

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



ITEM: 3.27
(ID # 29992)

MEETING DATE:
Tuesday, March 10, 2026

FROM : TLMA-TRANSPORTATION

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Introduction of Ordinance No. 824.20, an Ordinance of the County of Riverside Amending Ordinance 824 Authorizing Participation in the Western Riverside County Transportation Uniform Mitigation Fee Program to increase the fees and update the fee increase based on the Construction Cost Index under the Western Riverside Council of Governments Transportation Uniform Mitigation Fee Program, Districts 1, 2, 3, and 5. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Introduce, read title, and waive further reading of Ordinance No. 824.20, an Ordinance of the County of Riverside Amending Ordinance No. 824 Authorizing Participation in the Western Riverside County Transportation Uniform Mitigation Fee Program to increase the fees and update the fee increase based on the Construction Cost Index under the Western Riverside Council of Governments Transportation Uniform Mitigation Fee Program.

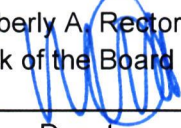
ACTION:Policy


Dennis Acuna, Director of Transportation 2/23/2026

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Medina, seconded by Supervisor Washington and duly carried, IT WAS ORDERED that the above matter is approved as recommended and that the above Ordinance is approved as introduced with a waiver of reading.

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

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment: No	
			For Fiscal Year: 26/27	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The County of Riverside (County) is a Member Jurisdiction of the Western Riverside Council of Governments (WRCOG), a joint powers agency composed of the County and eighteen (18) cities located in Western Riverside County. In 2002-2003, the WRCOG Member Jurisdictions developed a plan whereby the shortfall in funds needed to enlarge the capacity of the Regional System of Highways and Arterials due to new development in Western Riverside County could be made up in part by a Transportation Uniform Mitigation Fee (TUMF) on future residential, commercial and industrial development. As a Member Jurisdiction of WRCOG and as a TUMF Participating Jurisdiction, the County participated in the preparation of a certain "Western Riverside County Transportation Uniform Fee Nexus Study," (2002 Nexus Study) later adopted by the WRCOG Executive Committee. Based on the 2002 Nexus Study, the County adopted and implemented an ordinance authorizing the County's participation in a TUMF Program.

On September 9, 2024, the WRCOG Executive Committee adopted the 2024 TUMF Nexus Study to reflect changes in the TUMF Program. WRCOG is required each year after approval of the Nexus Study, per the TUMF Administrative Plan, to present the proposed construction cost index (CCI) adjustment for consideration by the Executive Committee. The CCI is an administrative element of the TUMF that is intended to keep the dollar value of the TUMF Program whole. On December 1, 2025, the Executive Committee approved the implementation of automatic annual TUMF CCI adjustment during their meeting. With this approval, the WRCOG Executive Committee has recommended that member agencies prepare amendments to their respective ordinances to adopt and implement the new TUMF fees based on the CCI adjustment.

The current Fee Schedule for TUMF is as follows:

Land Use Type	Unit	Current TUMF Fee
Single-Family Residential 1,800 square feet or less	Per Dwelling Unit	\$12,380
Single-Family Residential 1,801-2,299 square feet	Per Dwelling Unit	\$13,927
Land Use Type	Unit	Current TUMF Fee

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

Single-Family Residential 2,300-2,699 square feet	Per Dwelling Unit	\$15,476
Single-Family Residential 2,700 square feet or greater	Per Dwelling Unit	\$19,344
Multi-Family Residential	Per Dwelling Unit	\$7,816
Retail Commercial	Per Square Feet	\$7.72
Service Commercial	Per Square Feet	\$4.89
Industrial	Per Square Foot	\$2.33
Class A Office	Per Square Foot	\$2.45
Class B Office	Per Square Foot	\$2.45

Based on the recommendations of the WRCOG Executive Committee on December 1, 2025, Subsection A of Section 6 of Riverside County Ordinance No. 824 will be amended and establish the Fee Schedule for TUMF as follows:

Land Use Type	Unit	60 Days Post Adoption by Board of Supervisors, July 1, 2026
Single-Family Residential 1,800 square feet or less	Per Dwelling Unit	\$12,705
Single-Family Residential 1,801-2,299 square feet	Per Dwelling Unit	\$14,292
Single-Family Residential 2,300-2,699 square feet	Per Dwelling Unit	\$15,881
Single-Family Residential 2,700 square feet or greater	Per Dwelling Unit	\$19,851
Multi-Family Residential	Per Dwelling Unit	\$8,021
Retail Commercial	Per Square Foot	\$7.92
Service Commercial	Per Square Foot	\$5.02
Industrial	Per Square Foot	\$2.39
Class A Office	Per Square Foot	\$2.51
Class B Office	Per Square Foot	\$2.51

In addition, Subsection M and Subsection T of Section 5, and Subsection C of Section 6 of Riverside County Ordinance No. 824 will be amended. Minor refinements to the definition of Subsection M (Multi-Family Residential Unit) and Subsection T (Single-Family Residential Unit). Subsection C allowing automatic Construction Cost Index (CCI) adjustment of TUMF ties to September indices of the National Association of Realtors and Engineering News Record with a cap at five percent (5%) of any annual adjustments.

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

Ordinance No. 824.20 will be effective sixty days (60) after its adoption by the Board of Supervisors.

Impact on Residents and Businesses

The TUMF Program is intended to ensure that future development will contribute toward addressing the impacts of new growth on regional transportation infrastructure. Funding collected through the TUMF Program is used to construct transportation improvements that will be needed to accommodate future travel demand in Western Riverside County. By levying a fee on new developments in the region, developers and in turn new county residents and employees will effectively contribute their "fair share" toward sustaining the regional transportation system.

Additional Fiscal Information

The cost of preparing, processing and implementing the ordinance amendment will be borne by funds allocated from the State gas tax. No General Funds will be used.

ATTACHMENTS:

TUMF Ordinance No. 824.20

TUMF RSHA Map

Date Sheet on Fee Increase

Crystal Carrillo
Crystal Carrillo, Senior Management Analyst

3/5/2026

Braden Holly
Braden Holly, Deputy County Counsel

2/24/2026

Aaron Gettis
Aaron Gettis, Chief Deputy County Counsel

2/24/2026

1 **ORDINANCE NO. 824.20**

2 **AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 824**

3 **AUTHORIZING PARTICIPATION IN THE WESTERN RIVERSIDE COUNTY**

4 **TRANSPORTATION UNIFORM MITIGATION FEE PROGRAM**

5 The Board of Supervisors of the County of Riverside ordains as follows:

6 **Section 1.** Subsection M of Section 5 of Ordinance No. 824 is amended to read as
7 follows:

8 “M. **Multi-Family Residential Unit.** A residential dwelling unit that is physically
9 attached to one or more other dwelling units by a shared wall, floor, ceiling, roof,
10 or structural foundation, regardless of the lot or parcel configuration, ownership
11 structure, or type of subdivision (including condominium subdivisions). Multi-
12 family residential units include, but are not limited to, duplexes, townhomes,
13 apartments, and condominiums with attached units. As outlined in the Ordinance,
14 accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs), as
15 defined by state law, are exempt from TUMF and shall not be counted in
16 determining residential land use classification. A “multiple family dwelling” as
17 defined in Section 21.30. of Ordinance No. 348, in a development that has a density
18 of greater than eight (8) residential dwelling units per gross acre.”

