

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



**ITEM: 3.24  
(ID # 29755)**

**MEETING DATE:**  
Tuesday, March 10, 2026

**FROM :** TLMA-TRANSPORTATION

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION: Resolution No. 2026-022, Notice of Intention to Adopt a Resolution of Necessity for the Airport Boulevard Bridge Replacement Project in cooperation with the City of Coachella, located in the community of Thermal, District 4. (\$81,500 Total Cost; HBP 88.5%, Local Funds 11.4%) [4/5 Vote Required] Clerk of the Board to Send Notice to Property Owner. 'CEQA Finding of Nothing Further is Required'

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

1. Find nothing further required pursuant to State CEQA Guidelines because a Negative Declaration was adopted for the project on June 13, 2023, and none of the conditions set forth in CEQA Guidelines section 15162 exist with respect to the project;
2. Approve Resolution No. 2026-022 Notice of Intention to Adopt a Resolution of Necessity for the Airport Boulevard Bridge Replacement Project in cooperation with the City of Coachella, located in the community of Thermal;
3. Set a public hearing on April 14, 2026, for the Adoption of Resolution No. 2026-026; Adopt a Resolution of Necessity for the Airport Boulevard Bridge Replacement Project; and
4. Direct the Clerk of the Board to send out the required notice to the property owners as required per Section 1245.235 of the Code of Civil Procedure.

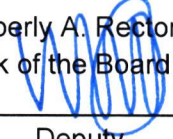
**ACTION:4/5 Vote Required, Set for Hearing**

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Medina, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and is set for public hearing on Tuesday, April 14, 2026, at 9:30 a.m. or as soon as possible thereafter.

Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez  
Nays: None  
Absent: None  
Date: March 10, 2026  
xc: Transp., COB/NS

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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

| <b>FINANCIAL DATA</b>   | <b>Current Fiscal Year:</b> | <b>Next Fiscal Year:</b> | <b>Total Cost:</b>        | <b>Ongoing Cost</b> |
|---|-----------------------------|--------------------------|---------------------------|---------------------|
| <b>COST</b>   | \$ 81,500                   | \$ 0                     | \$ 81,500                 | \$ 0                |
| <b>NET COUNTY COST</b>  | \$ 0                        | \$ 0                     | \$ 0                      | \$ 0                |
| <b>SOURCE OF FUNDS:</b> 88.53% HBP, 11.47% Local.<br><br>There are no General Funds used on this project. |                             |                          | <b>Budget Adjustment:</b> | No                  |
|   |                             |                          | <b>For Fiscal Year:</b>   | 25/26               |

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

The Riverside County Transportation Department (Transportation Department) in cooperation with the City of Coachella, located in the community of Thermal, proposes to replace the existing Airport Boulevard Bridge, located at the intersection of Airport Boulevard and Orange Street, over the Whitewater River (Federal Br. No. 56C-0020) with a new, wider, 2 lane bridge and reconstruct the connecting approach roadways. The project will raise the bridge profile by approximately 2-3 feet to meet a minimum freeboard from flood water. Some project improvements may include minor retaining walls, transition pavement, sidewalk improvements on the south side of the new bridge, and utility relocations, if necessary.

The Transportation Department has presented a written offer to the following property owners as required by Government Code Section § 7267.2. The amount required by Code of Civil Procedure §1263.025 is consistent with local current property values and is based on the fair market value appraisal report.

| <b>Parcel No.</b> | <b>Assessor's Parcel No.</b> | <b>Property Owner</b>  | <b>Interest</b>                 | <b>Square feet of required area</b> |
|-------------------|------------------------------|--|---------------------------------|-------------------------------------|
| 0065-004B         | 757-070-020                  | Parcel A - CVWD<br>Parcel B - Gretchen Bronson<br>Parcel C - Gretchen Y. Bronson<br>Parcel D - Anna Shiner | Temporary Construction Easement | 3,413                               |
| 0065-009E         | 763-350-013                  | CVWD   | Right of Way – Easement         | 964                                 |
| 0065-009G         | 763-350-013                  | CVWD   | Temporary Construction Easement | 448                                 |
| 0065-009H         | 763-350-013                  | CVWD   | Temporary Construction Easement | 1,489                               |
| 0065-012A         | 763-350-013                  | CVWD, by prescriptive right  | Right of Way – Easement         | 987                                 |
| 0065-012B         | 763-350-013                  | CVWD, by prescriptive right  | Temporary Construction Easement | 766                                 |
| 0065-             | 763-350-013                  | CVWD, by prescriptive  | Temporary Construction          | 2,496                               |

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

|           |             |  |                                 |        |
|-----------|-------------|--|---------------------------------|--------|
| 012C      |             | right  | Easement                        |        |
| 0065-013A | 763-330-006 | Ralph W. Parriah   | Right of Way – Easement         | 12,350 |
| 0065-013B | 763-330-006 | Ralph W. Parriah   | Temporary Construction Easement | 3,801  |
| 0065-014A | 757-070-020 | Parcel A - CVWD<br>Parcel B - Gretchen Bronson<br>Parcel C - Gretchen Y. Bronson<br>Parcel D - Anna Shiner | Temporary Construction Easement | 4,999  |

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

**Environmental Findings**

On May 5, 2023, Caltrans certified that the project is a Categorical Exclusion (CE) under 23 USC 327 and determined that the project has no significant impacts on the environment as defined by the National Environmental Policy Act (NEPA). The project already was the subject of a Negative Declaration adopted pursuant to State CEQA Guidelines on June 13, 2023, and there are no substantial changes or new information of substantial importance with respect to the project, and thus nothing further is required under CEQA pursuant to State CEQA Guidelines Section 15162.

**Impact on Residents and Businesses**

No displacement or relocation of existing residents, businesses, farms, non-profits, or government services would occur because of this project. Permanent and temporary impacts would be considered less than significant under the California Environmental Quality Act (CEQA) and not adverse under NEPA.

**Additional Fiscal Information**

The following summarizes the funding necessary for the deposits to the State Condemnation Fund for the properties referenced above as well as due diligence costs and staff time during the condemnation process.

|   |                 |
|---|-----------------|
| Right of Way Acquisition (Deposit to the State Condemnation Fund) | \$22,500        |
| Litigation Guarantees   | \$23,000        |
| Transportation Department Staff Time (Condemnation process)       | \$36,000        |
| <b>Total Estimated Costs</b>                                      | <b>\$81,500</b> |

All costs associated with the deposits of these properties are fully funded by the Highway Bridge Program (HBP) and Local Funds. There are no County funds being used.

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

**ATTACHMENTS:**

Resolution No. 2026-022

Aerial Map

Legal Descriptions and Plat Maps

  
\_\_\_\_\_  
Aaron Gettis, Chief Deputy County Counsel 2/24/2026

2 **Resolution No. 2026-022**

3 **Notice of Intention to Adopt a Resolution of Necessity for the Airport Boulevard**  
4 **Bridge Replacement Project in cooperation with the City of Coachella, in the**  
5 **community of Thermal, County of Riverside, California**  
6

7 **WHEREAS**, the portion of real property that is subject to this Notice (collectively  
8 the ("Subject Property") is located at the intersection of Airport Boulevard and Orange  
9 Street, over the Whitewater River (Federal Br. No. 56C-0020) in the community of  
10 Thermal, County of Riverside, State of California, is legally described on the documents  
11 attached hereto as Exhibit "A" (and incorporated herein by this reference), is referenced  
12 as Parcel Nos. 0065-004B, 0065-009E, 0065-009G, 0065-009H, 0065-012A, 0065-  
13 012B, 0065-012C, 0065-013A, 0065-013B, and 0065-014A.

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

| Parcel No. | Assessor's Parcel No. | Property Owner   | Interest                        | Square feet of required area |
|------------|-----------------------|--|---------------------------------|------------------------------|
| 0065-004B  | 757-070-020           | Parcel A - CVWD<br>Parcel B - Gretchen Bronson<br>Parcel C - Gretchen Y. Bronson<br>Parcel D - Anna Shiner | Temporary Construction Easement | 2,505                        |
| 0065-009E  | 763-350-013           | CVWD   | Right of Way – Easement         | 3,413                        |
| 0065-009G  | 763-350-013           | CVWD   | Temporary Construction Easement | 964                          |
| 0065-009H  | 763-350-013           | CVWD   | Temporary Construction Easement | 448                          |
| 0065-012A  | 763-350-013           | CVWD, by prescriptive right  | Right of Way – Easement         | 1,489                        |
| 0065-012B  | 763-350-013           | CVWD, by prescriptive right  | Temporary Construction Easement | 987                          |

FORM APPROVED COUNTY COUNSEL  
BY: BRADEN J. HOLLY  
DATE 3/4/26

|           |             |  |                                 |        |
|-----------|-------------|--|---------------------------------|--------|
| 0065-012C | 763-350-013 | CVWD, by prescriptive right  | Temporary Construction Easement | 766    |
| 0065-013A | 763-330-006 | Ralph W. Parriah   | Right of Way – Easement         | 2,496  |
| 0065-013B | 763-330-006 | Ralph W. Parriah   | Temporary Construction Easement | 12,350 |
| 0065-014A | 757-070-020 | Parcel A - CVWD<br>Parcel B - Gretchen Bronson<br>Parcel C - Gretchen Y. Bronson<br>Parcel D - Anna Shiner | Temporary Construction Easement | 3,801  |
|           |             |  |                                 | 4,999  |

**WHEREAS**, the 'Project' proposes to replace the existing Airport Boulevard Bridge, located at the intersection of Airport Boulevard and Orange Street, over the Whitewater River (Federal Br. No. 56C-0020) with a new, wider, 2 lane bridge and reconstruct the connecting approach roadways. The project will raise the bridge profile by approximately 2-3 feet to meet a minimum freeboard from flood water. Some project improvements may include minor retaining walls, transition pavement, sidewalk improvements on the south side of the new bridge, and utility relocations, if necessary.

**WHEREAS**, permanent acquisition of right of way, along with temporary construction easements, are expected to be necessary at various locations along the project, primarily within the Coachella Valley Water District Channel;

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

| Project Parcel No.(s) | Fee Simple | Permanent Easement | Temporary Construction Easement |
|-----------------------|------------|--------------------|---------------------------------|
| 0065-004B             |            |                    | X                               |
| 0065-009E             |            | X                  |                                 |
| 0065-009G             |            |                    | X                               |
| 0065-009H             |            |                    | X                               |
| 0065-012A             |            | X                  |                                 |

| Project Parcel No.(s) | Fee Simple | Permanent Easement | Temporary Construction Easement |
|-----------------------|------------|--------------------|---------------------------------|
| 0065-012B             |            |                    | X                               |
| 0065-012C             |            |                    | X                               |
| 0065-013A             |            | X                  |                                 |
| 0065-013B             |            |                    | X                               |
| 0065-014A             |            |                    | X                               |

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

Now, therefore, **BE IT RESOLVED AND ORDERED** as follows by the Board of Supervisors of Riverside County, State of California, in regular session assembled on March 10, 2026.

1. YOU ARE HEREBY NOTIFIED that this Board (at its public hearing on April 14, 2026. in the meeting room of the Board of Supervisors located on the 1<sup>st</sup> floor of the County Administrative Center, 4080 Lemon Street, Riverside, California) may decide to adopt a Resolution of Necessity that would authorize the County of Riverside to acquire the Subject Property Interests by eminent domain (and that would find and determine each of the following matters):

- (a) That the public interest and necessity require the Project;
- (b) That the Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (c) That the Subject Property Interest is necessary for the Project;

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

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

9 2. If (within 15 days from the mailing of this Notice) you file a written request  
10 to appear at the public hearing and be heard on the matters described above in 1(a),  
11 1(b), 1(c), 1(d), 1(e), (or any one or more of them), you will have a right to appear at that  
12 meeting and be heard on those matters.

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

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

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

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

25  
26  
27  
28

2  
3 RESOLUTION NO. 2026-022

4 NOTICE OF INTENTION TO ADOPT A RESOLUTION OF NECESSITY FOR THE  
5 AIRPORT BOULEVARD BRIDGE REPLACEMENT PROJECT IN COOPERATION WITH  
6 THE CITY OF COACHELLA, IN THE COMMUNITY OF THERMAL, COUNTY OF  
7 RIVERSIDE, CALIFORNIA

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  
17 KIMBERLY A. RECTOR, Clerk of said Board

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

20 Deputy

EXHIBIT "A"  
LEGAL DESCRIPTION  
0065-004B  
TEMPORARY CONSTRUCTION EASEMENT

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY DEED RECORDED APRIL 12, 1921, IN DEED BOOK NUMBER 543, PAGE 256, ET SEQ., OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 22, ALSO BEING THE INTERSECTION OF THE CENTERLINE OF AIRPORT BOULEVARD (30.00 FOOT SOUTHERLY HALF-WIDTH) AND THE CENTERLINE OF ORANGE STREET (30.00 FOOT EASTERLY HALF-WIDTH) AS SHOWN ON THE "MAP OF THERMAL TOWNSITE" ON FILE IN BOOK 4, PAGE 78 OF MAPS, EACH AS DESCRIBED BY RESOLUTION OF THE BOARD OF SUPERVISORS, RECORDED APRIL 17, 1959, AS INSTRUMENT NUMBER 32692, IN OFFICIAL RECORD BOOK 2454, PAGE 65 ET SEQ., BOTH OF SAID OFFICIAL RECORDS;

THENCE NORTH 89°48'42" EAST ALONG THE NORTH LINE OF SAID SECTION 22 AND SAID CENTERLINE OF AIRPORT BOULEVARD, A DISTANCE OF 30.00 FEET TO THE NORTHERLY PROLONGATION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID ORANGE STREET;

THENCE SOUTH 00°04'31" WEST ALONG SAID NORTHERLY PROLONGATION, A DISTANCE OF 30.00 FEET TO THE NORTHWESTERLY CORNER OF SAID DEED BOOK NUMBER 543, PAGE 256, ET SEQ., BEING THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID AIRPORT BOULEVARD;

THENCE NORTH 89°48'42" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 354.45 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING NORTH 89°48'42" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 68.40 FEET TO THE NORTHEASTERLY CORNER OF SAID DEED BOOK NUMBER 543, PAGE 256, ET SEQ., BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 7,500.04 FEET AND AN INITIAL RADIAL BEARING OF NORTH 61°14'29" EAST;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID DEED BOOK NUMBER 543, PAGE 256, ET SEQ. AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°26'03", AN ARC DISTANCE OF 56.82 FEET TO A LINE PARALLEL WITH AND DISTANT 80.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF AIRPORT BOULEVARD;

THENCE SOUTH 89°48'42" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 68.12 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 7,440.04 FEET AND AN INITIAL RADIAL BEARING OF NORTH 61°25'41" EAST, BEING CONCENTRIC WITH AND DISTANT 60.00 FEET SOUTHWESTERLY OF, AS MEASURED RADIALLY TO SAID NORTHEASTERLY LINE;

THENCE NORTHWESTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 00°26'19", AN ARC DISTANCE OF 56.95 FEET TO THE **TRUE POINT OF BEGINNING**.

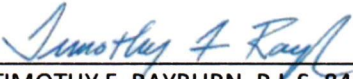
EXHIBIT "A"  
LEGAL DESCRIPTION  
0065-004B  
TEMPORARY CONSTRUCTION EASEMENT

PARCEL CONTAINS 3,413 SQUARE FEET, OR 0.078 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000020760 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:

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

6/18/2024  
\_\_\_\_\_  
DATED:



# EXHIBIT "B"

(0065-004B)  
TCE

**SURVEYOR'S NOTES**

(R) INDICATES RADIAL BEARING

SEE SHEET 2 FOR  
SURVEY NOTES,  
RIGHT-OF-WAY INFORMATION,  
LINE & CURVE DATA

## C.V.W.D. FLOOD CONTROL CHANNEL

APN 763-330-006

SE 1/4  
SEC. 15

**P.O.C.**

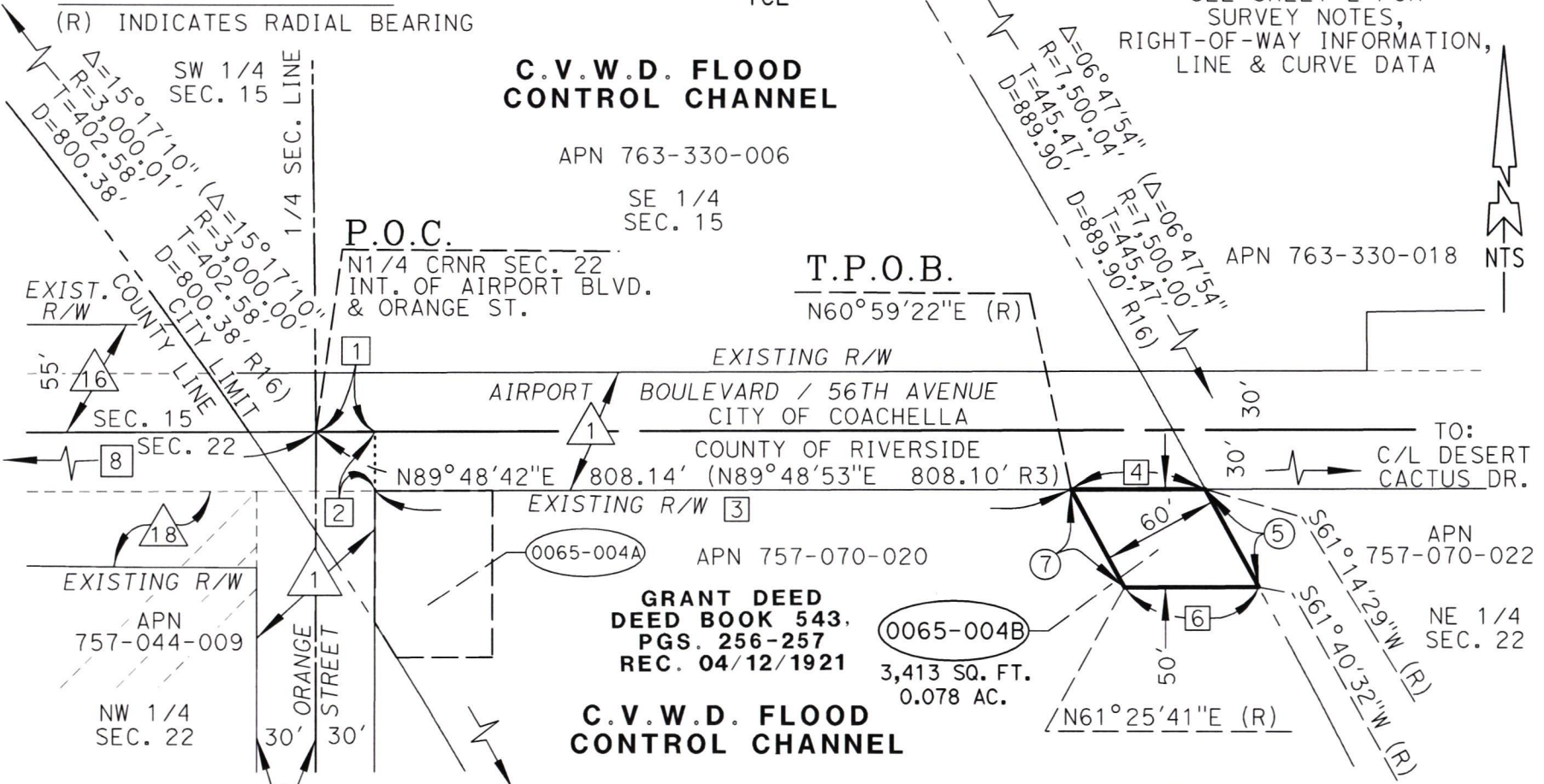
N1/4 CRNR SEC. 22  
INT. OF AIRPORT BLVD.  
& ORANGE ST.

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

N60°59'22"E (R)

APN 763-330-018

NTS



SECTION 22  
T. 6S., R. 8E.,  
S.B.M.

|  |  |
|--|--|
| ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000020760" |  |
| PCL No.: 0065-004B   | COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,<br>SURVEY DIVISION  |
| WO No.: C4-0065  | PROJECT: AIRPORT BLVD & WHITEWATER RIVER   |
| SCALE: NTS   | THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION. |
| PREPARED BY: E.DONOSO  |  |
| DATE: JUNE 2024  | APPROVED BY: <i>Timothy F. Rayburn</i>   |
| SHEET 1 OF 2   | DATE: 6/18/2024  |



# EXHIBIT "B"

(0065-004B)

TCE

SURVEY NOTES

- R3 - INDICATES RECORD DATA PER CALTRANS R/W MAP NO. 917550/1-13.
- R9 - INDICATES RECORD DATA PER RECORD OF SURVEY, RS 11/30-31.
- R16 - INDICATES RECORD DATA PER CALTRANS R/W MAP NO. 917581/1-5.

RIGHT-OF-WAY INFORMATION



60' R/W PER  
SUPERVISOR MINUTES BK. 6, PG. 7,  
REC. 01/09/1901  
O.R. BK. 2454 PG. 65,  
REC. 04/17/1959



55' DEDICATED & ACCEPTED  
R/W PER INST. NO. 21880  
REC. 02/03/1983



R/W DEDICATED & ACCEPTED  
PER DOC# 2013-0095950  
REC. 02/26/2013



R/W DEDICATED PER  
BK. 1442, PG. 126-129  
REC. 02/11/1953, O.R.

○ CURVE DATA

⑤ R=7,500.04'  
Δ=00°26'03"  
D=56.82'  
T=28.41'

⑦ R=7,440.04'  
Δ=00°26'19"  
D=56.95'  
T=28.48'

□ LINE DATA

- ① N89°48'42"E 30.00'
- ② S00°04'31"W 30.00'
- ③ N89°48'42"E 354.45'
- ④ N89°48'42"E 68.40'
- ⑥ S89°48'42"W 68.12'
- ⑧ N89°49'04"E 612.51'  
(N89°51'30"E 612.51' R9)

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED  
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000020760"

PCL No.: 0065-004B

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

WO No.: C4-0065

PROJECT: AIRPORT BLVD & WHITEWATER RIVER

SCALE: NTS

PREPARED BY: E.DONOSO

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

DATE: JUNE 2024

APPROVED BY:

*Timothy F. Rayburn*

DATE: 6/18/2024

SHEET 2 OF 2



EXHIBIT "A"  
LEGAL DESCRIPTION  
0065-009E

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED ON DECEMBER 29, 1959, BY INSTRUMENT NUMBER 109981, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHERLY 30.00 FEET OF THE SOUTHERLY 60.00 FEET OF SAID PARCEL.

