

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



**ITEM: 21.3**  
(ID # 30185)

**MEETING DATE:**  
Tuesday, April 14, 2026

**FROM :** TLMA-TRANSPORTATION

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION: Public Hearing and Adoption For Resolution No. 2026-026, Authorization to Adopt a Resolution of Necessity for the Airport Boulevard Bridge Replacement Project in cooperation with the City of Coachella, located in the communities of Thermal and Coachella, District 4. (\$81,500 Total Cost; HBP 88.53%, Local Funds 11.47%) [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 that nothing further is required for the purchase of the permanent easements and temporary construction easements, for a period of forty-two (42), months by the County as they have been adequately analyzed in the Final Initial Study/Mitigated Negative Declaration approved on May 16, 2023;
2. Approve Resolution No. 2026-026, Authorizing the Resolution of Necessity for the Airport Boulevard Bridge Replacement Project in cooperation with the City of Coachella, in the communities of Coachella and Thermal, County of Riverside, State of California;
3. Allocate the sum of \$22,500 for deposits to the State Condemnation Fund; and
4. Authorize reimbursement to the Transportation Department for costs not to exceed \$59,000 in due diligence and expenses and staff time.

**ACTION:4/5 Vote Required**

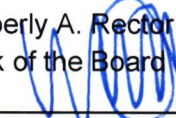
  
Benmie Acuna, Director of Transportation 4/8/2026

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez  
Nays: None  
Absent: None  
Date: April 14, 2026  
xc: Transp.

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 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.  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, proposes to replace the existing Airport Boulevard Bridge, located in the communities of Coachella and Thermal at the intersection of Airport Boulevard and Orange Street, over the Whitewater River (Federal Br. No. 56C-0020). Construction will include a new, wider, two-lane bridge and reconstruction of the connecting approach roadways. The project will raise the bridge profile by approximately two to three 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 § 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	CVWD et al.	Temporary Construction Easement (42 months)	3,413
0065-009E	763-350-013	CVWD	Right of Way – Easement	964
0065-009G	763-350-013	CVWD	Temporary Construction Easement (42 months)	448
0065-009H	763-350-013	CVWD	Temporary Construction Easement (42 months)	1,489
0065-012A	763-350-013	CVWD et al.	Right of Way – Easement	987
0065-012B	763-350-013	CVWD et al.	Temporary Construction Easement (42 months)	766
0065-012C	763-350-013	CVWD et al.	Temporary Construction Easement (42 months)	2,496
0065-	763-330-006	Ralph W. Parrish (aka	Right of Way – Easement	12,350

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

013A		Ralph W. Parriah)		
0065-013B	763-330-006	Ralph W. Parrish (aka Ralph W. Parriah)	Temporary Construction Easement (42 months)	3,801
0065-014A	757-070-020	CVWD et al.	Temporary Construction Easement (42 months)	4,999

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

The Notice of Intention, Resolution No. 2026-022, approved on March 10, 2026, as Minute Order 3.24, set the public hearing for April 14, 2026, for Resolution No. 2026-026, the proposed Adoption of Resolution of Necessity Hearing for the Airport Boulevard Bridge Replacement Project, which is needed for the project to move forward.

The County is authorized to acquire property by eminent domain under Article 1, Section 19 of the California Constitution and pursuant to various statutes including Government Code § 25350.5, Streets and Highway Code § 760, and Code of Civil Procedure §§ 1240.010, 1240.020, 1240.030, 1240.040, 1240.110, 1240.120, 1240.130, 1240.140, 1240.240, 1240.310, 1240.320, 1240.350, 1240.410, 1240.510, and 1240.610.

**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. 2026-026

Aerial Map

Legal Descriptions and Plat Maps

*Crystal Carrillo*  
Crystal Carrillo, Senior Management Analyst 4/9/2026

*Aaron Gettis*  
Aaron Gettis, Chief Deputy County Counsel 4/7/2026

2 **Resolution No. 2026-026**

3 **Authorization 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 Exhibit "B" (and incorporated herein by this reference),  
12 is referenced as Parcel Nos. 0065-004B, 0065-009E, 0065-009G, 0065-009H, 0065-  
13 012A, 0065-012B, 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	CVWD et al.	Temporary Construction Easement (42 months)	3,413
0065-009E	763-350-013	CVWD	Right of Way – Easement	964
0065-009G	763-350-013	CVWD	Temporary Construction Easement (42 months)	448
0065-009H	763-350-013	CVWD	Temporary Construction Easement (42 months)	1,489
0065-012A	763-350-013	CVWD et al.	Right of Way – Easement	987
0065-012B	763-350-013	CVWD et al.	Temporary Construction Easement (42 months)	766
0065-012C	763-350-013	CVWD et al.	Temporary Construction Easement (42 months)	2,496
0065-013A	763-330-006	Ralph W. Parrish (aka Ralph W. Parriah)	Right of Way – Easement	12,350

FORM APPROVED COUNTY COUNSEL  
BY: BRADEN J. HOLLY  
DATE 4/6/26

0065-013B	763-330-006	Ralph W. Parrish (aka Ralph W. Parriah)	Temporary Construction Easement (42 months)	3,801
0065-014A	757-070-020	CVWD et al.	Temporary Construction Easement (42 months)	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, for a period of forty-two (42) months, 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	
0065-012B			X
0065-012C			X
0065-013A		X	
0065-013B			X

Project Parcel No.(s)	Fee Simple	Permanent Easement	Temporary Construction Easement
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, not less than four/fifths of all members concurring, in regular session assembled on March 10, 2026, that the Board finds and determines each of the following:

1. Notice of Board’s Intention to Adopt this Resolution of Necessity was duly given as required by § 1245.235 of the Code of Civil Procedure and, on the date and at the time and place fixed for hearing, this Board did hear and consider all of the evidence presented.

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

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

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

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

6. That owners of record disclaimed ownership and the current owner(s) could not be located with reasonable diligence as required by § 7267.1 of the Government Code;

7. That, to the extent that the Subject Properties are already devoted to a public use, the use of the Project is a compatible use that will not unreasonably interfere

1 with or impair the continuance of the public use as it presently exists or may reasonably  
2 be expected to exist in the future (California Code of Civil Procedure § 1240.510) or the  
3 use of the Project is a more necessary public use than is the presently existing public  
4 use (California Code of Civil Procedure § 1240.610);

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

10 9. That acquisition of the Subject Property Interest will promote the interests  
11 of the County of Riverside.

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

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

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

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

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

28 5. To correct any errors or to make or agree to nonmaterial changes in the legal

1 description of the real property that are deemed necessary for the conduct of the  
2 condemnation action, or other proceedings or transactions required to acquire the  
3 Subject Property interest.

