

FORM APPROVED COUNTY COUNSEL
BY: GREGORY P. PRIAMOS
DATE: 4/21/16

902B



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

SUBMITTAL DATE
May 26, 2016

FROM: TLMA - Transportation Dept.
SUBJECT: Approval of the Final Map for **Tract 36643**
A Schedule "A" Subdivision in the Spanish Hills Area, 1 District [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Improvement Agreements and Securities as approved by County Counsel; and
2. Approve the Final Map; and
3. Authorize the Chairman of the Board to sign the Improvement Agreements, and Final Map for Tract 36643.

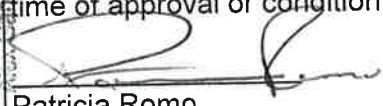
BACKGROUND:

Summary

Tract 36643 was approved by the Board of Supervisors on November 25th 2014, as Agenda 16-1. Tract 36643 is a 328.09 acre subdivision that is creating 7 new residential lots, 4 conservation habitat lots, 4 park lots, 5 open space lots, 3 HOA lots, and 1 sanitary sewer lot in the Spanish Hills area.

This Final Map complies in all respects with the provisions of Division 3 of Title 15 of the Government Code and applicable local ordinances. All necessary conditions of approval have been satisfied and departmental clearances have been obtained to allow for the recordation of the final map.

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



Patricia Romo
Assistant Director of Transportation



Juan C. Perez
Director of Transportation and Land Management

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

REVIEWED BY EXECUTIVE OFFICE
DATE: 4/21/16
Department: Transportation

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

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Approval of the Final Map for **Tract 36643**, A Schedule "A" Subdivision in the Spanish Hills Area. 1st

District [0]

DATE: May 26, 2016

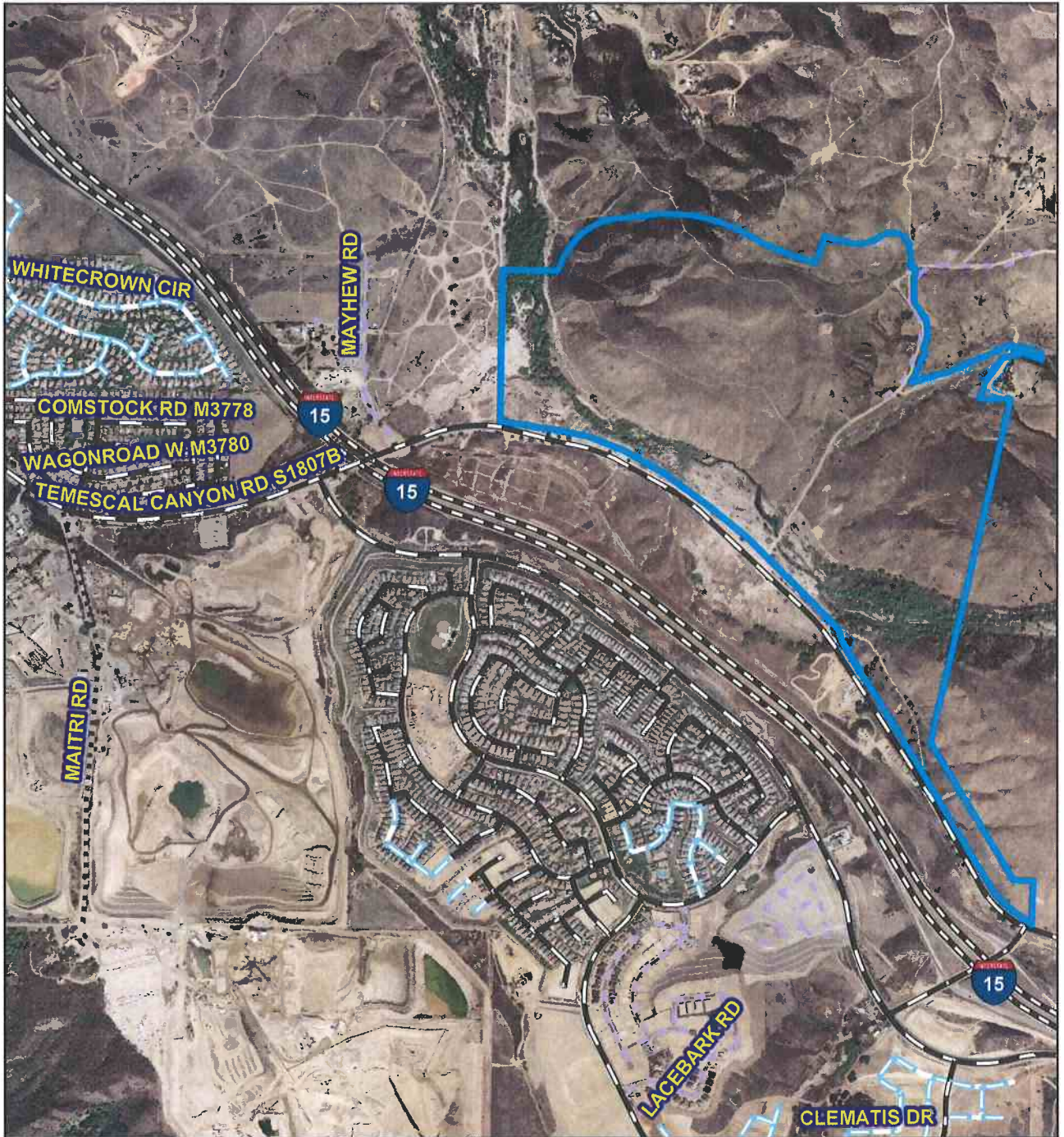
PAGE: 2 of 2

BACKGROUND:

Summary (continued)

Forestar Toscana Development Company 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 Lexon Insurance Company are as follows:

- \$13,207,600 - Bond # 1082724 for the completion of street improvements
- \$921,000 - Bond # 1082724 for the completion of the water system
- \$674,000 - Bond # 1082724 for the completion of the sewer system
- \$298,000 - Bond # 1082723 for the completion of the monumentation



NOT TO SCALE

VICINITY MAP
TRACT MAP 36643
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 Forestar Toscana Development Company, 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 36643**, 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 **Thirteen million two hundred seven thousand six hundred and no/100 Dollars (\$13,207,600.00)**.

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

Contractor


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

Forestar Toscana Development Company
4590 MacArthur Blvd., Suite 600
Newport Beach, CA 92660

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

By 
Stephen C. Cameron

Title President

By 
Brian Woods

Title Vice President

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

CIVIL CODE § 1189

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 Orange)

On February 25th, 2016 before me, SAKURA DAVENPORT, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Stephen C. Cameron and Brian Woods
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 Sakura Davenport
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document Agreement For The Construction
Title or Type of Document: of Road/Drainage Improvements Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's 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 ROAD/DRAINAGE IMPROVEMENTS**

This agreement, made and entered into by and between the County of Riverside, State of California, hereinafter called County, and ForeStar Toscana Development Company, 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 36643**, 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 **Thirteen million two hundred seven thousand six hundred and no/100 Dollars (\$13,207,600.00)**.

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:

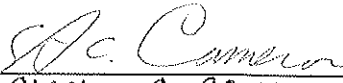
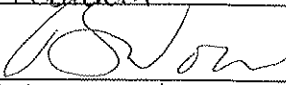
County

Contractor

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

Forestar Toscana Development Company
4590 MacArthur Blvd, Suite 600
Newport Beach, CA 92660

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

By 
Stephen C. Cameron
Title President
By 
Brian Woods
Title Vice President

COUNTY OF RIVERSIDE

By _____

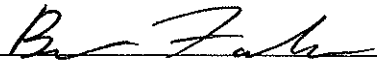
ATTEST:

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

CIVIL CODE § 1189

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 Orange)

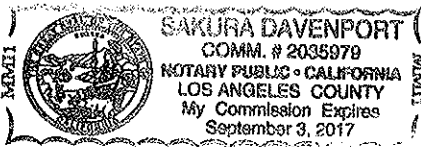
On February 25th, 2016 before me, Sakura Davenport, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Stephen C. Cameron and Brian Woods
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 Sakura Davenport
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document Agreement For The Construction
Title or Type of Document: of Road/Drainage Improvements Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's 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 Forestar Toscana Development Company, 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 36643**, 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 **Temecula Valley 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 **Nine hundred twenty-one thousand and no/100 Dollars (\$921,000.00)**.

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 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.

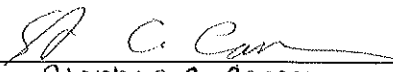
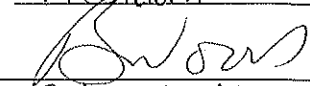
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Construction Engineer
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Contractor
Forestar Toscana Development Company
4590 MacArthur Blvd., Suite 600
Newport Beach, CA 92660

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

By 
Stephen C. Cameron
Title President
By 
Brian Woods
Title Vice President

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

CIVIL CODE § 1189

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 Orange)

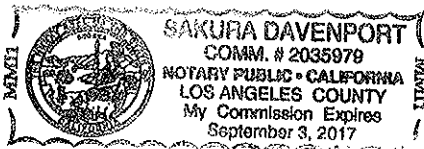
On February 25th, 2016 before me, Sakura Davenport, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Stephen C. Cameron and Brian Woods
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 Sakura Davenport
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document Agreement For The Construction
Title or Type of Document: of Water System Improvements Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's 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 SEWER SYSTEM IMPROVEMENTS**

This agreement, made and entered into by and between the County of Riverside, State of California, hereinafter called County, and ForeStar Toscana Development Company, 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 36643**, 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 **Temecula Valley 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 **Six hundred seventy-four thousand and no/100 Dollars (\$674,000.00)**.

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 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.

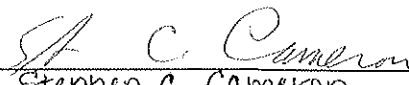
NINTH: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds securing this agreement, that, in the event it is deemed necessary to extend the time of completion of the work contemplated to be done under this agreement, extensions of time may be granted, 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.

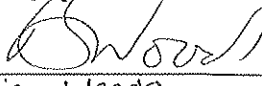
TENTH: It is understood and agreed by the parties hereto that if any part, term or provision of this agreement is by the courts held to be unlawful and void, the validity of the remaining portions shall not be affected and the rights and obligations of the parties shall be construed and enforced as if 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	Forestar Toscana Development Company 4590 MacArthur Blvd., Suite 600 Newport Beach, CA 92660

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

By 
Stephen C. Cameron
Title President

By 
Brian Woods
Title Vice President

COUNTY OF RIVERSIDE

By _____

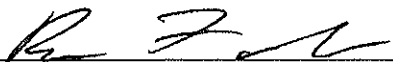
ATTEST:

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 TRIPPLICATE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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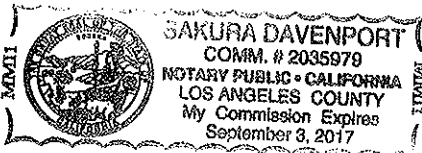
On February 25th, 2016 before me, Sakura Davenport, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Stephen C. Cameron and Brian Woods
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 Sakura Davenport
Signature of Notary Public

Place Notary Seal Above

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Description of Attached Document Agreement For The Construction
Title or Type of Document: of Sewer System Improvements Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's 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 ForeStar Toscana Development Company, 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 36643**, 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 **Two hundred ninety-eight thousand and no/100 Dollars (\$298,000.00)**.

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:

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Contractor

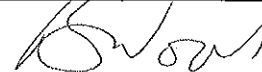
Construction Engineer
Riverside County Transportation Dept.
2950 Washington Street
Riverside, CA 92504

Forestar Toscana Development Company
4590 MacArthur Blvd, Suite 600
Newport Beach, CA 92660

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

By 
Stephen C. Cameron

Title President

By 
Brian Woods

Title Vice President

COUNTY OF RIVERSIDE

By _____

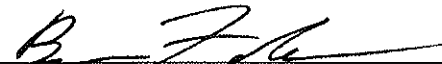
ATTEST:

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 TRIPPLICATE

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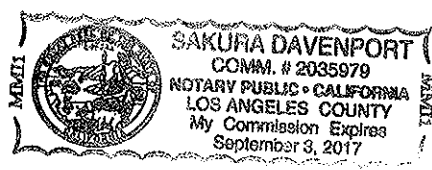
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Date Here Insert Name and Title of the Officer

personally appeared Stephen C. Cameron and Brian Woods
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 Sakura Davenport
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document Agreement For The
Title or Type of Document: Placement of Survey Monuments Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)
Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

TRACT NO. 36643

BEING A SUBDIVISION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 5498, RECORDED DECEMBER 11, 2014 AS DOCUMENT NO. 2014-0474997, OFFICIAL RECORDS OF RIVERSIDE COUNTY; AND PORTIONS OF SECTIONS 1 AND 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST, S.B.M.



AUGUST 2014

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2016 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:
CHICAGO TITLE COMPANY

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOTS "A" THROUGH "C" INCLUSIVE, LOT "M", AND LOT "N". THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES. AS A CONDITION OF DEDICATION OF LOT "A", TEMESCAL CANYON ROAD, THE OWNERS OF LOTS 10, 13, 14, AND 22 ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL, EXCEPT FOR ONE TWENTY (20') FOOT WIDE ACCESS OPENING FOR LOT 14, AND THREE FIFTEEN (15') FOOT WIDE ACCESS OPENINGS FOR LOT 22, AS SHOWN HEREON. 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: ABUTTERS' RIGHTS OF ACCESS ALONG TEMESCAL CANYON ROAD. THE OWNERS OF LOTS 15, 16, 22, AND 23 ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL, EXCEPT FOR ONE SEVENTEEN (17') FOOT WIDE ACCESS OPENING FOR LOT 23 AND ONE FIFTEEN (15') FOOT WIDE ACCESS OPENING FOR LOT 23 AS SHOWN HEREON. 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: STORM DRAIN EASEMENTS LYING WITHIN LOT 11, LOT "E", AND LOT "I", 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 LOT 11 AS SHOWN HEREON; ALL OF LOT "E" AND LOT "I". THE DEDICATION IS FOR INGRESS AND EGRESS TO AND FROM STORM DRAIN EASEMENTS, FOR CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACILITIES.

WE HEREBY RETAIN LOTS "D" THROUGH "L", INCLUSIVE, AND LOTS "O" THROUGH "W", INCLUSIVE, INDICATED AS "PRIVATE STREETS", AS SHOWN HEREON FOR PRIVATE USE, FOR THE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND THE LOT OWNERS WITHIN THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOTS "D" THROUGH "L", INCLUSIVE, AND LOTS "O" THROUGH "W", INCLUSIVE. THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LYING WITHIN LOTS 8 AND 19; ALL OF LOTS "D" THROUGH "L", INCLUSIVE, AND LOTS "O" THROUGH "W", INCLUSIVE. THE DEDICATION IS FOR ACCESS FOR WATER QUALITY AND INSPECTION PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES, LYING WITHIN LOTS 8, 16 AND 19. THE DEDICATION IS FOR WATER QUALITY AND INSPECTION PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS RETAINED IN FEE FOR PRIVATE PURPOSES: LOTS 8, 9, 10, AND 19 FOR OPEN SPACE-PARKS PURPOSES; LOTS 11, 12, 17, 18, AND 20 FOR OPEN SPACE-FUEL MODIFICATION/MANUFACTURED SLOPE PURPOSES; LOTS 13, 15, AND 16 FOR HOME OWNERS ASSOCIATION PURPOSES; AND LOTS 21 THROUGH 24, INCLUSIVE, FOR OPEN SPACE-CONSERVATION HABITAT PURPOSES AS SHOWN HEREON, FOR THE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS RETAINED IN FEE FOR PRIVATE PURPOSES: LOT 14 FOR SANITARY SEWER PURPOSES AS SHOWN HEREON, FOR THE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS RETAINED AS EASEMENTS FOR PRIVATE PURPOSES: PRIVATE STORM DRAIN EASEMENTS LYING WITHIN LOTS 3, 4, 8, 12, 17 AND 19, AS SHOWN HEREON, FOR THE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS RETAINED AS EASEMENTS FOR PRIVATE PURPOSES: PRIVATE STORM DRAIN EASEMENTS LYING WITHIN LOT 10, AS SHOWN HEREON, FOR THE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS RETAINED AS AN EASEMENT FOR PRIVATE PURPOSES: LANDSCAPE EASEMENT LYING WITHIN LOT 14, AS SHOWN HEREON, FOR THE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS RETAINED AS EASEMENTS FOR PRIVATE PURPOSES: WATER QUALITY MANAGEMENT FACILITY EASEMENTS LYING WITHIN LOTS 8, 16 AND 19, AS SHOWN HEREON, FOR THE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: REGIONAL TRAIL EASEMENTS LYING WITHIN LOTS 17, 18, 20, 23 AND 24. THE DEDICATION IS FOR REGIONAL TRAIL PURPOSES IN FAVOR OF RIVERSIDE COUNTY REGIONAL PARKS AND OPEN SPACE DISTRICT.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: REGIONAL TRAIL EASEMENTS LYING WITHIN LOTS 11, 12, 16, 20, 21 AND 23. THE DEDICATION IS FOR REGIONAL TRAIL PURPOSES IN FAVOR OF RIVERSIDE COUNTY REGIONAL PARKS AND OPEN SPACE DISTRICT.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: REGIONAL TRAIL EASEMENTS LYING WITHIN LOTS 12, 20 AND "D". THE DEDICATION IS FOR REGIONAL TRAIL PURPOSES IN FAVOR OF RIVERSIDE COUNTY REGIONAL PARKS AND OPEN SPACE DISTRICT.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: DRAINAGE EASEMENTS LYING WITHIN LOTS 10, 16, 17, 22 AND 23, 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: SLOPE EASEMENT LYING WITHIN LOTS 12, 22 AND 23, AS SHOWN HEREON. THE DEDICATION IS FOR THE CONSTRUCTION AND MAINTENANCE OF SLOPES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: WATERLINE AND SEWER EASEMENTS LYING WITHIN LOTS 4, 20, AND 24.

THE REAL PROPERTY DESCRIBED BELOW IS RETAINED AS AN EASEMENT FOR PRIVATE PURPOSES: TRAIL MAINTENANCE EASEMENT LYING WITHIN LOTS 21, 23 AND 24, AS SHOWN HEREON, FOR THE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

OWNER:
FORESTAR TOSCANA DEVELOPMENT COMPANY, A DELAWARE CORPORATION

SA Cameron
STEPHEN C. CAMERON, PRESIDENT

BENEFICIARY

SUNNY SAGE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, BENEFICIARY UNDER DEED OF TRUST RECORDED JANUARY 16, 2015 AS DOCUMENT NO. 2015-0020052, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

Wan Sang Yoo
BY: WAN SANG YOO, MANAGER

SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENTS AND ADDITIONAL CERTIFICATE

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

H.E. HERMAN, ET UX, HOLDER OF AN EASEMENT FOR INGRESS AND EGRESS PER DOCUMENT RECORDED MAY 27, 1969 AS INSTRUMENT NO. 52011 OF OFFICIAL RECORDS.

CARLIN E. KANE AND KIANE L. KANE, HOLDER OF AN EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITY PURPOSES PER DOCUMENT RECORDED MAY 1, 1975 AS INSTRUMENT NO. 49842 OF OFFICIAL RECORDS.

ASSOCIATED MEDICAL INSTITUTIONS, INC., HOLDER OF AN EASEMENT FOR INGRESS AND EGRESS PER DOCUMENT RECORDED AUGUST 30, 1976 AS INSTRUMENT NO. 129002 OF OFFICIAL RECORDS.

ESTELLE MOUNTAIN RANCH, HOLDER OF AN EASEMENT FOR INGRESS AND EGRESS PER DOCUMENT RECORDED AUGUST 30, 1976 AS INSTRUMENT NO. 129003 OF OFFICIAL RECORDS.

ASSOCIATED MEDICAL INSTITUTIONS, INC., HOLDER OF AN EASEMENT FOR INGRESS AND EGRESS PER DOCUMENT RECORDED SEPTEMBER 26, 1977 AS INSTRUMENT NO. 18904 OF OFFICIAL RECORDS.

ESTELLE MOUNTAIN RANCH, HOLDER OF AN EASEMENT FOR INGRESS AND EGRESS PER DOCUMENT RECORDED NOVEMBER 2, 1977 AS INSTRUMENT NO. 218945 OF OFFICIAL RECORDS.

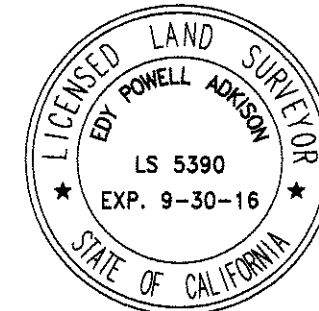
ROBERT LEO PAUL AND BARBARA J. PAUL, HOLDERS OF AN UNRECORDED EASEMENT DATED SEPTEMBER 11, 2008 AS DISCLOSED BY MEMORANDUM OF AGREEMENT RECORDED OCTOBER 6, 2008 AS INSTRUMENT NO. 2008-0540136 OF OFFICIAL RECORDS.

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 BRIAN WOODS ON AUGUST 1, 2014. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 5-23-2016

Edy P. Adkison
EDY P. ADKISON L.S. 5390
EXPIRATION DATE: 9-30-16



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 NO. 36643 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON NOVEMBER 25, 2014 THE EXPIRATION DATE BEING NOVEMBER 25, 2017 AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: 6-3-2016

Richard G. Lantis
RICHARD G. LANTIS, COUNTY SURVEYOR
L.S. 7611
EXPIRATION DATE: 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 PURSUANT TO THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE OF LOTS "A" THROUGH "C", INCLUSIVE, 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 OF LOTS "M" AND "N" FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES ARE ACCEPTED TO VEST TITLE IN THE COUNTY ON BEHALF OF THE PUBLIC FOR SAID PURPOSES, BUT THAT SAID ROADS SHALL NOT BECOME PART OF THE COUNTY MAINTAINED ROAD SYSTEM UNTIL ACCEPTED BY RESOLUTION OF THIS BOARD ADOPTED PURSUANT TO SECTION 941 OF THE STREETS AND HIGHWAYS CODE. THE OFFER OF DEDICATION FOR PUBLIC UTILITY PURPOSES ALONG WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS "D" THROUGH "L", INCLUSIVE, AND LOTS "O" THROUGH "W", INCLUSIVE, INDICATED AS "PRIVATE STREETS" AS SHOWN HEREON IS HEREBY ACCEPTED. THE OFFER OF DEDICATION OF ABUTTERS RIGHTS OF ACCESS ALONG TEMESCAL CANYON ROAD IS HEREBY ACCEPTED.

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 SLOPE EASEMENTS ARE HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF SLOPES, AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

THE EASEMENT FOR WATER QUALITY AND INSPECTION PURPOSES IS HEREBY ACCEPTED.

THE ACCESS EASEMENT FOR WATER QUALITY AND INSPECTION PURPOSES IS HEREBY ACCEPTED.

THE OFFERS OF DEDICATION FOR WATERLINE AND SEWER EASEMENTS ARE HEREBY NOT ACCEPTED.

DATE: _____, 2016
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

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

BY: _____
CHAIRMAN OF THE BOARD OF SUPERVISORS

BY: _____
DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 113,100.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

This certification excludes any supplemental assessments not yet extended.

DATE: May 23, 2016

CASH OR SURETY BOND

DON KENT
COUNTY TAX COLLECTOR

BY: *Donald Jackson* DEPUTY

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 \$ 113,100.00.

This certification excludes any supplemental tax assessments not yet extended.

DON KENT
COUNTY TAX COLLECTOR

DATE: May 23, 2016

BY: *Donald Jackson* DEPUTY

ABANDONMENT NOTE

PURSUANT TO SECTIONS 66434 AND 66499.20 1/2 OF THE SUBDIVISION MAP ACT, THE APPROVAL AND RECORDATION OF THIS TRACT CONSTITUTES ABANDONMENT OF THE FOLLOWING:

EL HERMANO ROAD, AS SHOWN ON PARCEL MAP 9052, PER MAP FILED IN BOOK 55, PAGES 62 AND 63 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY.

THAT CERTAIN EASEMENT FOR PUBLIC STREET, PUBLIC UTILITY, PUBLIC SERVICES, AND INCIDENTAL PURPOSES AS DESCRIBED IN CERTIFICATE OF DEDICATION RECORDED NOVEMBER 9, 1966 AS INSTRUMENT NO. 109425 OF OFFICIAL RECORDS.

THAT CERTAIN EASEMENT FOR PUBLIC ROAD, PUBLIC UTILITY, AND PUBLIC SERVICES PURPOSES AS DESCRIBED IN DECLARATION OF DEDICATION RECORDED OCTOBER 12, 1976 AS INSTRUMENT NO. 153379 OF OFFICIAL RECORDS.

THAT CERTAIN EASEMENT FOR PUBLIC ROAD, PUBLIC UTILITY, AND PUBLIC SERVICES PURPOSES AS DESCRIBED IN DECLARATION OF DEDICATION RECORDED NOVEMBER 2, 1977 AS INSTRUMENT NO. 218942 OF OFFICIAL RECORDS.

TRACT NO. 36643

BEING A SUBDIVISION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 5498, RECORDED DECEMBER 11, 2014 AS DOCUMENT NO. 2014-0474997, OFFICIAL RECORDS OF RIVERSIDE COUNTY; AND PORTIONS OF SECTIONS 1 AND 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST, S.B.M.



AUGUST 2014

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 Orange

ON April 21, 2016 BEFORE ME, Sakura Davenport, Notary Public PERSONALLY
APPEARED Stephen C. Cameron

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

PRINT NAME Sakura Davenport

SIGNATURE Sakura Davenport

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2035979

MY COMMISSION EXPIRES: September 3, 2017

COUNTY OF PRINCIPAL PLACE OF BUSINESS Los Angeles

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 2, 2016 BEFORE ME, Melissa Lazio, Notary Public PERSONALLY
APPEARED Won Saog Joo

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

PRINT NAME Melissa Lazio

SIGNATURE Melissa Lazio

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2148021

MY COMMISSION EXPIRES: April 28, 2020

COUNTY OF PRINCIPAL PLACE OF BUSINESS Riverside

~~RIVERSIDE COUNTY REGIONAL PARKS AND OPEN-SPACE DISTRICT, CERTIFICATE OF ACCEPTANCE~~

~~THE RIVERSIDE COUNTY REGIONAL PARKS AND OPEN-SPACE DISTRICT HEREBY ACCEPTS THE DEDICATIONS OF REGIONAL TRAIL, COMMUNITY TRAIL, AND UNDERGROUND TRAIL EASEMENTS, AS SHOWN HEREON, TO VEST TITLE IN THE DISTRICT ON BEHALF OF THE PUBLIC FOR SAID PURPOSES, BUT THAT SAID REGIONAL TRAIL, COMMUNITY TRAIL, AND UNDERGROUND TRAIL SHALL NOT BECOME PART OF THE DISTRICT'S MAINTAINED TRAIL SYSTEM.~~

~~DATED _____~~

~~SCOTT BANGLE, GENERAL MANAGER~~

RIVERSIDE COUNTY REGIONAL PARKS AND OPEN-SPACE DISTRICT, CERTIFICATE OF ACCEPTANCE

THE RIVERSIDE COUNTY REGIONAL PARKS AND OPEN-SPACE DISTRICT HEREBY ACCEPTS THE DEDICATIONS OF REGIONAL PUBLIC TRAIL EASEMENTS, AS SHOWN HEREON ON THE PUBLIC PORTIONS OF THIS TRACT, TO VEST TITLE IN THE DISTRICT ON BEHALF OF THE PUBLIC FOR SAID PURPOSES, BUT THAT SAID REGIONAL PUBLIC TRAIL SHALL NOT BECOME PART OF THE DISTRICT'S MAINTAINED TRAIL SYSTEM.

