

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



FROM: TLMA Transportation Department

SUBMITTAL DATE:
September 12, 2016

SUBJECT: Approval of the Final Map for Parcel Map 36844 a Schedule "E" Subdivision in the Thermal Area. 4th District; [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Final Map; and
2. Authorize the Chairman of the Board to sign Final Map for Parcel Map 36844.

BACKGROUND:

Summary

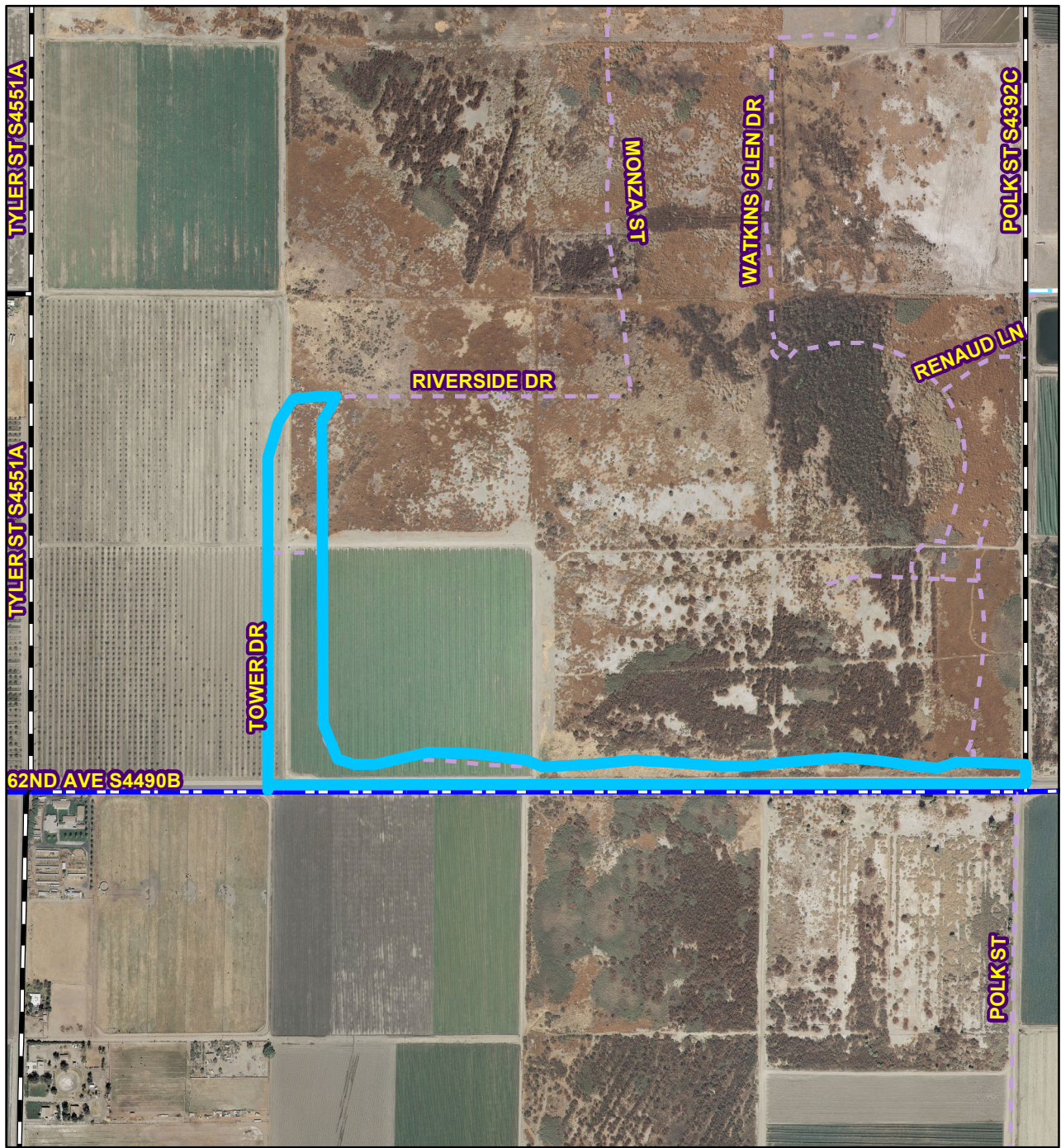
Parcel Map 36844 was approved by the Board of Supervisors on July 21, 2015, as Agenda 16-3. Parcel Map 36844 is a 20.44 acre subdivision that is creating 15 commercial parcels and 1 open space parcel in the Thermal Area. This Final Map complies in all respects with the provisions of Division 3 of Title 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 of Supervisors 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.

The Improvement Agreements and Securities for Parcel Map 36844 are included within the Improvement Agreements and Securities for Tract 36293-1.

ATTACHMENTS:

Vicinity Map
Mylars



NOT TO SCALE

VICINITY MAP

PARCEL MAP 36844

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

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

PARCEL MAP 36844

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP 36315 ON FILE IN BOOK 232, PAGES 89 THROUGH 96, INCLUSIVE, OF PARCEL MAPS TOGETHER WITH LOT 'A' AND PARCELS 216, 217 AND 225 OF PARCEL MAP 36293-1 ON FILE IN BOOK 234, PAGES 24 THROUGH 50, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 33, TOWNSHIP 6 SOUTH, RANGE 8 EAST, S.B.M.

Michael Baker
INTERNATIONAL
MAY, 2015

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

BY: _____, DEPUTY
SUBDIVISION GUARANTEE BY:
CHICAGO TITLE COMPANY

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: LOT 'B'. THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: DOMESTIC WATER EASEMENT LYING WITHIN PARCEL 9, INDICATED AS "10' PUE", AS SHOWN HEREON. THE DEDICATION IS FOR DOMESTIC WATER PURPOSES IN FAVOR OF COACHELLA VALLEY WATER DISTRICT. THE EASEMENT SO DEDICATED INCLUDES THE RIGHT TO ENTER UPON SAID LAND, TO SURVEY, CONSTRUCT, RECONSTRUCT, LAY, RELAY, MAINTAIN, OPERATE, CONTROL, USE AND REMOVE PIPELINES, FIXTURES AND APPURTENANCES, AND TO REMOVE OBJECTS INTERFERING WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE THEREOF.

