

304B



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

**SUBMITTAL DATE**  
August 2, 2016

**FROM:** TLMA - Transportation Dept.  
**SUBJECT:** Approval of the Final Map for **Tract 30284**  
A Schedule "C" Subdivision in the Rancho California Area, 3<sup>rd</sup> 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 Map 30284.

**BACKGROUND:**

**Summary**

Tract 30284 was approved by the Board of Supervisors on September 24, 2002, as Agenda 1-9. Tract 30284 is a 20.02 acre subdivision that is creating 7 new residential lots in the Rancho California 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  
Director of Transportation

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

FORM APPROVED COUNTY COUNSEL  
BY: *Karin L. Watts-Bazan* 7/28/16  
DATE  
KARIN L. WATTS-BAZAN

REVIEWED BY EXECUTIVE OFFICE  
DATE *July 20, 2016*  
Thia Grande

Departmental Concurrence

Dep't Recomm.:	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Policy
Per Exec Ofc.:	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Policy

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**FORM 11:** Approval of the Final Map for Tract 30284, a Schedule "C" Subdivision in the Rancho California Area.  
3rd District; [\$0]

**DATE:** August 2, 2016

**PAGE:** 2 of 2

**BACKGROUND:**

**Summary (continued)**

Wasef Atiya and Kamran Qureshi desire to enter into Improvement Agreements to guarantee the construction of the required improvements and have submitted the 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 The Bank of Hemet are as follows:

- \$1,061,500 - CD #104017 for the completion of street improvements
- \$103,500 - CD #104017 for the completion of the water system
- \$24,600 - CD #104017 for the completion of the monumentation



**VICINITY MAP**  
**TRACT MAP 30284**  
SEC. 33 & 34, TWP. 7S., RNG. 2W.  
Supervisory District: 3



NOT TO SCALE

**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 \_\_\_\_\_, **WASEF ATIYA AND KAMRAN QUIRESHI** 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 30284**, 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 **One million sixty-one thousand five hundred and no/100 Dollars (\$1,061,500.00)**.

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

WASEF ATIYA AND KAMRAN QURESHI  
2973 W. FLORIDA AVE  
HEMET, CA 92545

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

By Wasef Atiya

Title Owner

By Kamran Qureshi

(KAMRAN QURESHI) Owner

Title OWNER

COUNTY OF RIVERSIDE

By \_\_\_\_\_

ATTEST:

KECIA HARPER-IHEM,  
Clerk of the Board

By \_\_\_\_\_  
Deputy

APPROVED AS TO FORM

County Counsel

By Narsika S. Victor 7/28/16

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 RIVERSIDE )  
On JULY 5, 2016 before me, LANCE SMITHFIELD, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared WASEF Y ATIYA AND KAMRAN A. Qureshi  
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 \_\_\_\_\_  
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**

Title or Type of Document: \_\_\_\_\_ 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's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

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 \_\_\_\_\_, **WASEF ATIYA AND KAMILAN QURESHI** 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 30284**, 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 **Rancho California 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 **One hundred three thousand five hundred and no/100 Dollars (\$103,500.00)**.

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

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



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

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

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

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

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

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

TENTH: It is understood and agreed by the parties hereto that if any part, term or provision of this

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

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

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

Contractor  
WASEF ATIYA AND KAMRAN QURESHI  
2573 W. FLORIDA AVE  
HEMET, CA 92545

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

By Wasef Atiya  
Wasef Atiya  
Owner

By Kamran Qureshi  
(KAMRAN QURESHI)  
OWNER

COUNTY OF RIVERSIDE

By \_\_\_\_\_

ATTEST:

KECIA HARPER-IHEM,  
Clerk of the Board

By \_\_\_\_\_  
Deputy

APPROVED AS TO FORM

County Counsel

By Shauna R. Kiefer 7/28/16

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 RIVERSIDE )  
On JULY 5, 2016 before me, LANCE SMITHFIELD, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared WASEF Y. ATIYA AND KAMRAN A QURESHI  
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 [Signature]  
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**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  Partner —  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_ 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 \_\_\_\_\_, **WASEF ATIYA AND KAMRAN QURESHI** 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 30284**, 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 **Twenty-four thousand six hundred and no/100 Dollars (\$24,600.00)**.

