

**SUBMITTAL TO THE FLOOD CONTROL AND
WATER CONSERVATION DISTRICT BOARD
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

801B



FROM: General Manager-Chief Engineer

SUBMITTAL DATE:
December 11, 2012

SUBJECT: Resolution No. F2012-29 – Authorization to Convey an Easement Interest in Real Property to the County of Riverside, located in the City of Corona, County of Riverside – Arlington Channel, Parcel 0784-010A (RCFC parcel 1020-2B within a portion of APN 172-390-041) District Two/District Two

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopts Resolution No. F2012-29, Authorization to Convey an Easement Interest in Real Property located in the City of Corona, Riverside County, California, by Easement Deed in favor of the County of Riverside, referenced as Parcel 0784-010A (RCFC Parcel 1020-2B), within a portion of Assessor's Parcel Number (APN) 172-390-041.
2. Authorize the Chairman of the Board to execute the Easement Deed in favor of the County of Riverside.

BACKGROUND:

See Page 2

AU:rip:bjp

WARREN D. WILLIAMS
General Manager-Chief Engineer

**FINANCIAL
DATA**

Current F.Y. District Cost: \$0
Current F.Y. County Cost: \$
Annual Net District Cost: \$0

In Current Year Budget:
Budget Adjustment:
For Fiscal Year:

SOURCE OF FUNDS:

Positions To Be Deleted Per A-30 ☐

Requires 4/5 Vote ☒

C.E.O. RECOMMENDATION:

APPROVE

BY:

Michael R. Shetler

County Executive Office Signature

MINUTES OF THE FLOOD CONTROL AND WATER CONSERVATION DISTRICT

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

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: December 11, 2012
xc: Flood

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

11.1

Prev App Ref District 2nd / 2nd Agenda Number

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

FORM APPROVED COUNTY COUNSEL
BY:
CYNTHIA M. GUNZEL DATE 11-28-12

Policy ☐

Consent ☐

Dept Recomm.: ☐

Policy ☐

Consent ☐

Per Exec. Ofc.: ☐

**FLOOD CONTROL AND WATER CONSERVATION DISTRICT BOARD SUBMITTAL
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

SUBJECT: Resolution No. F2012-29 – Authorization to Convey an Easement Interest in Real Property, to the County of Riverside, located in the City of Corona, County of Riverside - Arlington Channel, Parcel 0784-010A (RCFC Parcel 1020-2B) within a portion of APN 172-390-041
District Two / District Two

SUBMITTAL DATE: November 27, 2012

Page 2

BACKGROUND:

The District owns in fee simple title RCFC Parcel 1020-2 with Assessor's Parcel Number 172-390-014 for the purpose of a flood control channel referenced as Arlington Channel. Arlington Channel traverses a portion of Magnolia Avenue within the Cities of Riverside and Corona and unincorporated Riverside County. Magnolia Avenue has a railroad crossing just west of Buchanan Street that currently causes traffic to backup several times a day. The County of Riverside, in conjunction with the Cities of Riverside and Corona, have combined their resources and have designed a grade separation plan for Magnolia Avenue to pass over the railroad tracks(Magnolia Grade Separation Project) in order to alleviate the existing traffic congestion.

In order for the Magnolia Grade Separation Project to proceed, the County of Riverside needs a 336 square foot easement from the District, referenced as RCFC Parcel 1020-2B. The easement is for the purpose of a support column for the new elevated road. The District has reviewed the construction plans and approves of the designed improvements. The easement will not interfere with the existing design of the District's facility and the District will inspect the construction of the improvements within its facility. The County of Riverside will tender an appraised value of \$3,216 for the easement and the cost of fencing removal. The District has determined this amount as adequate just compensation.

Pursuant to the California Water Code Appendix §48-9 the Board of Supervisors for the District has the power to grant any interest in real property it owns to public agencies where such grant does not interfere with the use of the property for the purposes of the District.

Therefore, staff is recommending the adoption of Resolution No. F2012-29 to authorize conveyance of an easement for Parcel 0784-010A (RCFC Parcel 1020-2B) to the County of Riverside.