DATED 6-2-16

Keith Heron for Scott Bangle

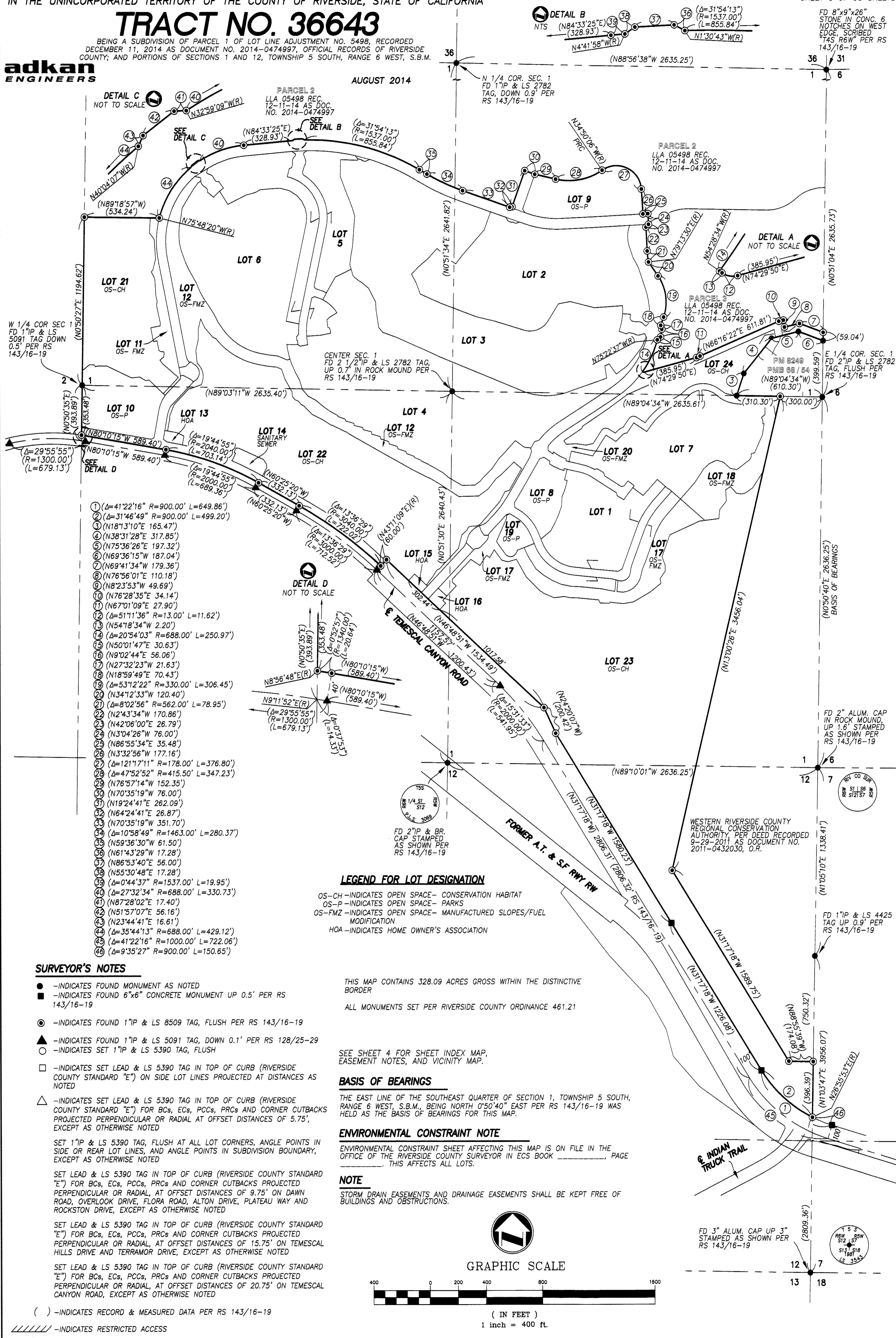
SCOTT BANGLE, GENERAL MANAGER

TRACT NO. 36643

BEING A SUBDIVISION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 5498, RECORDED DECEMBER 11, 2014 AS DOCUMENT NO. 2014-0474997, OFFICIAL RECORDS OF RIVERSIDE COUNTY; AND PORTIONS OF SECTIONS 1 AND 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST, S.B.M.

adkan
ENGINEERS

AUGUST 2014



- 1 (Δ=41°22'16" R=900.00' L=649.86')
- 2 (Δ=31°46'49" R=900.00' L=499.20')
- 3 (N18°13'10"E 165.47')
- 4 (N38°31'28"E 317.85')
- 5 (N75°36'26"E 197.32')
- 6 (N69°36'15"W 187.04')
- 7 (N69°41'34"W 179.36')
- 8 (N76°56'01"E 110.18')
- 9 (N8°23'53"W 49.69')
- 10 (N76°28'35"E 34.14')
- 11 (N67°01'09"E 27.90')
- 12 (Δ=51°11'36" R=13.00' L=11.62')
- 13 (N54°18'34"W 2.20')
- 14 (Δ=20°54'03" R=688.00' L=250.97')
- 15 (N50°01'47"E 30.63')
- 16 (N9°02'44"E 56.06')
- 17 (N27°32'23"W 21.63')
- 18 (N18°59'49"E 70.43')
- 19 (Δ=53°12'22" R=330.00' L=306.45')
- 20 (N34°12'33"W 120.40')
- 21 (Δ=8°02'56" R=562.00' L=78.95')
- 22 (N2°43'34"W 170.86')
- 23 (N42°06'00"E 26.79')
- 24 (N3°04'26"W 76.00')
- 25 (N86°55'34"E 35.48')
- 26 (N3°32'56"W 177.16')
- 27 (Δ=121°17'11" R=178.00' L=376.80')
- 28 (Δ=47°52'52" R=415.50' L=347.23')
- 29 (N76°57'14"W 152.35')
- 30 (N70°35'19"W 76.00')
- 31 (N19°24'41"E 262.09')
- 32 (N64°24'41"E 26.87')
- 33 (N70°35'19"W 351.70')
- 34 (Δ=10°58'49" R=1463.00' L=280.37')
- 35 (N59°36'30"W 61.50')
- 36 (N61°43'29"W 17.28')
- 37 (N86°53'40"E 56.00')
- 38 (N55°30'48"E 17.28')
- 39 (Δ=0°44'37" R=1537.00' L=19.95')
- 40 (Δ=27°32'34" R=688.00' L=330.73')
- 41 (N87°28'02"E 17.40')
- 42 (N51°57'07"E 56.16')
- 43 (N23°44'41"E 16.61')
- 44 (Δ=35°44'13" R=688.00' L=429.12')
- 45 (Δ=41°22'16" R=1000.00' L=722.06')
- 46 (Δ=9°35'27" R=900.00' L=150.65')

LEGEND FOR LOT DESIGNATION

- OS-CH - INDICATES OPEN SPACE- CONSERVATION HABITAT
- OS-P - INDICATES OPEN SPACE- PARKS
- OS-FMZ - INDICATES OPEN SPACE- MANUFACTURED SLOPES/FUEL MODIFICATION
- HOA - INDICATES HOME OWNER'S ASSOCIATION

SURVEYOR'S NOTES

- -INDICATES FOUND MONUMENT AS NOTED
 - -INDICATES FOUND 6"x6" CONCRETE MONUMENT UP 0.5' PER RS 143/16-19
 - ⊙ -INDICATES FOUND 1"IP & LS 8509 TAG, FLUSH PER RS 143/16-19
 - ▲ -INDICATES FOUND 1"IP & LS 5091 TAG, DOWN 0.1' PER RS 128/25-29
 - -INDICATES SET 1"IP & LS 5390 TAG, FLUSH
 - -INDICATES SET LEAD & LS 5390 TAG IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "E") ON SIDE LOT LINES PROJECTED AT DISTANCES AS NOTED
 - △ -INDICATES SET LEAD & LS 5390 TAG IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "E") FOR BCs, ECs, PCCs, PRCs AND CORNER CUTBACKS PROJECTED PERPENDICULAR OR RADIAL AT OFFSET DISTANCES OF 5.75', EXCEPT AS OTHERWISE NOTED
- SET 1"IP & LS 5390 TAG, FLUSH AT ALL LOT CORNERS, ANGLE POINTS IN SIDE OR REAR LOT LINES, AND ANGLE POINTS IN SUBDIVISION BOUNDARY, EXCEPT AS OTHERWISE NOTED
- SET LEAD & LS 5390 TAG IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "E") FOR BCs, ECs, PCCs, PRCs AND CORNER CUTBACKS PROJECTED PERPENDICULAR OR RADIAL, AT OFFSET DISTANCES OF 9.75' ON DAWN ROAD, OVERLOOK DRIVE, FLORA ROAD, ALTON DRIVE, PLATEAU WAY AND ROCKSTON DRIVE, EXCEPT AS OTHERWISE NOTED
- SET LEAD & LS 5390 TAG IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "E") FOR BCs, ECs, PCCs, PRCs AND CORNER CUTBACKS PROJECTED PERPENDICULAR OR RADIAL, AT OFFSET DISTANCES OF 15.75' ON TEMESCAL HILLS DRIVE AND TERRAMOR DRIVE, EXCEPT AS OTHERWISE NOTED
- SET LEAD & LS 5390 TAG IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "E") FOR BCs, ECs, PCCs, PRCs AND CORNER CUTBACKS PROJECTED PERPENDICULAR OR RADIAL, AT OFFSET DISTANCES OF 20.75' ON TEMESCAL CANYON ROAD, EXCEPT AS OTHERWISE NOTED

THIS MAP CONTAINS 328.09 ACRES GROSS WITHIN THE DISTINCTIVE BORDER

ALL MONUMENTS SET PER RIVERSIDE COUNTY ORDINANCE 461.21

BASIS OF BEARINGS

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 6 WEST, S.B.M., BEING NORTH 0°50'40" EAST PER RS 143/16-19 WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

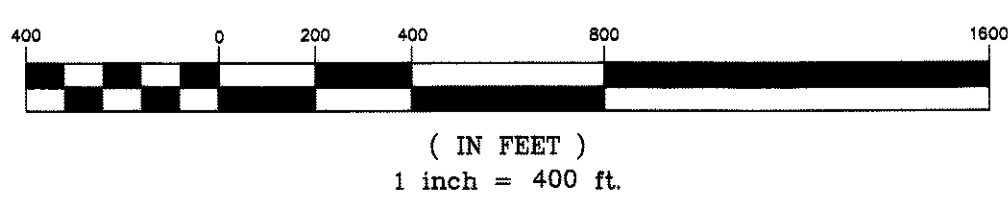
ENVIRONMENTAL CONSTRAINT NOTE

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.

NOTE

STORM DRAIN EASEMENTS AND DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

GRAPHIC SCALE



() -INDICATES RECORD & MEASURED DATA PER RS 143/16-19

////// -INDICATES RESTRICTED ACCESS

TRACT NO. 36643

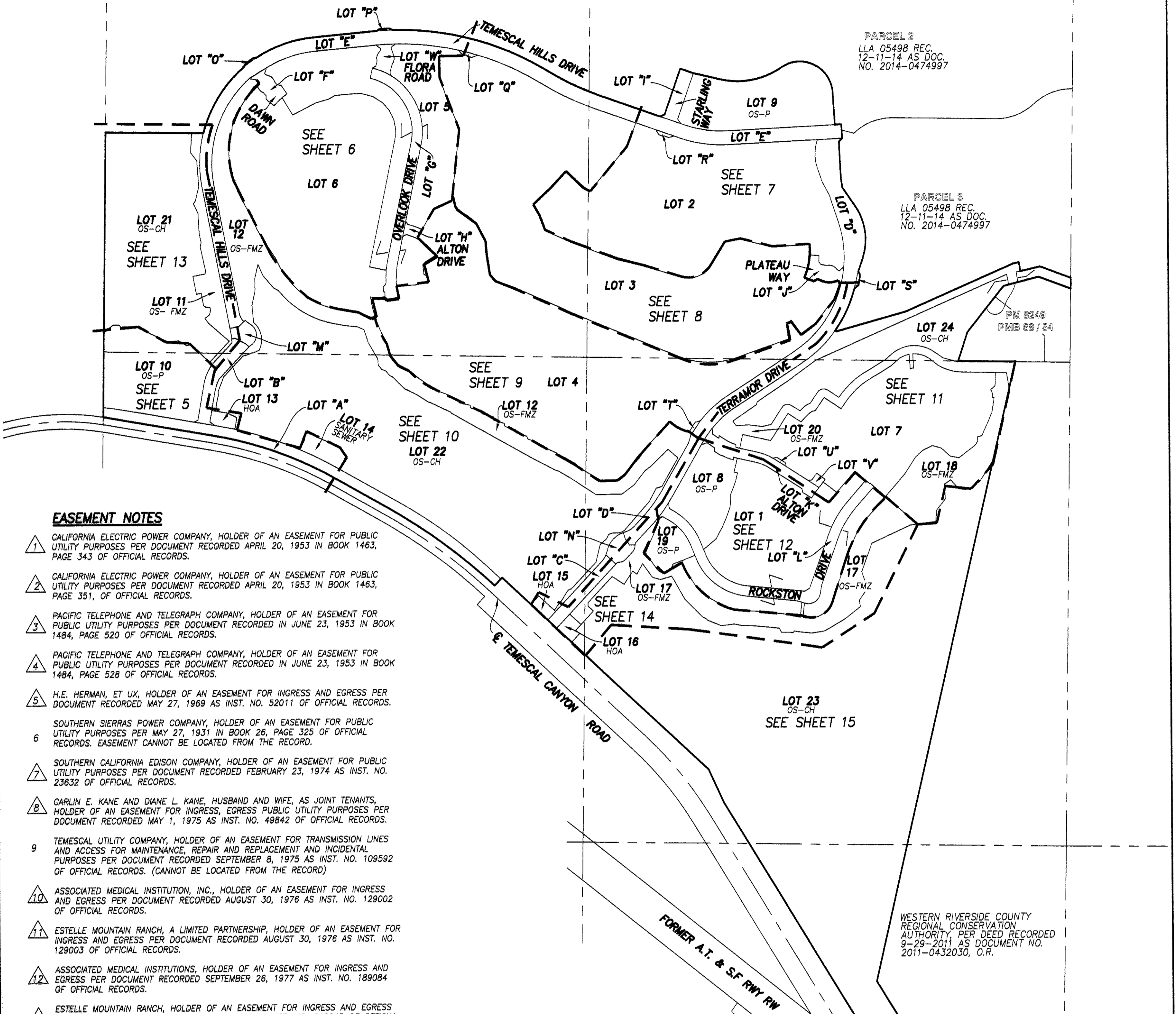
BEING A SUBDIVISION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 5498, RECORDED DECEMBER 11, 2014 AS DOCUMENT NO. 2014-0474997, OFFICIAL RECORDS OF RIVERSIDE COUNTY; AND PORTIONS OF SECTIONS 1 AND 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST, S.B.M.

adkan
ENGINEERS

AUGUST 2014

SHEET INDEX MAP

SEE SHEET 3 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS, LEGEND FOR LOT DESIGNATION, AND ENVIRONMENTAL CONSTRAINT NOTE.

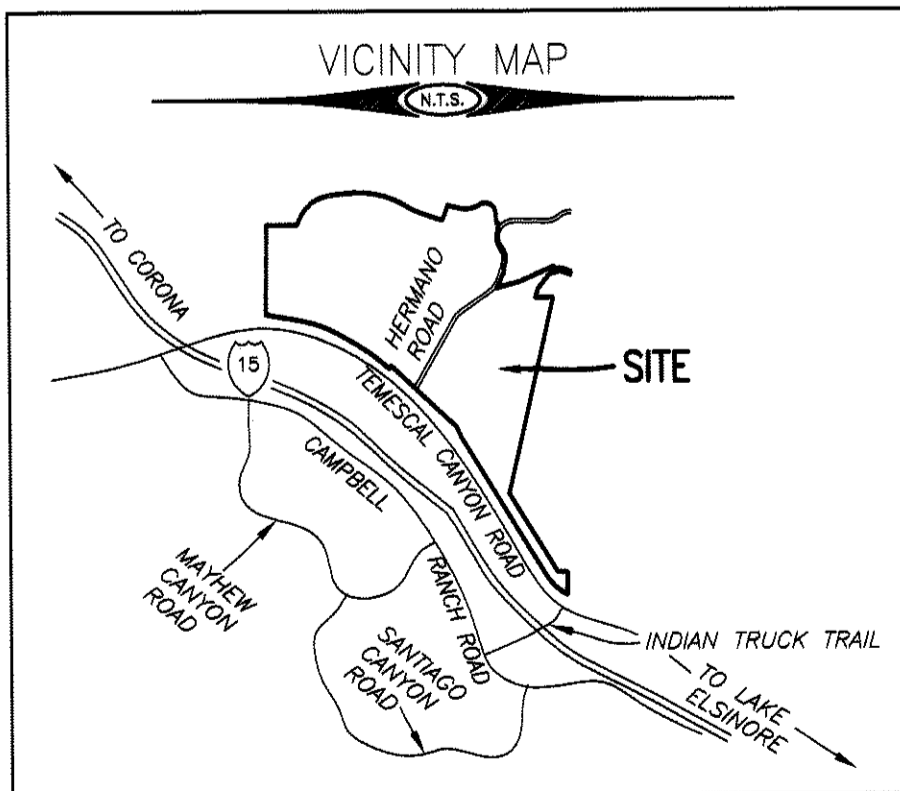


EASEMENT NOTES

- 1 CALIFORNIA ELECTRIC POWER COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES PER DOCUMENT RECORDED APRIL 20, 1953 IN BOOK 1463, PAGE 343 OF OFFICIAL RECORDS.
- 2 CALIFORNIA ELECTRIC POWER COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES PER DOCUMENT RECORDED APRIL 20, 1953 IN BOOK 1463, PAGE 351, OF OFFICIAL RECORDS.
- 3 PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES PER DOCUMENT RECORDED IN JUNE 23, 1953 IN BOOK 1484, PAGE 520 OF OFFICIAL RECORDS.
- 4 PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES PER DOCUMENT RECORDED IN JUNE 23, 1953 IN BOOK 1484, PAGE 528 OF OFFICIAL RECORDS.
- 5 H.E. HERMAN, ET UX, HOLDER OF AN EASEMENT FOR INGRESS AND EGRESS PER DOCUMENT RECORDED MAY 27, 1969 AS INST. NO. 52011 OF OFFICIAL RECORDS.
- 6 SOUTHERN SIERRAS POWER COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES PER MAY 27, 1931 IN BOOK 26, PAGE 325 OF OFFICIAL RECORDS. EASEMENT CANNOT BE LOCATED FROM THE RECORD.
- 7 SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES PER DOCUMENT RECORDED FEBRUARY 23, 1974 AS INST. NO. 23632 OF OFFICIAL RECORDS.
- 8 CARLIN E. KANE AND DIANE L. KANE, HUSBAND AND WIFE, AS JOINT TENANTS, HOLDER OF AN EASEMENT FOR INGRESS, EGRESS PUBLIC UTILITY PURPOSES PER DOCUMENT RECORDED MAY 1, 1975 AS INST. NO. 49842 OF OFFICIAL RECORDS.
- 9 TEMESCAL UTILITY COMPANY, HOLDER OF AN EASEMENT FOR TRANSMISSION LINES AND ACCESS FOR MAINTENANCE, REPAIR AND REPLACEMENT AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED SEPTEMBER 8, 1975 AS INST. NO. 109592 OF OFFICIAL RECORDS. (CANNOT BE LOCATED FROM THE RECORD)
- 10 ASSOCIATED MEDICAL INSTITUTION, INC., HOLDER OF AN EASEMENT FOR INGRESS AND EGRESS PER DOCUMENT RECORDED AUGUST 30, 1976 AS INST. NO. 129002 OF OFFICIAL RECORDS.
- 11 ESTELLE MOUNTAIN RANCH, A LIMITED PARTNERSHIP, HOLDER OF AN EASEMENT FOR INGRESS AND EGRESS PER DOCUMENT RECORDED AUGUST 30, 1976 AS INST. NO. 129003 OF OFFICIAL RECORDS.
- 12 ASSOCIATED MEDICAL INSTITUTIONS, HOLDER OF AN EASEMENT FOR INGRESS AND EGRESS PER DOCUMENT RECORDED SEPTEMBER 26, 1977 AS INST. NO. 189084 OF OFFICIAL RECORDS.
- 13 ESTELLE MOUNTAIN RANCH, HOLDER OF AN EASEMENT FOR INGRESS AND EGRESS PER DOCUMENT RECORDED NOVEMBER 2, 1977 AS INST. NO. 218945 OF OFFICIAL RECORDS.
- 14 SOUTHERN CALIFORNIA TELEPHONE COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES PER DOCUMENT RECORDED FEBRUARY 10, 1944 IN BOOK 615, PAGE 68 OF OFFICIAL RECORDS. EASEMENT CANNOT BE LOCATED FROM THE RECORD.
- 15 SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES PER DOCUMENT RECORDED MARCH 3, 1989 AS INST. NO. 66770 OF OFFICIAL RECORDS.
- 16 WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY, A PUBLIC AGENCY AND JOINT POWERS AUTHORITY, HOLDER OF AN EASEMENT FOR INGRESS AND EGRESS PER DOCUMENT RECORDED SEPTEMBER 29, 2011 AS DOC. NO. 2011-0432030 OF OFFICIAL RECORDS.
- 17 EASEMENT FOR ACCESS AND UTILITY PURPOSES PER DOCUMENT RECORDED APRIL 29, 2013 AS DOC. NO. 2013-0201206 OF OFFICIAL RECORDS.
- 18 LANDSCAPE EASEMENT, RETAINED HEREON.
- 19 SLOPE EASEMENT, DEDICATED HEREON.
- 20 DRAINAGE EASEMENT, DEDICATED HEREON.
- 21 SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED SEPTEMBER 17, 2015 AS DOC. 2015-0414136 OF OFFICIAL RECORDS.
- 22 WATER QUALITY MANAGEMENT FACILITY EASEMENT, RETAINED HEREON.
- 23 STORM DRAIN EASEMENT, DEDICATED HEREON.
- 24 WATERLINE AND SEWER EASEMENT, DEDICATED HEREON.
- 25 REGIONAL TRAIL EASEMENT, DEDICATED HEREON.
- 26 REGIONAL TRAIL EASEMENT, DEDICATED HEREON.
- 27 REGIONAL TRAIL EASEMENT, DEDICATED HEREON.
- 28 PRIVATE STORM DRAIN EASEMENT, RETAINED HEREON.
- 29 PRIVATE STORM DRAIN EASEMENT, RETAINED HEREON.
- 30 SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED SEPTEMBER 30, 2015 AS DOC. 2015-0432941 OF OFFICIAL RECORDS.
- 31 ACCESS EASEMENT, FOR INGRESS AND EGRESS TO AND FROM STORM DRAIN EASEMENT, FOR THE CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACILITIES, DEDICATED HEREON.
- 32 TRAIL MAINTENANCE EASEMENT, RETAINED HEREON.
- 33 ROBERT LEO PAUL AND BARBARA J. PAUL, HOLDERS OF AN UNRECORDED EASEMENT DATED SEPTEMBER 11, 2008 AS DISCLOSED BY MEMORANDUM OF AGREEMENT RECORDED OCTOBER 6, 2008 AS INSTRUMENT NO. 2008-0540136 OF OFFICIAL RECORDS. EASEMENT CANNOT BE LOCATED FROM THE RECORD.

NOTE

STORM DRAIN EASEMENTS AND DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.



- 34 COUNTY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR PUBLIC ROAD AND UTILITY PURPOSES PER DOCUMENT RECORDED SEPTEMBER 24, 2015 AS DOCUMENT NO. 2015-0425086, OFFICIAL RECORDS.
- 35 EASEMENT FOR WATER QUALITY AND INSPECTION PURPOSES, DEDICATED HEREON.
- 36 ACCESS EASEMENT FOR WATER QUALITY AND INSPECTION PURPOSES, DEDICATED HEREON



GRAPHIC SCALE



(IN FEET)
1 inch = 400 ft.

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

TRACT NO. 36643

BEING A SUBDIVISION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 5498, RECORDED DECEMBER 11, 2014 AS DOCUMENT NO. 2014-0474997, OFFICIAL RECORDS OF RIVERSIDE COUNTY; AND PORTIONS OF SECTIONS 1 AND 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST, S.B.M.

