

3018



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

**FROM:** TLMA – Transportation Department

**SUBMITTAL DATE:**  
September 8, 2015

**SUBJECT:** Approval of the Final Map for Parcel 36293-2, a Schedule "E" Subdivision in the Thermal Area. 4<sup>th</sup> District; [\$0]

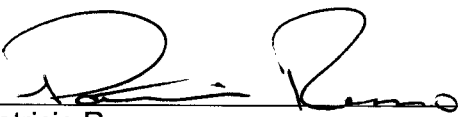
- RECOMMENDED MOTION:** That the Board of Supervisors:
1. Approve the Final Map for Parcel 36293-2; and
  2. Authorize the Chairman of the Board to sign Final Parcel Map 36293-2.

**BACKGROUND:**

Summary

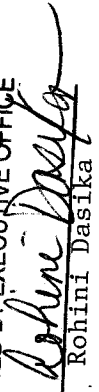
Tentative Parcel Map 36293 was approved by the Board of Supervisors (Board) on June 7, 2011, as Agenda Item 16-1. Parcel Map 36293-2 is a 16.93 acre subdivision that is creating 35 new founders lots and three landscape lots in the Thermal area as part of the Thermal Club Project. This Final Map complies in all respects with the provisions of Division 3 of Title 15 of the Government Code and applicable local ordinances. All necessary conditions of approval have been satisfied, and departmental clearances have been obtained to allow for the recordation of the Final Map.

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

  
 Patricia Romo  
 Assistant Director of Transportation

  
 Juan C. Perez  
 Director of Transportation and Land Management

HS: lf  
Attachments: Vicinity Map


REVIEWED BY EXECUTIVE OFFICE  
 DATE             
  
 Rohini Dasika

Departmental Concurrence

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Ashley, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

**Ayes:** Jeffries, Tavaglione, Washington, Benoit and Ashley  
**Nays:** None  
**Absent:** None  
**Date:** October 6, 2015  
**xc:** Transp., COBAA

Kecia Harper-Ihem  
 Clerk of the Board  
 By:   
 Deputy

**2-11**

Dep't Recomm.:  Policy  Consent  Policy

Per Exec. Ofc.:  Policy  Consent  Policy



**VICINITY MAP**  
**TRACT MAP 36293-2**  
SEC. 33, TWP. 6S., RNG. 8E.  
Supervisory District: 4

NOT TO SCALE

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

# PARCEL MAP 36293-2

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.



### 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 SERVICE AND 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 38, INCLUSIVE. THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: DOMESTIC WATER EASEMENT OVER LOT 'B', TOGETHER WITH THAT EASEMENT LYING WITHIN PARCEL 35 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 EASEMENTS INDICATED AS "DRAINAGE EASEMENT", AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND PARCEL OWNERS WITHIN THIS PARCEL MAP.

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

WE HEREBY RETAIN PARCEL 38 FOR LANDSCAPE AND PRIVATE UTILITY 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

*JTM*  
NAME: JOHN TIMOTHY ROGERS, AS CO-TRUSTEE OF THE JOHN TIMOTHY ROGERS AND TWANNA MARGO ROGERS TRUST DATED JULY 9, 2002.  
ITS: 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 24<sup>th</sup> DAY OF July, 2015 BEFORE ME, M. Holden Cotton  
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/HEY 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.  
M. Holden Cotton  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES Oct 20, 2017  
MY COMMISSION NUMBER 20410208

### 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 \$ 10,300<sup>00</sup>.

DATED: August 31, 2015

DON KENT, COUNTY TAX COLLECTOR  
BY: Harold Jackson DEPUTY

### TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 10,300<sup>00</sup> 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: August 31, 2015

CASH BOND TAX DON KENT COUNTY TAX COLLECTOR  
KECIA HARPER-IHEM CLERK OF THE BOARD OF SUPERVISORS

BY: Harold Jackson DEPUTY 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: August 10, 2015  
060833-4-010

BY: Julia Fernandez  
JULIA FERNANDEZ, SECRETARY  
COACHELLA VALLEY WATER DISTRICT

### SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON 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 2014. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

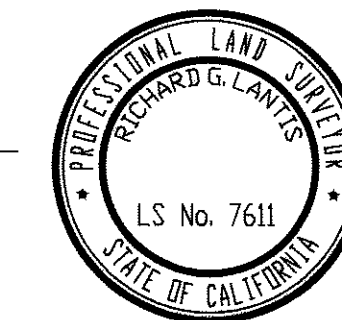
Christopher L. Alberts 7-23, 2015  
CHRISTOPHER L. ALBERTS, L.S. 8508  
EXPIRES 12-31-16



### 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. 36293 AS FILED, AMENDED AND APPROVED BY THE BOARD OF SUPERVISORS ON JUNE 7, 2011, THE EXPIRATION DATE BEING JUNE 7, 2015, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

RICHARD G. LANTIS, COUNTY SURVEYOR DATED \_\_\_\_\_  
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 "10' PUE" IS HEREBY NOT ACCEPTED.