Resolution No. F2012-29 has been approved as to form by County Counsel.

FINANCIAL:

All costs shall be borne by County of Riverside.

BOARD OF SUPERVISORS**RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT****RESOLUTION NO. F2012-29**

AUTHORIZATION TO CONVEY AN EASEMENT
INTEREST IN REAL PROPERTY TO COUNTY OF RIVERSIDE,
RCFC PARCEL 1020-2B
ASSESSOR'S PARCEL NUMBER 172-390-041

WHEREAS, the Riverside County Flood Control and Water Conservation District ("District"), is the owner of certain real property referenced as RCFC Parcel No. 1020-2, with Assessor's Parcel Number 172-390-041, located in the City of Corona, County of Riverside, State of California ("Property"); and

WHEREAS, the County of Riverside ("County") wants to purchase an easement for road purposes, consisting of approximately 336 square feet within Property, now referred to as Parcel 0784-010A (RCFC Parcel 1020-2B), for the County's grade separation road project known as the Magnolia Grade Separation Project; and

WHEREAS, pursuant to the California Water Code Appendix §48-9, the Board of Supervisors for the District has the power to grant any interest in real property it owns to public agencies where such grant does not interfere with the use of the real property for the purposes of the District; and

WHEREAS, the District has reviewed the County's construction plans for the Magnolia Grade Separation Project and finds that the proposed easement conveyance for road purposes would not interfere with the use, design and integrity of the existing Arlington Channel.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the Riverside County Flood Control and Water Conservation District, in regular session assembled on December 11, 2012, at 11:30 am., in its meeting room located on the 1st Floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, with at least four-fifths of all members concurring, the conveyance to the County of Riverside the following described real property: an easement interest in certain real property within a portion of Assessor's Parcel Number 172-390-041, located in City of Corona, County of Riverside, State of California, referenced as Parcel 0784-010A (RCFC Parcel 1020-2B), more

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* DATE: 11-27-12
SYNTHIA M. GUNZEL

1 particularly described in Exhibit "A", legal description, attached hereto and by this reference
2 incorporated herein.

3 BE IT FURTHER RESOLVED and DETERMINED that the Chairman of the Board of
4 Supervisors of the District is authorized to execute the Easement Deed and any associated
5 documents to complete the conveyance of real property to the County of Riverside and this
6 transaction.

7
8 AU:rlp:bjp
9

10 ROLL CALL:

11 Ayes: Buster, Tavaglione, Stone, Benoit, and Ashley
12 Nays: None
13 Absent: None

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

16 KECIA HARPER-IHEM, Clerk of said Board

17 By: _____
18 Deputy
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EXHIBIT "A"
MAGNOLIA AVENUE (GRADE SEPARATION)
LEGAL DESCRIPTION
0784-010A

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED MAY 5, 1949, IN BOOK 1073, PAGES 563 THROUGH 569, INCLUSIVE, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN RANCHO EL SOBRANTE DE SAN JACINTO, HEREINAFTER REFERRED TO AS "RCFC PARCEL 1020-2B", DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF MAGNOLIA AVENUE (66.00 FOOT NORTHWESTERLY HALF-WIDTH) AS DESCRIBED BY DEED RECORDED FEBRUARY 8, 1877, IN BOOK R, PAGES 548 AND 549, OFFICIAL RECORDS OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, AND THE CENTERLINE OF BUCHANAN STREET (44.00 FOOT SOUTHWESTERLY HALF-WIDTH) AS DESCRIBED BY DEED RECORDED FEBRUARY 19, 1988 AS INSTRUMENT NUMBER 44315, OFFICIAL RECORDS OF SAID RECORDER OF RIVERSIDE COUNTY;

THENCE S 56°22'11" W ALONG SAID CENTERLINE OF MAGNOLIA AVENUE, A DISTANCE OF 1255.14 FEET;

THENCE LEAVING SAID CENTERLINE AT RIGHT ANGLES, N 33°37'49" W, A DISTANCE OF 66.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID MAGNOLIA AVENUE, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE S 56°22'11" W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 28.00 FEET;

THENCE N 33°37'49" W, A DISTANCE OF 12.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 78.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF MAGNOLIA AVENUE;

THENCE N 56°22'11" E ALONG SAID PARALLEL LINE, A DISTANCE OF 28.00 FEET;

THENCE S 33°37'49" E, A DISTANCE OF 12.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 336 SQUARE FEET, OR 0.008 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 1.000027271 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 955-M, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: _____

DATE: _____

Timothy F. Rayburn
10/11/2012



P.O.C.