PARCEL CONTAINS 964 SQUARE FEET, OR 0.022 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES DEPICTED ON EXHIBIT "B" ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000020760 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:

  
\_\_\_\_\_  
CHU MAN KOW, P.L.S. 8930



1/6/2026  
\_\_\_\_\_  
DATED:

# EXHIBIT "B"

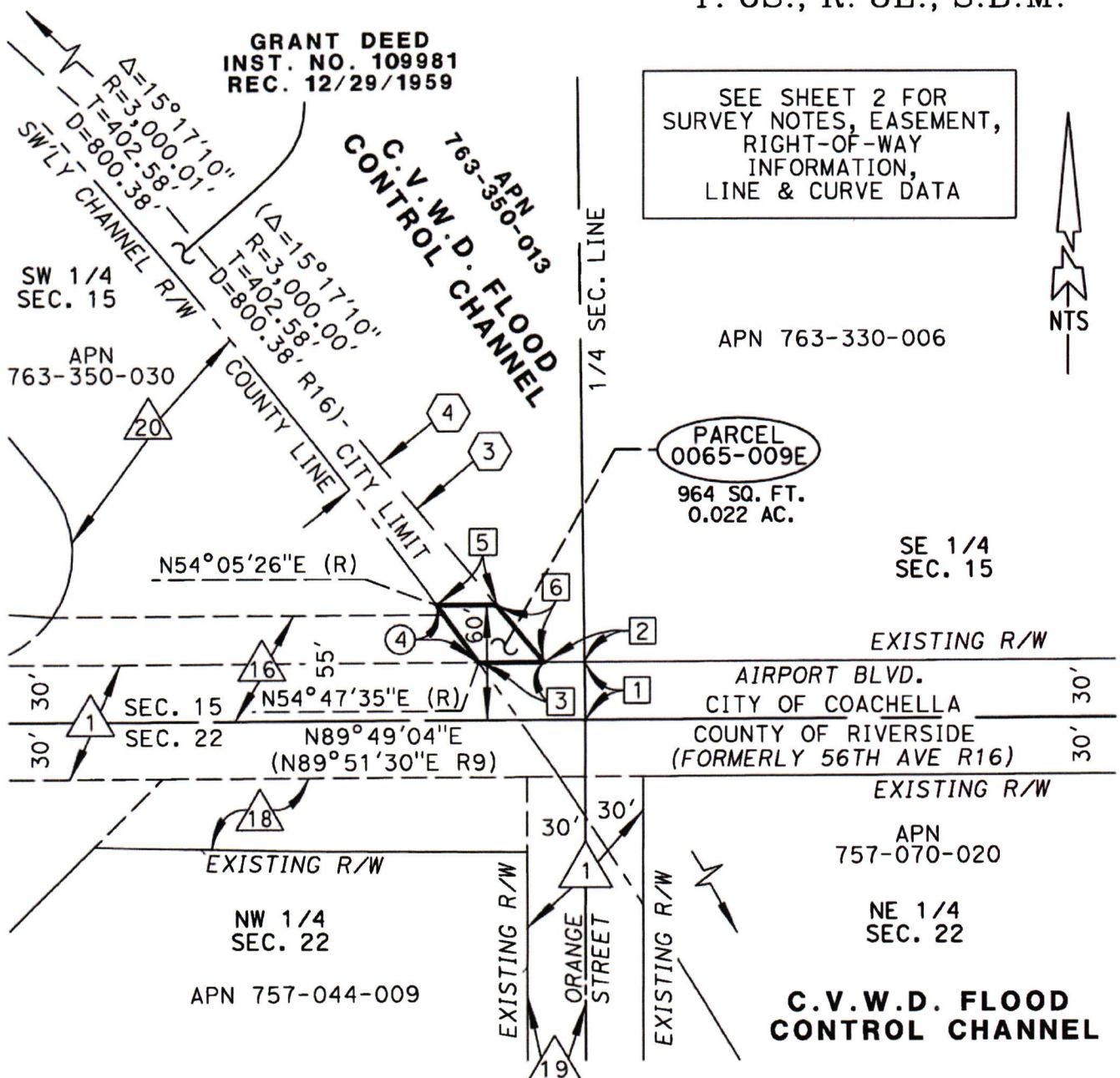
(0065-009E)

SURVEYOR'S NOTES

(R) INDICATES RADIAL BEARING

SEC. 15

T. 6S., R. 8E., S.B.M.



SEE SHEET 2 FOR  
SURVEY NOTES, EASEMENT,  
RIGHT-OF-WAY  
INFORMATION,  
LINE & CURVE DATA



|  |  |
|--|--|
| ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000020760" |  |
| PCL No.: 0065-009E   | COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,<br>SURVEY DIVISION  |
| WO No.: C4-0065  | PROJECT: AIRPORT BLVD & WHITEWATER RIVER   |
| SCALE: NTS   | THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION. |
| PREPARED BY: E. DONOSO   | APPROVED BY:   |
| DATE: JANUARY, 2026  | DATE: 1/6/2026   |
| SHEET 1 OF 2   |  |



# EXHIBIT "B"

(0065-009E)

## SURVEY NOTES

R9 - INDICATES RECORD DATA PER RECORD OF SURVEY, RS 11/30-31.  
 R16 - INDICATES RECORD DATA PER CALTRANS R/W MAP NO. 917581/1-5.

## RIGHT-OF-WAY INFORMATION

- △ 1 60' R/W PER SUPERVISOR MINUTES BK. 6, PG. 7, REC. 01/09/1901 AND BK. 2454 PG. 65, REC. 04/17/1959, O.R.
- △ 16 55' DEDICATED & ACCEPTED R/W PER INST. NO. 21880 REC. 02/03/1983
- △ 18 R/W DEDICATED & ACCEPTED PER DOC# 2013-0095950 REC. 02/26/2013
- △ 19 R/W DEDICATED PER BK. 1442, PG. 126-129 REC. 02/11/1953, O.R.
- △ 20 "PCL. 0241-031A" R/W DEDICATED & ACCEPTED PER DOC# 2013-0564663, REC. 12/04/2013

## LINE DATA

- ① N00°37'55"W 30.00'
- ② S89°49'04"W 20.79'
- ③ S89°49'04"W 33.75'
- ⑤ N89°49'04"E 30.59'
- ⑥ S39°22'53"E 38.71'

## CURVE DATA

- ④ R=3,000.01'  
 Δ=00°42'09"  
 D=36.79'  
 T=18.40'

## EASEMENT INFORMATION

- ③ UTILITY EASEMENT, NO WIDTH GIVEN, IN FAVOR OF IMPERIAL IRRIGATION DISTRICT, PER BK. 2108, PGS. 159-161 REC. 06/24/1957, O.R.
- ④ IRRIGATION EASEMENT, IN FAVOR OF CVWD, PER BK. 2607, PGS. 20-22 REC. 12/29/1959, O.R.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000020760"

|                       |  |
|-----------------------|--|
| PCL No.: 0065-009E    | COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,<br>SURVEY DIVISION  |
| WO No.: C4-0065       | PROJECT: AIRPORT BLVD & WHITEWATER RIVER   |
| SCALE: NTS            | THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION. |
| PREPARED BY: E.DONOSO | APPROVED BY:   |
| DATE: JANUARY, 2026   | DATE: 1/6/2026   |
| SHEET 2 OF 2          |  |



EXHIBIT "A"  
LEGAL DESCRIPTION  
0065-009G  
TEMPORARY CONSTRUCTION EASEMENT

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES LYING WITHIN THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED ON DECEMBER 29, 1959, BY INSTRUMENT NUMBER 109981, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHERLY 15.00 FEET OF THE SOUTHERLY 75.00 FEET OF SAID PARCEL.

PARCEL CONTAINS 448 SQUARE FEET, OR 0.010 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES DEPICTED ON EXHIBIT "B" ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000020760 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:



*Chu Man Kow*

CHU MAN KOW, P.L.S. 8930

*1/6/2026*

DATED:

# EXHIBIT "B"

(0065-009G)

## TEMPORARY CONSTRUCTION EASEMENT

### SURVEYOR'S NOTES

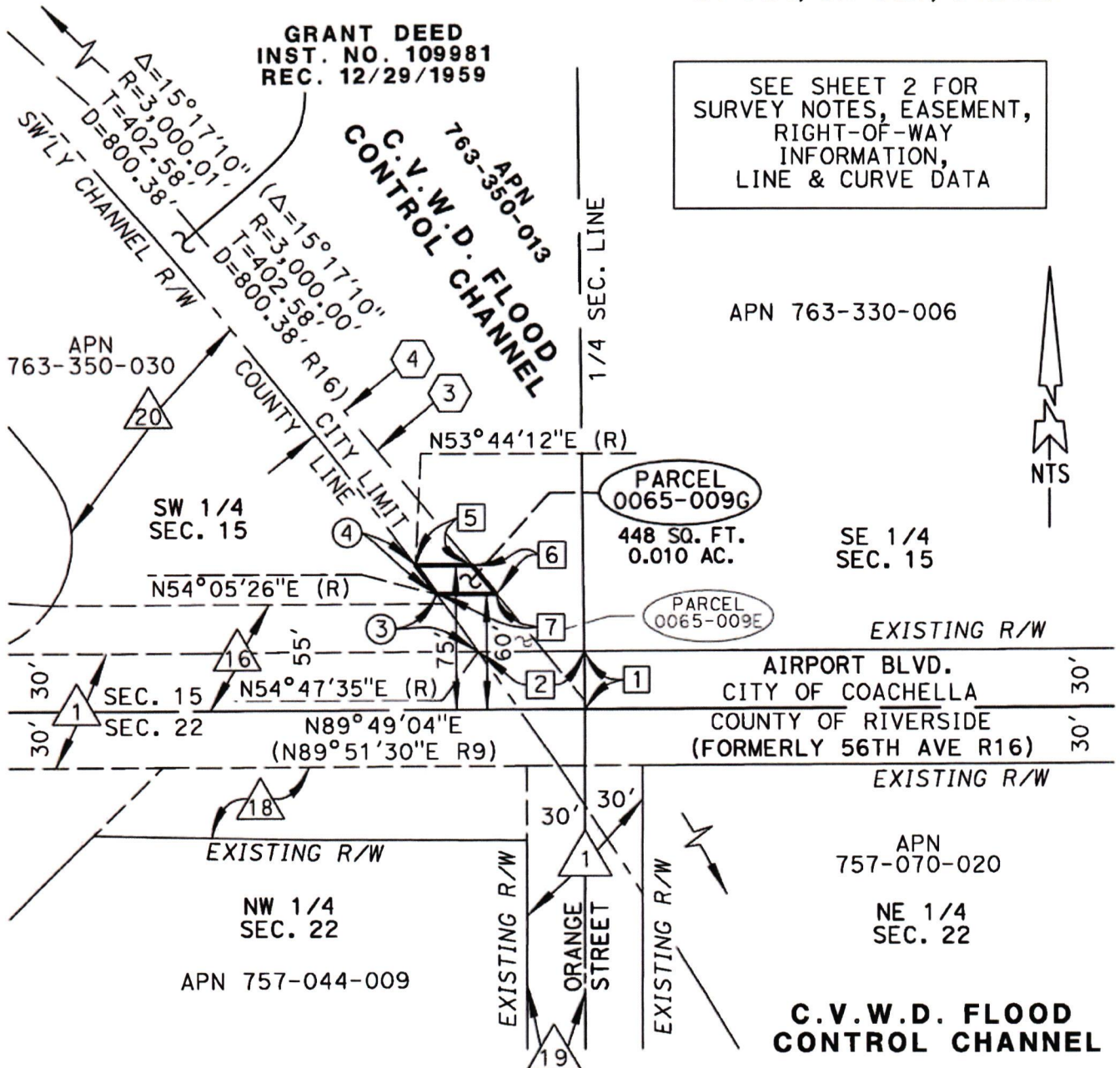
(R) INDICATES RADIAL BEARING

SEC. 15

T. 6S., R. 8E., S.B.M.

GRANT DEED  
INST. NO. 109981  
REC. 12/29/1959

SEE SHEET 2 FOR  
SURVEY NOTES, EASEMENT,  
RIGHT-OF-WAY  
INFORMATION,  
LINE & CURVE DATA



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000020760"

|                        |  |
|------------------------|--|
| PCL No.: 0065-009G     | COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,<br>SURVEY DIVISION  |
| WO No.: C4-0065        | PROJECT: AIRPORT BLVD & WHITEWATER RIVER   |
| SCALE: NTS             | THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION. |
| PREPARED BY: E. DONOSO | APPROVED BY: <i>[Signature]</i>  |
| DATE: JANUARY, 2026    | DATE: 1/6/2026   |
| SHEET 1 OF 2           |  |



# EXHIBIT "B"

(0065-009G)  
TEMPORARY CONSTRUCTION EASEMENT

SURVEY NOTES

R9 - INDICATES RECORD DATA PER RECORD OF SURVEY, RS 11/30-31.  
R16 - INDICATES RECORD DATA PER CALTRANS R/W MAP NO. 917581/1-5.

RIGHT-OF-WAY INFORMATION

△ 1 60' R/W PER  
SUPERVISOR MINUTES BK. 6, PG. 7,  
REC. 01/09/1901  
AND BK. 2454 PG. 65,  
REC. 04/17/1959, O.R.

△ 16 55' DEDICATED & ACCEPTED  
R/W PER INST. NO. 21880  
REC. 02/03/1983

△ 18 R/W DEDICATED & ACCEPTED PER  
DOC# 2013-0095950  
REC. 02/26/2013

△ 19 R/W DEDICATED PER  
BK. 1442, PG. 126-129  
REC. 02/11/1953, O.R.

△ 20 "PCL. 0241-031A"  
R/W DEDICATED & ACCEPTED  
PER DOC# 2013-0564663,  
REC. 12/04/2013

LINE DATA

|   |             |        |
|---|-------------|--------|
| 1 | N00°37'55"W | 30.00' |
| 2 | S89°49'04"W | 54.54' |
| 5 | N89°49'04"E | 29.21' |
| 6 | S39°22'53"E | 19.36' |
| 7 | S89°49'04"W | 30.59' |

CURVE DATA

③ R=3,000.01'  
Δ=00°42'09"  
D=36.79'  
T=18.40'

④ R=3,000.01'  
Δ=00°21'14"  
D=18.52'  
T=9.26'

EASEMENT INFORMATION

③ UTILITY EASEMENT, NO WIDTH  
GIVEN, IN FAVOR OF IMPERIAL  
IRRIGATION DISTRICT, PER  
BK. 2108, PGS. 159-161  
REC. 06/24/1957, O.R.

④ IRRIGATION EASEMENT, IN  
FAVOR OF CVWD, PER  
BK. 2607, PGS. 20-22  
REC. 12/29/1959, O.R.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000020760"

|                       |  |
|-----------------------|--|
| PCL No.: 0065-009G    | COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,<br>SURVEY DIVISION  |
| WO No.: C4-0065       | PROJECT: AIRPORT BLVD & WHITEWATER RIVER   |
| SCALE: NTS            | THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION. |
| PREPARED BY: E.DONOSO |  |
| DATE: JANUARY, 2026   | APPROVED BY:   |
| SHEET 2 OF 2          | DATE: 1/6/2026   |



EXHIBIT "A"  
LEGAL DESCRIPTION  
0065-009H  
TEMPORARY CONSTRUCTION EASEMENT

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES LYING WITHIN THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED ON DECEMBER 29, 1959, BY INSTRUMENT NUMBER 109981, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 15, ALSO BEING THE INTERSECTION OF THE CENTERLINE OF AIRPORT BOULEVARD (FORMERLY 56<sup>TH</sup> AVENUE 30.00 FOOT NORTHERLY HALF-WIDTH) AND THE CENTERLINE OF ORANGE STREET (30.00 FOOT WESTERLY HALF-WIDTH) AS SHOWN ON THE "RECORD OF SURVEY OF THE TOWN OF THERMAL", FILED IN BOOK 11, PAGES 30 AND 31, OFFICIAL RECORDS OF SAID COUNTY;

THENCE SOUTH 89°49'04" WEST ALONG SAID CENTERLINE OF AIRPORT BOULEVARD, A DISTANCE OF 34.02 FEET TO A POINT OF THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 15 AND THE SOUTHWESTERLY LINE OF SAID INSTRUMENT NUMBER 109981, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3,000.01 FEET, A RADIAL BEARING TO SAID POINT BEARS NORTH 55°29'23" EAST;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 03°15'27", AN ARC DISTANCE OF 170.57 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°31'41", AN ARC DISTANCE OF 80.00 FEET;

THENCE NORTH 51°05'11" EAST, A DISTANCE OF 18.20 FEET, TO THE NORTHEASTERLY LINE OF SAID INSTRUMENT NUMBER 109981;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE, SOUTH 39°22'53" EAST, A DISTANCE OF 80.00 FEET

THENCE SOUTH 51°05'11" WEST, A DISTANCE OF 19.39 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 1,489 SQUARE FEET, OR 0.034 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000020760 TO OBTAIN GROUND DISTANCE.

EXHIBIT "A"  
LEGAL DESCRIPTION  
0065-009H  
TEMPORARY CONSTRUCTION EASEMENT

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

PREPARED UNDER MY SUPERVISION:

  
\_\_\_\_\_  
CHU MAN KOW, P.L.S. 8930

1/6/2026  
\_\_\_\_\_  
DATED:



# EXHIBIT "B"

(0065-009H)

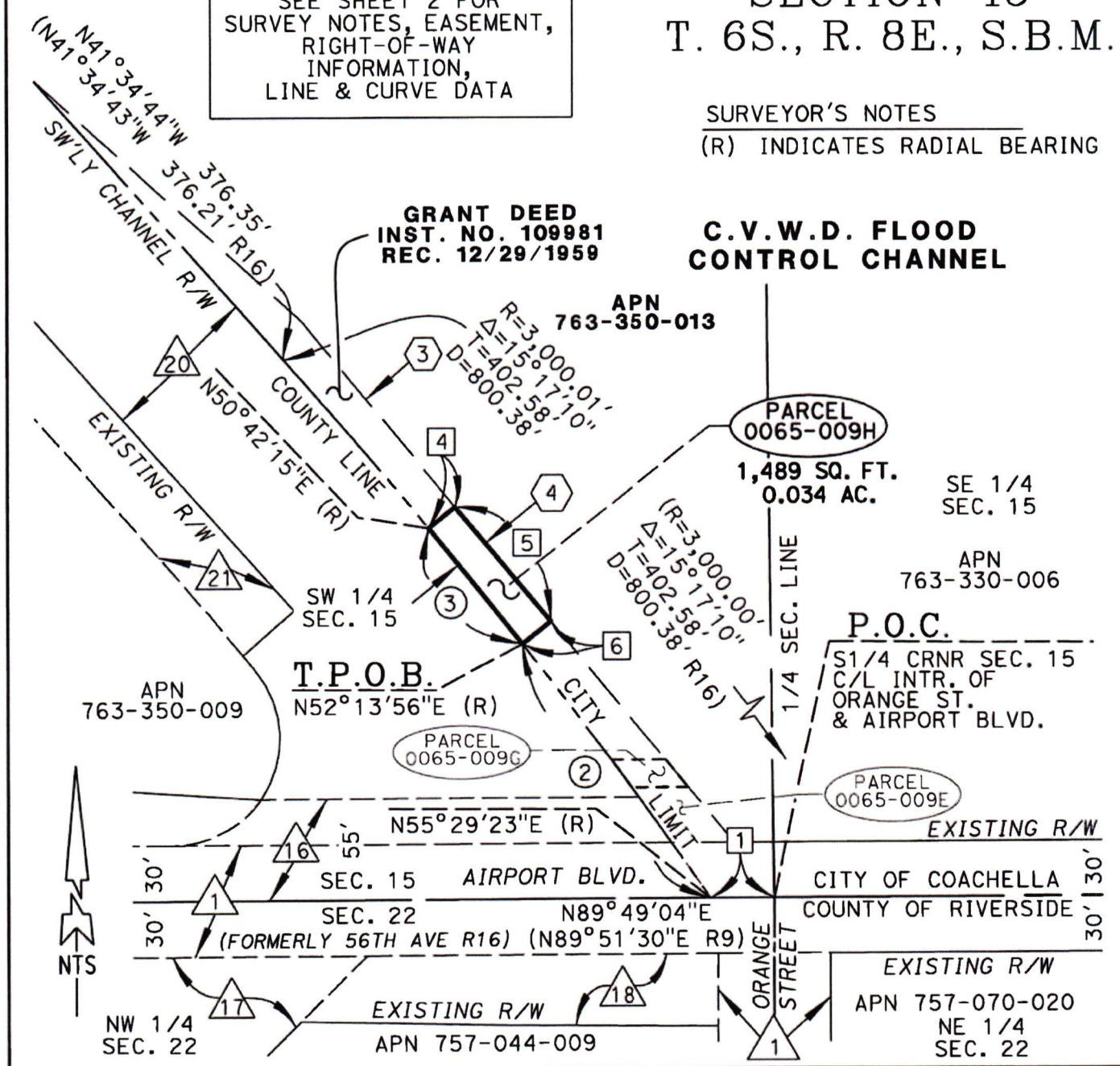
TEMPORARY CONSTRUCTION EASEMENT

SECTION 15  
T. 6S., R. 8E., S.B.M.

SEE SHEET 2 FOR  
SURVEY NOTES, EASEMENT,  
RIGHT-OF-WAY  
INFORMATION,  
LINE & CURVE DATA

SURVEYOR'S NOTES

(R) INDICATES RADIAL BEARING



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000020760"

PCL No.: 0065-009H  
WO No.: C4-0065  
SCALE: NTS  
PREPARED BY: E. DONOSO  
DATE: JANUARY, 2026  
SHEET 1 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION  
PROJECT: AIRPORT BLVD & WHITEWATER RIVER  
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.  
APPROVED BY: *[Signature]* DATE: 1/6/2026



# EXHIBIT "B"

(0065-009H)

## TEMPORARY CONSTRUCTION EASEMENT

### SURVEY NOTES

R9 - INDICATES RECORD DATA PER RECORD OF SURVEY, RS 11/30-31.  
R16 - INDICATES RECORD DATA PER CALTRANS R/W MAP NO. 917581/1-5.

### RIGHT-OF-WAY INFORMATION

1

60' R/W PER  
SUPERVISOR MINUTES BK. 6, PG. 7,  
REC. 01/09/1901  
O.R. BK. 2454 PG. 65,  
REC. 04/17/1959

16

55' DEDICATED & ACCEPTED  
R/W PER INST. NO. 21880  
REC. 02/03/1983

17

R/W DEDICATED AND ACCEPTED  
PER INST. NO. 2012-0617330,  
REC. 12/18/2012

18

R/W DEDICATED & ACCEPTED  
PER DOC# 2013-0095950  
REC. 02/26/2013

20

"PCL. 0241-031A"  
R/W DEDICATED & ACCEPTED  
PER DOC# 2013-0564663,  
REC. 12/04/2013

21

R/W VACATED PER INST.  
NO. 2014-0387197,  
REC. 10/10/2014

### LINE DATA

|   |             |        |
|---|-------------|--------|
| 1 | S89°49'04"W | 34.02' |
| 4 | N51°05'11"E | 18.20' |
| 5 | S39°22'53"E | 80.00' |
| 6 | S51°05'11"W | 19.39' |

### CURVE DATA

|   |   |
|---|---|
| 2 | R=3,000.01'<br>Δ=03°15'27"<br>D=170.57'<br>T=85.31' |
| 3 | R=3,000.01'<br>Δ=01°31'41"<br>D=80.00'<br>T=40.00'  |

### EASEMENT INFORMATION

3

UTILITY EASEMENT, NO WIDTH  
GIVEN, IN FAVOR OF IMPERIAL  
IRRIGATION DISTRICT, PER  
BK. 2108, PGS. 159-161  
REC. 06/24/1957, O.R.

4

IRRIGATION EASEMENT, IN  
FAVOR OF CVWD, PER  
BK. 2607, PGS. 20-22  
REC. 12/29/1959, O.R.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000020760"

PCL No.: 0065-009H

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

WO No.: C4-0065

PROJECT: AIRPORT BLVD & WHITEWATER RIVER

SCALE: NTS

PREPARED BY: E.DONOSO

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

DATE: JANUARY, 2026

APPROVED BY: 

DATE: 1/6/2026

SHEET 2 OF 2



EXHIBIT "A"  
LEGAL DESCRIPTION  
0065-012A

BEING A PORTION OF THAT CERTAIN PARCEL F OF LAND DESCRIBED BY DEED RECORDED ON OCTOBER 6, 1923, IN DEED BOOK 591, PAGES 223 THROUGH 228, INCLUSIVE, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHERLY 30.00 FEET OF THE SOUTHERLY 60.00 FEET OF SAID PARCEL F, LYING WITHIN SAID SOUTHEAST ONE-QUARTER OF SOUTHWEST ONE-QUARTER OF SECTION 15.