WE HEREBY RETAIN LOT 16 FOR OPEN SPACE PURPOSES, AS SHOWN HEREON, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND PARCEL OWNERS WITHIN THIS PARCEL MAP.

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

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

OWNER
JTM LAND COMPANY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

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

NOTARY ACKNOWLEDGEMENT

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

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
ON THIS 17th DAY OF June, 2016 BEFORE
ME, Kimberly Scioli, A NOTARY PUBLIC, PERSONALLY APPEARED
John Timothy Rogers AND
_____ WHO PROVED TO ME ON THE
BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S)
IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME
THAT HE/SHE/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(IES) UPON BEHALF OF WHICH THE PERSON(S)
ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY.
Kimberly Scioli
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES July 9, 2019
MY COMMISSION NUMBER 2114941

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$10,800.00

DATED: September 12, 2016
DON KENT, COUNTY TAX COLLECTOR
BY: Shesee Kothad, DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$10,800.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: September 12, 2016
CASH OR SURETY BOND
DON KENT
COUNTY TAX COLLECTOR
BY: Shesee Kothad, DEPUTY

ABANDONMENT NOTE

PURSUANT TO SECTIONS 66434 AND 66499.20.5 OF THE SUBDIVISION MAP ACT, THE APPROVAL AND RECORDATION OF THIS PARCEL MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING:

THOSE PORTIONS OF AN EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES OVER LOT 'A' OF PARCEL MAP NO. 36293-1 AS FILED IN BOOK 234, AT PAGES 24 THROUGH 50, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

COACHELLA VALLEY WATER DISTRICT CERTIFICATE OF ACCEPTANCE

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

DATE: JUNE 23, 2016
060833-3-007
060833-4-KXX
BY: J.M. Barrett
J.M. BARRETT, GENERAL MANAGER
COACHELLA VALLEY WATER DISTRICT

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 JTM LAND COMPANY, LLC, IN MAY OF 2015. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT SAID MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

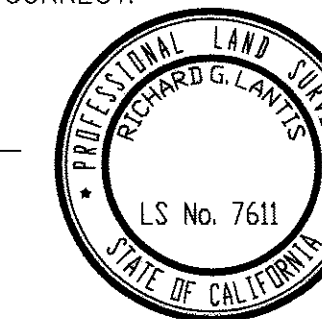
Christopher L. Alberts
CHRISTOPHER L. ALBERTS, L.S. 8508
EXPIRES 12-31-16
6-16, 2016



COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF PARCEL MAP NO. 36844 AS FILED, AMENDED AND APPROVED BY THE BOARD OF SUPERVISORS ON 7/21/2015, THE EXPIRATION DATE BEING 7/21/2018, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

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



BOARD OF SUPERVISOR'S STATEMENT

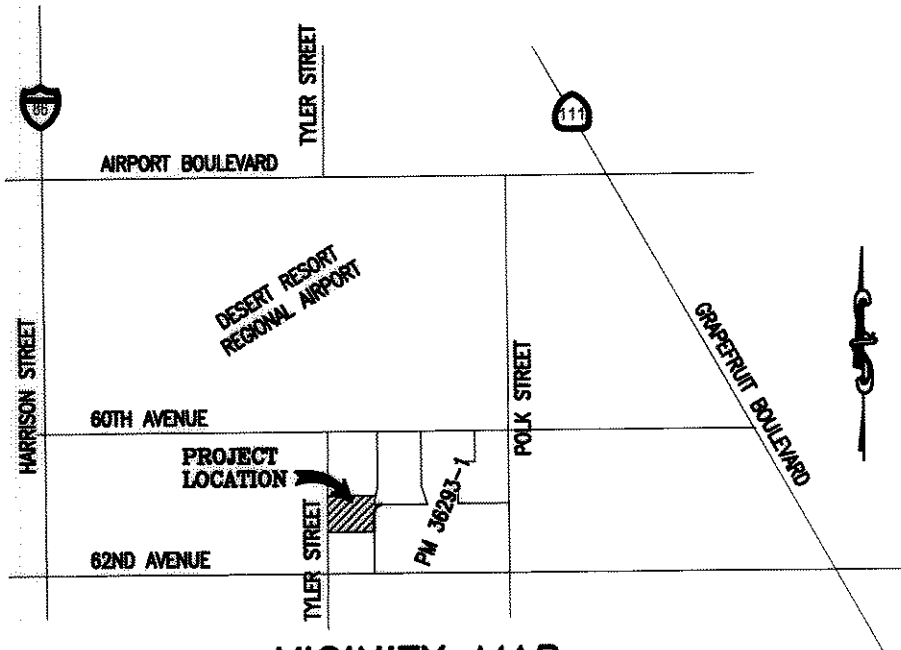
THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES THE PARCEL MAP, AND ACCEPTS THE OFFER OF DEDICATION MADE HEREON FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES, AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

DATE: _____, 20____
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BY: _____, DEPUTY
CHAIRMAN OF THE BOARD OF SUPERVISORS
ATTEST:
KECIA HARPER-IHEM
CLERK OF THE BOARD OF SUPERVISORS

PARCEL MAP 36844

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP 36315 ON FILE IN BOOK 232, PAGES 89 THROUGH 96, INCLUSIVE, OF PARCEL MAPS TOGETHER WITH LOT 'A' AND PARCELS 216, 217 AND 225 OF PARCEL MAP 36293-1 ON FILE IN BOOK 234, PAGES 24 THROUGH 50, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 33, TOWNSHIP 6 SOUTH, RANGE 8 EAST, S.B.M.

