

EXHIBIT "A"
THOUSAND PALMS FLOOD CONTROL PROJECT
LEGAL DESCRIPTION
RIGHT-OF-WAY AQUISITION

IN THE UNINCORPORATED TERRITORY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL 16, AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 22, AT PAGE 3, OF RECORDS OF SURVEY, RECORDS OF SAID COUNTY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 16, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 21;

THENCE NORTH 00°06'50" WEST ALONG THE WESTERLY LINE OF SAID PARCEL 16, A DISTANCE OF 106.37 FEET;

THENCE SOUTH 46°26'36" EAST, A DISTANCE OF 154.44 FEET TO THE SOUTHERLY LINE OF SAID PARCEL 16;

THENCE NORTH 89°58'28" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 111.71 FEET, TO THE **POINT OF BEGINNING**;

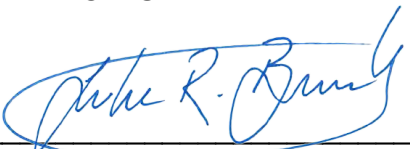
SUBJECT TO EXISTING EASEMENTS, COVENANTS, RIGHTS AND RIGHTS-OF-WAY OF RECORD.

CONTAINING 5,941 SQUARE FEET OR 0.136 ACRES MORE OR LESS.

AS DEPICTED ON **EXHIBIT "B"** ATTACHED HERETO AND MADE A PART HEREOF.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000025 TO OBTAIN GROUND DISTANCES.

PREPARED BY OR UNDER THE DIRECTION OF:



