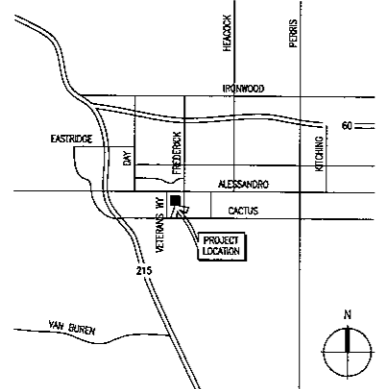


LOCATION MAP



**CITY OF MORENO VALLEY
STATE OF CALIFORNIA**

LEGAL DESCRIPTION

APN: 297-140-046

PARCEL 1 OF PARCEL MAP NO. 1764, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 129, PAGES 29 THROUGH 32, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

EXCEPT FROM THE ABOVE DESCRIBED PARCEL, THAT PORTION DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE ON THE SOUTHERLY LINE OF SAID PARCEL 1, SOUTH 89° 30' 37" EAST, 185.43 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL 1, SAID POINT ALSO BEING ON THE EASTERLY LINE OF PARCEL 20 OF SAID PARCEL MAP NO. 1764;

THENCE ON SAID EASTERLY LINE OF SAID PARCEL NO. 16 NORTH 00° 00' 25" WEST 60.82 FEET; THENCE NORTH 88° 40' 33" EAST, 1.0643 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL 1, SAID POINT ALSO BEING ON THE WESTERLY SIDEWALK OF FREDERICK STREET; THENCE SOUTHERLY ON SAID WESTERLY LINE SOUTH 00° 00' 25" EAST, 80.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION OF PARCEL 1, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PARCEL MAP NO. 1764, FILED IN BOOK 129, PAGES 29 THROUGH 32 INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 1 NORTH 00° 00' 25" WEST 224.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG THE EASTERLY AND NORTHERLY LINES OF SAID PARCEL 1, THE FOLLOWING COURSES:

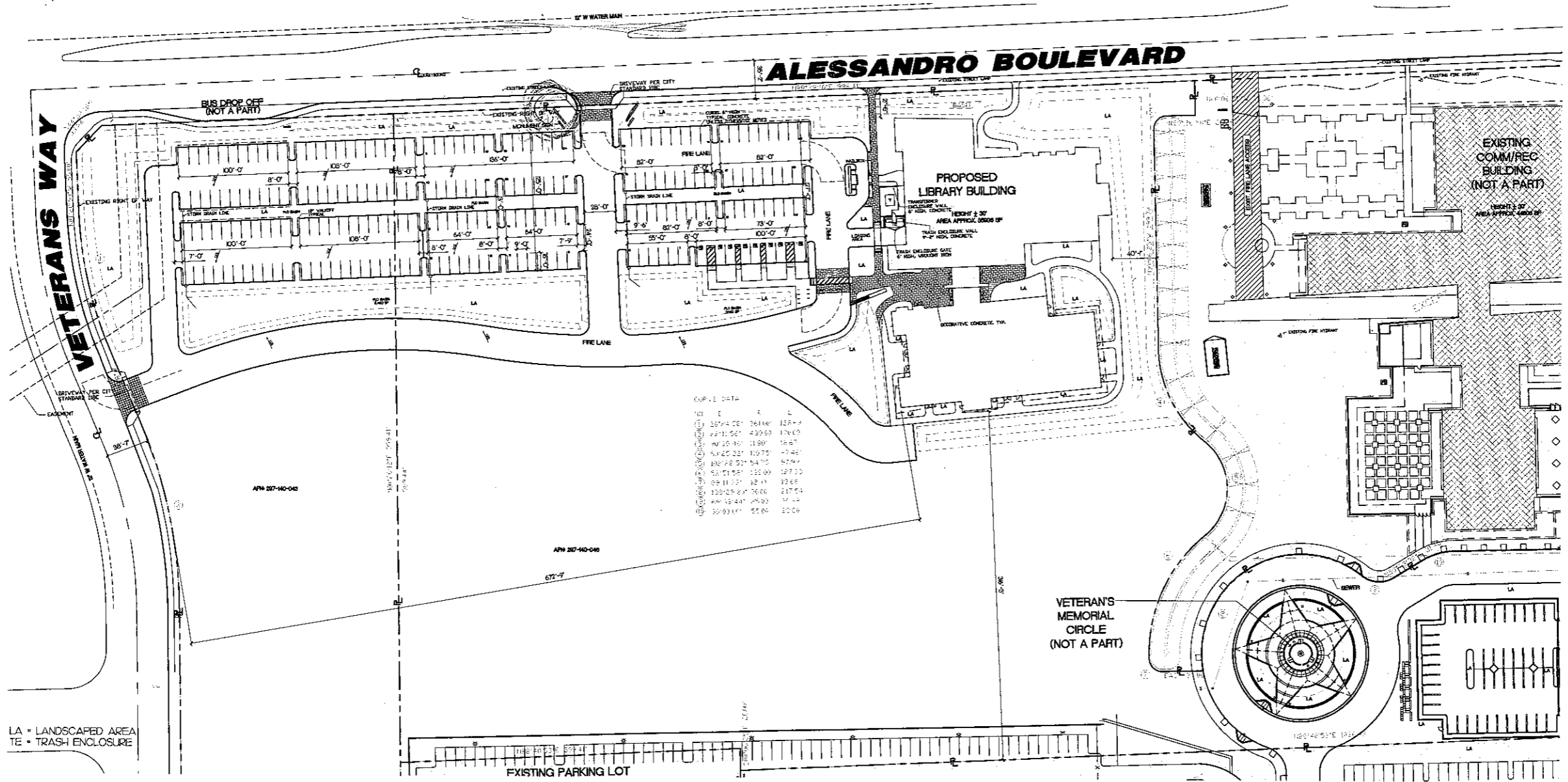
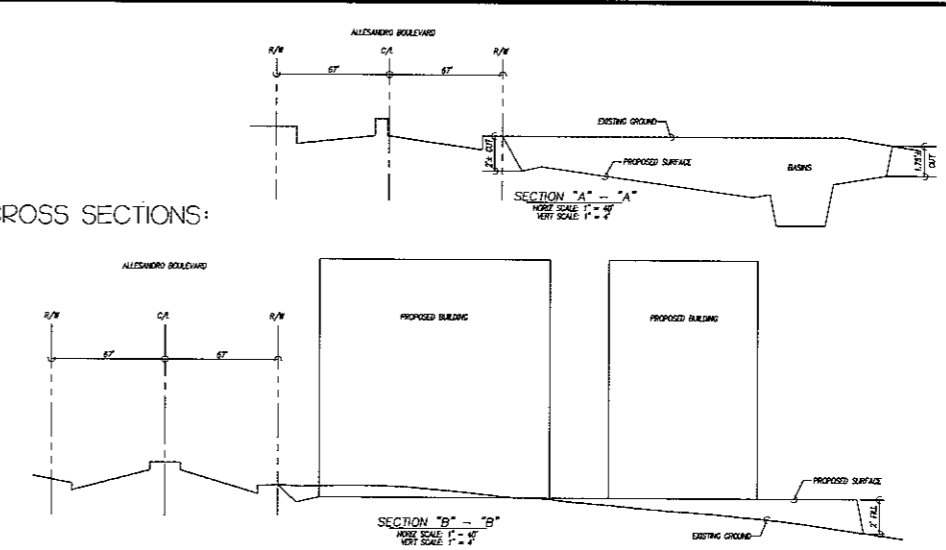
APN: 297-140-043

Parcel 5 of Parcel Map No. 29968, in the City of Moreno Valley, County of Riverside, State of California, as per map recorded in Book 203, Page(s) 1 through 3, inclusive of Parcel Maps, in the office of the County Recorder of said County.

NORTH 00° 00' 25" WEST 422.46 FEET, NORTH 49° 43' 33" WEST 32.88 FEET AND SOUTH 89° 30' 37" WEST 356.37 FEET; THENCE LEAVING SAID NORTHERLY LINE, SOUTH 00° 00' 25" EAST 31.36 FEET THENCE SOUTHERLY, HAVING A RADIUS OF 1140 FEET; THENCE SOUTHWESTERLY 18.00 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 13' 46"; THENCE SOUTH 00° 00' 25" EAST 199.70 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 110.79 FEET; THENCE SOUTHEASTERLY 99.46 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50° 25' 23" TO A POINT OF REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 24.73 FEET, A RADIAL LINE TO SAID POINT HAVING A BEARING OF NORTH 38° 23' 13" EAST; THENCE SOUTHERLY 99.93 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 101° 28' 53" TO A POINT OF REVERSE CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 134.00 FEET, A RADIAL LINE TO SAID POINT HAVING A BEARING OF NORTH 28° 02' 54" WEST; THENCE SOUTHERLY 127.33 FEET ALONG SAID CURVE THROUGH AN ANGLE OF 51° 31' 58" TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1200 FEET, A RADIAL LINE TO SAID POINT HAVING A BEARING OF SOUTH 89° 00' 00" WEST; THENCE SOUTHEASTERLY 18.66 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 11' 32" TO A POINT OF NON-TANGENCY, A RADIAL LINE TO SAID POINT HAVING A BEARING OF SOUTH 00° 00' 25" EAST; THENCE SOUTH 99° 00' 00" EAST 31.66 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 90.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 81° 02' 56" WEST; THENCE NORTHEASTERLY AND EASTERLY 217.54 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 188° 29' 30" TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 23.00 FEET, A RADIAL LINE TO SAID POINT HAVING A BEARING OF SOUTH 39° 32' 10" WEST; THENCE EASTERLY 30.39 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69° 38' 44";