SECOND: Contractor agrees to pay to County the actual cost of such inspections of the work and improvements as may be required by the 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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Riverside County Transportation Dept.  
2950 Washington Street  
Riverside, CA 92504

WASEP ATIYA AND KAMRAN QURESHI  
2573 W. FLORIDA AVE  
HEMET, CA 92545

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

By Wasep Atiya  
Title OWNER

By (Kamran Qureshi)  
Title OWNER

COUNTY OF RIVERSIDE

By \_\_\_\_\_

ATTEST:

KECIA HARPER-IHEM,  
Clerk of the Board

By \_\_\_\_\_  
Deputy

APPROVED AS TO FORM

County Counsel

By Kecia Harper-Ihem 7/28/16

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 RIVERSIDE )  
On July 5, 2016 before me, LANCE SMITHFIELD, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared WASEF Y ATIYA AND KAMRAN A Qureshi  
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 [Signature]  
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**

Title or Type of Document: \_\_\_\_\_ 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 MAP 30284

BEING A SUBDIVISION OF THAT PORTION OF THE RANCHO PAUBA IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WHICH RANCHO WAS GRANTED BY THE GOVERNMENT OF THE UNITED STATES TO LUIS GIVNES BY PATENT DATED JANUARY 19, 1860 AND RECORDED IN BOOK 1 PAGE 45 OF PATENTS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, BEING ALSO A PORTION OF PARCEL 1 AS SHOWN BY MAP ON FILE IN BOOK 55 PAGE 17 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

JIM WILLIAMS, PROFESSIONAL SURVEYOR NO. 7432

JULY 2015

## RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
20\_\_ AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_  
OF MAPS, AT PAGES \_\_\_\_\_,  
AT THE REQUEST OF THE CLERK OF THE BOARD.  
NO. \_\_\_\_\_  
FEE. \_\_\_\_\_

PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER  
BY: \_\_\_\_\_, DEPUTY

SUBDIVISION GUARANTEE:  
FIRST AMERICAN TITLE COMPANY, INC.

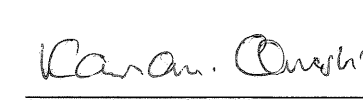
## OWNER'S STATEMENT

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 "I", INCLUSIVE. THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

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

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

  
WASEF ATIYA  
ATIYA FAMILY LIMITED PARTNERSHIP

  
KAMRAN QURESHI

  
WAJIHA ATIYA  
ATIYA FAMILY LIMITED PARTNERSHIP

## 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 \$9,900.00.

DATE: July 22 2016

DON KENT, COUNTY TAX COLLECTOR

BY:  DEPUTY

## TAX BOND CERTIFICATE

I HEREBY STATE THAT A BOND IN THE SUM OF \$9,900.00 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 THE FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: July 22 2016

CASH OR SURETY BOND

DON KENT, COUNTY TAX COLLECTOR

BY:  DEPUTY

## 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:

EASEMENT IN FAVOR OF PAUL R. SHUTTLEWORTH FOR INGRESS AND EGRESS AND UTILITIES AND INCIDENTAL PURPOSES, PER INSTRUMENT NO. 78673, RECORDED AUGUST 11, 1970, OF OFFICIAL RECORDS.

EASEMENT IN FAVOR OF CRAWFORD P. TEAGUE FOR INGRESS AND EGRESS AND UTILITIES AND INCIDENTAL PURPOSES, PER INSTRUMENT NO. 78674, RECORDED AUGUST 11, 1970, OF OFFICIAL RECORDS.

EASEMENT IN FAVOR OF RANCHO CALIFORNIA FOR ROADS AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, PER INSTRUMENT NO. 127437, RECORDED NOVEMBER 9, 1965, OF OFFICIAL RECORDS. NOT PLOTABLE.

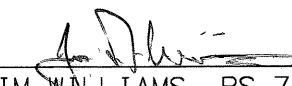
## NOTICE OF DRAINAGE FEES

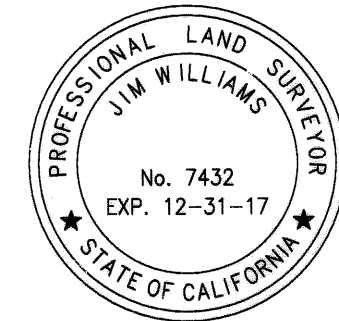
NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE MURRIETA CREEK/TEMECULA VALLEY AREA DRAINAGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION 10.25 OF ORDINANCE 460 AND SECTION 66483, ET SEQ, OF THE GOVERNMENT CODE AND THAT SAID PROPERTY IS SUBJECT TO FEES FOR SAID DRAINAGE AREA. NOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE 460, PAYMENT OF THE DRAINAGE FEES SHALL BE PAID TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AT THE TIME OF ISSUANCE OF THE GRADING OR BUILDING PERMIT FOR SAID PARCELS, WHICHEVER OCCURS FIRST, AND THAT THE OWNER OF EACH PARCEL, AT THE TIME OF ISSUANCE OF EITHER THE GRADING OR BUILDING PERMIT, SHALL PAY THE FEE REQUIRED AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT.