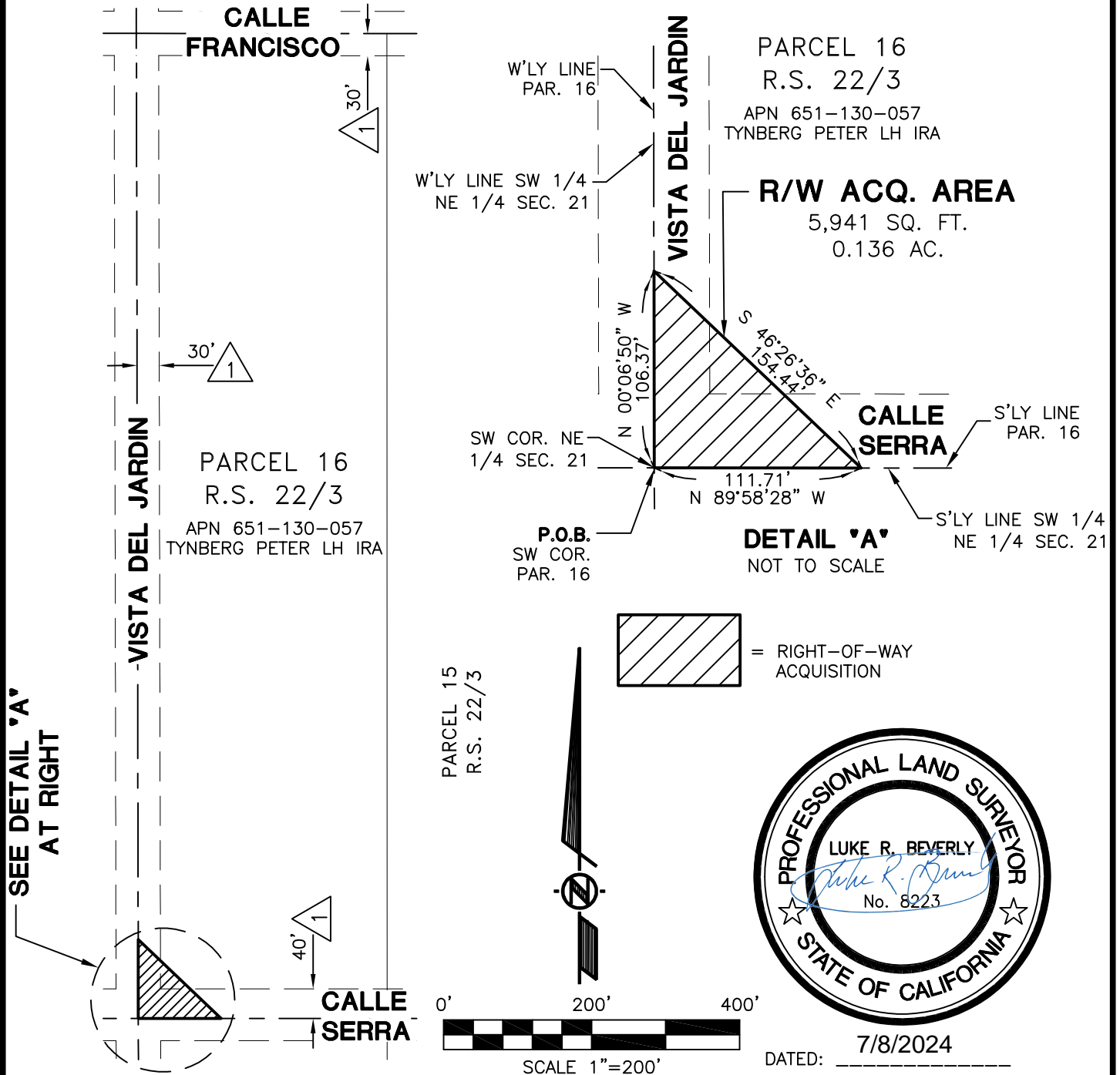
LUKE R. BEVERLY P.L.S. 8223

DATED: 7/8/2024



EXHIBIT "B"

THOUSAND PALMS FLOOD CONTROL PROJECT RIGHT-OF-WAY ACQUISITION



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

"THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000025 TO OBTAIN GROUND DISTANCE".

EASEMENT NOTES

1

EASEMENT FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES PER BK. 1980, PG. 126, REC. 10/02/1956, O.R.

MSA CONSULTING, INC.

> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 BOB HOPE DRIVE, RANCHO MIRAGE, CA 92270
760.320.9811 MSACONSULTINGINC.COM



J.N. 2831

SHEET 1 OF 1

EXHIBIT "A"
LEGAL DESCRIPTION
THOUSAND PALMS FLOOD CONTROL PROJECT

IN THE UNINCORPORATED TERRITORY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL 37, AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 25, AT PAGE 44, OF RECORDS OF SURVEY, RECORDS OF SAID COUNTY, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SOUTHEAST CORNER OF PARCEL 37, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21;

THENCE NORTH 89°57'44" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL 37, A DISTANCE OF 33.38 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE NORTH 89°57'44" WEST, A DISTANCE OF 167.64 FEET;

THENCE LEAVING SAID SOUTHERLY LINE NORTH 37°17'29" WEST, A DISTANCE OF 217.17 FEET TO THE WESTERLY LINE OF PARCEL 37;

THENCE NORTH 00°14'03" EAST ALONG SAID WESTERLY LINE OF PARCEL 37, A DISTANCE OF 219.33 FEET;

THENCE SOUTH 37°15'23" EAST, A DISTANCE OF 492.78 FEET, TO THE **TRUE POINT OF BEGINNING**.

SUBJECT TO EXISTING EASEMENTS, COVENANTS, RIGHTS AND RIGHTS-OF-WAY OF RECORD.

CONTAINING 47,366 SQUARE FEET OR 1.087 ACRES MORE OR LESS.

EXHIBIT "A"
LEGAL DESCRIPTION
THOUSAND PALMS FLOOD CONTROL PROJECT

AS DEPICTED ON **EXHIBIT "B"** ATTACHED HERETO AND MADE A PART HEREOF.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000025 TO OBTAIN GROUND DISTANCES.

PREPARED BY OR UNDER THE DIRECTION OF:



LUKE R. BEVERLY

P.L.S. 8223

DATED: 7/8/2024

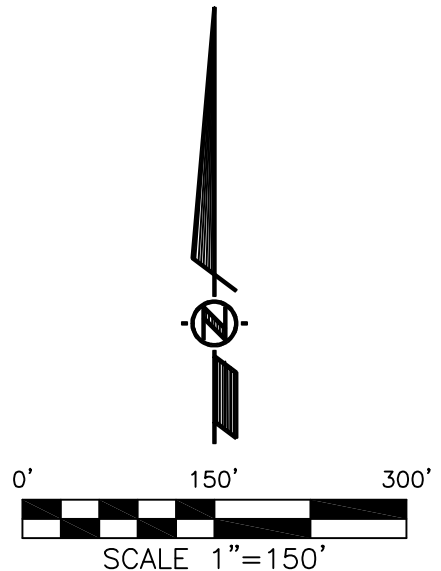
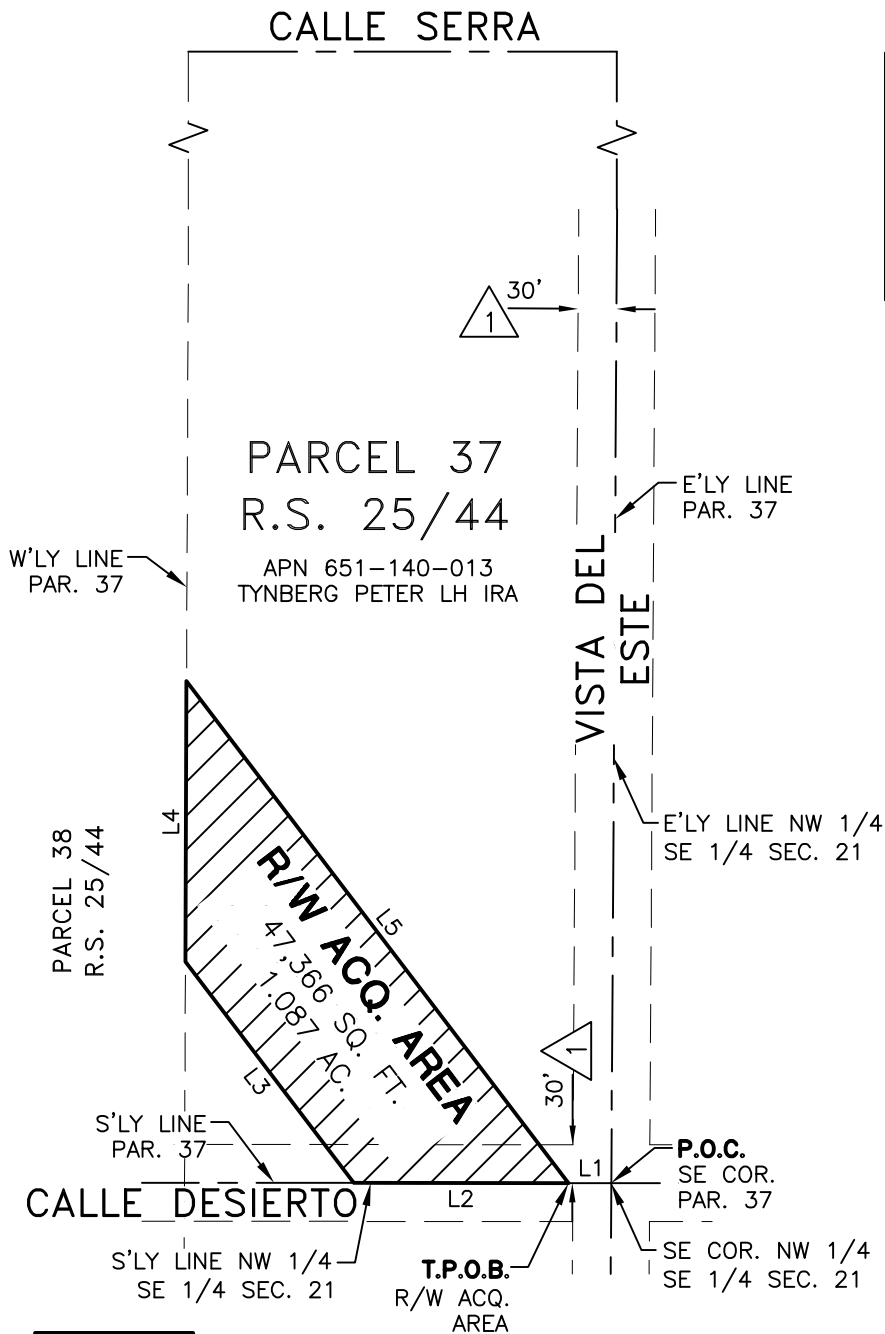


EXHIBIT "B"

THOUSAND PALMS FLOOD CONTROL PROJECT RIGHT-OF-WAY ACQUISITION

LINE DATA

NO.	BEARING	LENGTH
L1	N 89°57'44" W	33.38'
L2	N 89°57'44" W	167.64'
L3	N 37°17'29" W	217.17'
L4	N 00°14'03" E	219.33'
L5	S 37°15'23" E	492.78'



DATED: 7/8/2024

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"THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000025 TO OBTAIN GROUND DISTANCE".