19 **Section 2.** Subsection T of Section 5 of Ordinance No. 824 is amended to read
20 as follows:

21 “T. **Single Family Residential Unit.** A residential dwelling unit that is
22 physically detached from any other dwelling unit, sharing no common wall, floor,
23 ceiling, roof, or structural foundation with another dwelling unit, regardless of the
24 lot or parcel configuration, ownership structure, or type of subdivision (including
25 condominium subdivisions). As outlined in the Ordinance, accessory dwelling
26 units (ADUs) and junior accessory dwelling units (JADUs), as defined by state law,
27 are exempt from TUMF and shall not be counted in determining residential land
28

1 use classification. A “one family dwelling” as defined in Section 21.29. of
2 Ordinance No. 348, in a development that has a density of eight (8) units to the
3 gross acre or less.”

4 **Section 3.** Subsection A of Section 6 of Ordinance No. 824 is amended to read as
5 follows:

6 “A. Adoption of TUMF Fee Schedule. The following TUMF fee
7 schedule is hereby adopted based on the 2024 Nexus Study and Annual Fee
8 Adjustments:

9

	Land Use Type	2024 Nexus Study Fee Schedule	CCI Adjustment Effective July 1, 2026
10	1. Per single family residential unit 1,800 square feet or less	\$12,380	\$12,705
11	2. Per single family residential unit between 1,801 square feet and 2,300	\$13,927	\$14,292
12	3. Per single family residential unit between 2,301 and 2,699 square feet	\$15,476	\$15,881
13	4. Per single family residential unit 2,700 square feet or greater	\$19,344	\$19,851
14	5. Per multi-family residential unit	\$7,816	\$8,021
15	6. Per square foot of an industrial project	\$2.33	\$2.39
16	7. Per square foot of a retail commercial project	\$7.72	\$7.92
17	8. Per square foot of a service commercial project	\$4.89	\$5.02
18	9. Per square foot of a service Class A and B Office	\$2.45	\$2.51

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24 **Section 4.** Subsection 2 of Subsection C of Section 6 of Ordinance No. 824 is amended
25 to read as follows:

26 “2. Annual Fee Adjustment. In addition to the Periodic Fee Adjustment
27 provided above, WRCOG shall provide the County with an annual inflation factor
28 to adjust the TUMF fee schedule set forth in Subsection A of Section 6. of this

1 ordinance. Beginning July 1, 2026, and annually thereafter, the Transportation
2 Uniform Mitigation Fee (TUMF) shall be automatically adjusted to reflect changes
3 in construction costs. The annual adjustment shall be calculated by WRCOG based
4 on a blended Construction Cost Index derived from: (1) the National Association
5 of Realtors – Median Sales Price of Existing Single-Family Homes, and (2) the
6 Engineering News-Record (ENR) Construction Cost Index, using the September
7 values of each index from the prior calendar year. The percentage adjustment
8 applied to the TUMF shall equal the annual percentage change in the blended index;
9 provided, however, that in no event shall the annual adjustment exceed five percent
10 (5%), whether positive or negative. The calculated adjustment shall be
11 implemented on July 1 of the year following index calculation. If either referenced
12 index is discontinued or materially altered, WRCOG shall apply a comparable,
13 industry-recognized index that most closely reflects regional transportation
14 construction costs.”

15 **Section 5. Severability**

16 Should any fee herein established by held to be invalid or otherwise unenforceable, such
17 determination shall not affect the validity of all remaining fee provisions.

18 **Section 6. Effective Date**

19 This ordinance shall take effect sixty (60) days after its adoption.
20

21 BOARD OF SUPERVISORS OF THE COUNTY
22 OF RIVERSIDE, STATE OF CALIFORNIA

23 By: _____
24 Chairman

24 ATTEST:

25 CLERK OF THE BOARD:

26
27 By: _____
28 Deputy
(SEAL)

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APPROVED AS TO FORM:
February 23, 2026

By: _____

Braden Holly
Deputy County Counsel

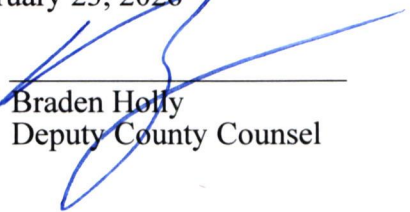


EXHIBIT "A"
LEGAL DESCRIPTION
0065-004B
TEMPORARY CONSTRUCTION EASEMENT

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.

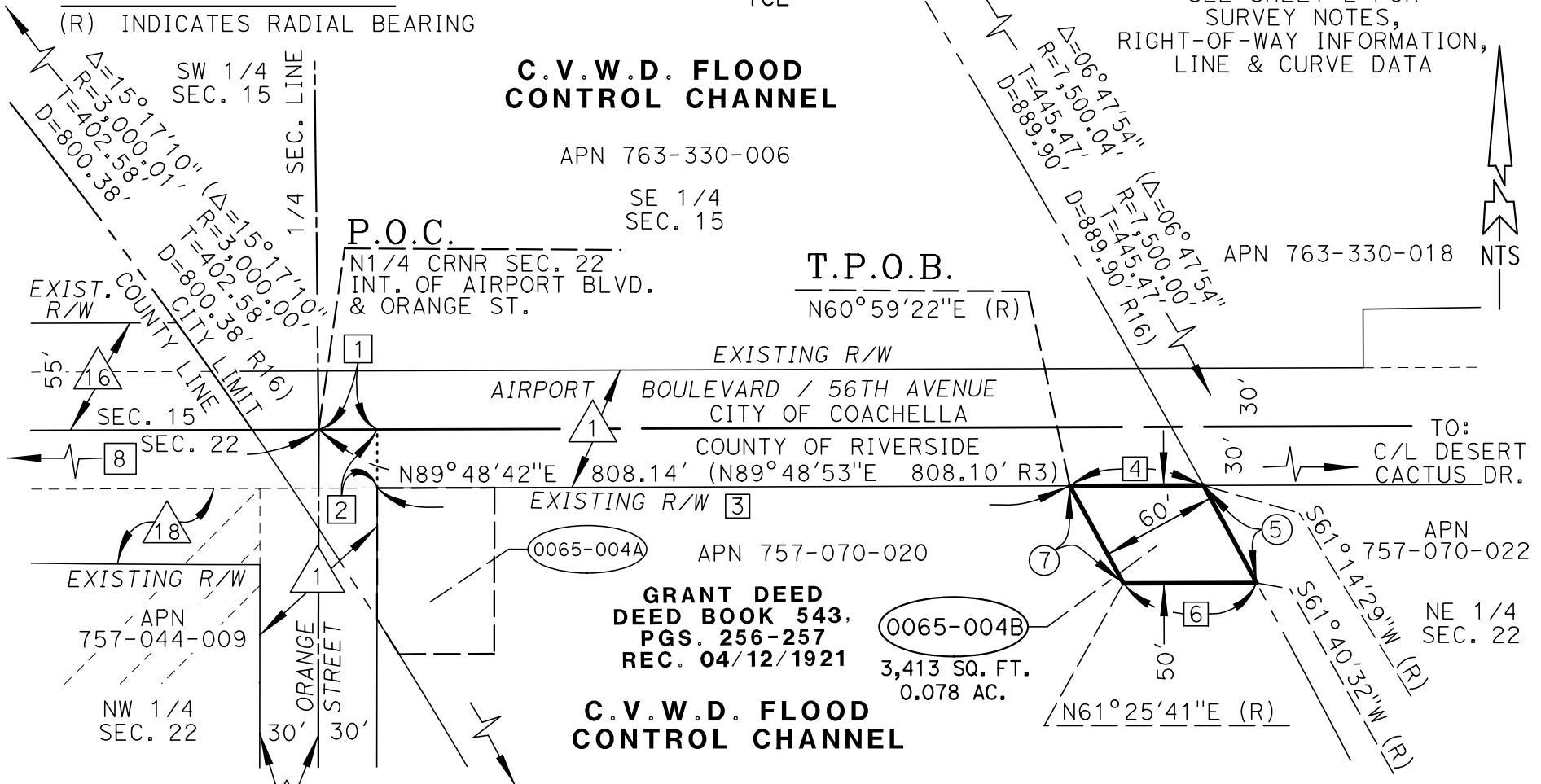
N1/4 CRNR SEC. 22
INT. OF AIRPORT BLVD.
& ORANGE ST.