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2  
3 RESOLUTION NO. 2026-026

4 AUTHORIZATION 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,  
7 COUNTY OF 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.**

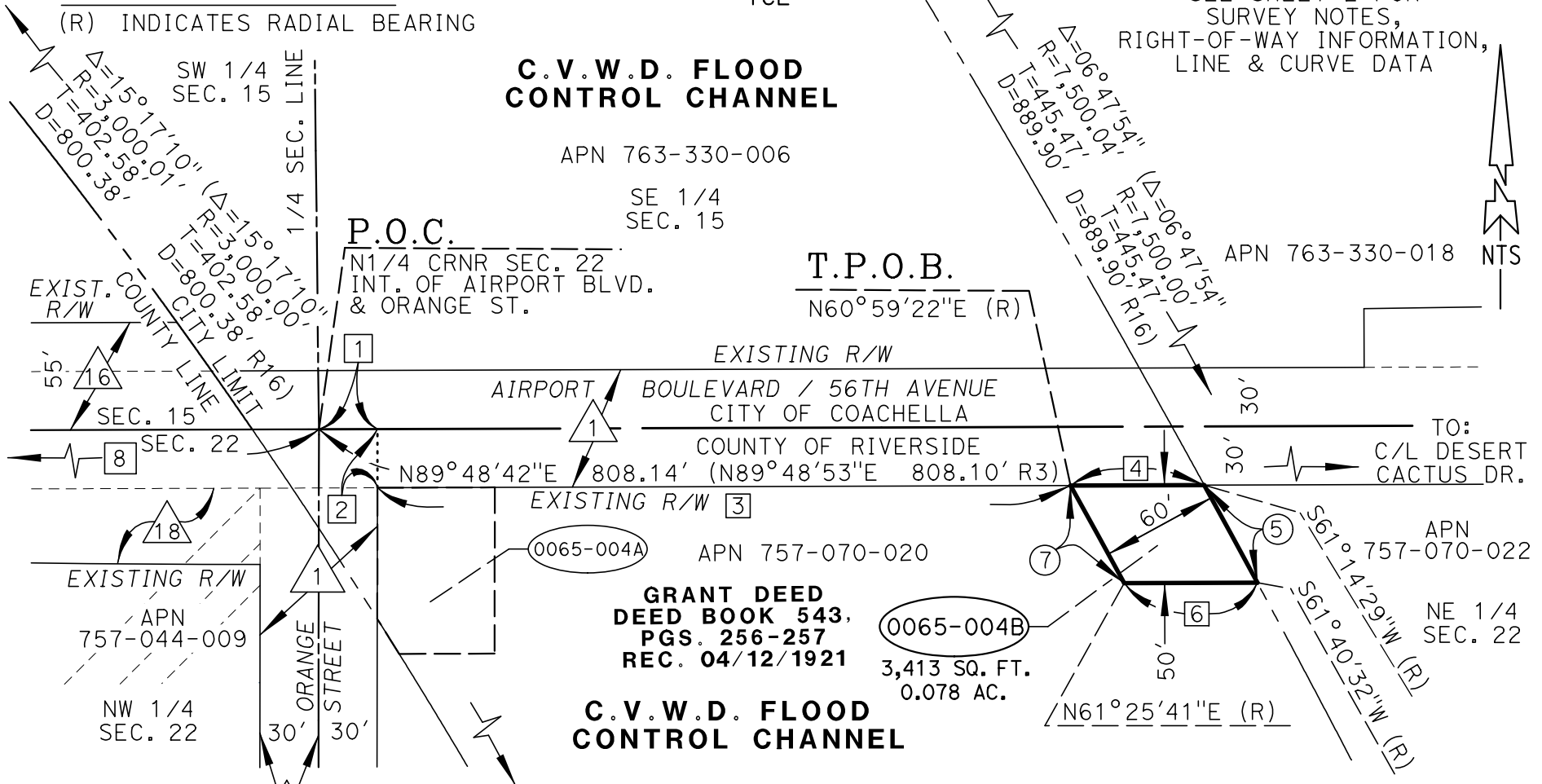
N1/4 CRNR SEC. 22  
INT. OF AIRPORT BLVD.  
& ORANGE ST.

**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, 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"

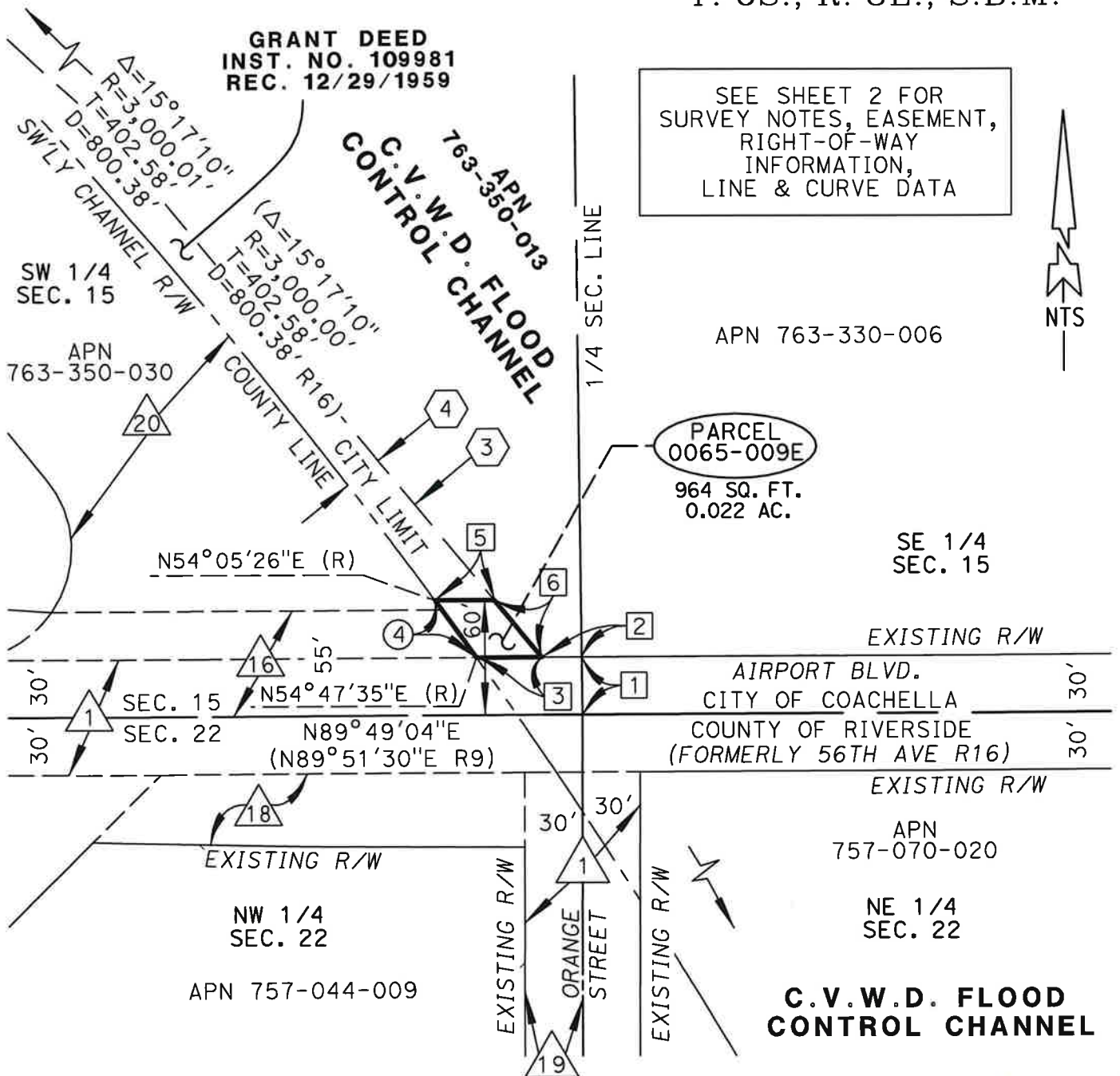
(0065-009E)