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ENGINEERS

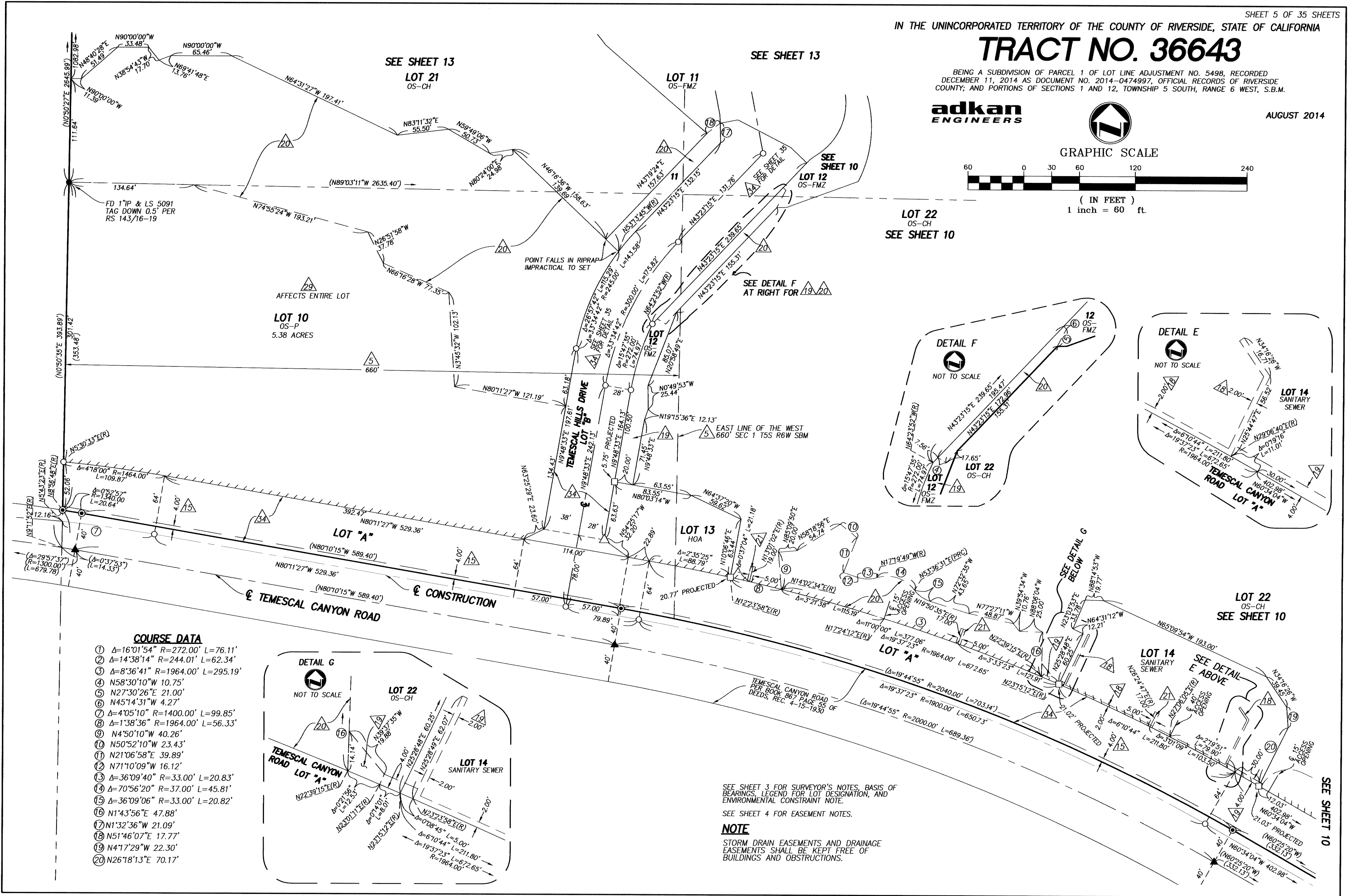


AUGUST 2014

GRAPHIC SCALE

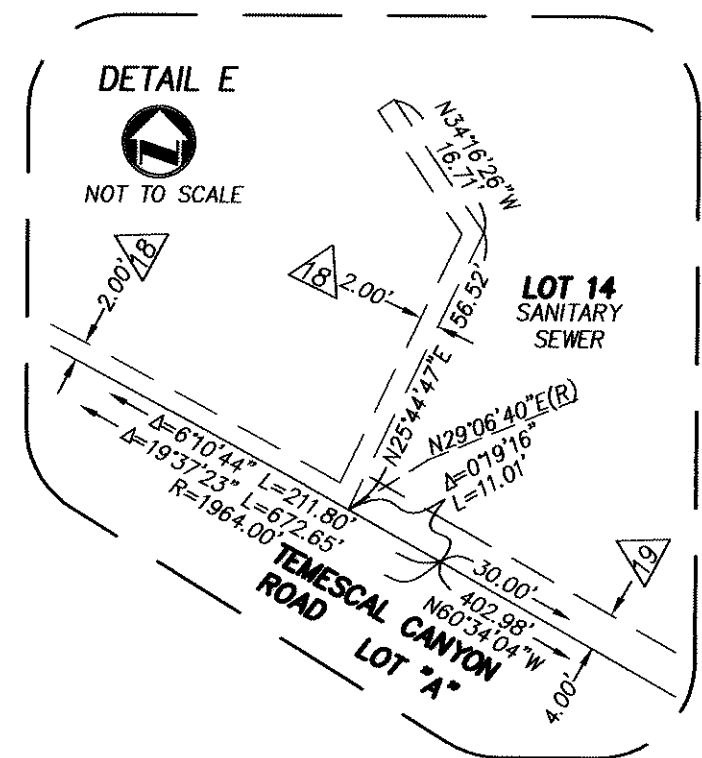
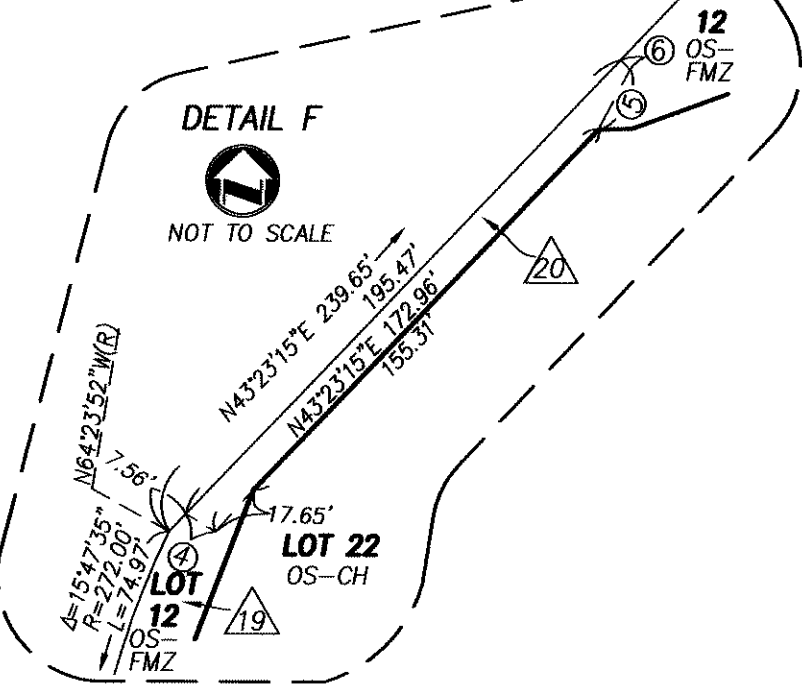
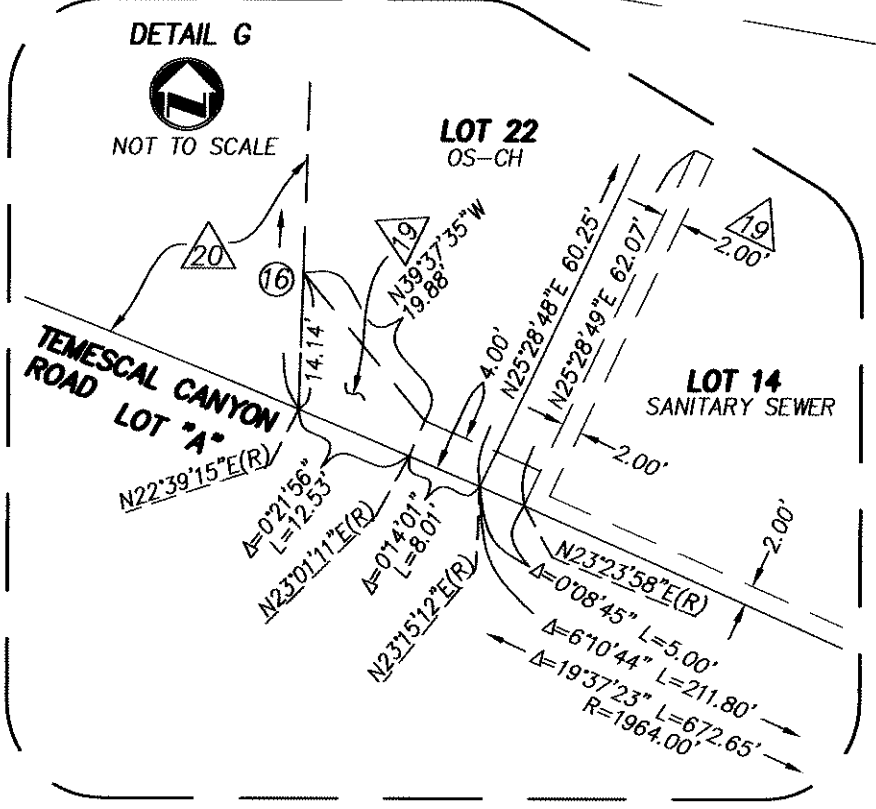


(IN FEET)
1 inch = 60 ft.



COURSE DATA

- ① Δ=16°01'54" R=272.00' L=76.11'
- ② Δ=14°38'14" R=244.01' L=62.34'
- ③ Δ=8°36'41" R=1964.00' L=295.19'
- ④ N58°30'10"W 10.75'
- ⑤ N27°30'26"E 21.00'
- ⑥ N45°14'31"W 4.27'
- ⑦ Δ=4°05'10" R=1400.00' L=99.85'
- ⑧ Δ=1°38'36" R=1964.00' L=56.33'
- ⑨ N4°50'10"W 40.26'
- ⑩ N50°52'10"W 23.43'
- ⑪ N21°06'58"E 39.89'
- ⑫ N71°10'09"W 16.12'
- ⑬ Δ=36°09'40" R=33.00' L=20.83'
- ⑭ Δ=70°56'20" R=37.00' L=45.81'
- ⑮ Δ=36°09'06" R=33.00' L=20.82'
- ⑯ N1°43'56"E 47.88'
- ⑰ N1°32'36"W 21.09'
- ⑱ N51°46'07"E 17.77'
- ⑲ N4°17'29"W 22.30'
- ⑳ N26°18'13"E 70.17'



SEE SHEET 3 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS, LEGEND FOR LOT DESIGNATION, AND ENVIRONMENTAL CONSTRAINT NOTE.

SEE SHEET 4 FOR EASEMENT NOTES.

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

SEE SHEET 10

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

TRACT NO. 36643

BEING A SUBDIVISION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 5498, RECORDED DECEMBER 11, 2014 AS DOCUMENT NO. 2014-0474997, OFFICIAL RECORDS OF RIVERSIDE COUNTY; AND PORTIONS OF SECTIONS 1 AND 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST, S.B.M.

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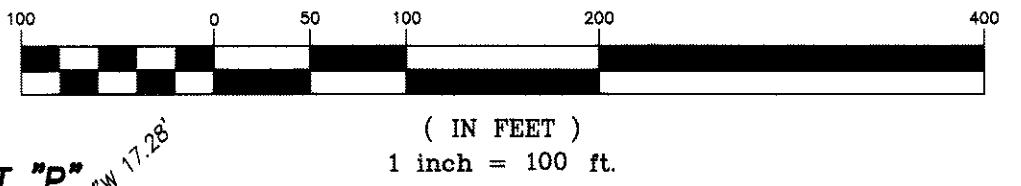
SEE SHEET 3 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS, LEGEND FOR LOT DESIGNATION, AND ENVIRONMENTAL CONSTRAINT NOTE.

SEE SHEET 4 FOR EASEMENT NOTES.

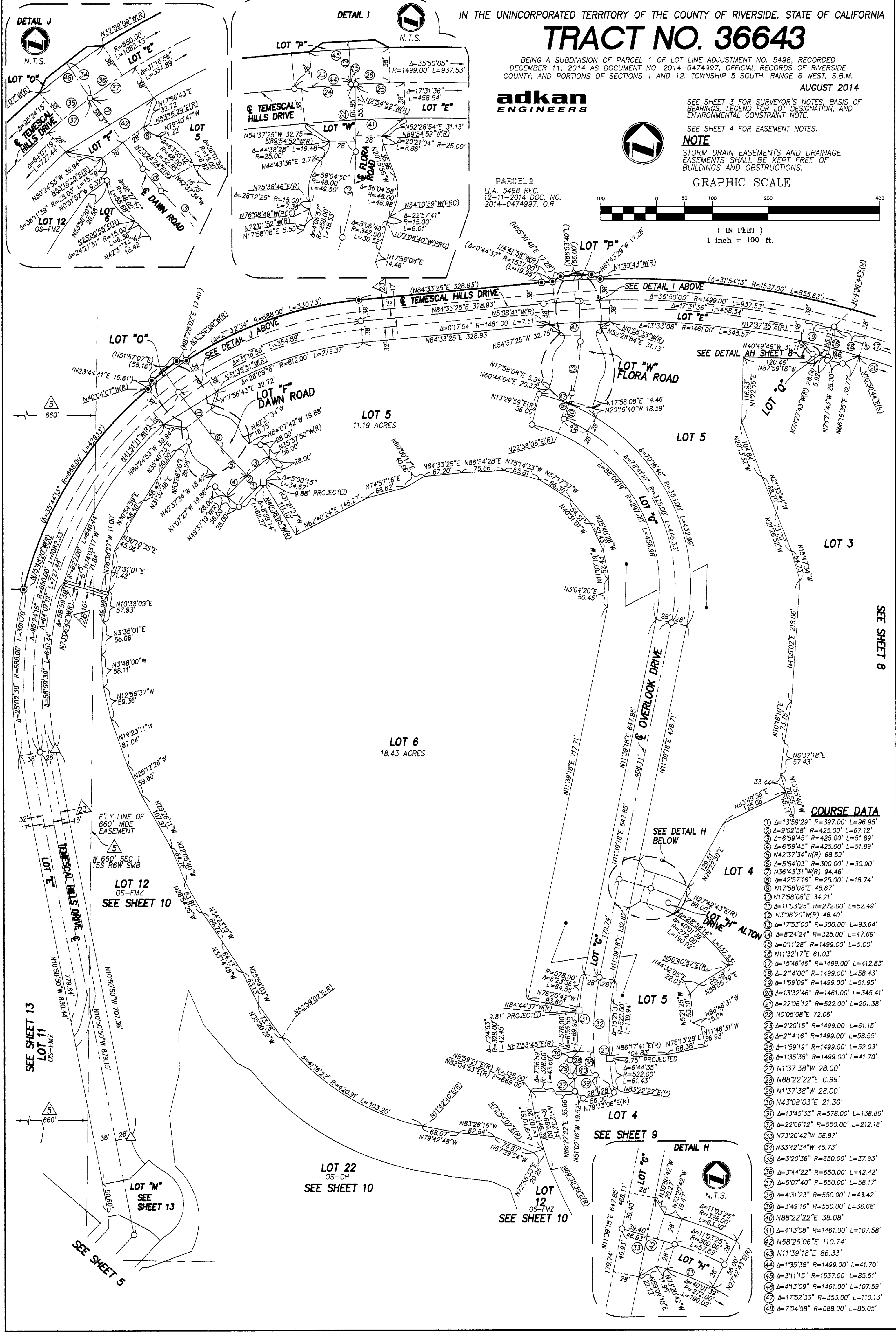
NOTE

STORM DRAIN EASEMENTS AND DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

GRAPHIC SCALE



PARCEL 2
LLA 5498 REC.
12-11-2014 DOC. NO.
2014-0474997, O.R.



COURSE DATA

- 1 Δ=13°59'29" R=397.00' L=96.95'
- 2 Δ=9°02'58" R=425.00' L=67.12'
- 3 Δ=6°59'45" R=425.00' L=51.89'
- 4 Δ=6°59'45" R=425.00' L=51.89'
- 5 N42°37'34"W(R) 68.59'
- 6 Δ=5°54'03" R=300.00' L=30.90'
- 7 N36°43'31"W(R) 94.46'
- 8 Δ=42°57'16" R=25.00' L=18.74'
- 9 N17°58'08"E 48.67'
- 10 N17°58'08"E 34.21'
- 11 Δ=11°03'25" R=272.00' L=52.49'
- 12 N3°06'20"W(R) 46.40'
- 13 Δ=17°53'00" R=300.00' L=93.64'
- 14 Δ=8°24'24" R=325.00' L=47.69'
- 15 Δ=0°11'28" R=1499.00' L=5.00'
- 16 N11°32'17"E 61.03'
- 17 Δ=15°46'46" R=1499.00' L=412.83'
- 18 Δ=2°14'00" R=1499.00' L=58.43'
- 19 Δ=1°59'09" R=1499.00' L=51.95'
- 20 Δ=13°32'46" R=1461.00' L=345.41'
- 21 Δ=22°06'12" R=522.00' L=201.38'
- 22 N0°05'08"E 72.06'
- 23 Δ=2°20'15" R=1499.00' L=61.15'
- 24 Δ=2°14'16" R=1499.00' L=58.55'
- 25 Δ=1°59'19" R=1499.00' L=52.03'
- 26 Δ=1°35'38" R=1499.00' L=41.70'
- 27 N1°37'38"W 28.00'
- 28 N88°22'22"E 6.99'
- 29 N1°37'38"W 28.00'
- 30 N43°08'03"E 21.30'
- 31 Δ=1°34'53" R=578.00' L=138.80'
- 32 Δ=22°06'12" R=550.00' L=212.18'
- 33 N73°20'42"W 58.87'
- 34 N33°42'34"W 45.73'
- 35 Δ=3°20'36" R=650.00' L=37.93'
- 36 Δ=3°44'22" R=650.00' L=42.42'
- 37 Δ=5°07'40" R=650.00' L=58.17'
- 38 Δ=4°31'23" R=550.00' L=43.42'
- 39 Δ=3°49'16" R=550.00' L=36.68'
- 40 N88°22'22"E 38.08'
- 41 Δ=4°13'08" R=1461.00' L=107.58'
- 42 N58°26'06"E 110.74'
- 43 N11°39'18"E 86.33'
- 44 Δ=1°35'38" R=1499.00' L=41.70'
- 45 Δ=3°11'15" R=1537.00' L=85.51'
- 46 Δ=4°13'09" R=1461.00' L=107.59'
- 47 Δ=17°52'33" R=353.00' L=110.13'
- 48 Δ=7°04'58" R=688.00' L=85.05'

SEE SHEET 8

SEE SHEET 13

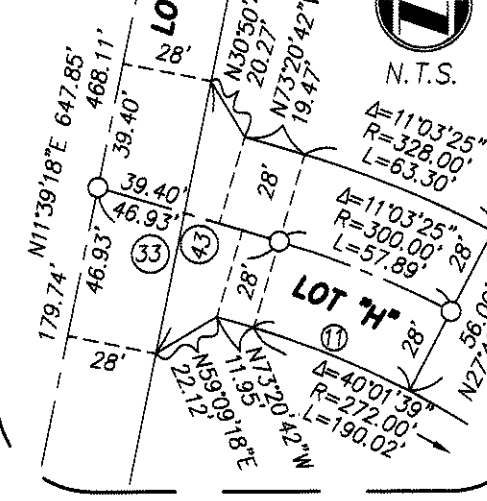
LOT 12
OS-FMZ
SEE SHEET 10

LOT 22
OS-CH
SEE SHEET 10

LOT 12
OS-FMZ
SEE SHEET 10

SEE SHEET 9

DETAIL H



E'LY LINE OF 660' WIDE EASEMENT

W 660' SEC 1 T5S R6W SMB

SEE SHEET 11

SEE SHEET 5

LOT M
SEE SHEET 13

SEE SHEET 5

SEE SHEET 11

SEE SHEET 13

SEE SHEET 11

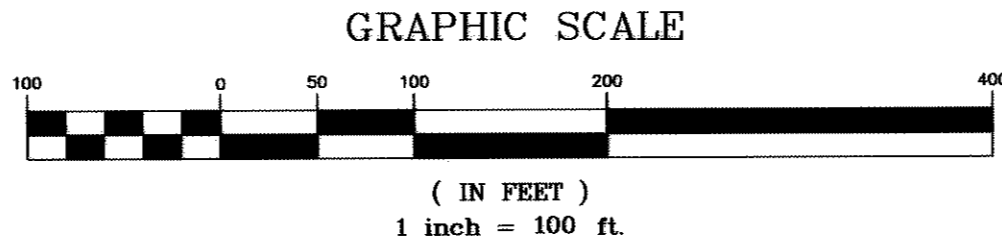
SEE SHEET 13

TRACT NO. 36643

BEING A SUBDIVISION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 5498, RECORDED DECEMBER 11, 2014 AS DOCUMENT NO. 2014-0474997, OFFICIAL RECORDS OF RIVERSIDE COUNTY; AND PORTIONS OF SECTIONS 1 AND 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST, S.B.M.

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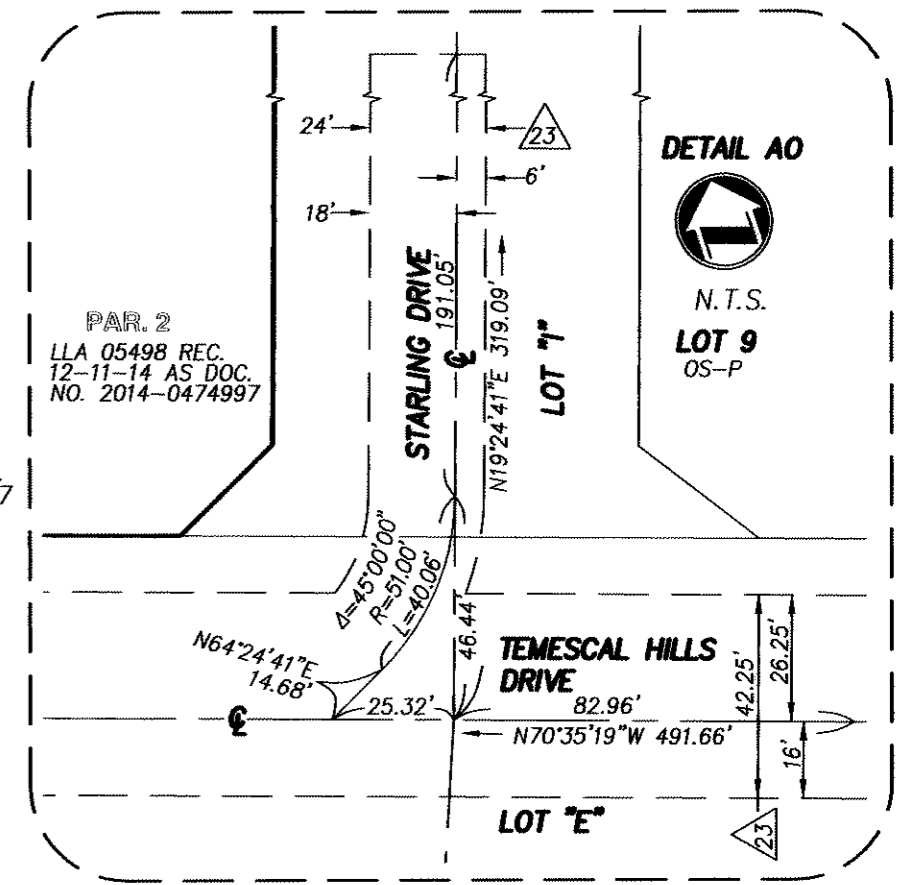
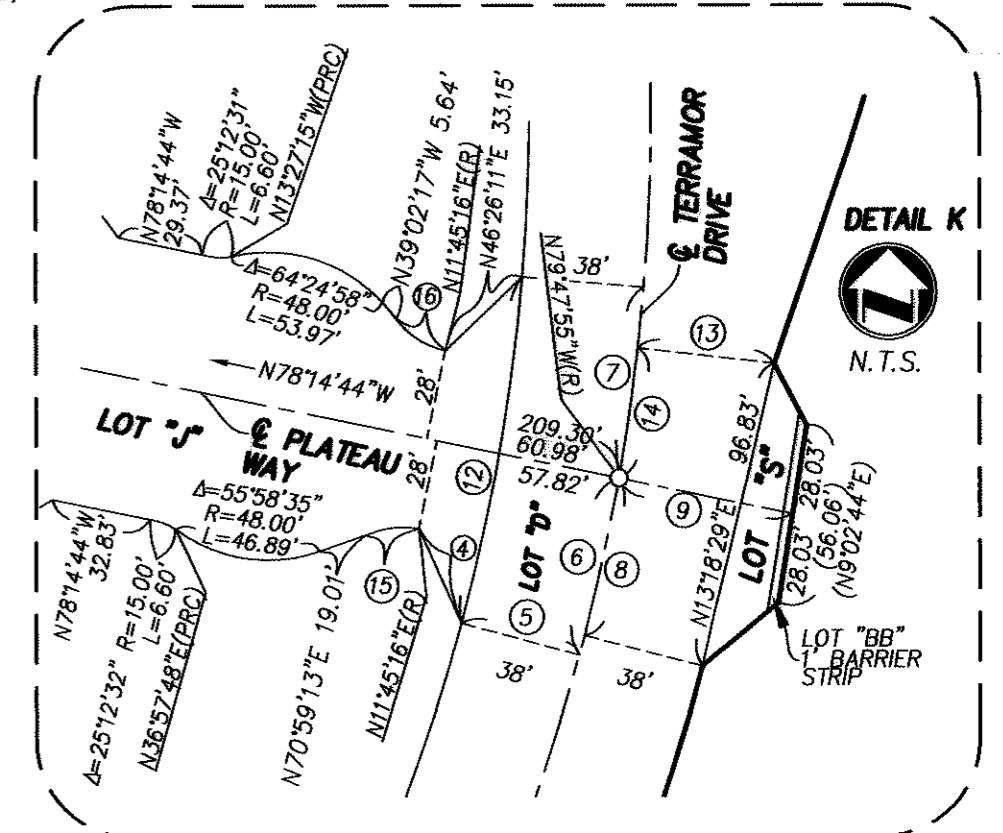
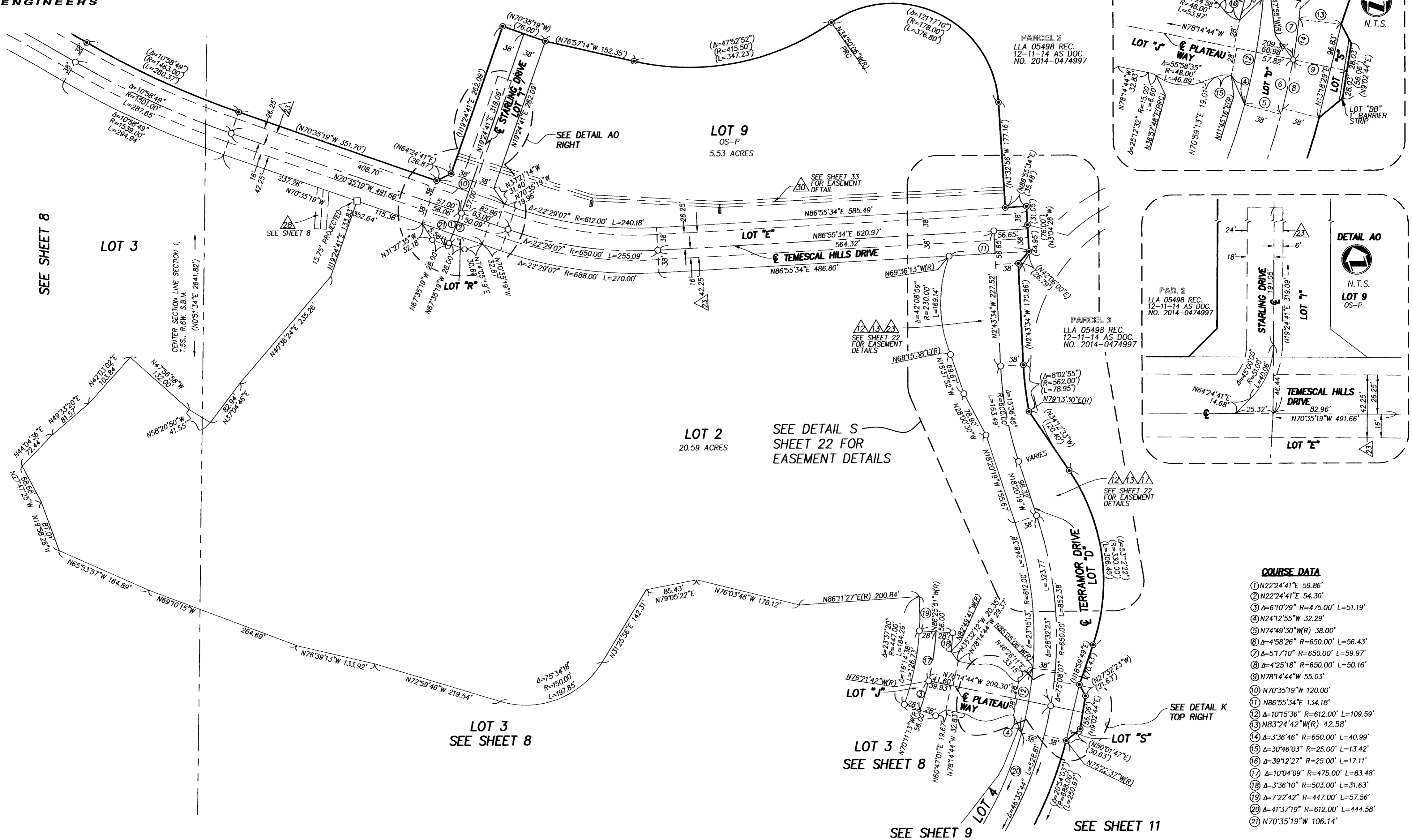


SEE SHEET 3 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS, LEGEND FOR LOT DESIGNATION, AND ENVIRONMENTAL CONSTRAINT NOTE.

SEE SHEET 4 FOR EASEMENT NOTES.

NOTE

STORM DRAIN EASEMENTS AND DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.



COURSE DATA

- ① N22°24'41"E 59.86'
- ② N22°24'41"E 54.30'
- ③ Δ=6°10'29" R=475.00' L=51.19'
- ④ N24°12'55"W 32.29'
- ⑤ N74°49'30"W(R) 38.00'
- ⑥ Δ=4°58'26" R=650.00' L=56.43'
- ⑦ Δ=5°17'10" R=650.00' L=59.97'
- ⑧ Δ=4°25'18" R=650.00' L=50.16'
- ⑨ N78°14'44"W 55.03'
- ⑩ N70°35'19"W 120.00'
- ⑪ N86°55'34"E 134.18'
- ⑫ Δ=10°15'36" R=612.00' L=109.59'
- ⑬ N83°24'42"W(R) 42.58'
- ⑭ Δ=3°36'46" R=650.00' L=40.99'
- ⑮ Δ=30°46'03" R=25.00' L=13.42'
- ⑯ Δ=39°12'27" R=25.00' L=17.11'
- ⑰ Δ=10°04'09" R=475.00' L=83.48'
- ⑱ Δ=3°36'10" R=503.00' L=31.63'
- ⑲ Δ=7°22'42" R=447.00' L=57.56'
- ⑳ Δ=41°37'19" R=612.00' L=444.58'
- ㉑ N70°35'19"W 106.14'

SEE SHEET 9 SEE SHEET 11

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

TRACT NO. 36643

BEING A SUBDIVISION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 5498, RECORDED DECEMBER 11, 2014 AS DOCUMENT NO. 2014-0474997, OFFICIAL RECORDS OF RIVERSIDE COUNTY; AND PORTIONS OF SECTIONS 1 AND 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST, S.B.M.

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SEE SHEET 3 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS, LEGEND FOR LOT DESIGNATION, AND ENVIRONMENTAL CONSTRAINT NOTE.

