



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

FROM: TLMA – Transportation Department

SUBMITTAL DATE:
September 8, 2015

SUBJECT: Approval of the Final Map for Parcel 36293-2, a Schedule "E" Subdivision in the Thermal Area. 4th District; [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Final Map for Parcel 36293-2; and
2. Authorize the Chairman of the Board to sign Final Parcel Map 36293-2.

BACKGROUND:

Summary

Tentative Parcel Map 36293 was approved by the Board of Supervisors (Board) on June 7, 2011, as Agenda Item 16-1. Parcel Map 36293-2 is a 16.93 acre subdivision that is creating 35 new founders lots and three landscape lots in the Thermal area as part of the Thermal Club Project. This Final Map complies in all respects with the provisions of Division 3 of Title 15 of the Government Code and applicable local ordinances. All necessary conditions of approval have been satisfied, and departmental clearances have been obtained to allow for the recordation of the Final Map.

Government Code Section 66458 directs the Board to approve a final map, without any discretion, if the map conforms to all the requirements of the Subdivision Map Act and local ordinances applicable at the time of approval or conditional approval of the tentative map.

Patricia Romo
Assistant Director of Transportation

Juan C. Perez
Director of Transportation and Land Management

HS: If
Attachments: Vicinity Map

REVIEWED BY EXECUTIVE OFFICE

DATE

Rohini Dasika

Departmental Concurrence

Policy
☐

Consent
☒

Dep't Recomm.:

Per Exec. Ofc.:



NOT TO SCALE

VICINITY MAP

TRACT MAP 36293-2

SEC. 33, TWP. 6S., RNG. 8E.

Supervisory District: 4

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOTS 'A' AND 'B'. THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES WITHIN LOTS 'A' AND 'B'.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE EASEMENT DESIGNATED AS "10' PUE" OVER PARCELS 1 THROUGH 38, INCLUSIVE. THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: DOMESTIC WATER EASEMENT OVER LOT 'B', TOGETHER WITH THAT EASEMENT LYING WITHIN PARCEL 35 AND THOSE EASEMENTS SHOWN AS "10' PUE", AS SHOWN HEREON. THE DEDICATIONS ARE FOR DOMESTIC WATER PURPOSES IN FAVOR OF COACHELLA VALLEY WATER DISTRICT. THE EASEMENTS SO DEDICATED INCLUDE THE RIGHT TO ENTER UPON SAID LANDS, TO SURVEY, CONSTRUCT, RECONSTRUCT, LAY, RELAY, MAINTAIN, OPERATE, CONTROL, USE AND REMOVE PIPELINES, FIXTURES AND APPURTENANCES, AND TO REMOVE OBJECTS INTERFERING WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE THEREOF.

WE HEREBY RETAIN LOTS 'A' AND 'B', INDICATED AS "PRIVATE STREETS" AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, SUCCESSORS, ASSIGNEES AND PARCEL OWNERS WITHIN THIS PARCEL MAP.

WE HEREBY RETAIN THE EASEMENTS INDICATED AS "DRAINAGE EASEMENT", AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND PARCEL OWNERS WITHIN THIS PARCEL MAP.

WE HEREBY RETAIN THE EASEMENT INDICATED AS "PRIVATE WATER PIPELINE EASEMENT", AS SHOWN HEREON, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND PARCEL OWNERS WITHIN THIS PARCEL MAP.

WE HEREBY RETAIN PARCEL 38 FOR LANDSCAPE AND PRIVATE UTILITY PURPOSES, AS SHOWN HEREON, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND PARCEL OWNERS WITHIN THIS PARCEL MAP.

OWNER

JTM LAND COMPANY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

NAME: JOHN TIMOTHY ROGERS, AS CO-TRUSTEE OF THE JOHN TIMOTHY ROGERS AND TWANNA MARGO ROGERS TRUST DATED JULY 9, 2002.
ITS: MANAGING MEMBER

NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)SS.
COUNTY OF LOS ANGELES)

ON THIS 24th DAY OF July, 2015 BEFORE ME, M. Holden Cotton
A NOTARY PUBLIC, PERSONALLY APPEARED John Timothy Rogers AND
WHO PROVED TO ME ON THE BASIS OF

SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE
SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES)
AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S),
OR THE ENTITY(IES) UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED
THE INSTRUMENT.

I CERTIFY UNDER 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

MY PRINCIPAL PLACE OF BUSINESS
IS IN LOS ANGELES COUNTY.

M. Holden Cotton
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES 04-20-2017
MY COMMISSION NUMBER 2046208

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

PARCEL MAP 36293-2

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP 36315 ON FILE IN BOOK 232, PAGES 89 THROUGH 96, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 33, TOWNSHIP 6 SOUTH, RANGE 8 EAST, S.B.M.



TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 10,300.00.

DATED: August 31, 2015

DON KENT, COUNTY TAX COLLECTOR

BY: Harold Jackson, DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 10,300.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: August 31, 2015

CASH BOND TAX
DON KENT
COUNTY TAX COLLECTOR

KECIA HARPER-IHEM
CLERK OF THE BOARD OF SUPERVISORS

BY: Harold Jackson, DEPUTY BY: _____, DEPUTY

COACHELLA VALLEY WATER DISTRICT CERTIFICATE OF ACCEPTANCE

I HEREBY CERTIFY THAT UNDER AUTHORITY GRANTED TO ME BY RESOLUTION NO. 2015-23, DATED FEBRUARY 10, 2015, I ACCEPT ON BEHALF OF COACHELLA VALLEY WATER DISTRICT THE DEDICATION OF EASEMENTS FOR DOMESTIC WATER PURPOSES AS OFFERED HEREON.

