

FORM APPROVED COUNTY COUNSEL
BY: GREGORY P. PRIAMOS
DATE: 11/23/15

1640



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

SUBMITTAL DATE
March 22, 2016

FROM: TLMA - Transportation Dept.
SUBJECT: Approval of the Final Map for **Tract 36390**
A Schedule "A" Subdivision in the Woodcrest Area - First District [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

Approve the Improvement Agreements and Securities as approved by County Counsel; and
Approve the Final Map; and
Authorize the Chairman of the Board to sign the Improvement Agreements, and Final Map for Tract 36390.

BACKGROUND:

Summary

Tract 36390 was approved by the Board of Supervisors on September 24, 2013 as Agenda Item 16-1. Tract 36390 will subdivide 333.7 acres into 343 single-family residential lots, 8 park lots, 3 water quality detention basin lots, and 43 open space lots. 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.

APPROVED BY EXECUTIVE OFFICE
DATE: 5/10/16
Tina Grande
Departmental Concurrence

Patricia Romo
Assistant Director of Transportation

Juan C. Perez
Director of Transportation and Land Management

HS:lf
Submittals: Vicinity Map
Road/Drainage Improvement Agreements
Water System Improvement Agreements
Sewer System Improvement Agreements
Monumentation Agreements

Dept't Recomm.: Consent Policy
Per Exec Ofc.: Consent Policy

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

FORM 11: Approval of Final Map for Tract 36390, a Schedule "A" Subdivision in the Woodcrest Area.

1st District; [\$0]

DATE: March 22, 2016

PAGE: 2 of 2

BACKGROUND:

Summary (continued)

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.

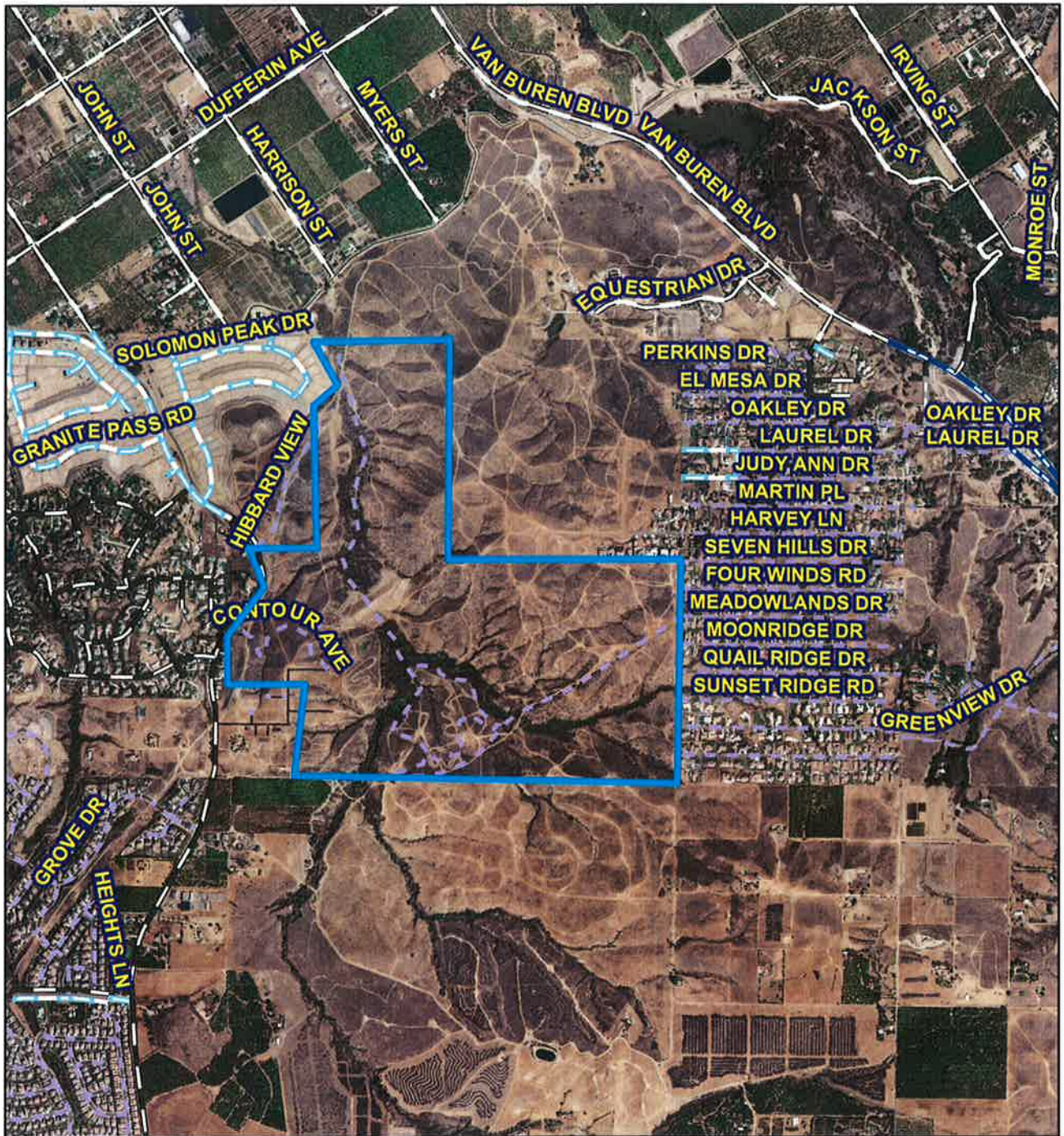
Lennar Homes of California, Inc. desires to enter into Improvement Agreements to guarantee the construction of the required improvements and has submitted Improvement Agreements and Securities which have been approved by County Counsel. All costs for improvements will be the responsibility of the developer. The securities posted by Westchester Fire Insurance Company are as follows:

\$21,245,000 - Bond # K09283201 for the completion of street improvements

\$3,433,738 - Bond # K09283213 for the completion of the water system

\$1,926,877 - Bond # K09283225 for the completion of the sewer system

\$110,000 - Bond # K09283237 for the completion of the monumentation



NOT TO SCALE

VICINITY MAP
TRACT MAP 36390
SEC. 29, TWP. 3S., RNG. 5W.
Supervisory District: 1

**AGREEMENT
FOR THE CONSTRUCTION OF ROAD/DRAINAGE IMPROVEMENTS**

This agreement, made and entered into by and between the County of Riverside, State of California, hereinafter called County, and Lennar Homes of California, Inc.

hereinafter called Contractor.

WITNESSETH:

FIRST: Contractor, for and in consideration of the approval by County of the final map of that certain land division known as **Tract 36390**, hereby agrees, at Contractor's own cost and expense, to furnish all labor, equipment and materials necessary to perform and complete, within **24** months from the date this agreement is executed, in a good and workmanlike manner, all road and drainage improvements in accordance with those Road Plans for said land division which have been approved by the County Director of Transportation, and are on file in the office of the Riverside County Transportation Department, and do all work incidental thereto in accordance with the standards set forth in Riverside County Ordinance No. 461, as amended, which are hereby expressly made a part of this agreement. All the above required work shall be done under the inspection of and to the satisfaction of the County Director of Transportation, and shall not be deemed complete until approved and accepted as complete by the County. Contractor further agrees to maintain the above required improvements for a period of one year following acceptance by the County, and during this one year period to repair or replace, to the satisfaction of the Director of Transportation, any defective work or labor done or defective materials furnished. Contractor further agrees that all underground improvements shall be completed prior to the paving of any roadway. The estimated cost of said work and improvements is the sum of **Twenty-one million two hundred forty-five thousand and no/100 Dollars (\$21,245,000.00)**.

SECOND: Contractor agrees to pay to County the actual cost of such inspections of the work and improvements as may be required by the Director of Transportation. Contractor further agrees that, if suit is brought upon this agreement or any bond guaranteeing the completion of the road and drainage improvements, all costs and reasonable expenses and fees incurred by County in successfully enforcing such obligations shall be paid by Contractor, including reasonable attorney's fees, and that, upon entry of judgment, all such costs, expenses and fees shall be taxed as costs and included in any judgment rendered.

THIRD: County shall not, nor shall any officer or employee of County, be liable or responsible for any accident, loss or damage happening or occurring to the works specified in this agreement prior to the completion and acceptance thereof, nor shall County or any officer or employee thereof, be liable for any persons or property injured by reason of the nature of the work, or by reason of the acts or omissions of Contractor, its agents or employees, in the performance of the work, and all or said liabilities are assumed by Contractor. Contractor agrees to protect, defend, and hold harmless County and the officers and employees thereof from all loss, liability or claim because of, or arising out of the acts or omissions of Contractor, its agents and employees, in the performance of this agreement or arising out of the use of any patent or patented article in the performance of this agreement.

FOURTH: The Contractor hereby grants to County, or any agent or employee of County, the irrevocable permission to enter upon the lands of the subject land division for the purpose of completing the improvements. This permission shall terminate in the event that Contractor has completed work within the time specified or any extension thereof granted by the County.

FIFTH: The Contractor shall provide adequate notice and warning to the traveling public of each and every hazardous or dangerous condition caused or created by the construction of the works of improvement at all times up to the completion and formal acceptance of the works of improvement. The Contractor shall protect all persons from such hazardous or dangerous conditions by use of traffic regulatory control methods, including, but not limited to, stop signs, regulatory signs or signals, barriers, or detours.

SIXTH: Contractor, its agents and employees, shall give notice to the Director of Transportation at least 48 hours before beginning any work and shall furnish said Director of Transportation all reasonable facilities for obtaining full information with respect to the progress and manner of work.

SEVENTH: If Contractor, its agents or employees, neglects, refuses, or fails to prosecute the work with such diligence as to insure its completion within the specified time, or within such extensions of time which have been granted by County, or if Contractor violates, neglects, refuses, or fails to perform satisfactorily any of the provisions of the plans and specifications, Contractor shall be in default of this agreement and notice of such default shall be served upon Contractor. County shall have the power, on recommendation of the Director of Transportation, to terminate all rights of Contractor because of such default. The determination by the Director of Transportation of the question as to whether any of the terms of the agreement or specifications have been violated, or have not been performed satisfactorily, shall be conclusive upon the Contractor, and any and all parties who may have any interest in the agreement or any portion thereof. The foregoing provisions of this section shall be in addition to all other rights and remedies available to County under law. The failure of the Contractor to commence construction shall not relieve the Contractor or surety from completion of the improvements required by this agreement.

EIGHTH: Contractor agrees to file with County, prior to the date this agreement is executed, a good and sufficient improvement security in an amount not less than the estimated cost of the work and improvements for the faithful performance of the terms and conditions of this agreement, and good and sufficient security for payment of labor and materials in the amount prescribed by Article XVII of Riverside County Ordinance 460 to secure the claims to which reference is made in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code of the State of California. Contractor agrees to renew each and every said bond or bonds with good and sufficient sureties or increase the amount of said bonds, or both, within ten (10) days after being notified by the Director of Transportation that the sureties or amounts are insufficient. Notwithstanding any other provisions herein, if Contractor fails to take such action as is necessary to comply with said notice, Contractor shall be in default of this agreement unless all required improvements are completed within ninety (90) days of the date on which the Director of Transportation notified Contractor of the insufficiency of the security or the amount of the bonds or both.

NINTH: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds securing this agreement, that, in the event it is deemed necessary to extend the time of completion of the work contemplated to be done under this agreement, extensions of time may be granted, from time to time, by County, either at its own option, or upon request of Contractor, and such extensions shall in no way affect the validity of this agreement or release the surety or sureties on such bonds. Contractor further agrees to maintain the aforesaid bond or bonds in full force and effect during the terms of this agreement, including any extensions of time as may be granted therein.

TENTH: It is understood and agreed by the parties hereto that if any part, term or provision of this agreement is by the courts held to be unlawful and void, the validity of the remaining portions shall not be affected and the rights and obligations of the parties shall be construed and enforced as if the agreement did not contain that particular part, term or provision held to be invalid.

ELEVENTH: Any notice or notices required or permitted to be given pursuant to this agreement shall be served on the other party by mail, postage prepaid, at the following addresses:

County
Construction Engineer
Riverside County Transportation Dept.
2950 Washington Street
Riverside, CA 92504

Contractor
Lennar Homes of California, Inc.
980 Montecito Dr., Suite 302
Corona, CA 92879

IN WITNESS WHEREOF, Contractor has affixed his name, address and seal.

By 

Title Jeffrey T. Clemens, Vice President

By _____

Title _____

COUNTY OF RIVERSIDE

By _____

ATTEST:

KECIA HARPER-IHEM,
Clerk of the Board

By _____
Deputy

APPROVED AS TO FORM

County Counsel

By 

SIGNATURES OF CONTRACTOR MUST BE ACKNOWLEDGED BY NOTARY
AND EXECUTED IN TRIPLICATE

Revised 09/29/09

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

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 }

COUNTY OF Riverside }

On 10-1-2015 before me, Amy R. Williams Notary
Date Insert Name and Title of the officer

Public, personally appeared Jeffrey T. Clemens

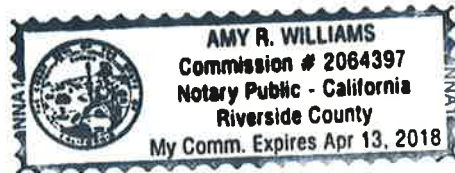
Name(s) of Signer(s)

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/they~~ 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 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.

Signature: 



OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: 136390 W/ Damage Agreement Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signers Name: _____

Corporate Officer – Title(s) _____

Partner - Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signers Name: _____

Corporate Officer – Title(s) _____

Partner - Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

**AGREEMENT
FOR THE CONSTRUCTION OF WATER SYSTEM IMPROVEMENTS**

This agreement, made and entered into by and between the County of Riverside, State of California, hereinafter called County, and Lennar Homes of California, Inc.

hereinafter called Contractor.

WITNESSETH:

FIRST: Contractor, for and in consideration of the approval by County of the final map of that certain land division known as **Tract 36390**, hereby agrees, at Contractor's own cost and expense, to construct or cause to have constructed, within **24** months from the date this agreement is executed, in a good and workmanlike manner, a water distribution system, complete with all necessary pipes, valves, fire hydrants, connections and appurtenances necessary to the satisfactory operation of said distribution system, and, further, to extend main or mains from the existing supply system maintained and operated by **Western Municipal Water District** to connect with the distribution system described above with all pipe laid at such a depth as to provide a full thirty-six inch (36") minimum cover from the top of the pipe to street grade, unless otherwise specified by the Director of Transportation, all in accordance with those plans and specifications which have been approved by both the County Health Director and Director of Transportation, and are on file in the office of the Riverside County Transportation Department. Said approved plans and specifications are hereby made a part of this agreement as fully as though set forth herein. All of the above required work shall be done under the inspection of, and to the satisfaction of, the County Director of Transportation and the County Health Officer, and shall not be deemed complete until approved and accepted as complete by the County. Contractor further agrees to maintain the above required improvements for a period of one year following acceptance by the County, and during this one year period to repair or replace, to the satisfaction of the Director of Transportation, any defective work or labor done or defective materials furnished. Contractor further agrees that all underground improvements shall be completed prior to the paving of any roadway. The estimated cost of said work and improvements is the sum of **Three million four hundred thirty-three thousand seven hundred thirty-eight and no/100 Dollars (\$3,433,738.00)**.

SECOND: Contractor agrees to pay to County the actual cost of such inspections of the work and improvements as may be required by the Director of Transportation. Contractor further agrees that, if suit is brought upon this agreement or any bond guaranteeing the completion of the water system improvements, all costs and reasonable expenses and fees incurred by County in successfully enforcing such obligations shall be paid by Contractor, including reasonable attorney's fees, and that, upon entry of judgment, all such costs, expenses and fees shall be taxed as costs and included in any judgment rendered.

THIRD: County shall not, nor shall any officer or employee of County, be liable or responsible for any accident, loss or damage happening or occurring to the works specified in this agreement prior to the completion and acceptance thereof, nor shall County or any officer or employee thereof, be liable for any persons or property injured by reason of the nature of the work, or by reason of the acts or omissions of Contractor, its agents or employees, in the performance of the work, and all or said liabilities are assumed by Contractor. Contractor agrees to protect, defend, and hold harmless County and the officers and employees thereof from all loss, liability or claim because of, or arising out of the acts or omissions of Contractor, its agents and employees, in the performance of this agreement or arising out of the use of any patent or patented article in the performance of this agreement.

FOURTH: The Contractor hereby grants to County, or any agent or employee of County, the irrevocable permission to enter upon the lands of the subject land division for the purpose of completing the improvements. This permission shall terminate in the event that Contractor has completed work within the time specified or any extension thereof granted by the County.

FIFTH: The Landowner shall provide adequate notice and warning to the traveling public of each and every hazardous or dangerous condition caused or created by the construction of the works of improvement at all times up to the completion and formal acceptance of the works of improvement. The Landowner shall protect all persons from such hazardous or dangerous conditions by use of traffic regulatory control methods, including, but not limited to, stop signs, regulatory signs or signals, barriers, or detours.

SIXTH: Contractor, its agents and employees, shall give notice to the Director of Transportation at least 48 hours before beginning any work and shall furnish said Director of Transportation all reasonable facilities for obtaining full information with respect to the progress and manner of work.

SEVENTH: If Contractor, its agents or employees, neglects, refuses, or fails to prosecute the work with such diligence as to insure its completion within the specified time, or within such extensions of time which have been granted by County, or if Contractor violates, neglects, refuses, or fails to perform satisfactorily any of the provisions of the plans and specifications, Contractor shall be in default of this agreement and notice of such default shall be served upon Contractor. County shall have the power, on recommendation of the Director of Transportation, to terminate all rights of Contractor because of such default. The determination by the Director of Transportation of the question as to whether any of the terms of the agreement or specifications have been violated, or have not been performed satisfactorily, shall be conclusive upon the Contractor, and any and all parties who may have any interest in the agreement or any portion thereof. The foregoing provisions of this section shall be in addition to all other rights and remedies available to County under law. The failure of the Contractor to commence construction shall not relieve the Contractor or surety from completion of the improvements required by this agreement.

EIGHTH: Contractor agrees to file with County, prior to the date this agreement is executed, a good and sufficient improvement security in an amount not less than the estimated cost of the work and improvements for the faithful performance of the terms and conditions of this agreement, and good and sufficient security for payment of labor and materials in the amount prescribed by Article XVII of Riverside County Ordinance 460 to secure the claims to which reference is made in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code of the State of California. Contractor agrees to renew each and every said bond or bonds with good and sufficient sureties or increase the amount of said bonds, or both, within ten (10) days after being notified by the Director of Transportation that the sureties or amounts are insufficient. Notwithstanding any other provisions herein, if Contractor fails to take such action as is necessary to comply with said notice, Contractor shall be in default of this agreement unless all required improvements are completed within ninety (90) days of the date on which the Director of Transportation notified Contractor of the insufficiency of the security or the amount of the bonds or both.

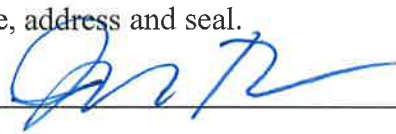
NINTH: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds securing this agreement, that, in the event it is deemed necessary to extend the time of completion of the work contemplated to be done under this agreement, extensions of time may be granted, from time to time, by County, either at its own option, or upon request of Contractor, and such extensions shall in no way affect the validity of this agreement or release the surety or sureties on such bonds. Contractor further agrees to maintain the aforesaid bond or bonds in full force and effect during the terms of this agreement, including any extensions of time as may be granted therein.

TENTH: It is understood and agreed by the parties hereto that if any part, term or provision of this agreement is by the courts held to be unlawful and void, the validity of the remaining portions shall not be affected and the rights and obligations of the parties shall be construed and enforced as if the agreement did not contain that particular part, term or provision held to be invalid.

ELEVENTH: Any notice or notices required or permitted to be given pursuant to this agreement shall be served on the other party by mail, postage prepaid, at the following addresses:

<u>County</u>	<u>Contractor</u>
Construction Engineer Riverside County Transportation Dept. 2950 Washington Street Riverside, CA 92504	Lennar Homes of California, Inc. 980 Montecito Dr., Suite 302 Corona, CA 92879

IN WITNESS WHEREOF, Contractor has affixed his name, address and seal.

By  _____
Title: Jeffery T. Clemens, Vice President

By _____
Title _____

COUNTY OF RIVERSIDE

By _____

ATTEST:

KECIA HARPER-IHEM,
Clerk of the Board

By _____
Deputy

APPROVED AS TO FORM

County Counsel

By  _____

SIGNATURES OF CONTRACTOR MUST BE ACKNOWLEDGED BY NOTARY
AND EXECUTED IN TRIPLICATE

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

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 }
COUNTY OF Riverside }

On 10-1-2015 before me, Amy R. Williams Notary
Date Insert Name and Title of the officer

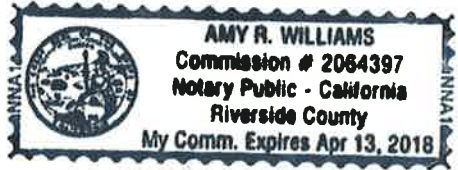
Public, personally appeared Jeffrey T. Clemens

Name(s) of Signer(s)

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/they 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 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.



Signature: [Handwritten Signature]

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Wade Agreement Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signers Name: _____	Signers Name: _____
<input type="checkbox"/> Corporate Officer – Title(s) _____	<input type="checkbox"/> Corporate Officer – Title(s) _____
<input type="checkbox"/> Partner - <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner - <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer is Representing: _____	Signer is Representing: _____

**AGREEMENT
FOR THE CONSTRUCTION OF SEWER SYSTEM IMPROVEMENTS**

This agreement, made and entered into by and between the County of Riverside, State of California, hereinafter called County, and Lennar Homes of California, Inc.

, hereinafter called Contractor.

WITNESSETH:

FIRST: Contractor, for and in consideration of the approval by County of the final map of that certain land division known as **Tract 36390**, hereby agrees, at Contractor's own cost and expense, to construct or cause to have constructed, within **24** months from the date this agreement is executed, in a good and workmanlike manner, a sanitary sewer system, complete with all necessary pipes, valves, fire hydrants, connections and appurtenances necessary to the satisfactory operation of said sanitary sewer system. Contractor further agrees to extend the main or mains from the existing sewer system maintained and operated by **Western Municipal Water District** to connect with the sanitary sewer system required to be constructed by this agreement. All the above required work shall be in accordance with those plans and specifications which have been approved by the Director of Transportation, and are on file in the office of the Riverside County Transportation Department. Said approved plans and specifications are hereby made a part of this agreement as fully as though set forth herein. All of the above required work shall be done under the inspection of, and to the satisfaction of, the County Director of Transportation and the County Health Officer, and shall not be deemed complete until approved and accepted as complete by the County and accepted by the above-named agency into its sewer system. Contractor further agrees to maintain the above required improvements for a period of one year following acceptance by the County, and during this one year period to repair or replace, to the satisfaction of the Director of Transportation, any defective work or labor done or defective materials furnished. The estimated cost of said work and improvements is the sum of **One million nine hundred twenty-six thousand eight hundred seventy-seven and no/100 Dollars (\$1,926,877.00)**.

SECOND: Contractor agrees to pay to County the actual cost of such inspections of the work and improvements as may be required by the Director of Transportation. Contractor further agrees that, if suit is brought upon this agreement or any bond guaranteeing the completion of the water system improvements, all costs and reasonable expenses and fees incurred by County in successfully enforcing such obligations shall be paid by Contractor, including reasonable attorney's fees, and that, upon entry of judgment, all such costs, expenses and fees shall be taxed as costs and included in any judgment rendered.

THIRD: County shall not, nor shall any officer or employee of County, be liable or responsible for any accident, loss or damage happening or occurring to the works specified in this agreement prior to the completion and acceptance thereof, nor shall County or any officer or employee thereof, be liable for any persons or property injured by reason of the nature of the work, or by reason of the acts or omissions of Contractor, its agents or employees, in the performance of the work, and all or said liabilities are assumed by Contractor. Contractor agrees to protect, defend, and hold harmless County and the officers and employees thereof from all loss, liability or claim because of, or arising out of the acts or omissions of Contractor, its agents and employees, in the performance of this agreement or arising out of the use of any patent or patented article in the performance of this agreement.

FOURTH: The Contractor hereby grants to County, or any agent or employee of County, the irrevocable permission to enter upon the lands of the subject land division for the purpose of completing the improvements. This permission shall terminate in the event that Contractor has completed work within the time specified or any extension thereof granted by the County.

FIFTH: The Contractor shall provide adequate notice and warning to the traveling public of each and every hazardous or dangerous condition caused or created by the construction of the works of improvement at all times up to the completion and formal acceptance of the works of improvement. The Contractor shall protect all persons from such hazardous or dangerous conditions by use of traffic regulatory control methods, including, but not limited to, stop signs, regulatory signs or signals, barriers, or detours.

SIXTH: Contractor, its agents and employees, shall give notice to the Director of Transportation at least 48 hours before beginning any work and shall furnish said Director of Transportation all reasonable facilities for obtaining full information with respect to the progress and manner of work.

SEVENTH: If Contractor, its agents or employees, neglects, refuses, or fails to prosecute the work with such diligence as to insure its completion within the specified time, or within such extensions of time which have been granted by County, or if Contractor violates, neglects, refuses, or fails to perform satisfactorily any of the provisions of the plans and specifications, Contractor shall be in default of this agreement and notice of such default shall be served upon Contractor. County shall have the power, on recommendation of the Director of Transportation, to terminate all rights of Contractor because of such default. The determination by the Director of Transportation of the question as to whether any of the terms of the agreement or specifications have been violated, or have not been performed satisfactorily, shall be conclusive upon the Contractor, and any and all parties who may have any interest in the agreement or any portion thereof. The foregoing provisions of this section shall be in addition to all other rights and remedies available to County under law. The failure of the Contractor to commence construction shall not relieve the Contractor or surety from completion of the improvements required by this agreement.

EIGHTH: Contractor agrees to file with County, prior to the date this agreement is executed, a good and sufficient improvement security in an amount not less than the estimated cost of the work and improvements for the faithful performance of the terms and conditions of this agreement, and good and sufficient security for payment of labor and materials in the amount prescribed by Article XVII of Riverside County Ordinance 460 to secure the claims to which reference is made in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code of the State of California. Contractor agrees to renew each and every said bond or bonds with good and sufficient sureties or increase the amount of said bonds, or both, within ten (10) days after being notified by the Director of Transportation that the sureties or amounts are insufficient. Notwithstanding any other provisions herein, if Contractor fails to take such action as is necessary to comply with said notice, Contractor shall be in default of this agreement unless all required improvements are completed within ninety (90) days of the date on which the Director of Transportation notified Contractor of the insufficiency of the security or the amount of the bonds or both.

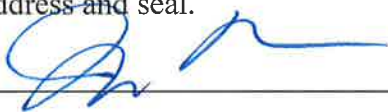
NINTH: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds securing this agreement, that, in the event it is deemed necessary to extend the time of completion of the work contemplated to be done under this agreement, extensions of time may be granted, from time to time, by County, either at its own option, or upon request of Contractor, and such extensions shall in no way affect the validity of this agreement or release the surety or sureties on such bonds. Contractor further agrees to maintain the aforesaid bond or bonds in full force and effect during the terms of this agreement, including any extensions of time as may be granted therein.

TENTH: It is understood and agreed by the parties hereto that if any part, term or provision of this agreement is by the courts held to be unlawful and void, the validity of the remaining portions shall not be affected and the rights and obligations of the parties shall be construed and enforced as if the agreement did not contain that particular part, term or provision held to be invalid.

ELEVENTH: Any notice or notices required or permitted to be given pursuant to this agreement shall be served on the other party by mail, postage prepaid, at the following addresses:

<u>County</u>	<u>Contractor</u>
Construction Engineer Riverside County Transportation Dept. 2950 Washington Street Riverside, CA 92504	Lennar Homes of California, Inc. 980 Montecito Dr., Suite 302 Corona, CA 92879

IN WITNESS WHEREOF, Contractor has affixed his name, address and seal.

By  _____
Title Jeffrey T. Clemens, Vice President
By _____
Title _____

COUNTY OF RIVERSIDE

By _____

ATTEST:

KECIA HARPER-IHEM,
Clerk of the Board

By _____
Deputy

APPROVED AS TO FORM

County Counsel

By  _____

SIGNATURES OF CONTRACTOR MUST BE ACKNOWLEDGED BY NOTARY
AND EXECUTED IN TRIPLICATE

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

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 }

COUNTY OF Riverside }

On 10-1-2015 before me, Amy R. Williams Notary
Date Insert Name and Title of the officer

Public, personally appeared Jeffrey T. Clemens

Name(s) of Signer(s)

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/they 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 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.



Signature: *[Handwritten Signature]*

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: *General Agreement* Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signers Name: _____

Corporate Officer – Title(s) _____

Partner - Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signers Name: _____

Corporate Officer – Title(s) _____

Partner - Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

**AGREEMENT
FOR THE PLACEMENT OF SURVEY MONUMENTS**

This agreement, made and entered into by and between the County of Riverside, State of California, hereinafter called County, and Lennar Homes of California, Inc.

hereinafter called Contractor.

WITNESSETH:

FIRST: Contractor, for and in consideration of the approval by County of the final map of that certain land division known as **Tract 36390**, hereby agrees, at Contractor's own cost and expense, to furnish all labor, equipment and materials necessary to set, within **24** months from the date this agreement is executed, in a good and workmanlike manner, all survey monuments and tie points and to furnish to the County Surveyor tie notes for said tract in accordance with the standards set forth in Riverside County Ordinance No. 461 and Section 8771 et seq. of the Business and Professions Code of the State of California. Contractor further agrees to pay, within 30 days of presentation to contractor of the final billing of any surveyor or engineer for work performed by him as provides for in Article 9 of Chapter 4, Division 2 of Title 7 of the Government Code of the State of California (commencing with Section 66495). Contractor further agrees that if payment to the surveyor or engineer is not made within 30 days, the surveyor or engineer notifies County that he has not been paid for setting the final monuments, and the Board of Supervisors, pursuant to Section 66497 of the Government Code, after providing Contractor with an opportunity to present evidence as to whether or not the surveyor or engineer has been paid, orders that payment be made by County to the engineer or surveyor, Contractor will, upon demand, and without proof of loss by County, reimburse County for any funds so expended. Notwithstanding any other provisions herein, the determination of County as to whether the surveyor or engineer has been paid shall be conclusive on Contractor, its surety, and all parties who may have an interest in the agreement or any portion thereof.

All of the above required work shall be done under the inspection of, and to the satisfaction of, the County Surveyor, and shall not be deemed complete until approved and accepted as complete by the County. The estimated cost of said work and improvements is the sum of **One hundred ten thousand and no/100 Dollars (\$110,000.00)**.

SECOND: Contractor agrees to pay to County the actual cost of such inspections of the work and improvements as may be required by the County Surveyor. Contractor further agrees that, if suit is brought upon this agreement or any bond guaranteeing the completion of the monuments, all costs and reasonable expenses and fees incurred by County in successfully enforcing such obligations shall be paid by Contractor, including reasonable attorney's fees, and that, upon entry of judgment, all such costs, expenses and fees shall be taxed as costs and included in any judgment rendered.

THIRD: County shall not, nor shall any officer or employee of County, be liable or responsible for any accident, loss or damage happening or occurring to the works specified in this agreement prior to the completion and acceptance thereof, nor shall County or any officer or employee thereof, be liable for any persons or property injured by reason of the nature of the work, or by reason of the acts or omissions of Contractor, its agents or employees, in the performance of the work, and all or said liabilities are assumed by Contractor. Contractor agrees to protect, defend, and hold harmless County and the officers and employees thereof from all loss, liability or claim because of, or arising out of the acts or omissions of Contractor, its agents and employees, in the performance of this agreement or arising out of the use of any patent or patented article in the performance of this agreement.

FOURTH: The Contractor hereby grants to County, the Surety upon any bond, and to the agents, employees and contractors of either or them, the irrevocable permission to enter upon the lands of the subject land division for the purpose of completing the monumentation. This permission shall terminate in the event that Contractor or the Surety has completed work within the time specified or any extension thereof granted by the County. It is further agreed that Contractor shall have control of the ground reserved for the installation of said work, and the streets in which they are to be placed, as is necessary to allow Contractor to carry out this agreement.

FIFTH: Contractor agrees to file with County prior to the date this contract is executed, an acceptable and sufficient improvement security in an amount not less than the estimated cost of the work, as above specified, for the faithful performance of the terms and conditions of this agreement, and for the payment of the amount of the improvement security to the County for the benefit of any surveyor or engineer who has not been paid by the Contractor, as provided for by Section 66495 et seq. of the Government Code of the State of California. Contractor agrees to renew each and every said bond or bonds with good and sufficient sureties or increase the amount of said bonds, or both, within ten (10) days after being notified by the Director of Transportation that the sureties or amounts are insufficient. Notwithstanding any other provisions herein, if Contractor fails to take such action as is necessary to comply with said notice, Contractor shall be in default of this agreement unless all required improvements are completed within ninety (90) days of the date on which the Director of Transportation notified Contractor of the insufficiency of the security or the amount of the bonds or both.

SIXTH: If contractor neglects, refuses, or fails to prosecute the work as to insure its completion within the time specifies, or within such extensions of time which have been granted by County, or if Contractor violates, neglects, refuses, or fails to perform satisfactorily any of the provisions of the plans and specifications, Contractor shall be in default of this agreement. County shall have the power, on recommendation of the Director of Transportation, to terminate all rights of Contractor in such agreement, but said termination shall not affect or terminate any of the rights of County as against Contractor or its Surety then existing or which thereafter accrue because of such default. The determination of the County Surveyor of the question as to whether any of the terms of the agreement or specifications have been violated, or have not been performed satisfactorily, shall be conclusive upon the Contractor, its Surety, and any and all parties who may have any interest in the agreement or any portion thereof. The foregoing provisions of this section shall be in addition to all other rights and remedies available to County under law. The failure of the Contractor to commence construction shall not relieve the Contractor or surety from completion of the improvements required by this agreement.

SEVENTH: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds securing this agreement, that, in the event it is deemed necessary to extend the time of completion of the work contemplated to be done under this agreement, extensions of time may be granted, from time to time, by County, either at its own option, or upon request of Contractor, and such extensions shall in no way affect the validity of this agreement or release the surety or sureties on such bonds. Contractor further agrees to maintain the aforesaid bond or bonds in full force and effect during the terms of this agreement, including any extensions of time as may be granted therein.

EIGHTH: It is understood and agreed by the parties hereto that if any part, term or provision of this agreement is by the courts held to be unlawful and void, the validity of the remaining portions shall not be affected and the rights and obligations of the parties shall be construed and enforced as if the agreement did not contain that particular part, term or provision held to be invalid.

NINTH: Any notice or notices required or permitted to be given pursuant to this agreement shall be served on the other party by mail, postage prepaid, at the following addresses:

County

Contractor

Construction Engineer
Riverside County Transportation Dept.
2950 Washington Street
Riverside, CA 92504

Lennar Homes of California, Inc.
980 Montecito Dr., Suite 302
Corona, CA 92879

IN WITNESS WHEREOF, Contractor has affixed his name, address and seal.

By  _____

Title Jeffrey T. Clemens, Vice President

By _____

Title _____

COUNTY OF RIVERSIDE

By _____

ATTEST:

KECIA HARPER-IHEM,
Clerk of the Board

By _____
Deputy

APPROVED AS TO FORM

County Counsel

By  _____

SIGNATURES OF CONTRACTOR MUST BE ACKNOWLEDGED BY NOTARY
AND EXECUTED IN TRIPLICATE

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

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 }

COUNTY OF Riverside }

On 10-1-2015 before me, Amy R. Williams Notary
Date Insert Name and Title of the officer

Public, personally appeared Jeffrey T. Clemens

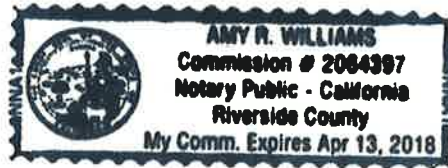
Name(s) of Signer(s)

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/they 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 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.

Signature: 



OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Marriage Agreement ¹³⁶³⁹⁰ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signers Name: _____

Corporate Officer – Title(s) _____

Partner - Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signers Name: _____

Corporate Officer – Title(s) _____

Partner - Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

TRACT NO. 36390

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

PROFESSIONAL LAND SURVEYING, INC.

APRIL, 2015

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON, EXCEPT THAT PORTION SHOWN AS "NOT A PART", 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' THROUGH 'MM', INCLUSIVE. THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

AS A CONDITION OF DEDICATION OF LOT 'MM', McALLISTER STREET AND LOTS 'GG', 'HH' AND 'II', CITRUS HEIGHTS DRIVE, THE OWNERS OF LOTS 352, 369, 370, 372 AND 356, 357 AND 358, ABUTTING THESE HIGHWAYS AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: DRAINAGE EASEMENTS LYING WITHIN LOTS 353, 356, 358, 373, 374, 383, 384, 386, 387, 390 AND 391, AS SHOWN HEREON. THE DEDICATION IS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: ACCESS EASEMENTS LYING WITHIN LOTS 355, 356, 358, 373, 380, 384, 386, 391 AND 392 AS SHOWN HEREON. THE DEDICATION IS FOR INGRESS AND EGRESS TO AND FROM DRAINAGE EASEMENTS, FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: STORM DRAIN EASEMENTS LYING WITHIN LOTS 102, 354, 356, 381, 383 AND 387 AS SHOWN HEREON. THE DEDICATION IS FOR THE CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: ACCESS EASEMENTS LYING WITHIN LOTS 354, 356 AND 387, AS SHOWN HEREON. THE DEDICATION IS FOR INGRESS AND EGRESS TO AND FROM STORM DRAIN EASEMENTS, FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: INUNDATION AND FLOODING EASEMENTS LYING WITHIN LOTS 353 AND 356, AS SHOWN HEREON.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE ACCESS EASEMENT LYING WITHIN LOT 356, THE DEDICATION IS FOR INGRESS AND EGRESS TO AND FROM HARRISON DAM AND THE CONSTRUCTION AND MAINTENANCE OF ACCESS, AS SHOWN HEREON.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: FUEL MODIFICATION ACCESS EASEMENTS LYING WITHIN LOTS 210, 356 AND 357, AS SHOWN HEREON. THE DEDICATION IS FOR FUEL MODIFICATION INGRESS AND EGRESS TO AND FROM FUEL MODIFICATION AREAS AND FOR CONSTRUCTION AND MAINTENANCE OF FUEL MODIFICATION ACCESS PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE DEDICATION IS FOR THE TRAIL EASEMENT LYING WITHIN LOTS 'A', 'B', 'C', 'H', 'EE', 'JJ', 'KK', 369, 370 AND 372. THE DEDICATION IS FOR TRAIL PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: FOR PARK SITES AND INCIDENTAL PURPOSES LYING WITHIN LOTS 344 THROUGH 351, INCLUSIVE, AS SHOWN HEREON. THE DEDICATION IS FOR PARK SITES AND INCIDENTAL PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS RETAINED FOR PRIVATE PURPOSES: LOTS 352 THROUGH 405, INCLUSIVE, AS "OPEN SPACE" AND/OR "WATER QUALITY DETENTION BASIN" AS SHOWN HEREON FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS RETAINED FOR PRIVATE PURPOSES: LOTS 115, 139, 197, 210, 252, 278 AND 337, AS "PRIVATE STORM DRAIN EASEMENTS", AS SHOWN HEREON FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS RETAINED FOR PRIVATE PURPOSES: LOTS 210 AND 194 THROUGH 198, INCLUSIVE, AS "PRIVATE DRAINAGE EASEMENTS", AS SHOWN HEREON FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

OWNER

LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION.

[Signature]
GEOFF SMITH, AUTHORIZED AGENT-LAND DEVELOPMENT OPERATIONS

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 \$ 103,700⁰⁰.

DATE: MAY 11, 2016

DON KENT
COUNTY TAX COLLECTOR

BY: *[Signature]*, DEPUTY

ABANDONMENT NOTE:

PURSUANT TO SECTIONS 66434 AND 66499.20.2 OF THE SUBDIVISION MAP ACT, THE APPROVAL AND RECORDATION OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING:

PORTION OF THE PUBLIC ROADWAY (CONTOUR AVENUE AND EL SOBRANTE AVENUE), AS SHOWN ON EL SOBRANTE LEMON TRACT NO. 1, FILED IN MAP BOOK 9, PAGES 13A AND 13B, INCLUSIVE OF MAPS, WITHIN THE BOUNDARY OF THIS TRACT MAP.

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____ AT _____ M, IN BOOK _____ OF

MAPS, AT PAGES _____, AT THE REQUEST OF THE CLERK OF THE BOARD.

NO. _____

FEE _____

PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER

BY: _____, DEPUTY.

SUBDIVISION GUARANTEE:
NORTH AMERICAN TITLE INSURANCE COMPANY

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION, ON APRIL 13 THROUGH 30, 2015. 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 THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: MAY 10, 2016.

[Signature]
MIGUEL A. VILASENOR,

L.S. 8509
EXPIRATION DATE: 12/31/16



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 TRACT MAP 36390 AS FILED, AMENDED AND APPROVED BY THE BOARD OF SUPERVISORS ON SEPTEMBER 24, 2013, THE EXPIRATION DATE BEING SEPTEMBER 24, 2018 AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: _____

RICHARD G. LANTIS, COUNTY SURVEYOR
P.L.S. 7611
EXPIRES 12-31-2016



BOARD OF SUPERVISOR'S STATEMENT

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES, AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

THE OFFERS OF DEDICATION MADE HEREON OF THE STORM DRAIN EASEMENTS ARE HEREBY NOT ACCEPTED.

THE OFFERS OF DEDICATION MADE HEREON OF THE ACCESS EASEMENTS FOR INGRESS AND EGRESS TO AND FROM STORM DRAIN EASEMENTS, FOR CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACILITIES ARE HEREBY NOT ACCEPTED.

THE OFFERS OF DEDICATION MADE HEREON OF THE DRAINAGE EASEMENTS ARE HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

THE OFFERS OF DEDICATION MADE HEREON OF THE ACCESS EASEMENTS FOR INGRESS AND EGRESS TO AND FROM DRAINAGE EASEMENTS, FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, ARE HEREBY ACCEPTED TO VEST TITLE IN THE COUNTY ON BEHALF OF THE PUBLIC FOR SAID PURPOSES.

DATE: _____, 20____

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BY: _____
CHAIRMAN OF THE BOARD OF SUPERVISORS

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

BY: _____, DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 103,700⁰⁰ 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 SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: MAY 11, 2016

CASH OR SURETY BOND
DON KENT
COUNTY TAX COLLECTOR

BY: *[Signature]*, DEPUTY

NOTICE OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE SOUTHWEST RIVERSIDE AREA DRAINAGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION 10.25 OF ORDINANCE 460 AND SECTION 66483, ET SEQ, OF THE GOVERNMENT CODE AND THAT SAID PROPERTY IS SUBJECT TO FEES FOR SAID DRAINAGE AREA.

NOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE 460, PAYMENT OF THE DRAINAGE FEES SHALL BE PAID WITH CASHIER'S CHECK OR MONEY ORDER ONLY TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AT THE TIME OF ISSUANCE OF THE GRADING OR BUILDING PERMIT FOR SAID PARCELS, WHICHEVER OCCURS FIRST, AND THAT THE OWNER OF EACH PARCEL, AT THE TIME OF ISSUANCE OF EITHER THE GRADING OR BUILDING PERMIT, SHALL PAY THE FEE REQUIRED AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT.

TRACT NO. 36390

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

PROFESSIONAL LAND SURVEYING, INC.

APRIL, 2015

NOTARY ACKNOWLEDGMENT

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

COUNTY OF Riverside

ON May 10, 2016, BEFORE ME, Beth Bruley

A NOTARY PUBLIC, PERSONALLY APPEARED Geoff Smith

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/THEY 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 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:

SIGNATURE Beth Bruley

MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside

PRINT NAME Beth Bruley

MY COMMISSION EXPIRES July 21, 2018
2075619

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

TRACT NO. 36390

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

PROFESSIONAL LAND SURVEYING, INC.

APRIL, 2015

MONUMENT NOTES

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES SET 1" I.P., FLUSH, W/PLASTIC PLUG STAMPED LS 8509. UNLESS NOTED OTHERWISE.

SET A 1" IP WITH TAG, "LS 8509" FLUSH AT ALL LOT CORNERS, ANGLE POINTS IN SIDE OR REAR LOT LINES, AND ANGLE POINTS IN SUBDIVISION BOUNDARY.

SET LEAD AND TAG "LS 8509" IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "E") ON SIDE LOT LINES PROJECTED.

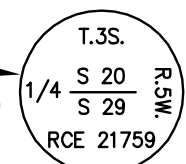
SET LEAD AND TAG "LS 8509" IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "E") FOR BC'S, EC'S, PCC'S, PRC'S, AND CORNER CUTBACKS PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE.

ALL MONUMENTS SET PER RIVERSIDE COUNTY ORDINANCE 461.10

ALL MONUMENTS SHOWN "SET" ARE IN ACCORDANCE WITH THE MONUMENTATION AGREEMENT FOR THIS MAP.

/// INDICATES RESTRICTED ACCESS.

- FOUND 3" DISK SET IN 3"x3" CONC., DN. 0.7', WITH PUNCH "METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, DO NOT DISTURB UNDER PENALTY OF LAW ". NO REFERENCE, S 73°09'58" E 4.25', NOT ACCEPTED.
- FOUND 2" I.P. W/BRASS DISK, FLUSH, STAMPED AS SHOWN ON DETAIL. ACCEPTED AS THE N 1/4 SECTION 29 PER R.S. 69/92-97 AND R.S. 75/21-23.
- FOUND 1" I.P., W/TAG STAMPED "LS 3259", FLUSH, ACCEPTED AS THE CENTER OF SECTION 29 PER R.S. 66/3, R.S. 69/92-97
- FOUND 1 1/2" I.P. W/TAG STAMPED "MWD L.S. 6599", DN. 0.30' PER C.R. 10/0597, ACCEPTED AS POSITION OF 1 3/4" I.P. TAGGED L.S. 3259 PER R.S. 53/79, P.M. 25/48, R.S. 69/92-97 AND R.S. 75/21-23. ACCEPTED AS THE E 1/4 CORNER SECTION 29.
- FOUND 1 1/2" I.P. W/TAG STAMPED "MWD LS 6599", DN. 0.10'. PER C.R. 10/0597.
- FOUND 3/4" I.P., NO TAG, FLUSH, DISTURBED, NO REFERENCE, S 67°05'47" E 3.84', NOT ACCEPTED.
- FOUND 1" I.P., DISTURBED, NO TAG, DN. 01', NO REFERENCE, S 13°57'58" W 0.52', NOT ACCEPTED.
- FOUND 1" I.P. W/PLUG, "RIV. CO. SURVEYOR", DN. 0.5', BENT-OVER NE'LY, LOCATED AT BASE, NO REFERENCE, ACCEPTED AS B.C. OF McALLISTER STREET R/W.
- FOUND 3/4" I.P. NO TAG, FLUSH, IN LIEU OF 3/4" I.P., W/P.P. STAMPED RCE 862, PER P.M. 32/5-6. ACCEPTED AS THE SOUTHEAST CORNER PARCEL 4 PER P.M. 32/5-6.
- FOUND 3/4" I.P. W/P.P. STAMPED RCE 862, DN. 1.0', PER P.M. 32/5-6 AND PER TRACT MAP NO. 30337, MB 415/58-77. ACCEPTED AS THE MOST SOUTHERLY CORNER LOT 69 PER M.B. 415/58-77.
- FOUND 1" I.P. W/TAG "LS 4400", FLUSH, PER M.B. 415/58-77. ACCEPTED AS POINTS ON THE EASTERLY TRACT BOUNDARY OF M.B. 415/58-77.
- FOUND 1" I.P. W/TAG STAMPED "CH. ENG. R.C.F.C. & W.C.D.", DN. 0.2', IN LIEU OF 3/4" I.P. W/TAG STAMPED R.C.F.C & W.C.D., FLUSH. ACCEPTED AS THE N.W. COR. PCL. 1010-201 PER RS 53/79.
- FOUND LEAD & TAG IN ROCK, STAMPED "RCFC WCD", IN LIEU OF 3/4" I.P. W/TAG STAMPED R.C.F.C & W.C.D., FLUSH. ACCEPTED AS THE N.E. COR. PCL. 1010-201 PER RS 53/79.
- FOUND 1" I.P. W/TAG STAMPED "CH. ENG. R.C.F.C. & W.C.D.", FLUSH, IN LIEU OF 3/4" I.P. W/TAG STAMPED R.C.F.C & W.C.D., FLUSH. ACCEPTED AS THE S.E. COR. PCL. 1010-201 PER RS 53/79.
- FOUND 1" I.P. W/TAG STAMPED "CH. ENG. R.C.F.C. & W.C.D.", FLUSH, IN LIEU OF 3/4" I.P. W/TAG STAMPED R.C.F.C & W.C.D., FLUSH. ACCEPTED AS THE S.W. COR. PCL. 1010-201 PER RS 53/79.
- FOUND 1" I.P. W/TAG STAMPED "LS 7353", FLUSH, PER RS 118/66 AND C.R. 10/0597. ACCEPTED AS THE S.E. COR. SEC. 29.
- FOUND 3/4" I.P., NO TAG, FLUSH, IN LIEU OF 3/4" I.P. W/TAG L.S. 3259. ACCEPTED AS THE SOUTH 1/4 OF SECTION 29 PER R.S. 66/3, R.S. 69/92-97 & R.S. 75/21-23.
- FOUND NAIL W/TAG "LS 4400" IN TOP OF 1.5' HIGH WALL, IN LIEU 3/4" I.P. TAGGED "MWD RCE 21759", PER M.B. 415/58-77. ACCEPTED AS THE SECTION CORNER 19, 20, 29 AND 30, T3S, R5W.
- FOUND 3/4" I.P., NO TAG, UP 0.1 IN CONC. FOOTING, ACCEPTED AS W 1/4 COR. SEC. 29, PER R.S. 53/79, R.S. 66/3, R.S. 69/92-97 & R.S. 75/21-23.
- FOUND 1" I.P. W/P.P., "RIV. CO. SURVEYOR", FLUSH, NO REFERENCE, S 44°49'22" E 10.58', NOT ACCEPTED.
- FOUND 1" I.P. W/P.P., STAMPED "LS 3968" UNDER IRON FENCE, DN. 0.3', PER M.B. 213/49-56. ACCEPTED AS THE S.E. COR LOT 2 PER M.B. 213/49-56.
- FOUND 1" I.P. W/P.P., STAMPED "PSOMAS & ASSOC." UNDER IRON FENCE, DN. 0.3', IN LIEU OF 1" I.P. W/TAG L.S. 3968 PER M.B. 213/46-56. ACCEPTED S.E. COR LOT 1 PER M.B. 213/49-56.
- FOUND 1" I.P. W/HALF P.P., UP 0.02', IN IN LIEU OF 1" I.P. W/TAG L.S. 3258 PER R.S. 65/87 & M.B. 213/46-56. ACCEPTED N.E. COR LOT 1 PER M.B. 213/49-56.
- FOUND 1" COPPERWELD, ILLEGIBLE, AT CENTERLINE McALLISTER ST., FLUSH, NO REFERENCE. ACCEPTED AS CENTRLINE OF McALLISTER STREET.
- FOUND 1" I.P., NO TAG, FLUSH, IN LIEU OF 1" I.P. W/TAG L.S. 3698. ACCEPTED AS CENTERLINE McALLISTER STREET PER M.B. 213/49-56.
- FOUND NOTHING. ESTABLISHED AT RECORD LOCATION PER DOC. NO. 2013-0171576, O.R.
- FOUND 1" I.P. W/TAG, STAMPED "RIV. CO. SUR", DN. 1.0', ACCEPTED AS SW COR. SEC. 29 PER R.S. 53/79, R.S. 65/26, R.S. 66/3, R.S. 69/92-97 & R.S. 75/21-23.



SURVEYOR'S NOTES

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BEING NORTH 12°45'33" EAST BETWEEN CONTROL STATIONS "HPGN CA 08 19" AND "SANSEV" NAD 83 (NSRS2007) AS SHOWN HEREON. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 1.000017050. CALCULATIONS ARE MADE AT "HPGN CA 08 19" WITH COORDINATES OF: N: 2267816.31, E: 6167907.99, USING AN ELEVATION OF 1,409 FEET.

ENVIRONMENTAL CONSTRAINT NOTE

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR IN ECS BOOK ___ PAGE ___. THIS AFFECTS ALL LOTS.

REFERENCES

() INDICATES RECORD DATA PER RS 66/3; UNLESS OTHERWISE NOTED.
 < > INDICATES RECORD DATA PER RS 69/92-97.
 [] INDICATES RECORD DATA PER RS 75/21-23.
 { } INDICATES RECORD DATA PER RS 72/85-90.
 (()) INDICATES RECORD DATA PER RS 53/79.

LAND USE SUMMARY

LOTS	LAND USE	ACREAGE	PERCENT (%)
1-343	SINGLE-FAMILY RESIDENTIAL	106.17	31.8
344-351	PARK SITES	7.29	2.2
352-355	WATER QUALITY/DETENTION BASINS	5.02	1.5
356-405	OPEN SPACE	169.93	50.9
	LOCAL STREETS	42.75	12.8
	CITRUS HEIGHTS DRIVE	2.54	0.8
GROSS ACREAGE		333.7 AC	100.0%

"C.C. & R'S RECORDED _____ AS INSTRUMENT NO. _____."

LOT DESIGNATION TABLE

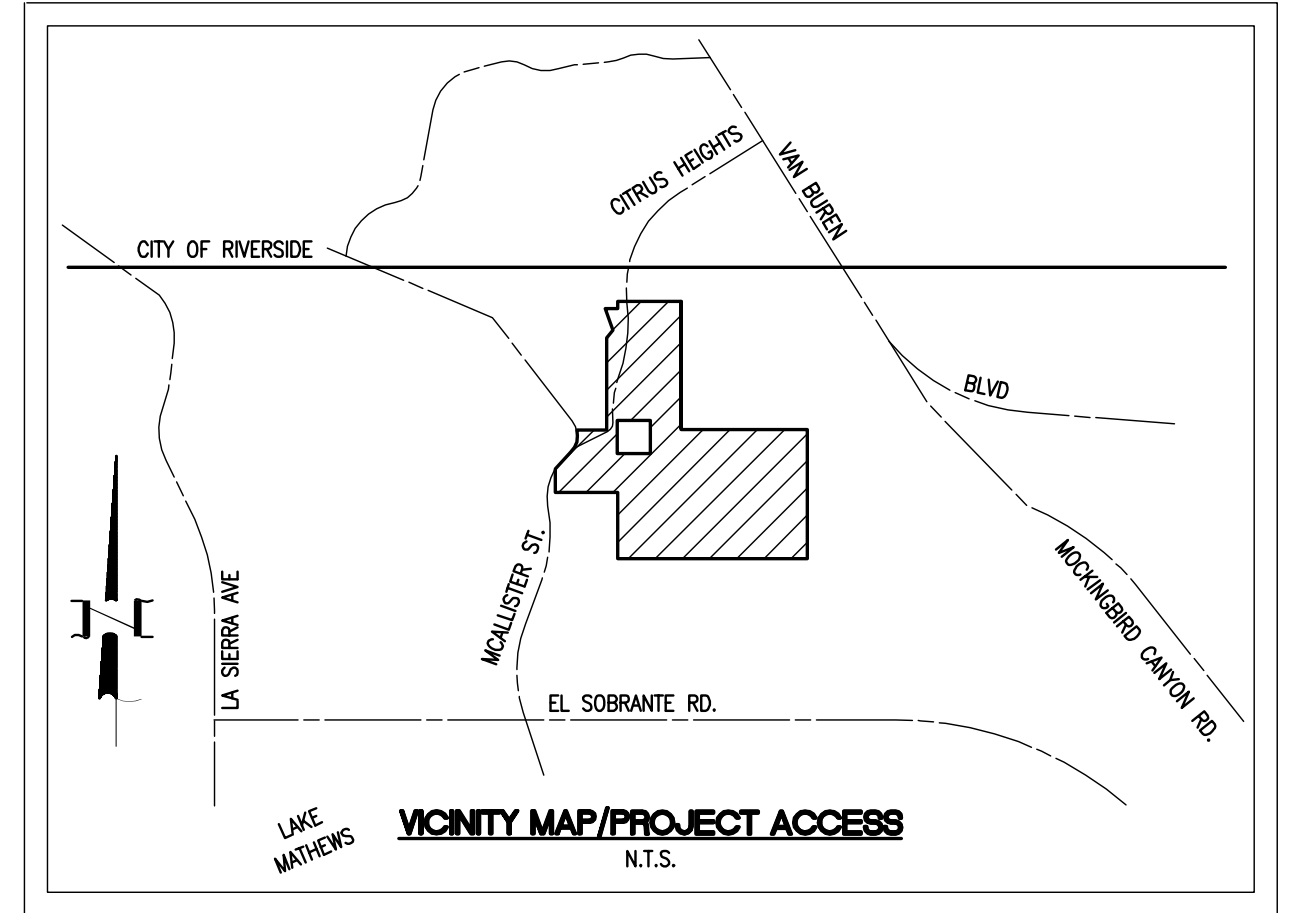
LOT TYPE	LOT NUMBER
SINGLE-FAMILY RESIDENTIAL	1-343
PARK SITES	344-351
WATER QUALITY/DETENTION BASINS	352-355
OPEN SPACE	356-405
LOCAL STREETS	'A'-'MM', INCLUSIVE
CITRUS HEIGHTS DRIVE	N/A

MONUMENT NOTES

- FOUND 1 1/2" I.P. W/TAG STAMPED "MWD LS 6599", DN. 0.10'. PER C.R. 10/0597. ACCEPTED AS THE MOST SOUTHERLY CORNER M.W.D. PARCEL 1610-6-66 AS SHOWN PER C.R. 10/0597.
- FOUND 1" I.P. W/TAG STAMPED "MWD RCE 21759", DN. 1.0', PER R.S. 75/21-23. ACCEPTED AS POINTS ALONG THE RIGHT OF WAY LINES OF THE BOX SPRINGS FEEDER, AS SHOWN ON R.S. 75/21-23.
- FOUND 1" I.P. W/TAG STAMPED "MWD RCE 21759", FLUSH, PER R.S. 75/21-23. ACCEPTED AS A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE BOX SPRINGS FEEDER, AS SHOWN ON R.S. 75/21-23.
- FOUND 1" I.P. W/TAG STAMPED "MWD RCE 21759", FLUSH, PER R.S. 75/21-23. ACCEPTED AS A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE BOX SPRINGS FEEDER, AS SHOWN ON R.S. 75/21-23.