SEE SHEET 4 FOR EASEMENT NOTES.

NOTE

STORM DRAIN EASEMENTS AND DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

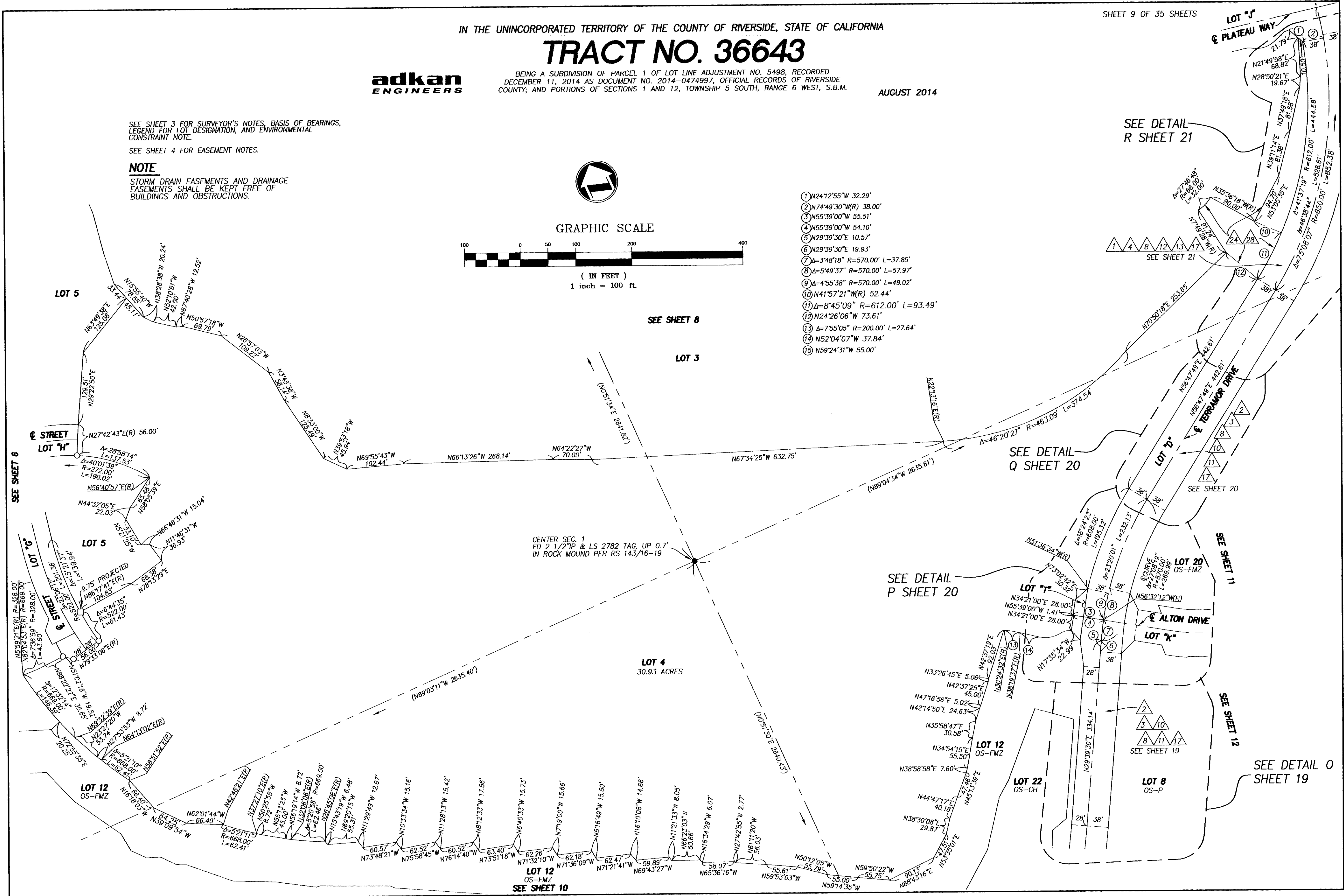


GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

- ① N24°12'55"W 32.29'
- ② N74°49'30"W(R) 38.00'
- ③ N55°39'00"W 55.51'
- ④ N55°39'00"W 54.10'
- ⑤ N29°39'30"E 10.57'
- ⑥ N29°39'30"E 19.93'
- ⑦ Δ=3°48'18" R=570.00' L=37.85'
- ⑧ Δ=5°49'37" R=570.00' L=57.97'
- ⑨ Δ=4°55'38" R=570.00' L=49.02'
- ⑩ N41°57'21"W(R) 52.44'
- ⑪ Δ=8°45'09" R=612.00' L=93.49'
- ⑫ N24°26'06"W 73.61'
- ⑬ Δ=7°55'05" R=200.00' L=27.64'
- ⑭ N52°04'07"W 37.84'
- ⑮ N59°24'31"W 55.00'



SEE SHEET 8

LOT 3

CENTER SEC. 1
FD 2 1/2" IP & LS 2782 TAG, UP 0.7'
IN ROCK MOUND PER RS 143/16-19

LOT 4
30.93 ACRES

SEE DETAIL
Q SHEET 20

SEE DETAIL
P SHEET 20

SEE DETAIL
R SHEET 21

SEE SHEET 11

SEE SHEET 12

SEE DETAIL O
SHEET 19

SEE SHEET 6

SEE SHEET 5

SEE SHEET 10

SEE SHEET 21

SEE SHEET 20

SEE SHEET 19

TRACT NO. 36643

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BEING A SUBDIVISION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 5498, RECORDED DECEMBER 11, 2014 AS DOCUMENT NO. 2014-0474997, OFFICIAL RECORDS OF RIVERSIDE COUNTY; AND PORTIONS OF SECTIONS 1 AND 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST, S.B.M.

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SEE SHEET 3 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS, LEGEND FOR LOT DESIGNATION, AND ENVIRONMENTAL CONSTRAINT NOTE.

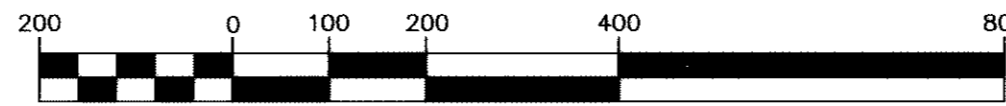
SEE SHEET 4 FOR EASEMENT NOTES.

NOTE

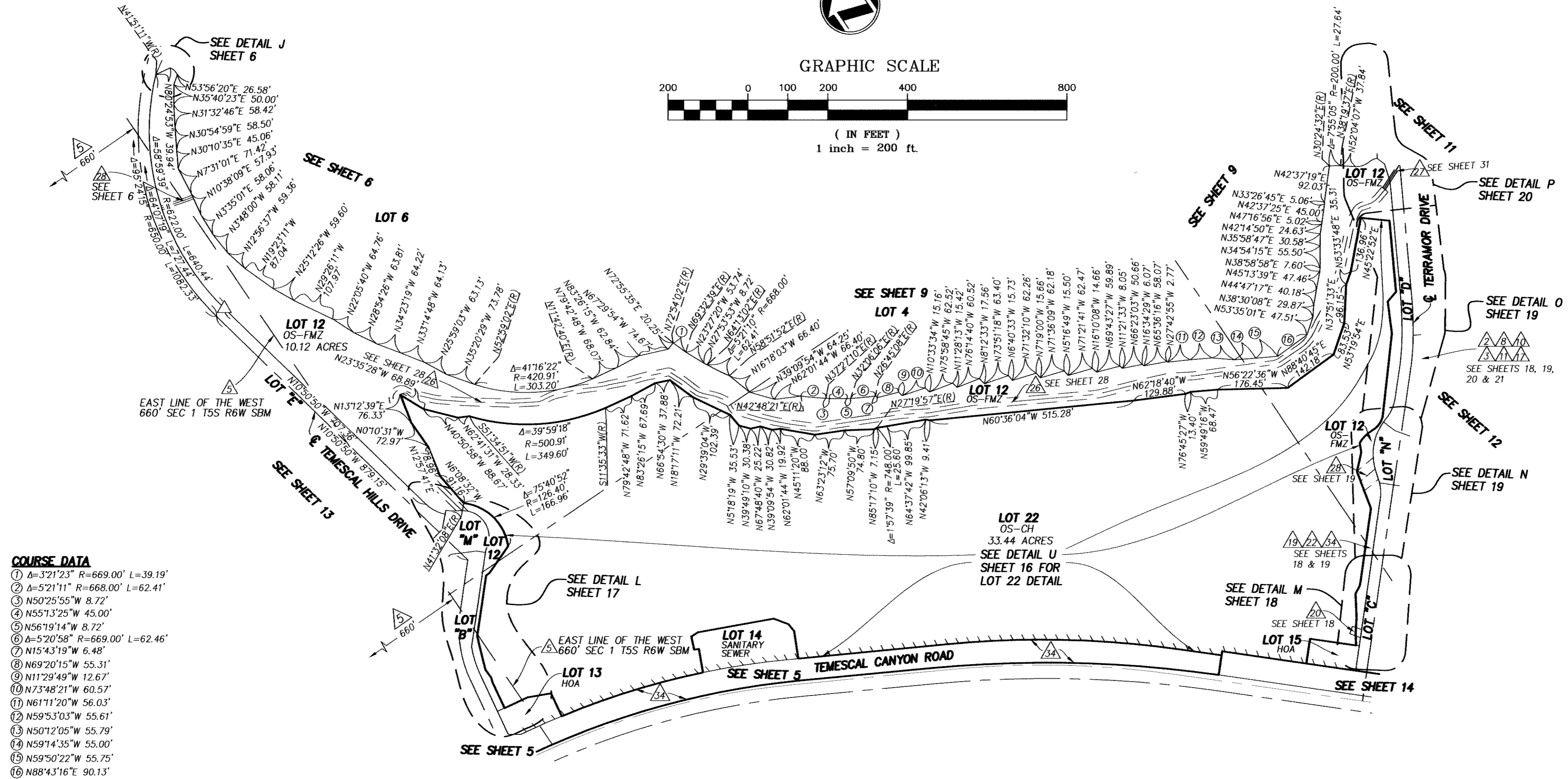
STORM DRAIN EASEMENTS AND DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



COURSE DATA

- ① $A=321'23''$ $R=669.00'$ $L=39.19'$
- ② $A=521'11''$ $R=668.00'$ $L=62.41'$
- ③ $N50'25'55''W$ $8.72'$
- ④ $N55'13'25''W$ $45.00'$
- ⑤ $N56'19'14''W$ $8.72'$
- ⑥ $A=520'58''$ $R=669.00'$ $L=62.46'$
- ⑦ $N15'43'19''W$ $6.48'$
- ⑧ $N69'20'15''W$ $55.31'$
- ⑨ $N11'29'49''W$ $12.67'$
- ⑩ $N73'48'21''W$ $60.57'$
- ⑪ $N61'11'20''W$ $56.03'$
- ⑫ $N59'53'03''W$ $55.61'$
- ⑬ $N50'12'05''W$ $55.79'$
- ⑭ $N59'14'35''W$ $55.00'$
- ⑮ $N59'50'22''W$ $55.75'$
- ⑯ $N88'43'16''E$ $90.13'$

TRACT NO. 36643

BEING A SUBDIVISION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 5498, RECORDED DECEMBER 11, 2014 AS DOCUMENT NO. 2014-0474997, OFFICIAL RECORDS OF RIVERSIDE COUNTY; AND PORTIONS OF SECTIONS 1 AND 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST, S.B.M.

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ENGINEERS

AUGUST 2014

SEE SHEET 3 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS, LEGEND FOR LOT DESIGNATION, AND ENVIRONMENTAL CONSTRAINT NOTE.

SEE SHEET 4 FOR EASEMENT NOTES.

NOTE

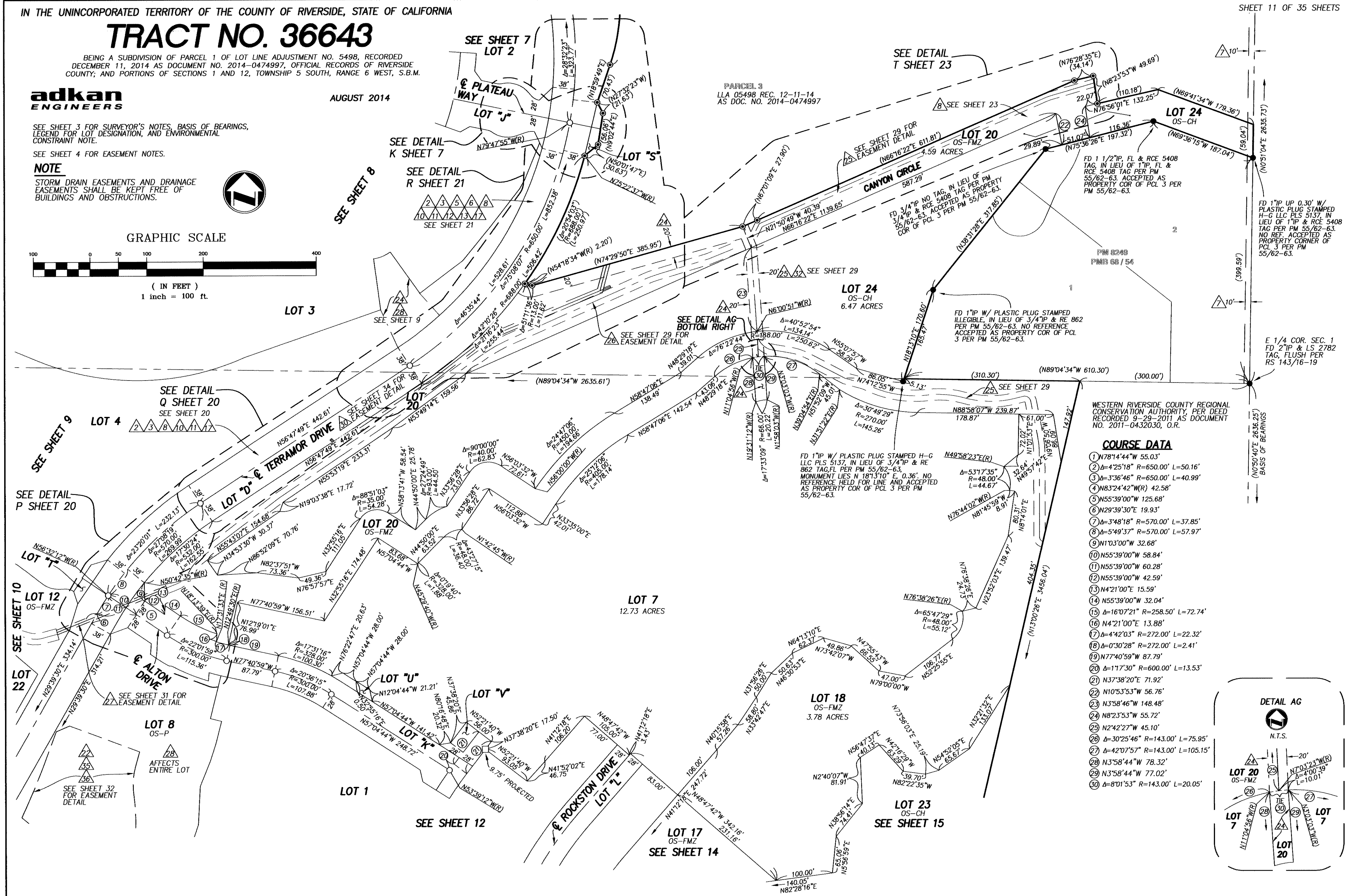
STORM DRAIN EASEMENTS AND DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.



GRAPHIC SCALE



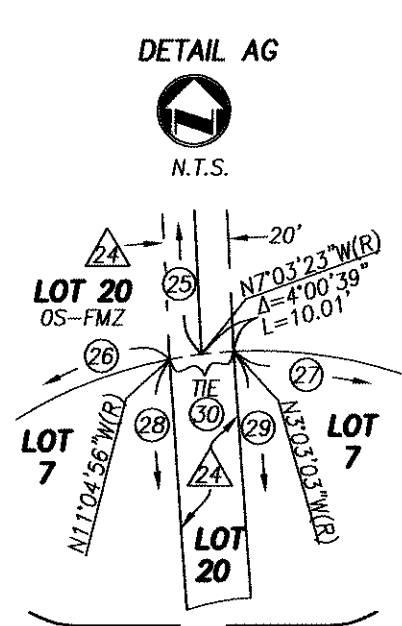
(IN FEET)
1 inch = 100 ft.



WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY, PER DEED RECORDED 9-29-2011 AS DOCUMENT NO. 2011-0432030, O.R.

COURSE DATA

- ① N78°14'44"W 55.03'
- ② A=4°25'18" R=650.00' L=50.16'
- ③ A=3°36'46" R=650.00' L=40.99'
- ④ N83°24'42"W(R) 42.58'
- ⑤ N55°39'00"W 125.68'
- ⑥ N29°39'30"E 19.93'
- ⑦ A=3°48'18" R=570.00' L=37.85'
- ⑧ A=5°49'37" R=570.00' L=57.97'
- ⑨ N1°03'00"W 32.68'
- ⑩ N55°39'00"W 58.84'
- ⑪ N55°39'00"W 60.28'
- ⑫ N55°39'00"W 42.59'
- ⑬ N4°21'00"E 15.59'
- ⑭ N55°39'00"W 32.04'
- ⑮ A=16°07'21" R=258.50' L=72.74'
- ⑯ N4°21'00"E 13.88'
- ⑰ A=4°42'03" R=272.00' L=22.32'
- ⑱ A=0°30'28" R=272.00' L=2.41'
- ⑲ N77°40'59"W 87.79'
- ⑳ A=117°30" R=600.00' L=13.53'
- ㉑ N37°38'20"E 71.92'
- ㉒ N10°53'53"W 56.76'
- ㉓ N3°58'46"W 148.48'
- ㉔ N2°42'27"W 45.10'
- ㉕ A=30°25'46" R=143.00' L=75.95'
- ㉖ A=42°07'57" R=143.00' L=105.15'
- ㉗ N3°58'44"W 78.32'
- ㉘ N3°58'44"W 77.02'
- ㉙ A=8°01'53" R=143.00' L=20.05'



TRACT NO. 36643

BEING A SUBDIVISION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 5498, RECORDED DECEMBER 11, 2014 AS DOCUMENT NO. 2014-0474997, OFFICIAL RECORDS OF RIVERSIDE COUNTY; AND PORTIONS OF SECTIONS 1 AND 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST, S.B.M.

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GRAPHIC SCALE



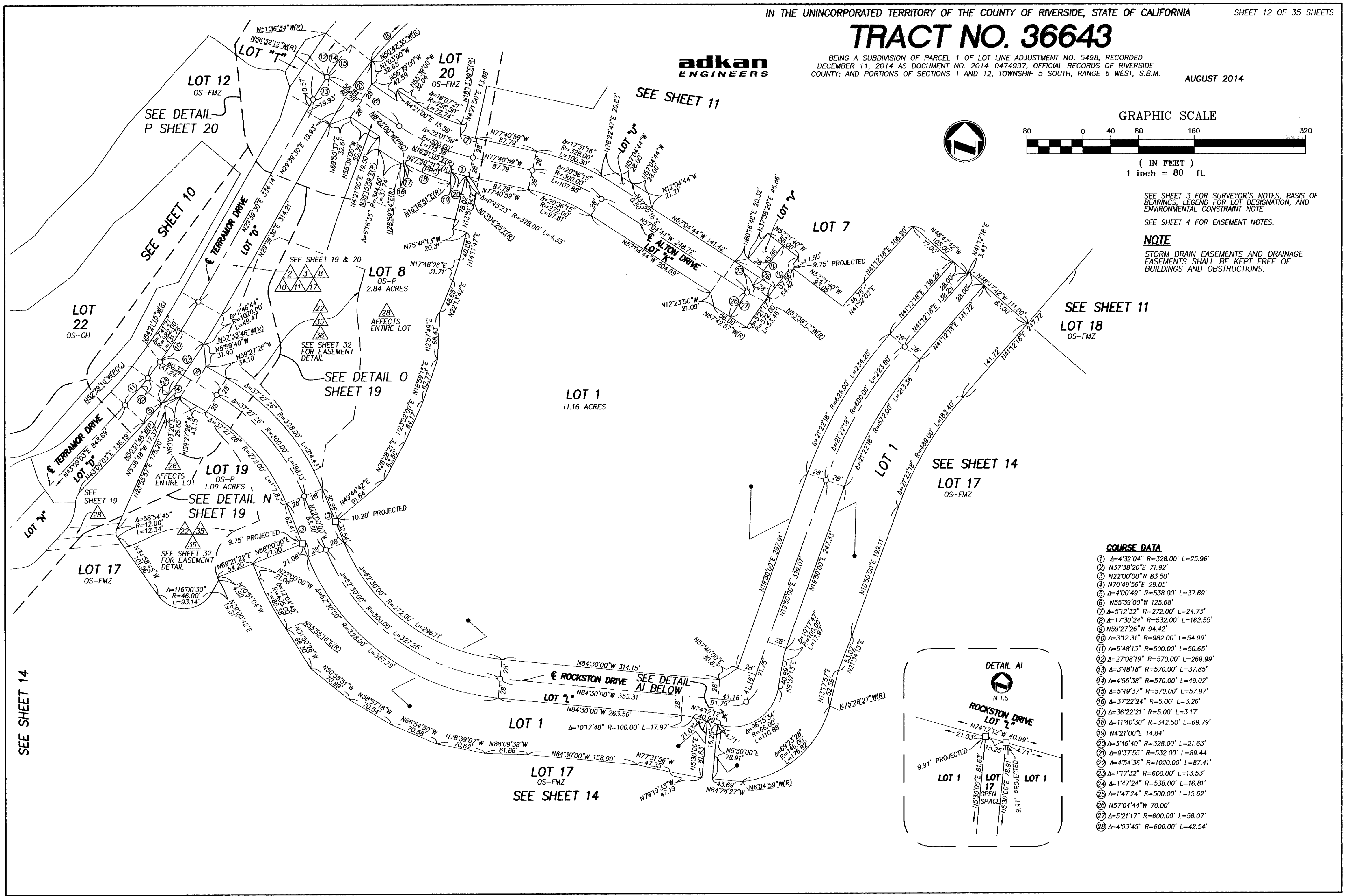
(IN FEET)
1 inch = 80 ft.

SEE SHEET 3 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS, LEGEND FOR LOT DESIGNATION, AND ENVIRONMENTAL CONSTRAINT NOTE.

SEE SHEET 4 FOR EASEMENT NOTES.

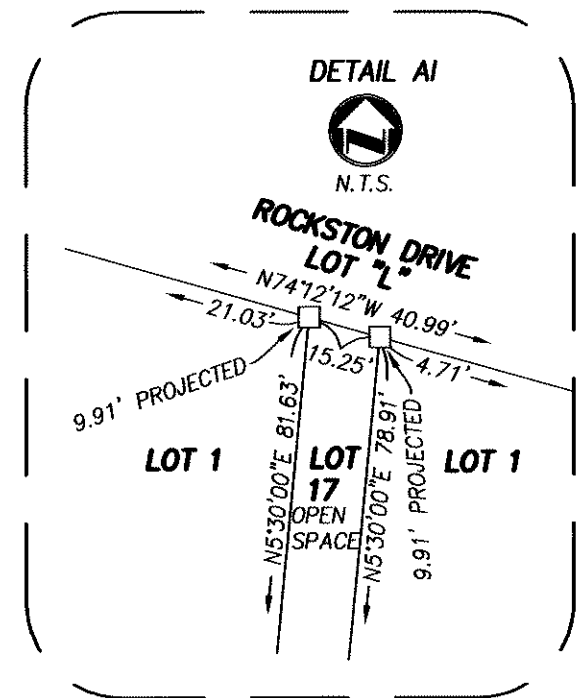
NOTE

STORM DRAIN EASEMENTS AND DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.



COURSE DATA

- ① Δ=4'32'04" R=328.00' L=25.96'
- ② N37'38'20"E 71.92'
- ③ N22'00'00"W 83.50'
- ④ N70'49'56"E 29.05'
- ⑤ Δ=4'00'49" R=538.00' L=37.69'
- ⑥ N55'39'00"W 125.68'
- ⑦ Δ=5'12'32" R=272.00' L=24.73'
- ⑧ Δ=17'30'24" R=532.00' L=162.55'
- ⑨ N59'27'26"W 94.42'
- ⑩ Δ=3'12'31" R=982.00' L=54.99'
- ⑪ Δ=5'48'13" R=500.00' L=50.65'
- ⑫ Δ=27'08'19" R=570.00' L=269.99'
- ⑬ Δ=3'48'18" R=570.00' L=37.85'
- ⑭ Δ=4'55'38" R=570.00' L=49.02'
- ⑮ Δ=5'49'37" R=570.00' L=57.97'
- ⑯ Δ=37'22'24" R=5.00' L=3.26'
- ⑰ Δ=36'22'21" R=5.00' L=3.17'
- ⑱ Δ=11'40'30" R=342.50' L=69.79'
- ⑲ N4'21'00"E 14.84'
- ⑳ Δ=3'46'40" R=328.00' L=21.63'
- ㉑ Δ=9'37'55" R=532.00' L=89.44'
- ㉒ Δ=4'54'36" R=1020.00' L=87.41'
- ㉓ Δ=17'32" R=600.00' L=13.53'
- ㉔ Δ=1'47'24" R=538.00' L=16.81'
- ㉕ Δ=1'47'24" R=500.00' L=15.62'
- ㉖ N5704'44"W 70.00'
- ㉗ Δ=5'21'17" R=600.00' L=56.07'
- ㉘ Δ=4'03'45" R=600.00' L=42.54'



SEE SHEET 14

SEE DETAIL P SHEET 20

SEE SHEET 11

SEE SHEET 11
LOT 18
OS-FMZ

SEE SHEET 14
LOT 17
OS-FMZ

LOT 1
11.16 ACRES

SEE SHEET 19 & 20

SEE DETAIL O SHEET 19

SEE DETAIL N SHEET 19

SEE SHEET 10

LOT 22
OS-CH

LOT 12
OS-FMZ

LOT 8
OS-P
2.84 ACRES
AFFECTS ENTIRE LOT

LOT 19
OS-P
1.09 ACRES
AFFECTS ENTIRE LOT

LOT 17
OS-FMZ

SEE DETAIL A1 BELOW

LOT 1
OS-FMZ
SEE SHEET 14

DETAIL A1
N.T.S.

LOT 1
LOT 17
OPEN SPACE
LOT 1

TRACT NO. 36643

adkan
ENGINEERS

BEING A SUBDIVISION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 5498, RECORDED
DECEMBER 11, 2014 AS DOCUMENT NO. 2014-0474997, OFFICIAL RECORDS OF RIVERSIDE
COUNTY; AND PORTIONS OF SECTIONS 1 AND 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST, S.B.M.