**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

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

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  
0065-009G  
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)

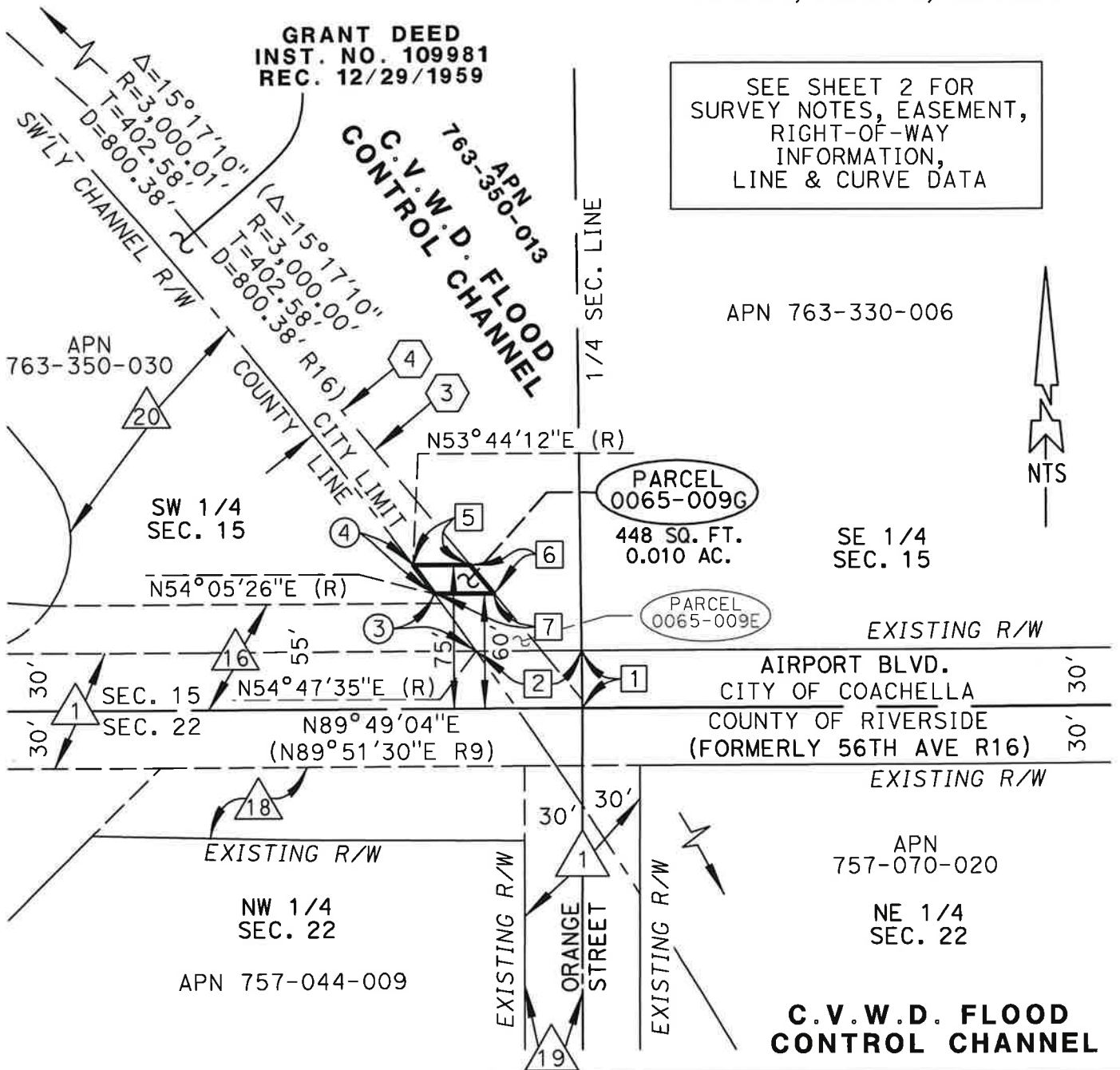
TEMPORARY CONSTRUCTION EASEMENT

SURVEYOR'S NOTES

(R) INDICATES RADIAL BEARING

SEC. 15

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



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

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 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



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.

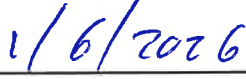
THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000020760 TO OBTAIN GROUND DISTANCE.

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)