EASEMENT NOTES

- AN EASEMENT IN FAVOR OF COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT FOR STORM DRAIN FACILITIES AND INCIDENTAL PURPOSES, RECORDED _____, 2016 AS INSTRUMENT NO. _____ OF OFFICIAL RECORDS.
- AN EASEMENT IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT FOR STORM DRAIN FACILITIES AND INCIDENTAL PURPOSES, RECORDED _____, 2016 AS INSTRUMENT NO. _____ OF OFFICIAL RECORDS.
- AN EASEMENT IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AND COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT FOR ACCESS TO STORM DRAIN FACILITIES, RECORDED _____, 2016 AS INSTRUMENT NO. _____ OF OFFICIAL RECORDS.
- AN EASEMENT IN FAVOR OF COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT FOR PONDING PURPOSES, RECORDED _____, 2016 AS INSTRUMENT NO. _____ OF OFFICIAL RECORDS.
- AN EASEMENT IN FAVOR OF COUNTY OF RIVERSIDE FOR PUBLIC ROAD AND UTILITY PURPOSES AND INCIDENTAL PURPOSES, INCLUDING DRAINAGE PURPOSES, RECORDED APRIL 6, 2016 AS INSTRUMENT NO. 2016-0134894 OF OFFICIAL RECORDS.



SEC. 29, T.3S, R.5W, S.B.B.&M

EASEMENT NOTES

- DENOTES EXISTING ITEM PLOTTED HEREON
- △ DENOTES PROPOSED ITEM PLOTTED HEREON
- ① PRIVATE STORM DRAIN EASEMENT, RETAINED HEREON.
- ② ACCESS EASEMENT FOR INGRESS AND EGRESS TO AND FROM STORM DRAIN EASEMENT, FOR CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACILITIES, DEDICATED HEREON.
- ③ PRIVATE DRAINAGE EASEMENT, RETAINED HEREON.
- ④ ACCESS EASEMENT, FOR INGRESS AND EGRESS TO AND FROM DRAINAGE EASEMENTS, FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES DEDICATED HEREON.
- ⑤ DRAINAGE EASEMENT, DEDICATED HEREON.
- ⑥ INUNDATION AND FLOODING EASEMENT. THE EASEMENT IS FOR INUNDATION AND FLOODING PURPOSES, DEDICATED HEREON.
- ⑦ ACCESS EASEMENT, FOR INGRESS AND EGRESS TO AND FROM HARRISON DAM, AND THE CONSTRUCTION AND MAINTENANCE OF ACCESS, DEDICATED HEREON.
- ⑧ TRAIL EASEMENT, FOR TRAIL PURPOSES, DEDICATED HEREON.
- ⑨ FUEL MODIFICATION ACCESS EASEMENT, FOR FUEL MODIFICATION INGRESS AND EGRESS TO AND FROM FUEL MODIFICATION AREAS AND FOR CONSTRUCTION AND MAINTENANCE OF FUEL MODIFICATION ACCESS PURPOSES, DEDICATED HEREON.
- ⑩ STORM DRAIN EASEMENT, FOR CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACILITIES, DEDICATED HEREON.
- ⑪ A 40 FOOT EASEMENT IN FAVOR OF M.W.D. OF SOUTHERN CALIFORNIA FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED MARCH 5, 1936 IN BOOK 269, PAGE 200, OF OFFICIAL RECORDS.
- ⑫ A 20 FOOT EASEMENT IN FAVOR OF M.W.D. OF SOUTHERN CALIFORNIA FOR POLE LINES, GUYS, AND ANCHORS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 1, 1940 AS BOOK 479, PAGE 109, OF OFFICIAL RECORDS.
- ⑬ A 5 FOOT EASEMENT IN FAVOR OF WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED APRIL 30, 1992 AS INSTRUMENT NO. 155362 OF OFFICIAL RECORDS.
- ⑭ A 15 FOOT EASEMENT IN FAVOR OF WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED APRIL 30, 1992 AS INSTRUMENT NO. 155363 OF OFFICIAL RECORDS.
- 15. AN EASEMENT IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT FOR ACCESS, STREAM GAUGING STATION AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 27, 1962 AS INSTRUMENT NO. 18260 IN BOOK 3086, PAGE 375 OF OFFICIAL RECORDS. EASEMENT IS BLANKET IN NATURE AND IT CANNOT BE PLOTTED.
- ⑮ AN EASEMENT IN FAVOR OF COUNTY OF RIVERSIDE FOR PUBLIC ROAD AND UTILITY PURPOSES AND INCIDENTAL PURPOSES, INCLUDING DRAINAGE PURPOSES, RECORDED MARCH 24, 2014 AS INSTRUMENT NO. 0106445 OF OFFICIAL RECORDS.
- ⑯ AN EASEMENT IN FAVOR OF COUNTY OF RIVERSIDE FOR DRAINAGE PURPOSES, RECORDED MARCH 24, 2014 AS INSTRUMENT NO. 0106446 OF OFFICIAL RECORDS.
- ⑰ INDICATES DEED RESTRICTION FOR "CDFG RIPARIAN" AND "CDFG UNVEGETATED" CONSTRAINED AREA PURPOSES, RECORDED APRIL 14, 2016 AS INSTRUMENT NO. 2016-0147624 OF OFFICIAL RECORDS.
- ⑱ AN EASEMENT IN FAVOR OF COUNTY OF RIVERSIDE FIRE DEPARTMENT FOR FUEL MODIFICATION EMERGENCY ACCESS PURPOSES, RECORDED _____, 2016 AS INSTRUMENT NO. _____ OF OFFICIAL RECORDS.
- ⑳ AN EASEMENT IN FAVOR OF COUNTY OF RIVERSIDE FIRE DEPARTMENT FOR FUEL MODIFICATION PURPOSES, RECORDED _____, 2016 AS INSTRUMENT NO. _____ OF OFFICIAL RECORDS.
- ㉑ AN EASEMENT IN FAVOR OF COUNTY OF RIVERSIDE FIRE DEPARTMENT FOR FUEL MODIFICATION PURPOSES, RECORDED _____, 2016 AS INSTRUMENT NO. _____ OF OFFICIAL RECORDS.

NOTE: DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

AREA: 337.70 ACRES GROSS
AREA: 106.17 ACRES NET
NUMBERED LOTS: 354
LETTERED LOTS: 43

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

SHEET 4 OF 57 SHEETS

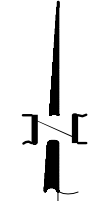
TRACT NO. 36390

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

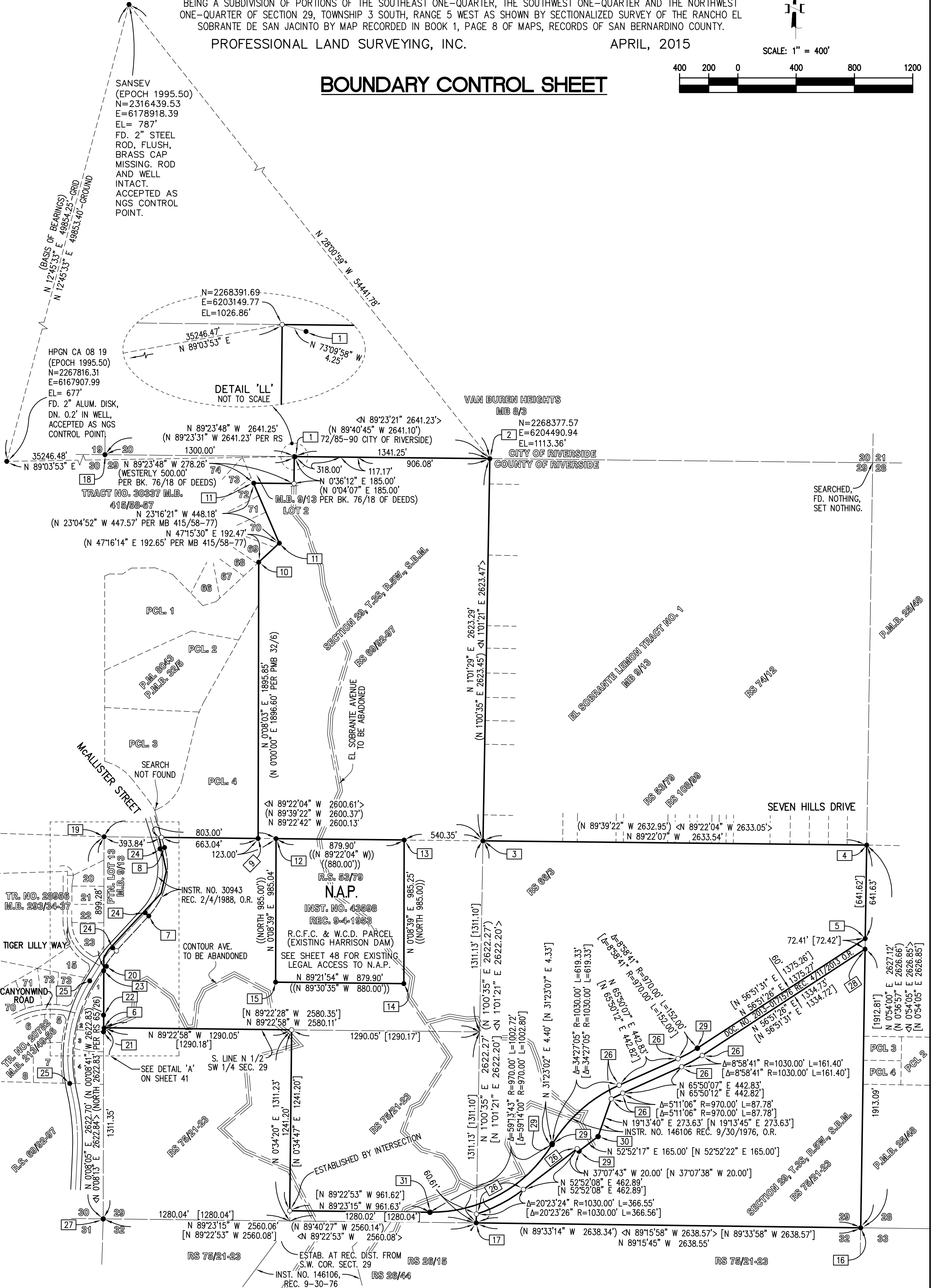
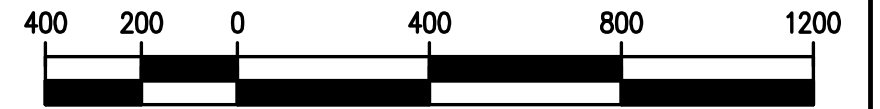
PROFESSIONAL LAND SURVEYING, INC.

APRIL, 2015

BOUNDARY CONTROL SHEET



SCALE: 1" = 400'



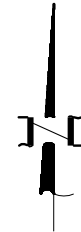
SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES AND EASEMENT NOTES.
SEE SHEET 5 FOR INDEX MAP.

TRACT NO. 36390

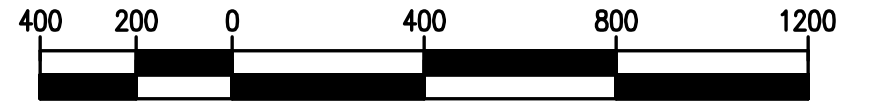
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PROFESSIONAL LAND SURVEYING, INC.

APRIL, 2015



SCALE: 1" = 400'



INDEX SHEET

NOTE

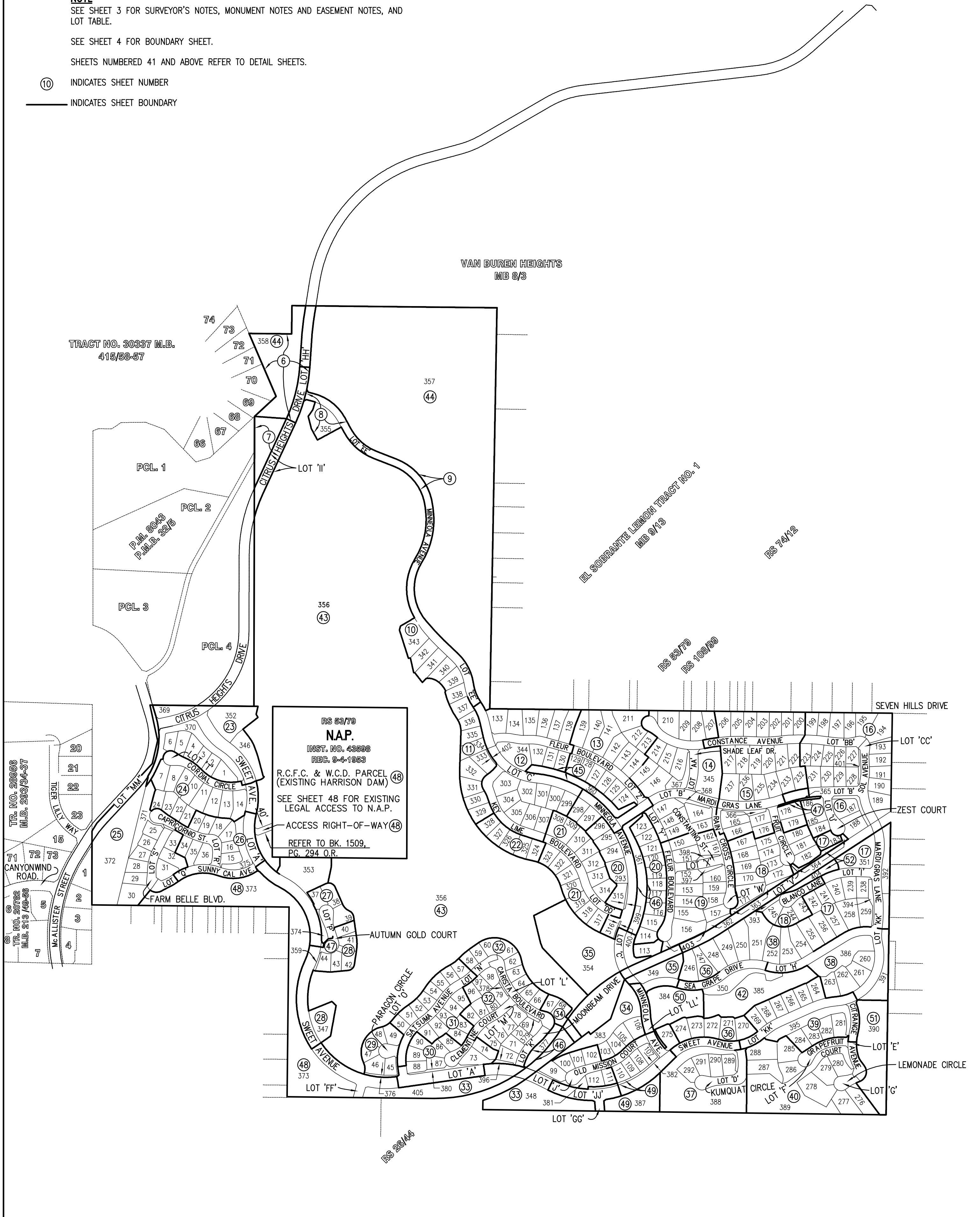
SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES AND EASEMENT NOTES, AND LOT TABLE.

SEE SHEET 4 FOR BOUNDARY SHEET.

SHEETS NUMBERED 41 AND ABOVE REFER TO DETAIL SHEETS.

⑩ INDICATES SHEET NUMBER

— INDICATES SHEET BOUNDARY



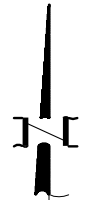
TRACT NO. 36390

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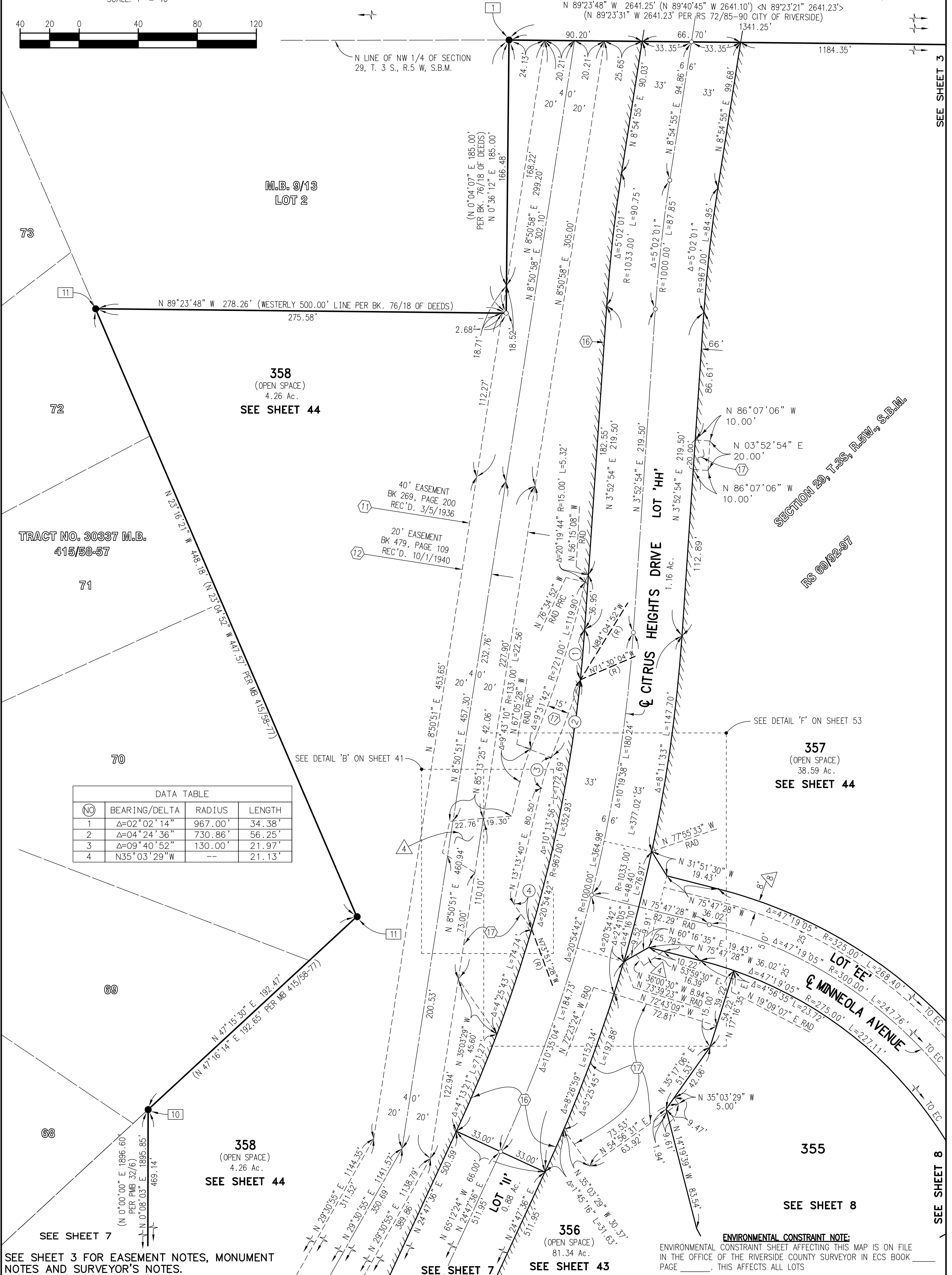
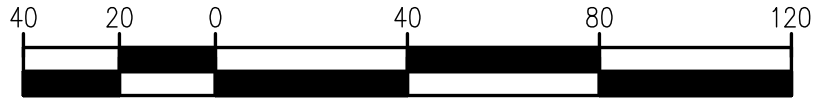
PROFESSIONAL LAND SURVEYING, INC.

APRIL, 2015

VAN BUREN HEIGHTS
MB 8/3



SCALE: 1" = 40'



M.B. 9/13
LOT 2

358
(OPEN SPACE)
4.26 Ac.
SEE SHEET 44

TRACT NO. 30337 M.B.
415/58-57

DATA TABLE			
NO	BEARING/DELTA	RADIUS	LENGTH
1	$\Delta=02^{\circ}02'14''$	967.00'	34.38'
2	$\Delta=04^{\circ}24'36''$	730.86'	56.25'
3	$\Delta=09^{\circ}40'52''$	130.00'	21.97'
4	$N35^{\circ}03'29''W$	--	21.13'

358
(OPEN SPACE)
4.26 Ac.
SEE SHEET 44

356
(OPEN SPACE)
81.34 Ac.
SEE SHEET 43

357
(OPEN SPACE)
38.59 Ac.
SEE SHEET 44

355
SEE SHEET 8

SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

ENVIRONMENTAL CONSTRAINT NOTE:
ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR IN ECS BOOK _____ PAGE _____. THIS AFFECTS ALL LOTS

SEE SHEET 3

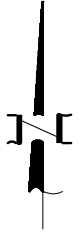
SEE SHEET 8

TRACT NO. 36390

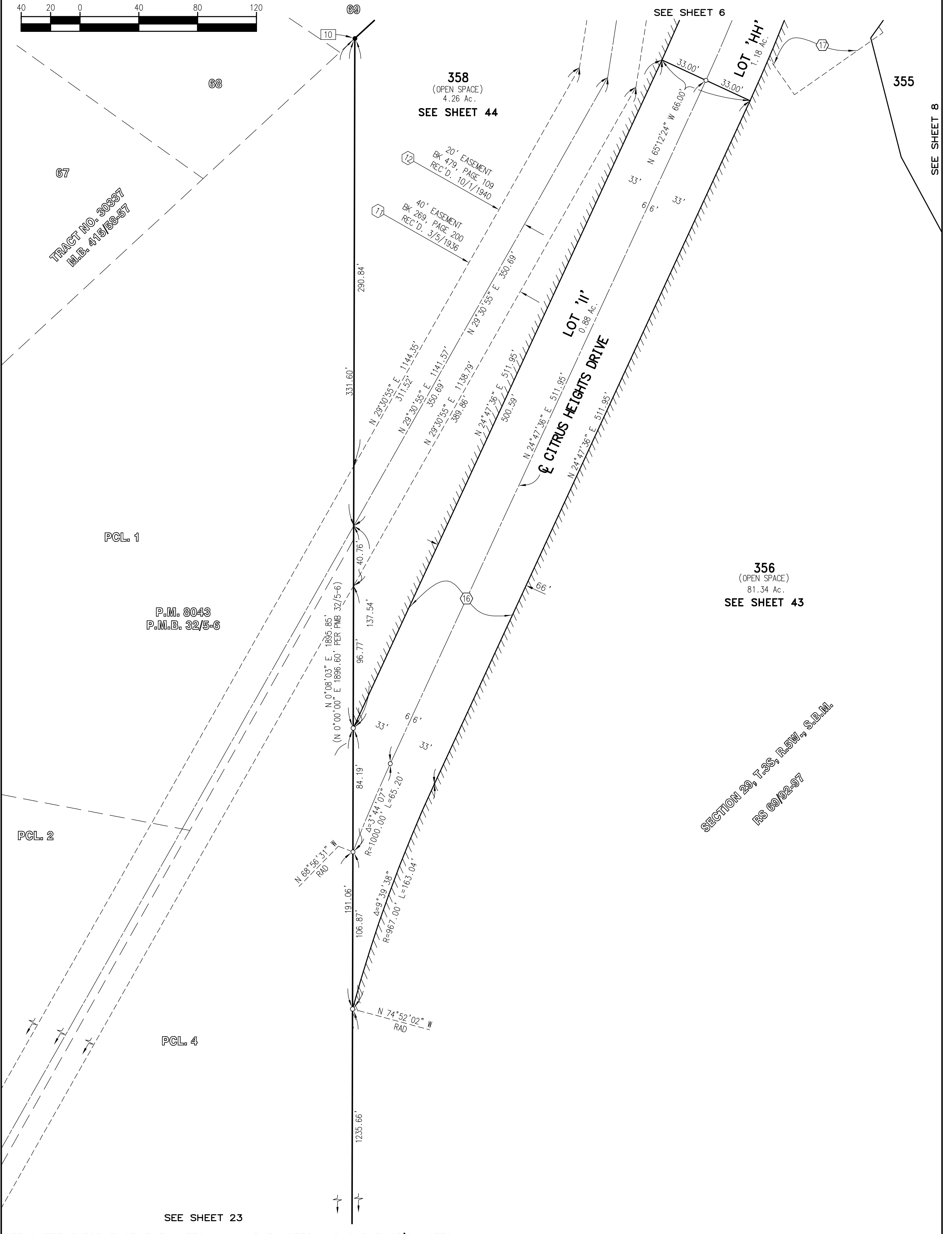
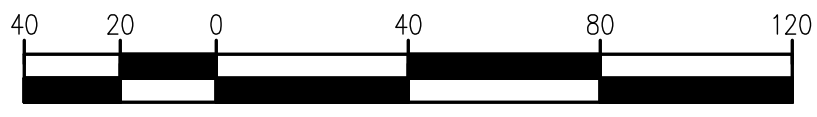
BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

PROFESSIONAL LAND SURVEYING, INC.

APRIL, 2015



SCALE: 1" = 40'



TRACT NO. 30337
M.B. 415/58-57

P.M. 8043
P.M.B. 32/5-6

SECTION 29, T-3S, R-5W, S.B.M.
RS 00/02-97

SEE SHEET 23

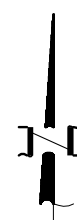
SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

TRACT NO. 36390

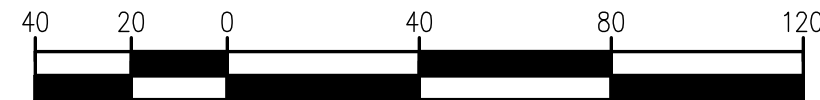
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PROFESSIONAL LAND SURVEYING, INC.

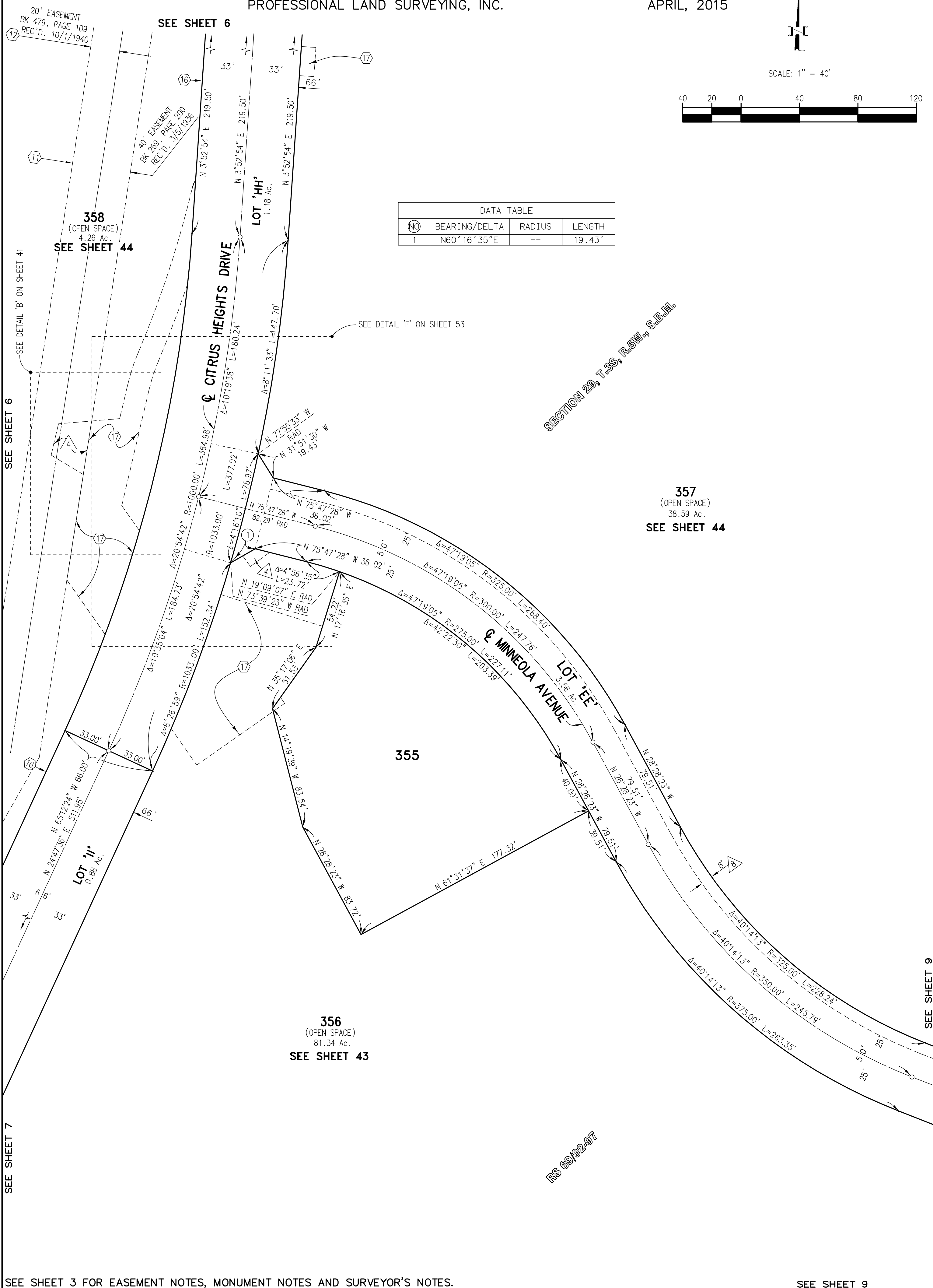
APRIL, 2015



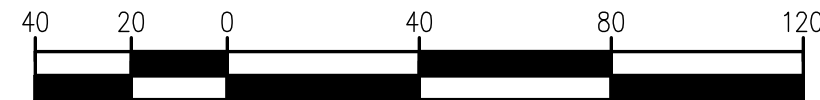
SCALE: 1" = 40'



DATA TABLE			
(NO)	BEARING/DELTA	RADIUS	LENGTH
1	N60°16'35"E	--	19.43'



DATA TABLE			
(NO)	BEARING/DELTA	RADIUS	LENGTH
1	N60°16'35"E	--	19.43'



SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

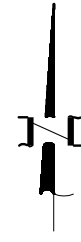
SEE SHEET 9

TRACT NO. 36390

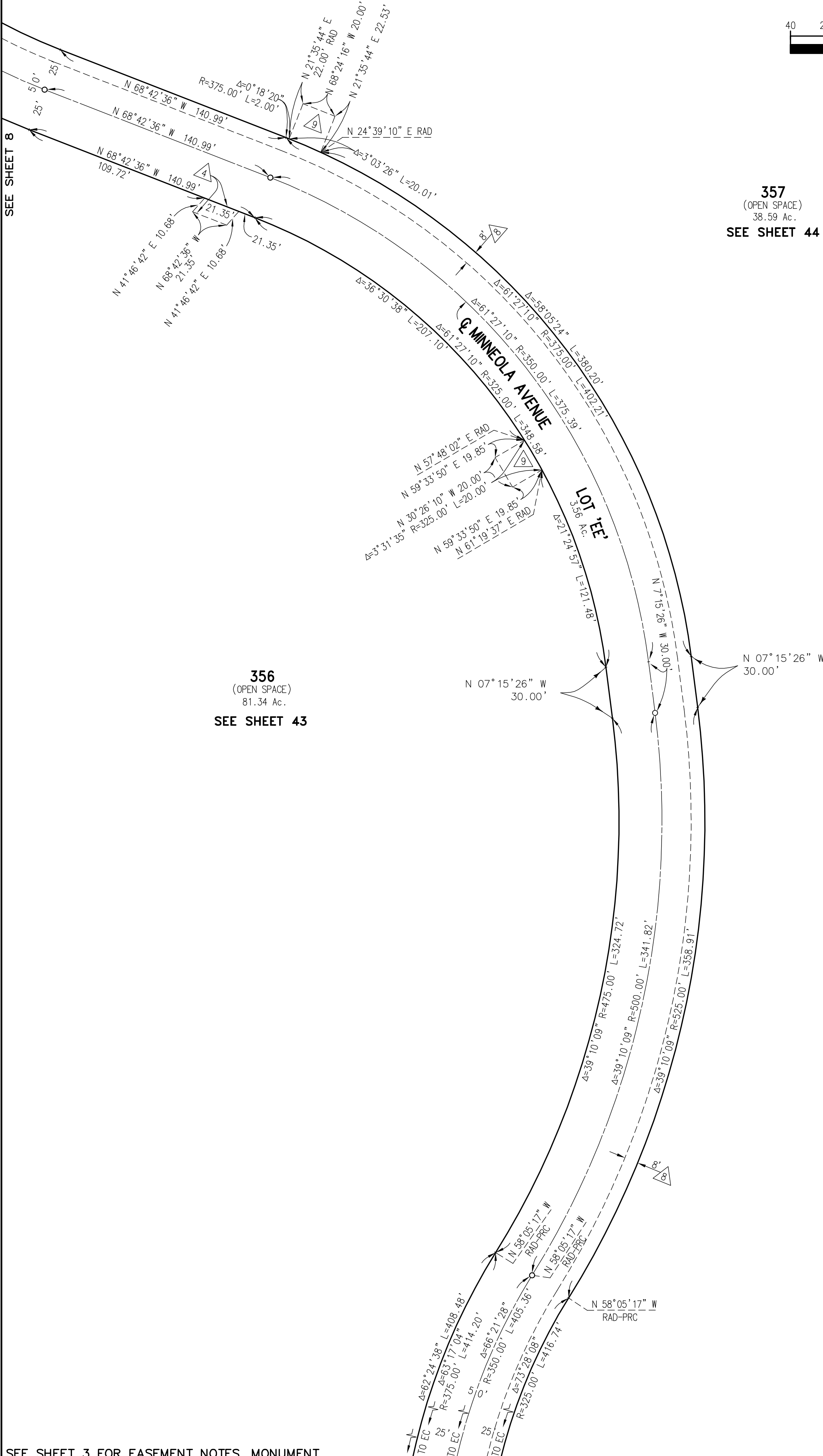
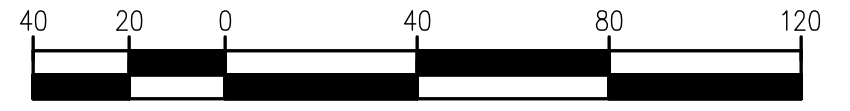
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PROFESSIONAL LAND SURVEYING, INC.

APRIL, 2015



SCALE: 1" = 40'



SEE SHEET 8

356
(OPEN SPACE)
81.34 Ac.
SEE SHEET 43

357
(OPEN SPACE)
38.59 Ac.
SEE SHEET 44

SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

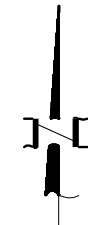
SEE SHEET 10

TRACT NO. 36390

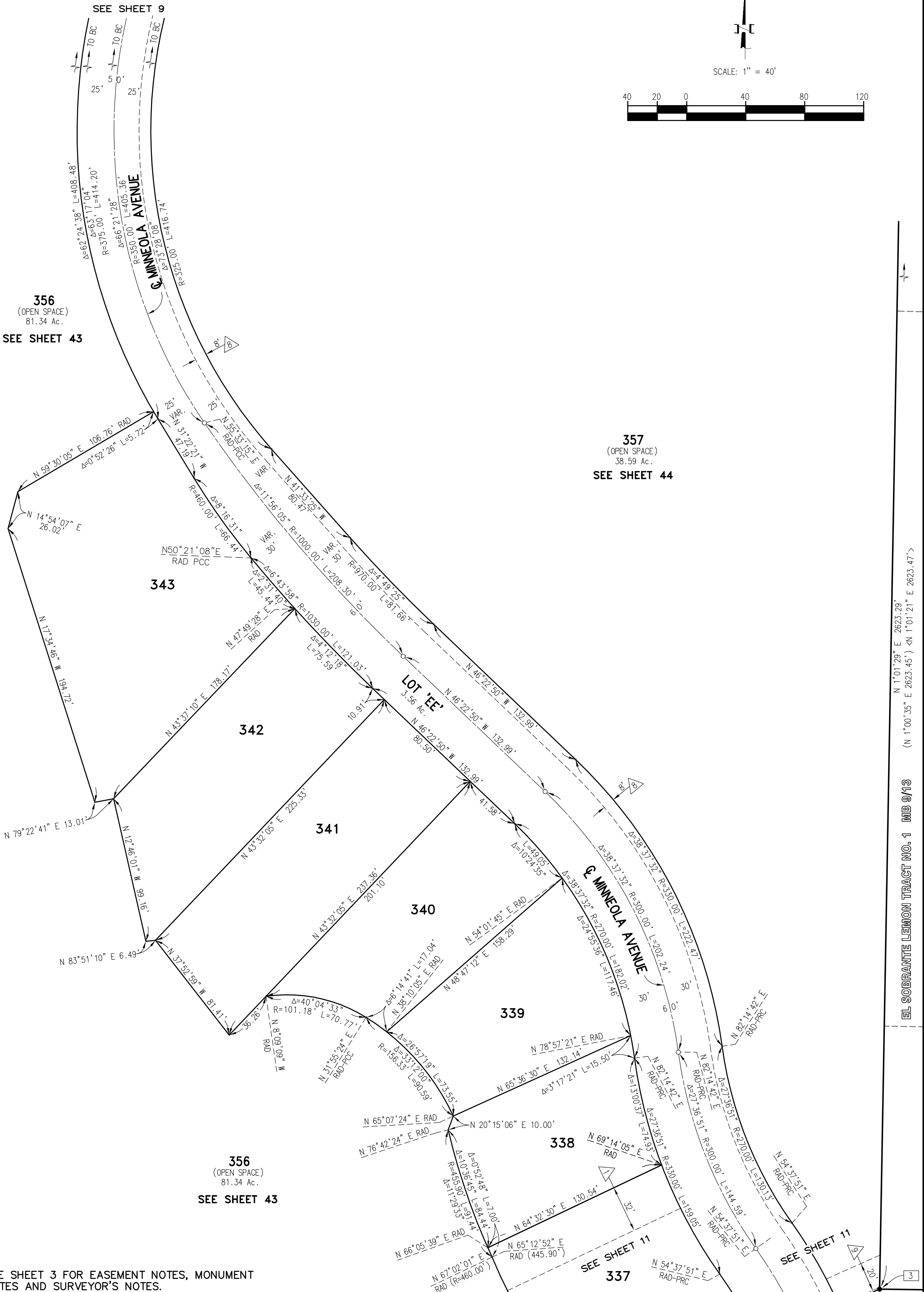
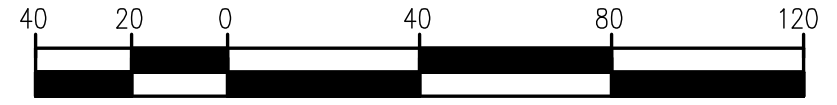
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PROFESSIONAL LAND SURVEYING, INC.

APRIL, 2015



SCALE: 1" = 40'



356
(OPEN SPACE)
81.34 Ac.
SEE SHEET 43

357
(OPEN SPACE)
38.59 Ac.
SEE SHEET 44

343

342

341

340

339

338

356
(OPEN SPACE)
81.34 Ac.
SEE SHEET 43

SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

EL SOBRANTE LEMON TRACT NO. 1 MB 9/13
(N 1°00'35" E 2623.45') <N 1°01'21" E 2623.47'>
N 1°01'29" E 2623.29'

3

TRACT NO. 36390

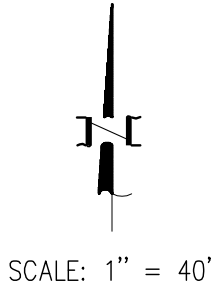
BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY

PROFESSIONAL LAND SURVEYING, INC.

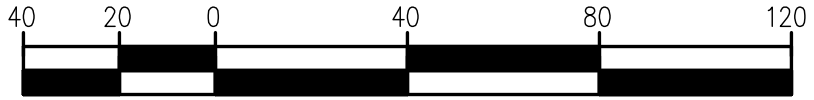
APRIL, 2015

SEE SHEET 10
357
(OPEN SPACE)
38.59 Ac.
SEE SHEET 44

EL SOBRANTE
LEMON TRACT NO. 1
M.B. 9/13



SCALE: 1" = 40'



NOTE:
SEE SHEET 53 FOR INTERSECTION TIE DETAILS.

356
(OPEN SPACE)
81.34 Ac.
SEE SHEET 43

DATA TABLE			
NO.	BEARING/DELTA	RADIUS	LENGTH
1	N00°41'50"E	--	20.03'

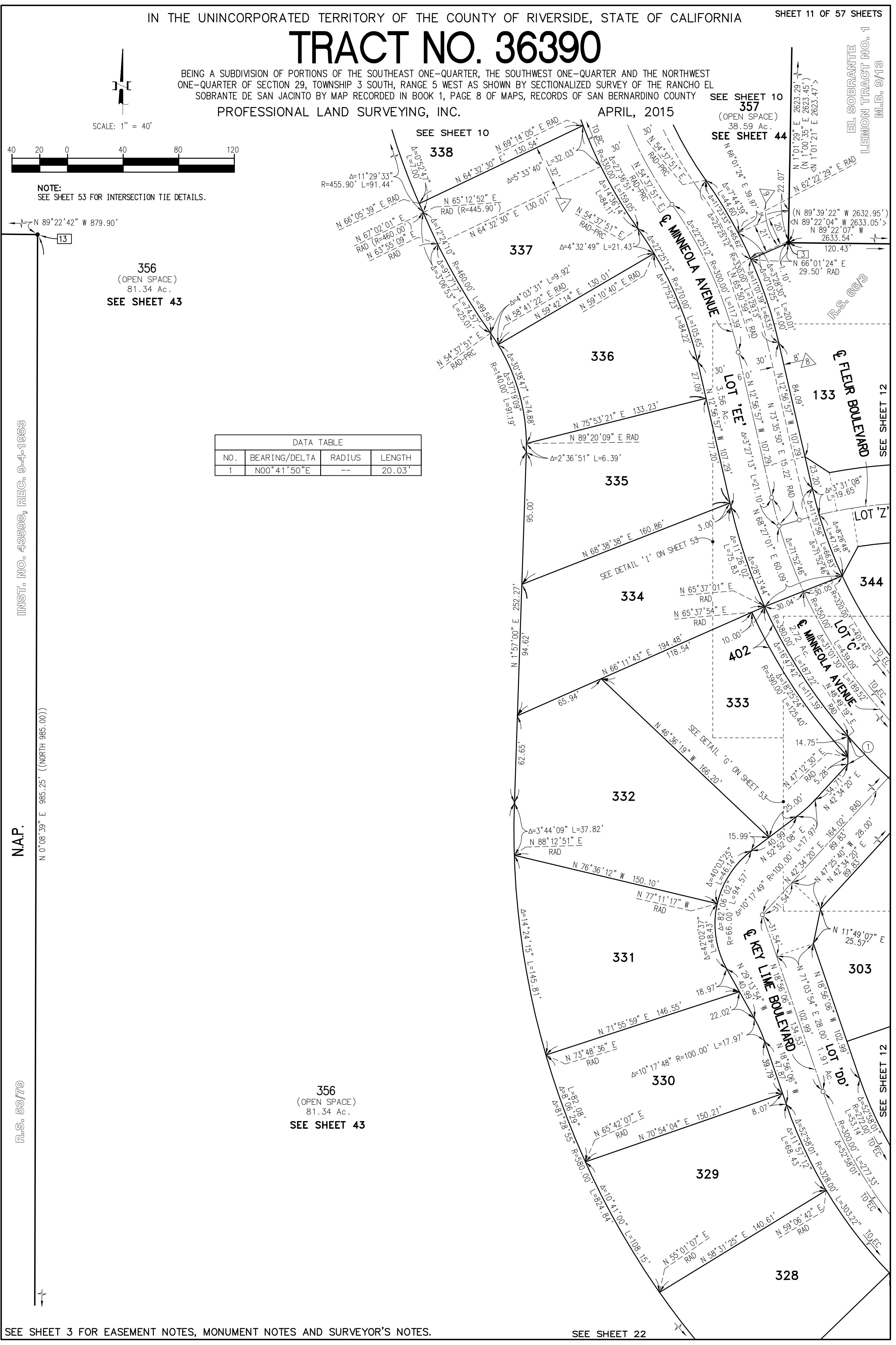
INST. NO. 43598, REC. 9-4-1953

N.A.P.

N 0°08'39" E 985.25' ((NORTH 985.00'))

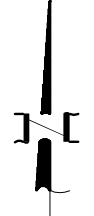
R.S. 5379

356
(OPEN SPACE)
81.34 Ac.
SEE SHEET 43

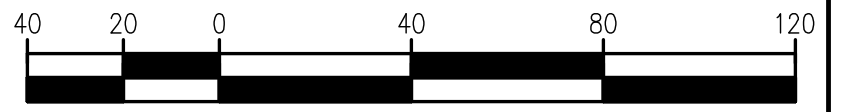


TRACT NO. 36390

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY
PROFESSIONAL LAND SURVEYING, INC.
APRIL, 2015



SCALE: 1" = 40'

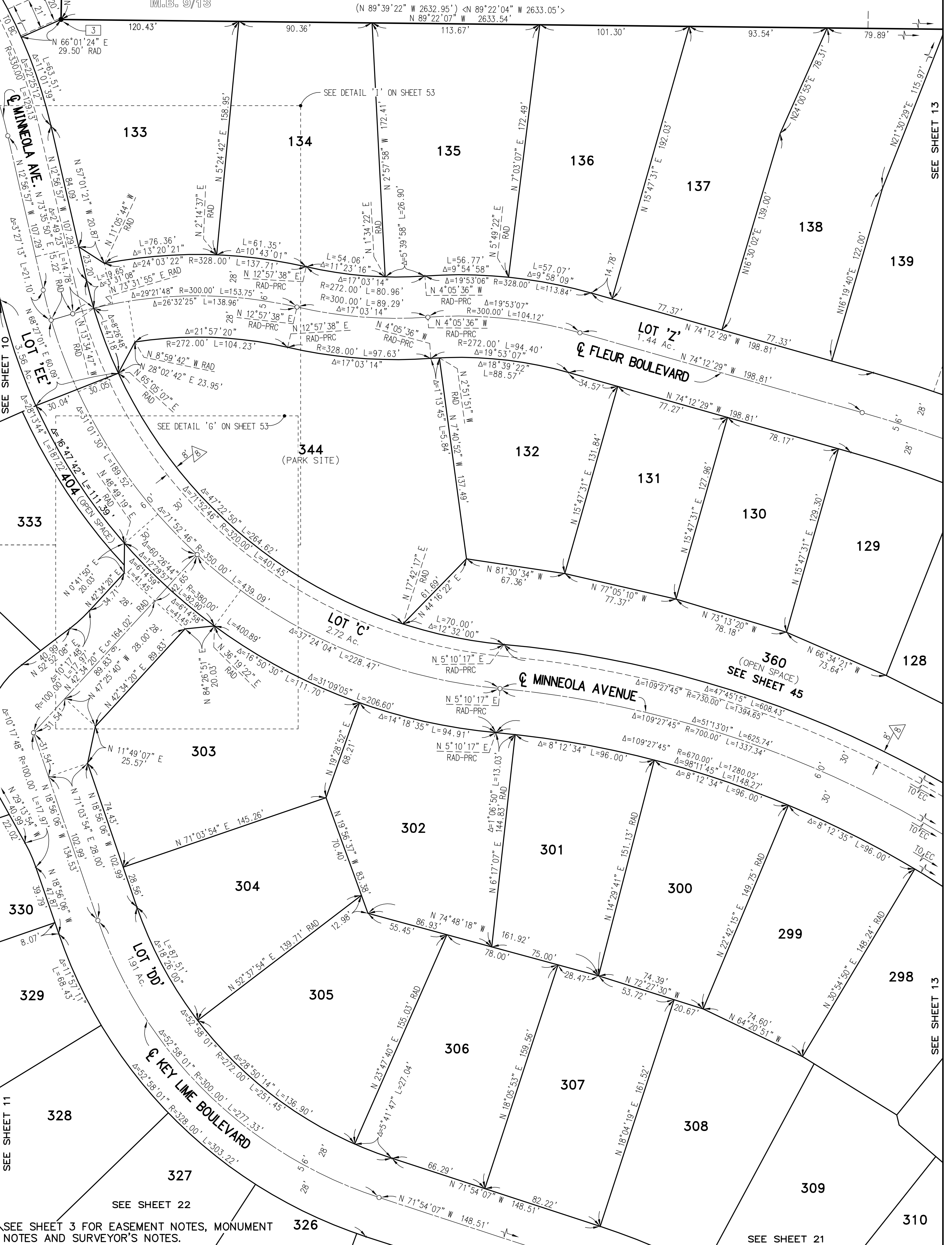


SEE SHEET 11

SEE SHEET 44
SEE SHEET 45

EL SOBRANTE
LEMON TRACT NO. 1
M.B. 9/13

R.S. 53/79



SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

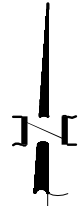
SEE SHEET 21

SEE SHEET 13

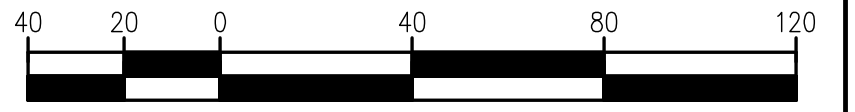
TRACT NO. 36390

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY
PROFESSIONAL LAND SURVEYING, INC.
APRIL, 2015

EL SOBRANTE
LEMON TRACT NO. 1
M.B. 9/13



SCALE: 1" = 40'



NOTE:
SEE SHEET 53 FOR INTERSECTION TIE DETAILS.

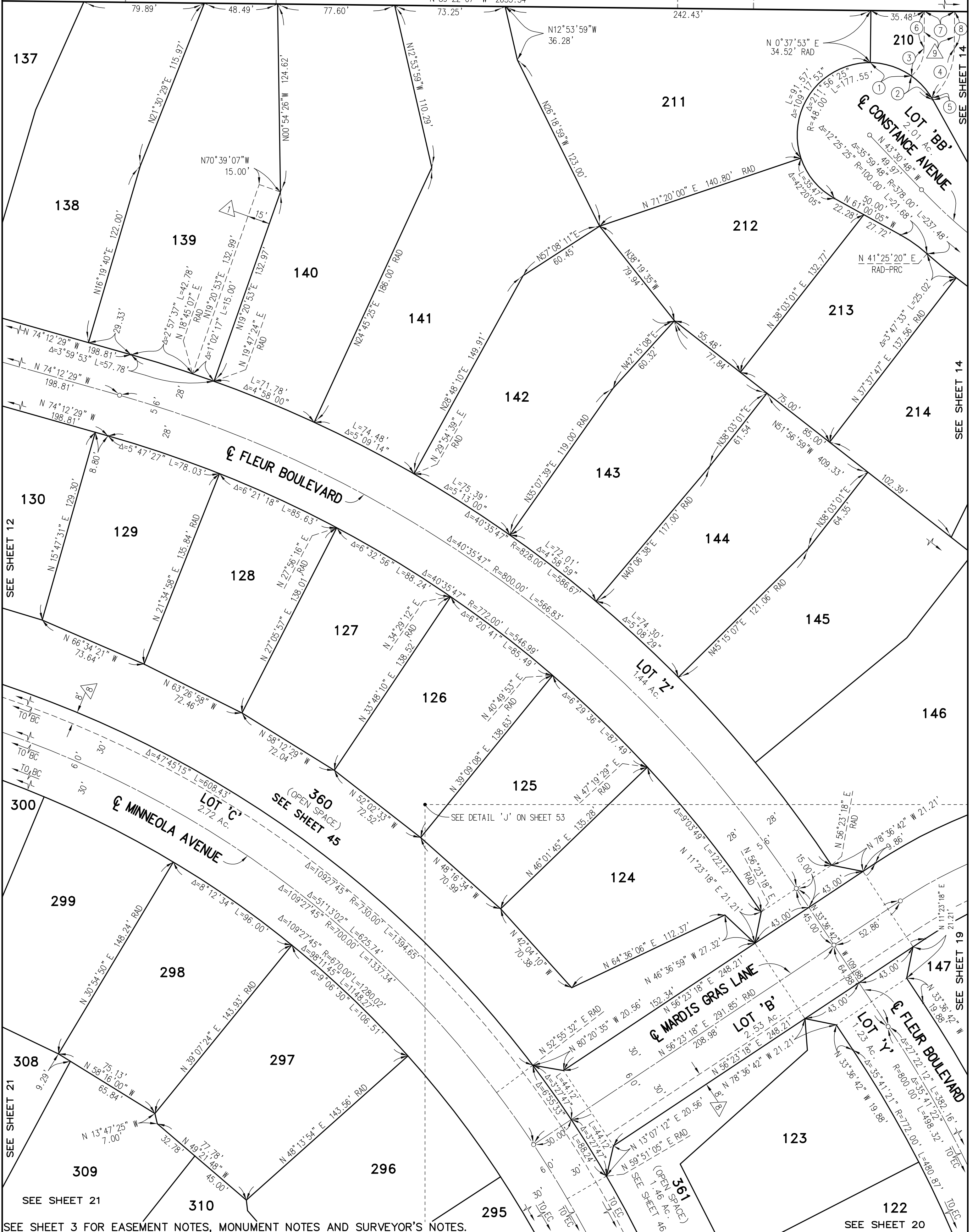
R.S. 53/79

R.S. 53/79

R.S. 108/99

SEE SHEET 26
FOR DATA TABLE

(N 89°39'22" W 2632.95') <N 89°22'04" W 2633.05'>
N 89°22'07" W 2633.54'



SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

SEE SHEET 20

SEE SHEET 19

SEE SHEET 14

SEE SHEET 14

TRACT NO. 36390

EL SOBRANTE
LEMON TRACT NO. 1
M.B. 9/13

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY

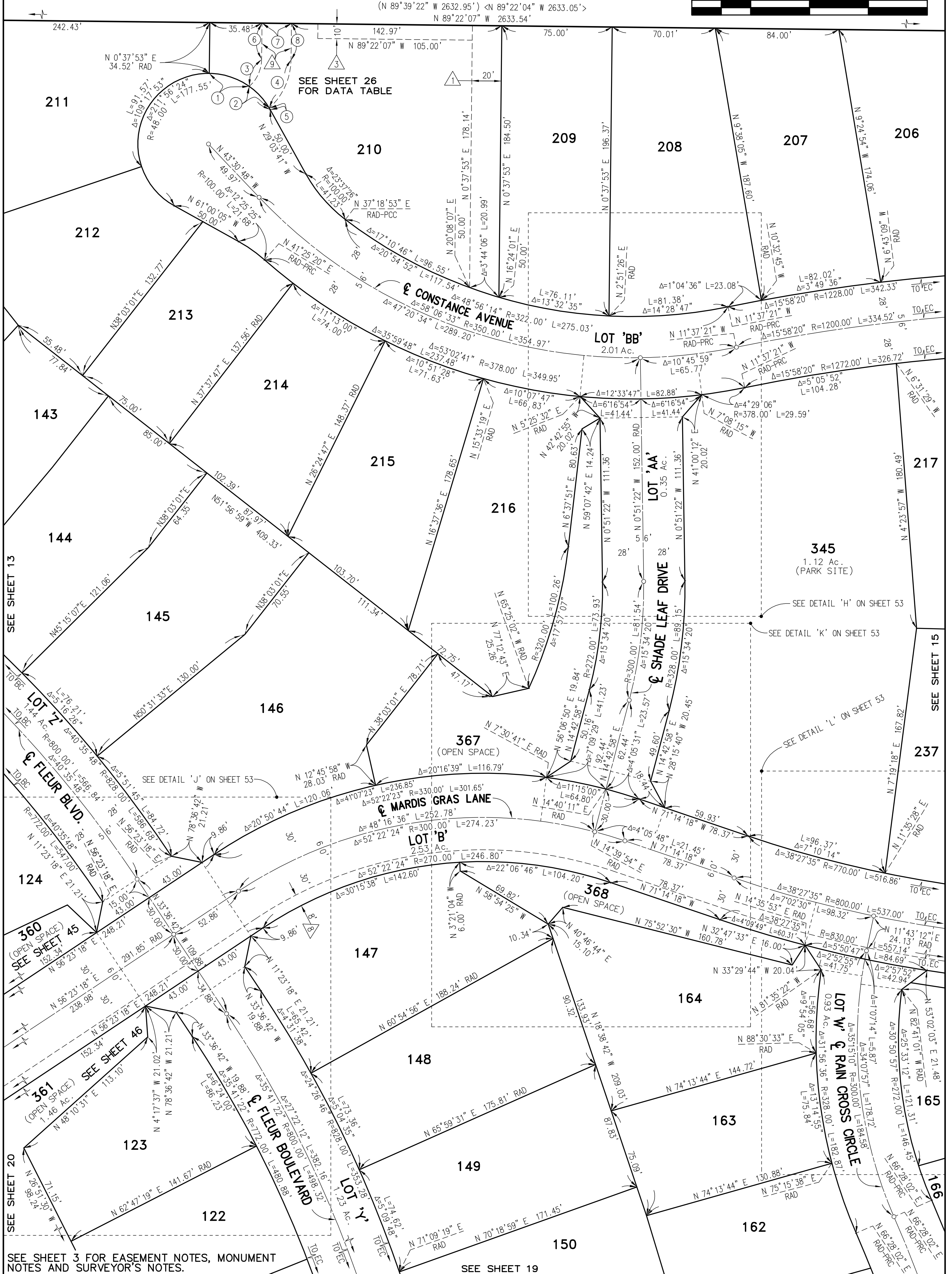
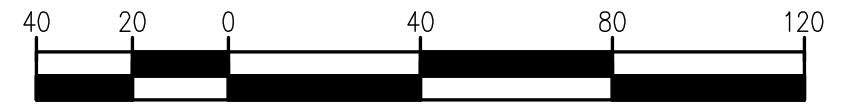
PROFESSIONAL LAND SURVEYING, INC.