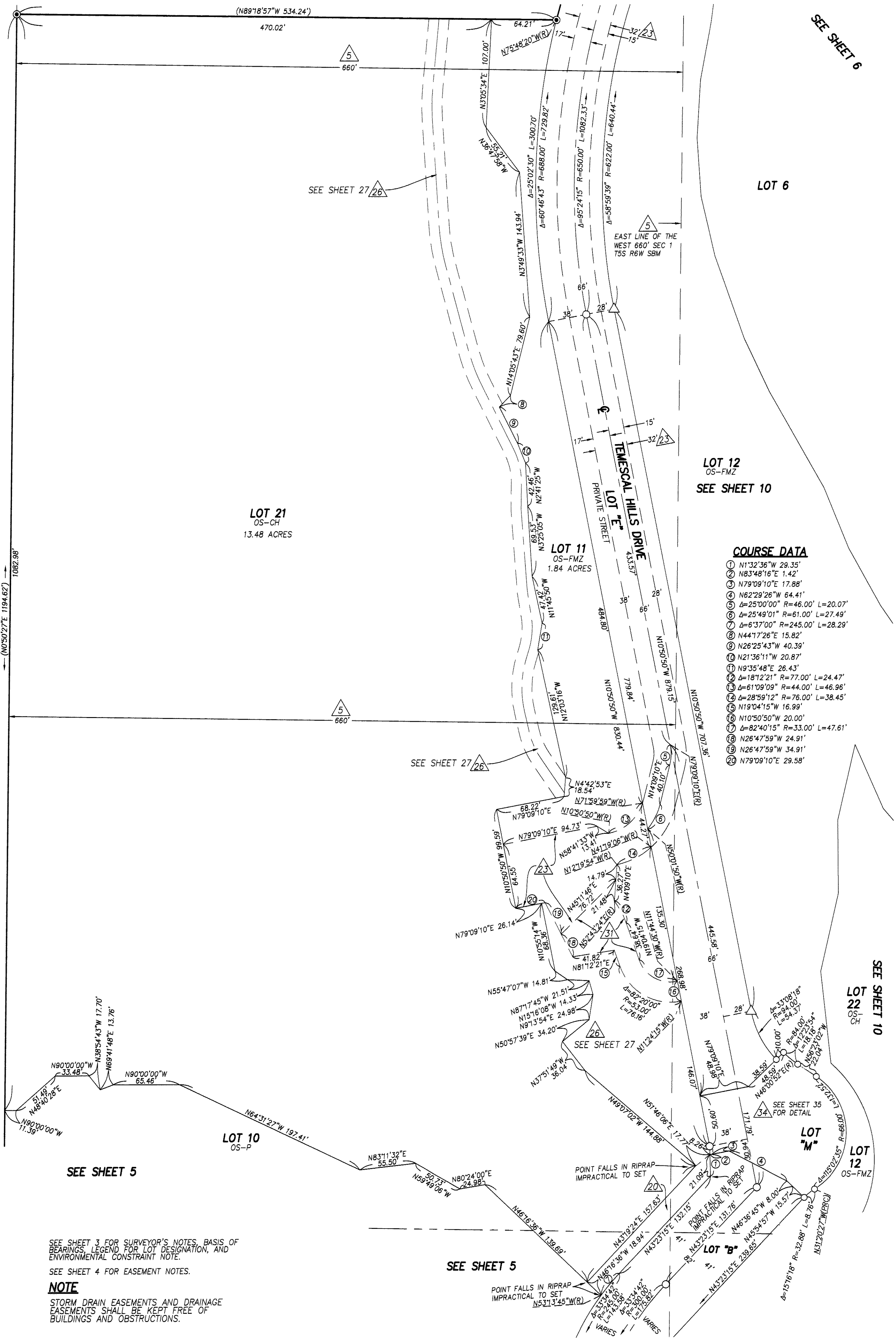
AUGUST 2014



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

SEE SHEET 6



COURSE DATA

- ① N1°32'36"W 29.35'
- ② N8°34'16"E 1.42'
- ③ N79°09'10"E 17.88'
- ④ N62°29'26"W 64.41'
- ⑤ Δ=25°00'00" R=46.00' L=20.07'
- ⑥ Δ=25°49'01" R=61.00' L=27.49'
- ⑦ Δ=6°37'00" R=245.00' L=28.29'
- ⑧ N44°17'26"E 15.82'
- ⑨ N26°25'43"W 40.39'
- ⑩ N21°36'11"W 20.87'
- ⑪ N9°35'48"E 26.43'
- ⑫ Δ=18°12'21" R=77.00' L=24.47'
- ⑬ Δ=61°09'09" R=44.00' L=46.96'
- ⑭ Δ=28°59'12" R=76.00' L=38.45'
- ⑮ N19°04'15"W 16.99'
- ⑯ N10°50'50"W 20.00'
- ⑰ Δ=82°40'15" R=33.00' L=47.61'
- ⑱ N26°47'59"W 24.91'
- ⑲ N26°47'59"W 34.91'
- ⑳ N79°09'10"E 29.58'

SEE SHEET 3 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS, LEGEND FOR LOT DESIGNATION, AND ENVIRONMENTAL CONSTRAINT NOTE.

SEE SHEET 4 FOR EASEMENT NOTES.

NOTE

STORM DRAIN EASEMENTS AND DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

SEE SHEET 5

SEE SHEET 5

SEE SHEET 10

LOT 12
OS-FMZ
SEE SHEET 10

LOT 21
OS-CH
13.48 ACRES

LOT 11
OS-FMZ
1.84 ACRES

LOT 10
OS-P

LOT 22
OS-CH

LOT M
OS-FMZ

POINT FALLS IN RIPRAP IMPRACTICAL TO SET

POINT FALLS IN RIPRAP IMPRACTICAL TO SET

POINT FALLS IN RIPRAP IMPRACTICAL TO SET

POINT FALLS IN RIPRAP IMPRACTICAL TO SET

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TRACT NO. 36643

BEING A SUBDIVISION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 5498, RECORDED DECEMBER 11, 2014 AS DOCUMENT NO. 2014-0474997, OFFICIAL RECORDS OF RIVERSIDE COUNTY; AND PORTIONS OF SECTIONS 1 AND 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST, S.B.M.

adkan
ENGINEERS

AUGUST 2014

SEE SHEET 3 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS, LEGEND FOR LOT DESIGNATION, AND ENVIRONMENTAL CONSTRAINT NOTE.

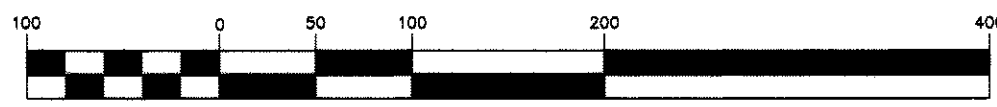
SEE SHEET 3 FOR EASEMENT NOTES.

NOTE

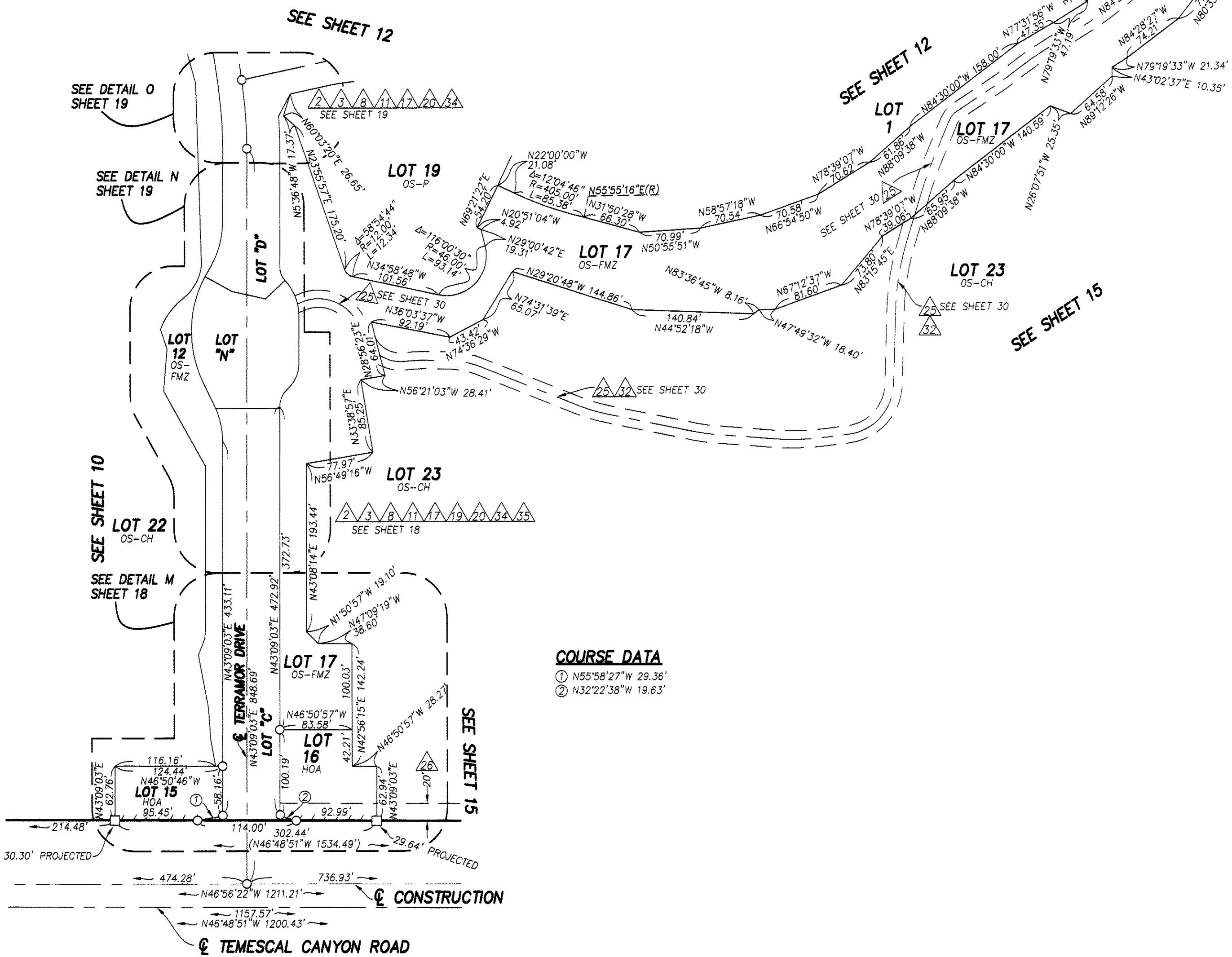
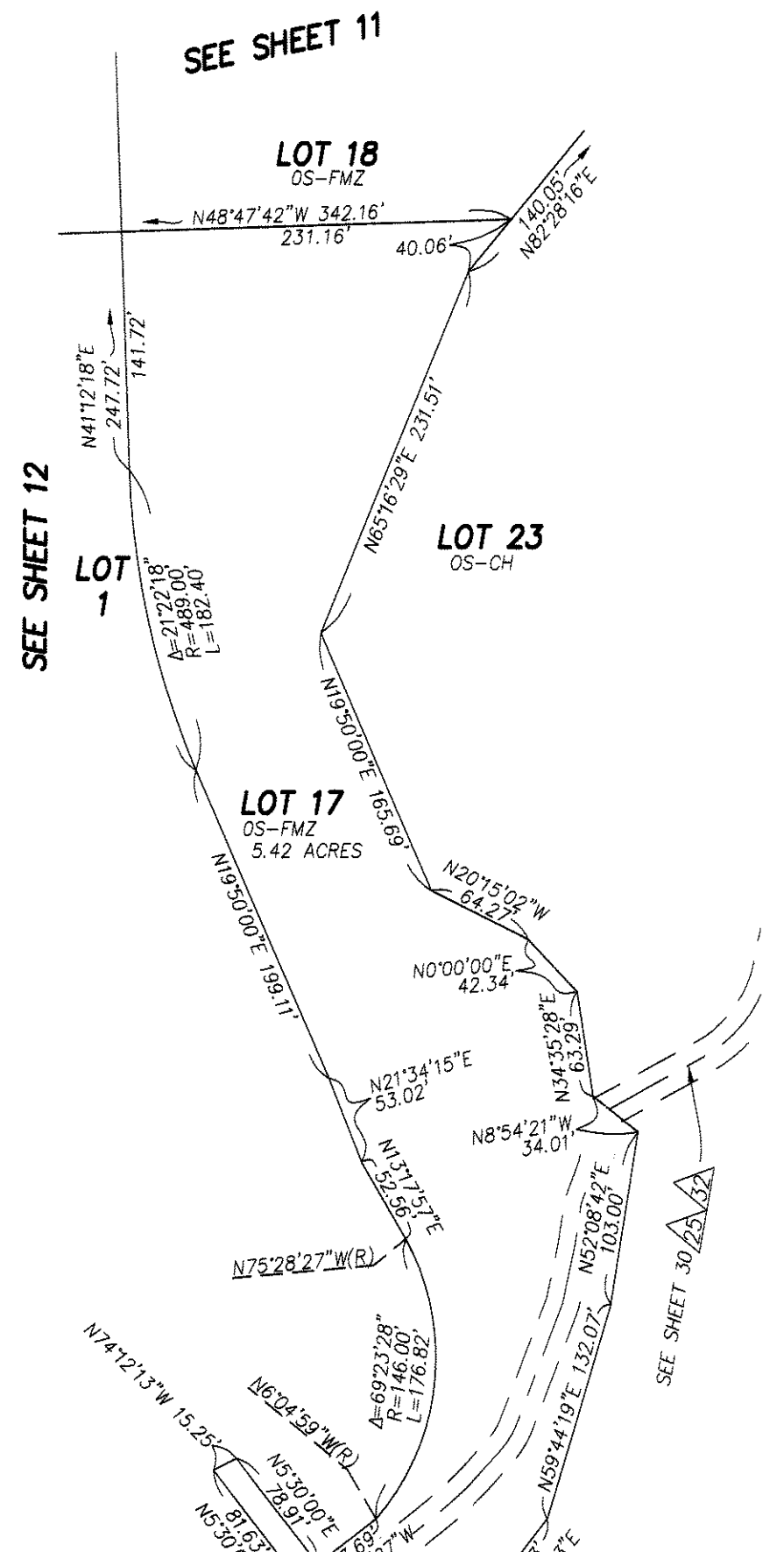
STORM DRAIN EASEMENTS AND DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



COURSE DATA

- ① N55°58'27\"W 29.36'
- ② N32°22'38\"W 19.63'

TRACT NO. 36643

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ENGINEERS

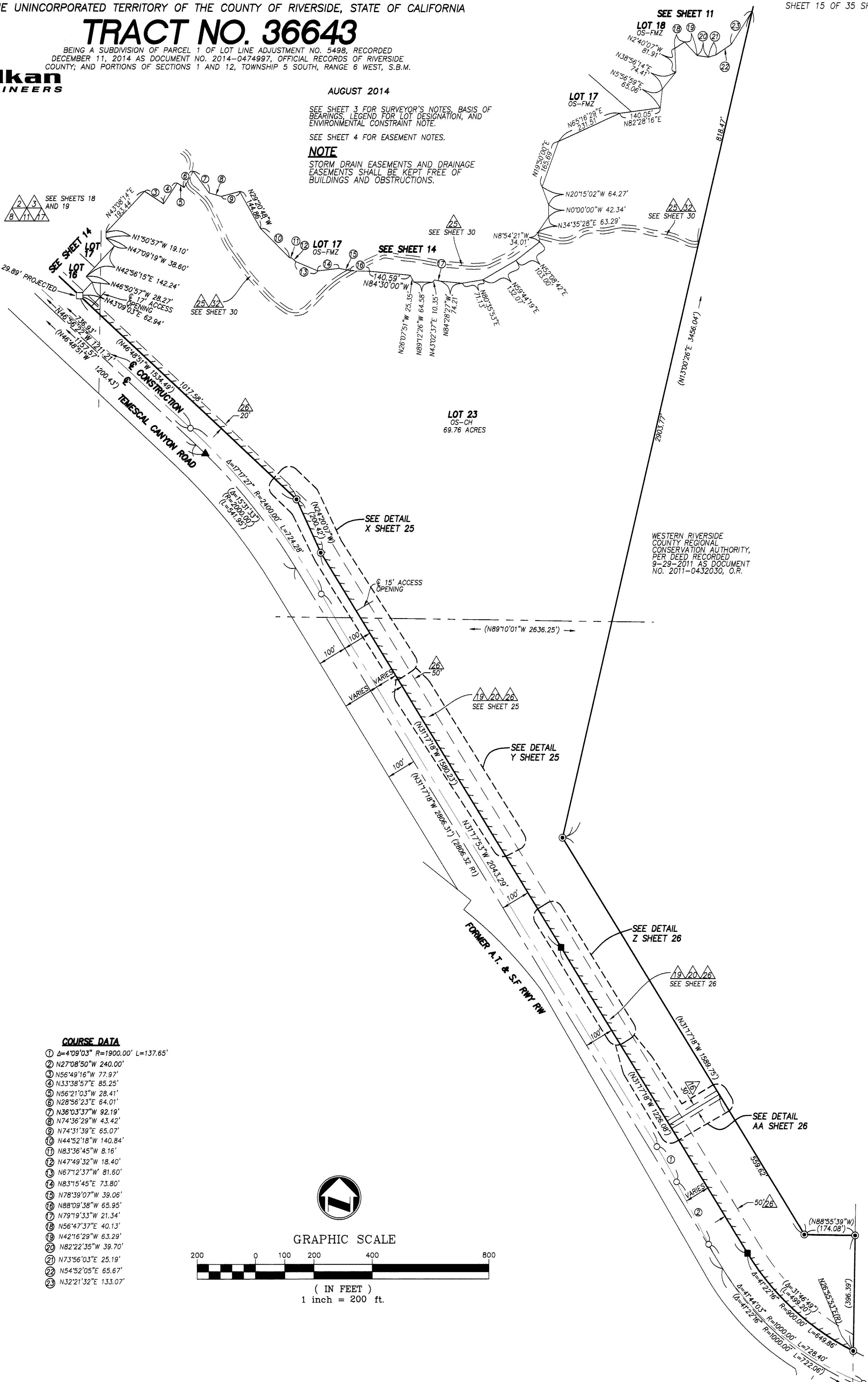
AUGUST 2014

SEE SHEET 3 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS, LEGEND FOR LOT DESIGNATION, AND ENVIRONMENTAL CONSTRAINT NOTE.

SEE SHEET 4 FOR EASEMENT NOTES.

NOTE

STORM DRAIN EASEMENTS AND DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.



COURSE DATA

- ① Δ=4°09'03" R=1900.00' L=137.65'
- ② N27°08'50"W 240.00'
- ③ N56°49'16"W 77.97'
- ④ N33°38'57"E 85.25'
- ⑤ N56°21'03"W 28.41'
- ⑥ N28°56'23"E 64.01'
- ⑦ N36°03'37"W 92.19'
- ⑧ N74°36'29"W 43.42'
- ⑨ N74°31'39"E 65.07'
- ⑩ N44°52'18"W 140.84'
- ⑪ N83°36'45"W 8.16'
- ⑫ N47°49'32"W 18.40'
- ⑬ N87°12'37"W 81.60'
- ⑭ N83°15'45"E 73.80'
- ⑮ N78°39'07"W 39.06'
- ⑯ N88°09'38"W 65.95'
- ⑰ N79°19'33"W 21.34'
- ⑱ N56°47'37"E 40.13'
- ⑲ N42°16'29"W 63.29'
- ⑳ N82°22'35"W 39.70'
- ㉑ N73°56'03"E 25.19'
- ㉒ N54°52'05"E 65.67'
- ㉓ N32°21'32"E 133.07'



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY, PER DEED RECORDED 9-29-2011 AS DOCUMENT NO. 2011-0432030, O.R.

TRACT NO. 36643

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ENGINEERS

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AUGUST 2014

SEE SHEET 3 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS, LEGEND FOR LOT DESIGNATION, AND ENVIRONMENTAL CONSTRAINT NOTE.

SEE SHEET 4 FOR EASEMENT NOTES.

NOTE

STORM DRAIN EASEMENTS AND DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

DETAIL U
(FROM SHEET 10)



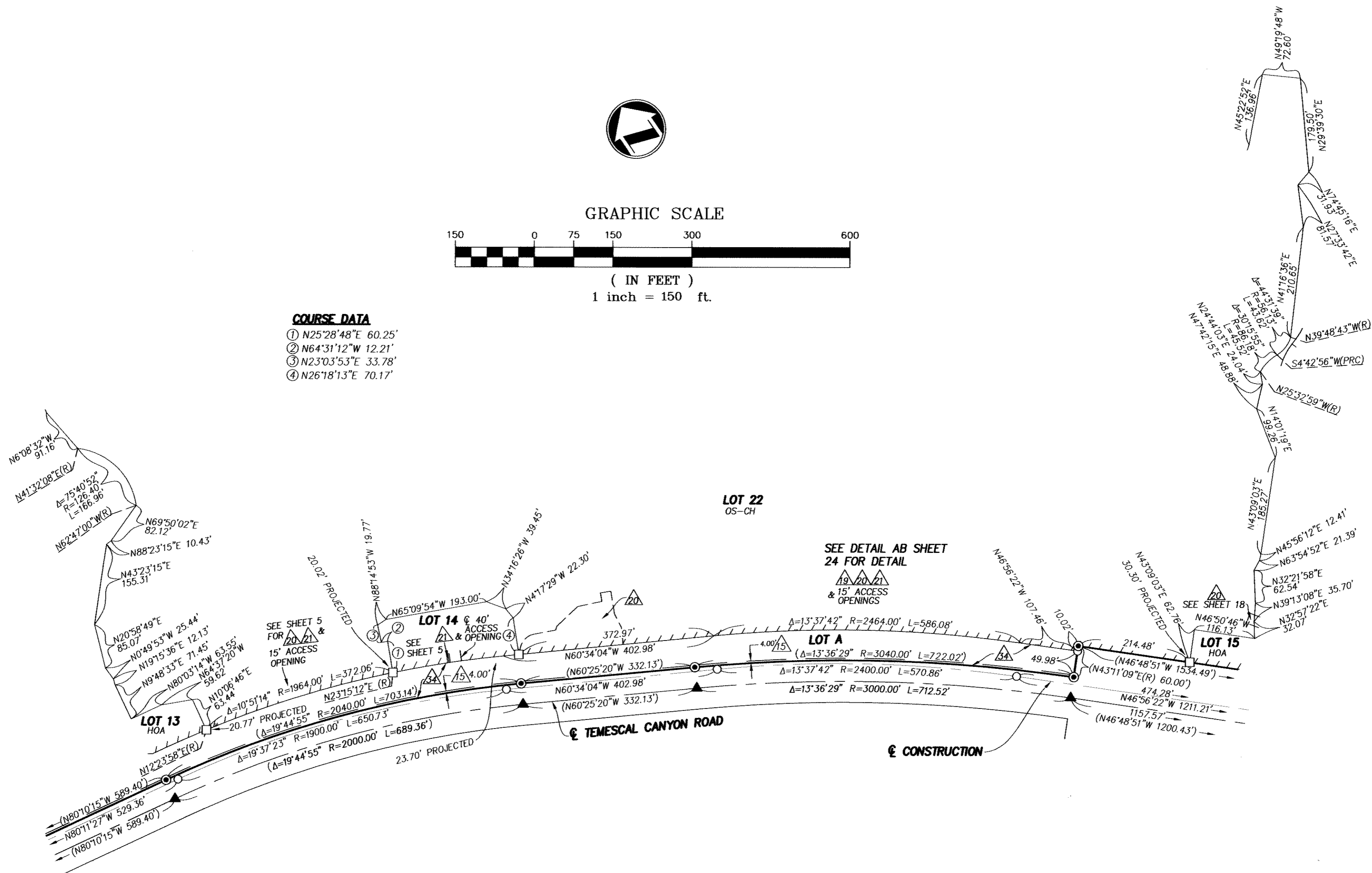
GRAPHIC SCALE



(IN FEET)
1 inch = 150 ft.

COURSE DATA

- ① N25°28'48"E 60.25'
- ② N64°31'12"W 12.21'
- ③ N23°03'53"E 33.78'
- ④ N26°18'13"E 70.17'





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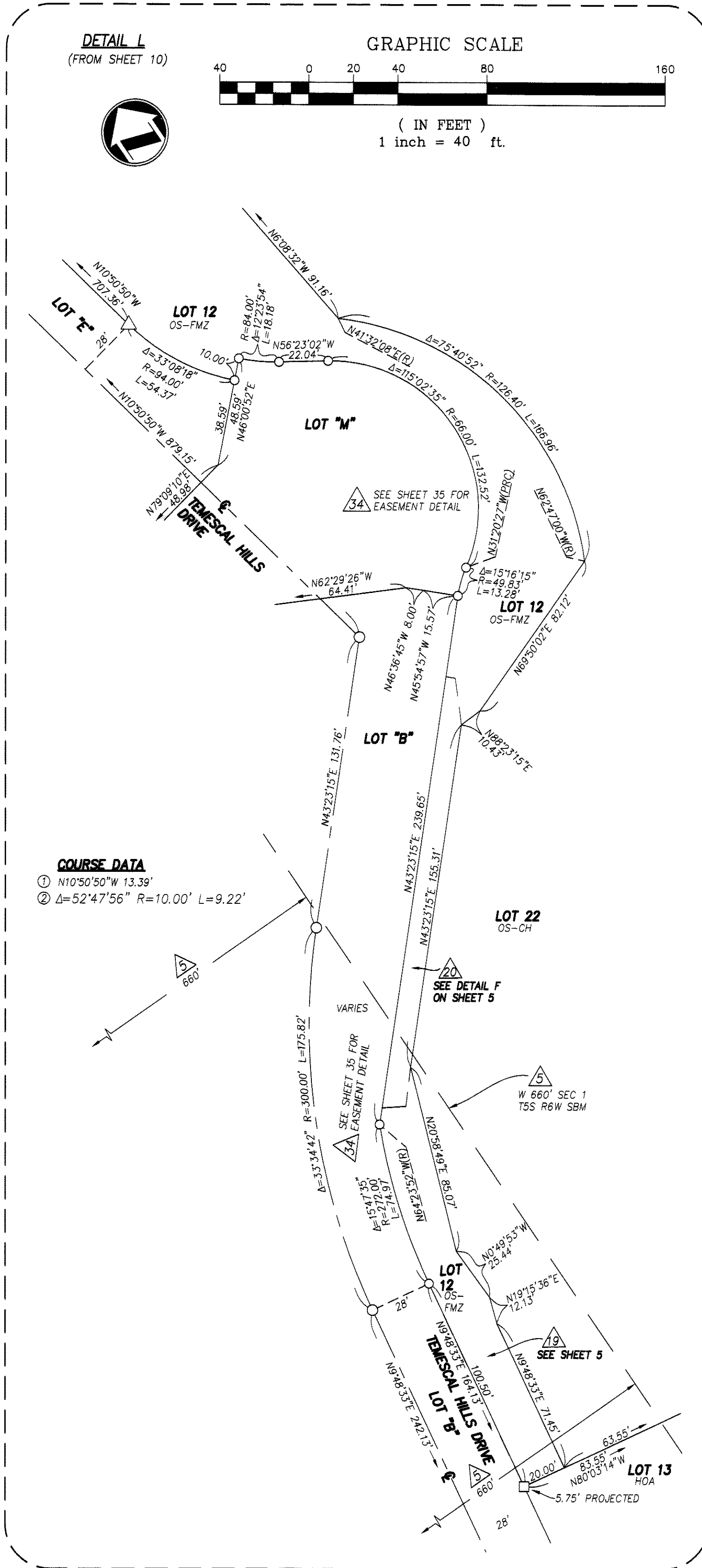
AUGUST 2014

SEE SHEET 3 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS, LEGEND FOR LOT DESIGNATION, AND ENVIRONMENTAL CONSTRAINT NOTE.

SEE SHEET 4 FOR EASEMENT NOTES.

NOTE

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

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ENGINEERS

TRACT NO. 36643

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AUGUST 2014

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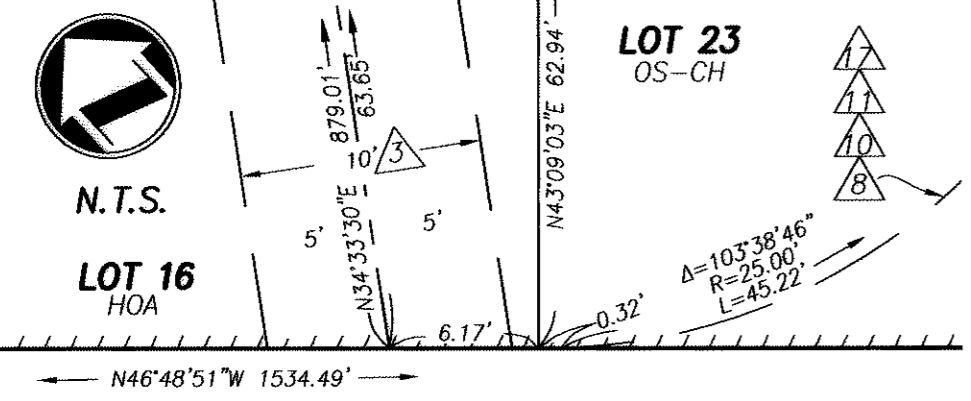
SEE SHEET 4 FOR EASEMENT NOTES.

NOTE

STORM DRAIN EASEMENTS AND DRAINAGE
EASEMENTS SHALL BE KEPT FREE OF
BUILDINGS AND OBSTRUCTIONS.