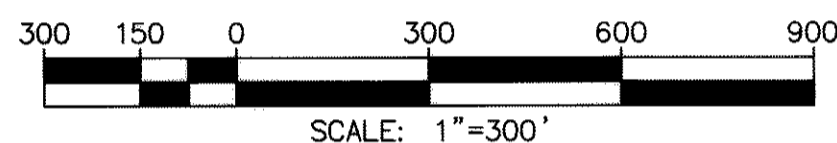
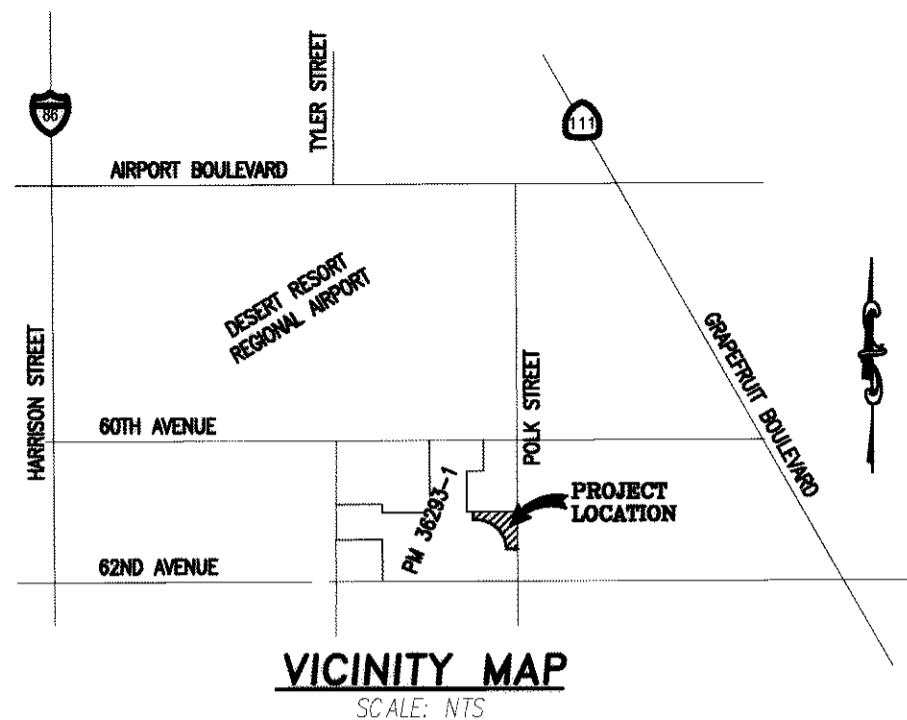
DATE: \_\_\_\_\_, 20\_\_\_\_  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
BY: \_\_\_\_\_  
CHAIRMAN OF THE BOARD OF SUPERVISORS

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

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

# PARCEL MAP 36293-2

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.