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, 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	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"

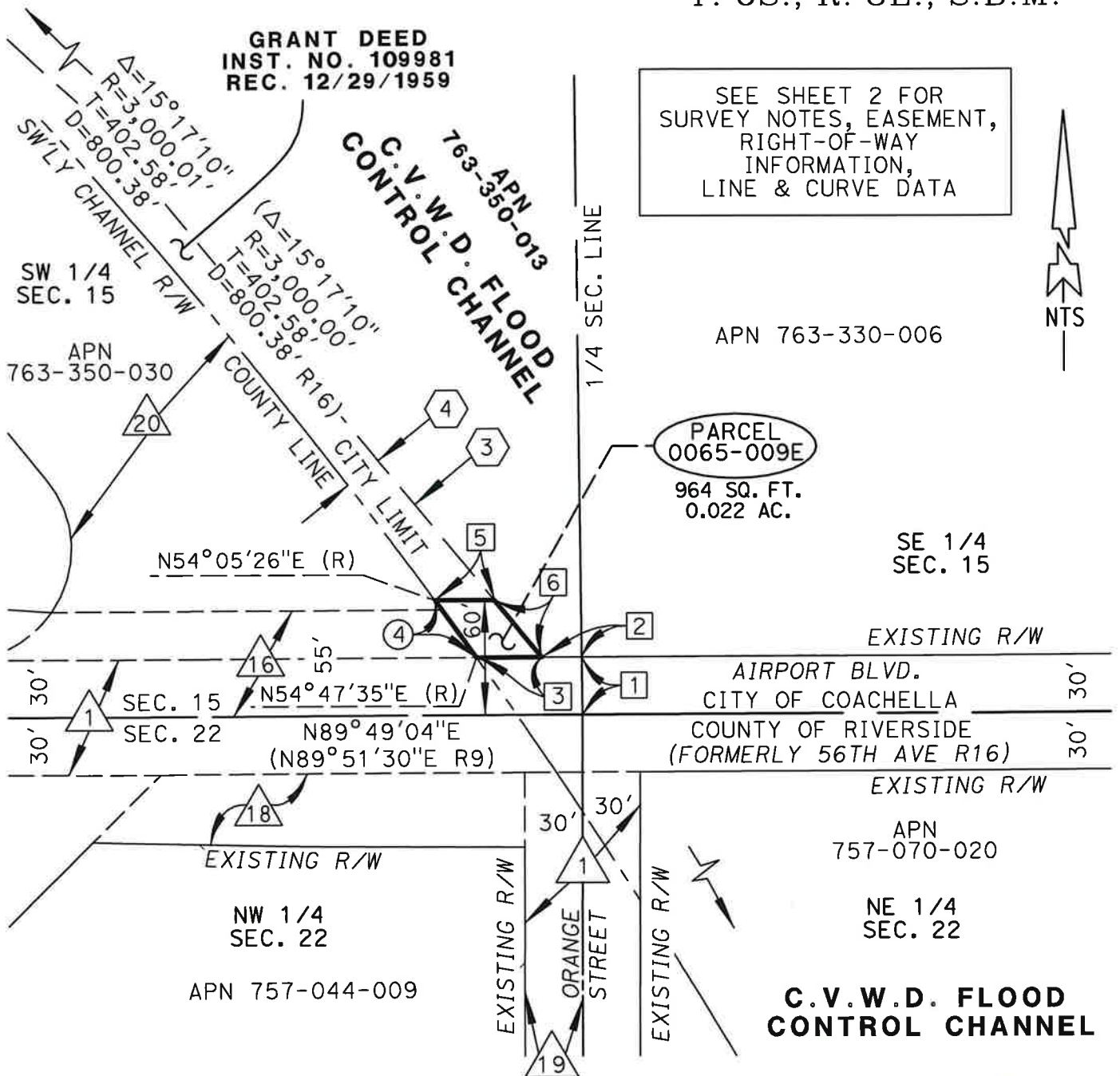
(0065-009E)

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

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: 1/6/2026

DATE: JANUARY, 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)