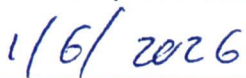
PARCEL CONTAINS 987 SQUARE FEET, OR 0.023 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES DEPICTED ON EXHIBIT "B" ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000020760 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:

  
\_\_\_\_\_  
CHU MAN KOW, P.L.S. 8930

  
\_\_\_\_\_  
DATED:



# EXHIBIT "B"

(0065-012A)

**SURVEYOR'S NOTES**

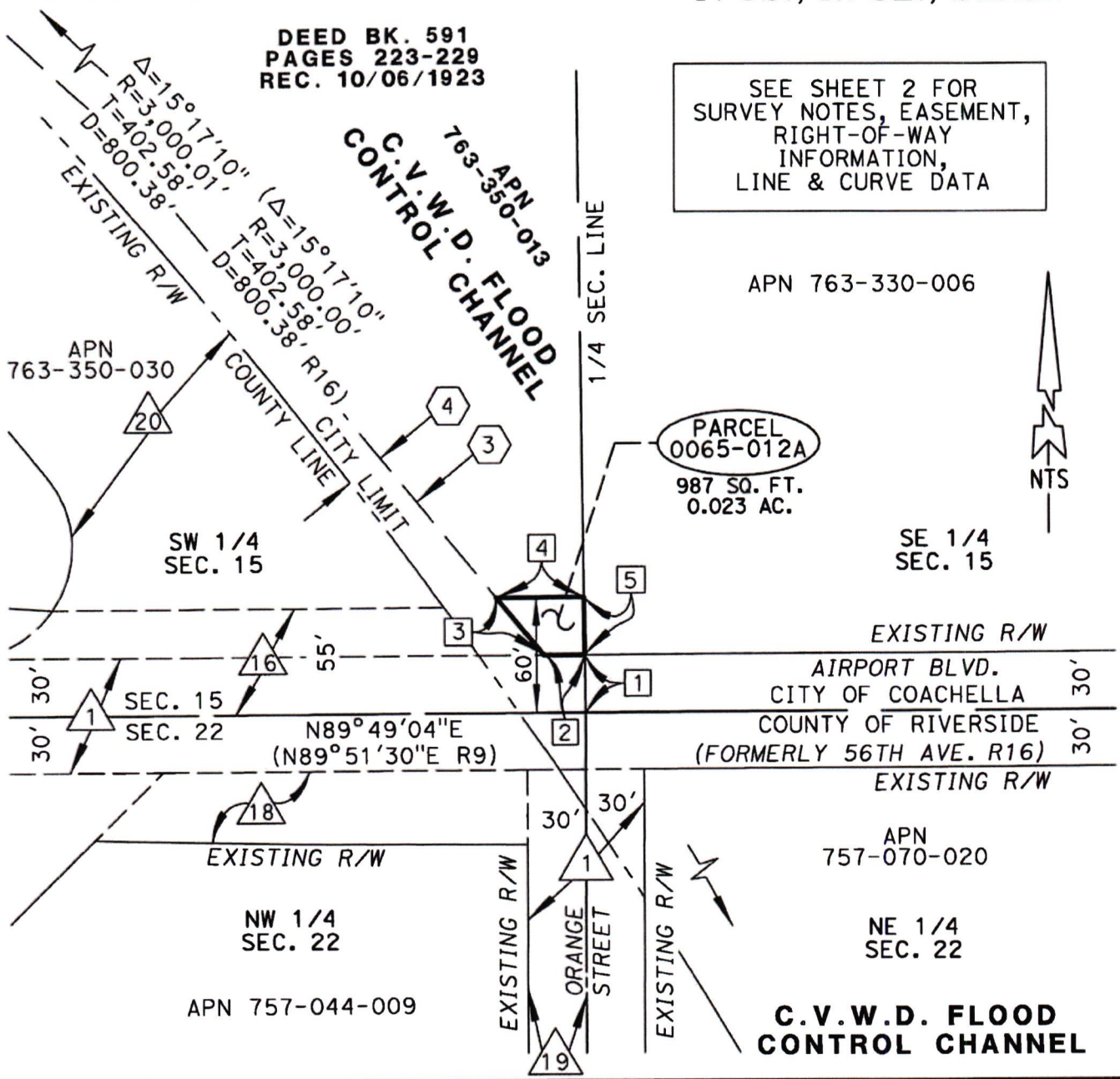
(R) INDICATES RADIAL BEARING

**SEC. 15**

**T. 6S., R. 8E., S.B.M.**

**DEED BK. 591  
PAGES 223-229  
REC. 10/06/1923**

SEE SHEET 2 FOR  
SURVEY NOTES, EASEMENT,  
RIGHT-OF-WAY  
INFORMATION,  
LINE & CURVE DATA



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000020760"

|                        |  |
|------------------------|--|
| PCL No.: 0065-012A     | COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,<br>SURVEY DIVISION  |
| WO No.: C4-0065        | PROJECT: AIRPORT BLVD & WHITEWATER RIVER   |
| SCALE: NTS             | THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION. |
| PREPARED BY: E. DONOSO |  |
| DATE: JANUARY, 2026    | APPROVED BY: <i>[Signature]</i>  |
| SHEET 1 OF 2           | DATE: 1/6/2026   |



# EXHIBIT "B"

(0065-012A)

SURVEY NOTES

R9 - INDICATES RECORD DATA PER RECORD OF SURVEY, RS 11/30-31.

R16 - INDICATES RECORD DATA PER CALTRANS R/W MAP NO. 917581/1-5.

RIGHT-OF-WAY INFORMATION

△ 1 60' R/W PER  
SUPERVISOR MINUTES BK. 6, PG. 7,  
REC. 01/09/1901  
AND BK. 2454 PG. 65,  
REC. 04/17/1959, O.R.

△ 16 55' DEDICATED & ACCEPTED  
R/W PER INST. NO. 21880  
REC. 02/03/1983

△ 18 R/W DEDICATED & ACCEPTED PER  
DOC# 2013-0095950  
REC. 02/26/2013

△ 19 R/W DEDICATED PER  
BK. 1442, PG. 126-129  
REC. 02/11/1953, O.R.

△ 20 "PCL. 0241-031A"  
R/W DEDICATED & ACCEPTED  
PER DOC# 2013-0564663,  
REC. 12/04/2013

LINE DATA

- |   |             |        |
|---|-------------|--------|
| 1 | N00°37'55"W | 30.00' |
| 2 | S89°49'04"W | 20.79' |
| 3 | N39°22'53"W | 38.71' |
| 4 | N89°49'04"E | 45.02' |
| 5 | S00°37'55"E | 30.00' |

EASEMENT INFORMATION

⬡ 3 UTILITY EASEMENT, NO WIDTH  
GIVEN, IN FAVOR OF IMPERIAL  
IRRIGATION DISTRICT, PER  
BK. 2108, PGS. 159-161  
REC. 06/24/1957, O.R.

⬡ 4 IRRIGATION EASEMENT, IN  
FAVOR OF CVWD, PER  
BK. 2607, PGS. 20-22  
REC. 12/29/1959, O.R.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000020760"

PCL No.: 0065-012A

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

WO No.: C4-0065

PROJECT: AIRPORT BLVD & WHITEWATER RIVER

SCALE: NTS

PREPARED BY: E.DONOSO

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

DATE: JANUARY, 2026

APPROVED BY:



DATE: 1/6/2026

SHEET 2 OF 2



EXHIBIT "A"  
LEGAL DESCRIPTION  
0065-012B  
TEMPORARY CONSTRUCTION EASEMENT

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES LYING WITHIN THAT CERTAIN PARCEL F OF LAND DESCRIBED BY DEED RECORDED ON OCTOBER 6, 1923, IN DEED BOOK 591, PAGES 223 THROUGH 228, INCLUSIVE, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHERLY 15.00 FEET OF THE SOUTHERLY 75.00 FEET OF SAID PARCEL F, LYING WITHIN SAID SOUTHEAST ONE-QUARTER OF SOUTHWEST ONE-QUARTER OF SECTION 15.

PARCEL CONTAINS 766 SQUARE FEET, OR 0.018 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES DEPICTED ON EXHIBIT "B" ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000020760 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:

  
\_\_\_\_\_  
CHU MAN KOW, P.L.S. 8930

1/6/2026  
\_\_\_\_\_  
DATED:



# EXHIBIT "B"

(0065-012B)

## TEMPORARY CONSTRUCTION EASEMENT

### SURVEYOR'S NOTES

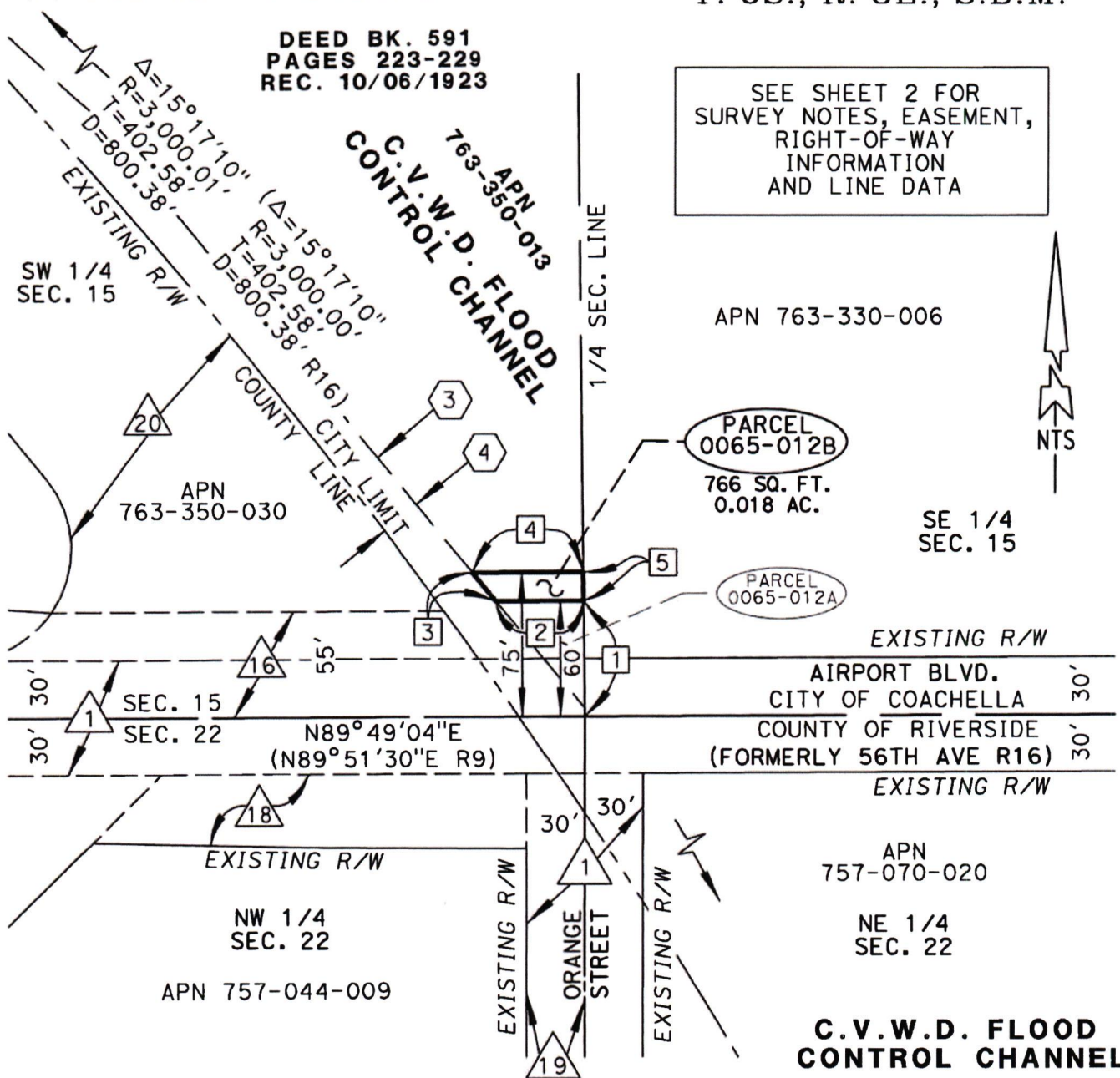
(R) INDICATES RADIAL BEARING

SEC. 15

T. 6S., R. 8E., S.B.M.

DEED BK. 591  
PAGES 223-229  
REC. 10/06/1923

SEE SHEET 2 FOR  
SURVEY NOTES, EASEMENT,  
RIGHT-OF-WAY  
INFORMATION  
AND LINE DATA



|  |  |
|--|--|
| ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000020760" |  |
| PCL No.: 0065-012B   | COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,<br>SURVEY DIVISION  |
| WO No.: C4-0065  | PROJECT: AIRPORT BLVD & WHITEWATER RIVER   |
| SCALE: NTS   | THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION. |
| PREPARED BY: E. DONOSO   | APPROVED BY: <i>[Signature]</i>  |
| DATE: JANUARY, 2026  | DATE: 1/6/2026   |
| SHEET 1 OF 2   |  |



# EXHIBIT "B"

(0065-012B)  
TEMPORARY CONSTRUCTION EASEMENT

SURVEY NOTES

R9 - INDICATES RECORD DATA PER RECORD OF SURVEY, RS 11/30-31.  
R16 - INDICATES RECORD DATA PER CALTRANS R/W MAP NO. 917581/1-5.

RIGHT-OF-WAY INFORMATION

LINE DATA

△ 1 60' R/W PER  
SUPERVISOR MINUTES BK. 6, PG. 7,  
REC. 01/09/1901  
AND BK. 2454 PG. 65,  
REC. 04/17/1959, O.R.

① N00°37'55"W 60.00'  
② S89°49'04"W 45.02'  
③ N39°22'53"W 19.36'  
④ N89°49'04"E 57.13'  
⑤ S00°37'55"E 15.00'

△ 16 55' DEDICATED & ACCEPTED  
R/W PER INST. NO. 21880  
REC. 02/03/1983

△ 18 R/W DEDICATED & ACCEPTED PER  
DOC# 2013-0095950  
REC. 02/26/2013

△ 19 R/W DEDICATED PER  
BK. 1442, PG. 126-129  
REC. 02/11/1953, O.R.

△ 20 "PCL. 0241-031A"  
R/W DEDICATED & ACCEPTED  
PER DOC# 2013-0564663,  
REC. 12/04/2013

EASEMENT INFORMATION

③ UTILITY EASEMENT, NO WIDTH  
GIVEN, IN FAVOR OF IMPERIAL  
IRRIGATION DISTRICT, PER  
BK. 2108, PGS. 159-161  
REC. 06/24/1957, O.R.

④ IRRIGATION EASEMENT, IN  
FAVOR OF CVWD, PER  
BK. 2607, PGS. 20-22  
REC. 12/29/1959, O.R.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000020760"

PCL No.: 0065-012B

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

WO No.: C4-0065

PROJECT: AIRPORT BLVD & WHITEWATER RIVER

SCALE: NTS

PREPARED BY: E.DONOSO

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

DATE: JANUARY, 2026

APPROVED BY:

DATE: 1/6/2026

SHEET 2 OF 2



EXHIBIT "A"  
LEGAL DESCRIPTION  
0065-012C  
TEMPORARY CONSTRUCTION EASEMENT

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES LYING WITHIN THAT CERTAIN PARCEL F OF LAND DESCRIBED BY DEED RECORDED ON OCTOBER 6, 1923, IN DEED BOOK 591, PAGES 223 THROUGH 228, INCLUSIVE, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 15, ALSO BEING THE INTERSECTION OF THE CENTERLINE OF AIRPORT BOULEVARD (FORMERLY 56<sup>TH</sup> AVENUE 30.00 FOOT NORTHERLY HALF-WIDTH) AND THE CENTERLINE OF ORANGE STREET (30.00 FOOT WESTERLY HALF-WIDTH) AS SHOWN ON THE "RECORD OF SURVEY OF THE TOWN OF THERMAL", FILED IN BOOK 11, PAGES 30 AND 31, OFFICIAL RECORDS OF SAID COUNTY;

THENCE NORTH 00°37'55" WEST ALONG THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 30.00 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID AIRPORT BOULEVARD;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 89°49'04" WEST, A DISTANCE OF 20.79 FEET TO THE NORTHEASTERLY LINE OF A PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED ON DECEMBER 29, 1959, BY INSTRUMENT NUMBER 109981, OFFICIAL RECORDS OF SAID COUNTY;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE, NORTH 39°22'53" WEST, A DISTANCE OF 155.20 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE, NORTH 39°22'53" WEST, A DISTANCE OF 80.00 FEET;

THENCE LEAVING SAID NORTHEASTERLY LINE NORTH 51°05'11" EAST, A DISTANCE OF 31.80 FEET;

THENCE SOUTH 38°31'54" EAST, A DISTANCE OF 80.00 FEET;

THENCE SOUTH 51°05'11" WEST, A DISTANCE OF 30.61 FEET, TO SAID NORTHEASTERLY LINE AND THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 2,496 SQUARE FEET, OR 0.057 ACRES, MORE OR LESS.

EXHIBIT "A"  
LEGAL DESCRIPTION  
0065-012C  
TEMPORARY CONSTRUCTION EASEMENT

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000020760 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:

  
\_\_\_\_\_  
CHU MAN KOW, P.L.S. 8930

1/6/2026  
\_\_\_\_\_  
DATED:



# EXHIBIT "B"

(0065-012C)

TEMPORARY CONSTRUCTION EASEMENT

SECTION 15  
T. 6S., R. 8E., S.B.M.

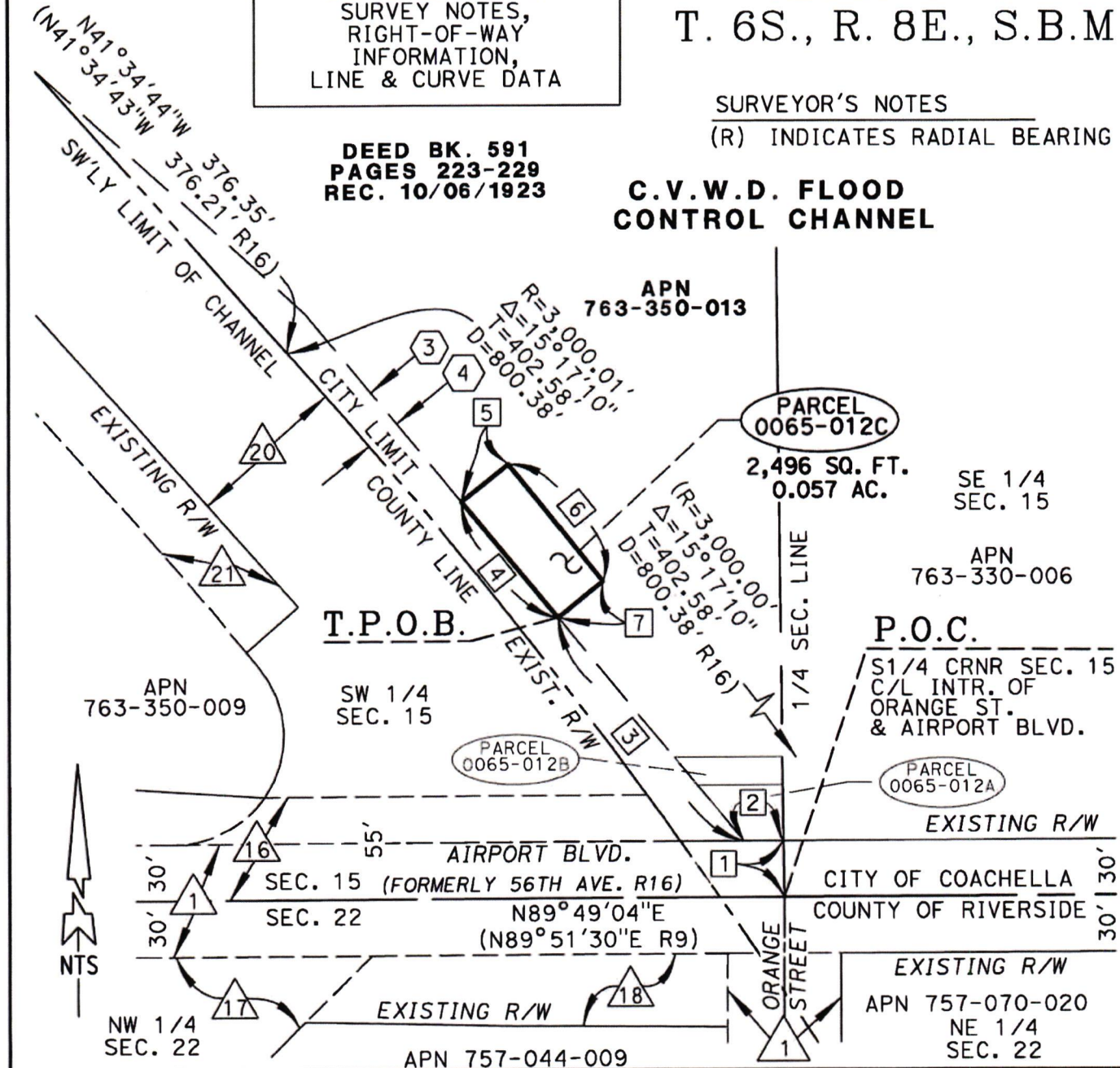
SEE SHEET 2 FOR  
SURVEY NOTES,  
RIGHT-OF-WAY  
INFORMATION,  
LINE & CURVE DATA

SURVEYOR'S NOTES

(R) INDICATES RADIAL BEARING

DEED BK. 591  
PAGES 223-229  
REC. 10/06/1923

C.V.W.D. FLOOD  
CONTROL CHANNEL



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000020760"

|                        |  |
|------------------------|--|
| PCL No.: 0065-012C     | COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,<br>SURVEY DIVISION  |
| WO No.: C4-0065        | PROJECT: AIRPORT BLVD & WHITEWATER RIVER   |
| SCALE: NTS             | THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION. |
| PREPARED BY: E. DONOSO | APPROVED BY: <i>[Signature]</i>  |
| DATE: JANUARY, 2026    | DATE: 1/6/2026   |
| SHEET 1 OF 2           |  |



# EXHIBIT "B"

(0065-012C)  
TEMPORARY CONSTRUCTION EASEMENT

SURVEY NOTES

R9 - INDICATES RECORD DATA PER RECORD OF SURVEY, RS 11/30-31.  
R16 - INDICATES RECORD DATA PER CALTRANS R/W MAP NO. 917581/1-5.

RIGHT-OF-WAY INFORMATION

- △ 1 60' R/W PER SUPERVISOR MINUTES BK. 6, PG. 7, REC. 01/09/1901 O.R. BK. 2454 PG. 65, REC. 04/17/1959
- △ 16 55' DEDICATED & ACCEPTED R/W PER INST. NO. 21880 REC. 02/03/1983
- △ 17 R/W DEDICATED AND ACCEPTED PER INST. NO. 2012-0617330, REC. 12/18/2012
- △ 18 R/W DEDICATED & ACCEPTED PER DOC# 2013-0095950 REC. 02/26/2013
- △ 20 "PCL. 0241-031A" R/W DEDICATED & ACCEPTED PER DOC# 2013-0564663, REC. 12/04/2013
- △ 21 R/W VACATED PER INST. NO. 2014-0387197, REC. 10/10/2014

LINE DATA

- ① N00°37'55"W 30.00'
- ② S89°49'04"W 20.79'
- ③ N39°22'53"W 155.20'
- ④ N39°22'53"W 80.00'
- ⑤ N51°05'11"E 31.80'
- ⑥ S38°31'54"E 80.00'
- ⑦ S51°05'11"W 30.61'

EASEMENT INFORMATION

- ③ UTILITY EASEMENT, NO WIDTH GIVEN, IN FAVOR OF IMPERIAL IRRIGATION DISTRICT, PER BK. 2108, PGS. 159-161 REC. 06/24/1957, O.R.
- ④ IRRIGATION EASEMENT, IN FAVOR OF CVWD, PER BK. 2607, PGS. 20-22 REC. 12/29/1959, O.R.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000020760"



|                       |  |   |
|-----------------------|--|---|
| PCL No.: 0065-012C    | COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,<br>SURVEY DIVISION  |  |
| WO No.: C4-0065       | PROJECT: AIRPORT BLVD & WHITEWATER RIVER   |   |
| SCALE: NTS            | THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION. |   |
| PREPARED BY: E.DONOSO | APPROVED BY:    |   |
| DATE: JANUARY, 2026   | DATE: 1/6/2026   |   |
| SHEET 2 OF 2          |  |   |

EXHIBIT "A"  
LEGAL DESCRIPTION  
0065-013A

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED JUNE 6, 1956, BY INSTRUMENT NUMBER 38984, ALSO IN BOOK OF DEED 1922, PAGES 494 THROUGH 495, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHERLY 30.00 FEET OF THE SOUTHERLY 60.00 FEET OF SAID PARCEL, BOUNDED ON THE EASTERLY BY THE WESTERLY LINE OF INSTRUMENT 291888, RECORDED ON OCTOBER 8, 1987, OFFICIAL RECORDS OF SAID COUNTY.