DATE: August 10, 2015
060833-4-010

BY: Julia Fernandez, SECRETARY
COACHELLA VALLEY WATER DISTRICT

SHEET 1 OF 6 SHEETS

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____.
AT _____ M. IN BOOK _____ OF PARCEL MAPS,
AT PAGES _____, AT THE REQUEST OF
THE CLERK OF THE BOARD
NO. _____
FEE _____
PETER ALDANA, ASSESSOR-
COUNTY CLERK-RECORDER

BY: _____, DEPUTY

SUBDIVISION GUARANTEE BY:
CHICAGO TITLE COMPANY

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JTM LAND COMPANY, LLC, IN MAY OF 2014. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

CHRISTOPHER L. ALBERTS, L.S. 8508
EXPIRES 12-31-16

7-23, 2015



COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF PARCEL MAP NO. 36293 AS FILED, AMENDED AND APPROVED BY THE BOARD OF SUPERVISORS ON JUNE 7, 2011, THE EXPIRATION DATE BEING JUNE 7, 2015, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

RICHARD G. LANTIS, COUNTY SURVEYOR
LS 7611 EXPIRES 12-31-16

DATED



BOARD OF SUPERVISOR'S STATEMENT

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES THE PARCEL MAP, AND ACCEPTS THE OFFER OF DEDICATION FOR PUBLIC UTILITY PURPOSES ALONG WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS 'A' AND 'B', INCLUSIVE, INDICATED AS "PRIVATE STREETS" AS SHOWN HEREON.

THE OFFER OF DEDICATION FOR "10' PUE" IS HEREBY NOT ACCEPTED.

DATE: _____, 20____

ATTEST:
KECIA HARPER-IHEM
CLERK OF THE BOARD OF SUPERVISORS

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

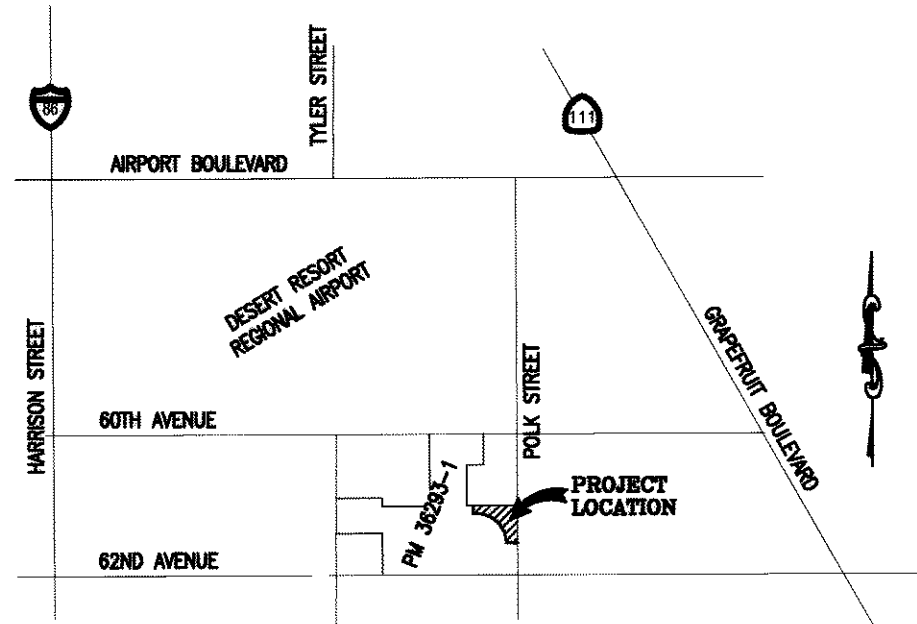
BY: _____
CHAIRMAN OF THE BOARD OF SUPERVISORS

BY: _____, DEPUTY

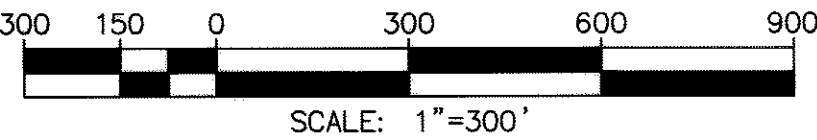
IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

PARCEL MAP 36293-2

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP 36315 ON FILE IN BOOK 232, PAGES 89 THROUGH 96, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 33, TOWNSHIP 6 SOUTH, RANGE 8 EAST, S.B.M.



