

**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 36735, 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 36735.

BACKGROUND:

Summary

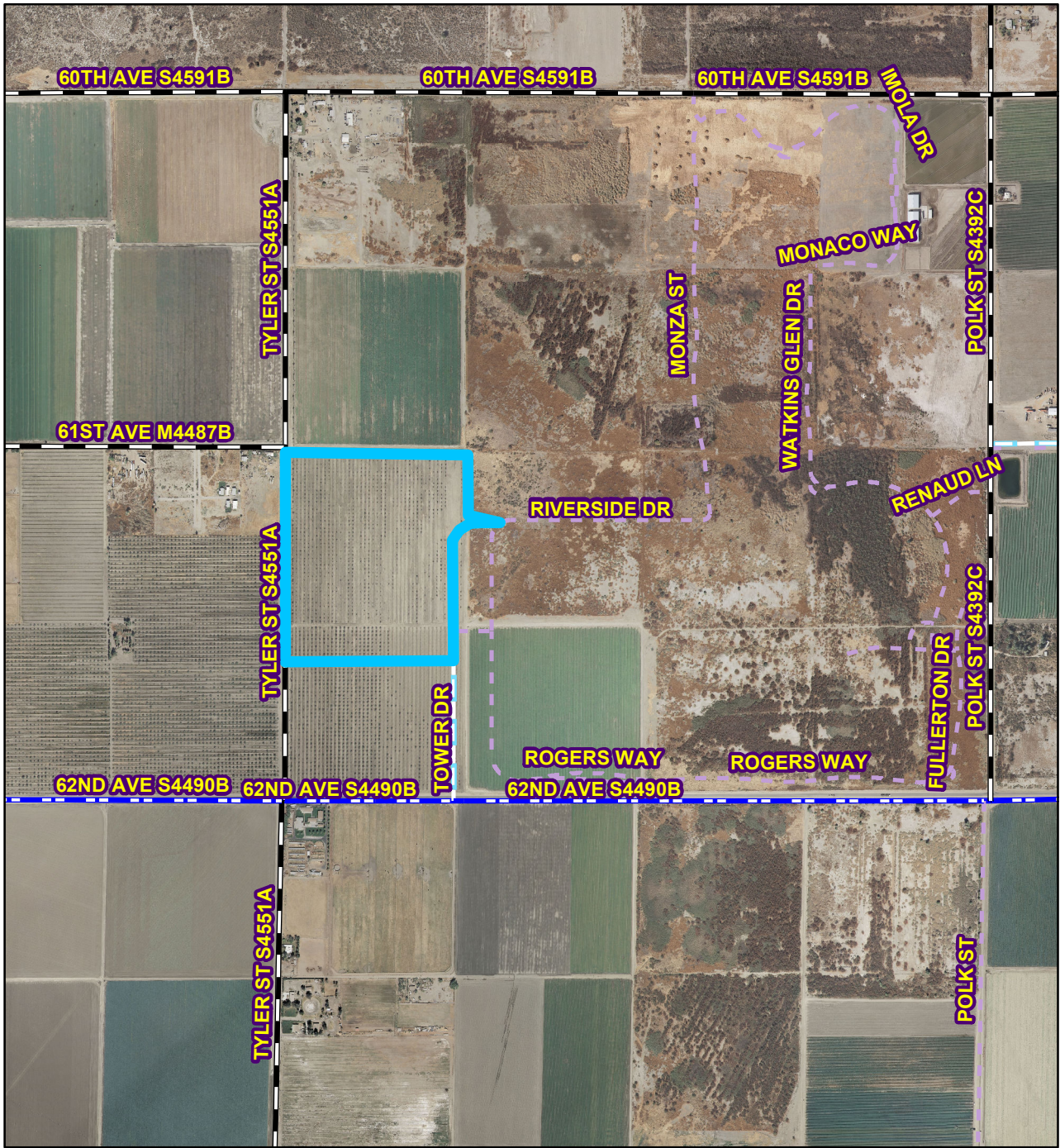
Parcel Map 36735 was approved by the Board of Supervisors on July 21, 2015, as Agenda 16-3. Parcel Map 36735 is a 48.58 acre subdivision that is creating 9 commercial parcels and 2 open space parcels in the Thermal Area. This Final Map complies in all respects with the provisions of Division 3 of Title 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 36735 are included with the Improvement Agreements and Securities for Tract 36293-1.

ATTACHMENTS:

Vicinity Map
Mylars



NOT TO SCALE

VICINITY MAP
PARCEL MAP 36735
SEC. 33, TWP. 6S., RNG. 8E.
Supervisory District: 4

PARCEL MAP 36735

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

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: LOTS 'A' AND 'B'. THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS 'A' AND 'B'.

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

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE EASEMENT DESIGNATED AS "20' EASEMENT FOR PUBLIC UTILITY PURPOSES" OVER PARCEL 9. THE DEDICATION IS FOR THE EXCAVATION, LAYING, CONSTRUCTION, INSTALLATION, MAINTENANCE, OPERATION, INSPECTION, REPAIR, REPLACEMENT, AND REMOVAL OF ELECTRICAL LINES, WIRES, CABLES, DUCTS, SUPPORTS, FIXTURES, FACILITIES AND APPURTENANCES, WITH THE RIGHT OF INGRESS AND EGRESS OVER AND WITHIN THE SAME FOR MAINTENANCE AND OPERATION IN FAVOR OF THE IMPERIAL IRRIGATION DISTRICT.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE 14' TRAIL EASEMENT LYING WITHIN PARCELS 9, 10, 11 AND LOT 'A'. THE DEDICATION IS FOR TRAIL AND BIKEWAY PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: ABUTTERS' RIGHTS OF ACCESS ALONG TYLER STREET. THE OWNERS OF PARCELS 9 THROUGH 11, INCLUSIVE, ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS DEDICATION AS TO THE PART VACATED.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: DOMESTIC WATER EASEMENTS LYING WITHIN PARCELS 5 THROUGH 7, INCLUSIVE, AND THOSE EASEMENTS SHOWN AS "10' PUE", AS SHOWN HEREON. THE DEDICATIONS ARE FOR DOMESTIC WATER PURPOSES IN FAVOR OF COACHELLA VALLEY WATER DISTRICT. THE EASEMENTS SO DEDICATED INCLUDE THE RIGHT TO ENTER UPON SAID LANDS, TO SURVEY, CONSTRUCT, RECONSTRUCT, LAY, RELAY, MAINTAIN, OPERATE, CONTROL, USE AND REMOVE PIPELINES, FIXTURES AND APPURTENANCES, AND TO REMOVE OBJECTS INTERFERING WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE THEREOF.