APRIL, 2015

SCALE: 1" = 40'

R.S. 53/79

R.S. 108/99



SEE SHEET 26
FOR DATA TABLE

SEE DETAIL 'H' ON SHEET 53

SEE DETAIL 'K' ON SHEET 53

SEE DETAIL 'L' ON SHEET 53

SEE SHEET 13

SEE SHEET 15

SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

SEE SHEET 19

TRACT NO. 36390

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY

PROFESSIONAL LAND SURVEYING, INC.

APRIL, 2015

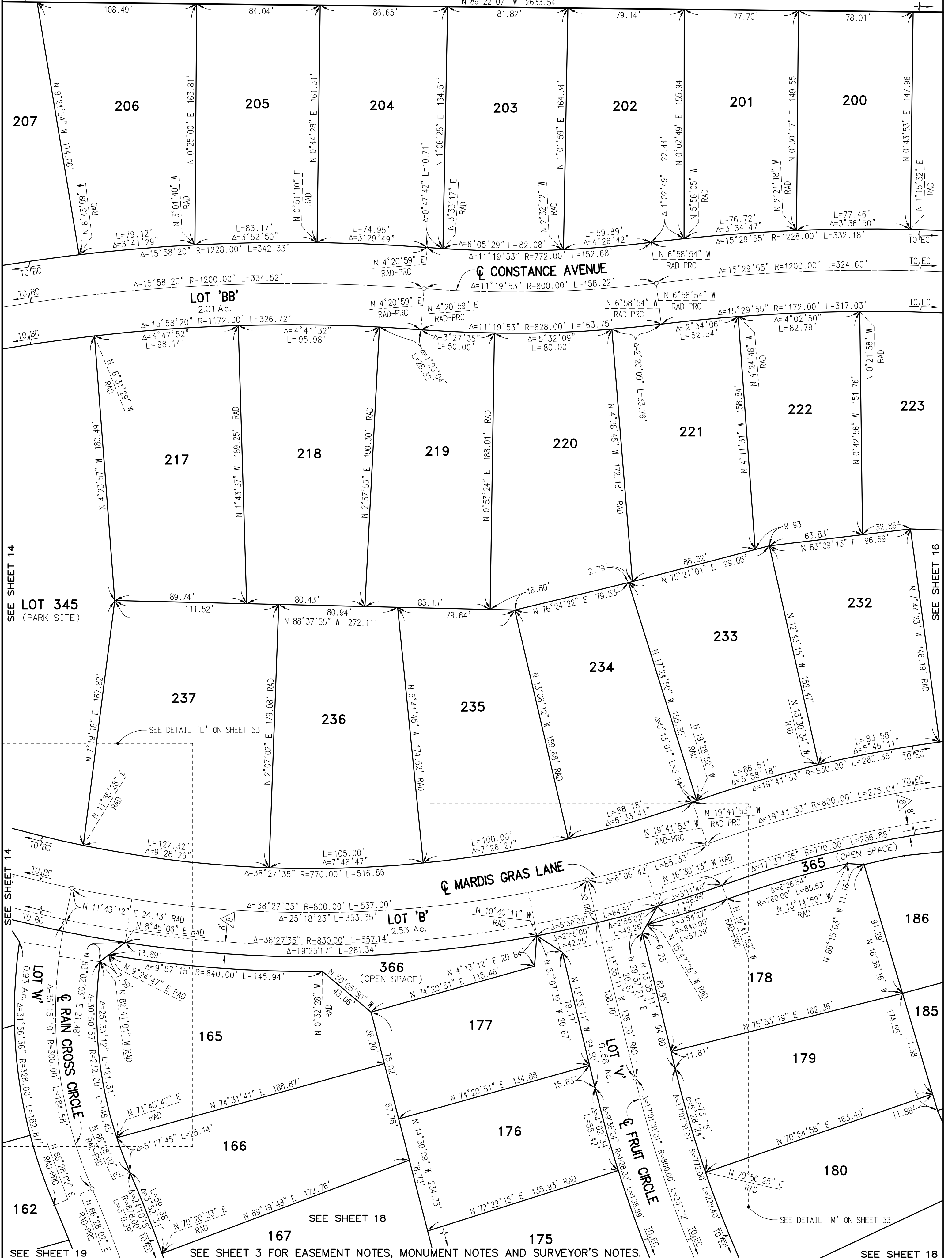
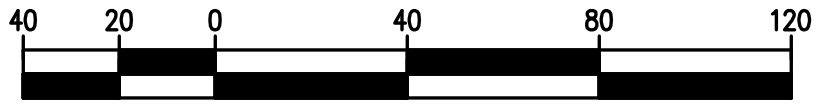
SCALE: 1" = 40'

EL SOBRANTE
LEMON TRACT NO. 1
M.B. 9/13

R.S. 53/79

R.S. 108/99

(N 89°39'22" W 2632.95') <N 89°22'04" W 2633.05'>
N 89°22'07" W 2633.54'



SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

SEE SHEET 18

TRACT NO. 36390

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY

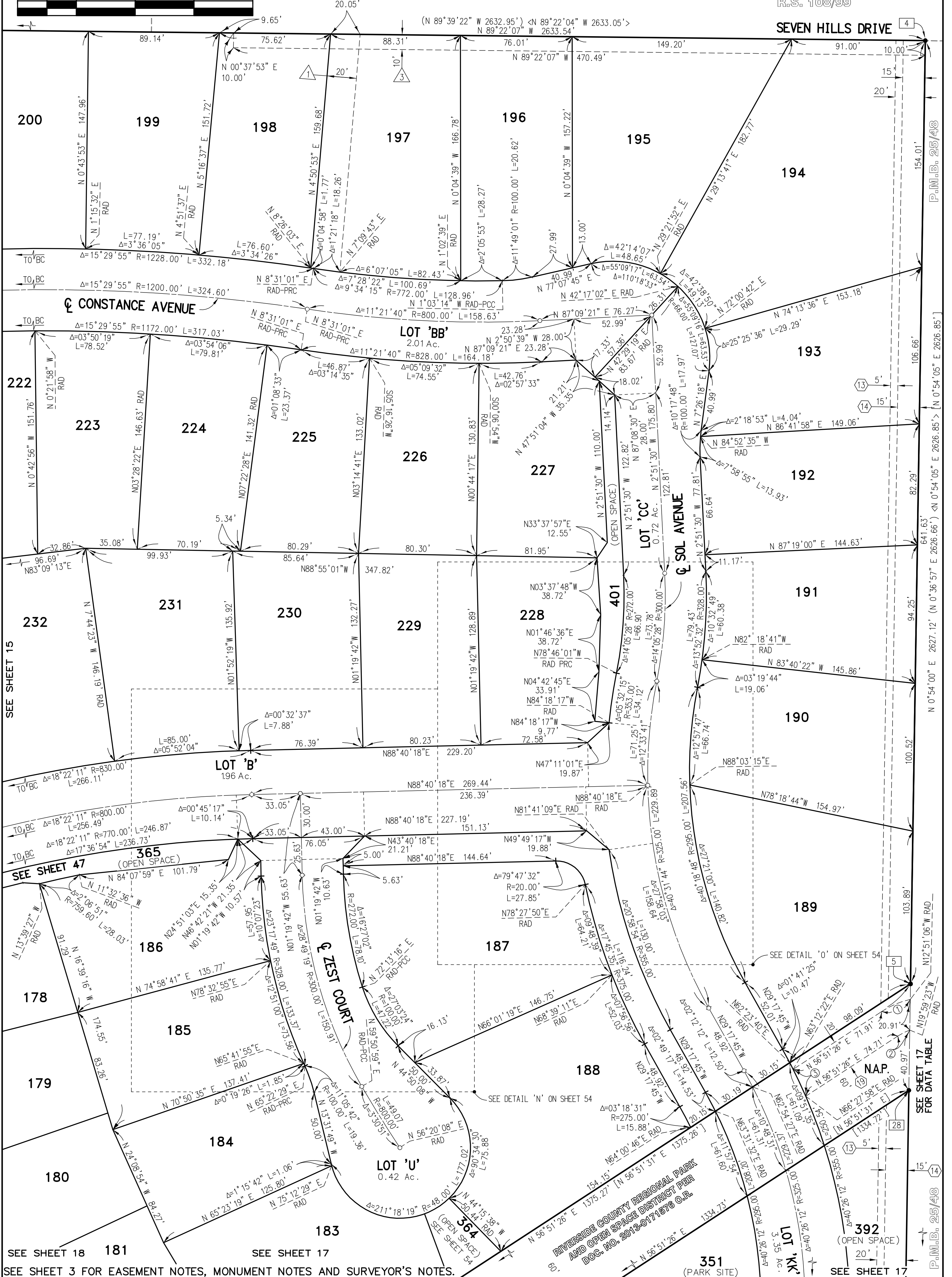
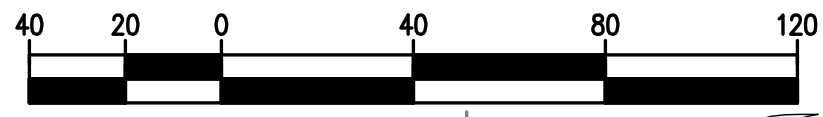
EL SOBRANTE
LEMON TRACT NO. 1
M.B. 9/13

PROFESSIONAL LAND SURVEYING, INC.

APRIL, 2015

R.S. 53/79
R.S. 108/99

SCALE: 1" = 40'



SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

SEE SHEET 17 FOR DATA TABLE

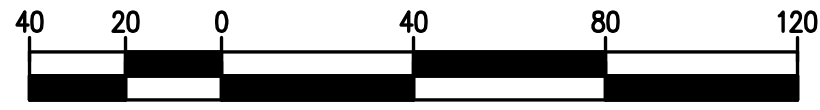
TRACT NO. 36390

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY

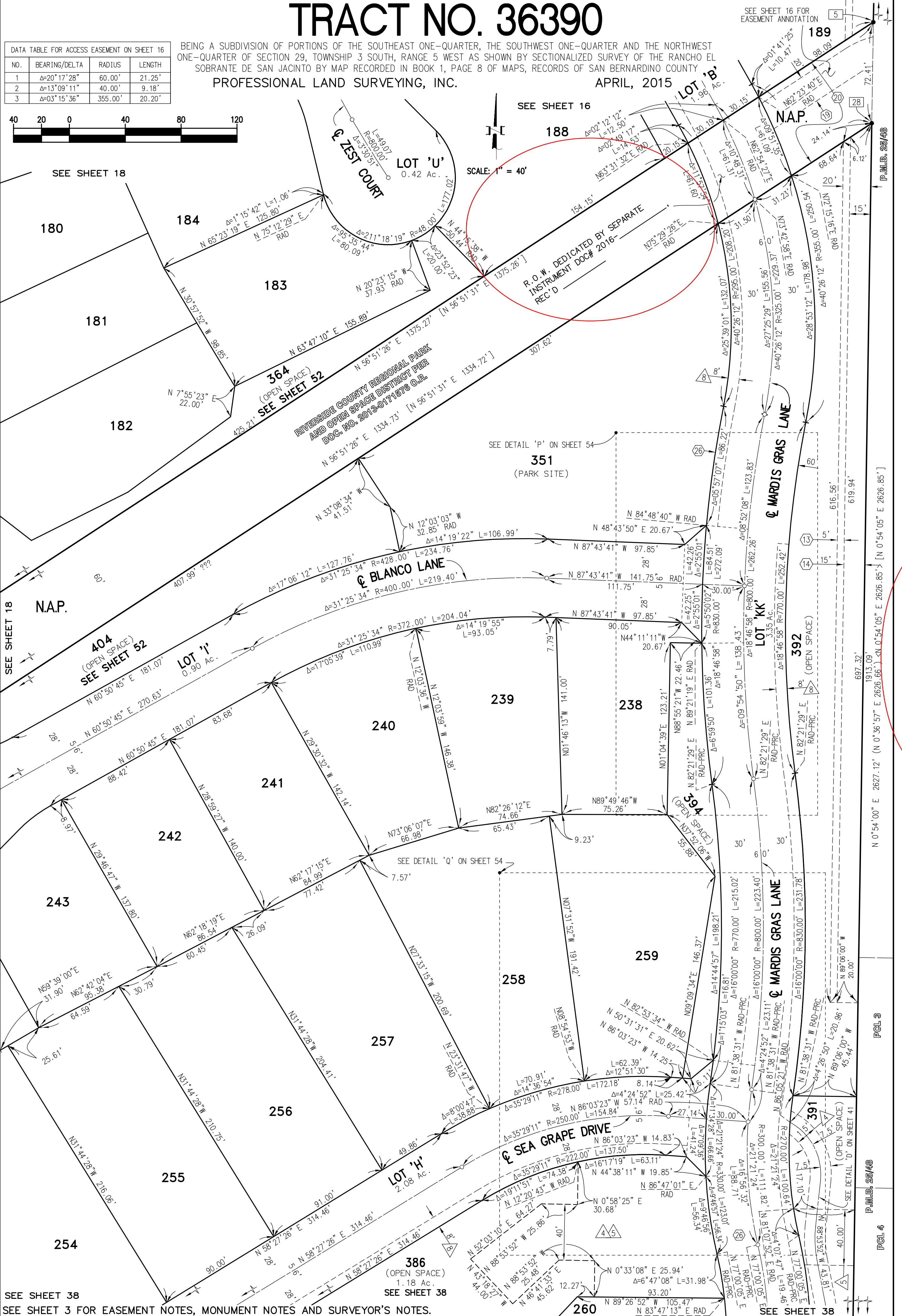
PROFESSIONAL LAND SURVEYING, INC.

APRIL, 2015

DATA TABLE FOR ACCESS EASEMENT ON SHEET 16			
NO.	BEARING/Delta	RADIUS	LENGTH
1	$\Delta=20^{\circ}17'28''$	60.00'	21.25'
2	$\Delta=13^{\circ}09'11''$	40.00'	9.18'
3	$\Delta=03^{\circ}15'36''$	355.00'	20.20'



SCALE: 1" = 40'



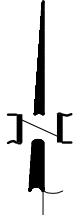
SEE SHEET 16 FOR EASEMENT ANNOTATION

SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

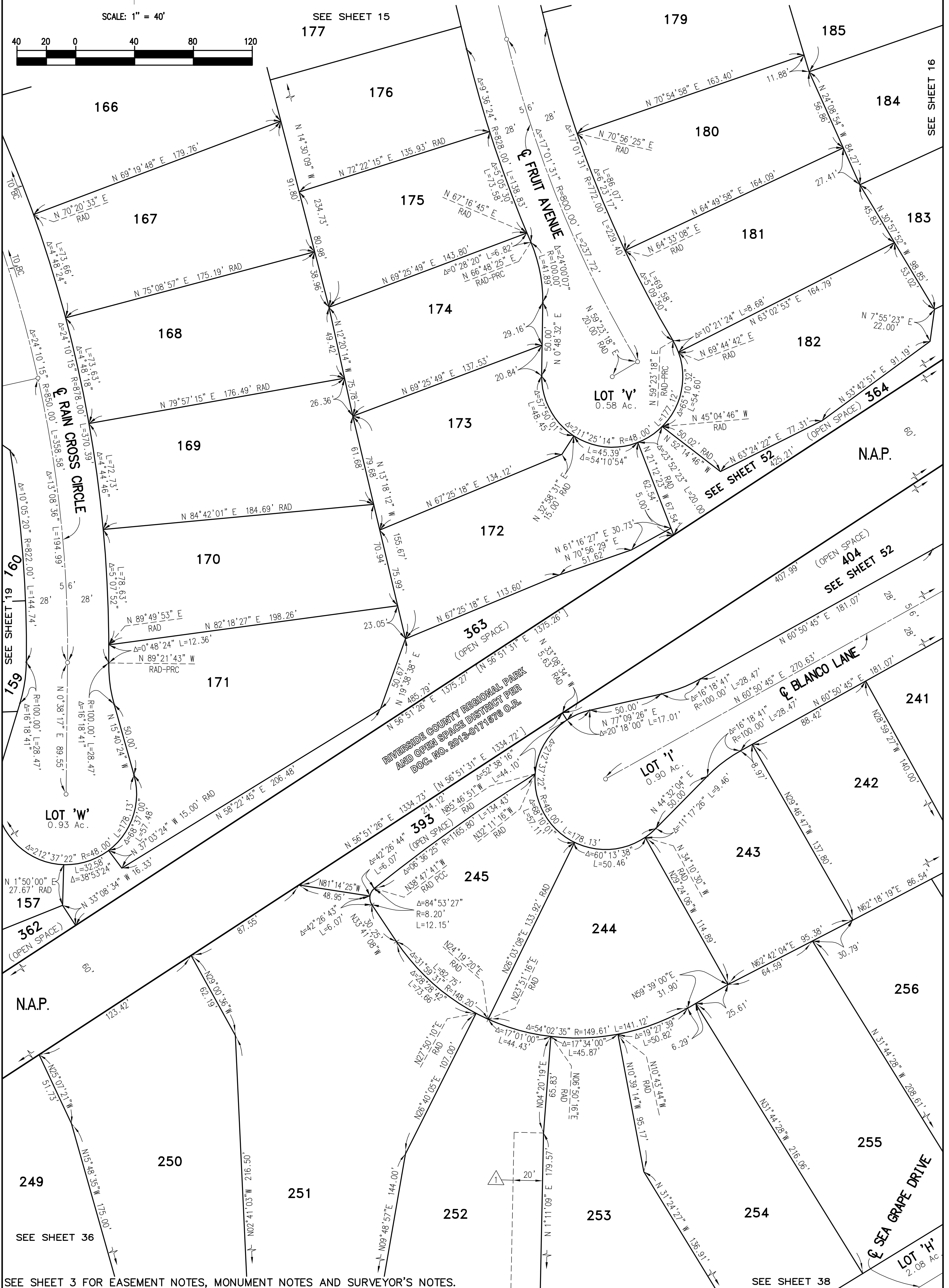
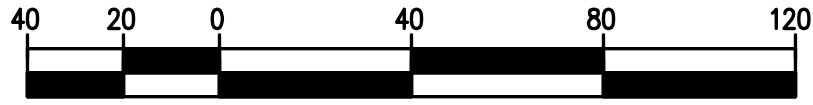
$\Delta=15^{\circ}53'58''$ R=770.00' L=213.67'

TRACT NO. 36390

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY PROFESSIONAL LAND SURVEYING, INC. APRIL, 2015



SCALE: 1" = 40'



SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

SEE SHEET 38

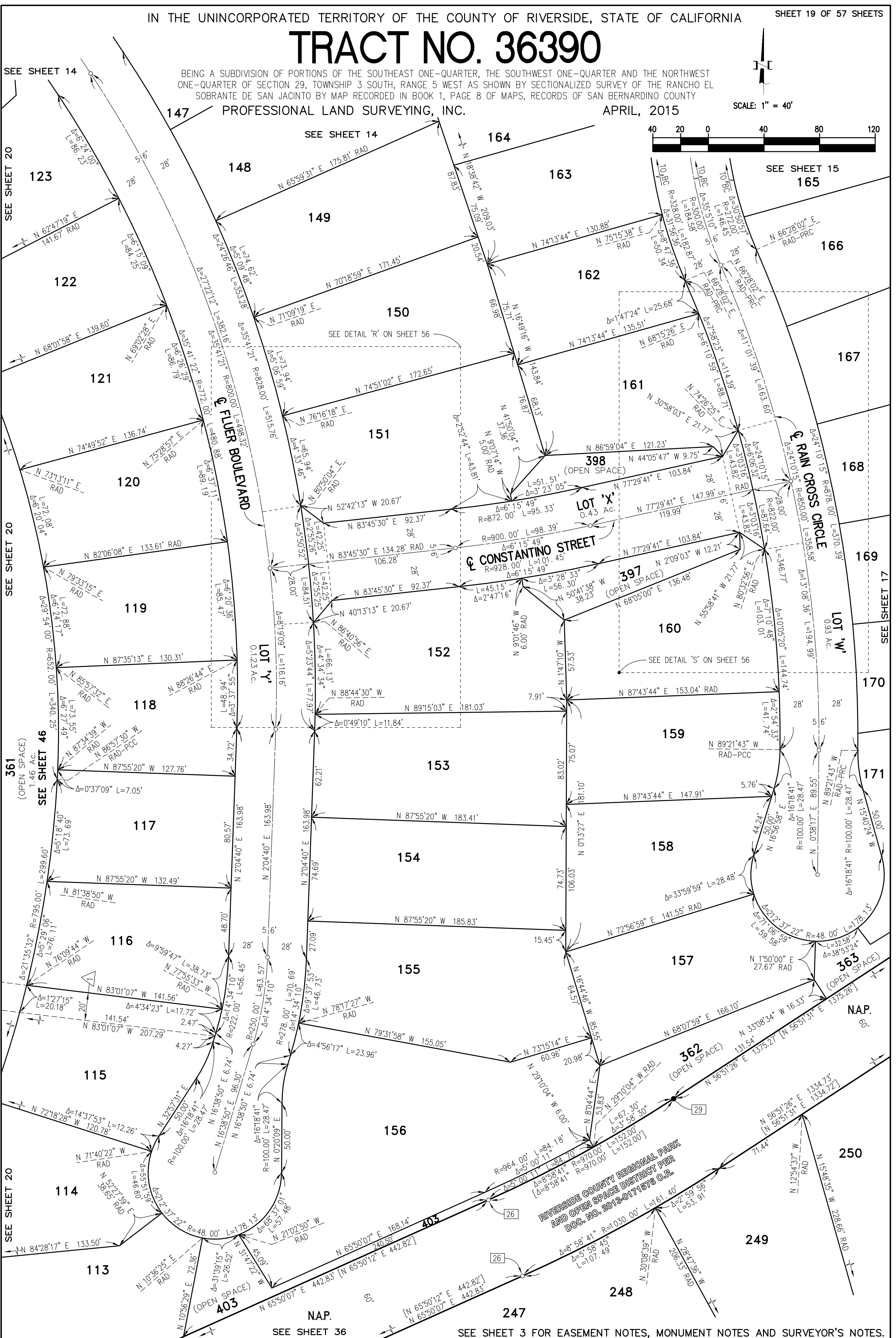
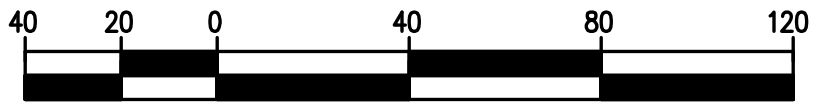
TRACT NO. 36390

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY

PROFESSIONAL LAND SURVEYING, INC.

APRIL, 2015

SCALE: 1" = 40'



SEE SHEET 20

SEE SHEET 20

SEE SHEET 20

SEE SHEET 20

SEE SHEET 20

SEE SHEET 20

SEE SHEET 20

SEE SHEET 20

SEE SHEET 20

SEE SHEET 20

SEE SHEET 20

SEE SHEET 20

SEE SHEET 20

SEE SHEET 20

SEE SHEET 20

SEE SHEET 20

SEE SHEET 20

SEE SHEET 20

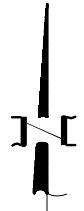
SEE SHEET 36

SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

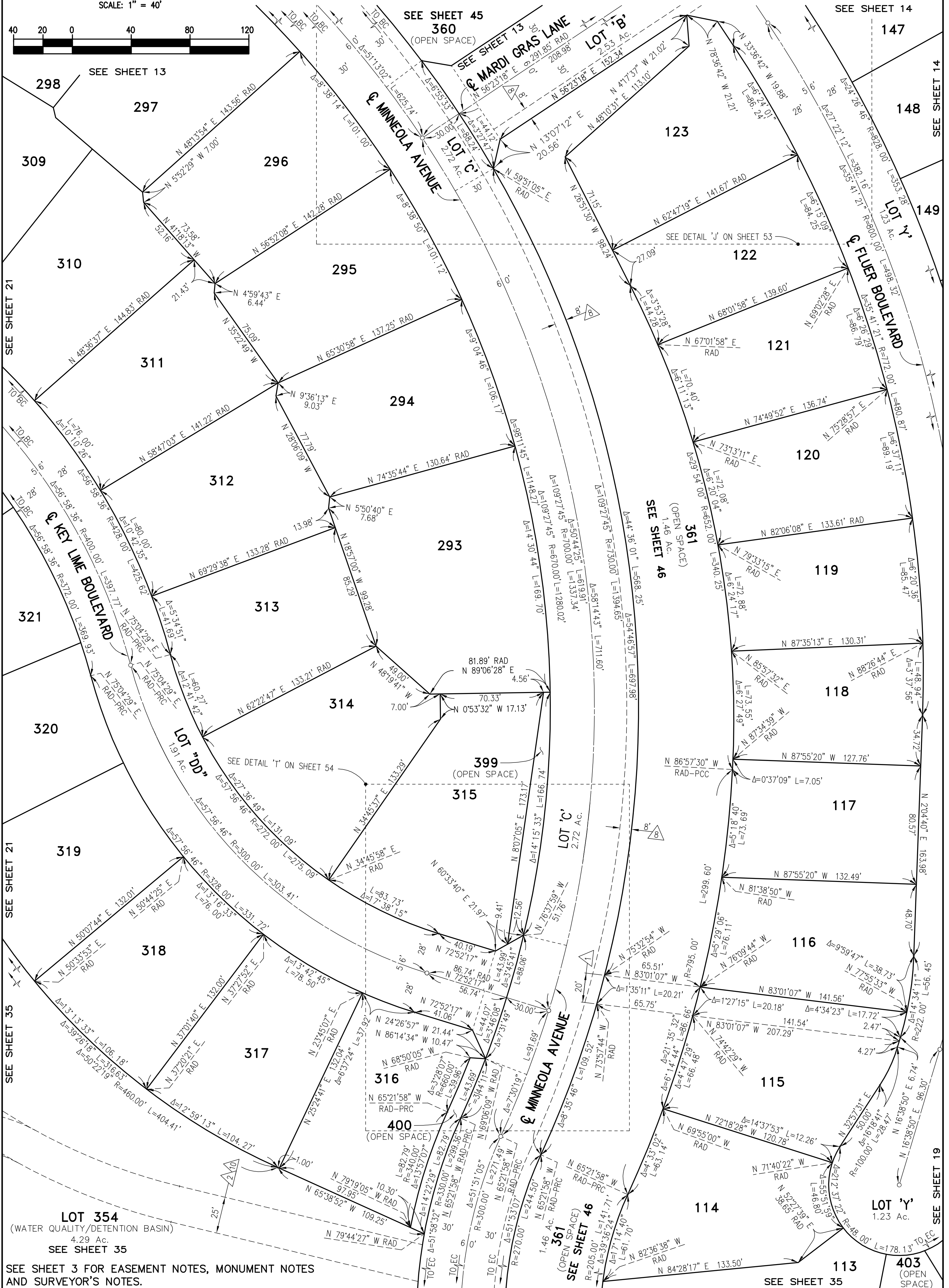
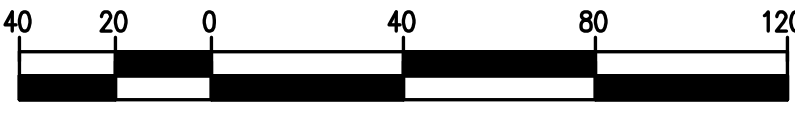
RIVERSIDE COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT PER D.C. NO. 2013-071576 O.R.

TRACT NO. 36390

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY
PROFESSIONAL LAND SURVEYING, INC. APRIL, 2015



SCALE: 1" = 40'



LOT 354
(WATER QUALITY/DETENTION BASIN)
4.29 Ac.
SEE SHEET 35

SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

SEE SHEET 35

SEE SHEET 19

SEE SHEET 14

SEE SHEET 21

SEE SHEET 21

SEE SHEET 35

SEE SHEET 45
360
(OPEN SPACE)

SEE SHEET 13
MARDI GRAS LANE

SEE SHEET 46
(OPEN SPACE)
361
1.46 Ac.

SEE DETAIL 'T' ON SHEET 54
LOT 'DD'
1.91 Ac.

399
(OPEN SPACE)

400
(OPEN SPACE)

LOT 'C'
2.72 Ac.

361
(OPEN SPACE)
SEE SHEET 46

403
(OPEN SPACE)

LOT 'Y'
1.23 Ac.

LOT 'Y'
123 Ac.

SEE SHEET 14

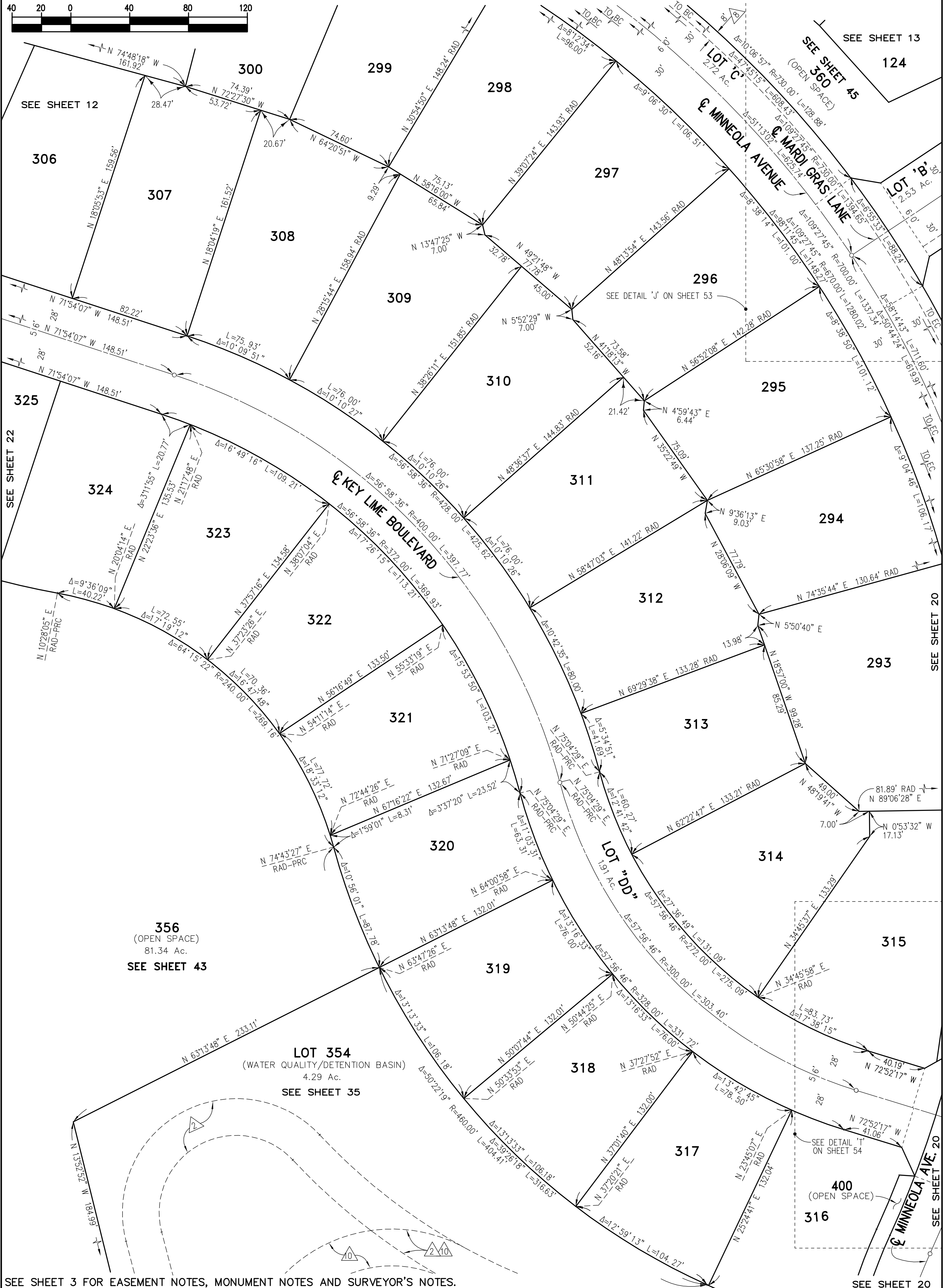
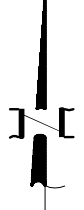
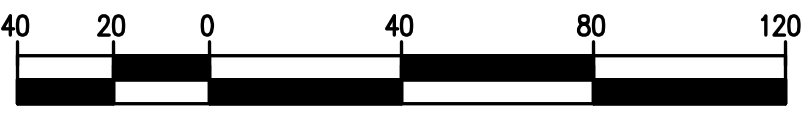
TRACT NO. 36390

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY

PROFESSIONAL LAND SURVEYING, INC.

APRIL, 2015

SCALE: 1" = 40'



SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

SEE SHEET 20

SEE SHEET 20

SEE SHEET 13

SEE SHEET 45
(OPEN SPACE)

SEE SHEET 12

SEE SHEET 22

SEE DETAIL 'T'
ON SHEET 54

SEE DETAIL 'J' ON SHEET 53

356
(OPEN SPACE)
81.34 Ac.
SEE SHEET 43

LOT 354
(WATER QUALITY/DETENTION BASIN)
4.29 Ac.
SEE SHEET 35

400
(OPEN SPACE)

TRACT NO. 36390

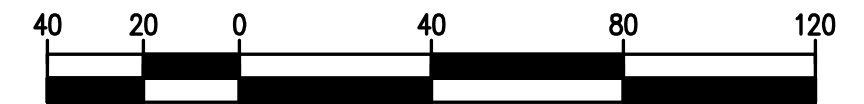
BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY

PROFESSIONAL LAND SURVEYING, INC.

APRIL, 2015



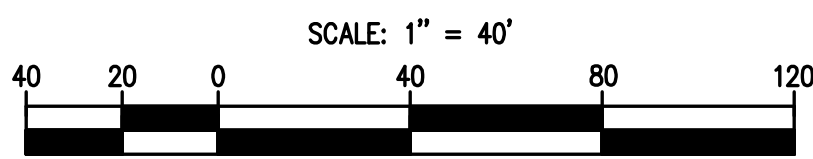
SCALE: 1" = 40'



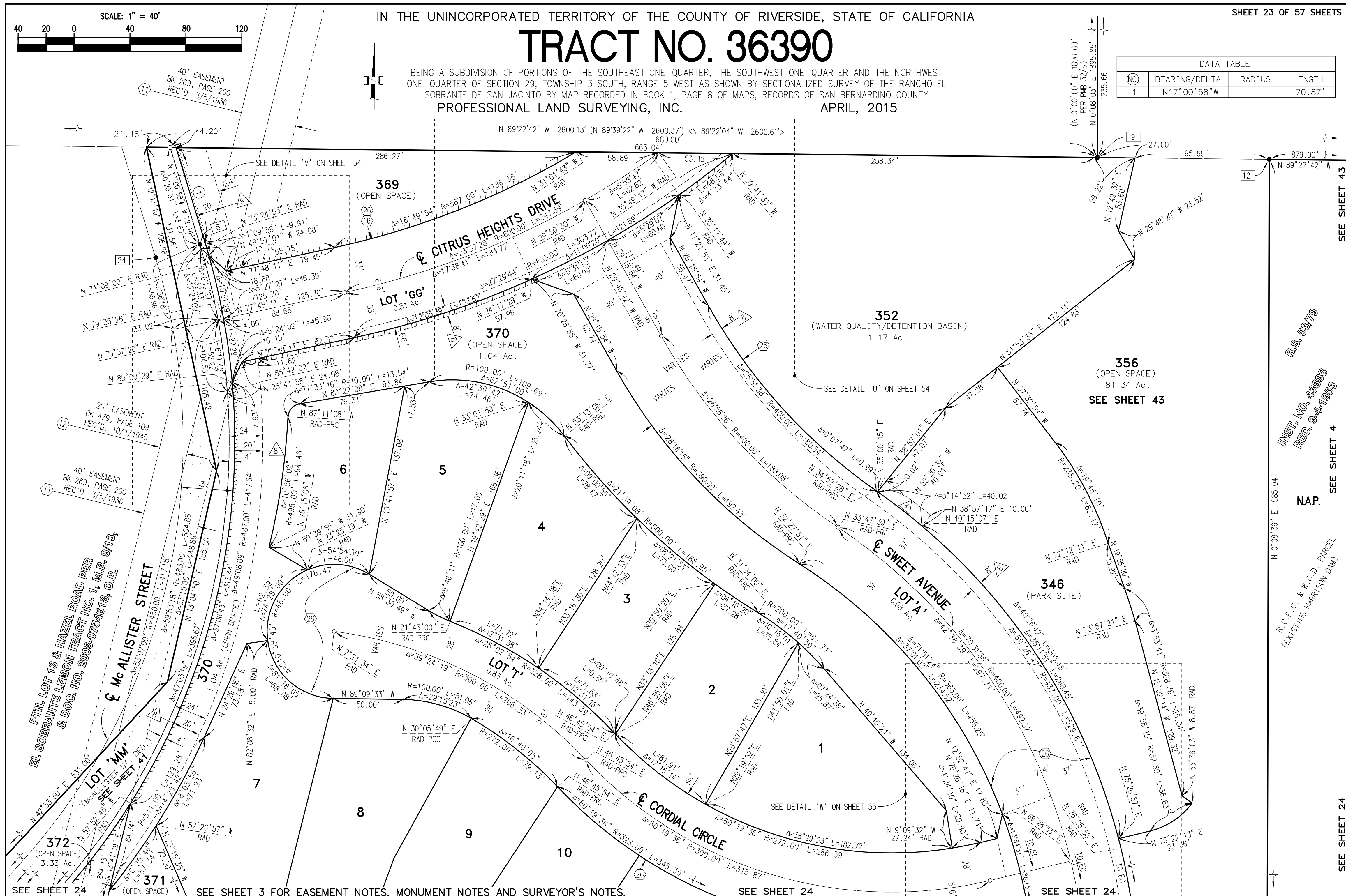
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 36390

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY
PROFESSIONAL LAND SURVEYING, INC. APRIL, 2015



DATA TABLE			
NO	BEARING/DELTA	RADIUS	LENGTH
1	N17°00'58"W	--	70.87'



SEE SHEET 43

R.S. 5379
INST. NO. 4369
REC. 9-4-1053

SEE SHEET 4

NAP.

R.C.F.C. & W.C.D. PARCEL
(EXISTING HARRISON DAM)

SEE SHEET 24

SEE SHEET 24

SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

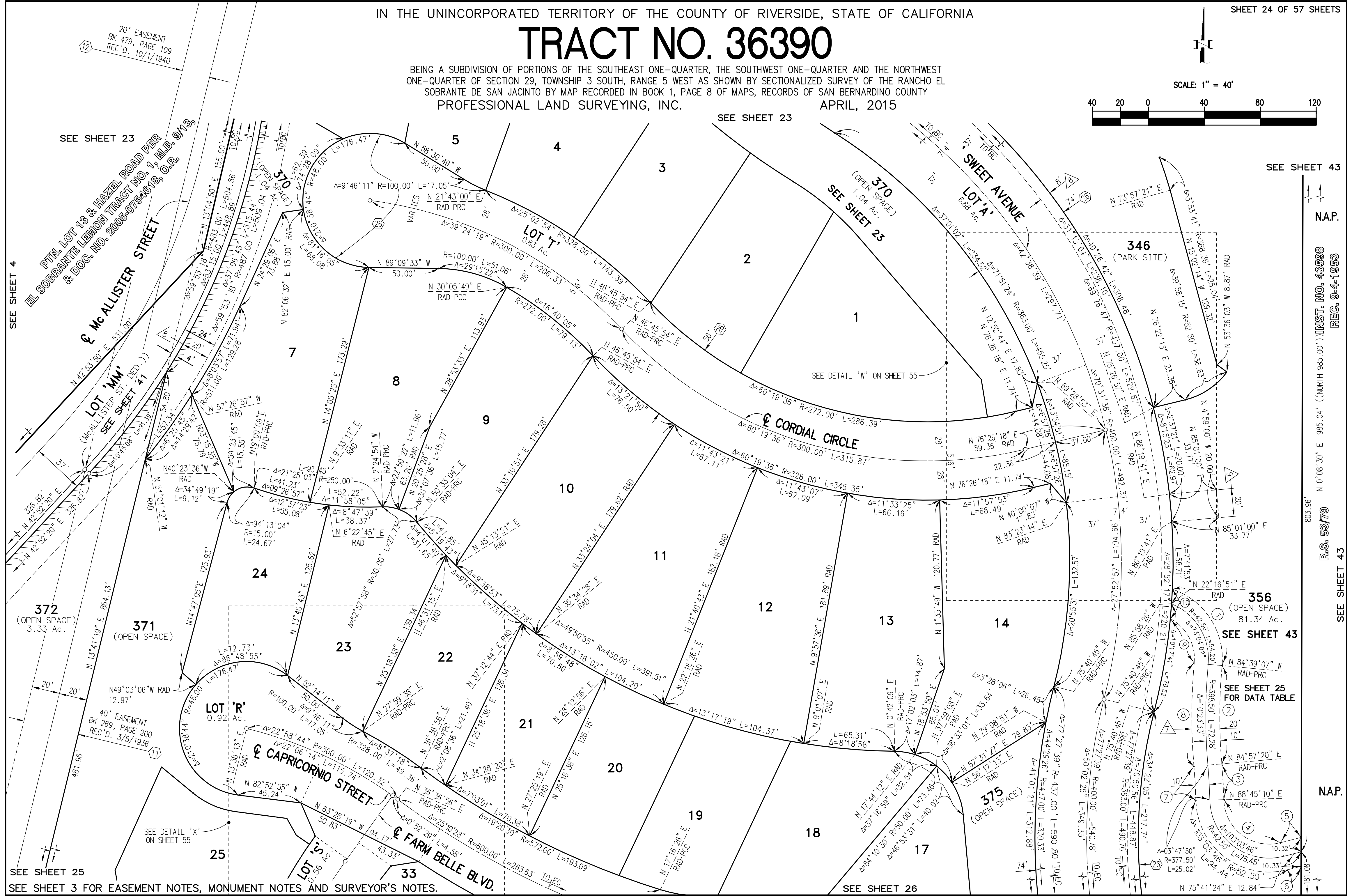
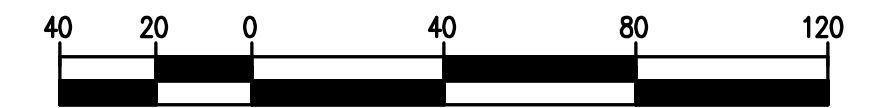
SEE SHEET 24

SEE SHEET 24

TRACT NO. 36390

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY PROFESSIONAL LAND SURVEYING, INC. APRIL, 2015

SCALE: 1" = 40'



SEE SHEET 23

SEE SHEET 23

SEE SHEET 43

SEE SHEET 4

N.A.P.

R.S. 5379 INST. NO. 4598 REC. 9-4-1953

SEE SHEET 43

N.A.P.

SEE SHEET 25

SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

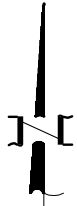
SEE SHEET 26

SEE SHEET 43

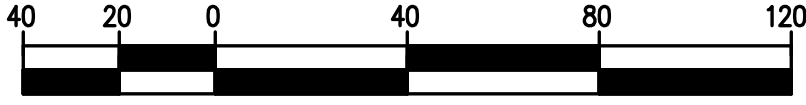
SEE SHEET 25 FOR DATA TABLE

TRACT NO. 36390

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY
PROFESSIONAL LAND SURVEYING, INC.
APRIL, 2015

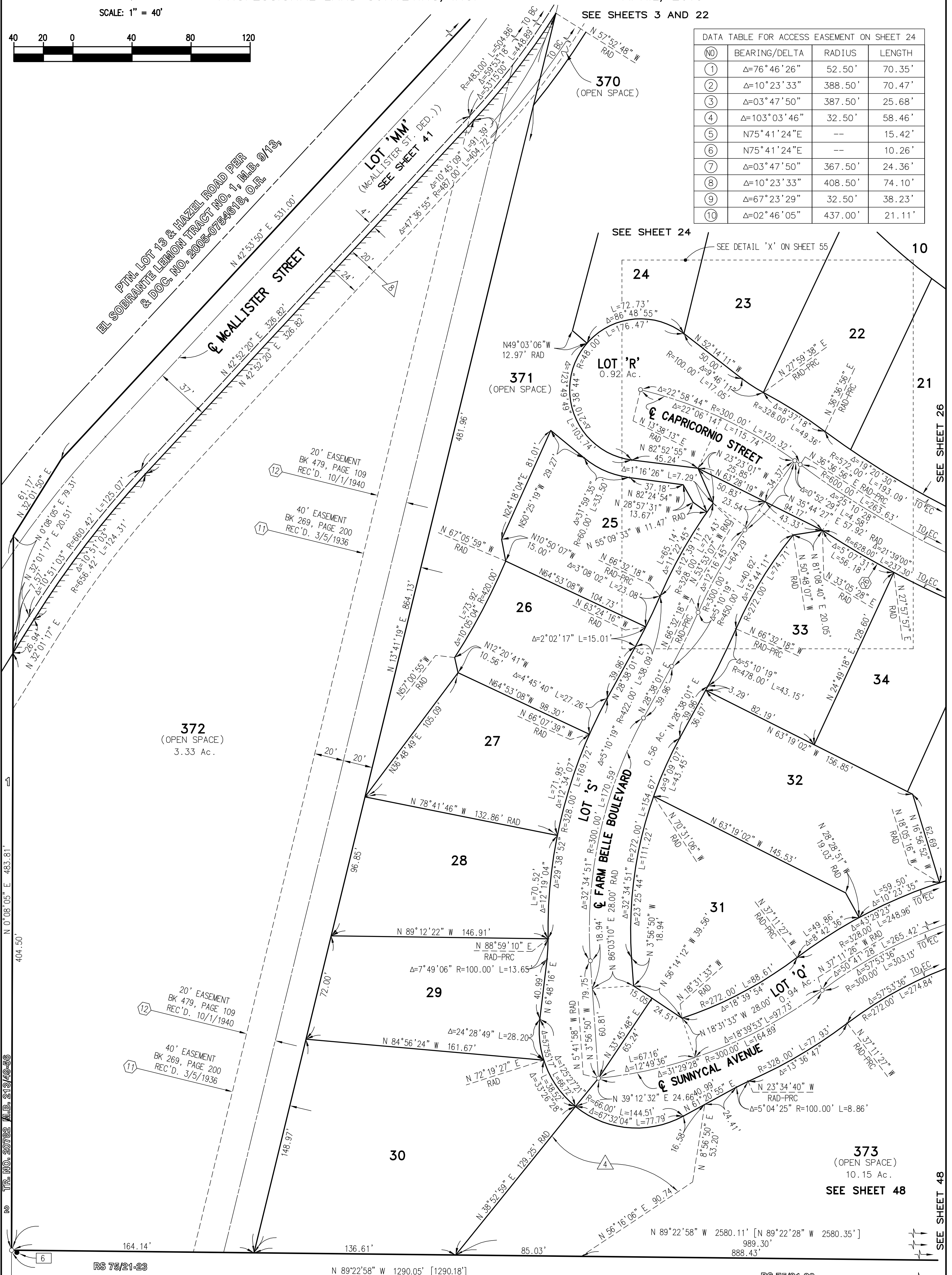


SCALE: 1" = 40'



SEE SHEETS 3 AND 22

(NO)	BEARING/DELTA	RADIUS	LENGTH
(1)	$\Delta=76^{\circ}46'26''$	52.50'	70.35'
(2)	$\Delta=10^{\circ}23'33''$	388.50'	70.47'
(3)	$\Delta=03^{\circ}47'50''$	387.50'	25.68'
(4)	$\Delta=103^{\circ}03'46''$	32.50'	58.46'
(5)	$N75^{\circ}41'24''E$	--	15.42'
(6)	$N75^{\circ}41'24''E$	--	10.26'
(7)	$\Delta=03^{\circ}47'50''$	367.50'	24.36'
(8)	$\Delta=10^{\circ}23'33''$	408.50'	74.10'
(9)	$\Delta=67^{\circ}23'29''$	32.50'	38.23'
(10)	$\Delta=02^{\circ}46'05''$	437.00'	21.11'



RS 75/21-23

N 89°22'58" W 1290.05' [1290.18']

RS 75/21-23

SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

SEE SHEET 48

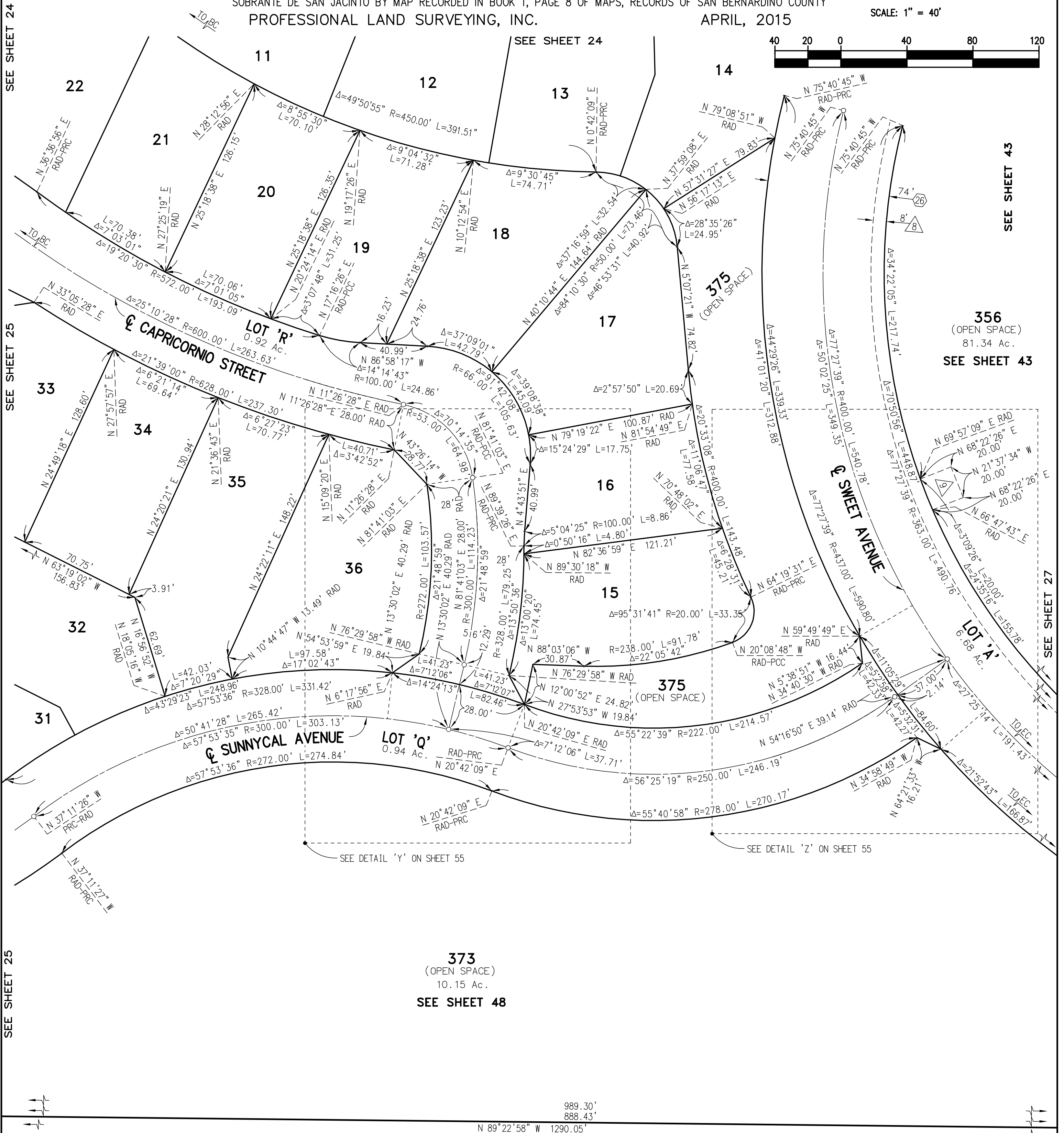
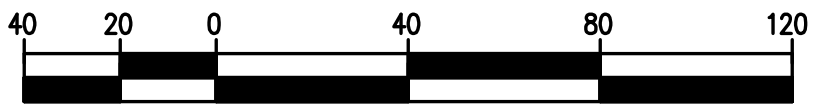
TRACT NO. 36390

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY

PROFESSIONAL LAND SURVEYING, INC.

APRIL, 2015

SCALE: 1" = 40'



SEE SHEET 24

SEE SHEET 25

SEE SHEET 25

SEE SHEET 24

SEE SHEET 43

SEE SHEET 27

373
(OPEN SPACE)
10.15 Ac.
SEE SHEET 48

356
(OPEN SPACE)
81.34 Ac.
SEE SHEET 43

989.30'
888.43'
N 89°22'58" W 1290.05'

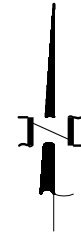
RS 75/21-23

SEE SHEETS 13 AND 14

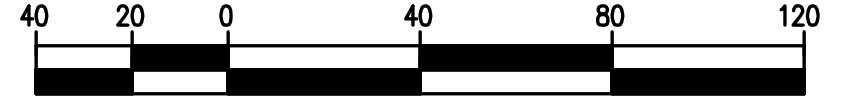
(NO)	BEARING/DELTA	LENGTH	RADIUS
1	Δ=34°42'48"	29.08	48.00
2	Δ=24°03'03"	20.15	48.00
3	Δ=47°37'14"	20.78	25.00
4	Δ=47°13'46"	37.09	45.00
5	Δ=01°32'35"	1.29	48.00
6	N00°37'45" E	24.60	---
7	S89°21'55" E	20.00	---
8	S00°37'45" W	24.60	---

TRACT NO. 36390

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY PROFESSIONAL LAND SURVEYING, INC. APRIL, 2015



SCALE: 1" = 40'



R.S. 53/79

NAP.

INST. NO. 43598
REC. 9-4-1953

R.C.F.C. & W.C.D. PARCEL
(EXISTING HARRISON DAM)
SEE SHEET 48 FOR EXISTING
LEGAL ACCESS TO N.A.P.

SEE SHEET 25
FOR EASEMENT DATA TABLE

356
(OPEN SPACE)
81.34 AC.
SEE SHEET 43

SEE SHEET 26

989.30'
921.85'
N 89°22'58" W 1290.05'
[N 89°22'58" W 1290.18']

R.S. 75/23

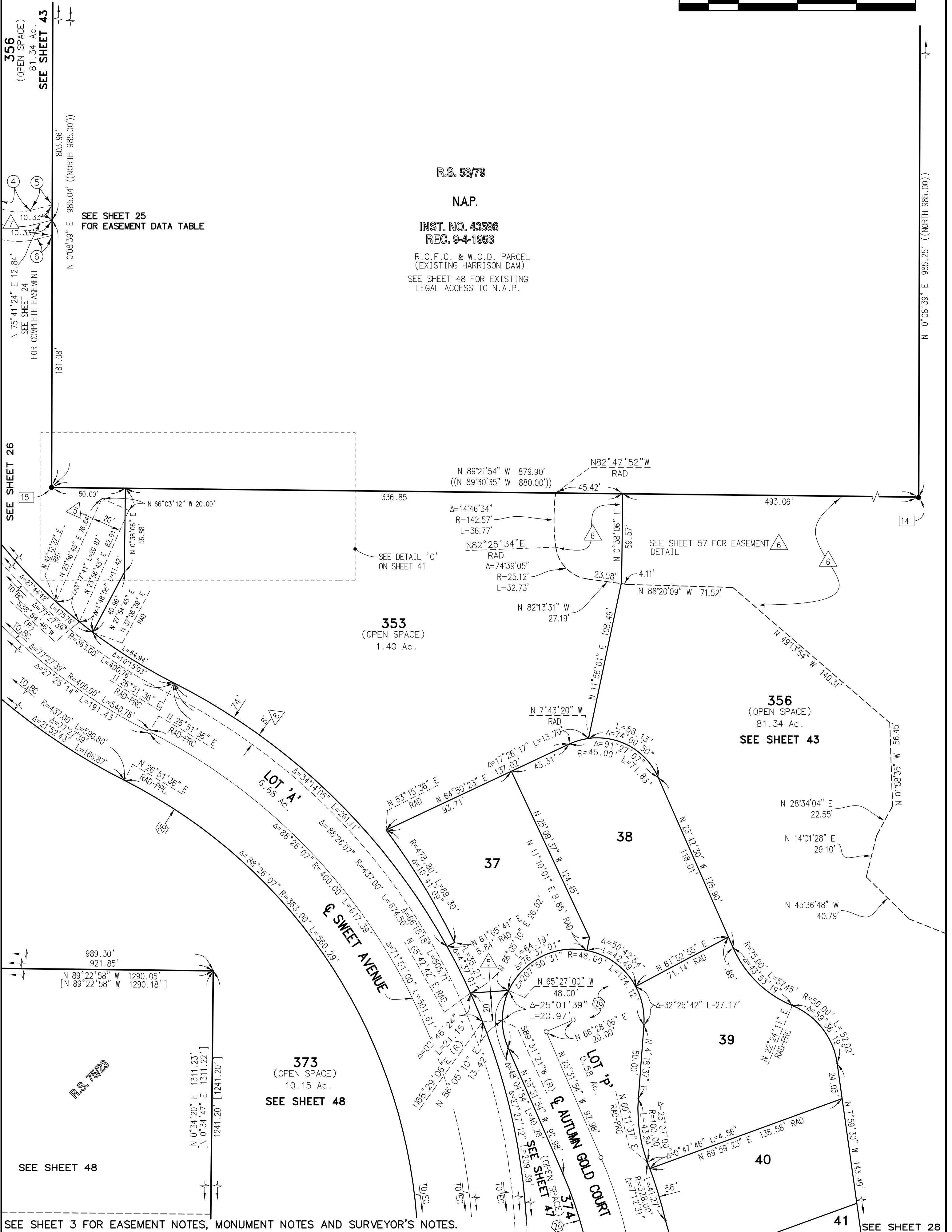
N 0°34'20" E 1311.23'
[N 0°34'47" E 1311.22']
1241.20' [1241.20']

373
(OPEN SPACE)
10.15 AC.
SEE SHEET 48

SEE SHEET 48

SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

N 0°08'39" E 985.25' ((NORTH 985.00'))



356
(OPEN SPACE)
81.34 AC.
SEE SHEET 43

353
(OPEN SPACE)
1.40 AC.

LOT 'A'
6.68 AC.

LOT 'B'
0.38 AC.

37

38

39

40

41

SWEET AVENUE

LOT 'P'
0.38 AC.
AUTUMN GOLD COURT

TO E.C.