VICINITY MAP
SCALE: NTS



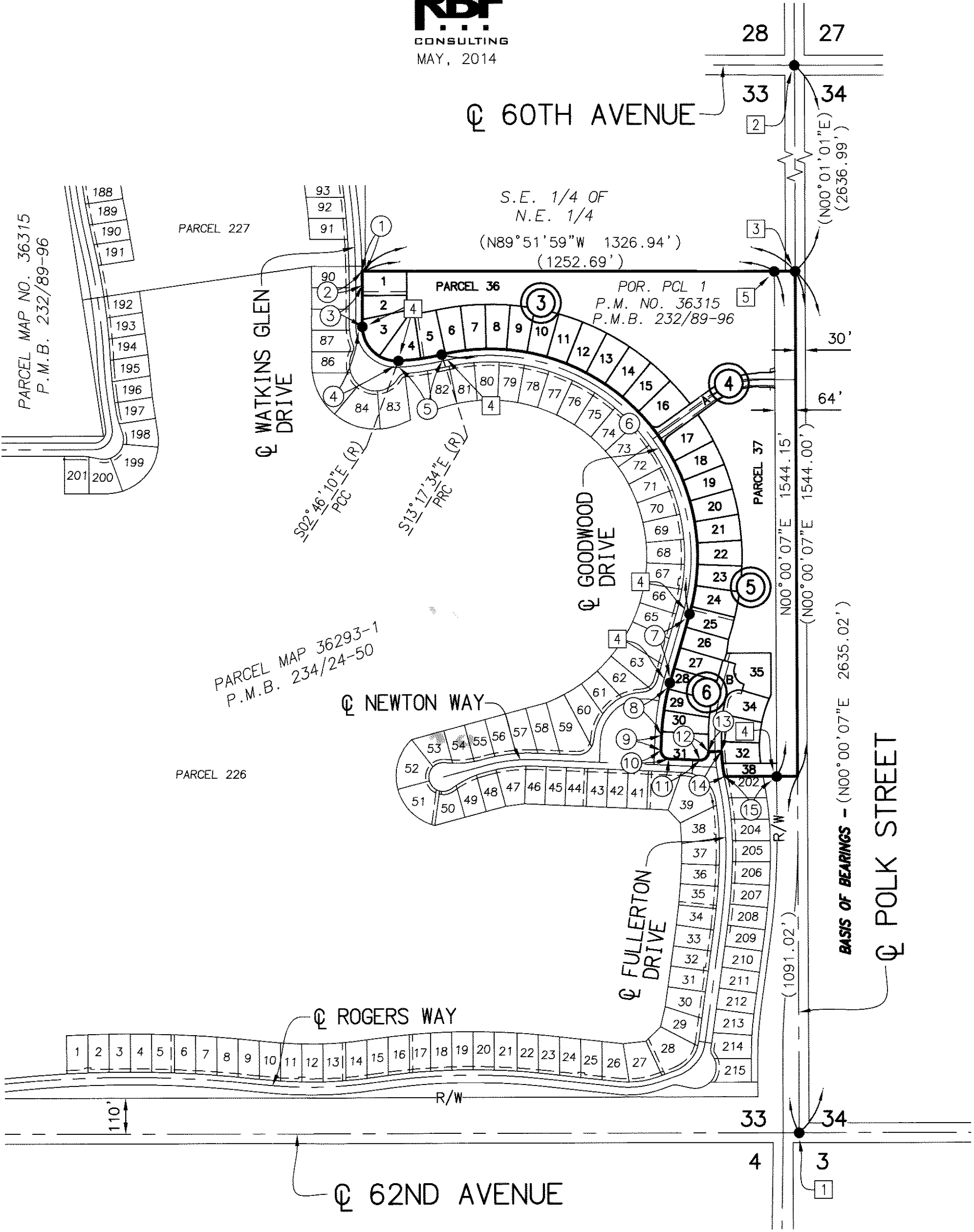
DATA TABLE			
NO	BEARING/DELTA	RADIUS	LENGTH
(1)	N89°51'59"W	--	10.25'
(2)	00°58'22"	2520.00'	42.78'
(3)	S00°01'17"W	--	126.42'
(4)	92°47'27"	105.00'	170.05'
(5)	10°31'24"	730.00'	134.08'
(6)	119°32'45"	635.00'	1324.91'
(7)	S16°15'11"W	--	219.04'
(8)	13°43'15"	676.00'	161.88'
(9)	N02°31'56"E	--	45.92'
(10)	90°00'00"	25.00'	39.27'
(11)	S87°28'04"E	--	95.62'
(12)	94°07'54"	25.00'	41.07'
(13)	N88°24'01"E	--	40.00'
(14)	09°14'58"	480.00'	77.49'
(15)	N90°00'00"E	--	160.13'

ENVIRONMENTAL CONSTRAINT NOTE:

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR IN E.C.S. BOOK _____, PAGE _____. THIS AFFECTS ALL PARCELS.

BASIS OF BEARINGS:

BEARINGS FOR THIS MAP ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 8 EAST, S.B.M., BEING **NORTH 00°00'07" EAST**, AS SHOWN IN PARCEL MAP 36293-1, ON FILE IN BOOK 234, PAGES 24 THROUGH 50 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



BOUNDARY CONTROL AND SHEET INDEX MAP

(3) INDICATES SHEET NUMBER

SURVEYOR'S NOTES:

- BEARINGS FOR THIS MAP ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 8 EAST, S.B.M., BEING **NORTH 00°00'07" EAST**, AS SHOWN IN PARCEL MAP 36293-1, ON FILE IN BOOK 234, PAGES 24 THROUGH 50 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- THIS MAP CONTAINS 38 NUMBERED LOTS, 2 LETTERED LOTS AND 16.93 ACRES.
- ALL BEARINGS AND DISTANCES ARE RECORD PER PARCEL MAP 36293-1, PMB 234/24-50, AND MEASURED, UNLESS OTHERWISE NOTED, INDICATED BY (~).
- DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS OR OBSTRUCTIONS OR ENCROACHMENTS BY LANDFILLS.
- DRAINAGE EASEMENTS-NO HABITABLE STRUCTURES ARE ALLOWED. MAINTENANCE WILL BE PERFORMED BY THE HOMEOWNER'S ASSOCIATION OR AS AGREED TO BY THE DIRECTOR OF TRANSPORTATION.
- ALL MONUMENTS SET PER RIV. CO. ORDINANCE 461.10, AND THE MONUMENT AGREEMENT FOR THIS MAP.
- ALL MONUMENTS SHOWN AS SET WILL BE SET WITHIN ONE YEAR AFTER THE ACCEPTANCE OF IMPROVEMENTS BY THE RIVERSIDE COUNTY BOARD OF SUPERVISORS.
- SET 1" IRON PIPE TAGGED "L.S. 8508", FLUSH, AT ALL REAR LOT CORNERS, REAR AND SIDE LOT ANGLE POINTS AND ENDS OF CURVE; EXCEPT LOT CORNERS WHICH ABUT A PRIVATE STREET WHICH WILL BE MARKED ON A 0.25' OFFSET INSIDE THE STREET RIGHT-OF-WAY IN CONCRETE BY A LEAD, TACK AND TAG STAMPED "L.S. 8508".
- △ SET COPPERWELD MONUMENT STAMPED "L.S. 8508", FLUSH.
- EXISTING BOUNDARY MONUMENTS THAT ARE DESTROYED DUE TO CONSTRUCTION WILL BE RESET AS STATED ABOVE.
- ▲ FOUND COPPERWELD STAMPED "LS 8508", FLUSH, PER CERTIFICATE OF CORRECTION _____ REC. ON _____ AS DOC. NO. _____ O.R.
- DENOTES FOUND MONUMENT AS NOTED AND REFERENCED HEREON:

- FOUND 1" IRON PIPE, WITH TAG STAMPED "LS 7993", UP 0.5', PER P.M.B. 234, PAGES 24-50, P.M.B. 232/89-96 & R.S. 82/86-89, ACCEPTED AS SE COR. SEC. 33.
- FOUND 1" IRON PIPE, WITH PLASTIC PLUG STAMPED "LS 7993", FLUSH, PER P.M.B. 234, PAGES 24-50 & P.M.B. 232/89-96, ACCEPTED AS NE COR. SEC. 33.
- FOUND 1" IRON PIPE, WITH PLASTIC PLUG STAMPED "LS 3018", DN. 1.1', PER P.M.B. 234, PAGES 24-50, P.M.B. 232/89-96, & R.S. 98/38-41, ACCEPTED AS E 1/4 COR. SEC. 33.
- FOUND LEAD, TACK AND TAG STAMPED "LS 8508" IN CONCRETE CURB PER CERTIFICATE OF CORRECTION _____ REC. ON _____ AS DOC. NO. _____, O.R.
- FOUND 1" IRON PIPE, WITH PLASTIC PLUG STAMPED "LS 7993", FLUSH, PER P.M.B. 234, PAGES 24-50 & P.M.B. 232/89-96.