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

WE HEREBY RETAIN THE 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 "20' LANDSCAPE EASEMENT", AS SHOWN HEREON, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND PARCEL OWNERS WITHIN THIS PARCEL MAP.

WE HEREBY RETAIN PARCEL 10 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 PARCEL 11 FOR LANDSCAPE AND MAINTENANCE PURPOSES, AS SHOWN HEREON, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND PARCEL OWNERS WITHIN THIS PARCEL MAP.

OWNER

JTM LAND COMPANY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

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

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:

10' WIDE EASEMENT TO THE UNITED STATES OF AMERICA FOR PIPELINE PURPOSES, RECORDED DECEMBER 13, 1950 AS INSTRUMENT NO. 1597, BOOK 1227, PAGE 336 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

Michael Baker

INTERNATIONAL

MAY, 2015

CERTIFICATE OF ACCEPTANCE

GOV. CODE SEC 27281

I HEREBY CERTIFY THAT UNDER THE AUTHORITY GRANTED TO ME BY THE BOARD OF DIRECTORS OF THE IMPERIAL IRRIGATION DISTRICT, PER RESOLUTION NO. 15-90, DATED MARCH 22, 1990, THAT I ACCEPT ON BEHALF OF SAID DISTRICT, ITS SUCCESSORS OR ASSIGNS, THE EASEMENTS OFFERED TO IMPERIAL IRRIGATION DISTRICT AS SHOWN ON THIS MAP FOR ELECTRICAL POWER FACILITIES, DRAINAGE AND/OR CANAL(S) FACILITIES.

DATED 5/12/2016

BY: Janet Balk
SUPERVISOR, REAL ESTATE
IMPERIAL IRRIGATION DISTRICT

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 \$26,900.00

DATED: September 12, 2016

DON KENT, COUNTY TAX COLLECTOR

BY: Sheree Kestel, DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 26,900.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, AND FILED 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.

DATED: September 12, 2016

CASH BOND TAX
DON KENT
COUNTY TAX COLLECTOR

BY: Sheree Kestel, DEPUTY

NOTARY ACKNOWLEDGEMENT

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

STATE OF CALIFORNIA)SS.
COUNTY OF LOS ANGELES)

ON THIS 16th DAY OF February, 2016 BEFORE
ME, Kimberly Sciolli, 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 Sciolli
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES July 9, 2019
MY COMMISSION NUMBER 2114941

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 FEBRUARY 9, 2016

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



COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF PARCEL MAP NO. 36735 AS FILED, AMENDED AND APPROVED BY THE BOARD OF SUPERVISORS ON JULY 21, 2015, THE EXPIRATION DATE BEING JULY 21, 2018, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

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



BOARD OF SUPERVISOR'S STATEMENT

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

THE OFFER OF DEDICATION FOR ABUTTERS RIGHTS OF ACCESS ALONG TYLER STREET, IS HEREBY ACCEPTED.

THE OFFER OF DEDICATION FOR "10' PUE" IS HEREBY ACCEPTED.

THE OFFER OF DEDICATION FOR "14' TRAIL EASEMENT" IS HEREBY ACCEPTED.

DATE: _____, 20__

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

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BY: _____
CHAIRMAN OF THE BOARD OF SUPERVISORS

BY: _____, DEPUTY

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: FEBRUARY 24, 2016

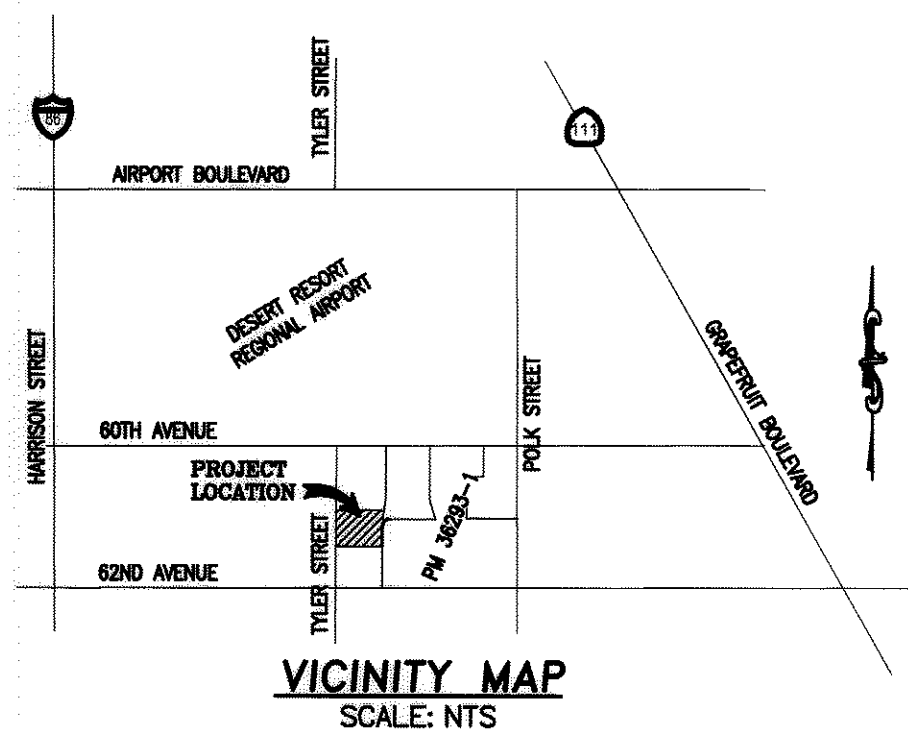
BY: J.M. Barrett
J.M. BARRETT, GENERAL MANAGER
COACHELLA VALLEY WATER DISTRICT
060833-3-006