## 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 WASEF ATIYA AND KAMRAN QURESHI IN FEBRUARY, 2012. 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: July 20 2016

  
JIM WILLIAMS, PS 7432  
LICENSE EXPIRES 12/31/17



## COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT MAP NO. 30284 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON 09/24/2002, THE EXPIRATION DATE BEING 8/28/2016 AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: \_\_\_\_\_ 20\_\_

RICHARD G. LANTIS, COUNTY SURVEYOR  
L.S. 7611  
EXP. 12/31/2016



## BOARD OF SUPERVISOR'S STATEMENT

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES TRACT MAP NO. 30284 AND ACCEPTS THE OFFER(S) OF DEDICATION MADE HEREON FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES, AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

DATE: \_\_\_\_\_ 20\_\_  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BY: \_\_\_\_\_  
CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST:  
KECIA HARPER-IHEM  
CLERK OF THE BOARD OF SUPERVISORS  
BY: \_\_\_\_\_, DEPUTY



# TRACT MAP 30284

BEING A SUBDIVISION OF THAT PORTION OF THE RANCHO PAUBA IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WHICH RANCHO WAS GRANTED BY THE GOVERNMENT OF THE UNITED STATES TO LUIS GIVNES BY PATENT DATED JANUARY 19, 1860 AND RECORDED IN BOOK 1 PAGE 45 OF PATENTS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, BEING ALSO A PORTION OF PARCEL 1 AS SHOWN BY MAP ON FILE IN BOOK 55 PAGE 17 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

JIM WILLIAMS, PROFESSIONAL SURVEYOR NO. 7432

JULY 2015

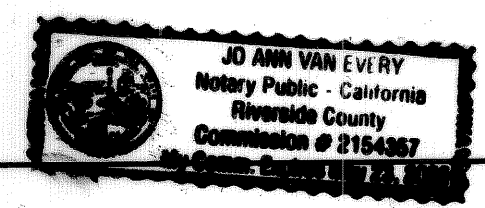
### NOTARY ACKNOWLEDGEMENT

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

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )  
ON July 26, 2016 BEFORE ME, JO ANN VAN EVERY, A NOTARY PUBLIC,  
PERSONALLY APPEARED WASIA YOUSUF ATIYA WHO PROVIDED 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 Jo Ann Van Every MY COMMISSION EXPIRES MAY 23 2020  
PRINT JO ANN VAN EVERY MY COMMISSION NUMBER 2154357  
THE COUNTY OF MY PRINCIPAL PLACE OF BUSINESS IS RIVERSIDE



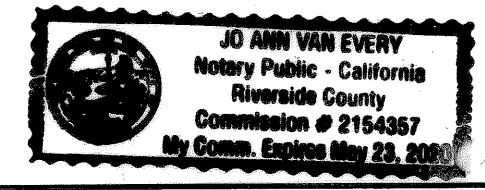
### NOTARY ACKNOWLEDGEMENT

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

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )  
ON July 26, 2016 BEFORE ME, JO ANN VAN EVERY, A NOTARY PUBLIC,  
PERSONALLY APPEARED WASE YOUSUF ATIYA WHO PROVIDED 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 Jo Ann Van Every MY COMMISSION EXPIRES MAY 23 2020  
PRINT JO ANN VAN EVERY MY COMMISSION NUMBER 2154357  
THE COUNTY OF MY PRINCIPAL PLACE OF BUSINESS IS RIVERSIDE



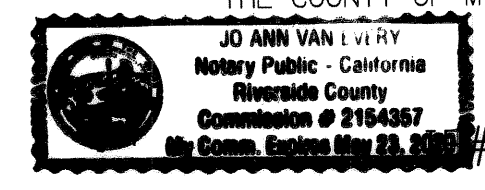
### NOTARY ACKNOWLEDGEMENT

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

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )  
ON July 26, 2016 BEFORE ME, JO ANN VAN EVERY, A NOTARY PUBLIC,  
PERSONALLY APPEARED KANDAN QURESHI WHO PROVIDED 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 Jo Ann Van Every MY COMMISSION EXPIRES MAY 23 2020  
PRINT JO ANN VAN EVERY MY COMMISSION NUMBER 2154357  
THE COUNTY OF MY PRINCIPAL PLACE OF BUSINESS IS RIVERSIDE



120020

SCHEDULE "C"

T7S, R2W, SEC 33-34

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

# TRACT MAP 30284

BEING A SUBDIVISION OF THAT PORTION OF THE RANCHO PAUBA IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WHICH RANCHO WAS GRANTED BY THE GOVERNMENT OF THE UNITED STATES TO LUIS GIVNES BY PATENT DATED JANUARY 19, 1860 AND RECORDED IN BOOK 1 PAGE 45 OF PATENTS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, BEING ALSO A PORTION OF PARCEL 1 AS SHOWN BY MAP ON FILE IN BOOK 55 PAGE 17 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

JIM WILLIAMS, PROFESSIONAL SURVEYOR NO. 7432

JULY 2015

## ENVIRONMENTAL CONSTRAINT NOTE

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT - SURVEY DIVISION, IN E.C.S. BOOK \_\_\_\_, PAGE \_\_\_\_.

