

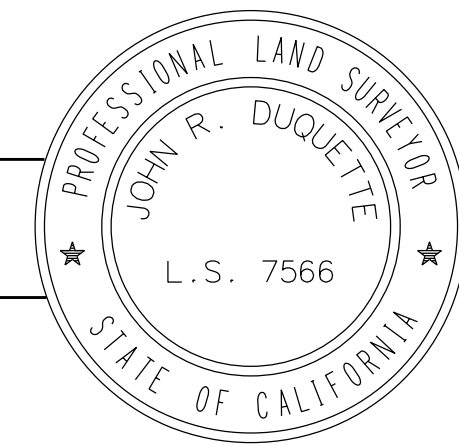
FOR STATE HIGHWAY MAP BOOK

R/W PROJECT SURVEYOR:	REVISIONS	DATE	BY	REVISIONS	DATE	BY	REVISIONS	DATE	BY

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

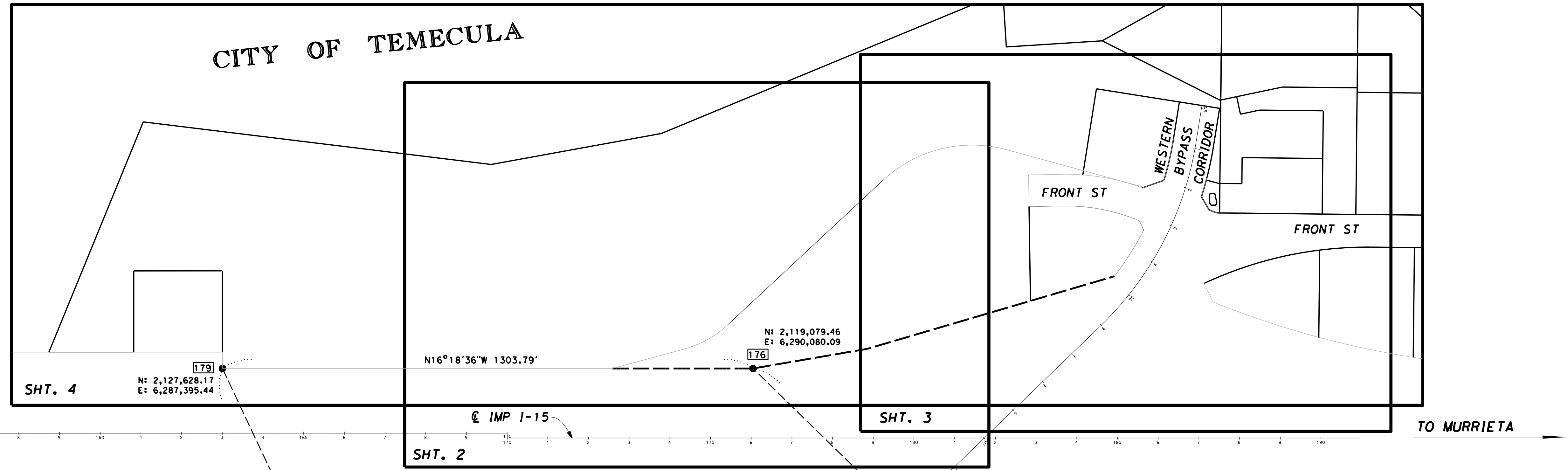
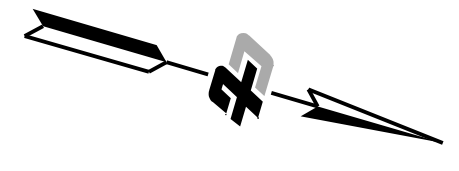
RIGHT OF WAY INDEX
INTERSTATE 15
CITY OF TEMECULA
COUNTY OF RIVERSIDE

John Duquette
PROFESSIONAL LAND SURVEYOR
7/20/2016
DATE



MICHAEL BAKER INTERNATIONAL
40810 COUNTY CENTER DRIVE, SUITE 100, TEMECULA, CA 92591
TEL.: (951) 676-8042 FAX: (951) 676-7240

NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.



NOTE:
THIS APPRAISAL MAP IS BASED UPON A FIELD SURVEY AS SHOWN ON R.S. 137/16-18

DATUM STATEMENT:
THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD 83 (2004.00 EPOCH) UNLESS OTHERWISE NOTED, ALL DISTANCES SHOWN ARE GRID. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCES BY A COMBINATION FACTOR (C.F.) OF 1.00008524.