PARCEL CONTAINS 12,350 SQUARE FEET, OR 0.284 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000020760 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:

  
\_\_\_\_\_  
CHU MAN KOW, P.L.S. 8930

9/23/2025  
\_\_\_\_\_  
DATED:



# EXHIBIT "B"

(0065-013A)

**SURVEYOR'S NOTES**

(R) INDICATES RADIAL BEARING

**SEC. 15**  
**T. 6S., R. 8E.,**  
**S.B.M.**

APN 763-330-018

INST. NO. 291888  
REC. 10/08/1987

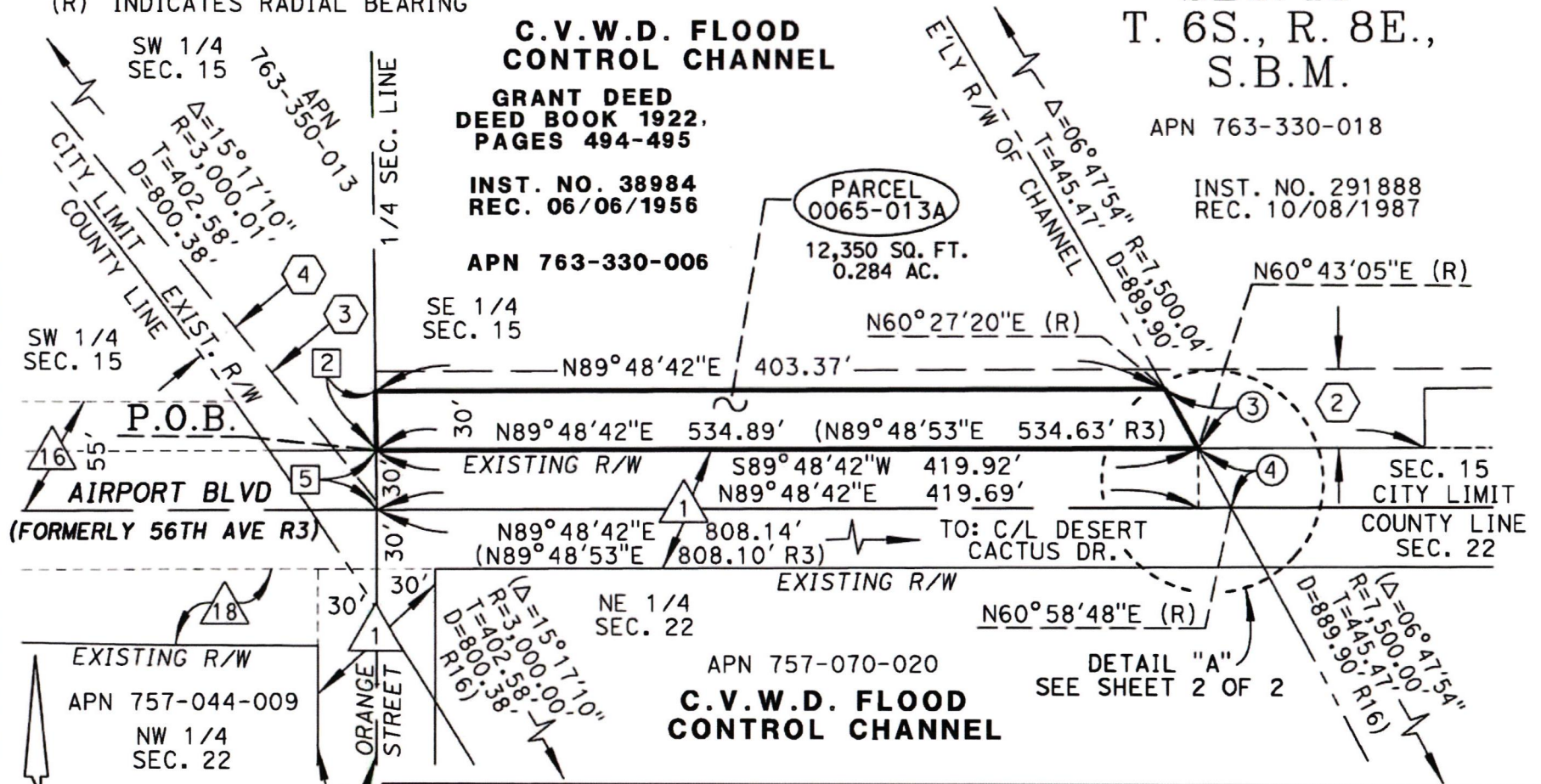
**C.V.W.D. FLOOD CONTROL CHANNEL**

**GRANT DEED**  
**DEED BOOK 1922,**  
**PAGES 494-495**

**INST. NO. 38984**  
**REC. 06/06/1956**

**APN 763-330-006**

PARCEL  
0065-013A  
12,350 SQ. FT.  
0.284 AC.



SW 1/4  
SEC. 15

SE 1/4  
SEC. 15

NE 1/4  
SEC. 22

EXISTING R/W  
APN 757-044-009

NW 1/4  
SEC. 22

APN 757-070-020

**C.V.W.D. FLOOD CONTROL CHANNEL**

DETAIL "A"  
SEE SHEET 2 OF 2

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000020760"

PCL No.: 0065-013A

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

WO No.: C4-0065

PROJECT: AIRPORT BLVD & WHITEWATER RIVER

SCALE: NTS

PREPARED BY: E. DONOSO

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

DATE: SEPT. 2025

APPROVED BY:

DATE: 9/23/25

SHEET 1 OF 2



SEE SHEET 2 FOR  
SURVEY NOTES,  
RIGHT-OF-WAY  
INFORMATION,  
LINE & CURVE DATA

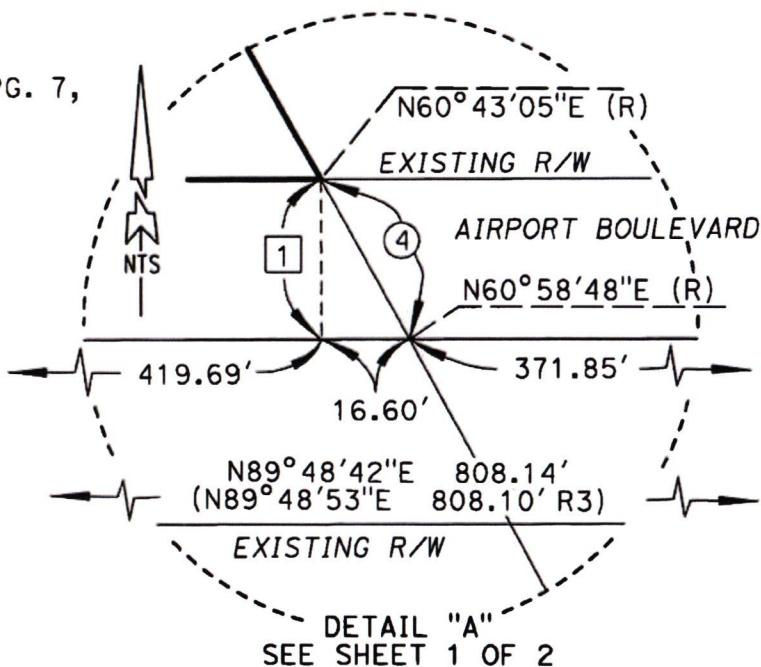
NTS

# EXHIBIT "B"

(0065-013A)

## RIGHT-OF-WAY INFORMATION

- 1 60' R/W PER SUPERVISOR MINUTES BK. 6, PG. 7, REC. 01/09/1901 AND BK. 2454 PG. 65, REC. 04/17/1959, O.R.
- 16 55' DEDICATED & ACCEPTED R/W PER INST. NO. 21880 REC. 02/03/1983
- 18 R/W DEDICATED & ACCEPTED PER DOC# 2013-0095950 REC. 02/26/2013
- 19 R/W DEDICATED PER BK. 1442, PG. 126-129 REC. 02/11/1953, O.R.



## ○ CURVE DATA

- 3 R=7,500.04'  
Δ=00°15'45"  
D=34.38'  
T=17.19'
- 4 R=7,500.04'  
Δ=00°15'43"  
D=34.29'  
T=17.14'

## □ LINE DATA

- 1 N00°11'18"W 30.00'
- 2 N00°37'55"W 30.00'
- 5 N00°37'55"W 30.00'

## EASEMENT INFORMATION

- 2 40' UTILITY EASEMENT, IN FAVOR OF THE COACHELLA VALLEY COUNTY WATER DISTRICT, PER BK. 1721, PGS. 42-44, REC. 04/11/1955, O.R.
- 3 UTILITY EASEMENT, NO WIDTH GIVEN, IN FAVOR OF IMPERIAL IRRIGATION DISTRICT, PER BK. 2108, PGS. 159-161 REC. 06/24/1957, O.R.
- 4 IRRIGATION EASEMENT, IN FAVOR OF CVWD, PER BK. 2607, PGS. 20-22 REC. 12/29/1959, O.R.

## SURVEY NOTES

- R3 - INDICATES RECORD DATA PER CALTRANS R/W MAP NO. 917550/1-13.
- R16 - INDICATES RECORD DATA PER CALTRANS R/W MAP NO. 917581/1-5.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000020760"

PCL No.: 0065-013A

WO No.: C4-0065

SCALE: NTS

PREPARED BY: E.DONOSO

DATE: SEPT. 2025

SHEET 2 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

PROJECT: AIRPORT BLVD & WHITEWATER RIVER

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

APPROVED BY:

DATE: 9/23/25



EXHIBIT "A"  
LEGAL DESCRIPTION  
0065-013B  
TEMPORARY CONSTRUCTION EASEMENT

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES LYING WITHIN THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED DECEMBER 29, 1959, BY INSTRUMENT NUMBER 109981, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 15, ALSO BEING THE INTERSECTION OF THE CENTERLINE OF AIRPORT BOULEVARD (30.00 FOOT NORTHERLY HALF-WIDTH) AND THE CENTERLINE OF ORANGE STREET AS SHOWN ON THE "MAP OF THERMAL TOWNSITE" ON FILE IN BOOK 4, PAGE 78 OF MAPS, EACH AS DESCRIBED BY RESOLUTION OF THE BOARD OF SUPERVISORS, RECORDED APRIL 17, 1959, AS INSTRUMENT NUMBER 32692, IN OFFICIAL RECORD BOOK 2454, PAGE 65 ET SEQ., BOTH OF SAID OFFICIAL RECORDS;

THENCE NORTH 89°48'42" EAST ALONG THE SOUTH LINE OF SAID SECTION 15 AND SAID CENTERLINE OF AIRPORT BOULEVARD, A DISTANCE OF 419.69 FEET;

THENCE LEAVING SAID CENTERLINE AT RIGHT ANGLES, NORTH 00°11'18" WEST, A DISTANCE OF 30.00 FEET TO THE INTERSECTION OF THE EASTERLY LINE OF SAID GRANT DEED AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID AIRPORT BOULEVARD, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 7,500.04' WITH AN INITIAL RADIAL BEARING TO SAID CURVE BEARS NORTH 60°43'05" EAST;

THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°15'45", AN ARC DISTANCE OF 34.38 FEET TO A LINE PARALLEL WITH AND DISTANT 60.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF AIRPORT BOULEVARD, AND THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 89°48'42" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 63.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 7,445.04 FEET AND AN INITIAL RADIAL BEARING TO SAID CURVE BEARS NORTH 60°13'02" EAST, BEING CONCENTRIC WITH AND 55.00 FEET SOUTHWESTERLY OF, AS MEASURED RADIALLY TO, SAID EASTERLY LINE;

THENCE NORTHWESTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 00°31'57", AN ARC DISTANCE OF 69.19 FEET TO A LINE PARALLEL WITH AND DISTANT 120.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF AIRPORT BOULEVARD;

THENCE NORTH 89°48'42" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 63.51 FEET RETURNING TO THE SAID EASTERLY LINE AND THE BEGINNING OF A NON-TANGENT CURVE

EXHIBIT "A"  
LEGAL DESCRIPTION  
0065-013B  
TEMPORARY CONSTRUCTION EASEMENT

CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 7,500.04 FEET AND AN INITIAL RADIAL BEARING TO SAID CURVE BEARS NORTH 59°55'42" EAST;

THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°31'38", AN ARC DISTANCE OF 69.02 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 3,801 SQUARE FEET, OR 0.087 ACRES, MORE OR LESS.

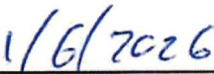
THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000020760 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:



  
\_\_\_\_\_  
CHU MAN KOW, P.L.S. 8930

  
\_\_\_\_\_  
DATED:

# EXHIBIT "B"

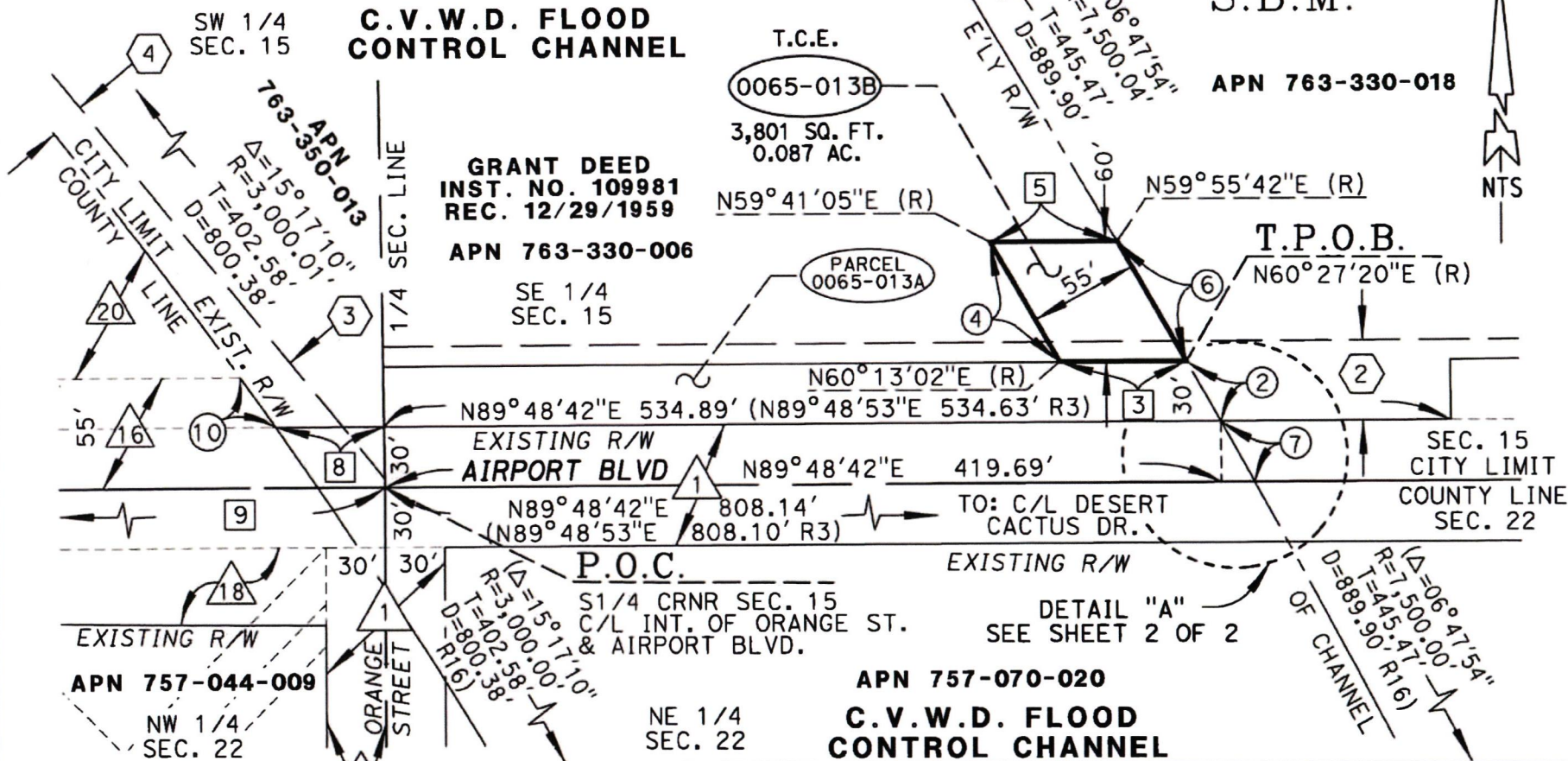
(0065-013B)

T.C.E.

SECTION 15  
T. 6S., R. 8E.,  
S.B.M.

**SURVEYOR'S NOTES**

(R) INDICATES RADIAL BEARING



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000020760"

SEE SHEET 2 FOR SURVEY NOTES, RIGHT-OF-WAY INFORMATION, LINE & CURVE DATA

|              |               |
|--------------|---------------|
| PCL No.:     | 0065-013B     |
| WO No.:      | C4-0065       |
| SCALE:       | NTS           |
| PREPARED BY: | E. DONOSO     |
| DATE:        | JANUARY, 2026 |
| SHEET        | 1 OF 2        |

|  |                    |
|--|--------------------|
| COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION   |                    |
| PROJECT: AIRPORT BLVD & WHITEWATER RIVER   |                    |
| THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION. |                    |
| APPROVED BY:   | <i>[Signature]</i> |
| DATE:  | 1/6/2026           |



# EXHIBIT "B"

(0065-013B)

T.C.E.

## SURVEY NOTES

- R3 - INDICATES RECORD DATA PER CALTRANS R/W MAP NO. 917550/1-13.
- R9 - INDICATES RECORD DATA PER RECORD OF SURVEY, RS 11/30-31.
- R16 - INDICATES RECORD DATA PER CALTRANS R/W MAP NO. 917581/1-5.

## ☐ LINE DATA

- ① N00°11'18"W 30.00'
- ③ S89°48'42"W 63.18'
- ⑤ N89°48'42"E 63.51'
- ⑧ N89°49'04"E 54.54'
- ⑨ N89°49'04"E 612.51'  
(N89°51'30"E 612.51' R9)

## △ RIGHT-OF-WAY INFORMATION

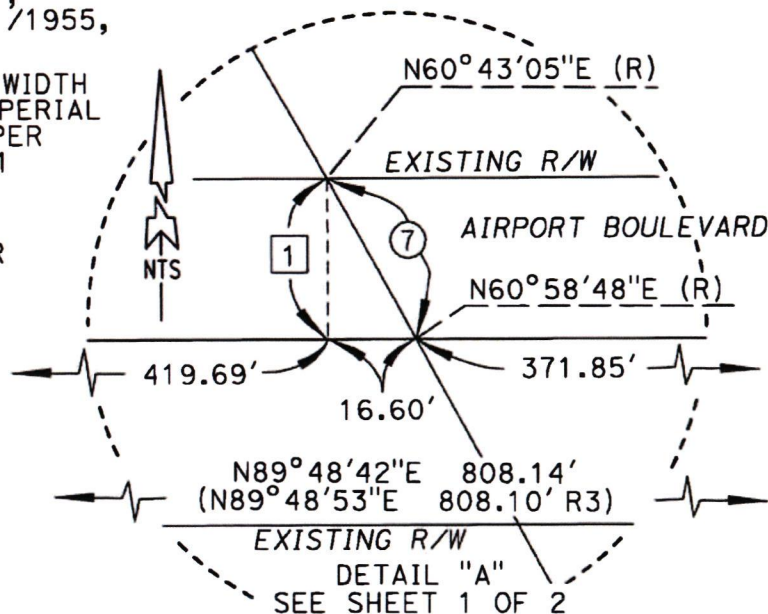
- ① 60' R/W PER SUPERVISOR MINUTES BK. 6, PG. 7, REC. 01/09/1901 O.R. BK. 2454 PG. 65, REC. 04/17/1959
- ①6 55' DEDICATED & ACCEPTED R/W PER INST. NO. 21880 REC. 02/03/1983
- ①8 R/W DEDICATED & ACCEPTED PER DOC# 2013-0095950 REC. 02/26/2013
- ①9 R/W DEDICATED PER BK. 1442, PG. 126-129 REC. 02/11/1953, O.R.
- ②0 R/W DEDICATED & ACCEPTED PER DOC# 2013-0564663, REC. 12/04/2013

## ⬡ EASEMENT INFORMATION

- ② 40' UTILITY EASEMENT, IN FAVOR OF THE COACHELLA VALLEY COUNTY WATER DISTRICT, PER BK. 1721, PGS. 42-44, REC. 04/11/1955, O.R.
- ③ UTILITY EASEMENT, NO WIDTH GIVEN, IN FAVOR OF IMPERIAL IRRIGATION DISTRICT, PER BK. 2108, PGS. 159-161 REC. 06/24/1957, O.R.
- ④ IRRIGATION EASEMENT, IN FAVOR OF CVWD, PER BK. 2607, PGS. 20-22 REC. 12/29/1959, O.R.

## ○ CURVE DATA

- ② R=7,500.04' Δ=00°15'45" D=34.38' T=17.19'
- ⑩ R=3,000.01' Δ=00°35'07" D=30.64' T=15.32'
- ④ R=7,445.04' Δ=00°31'57" D=69.19' T=34.59'
- ⑥ R=7,500.04' Δ=00°31'38" D=69.02' T=34.51'
- ⑦ R=7,500.04' Δ=00°15'43" D=34.29' T=17.14'



|  |  |
|--|--|
| ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000020760" |  |
| PCL No.: 0065-013B   | COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,<br>SURVEY DIVISION  |
| WO No.: C4-0065  | PROJECT: AIRPORT BLVD & WHITEWATER RIVER   |
| SCALE: NTS   | THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION. |
| PREPARED BY: E.DONOSO  | APPROVED BY: <i>[Signature]</i>  |
| DATE: JANUARY, 2026  | DATE: 1/6/2026   |
| SHEET 2 OF 2   |  |



EXHIBIT "A"  
LEGAL DESCRIPTION  
0065-014A

BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 22, ALSO BEING THE INTERSECTION OF THE CENTERLINE OF AIRPORT BOULEVARD (30.00 FOOT SOUTHERLY HALF-WIDTH) AND THE CENTERLINE OF ORANGE STREET (30.00 FOOT EASTERLY HALF-WIDTH) AS SHOWN ON THE "MAP OF THERMAL TOWNSITE" ON FILE IN BOOK 4, PAGE 78 OF MAPS, EACH AS DESCRIBED BY RESOLUTION OF THE BOARD OF SUPERVISORS, RECORDED APRIL 17, 1959, AS INSTRUMENT NUMBER 32692, IN OFFICIAL RECORD BOOK 2454, PAGE 65 ET SEQ., BOTH OF SAID OFFICIAL RECORDS;

THENCE NORTH 89°48'42" EAST ALONG THE NORTH LINE OF SAID SECTION 22 AND SAID CENTERLINE OF AIRPORT BOULEVARD, A DISTANCE OF 30.00 FEET TO THE NORTHERLY PROLONGATION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID ORANGE STREET;

THENCE SOUTH 00°04'31" WEST ALONG SAID NORTHERLY PROLONGATION, A DISTANCE OF 30.00 FEET TO THE NORTHWESTERLY CORNER OF SAID DEED BOOK NUMBER 543, PAGE 256, ET SEQ., BEING THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID AIRPORT BOULEVARD, AND **THE TRUE POINT OF BEGINNING**;

THENCE NORTH 89°48'42" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 60.00 FEET TO A LINE PARALLEL WITH AND DISTANT 90.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 22 AND SAID CENTERLINE OF ORANGE STREET;

THENCE SOUTH 00°04'31" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 85.00 FEET TO A LINE PARALLEL WITH AND DISTANT 115.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES, TO SAID CENTERLINE OF AIRPORT BOULEVARD;

THENCE SOUTH 89°48'42" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 48.77 FEET TO THE SOUTHERLY-MOST CORNER OF SAID DEED BOOK NUMBER 543, PAGE 256, ET SEQ., BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3,000.01 FEET AND AN INITIAL RADIAL BEARING TO SAID CURVE BEARS NORTH 58°06'43" EAST;

THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°24'10", AN ARC DISTANCE OF 21.09 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE;

THENCE NORTH 00°04'31" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 67.10 FEET TO THE **TRUE POINT OF BEGINNING**.


PARCEL CONTAINS 4,999 SQUARE FEET, OR 0.115 ACRES, MORE OR LESS.