EASEMENT NOTES



EASEMENT FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES PER BK. 1987, PG. 431, REC. 10/18/1956, O.R.

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SHEET 1 OF 1

EXHIBIT "A"
LEGAL DESCRIPTION
THOUSAND PALMS FLOOD CONTROL PROJECT

IN THE UNINCORPORATED TERRITORY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL 38, AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 25, AT PAGE 44, OF RECORDS OF SURVEY, RECORDS OF SAID COUNTY, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 38, SAID CORNER ALSO BEING THE CENTERLINE INTERSECTION OF VISTA DEL FONDA AND CALLE DESIERTO;

THENCE NORTH 00°07'05" EAST ALONG THE WESTERLY LINE OF SAID PARCEL 38, A DISTANCE OF 598.14 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID WESTERLY LINE NORTH 00°07'05" EAST, A DISTANCE OF 190.17 FEET;

THENCE LEAVING SAID WESTERLY LINE SOUTH 45°42'53" EAST, A DISTANCE OF 127.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 562.56 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 44°02'18" EAST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 08°37'34", AN ARC DISTANCE OF 84.70 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 52°39'52" EAST;

THENCE NON-TANGENT TO SAID CURVE SOUTH 37°15'23" EAST, A DISTANCE OF 306.91 FEET TO THE EASTERLY LINE OF SAID PARCEL 38;

THENCE SOUTH 00°14'03" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 219.33 FEET;

THENCE NORTH 37°17'29" WEST, A DISTANCE OF 40.44 FEET;

THENCE NORTH 63°54'02" WEST, A DISTANCE OF 38.99 FEET;

THENCE NORTH 37°20'08" WEST, A DISTANCE OF 80.66 FEET;

THENCE NORTH 10°54'35" WEST, A DISTANCE OF 43.37 FEET;

THENCE NORTH 37°32'20" WEST, A DISTANCE OF 302.04 FEET;

EXHIBIT "A"
LEGAL DESCRIPTION
THOUSAND PALMS FLOOD CONTROL PROJECT

THENCE NORTH 46°49'03" WEST, A DISTANCE OF 44.01 FEET, TO THE **TRUE POINT OF BEGINNING**.

SUBJECT TO EXISTING EASEMENTS, COVENANTS, RIGHTS AND RIGHTS-OF-WAY OF RECORD.

CONTAINING 72,780 SQUARE FEET OR 1.671 ACRES MORE OR LESS.

AS DEPICTED ON **EXHIBIT "B"** ATTACHED HERETO AND MADE A PART HEREOF.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000025 TO OBTAIN GROUND DISTANCES.

PREPARED BY OR UNDER THE DIRECTION OF:



LUKE R. BEVERLY

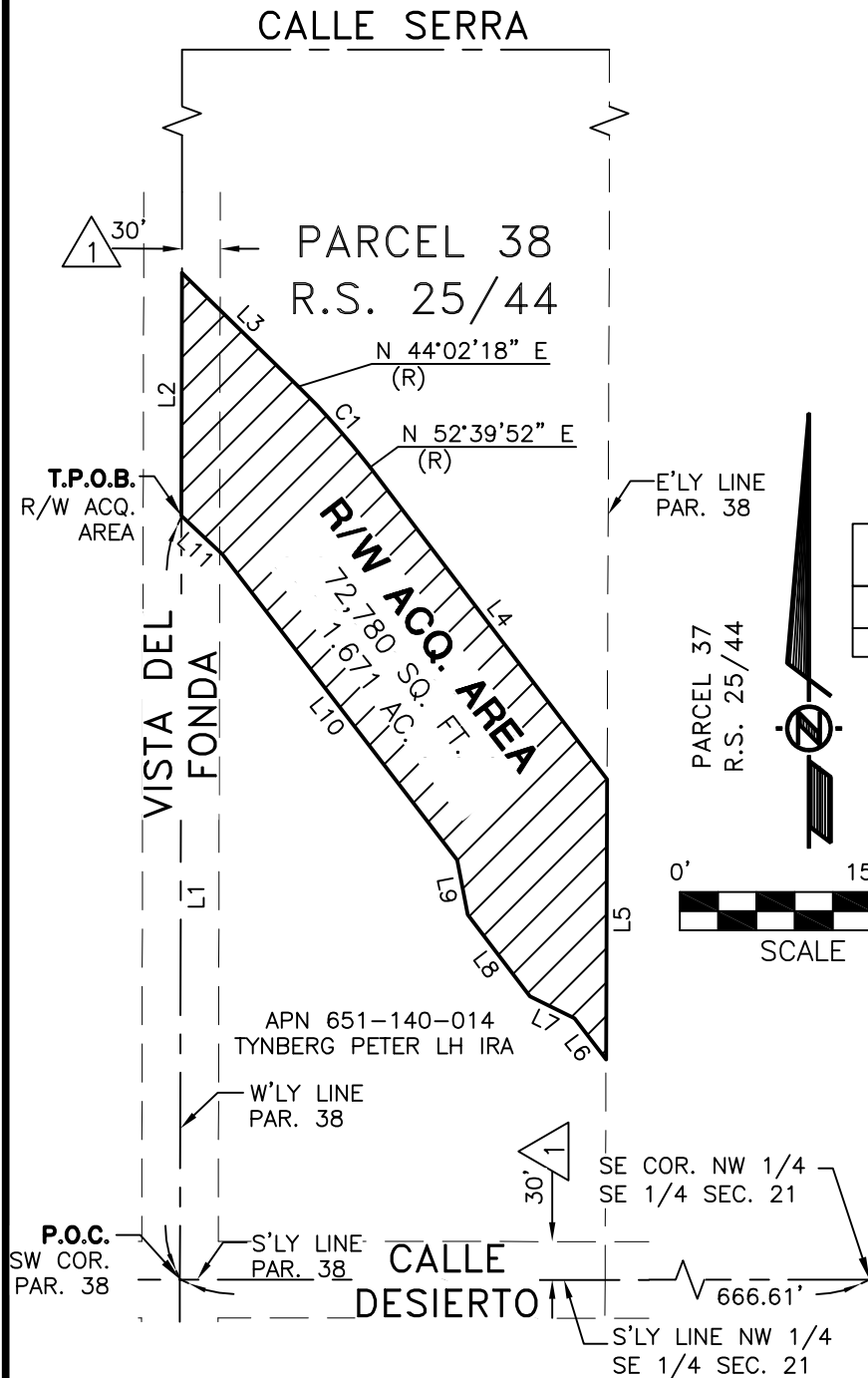
P.L.S. 8223

DATED: 7/8/2024



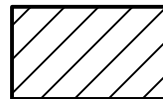
EXHIBIT "B"

THOUSAND PALMS FLOOD CONTROL PROJECT RIGHT-OF-WAY ACQUISITION



LINE DATA		
NO.	BEARING	LENGTH
L1	N 00°07'05" E	598.14'
L2	N 00°07'05" E	190.17'
L3	S 45°42'53" E	127.47'
L4	S 37°15'23" E	306.91'
L5	S 00°14'03" W	219.33'
L6	N 37°17'29" W	40.44'
L7	N 63°54'02" W	38.99'
L8	N 37°20'08" W	80.66'
L9	N 10°54'35" W	43.37'
L10	N 37°32'20" W	302.04'
L11	N 46°49'03" W	44.01'

CURVE DATA			
NO.	DELTA	RADIUS	LENGTH
C1	08°37'34"	562.56'	84.70'



= RIGHT-OF-WAY
ACQUISITION



DATED: 7/8/2024

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DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY
CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION".

"THE BEARINGS AND DISTANCES USED IN THE ABOVE
DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE
SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN
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EASEMENT NOTES

1

EASEMENT FOR PUBLIC STREET AND
PUBLIC UTILITY PURPOSES PER BK.
1987, PG. 431, REC. 10/18/1956, O.R.