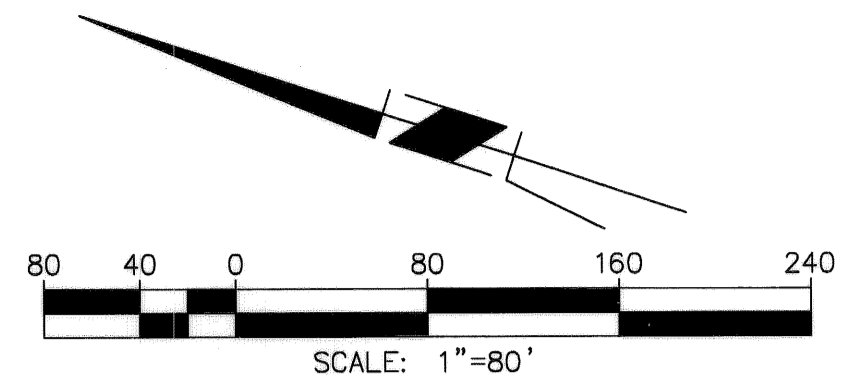
ACCESS FROM MADERA DE PLAYA, WHICH IS A COUNTY MAINTAINED ROAD, TO THE BOUNDARY OF SUBJECT PROPERTY IS BY MAP DEDICATION PER MB 119/56-57. SAID ACCESS IS A MINIMUM OF 60 FEET IN WIDTH.

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE EASTERLY PROPERTY LINE OF PARCEL 1 OF RECORD OF SURVEY 55/17 BEING N. 18°05'15"W.

## MONUMENTS:

- M1...FD 3/4" IP, ILLEGIBLE, DOWN 0.4', NO RECORD REFERENCE, ACCEPTED AS NORTHEASTERLY CORNER OF TRACT 30284 BOUNDARY.
- M2...FD 1 1/2" IP TAGGED R.C.E. 26457 FLUSH, PER TR. 10429, MB 119/56-57, ACCEPTED AS THE CENTERLINE INTERSECTION OF MADERA DE PLAYA DRIVE AND AVENIDA DE LOS NINOS.
- M3...FD 3/4" IP TAGGED R.C.E. 21914 FLUSH, PER P.M. 14601, PM 119/97-98, ACCEPTED AS A POINT ON THE SOUTHERLY RIGHT-OF-WAY AT THE WESTERLY BOUNDARY OF TRACT 30284.
- M4...FD 1 1/4" IP UP 0.4' WITH BRASS DISC. MARKED "PARCEL CORNER 3-29", PER RS 55/17, ACCEPTED AS AN ANGLE POINT ON BOUNDARY BETWEEN TRACT 12129, 14600 AND 14601.
- M5...FD 3/4" IP TAGGED R.C.E. 21914 FLUSH, PER P.M. 14601, PM 119/97-98, ACCEPTED AS SOUTHWESTERLY CORNER OF TRACT 30284 BOUNDARY.
- M6...FD 1 1/4" IP TAGGED RCE 862 DOWN 0.3', PER RS 55/17, PM 7/47 AND PM 89/43, ACCEPTED AS SOUTHEASTERLY CORNER OF TRACT 30284 BOUNDARY.
- M7...FD 1 1/2" IP TAGGED R.C.E. 26457 FLUSH, PER TR. 10429, MB 119/56-57, ACCEPTED AS THE CENTERLINE INTERSECTION OF AVENIDA DE LOS NINOS AND AVENIDA LESTONNAC.
- M8...FD 3/4" IP, ILLEGIBLE, FLUSH, NO RECORD REFERENCE, ACCEPTED AS THE CENTERLINE INTERSECTION OF MADERA DE PLAYA DRIVE AND CALLE CABRILLO.



## SURVEYOR'S NOTES

- INDICATES SET 1 1/4" IRON PIPE, FLUSH, W/TAG LS 7432, EXCEPT CENTERLINE MONUMENTS WHICH ARE SET DOWN 12" (UNLESS OTHERWISE NOTED.)
  - INDICATES FOUND MONUMENT AS NOTED
  - [--] INDICATES RECORD AND MEASURED DATA THE SAME
  - (-->) INDICATES RECORD DATA PER REFERENCE LIST
- TOTAL ACREAGE WITHIN THE DISTINCTIVE BORDER IS: 20.02 ACRES, GROSS.