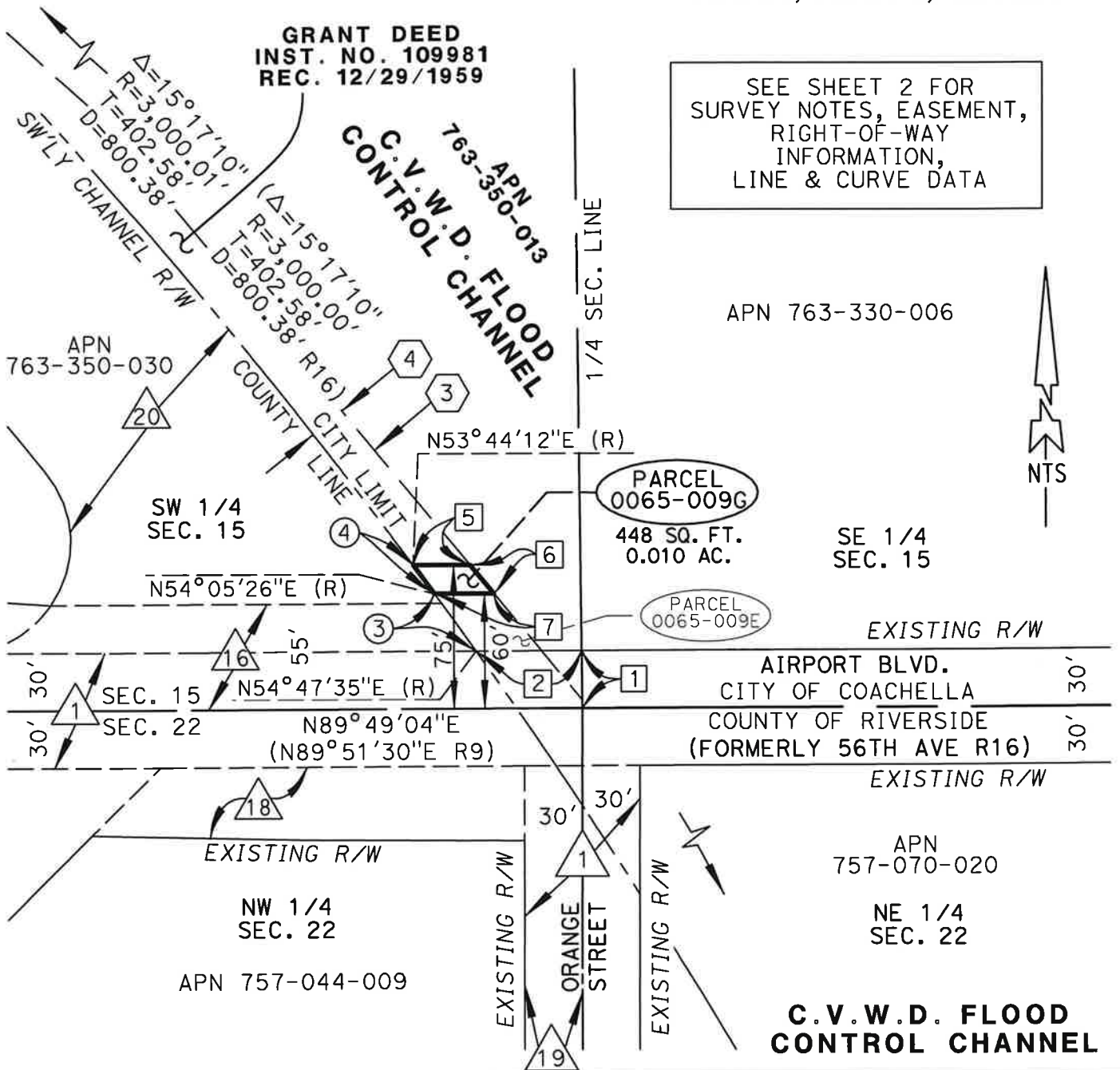
TEMPORARY CONSTRUCTION EASEMENT

SURVEYOR'S NOTES

(R) INDICATES RADIAL BEARING

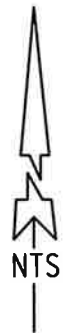
SEC. 15

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 56TH 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.

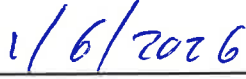
EXHIBIT "A"
LEGAL DESCRIPTION
0065-009H
TEMPORARY CONSTRUCTION EASEMENT

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.

APN
763-330-006

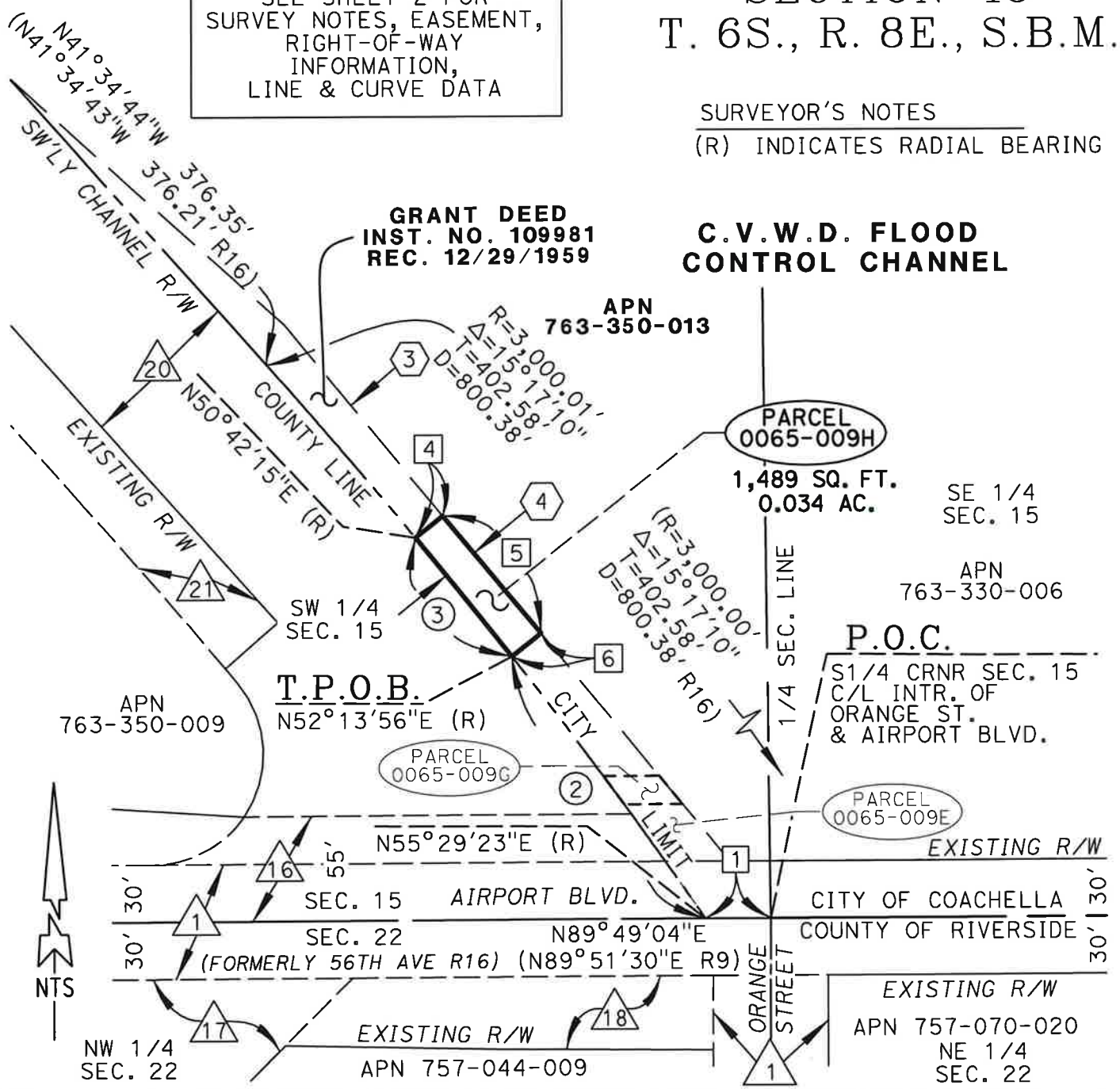
P.O.C.
S1/4 CRNR SEC. 15
C/L INTR. OF
ORANGE ST.
& AIRPORT BLVD.