Michael Baker
INTERNATIONAL



VICINITY MAP
SCALE: NTS

NO	BEARING/DELTA	LENGTH	RADIUS
(1)	S08°29'57"W	469.55'	--
(2)	N89°58'07"E	232.61'	--
(3)	N89°58'07"E	49.95'	--
(4)	S00°00'00"W	20.00'	--
(5)	Δ=45°19'26"	94.93'	120.00'
(6)	S44°38'41"W	53.54'	--
(7)	Δ=44°38'41"	93.50'	120.00'
(8)	Δ=97°43'15"	375.22'	220.00'
(9)	Δ=14°40'01"	511.97'	2000.00'
(10)	Δ=12°59'44"	567.04'	2500.00'
(11)	Δ=12°32'22"	765.99'	3500.00'
(12)	Δ=14°53'18"	363.79'	1400.00'
(13)	Δ=14°39'28"	511.65'	2000.00'

NO	BEARING/DELTA	LENGTH	RADIUS
(14)	S83°44'26"E	229.96'	--
(15)	Δ=26°25'15"	138.34'	300.00'
(16)	N69°50'19"E	32.27'	--
(17)	Δ=32°32'10"	14.20'	25.00'
(18)	S77°37'31"E	42.86'	--
(19)	Δ=57°42'41"	65.47'	65.00'
(20)	N89°59'58"E	145.92'	--
(21)	S00°00'07"W	75.33'	--
(22)	N89°59'42"W	211.16'	--
(23)	N90°00'00"E	282.16'	--
(24)	Δ=90°00'00"	54.98'	35.00'
(25)	N00°00'00"W	397.25'	--
(26)	Δ=89°58'07"	667.35'	425.00'
(27)	S00°00'59"W	12.76'	--

EASEMENT NOTES:

- 1 PUBLIC UTILITY EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE RECORDED DECEMBER 09, 2014 AS DOCUMENT NO. 2014-0468235.
- 2 PUBLIC UTILITY EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE RECORDED DECEMBER 09, 2014 AS DOCUMENT NO. 2014-0468237.
- 3 PUBLIC UTILITY EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE RECORDED DECEMBER 09, 2014 AS DOCUMENT NO. 2014-0468236.
- 4 PUBLIC UTILITY EASEMENT PER PARCEL MAP NO. 36293-1, P.M.B. 234/24-50.
- 5 PORTION OF THAT DOMESTIC WATER AND SANITATION EASEMENT IN FAVOR OF COACHELLA VALLEY WATER DISTRICT PER PARCEL MAP NO. 36293-1, P.M.B. 234/24-50.
- 6 AVIGATION EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE RECORDED SEPTEMBER 23, 2011 AS DOC. NO. 2011-0424020. (BLANKET IN NATURE)
- 7 EASEMENT IN FAVOR OF COACHELLA VALLEY COUNTY WATER DISTRICT FOR UNDERGROUND PIPELINE PURPOSES, PER DEED RECORDED SEPTEMBER 19, 1955 AS INSTRUMENT NO. 60471, O.R.
- 8 EASEMENT IN FAVOR OF COACHELLA VALLEY COUNTY WATER DISTRICT FOR UNDERGROUND PIPELINE PURPOSES, PER DEED RECORDED SEPTEMBER 19, 1955 AS INSTRUMENT NO. 60470, O.R.
- 9 EASEMENT IN FAVOR OF COACHELLA VALLEY COUNTY WATER DISTRICT FOR UNDERGROUND PIPELINE PURPOSES, PER DEED RECORDED SEPTEMBER 19, 1955 AS INSTRUMENT NO. 60472, O.R.
- 10 EASEMENT IN FAVOR OF COACHELLA VALLEY COUNTY WATER DISTRICT FOR UNDERGROUND PIPELINE PURPOSES, PER DEED RECORDED OCTOBER 10, 1955 AS INSTRUMENT NO. 64896, O.R.
- 11 INDICATES PRIVATE SUBSURFACE DRAINAGE EASEMENT RETAINED HEREON.
- 12 INDICATES PRIVATE SUBSURFACE TILE DRAIN EASEMENT RETAINED HEREON.

SURVEYOR'S NOTES:

1. THIS MAP CONTAINS 16 NUMBERED PARCELS, 1 LETTERED LOTS AND 20.44 GROSS ACRES.
2. (~) INDICATES BEARINGS AND DISTANCES ARE RECORD AND MEASURED PER PARCEL MAP 36293-1, PMB 234/24-50.
3. [-] INDICATES BEARINGS AND DISTANCES ARE RECORD AND MEASURED PER PARCEL MAP 36735, PMB _____.
4. ALL MONUMENTS SET PER RIV. CO. ORDINANCE 461.10, AND THE MONUMENT AGREEMENT FOR PARCEL MAP 36293-1 RECORDED IN PMB 234/24-50.
5. ALL MONUMENTS SHOWN AS SET WILL BE SET WITHIN ONE YEAR AFTER THE ACCEPTANCE OF IMPROVEMENTS BY THE RIVERSIDE COUNTY BOARD OF SUPERVISORS.
6. SET 1" IRON PIPE TAGGED "L.S. 8508", IN GROUND, FLUSH, AT ALL REAR LOT CORNERS, REAR AND SIDE LOT ANGLE POINTS AND ENDS OF CURVE. LOT CORNERS WHICH ABUT A PRIVATE STREET WILL BE MARKED ON A 0.25' OFFSET INSIDE THE STREET RIGHT-OF-WAY IN CONCRETE BY A LEAD, TACK AND TAG "L.S. 8508".
7. ○ SET 1" IRON PIPE TAGGED "L.S. 8508", IN GROUND, FLUSH, UNLESS OTHERWISE NOTED.
8. △ SET COPPERWELD MONUMENT STAMPED "L.S. 8508", FLUSH.
9. □ MONUMENT TO BE SET PER THE MONUMENT AGREEMENT FOR PARCEL MAP 36293-1, P.M.B. 234/24-50, (1" IRON PIPE WITH TAG STAMPED "L.S. 8508".)
10. ⊙ MONUMENT TO BE SET PER THE MONUMENT AGREEMENT FOR PARCEL MAP 36735, P.M.B. _____, (1" IRON PIPE WITH TAG STAMPED "L.S. 8508".)
11. ● DENOTES FOUND MONUMENT AS NOTED AND REFERENCED HEREON:

- 1 FOUND 1" IRON PIPE, WITH TAG STAMPED "LS 5397", DN. 0.7' PER P.M.B. 234/24-50, P.M.B. 232/89-96, R.S. 98/38-41, R.S. 82/86-89 & T.B. 98/16, ACCEPTED AS SW COR. SEC. 33.
- 2 FOUND 1" IRON PIPE, WITH TAG STAMPED "LS 7993", DN. 1.1' PER P.M.B. 234/24-50, P.M.B. 232/89-96, R.S. 98/38-41 AND R.S. 82/86-89, ACCEPTED AS S 1/4 COR. SEC. 33.
- 3 FOUND 1" IRON PIPE, WITH TAG STAMPED "LS 7993", DN. 1.0' PER P.M.B. 234/24-50, P.M.B. 232/89-96, R.S. 98/38-41, & T.B. 98/16, ACCEPTED AS W 1/4 COR. SEC. 33..
- 4 FOUND 1" IRON PIPE, WITH TAG STAMPED "LS 7993", FLUSH, PER P.M.B. 234/24-50 & P.M.B. 232/89-96.
- 5 FOUND 1" IRON PIPE, WITH TAG STAMPED "LS 7993", UP 0.5', PER P.M.B. 234, PAGES 24-50, P.M.B. 232/89-96 & R.S. 82/86-89, ACCEPTED AS SE COR. SEC. 33.
- 6 FOUND 1" IRON PIPE, WITH PLASTIC PLUG STAMPED "LS 3018", DN. 1.1', PER P.M.B. 234, PAGES 24-50, P.M.B. 232/89-96, & R.S. 98/38-41, ACCEPTED AS E 1/4 COR. SEC. 33.

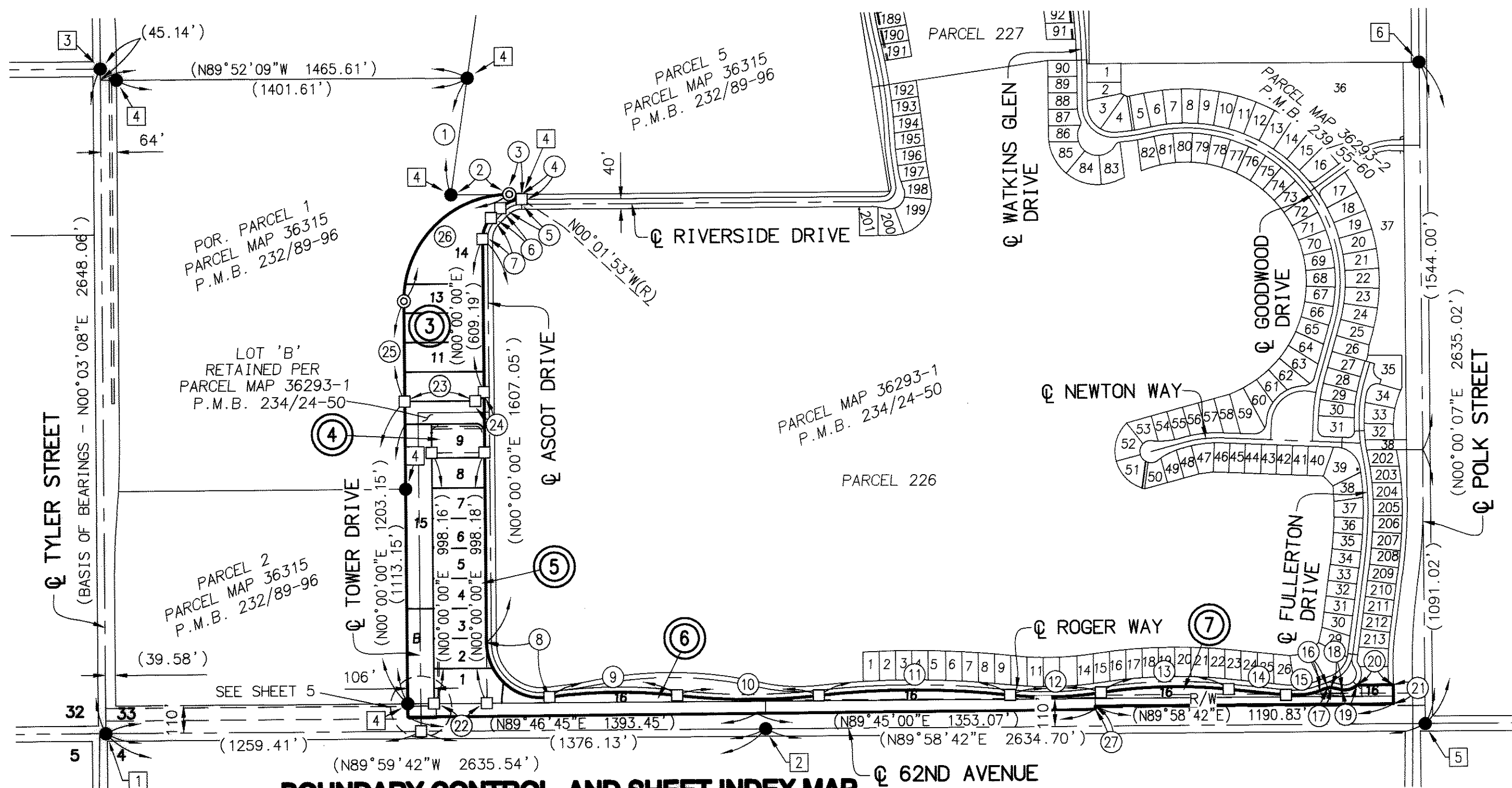
"C.C. & R.'S RECORDED _____ AS DOCUMENT NO. _____"
 //// INDICATES RESTRICTED ACCESS

ENVIRONMENTAL CONSTRAINT NOTE:

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR IN E.C.S. BOOK 42, PAGE 39. THIS AFFECTS ALL PARCELS.