TO E.C.

TO E.C.

TO E.C.

TO E.C.

TO E.C.

TO E.C.

TO E.C.

TO E.C.

TO E.C.

TO E.C.

TO E.C.

TO E.C.

TO E.C.

SEE DETAIL 'C'
ON SHEET 41

SEE SHEET 57 FOR EASEMENT
DETAIL

SEE SHEET 24
FOR COMPLETE EASEMENT

N 75°41'24" E 12.84'
SEE SHEET 24
FOR COMPLETE EASEMENT

SEE SHEET 26

989.30'
921.85'
N 89°22'58" W 1290.05'
[N 89°22'58" W 1290.18']

R.S. 75/23

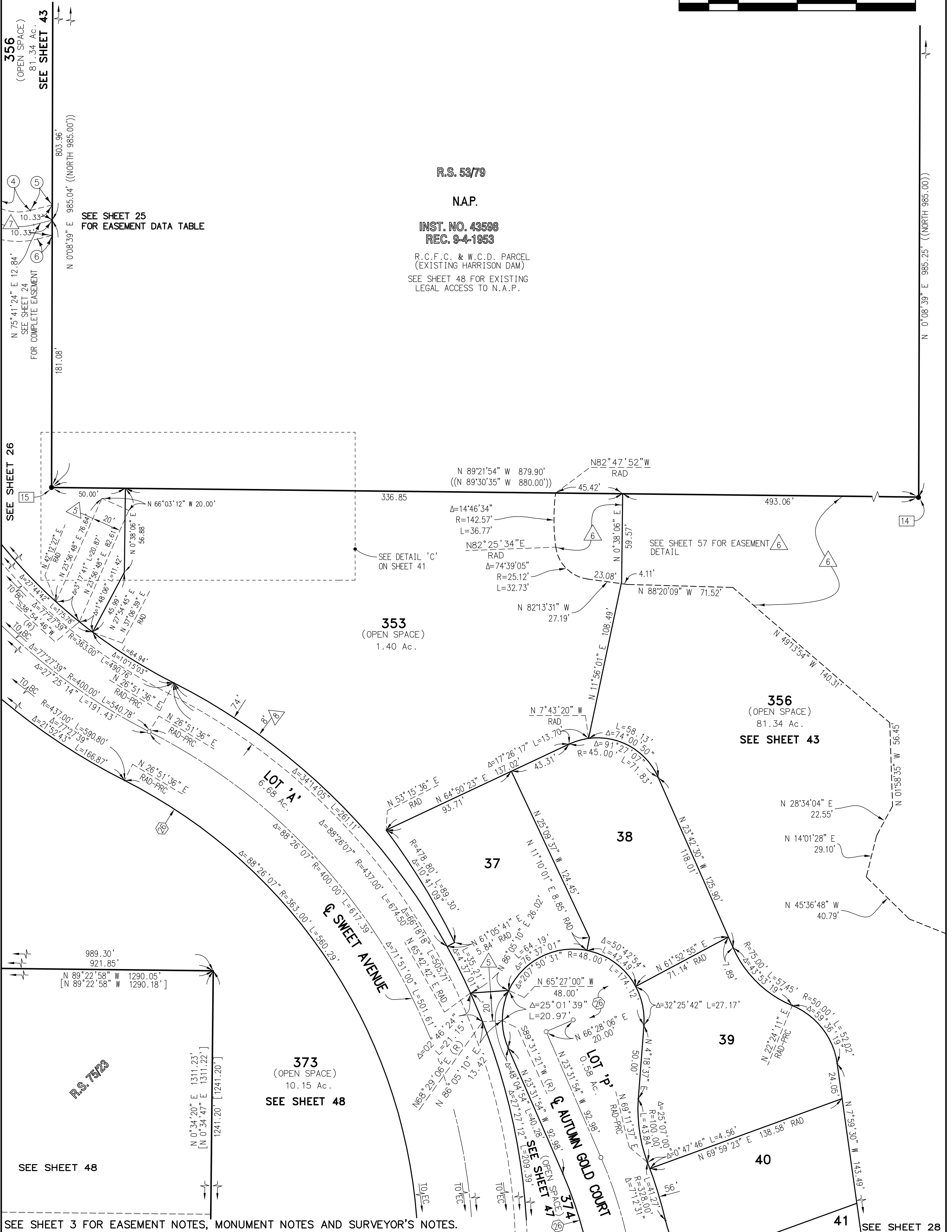
N 0°34'20" E 1311.23'
[N 0°34'47" E 1311.22']
1241.20' [1241.20']

373
(OPEN SPACE)
10.15 AC.
SEE SHEET 48

SEE SHEET 48

SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

N 0°08'39" E 985.25' ((NORTH 985.00'))



356
(OPEN SPACE)
81.34 AC.
SEE SHEET 43

353
(OPEN SPACE)
1.40 AC.

LOT 'A'
6.68 AC.

LOT 'B'
0.38 AC.

37

38

39

40

41

SWEET AVENUE

LOT 'P'
0.38 AC.
AUTUMN GOLD COURT

TO E.C.

TO E.C.

TO E.C.

TO E.C.

TO E.C.

TO E.C.

TO E.C.

TO E.C.

TO E.C.

TO E.C.

TO E.C.

TO E.C.

TO E.C.

TO E.C.

SEE DETAIL 'C'
ON SHEET 41

SEE SHEET 57 FOR EASEMENT
DETAIL

SEE SHEET 24
FOR COMPLETE EASEMENT

N 75°41'24" E 12.84'
SEE SHEET 24
FOR COMPLETE EASEMENT

SEE SHEET 26

989.30'
921.85'
N 89°22'58" W 1290.05'
[N 89°22'58" W 1290.18']

R.S. 75/23

N 0°34'20" E 1311.23'
[N 0°34'47" E 1311.22']
1241.20' [1241.20']

373
(OPEN SPACE)
10.15 AC.
SEE SHEET 48

SEE SHEET 48

SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

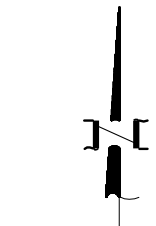
N 0°08'39" E 985.25' ((NORTH 985.00'))

TRACT NO. 36390

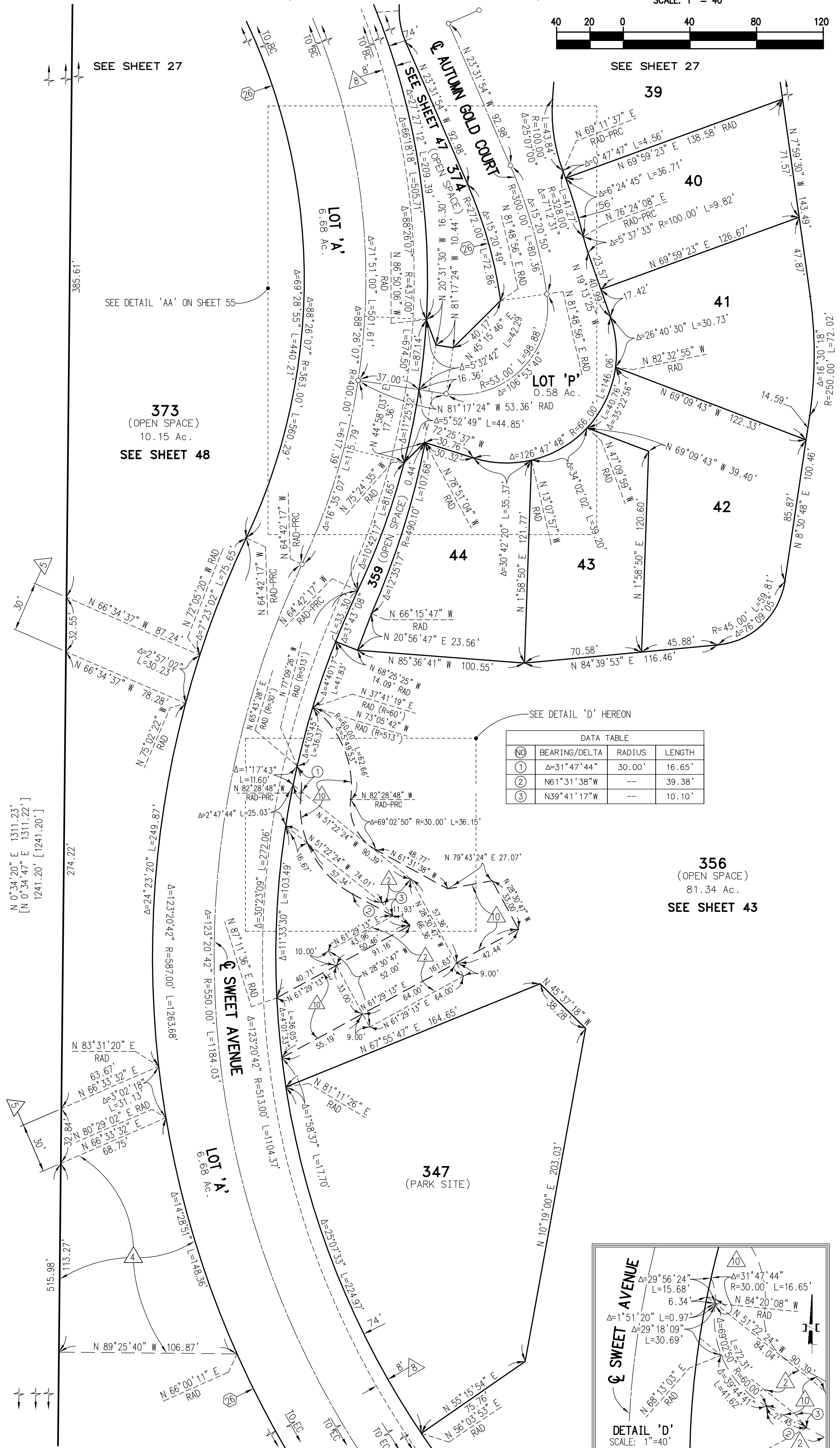
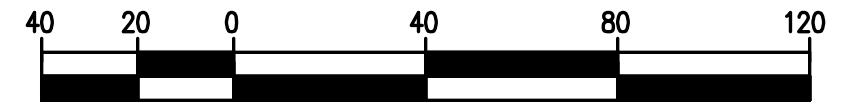
BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY

PROFESSIONAL LAND SURVEYING, INC.

APRIL, 2015



SCALE: 1" = 40'



SEE SHEET 27

SEE SHEET 27

SEE DETAIL 'AA' ON SHEET 55

373
(OPEN SPACE)
10.15 Ac.
SEE SHEET 48

SEE DETAIL 'D' HEREON

NO.	BEARING/DELTA	RADIUS	LENGTH
①	Δ=31°47'44"	30.00'	16.65'
②	N61°31'38"W	--	39.38'
③	N39°41'17"W	--	10.10'

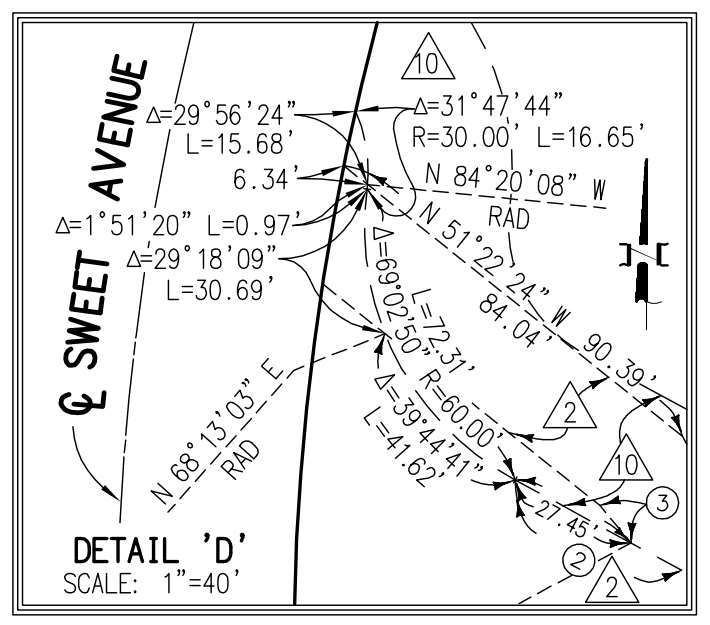
356
(OPEN SPACE)
81.34 Ac.
SEE SHEET 43

347
(PARK SITE)

RS 75/21-23

N 0°34'20" E 1311.23'
[N 0°34'47" E 1311.22']
1241.20' [1241.20']

SEE SHEET 48



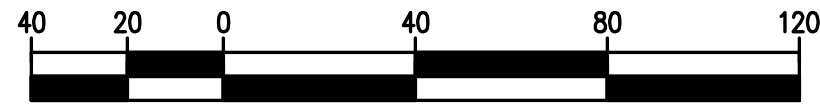
TRACT NO. 36390

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY

PROFESSIONAL LAND SURVEYING, INC.

APRIL, 2015

SCALE: 1" = 40'



N 0°34'20" E 1311.23'
[N 0°34'47" E 1311.22']
1241.20' [1241.20']
515.98'

SEE SHEET 28

373
(OPEN SPACE)
8.17 Ac.
SEE SHEET 48

347
(PARK SITE)

356
(OPEN SPACE)
81.34 Ac.
SEE SHEET 43

50

49

48

47

46

45

89

88

DATA TABLE			
(NO)	BEARING/Delta	RADIUS	LENGTH
①	N32°06'07"E	--	50.04'
②	Δ=51°24'29"	15.00'	13.46'
③	Δ=29°45'47"	75.00'	38.96'
④	Δ=03°54'48"	15.00'	1.02'
⑤	Δ=33°40'35"	15.00'	8.82'
⑥	Δ=29°45'47"	15.00'	7.79'
⑦	Δ=34°27'25"	75.00'	45.10'
⑧	Δ=16°57'04"	75.00'	22.19'
⑨	N14°56'33"E	--	15.26'
⑩	Δ=03°40'09"	21.13'	330.00'

RS 75/21-23

SEE SHEET 3

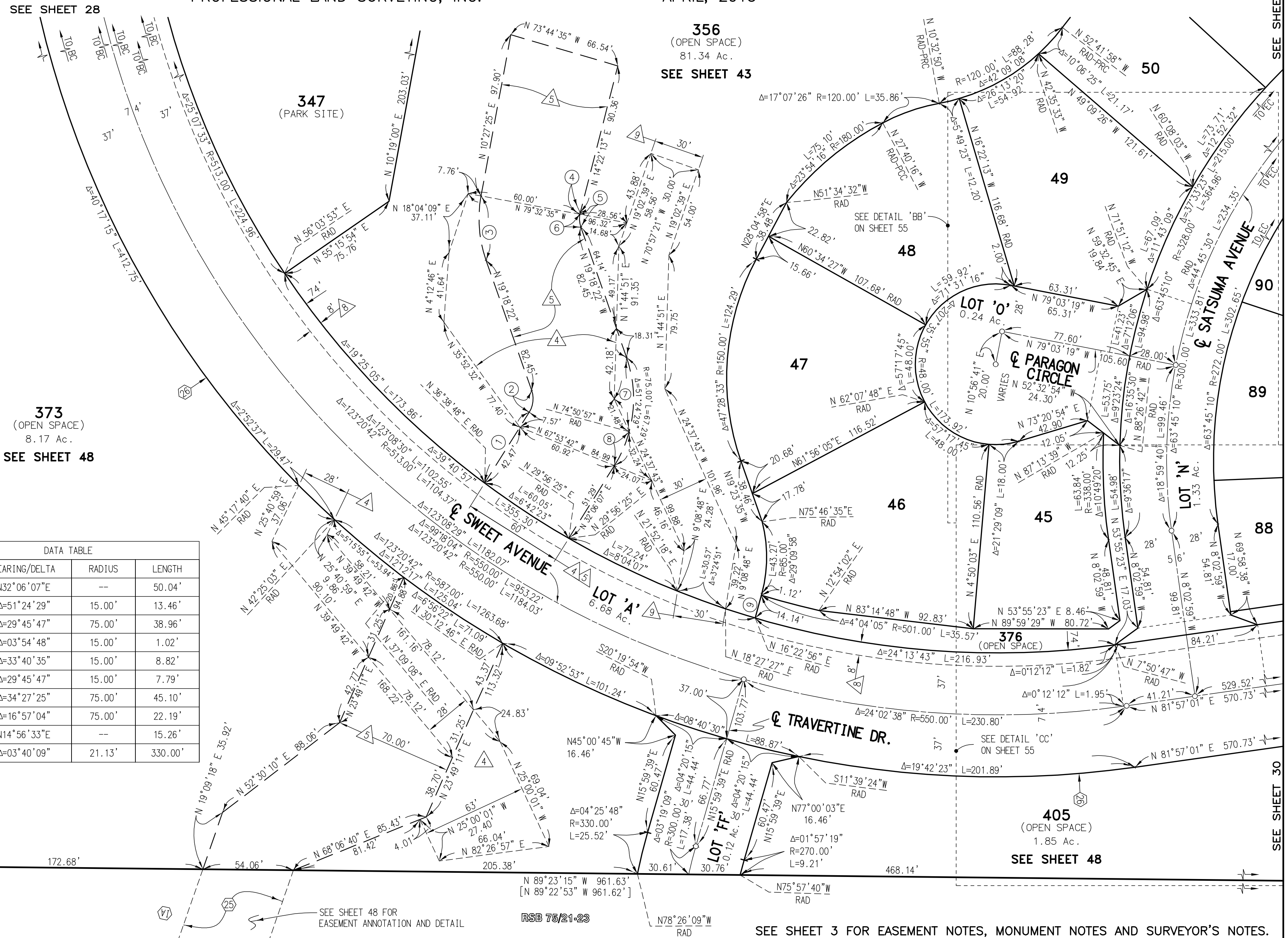
SEE SHEET 48 FOR EASEMENT ANNOTATION AND DETAIL

RSB 75/21-23

SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

SEE SHEET 30

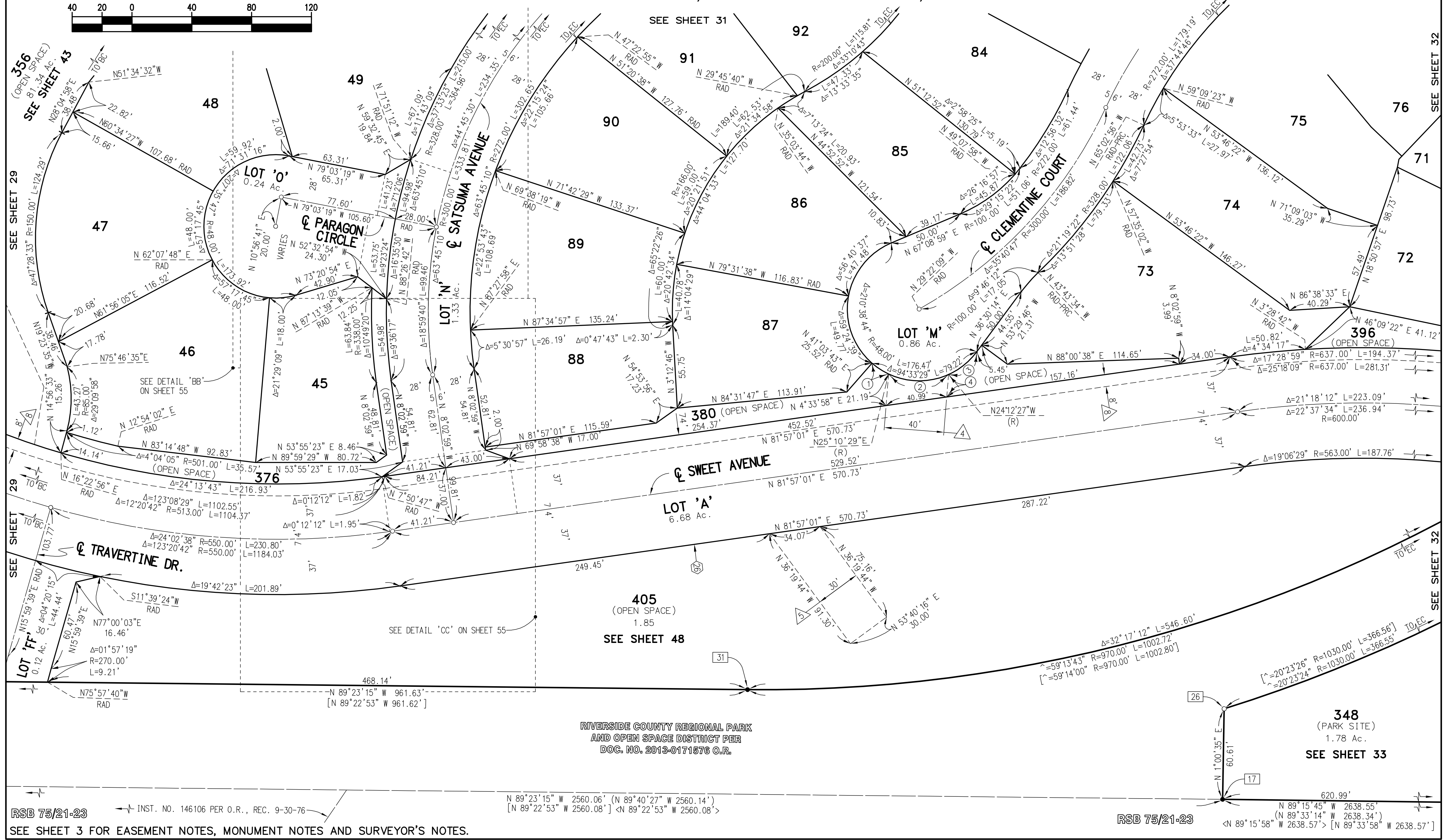
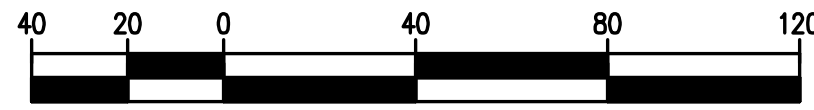
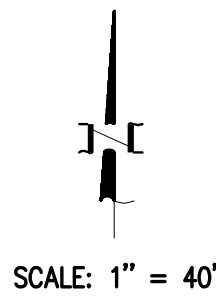
SEE SHEET 30



TRACT NO. 36390

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY
PROFESSIONAL LAND SURVEYING, INC. APRIL, 2015

DATA TABLE			
(NO)	BEARING/DELTA	RADIUS	LENGTH
①	Δ=15°53'14"	48.00'	13.31'
②	Δ=49°22'56"	48.00'	41.37'
③	Δ=29°17'19"	48.00'	24.54'
④	N04°33'58"E	--	15.09'



RSB 75/21-23 INST. NO. 146106 PER O.R., REC. 9-30-76

SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

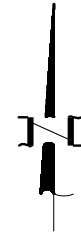
N 89°23'15" W 2560.06' (N 89°40'27" W 2560.14')
[N 89°22'53" W 2560.08'] <N 89°22'53" W 2560.08'>

RSB 75/21-23

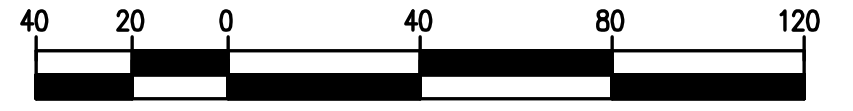
620.99'
N 89°15'45" W 2638.55'
(N 89°33'14" W 2638.34')
<N 89°15'58" W 2638.57'> [N 89°33'58" W 2638.57']

TRACT NO. 36390

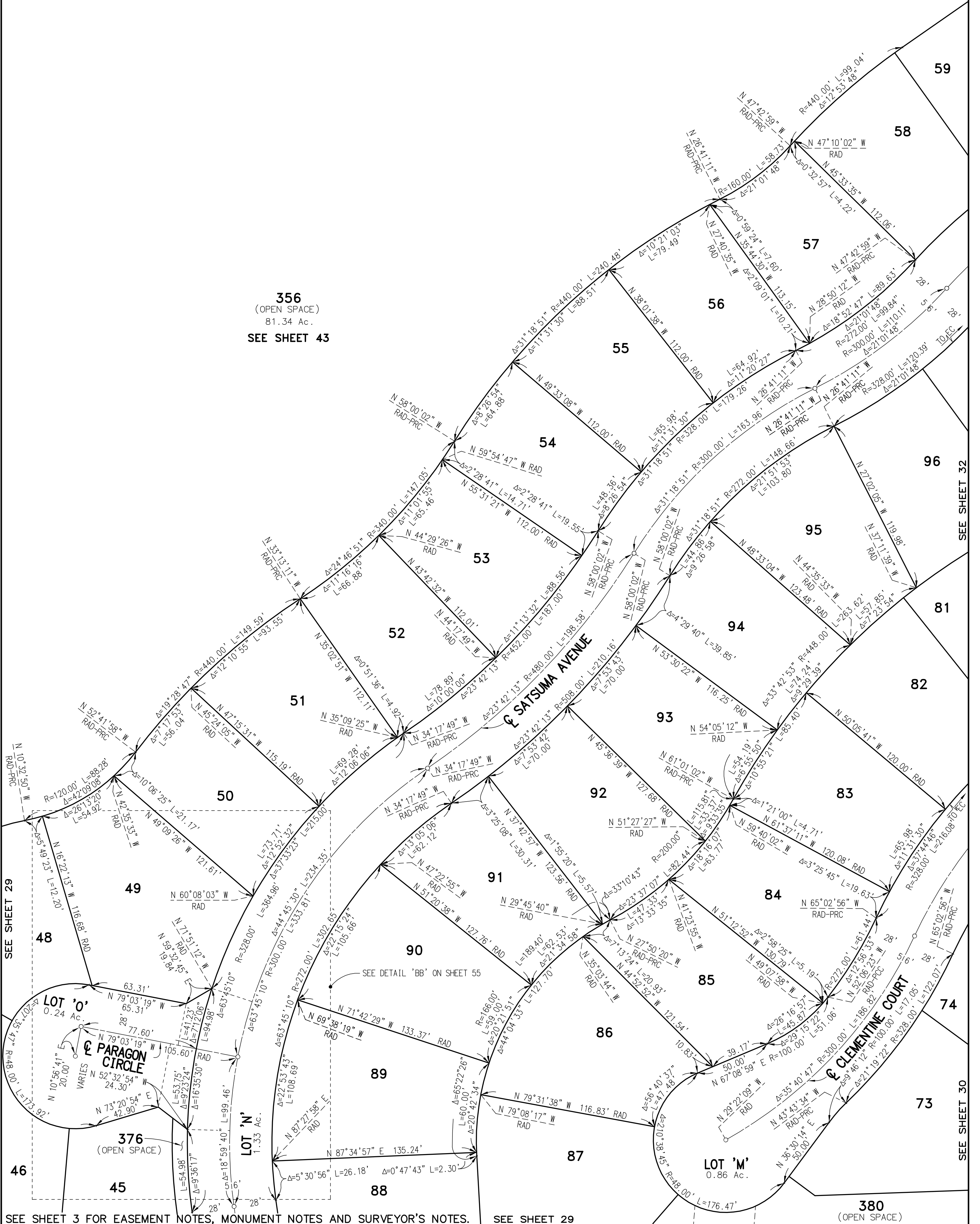
BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY
PROFESSIONAL LAND SURVEYING, INC.
APRIL, 2015



SCALE: 1" = 40'



356
(OPEN SPACE)
81.34 Ac.
SEE SHEET 43



SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

SEE SHEET 29

380
(OPEN SPACE)

SEE SHEET 32

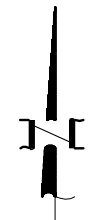
SEE SHEET 30

SEE SHEET 29

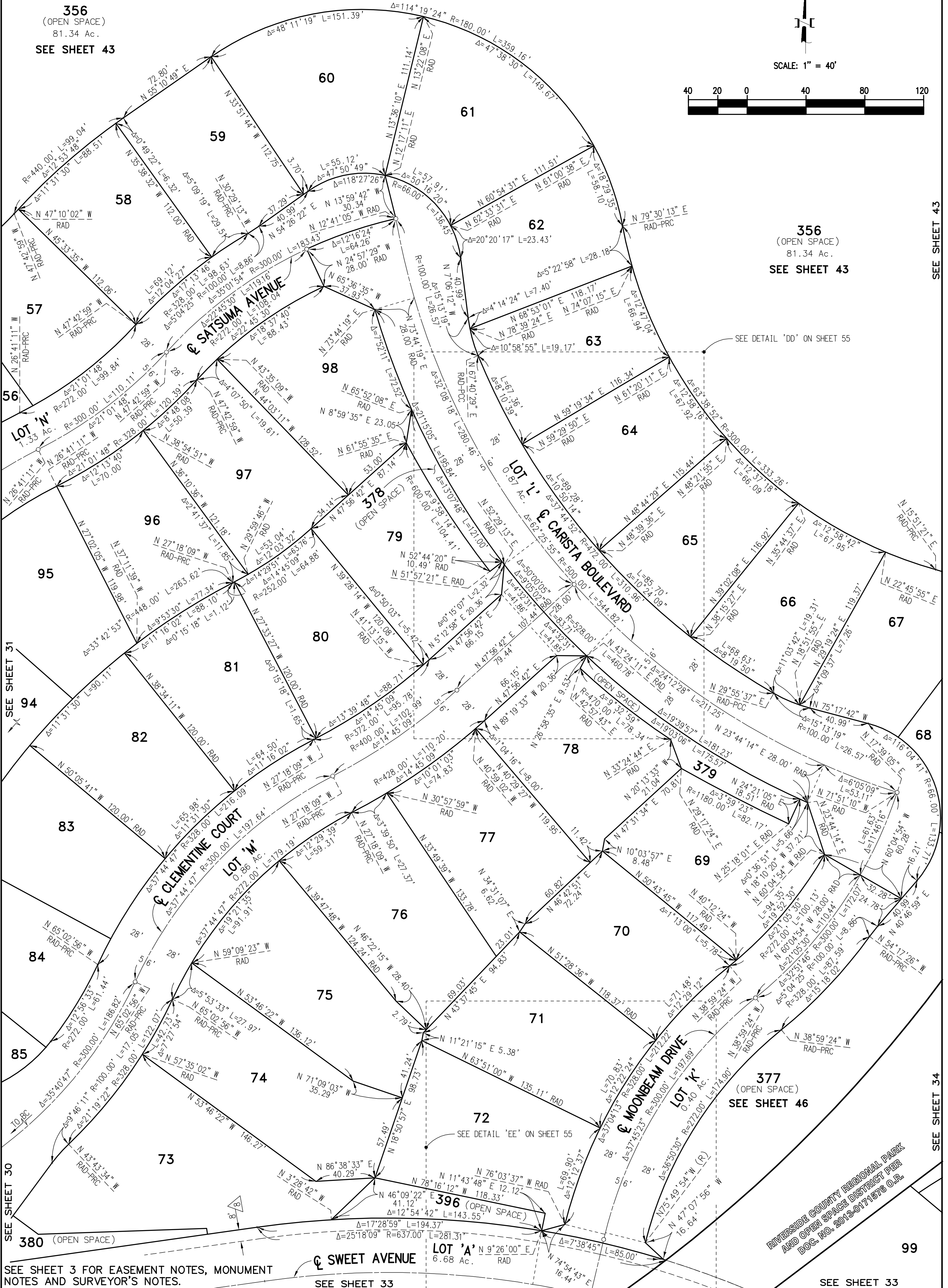
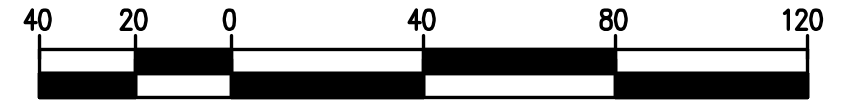
SEE SHEET 3

TRACT NO. 36390

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY PROFESSIONAL LAND SURVEYING, INC. APRIL, 2015



SCALE: 1" = 40'



356
(OPEN SPACE)
81.34 Ac.
SEE SHEET 43

356
(OPEN SPACE)
81.34 Ac.
SEE SHEET 43

SEE SHEET 31

SEE SHEET 30

SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

SEE SHEET 33

SEE SHEET 43

SEE SHEET 34

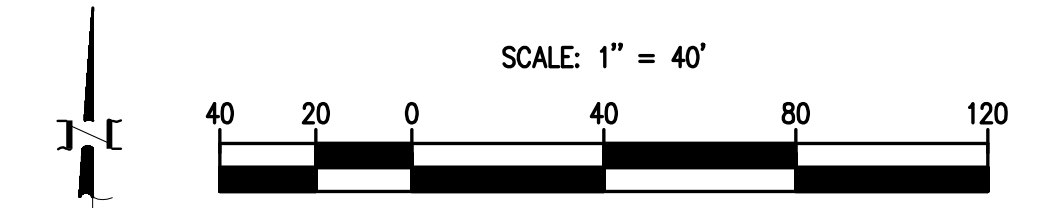
SEE SHEET 33

RIVERSIDE COUNTY REGIONAL PARK
AND OPEN SPACE DISTRICT PER
DOC. NO. 2013-0171976 O.R.

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

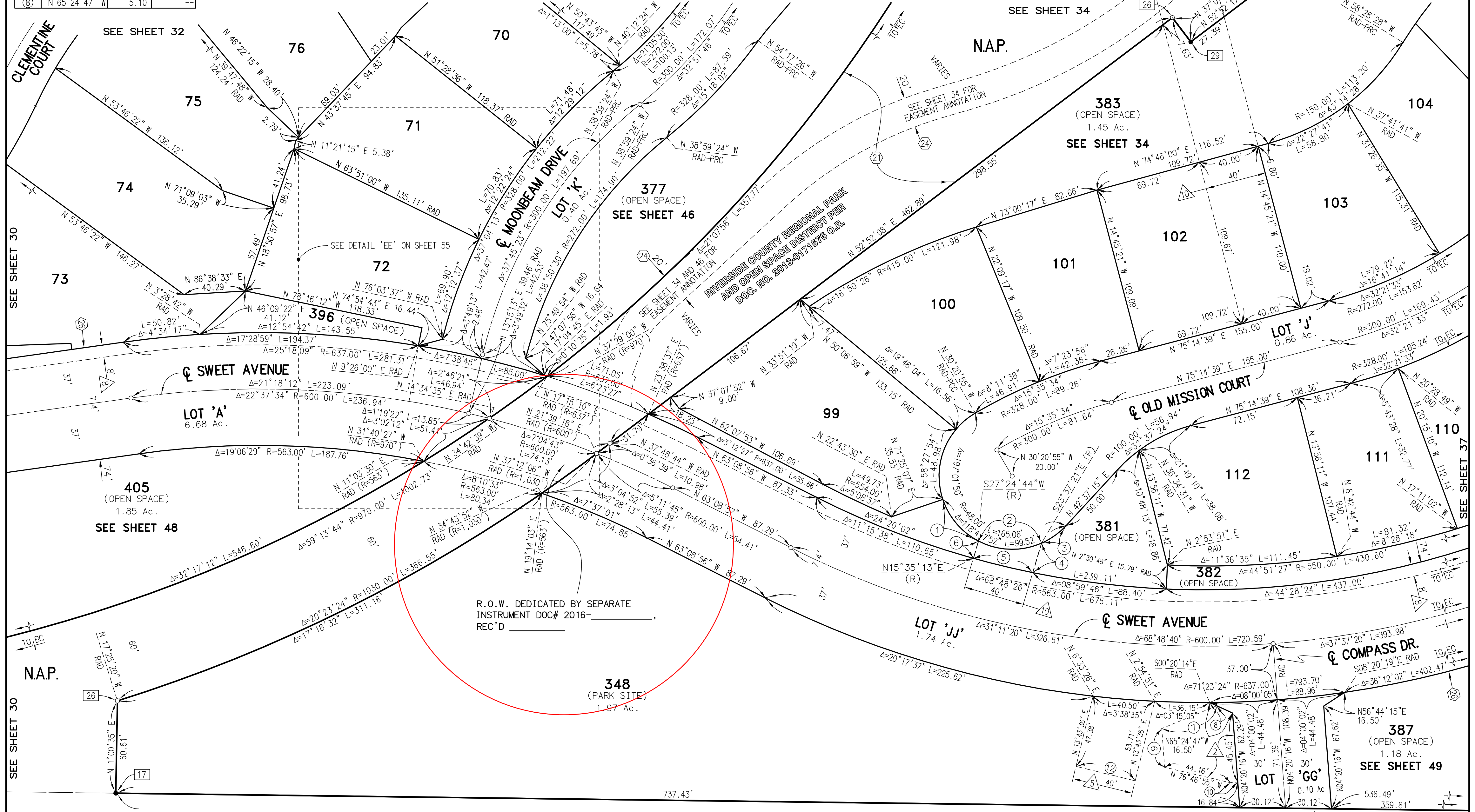
TRACT NO. 36390

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY PROFESSIONAL LAND SURVEYING, INC. APRIL, 2015



DATA TABLE			
NO	BEARING/DELTA	RADIUS	LENGTH
1	Δ=44°00'23"	48.00'	36.87'
2	Δ=51°02'05"	48.00'	42.75'
3	Δ=23°45'24"	48.00'	19.90'
4	N16°36'16"E	--	20.12'
5	Δ=04°04'39"	563.00'	40.07'
6	N16°36'16"E	--	11.76'
7	N 67°30'15" E	39.05'	--
8	N 65°24'47" W	5.10'	--

DATA TABLE			
NO	BEARING/DELTA	RADIUS	LENGTH
9	N04°10'39"W	--	25.47'
10	N 85°44'46" E	5.06'	--
12	N76°16'24"W	--	40.00'
13	Δ=00°37'34"	637.00'	6.96'



SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

N 89°15'45" W 2638.55' (N 89°33'14" W 2638.34')
<N 89°15'58" W 2638.57'> [N 89°33'58" W 2638.57']

RSB 75/21-23

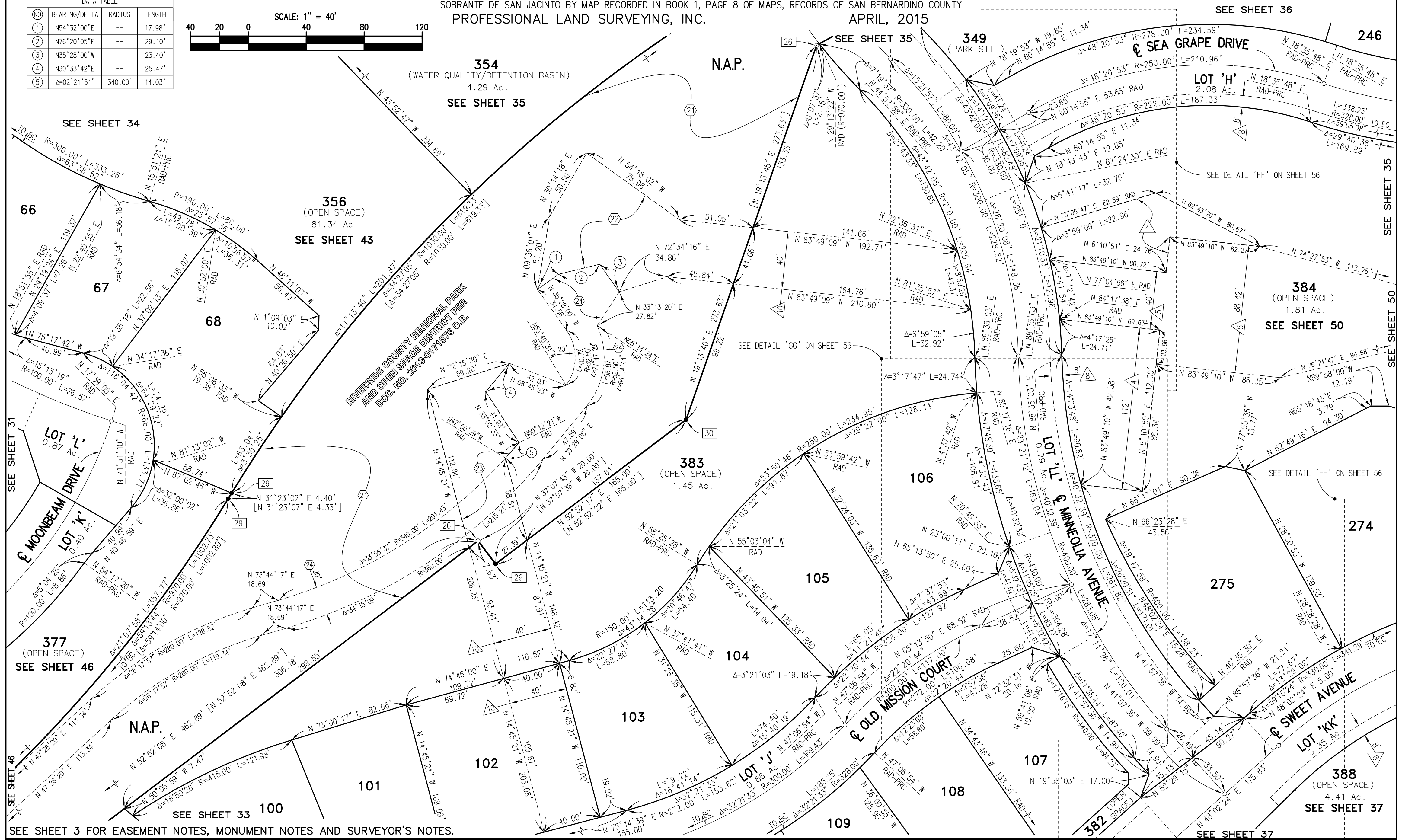
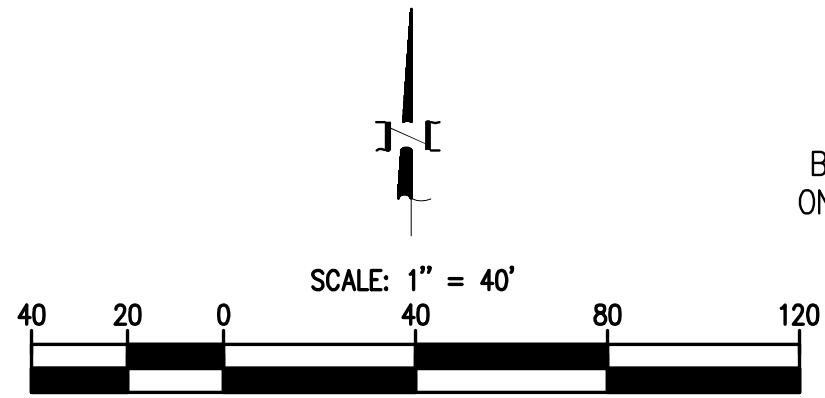
TRACT NO. 36390

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY

PROFESSIONAL LAND SURVEYING, INC.

APRIL, 2015

DATA TABLE			
(NO)	BEARING/DELTA	RADIUS	LENGTH
①	N54°32'00"E	--	17.98'
②	N76°20'05"E	--	29.10'
③	N35°28'00"W	--	23.40'
④	N39°33'42"E	--	25.47'
⑤	Δ=02°21'51"	340.00'	14.03'



SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

SEE SHEET 37

SEE SHEET 36

SEE SHEET 35

SEE SHEET 50

SEE SHEET 56

SEE SHEET 274

SEE SHEET 275

SEE SHEET 277

SEE SHEET 278

SEE SHEET 279

SEE SHEET 280

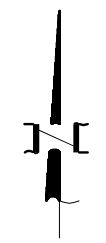
SEE SHEET 281

TRACT NO. 36390

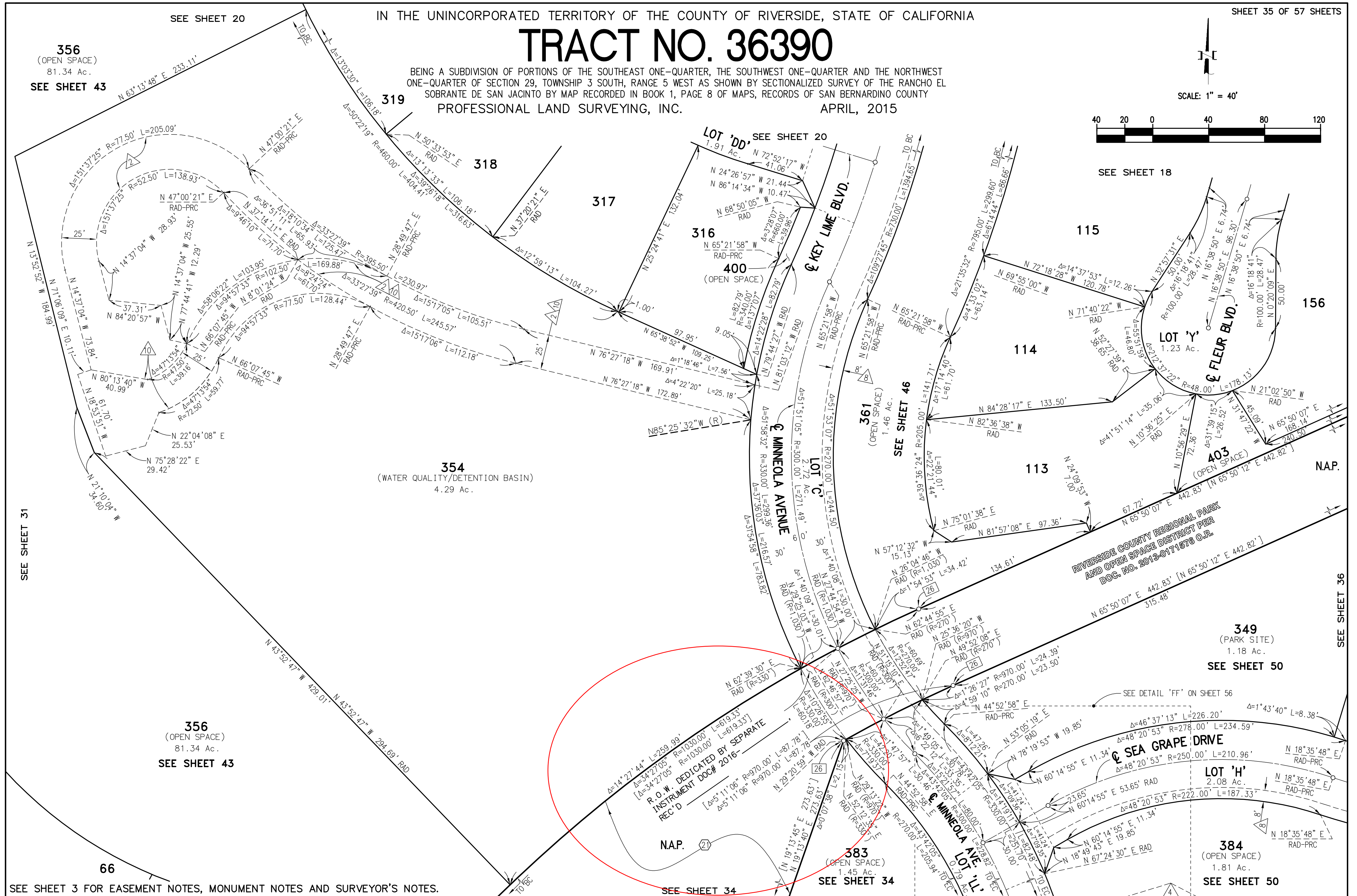
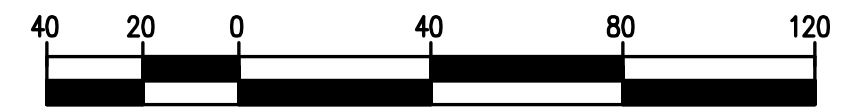
BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY
PROFESSIONAL LAND SURVEYING, INC. APRIL, 2015

356
(OPEN SPACE)
81.34 Ac.
SEE SHEET 43

SEE SHEET 20



SCALE: 1" = 40'



SEE SHEET 18

115

156

114

113

N.A.P.

RIVERSIDE COUNTY REGIONAL PARK
AND OPEN SPACE DISTRICT PER
DOC. NO. 2013-0171576 O.R.

349
(PARK SITE)
1.18 Ac.
SEE SHEET 50

SEE SHEET 50

356
(OPEN SPACE)
81.34 Ac.
SEE SHEET 43

SEE SHEET 31

66

SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

N.A.P.

383
(OPEN SPACE)
1.45 Ac.
SEE SHEET 34

384
(OPEN SPACE)
1.81 Ac.
SEE SHEET 50

SEE SHEET 34

SEE SHEET 36

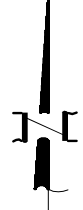
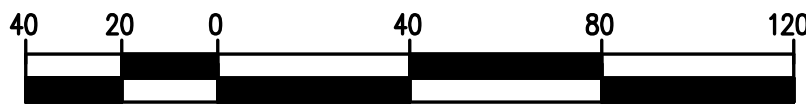
TRACT NO. 36390

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY

PROFESSIONAL LAND SURVEYING, INC.

APRIL, 2015

SCALE: 1" = 40'



SEE SHEET 18

362
(OPEN SPACE)

156

SEE SHEET 34
LOT 'Y'
1.23 Ac.
FLEUR BLVD.

403
(OPEN SPACE)

RIVERSIDE COUNTY REGIONAL PARK
AND OPEN SPACE DISTRICT PER
DOC. NO. 2013-0171576 O.R.

26
[Δ=8°58'41" R=970.00' L=152.00']
[Δ=8°58'41" R=970.00' L=152.00']

26
[Δ=8°58'41" R=1030.00' L=161.40']
[Δ=8°58'41" R=1030.00' L=161.40']

26
[Δ=8°58'41" R=1030.00' L=161.40']
[Δ=5°58'46" R=107.49' L=107.49']

26
[Δ=8°58'41" R=1030.00' L=161.40']
[Δ=5°58'46" R=107.49' L=107.49']

26
[Δ=8°58'41" R=1030.00' L=161.40']
[Δ=5°58'46" R=107.49' L=107.49']

26
[Δ=8°58'41" R=1030.00' L=161.40']
[Δ=5°58'46" R=107.49' L=107.49']

26
[Δ=8°58'41" R=1030.00' L=161.40']
[Δ=5°58'46" R=107.49' L=107.49']

26
[Δ=8°58'41" R=1030.00' L=161.40']
[Δ=5°58'46" R=107.49' L=107.49']

26
[Δ=8°58'41" R=1030.00' L=161.40']
[Δ=5°58'46" R=107.49' L=107.49']

26
[Δ=8°58'41" R=1030.00' L=161.40']
[Δ=5°58'46" R=107.49' L=107.49']

26
[Δ=8°58'41" R=1030.00' L=161.40']
[Δ=5°58'46" R=107.49' L=107.49']

26
[Δ=8°58'41" R=1030.00' L=161.40']
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[Δ=8°58'41" R=1030.00' L=161.40']
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[Δ=8°58'41" R=1030.00' L=161.40']
[Δ=5°58'46" R=107.49' L=107.49']

LOT 349
(PARK SITE)

246

247

248

249

250

251

LOT 'H'
2.08 Ac.

350
(PARK SITE)
SEE SHEET 42

SEA GRAPE DRIVE

384
(OPEN SPACE)
1.81 Ac.
SEE SHEET 50

385
(OPEN SPACE)
2.52 Ac.
SEE SHEET 42

274

273

272

271

270

269

275

LOT 'KK'
3.35 Ac.