T.P.O.B.
N52°13'56"E (R)

PARCEL
0065-009G

PARCEL
0065-009E

APN
763-350-009



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	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"

(0065-009H)

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'
 Δ=03°15'27"
 D=170.57'
 T=85.31'

③ R=3,000.01'
 Δ=01°31'41"
 D=80.00'
 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

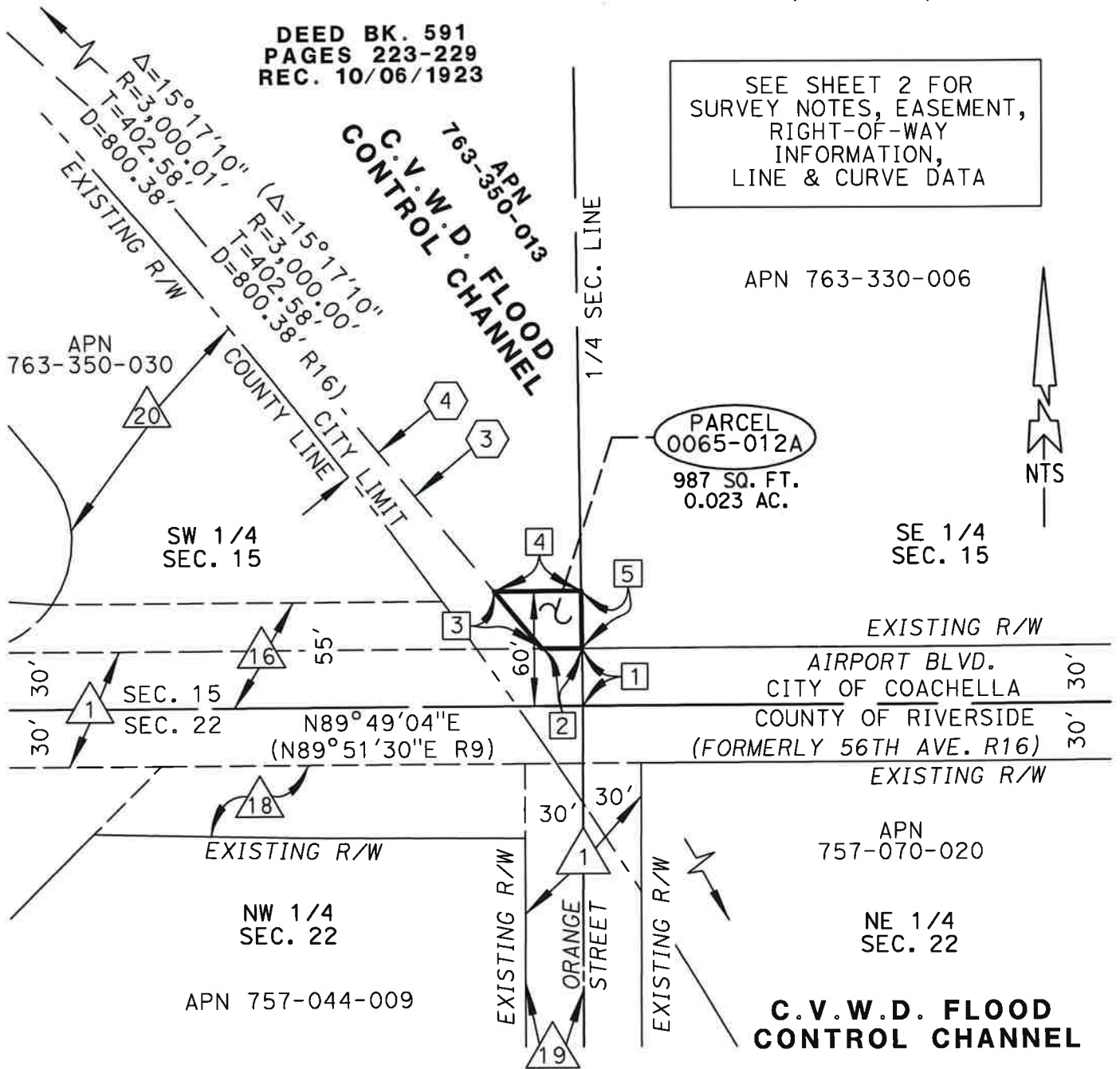
SEC. 15

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

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.: 0065-012A	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	APPROVED BY:
DATE: JANUARY, 2026	DATE: 1/6/2026
SHEET 1 OF 2	