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

PARCEL MAP 36735

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

Michael Baker
INTERNATIONAL



EASEMENT NOTES:

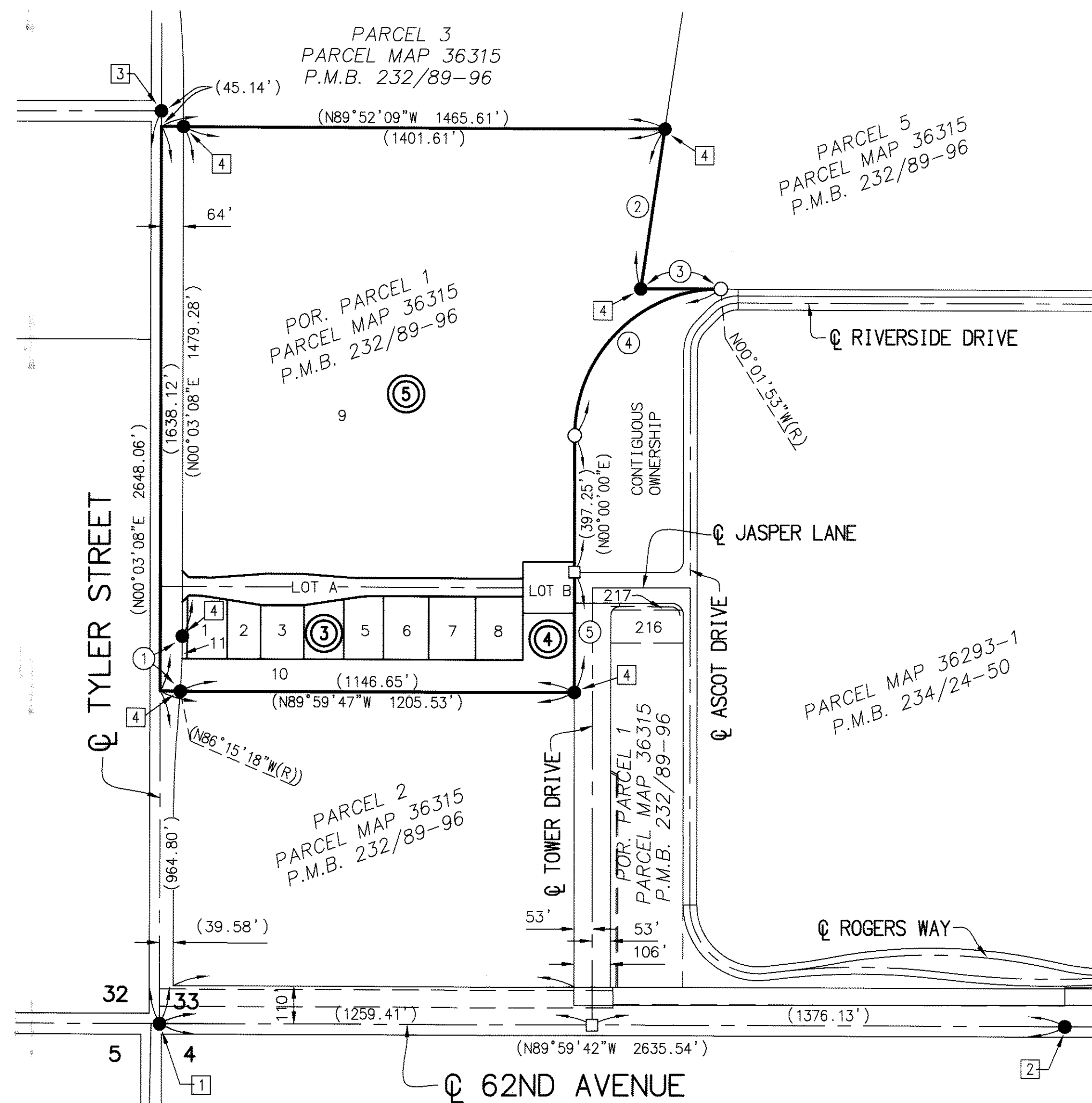
- 1 INDICATES 10' EASEMENT FOR PUBLIC UTILITY PURPOSES DEDICATED HEREON.
- 2 INDICATES 20' EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF IMPERIAL IRRIGATION DISTRICT DEDICATED HEREON.
- 3 INDICATES 14' EASEMENT FOR TRAIL PURPOSES DEDICATED PER P.M.B. 232/89-96.
- 4 INDICATES PRIVATE SUBSURFACE DRAINAGE EASEMENT, RETAINED HEREON.
- 5 INDICATES 20' LANDSCAPE EASEMENT, RETAINED HEREON.
- 6. AN AVIGATION EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE RECORDED SEPTEMBER 23, 2011, AS DOCUMENT NO. 2011-0424020. (BLANKET)
- 7 AN EASEMENT IN FAVOR OF THE COACHELLA VALLEY WATER DISTRICT FOR UNDERGROUND PIPELINE PURPOSES PER GRANT OF EASEMENT RECORDED APRIL 03, 2015 AS DOCUMENT NO. 2015-0134822.
- 8 AN EASEMENT IN FAVOR OF THE COACHELLA VALLEY WATER DISTRICT FOR FLOOD CONTROL PURPOSES PER P.M.B. 232/89-96.
- 9 INDICATES DOMESTIC WATER EASEMENT IN FAVOR OF COACHELLA VALLEY WATER DISTRICT DEDICATED HEREON.
- 10 A 10' WIDE EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA FOR PIPELINE PURPOSES, PER DOCUMENT RECORDED DECEMBER 13, 1950 AS INSTRUMENT NO. 1597 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

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 38. 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.