SEE DETAIL N
SHEET 19

DETAIL AC



COURSE DATA

① N34°45'19"W 24.52'

DETAIL M

(FROM SHEETS 10 & 14)



GRAPHIC SCALE

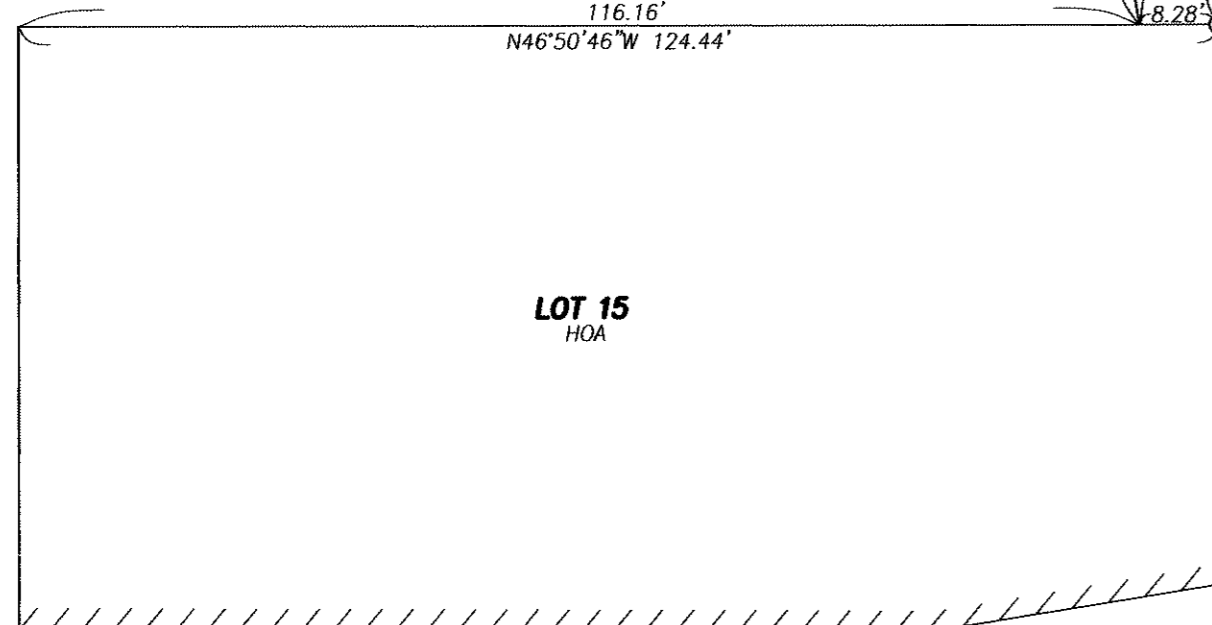


(IN FEET)
1 inch = 20 ft.

LOT 22
OS-CH

116.16'
N46°50'46"W 124.44'

LOT 15
HOA



TERRAMOR DRIVE
LOT C

LOT 16
HOA

TEMESCAL CANYON ROAD

SEE DETAIL AC AT TOP LEFT

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

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AUGUST 2014

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ENGINEERS

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SEE SHEET 4 FOR EASEMENT NOTES.

NOTE

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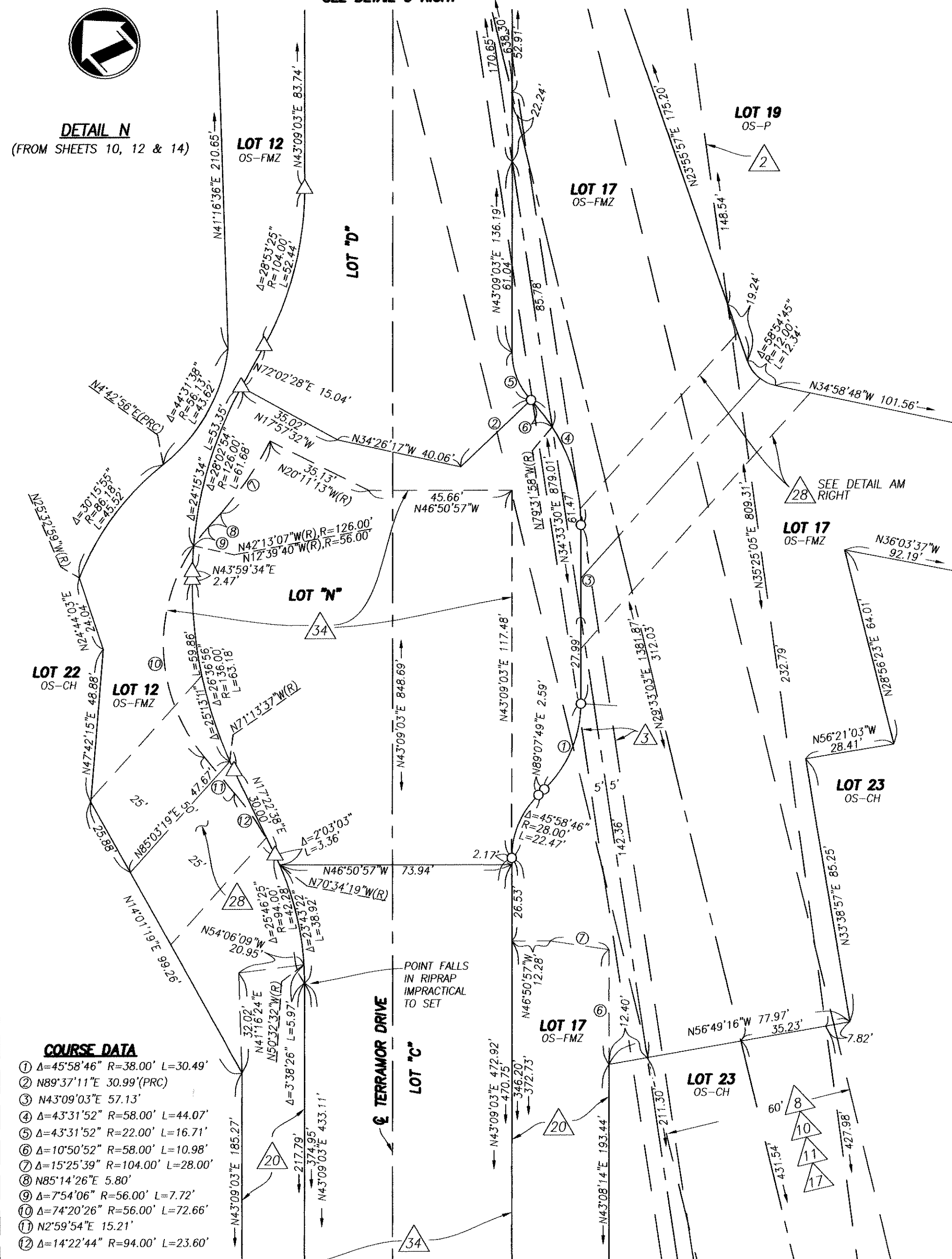
GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

SEE DETAIL O RIGHT

DETAIL N
(FROM SHEETS 10, 12 & 14)



COURSE DATA

- ① $\Delta=45^{\circ}58'46''$ $R=38.00'$ $L=30.49'$
- ② $N89^{\circ}37'11''E$ $30.99'$ (PRC)
- ③ $N43^{\circ}09'03''E$ $57.13'$
- ④ $\Delta=43^{\circ}31'52''$ $R=58.00'$ $L=44.07'$
- ⑤ $\Delta=43^{\circ}31'52''$ $R=22.00'$ $L=16.71'$
- ⑥ $\Delta=10^{\circ}50'52''$ $R=58.00'$ $L=10.98'$
- ⑦ $\Delta=15^{\circ}25'39''$ $R=104.00'$ $L=28.00'$
- ⑧ $N85^{\circ}14'26''E$ $5.80'$
- ⑨ $\Delta=7^{\circ}54'06''$ $R=56.00'$ $L=7.72'$
- ⑩ $\Delta=74^{\circ}20'26''$ $R=56.00'$ $L=72.66'$
- ⑪ $N2^{\circ}59'54''E$ $15.21'$
- ⑫ $\Delta=14^{\circ}22'44''$ $R=94.00'$ $L=23.60'$

SEE DETAIL M SHEET 18

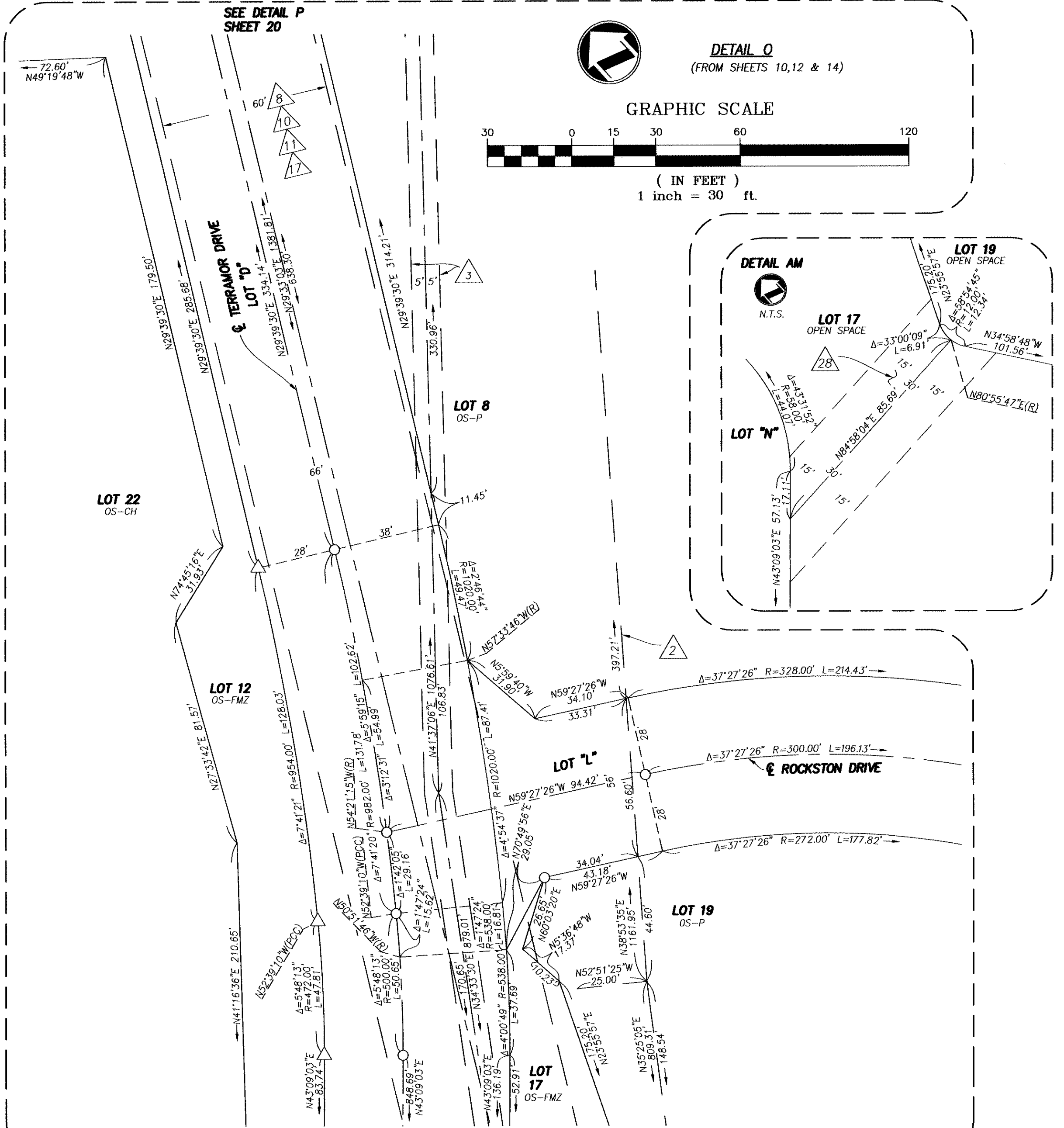
SEE DETAIL P SHEET 20

DETAIL O
(FROM SHEETS 10, 12 & 14)

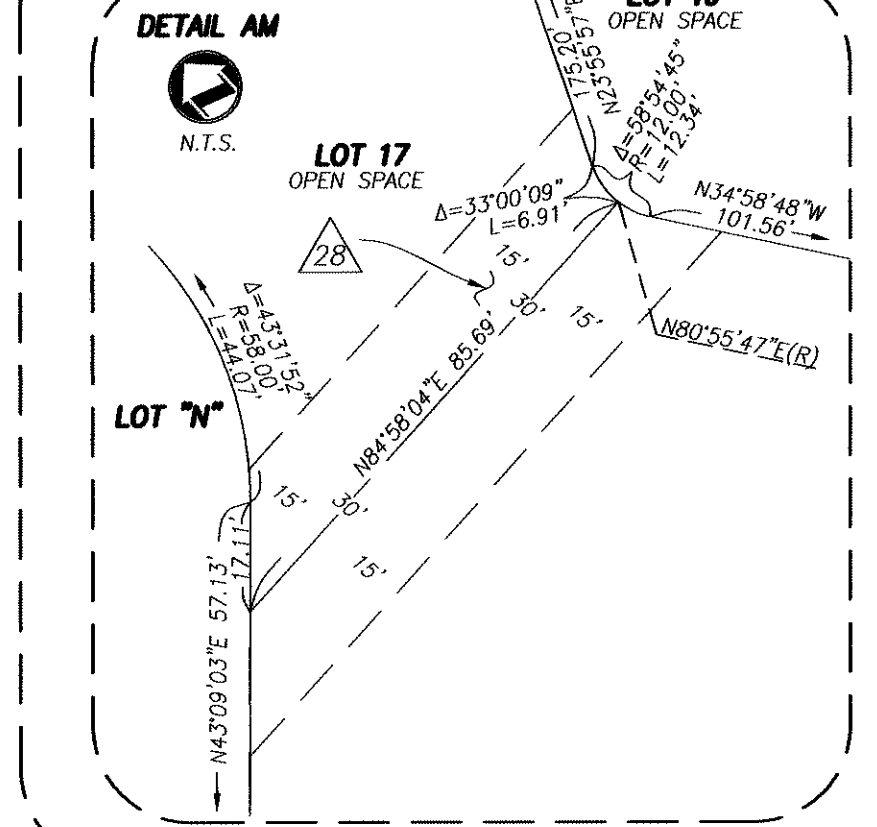
GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



DETAIL AM
N.T.S.



SEE DETAIL N LEFT

TRACT NO. 36643

BEING A SUBDIVISION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 5498, RECORDED DECEMBER 11, 2014 AS DOCUMENT NO. 2014-0474997, OFFICIAL RECORDS OF RIVERSIDE COUNTY; AND PORTIONS OF SECTIONS 1 AND 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST, S.B.M.

AUGUST 2014

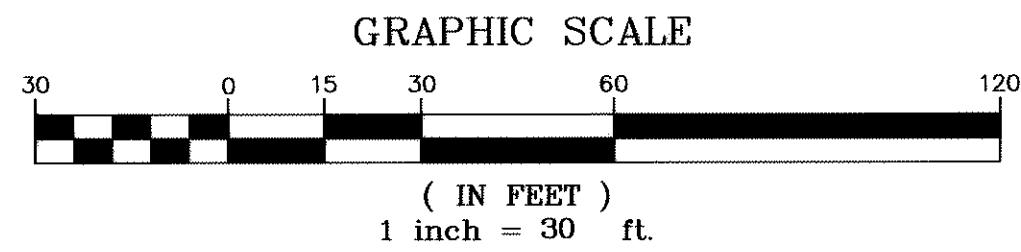
adkan
ENGINEERS

SEE SHEET 3 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS, LEGEND FOR LOT DESIGNATION, AND ENVIRONMENTAL CONSTRAINT NOTE.

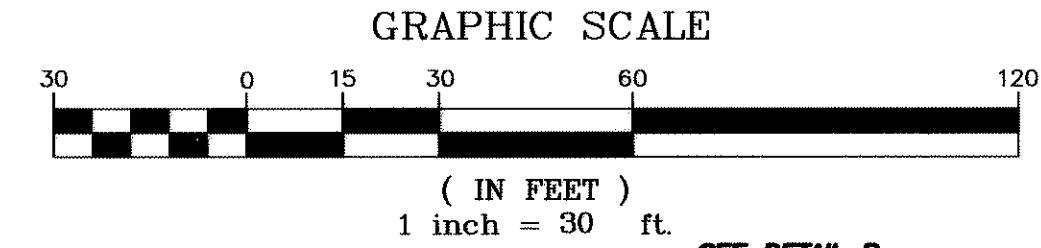
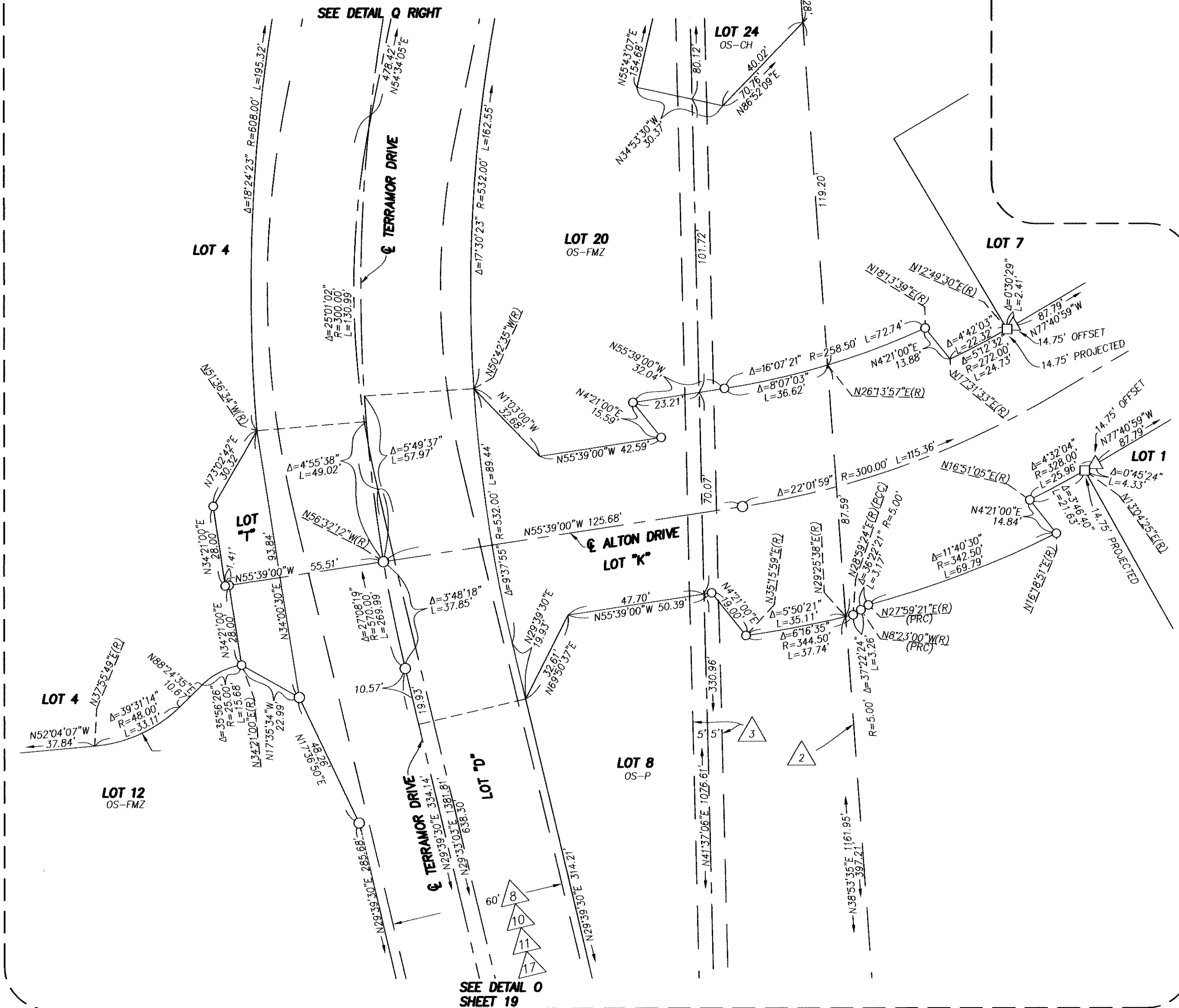
SEE SHEET 4 FOR EASEMENT NOTES.

NOTE

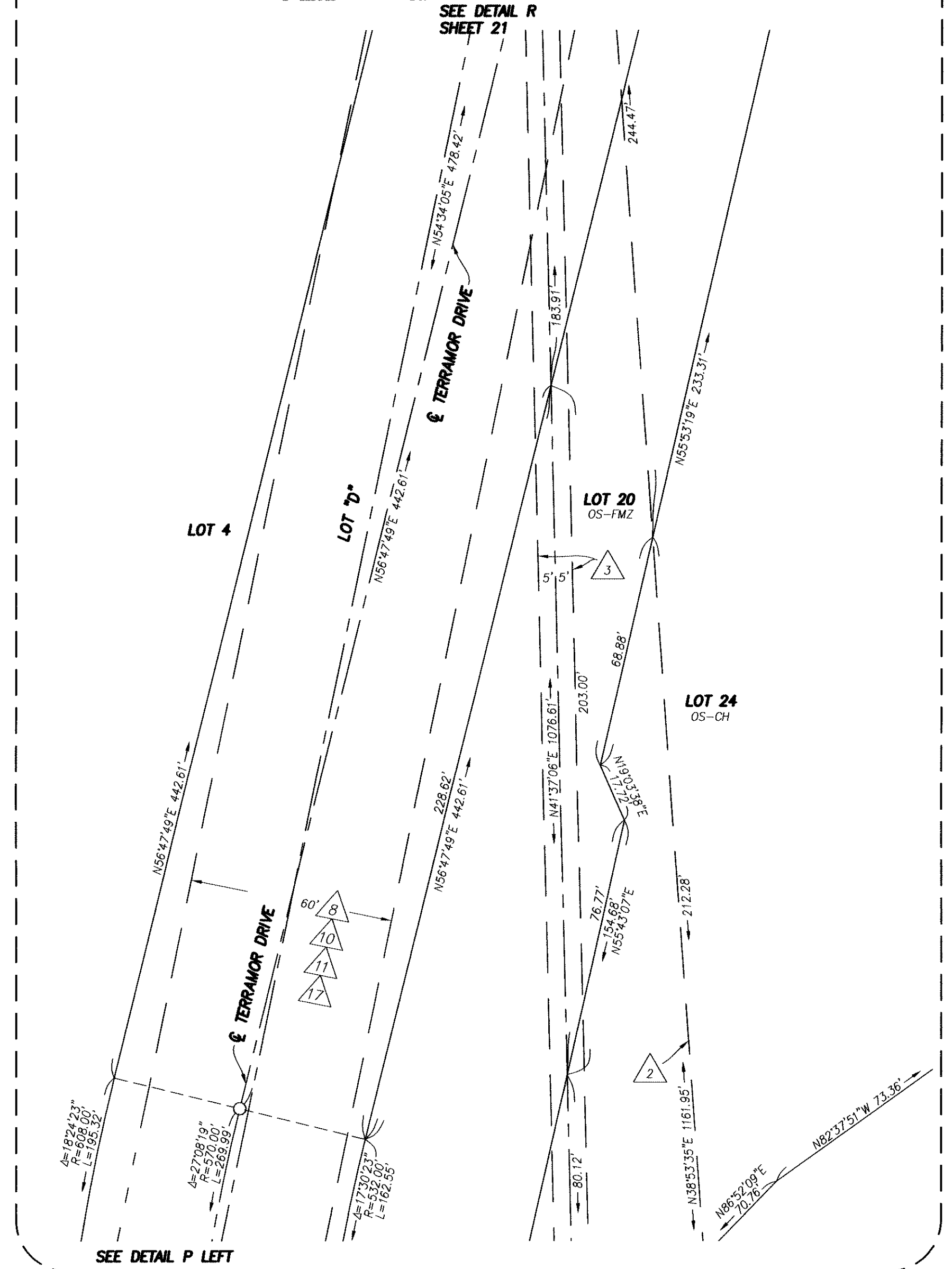
STORM DRAIN EASEMENTS AND DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.



DETAIL P
(FROM SHEETS 10, 11 & 12)



DETAIL Q
(FROM SHEETS 9 & 11)



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

TRACT NO. 36643

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AUGUST 2014

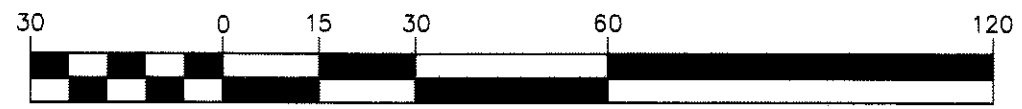
adkan
ENGINEERS

DETAIL R

(FROM SHEETS 9 & 11)



GRAPHIC SCALE



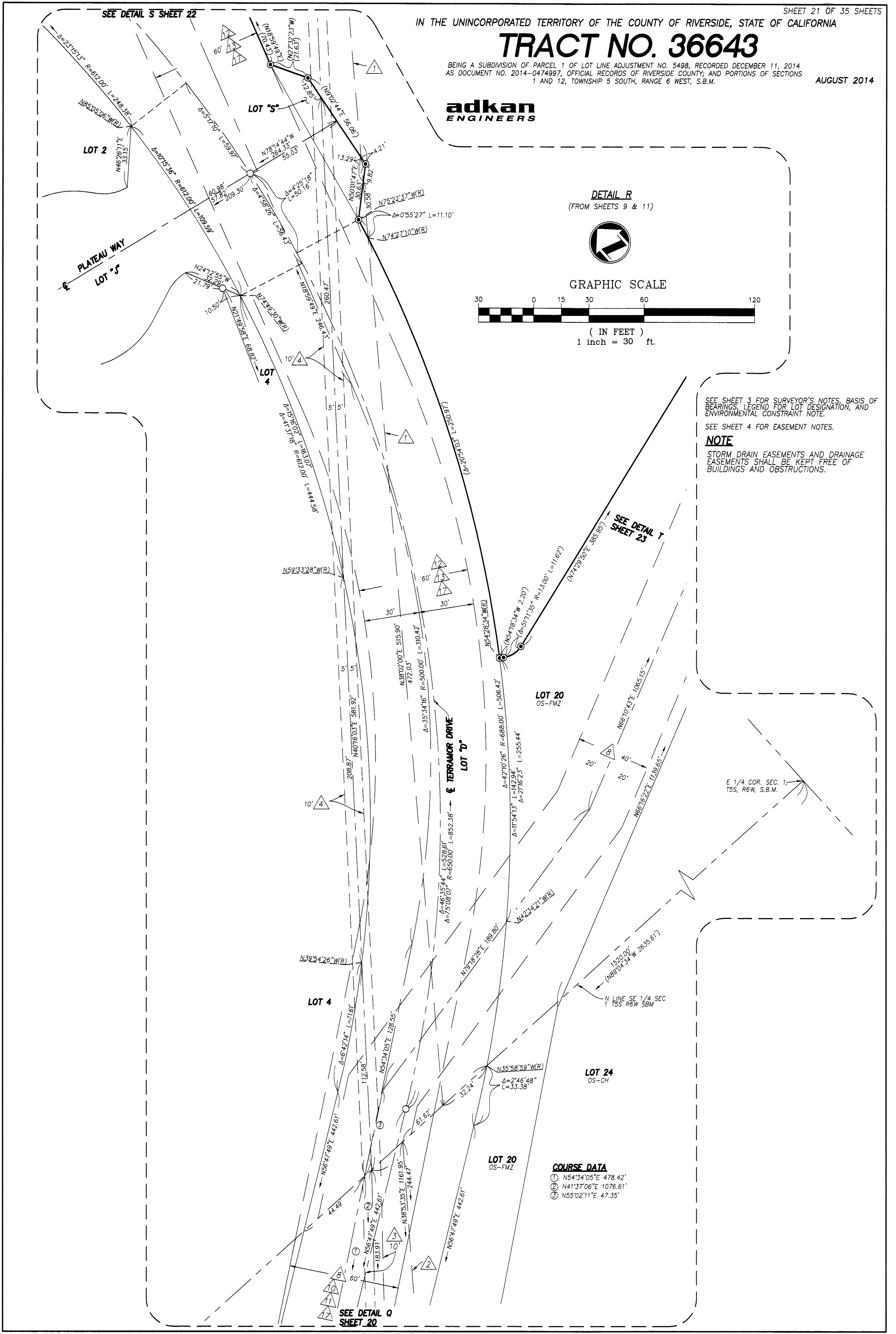
(IN FEET)
1 inch = 30 ft.