"C.C. & R.'S RECORDED 10/03/2012 AS DOCUMENT NO. 2012-0471567.

EASEMENT NOTES:

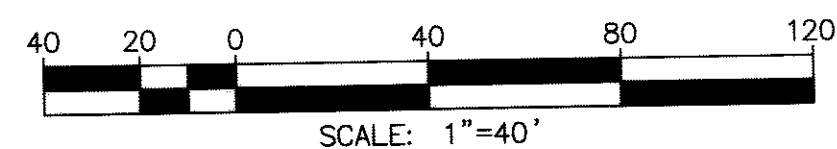
- INDICATES 10' EASEMENT FOR PUBLIC UTILITY PURPOSES DEDICATED HEREON.
- INDICATES PRIVATE WATER PIPELINE EASEMENT, RETAINED HEREON.
- INDICATES PRIVATE SUBSURFACE DRAINAGE EASEMENT, RETAINED HEREON.
- AN AVIGATION EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE RECORDED SEPTEMBER 23, 2011, AS DOCUMENT NO. 2011-0424020, O.R. OF RIVERSIDE COUNTY. (BLANKET)
- A DOMESTIC WATER EASEMENT IN FAVOR OF THE COACHELLA VALLEY WATER DISTRICT FOR UNDERGROUND PIPELINE PURPOSES PER GRANT OF EASEMENT/PIPELINES(S) RECORDED DECEMBER 10, 2013 AS DOCUMENT NO. 2013-0573469, O.R. OF RIVERSIDE COUNTY.
- INDICATES 10' WIDE DOMESTIC WATER EASEMENT IN FAVOR OF COACHELLA VALLEY WATER DISTRICT DEDICATED HEREON.
- INDICATES DOMESTIC WATER EASEMENT IN FAVOR OF COACHELLA VALLEY WATER DISTRICT DEDICATED HEREON.

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

PARCEL MAP 36293-2

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP 36315 ON FILE IN BOOK 232, PAGES 89 THROUGH 96, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 33, TOWNSHIP 6 SOUTH, RANGE 8 EAST, S.B.M.

RBF
CONSULTING
MAY, 2014



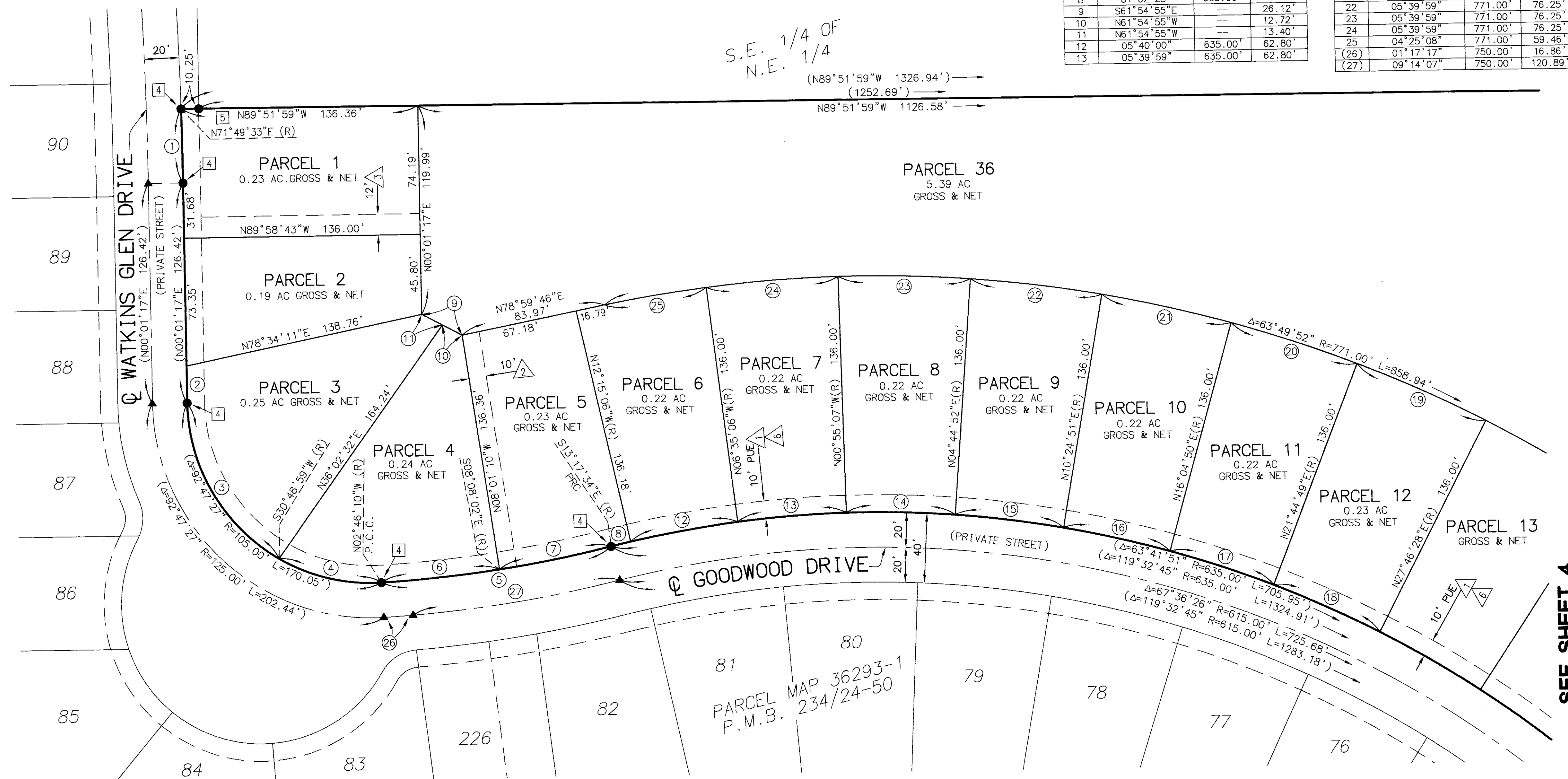
SCALE: 1"=40'