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

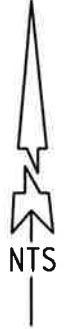
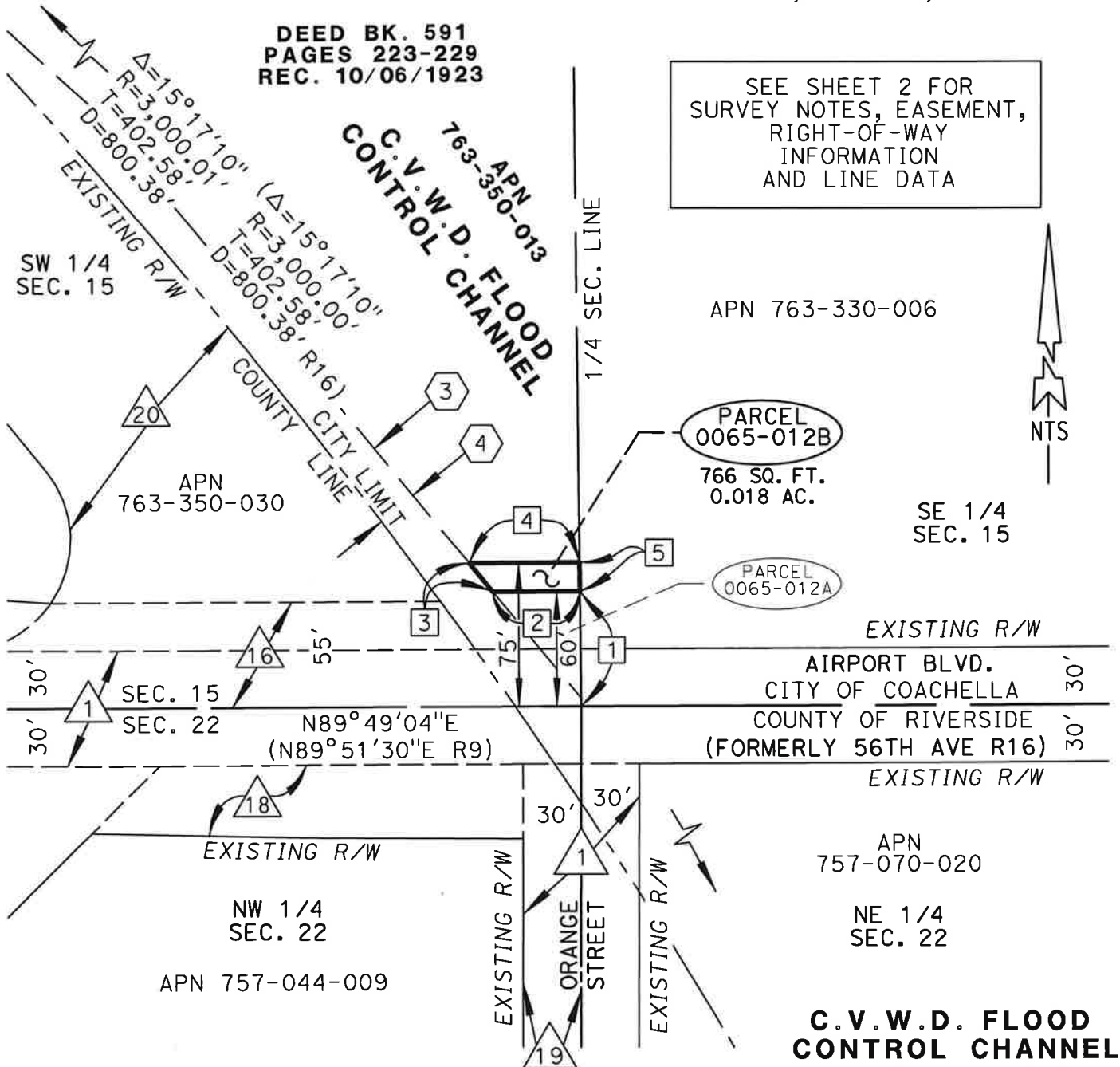
(R) INDICATES RADIAL BEARING

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	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	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

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 56TH 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.

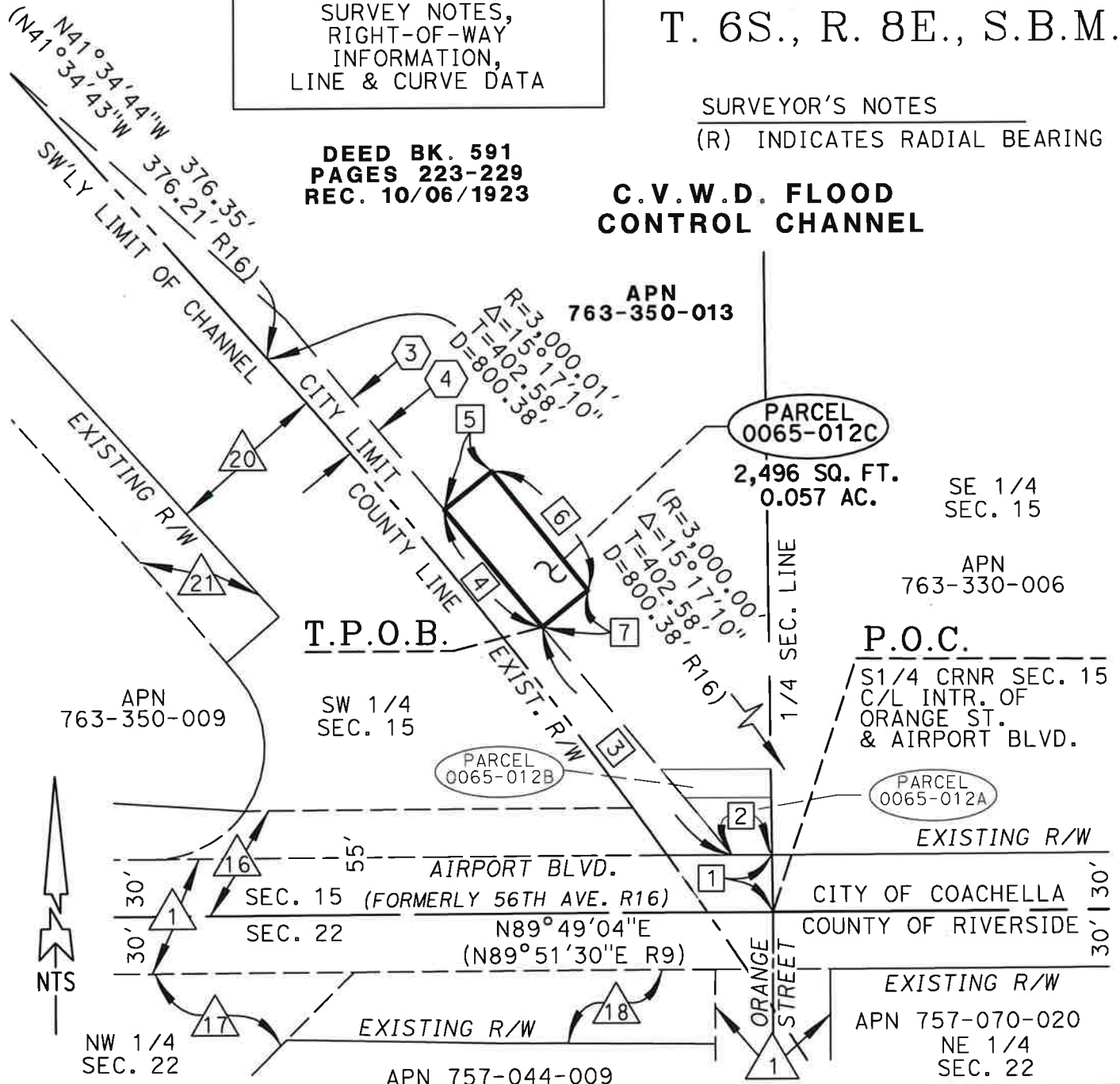
SEE SHEET 2 FOR
SURVEY NOTES,
RIGHT-OF-WAY
INFORMATION,
LINE & CURVE DATA

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:

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)

N60°43'05"E (R)

SW 1/4
SEC. 15
763-350-013
APN
 $\Delta=15^{\circ}17'10''$
 $R=3,000.01'$
 $T=402.58'$
 $D=800.38'$
CITY LIMIT
COUNTY LINE
EXIST. R/W

SW 1/4
SEC. 15

N89°48'42"E 403.37'

P.O.B.