SURVEYOR'S NOTES:

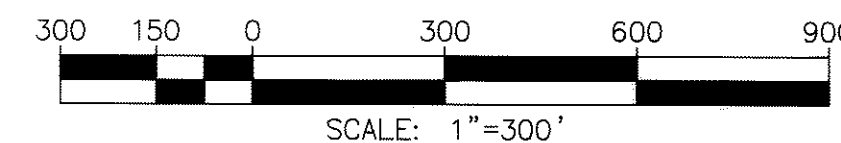
1. BEARINGS FOR THIS MAP ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 8 EAST, S.B.M., BEING NORTH 00°03'08" EAST, AS SHOWN IN PARCEL MAP 36293-1, ON FILE IN BOOK 234, PAGES 24 THROUGH 50 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. THIS MAP CONTAINS 9 NUMBERED PARCELS, 4 LETTERED LOTS AND 48.58 ACRES.
3. (~) INDICATES ALL BEARINGS AND DISTANCES ARE RECORD AND MEASURED PER PARCEL MAP 36293-1, PMB 234/24-50.
4. DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS OR OBSTRUCTIONS OR ENCROACHMENTS BY LANDFILLS.
5. DRAINAGE EASEMENTS-NO HABITABLE STRUCTURES ARE ALLOWED.
6. ALL MONUMENTS SET PER RIV. CO. ORDINANCE 461.10, AND THE MONUMENT AGREEMENT FOR PARCEL MAP 36293-1 RECORDED IN PMB 234/24-50.
7. ALL MONUMENTS SHOWN AS SET WILL BE SET WITHIN ONE YEAR AFTER THE ACCEPTANCE OF IMPROVEMENTS BY THE RIVERSIDE COUNTY BOARD OF SUPERVISORS.
8. 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".
9. ○ SET 1" IRON PIPE TAGGED "L.S. 8508", IN GROUND, FLUSH, UNLESS OTHERWISE NOTED.
10. △ SET COPPERWELD MONUMENT STAMPED "L.S. 8508", FLUSH.
11. □ 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".)
12. ● 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.

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

DATA TABLE			
NO	BEARING/DELTA	LENGTH	RADIUS
(1)	Δ=03°41'34"	158.81'	2464.00'
(2)	S08°29'57"W	469.55'	---
(3)	N89°58'07"E	232.61'	---
(4)	Δ=89°58'07"	667.35'	425.00'
(5)	S00°00'00"W	348.33'	---

③ INDICATES SHEET NUMBER



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

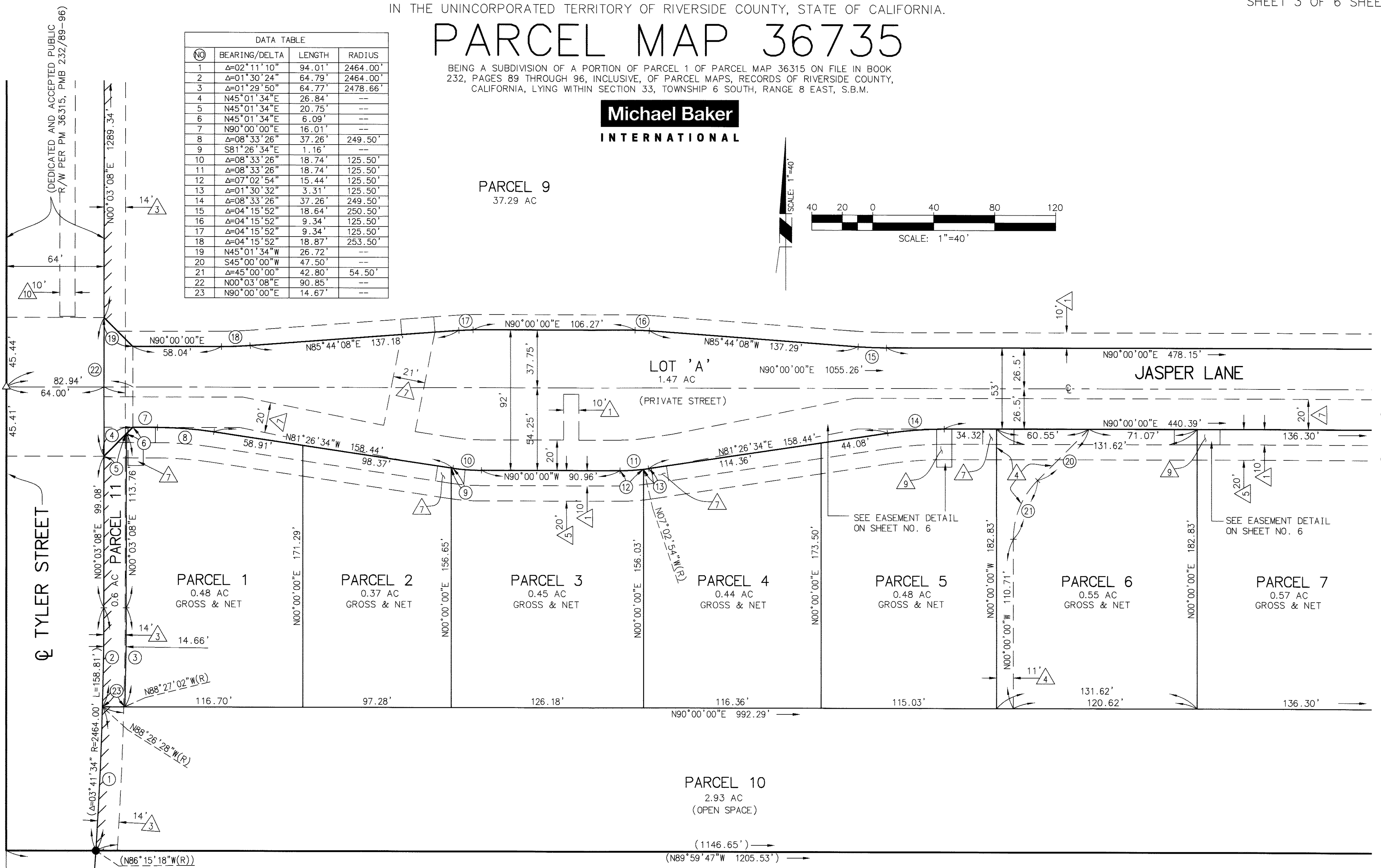
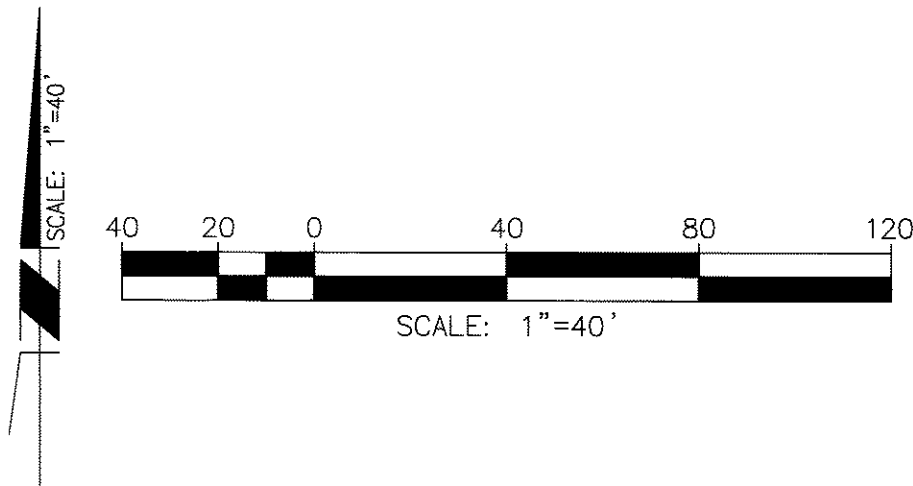
PARCEL MAP 36735