## EASEMENT NOTES

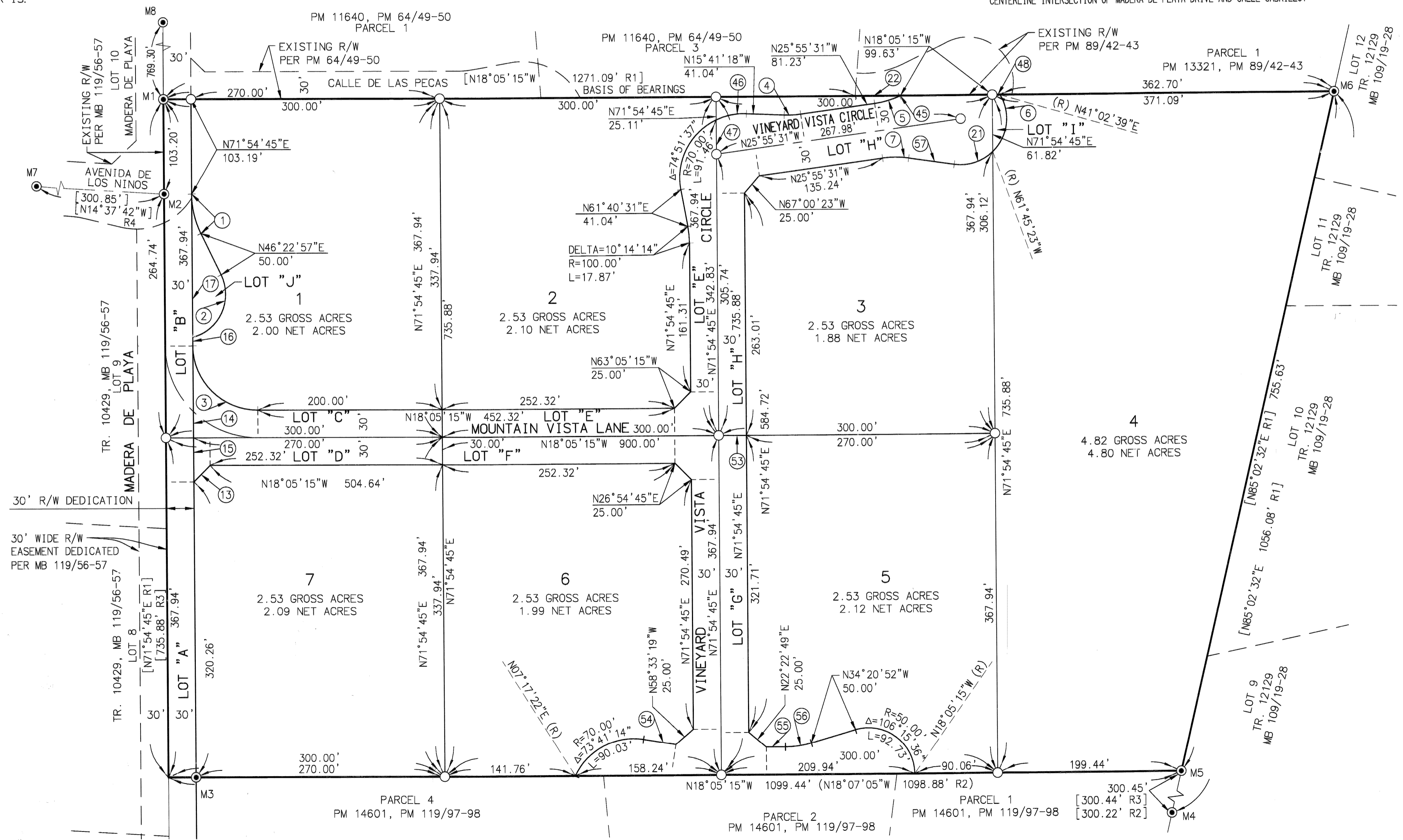
SEE SHEET 4 FOR EASEMENT CALLS AND NOTES

C.C.&R.'S RECORDED \_\_\_\_\_  
AS INSTRUMENT NO. \_\_\_\_\_

## RECORD REFERENCES:

- R1...RECORD OF SURVEY 55/17
- R2...PARCEL MAP 14601, P.M. 119/97-98
- R3...INSTR. 235399, 11/8/78
- R4...TRACT MAP 10429, MB 119/56-57

(NO)	BEARING/DELTA	RADIUS	LENGTH
1	Δ=25°53'00"	100.00'	44.56'
2	Δ=101°03'09"	43.00'	84.66'
3	Δ=90°00'00"	70.00'	109.96'
4	Δ=10°14'14"	100.00'	17.87'
5	Δ=16°15'37"	100.00'	28.38'
6	Δ=77°11'58"	50.00'	67.37'
7	Δ=16°15'37"	100.00'	28.38'
13	N63°05'15"W		25.00'
14	N71°54'45"E		100.00'
15	N71°54'45"E		47.68'
16	N71°54'45"E		9.37'
17	N71°54'45"E		155.38'
21	Δ=52°09'12"	50.00'	45.46'
22	N18°05'15"W		200.37'
45	N42°11'09"W		1.04'
46	Δ=27°46'34"	70.00'	33.93'
47	N71°54'45"E		37.09'
48	N18°05'15"E		8.39'
53	N18°05'15"W		30.00'
54	N 09°01'24" W	--	35.39'
55	N 18°05'15" W	--	20.92'
56	Δ=16°15'37"	100.00'	28.38'
57	N 09°39'54" W	--	50.00'



30' R/W DEDICATION  
30' WIDE R/W EASEMENT DEDICATED PER MB 119/56-57

PARCEL 4  
PM 14601, PM 119/97-98

PARCEL 2  
PM 14601, PM 119/97-98

PARCEL 1  
PM 14601, PM 119/97-98

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

# TRACT MAP 30284

BEING A SUBDIVISION OF THAT PORTION OF THE RANCHO PAUBA IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WHICH RANCHO WAS GRANTED BY THE GOVERNMENT OF THE UNITED STATES TO LUIS GIVNES BY PATENT DATED JANUARY 19, 1860 AND RECORDED IN BOOK 1 PAGE 45 OF PATENTS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, BEING ALSO A PORTION OF PARCEL 1 AS SHOWN BY MAP ON FILE IN BOOK 55 PAGE 17 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