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J.N. 2831

SHEET 1 OF 1

EXHIBIT "A"
LEGAL DESCRIPTION
THOUSAND PALMS FLOOD CONTROL PROJECT

IN THE UNINCORPORATED TERRITORY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL 39, AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 25, AT PAGE 44, OF RECORDS OF SURVEY, RECORDS OF SAID COUNTY, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL 39;

THENCE SOUTH 00°00'08" WEST ALONG THE WESTERLY LINE OF SAID PARCEL 39, A DISTANCE OF 214.44 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 45°42'53" EAST, A DISTANCE OF 467.80 FEET TO THE EASTERLY LINE OF SAID PARCEL 39;

THENCE SOUTH 00°07'05" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 190.17 FEET;

THENCE NORTH 46°49'03" WEST, A DISTANCE OF 397.80 FEET;

THENCE NORTH 45°14'38" WEST, A DISTANCE OF 62.58 FEET TO THE WESTERLY LINE OF SAID PARCEL 39;

THENCE NORTH 00°00'08" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 200.52 FEET, TO THE **TRUE POINT OF BEGINNING**.

SUBJECT TO EXISTING EASEMENTS, COVENANTS, RIGHTS AND RIGHTS-OF-WAY OF RECORD.

CONTAINING 65,788 SQUARE FEET OR 1.510 ACRES MORE OR LESS.

EXHIBIT "A"
LEGAL DESCRIPTION
THOUSAND PALMS FLOOD CONTROL PROJECT

AS DEPICTED ON **EXHIBIT "B"** ATTACHED HERETO AND MADE A PART HEREOF.

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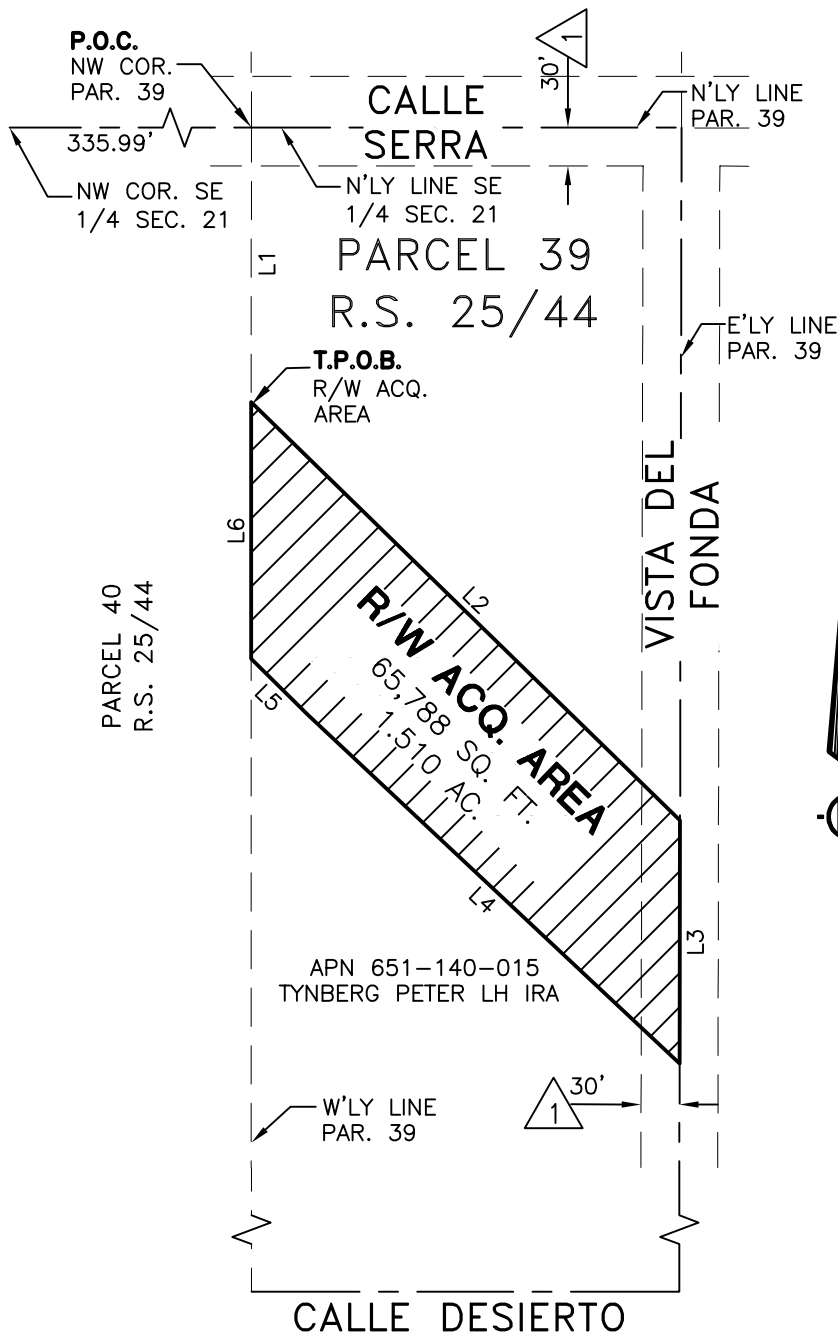
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DATED: 7/8/2024