BASIS OF BEARINGS WAS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS OPERATING REFERENCE STATIONS (CORS) "BILL" AND "DVL5" BEING N05°05'38.82"E AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CRSC).

THE SOURCE OF THE COMBINATION FACTOR IS AT POINT #176, AS SHOWN ON R.S. 137/16-18, A 1" I.P.W/PP STAMPED "CALIF DOT" FLUSH, ESTABLISHED BY GPS METHODS.

NORTHING: 2,119,079.46
EASTING: 6,290,080.09
ELEVATION: 1023.50 (NAVD88)
CONVERGENCE ANGLE: - 0°29'22"

MONUMENT NOTES:

- #176 FD. 1" I.P. W/ PP STAMPED "CALIF DOT" FLUSH PER R1
- #179 FD. 6" X 6" CONCRETE MONUMENT W/ NAIL, UP 0.4' PER R1
- #BILL FD. JOINED PIPES W/ STD. SURVEY SCREW IN TOP PER R1 (N: 2,154,994.46 E: 6,313,564.61)
- #DVL5 FD. JOINED PIPES W/ STD. SURVEY SCREW IN TOP PER R1 (N: 2,196,047.13 E: 6,317,224.218)

PARCEL NO.	GRANTOR	SHEET
24121-1,2	CITY OF TEMECULA	2
24122-1	CITY OF TEMECULA	3
24123-1	ELECTREND, INC.	3

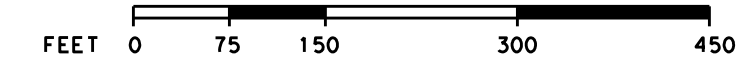
MICHAEL BAKER INTERNATIONAL
40810 COUNTY CENTER DRIVE, SUITE 200, TEMECULA, CA 92591
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STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY
APPRAISAL INDEX MAP
MAP NO. RW00254-1**

FOR PREVIOUS R/W INFORMATION SEE
MAP(S) 412581-412582, 913562 & RW000127

FULL SIZE MAP SCALE: 1" = 150'



TO DESIGN: 06/18/2016 EA(s): 43230 FA#:
DRAFTED BY: RVB CHECKED BY: JD

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
8	RIV	15	3.0/4.0	1	4
8	RIV	79	19.6/19.8		

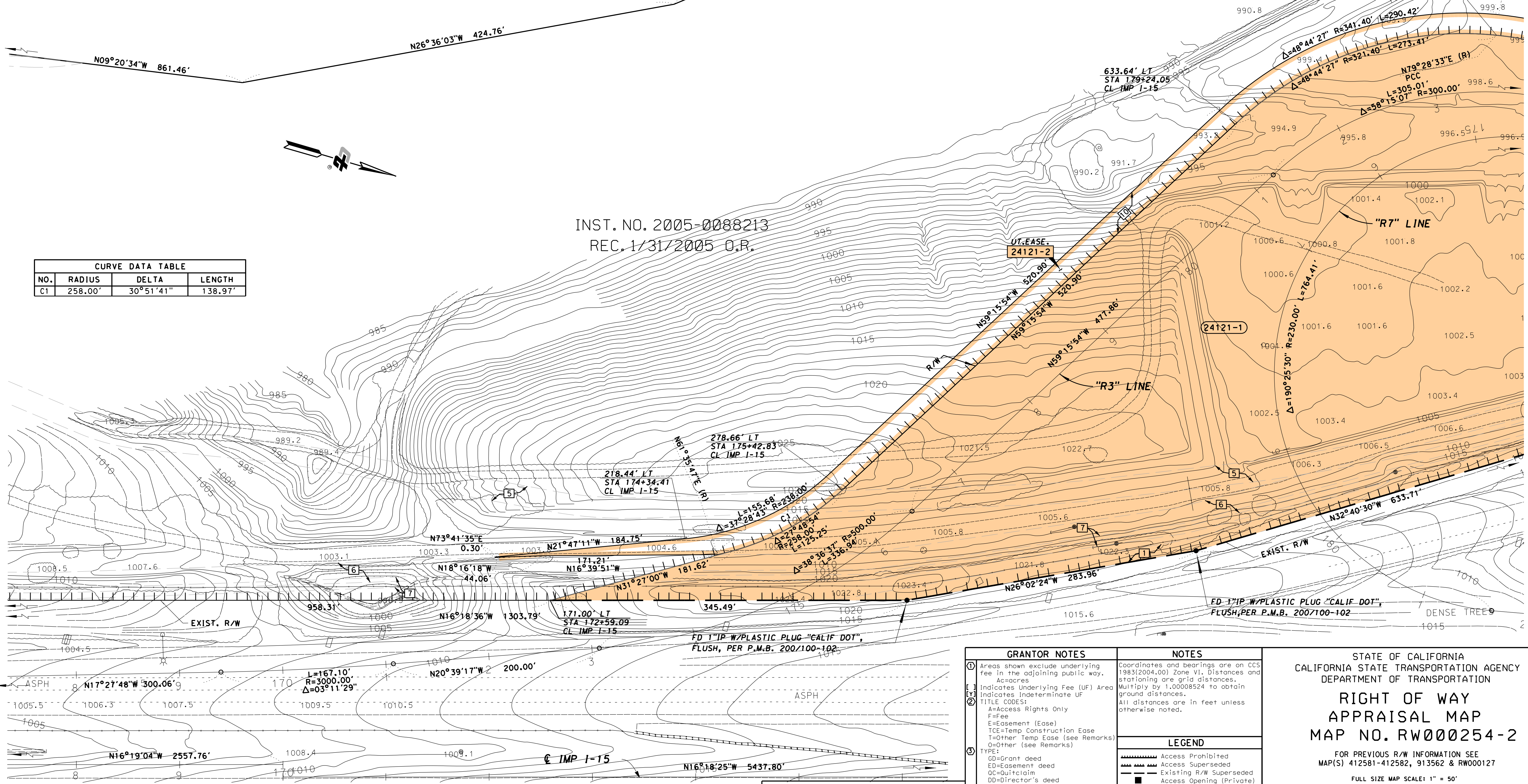
EASEMENT NOTES:

- 1 EASEMENT FOR POLE LINES, CONDUITS, OR UNDERGROUND FACILITIES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY INST. NO. 90988 REC. 7/12/1973 O.R.
- 5 EASEMENT FOR ROADWAY PURPOSES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT INST. NO. 302358 REC. 9/1/1989 O.R.
- 6 EASEMENT FOR SEWER, INGRESS AND EGRESS IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT INST. NO. 84404 REC. 3/8/1990 O.R.
- 7 EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY INST. NO. 349763 REC. 9/20/1990 O.R.
- 10 EASEMENT FOR UTILITY PURPOSES AND APPURTENANCES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT INST. NO. 2016-66086 REC. 2/19/2016 O.R.

CITY OF TEMECULA
 P.M. NO. 10814
 P.M.B. NO. 78/5-8
 POR. PARCEL 4

NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.

R/W PROJECT SURVEYOR:		BY	
DATE	REVISIONS	DATE	REVISIONS
DATE		BY	
DATE		BY	
DATE		BY	
DATE		BY	



NO.	RADIUS	DELTA	LENGTH
C1	258.00'	30°51'41"	138.97'

INST. NO. 2005-0088213
 REC. 1/31/2005 O.R.

FOR THIS AREA SEE SHEET 3

PARCEL#	TITLE CODE	GRANTOR	AREAS (square feet or as noted)			REMARKS
			TOTAL	REQUIRED ① [UF]	EXCESS ① [UF]	
24121-1	F	CITY OF TEMECULA	1,509,761	313,753		1,196,008
24121-2	E	CITY OF TEMECULA		32,797		EASTERN MUNICIPAL WATER DISTRICT UTILITY EASEMENT

MICHAEL BAKER INTERNATIONAL
 14725 ALTON PARKWAY, IRVINE, CA 92618
 TEL.: (949) 472-3505 FAX: (949) 472-8373

RECORDATION		
TYPE ③	DATE	DOC.# ④
-	-	-
-	-	-

GRANTOR NOTES
① Areas shown exclude underlying fee in the adjoining public way.
② Indicates Underlying Fee (UF) Area
③ Indicates Indeterminate UF
TITLE CODES: A=Access Rights Only F=Fee E=Easement (Ease) TCE=Temp Construction Ease TCO=Other Temp Ease (See Remarks) O=Other (See Remarks)
TYPE: GD=Grant deed ED=Easement deed QC=Quitclaim DD=Director's deed DE=Director's easement deed DK=Director's quitclaim deed FOC=Final Order of Condemnation HE=Highway easement deed REL=Relinquishment VAC=Vacation JUA=Joint use agreement CUA=Consent to common use agreement
④ Document or Instrument number

NOTES
Coordinates and bearings are on CCS 1983(2004.00) Zone VI. Distances and stationing are grid distances. Multiply by 1.00008524 to obtain ground distances.
All distances are in feet unless otherwise noted.