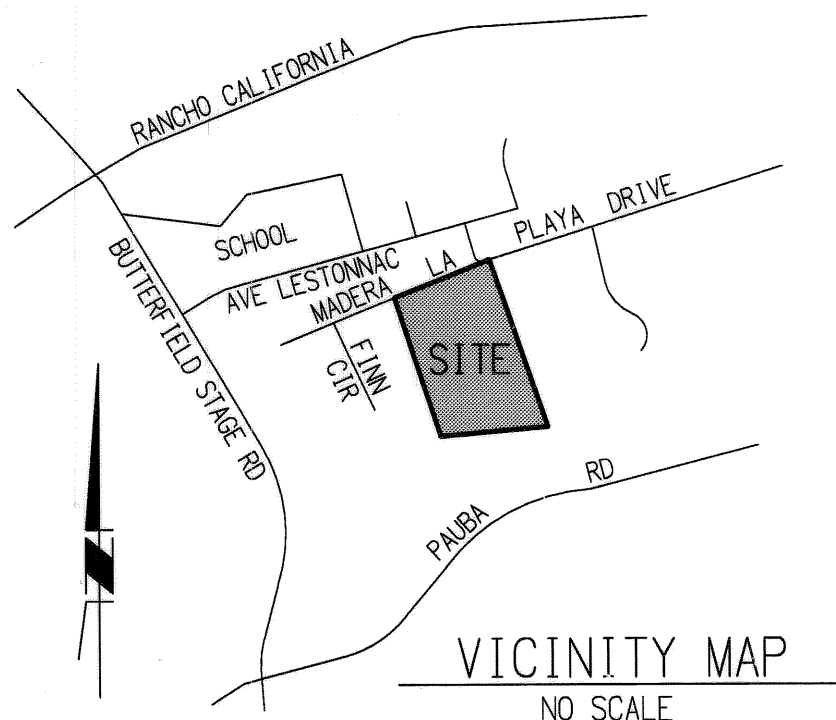
JIM WILLIAMS, PROFESSIONAL SURVEYOR NO. 7432

MAY 2015

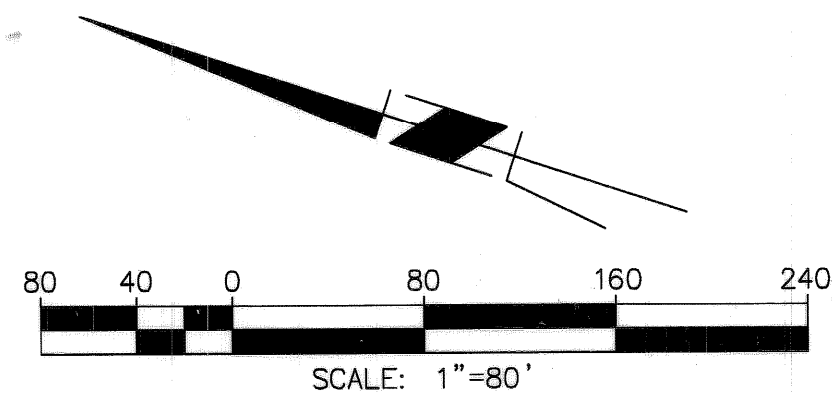
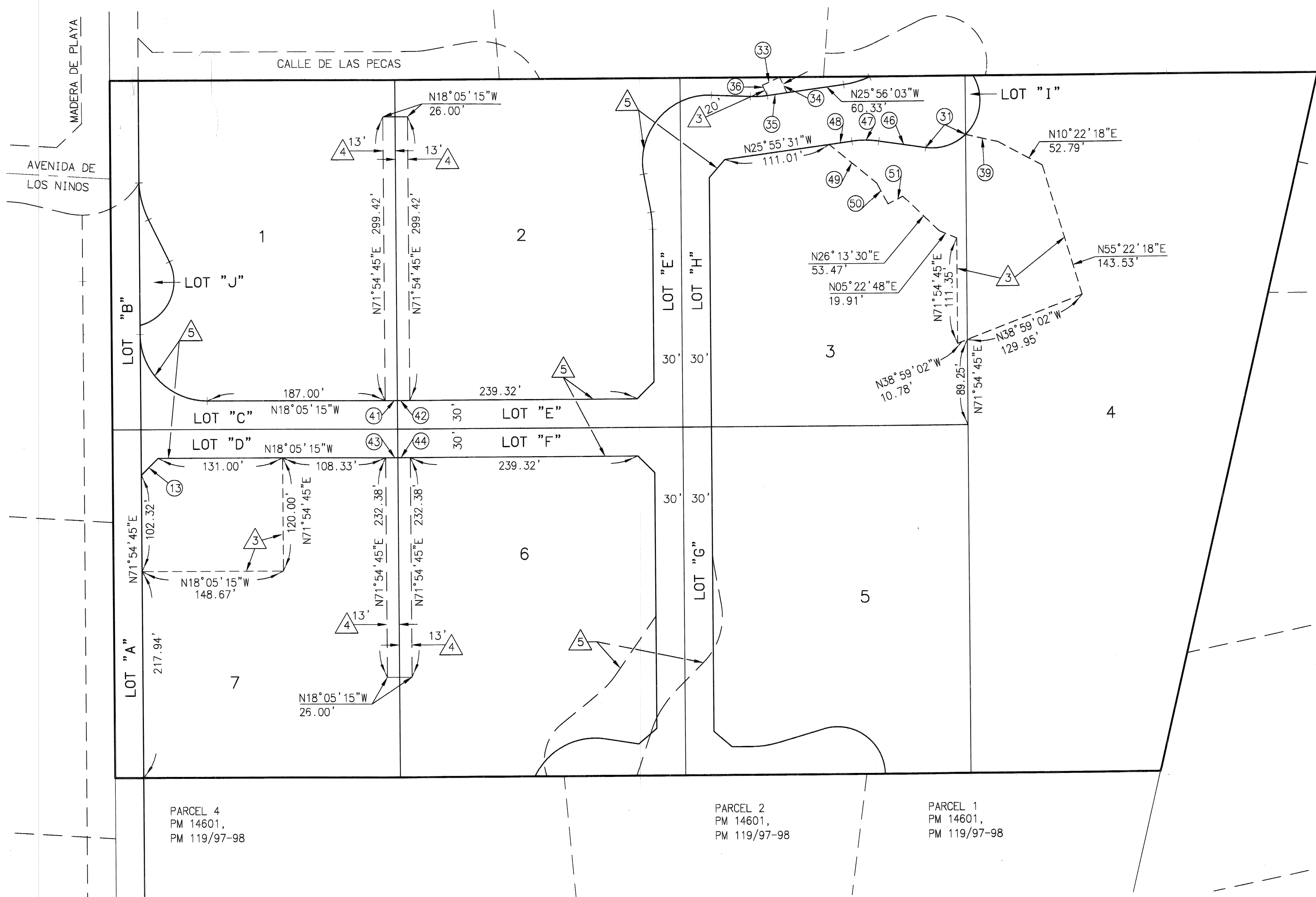
## EASEMENT SHEET