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

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

$\Delta=15^{\circ}17'10''$
 $R=3,000.00'$
 $T=402.58'$
 $D=800.38'$
R16)

$\Delta=06^{\circ}47'54''$
 $R=7,500.04'$
 $T=445.47'$
 $D=889.90'$
R16)

NTS

SEE SHEET 2 FOR
SURVEY NOTES,
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.: 0065-013A

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

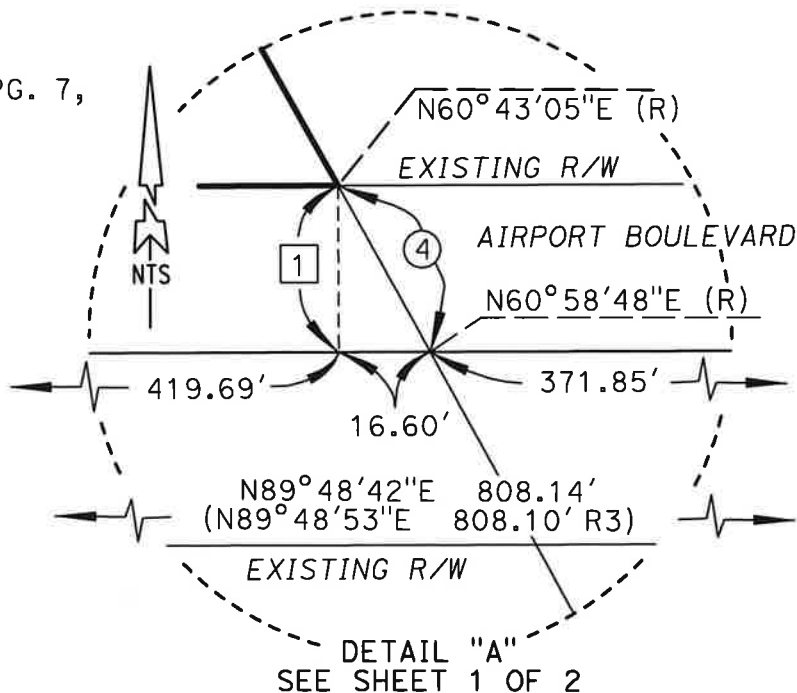


EXHIBIT "B"

(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:

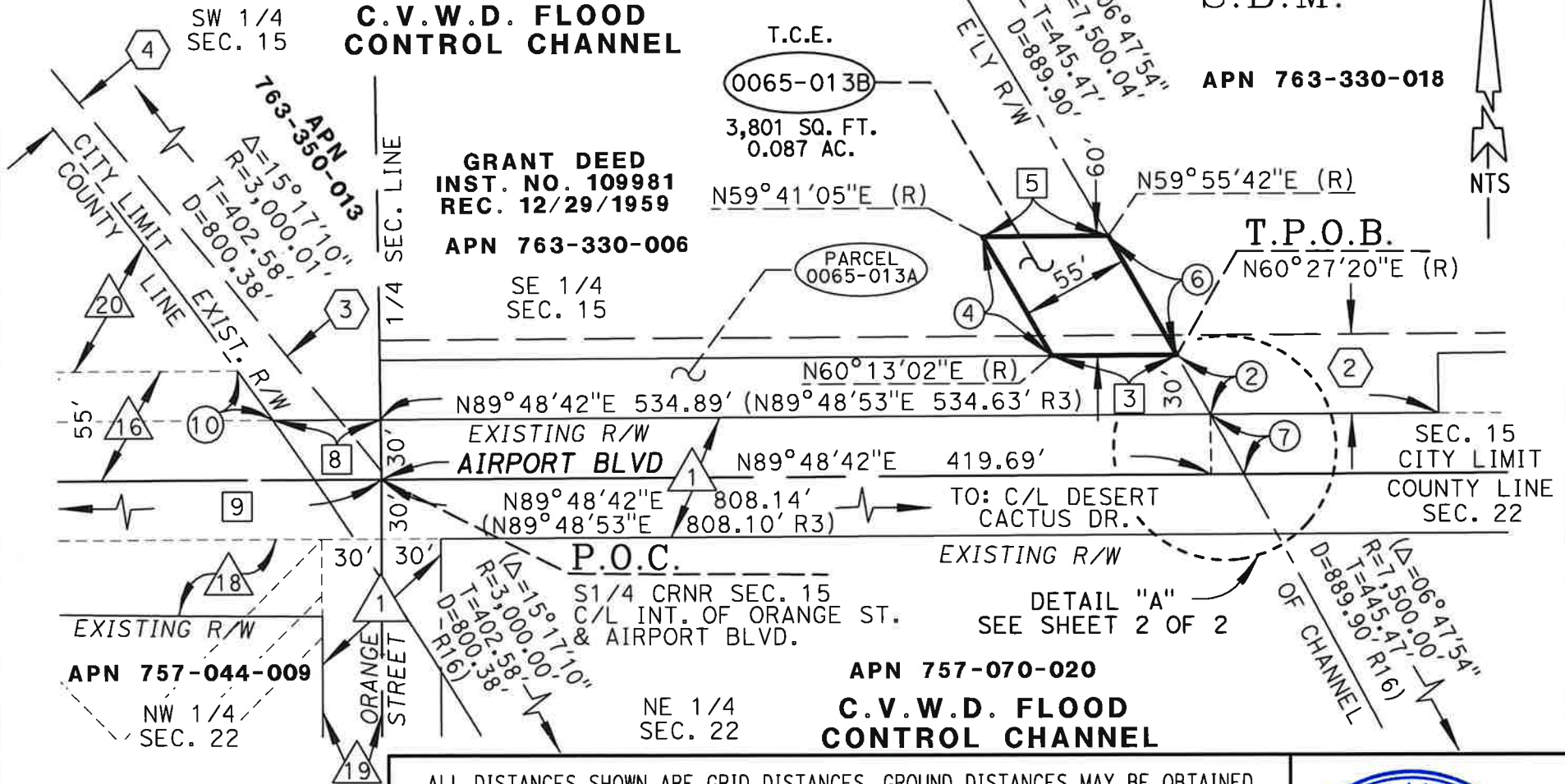
EXHIBIT "B"

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

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

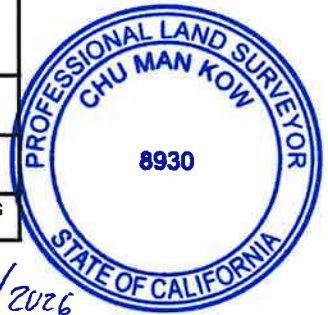
SURVEYOR'S NOTES

(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, 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