NW 1/4  
SEC. 22

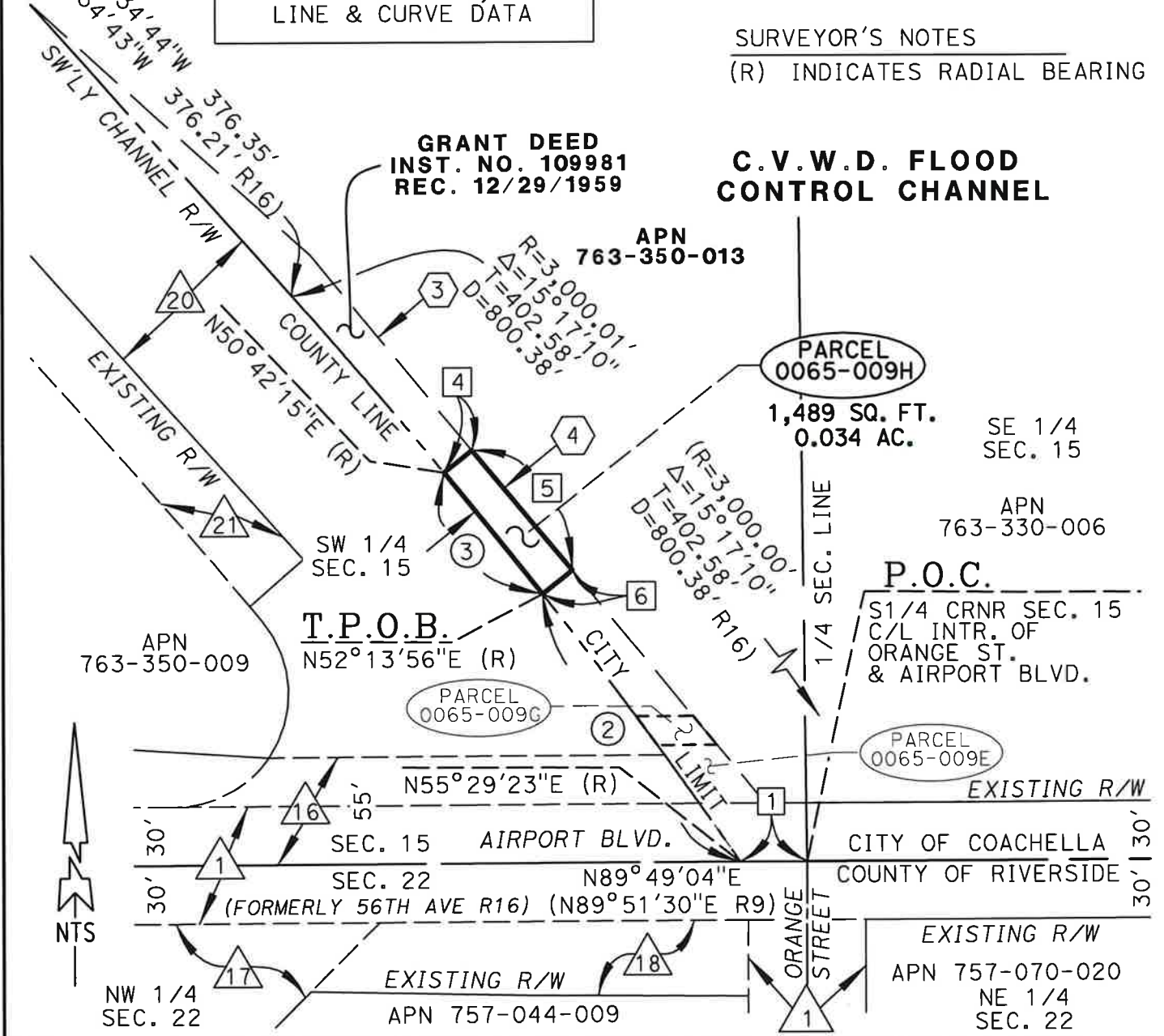
EXISTING R/W  
APN 757-044-009

N41°34'44"W 376.35'  
(N41°34'43"W 376.21' R16)

R=3,000.01'  
Δ=15°17'10"  
T=402.58'  
D=800.38'

(R=3,000.00'  
Δ=15°17'10"  
T=402.58'  
D=800.38' R16)

N55°29'23"E (R)  
SEC. 15 AIRPORT BLVD.  
SEC. 22 N89°49'04"E  
(FORMERLY 56TH AVE R16) (N89°51'30"E 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.: 0065-009H  
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'  
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