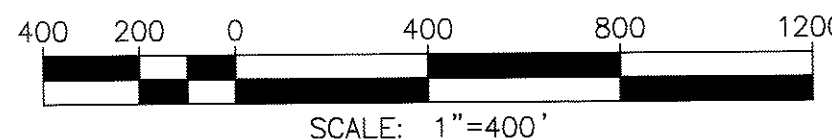
BASIS OF BEARINGS:

BEARINGS FOR THIS MAP ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 8 EAST, S.B.M., BEING NORTH 00°03'08" EAST, AS SHOWN IN PARCEL MAP 36293-1, ON FILE IN BOOK 234, PAGES 24 THROUGH 50 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



BOUNDARY CONTROL AND SHEET INDEX MAP

③ INDICATES SHEET NUMBER



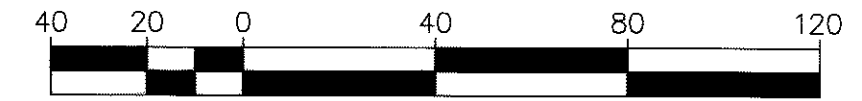
PARCEL MAP 36844

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**Michael Baker
INTERNATIONAL**

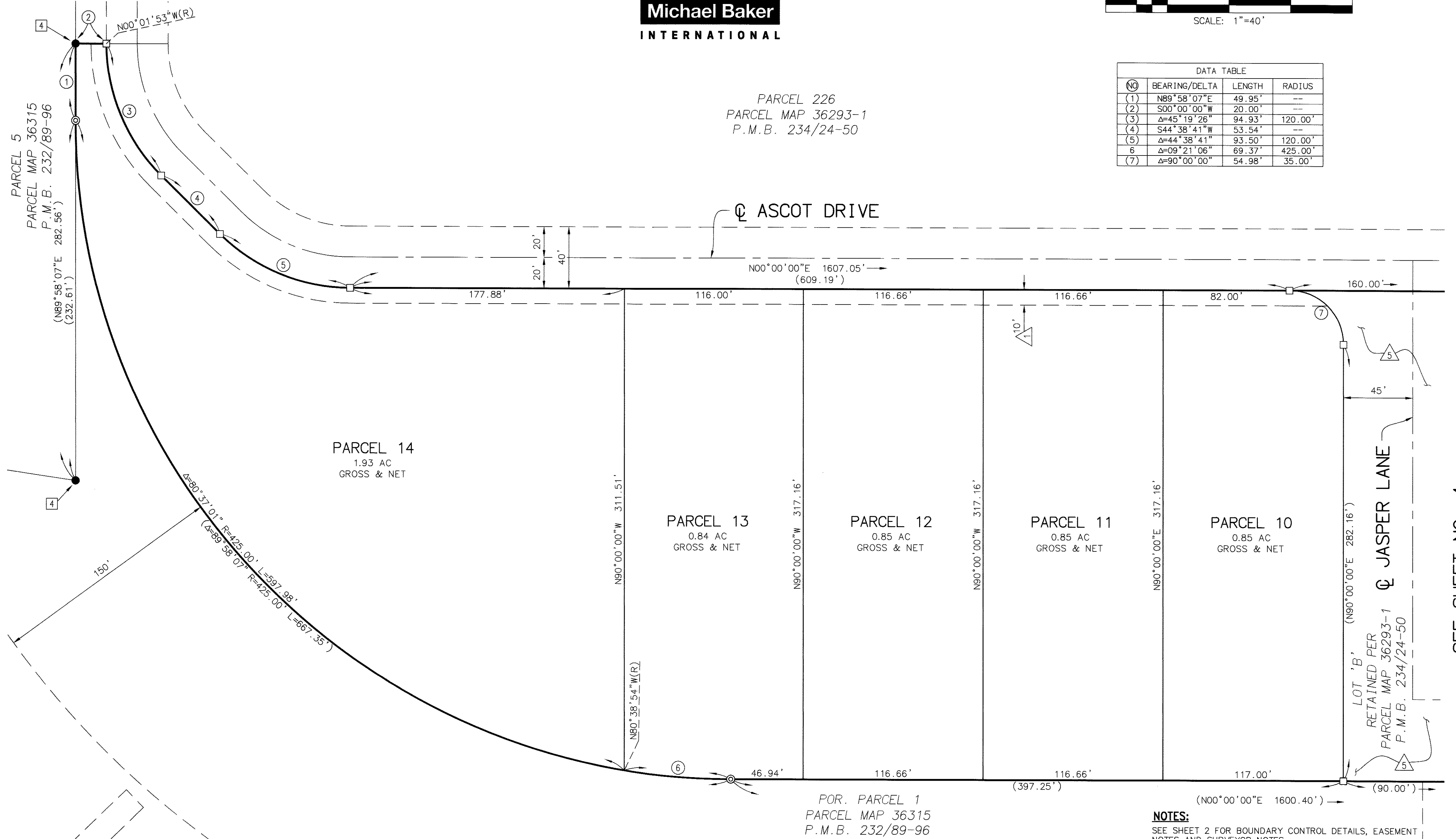
PARCEL 226
PARCEL MAP 36293-1
P.M.B. 234/24-50

SCALE: 1"=40'



SCALE: 1"=40'

DATA TABLE			
NO	BEARING/DELTA	LENGTH	RADIUS
(1)	N89°58'07"E	49.95'	--
(2)	S00°00'00"W	20.00'	--
(3)	Δ=45°19'26"	94.93'	120.00'
(4)	S44°38'41"W	53.54'	--
(5)	Δ=44°38'41"	93.50'	120.00'
6	Δ=09°21'06"	69.37'	425.00'
(7)	Δ=90°00'00"	54.98'	35.00'