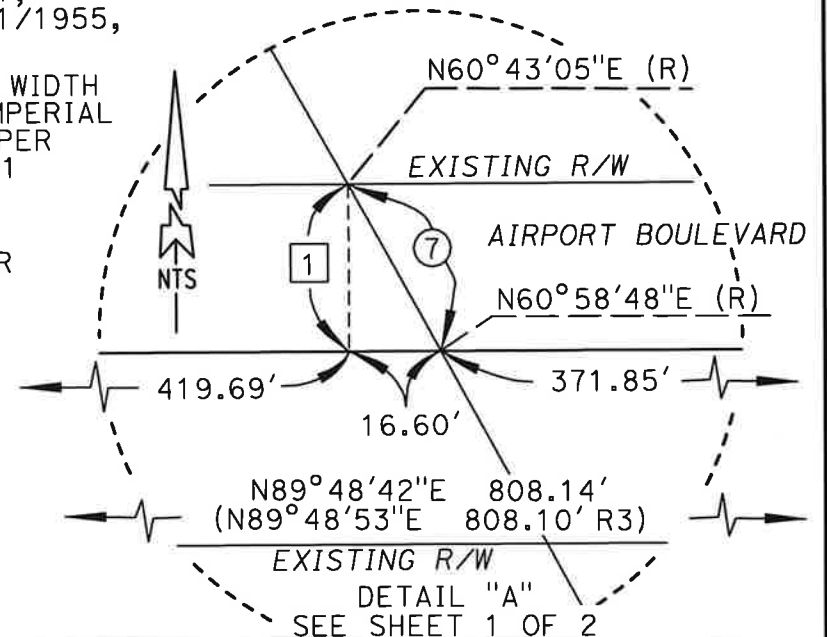
- ① 60' R/W PER SUPERVISOR MINUTES BK. 6, PG. 7, REC. 01/09/1901 O.R. BK. 2454 PG. 65, REC. 04/17/1959
- ①6 55' DEDICATED & ACCEPTED R/W PER INST. NO. 21880 REC. 02/03/1983
- ①8 R/W DEDICATED & ACCEPTED PER DOC# 2013-0095950 REC. 02/26/2013
- ①9 R/W DEDICATED PER BK. 1442, PG. 126-129 REC. 02/11/1953,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

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



Attachment "A"

County of Riverside - Transportation Department

Expenses as of 1/27/2026

Project: **VAN BUREN BLVD RESURFACING FROM CAPELLA ST TO WASHINGTON ST**

Project No.: **D1-0060**

Project Costs and Budget

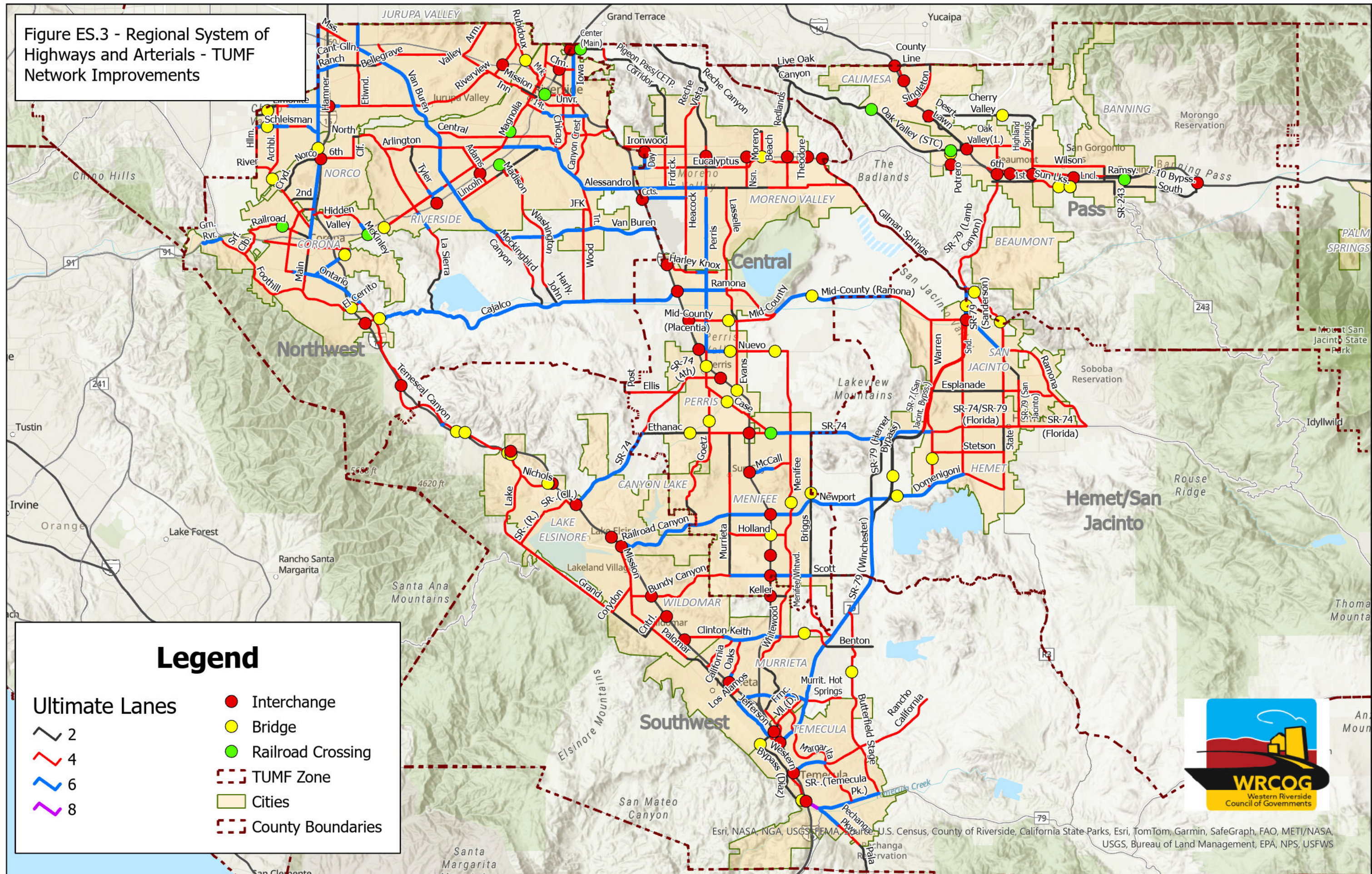
Activity	Incurred Costs	Projected Costs	Total Costs	Existing Budget	Proposed Budget
A Preliminary Survey	9,957		10,000	10,000	10,000
B Design	398,824	10,000	409,000	395,000	409,000
C Environmental	2,417	1,000	4,000	4,000	4,000
D Right-of-way					
E Construction		2,796,469			
Construction Contingency 10%		279,647	3,077,000	3,690,000	3,077,000
F Construction Engineering & Inspection 17%	164	474,836	475,000	570,000	475,000
G Construction Survey 5%		140,000	140,000	168,000	140,000
H Utilities					
Totals:	411,362	3,701,952	4,115,000	4,837,000	4,115,000

Project Funding

Code	Name	Existing Budget	Proposed Budget
223	Gas Tax/SB-1	4,837,000	4,115,000
Totals		4,837,000	4,115,000

Comments

Figure ES.3 - Regional System of Highways and Arterials - TUMF Network Improvements



Legend

- | | |
|---|-------------------|
| 2 | Interchange |
| 4 | Bridge |
| 6 | Railroad Crossing |
| 8 | TUMF Zone |
| | Cities |
| | County Boundaries |



Esri, NASA, NGA, USGS, FEMA, Google, U.S. Census, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USFWS