DATA TABLE			
NO	BEARING/DELTA	RADIUS	LENGTH
(1)	00°58'22"	2520.00'	42.79'
2	S00°01'17"W	---	21.40'
3	59°12'18"	105.00'	108.50'
4	33°35'09"	105.00'	61.55'
(5)	10°31'24"	730.00'	134.08'
6	05°21'52"	730.00'	68.35'
7	05°09'32"	730.00'	65.73'
8	01°02'28"	635.00'	11.54'
9	S61°54'55"E	---	26.12'
10	N61°54'55"W	---	12.72'
11	N61°54'55"W	---	13.40'
12	05°40'00"	635.00'	62.80'
13	05°39'59"	635.00'	62.80'

DATA TABLE			
NO	BEARING/DELTA	RADIUS	LENGTH
14	05°39'59"	635.00'	62.80'
15	05°39'59"	635.00'	62.80'
16	05°39'59"	635.00'	62.80'
17	05°39'59"	635.00'	62.80'
18	06°01'39"	635.00'	66.80'
19	06°01'39"	771.00'	81.11'
20	05°39'59"	771.00'	76.25'
21	05°39'59"	771.00'	76.25'
22	05°39'59"	771.00'	76.25'
23	05°39'59"	771.00'	76.25'
24	05°39'59"	771.00'	76.25'
25	04°25'08"	771.00'	59.46'
(26)	01°17'17"	750.00'	16.86'
(27)	09°14'07"	750.00'	120.89'

S.E. 1/4 OF
N.E. 1/4

(N89°51'59"W 1326.94')
(1252.69')
N89°51'59"W 1126.58'



SEE SHEET 4

NOTES:

SEE SHEET 2 FOR BOUNDARY CONTROL DETAILS, EASEMENT NOTES AND SURVEYOR NOTES.

PARCEL MAP 36293-2

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP 36315 ON FILE IN BOOK 232, PAGES 89 THROUGH 96, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 33, TOWNSHIP 6 SOUTH, RANGE 8 EAST, S.B.M.

RBF
CONSULTING
MAY, 2014

S.E. 1/4 OF THE N.E. 1/4

← (N89°51'59"W 1326.94')
← (1252.69')
← N89°51'59"W 1126.58'

PARCEL 36
6.00 AC GROSS
5.39 AC NET

RENAUD LANE

CVWD EASEMENT DETAIL
SCALE: 1"=40'

SEE SHEET 3

PARCEL 12

PARCEL 13
0.23 AC
GROSS & NET

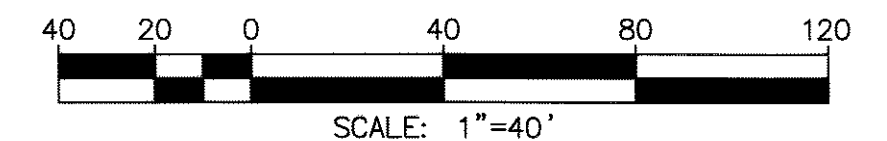
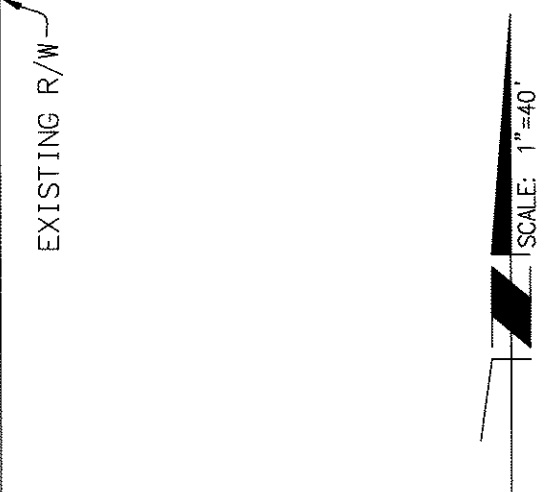
PARCEL 14
0.23 AC
GROSS & NET

PARCEL 15
0.23 AC
GROSS & NET

PARCEL 16
0.26 AC
GROSS & NET

PARCEL 37
4.72 AC GROSS
2.87 AC NET

Q POLK STREET



DATA TABLE			
NO	BEARING/DELTA	RADIUS	LENGTH
1	23°34'53"	35.00'	14.41'
2	S89°56'15"W	---	32.53'
3	S75°18'00"W	---	10.62'
4	23°34'55"	35.00'	14.41'
5	S89°56'04"W	---	32.24'
6	N76°18'27"W	---	8.60'
7	86°05'15"	25.00'	37.56'
8	86°05'37"	25.00'	37.57'
9	04°32'54"	635.00'	50.41'
10	06°01'39"	635.00'	66.80'
11	06°01'38"	635.00'	66.80'
12	06°01'38"	635.00'	66.80'
13	06°58'15"	771.00'	93.80'
14	06°01'39"	771.00'	81.11'
15	06°01'38"	771.00'	81.11'
16	06°01'38"	771.00'	81.11'
17	07°49'08"	635.00'	86.66'
18	N00°00'07"E	---	6.97'
19	N00°00'07"E	---	20.00'
20	N89°36'12"W	---	50.44'
21	S88°23'48"W	---	40.66'
22	01°48'17"	635.00'	20.00'
23	N88°23'48"E	---	36.34'
24	S89°36'12"E	---	50.23'
25	51°56'19"	615.00'	557.50'

NOTES:
SEE SHEET 2 FOR BOUNDARY CONTROL DETAILS, EASEMENT NOTES AND SURVEYOR NOTES.