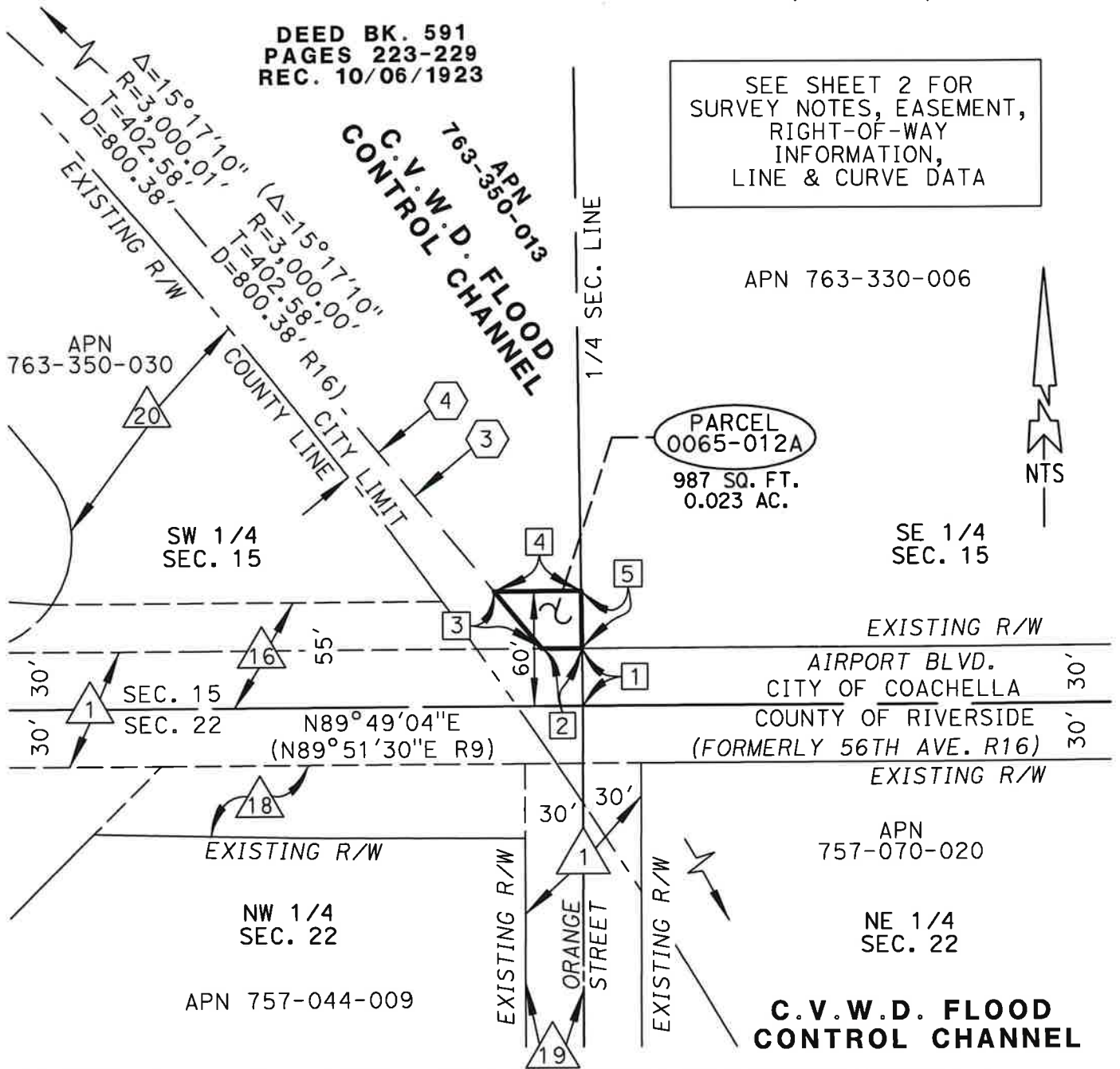
(R) INDICATES RADIAL BEARING

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



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

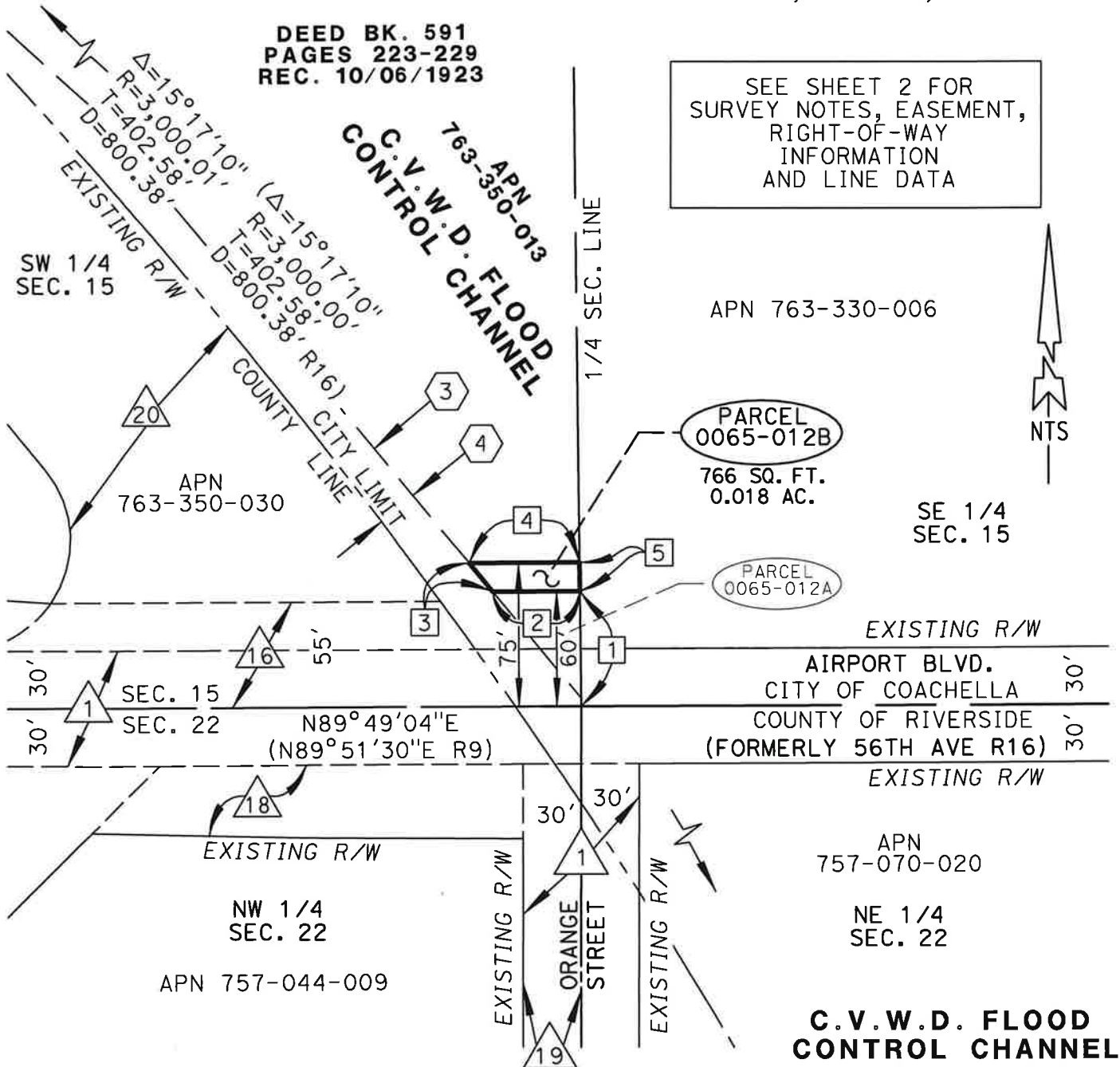
(R) INDICATES RADIAL BEARING

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	
SCALE: NTS	PROJECT: AIRPORT BLVD & WHITEWATER RIVER
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: <i>[Signature]</i>
SHEET 1 OF 2	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.