EXHIBIT "A"  
LEGAL DESCRIPTION  
0065-014A

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000020760 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:

  
\_\_\_\_\_  
CHU MAN KOW, P.L.S. 8930  
10/7/2025  
\_\_\_\_\_  
DATED:



# EXHIBIT "B"

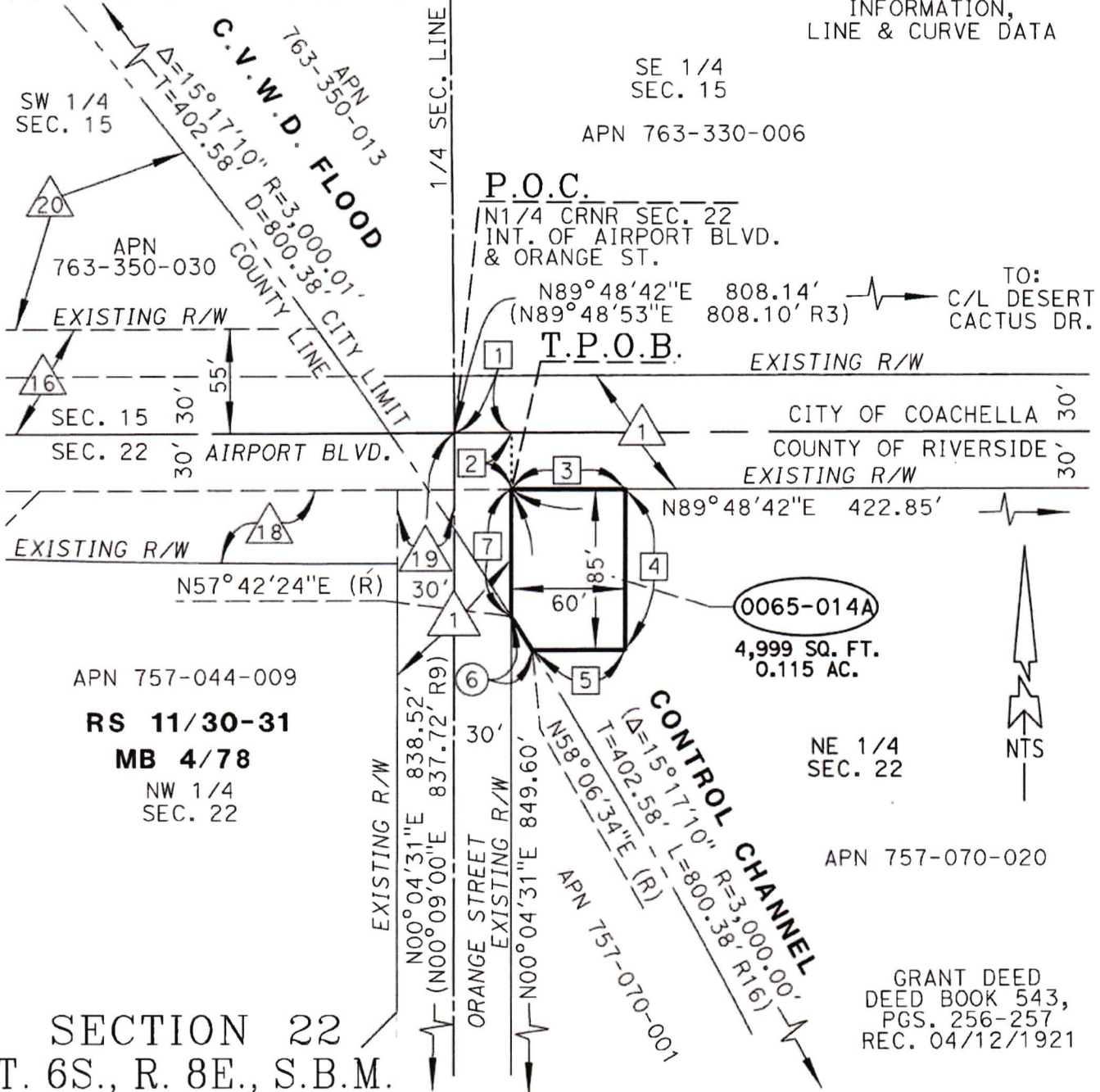
(0065-014A)

TCE

SEE SHEET 2 FOR  
SURVEY NOTES,  
RIGHT-OF-WAY  
INFORMATION,  
LINE & CURVE DATA

SURVEYOR'S NOTES

(R) INDICATES RADIAL BEARING



SECTION 22  
T. 6S., R. 8E., S.B.M.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF " 1.000020760 "

|                        |  |
|------------------------|--|
| PCL No.: 0065-014A     | COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,<br>SURVEY DIVISION  |
| WO No.: C4-0065        | PROJECT: AIRPORT BLVD & WHITEWATER RIVER   |
| SCALE: NTS             | THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION. |
| PREPARED BY: E. DONOSO |  |
| DATE: OCT. 2025        |  |
| SHEET 1 OF 2           | APPROVED BY: <i>[Signature]</i> DATE: 10/7/25  |



# EXHIBIT "B"

(0065-014A)

TCE

## SURVEY NOTES

- R3 - INDICATES RECORD DATA PER CALTRANS R/W MAP NO. 917550/1-13
- R9 - INDICATES RECORD DATA PER RECORD OF SURVEY, RS 11/30-31.
- R16 - INDICATES RECORD DATA PER CALTRANS R/W MAP NO. 917581/1-5.

## RIGHT-OF-WAY INFORMATION



60' R/W PER  
SUPERVISOR MINUTES BK. 6, PG. 7,  
REC. 01/09/1901  
O.R. BK. 2454 PG. 65,  
REC. 04/17/1959



55' DEDICATED & ACCEPTED  
R/W PER INST. NO. 21880  
REC. 02/03/1983



R/W DEDICATED & ACCEPTED  
PER DOC# NO. 2013-0095950  
REC. 02/26/2013



R/W DEDICATED PER  
BK. 1442, PG. 126-129  
REC. 02/11/1953, O.R.



R/W DEDICATED & ACCEPTED  
PER DOC# 2013-0564663,  
REC. 12/04/2013

## □ LINE DATA

- ① N89°48'42"E 30.00'
- ② S00°04'31"W 30.00'
- ③ N89°48'42"E 60.00'
- ④ S00°04'31"W 85.00'
- ⑤ S89°48'42"W 48.77'
- ⑦ N00°04'31"E 67.10'

## ○ CURVE DATA

- ⑥ R=3,000.01'  
Δ=00°24'10"  
D=21.09'  
T=10.54'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000020760"

PCL No.: 0065-014A

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

WO No.: C4-0065

PROJECT: AIRPORT BLVD & WHITEWATER RIVER

SCALE: NTS

PREPARED BY: E.DONOSO

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

DATE: OCT. 2025

APPROVED BY:

DATE: 10/7/25

SHEET 2 OF 2



EXHIBIT "A"  
LEGAL DESCRIPTION  
0065-004B  
TEMPORARY CONSTRUCTION EASEMENT

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY DEED RECORDED APRIL 12, 1921, IN DEED BOOK NUMBER 543, PAGE 256, ET SEQ., OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 22, ALSO BEING THE INTERSECTION OF THE CENTERLINE OF AIRPORT BOULEVARD (30.00 FOOT SOUTHERLY HALF-WIDTH) AND THE CENTERLINE OF ORANGE STREET (30.00 FOOT EASTERLY HALF-WIDTH) AS SHOWN ON THE "MAP OF THERMAL TOWNSITE" ON FILE IN BOOK 4, PAGE 78 OF MAPS, EACH AS DESCRIBED BY RESOLUTION OF THE BOARD OF SUPERVISORS, RECORDED APRIL 17, 1959, AS INSTRUMENT NUMBER 32692, IN OFFICIAL RECORD BOOK 2454, PAGE 65 ET SEQ., BOTH OF SAID OFFICIAL RECORDS;

THENCE NORTH 89°48'42" EAST ALONG THE NORTH LINE OF SAID SECTION 22 AND SAID CENTERLINE OF AIRPORT BOULEVARD, A DISTANCE OF 30.00 FEET TO THE NORTHERLY PROLONGATION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID ORANGE STREET;

THENCE SOUTH 00°04'31" WEST ALONG SAID NORTHERLY PROLONGATION, A DISTANCE OF 30.00 FEET TO THE NORTHWESTERLY CORNER OF SAID DEED BOOK NUMBER 543, PAGE 256, ET SEQ., BEING THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID AIRPORT BOULEVARD;

THENCE NORTH 89°48'42" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 354.45 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING NORTH 89°48'42" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 68.40 FEET TO THE NORTHEASTERLY CORNER OF SAID DEED BOOK NUMBER 543, PAGE 256, ET SEQ., BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 7,500.04 FEET AND AN INITIAL RADIAL BEARING OF NORTH 61°14'29" EAST;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID DEED BOOK NUMBER 543, PAGE 256, ET SEQ. AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°26'03", AN ARC DISTANCE OF 56.82 FEET TO A LINE PARALLEL WITH AND DISTANT 80.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF AIRPORT BOULEVARD;

THENCE SOUTH 89°48'42" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 68.12 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 7,440.04 FEET AND AN INITIAL RADIAL BEARING OF NORTH 61°25'41" EAST, BEING CONCENTRIC WITH AND DISTANT 60.00 FEET SOUTHWESTERLY OF, AS MEASURED RADIALLY TO SAID NORTHEASTERLY LINE;

THENCE NORTHWESTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 00°26'19", AN ARC DISTANCE OF 56.95 FEET TO THE **TRUE POINT OF BEGINNING**.

EXHIBIT "A"  
LEGAL DESCRIPTION  
0065-004B  
TEMPORARY CONSTRUCTION EASEMENT

PARCEL CONTAINS 3,413 SQUARE FEET, OR 0.078 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000020760 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:

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

6/18/2024  
\_\_\_\_\_  
DATED:



# EXHIBIT "B"

(0065-004B)  
TCE

SURVEYOR'S NOTES

(R) INDICATES RADIAL BEARING

SEE SHEET 2 FOR  
SURVEY NOTES,  
RIGHT-OF-WAY INFORMATION,  
LINE & CURVE DATA

## C.V.W.D. FLOOD CONTROL CHANNEL

APN 763-330-006

SE 1/4  
SEC. 15

P.O.C.

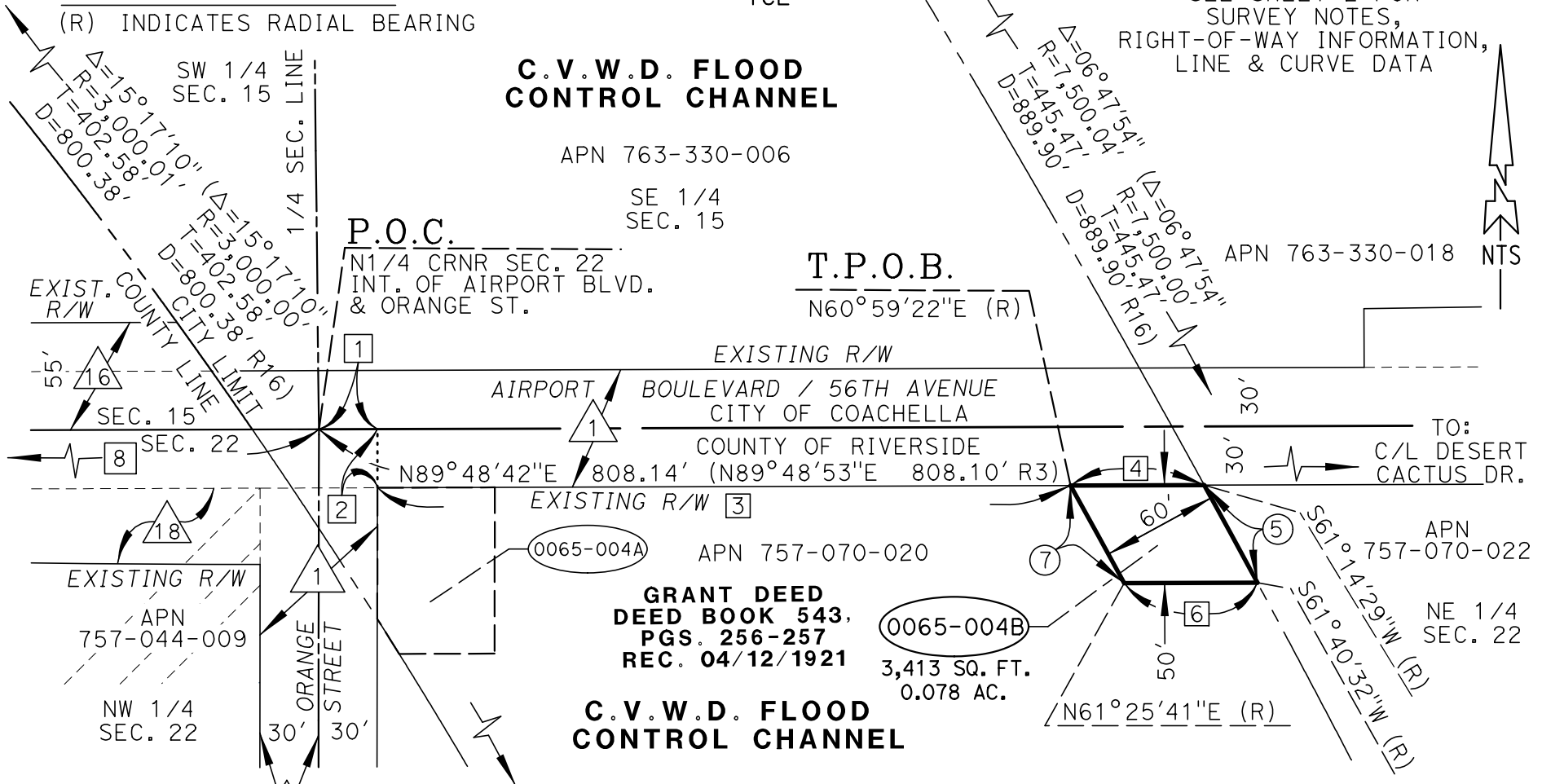
N1/4 CRNR SEC. 22  
INT. OF AIRPORT BLVD.  
& ORANGE ST.

T.P.O.B.

N60°59'22"E (R)

APN 763-330-018

NTS



SECTION 22  
T. 6S., R. 8E.,  
S.B.M.

|  |  |
|--|--|
| ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000020760" |  |
| PCL No.: 0065-004B   | COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,<br>SURVEY DIVISION  |
| WO No.: C4-0065  | PROJECT: AIRPORT BLVD & WHITEWATER RIVER   |
| SCALE: NTS   | THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION. |
| PREPARED BY: E.DONOSO  |  |
| DATE: JUNE 2024  | APPROVED BY: <i>Timothy F. Rayburn</i>   |
| SHEET 1 OF 2   | DATE: 6/18/2024  |



# EXHIBIT "B"

(0065-004B)

TCE

## SURVEY NOTES

- R3 - INDICATES RECORD DATA PER CALTRANS R/W MAP NO. 917550/1-13.
- R9 - INDICATES RECORD DATA PER RECORD OF SURVEY, RS 11/30-31.
- R16 - INDICATES RECORD DATA PER CALTRANS R/W MAP NO. 917581/1-5.

## RIGHT-OF-WAY INFORMATION



60' R/W PER  
SUPERVISOR MINUTES BK. 6, PG. 7,  
REC. 01/09/1901  
O.R. BK. 2454 PG. 65,  
REC. 04/17/1959



55' DEDICATED & ACCEPTED  
R/W PER INST. NO. 21880  
REC. 02/03/1983



R/W DEDICATED & ACCEPTED  
PER DOC# 2013-0095950  
REC. 02/26/2013



R/W DEDICATED PER  
BK. 1442, PG. 126-129  
REC. 02/11/1953, O.R.

### ○ CURVE DATA

⑤ R=7,500.04'  
Δ=00°26'03"  
D=56.82'  
T=28.41'

⑦ R=7,440.04'  
Δ=00°26'19"  
D=56.95'  
T=28.48'

### □ LINE DATA

- ① N89°48'42"E 30.00'
- ② S00°04'31"W 30.00'
- ③ N89°48'42"E 354.45'
- ④ N89°48'42"E 68.40'
- ⑥ S89°48'42"W 68.12'
- ⑧ N89°49'04"E 612.51'  
(N89°51'30"E 612.51' R9)


|  |  |
|--|--|
| ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000020760" |  |
| PCL No.: 0065-004B   | COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,<br>SURVEY DIVISION  |
| WO No.: C4-0065  | PROJECT: AIRPORT BLVD & WHITEWATER RIVER   |
| SCALE: NTS   | THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION. |
| PREPARED BY: E.DONOSO  | APPROVED BY:    |
| DATE: JUNE 2024  | DATE: 6/18/2024  |
| SHEET 2 OF 2   |  |



EXHIBIT "A"  
LEGAL DESCRIPTION  
0065-009E

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED ON DECEMBER 29, 1959, BY INSTRUMENT NUMBER 109981, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHERLY 30.00 FEET OF THE SOUTHERLY 60.00 FEET OF SAID PARCEL.

PARCEL CONTAINS 964 SQUARE FEET, OR 0.022 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES DEPICTED ON EXHIBIT "B" ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000020760 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:



*Chu Man Kow*  
CHU MAN KOW, P.L.S. 8930

1/6/2026  
DATED:

# EXHIBIT "B"

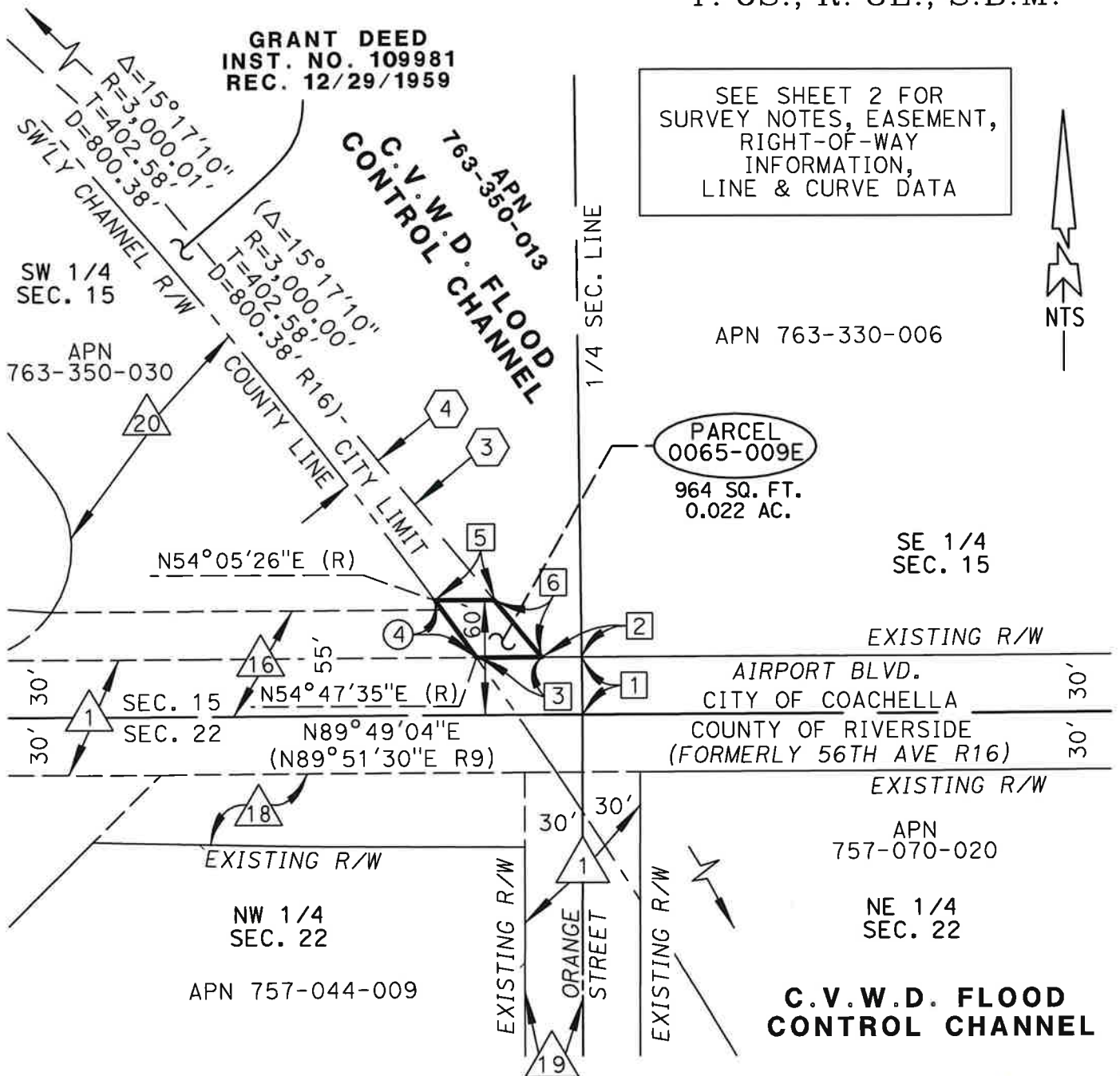
(0065-009E)

## SURVEYOR'S NOTES

(R) INDICATES RADIAL BEARING

### SEC. 15

### T. 6S., R. 8E., S.B.M.



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000020760"

PCL No.: 0065-009E

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

WO No.: C4-0065

PROJECT: AIRPORT BLVD & WHITEWATER RIVER

SCALE: NTS

PREPARED BY: E. DONOSO

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

DATE: JANUARY, 2026

APPROVED BY:

DATE: 1/6/2026

SHEET 1 OF 2



# EXHIBIT "B"

(0065-009E)

## SURVEY NOTES

R9 - INDICATES RECORD DATA PER RECORD OF SURVEY, RS 11/30-31.  
 R16 - INDICATES RECORD DATA PER CALTRANS R/W MAP NO. 917581/1-5.

### RIGHT-OF-WAY INFORMATION

△ 1 60' R/W PER  
 SUPERVISOR MINUTES BK. 6, PG. 7,  
 REC. 01/09/1901  
 AND BK. 2454 PG. 65,  
 REC. 04/17/1959, O.R.

△ 16 55' DEDICATED & ACCEPTED  
 R/W PER INST. NO. 21880  
 REC. 02/03/1983

△ 18 R/W DEDICATED & ACCEPTED PER  
 DOC# 2013-0095950  
 REC. 02/26/2013

△ 19 R/W DEDICATED PER  
 BK. 1442, PG. 126-129  
 REC. 02/11/1953, O.R.

△ 20 "PCL. 0241-031A"  
 R/W DEDICATED & ACCEPTED  
 PER DOC# 2013-0564663,  
 REC. 12/04/2013

### □ LINE DATA

|   |             |        |
|---|-------------|--------|
| 1 | N00°37'55"W | 30.00' |
| 2 | S89°49'04"W | 20.79' |
| 3 | S89°49'04"W | 33.75' |
| 5 | N89°49'04"E | 30.59' |
| 6 | S39°22'53"E | 38.71' |

### ○ CURVE DATA

④ R=3,000.01'  
 Δ=00°42'09"  
 D=36.79'  
 T=18.40'

### EASEMENT INFORMATION

③ UTILITY EASEMENT, NO WIDTH  
 GIVEN, IN FAVOR OF IMPERIAL  
 IRRIGATION DISTRICT, PER  
 BK. 2108, PGS. 159-161  
 REC. 06/24/1957, O.R.

④ IRRIGATION EASEMENT, IN  
 FAVOR OF CVWD, PER  
 BK. 2607, PGS. 20-22  
 REC. 12/29/1959, O.R.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000020760"

PCL No.: 0065-009E

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
 SURVEY DIVISION

WO No.: C4-0065

PROJECT: AIRPORT BLVD & WHITEWATER RIVER

SCALE: NTS

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

PREPARED BY: E.DONOSO

DATE: JANUARY, 2026

APPROVED BY: 

DATE: 1/6/2026

SHEET 2 OF 2



EXHIBIT "A"  
LEGAL DESCRIPTION  
0065-009G  
TEMPORARY CONSTRUCTION EASEMENT

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES LYING WITHIN THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED ON DECEMBER 29, 1959, BY INSTRUMENT NUMBER 109981, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHERLY 15.00 FEET OF THE SOUTHERLY 75.00 FEET OF SAID PARCEL.