SEE SHEET 5

DATA TABLE			
NO	BEARING/DELTA	RADIUS	LENGTH
1	05°55'09"	771.00'	79.65'
2	05°55'09"	635.00'	65.60'
3	05°55'09"	635.00'	65.60'
4	05°55'09"	771.00'	79.65'
5	05°55'08"	635.00'	65.60'
6	05°55'08"	771.00'	79.65'
7	05°55'09"	635.00'	65.60'
8	05°55'09"	771.00'	79.65'
9	05°55'08"	635.00'	65.60'
10	05°55'08"	771.00'	79.65'
11	05°55'09"	635.00'	65.60'
12	05°55'09"	771.00'	79.65'
13	05°55'09"	635.00'	65.60'
14	05°55'09"	771.00'	79.65'
15	02°07'59"	635.00'	23.64'
16	02°07'59"	771.00'	28.70'
17	S16°15'11"W	---	23.93'

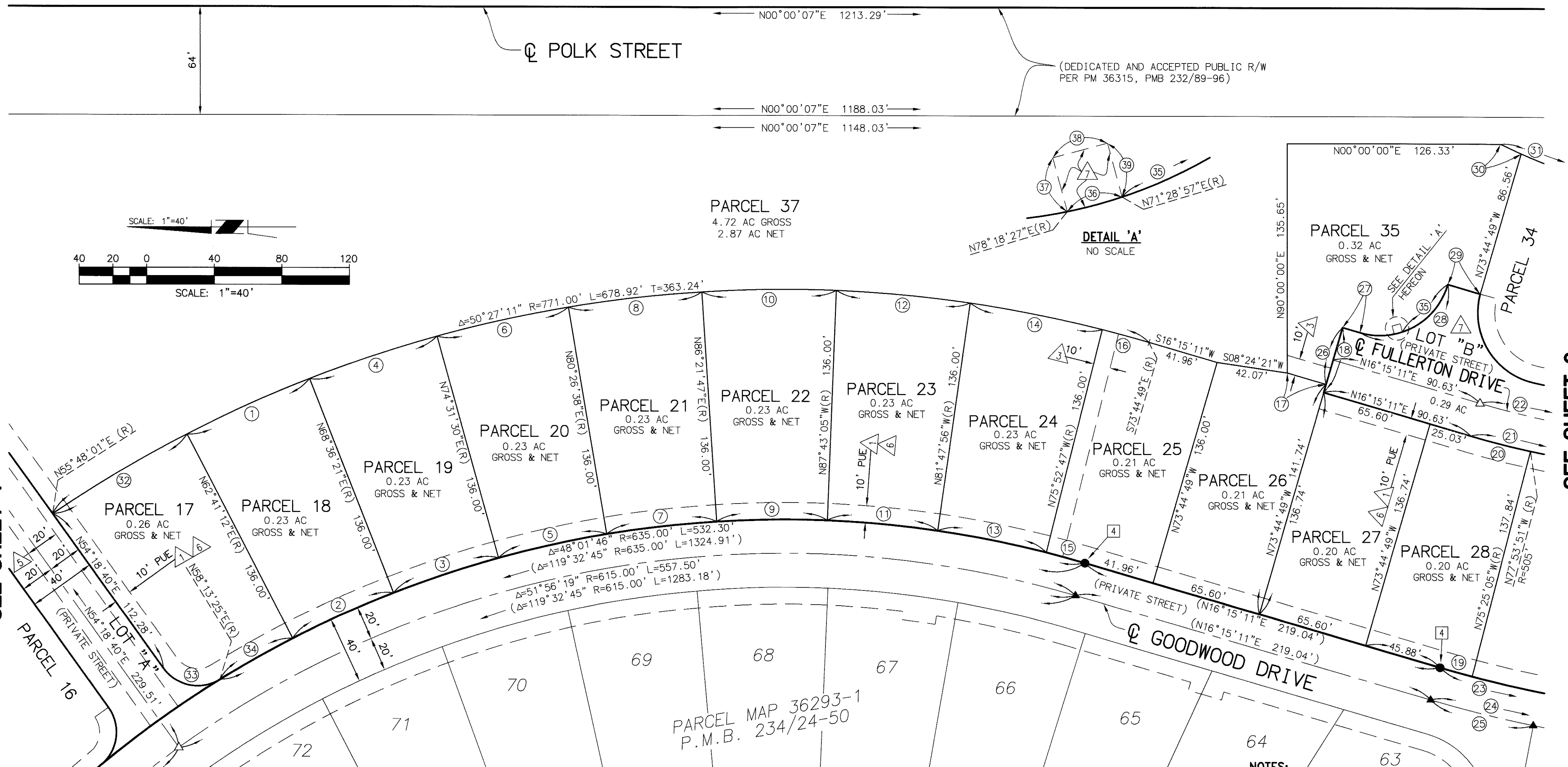
DATA TABLE			
NO	BEARING/DELTA	RADIUS	LENGTH
18	S73°44'49"E	---	40.00'
19	01°40'16"	676.00'	19.72'
20	04°09'02"	505.00'	36.58'
21	16°12'33"	505.00'	142.87'
22	16°12'33"	485.00'	137.21'
23	13°43'15"	676.00'	161.89'
24	13°43'15"	696.00'	166.67'
25	05°09'15"	696.00'	62.61'
26	S73°44'49"E	---	35.00'
27	S16°15'11"W	---	10.74'
28	90°00'00"	42.00'	65.97'
29	S16°15'11"W(R)	---	20.01'
30	02°07'38"	364.00'	13.51'
31	33°54'28"	364.00'	215.42'
32	06°53'11"	771.00'	92.67'
33	86°05'15"	25.00'	37.56'
34	04°27'47"	635.00'	49.46'

PARCEL MAP 36293-2

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP 36315 ON FILE IN BOOK 232, PAGES 89 THROUGH 96, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 33, TOWNSHIP 6 SOUTH, RANGE 8 EAST, S.B.M.