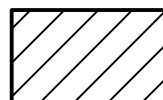


EXHIBIT "B"

THOUSAND PALMS FLOOD CONTROL PROJECT RIGHT-OF-WAY ACQUISITION



LINE DATA		
NO.	BEARING	LENGTH
L1	S 00°00'08" W	214.44'
L2	S 45°42'53" E	467.80'
L3	S 00°07'05" W	190.17'
L4	N 46°49'03" W	397.80'
L5	N 45°14'38" W	62.58'
L6	N 00°00'08" E	200.52'



= RIGHT-OF-WAY
ACQUISITION



0' 150' 300'

SCALE 1"=150'



DATED: 7/8/2024

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EASEMENT NOTES



EASEMENT FOR PUBLIC STREET AND
PUBLIC UTILITY PURPOSES PER BK.
1987, PG. 431, REC. 10/18/1956, O.R.

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J.N. 2831

SHEET 1 OF 1

EXHIBIT "A"
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THOUSAND PALMS FLOOD CONTROL PROJECT

IN THE UNINCORPORATED TERRITORY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL 40, AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 25, AT PAGE 44, OF RECORDS OF SURVEY, RECORDS OF SAID COUNTY, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 40, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 21;

THENCE SOUTH 89°58'28" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL 40, A DISTANCE OF 111.71 FEET;

THENCE SOUTH 46°26'36" EAST, A DISTANCE OF 237.08 FEET;

THENCE SOUTH 45°42'53" EAST, A DISTANCE OF 73.29 FEET TO THE EASTERLY LINE OF SAID PARCEL 40;

THENCE SOUTH 00°00'08" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 200.52 FEET;

THENCE NORTH 45°14'38" WEST, A DISTANCE OF 388.19 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 431.19 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 33°17'09" WEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 10°12'31", AN ARC DISTANCE OF 76.83 FEET TO THE WESTERLY LINE OF SAID PARCEL 40, A RADIAL LINE TO SAID POINT BEARS SOUTH 43°29'40" WEST;

THENCE NON-TANGENT TO SAID CURVE NORTH 00°06'50" WEST ALONG SAID WESTERLY LINE OF PARCEL 40, A DISTANCE OF 94.15 FEET, TO THE **POINT OF BEGINNING**.

SUBJECT TO EXISTING EASEMENTS, COVENANTS, RIGHTS AND RIGHTS-OF-WAY OF RECORD.

CONTAINING 59,989 SQUARE FEET OR 1.377 ACRES MORE OR LESS.

EXHIBIT "A"
LEGAL DESCRIPTION
THOUSAND PALMS FLOOD CONTROL PROJECT

AS DEPICTED ON **EXHIBIT "B"** ATTACHED HERETO AND MADE A PART HEREOF.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000025 TO OBTAIN GROUND DISTANCES.