LOT 'D'
0.72 Ac.
SEE SHEET 40

SWEET AVENUE

388
(OPEN SPACE)
3.27 Ac.
SEE SHEET 37

KUMQUAT CIRCLE

SEE SHEET 50

SEE SHEET 37

SEE SHEET 37

SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

SEE SHEET 38

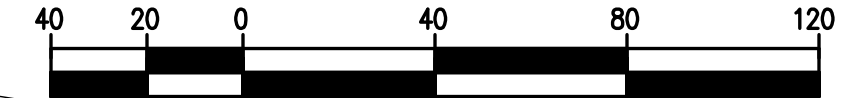
SEE SHEET 39

SEE SHEET 40

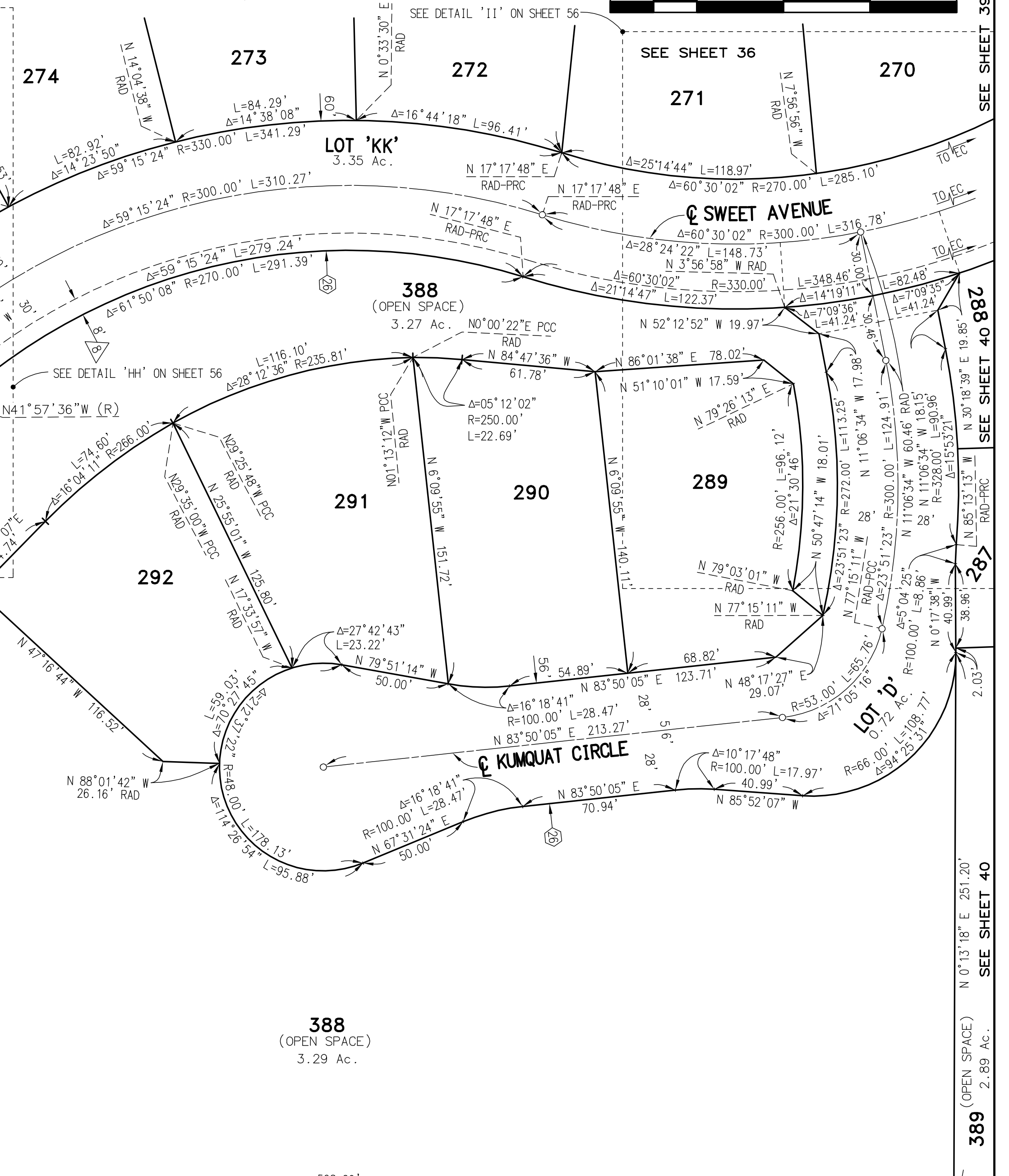
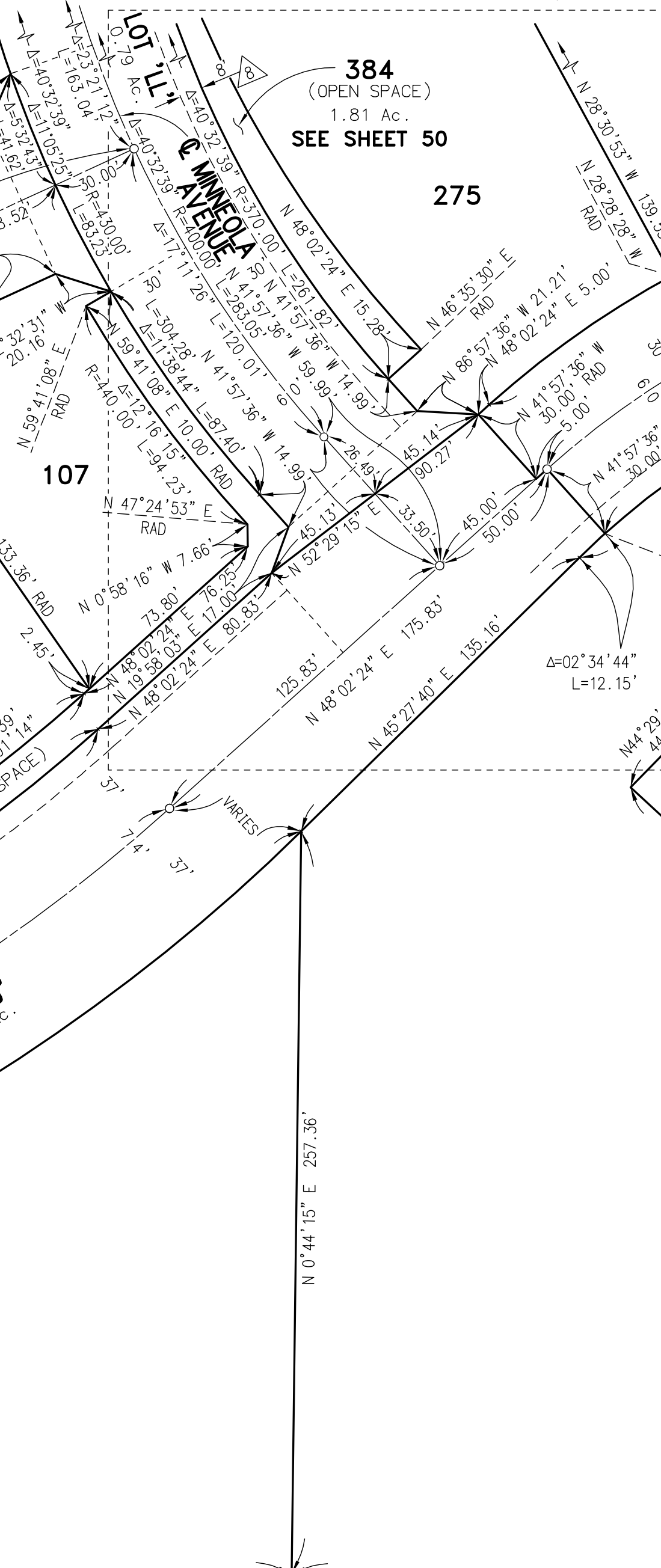
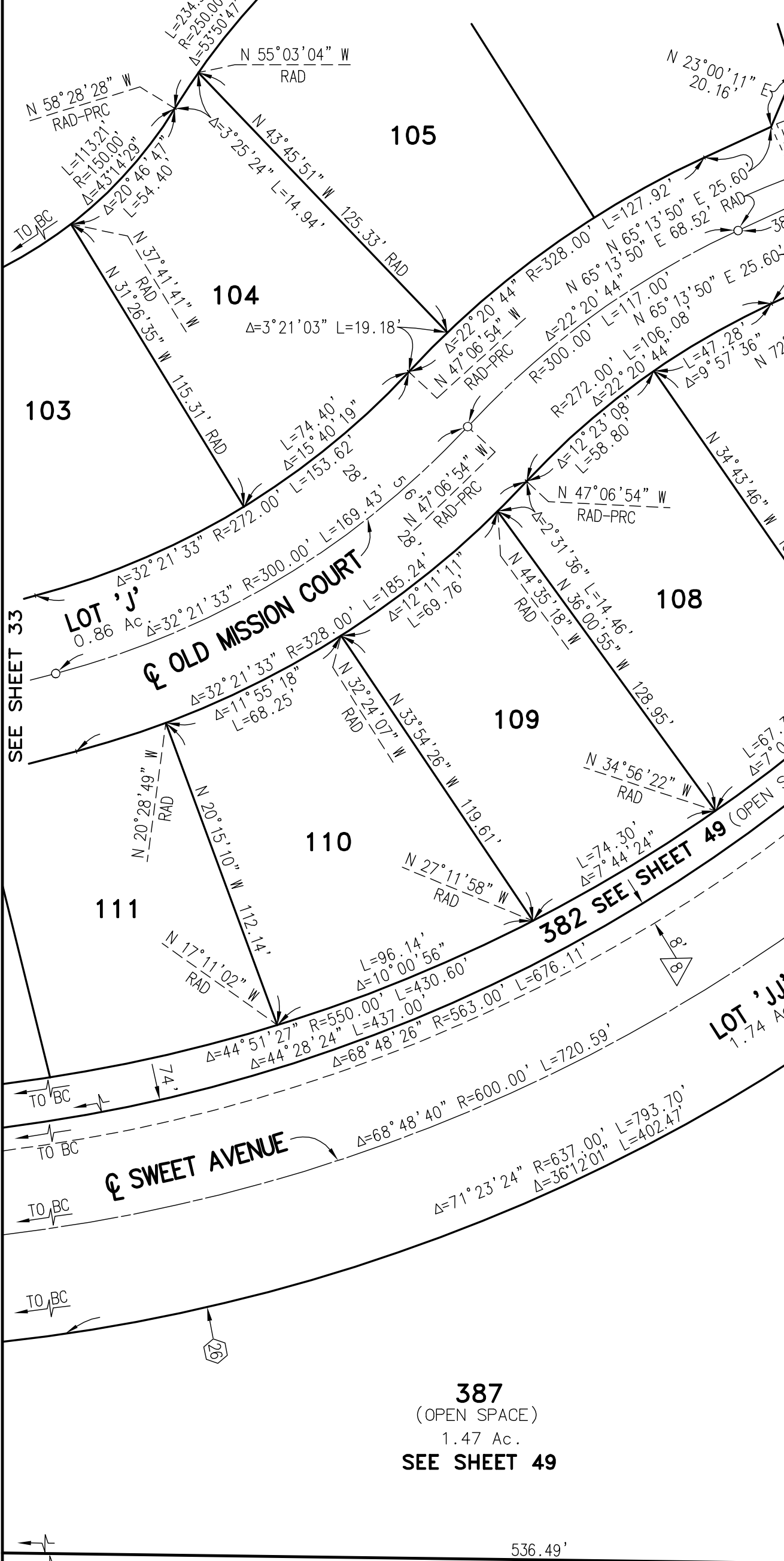
TRACT NO. 36390

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY
PROFESSIONAL LAND SURVEYING, INC. APRIL, 2015

SCALE: 1" = 40'

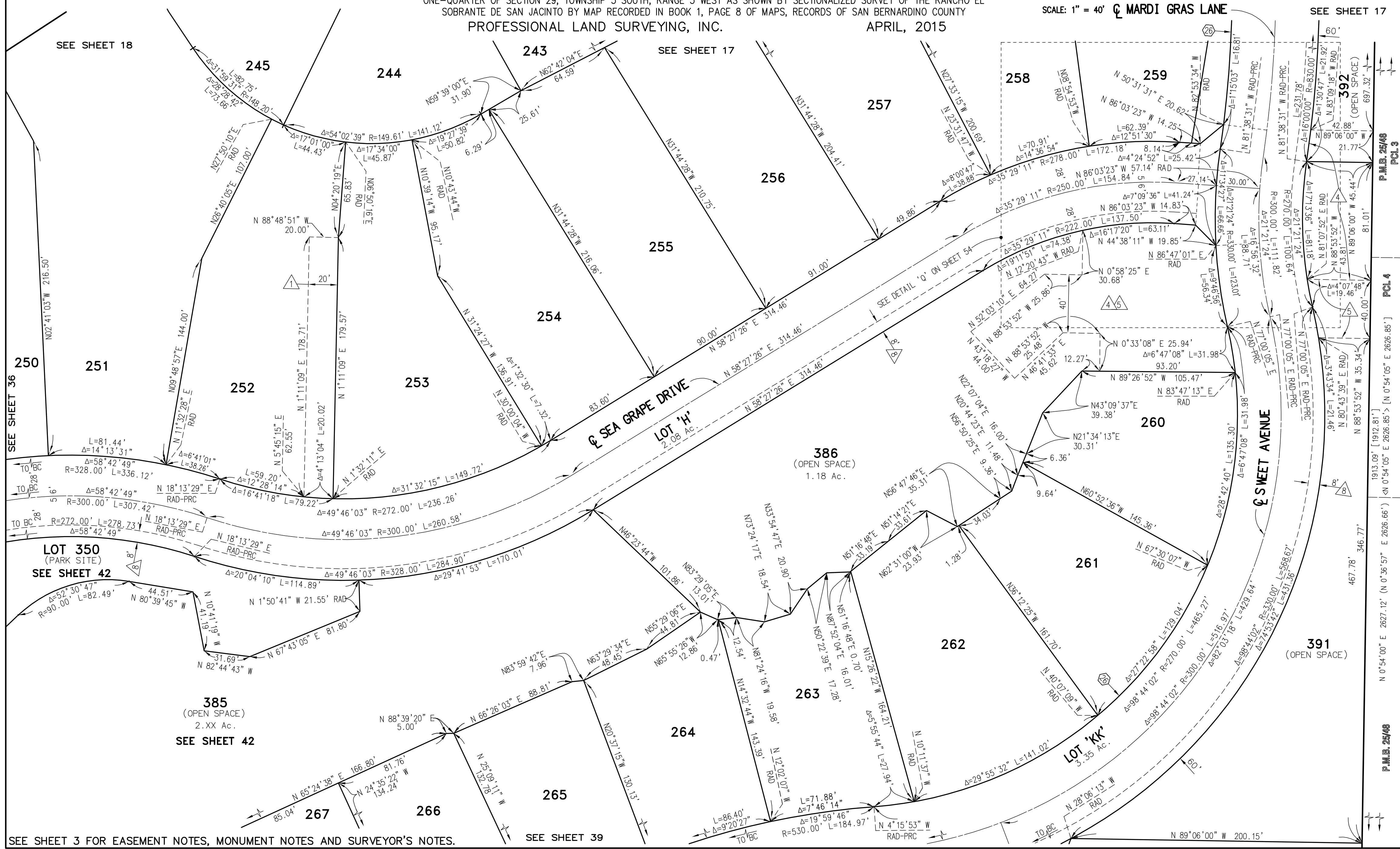
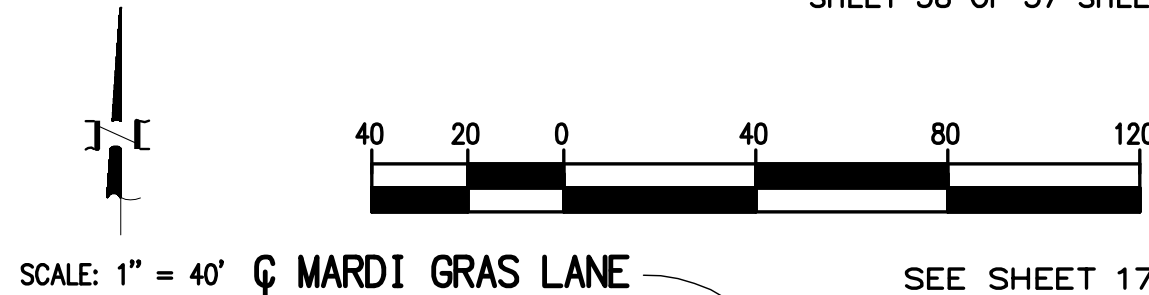


383
(OPEN SPACE)
1.45 Ac.
SEE SHEET 46



TRACT NO. 36390

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY
PROFESSIONAL LAND SURVEYING, INC. APRIL, 2015



SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

TRACT NO. 36390

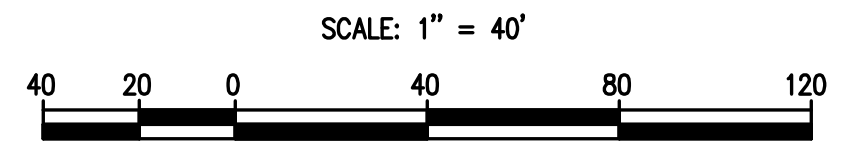
BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY

PROFESSIONAL LAND SURVEYING, INC.

APRIL, 2015

SEE SHEET 42

386 (OPEN SPACE)



LOT 350
(PARK SITE)
SEE SHEET 42

385
(OPEN SPACE)
2.52 Ac.
SEE SHEET 42

SEE SHEET 38

262

261

391
(OPEN SPACE)

264

263

265

266

267

268

269

270

LOT 'KK'
3.35 Ac.

395
(OPEN SPACE)

281

282

283

284

288

285

LOT 'F'
0.54 Ac.

GRAPEFRUIT AVENUE

389
(OPEN SPACE)
2.01 Ac.

280

390
(OPEN SPACE)
2.82 Ac.
SEE SHEET 51

SEE SHEET 36

SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

P.M.B. 2548

[1912.81', 747.99', N 0°54'00" E 2627.12' (N 0°36'57" E 2626.66') <N 0°54'05" E 2626.85'>

P.M.B. 2548

SEE SHEET 40

KUMQUAT CIRCLE

SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

LOT 'D'
0.72 Ac.

SEE DETAIL 'KK' ON SHEET 56

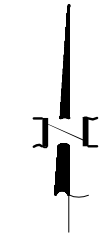
SEE DETAIL 'JJ' ON SHEET 56

TRACT NO. 36390

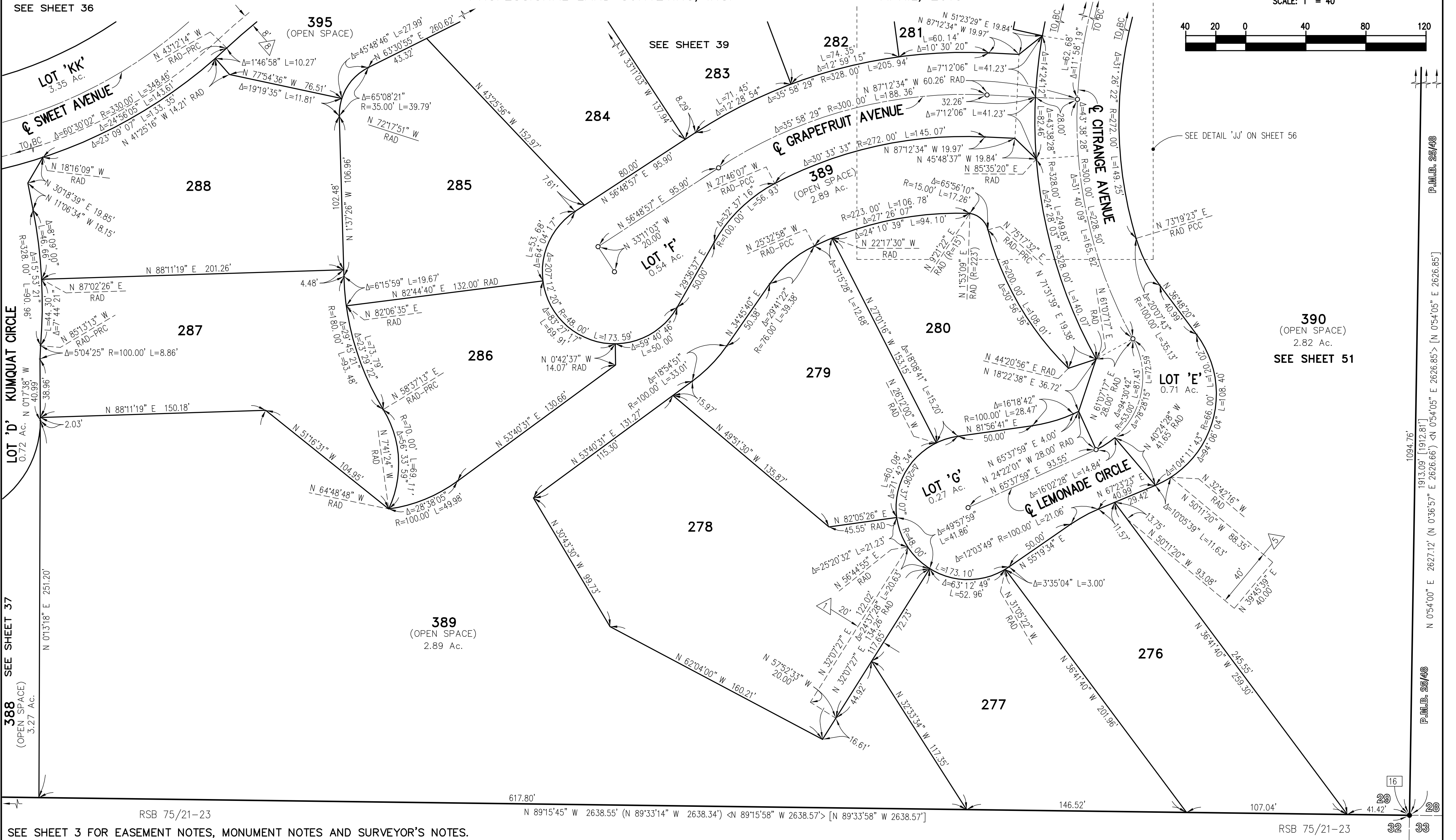
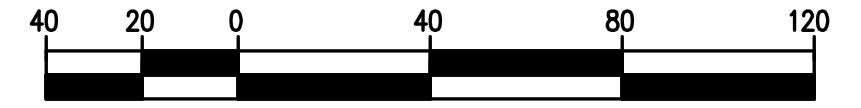
BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY

PROFESSIONAL LAND SURVEYING, INC.

APRIL, 2015



SCALE: 1" = 40'



SEE SHEET 36

SEE SHEET 39

SEE DETAIL 'JJ' ON SHEET 56

390 (OPEN SPACE) 2.82 Ac. SEE SHEET 51

SEE SHEET 37

388 (OPEN SPACE) 3.27 Ac.

389 (OPEN SPACE) 2.89 Ac.

SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

RSB 75/21-23

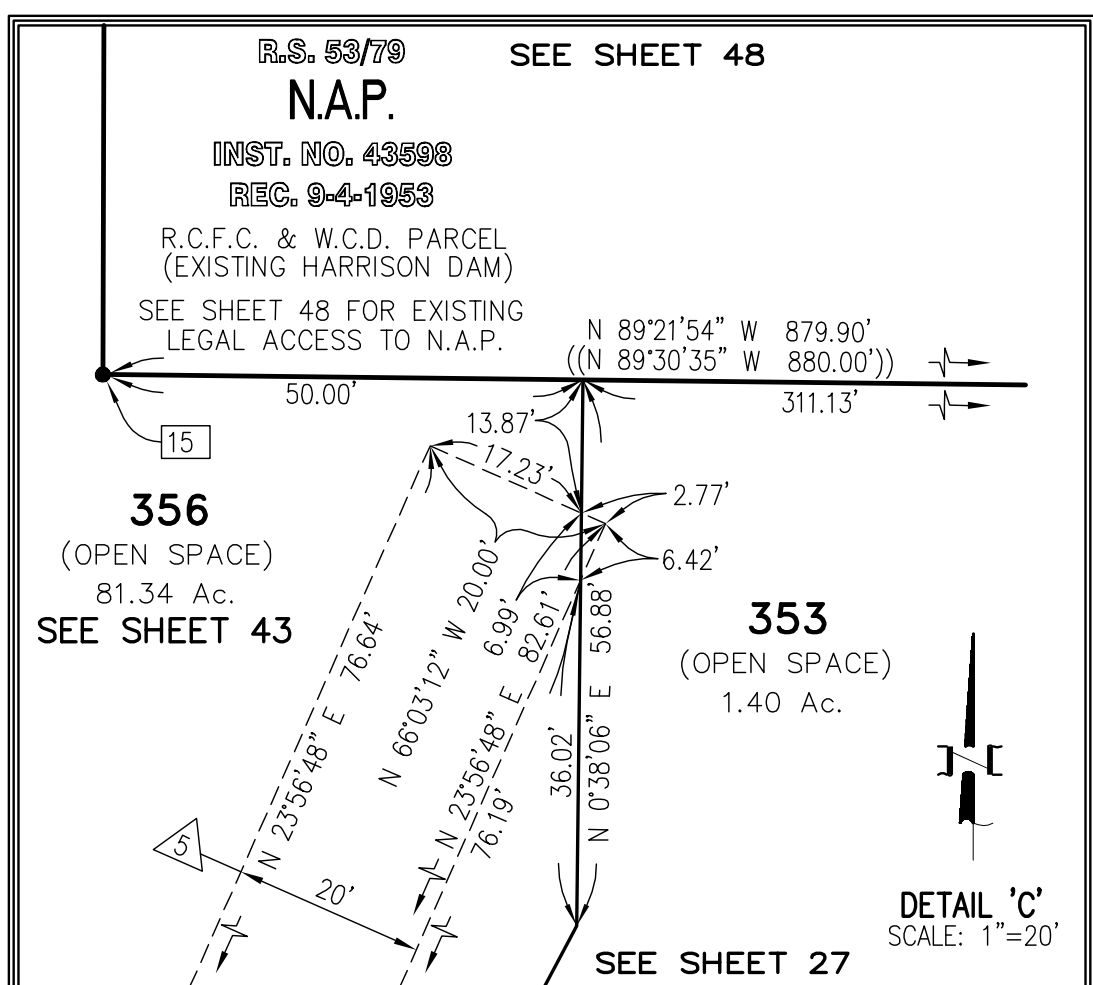
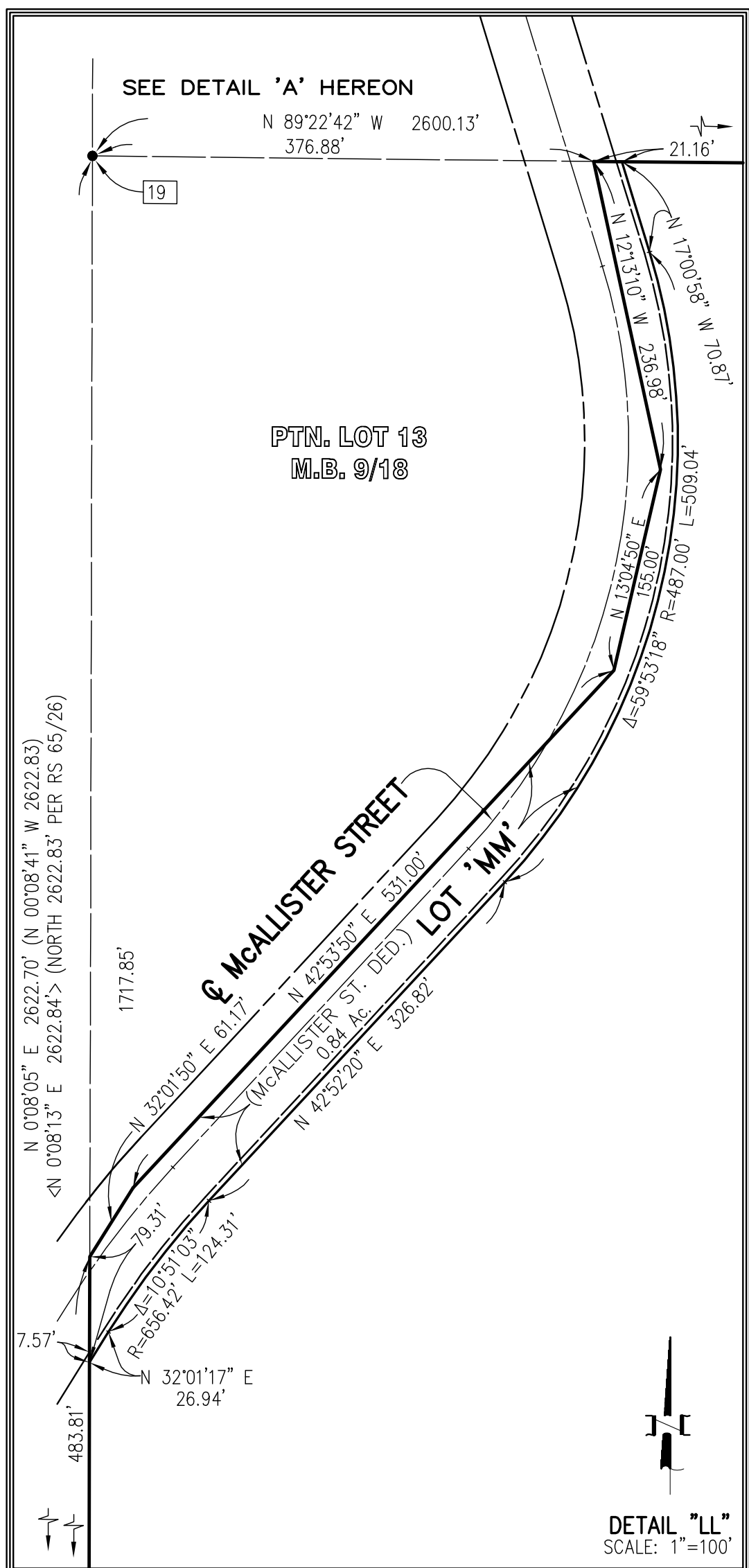
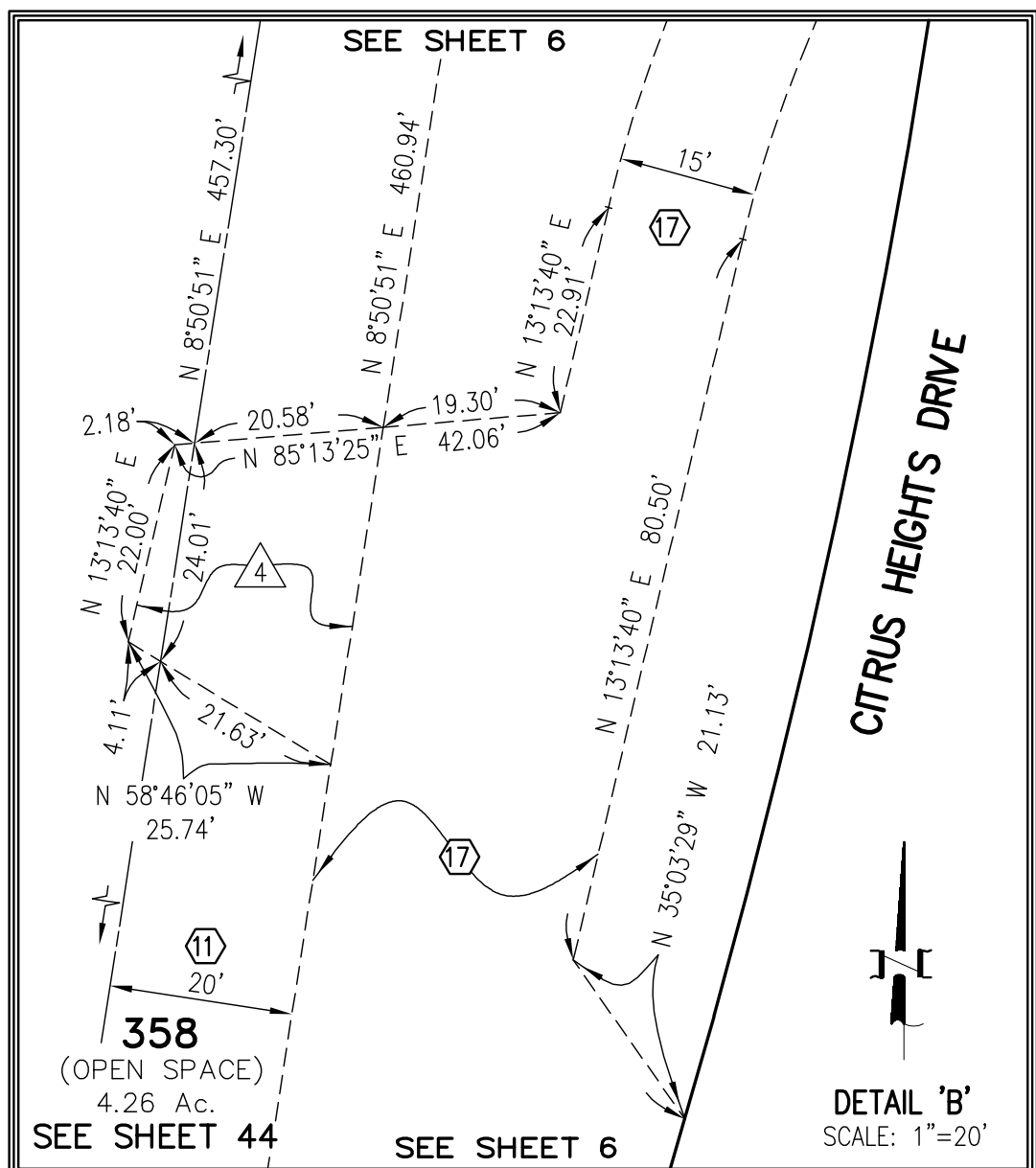
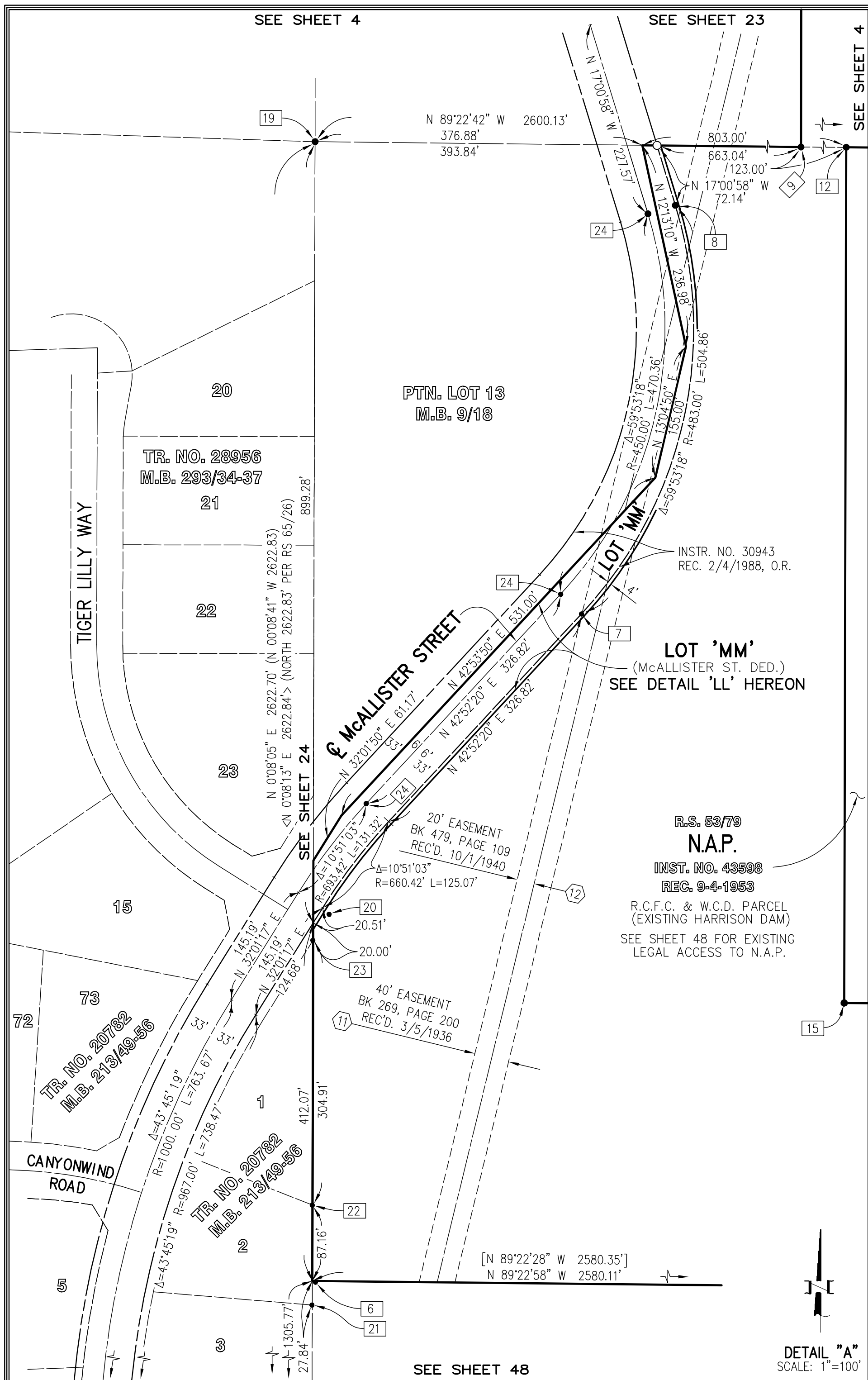
N 89°15'45" W 2638.55' (N 89°33'14" W 2638.34') <N 89°15'58" W 2638.57'> [N 89°33'58" W 2638.57']

RSB 75/21-23

32 33

TRACT NO. 36390

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY
 PROFESSIONAL LAND SURVEYING, INC. APRIL, 2015

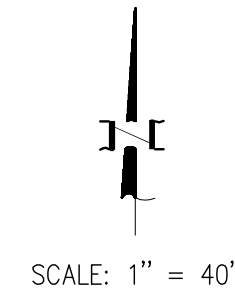


TRACT NO. 36390

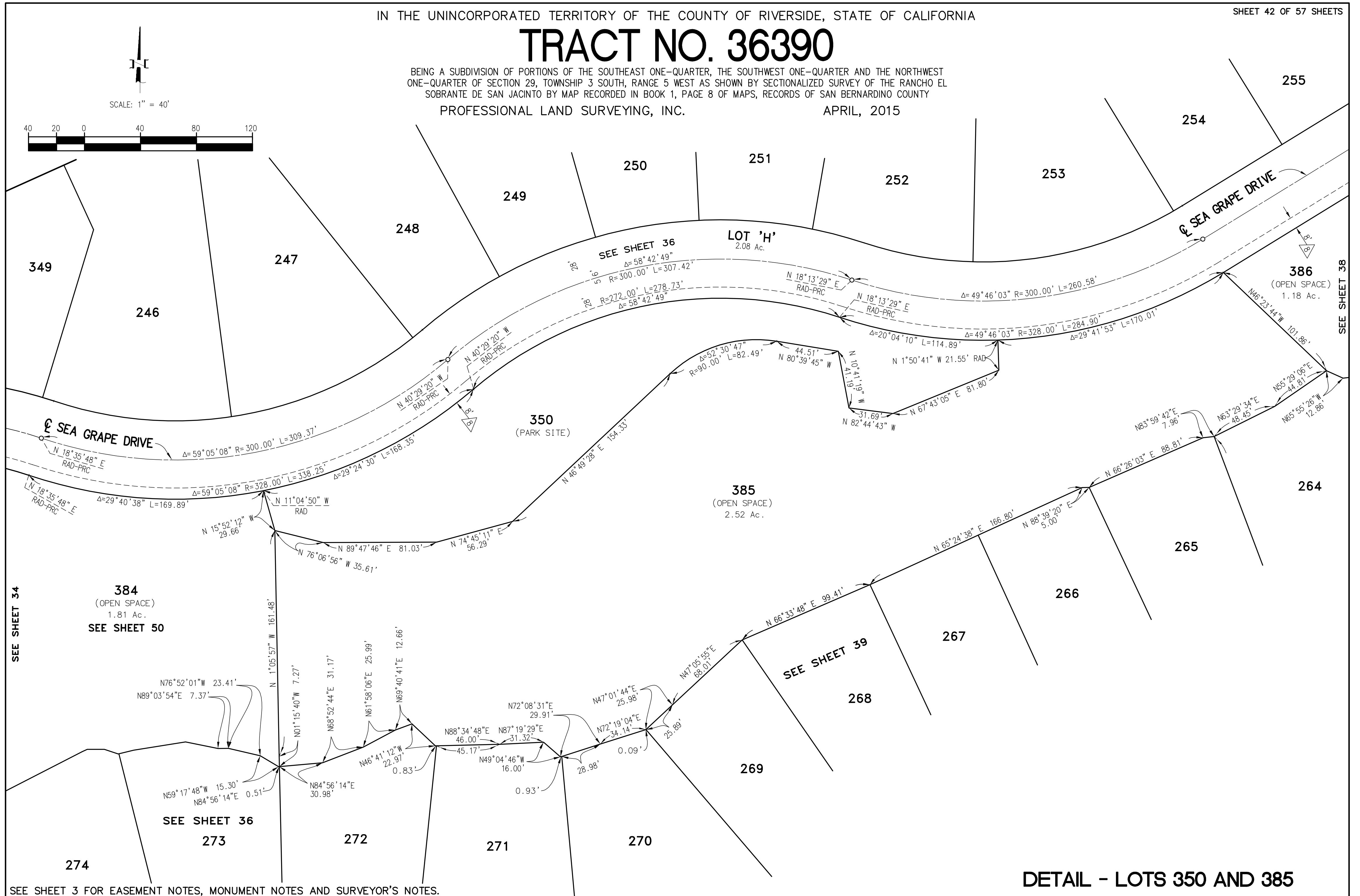
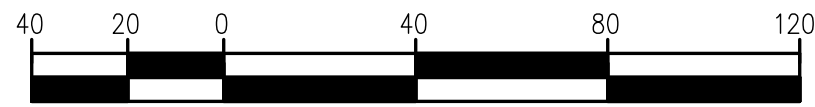
BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY

PROFESSIONAL LAND SURVEYING, INC.

APRIL, 2015



SCALE: 1" = 40'



SEE SHEET 34

SEE SHEET 38

SEE SHEET 39

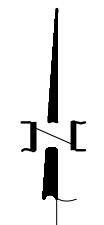
SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

DETAIL - LOTS 350 AND 385

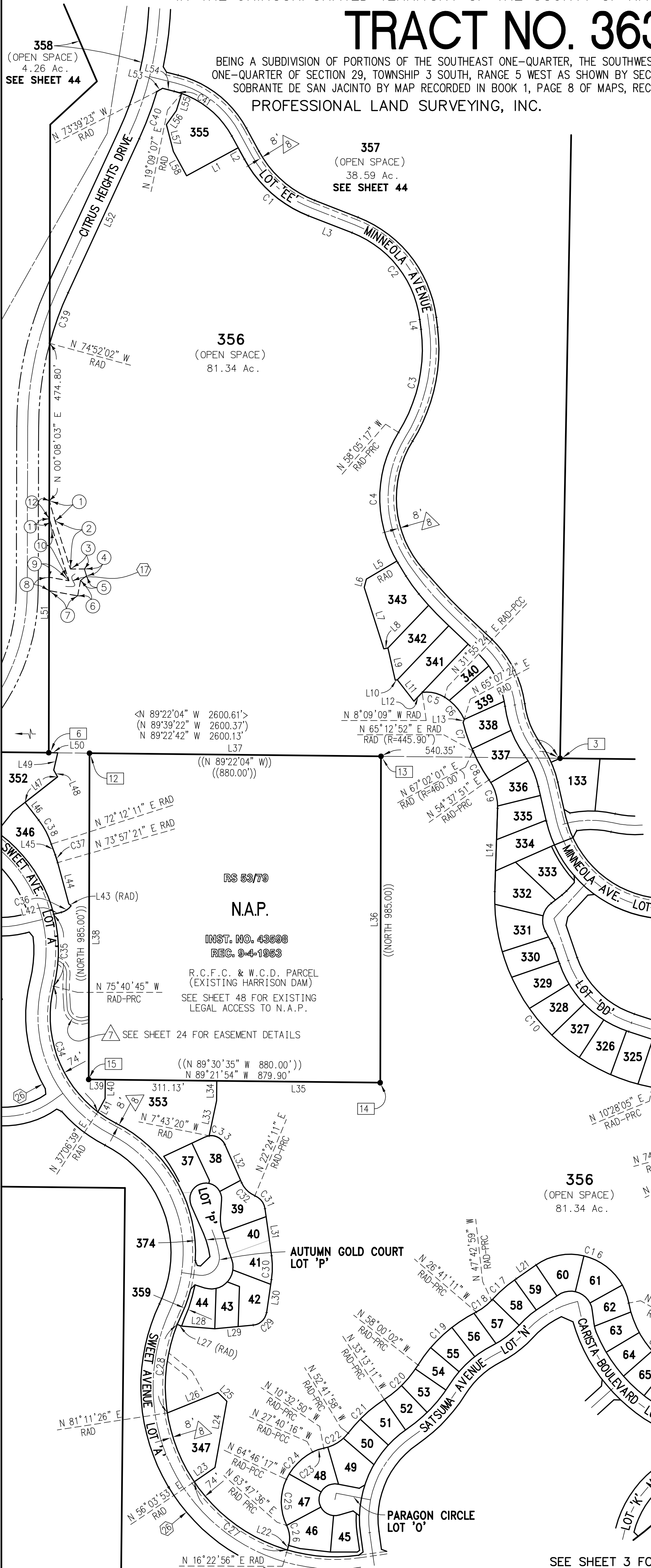
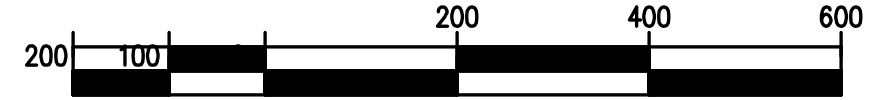
TRACT NO. 36390

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY PROFESSIONAL LAND SURVEYING, INC.

APRIL, 2015



SCALE: 1" = 200'



CURVE	DELTA	RADIUS	LENGTH
C1	40°14'25"	375.00	263.35
C2	61°27'10"	325.00	348.58
C3	39°10'09"	475.00	324.72
C4	62°24'38"	375.00	408.48
C5	40°04'33"	101.18	70.77
C6	33°12'00"	156.33	90.59
C7	11°29'32"	455.90	91.44
C8	12°24'10"	460.00	99.58
C9	37°19'09"	140.00	91.19
C10	81°28'55"	580.00	824.84
C11	64°15'22"	240.00	269.16
C12	10°56'00"	460.00	87.78
C13	11°13'46"	1030.00	201.87
C14	25°57'36"	190.00	86.09
C15	63°38'52"	300.00	333.26
C16	114°19'24"	180.00	359.16
C17	12°53'48"	440.00	99.04
C18	21°01'48"	160.00	58.73
C19	31°18'51"	440.00	240.48
C20	24°46'51"	340.00	147.05
C21	19°28'47"	440.00	149.59
C22	42°09'08"	120.00	88.28
C23	17°07'26"	120.00	35.86
C24	37°06'01"	180.00	116.55
C25	51°26'07"	160.00	143.63
C26	41°08'57"	85.00	61.05
C27	39°40'57"	513.00	355.30
C28	30°23'09"	513.00	272.06
C29	76°09'05"	45.00	59.81
C30	16°30'18"	250.00	72.02
C31	59°36'19"	50.00	52.02
C32	43°53'19"	75.00	57.45
C33	74°00'50"	45.00	58.13
C34	67°12'36"	363.00	425.81
C35	28°52'18"	437.00	220.21
C36	39°58'16"	52.50	36.63
C37	3°53'41"	368.36	25.04
C38	19°45'10"	238.20	82.12
C39	9°39'38"	967.00	163.04
C40	8°26'59"	1033.00	152.34
C41	4°56'35"	275.00	23.72

LINE	BEARING	LENGTH
L1	N 61°31'37" E	177.32
L2	N 28°28'23" W	39.51
L3	N 68°42'36" W	140.99
L4	N 07°15'26" W	30.00
L5	N 59°30'05" E	106.76
L6	N 14°54'07" E	26.02
L7	N 17°34'46" W	194.72
L8	N 79°22'41" E	13.01
L9	N 12°46'01" W	99.16
L10	N 83°51'10" E	6.49
L11	N 37°52'59" W	81.41
L12	N 43°32'05" E	36.26
L13	N 20°15'06" E	10.00
L14	N 01°57'00" E	252.27
L15	N 63°13'48" E	233.11
L16	N 43°52'47" W	429.01
L17	N 55°06'33" W	19.38
L18	N 40°26'50" E	64.03
L19	N 01°09'03" W	10.02
L20	N 48°11'03" W	56.49
L21	N 55°10'49" E	72.80
L22	N 14°56'33" E	15.26
L23	N 55°15'54" E	75.76
L24	N 10°19'00" E	203.03
L25	N 45°37'18" W	38.28
L26	N 67°55'47" E	164.65
L27	N 68°25'25" W	14.09
L28	N 85°36'41" W	100.55
L29	N 84°39'53" E	116.46
L30	N 08°30'48" E	100.46
L31	N 07°59'30" W	143.49
L32	N 23°42'30" W	125.90
L33	N 11°56'01" E	108.49
L34	N 00°38'06" E	59.57
L35	N 89°21'54" W	493.06
L36	N 00°08'39" E	985.25
L37	N 89°22'42" W	879.90
L38	N 00°08'39" E	985.04
L39	N 89°21'54" W	50.00
L40	N 00°38'06" E	56.88
L41	N 27°54'45" E	45.99
L42	N 76°22'13" E	23.36
L43	N 53°36'03" W	8.87
L44	N 15°02'14" W	129.32
L45	N 19°56'20" W	33.92
L46	N 37°32'59" W	67.74
L47	N 51°53'33" E	124.83
L48	N 29°48'20" W	23.52
L49	N 12°49'32" E	53.60
L50	N 89°22'42" W	27.00
L51	N 00°08'03" E	1235.66
L52	N 24°47'36" E	511.95
L53	N 60°16'35" E	19.43
L54	N 75°47'28" W	36.02
L55	N 17°16'35" E	54.22
L56	N 35°17'06" E	51.53
L57	N 14°19'39" W	83.54
L58	N 28°28'23" W	83.72
L59	N 13°52'52" W	184.99
L60	N 21°10'04" W	34.60

(NO)	BEARING/DELTA	RADIUS	LENGTH
(1)	N15°47'01"W	--	63.96'
(2)	N17°44'04"W	--	152.00'
(3)	N89°44'01"W	--	42.06'
(4)	N17°44'16"W	--	22.00'
(5)	N54°15'29"E	--	22.55'
(6)	N10°20'13"E	--	47.60'
(7)	N79°39'47"W	--	87.67'
(8)	N00°08'03"E	--	40.64'
(9)	N79°39'47"W	--	60.89'
(10)	N17°44'16"W	--	184.69'
(11)	N15°47'01"W	--	11.86'
(12)	N00°08'03"E	--	54.71'

RS 53/79
N.A.P.
 INST. NO. 43598
 REC. 9-4-1953
 R.C.F.C. & W.C.D. PARCEL
 (EXISTING HARRISON DAM)
 SEE SHEET 48 FOR EXISTING
 LEGAL ACCESS TO N.A.P.

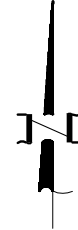
DETAIL - LOT 356 AND EXISTING HARRISON DAM

SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

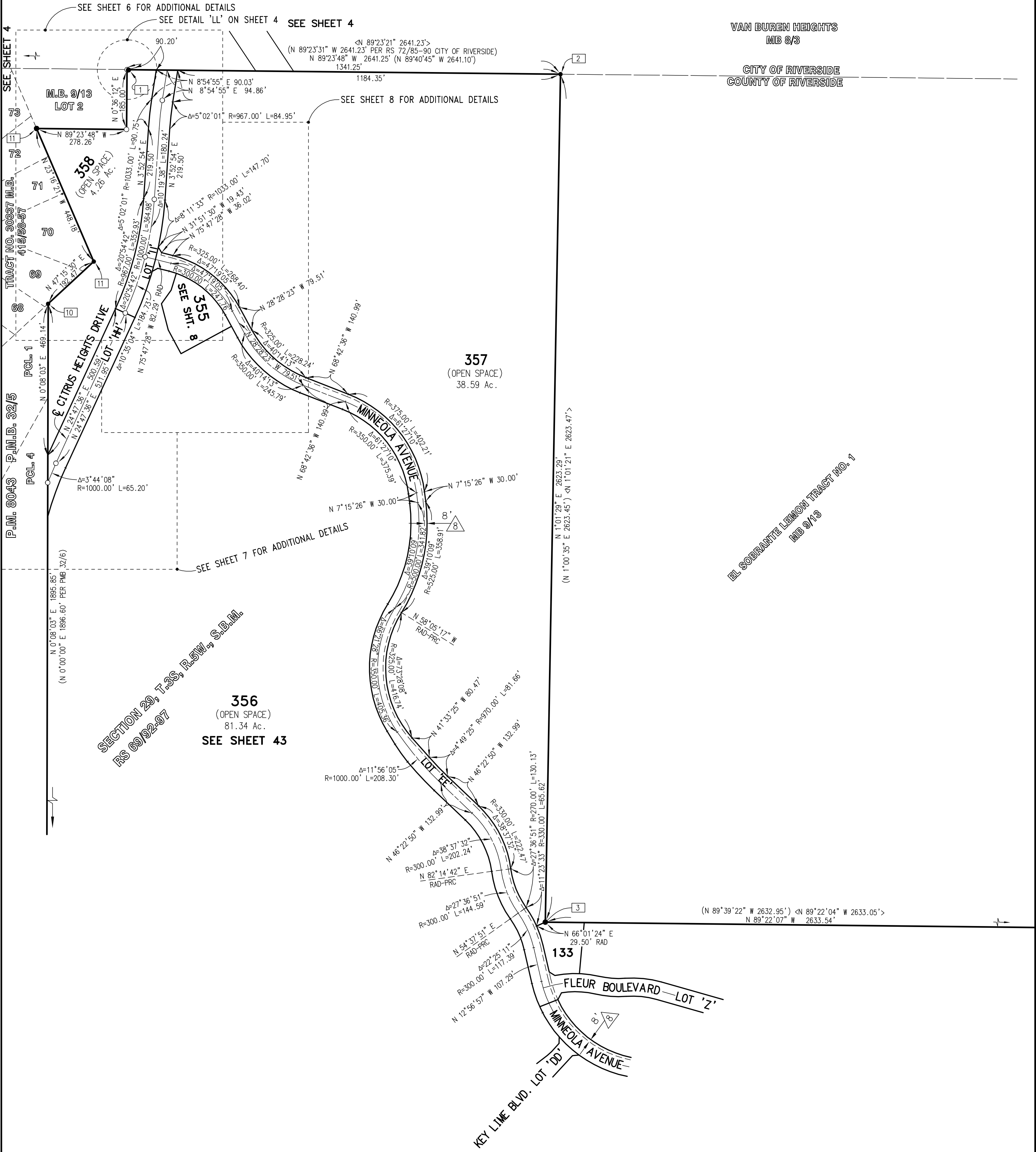
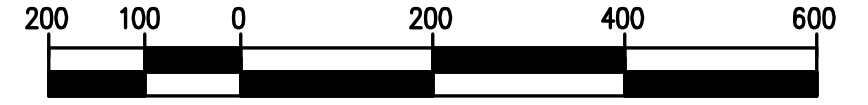
RIVERSIDE COUNTY REGIONAL PARK
 AND OPEN SPACE DISTRICT PER
 DOC. NO. 2013-0171576 O.R.

TRACT NO. 36390

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY
PROFESSIONAL LAND SURVEYING, INC. APRIL, 2015



SCALE: 1" = 200'



DETAIL - LOTS 357 AND 358

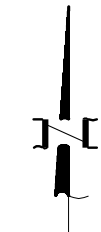
SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

TRACT NO. 36390

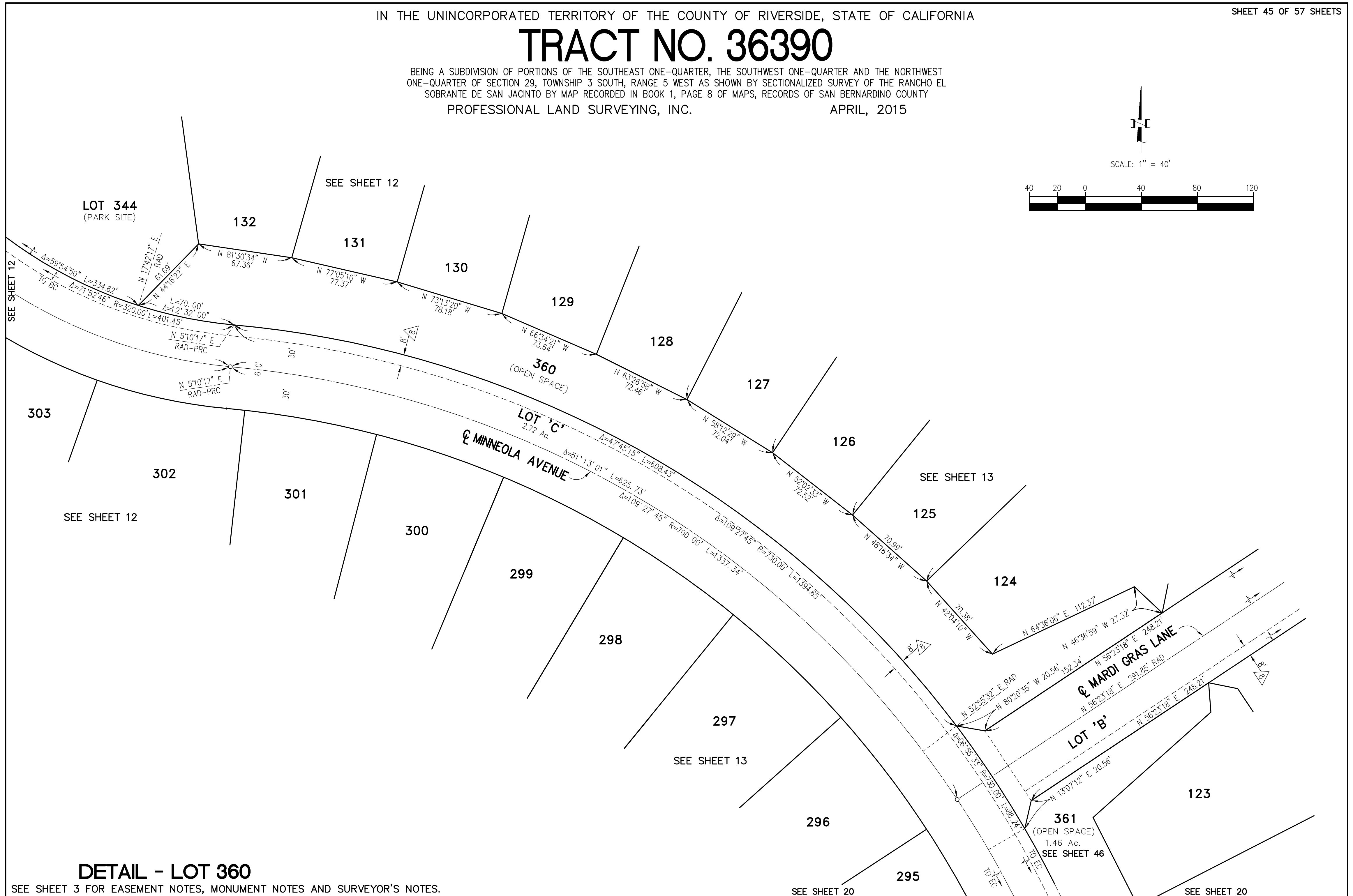
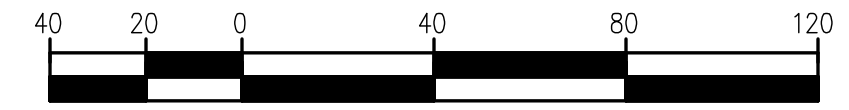
BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY

PROFESSIONAL LAND SURVEYING, INC.