DATA TABLE			
NO	BEARING/DELTA	LENGTH	RADIUS
35	Δ=55°13'46"	40.49'	42.00'
36	Δ=06°49'30"	5.00'	42.00'
37	N74°51'51"E	4.92'	---
38	S15°08'09"E	5.00'	---
39	S74°51'51"W	4.93'	---



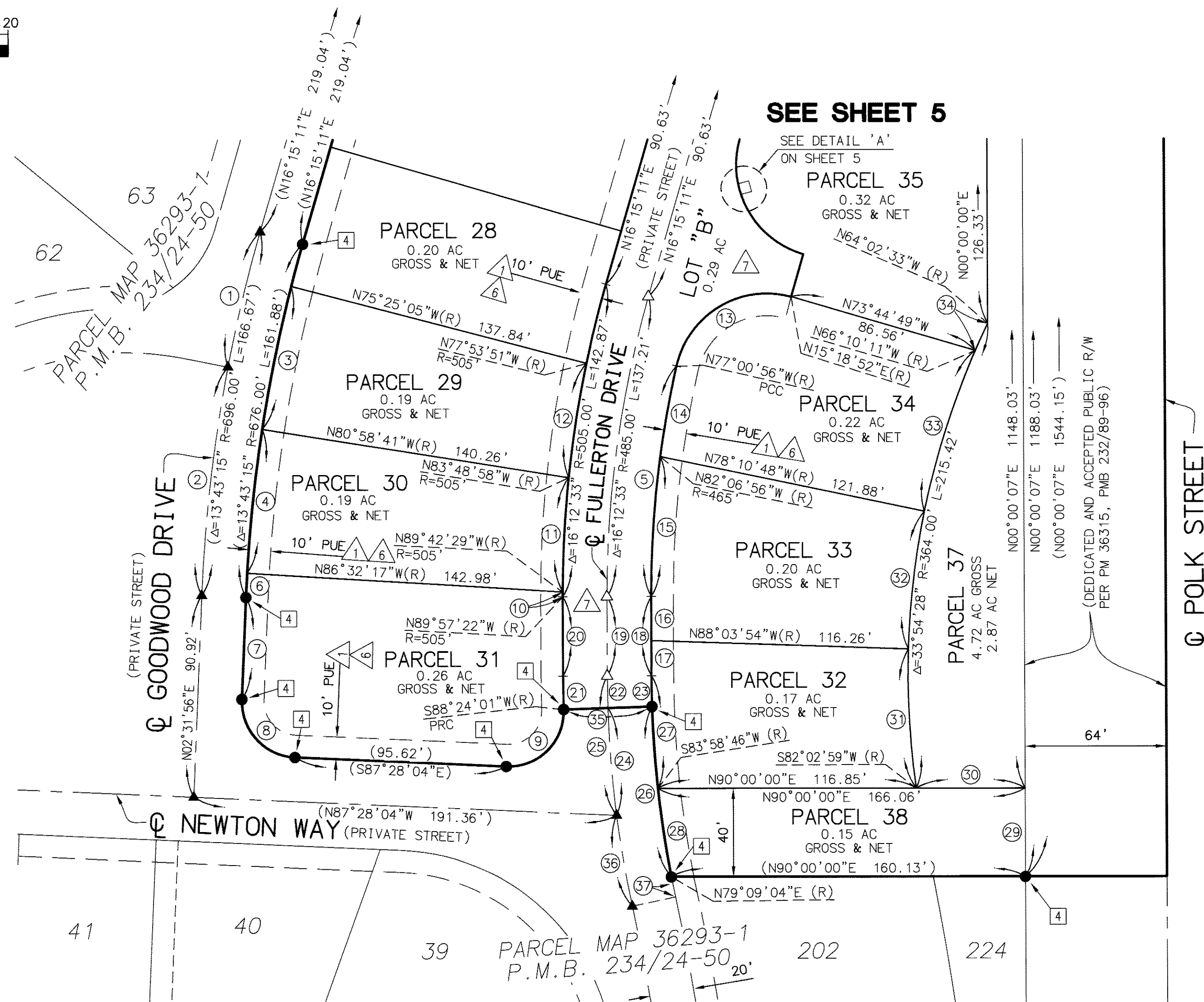
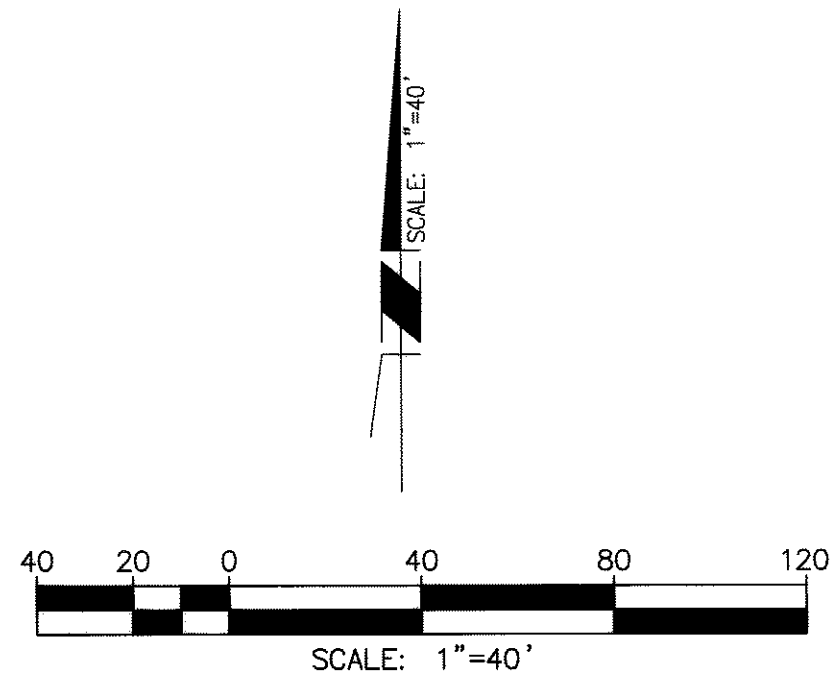
NOTES:

SEE SHEET 2 FOR BOUNDARY CONTROL DETAILS, EASEMENT NOTES AND SURVEYOR NOTES.

PARCEL MAP 36293-2

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP 36315 ON FILE IN BOOK 232, PAGES 89 THROUGH 96, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 33, TOWNSHIP 6 SOUTH, RANGE 8 EAST, S.B.M.