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Michael Baker
INTERNATIONAL

DATA TABLE			
NO	BEARING/DELTA	LENGTH	RADIUS
1	Δ=02°11'10"	94.01'	2464.00'
2	Δ=01°30'24"	64.79'	2464.00'
3	Δ=01°29'50"	64.77'	2478.66'
4	N45°01'34"E	26.84'	---
5	N45°01'34"E	20.75'	---
6	N45°01'34"E	6.09'	---
7	N90°00'00"E	16.01'	---
8	Δ=08°33'26"	37.26'	249.50'
9	S81°26'34"E	1.16'	---
10	Δ=08°33'26"	18.74'	125.50'
11	Δ=08°33'26"	18.74'	125.50'
12	Δ=07°02'54"	15.44'	125.50'
13	Δ=01°30'32"	3.31'	125.50'
14	Δ=08°33'26"	37.26'	249.50'
15	Δ=04°15'52"	18.64'	250.50'
16	Δ=04°15'52"	9.34'	125.50'
17	Δ=04°15'52"	9.34'	125.50'
18	Δ=04°15'52"	18.87'	253.50'
19	N45°01'34"W	26.72'	---
20	S45°00'00"W	47.50'	---
21	Δ=45°00'00"	42.80'	54.50'
22	N00°03'08"E	90.85'	---
23	N90°00'00"E	14.67'	---

PARCEL 9
37.29 AC



SEE SHEET 4

NOTES:
SEE SHEET 2 FOR BOUNDARY CONTROL DETAILS, EASEMENT NOTES AND SURVEYOR NOTES. SEE SHEET 6 FOR EASEMENT DETAILS.