LEGEND
Access Prohibited
Access Superseded
Existing R/W Superseded
Access Opening (Private)
Indicates Radial Bearing
Indicates Found Monument as noted
Indicates calculated point. (Does not imply monument set)
Title to State
Required for Others

STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY APPRAISAL MAP

MAP NO. RW00254-2

FOR PREVIOUS R/W INFORMATION SEE MAP(S) 412581-412582, 913562 & RW000127

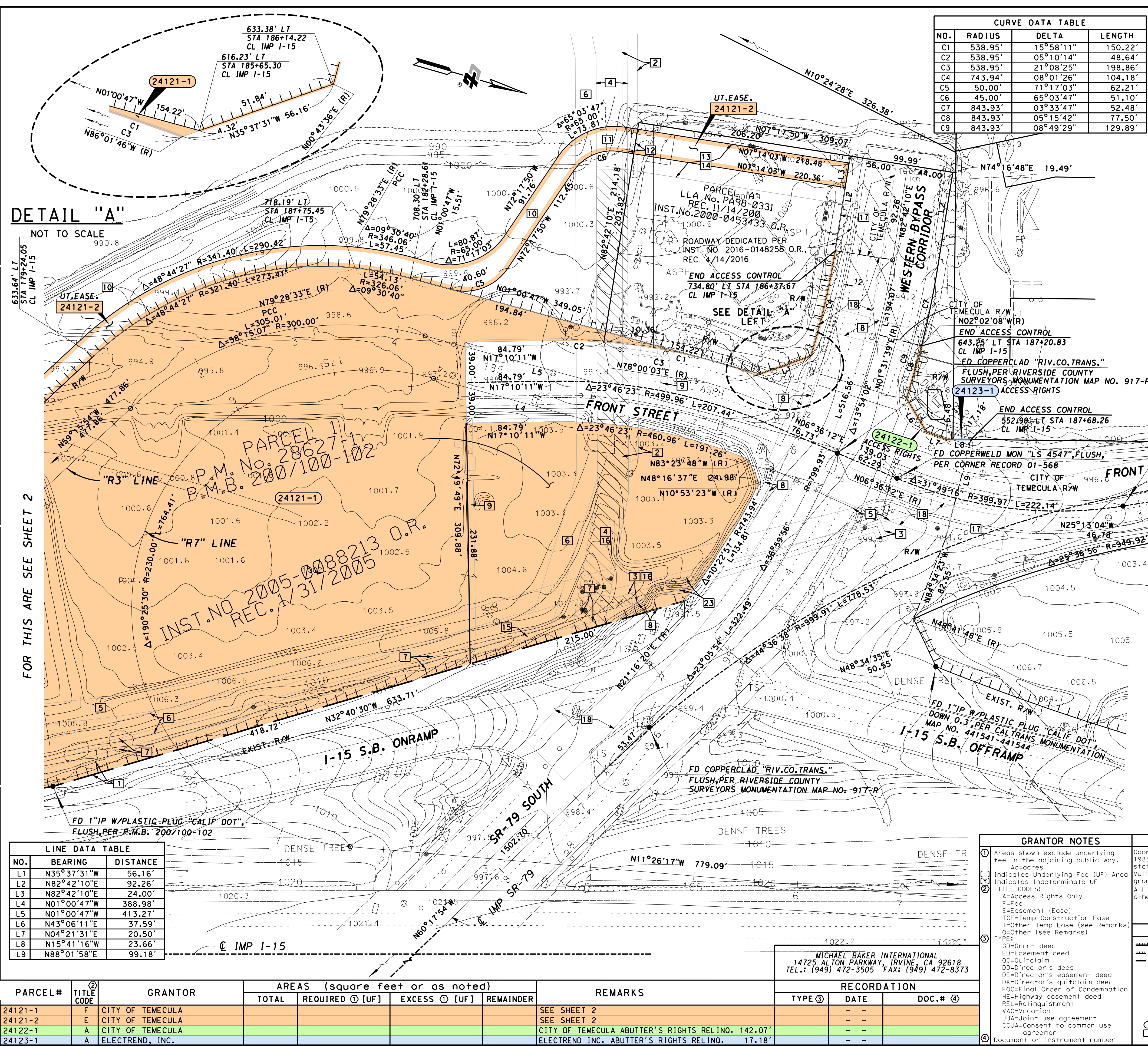
FULL SIZE MAP SCALE: 1" = 50'