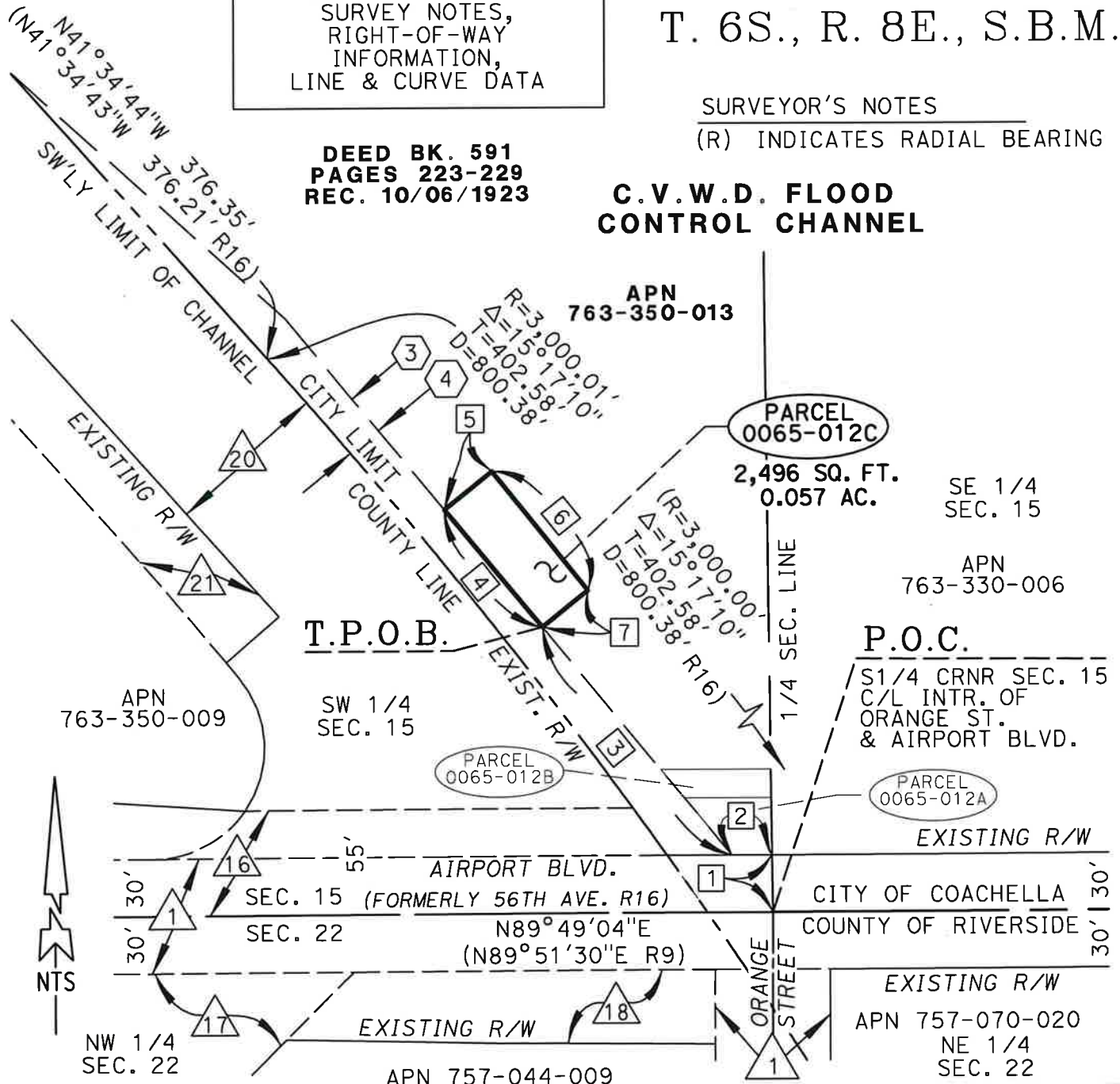
SEE SHEET 2 FOR  
SURVEY NOTES,  
RIGHT-OF-WAY  
INFORMATION,  
LINE & CURVE DATA

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

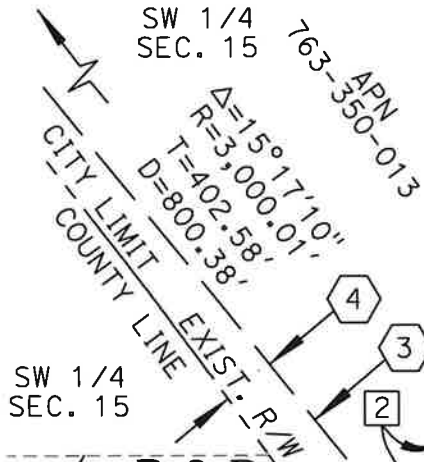
PARCEL  
0065-013A  
12,350 SQ. FT.  
0.284 AC.

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

P.O.B.

AIRPORT BLVD

(FORMERLY 56TH AVE R3)

EXISTING R/W

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

S89°48'42"W 419.92'  
N89°48'42"E 419.69'

SEC. 15  
CITY LIMIT  
COUNTY LINE  
SEC. 22

EXISTING R/W

N89°48'42"E 808.14' (N89°48'53"E 808.10' R3)

TO: C/L DESERT CACTUS DR.

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



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

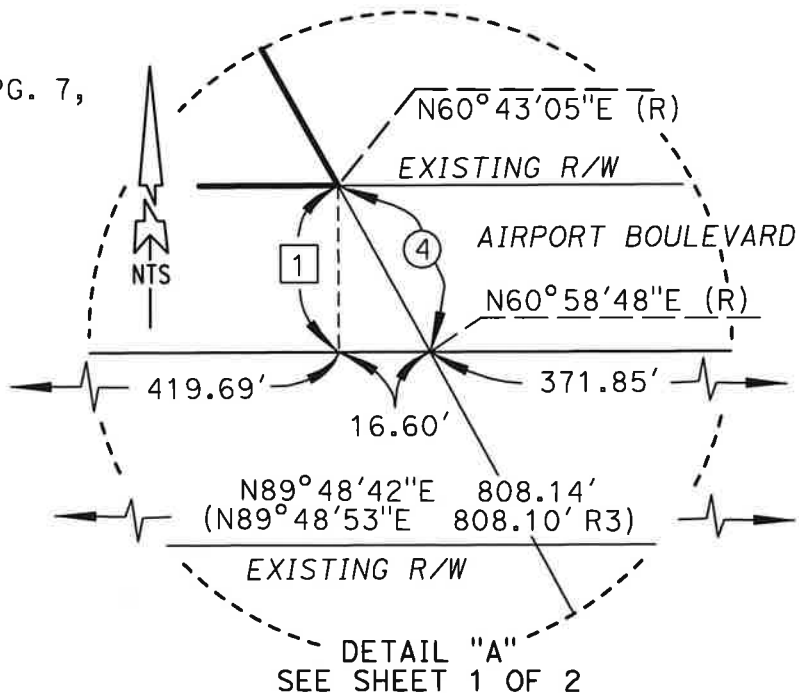
NTS

# 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

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: *[Signature]*

DATE: 9/23/25

SHEET 2 OF 2



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:

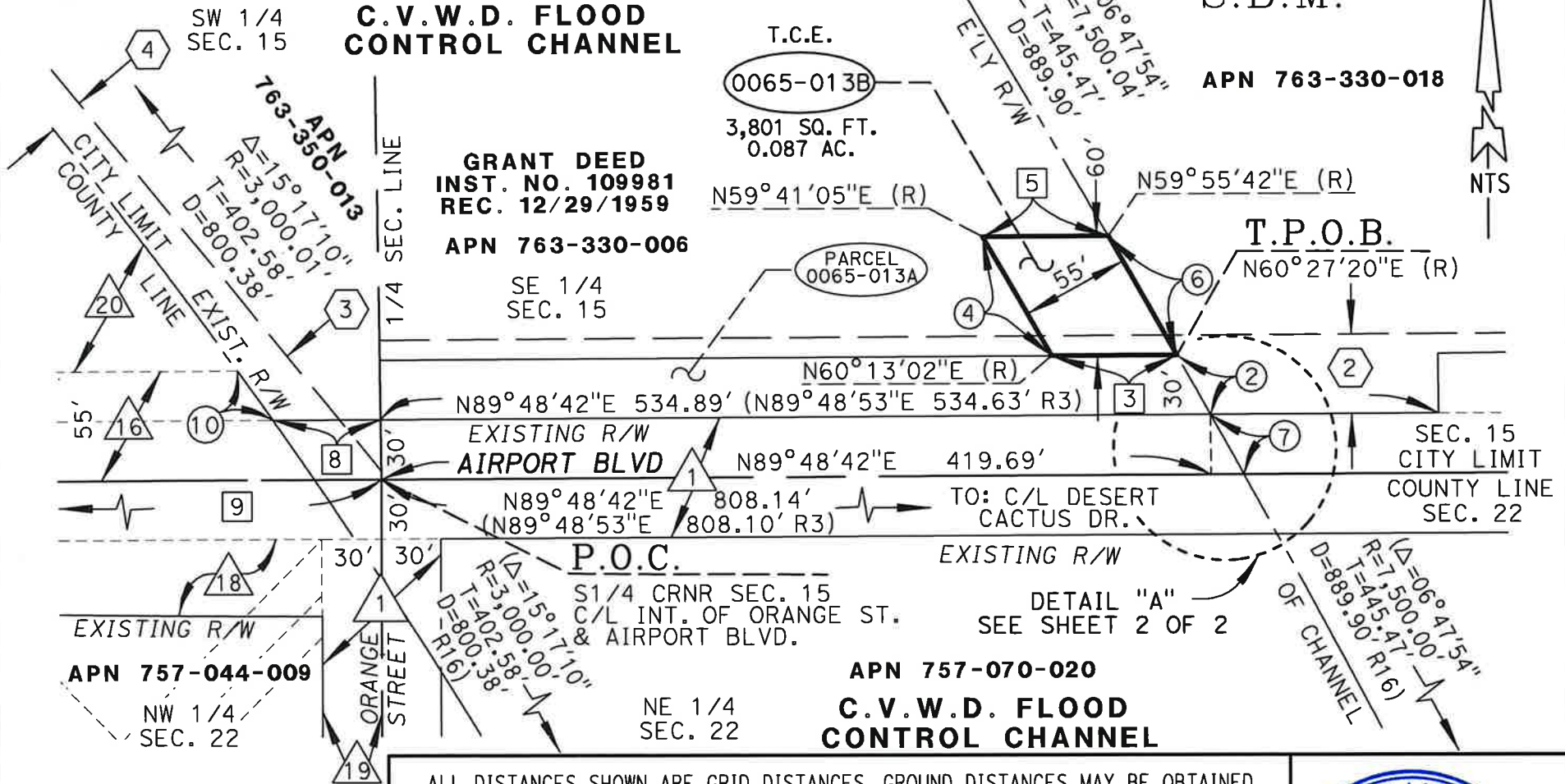
# EXHIBIT "B"

(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	APPROVED BY: <i>[Signature]</i>
DATE: JANUARY, 2026	DATE: 1/6/2026
SHEET 1 OF 2	



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

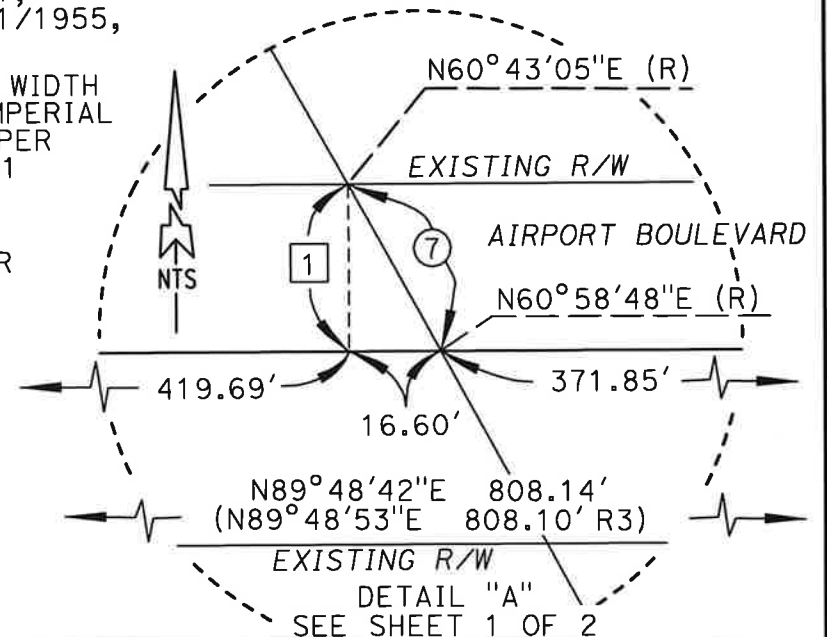
- ① N00°11'18"W 30.00'  
 ③ S89°48'42"W 63.18'  
 ⑤ N89°48'42"E 63.51'  
 ⑧ N89°49'04"E 54.54'  
 ⑨ N89°49'04"E 612.51'  
 (N89°51'30"E 612.51' R9)

## △ 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.
- ①②⑦ 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'  
 $\Delta=00^{\circ}15'45''$   
 D=34.38'  
 T=17.19'
- ⑩ R=3,000.01'  
 $\Delta=00^{\circ}35'07''$   
 D=30.64'  
 T=15.32'
- ④ R=7,445.04'  
 $\Delta=00^{\circ}31'57''$   
 D=69.19'  
 T=34.59'
- ⑥ R=7,500.04'  
 $\Delta=00^{\circ}31'38''$   
 D=69.02'  
 T=34.51'
- ⑦ R=7,500.04'  
 $\Delta=00^{\circ}15'43''$   
 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,  
 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:

*Chu Man Kow*

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

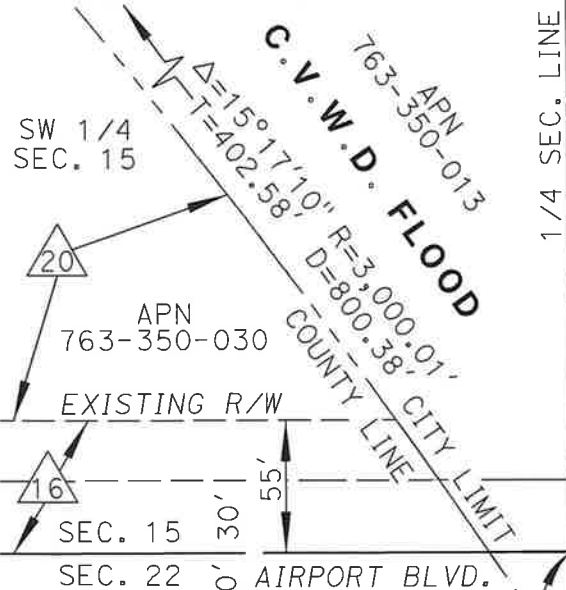
## SURVEYOR'S NOTES

(R) INDICATES RADIAL BEARING

TCE

SE 1/4  
SEC. 15

APN 763-330-006



P.O.C.