APRIL, 2015



SCALE: 1" = 40'



DETAIL - LOT 360

SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

SEE SHEET 20

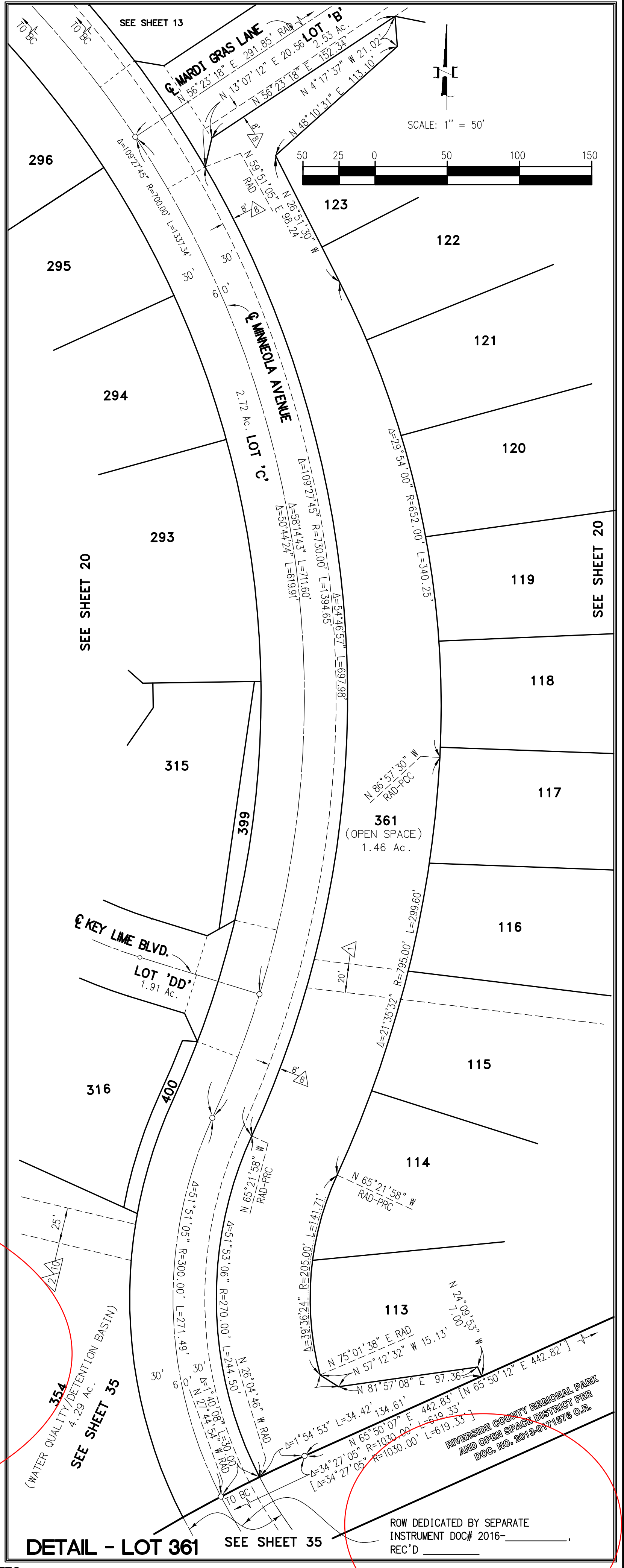
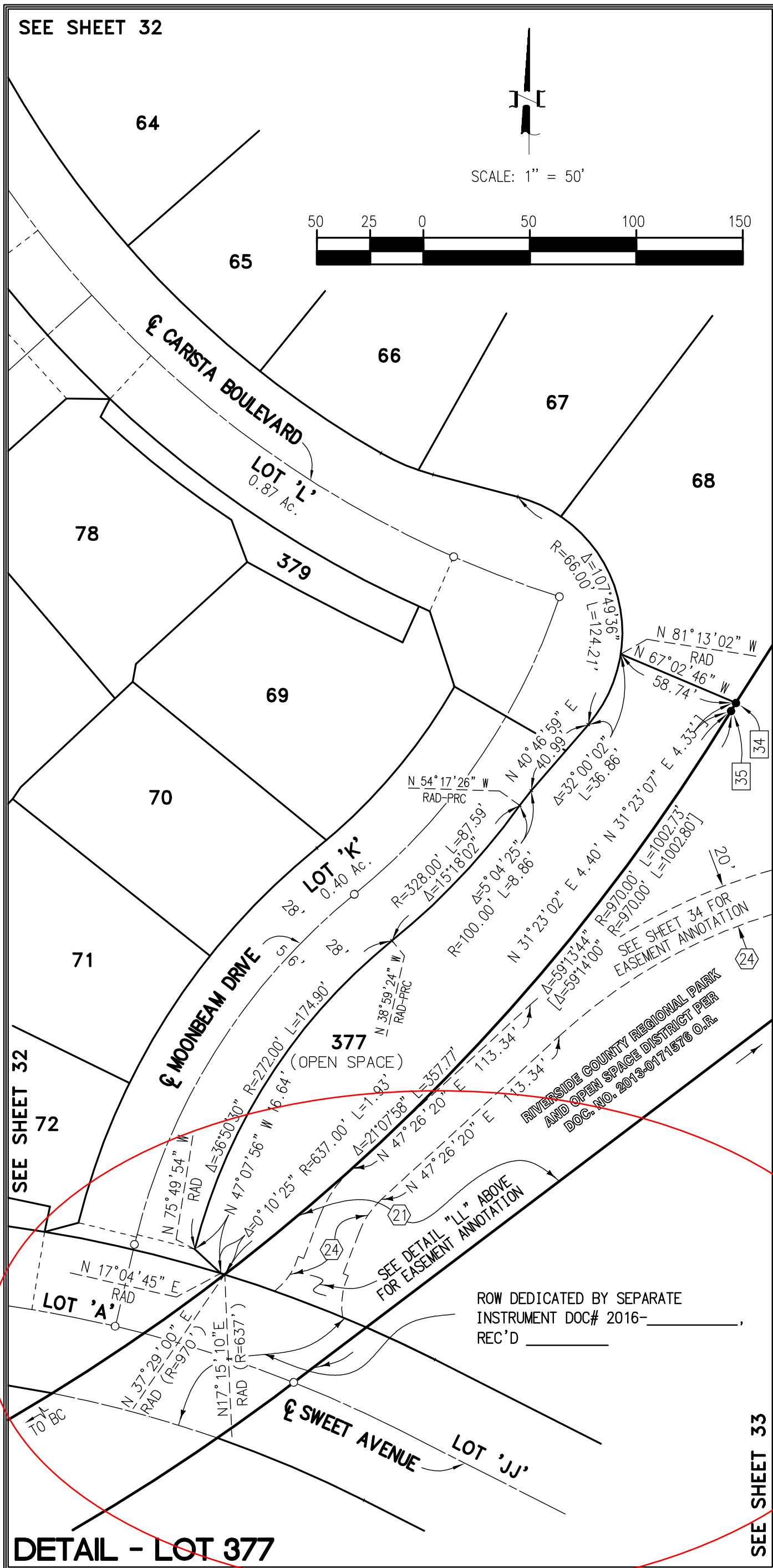
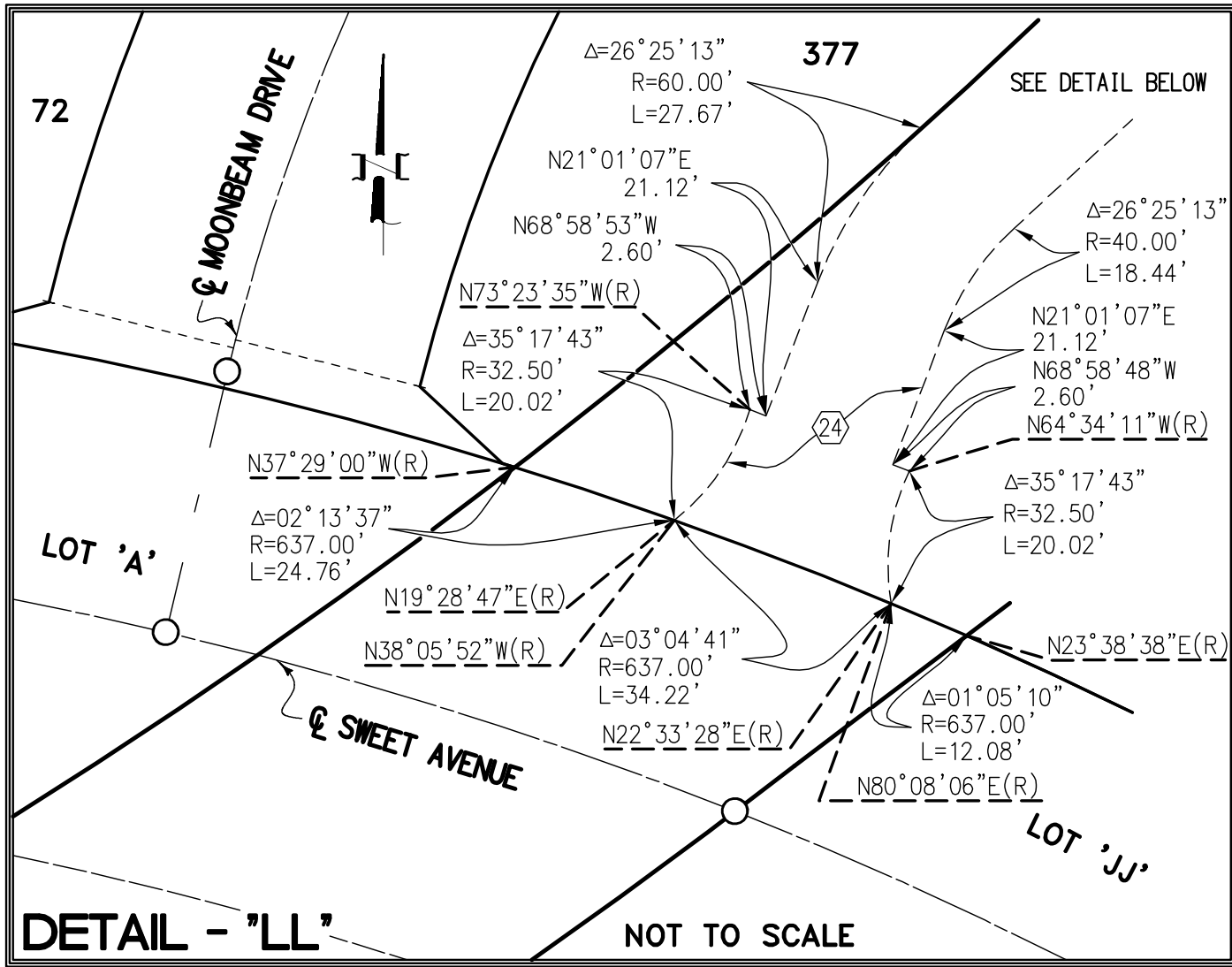
SEE SHEET 20

TRACT NO. 36390

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY

PROFESSIONAL LAND SURVEYING, INC.

APRIL, 2015



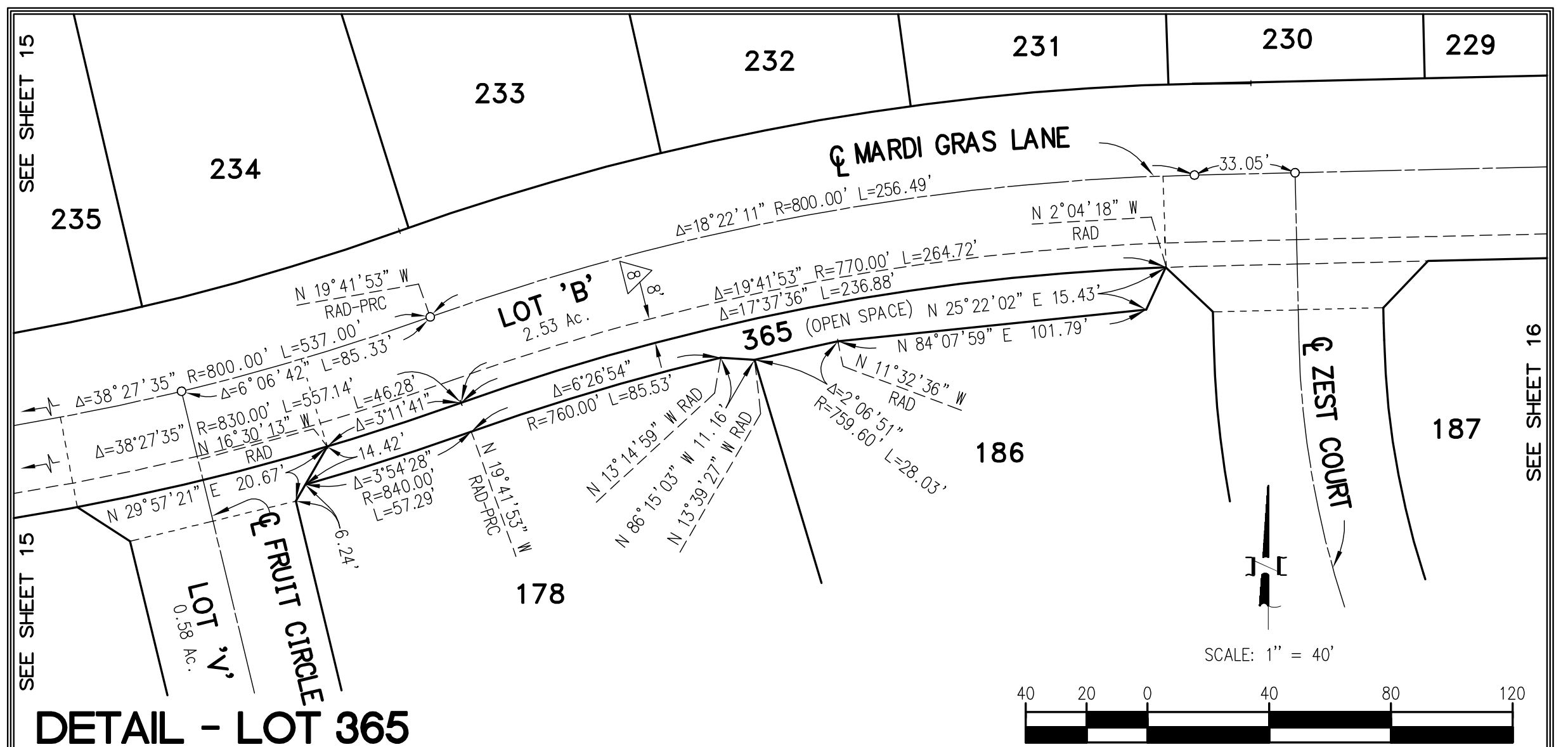
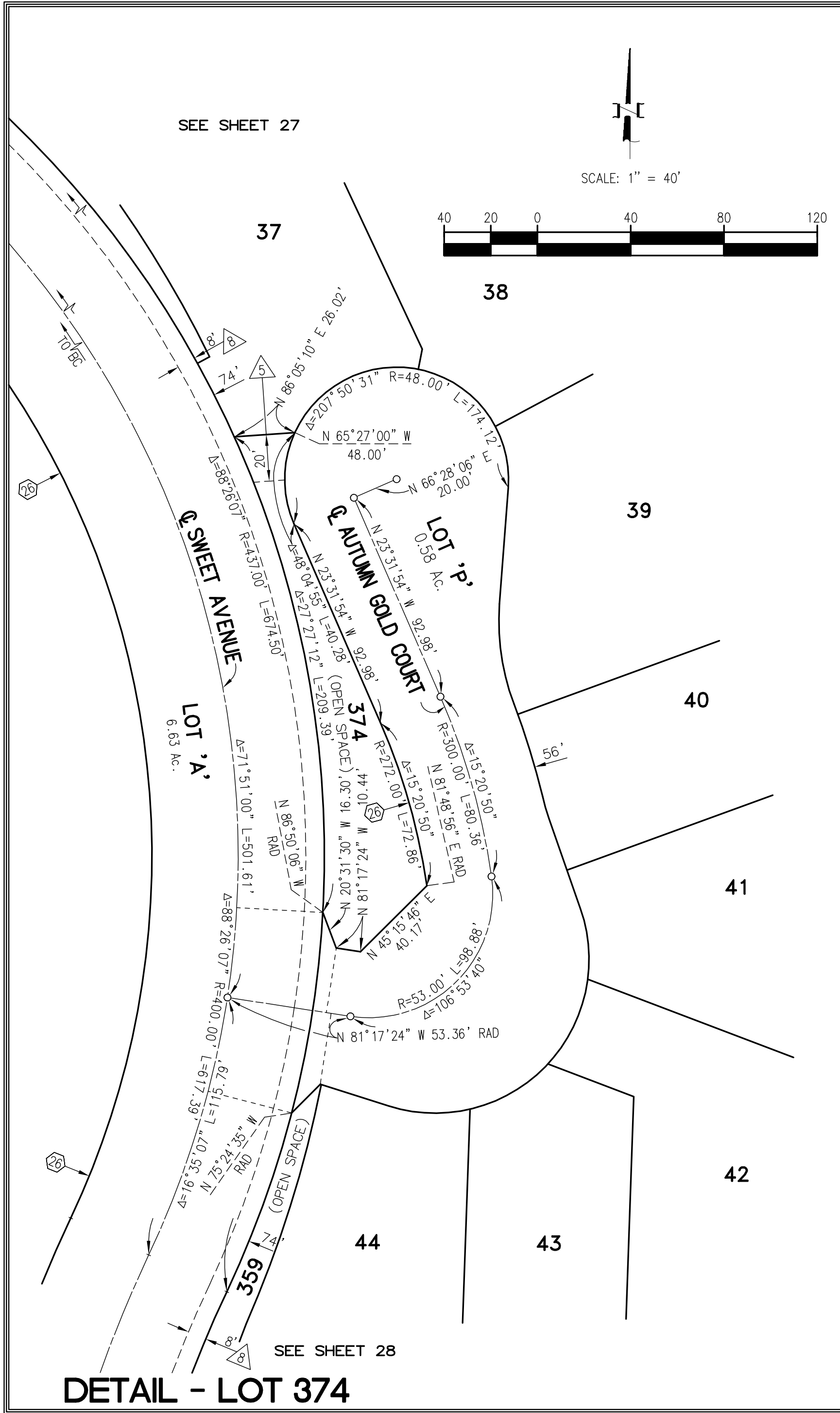
SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

RIVERSIDE COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT PER DOC. NO. 2013-0171876 O.R.

ROW DEDICATED BY SEPARATE INSTRUMENT DOC# 2016-_____, REC'D _____

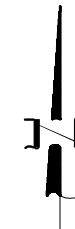
TRACT NO. 36390

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY
PROFESSIONAL LAND SURVEYING, INC. APRIL, 2015

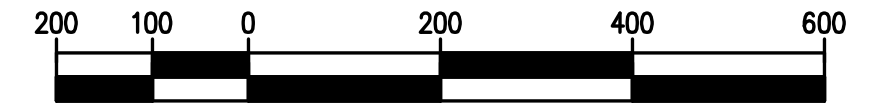


TRACT NO. 36390

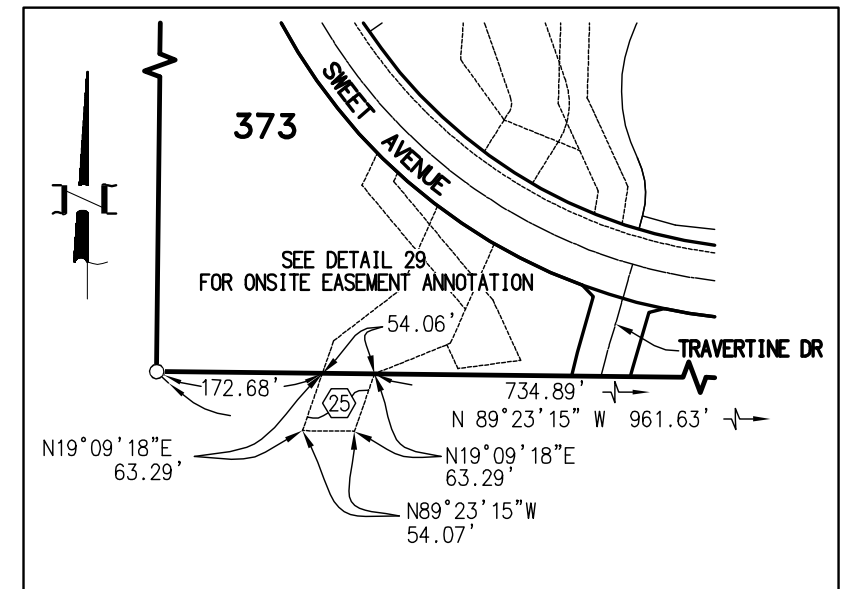
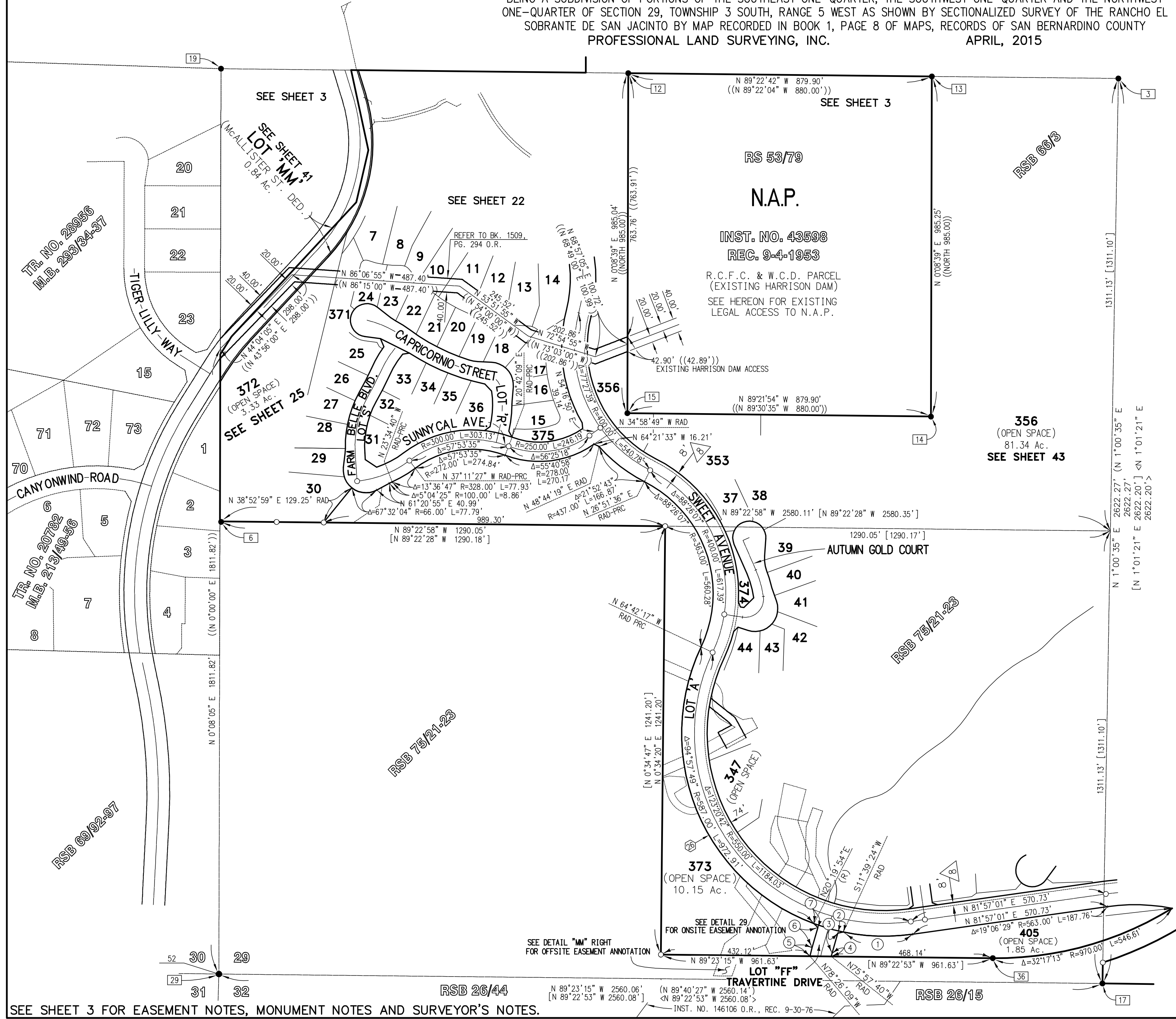
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SCALE: 1" = 200'



DATA TABLE			
NO	BEARING/Delta	RADIUS	LENGTH
1	Δ=19°42'23"	587.00'	201.89'
2	N77°00'03"E	--	16.46'
3	N15°59'39"E	--	60.47'
4	Δ=01°57'19"	270.00'	9.21'
5	Δ=04°25'48"	330.00'	25.52'
6	N15°59'39"E	--	60.47'
7	N45°00'45"W	--	16.46'



**DETAIL - LOT 373, 405
EXISTING HARRISON DAM ACCESS
AND HARRISON DAM**

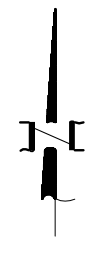
SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

TRACT NO. 36390

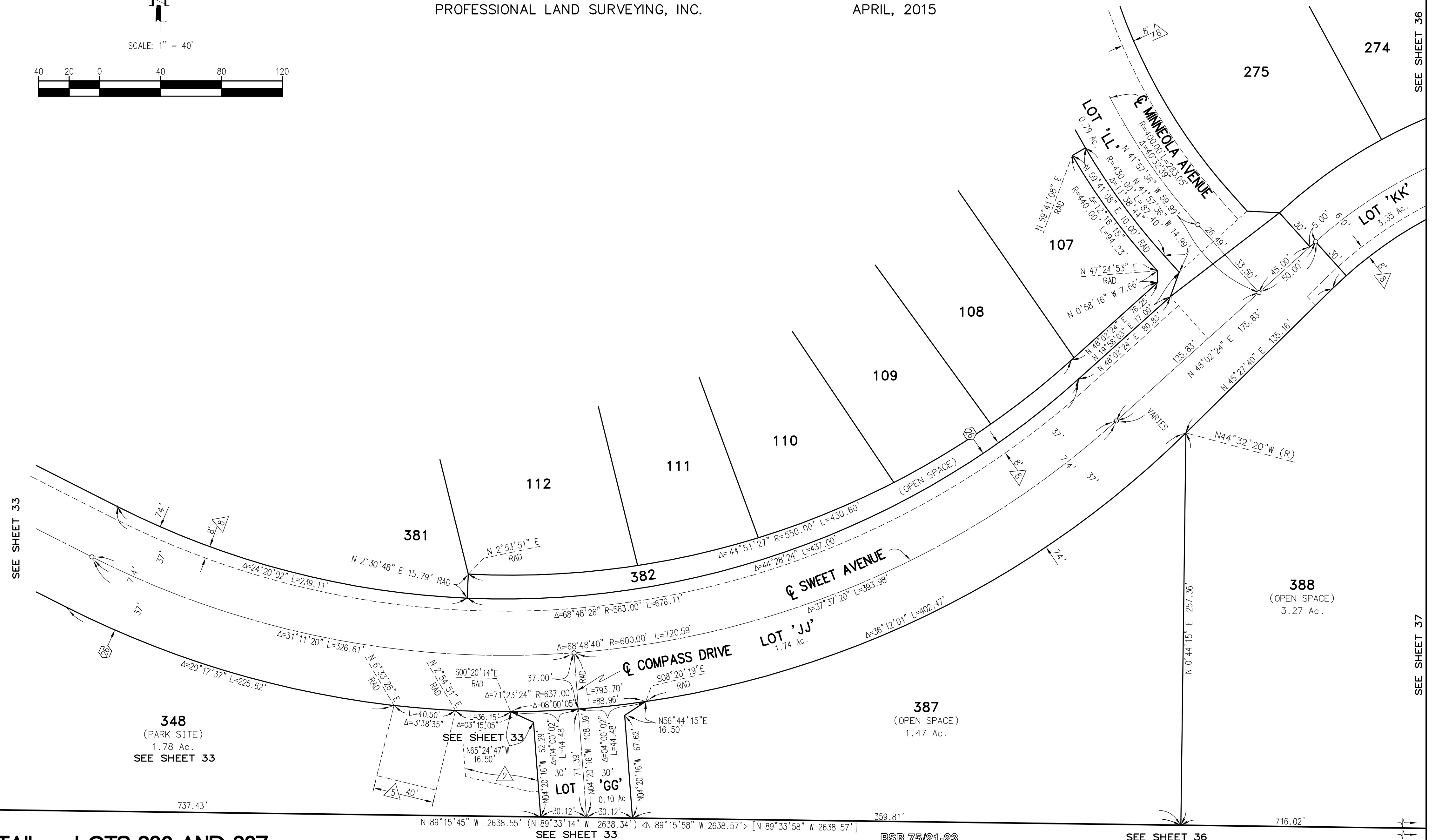
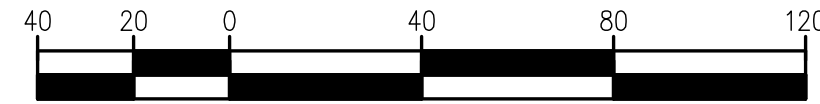
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PROFESSIONAL LAND SURVEYING, INC.

APRIL, 2015



SCALE: 1" = 40'



SEE SHEET 33

SEE SHEET 36

SEE SHEET 37

DETAIL - LOTS 382 AND 387

SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

RSB 75/21-23

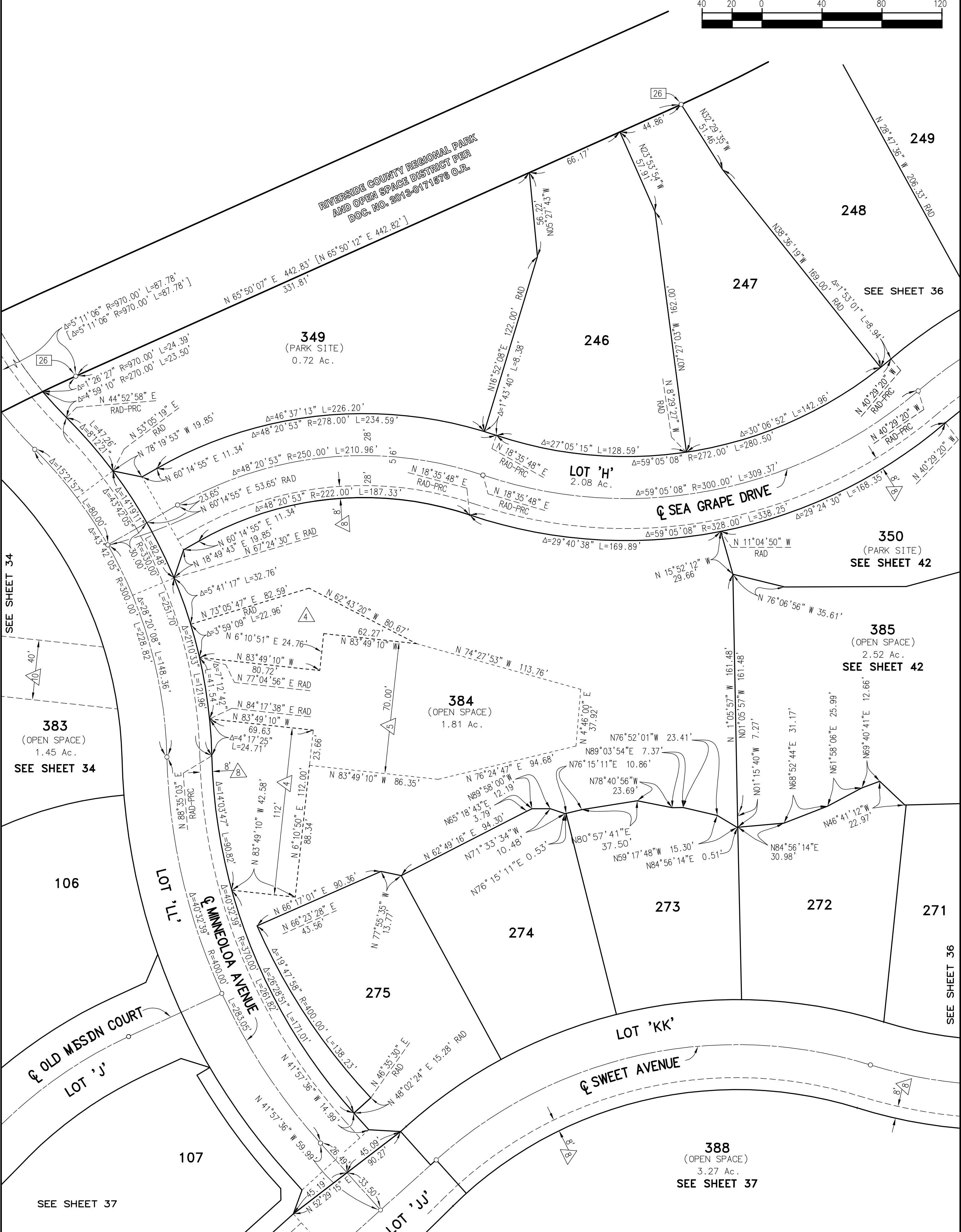
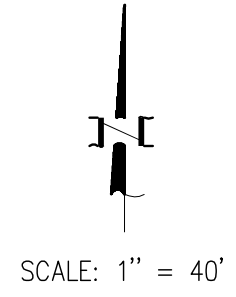
SEE SHEET 36

TRACT NO. 36390

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY

PROFESSIONAL LAND SURVEYING, INC.

APRIL, 2015

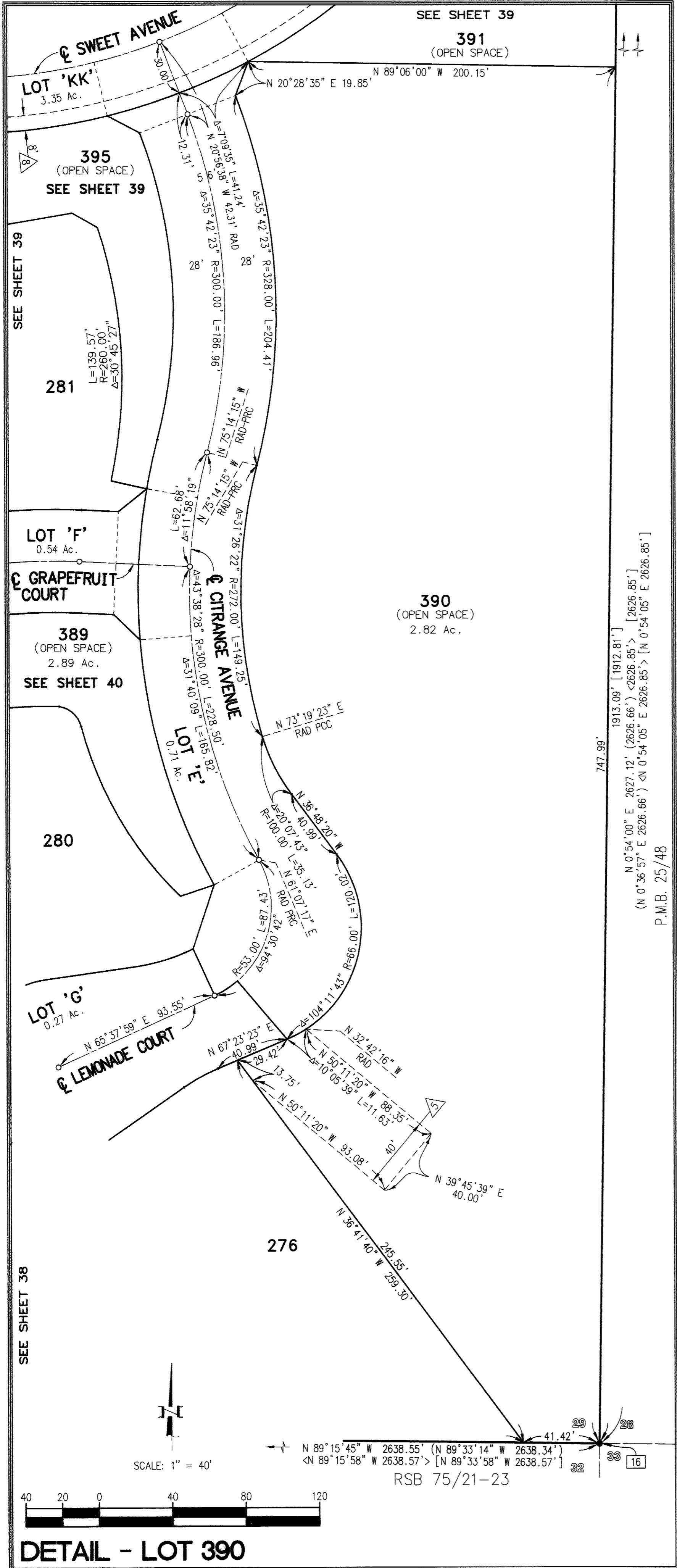


DETAIL - LOT 349 AND 384

SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

TRACT NO. 36390

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY
 PROFESSIONAL LAND SURVEYING, INC.
 APRIL, 2015



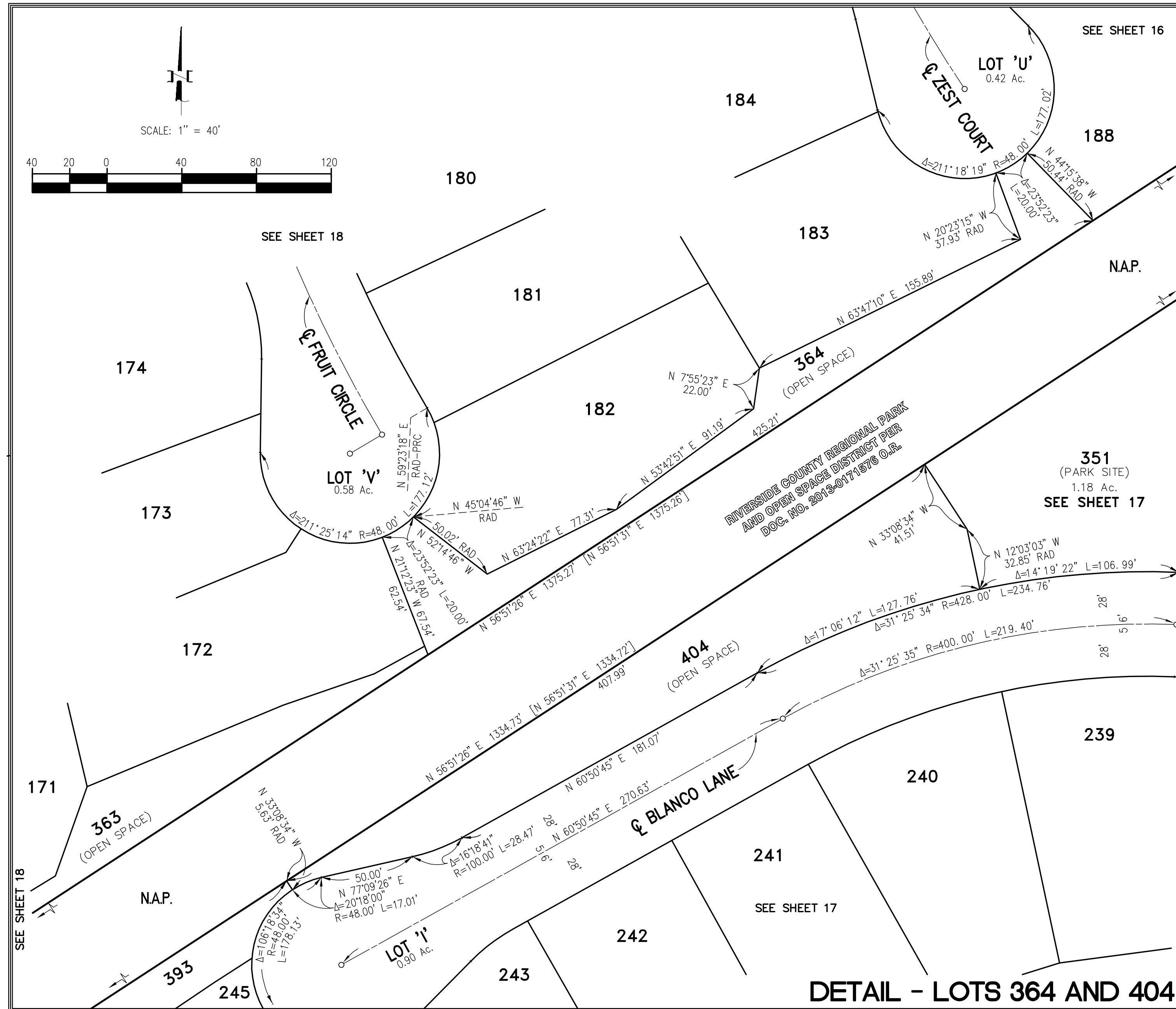
747.99'
 1913.09' [1912.81']
 1912.81' (2626.66') <2626.85' > [2626.85']
 (N 0°54'00" E 2627.12' (2626.66') <2626.85' > [2626.85']
 (N 0°36'57" E 2626.66') <N 0°54'05" E 2626.85' > [N 0°54'05" E 2626.85']
 P.M.B. 25/48

DETAIL - LOT 390

SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

TRACT NO. 36390

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY
PROFESSIONAL LAND SURVEYING, INC. APRIL, 2015



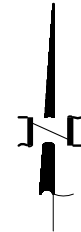
DETAIL - LOTS 364 AND 404

SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

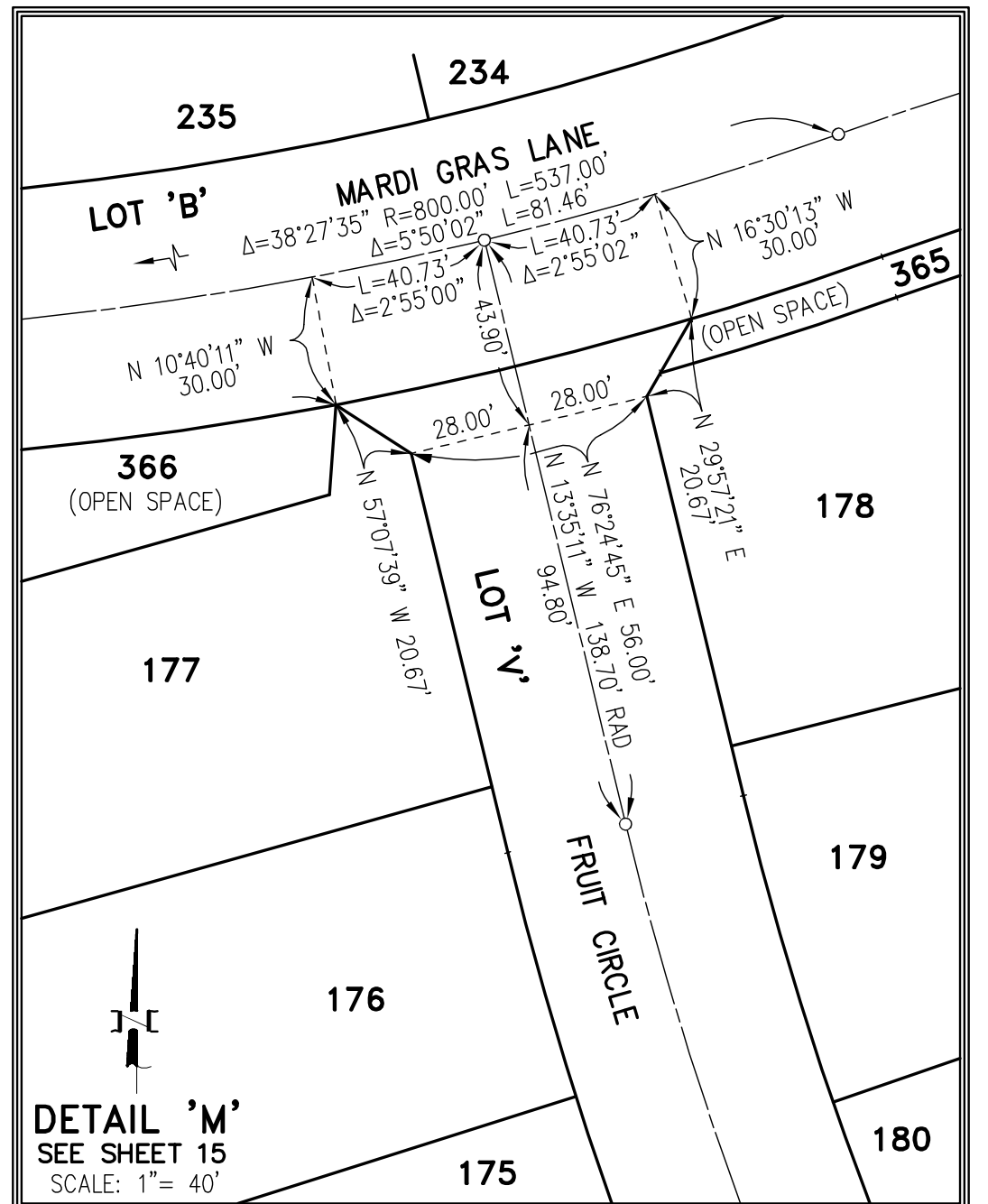
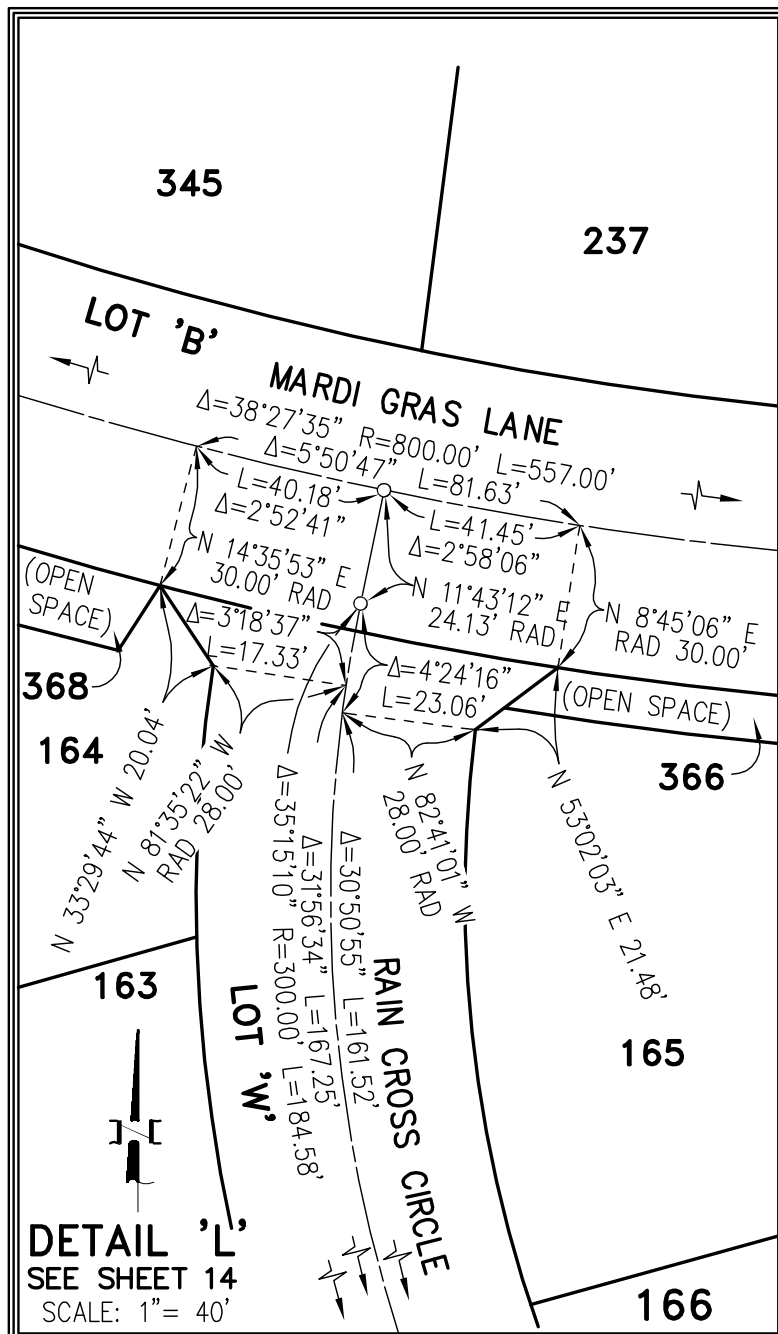
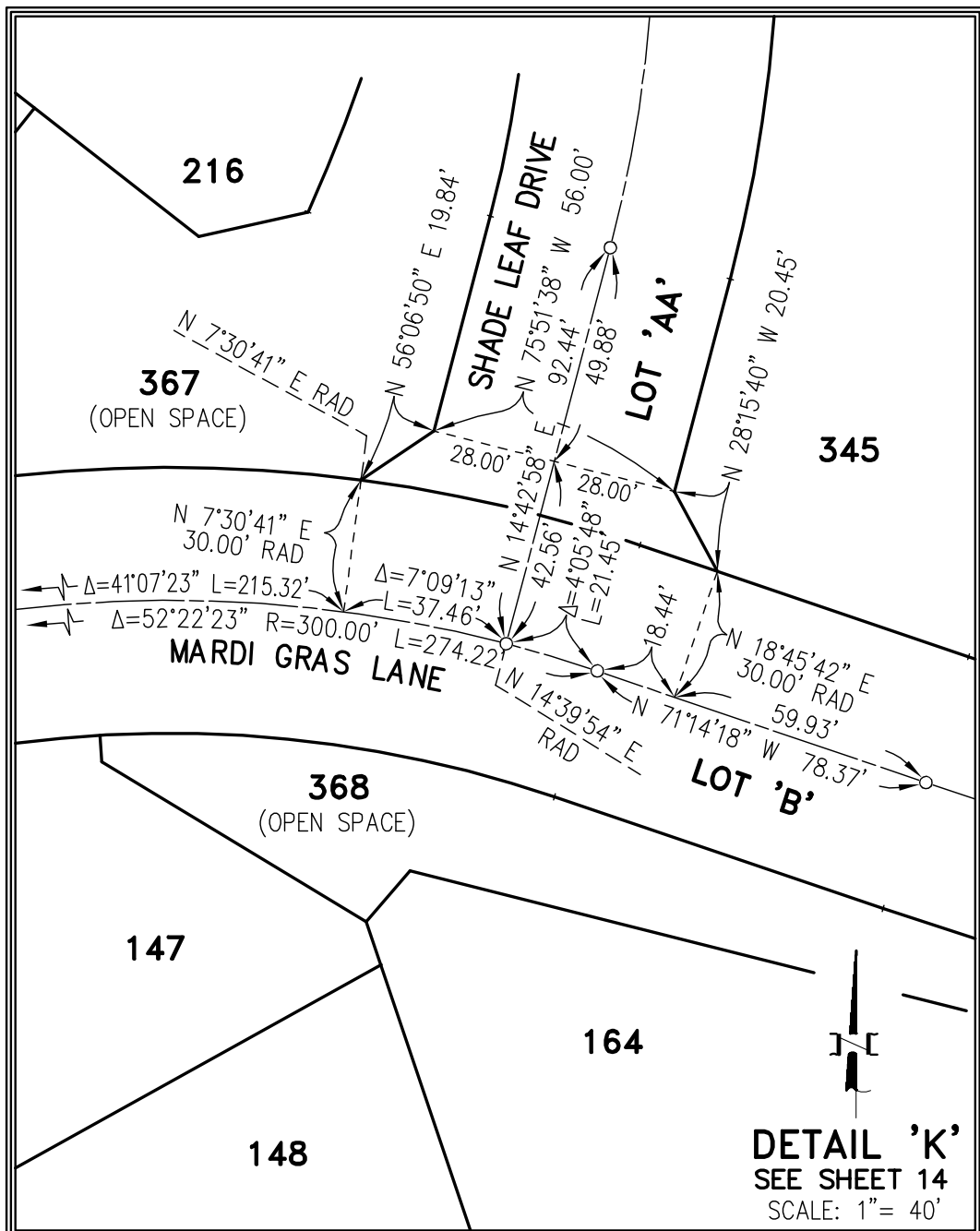
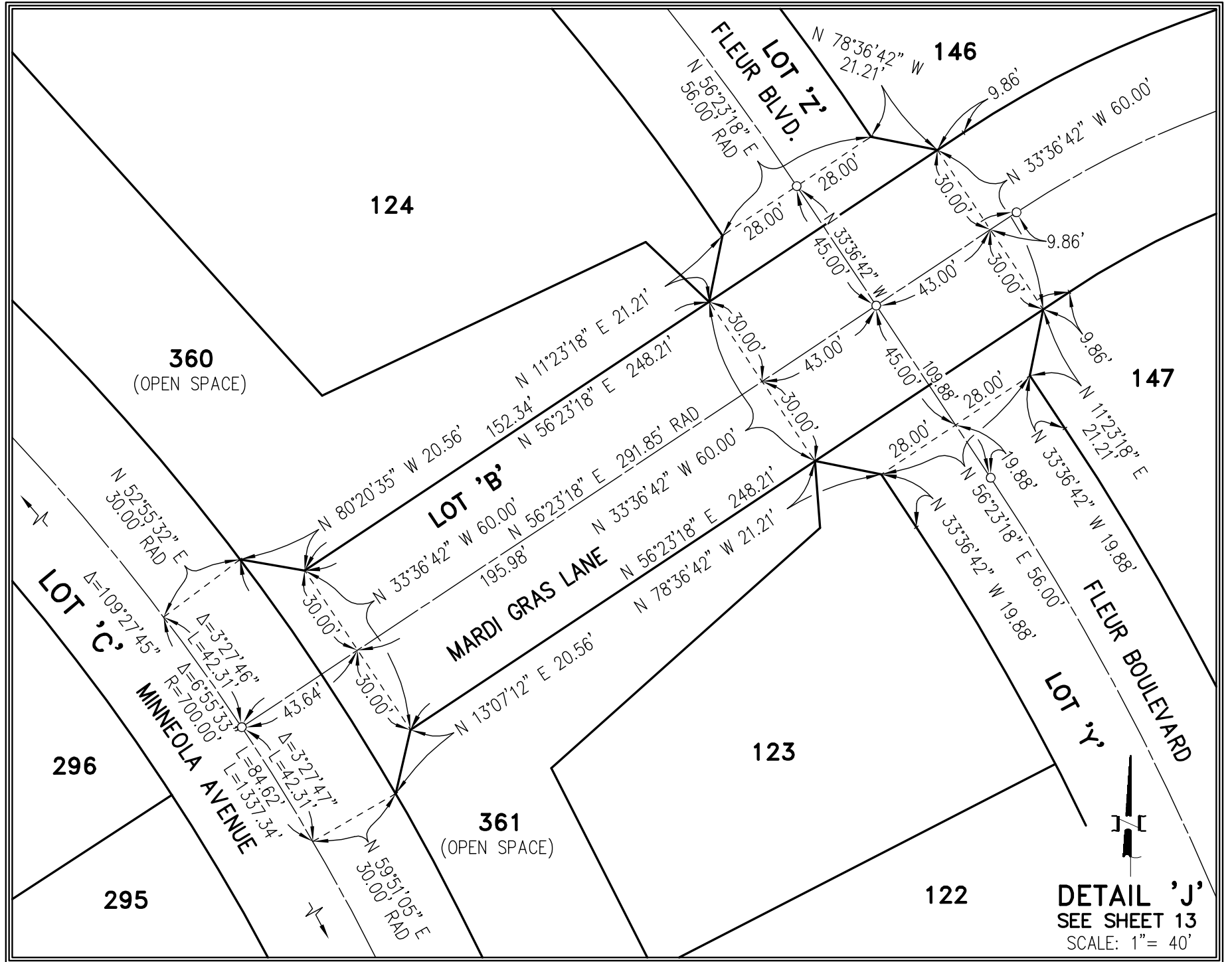
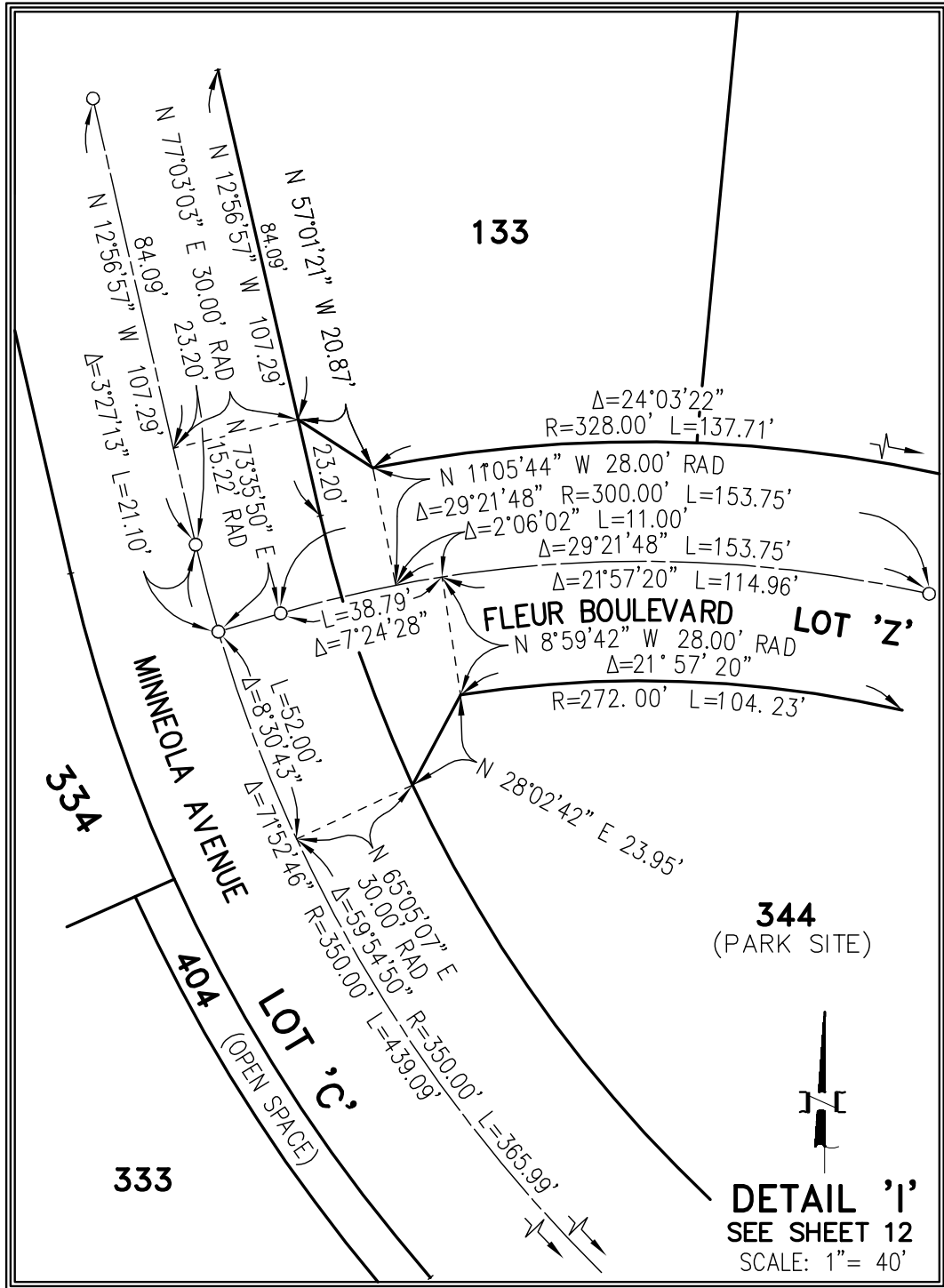
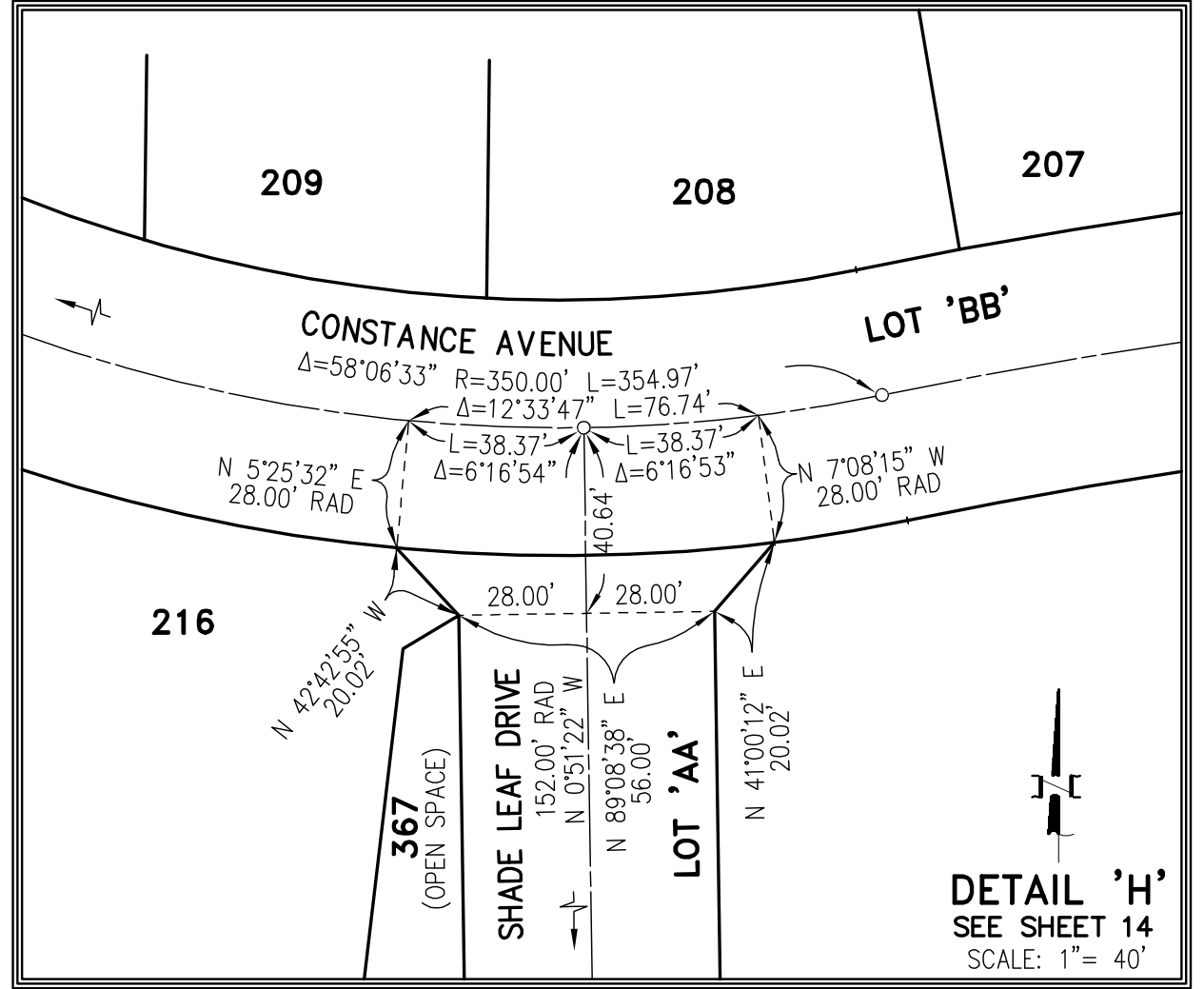
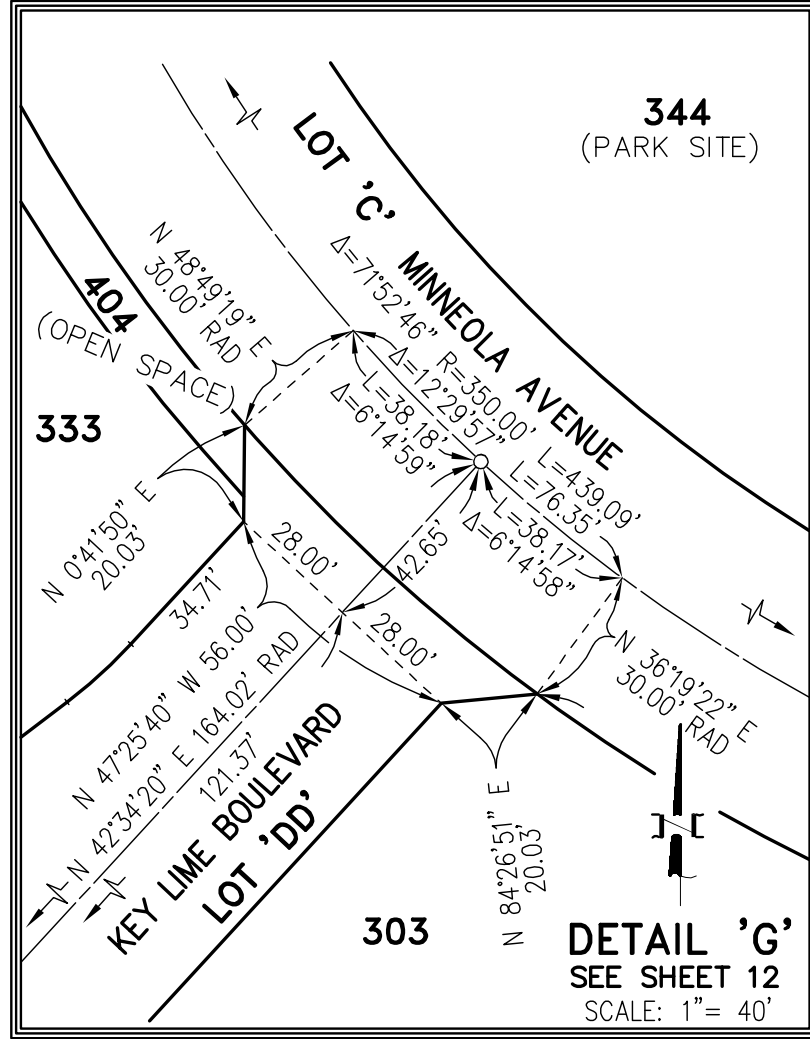
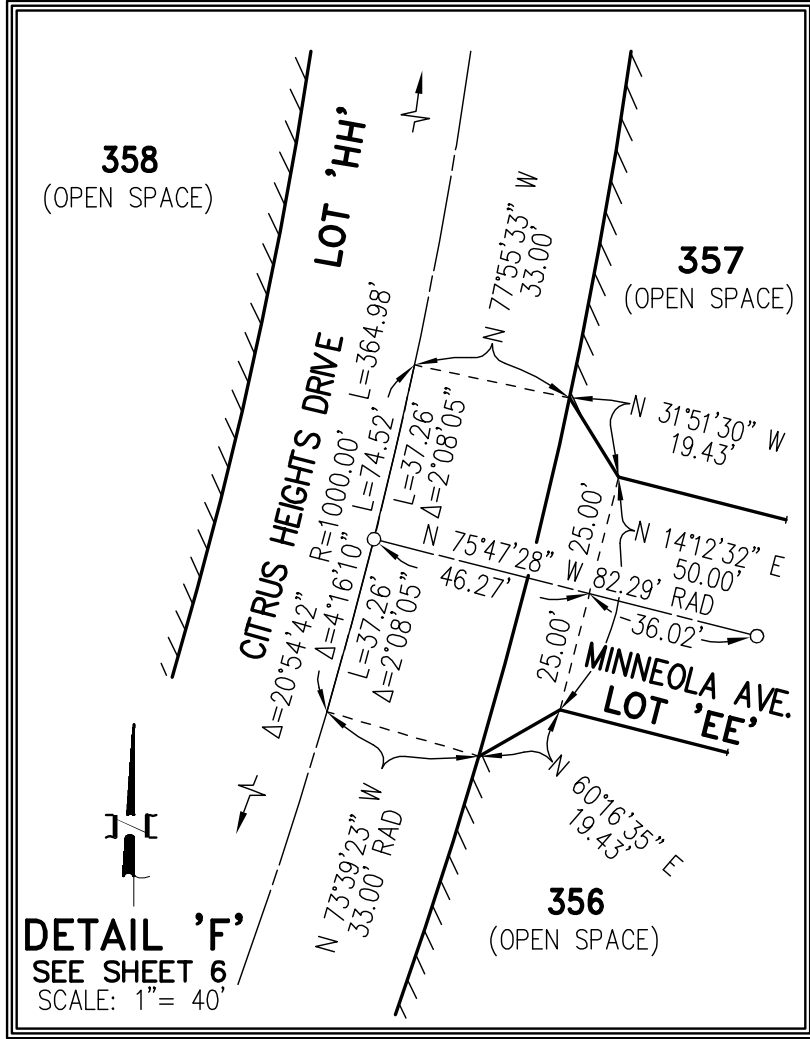
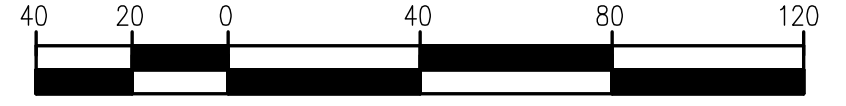
TRACT NO. 36390

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY
PROFESSIONAL LAND SURVEYING, INC.