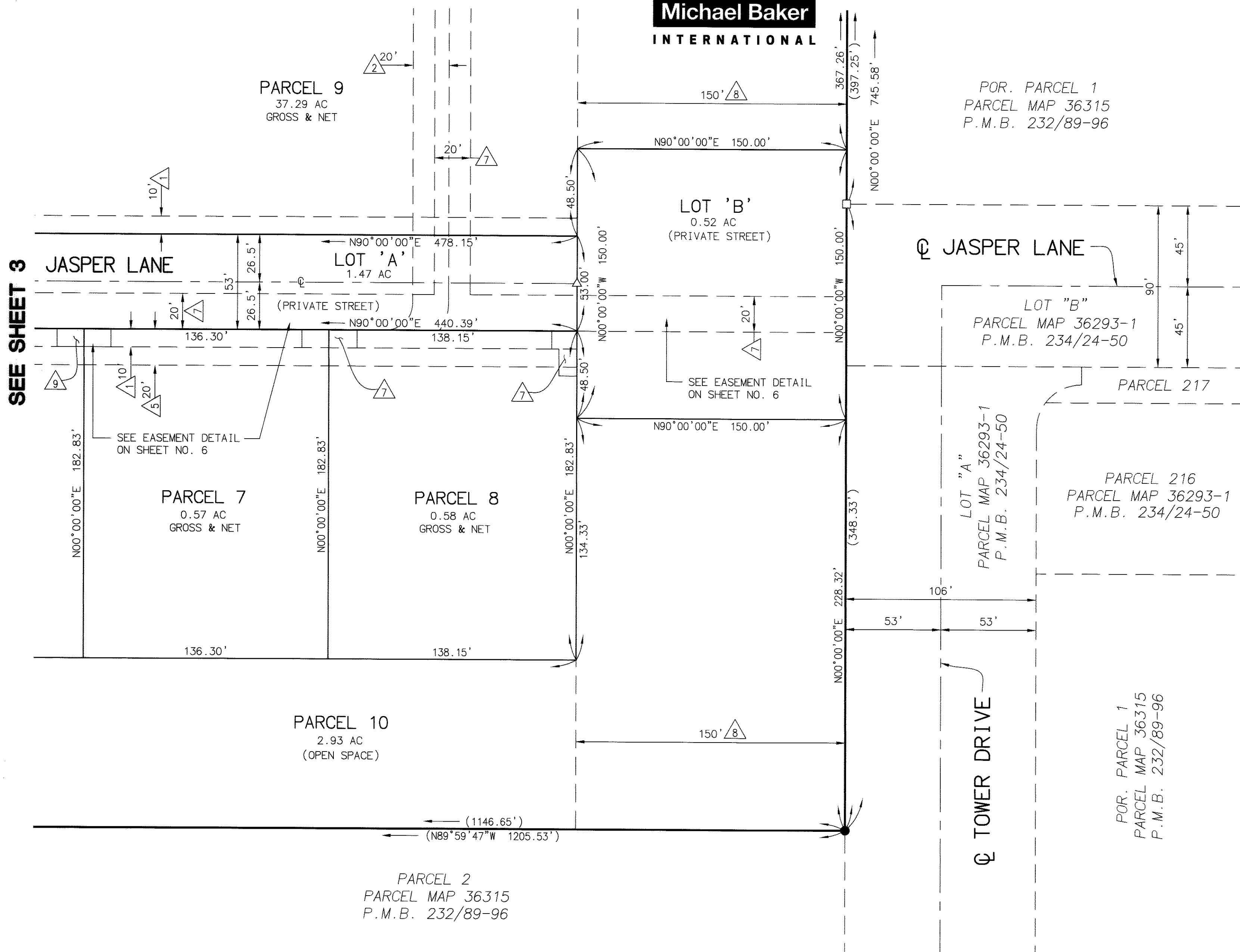
PARCEL MAP 36735

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SEE SHEET 5

Michael Baker
INTERNATIONAL

POR. PARCEL 1
PARCEL MAP 36315
P.M.B. 232/89-96



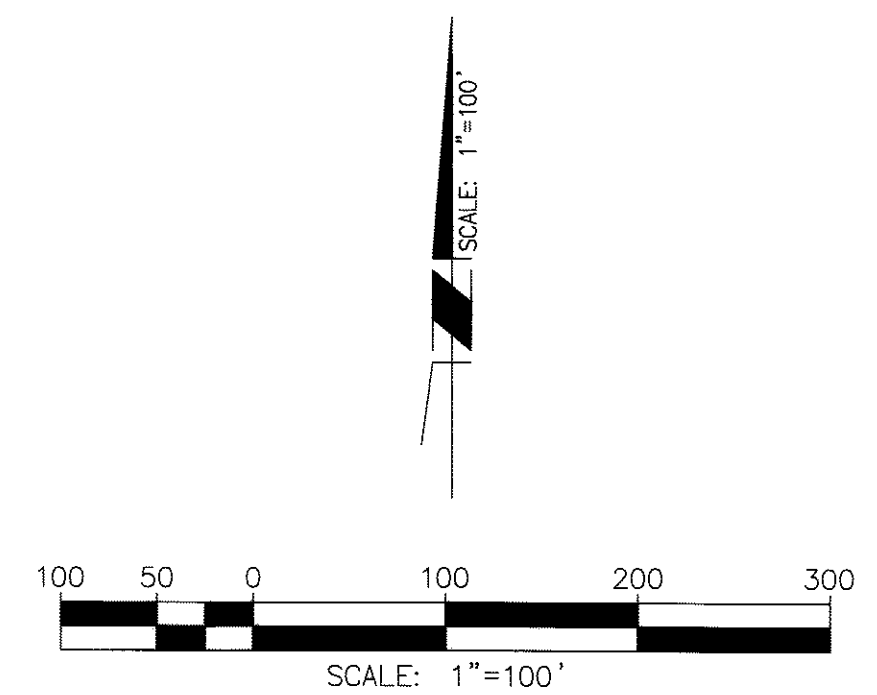
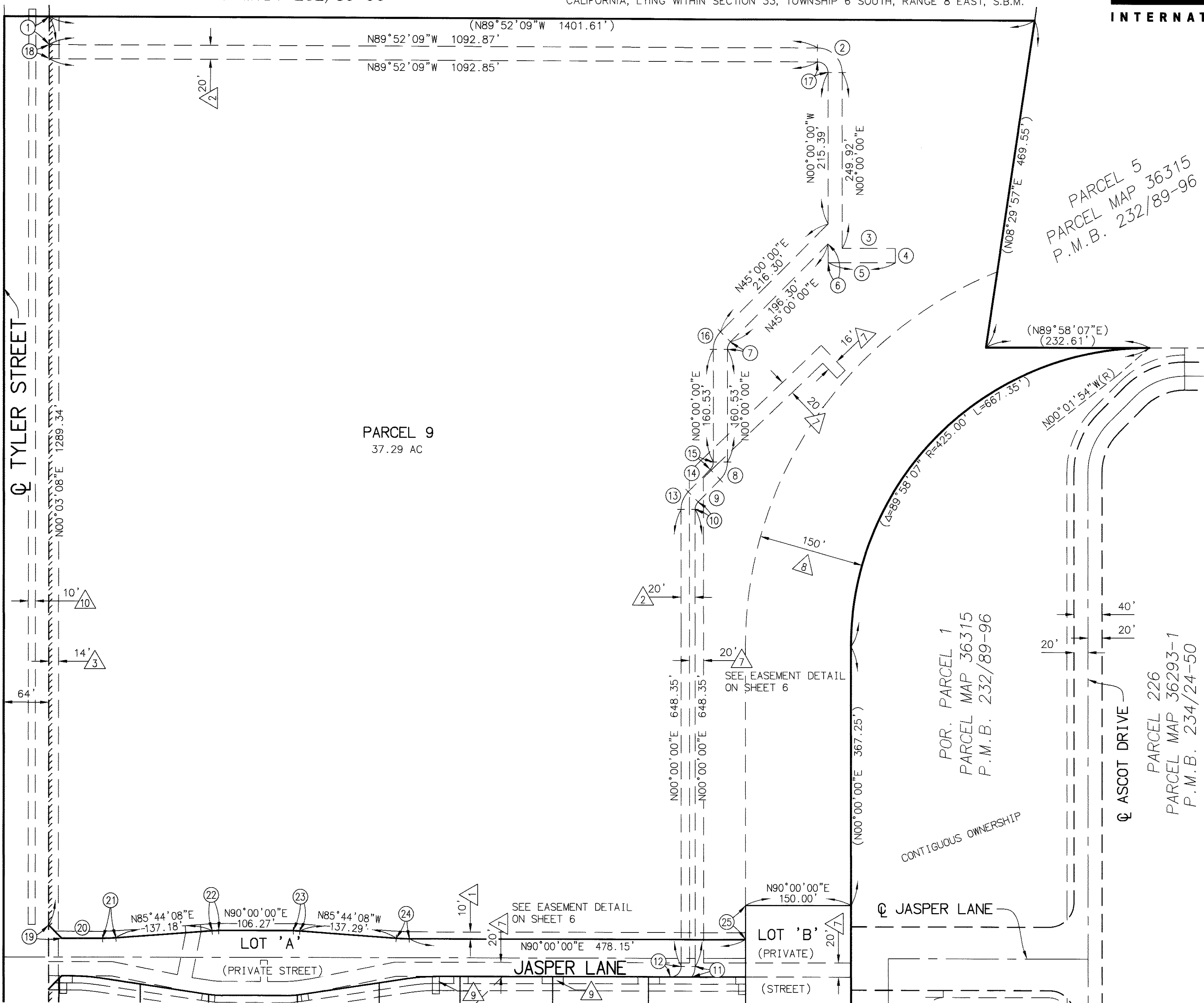
NOTES:
SEE SHEET 2 FOR BOUNDARY CONTROL DETAILS, EASEMENT NOTES AND SURVEYOR NOTES. SEE SHEET 6 FOR EASEMENT DETAILS.