EXHIBIT "B"

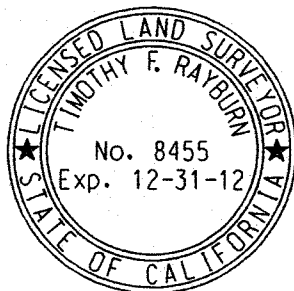
C/L

BUCHANAN STREET

RS 31/89-91

RIVERSIDE CITY LIMITS
CORONA CITY LIMITSRANCHO EL SOBRANTE
DE SAN JACINTO

T.P.O.B.

PARCEL
0784-010A336 SQ.FT.
0.008 AC.APN 172-390-041
BK 1073 PG 563-569
REC. 5/5/1949

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: MAGNOLIA AVE (GRADE SEPARATION)

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: *Timothy F. Rayburn*

DATE: 10/10/2012

PAR. NO.: 0784-010A

PREPARED BY: BCIII

SCALE: N.T.S.

DATE: OCTOBER, 2012

W.O. NO.: B7-0784

SHEET 1 OF 1 SHEET

- ① RW PER BOOK "R" PG 548. OF DEEDS. REC. 2/8/1877 SAN BERNARDINO CO.
- ② RW VACATED PER S.M.B. 12 PG 283 DATED 6/18/1913 & QUITCLAIMED TO PAC. ELEC. RR CO. REC. 11/5/1913. IN BOOK 385 PGS. 232-239. OF DEEDS RIV. CO.
- ③ FINAL ORDER OF CONDEMNATION INST. #48580. REC. 3/7/1983 (PCL 6113-1). RIV. CO.
- ④ RW IN FAVOR OF RIVERSIDE, SANTA ANA AND LOS ANGELES RAILWAY COMPANY PER BOOK 63 PGS 111-112. OF DEEDS. REC. 7/9/1887 SAN BERNARDINO COUNTY
- ⑤ RW PER INST. #87306. REC. 03/15/1991

LINE DATA

- ① S 56°22'11" W - 40.00'
- ② N 33°37'49" W - 66.00'
- ③ S 56°22'11" W - 28.00'
- ④ N 33°37'49" W - 12.00'
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- ⑥ S 33°37'49" E - 12.00'

SECTION 22
T.3S., R.6W.

MB 1/44

RIVERSIDE CITY LIMITS
RIVERSIDE COUNTY LIMITSALL DISTANCES SHOWN ARE GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY
MULTIPLYING THE GRID DIST. BY A
COMBINATION FACTOR OF 1.000027271.

Recorded at request of and return to:
Economic Development Agency/
Facilities Management
Real Estate Division
On behalf of the Transportation Department
3403 10th Street, Suite 500
Riverside, California 92501

FREE RECORDING

This instrument is for the benefit of
the County of Riverside, and is
entitled to be recorded without fee.
(Govt. Code 6103)

CAO:ra/112612/291TR/14.684

(Space above this line for Recorder's use)

PROJECT: Magnolia Avenue Grade Separation
PARCEL: 0784-010A (RCFC Parcel 1020-2B)
APN: 172-390-041 (portion)

EASEMENT DEED

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which are
hereby acknowledged,

Riverside County Flood Control and Water Conservation District

Grant(s) to the COUNTY OF RIVERSIDE, a political subdivision of the State of California,
an easement for public road purposes, over, upon, across and within the real property in
the County of Riverside, State of California, as more particularly described as:

See Exhibits "A" and "B" attached hereto
and made a part hereof

DEC 11 2012

11.1

PROJECT: Magnolia Avenue Grade Separation
PARCEL: 0784-010A (RCFC Parcel 1020-2B)
APN: 172-390-041 (portion)

Dated: December 11, 2012

GRANTOR:

**Riverside County Flood Control and
Water Conservation District**

By: Marion Ashley
MARION ASHLEY, Chairman
Board of Supervisors

FORM APPROVED COUNTY COUNSEL

BY: Synthia M. Gunzel
SYNTHIA M. GUNZEL DATE 11-27-12

STATE OF CALIFORNIA)

)ss

COUNTY OF RIVERSIDE)

On December 11, 2012, before me, Karen Barton, Board Assistant, personally appeared **Marion Ashley**, Chairman of the Board of Supervisors of the Riverside County Flood Control and Water Conservation District, State of California, who provided to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument; and that a copy of this paper, document or instrument has been delivered to the chairperson.

I certify under the penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

By: Karen Barton
Deputy

(Seal)

PROJECT: Magnolia Avenue Grade Separation
PARCEL: 0784-010A (RCFC Parcel 1020-2B)
APN: 172-390-041 (portion)

PUBLIC ROAD EASEMENT

CERTIFICATE of ACCEPTANCE
(Government Code Section 27281)

THIS IS TO CERTIFY that the interest in real property granted by the easement deed dated _____, from RIVERSIDE COUNTY FLOOD CONTROL and WATER CONSERVATION DISTRICT, to the COUNTY OF RIVERSIDE, is hereby accepted for the purpose of vesting title in the County of Riverside on behalf of the public for public road purposes, and will be included into the County Maintained Road System by the undersigned on behalf of the Board of Supervisors pursuant to the authority contained in County Ordinance No. 669. Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____

COUNTY OF RIVERSIDE

By: _____, Deputy
Juan C. Perez
Director of Transportation

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SEE ATTACHED EXHIBIT "B"

APPROVED BY: *Timothy F. Rayburn*
DATE: 10/11/2012



P.O.C.

EXHIBIT "B"

RS 31/89-91

N.T.S.

BUCHANAN STREET

- 1 RW PER BOOK "R" PG 548. OF DEEDS. REC. 2/8/1877 SAN BERNARDINO CO.
- 2 RW VACATED PER S.M.B. 12 PG 283 DATED 6/18/1913 & QUITCLAIMED TO PAC. ELEC. RR CO. REC. 11/5/1913. IN BOOK 385 PGS. 232-239. OF DEEDS RIV. CO.
- 3 FINAL ORDER OF CONDEMNATION INST. #48580. REC. 3/7/1983 (PCL 6113-1). RIV. CO.
- 4 RW IN FAVOR OF RIVERSIDE, SANTA ANA AND LOS ANGELES RAILWAY COMPANY PER BOOK 63 PGS 111-112. OF DEEDS. REC. 7/9/1887 SAN BERNARDINO COUNTY
- 5 RW PER INST. #87306. REC. 03/15/1991

RIVERSIDE CITY LIMITS
CORONA CITY LIMITS

RANCHO EL SOBRANTE
DE SAN JACINTO

CITY LIMITS
RIVERSIDE COUNTY LIMITS EXISTING R/W

BNSF RAILWAY

SECTION 22
T.3S., R.6W.
MB 1/44

LINE DATA

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T.P.O.B.

PARCEL
0784-010A

336 SQ.FT.
0.008 AC.

APN 172-390-041
BK 1073 PG 563-569
REC. 5/5/1949

RIVERSIDE CITY LIMITS
RIVERSIDE COUNTY LIMITS



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COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: MAGNOLIA AVE (GRADE SEPARATION)

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: *Timothy F. Rayburn* DATE: 10/8/2012

PAR. NO.: 0784-010A

PREPARED BY: BCIII

SCALE: N.T.S.