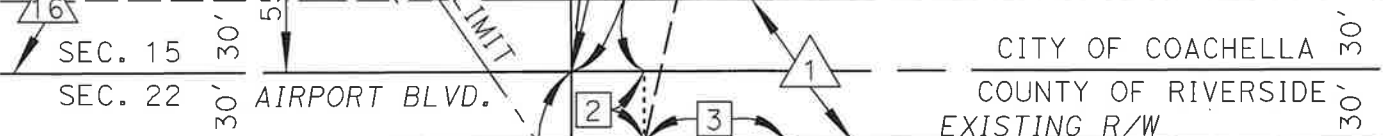
N1/4 CRNR SEC. 22  
INT. OF AIRPORT BLVD.  
& ORANGE ST.

N89°48'42"E 808.14'  
(N89°48'53"E 808.10' R3)

TO:  
C/L DESERT  
CACTUS DR.

T.P.O.B.

EXISTING R/W



CITY OF COACHELLA

COUNTY OF RIVERSIDE

EXISTING R/W



N57°42'24"E (R)

0065-014A

4,999 SQ. FT.  
0.115 AC.

APN 757-044-009

RS 11/30-31

MB 4/78

NW 1/4  
SEC. 22

NE 1/4  
SEC. 22

NTS

APN 757-070-020

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

GRANT DEED  
DEED BOOK 543,  
PGS. 256-257  
REC. 04/12/1921

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 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

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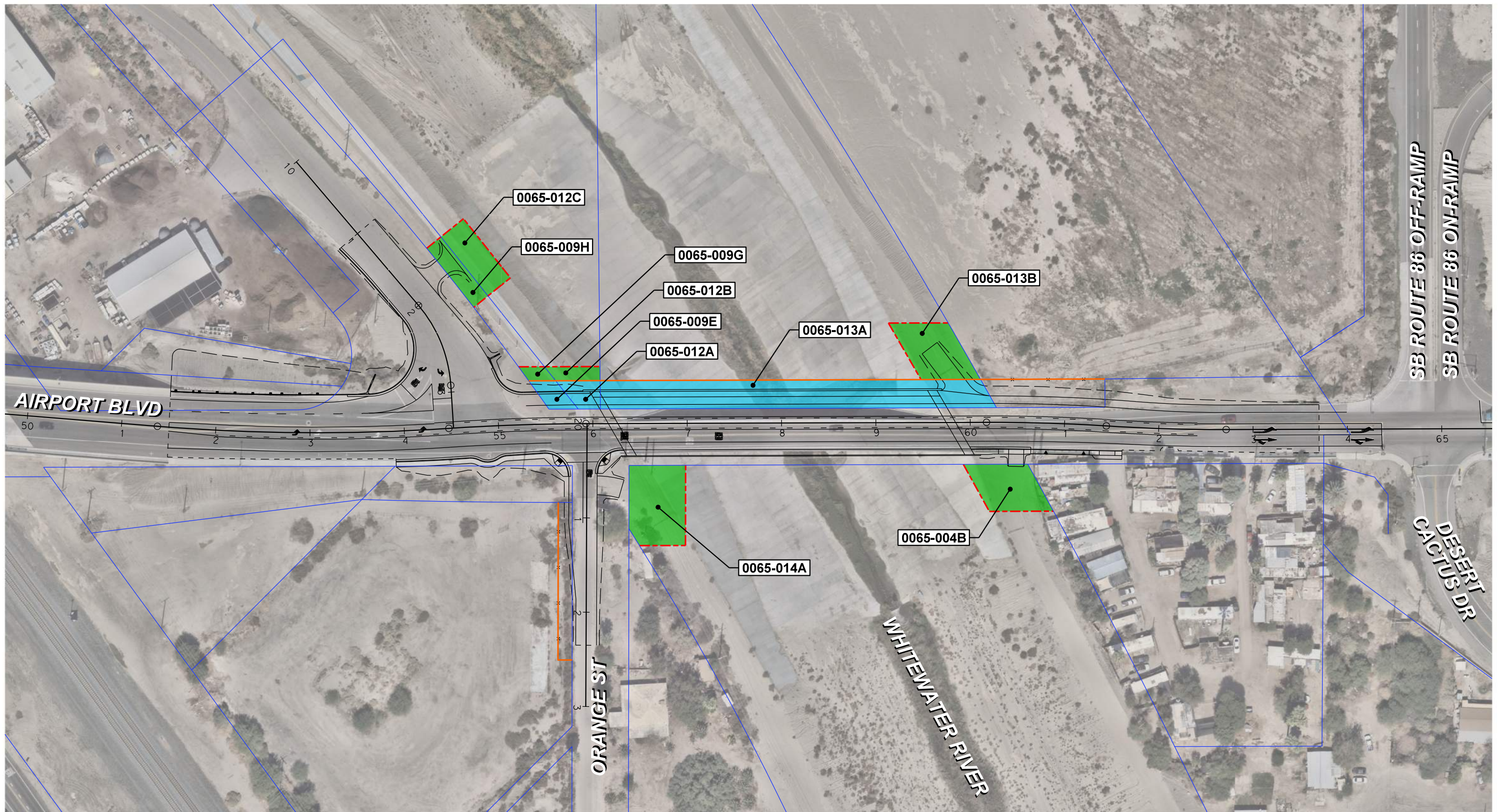
DATE: OCT. 2025

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



Riverside County Board of Supervisors  
Request to Speak

Submit request to the Clerk of the Board (right of podium), individual speakers are limited to a maximum of three (3) minutes, subject to Board Rules listed on the reverse side of this form. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

SPEAKER'S NAME: BRAD ANDERSON

Address: 37043 Furber Dr.

City: Powder Mill Zip: 92270

Phone #: 760 324 9637

Date: 4-14-2026 Agenda # 213

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

\_\_\_\_\_ Support  \_\_\_\_\_ Oppose \_\_\_\_\_ Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

\_\_\_\_\_ Support \_\_\_\_\_ Oppose \_\_\_\_\_ Neutral

I give my 3 minutes to: \_\_\_\_\_

Do you need a Spanish translator? Yes \_\_\_\_\_ No \_\_\_\_\_

## BOARD RULES

### Requests to Address Board on "Agenda" items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

### Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. **YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.** The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

### Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, ensuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo. Speakers are prohibited from bringing signs, placards, or posters into the hearing room.

### Individual Speaker Limits:

**Individual speakers are limited to a maximum of three (3) minutes.** The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board. Please step up to the podium when the Chair calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chair adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

### Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chair's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

### Addressing the Board & Acknowledgement by Chair:

The Chair will determine what order the speakers will address the Board and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the public and/or meeting participants. Such behavior, at the discretion of the Board Chair may result in removal from the Board Chambers by Sheriff Deputies.