SEE SHEET NO. 4

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

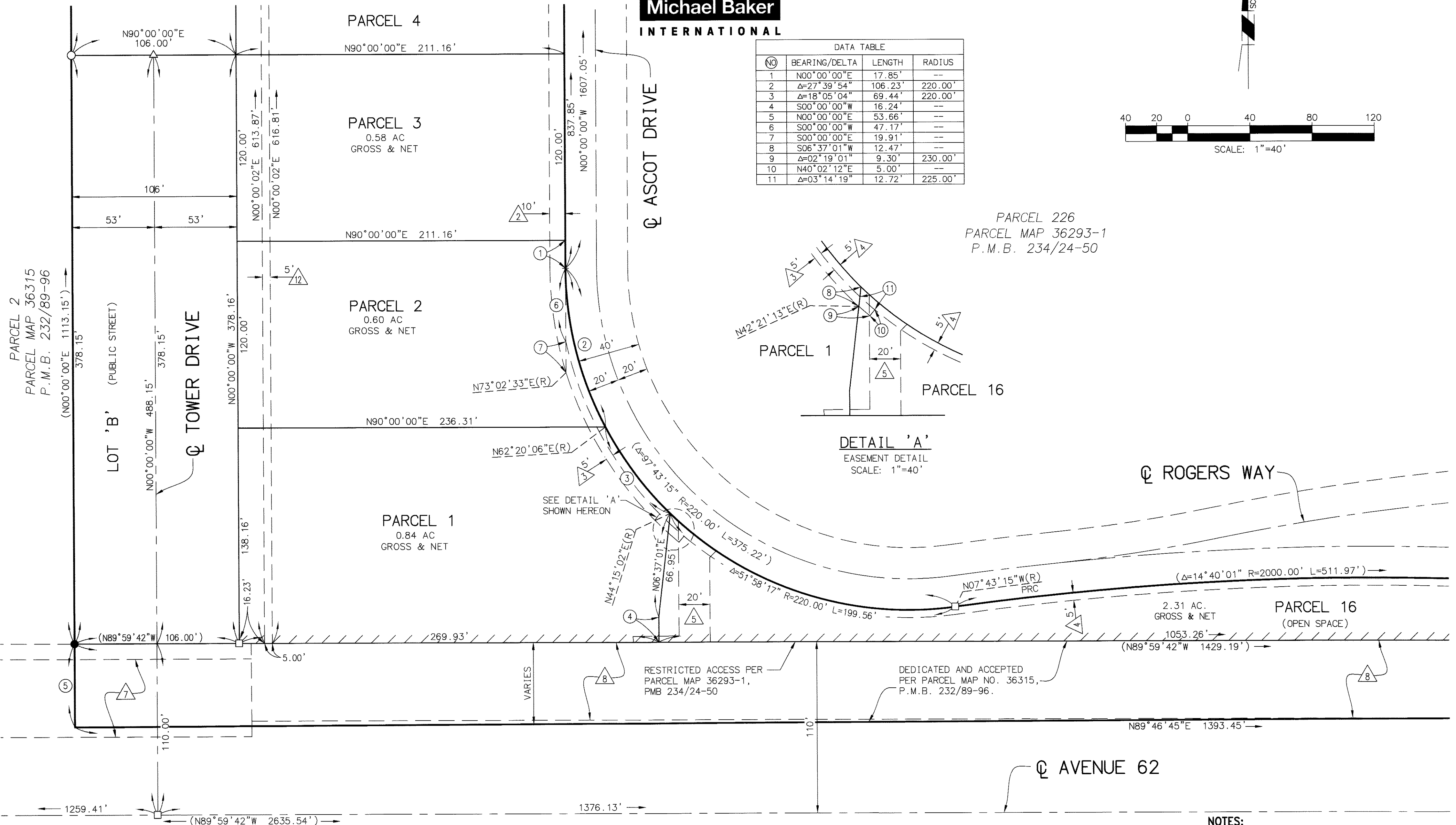
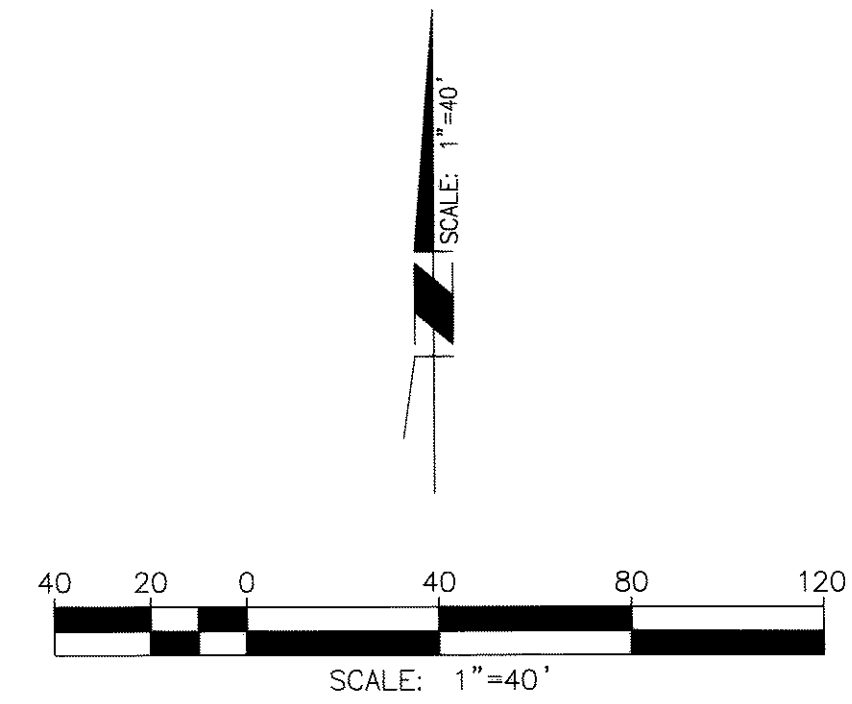
PARCEL MAP 36844

