for Boundary Descriptions for LAFCO 2022-19-2 & 2022-20-2.

Please call me at 951-955-6700 or E-mail at Rholm@rivco.org if you have any questions.

Thank you,

A handwritten signature in black ink, appearing to read 'Ryan Holm', is written over the typed name.

Ryan Holm
Supervising Land Surveyor
P.L.S. 9472