DATE: OCTOBER, 2012

W.O. NO.: B7-0784

SHEET 1 OF 1 SHEET

CLERK'S COPY

to Riverside County Clerk of the Board, Stop 1010
Post Office Box 1147, Riverside, Ca 92502-1147
Thank you.

RIGHT OF WAY ACQUISITION AGREEMENT

This Right of Way Acquisition Agreement, ("Agreement"), is made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("County"), and Riverside County Flood Control and Water Conservation District, a body politic ("District"). County and District are sometimes collectively referred to as "Parties".

RECITALS

WHEREAS, District owns the fee simple title of certain real property located in the unincorporated area of Riverside County, California, as a portion of Arlington Channel referenced as RCFC Parcel 1020-2, being the larger legal parcel, described in Grant Deed recorded on May 5, 1949 in Book 1073 Pages 563 through 569 inclusive, of the Official Records of the County of Riverside, as depicted on the Plat Map identified as Attachment "1", attached hereto and made a part hereof. The real property consisting of 2.48 acres of land with Assessor's Parcel Number: 172-390-041 ("Property"); and

WHEREAS, District desires to sell to the County and the County desires to purchase an easement for public road purposes, in a portion of the Property ("ROW"), being 336 square feet, for the purpose of constructing the Magnolia Avenue Grade Separation Project ("Project") as follows: Easement Deed referenced as Parcel 0784-010A (RCFC Parcel 1020-2B) and described on Attachment "2" attached hereto and made a part hereof; pursuant to the terms and conditions set forth herein; and

WHEREAS, the Effective Date is the date on which this Agreement is approved and fully executed by County and District as listed on the signature page of this Agreement;

NOW, THEREFORE, in consideration of the payment and other obligations set forth below, District and County mutually agree as follows:

1 1. County shall:

2 A. Pay to the District the amount of Three Thousand Two Hundred
3 Sixteen Dollars (\$3,216) ("Purchase Price"), which is specifically agreed by the Parties
4 to be the full amount of compensation due and owing to District for the ROW, conveyed
5 by said deed, when title to said ROW vests in Count.

6 B. Pay District to replace the items listed in Attachment "3." The
7 amount is included in Paragraph 1A.

8 C. Not oversee nor bear responsibility for ensuring whether District
9 expends the compensation tendered to District to replace items described in
10 Attachment "3".

11 D. Tender payment of the entire Purchase Price to District within 30
12 days from the mutual execution of this Agreement to the Riverside County Flood
13 Control and Water Conservation District.

14 2. District shall:

15 A. Upon the approval by the Board of Supervisors of the Riverside
16 County Flood Control and Water Conservation District, execute, acknowledge, and
17 deliver to Craig Olsen, Real Property Agent for the County, an Easement Deed in favor
18 of the County dated _____ identified as Parcel Number 0784-010A (RCFC
19 Parcel 1020-2B);

20 B. Be responsible for replacing fencing upon the completion of
21 Project as compensated for in Attachment "3."

22 3. It is mutually understood and agreed by and between the parties hereto
23 that the right of possession and use of the subject property by County, including the
24 right to remove and dispose of improvements, as shown on design drawings for the
25 Magnolia Avenue Grade Separation Project, which shall be inspected by the District
26 while in construction, shall commence upon the execution of this Agreement by all
27 parties. The amount shown in Paragraph 1A includes, but is not limited to, full
28 payment for such possession and use.

4. This Right of Way Acquisition Agreement embodies all of the considerations agreed upon between the County and District. This Agreement was obtained without coercion, promises other than those provided herein, or threats of any kind whatsoever by or to either party.

5. This Agreement is made solely for the benefit of the Parties to this Agreement and their respective successors and assigns, and no other person or entity may have or acquired any right of virtue of this Agreement.

6. This Agreement shall not be changed, modified, or amended except upon the written consent of the parties hereto.

7. This Agreement is the result of negotiations between the parties and is intended by the parties to be a final expression of their understanding with respect to the matters herein contained. This Agreement supersedes any and all other prior agreements and understandings, oral or written, in connection therewith. No provision contained herein shall be construed against the County solely because it prepared this Agreement in its executed form.