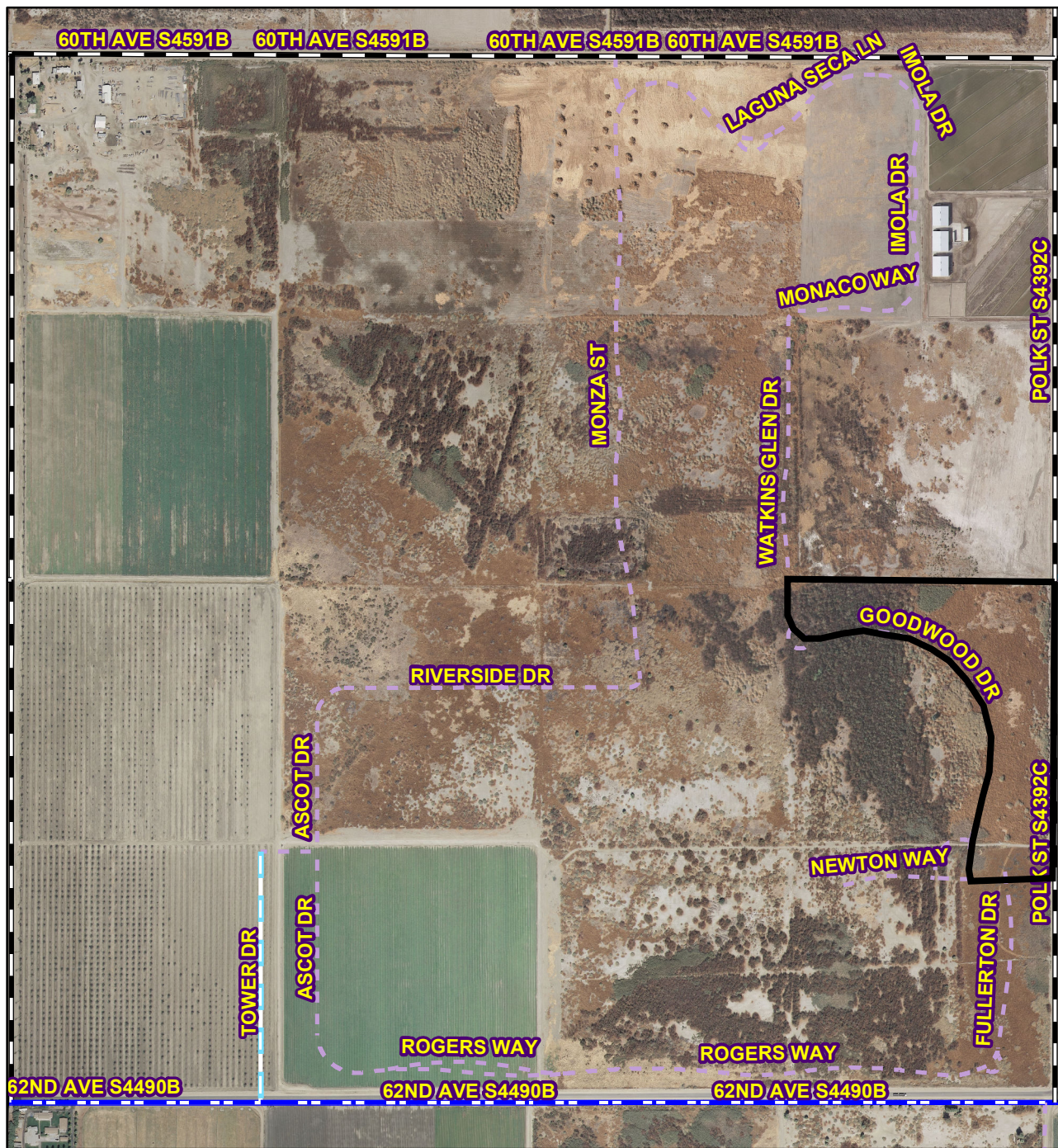
RBF
CONSULTING
MAY, 2014



NO	BEARING/DELTA	RADIUS	LENGTH
(1)	05°09'15"	696.00'	62.61'
(2)	08°34'00"	696.00'	104.06'
(3)	05°33'36"	676.00'	65.60'
(4)	05°33'36"	676.00'	65.60'
(5)	12°56'26"	465.00'	105.02'
(6)	00°55'47"	676.00'	10.97'
(7)	S02°31'56"W	---	45.92'
(8)	90°00'00"	25.00'	39.27'
(9)	94°07'55"	25.00'	41.07'
(10)	00°14'53"	505.00'	2.19'
(11)	05°53'31"	505.00'	51.93'
(12)	05°55'07"	505.00'	52.17'
(13)	92°19'48"	42.00'	67.68'
(14)	05°06'00"	465.00'	41.39'
(15)	07°50'26"	465.00'	63.63'
(16)	S00°02'38"W	---	19.88'
(17)	S00°02'38"W	---	15.85'
(18)	N00°02'38"E	---	35.73'
(19)	N00°02'38"E	---	35.73'
(20)	N00°02'38"E	---	35.73'
(21)	01°38'37"	520.00'	14.92'
(22)	01°38'37"	500.00'	14.34'
(23)	01°38'37"	480.00'	13.77'
(24)	05°34'15"	500.00'	48.61'
(25)	07°12'52"	500.00'	62.96'
(26)	09°14'58"	480.00'	77.49'
(27)	06°03'52"	480.00'	50.81'
(28)	04°49'42"	480.00'	40.45'
(29)	N00°00'07"E	---	40.00'
(30)	N90°00'00"W	---	49.21'
(31)	09°53'07"	364.00'	62.80'
(32)	09°53'06"	364.00'	62.80'
(33)	12°00'37"	364.00'	76.30'
(34)	02°07'38"	364.00'	13.51'
(35)	N88°24'01"E	---	40.00'
(36)	04°46'54"	500.00'	41.73'
(37)	01°06'25"	480.00'	9.27'

NOTES:

SEE SHEET 2 FOR BOUNDARY CONTROL DETAILS, EASEMENT NOTES AND SURVEYOR NOTES.



NOT TO SCALE

VICINITY MAP

TRACT MAP 36293-2

SEC. 33, TWP. 6S., RNG. 8E.
Supervisory District: 4