### EASEMENT NOTES

- 3 PRIVATE DRAINAGE EASEMENT FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP, RETAINED HEREON.
- 4 PRIVATE RECIPROCAL ACCESS EASEMENT FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP, RETAINED HEREON.
- 5 EXISTING EASEMENT FOR UTILITY PIPELINES AND APPURTENANCES RECORDED JULY 14, 2014, RECORDING NO. 2014-0260328, OF OFFICIAL RECORDS.



NO	BEARING/DELTA	RADIUS	LENGTH
13	N 63°05'15" W		25.00'
31	52°05'28"	50.00'	45.46'
33	N 42°46'55" W		20.00'
34	N 47°13'06" E		18.10'
35	N 25°54'01" E		20.90'
36	N 47°13'06" E		12.03'
39	N 05°14'43" W		35.00'
41	N 18°05'15" E		13.00'
42	N 18°05'15" E		13.00'
43	N 18°05'15" E		13.00'
44	N 18°05'15" E		13.00'
46	N 09°39'55" W		50.00'
47	16°15'37"	100.00'	28.38'
48	N 25°55'31" W	--	24.23'
49	N 21°25'53" E	--	64.48'
50	N 43°55'53" E	--	25.11'
51	N 46°07'16" W	--	17.54'



# ENVIRONMENTAL CONSTRAINT SHEET

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE EASTERLY PROPERTY LINE OF PARCEL 1 OF RECORD OF SURVEY 55/17 BEING N. 18°05'15"W.

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

# TRACT MAP 30284

## SURVEYOR'S NOTES

- INDICATES SET 1 1/4" IRON PIPE, FLUSH, W/TAG LS 7432, EXCEPT CENTERLINE MONUMENTS WHICH ARE SET DOWN 12" (UNLESS OTHERWISE NOTED.)
  - INDICATES FOUND MONUMENT AS NOTED
  - [--] INDICATES RECORD AND MEASURED DATA THE SAME
  - (-- ) INDICATES RECORD DATA PER REFERENCE LIST
- TOTAL ACREAGE WITHIN THE DISTINCTIVE BORDER IS: 20.02 ACRES, GROSS.