SEE SHEET 3 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS, LEGEND FOR LOT DESIGNATION, AND ENVIRONMENTAL CONSTRAINT NOTE.

SEE SHEET 4 FOR EASEMENT NOTES.

NOTE

STORM DRAIN EASEMENTS AND DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.



SEE DETAIL S SHEET 22

SEE DETAIL T SHEET 23

SEE DETAIL Q SHEET 20

COURSE DATA

- ① N54°34'05"E 478.42'
- ② N41°37'06"E 1076.61'
- ③ N55°02'11"E 47.35'

E 1/4 COR. SEC. 1, T5S, R6W, S.B.M.

N LINE SE 1/4 SEC 1 T5S R6W SBM

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

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ENGINEERS

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AUGUST 2014

SEE SHEET 3 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS, LEGEND FOR LOT DESIGNATION, AND ENVIRONMENTAL CONSTRAINT NOTE.

SEE SHEET 4 FOR EASEMENT NOTES.

NOTE

STORM DRAIN EASEMENTS AND DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

DETAIL S
(FROM SHEET 7)

LOT 9
OS-P

TEMESCAL HILLS DRIVE

LOT "E"

TERRAMOR DRIVE
LOT "D"

PARCEL 2
LLA 05498 DOC. NO.
2014-0474997

PARCEL 3
LLA 05498 DOC. NO.
2014-0474997

LOT 2



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

COURSE DATA

① Δ=13°41'11" R=89.25' L=21.32'

SEE DETAIL R SHEET 21

adkan
ENGINEERS

TRACT NO. 36643

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AUGUST 2014

SEE SHEET 3 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS, LEGEND FOR LOT DESIGNATION, AND ENVIRONMENTAL CONSTRAINT NOTE.

SEE SHEET 4 FOR EASEMENT NOTES.

NOTE

STORM DRAIN EASEMENTS AND DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

DETAIL T
(FROM SHEET 11)

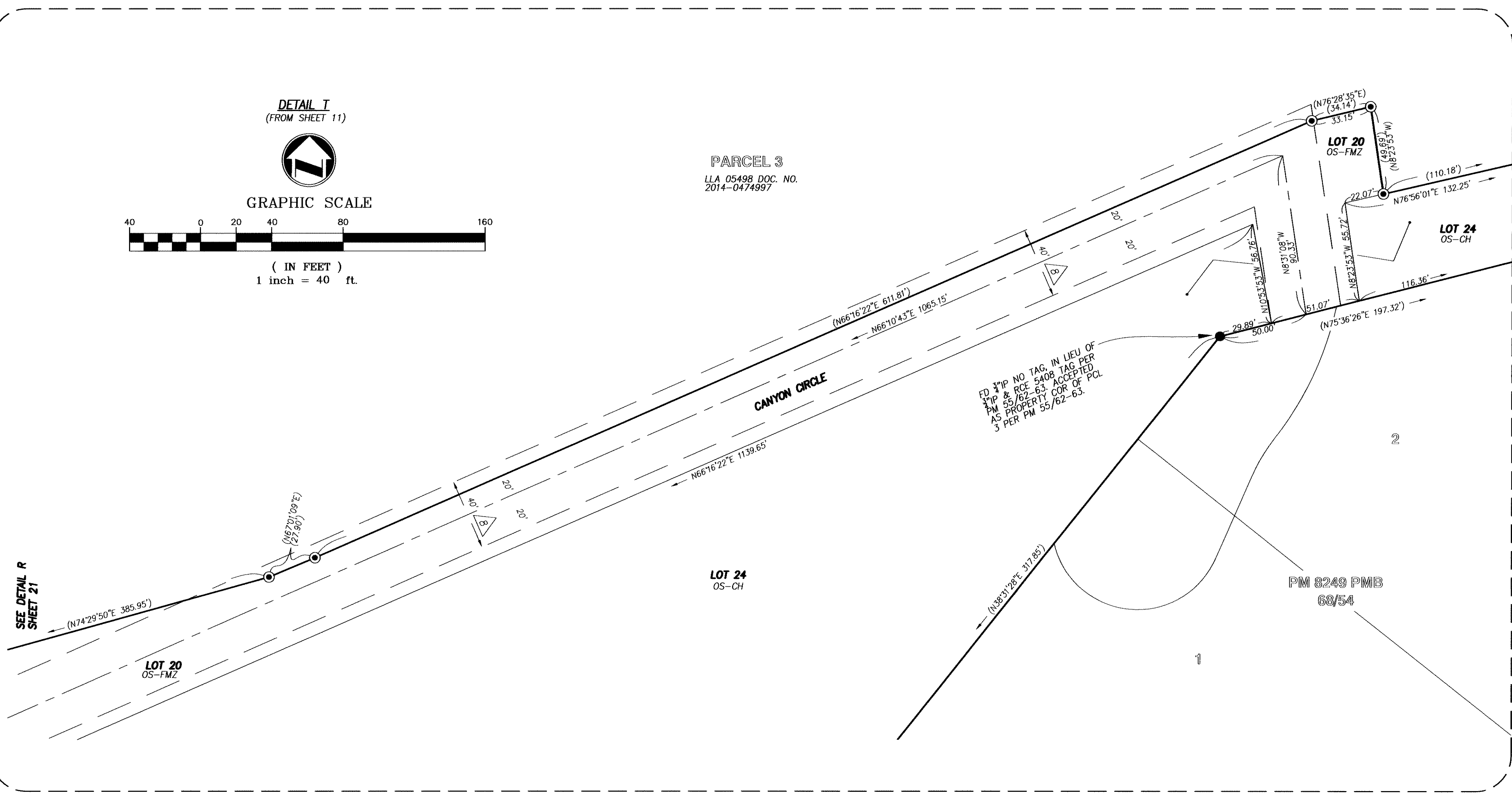


GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

PARCEL 3
LLA 05498 DOC. NO.
2014-0474997



SEE DETAIL R
SHEET 21

LOT 20
OS-FMZ

LOT 24
OS-CH

CANYON CIRCLE

PM 8249 PMB
68/54

FD 3/4" IP NO TAG, IN LIEU OF
3/4" IP & RCE 5408 TAG PER
PM 55/62-63, ACCEPTED
AS PROPERTY COR OF PCL
3 PER PM 55/62-63.

TRACT NO. 36643

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ENGINEERS

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AUGUST 2014

SEE SHEET 3 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS, LEGEND FOR LOT DESIGNATION, AND ENVIRONMENTAL CONSTRAINT NOTE.

SEE SHEET 4 FOR EASEMENT NOTES.

NOTE

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DETAIL AB
(FROM SHEET 16)

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

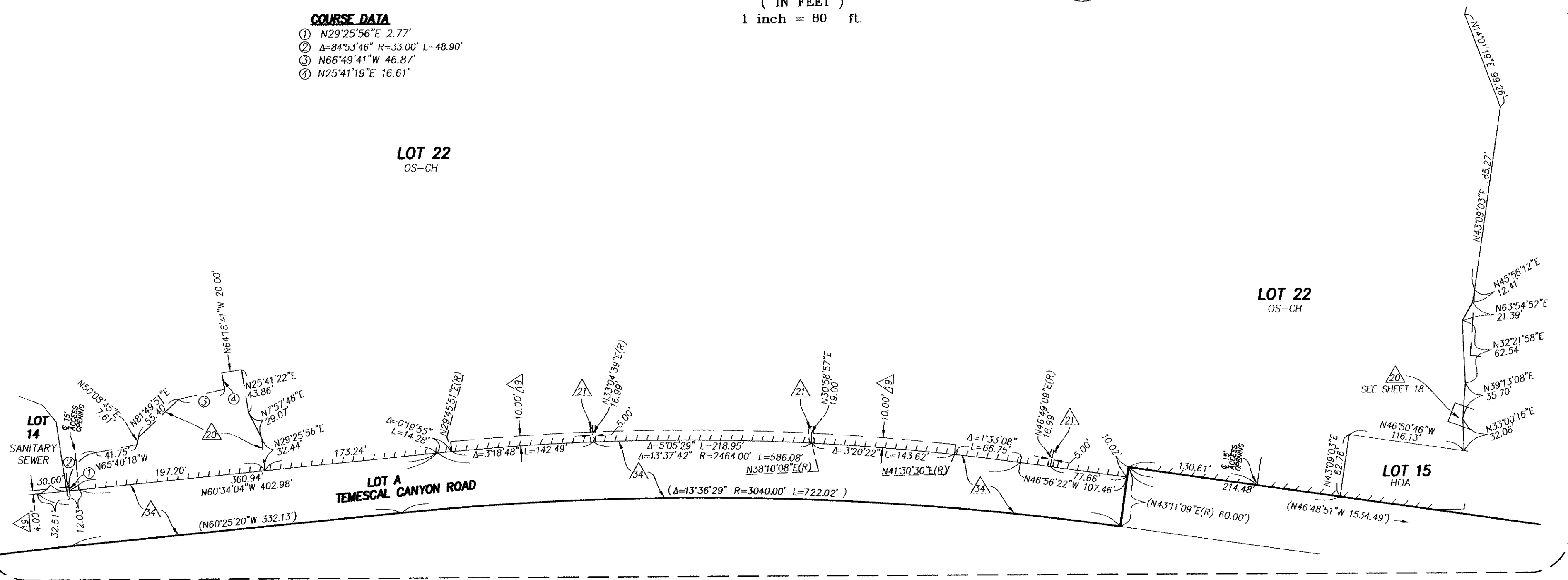


COURSE DATA

- ① N29°25'56"E 2.77'
- ② Δ=84°53'46" R=33.00' L=48.90'
- ③ N66°49'41"W 46.87'
- ④ N25°41'19"E 16.61'

LOT 22
OS-CH

LOT 22
OS-CH



TRACT NO. 36643

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ENGINEERS

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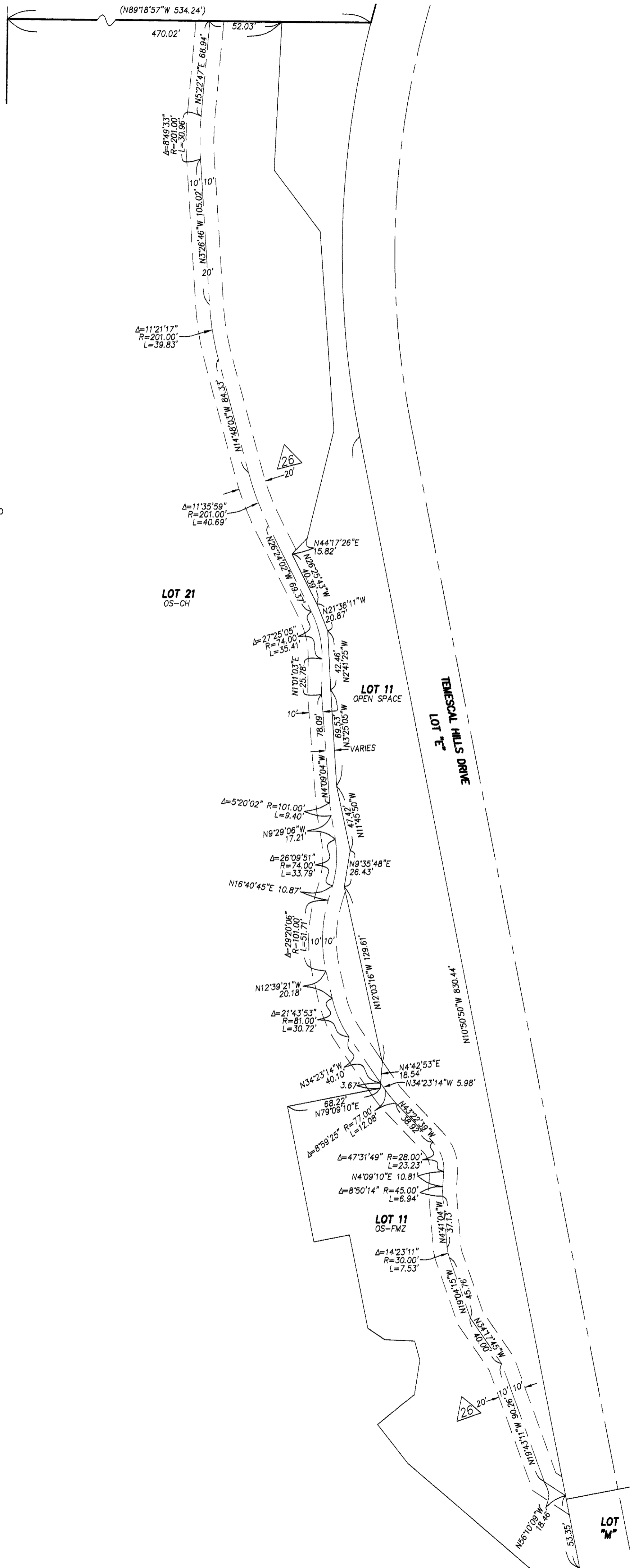
EASEMENT DETAIL
(FROM SHEET 1.3)

SEE SHEET 3 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS, LEGEND FOR LOT DESIGNATION, AND ENVIRONMENTAL CONSTRAINT NOTE.

SEE SHEET 4 FOR EASEMENT NOTES.

NOTE

STORM DRAIN EASEMENTS AND DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



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AUGUST 2014

EASEMENT DETAIL (FROM SHEET 10)

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ENGINEERS

SEE SHEET 3 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS, LEGEND FOR LOT DESIGNATION, AND ENVIRONMENTAL CONSTRAINT NOTE.

SEE SHEET 4 FOR EASEMENT NOTES.

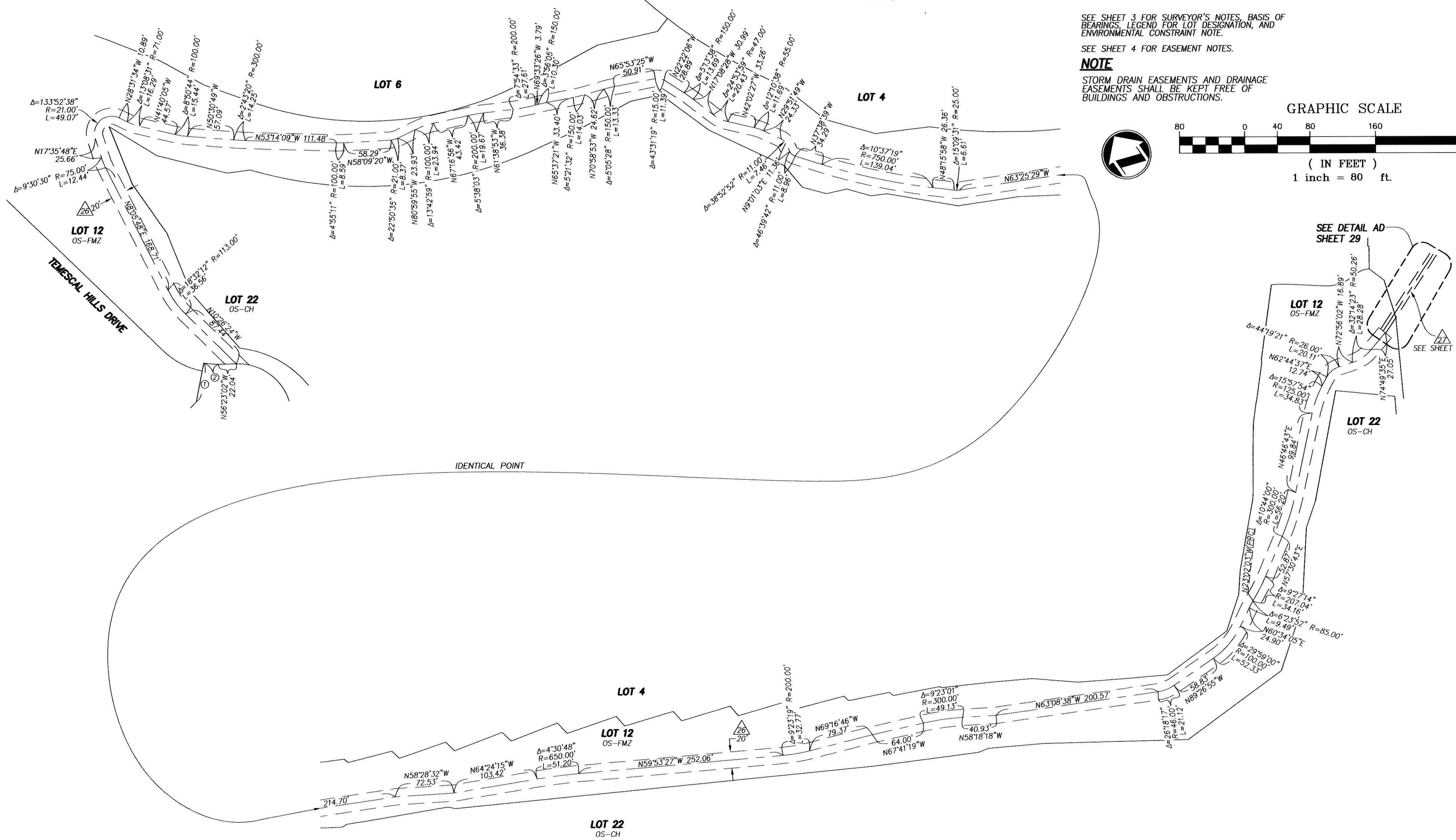
NOTE

STORM DRAIN EASEMENTS AND DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.



SEE DETAIL AD SHEET 29

SEE SHEET 31

TRACT NO. 36643

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ENGINEERS

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SEE SHEET 4 FOR EASEMENT NOTES.

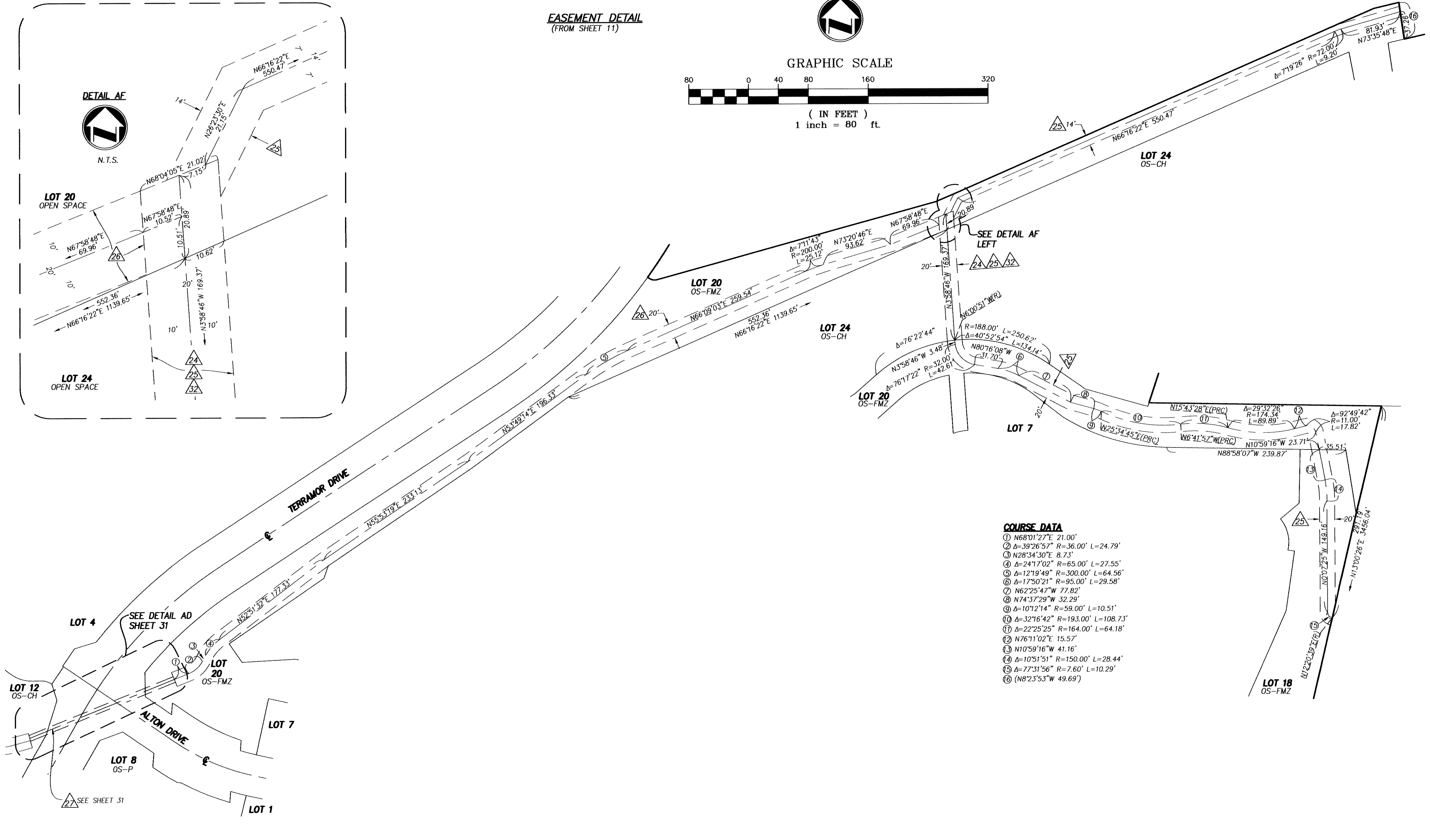
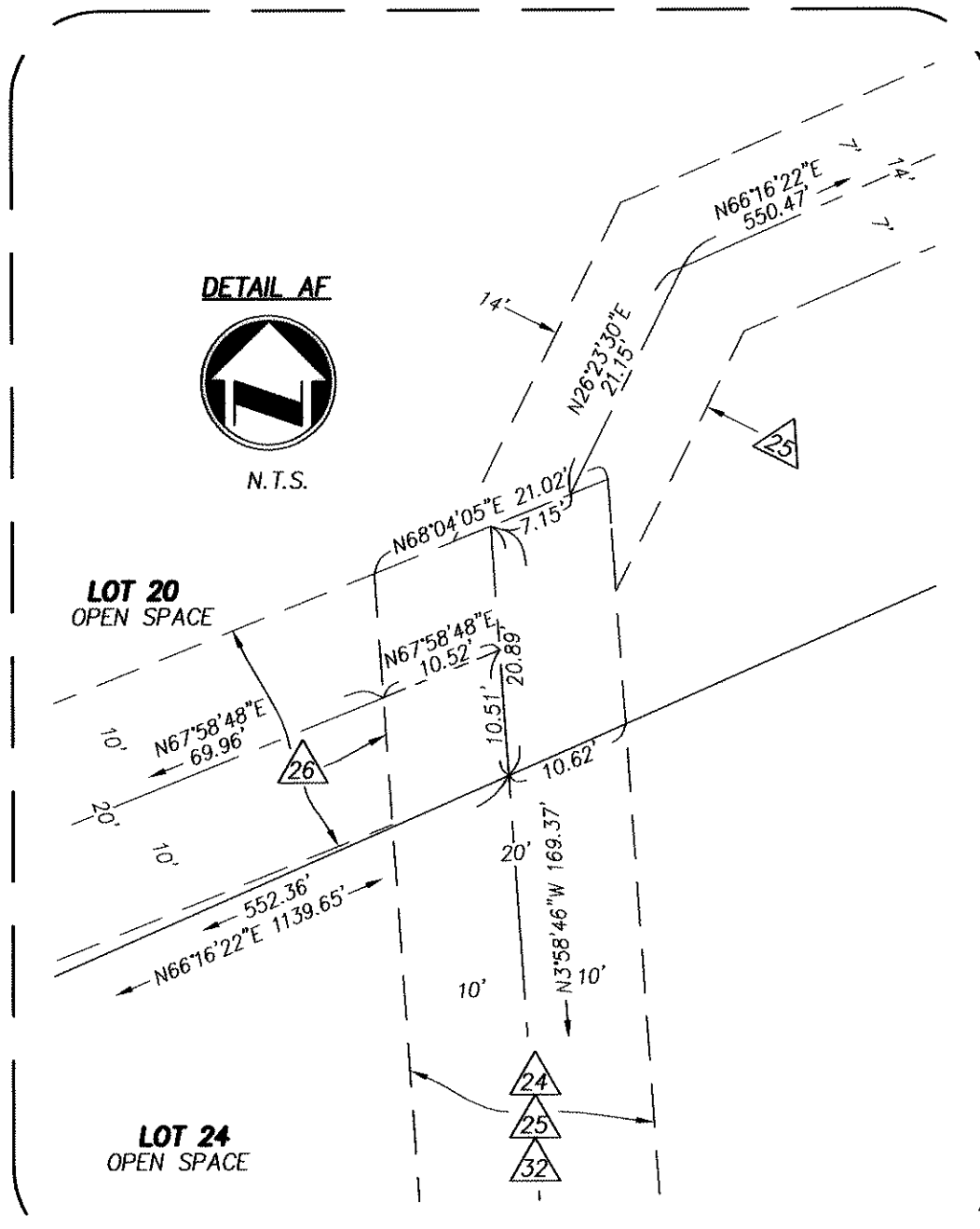
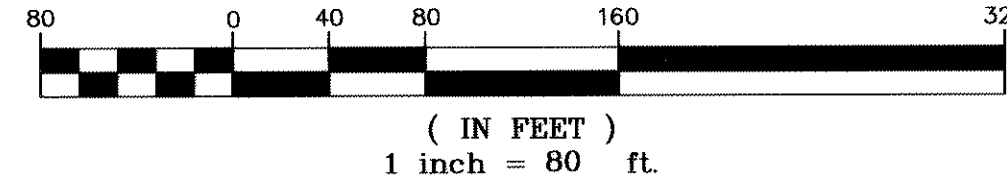
NOTE

STORM DRAIN EASEMENTS AND DRAINAGE
EASEMENTS SHALL BE KEPT FREE OF
BUILDINGS AND OBSTRUCTIONS.