TO DESIGN: 06/18/2016 EA(S): 43230 FA#:
 DRAFTED BY: RVB CHECKED BY: JD

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
8	RIV	15	3.2/3.3	2	4

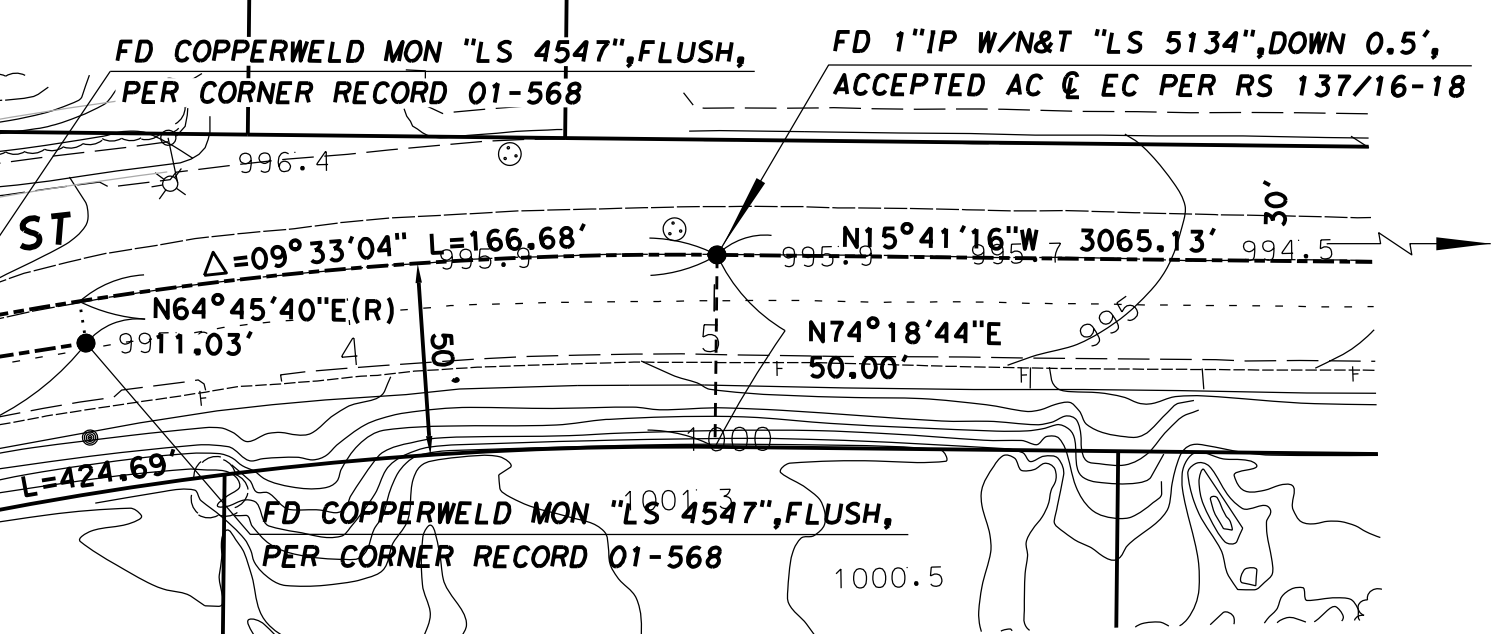
FOR STATE HIGHWAY MAP BOOK

R/W PROJECT SURVEYOR	REVISIONS		DATE	BY
	NO.	DESCRIPTION		



NO.	RADIUS	DELTA	LENGTH
C1	538.95'	15°58'11"	150.22'
C2	538.95'	05°10'14"	48.64'
C3	538.95'	21°08'25"	198.86'
C4	743.94'	08°01'26"	104.18'
C5	50.00'	71°17'03"	62.21'
C6	45.00'	65°03'47"	51.10'
C7	843.93'	03°33'47"	52.48'
C8	843.93'	05°15'42"	77.50'
C9	843.93'	08°49'29"	129.89'

- NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.
- EASEMENT NOTES:**
- EASEMENT FOR POLE LINES, CONDUITS, OR UNDERGROUND FACILITIES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY INST. NO. 90988 O.R., REC. 7/12/1973
 - EASEMENT FOR DRAINAGE PURPOSES IN FAVOR OF THE STATE OF CALIFORNIA INST. NO. 90989 O.R., REC. 7/12/1973
 - EASEMENT FOR PIPELINES IN FAVOR OF RANCHO CALIFORNIA WATER DISTRICT INST. NO. 17126 O.R., REC. 1/26/1984
 - EASEMENT FOR PIPELINES IN FAVOR OF RANCHO CALIFORNIA WATER DISTRICT INST. NO. 111405 O.R., REC. 3/14/1986
 - EASEMENT FOR ROADWAY PURPOSES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT INST. NO. 302358 O.R., REC. 9/1/1989
 - EASEMENT FOR SEWER, INGRESS AND EGRESS IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT INST. NO. 84404 O.R., REC. 3/8/1990
 - EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY INTR. NO. 349763 O.R., REC. 9/20/1990
 - EASEMENT FOR SLOPES, AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF TEMECULA INST. NO. 406457 O.R., REC. 11/6/1997
 - EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY INST. NO. 615365 O.R., REC. 12/11/2001
 - EASEMENT FOR UTILITY PURPOSES AND APPURTENANCES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT INST. NO. 2016-66086 O.R., REC. 2/19/2016
 - EASEMENT FOR RIGHT OF WAY AND UTILITY PURPOSES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT INST. NO. 2016-66087 O.R., REC. 2/19/2016
 - EASEMENT FOR RIGHT OF WAY AND UTILITY PURPOSES IN FAVOR OF RANCHO CALIFORNIA WATER DISTRICT INST. NO. 2016-92053 O.R., REC. 3/9/2016



- EASEMENT NOTES:**
- EASEMENT FOR RIGHT OF WAY AND UTILITY PURPOSES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT INST. NO. 2016-66088 REC. 2/19/2016 O.R.
 - EASEMENT FOR RIGHT OF WAY FOR UTILITY PURPOSES IN FAVOR OF RANCHO CALIFORNIA WATER DISTRICT INST. NO. 2016-92054 REC. 3/9/2016 O.R.
 - EASEMENT FOR PIPELINES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT INST. NO. 18966 REC. 1/17/1991 O.R.
 - PARTIAL QUITCLAIM OF INST. NO. 111405 REC. 3/14/1986 INST. NO. 2021-0425153 O.R., REC. 7/15/2021
 - JOINT USE AGREEMENT BETWEEN THE CITY OF TEMECULA AND RANCHO CALIFORNIA WATER DISTRICT PER INST. NO. 2020-0289428 O.R., REC. 7/2/2020
 - JOINT USE AGREEMENT BETWEEN THE CALTRANS AND RANCHO CALIFORNIA WATER DISTRICT PER INST. NO. 2020-0562572 O.R., REC. 11/12/2020
 - RANCHO CALIFORNIA WATER DISTRICT EASEMENT (DOC. NO. 17126, O.R., QUITCLAIM TO CITY OF TEMECULA) PER INST. NO. 2021-0425154 O.R., REC. 7/15/2021

NO.	BEARING	DISTANCE
L1	N35°37'31"W	56.16'
L2	N82°42'10"E	92.26'
L3	N82°42'10"E	24.00'
L4	N01°00'47"W	388.98'
L5	N01°00'47"W	413.27'
L6	N43°06'11"E	37.59'
L7	N04°21'31"E	20.50'
L8	N15°41'16"W	23.66'
L9	N88°01'58"E	99.18'

PARCEL#	TITLE CODE	GRANTOR	AREAS (square feet or as noted)				REMARKS
			TOTAL	REQUIRED [UF]	EXCESS [UF]	REMAINDER	
24121-1	F	CITY OF TEMECULA					SEE SHEET 2
24121-2	E	CITY OF TEMECULA					SEE SHEET 2
24122-1	A	CITY OF TEMECULA					CITY OF TEMECULA ABUTTER'S RIGHTS RELINO. 142.07'
24123-1	A	ELECTREND, INC.					ELECTREND INC. ABUTTER'S RIGHTS RELINO. 17.18'

MICHAEL BAKER INTERNATIONAL
 14725 ALTON PARKWAY, IRVINE, CA 92618
 TEL.: (949) 472-3505 FAX: (949) 472-8373

TYPE	DATE	DOC.#

GRANTOR NOTES

① Areas shown exclude underlying fee in the adjoining public way.
 A=Acres
 [UF] Indicates Underlying Fee (UF) Area
 [I] Indicates Indeterminate UF
 TITLE CODES:
 A=Access Rights Only
 F=Fee
 E=Easement (Ease)
 TCE=Temp Construction Ease
 TEO=Other Temp Ease (See Remarks)
 O=Other (See Remarks)
 TYPE:
 GD=Grant deed
 ED=Easement deed
 QC=Quitclaim
 DD=Director's deed
 DE=Director's easement deed
 DK=Director's quitclaim deed
 FOC=Final Order of Condemnation
 HE=Highway easement deed
 REL=Relinquishment
 VAC=Vacation
 JUA=Joint use agreement
 CCUA=Consent to common use agreement
 ④ Document or Instrument number

NOTES

Coordinates and bearings are on CCS 1983(2004.00) Zone VI. Distances and stationing are grid distances. Multiply by 1.00008524 to obtain ground distances.
 All distances are in feet unless otherwise noted.