THENCE NORTH 99° 53' 32" EAST 31.46 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 35.00 FEET; THENCE EASTERLY 28.89 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50° 00' 00"; THENCE NORTH 89° 53' 32" EAST 183.29 FEET TO THE TRUE POINT OF BEGINNING.

CROSS SECTIONS:



PROJECT INFORMATION:
PROJECT ADDRESS: ??? ALESSANDRO BLVD.
PROPOSED USE: LIBRARY
EXISTING LAND USE: COMMERCIAL/OFFICE
ZONING DESIGNATION: OFFICE
APPLICANT: STK ARCHITECTURE
2579 S. SAN JACINTO AVE.
SAN JACINTO, CA 92583
CONTACT: PMA, FRICK 951-925-2564

OWNER:
CITY OF MORENO VALLEY
14177 FREDERICK STREET
MORENO VALLEY, CA 92552-0805

REPRESENTATIVE:
CITY OF MORENO VALLEY
14177 FREDERICK STREET
MORENO VALLEY, CA 92552-0805
CONTACT: JACK SHAH (951) 697-1678

**SITE AREA (GROSS) 723,501 SF
OPEN SPACE 360,247 SF 49.78%
LANDSCAPE 132,611 SF 18.32%
LOT COVERAGE 230,646 31.89%**

**PARKING REQUIRED 209 STALLS (1 PER 309 SF OF NET LIBRARY SPACE)
7 ADA STALLS REQUIRED
PARKING PROVIDED 214 STALLS
6 ADA STALLS PROVIDED**

UTILITY CONTACT INFORMATION:

WATER / SEWER COMPANY: MORENO VALLEY UTILITY
EASTERN MUNICIPAL WATER ELECTRICAL DIV (951) 928-3777, EXT. 4469
DISTRICT FACILITIES PLANNING CONTACT: AL SPENCER (951) 928-3777, EXT. 4469
EMAIL: spencer@emwd.org

GAS COMPANY: SOUTHERN CALIFORNIA GAS CO. PLANNING ASSOCIATE CONTACT: BRUCE R. WADDELL (909) 335-7507
EMAIL: bwaddell@scproutilities.com

TELEPHONE: VERIZON NETWORK ENGINEERING & PLANNING CONTACT: JUSTIN MATA (909) 748-9657
CABLE TV: TIME WARNER COMMUNICATIONS CONSTRUCTION MANAGER CONTACT: ARNE GANZON (951) 549-3977, EXT. 103



SEAL:
CONSULTANT:

APPLICANT:
CITY OF MORENO VALLEY
14177 FREDERICK STREET
MORENO VALLEY, CA 92552-0805
CONTACT: JACK SHAH (951) 697-1678

STATISTICAL SUMMARY

SITE AREA	723,487 SF
% OPEN SPACE	49.7%
% LANDSCAPING	14.3%
% LOT COVERED	36.0%
PARKING REQUIRED	
PARKING PROVIDED	

PROJECT FOR:
 MORENO VALLEY
WHERE DREAMS SOAR

PROJECT NAME:
Moreno Valley Public Library PLOT PLAN
Moreno Valley, California

ISSUE INFORMATION:
DATE: 9-2008
INFORMATION: PLOT PLAN SUBMITAL

SHEET INFORMATION:
PROJECT NO.: 402-07-08
SCALE: 1"=40'
DATE: 9-2008

SHEET TITLE:
OVERALL SITE PLAN

SHEET NO.:
A
CITY REFERENCE #P08-039