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LUKE R. BEVERLY

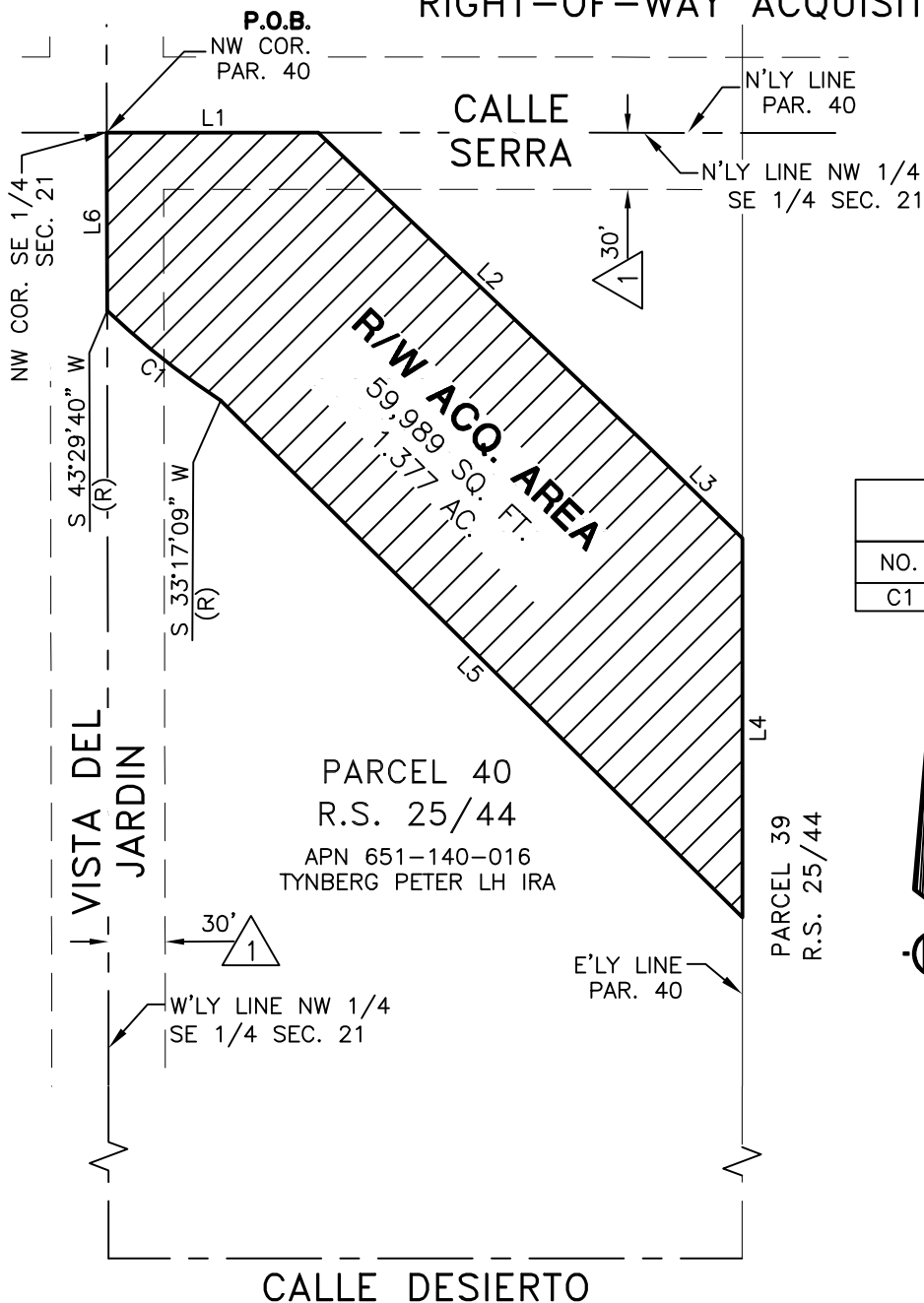
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DATED: 7/8/2024



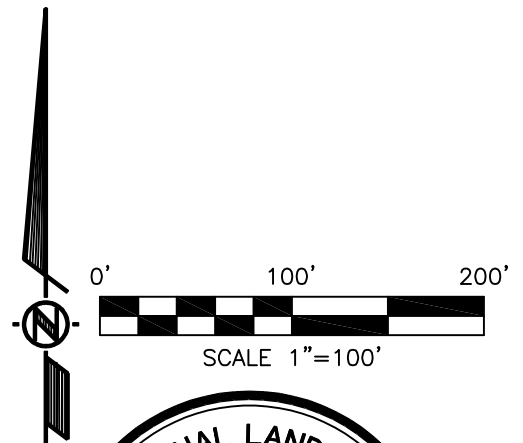
EXHIBIT "B"

THOUSAND PALMS FLOOD CONTROL PROJECT RIGHT-OF-WAY ACQUISITION



LINE DATA		
NO.	BEARING	LENGTH
L1	S 89°58'28" E	111.71'
L2	S 46°26'36" E	237.08'
L3	S 45°42'53" E	73.29'
L4	S 00°00'08" W	200.52'
L5	N 45°14'38" W	388.19'
L6	N 00°06'50" W	94.15'

CURVE DATA			
NO.	DELTA	RADIUS	LENGTH
C1	10°12'31"	431.19'	76.83'



DATED: 7/8/2024

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

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SHEET 1 OF 1