LEGEND

- Access Prohibited
- Access Superseded
- Existing R/W Superseded
- Access Opening (Private)
- Indicates Radial Bearing
- Indicates Found Monument as noted
- Indicates calculated point. (Does not imply monument set)
- Title to State
- Required for Others

STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY APPRAISAL MAP
 MAP NO. RW00254-3

FOR PREVIOUS R/W INFORMATION SEE
 MAP(S) 412581-412582, 913562 & RW00127

FULL SIZE MAP SCALE: 1" = 50'

TO DESIGN: 06/18/2016 EA(s): 43230 FA#:
 DRAFTED BY: RVB CHECKED BY: JD

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
8	RIV	15		3	4

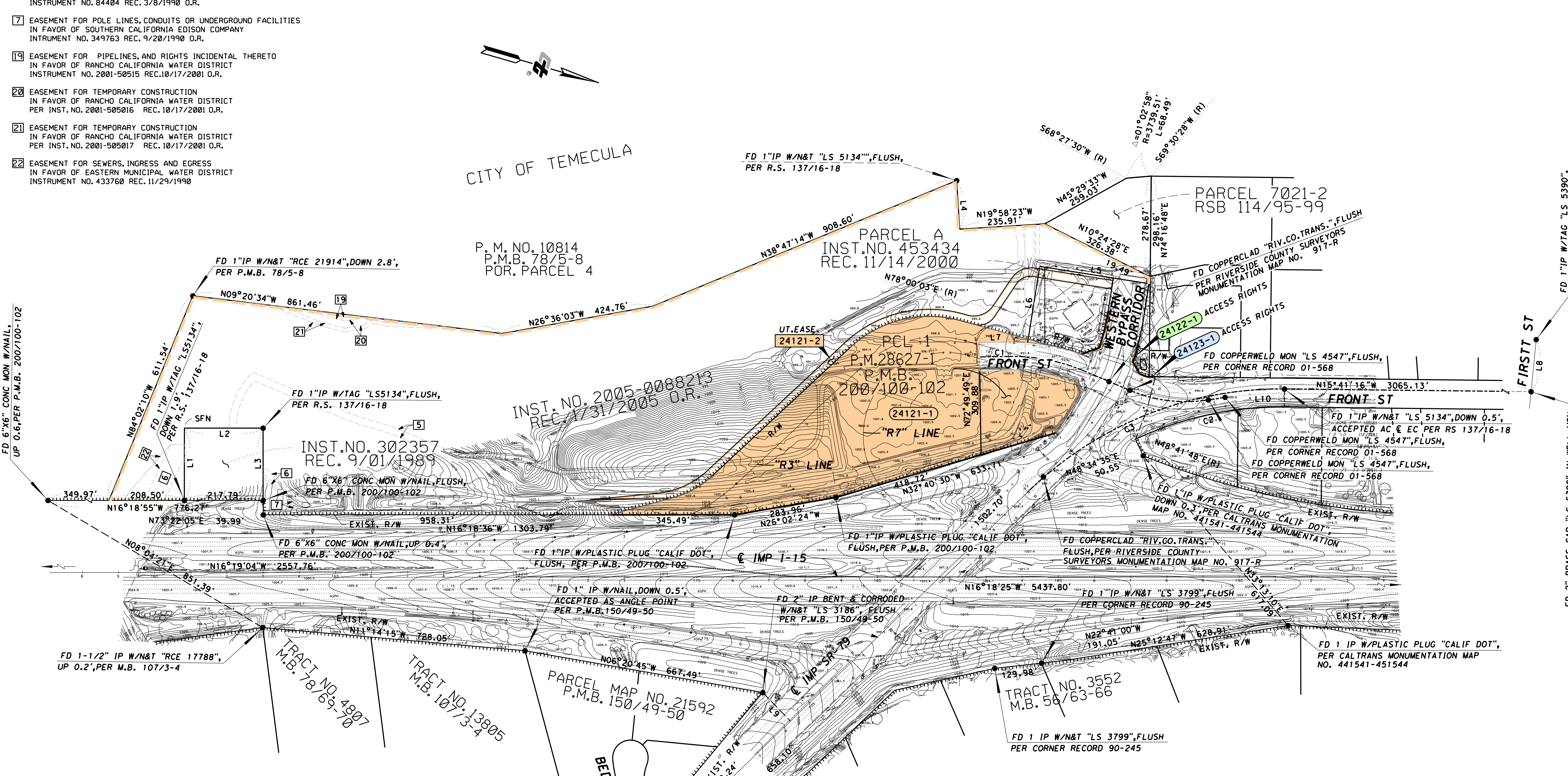
FOR STATE HIGHWAY MAP BOOK

EASEMENT NOTES:

- 6 EASEMENT FOR SEWER, INGRESS AND EGRESS IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT INSTRUMENT NO. 84404 REC. 3/8/1990 O.R.
- 7 EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY INSTRUMENT NO. 349763 REC. 9/20/1990 O.R.
- 19 EASEMENT FOR PIPELINES, AND RIGHTS INCIDENTAL THERETO IN FAVOR OF RANCHO CALIFORNIA WATER DISTRICT INSTRUMENT NO. 2001-50515 REC. 10/17/2001 O.R.
- 20 EASEMENT FOR TEMPORARY CONSTRUCTION IN FAVOR OF RANCHO CALIFORNIA WATER DISTRICT PER INST. NO. 2001-505016 REC. 10/17/2001 O.R.
- 21 EASEMENT FOR TEMPORARY CONSTRUCTION IN FAVOR OF RANCHO CALIFORNIA WATER DISTRICT PER INST. NO. 2001-505017 REC. 10/17/2001 O.R.
- 22 EASEMENT FOR SEWERS, INGRESS AND EGRESS IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT INSTRUMENT NO. 433760 REC. 11/29/1990

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R/W PROJECT SURVEYOR	REVISIONS		DATE	BY
	NO.	DESCRIPTION		



CURVE DATA TABLE

NO.	RADIUS	DELTA	LENGTH
C1	538.95'	05°10'14"	48.64'
C2	949.92'	25°36'56"	424.69'