## ECS NOTES

1. DRIVEWAYS EXCEEDING 150 FT. IN LENGTH, BUT LESS THAN 800 FT., SHALL PROVIDE A TURNOUT NEAR THE MIDPOINT OF THE DRIVEWAY. WHERE THE DRIVEWAY EXCEEDS 800 FT., TURNOUTS SHALL BE PROVIDED NO MORE THAN 400 FT. APART. TURNOUTS SHALL BE A MINIMUM OF 10 FT. WIDE AND 30 FT. IN LENGTH, WITH A MINIMUM OF 25' TAPER ON EACH END. AN APPROVED TURNAROUND SHALL BE PROVIDED AT ALL BUILDING SITES ON DRIVEWAYS OVER 150 FT. IN LENGTH, AND SHALL BE WITHIN 50 FT. OF THE BUILDING.
2. ACCESS WILL NOT HAVE AN UP, OR DOWNGRADE OF MORE THAN 15%. (ACCESS WILL NOT BE LESS THAN 20 FT. IN WIDTH PER 2001 UFC, ARTICLE 9, SECTION 902.2.2.1) AND WILL HAVE A VERTICAL CLEARANCE OF 15 FT. ACCESS WILL BE DESIGNED TO WITHSTAND THE WEIGHT OF 60 THOUSAND POUNDS OVER 2 AXLES. ACCESS WILL HAVE A TURNING RADIUS OF 38 FT. CAPABLE OF ACCOMMODATING FIRE APPARATUS.
3. THE REQUIRED WATER SYSTEM, INCLUDING FIRE HYDRANTS, SHALL BE INSTALLED AND ACCEPTED BY THE APPROPRIATE WATER AGENCY PRIOR TO ANY COMBUSTIBLE BUILDING MATERIAL PLACED ON AN INDIVIDUAL LOT.
4. THE WATERCOURSES MUST BE KEPT FREE OF ALL BUILDINGS AND OBSTRUCTIONS.
5. NOTICE OF DRAINAGE FEES - NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE MURRIETA CREEK/TEMEGULA VALLEY AREA DRAINAGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION 10.25 OF ORDINANCE 460 AND SECTION 66483, ET SEQ, OF THE GOVERNMENT CODE AND THAT SAID PROPERTY IS SUBJECT TO FEES FOR SAID DRAINAGE AREA. NOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE 460, PAYMENT OF THE DRAINAGE FEES SHALL BE PAID TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AT THE TIME OF ISSUANCE OF THE GRADING OR BUILDING PERMIT FOR SAID PARCELS, WHICHEVER OCCURS FIRST, AND THAT THE OWNER OF EACH PARCEL, AT THE TIME OF ISSUANCE OF EITHER THE GRADING OR BUILDING PERMIT, SHALL PAY THE FEE REQUIRED AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT.
6. THIS PROPERTY IS SUBJECT TO LIGHTING RESTRICTIONS AS REQUIRED BY COUNTY ORDINANCE NO. 655, WHICH ARE INTENDED TO REDUCE THE EFFECTS OF NIGHT LIGHTING ON THE MOUNT PALOMAR OBSERVATORY. ALL PROPOSED OUTDOOR LIGHTING SYSTEMS SHALL BE IN CONFORMANCE WITH COUNTY ORDINANCE NO. 655.
7. COUNTY BIOLOGICAL REPORT NO. PD-B-2056 WAS PREPARED FOR THIS PROPERTY ON JANUARY 14, 2002 BY STEVE NELSON AND IS ON FILE AT THE COUNTY OF RIVERSIDE PLANNING DEPARTMENT. THE PROPERTY IS NOT SUBJECT TO BIOLOGICAL RESOURCES RESTRICTIONS BASED ON THE RESULTS OF THE REPORT.
8. THE ENVIRONMENTAL CONSTRAINT INFORMATION SHOWN ON THIS MAP SHEET IS FOR INFORMATIONAL PURPOSES DESCRIBING CONDITIONS AS OF THE DATE OF FILING, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST. THIS INFORMATION IS DERIVED FROM PUBLIC RECORDS OR REPORTS, AND DOES NOT IMPLY THE CORRECTNESS OR SUFFICIENCY OF THOSE REPORTS OR REPORTS BY THE PREPARER OF THIS MAP SHEET.
9. THIS PROJECT SITE MAY INCLUDE A NATURAL SLOPE THAT IS MORE THAN 25 PERCENT AND MAY HAVE IMPACTS TO WATER QUALITY. THEREFORE, IF DEVELOPMENT OF THIS SITE, INCLUDING THE CONSTRUCTION OF A RESIDENCE ON A SINGLE PARCEL, CREATES 5,000 SQUARE FEET OR MORE OF IMPERVIOUS SURFACES, A PROJECT SPECIFIC WATER QUALITY MANAGEMENT PLAN (WQMP) SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO GRADING OR BUILDING PERMIT. THE WQMP SHALL MEET THE CURRENT STANDARDS IN EFFECT AT THE TIME OF THE PERMIT. ALL SUBMITTALS SHALL BE DATE STAMPED BY THE ENGINEER AND INCLUDE A COMPLETED FLOOD CONTROL DEPOSIT BASED FEE WORKSHEET AND THE APPROPRIATE PLAN CHECK FEE DEPOSIT.

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