APRIL, 2015



SCALE: 1" = 40'



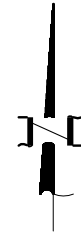
SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

TRACT NO. 36390

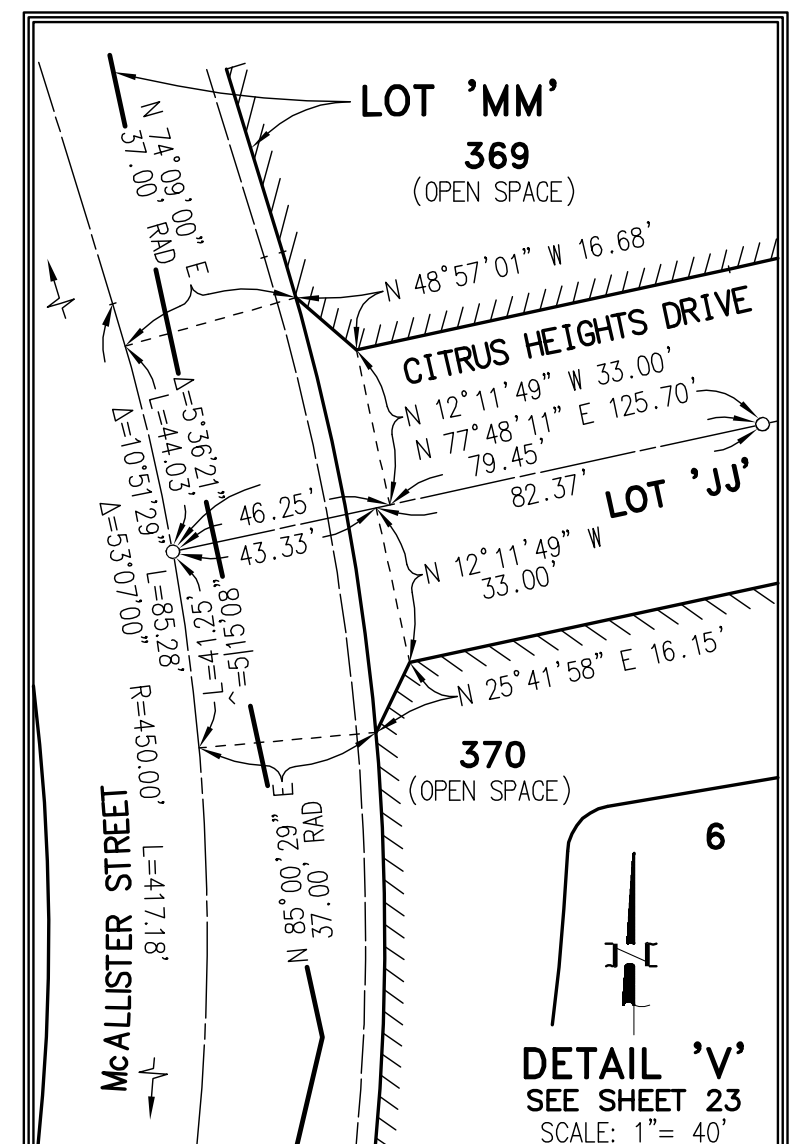
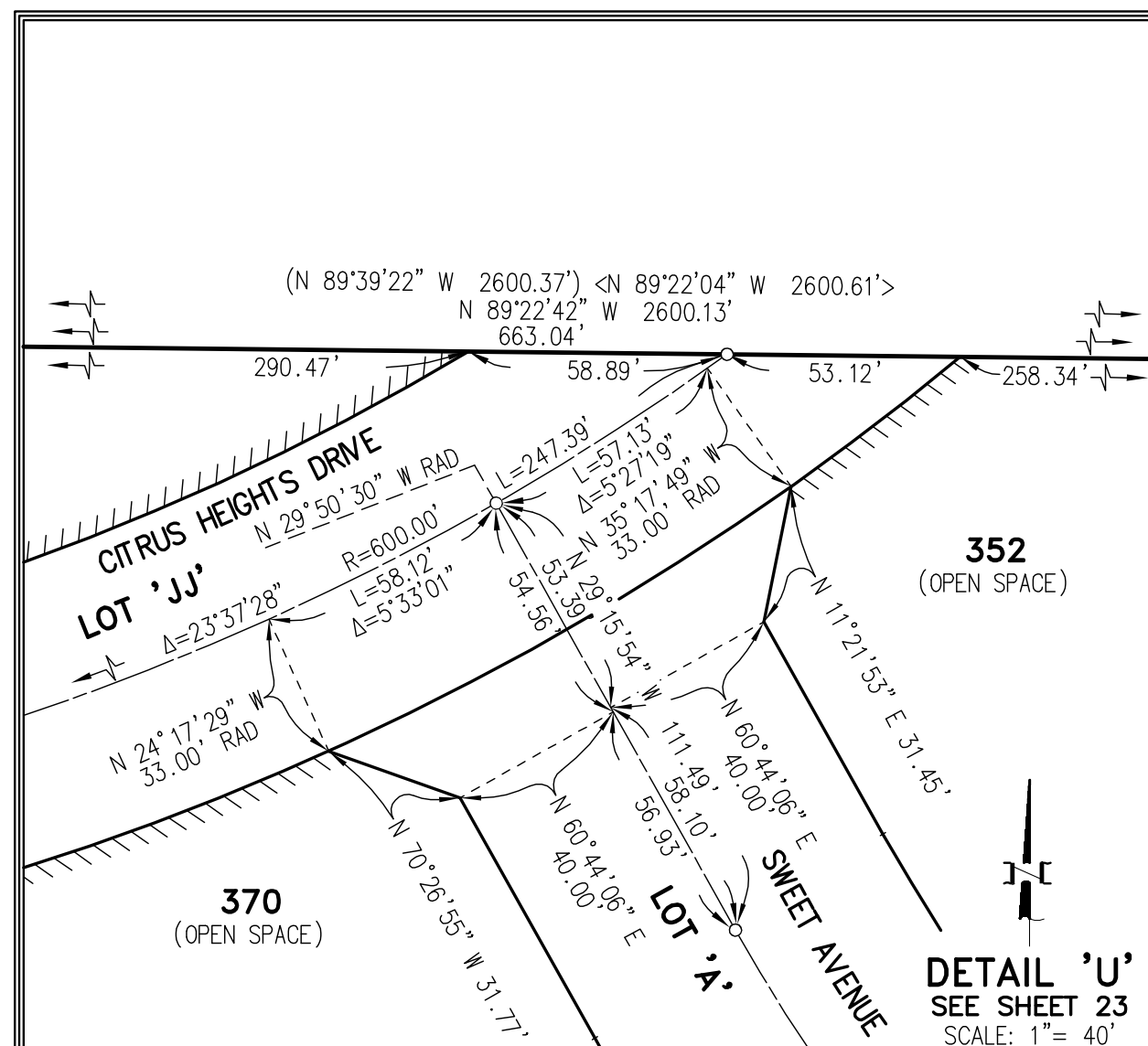
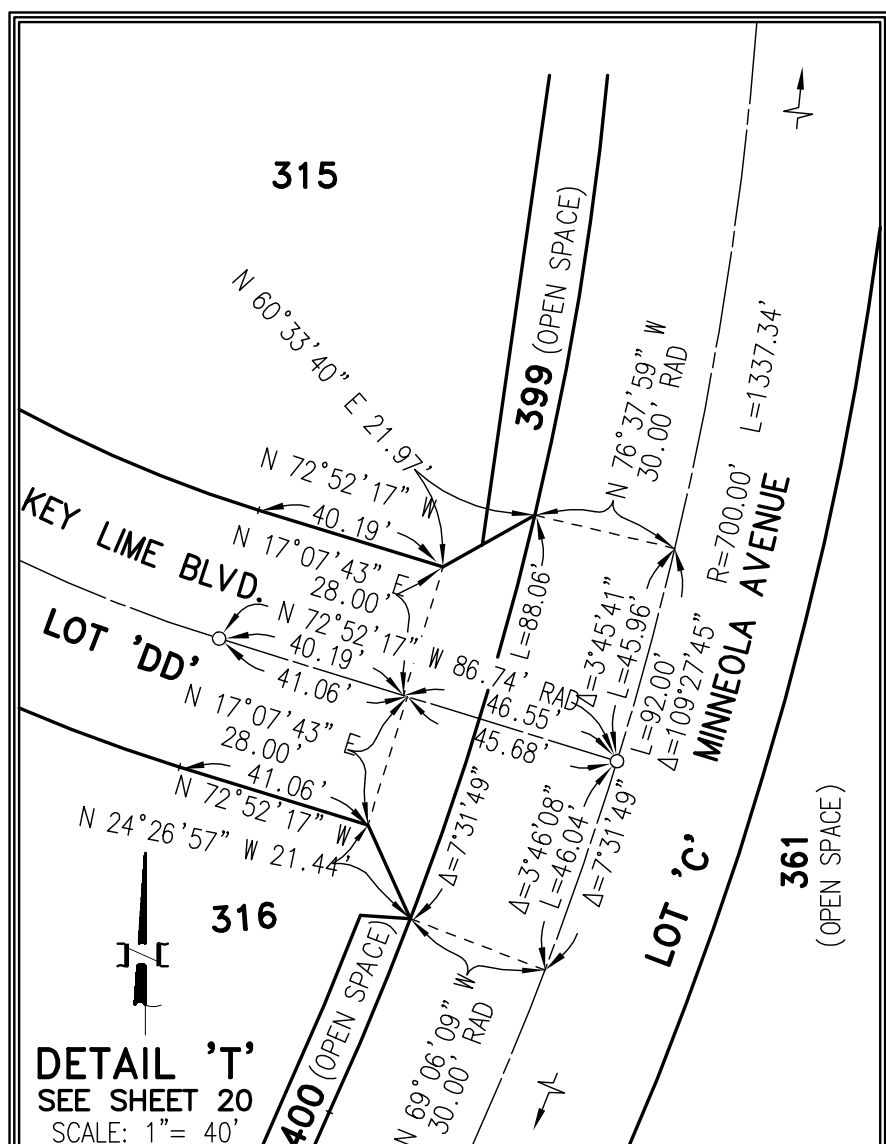
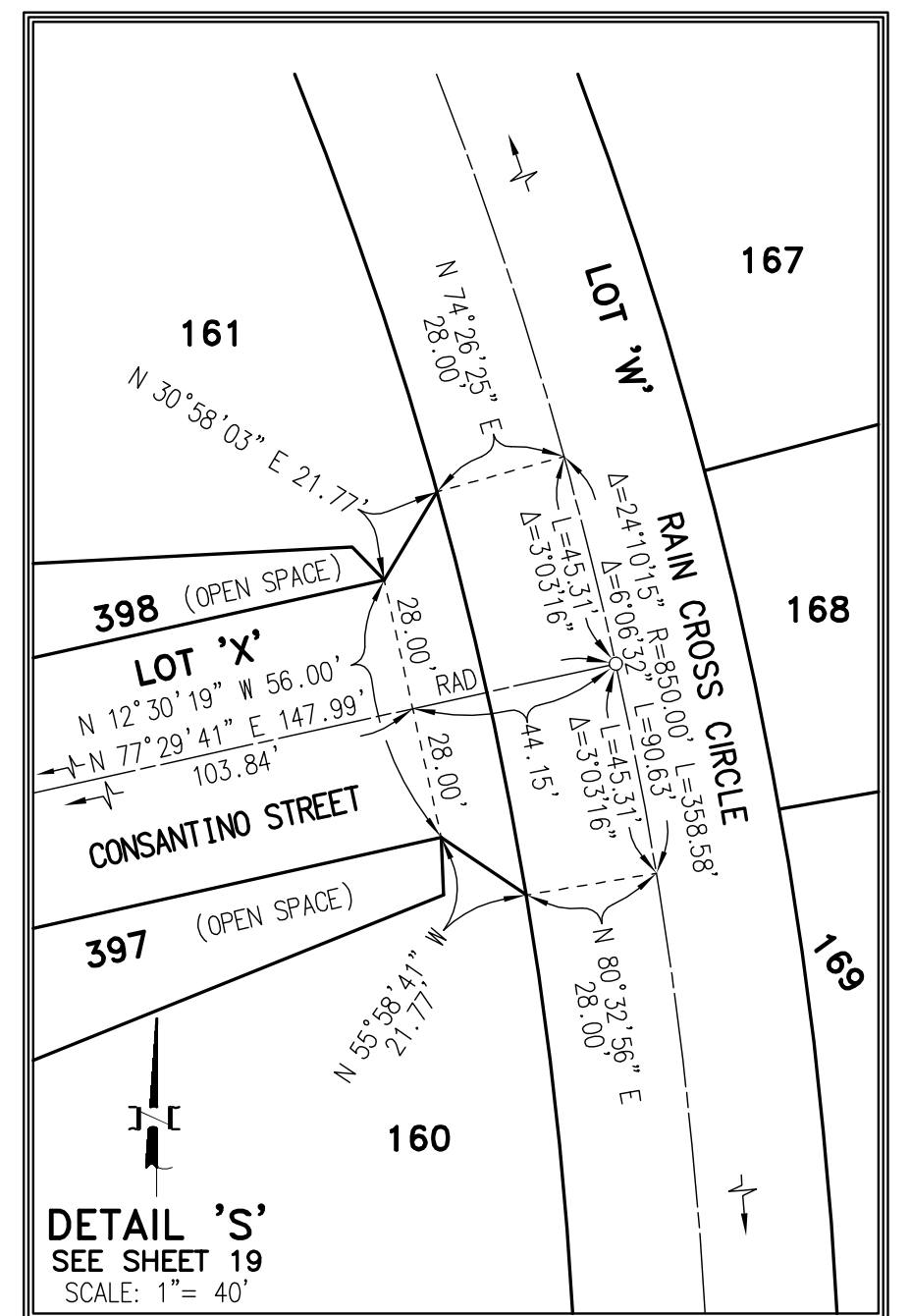
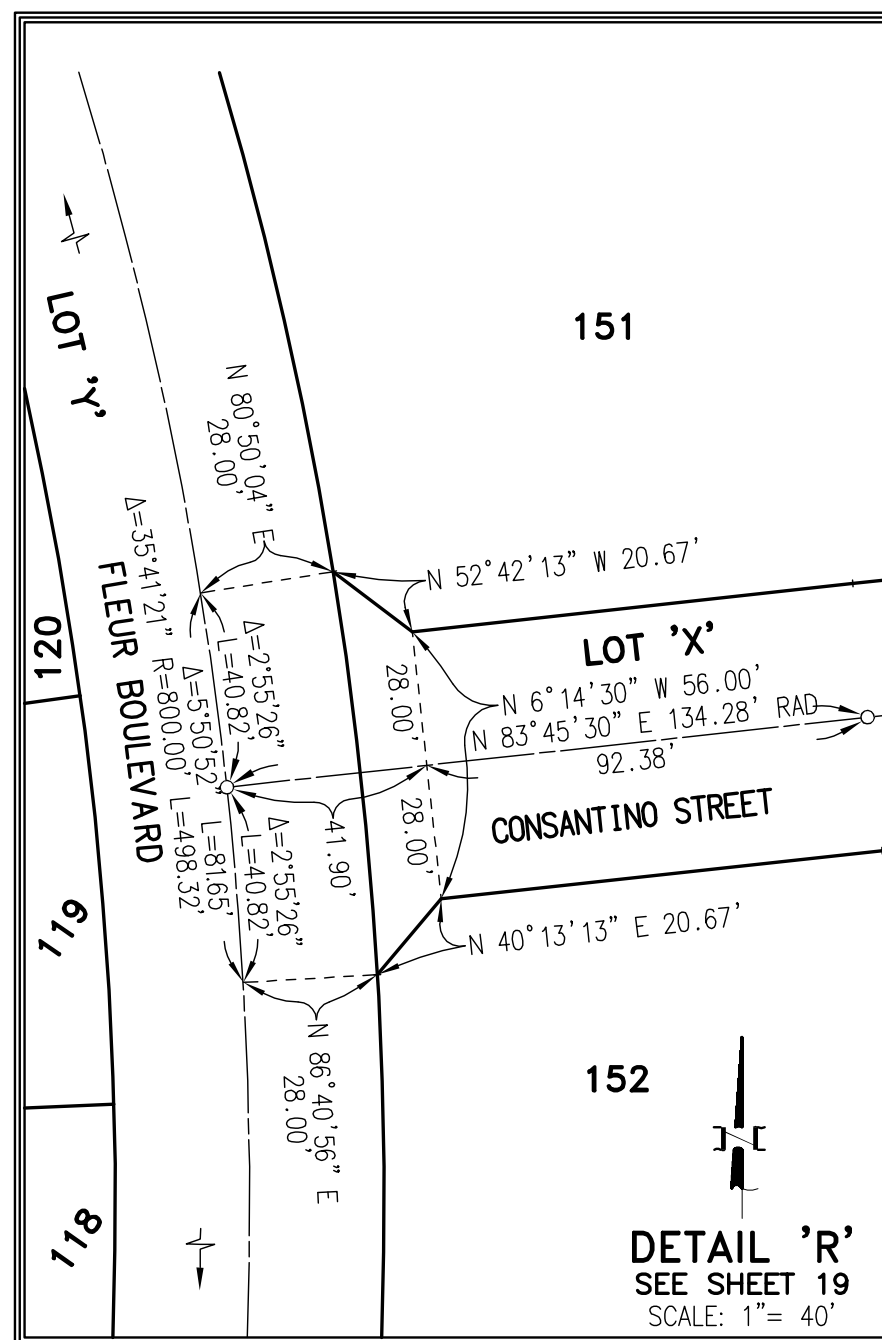
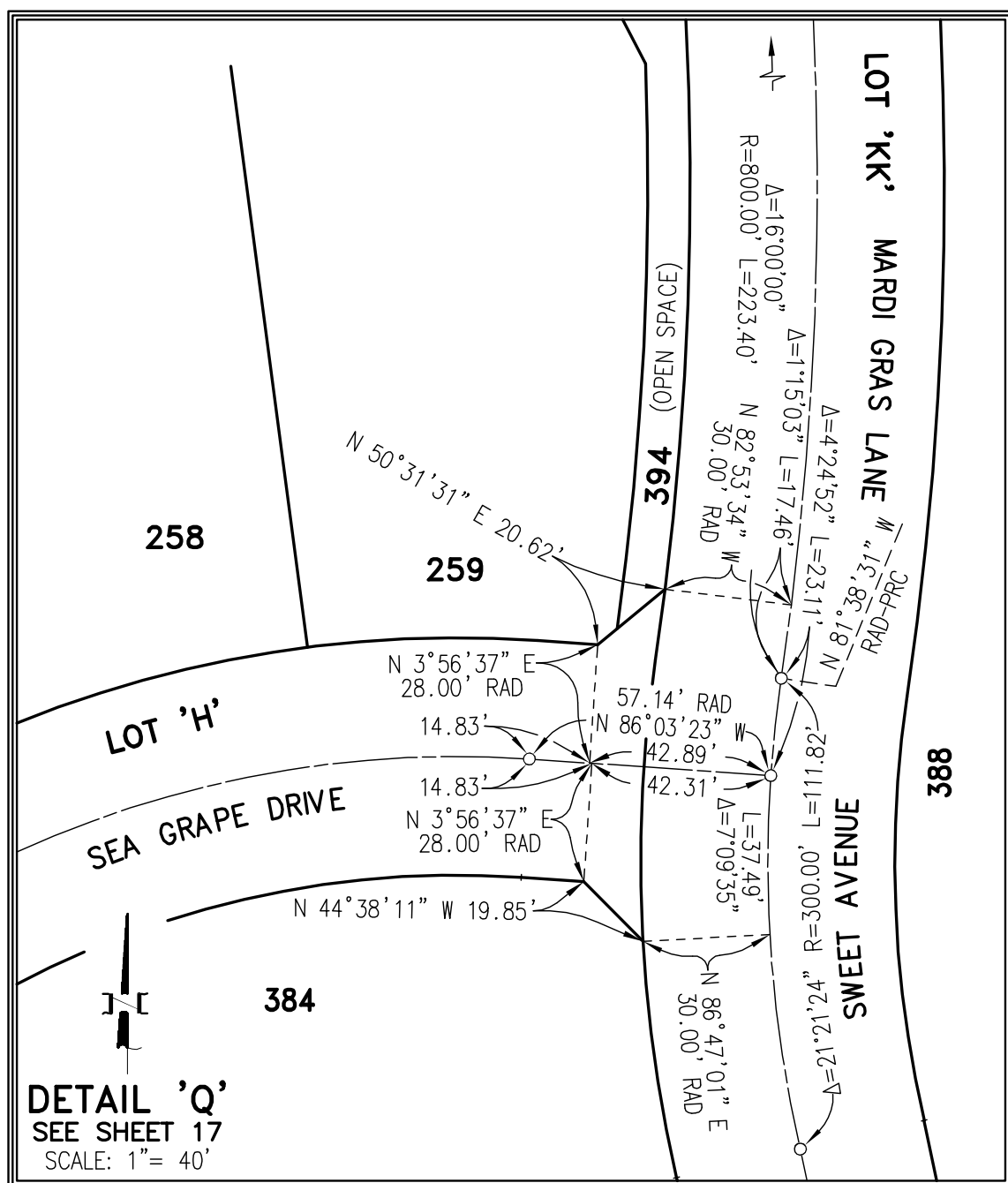
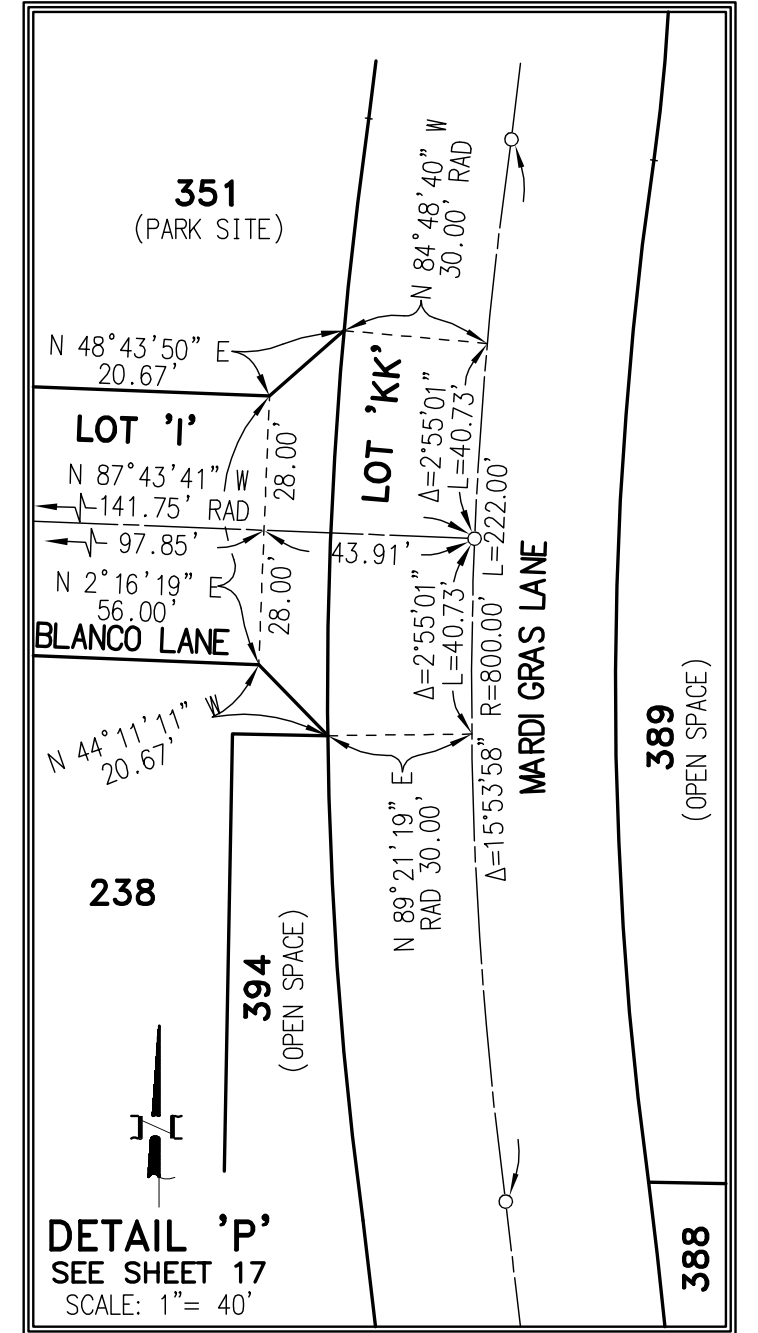
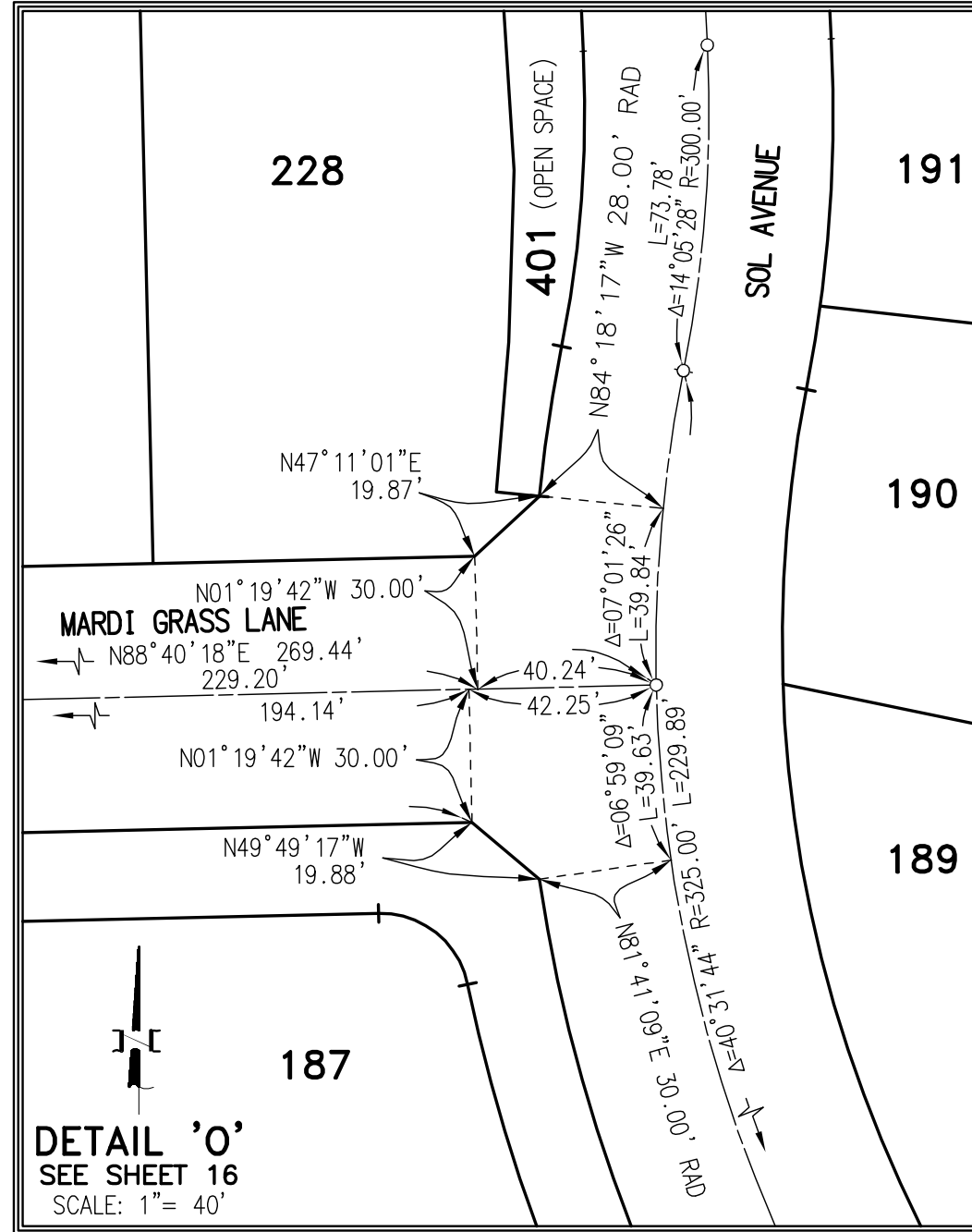
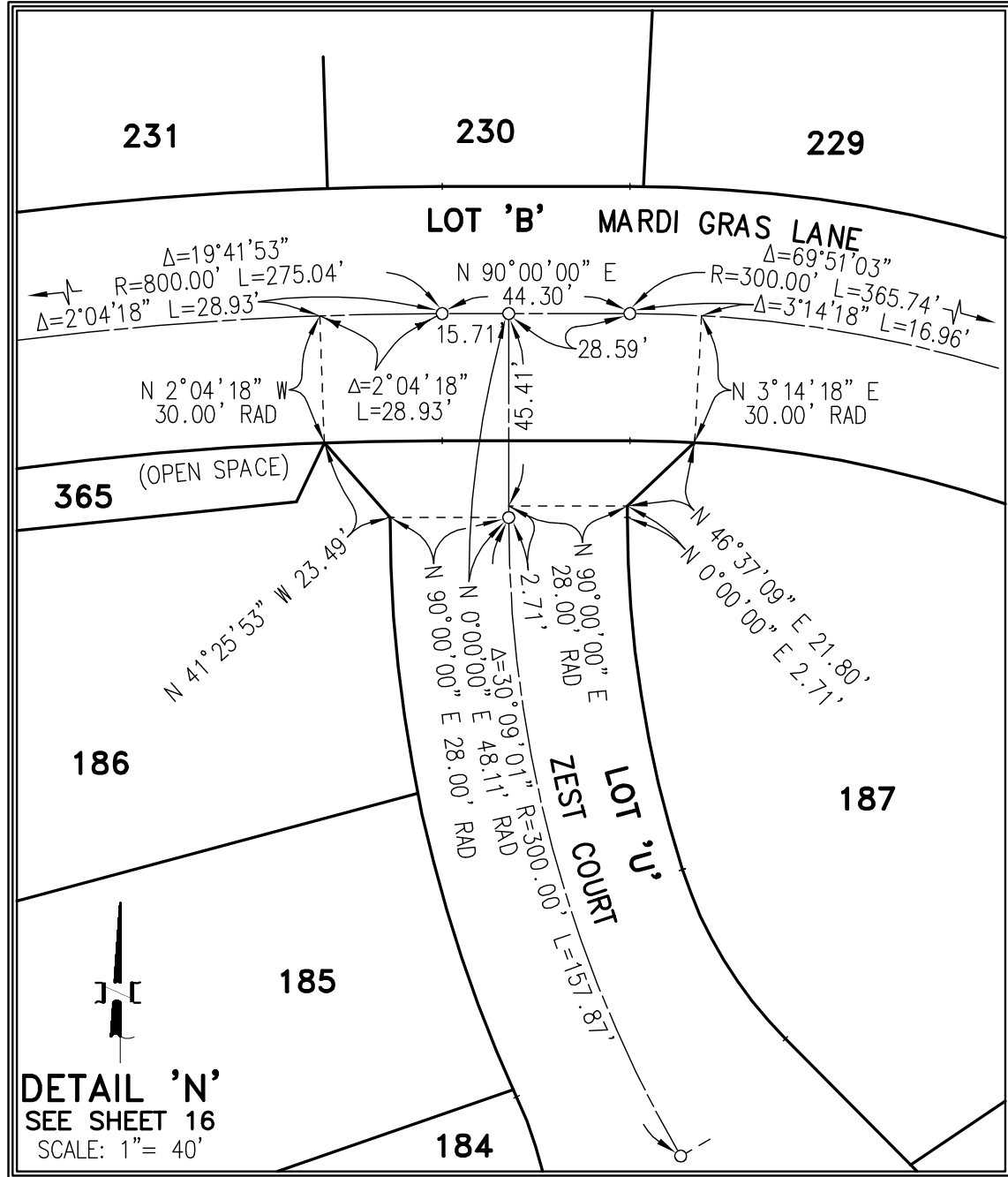
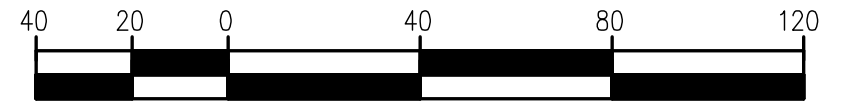
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PROFESSIONAL LAND SURVEYING, INC.

APRIL, 2015



SCALE: 1" = 40'



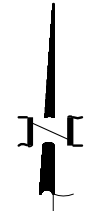
SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

TRACT NO. 36390

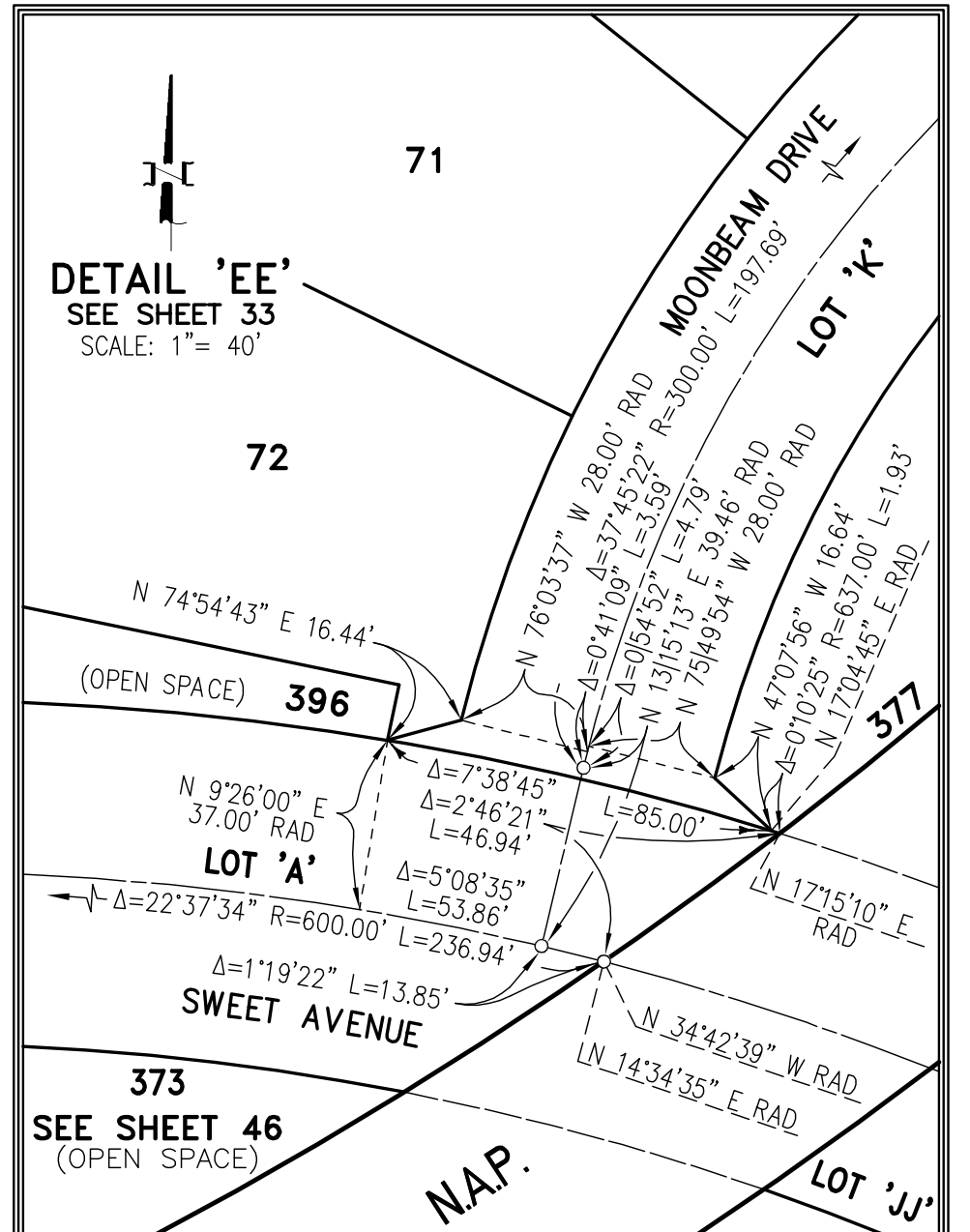
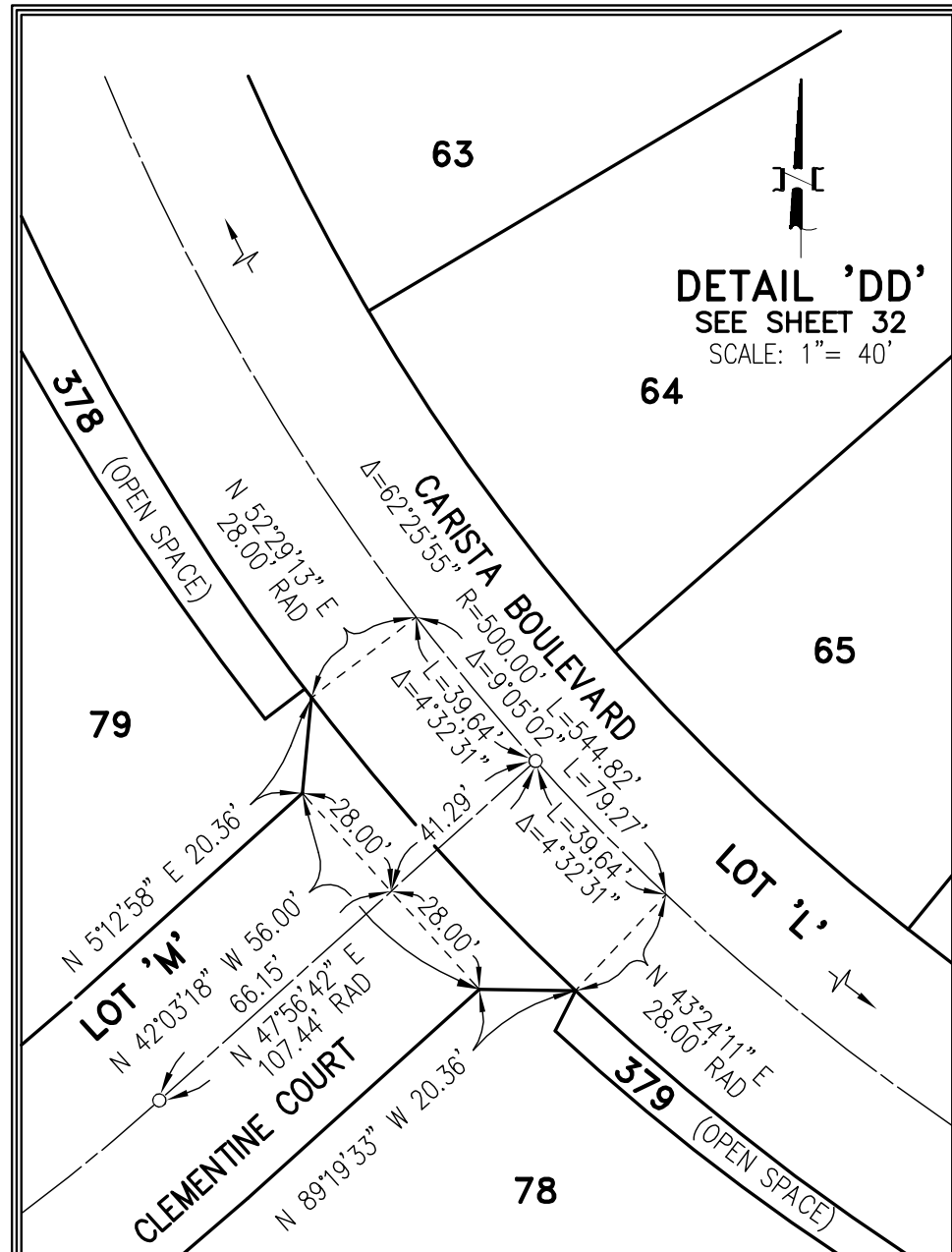
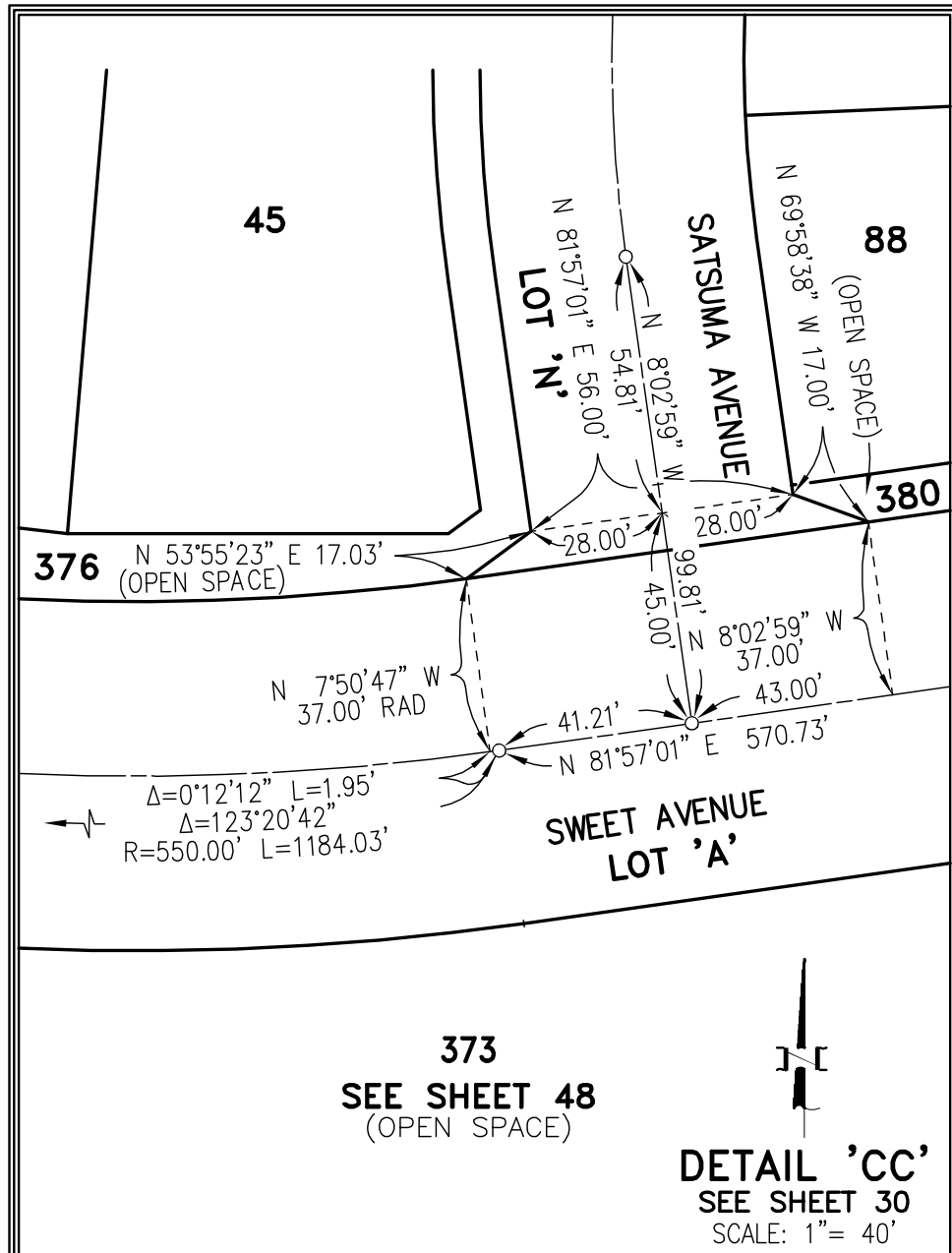
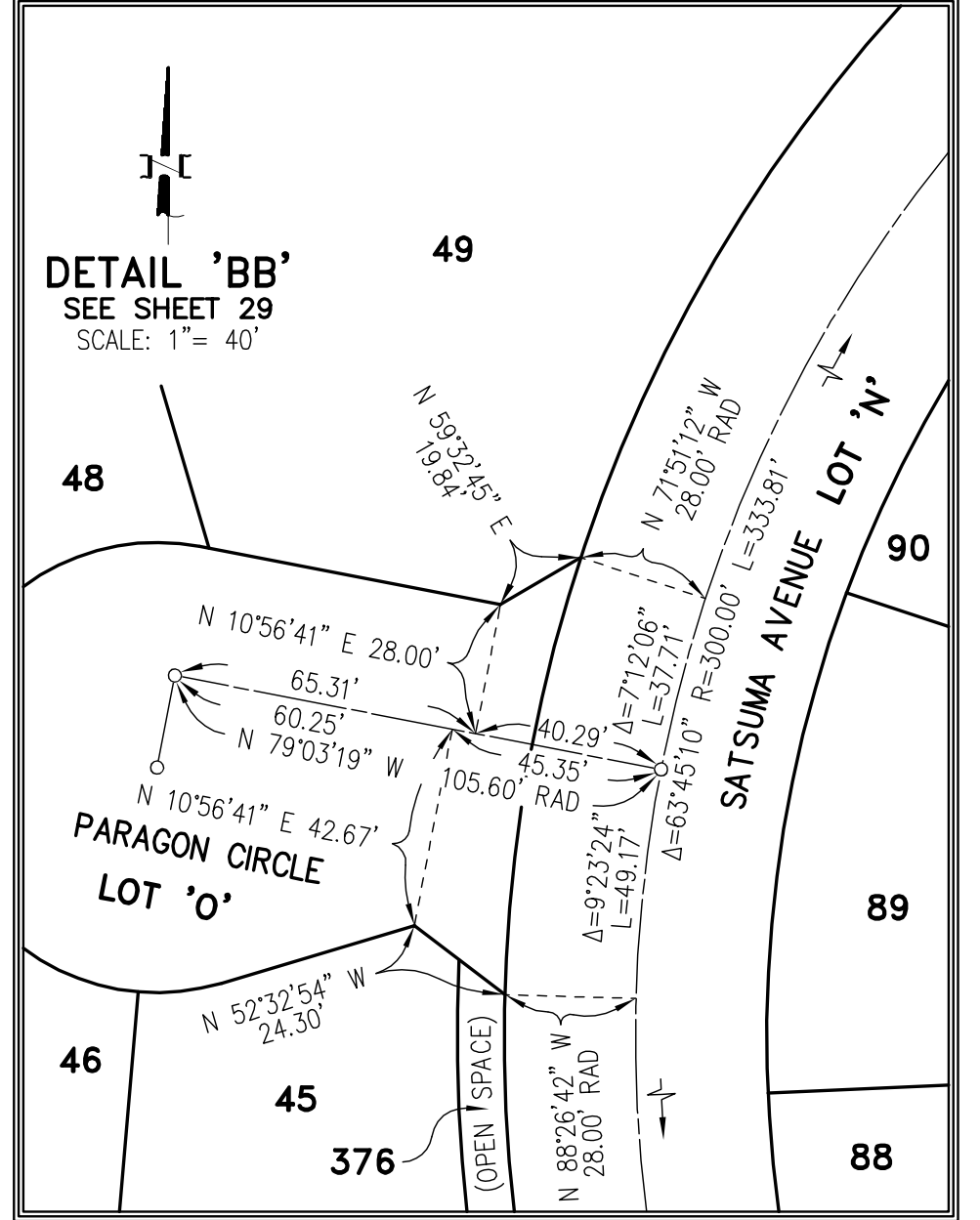
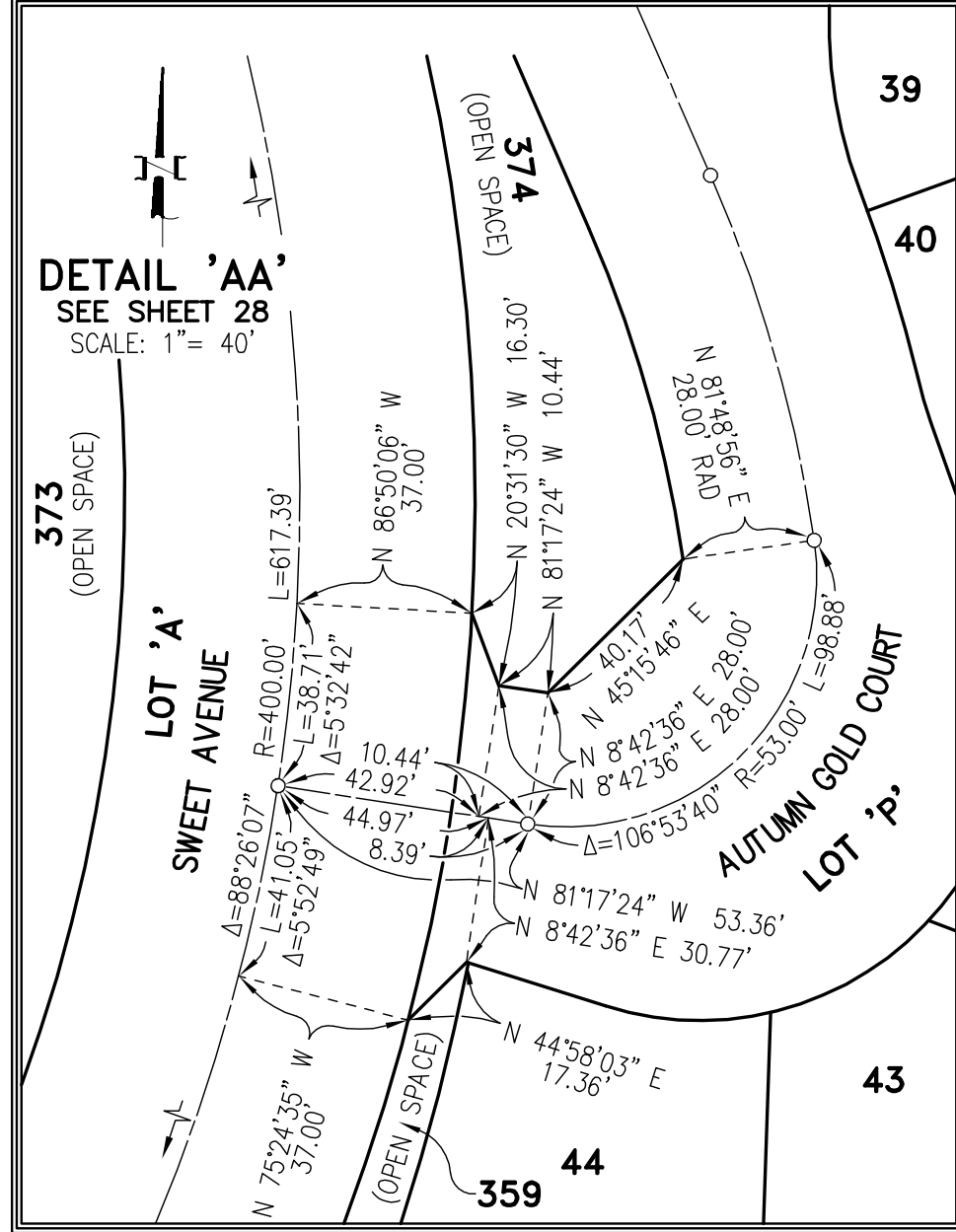
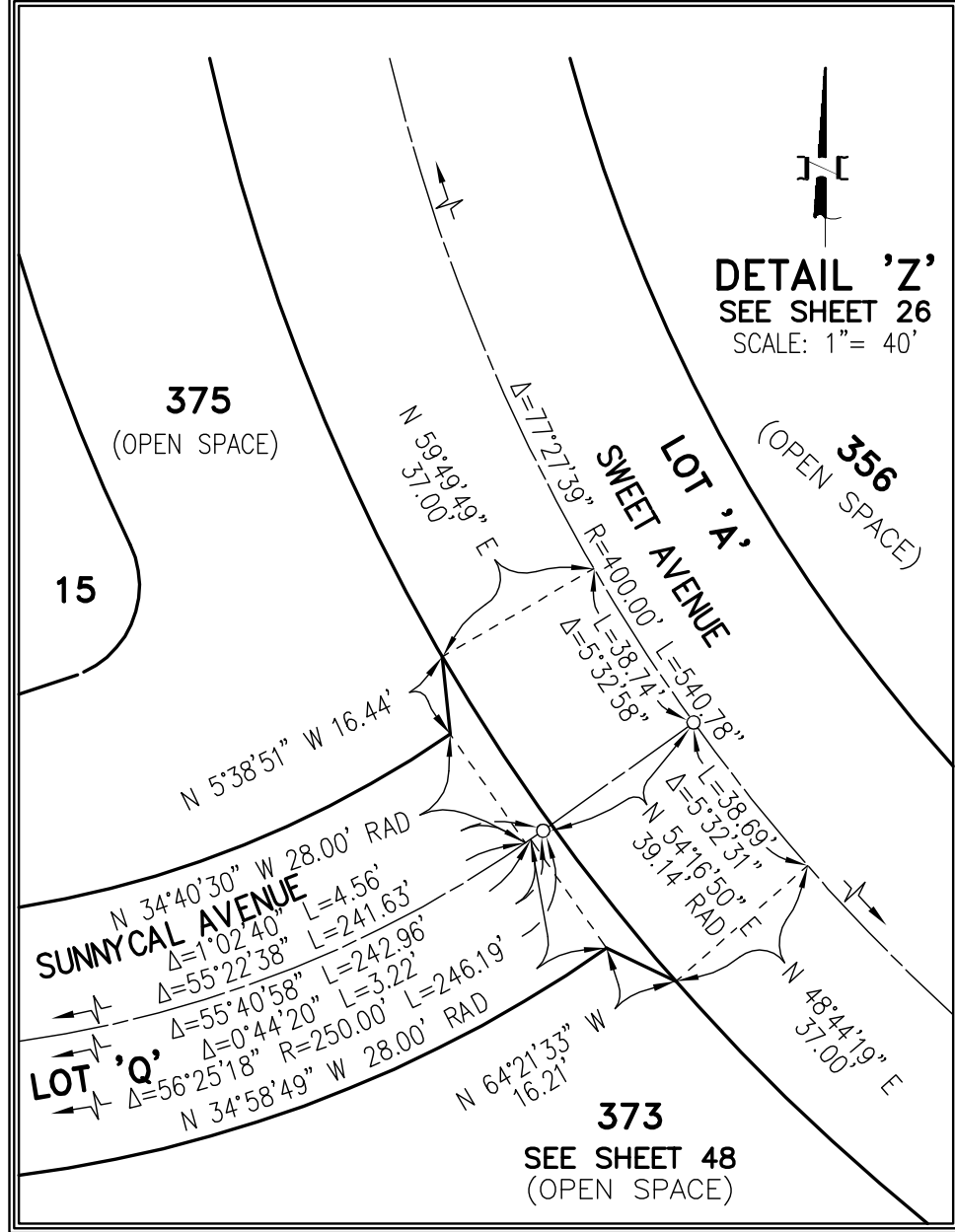
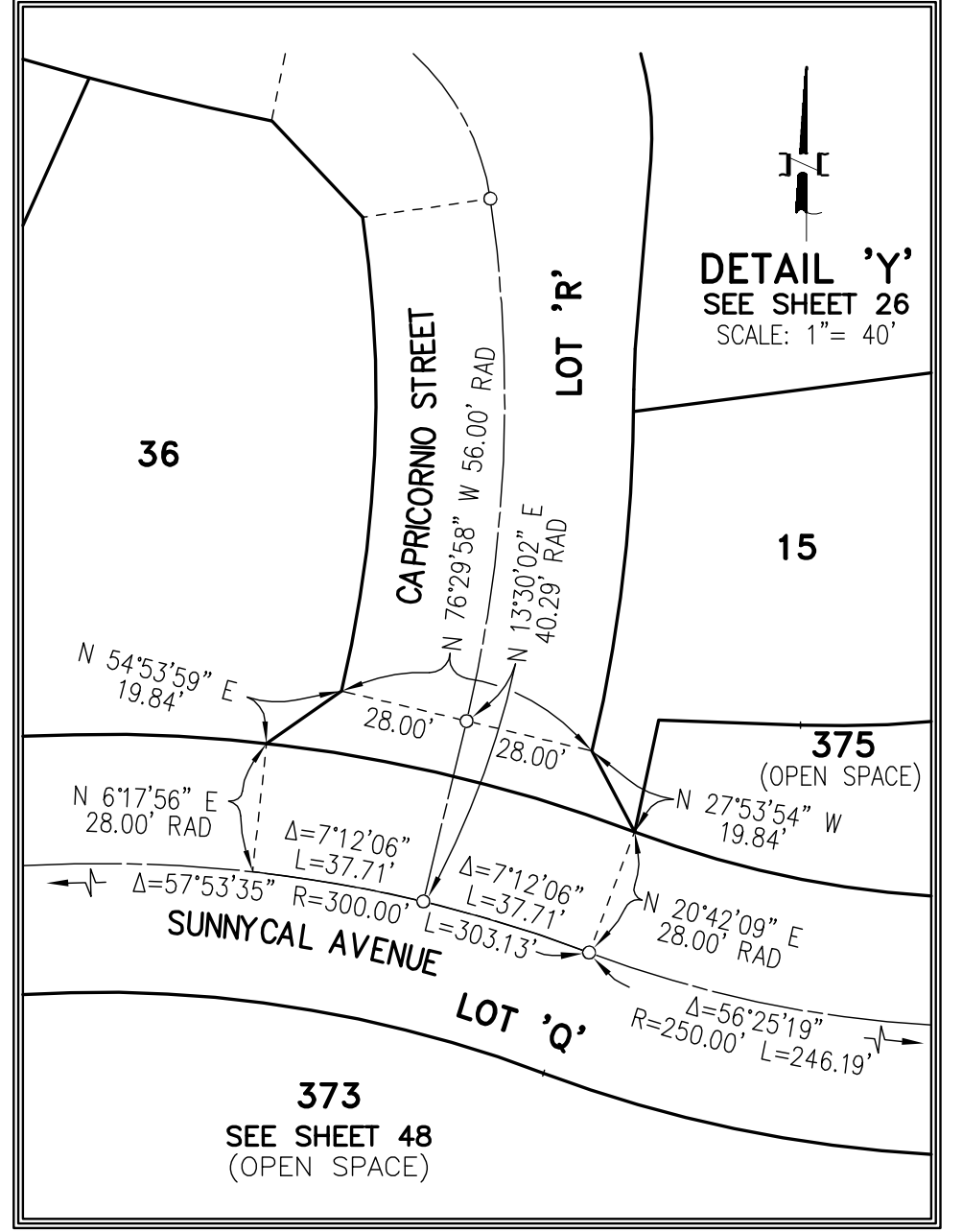
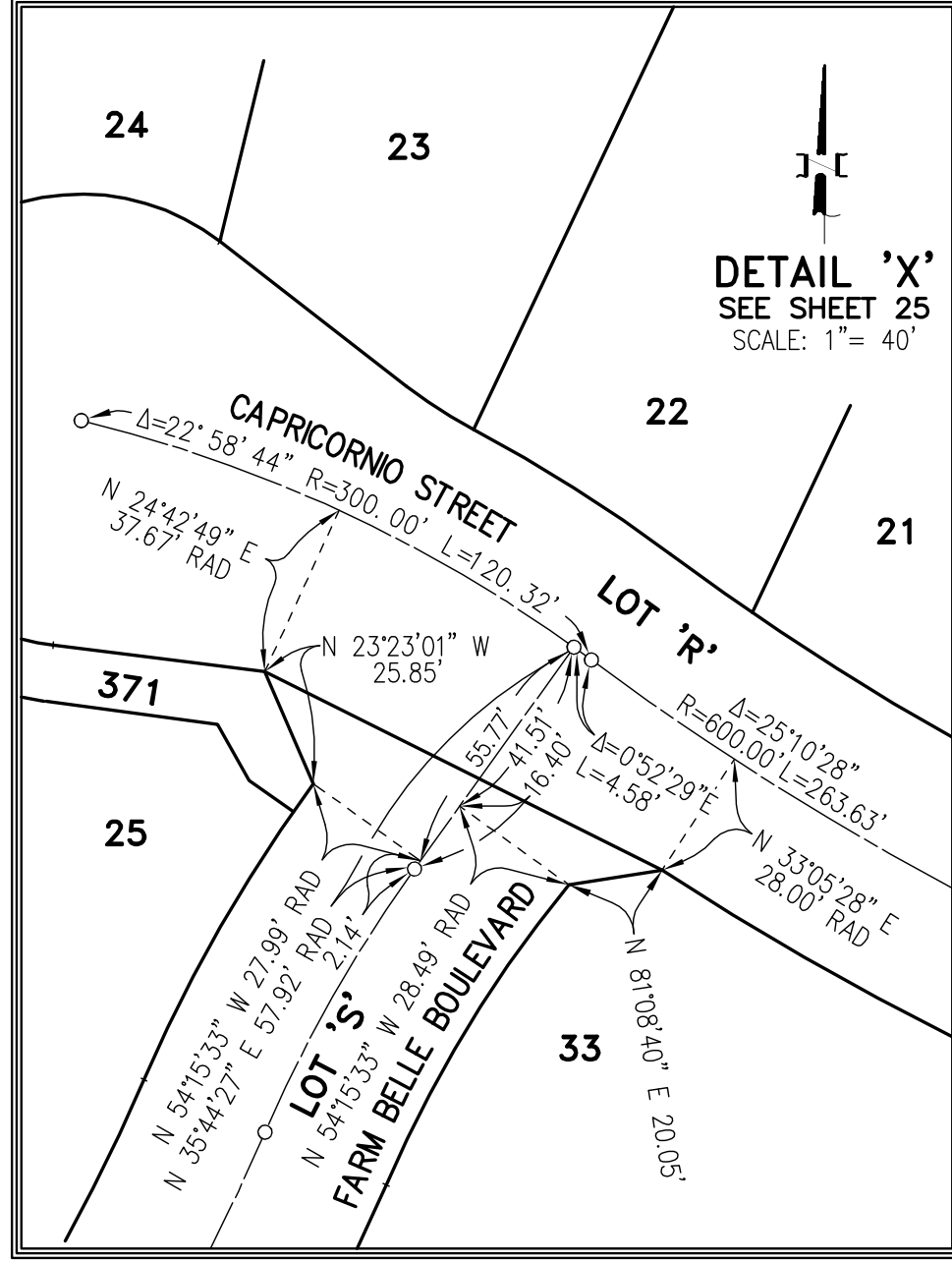
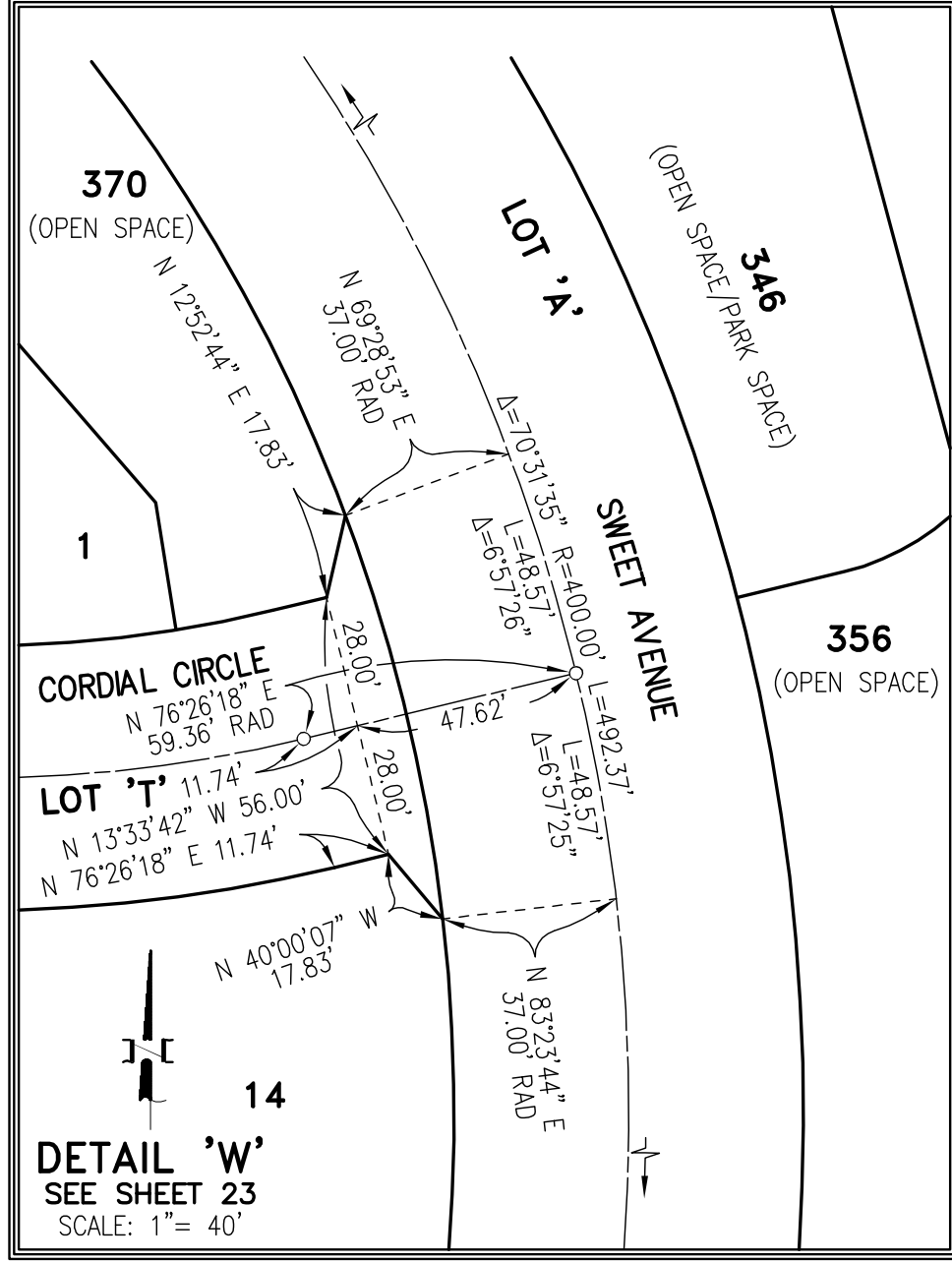
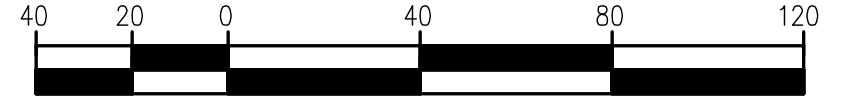
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PROFESSIONAL LAND SURVEYING, INC.