PARCEL CONTAINS 448 SQUARE FEET, OR 0.010 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES DEPICTED ON EXHIBIT "B" ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000020760 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:



*Chu Man Kow*

CHU MAN KOW, P.L.S. 8930

*1/6/2006*

DATED:

# EXHIBIT "B"

(0065-009G)

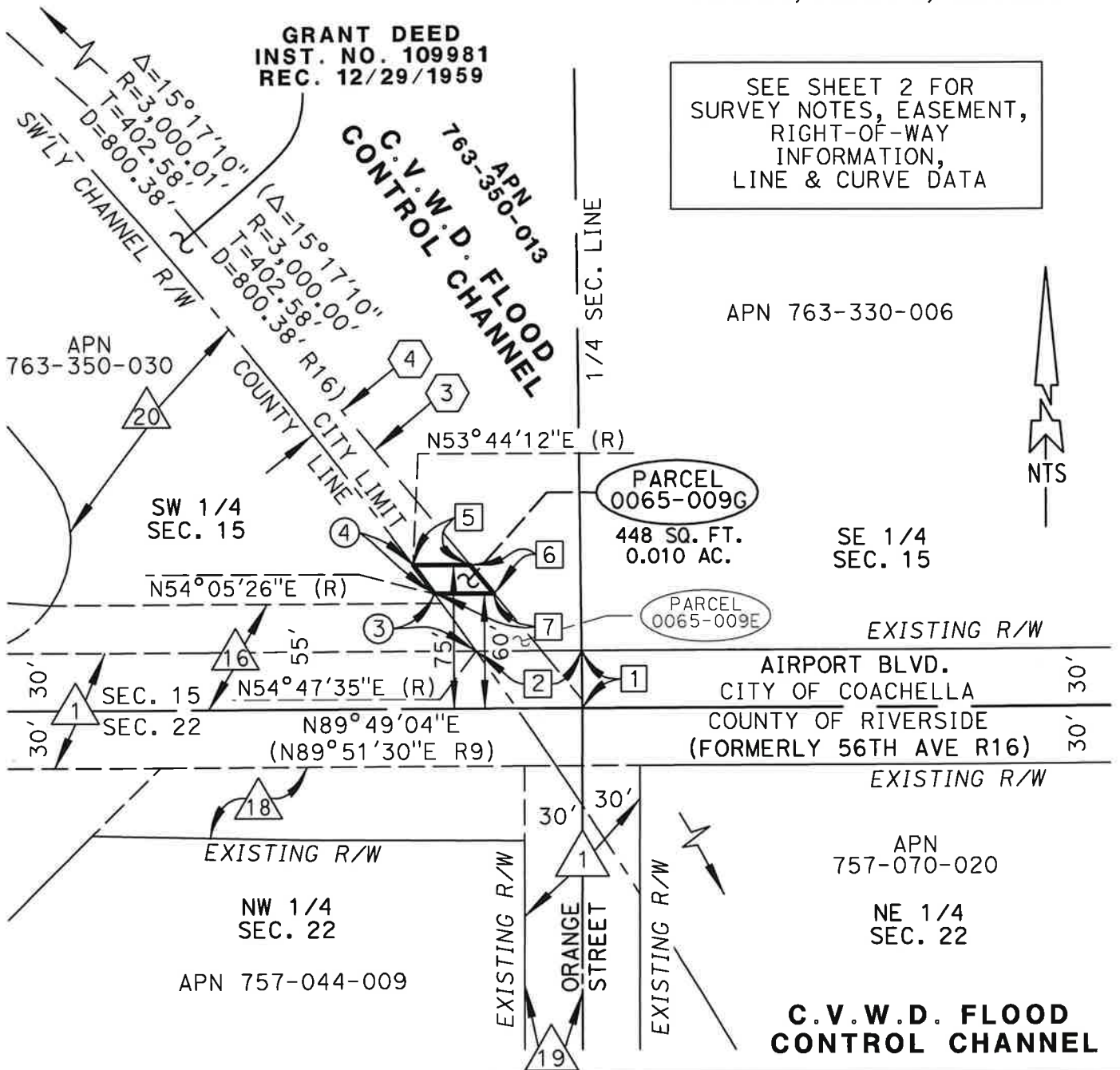
TEMPORARY CONSTRUCTION EASEMENT

SURVEYOR'S NOTES

(R) INDICATES RADIAL BEARING

SEC. 15

T. 6S., R. 8E., S.B.M.



SEE SHEET 2 FOR  
SURVEY NOTES, EASEMENT,  
RIGHT-OF-WAY  
INFORMATION,  
LINE & CURVE DATA

APN 763-330-006



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000020760"

PCL No.: 0065-009G  
WO No.: C4-0065  
SCALE: NTS  
PREPARED BY: E. DONOSO  
DATE: JANUARY, 2026  
SHEET 1 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION  
PROJECT: AIRPORT BLVD & WHITEWATER RIVER  
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

APPROVED BY: *[Signature]* DATE: 1/6/2026



# EXHIBIT "B"

(0065-009G)

## TEMPORARY CONSTRUCTION EASEMENT

### SURVEY NOTES

R9 - INDICATES RECORD DATA PER RECORD OF SURVEY, RS 11/30-31.

R16 - INDICATES RECORD DATA PER CALTRANS R/W MAP NO. 917581/1-5.

### RIGHT-OF-WAY INFORMATION



60' R/W PER  
SUPERVISOR MINUTES BK. 6, PG. 7,  
REC. 01/09/1901  
AND BK. 2454 PG. 65,  
REC. 04/17/1959, O.R.



55' DEDICATED & ACCEPTED  
R/W PER INST. NO. 21880  
REC. 02/03/1983



R/W DEDICATED & ACCEPTED PER  
DOC# 2013-0095950  
REC. 02/26/2013



R/W DEDICATED PER  
BK. 1442, PG. 126-129  
REC. 02/11/1953, O.R.



"PCL. 0241-031A"  
R/W DEDICATED & ACCEPTED  
PER DOC# 2013-0564663,  
REC. 12/04/2013

### LINE DATA

|   |             |        |
|---|-------------|--------|
| 1 | N00°37'55"W | 30.00' |
| 2 | S89°49'04"W | 54.54' |
| 5 | N89°49'04"E | 29.21' |
| 6 | S39°22'53"E | 19.36' |
| 7 | S89°49'04"W | 30.59' |

### CURVE DATA

- ③ R=3,000.01'  
Δ=00°42'09"  
D=36.79'  
T=18.40'
- ④ R=3,000.01'  
Δ=00°21'14"  
D=18.52'  
T=9.26'

### EASEMENT INFORMATION



UTILITY EASEMENT, NO WIDTH  
GIVEN, IN FAVOR OF IMPERIAL  
IRRIGATION DISTRICT, PER  
BK. 2108, PGS. 159-161  
REC. 06/24/1957, O.R.



IRRIGATION EASEMENT, IN  
FAVOR OF CVWD, PER  
BK. 2607, PGS. 20-22  
REC. 12/29/1959, O.R.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000020760"

PCL No.: 0065-009G

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

WO No.: C4-0065

PROJECT: AIRPORT BLVD & WHITEWATER RIVER

SCALE: NTS

PREPARED BY: E.DONOSO

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

DATE: JANUARY, 2026

APPROVED BY: 

DATE: 1/6/2026

SHEET 2 OF 2



EXHIBIT "A"  
LEGAL DESCRIPTION  
0065-009H  
TEMPORARY CONSTRUCTION EASEMENT

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES LYING WITHIN THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED ON DECEMBER 29, 1959, BY INSTRUMENT NUMBER 109981, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 15, ALSO BEING THE INTERSECTION OF THE CENTERLINE OF AIRPORT BOULEVARD (FORMERLY 56<sup>TH</sup> AVENUE 30.00 FOOT NORTHERLY HALF-WIDTH) AND THE CENTERLINE OF ORANGE STREET (30.00 FOOT WESTERLY HALF-WIDTH) AS SHOWN ON THE "RECORD OF SURVEY OF THE TOWN OF THERMAL", FILED IN BOOK 11, PAGES 30 AND 31, OFFICIAL RECORDS OF SAID COUNTY;

THENCE SOUTH 89°49'04" WEST ALONG SAID CENTERLINE OF AIRPORT BOULEVARD, A DISTANCE OF 34.02 FEET TO A POINT OF THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 15 AND THE SOUTHWESTERLY LINE OF SAID INSTRUMENT NUMBER 109981, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3,000.01 FEET, A RADIAL BEARING TO SAID POINT BEARS NORTH 55°29'23" EAST;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 03°15'27", AN ARC DISTANCE OF 170.57 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°31'41", AN ARC DISTANCE OF 80.00 FEET;

THENCE NORTH 51°05'11" EAST, A DISTANCE OF 18.20 FEET, TO THE NORTHEASTERLY LINE OF SAID INSTRUMENT NUMBER 109981;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE, SOUTH 39°22'53" EAST, A DISTANCE OF 80.00 FEET

THENCE SOUTH 51°05'11" WEST, A DISTANCE OF 19.39 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 1,489 SQUARE FEET, OR 0.034 ACRES, MORE OR LESS.

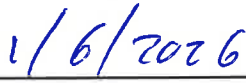
THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000020760 TO OBTAIN GROUND DISTANCE.

EXHIBIT "A"  
LEGAL DESCRIPTION  
0065-009H  
TEMPORARY CONSTRUCTION EASEMENT

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

PREPARED UNDER MY SUPERVISION:

  
\_\_\_\_\_  
CHU MAN KOW, P.L.S. 8930

  
\_\_\_\_\_  
DATED:



# EXHIBIT "B"

(0065-009H)

TEMPORARY CONSTRUCTION EASEMENT

SECTION 15  
T. 6S., R. 8E., S.B.M.

SEE SHEET 2 FOR  
SURVEY NOTES, EASEMENT,  
RIGHT-OF-WAY  
INFORMATION,  
LINE & CURVE DATA

SURVEYOR'S NOTES

(R) INDICATES RADIAL BEARING

**C.V.W.D. FLOOD  
CONTROL CHANNEL**

**GRANT DEED  
INST. NO. 109981  
REC. 12/29/1959**

APN  
**763-350-013**

PARCEL  
**0065-009H**

1,489 SQ. FT.  
0.034 AC.

SE 1/4  
SEC. 15

APN  
763-330-006

**P.O.C.**

S1/4 CRNR SEC. 15  
C/L INTR. OF  
ORANGE ST.  
& AIRPORT BLVD.

PARCEL  
**0065-009G**

PARCEL  
**0065-009E**

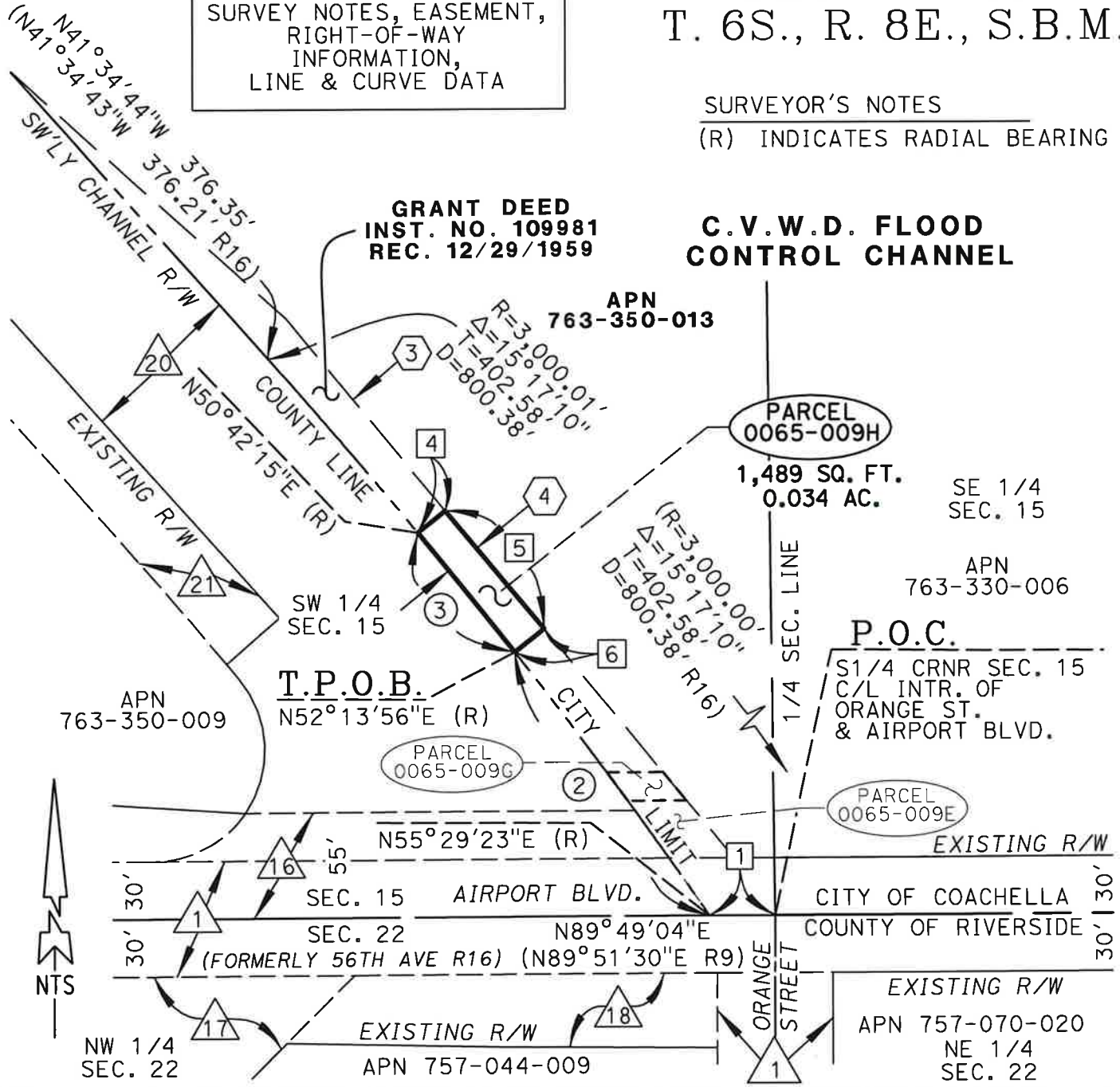
EXISTING R/W

CITY OF COACHELLA  
COUNTY OF RIVERSIDE

EXISTING R/W  
APN 757-070-020  
NE 1/4  
SEC. 22

APN  
763-350-009

**T.P.O.B.**  
N52°13'56"E (R)



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000020760"

PCL No.: 0065-009H

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

WO No.: C4-0065

PROJECT: AIRPORT BLVD & WHITEWATER RIVER

SCALE: NTS

PREPARED BY: E. DONOSO

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

DATE: JANUARY, 2026

APPROVED BY:

DATE: 1/6/2026

SHEET 1 OF 2



# EXHIBIT "B"

(0065-009H)

## TEMPORARY CONSTRUCTION EASEMENT

### SURVEY NOTES

R9 - INDICATES RECORD DATA PER RECORD OF SURVEY, RS 11/30-31.  
R16 - INDICATES RECORD DATA PER CALTRANS R/W MAP NO. 917581/1-5.

### RIGHT-OF-WAY INFORMATION



60' R/W PER  
SUPERVISOR MINUTES BK. 6, PG. 7,  
REC. 01/09/1901  
O.R. BK. 2454 PG. 65,  
REC. 04/17/1959



55' DEDICATED & ACCEPTED  
R/W PER INST. NO. 21880  
REC. 02/03/1983



R/W DEDICATED AND ACCEPTED  
PER INST. NO. 2012-0617330,  
REC. 12/18/2012



R/W DEDICATED & ACCEPTED  
PER DOC# 2013-0095950  
REC. 02/26/2013



"PCL. 0241-031A"  
R/W DEDICATED & ACCEPTED  
PER DOC# 2013-0564663,  
REC. 12/04/2013



R/W VACATED PER INST.  
NO. 2014-0387197,  
REC. 10/10/2014

### LINE DATA

|   |             |        |
|---|-------------|--------|
| 1 | S89°49'04"W | 34.02' |
| 4 | N51°05'11"E | 18.20' |
| 5 | S39°22'53"E | 80.00' |
| 6 | S51°05'11"W | 19.39' |

### CURVE DATA

|   |   |
|---|---|
| 2 | R=3,000.01'<br>Δ=03°15'27"<br>D=170.57'<br>T=85.31' |
| 3 | R=3,000.01'<br>Δ=01°31'41"<br>D=80.00'<br>T=40.00'  |

### EASEMENT INFORMATION



UTILITY EASEMENT, NO WIDTH  
GIVEN, IN FAVOR OF IMPERIAL  
IRRIGATION DISTRICT, PER  
BK. 2108, PGS. 159-161  
REC. 06/24/1957, O.R.



IRRIGATION EASEMENT, IN  
FAVOR OF CVWD, PER  
BK. 2607, PGS. 20-22  
REC. 12/29/1959, O.R.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000020760"

PCL No.: 0065-009H

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

WO No.: C4-0065

PROJECT: AIRPORT BLVD & WHITEWATER RIVER

SCALE: NTS

PREPARED BY: E.DONOSO

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

DATE: JANUARY, 2026

APPROVED BY: 

DATE: 1/6/2026

SHEET 2 OF 2



EXHIBIT "A"  
LEGAL DESCRIPTION  
0065-012A

BEING A PORTION OF THAT CERTAIN PARCEL F OF LAND DESCRIBED BY DEED RECORDED ON OCTOBER 6, 1923, IN DEED BOOK 591, PAGES 223 THROUGH 228, INCLUSIVE, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHERLY 30.00 FEET OF THE SOUTHERLY 60.00 FEET OF SAID PARCEL F, LYING WITHIN SAID SOUTHEAST ONE-QUARTER OF SOUTHWEST ONE-QUARTER OF SECTION 15.


PARCEL CONTAINS 987 SQUARE FEET, OR 0.023 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES DEPICTED ON EXHIBIT "B" ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000020760 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:

  
\_\_\_\_\_  
CHU MAN KOW, P.L.S. 8930

  
\_\_\_\_\_  
DATED:



# EXHIBIT "B"

(0065-012A)

**SURVEYOR'S NOTES**

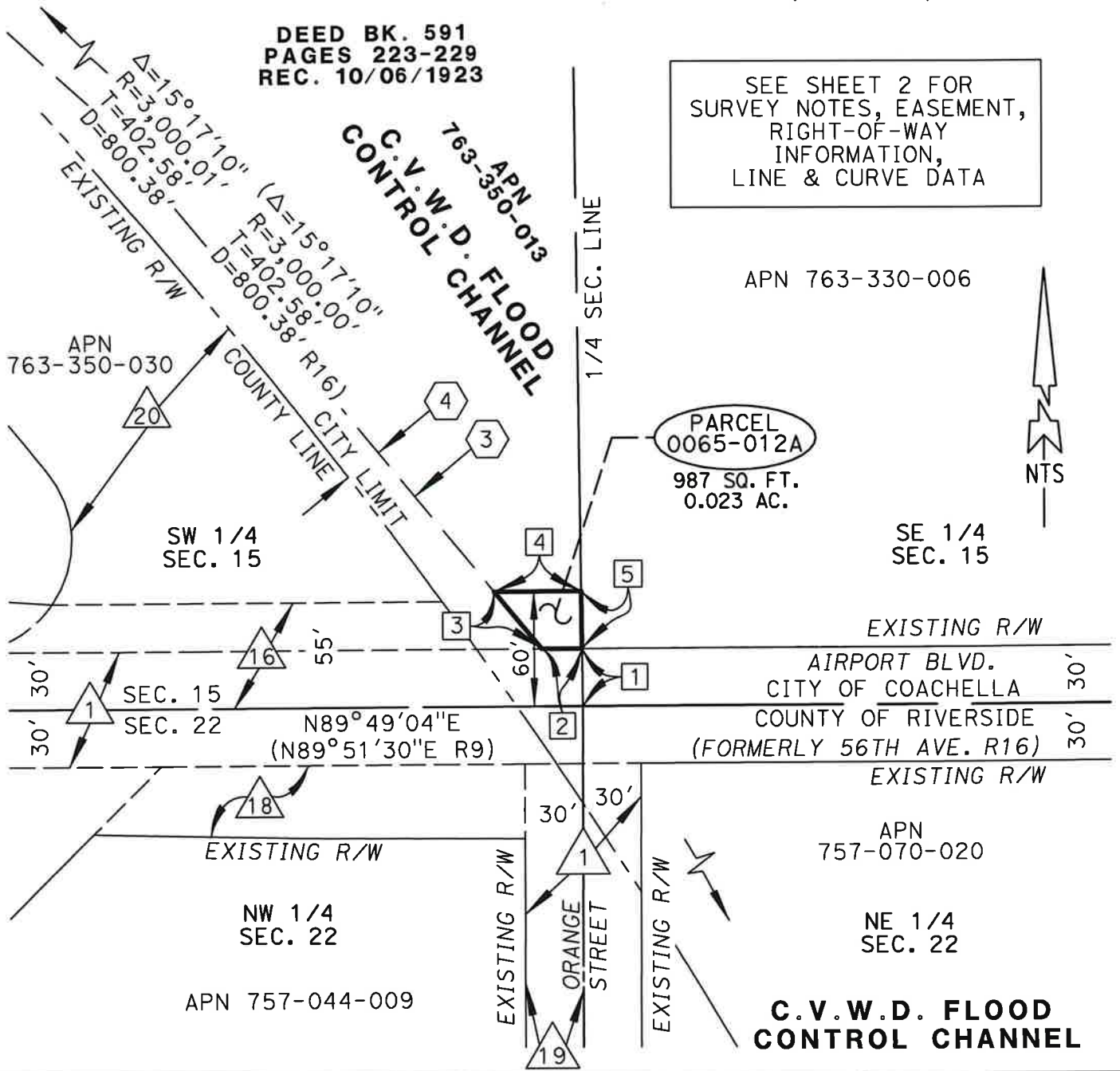
(R) INDICATES RADIAL BEARING

**SEC. 15**

**T. 6S., R. 8E., S.B.M.**

**DEED BK. 591  
PAGES 223-229  
REC. 10/06/1923**

SEE SHEET 2 FOR  
SURVEY NOTES, EASEMENT,  
RIGHT-OF-WAY  
INFORMATION,  
LINE & CURVE DATA



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000020760"

PCL No.: 0065-012A  
 WO No.: C4-0065  
 SCALE: NTS  
 PREPARED BY: E. DONOSO  
 DATE: JANUARY, 2026  
 SHEET 1 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
 SURVEY DIVISION  
 PROJECT: AIRPORT BLVD & WHITEWATER RIVER  
 THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.  
 APPROVED BY: *[Signature]* DATE: 1/6/2026








# EXHIBIT "B"

(0065-012A)

## SURVEY NOTES

R9 - INDICATES RECORD DATA PER RECORD OF SURVEY, RS 11/30-31.  
 R16 - INDICATES RECORD DATA PER CALTRANS R/W MAP NO. 917581/1-5.



### RIGHT-OF-WAY INFORMATION

- 
 60' R/W PER  
 SUPERVISOR MINUTES BK. 6, PG. 7,  
 REC. 01/09/1901  
 AND BK. 2454 PG. 65,  
 REC. 04/17/1959, O.R.
  
- 
 55' DEDICATED & ACCEPTED  
 R/W PER INST. NO. 21880  
 REC. 02/03/1983
  
- 
 R/W DEDICATED & ACCEPTED PER  
 DOC# 2013-0095950  
 REC. 02/26/2013
  
- 
 R/W DEDICATED PER  
 BK. 1442, PG. 126-129  
 REC. 02/11/1953, O.R.
  
- 
 "PCL. 0241-031A"  
 R/W DEDICATED & ACCEPTED  
 PER DOC# 2013-0564663,  
 REC. 12/04/2013

### LINE DATA

- 1 N00°37'55"W 30.00'
- 2 S89°49'04"W 20.79'
- 3 N39°22'53"W 38.71'
- 4 N89°49'04"E 45.02'
- 5 S00°37'55"E 30.00'

### EASEMENT INFORMATION

- 
 UTILITY EASEMENT, NO WIDTH  
 GIVEN, IN FAVOR OF IMPERIAL  
 IRRIGATION DISTRICT, PER  
 BK. 2108, PGS. 159-161  
 REC. 06/24/1957, O.R.
  
- 
 IRRIGATION EASEMENT, IN  
 FAVOR OF CVWD, PER  
 BK. 2607, PGS. 20-22  
 REC. 12/29/1959, O.R.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000020760"

PCL No.: 0065-012A

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

WO No.: C4-0065

PROJECT: AIRPORT BLVD & WHITEWATER RIVER

SCALE: NTS

PREPARED BY: E.DONOSO

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

DATE: JANUARY, 2026

APPROVED BY: 

DATE: 1/6/2026

SHEET 2 OF 2



EXHIBIT "A"  
LEGAL DESCRIPTION  
0065-012B  
TEMPORARY CONSTRUCTION EASEMENT

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES LYING WITHIN THAT CERTAIN PARCEL F OF LAND DESCRIBED BY DEED RECORDED ON OCTOBER 6, 1923, IN DEED BOOK 591, PAGES 223 THROUGH 228, INCLUSIVE, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHERLY 15.00 FEET OF THE SOUTHERLY 75.00 FEET OF SAID PARCEL F, LYING WITHIN SAID SOUTHEAST ONE-QUARTER OF SOUTHWEST ONE-QUARTER OF SECTION 15.