8. Any action at law or in equity brought by either of the Parties hereto for the purpose of enforcing a right or rights provided for by this Agreement shall be tried in a court of competent jurisdiction in the County of Riverside, State of California, and the Parties hereby waive all provisions of law providing for a change of venue in such proceedings to any other county.

9. District, (his/her/its/their) assigns and successors in interest shall be bound by all the terms and conditions contained in this Agreement, and all the parties thereto shall be jointly and severally liable thereunder.

10. This Agreement may be signed in counterpart or duplicate copies, and any signed counterpart or duplicate copy shall be equivalent to a signed original for all purposes.

(SIGNATURES ON NEXT PAGE)

1 In Witness Whereof, the Parties have executed this Agreement the day and year
2 below written.

3 Dated: DEC 11 2012

Riverside County Flood Control and
Water Conservation District

4 By: Marion Ashley
5 Marion Ashley, Chairman
6 Board of Supervisors

7 APPROVED AS TO FORM:

8 Pamela J. Walls
9 County Counsel

10 By: Synthia M. Gunzel
11 Cynthia M. Gunzel
12 Deputy County Counsel

ATTEST:

13 KECIA HARPER-IHEM, Clerk
14 By: Kecia Harper-Ihem
15 DEPUTY

16 ATTEST:

17 Kecia Harper-Ihem
18 Clerk of the Board

19 By: _____
20 John J. Benoit, Chairman
21 Board of Supervisors

22 By: _____
23 Deputy

RECOMMEND FOR APPROVAL

24 APPROVED AS TO FORM:

25 Pamela J. Walls
26 County Counsel

27 By: _____
28 Patricia Munroe
Deputy County Counsel

29 Riverside County Flood Control and
30 Water Conservation District
31 By: Warren D. Williams
32 Warren D. Williams
33 General Manager-Chief Engineer

34 CAO:sl/112612/291TR/14.682 S:\Real Property\TYPING\Docs-14.500 to 14.999\14.682.doc

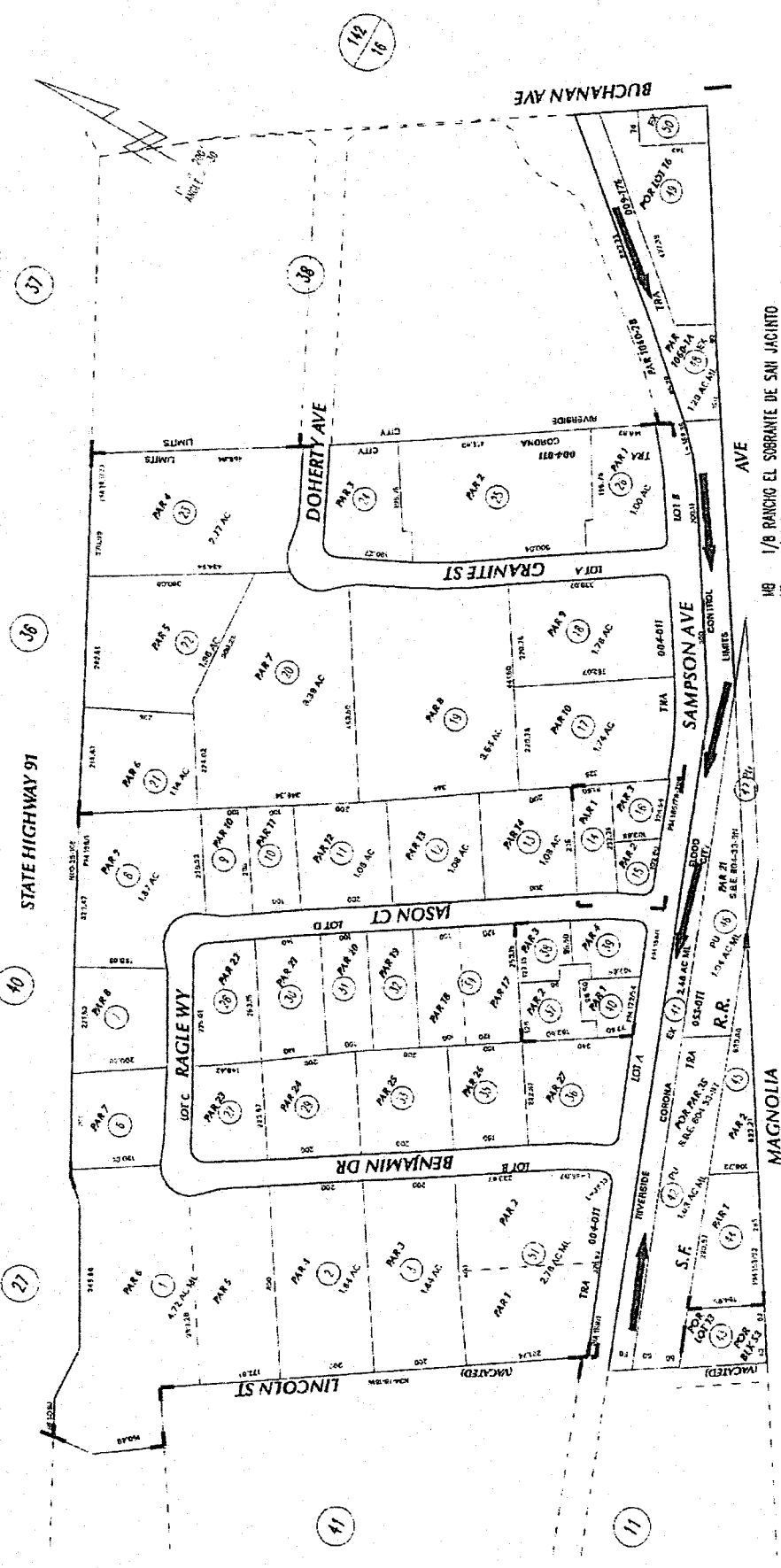
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAP NO. 172-39 WILL SHOW LOT SPLIT UP BUILDING SITE ORDINANCES.