PARCEL 3
PARCEL MAP 36315
P.M.B. 232/89-96

PARCEL MAP 36735

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

Michael Baker
INTERNATIONAL



DATA TABLE			
NO	BEARING/DELTA	LENGTH	RADIUS
1	S00°03'08"W	40.00'	---
2	Δ=89°52'09"	54.90'	35.00'
3	N90°00'00"E	75.74'	---
4	S00°07'51"W	20.28'	---
5	N89°53'47"W	95.70'	---
6	N00°00'00"E	26.35'	---
7	Δ=45°00'00"	11.78'	15.00'
8	Δ=45°00'00"	27.49'	35.00'
9	S45°00'00"W	44.42'	---
10	Δ=45°00'00"	11.78'	15.00'
11	Δ=36°52'12"	16.09'	25.00'
12	Δ=90°00'00"	23.56'	15.00'
13	Δ=45°00'00"	27.49'	35.00'
14	N45°00'00"E	44.42'	---
15	Δ=45°00'00"	11.78'	15.00'
16	Δ=45°00'00"	27.49'	35.00'
17	Δ=89°52'09"	23.53'	15.00'
18	N00°03'08"E	20.00'	---
19	S45°01'34"E	26.72'	---
20	N90°00'00"E	58.04'	---
21	Δ=04°15'52"	18.87'	253.50'
22	Δ=04°15'52"	9.34'	125.50'
23	Δ=04°15'52"	9.34'	125.50'
24	Δ=04°15'52"	18.64'	250.50'
25	N00°00'00"E	48.50'	---