PARCEL CONTAINS 766 SQUARE FEET, OR 0.018 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES DEPICTED ON EXHIBIT "B" ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000020760 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:

  
\_\_\_\_\_  
CHU MAN KOW, P.L.S. 8930

  
\_\_\_\_\_  
DATED:



# EXHIBIT "B"

(0065-012B)

## TEMPORARY CONSTRUCTION EASEMENT

SURVEYOR'S NOTES

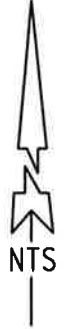
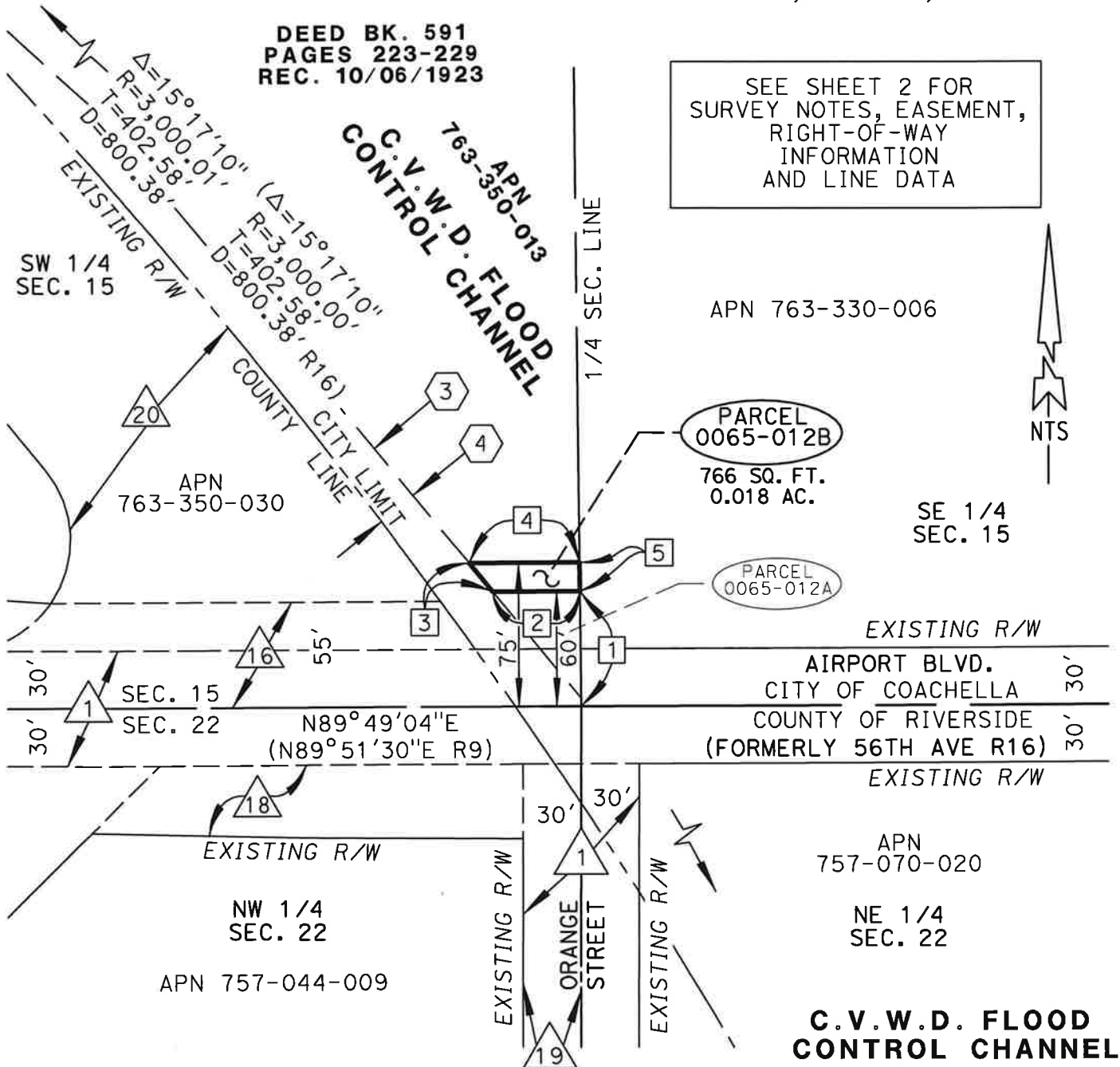
(R) INDICATES RADIAL BEARING

SEC. 15

T. 6S., R. 8E., S.B.M.

DEED BK. 591  
PAGES 223-229  
REC. 10/06/1923

SEE SHEET 2 FOR  
SURVEY NOTES, EASEMENT,  
RIGHT-OF-WAY  
INFORMATION  
AND LINE DATA



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000020760"

|              |               |
|--------------|---------------|
| PCL No.:     | 0065-012B     |
| WO No.:      | C4-0065       |
| SCALE:       | NTS           |
| PREPARED BY: | E. DONOSO     |
| DATE:        | JANUARY, 2026 |
| SHEET 1 OF 2 |               |

|  |                    |
|--|--------------------|
| COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,<br>SURVEY DIVISION  |                    |
| PROJECT: AIRPORT BLVD & WHITEWATER RIVER   |                    |
| THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION. |                    |
| APPROVED BY:   | <i>[Signature]</i> |
| DATE:  | 1/6/2026           |



# EXHIBIT "B"

(0065-012B)  
TEMPORARY CONSTRUCTION EASEMENT

SURVEY NOTES

R9 - INDICATES RECORD DATA PER RECORD OF SURVEY, RS 11/30-31.  
R16 - INDICATES RECORD DATA PER CALTRANS R/W MAP NO. 917581/1-5.

RIGHT-OF-WAY INFORMATION

LINE DATA

△ 1 60' R/W PER  
SUPERVISOR MINUTES BK. 6, PG. 7,  
REC. 01/09/1901  
AND BK. 2454 PG. 65,  
REC. 04/17/1959, O.R.

|   |             |        |
|---|-------------|--------|
| 1 | N00°37'55"W | 60.00' |
| 2 | S89°49'04"W | 45.02' |
| 3 | N39°22'53"W | 19.36' |
| 4 | N89°49'04"E | 57.13' |
| 5 | S00°37'55"E | 15.00' |

△ 16 55' DEDICATED & ACCEPTED  
R/W PER INST. NO. 21880  
REC. 02/03/1983

△ 18 R/W DEDICATED & ACCEPTED PER  
DOC# 2013-0095950  
REC. 02/26/2013

△ 19 R/W DEDICATED PER  
BK. 1442, PG. 126-129  
REC. 02/11/1953, O.R.

△ 20 "PCL. 0241-031A"  
R/W DEDICATED & ACCEPTED  
PER DOC# 2013-0564663,  
REC. 12/04/2013

EASEMENT INFORMATION

⬡ 3 UTILITY EASEMENT, NO WIDTH  
GIVEN, IN FAVOR OF IMPERIAL  
IRRIGATION DISTRICT, PER  
BK. 2108, PGS. 159-161  
REC. 06/24/1957, O.R.

⬡ 4 IRRIGATION EASEMENT, IN  
FAVOR OF CVWD, PER  
BK. 2607, PGS. 20-22  
REC. 12/29/1959, O.R.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000020760"

PCL No.: 0065-012B

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

WO No.: C4-0065

PROJECT: AIRPORT BLVD & WHITEWATER RIVER

SCALE: NTS

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

PREPARED BY: E.DONOSO

DATE: JANUARY, 2026

APPROVED BY: 

DATE: 1/6/2026

SHEET 2 OF 2



EXHIBIT "A"  
LEGAL DESCRIPTION  
0065-012C  
TEMPORARY CONSTRUCTION EASEMENT

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES LYING WITHIN THAT CERTAIN PARCEL F OF LAND DESCRIBED BY DEED RECORDED ON OCTOBER 6, 1923, IN DEED BOOK 591, PAGES 223 THROUGH 228, INCLUSIVE, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 15, ALSO BEING THE INTERSECTION OF THE CENTERLINE OF AIRPORT BOULEVARD (FORMERLY 56<sup>TH</sup> AVENUE 30.00 FOOT NORTHERLY HALF-WIDTH) AND THE CENTERLINE OF ORANGE STREET (30.00 FOOT WESTERLY HALF-WIDTH) AS SHOWN ON THE "RECORD OF SURVEY OF THE TOWN OF THERMAL", FILED IN BOOK 11, PAGES 30 AND 31, OFFICIAL RECORDS OF SAID COUNTY;

THENCE NORTH 00°37'55" WEST ALONG THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 30.00 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID AIRPORT BOULEVARD;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 89°49'04" WEST, A DISTANCE OF 20.79 FEET TO THE NORTHEASTERLY LINE OF A PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED ON DECEMBER 29, 1959, BY INSTRUMENT NUMBER 109981, OFFICIAL RECORDS OF SAID COUNTY;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE, NORTH 39°22'53" WEST, A DISTANCE OF 155.20 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE, NORTH 39°22'53" WEST, A DISTANCE OF 80.00 FEET;

THENCE LEAVING SAID NORTHEASTERLY LINE NORTH 51°05'11" EAST, A DISTANCE OF 31.80 FEET;

THENCE SOUTH 38°31'54" EAST, A DISTANCE OF 80.00 FEET;

THENCE SOUTH 51°05'11" WEST, A DISTANCE OF 30.61 FEET, TO SAID NORTHEASTERLY LINE AND THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 2,496 SQUARE FEET, OR 0.057 ACRES, MORE OR LESS.

EXHIBIT "A"  
LEGAL DESCRIPTION  
0065-012C  
TEMPORARY CONSTRUCTION EASEMENT

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000020760 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:

  
\_\_\_\_\_  
CHU MAN KOW, P.L.S. 8930

*1/6/2026*  
\_\_\_\_\_  
DATED:



# EXHIBIT "B"

(0065-012C)

TEMPORARY CONSTRUCTION EASEMENT

SECTION 15  
T. 6S., R. 8E., S.B.M.

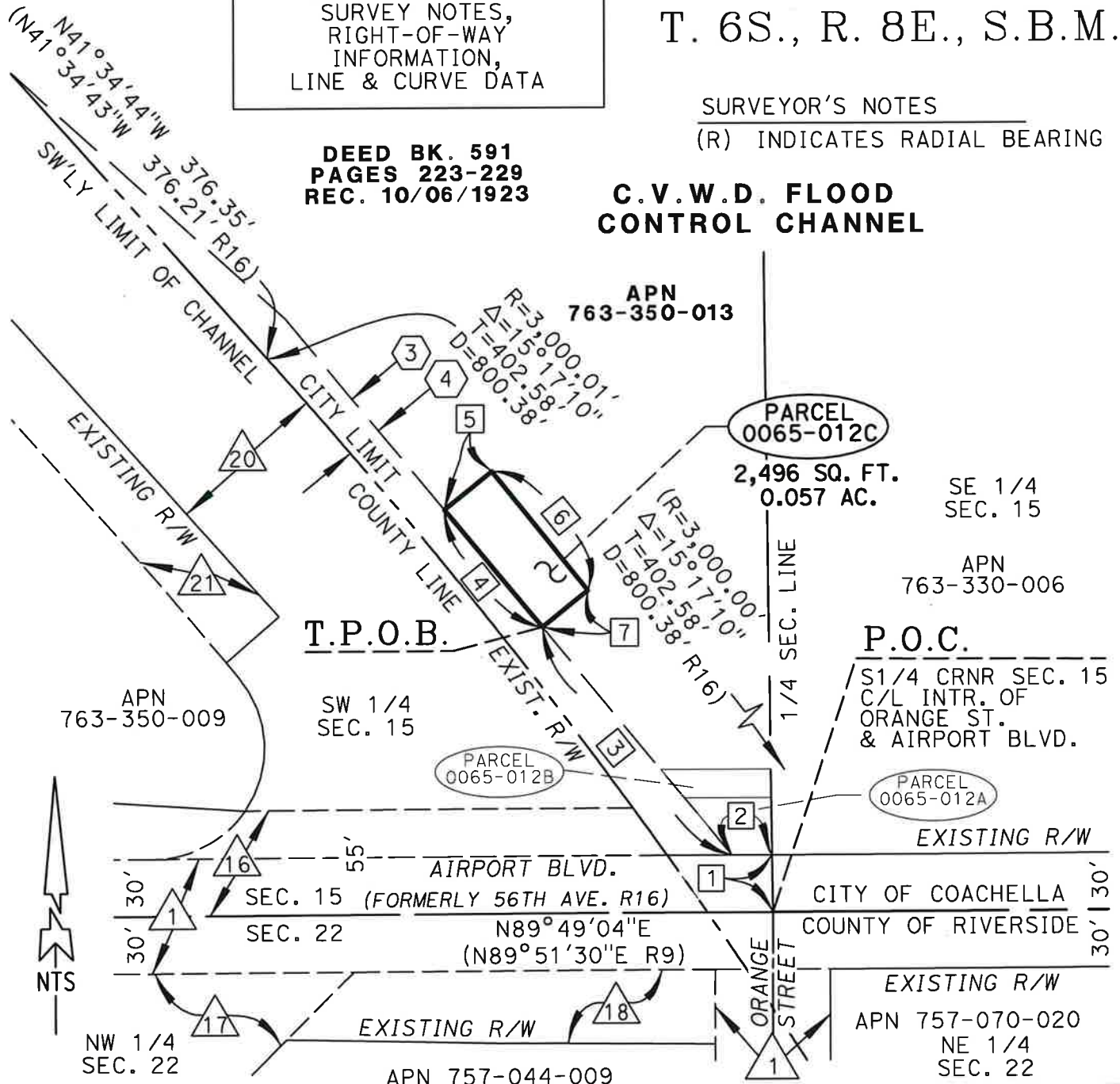
SEE SHEET 2 FOR  
SURVEY NOTES,  
RIGHT-OF-WAY  
INFORMATION,  
LINE & CURVE DATA

SURVEYOR'S NOTES

(R) INDICATES RADIAL BEARING

DEED BK. 591  
PAGES 223-229  
REC. 10/06/1923

C.V.W.D. FLOOD  
CONTROL CHANNEL



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000020760"

PCL No.: 0065-012C

WO No.: C4-0065

SCALE: NTS

PREPARED BY: E. DONOSO

DATE: JANUARY, 2026

SHEET 1 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

PROJECT: AIRPORT BLVD & WHITEWATER RIVER

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

APPROVED BY:

*[Signature]*

DATE: 1/6/2026



# EXHIBIT "B"

(0065-012C)  
TEMPORARY CONSTRUCTION EASEMENT

SURVEY NOTES

R9 - INDICATES RECORD DATA PER RECORD OF SURVEY, RS 11/30-31.  
R16 - INDICATES RECORD DATA PER CALTRANS R/W MAP NO. 917581/1-5.

RIGHT-OF-WAY INFORMATION

- △ 1 60' R/W PER SUPERVISOR MINUTES BK. 6, PG. 7, REC. 01/09/1901  
O.R. BK. 2454 PG. 65, REC. 04/17/1959
- △ 16 55' DEDICATED & ACCEPTED R/W PER INST. NO. 21880 REC. 02/03/1983
- △ 17 R/W DEDICATED AND ACCEPTED PER INST. NO. 2012-0617330, REC. 12/18/2012
- △ 18 R/W DEDICATED & ACCEPTED PER DOC# 2013-0095950 REC. 02/26/2013
- △ 20 "PCL. 0241-031A" R/W DEDICATED & ACCEPTED PER DOC# 2013-0564663, REC. 12/04/2013
- △ 21 R/W VACATED PER INST. NO. 2014-0387197, REC. 10/10/2014

LINE DATA

- 1 N00°37'55"W 30.00'
- 2 S89°49'04"W 20.79'
- 3 N39°22'53"W 155.20'
- 4 N39°22'53"W 80.00'
- 5 N51°05'11"E 31.80'
- 6 S38°31'54"E 80.00'
- 7 S51°05'11"W 30.61'

EASEMENT INFORMATION

- 3 UTILITY EASEMENT, NO WIDTH GIVEN, IN FAVOR OF IMPERIAL IRRIGATION DISTRICT, PER BK. 2108, PGS. 159-161 REC. 06/24/1957, O.R.
- 4 IRRIGATION EASEMENT, IN FAVOR OF CVWD, PER BK. 2607, PGS. 20-22 REC. 12/29/1959, O.R.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000020760"

PCL No.: 0065-012C

WO No.: C4-0065

SCALE: NTS

PREPARED BY: E.DONOSO

DATE: JANUARY, 2026

SHEET 2 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

PROJECT: AIRPORT BLVD & WHITEWATER RIVER

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

APPROVED BY: 

DATE: 1/6/2026



EXHIBIT "A"  
LEGAL DESCRIPTION  
0065-013A

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED JUNE 6, 1956, BY INSTRUMENT NUMBER 38984, ALSO IN BOOK OF DEED 1922, PAGES 494 THROUGH 495, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHERLY 30.00 FEET OF THE SOUTHERLY 60.00 FEET OF SAID PARCEL, BOUNDED ON THE EASTERLY BY THE WESTERLY LINE OF INSTRUMENT 291888, RECORDED ON OCTOBER 8, 1987, OFFICIAL RECORDS OF SAID COUNTY.

PARCEL CONTAINS 12,350 SQUARE FEET, OR 0.284 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000020760 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:



CHU MAN KOW, P.L.S. 8930

9/23/2005

DATED:



# EXHIBIT "B"

(0065-013A)

## SURVEYOR'S NOTES

(R) INDICATES RADIAL BEARING

SEC. 15  
T. 6S., R. 8E.,  
S.B.M.

APN 763-330-018

INST. NO. 291888  
REC. 10/08/1987

### C.V.W.D. FLOOD CONTROL CHANNEL

GRANT DEED  
DEED BOOK 1922,  
PAGES 494-495

INST. NO. 38984  
REC. 06/06/1956

APN 763-330-006

PARCEL  
0065-013A  
12,350 SQ. FT.  
0.284 AC.

SE 1/4  
SEC. 15

N60°27'20"E (R)

N89°48'42"E 403.37'

N60°43'05"E (R)

SW 1/4  
SEC. 15

N89°48'42"E 534.89' (N89°48'53"E 534.63' R3)

P.O.B.

EXISTING R/W  
S89°48'42"W 419.92'  
N89°48'42"E 419.69'

SEC. 15  
CITY LIMIT  
COUNTY LINE  
SEC. 22

AIRPORT BLVD  
(FORMERLY 56TH AVE R3)

N89°48'42"E 808.14' (N89°48'53"E 808.10' R3) TO: C/L DESERT CACTUS DR.

EXISTING R/W

N60°58'48"E (R)

NE 1/4  
SEC. 22

APN 757-070-020

### C.V.W.D. FLOOD CONTROL CHANNEL

DETAIL "A"  
SEE SHEET 2 OF 2

EXISTING R/W  
APN 757-044-009  
NW 1/4  
SEC. 22

ORANGE STREET

$\Delta=15^{\circ}17'10"$   
 $T=3,000.01'$   
 $D=800.38'$   
 $R=16'$

$\Delta=06^{\circ}47'54"$   
 $T=445.47'$   
 $D=889.90'$   
 $R=16'$

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000020760"

PCL No.: 0065-013A

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

WO No.: C4-0065

PROJECT: AIRPORT BLVD & WHITEWATER RIVER

SCALE: NTS

PREPARED BY: E. DONOSO

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

DATE: SEPT. 2025

APPROVED BY:

DATE: 9/23/25

SHEET 1 OF 2



SEE SHEET 2 FOR  
SURVEY NOTES,  
RIGHT-OF-WAY  
INFORMATION,  
LINE & CURVE DATA

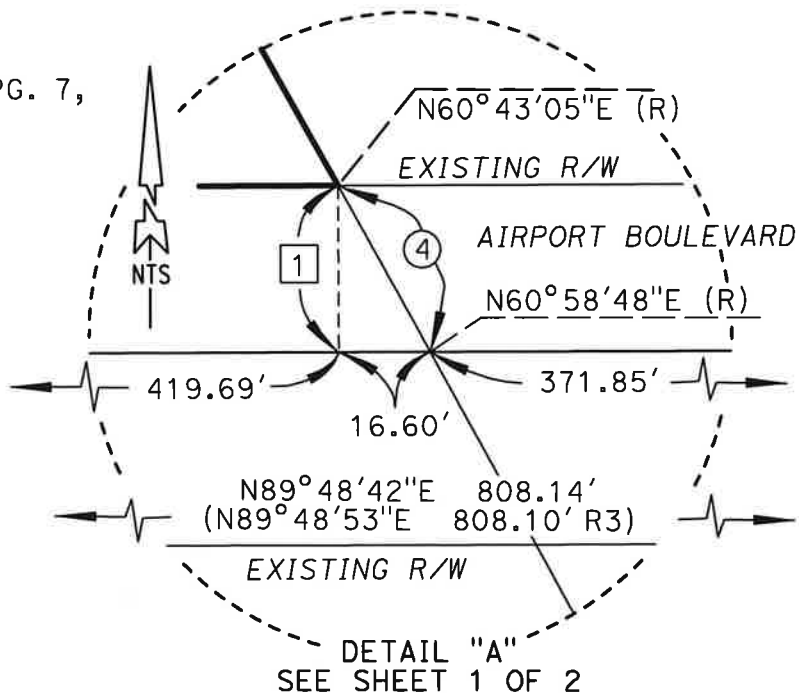
NTS

# EXHIBIT "B"

(0065-013A)

## RIGHT-OF-WAY INFORMATION

- ① 60' R/W PER SUPERVISOR MINUTES BK. 6, PG. 7, REC. 01/09/1901 AND BK. 2454 PG. 65, REC. 04/17/1959, O.R.
- ①⑥ 55' DEDICATED & ACCEPTED R/W PER INST. NO. 21880 REC. 02/03/1983
- ①⑧ R/W DEDICATED & ACCEPTED PER DOC# 2013-0095950 REC. 02/26/2013
- ①⑨ R/W DEDICATED PER BK. 1442, PG. 126-129 REC. 02/11/1953, O.R.



## ○ CURVE DATA

- ③ R=7,500.04'  
Δ=00°15'45"  
D=34.38'  
T=17.19'
- ④ R=7,500.04'  
Δ=00°15'43"  
D=34.29'  
T=17.14'

## EASEMENT INFORMATION

- ② 40' UTILITY EASEMENT, IN FAVOR OF THE COACHELLA VALLEY COUNTY WATER DISTRICT, PER BK. 1721, PGS. 42-44, REC. 04/11/1955, O.R.
- ③ UTILITY EASEMENT, NO WIDTH GIVEN, IN FAVOR OF IMPERIAL IRRIGATION DISTRICT, PER BK. 2108, PGS. 159-161 REC. 06/24/1957, O.R.
- ④ IRRIGATION EASEMENT, IN FAVOR OF CVWD, PER BK. 2607, PGS. 20-22 REC. 12/29/1959, O.R.