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SEE SHEET NO. 4

Michael Baker
INTERNATIONAL

NO	BEARING/DELTA	LENGTH	RADIUS
1	N00°00'00"E	17.85'	---
2	Δ=27°39'54"	106.23'	220.00'
3	Δ=18°05'04"	69.44'	220.00'
4	S00°00'00"W	16.24'	---
5	N00°00'00"E	53.66'	---
6	S00°00'00"W	47.17'	---
7	S00°00'00"E	19.91'	---
8	S06°37'01"W	12.47'	---
9	Δ=02°19'01"	9.30'	230.00'
10	N40°02'12"E	5.00'	---
11	Δ=03°14'19"	12.72'	225.00'



PARCEL 2
PARCEL MAP 36315
P.M.B. 232/89-96

PARCEL 226
PARCEL MAP 36293-1
P.M.B. 234/24-50

DETAIL 'A'
EASEMENT DETAIL
SCALE: 1"=40'

SEE SHEET NO. 6

RESTRICTED ACCESS PER
PARCEL MAP 36293-1,
P.M.B. 234/24-50

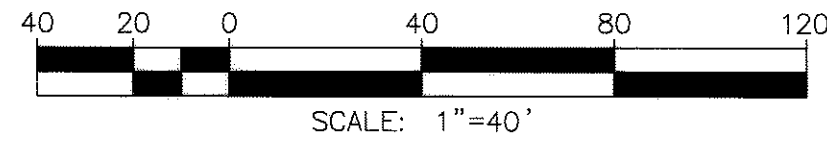
DEDICATED AND ACCEPTED
PER PARCEL MAP NO. 36315,
P.M.B. 232/89-96.

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

PARCEL MAP 36844

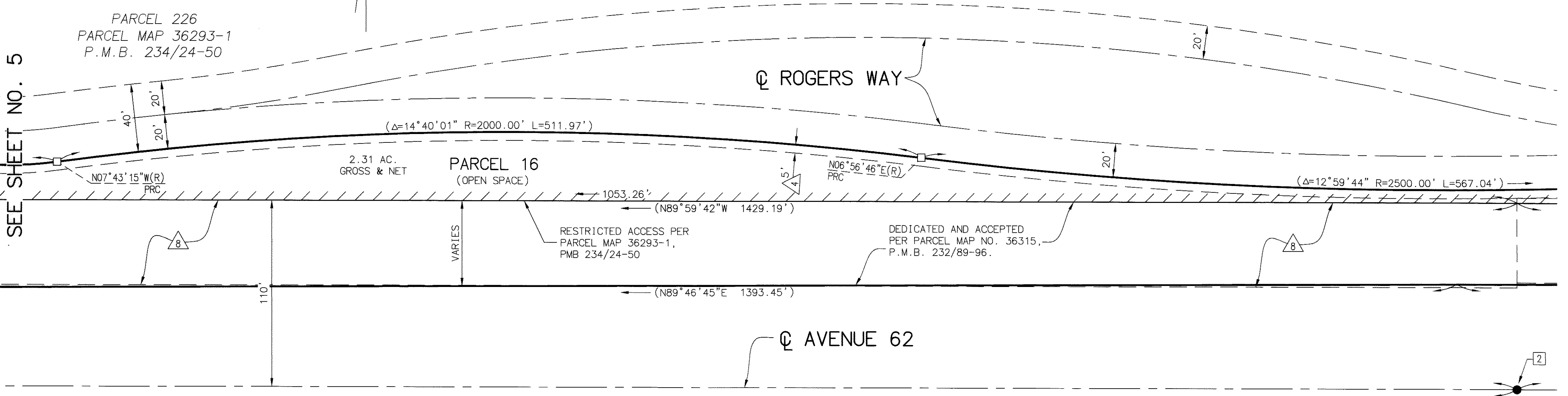
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Michael Baker
INTERNATIONAL



PARCEL 226
PARCEL MAP 36293-1
P.M.B. 234/24-50

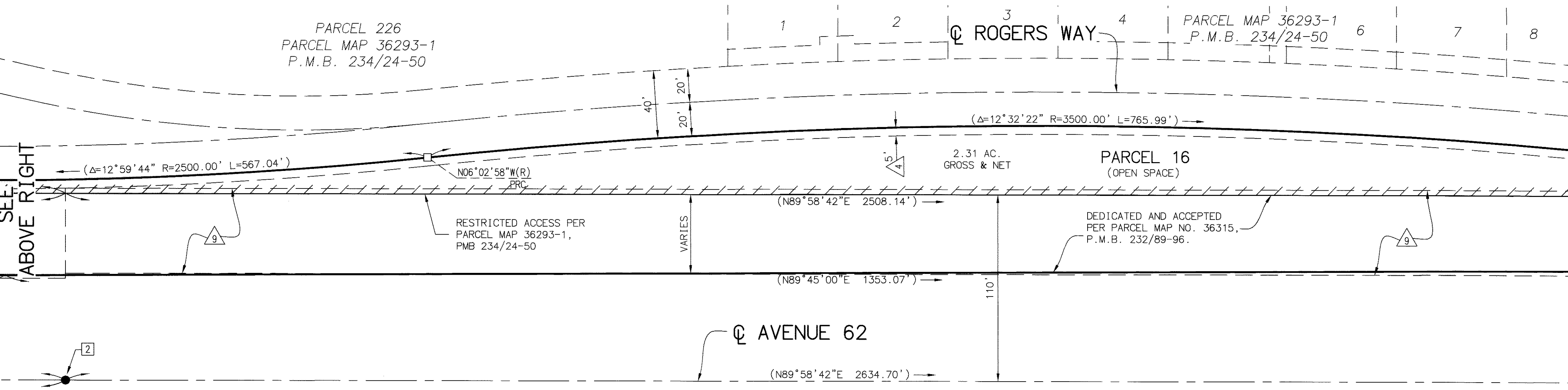
SEE SHEET NO. 5



SEE BELOW LEFT

PARCEL 226
PARCEL MAP 36293-1
P.M.B. 234/24-50

SEE ABOVE RIGHT



SEE SHEET NO. 7

NOTES:

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

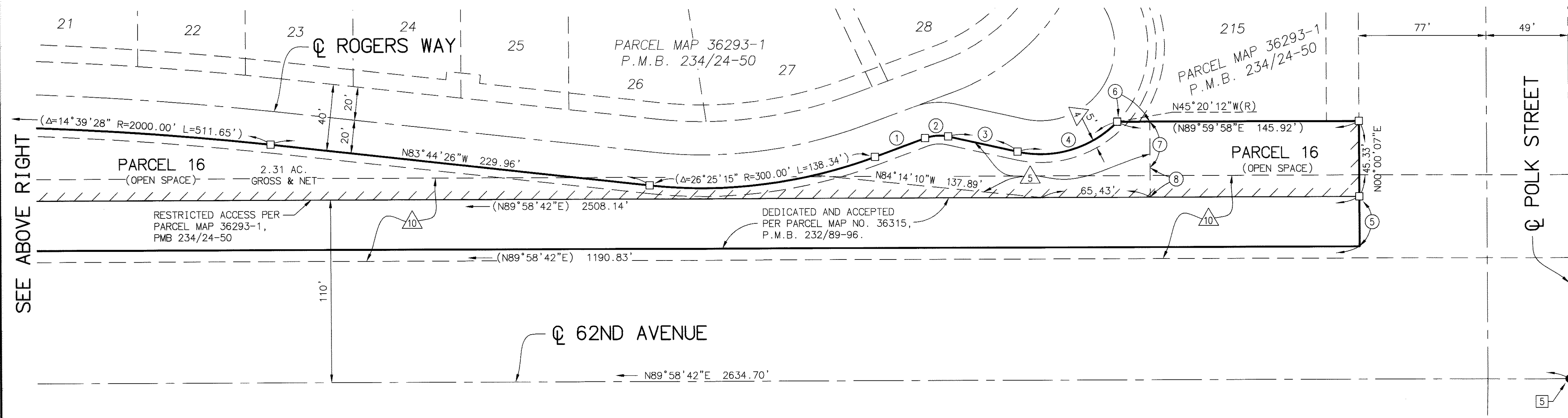
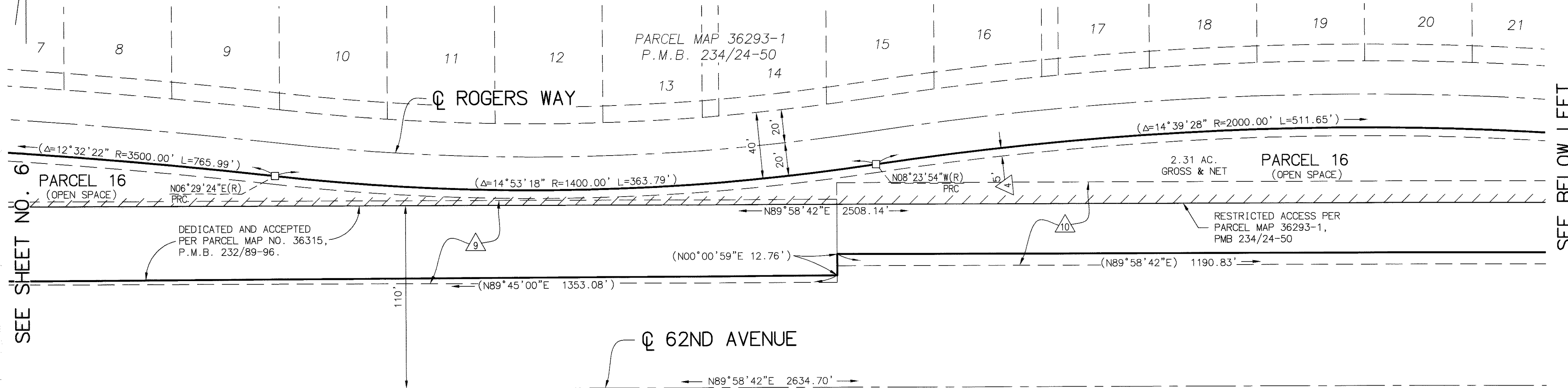
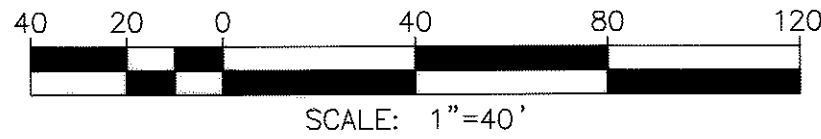
IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

PARCEL MAP 36844

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP 36315 ON FILE IN BOOK 232, PAGES 89 THROUGH 96, INCLUSIVE, OF PARCEL MAPS TOGETHER WITH LOT 'A' AND PARCELS 216, 217 AND 225 OF PARCEL MAP 36293-1 ON FILE IN BOOK 234, PAGES 24 THROUGH 50, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 33, TOWNSHIP 6 SOUTH, RANGE 8 EAST, S.B.M.

Michael Baker
INTERNATIONAL

DATA TABLE			
NO	BEARING/DELTA	LENGTH	RADIUS
(1)	N69°50'19"E	32.27'	--
(2)	Δ=32°32'10"	14.20'	25.00'
(3)	N77°37'31"W	42.86'	--
(4)	Δ=57°42'41"	65.47'	65.00'
5	N00°00'07"E	30.00'	--
6	N90°00'00"E	19.66'	--
7	N00°00'19"E	27.73'	--
8	N00°00'44"W	17.65'	--



SEE SHEET NO. 6

SEE BELOW LEFT

SEE ABOVE RIGHT

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