AUG 17 2006

SEC. 21 28 29 T. 35 S. R. 6 W
CITY OF RIVERSIDE - CORONA

172-39
133-25

I.R.A. 200-011
009-176
033-001



1/8 RANCHO EL SOBRANTE DE SAN JACINTO
1/44 RESUB. RIVERSIDE LAND & BRIGATING COMPANY
PM 133/22-24 PARCEL MAP NO. 20451
PM 149/39-42 PARCEL MAP NO. 22751
PM 153/53-55 PARCEL MAP NO. 23359
PM 158/1-5 PARCEL MAP NO. 20888
PM 165/78-79 PARCEL MAP NO. 24692
PM 172/54-56 PARCEL MAP NO. 25374

135
17

AUG 30 2005

ASSESSOR'S MAP BK172 PG. 39
Riverside County, Calif.

DATE: 08/30/05
BY: [Signature]

AUG 2005

ATTACHMENT "2"

Legal Description and Plat Map

1. A portion of APN: 172-390-041; Parcel 0784-010A (RCFC Parcel 1020-2B)

EXHIBIT "A"
MAGNOLIA AVENUE (GRADE SEPARATION)
LEGAL DESCRIPTION
0784-010A

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED MAY 5, 1949, IN BOOK 1073, PAGES 563 THROUGH 569, INCLUSIVE, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN RANCHO EL SOBRANTE DE SAN JACINTO, HEREINAFTER REFERRED TO AS "RCFC PARCEL 1020-2B", DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF MAGNOLIA AVENUE (66.00 FOOT NORTHWESTERLY HALF-WIDTH) AS DESCRIBED BY DEED RECORDED FEBRUARY 8, 1877, IN BOOK R, PAGES 548 AND 549, OFFICIAL RECORDS OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, AND THE CENTERLINE OF BUCHANAN STREET (44.00 FOOT SOUTHWESTERLY HALF-WIDTH) AS DESCRIBED BY DEED RECORDED FEBRUARY 19, 1988 AS INSTRUMENT NUMBER 44315, OFFICIAL RECORDS OF SAID RECORDER OF RIVERSIDE COUNTY;