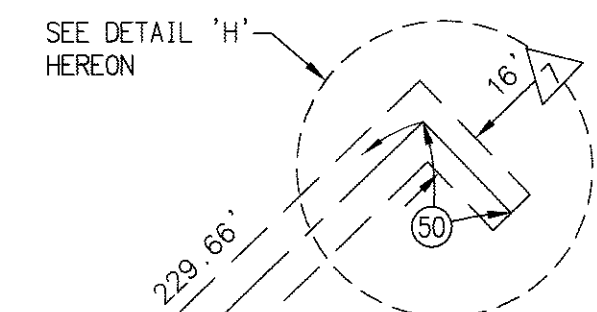
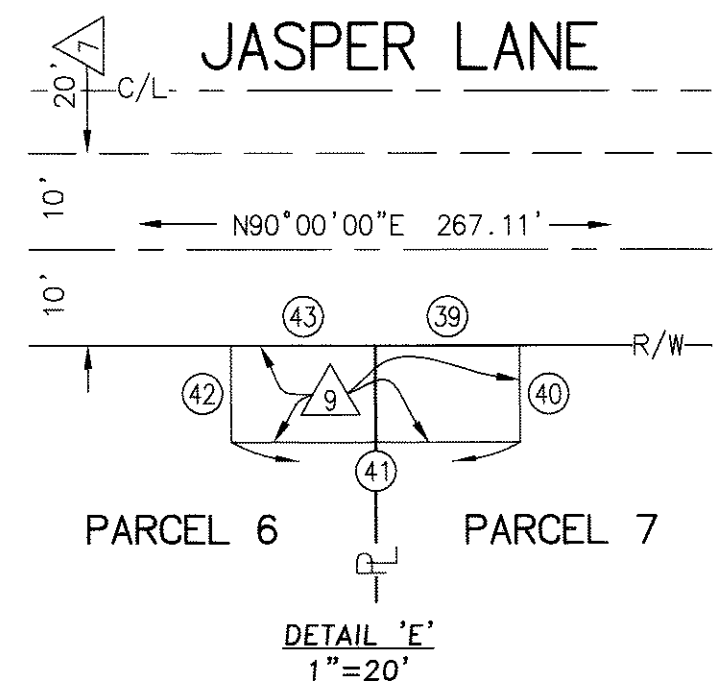
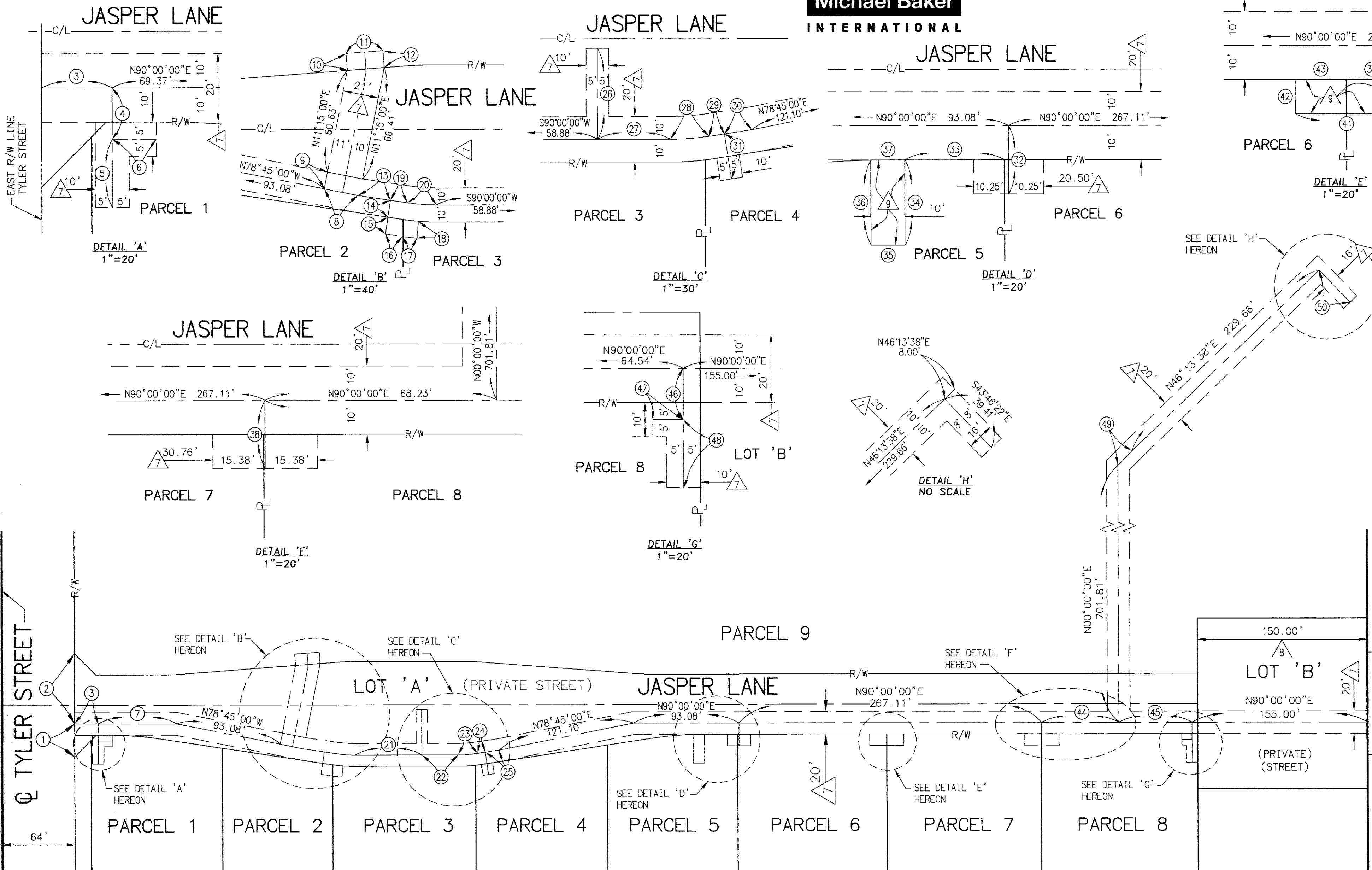
NOTES:
SEE SHEET 2 FOR BOUNDARY CONTROL DETAILS, EASEMENT NOTES AND SURVEYOR NOTES. SEE SHEET 6 FOR EASEMENT DETAILS.

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

PARCEL MAP 36735

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

Michael Baker
INTERNATIONAL



DATA TABLE			
NO	BEARING/DELTA	LENGTH	RADIUS
1	N00°04'12"E	28.97'	---
2	N00°02'37"E	61.89'	---
3	N90°00'00"E	20.71'	---
4	S00°00'00"E	14.98'	---
5	S00°00'00"E	20.02'	---
6	N89°54'32"E	12.94'	---
7	N90°00'00"E	69.43'	---
8	S78°45'00"E	20.20'	---
9	N11°15'00"E	10.00'	---
10	N04°15'52"W	10.00'	---
11	N85°44'08"E	21.79'	---
12	S04°15'52"E	10.00'	---
13	S81°26'34"E	19.26'	---
14	S08°33'26"W	10.00'	---
15	S08°33'26"W	10.00'	---
16	S81°26'34"E	10.07'	---
17	Δ=03°38'20"	8.61'	135.50'
18	N04°55'06"E	10.00'	---
19	S81°26'34"E	10.07'	---
20	Δ=08°33'26"	17.25'	115.50'
21	S90°00'00"E	58.88'	---
22	S90°00'00"E	32.08'	---
23	Δ=08°33'26"	17.25'	115.50'
24	N81°26'34"E	6.81'	---
25	N81°28'33"E	12.35'	---
26	N00°00'00"E	40.00'	---
27	S90°00'00"E	32.08'	---
28	Δ=08°33'26"	17.25'	115.50'
29	N81°26'34"E	6.81'	---
30	N81°29'38"E	12.35'	---
31	S08°31'27"E	20.00'	---
32	S00°00'00"E	20.00'	---
33	N90°00'00"W	29.32'	---
34	S00°00'00"E	25.00'	---
35	S90°00'00"W	10.00'	---
36	N00°00'00"W	25.00'	---
37	N90°00'00"E	10.00'	---
38	S00°00'00"E	20.00'	---
39	N90°00'00"E	15.00'	---
40	S00°00'00"E	10.00'	---
41	S90°00'00"W	30.00'	---
42	N00°00'00"W	10.00'	---
43	N90°00'00"E	15.00'	---
44	N90°00'00"E	68.23'	---
45	N90°00'00"E	64.54'	---
46	S00°00'00"E	15.00'	---
47	S90°00'00"W	9.00'	---
48	S00°00'00"E	20.00'	---
49	S45°00'00"W	17.89'	---
50	S43°46'22"E	39.41'	---

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