APRIL, 2015



SCALE: 1" = 40'



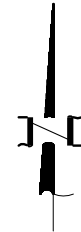
SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

TRACT NO. 36390

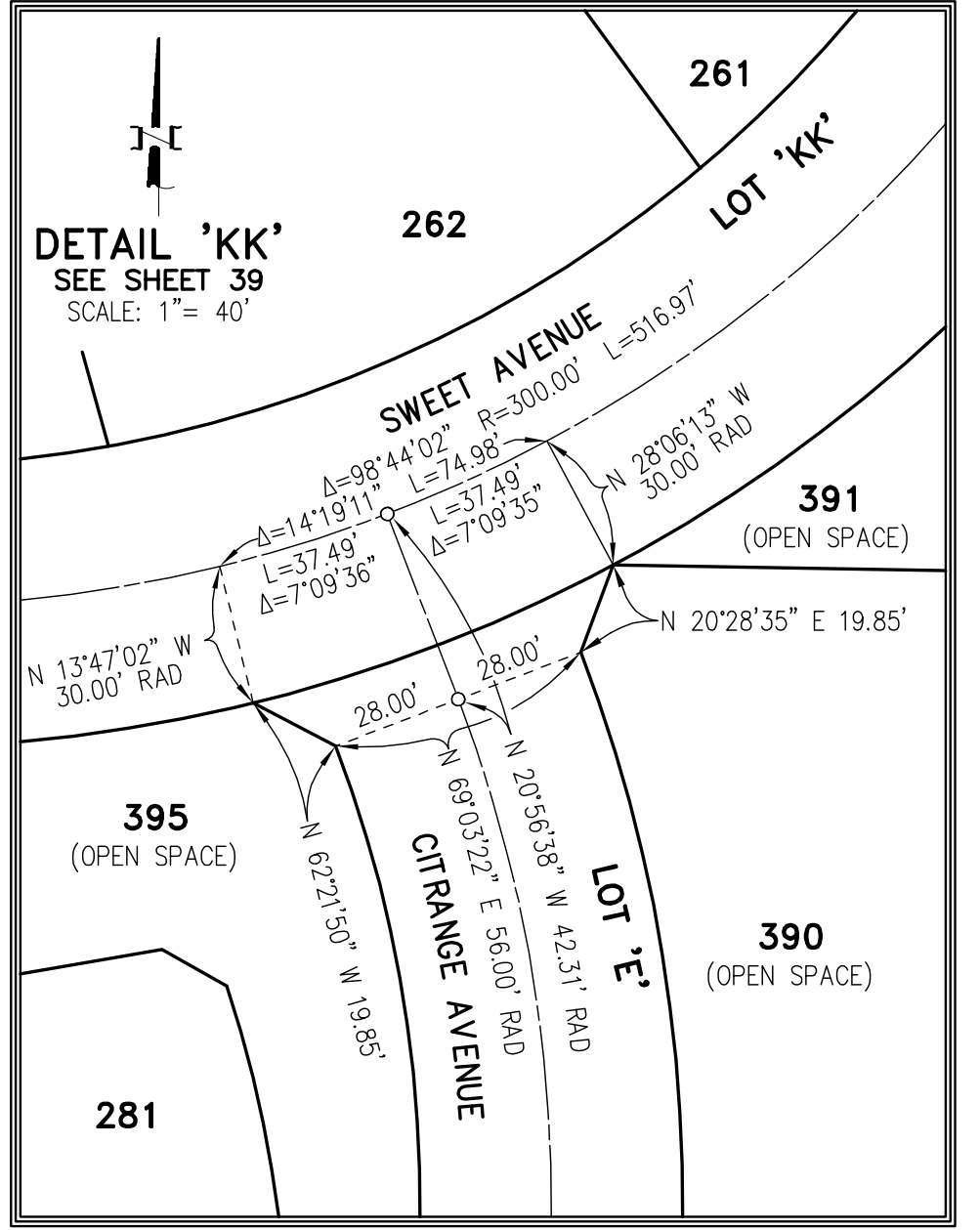
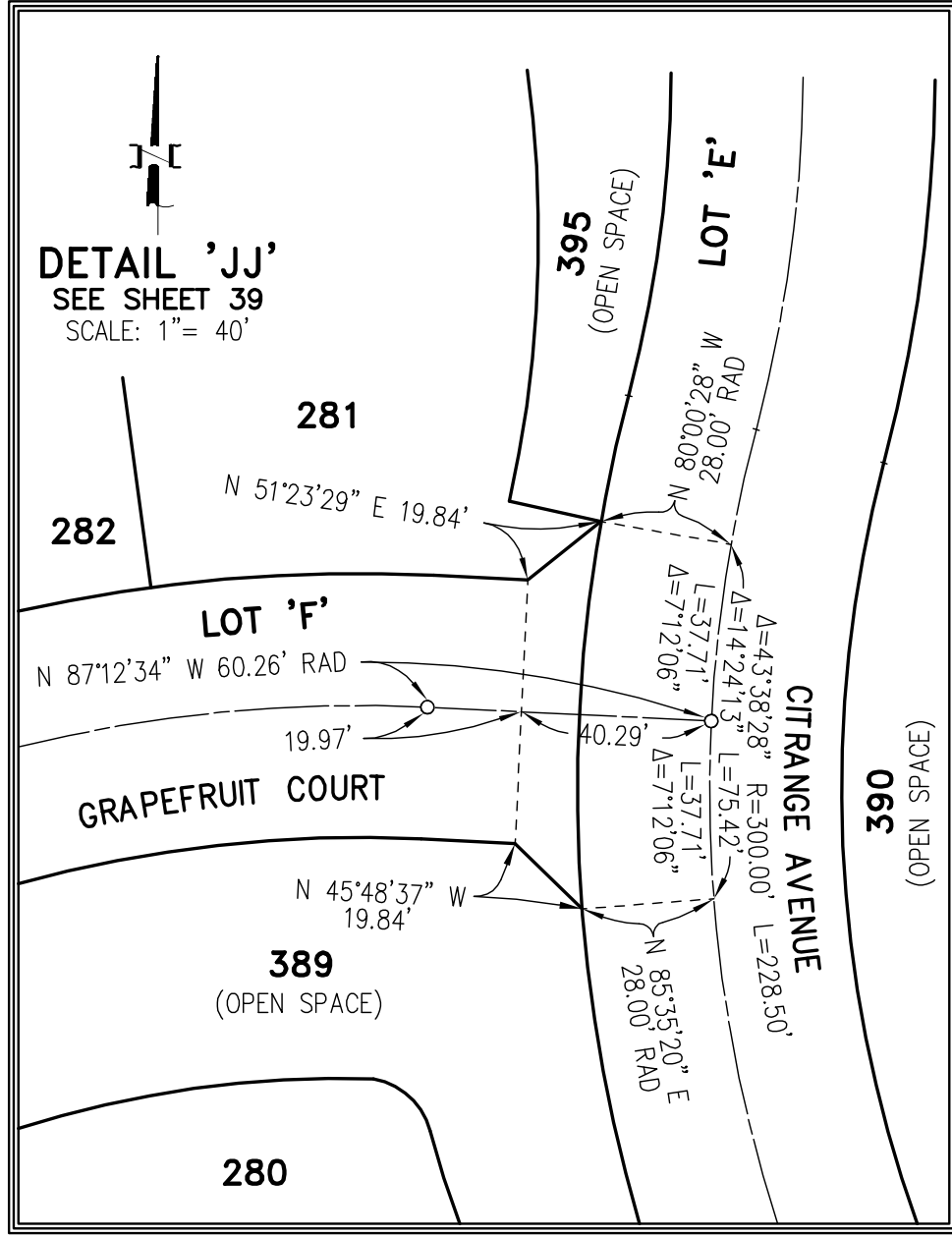
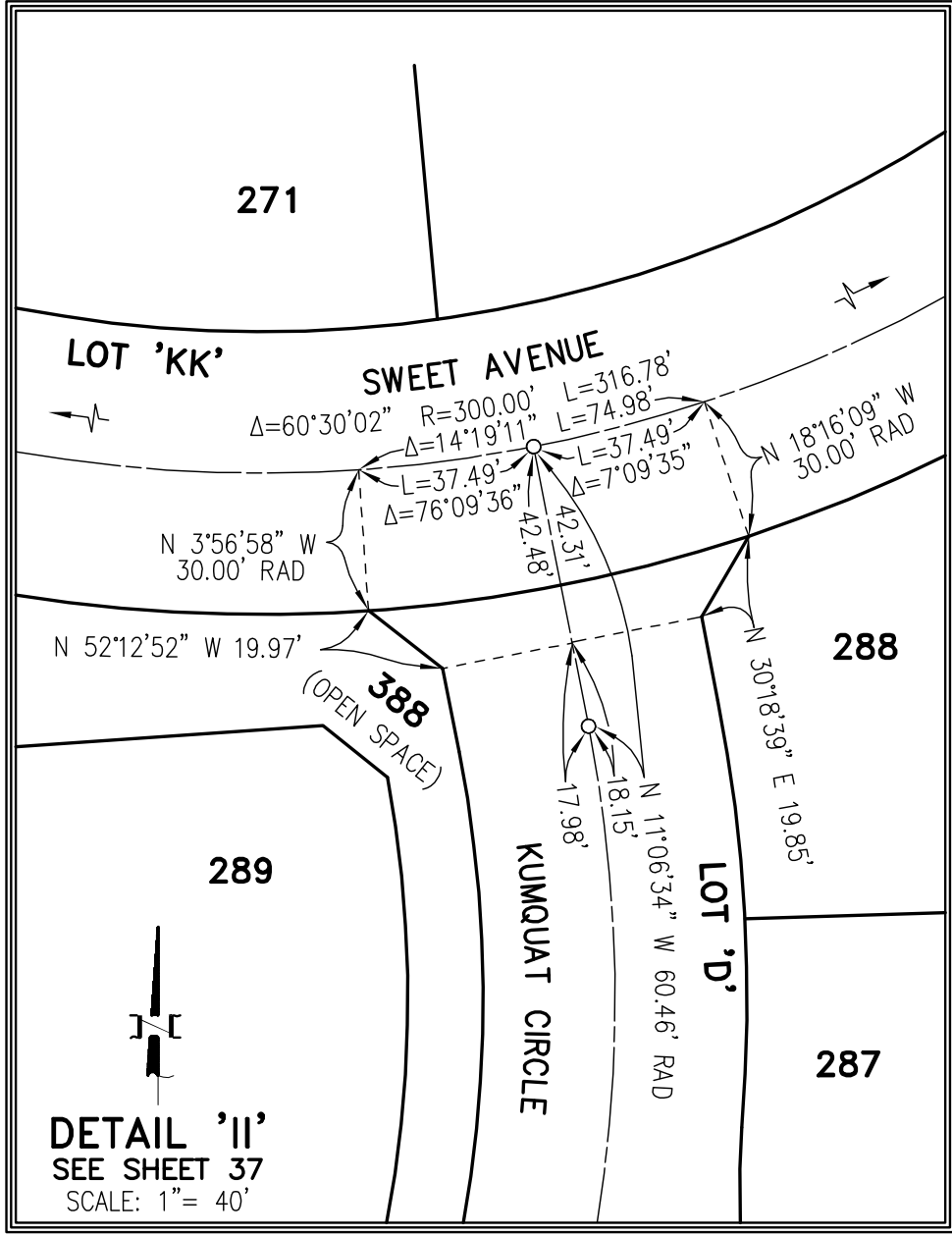
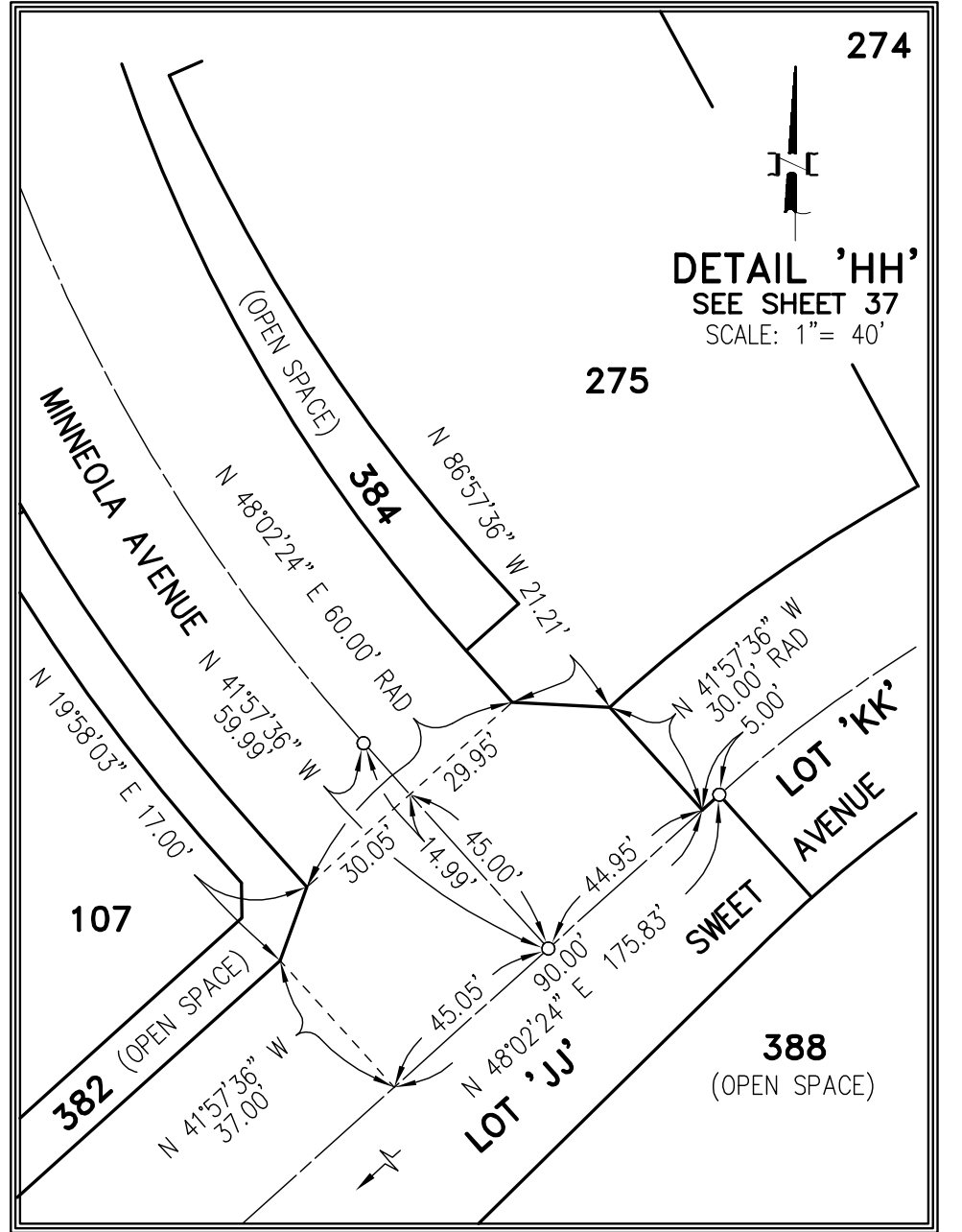
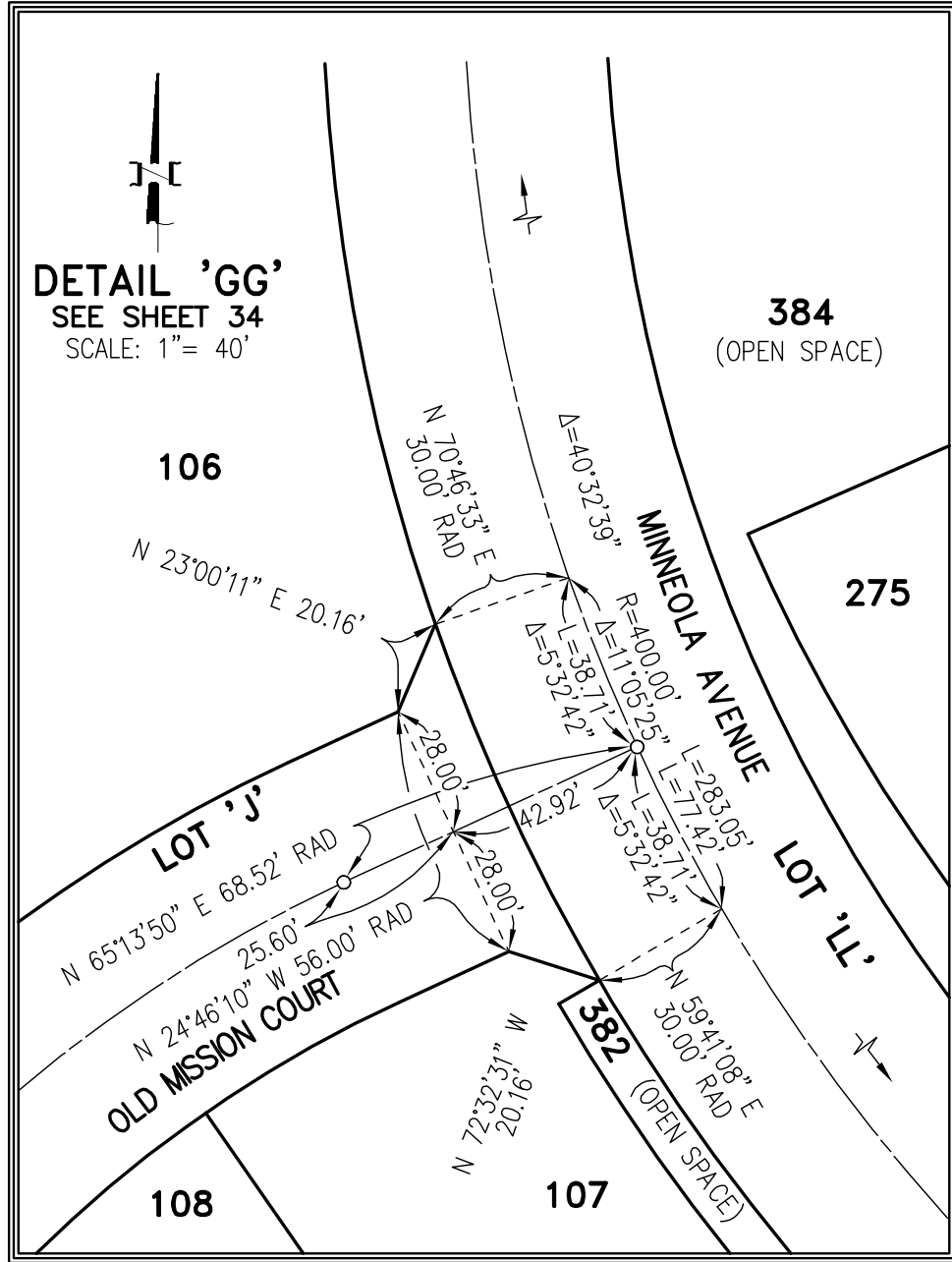
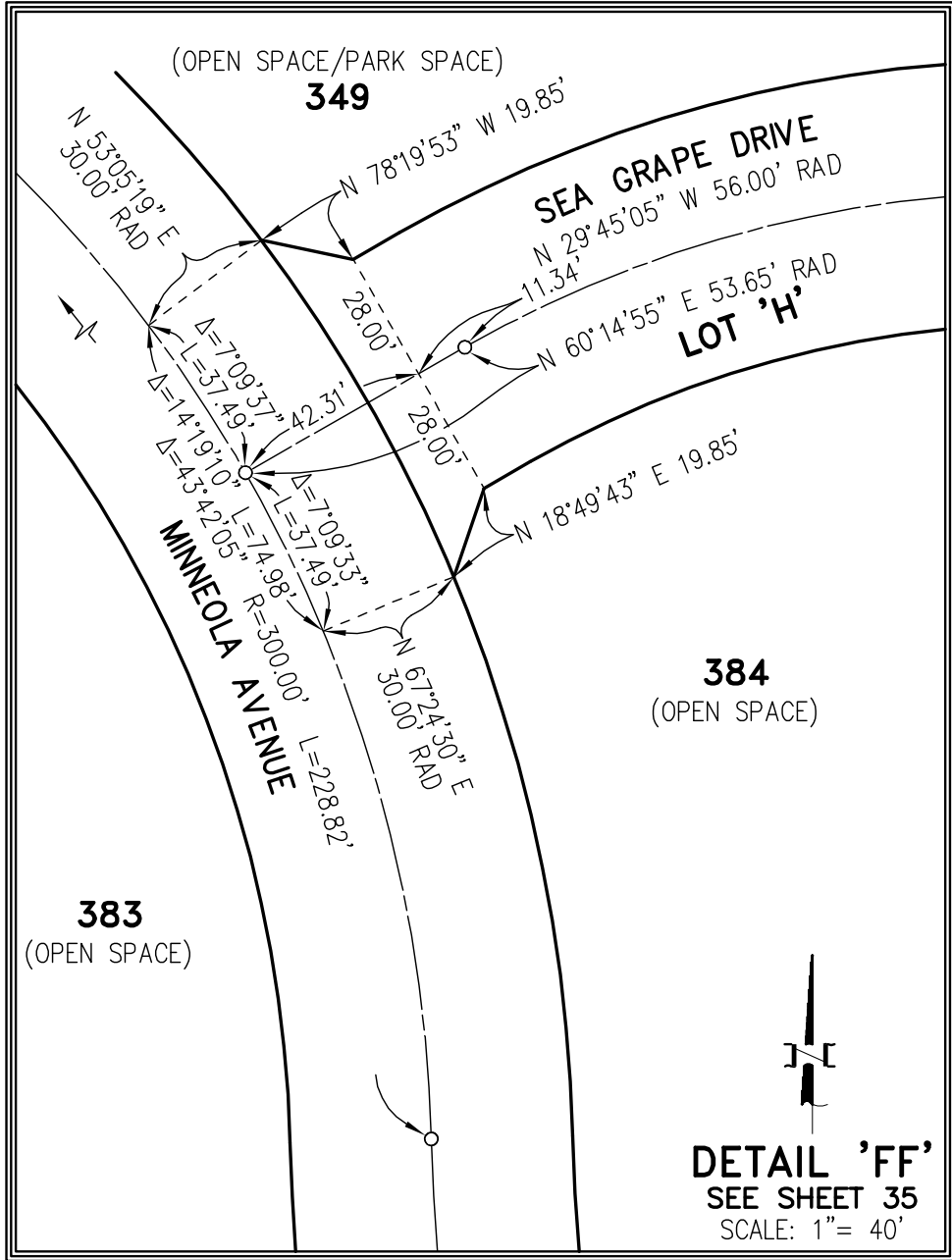
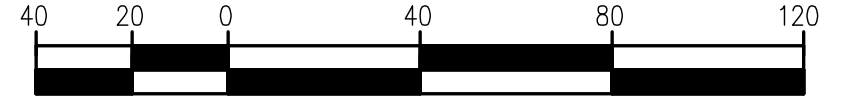
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PROFESSIONAL LAND SURVEYING, INC.

APRIL, 2015



SCALE: 1" = 40'

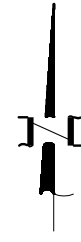


TRACT NO. 36390

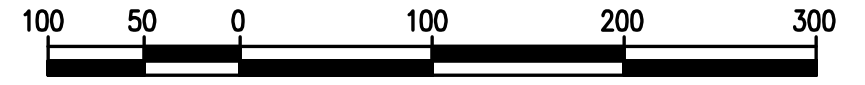
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MDS CONSULTING STANLEY C. MORSE L.S. 3640 AUGUST, 2013

N 89°56'21" E 51.77' A=60°45'33" R=20.22' L=21.45'



SCALE: 1" = 100'



DETAIL - EASEMENT 6

R.S. 53/79

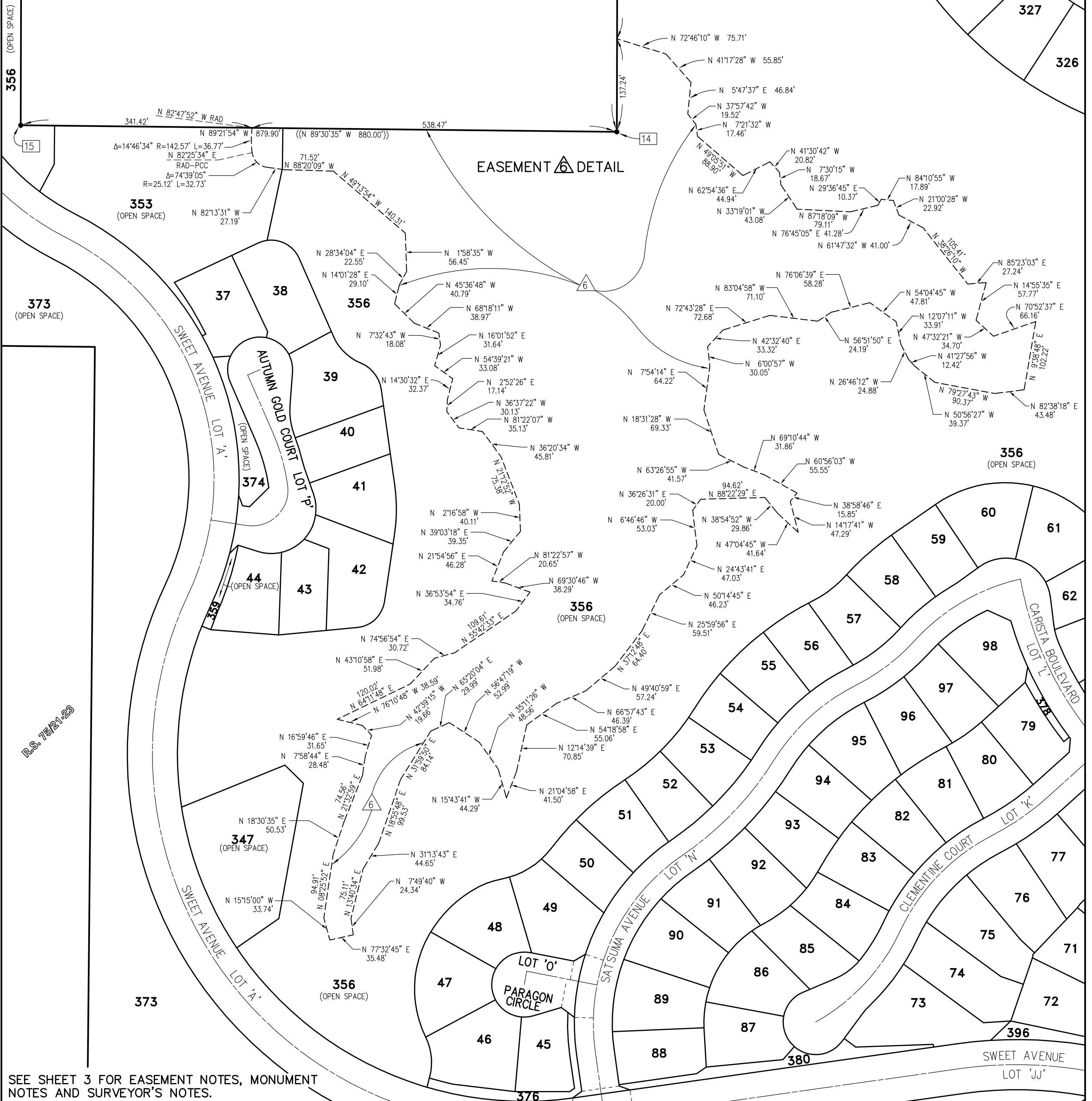
N.A.P.

INST. NO. 43598

REC. 9-4-1953

R.C.F.C. & W.C.D. PARCEL
(EXISTING HARRISON DAM)
SEE SHEET 48 FOR EXISTING
LEGAL ACCESS TO N.A.P.

EASEMENT 6 DETAIL



SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES AND SURVEYOR'S NOTES.

ENVIRONMENTAL CONSTRAINTS SHEET

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

SHEET 1 OF 1 SHEETS

TRACT NO. 36390

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

PROFESSIONAL LAND SURVEYING, INC.

APRIL, 2015

INDEX SHEET

ENVIRONMENTAL CONSTRAINT NOTES

- NO DISTURBANCES MAY OCCUR WITHIN THE BOUNDARIES OF THE OF THE CONSTRAINT AREAS.

BRUSH MANAGEMENT TO REDUCE FUEL LOADS TO PROTECT URBAN USES (FUEL MODIFICATION ZONES) WILL NOT ENCR OACH INTO THE CONSTRAINT AREAS.

NIGHT LIGHTING SHALL BE DIRECTED AWAY FROM THE CONSTRAINT AREA. SHIELDING SHALL BE INCORPORATED IN PROJECT DESIGNS TO ENSURE AMBIENT LIGHTING IN THE CONSTRAINT AREAS IS NOT INCREASED.

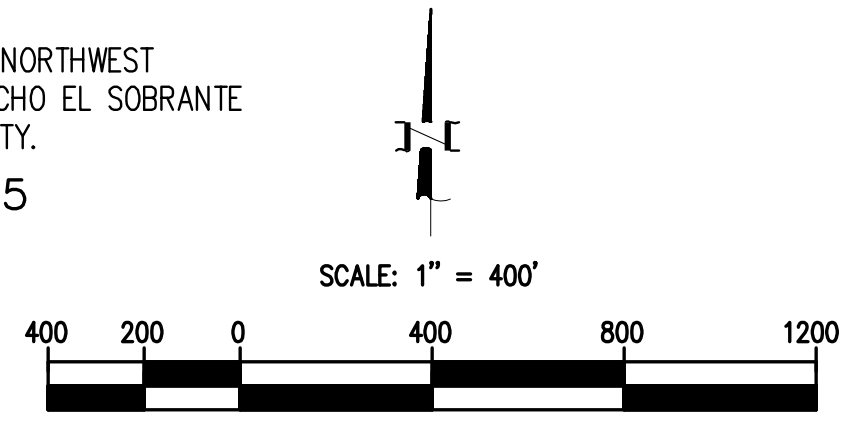
THE CONSTRAINT AREAS SHALL BE PERMANENTLY FENCED. THE FENCING SHALL PROVIDE A PHYSICAL BARRIER TO MINIMIZE UNAUTHORIZED PUBLIC ACCESS, DOMESTIC ANIMAL PREDATION, ILLEGAL TRESPASS OR DUMPING IN THE MSHCP CONSERVATION AREA. THE FENCE SHALL HAVE A MINIMUM HEIGHT OF THREE FEET AT ITS SHORTEST POINT. FENCE POSTS SHALL BE NO MORE THAN FIVE FEET APART. THE FENCE DESIGN SHALL BE SUCH THAT A SPHERE WITH A DIAMETER OF THREE INCHES CANNOT PASS THROUGH THE PLANE OF THE FENCE AT ANY POINT BELOW THE MINIMUM HEIGHT.
- THE LAND DIVISION IS LOCATED IN THE "HAZARDOUS FIRE AREA" OF RIVERSIDE COUNTY AS SHOWN ON A MAP ON FILE WITH THE CLERK OF THE BOARD OF SUPERVISORS. ANY BUILDING CONSTRUCTED ON LOTS CREATED BY THIS LAND DIVISION SHALL COMPLY WITH THE SPECIAL CONSTRUCTION PROVISIONS CONTAINED IN RIVERSIDE COUNTY ORDINANCE 787.2.
- ALL BUILDINGS SHALL BE CONSTRUCTED WITH CLASS B MATERIAL AS PER THE CALIFORNIA BUILDING CODE.
- THE REQUIRED WATER SYSTEM, INCLUDING FIRE HYDRANTS, SHALL BE INSTALLED AND ACCEPTED BY THE APPROPRIATE WATER AGENCY PRIOR TO ANY COMBUSTIBLE BUILDING MATERIAL PLACED ON AN INDIVIDUAL LOT.
- GATE ENTRANCES SHALL BE AT LEAST TWO FEET WIDER THAN THE WIDTH OF THE TRAFFIC LANES SERVING THAT GATE. ANY GATE PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 35 FEET SETBACK FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. WHERE A ONE-WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATE ENTRANCE, A 38 FEET TURNING RADIUS SHALL BE USED.
- GATE(S) SHALL BE AUTOMATIC MINIMUM 20 FEET IN WIDTH. GATE ACCESS SHALL BE EQUIPPED WITH A RAPID ENTRY SYSTEM. PLANS SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION. AUTOMATIC/MANUAL GATE PINS SHALL BE RATED WITH SHEAR PIN FORCE, NOT TO EXCEED 30" POUNDS. AUTOMATIC GATES SHALL BE EQUIPPED WITH EMERGENCY BACKUP POWER. GATES ACTIVATED BY THE RAPID ENTRY SYSTEM SHALL REMAIN OPEN UNTIL CLOSED BY THE RAPID ENTRY SYSTEM.

- PORTIONS OF THIS SITE, AS DELINEATED ON THIS ECS MAP AND AS INDICATED IN COUNTY GEOLOGIC REPORT (GEO) NO. 2307, CONTAIN AREAS OF POTENTIAL DEBRIS FLOW AND/OR ROCKFALL HAZARDS. THESE AREAS MUST BE ASSESSED BY THE PROJECT ENGINEERING GEOLOGIST AND PROJECT GEOTECHNICAL ENGINEER AND APPROPRIATELY MITIGATED DURING SITE GRADING. ALL SLOPES MUST BE MAINTAINED BY THE PROPERTY OWNER TO PROTECT AGAINST EROSION AND FUTURE POTENTIAL SLOPE FAILURE.
 - THIS SITE, AS DELINEATED ON THIS ECS MAP AND AS INDICATED IN COUNTY GEOLOGIC REPORT (GEO) NO. 2307, IS SUBJECT TO THE POTENTIAL REQUIREMENT OF BEDROCK BLASTING FOR CONSTRUCTION PURPOSES. THIS BLASTING MAY PRESENT A POTENTIAL HAZARD DURING SITE GRADING/CONSTRUCTION. THEREFORE, MITIGATION OF THIS POTENTIAL HAZARD, IN THE FORM OF ACQUIRING ALL NECESSARY BLASTING PERMITS, CONFORMING TO APPROPRIATE BLASTING PLANS AND UTILIZATION OF ONLY EXPERIENCED AND APPROPRIATELY LICENSED BLASTING CONTRACTORS IS REQUIRED AS A MATTER OF GRADING/CONSTRUCTION ON THIS SITE.
 - LOTS ALONG THE SOUTHERN PORTION OF THE MAP ARE LOCATED PARTLY OR WHOLLY WITHIN, OR WITHIN 300 FEET OF, LAND ZONED FOR PRIMARILY AGRICULTURAL PURPOSES BY THE COUNTY OF RIVERSIDE. IT IS THE DECLARED POLICY OF THE COUNTY OF RIVERSIDE THAT NO AGRICULTURAL ACTIVITY, OPERATION, OR FACILITY, OR APPURTENANCE THEREOF, CONDUCTED OR MAINTAINED FOR COMMERCIAL PURPOSES IN THE UNINCORPORATED AREA OF THE COUNTY, AND IN A MANNER CONSISTENT WITH PROPER AND ACCEPTED CUSTOMS AND STANDARDS, AS ESTABLISHED AND FOLLOWED BY SIMILAR AGRICULTURAL OPERATIONS IN THE SAME LOCALITY, SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, DUE TO ANY CHANGED CONDITION IN OR ABOUT THE LOCALITY, AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN THREE (3) YEARS, IF IT WASN'T A NUISANCE AT THE TIME IT BEGAN. THE TERM "AGRICULTURAL ACTIVITY, OPERATION OR FACILITY, OR APPURTENANCES THEREOF" INCLUDES, BUT IS NOT LIMITED TO, THE CULTIVATION AND TILLAGE OF THE SOIL, DAIRYING, THE PRODUCTION, CULTIVATION, GROWING AND HARVESTING OF ANY APICULTURE, OR HORTICULTURE, THE RAISING OF LIVESTOCK, FUR BEARING ANIMALS, FISH OR POULTRY, AND ANY PRACTICES PERFORMED BY A FARMER OR ON A FARM AS INCIDENT TO, OR IN CONJUNCTION WITH, SUCH FARMING OPERATIONS, INCLUDING PREPARATION FOR MARKET, DELIVERY TO STORAGE OR TO MARKET, OR TO CARRIERS FOR TRANSPORTATION TO MARKET.
- IN THE EVENT THE NUMBER OF LOTS, OR THE CONFIGURATION OF LOTS, OF THE FINAL MAP DIFFERS FROM THAT SHOWN ON THE APPROVED TENTATIVE MAP, THE ACTUAL LANGUAGE USED ABOVE SHALL REFLECT THOSE LOTS WHICH ARE PARTLY OR WHOLLY WITHIN 300 FEET OF AGRICULTURALLY ZONED (A-1, A-2, A-P, A-D) PROPERTIES.

- COUNTY ARCHAEOLOGICAL REPORT PDA04809 WAS PREPARED FOR THIS PROPERTY BY BRIAN F. SMITH AND ASSOCIATES, INC. A HOST OF OTHER STUDIES (SEE COA 10.PLANNING.4) AND IS ON FILE AT THE COUNTY OF RIVERSIDE PLANNING DEPARTMENT. THE PROPERTY IS SUBJECT TO SURFACE ALTERATION RESTRICTIONS PURSUANT TO REQUESTS MADE BY THE PECHANGA BAND OF LUISENO INDIANS.
- COUNTY PALEONTOLOGICAL REPORT NO. PD-P-1436 WAS PREPARED FOR THIS PROPERTY ON MARCH 6, 2012 BY BRIAN F. SMITH AND ASSOCIATES AND IS ON FILE AT THE COUNTY OF RIVERSIDE PLANNING DEPARTMENT.
- DAM INUNDATION AREA - THIS PROPERTY IS LOCATED DOWNSTREAM OF LAKE MATHEWS DAM WHICH IS PART OF THE DOMESTIC WATER DISTRIBUTION SYSTEM FOR SOUTHERN CALIFORNIA. AS PART OF THE CONSTRUCTION OF THE DAM THAT CREATES THE RESERVOIR AREA, AN INUNDATION MAP HAS BEEN PREPARED IN THE EVENT OF FAILURE OF THE DAM. THIS MAP INDICATES THAT THE FLOODWAY FROM THIS TYPE OF CATASTROPHIC DAM FAILURE WOULD REACH THE PROJECT LIMITS. THE SEISMIC STABILITY EVALUATION OF THE DAM, DIKES AND HEADWORKS EMBANKMENTS PERFORMED BY HARDING-LAWSON ASSOCIATES IN DECEMBER OF 1978 CONCLUDED THAT THEY WILL PERFORM SATISFACTORILY DURING A MAXIMUM CREDIBLE EARTHQUAKE.
- NOTICE OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE SOUTHWEST RIVERSIDE AREA DRAINAGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION 10.25 OF ORDINANCE 460 AND SECTION 66483, ET SEQ. OF THE GOVERNMENT CODE AND THAT SAID PROPERTY IS SUBJECT TO FEES FOR SAID DRAINAGE AREA.

NOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE 460, PAYMENT OF THE DRAINAGE FEES SHALL BE PAID WITH CASHIER'S CHECK OR MONEY ORDER ONLY TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AT THE TIME OF ISSUANCE OF THE GRADING OR BUILDING PERMIT FOR SAID PARCELS, WHICHEVER OCCURS FIRST, AND THAT THE OWNER OF EACH PARCEL, AT THE TIME OF ISSUANCE OF EITHER THE GRADING OR BUILDING PERMIT, SHALL PAY THE FEE REQUIRED AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT.
- DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

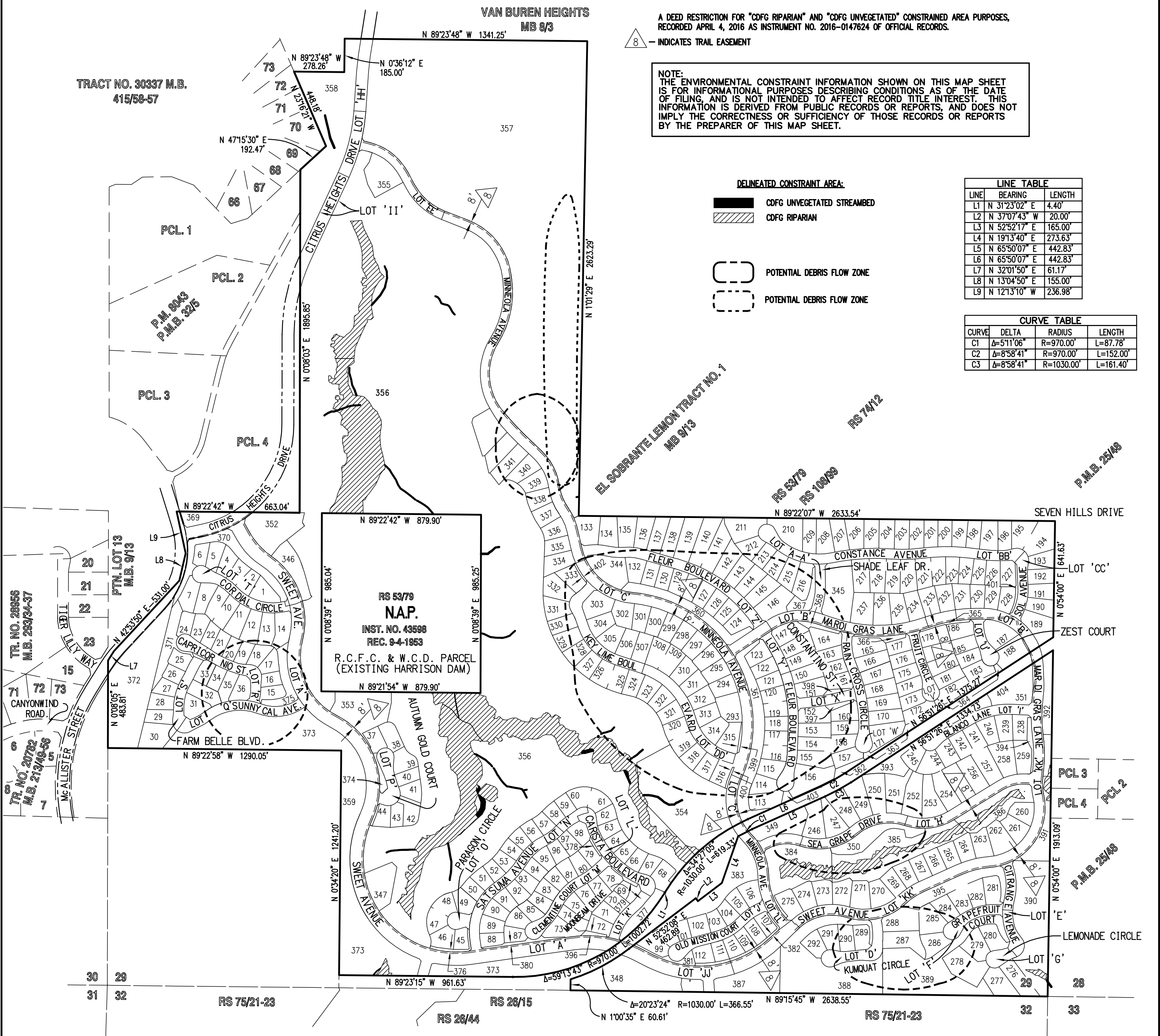


"C.C. & R'S RECORDED _____ AS INSTRUMENT NO. _____"

A DEED RESTRICTION FOR "CDFG RIPARIAN" AND "CDFG UNVEGETATED" CONSTRAINED AREA PURPOSES, RECORDED APRIL 4, 2016 AS INSTRUMENT NO. 2016-0147624 OF OFFICIAL RECORDS.

8 - INDICATES TRAIL EASEMENT

NOTE: THE ENVIRONMENTAL CONSTRAINT INFORMATION SHOWN ON THIS MAP SHEET IS FOR INFORMATIONAL PURPOSES DESCRIBING CONDITIONS AS OF THE DATE OF FILING, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST. THIS INFORMATION IS DERIVED FROM PUBLIC RECORDS OR REPORTS, AND DOES NOT IMPLY THE CORRECTNESS OR SUFFICIENCY OF THOSE RECORDS OR REPORTS BY THE PREPARER OF THIS MAP SHEET.



DELINEATED CONSTRAINT AREA:

- CDFG UNVEGETATED STREAMBED
- CDFG RIPARIAN
- POTENTIAL DEBRIS FLOW ZONE
- POTENTIAL DEBRIS FLOW ZONE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 31°23'02" E	4.40'
L2	N 37°07'43" W	20.00'
L3	N 52°52'17" E	165.00'
L4	N 19°13'40" E	273.63'
L5	N 65°50'07" E	442.83'
L6	N 65°50'07" E	442.83'
L7	N 32°01'50" E	61.17'
L8	N 13°04'50" E	155.00'
L9	N 12°13'10" W	236.98'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	Δ=511°06'	R=970.00'	L=87.78'
C2	Δ=8°58'41"	R=970.00'	L=152.00'
C3	Δ=8°58'41"	R=1030.00'	L=161.40'