## □ LINE DATA

- ① N00°11'18"W 30.00'
- ② N00°37'55"W 30.00'
- ⑤ N00°37'55"W 30.00'

## SURVEY NOTES

- R3 - INDICATES RECORD DATA PER CALTRANS R/W MAP NO. 917550/1-13.
- R16 - INDICATES RECORD DATA PER CALTRANS R/W MAP NO. 917581/1-5.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000020760"

PCL No.: 0065-013A

WO No.: C4-0065

SCALE: NTS

PREPARED BY: E.DONOSO

DATE: SEPT. 2025

SHEET 2 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

PROJECT: AIRPORT BLVD & WHITEWATER RIVER

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

APPROVED BY:

DATE: 9/23/25



EXHIBIT "A"  
LEGAL DESCRIPTION  
0065-013B  
TEMPORARY CONSTRUCTION EASEMENT

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES LYING WITHIN THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED DECEMBER 29, 1959, BY INSTRUMENT NUMBER 109981, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 15, ALSO BEING THE INTERSECTION OF THE CENTERLINE OF AIRPORT BOULEVARD (30.00 FOOT NORTHERLY HALF-WIDTH) AND THE CENTERLINE OF ORANGE STREET AS SHOWN ON THE "MAP OF THERMAL TOWNSITE" ON FILE IN BOOK 4, PAGE 78 OF MAPS, EACH AS DESCRIBED BY RESOLUTION OF THE BOARD OF SUPERVISORS, RECORDED APRIL 17, 1959, AS INSTRUMENT NUMBER 32692, IN OFFICIAL RECORD BOOK 2454, PAGE 65 ET SEQ., BOTH OF SAID OFFICIAL RECORDS;

THENCE NORTH 89°48'42" EAST ALONG THE SOUTH LINE OF SAID SECTION 15 AND SAID CENTERLINE OF AIRPORT BOULEVARD, A DISTANCE OF 419.69 FEET;

THENCE LEAVING SAID CENTERLINE AT RIGHT ANGLES, NORTH 00°11'18" WEST, A DISTANCE OF 30.00 FEET TO THE INTERSECTION OF THE EASTERLY LINE OF SAID GRANT DEED AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID AIRPORT BOULEVARD, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 7,500.04' WITH AN INITIAL RADIAL BEARING TO SAID CURVE BEARS NORTH 60°43'05" EAST;

THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°15'45", AN ARC DISTANCE OF 34.38 FEET TO A LINE PARALLEL WITH AND DISTANT 60.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF AIRPORT BOULEVARD, AND THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 89°48'42" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 63.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 7,445.04 FEET AND AN INITIAL RADIAL BEARING TO SAID CURVE BEARS NORTH 60°13'02" EAST, BEING CONCENTRIC WITH AND 55.00 FEET SOUTHWESTERLY OF, AS MEASURED RADIALLY TO, SAID EASTERLY LINE;

THENCE NORTHWESTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 00°31'57", AN ARC DISTANCE OF 69.19 FEET TO A LINE PARALLEL WITH AND DISTANT 120.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF AIRPORT BOULEVARD;

THENCE NORTH 89°48'42" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 63.51 FEET RETURNING TO THE SAID EASTERLY LINE AND THE BEGINNING OF A NON-TANGENT CURVE

EXHIBIT "A"  
LEGAL DESCRIPTION  
0065-013B  
TEMPORARY CONSTRUCTION EASEMENT

CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 7,500.04 FEET AND AN INITIAL RADIAL BEARING TO SAID CURVE BEARS NORTH 59°55'42" EAST;

THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°31'38", AN ARC DISTANCE OF 69.02 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 3,801 SQUARE FEET, OR 0.087 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000020760 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:



*Chu Man Kow*  
CHU MAN KOW, P.L.S. 8930

1/6/2026  
DATED:

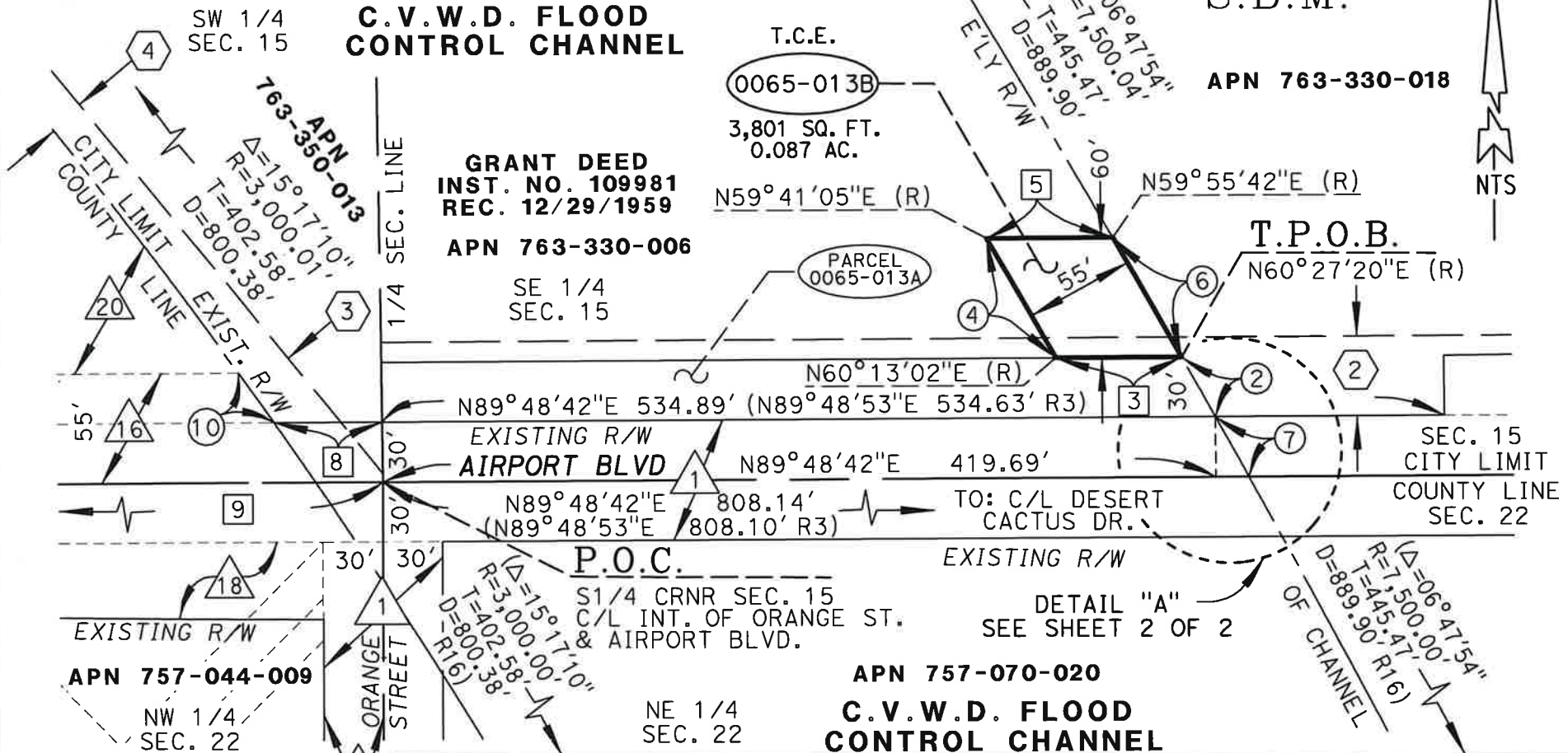
# EXHIBIT "B"

(0065-013B)  
T.C.E.

SECTION 15  
T. 6S., R. 8E.,  
S.B.M.

**SURVEYOR'S NOTES**

(R) INDICATES RADIAL BEARING



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000020760"

|                       |  |
|-----------------------|--|
| PCL No.: 0065-013B    | COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,<br>SURVEY DIVISION  |
| WO No.: C4-0065       | PROJECT: AIRPORT BLVD & WHITEWATER RIVER   |
| SCALE: NTS            | THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION. |
| PREPARED BY: E.DONOSO |  |
| DATE: JANUARY, 2026   | APPROVED BY: <i>[Signature]</i>  |
| SHEET 1 OF 2          | DATE: 1/6/2026   |



SEE SHEET 2 FOR  
SURVEY NOTES,  
RIGHT-OF-WAY  
INFORMATION,  
LINE & CURVE DATA

# EXHIBIT "B"

(0065-013B)

T.C.E.

## SURVEY NOTES

R3 - INDICATES RECORD DATA PER CALTRANS R/W MAP NO. 917550/1-13.  
 R9 - INDICATES RECORD DATA PER RECORD OF SURVEY, RS 11/30-31.  
 R16 - INDICATES RECORD DATA PER CALTRANS R/W MAP NO. 917581/1-5.

## ☐ LINE DATA

- ① N00°11'18"W 30.00'
- ③ S89°48'42"W 63.18'
- ⑤ N89°48'42"E 63.51'
- ⑧ N89°49'04"E 54.54'
- ⑨ N89°49'04"E 612.51'  
(N89°51'30"E 612.51' R9)

## △ RIGHT-OF-WAY INFORMATION

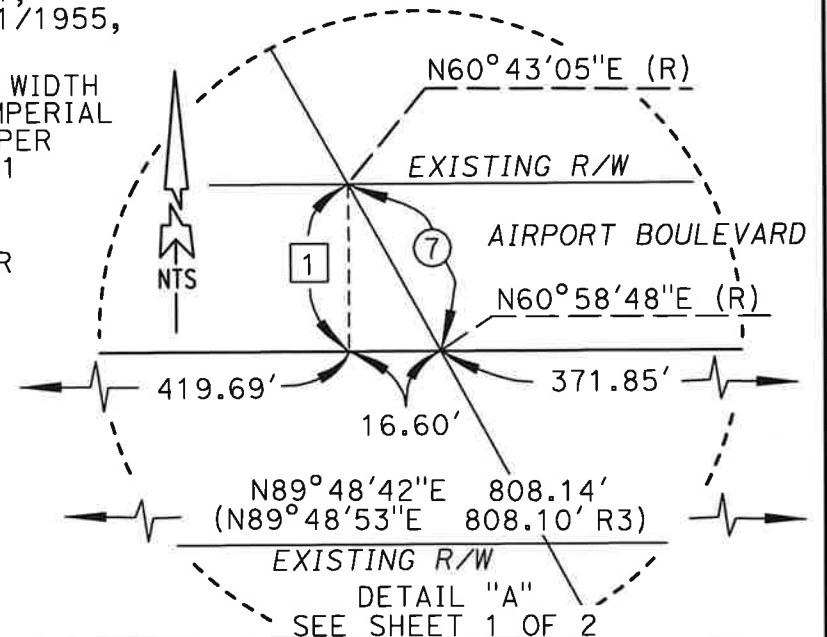
- ① 60' R/W PER SUPERVISOR MINUTES BK. 6, PG. 7, REC. 01/09/1901 O.R. BK. 2454 PG. 65, REC. 04/17/1959
- ①6 55' DEDICATED & ACCEPTED R/W PER INST. NO. 21880 REC. 02/03/1983
- ①8 R/W DEDICATED & ACCEPTED PER DOC# 2013-0095950 REC. 02/26/2013
- ①9 R/W DEDICATED PER BK. 1442, PG. 126-129 REC. 02/11/1953, O.R.
- ②0 R/W DEDICATED & ACCEPTED PER DOC# 2013-0564663, REC. 12/04/2013

## ⬡ EASEMENT INFORMATION

- ② 40' UTILITY EASEMENT, IN FAVOR OF THE COACHELLA VALLEY COUNTY WATER DISTRICT, PER BK. 1721, PGS. 42-44, REC. 04/11/1955, O.R.
- ③ UTILITY EASEMENT, NO WIDTH GIVEN, IN FAVOR OF IMPERIAL IRRIGATION DISTRICT, PER BK. 2108, PGS. 159-161 REC. 06/24/1957, O.R.
- ④ IRRIGATION EASEMENT, IN FAVOR OF CVWD, PER BK. 2607, PGS. 20-22 REC. 12/29/1959, O.R.

## ○ CURVE DATA

- ② R=7,500.04'  
Δ=00°15'45"  
D=34.38'  
T=17.19'
- ④ R=7,445.04'  
Δ=00°31'57"  
D=69.19'  
T=34.59'
- ⑥ R=7,500.04'  
Δ=00°31'38"  
D=69.02'  
T=34.51'
- ⑦ R=7,500.04'  
Δ=00°15'43"  
D=34.29'  
T=17.14'
- ⑩ R=3,000.01'  
Δ=00°35'07"  
D=30.64'  
T=15.32'



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000020760"

|                       |  |
|-----------------------|--|
| PCL No.: 0065-013B    | COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,<br>SURVEY DIVISION  |
| WO No.: C4-0065       | PROJECT: AIRPORT BLVD & WHITEWATER RIVER   |
| SCALE: NTS            | THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION. |
| PREPARED BY: E.DONOSO | APPROVED BY: <i>[Signature]</i>  |
| DATE: JANUARY, 2026   | DATE: 1/6/2026   |
| SHEET 2 OF 2          |  |



EXHIBIT "A"  
LEGAL DESCRIPTION  
0065-014A

BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 22, ALSO BEING THE INTERSECTION OF THE CENTERLINE OF AIRPORT BOULEVARD (30.00 FOOT SOUTHERLY HALF-WIDTH) AND THE CENTERLINE OF ORANGE STREET (30.00 FOOT EASTERLY HALF-WIDTH) AS SHOWN ON THE "MAP OF THERMAL TOWNSITE" ON FILE IN BOOK 4, PAGE 78 OF MAPS, EACH AS DESCRIBED BY RESOLUTION OF THE BOARD OF SUPERVISORS, RECORDED APRIL 17, 1959, AS INSTRUMENT NUMBER 32692, IN OFFICIAL RECORD BOOK 2454, PAGE 65 ET SEQ., BOTH OF SAID OFFICIAL RECORDS;

THENCE NORTH 89°48'42" EAST ALONG THE NORTH LINE OF SAID SECTION 22 AND SAID CENTERLINE OF AIRPORT BOULEVARD, A DISTANCE OF 30.00 FEET TO THE NORTHERLY PROLONGATION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID ORANGE STREET;

THENCE SOUTH 00°04'31" WEST ALONG SAID NORTHERLY PROLONGATION, A DISTANCE OF 30.00 FEET TO THE NORTHWESTERLY CORNER OF SAID DEED BOOK NUMBER 543, PAGE 256, ET SEQ., BEING THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID AIRPORT BOULEVARD, AND **THE TRUE POINT OF BEGINNING**;

THENCE NORTH 89°48'42" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 60.00 FEET TO A LINE PARALLEL WITH AND DISTANT 90.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 22 AND SAID CENTERLINE OF ORANGE STREET;

THENCE SOUTH 00°04'31" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 85.00 FEET TO A LINE PARALLEL WITH AND DISTANT 115.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES, TO SAID CENTERLINE OF AIRPORT BOULEVARD;

THENCE SOUTH 89°48'42" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 48.77 FEET TO THE SOUTHERLY-MOST CORNER OF SAID DEED BOOK NUMBER 543, PAGE 256, ET SEQ., BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3,000.01 FEET AND AN INITIAL RADIAL BEARING TO SAID CURVE BEARS NORTH 58°06'43" EAST;

THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°24'10", AN ARC DISTANCE OF 21.09 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE;

THENCE NORTH 00°04'31" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 67.10 FEET TO THE **TRUE POINT OF BEGINNING**.


PARCEL CONTAINS 4,999 SQUARE FEET, OR 0.115 ACRES, MORE OR LESS.

EXHIBIT "A"  
LEGAL DESCRIPTION  
0065-014A

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000020760 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:

  
\_\_\_\_\_  
CHU MAN KOW, P.L.S. 8930  
*10/7/2025*  
\_\_\_\_\_  
DATED:



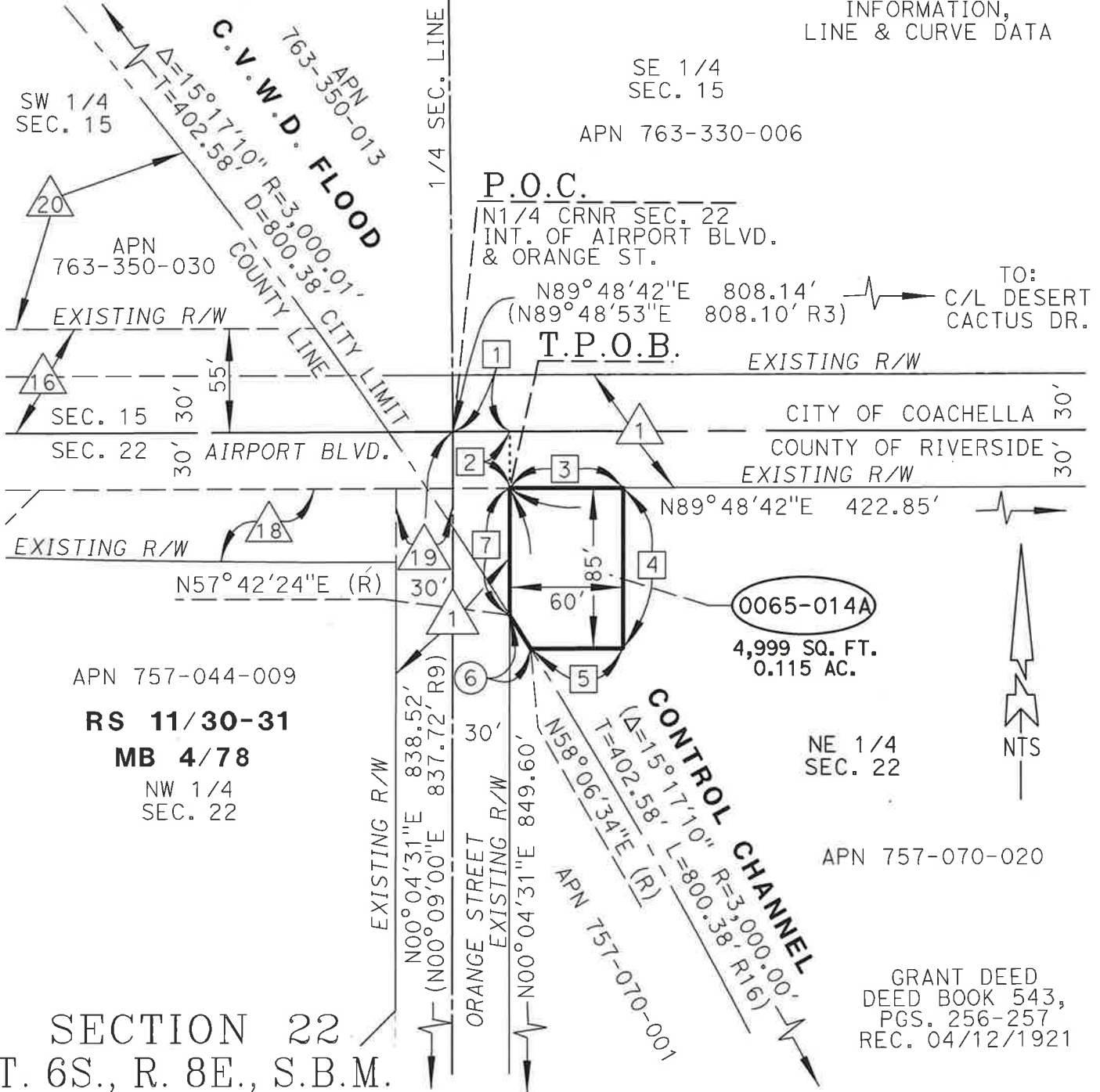
# EXHIBIT "B"

(0065-014A)

SEE SHEET 2 FOR  
SURVEY NOTES,  
RIGHT-OF-WAY  
INFORMATION,  
LINE & CURVE DATA

## SURVEYOR'S NOTES

(R) INDICATES RADIAL BEARING



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF " 1.000020760 "

|                        |  |
|------------------------|--|
| PCL No.: 0065-014A     | COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,<br>SURVEY DIVISION  |
| WO No.: C4-0065        | PROJECT: AIRPORT BLVD & WHITEWATER RIVER   |
| SCALE: NTS             | THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION. |
| PREPARED BY: E. DONOSO | APPROVED BY: <i>[Signature]</i>  |
| DATE: OCT. 2025        | DATE: 10/7/25  |
| SHEET 1 OF 2           |  |



# EXHIBIT "B"

(0065-014A)

TCE

## SURVEY NOTES

R3 - INDICATES RECORD DATA PER CALTRANS R/W MAP NO. 917550/1-13  
R9 - INDICATES RECORD DATA PER RECORD OF SURVEY, RS 11/30-31.  
R16 - INDICATES RECORD DATA PER CALTRANS R/W MAP NO. 917581/1-5.

## RIGHT-OF-WAY INFORMATION



60' R/W PER  
SUPERVISOR MINUTES BK. 6, PG. 7,  
REC. 01/09/1901  
O.R. BK. 2454 PG. 65,  
REC. 04/17/1959



55' DEDICATED & ACCEPTED  
R/W PER INST. NO. 21880  
REC. 02/03/1983



R/W DEDICATED & ACCEPTED  
PER DOC# NO. 2013-0095950  
REC. 02/26/2013



R/W DEDICATED PER  
BK. 1442, PG. 126-129  
REC. 02/11/1953, O.R.



R/W DEDICATED & ACCEPTED  
PER DOC# 2013-0564663,  
REC. 12/04/2013

## LINE DATA

|   |             |        |
|---|-------------|--------|
| ① | N89°48'42"E | 30.00' |
| ② | S00°04'31"W | 30.00' |
| ③ | N89°48'42"E | 60.00' |
| ④ | S00°04'31"W | 85.00' |
| ⑤ | S89°48'42"W | 48.77' |
| ⑦ | N00°04'31"E | 67.10' |

## CURVE DATA

⑥ R=3,000.01'  
Δ=00°24'10"  
D=21.09'  
T=10.54'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000020760"

PCL No.: 0065-014A

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

WO No.: C4-0065

PROJECT: AIRPORT BLVD & WHITEWATER RIVER

SCALE: NTS

PREPARED BY: E.DONOSO

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

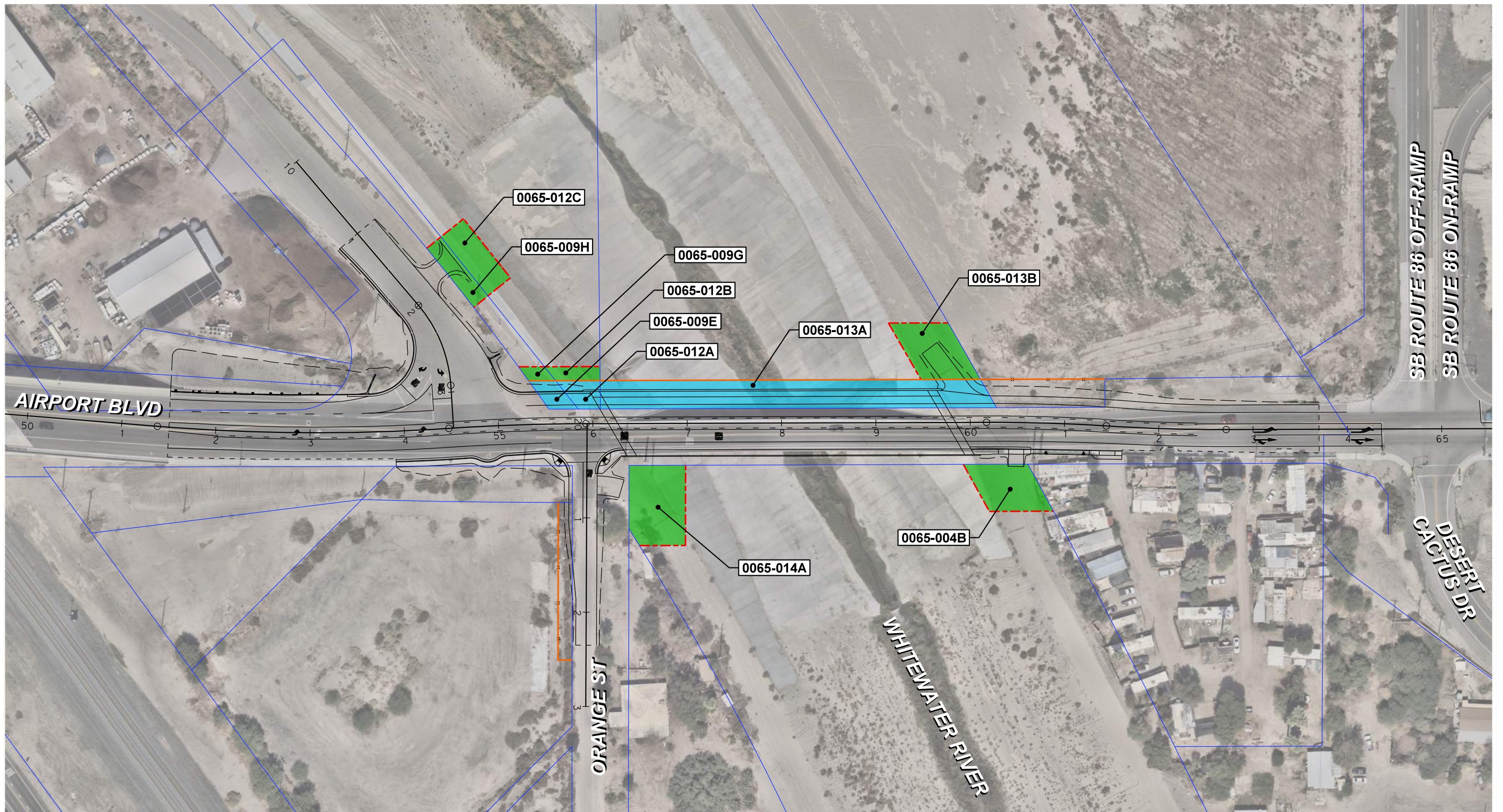
DATE: OCT. 2025

APPROVED BY:

DATE: 10/7/25

SHEET 2 OF 2





**LEGEND**

- EXISTING RIGHT OF WAY/PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED TEMPORARY CONSTRUCTION EASEMENT
- PROPOSED IMPROVEMENTS



**DE DOKKEN**  
ENGINEERING

110 BLUE RAVINE ROAD  
SUITE 200  
FOLSOM, CA 95630

(916) 858-0642

REPLACEMENT OF THE AIRPORT BOULEVARD  
BRIDGE OVER WHITEWATER RIVER PROJECT

**RIGHT OF WAY EXHIBIT**

SCALE: 1"=100'

MARCH 2026