EASEMENT DETAIL
(FROM SHEET 11)



GRAPHIC SCALE



COURSE DATA

- ① N68°01'27\"E 21.00'
- ② Δ=39°26'57\" R=36.00' L=24.79'
- ③ N28°34'30\"E 8.73'
- ④ Δ=24°17'02\" R=65.00' L=27.55'
- ⑤ Δ=12°19'49\" R=300.00' L=64.56'
- ⑥ Δ=17°50'21\" R=95.00' L=29.58'
- ⑦ N62°25'47\"W 77.82'
- ⑧ N74°37'29\"W 32.29'
- ⑨ Δ=10°12'14\" R=59.00' L=10.51'
- ⑩ Δ=32°16'42\" R=193.00' L=108.73'
- ⑪ Δ=22°25'25\" R=164.00' L=64.18'
- ⑫ N76°11'02\"E 15.57'
- ⑬ N10°59'16\"W 41.16'
- ⑭ Δ=10°51'51\" R=150.00' L=28.44'
- ⑮ Δ=77°31'56\" R=7.60' L=10.29'
- ⑯ (N8°23'53\"W 49.69')

TRACT NO. 36643

BEING A SUBDIVISION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 5498, RECORDED DECEMBER 11, 2014 AS DOCUMENT NO. 2014-0474997, OFFICIAL RECORDS OF RIVERSIDE COUNTY; AND PORTIONS OF SECTIONS 1 AND 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST, S.B.M.

adkan
ENGINEERS

AUGUST 2014

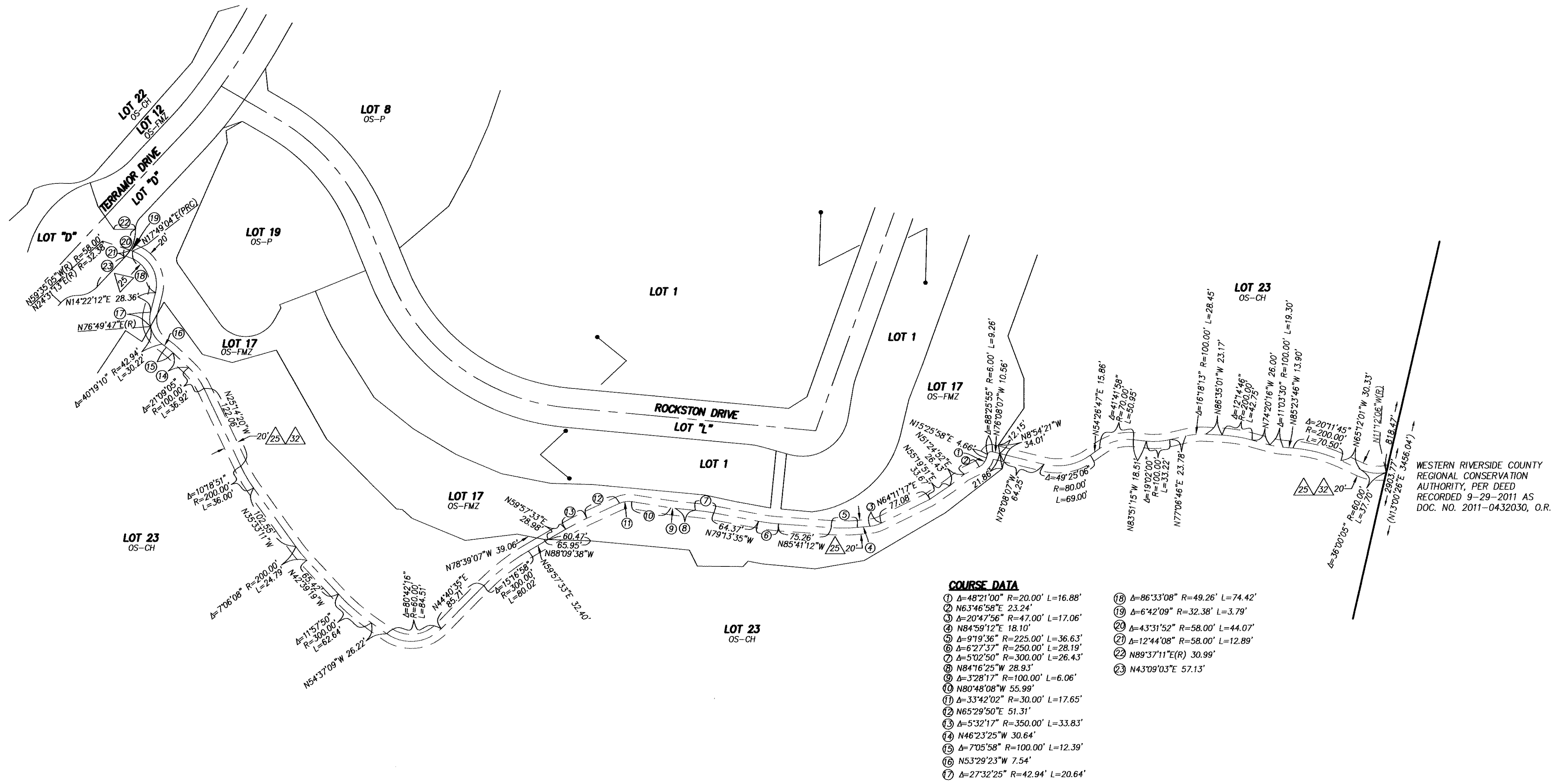
SEE SHEET 3 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS, LEGEND FOR LOT DESIGNATION, AND ENVIRONMENTAL CONSTRAINT NOTE.

SEE SHEET 4 FOR EASEMENT NOTES.

NOTE

STORM DRAIN EASEMENTS AND DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

EASEMENT DETAIL
(FROM SHEETS 14 & 15)



WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY, PER DEED RECORDED 9-29-2011 AS DOC. NO. 2011-0432030, O.R.

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



TRACT NO. 36643

BEING A SUBDIVISION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 5498, RECORDED DECEMBER 11, 2014 AS DOCUMENT NO. 2014-0474997, OFFICIAL RECORDS OF RIVERSIDE COUNTY; AND PORTIONS OF SECTIONS 1 AND 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST, S.B.M.

AUGUST 2014

SEE SHEET 3 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS, LEGEND FOR LOT DESIGNATION, AND ENVIRONMENTAL CONSTRAINT NOTE.

SEE SHEET 4 FOR EASEMENT NOTES.

NOTE

STORM DRAIN EASEMENTS AND DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

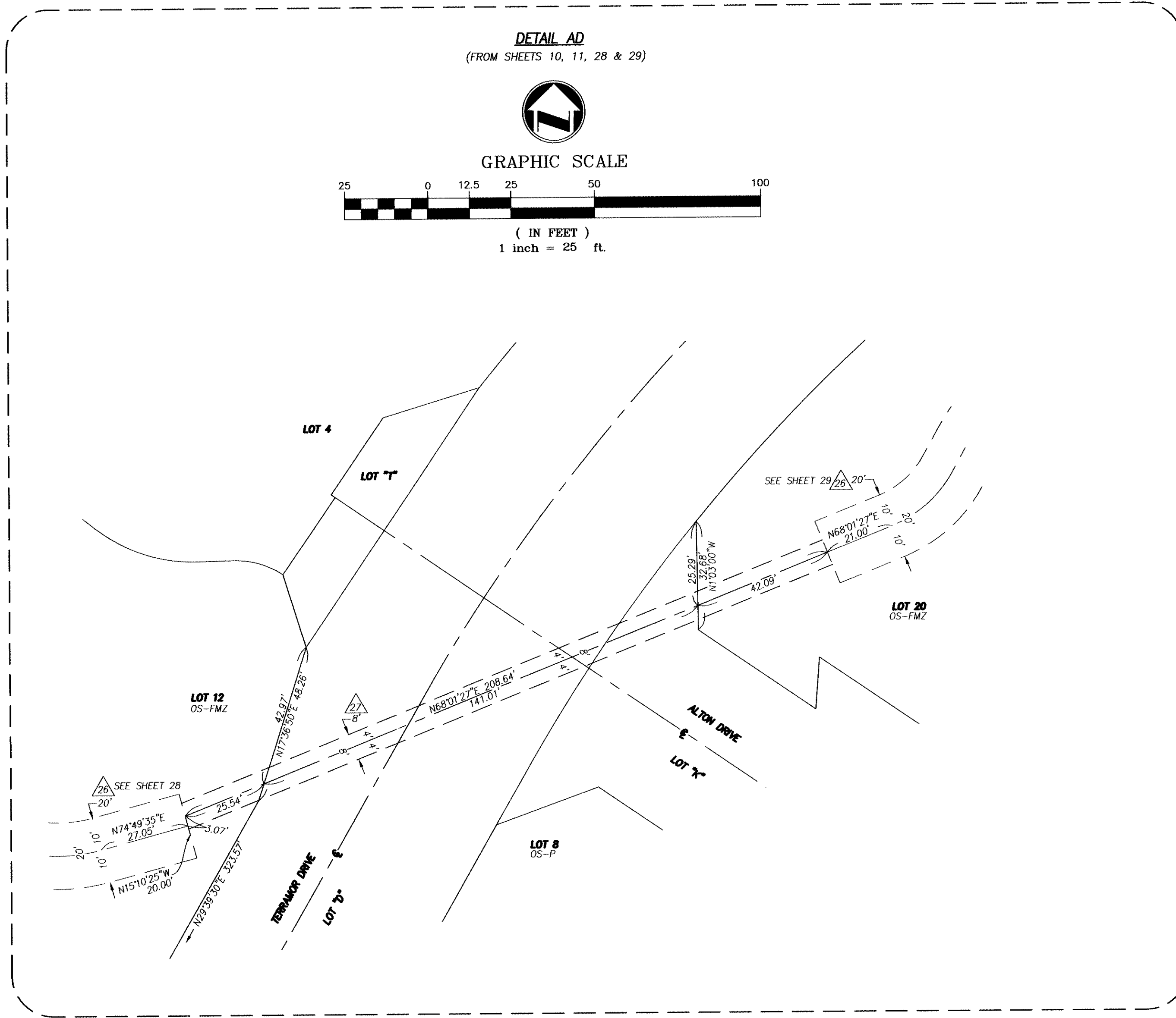
DETAIL AD
(FROM SHEETS 10, 11, 28 & 29)



GRAPHIC SCALE



(IN FEET)
1 inch = 25 ft.



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TRACT NO. 36643

BEING A SUBDIVISION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 5498, RECORDED DECEMBER 11, 2014 AS DOCUMENT NO. 2014-0474997, OFFICIAL RECORDS OF RIVERSIDE COUNTY; AND PORTIONS OF SECTIONS 1 AND 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST, S.B.M.

AUGUST 2014

SEE SHEET 3 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS, LEGEND FOR LOT DESIGNATION, AND ENVIRONMENTAL CONSTRAINT NOTE.

SEE SHEET 4 FOR EASEMENT NOTES.

NOTE

STORM DRAIN EASEMENTS AND DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

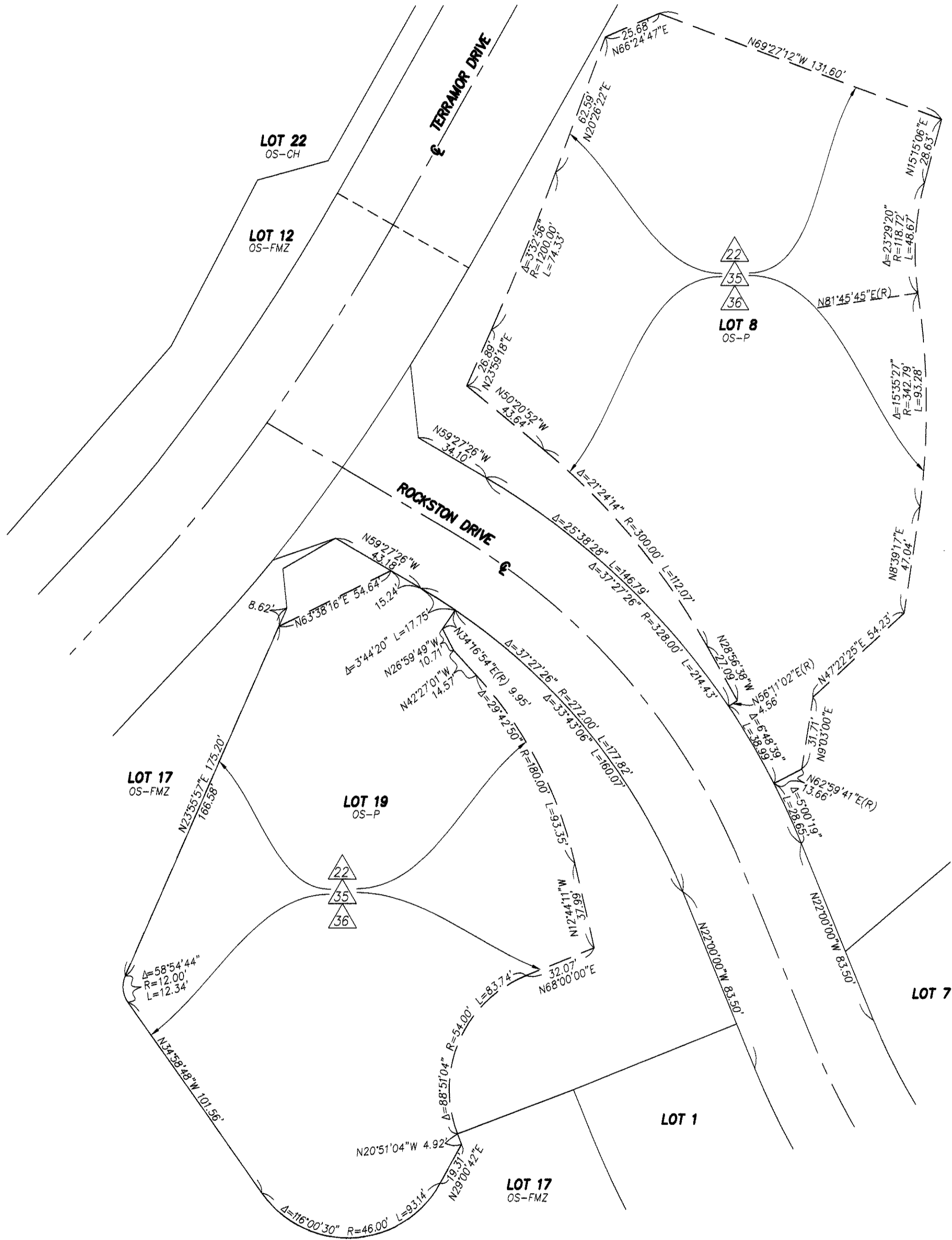


GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

EASEMENT DETAIL (FROM SHEET 11)



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

TRACT NO. 36643

BEING A SUBDIVISION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 5498, RECORDED DECEMBER 11, 2014 AS DOCUMENT NO. 2014-0474997, OFFICIAL RECORDS OF RIVERSIDE COUNTY; AND PORTIONS OF SECTIONS 1 AND 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST, S.B.M.

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SEE SHEET 3 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS, LEGEND FOR LOT DESIGNATION, AND ENVIRONMENTAL CONSTRAINT NOTE.

SEE SHEET 4 FOR EASEMENT NOTES.

NOTE

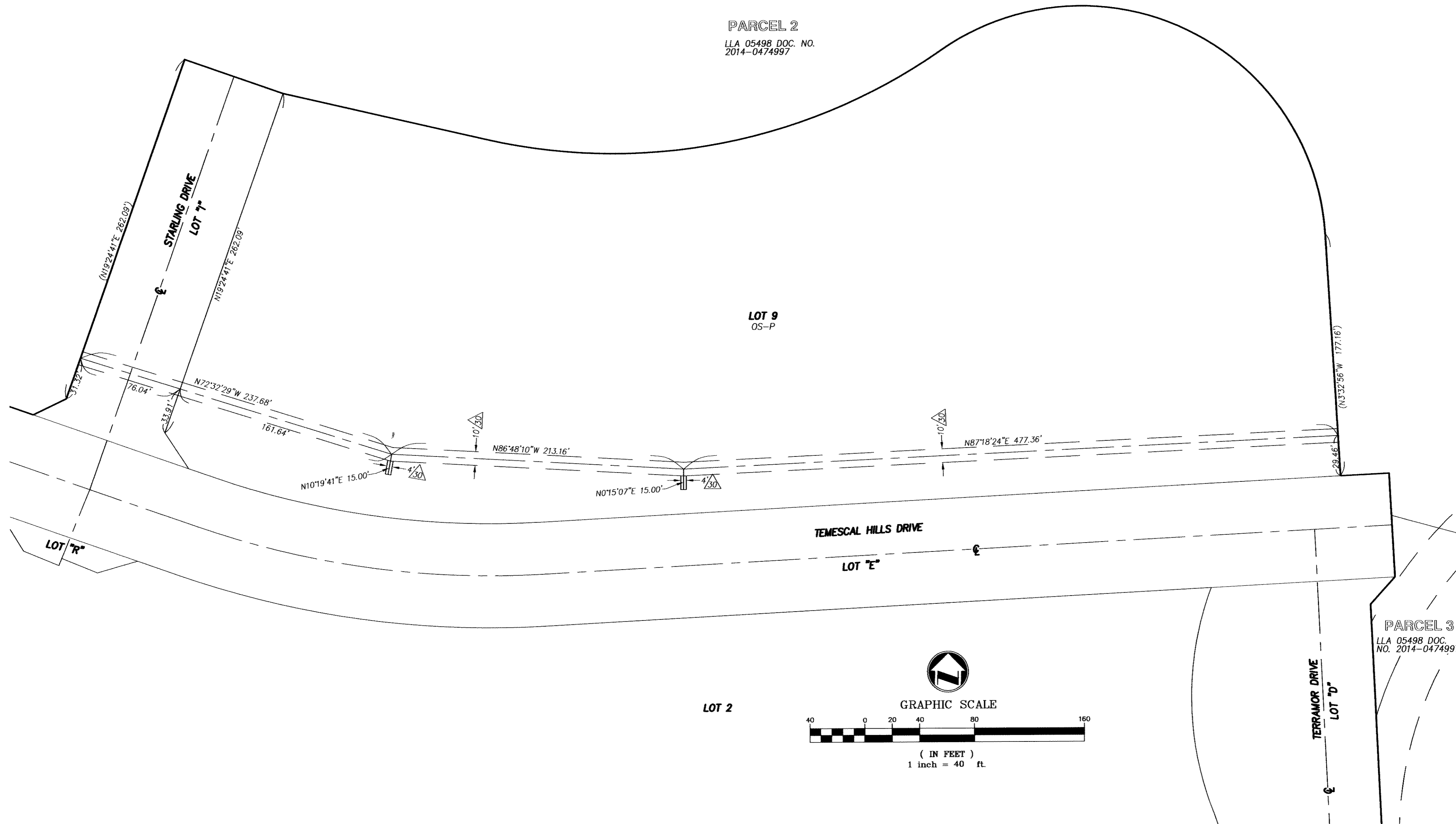
STORM DRAIN EASEMENTS AND DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

EASEMENT DETAIL
(FROM SHEET 7)

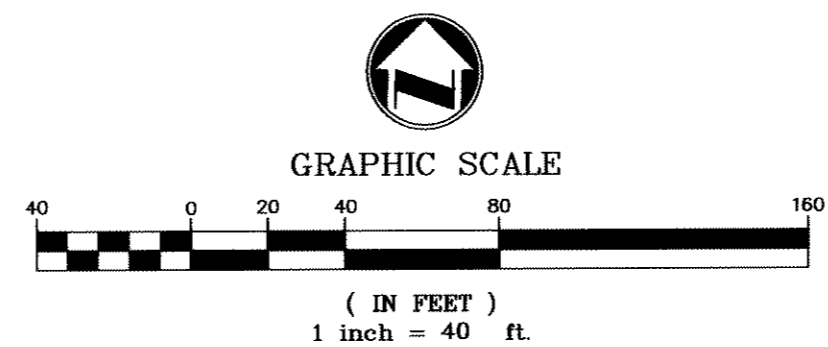
PARCEL 2
LLA 05498 DOC. NO.
2014-0474997

LOT 9
OS-P

PARCEL 3
LLA 05498 DOC.
NO. 2014-0474997



LOT 2



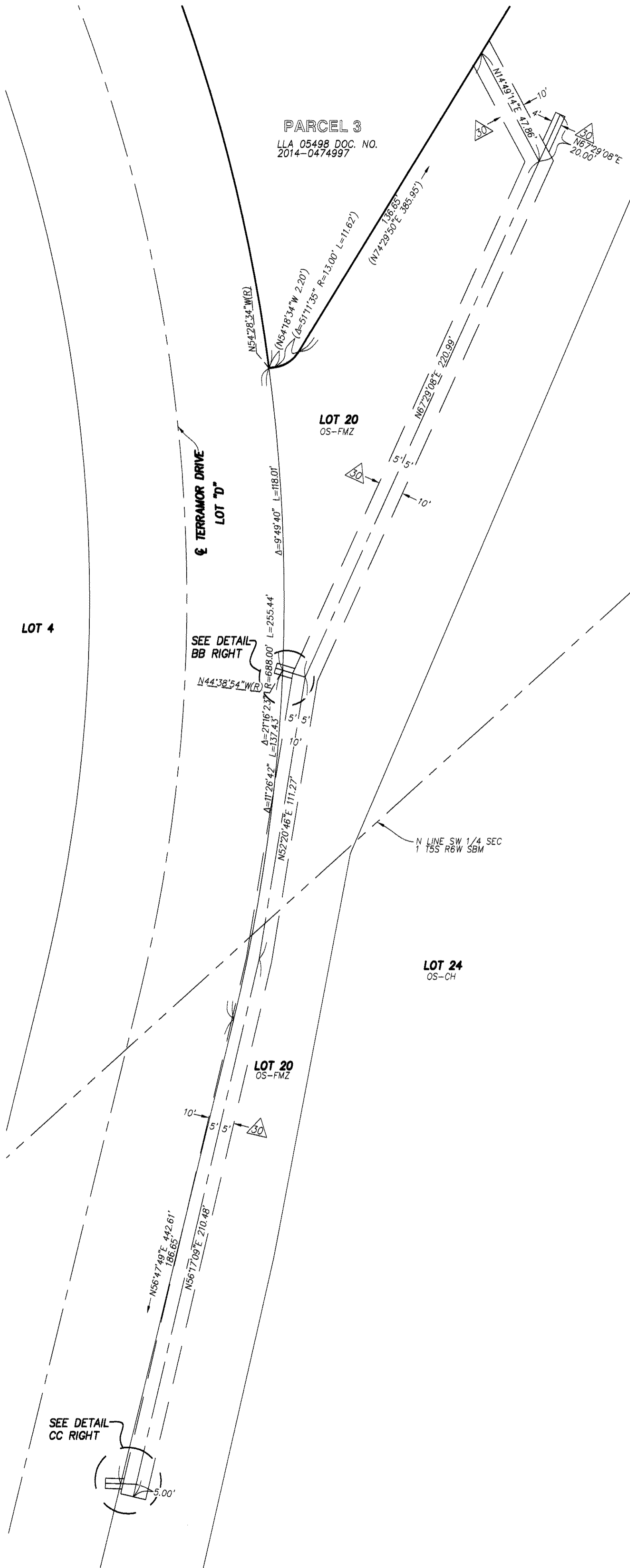
TRACT NO. 36643

BEING A SUBDIVISION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 5498, RECORDED DECEMBER 11, 2014 AS DOCUMENT NO. 2014-0474997, OFFICIAL RECORDS OF RIVERSIDE COUNTY, AND PORTIONS OF SECTIONS 1 AND 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST, S.B.M.

AUGUST 2014



EASEMENT DETAIL (FROM SHEET 11)



SEE SHEET 3 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS, LEGEND FOR LOT DESIGNATION, AND ENVIRONMENTAL CONSTRAINT NOTE.

SEE SHEET 4 FOR EASEMENT NOTES.

NOTE

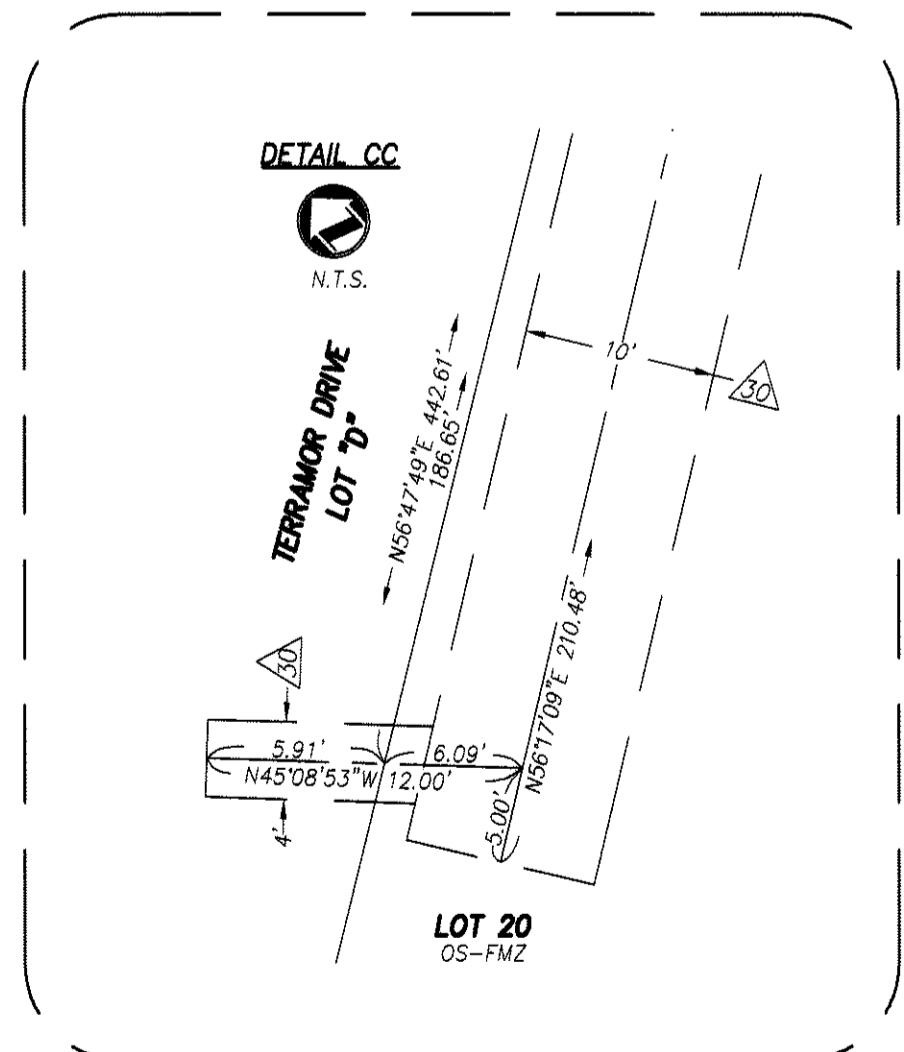
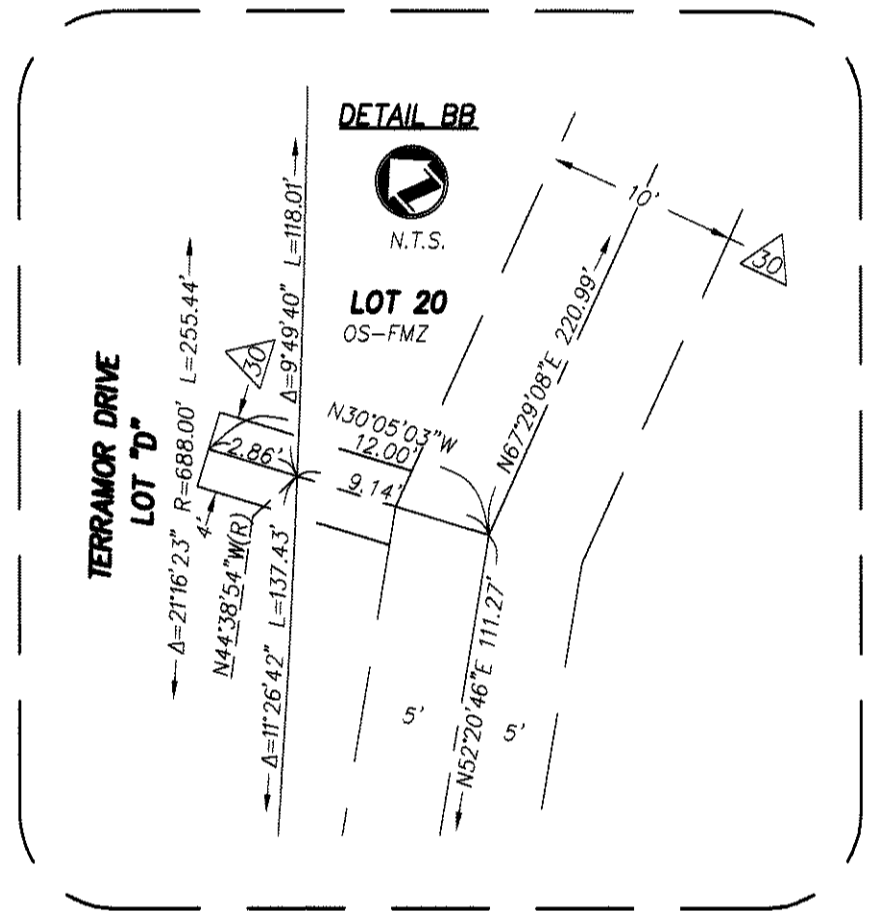
STORM DRAIN EASEMENTS AND DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



SEE DETAIL
CC RIGHT

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ENGINEERS

TRACT NO. 36643

BEING A SUBDIVISION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 5498, RECORDED DECEMBER 11, 2014 AS DOCUMENT NO. 2014-0474997, OFFICIAL RECORDS OF RIVERSIDE COUNTY; AND PORTIONS OF SECTIONS 1 AND 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST, S.B.M.

AUGUST 2014

EASEMENT DETAIL (FROM SHEETS 5, 13 AND 17)

SEE SHEET 3 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS, LEGEND FOR LOT DESIGNATION, AND ENVIRONMENTAL CONSTRAINT NOTE.

SEE SHEET 4 FOR EASEMENT NOTES.

NOTE

STORM DRAIN EASEMENTS AND DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