C3	999.91'	44°36'38"	778.53'

LINE DATA TABLE

NO.	BEARING	DISTANCE
L1	N73°42'02"E	199.85'
L2	N16°20'17"W	217.63'
L3	N73°39'15"E	199.94'
L4	N70°09'11"E	134.98'
L5	N07°17'50"W	309.07'
L6	N82°42'10"E	214.18'
L7	N17°10'11"W	84.79'
L8	N79°17'50"E	144.73'
L9	N29°42'06"E	110.12'
L10	N74°18'44"E	50.00'

FD BRASS DISC IN WELL MON
"CALIF DOT RCE 26457", DOWN 0.5',
UP 0.2', PER CORNER RECORD 02-101

MICHAEL BAKER INTERNATIONAL
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GRANTOR NOTES

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- Indicates Underlying Fee (UF) Area
- Indicates Indeterminate UF

LEGEND

- Access Prohibited
- Access Superseded
- Existing R/W Superseded
- Access Opening (Private)
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- Title to State
- Required for Others

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- Access Prohibited
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- Required for Others

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY APPRAISAL MAP
MAP NO. RW00254-4

FOR PREVIOUS R/W INFORMATION SEE
MAP(S) 412581-412582, 913562 & RW00127

FULL SIZE MAP SCALE: 1" = 150'

TO DESIGN: 06/18/2016 EA(s): 43230 FA#:
DRAFTED BY: RVB CHECKED BY: JD

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
8	RIV	15	3.3/3.6	4	4

PARCEL#	TITLE CODE	GRANTOR	AREAS (square feet or as noted)				REMARKS	RECORDATION		
			TOTAL	REQUIRED [UF]	EXCESS [UF]	REMAINDER		TYPE	DATE	DOC.#
24121-1	F	CITY OF TEMECULA					SEE SHEET 2			
24121-2	E	CITY OF TEMECULA					SEE SHEET 2			
24122-1	A	CITY OF TEMECULA					CITY OF TEMECULA ABUTTER'S RIGHTS RELINO. 142.07'			
24123-1	A	ELECTREND, INC.					ELECTREND INC. ABUTTER'S RIGHTS RELINO. 17.18'			