THENCE S 56°22'11" W ALONG SAID CENTERLINE OF MAGNOLIA AVENUE, A DISTANCE OF 1255.14 FEET;

THENCE LEAVING SAID CENTERLINE AT RIGHT ANGLES, N 33°37'49" W, A DISTANCE OF 66.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID MAGNOLIA AVENUE, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE S 56°22'11" W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 28.00 FEET;

THENCE N 33°37'49" W, A DISTANCE OF 12.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 78.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF MAGNOLIA AVENUE;

THENCE N 56°22'11" E ALONG SAID PARALLEL LINE, A DISTANCE OF 28.00 FEET;

THENCE S 33°37'49" E, A DISTANCE OF 12.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 336 SQUARE FEET, OR 0.008 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 1.000027271 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 955-M, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: _____

DATE: _____

Timothy F. Rayburn
10/11/2012

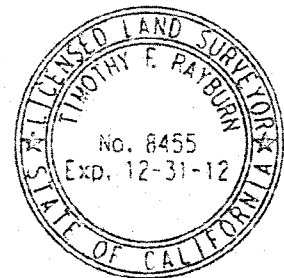


EXHIBIT "B"

P.O.C.

C/L

BUCHANAN STREET

- ① RW PER BOOK "R" PG 548. OF DEEDS. REC. 2/8/1877 SAN BERNARDINO CO.
- ② RW VACATED PER S.M.B. 12 PG 283 DATED 6/18/1913 & QUITCLAIMED TO PAC. ELEC. RR CO. REC. 11/5/1913. IN BOOK 385 PGS. 232-239. OF DEEDS RIV. CO.
- ③ FINAL ORDER OF CONDEMNATION INST. #48580. REC. 3/7/1983 (PCL 6113-1). RIV. CO.
- ④ RW IN FAVOR OF RIVERSIDE. SANTA ANA AND LOS ANGELES RAILWAY COMPANY PER BOOK 63 PGS 111-112. OF DEEDS. REC. 7/9/1887 SAN BERNARDINO COUNTY
- ⑤ RW PER INST. #87306. REC. 03/15/1991

RS 31/89-91

RIVERSIDE CITY LIMITS
CORONA CITY LIMITS

RANCHO EL SOBRANTE
DE SAN JACINTO

CITY LIMITS
RIVERSIDE COUNTY LIMITS EXISTING R/W

BNSF RAILWAY

SECTION 22
T.3S., R.6W.

MB 1/44

LINE DATA

- ① S 56°22'11" W - 40.00'
- ② N 33°37'49" W - 66.00'
- ③ S 56°22'11" W - 28.00'
- ④ N 33°37'49" W - 12.00'
- ⑤ N 56°22'11" E - 28.00'
- ⑥ S 33°37'49" E - 12.00'

T.P.O.B.

PARCEL
0784-010A

336 SO. FT.
0.008 AC.

APN 172-390-041
BK 1073 PG 563-569
REC. 5/5/1949

RIVERSIDE CITY LIMITS
RIVERSIDE COUNTY LIMITS

ALL DISTANCES SHOWN ARE GRID DISTANCES.
GROUND DISTANCES MAY BE OBTAINED BY
MULTIPLYING THE GRID DIST. BY A
COMBINATION FACTOR OF 1.000027271.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: MAGNOLIA AVE (GRADE SEPARATION)

THIS PLAT IS AN AID IN LOCATING THE PARCELS DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

APPROVED BY: *Timothy F. Rayburn* DATE: 10/11/2012

PAR. NO.: 0784-010A

PREPARED BY: BCIII

SCALE: N.T.S.

DATE: OCTOBER, 2012

W.O. NO.: B7-0784

SHEET 1 OF 1 SHEET

ATTACHMENT "3"

Item	Description	Cost
1	Approx. 80 LF chain link fencing @ \$15/LF	\$1,200
	Total Site Improvements	\$1,200