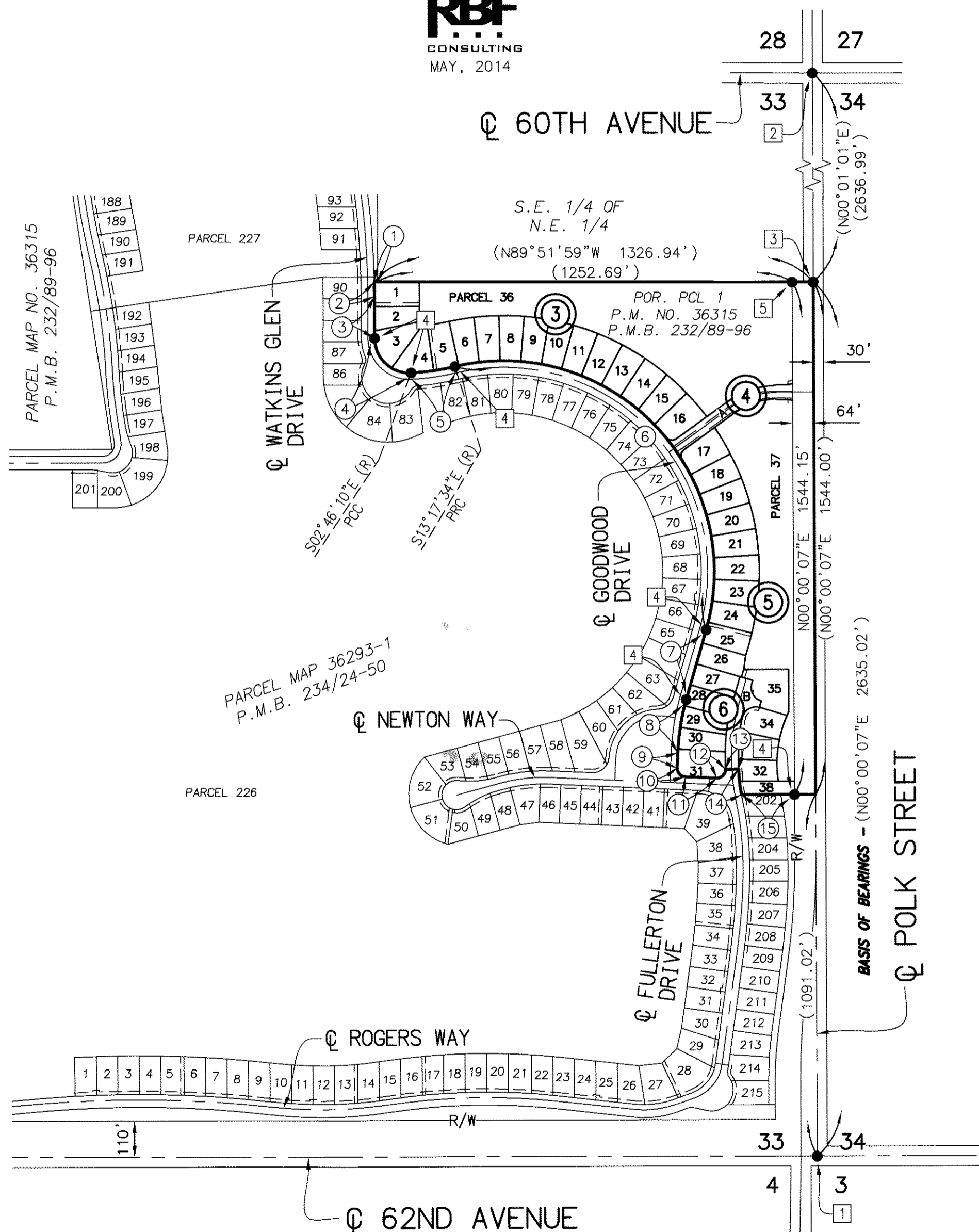
NO	BEARING/DELTA	RADIUS	LENGTH
(1)	N89°51'59"W	--	10.25'
(2)	00°58'22"	2520.00'	42.78'
(3)	S00°01'17"W	--	126.42'
(4)	92°47'27"	105.00'	170.05'
(5)	10°31'24"	730.00'	134.08'
(6)	119°32'45"	635.00'	1324.91'
(7)	S16°15'11"W	--	219.04'
(8)	13°43'15"	676.00'	161.88'
(9)	N02°31'56"E	--	45.92'
(10)	90°00'00"	25.00'	39.27'
(11)	S87°28'04"E	--	95.62'
(12)	94°07'54"	25.00'	41.07'
(13)	N88°24'01"E	--	40.00'
(14)	09°14'58"	480.00'	77.49'
(15)	N90°00'00"E	--	160.13'

## 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 \_\_\_\_\_, PAGE \_\_\_\_\_. THIS AFFECTS ALL PARCELS.

## BASIS OF BEARINGS:

BEARINGS FOR THIS MAP ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 8 EAST, S.B.M., BEING NORTH 00°00'07" 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

## SURVEYOR'S NOTES:

- BEARINGS FOR THIS MAP ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 8 EAST, S.B.M., BEING NORTH 00°00'07" EAST, AS SHOWN IN PARCEL MAP 36293-1, ON FILE IN BOOK 234, PAGES 24 THROUGH 50 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
  - THIS MAP CONTAINS 38 NUMBERED LOTS, 2 LETTERED LOTS AND 16.93 ACRES.
  - ALL BEARINGS AND DISTANCES ARE RECORD PER PARCEL MAP 36293-1, PMB 234/24-50, AND MEASURED, UNLESS OTHERWISE NOTED, INDICATED BY (~).
  - DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS OR OBSTRUCTIONS OR ENCROACHMENTS BY LANDFILLS.
  - DRAINAGE EASEMENTS-NO HABITABLE STRUCTURES ARE ALLOWED. MAINTENANCE WILL BE PERFORMED BY THE HOMEOWNER'S ASSOCIATION OR AS AGREED TO BY THE DIRECTOR OF TRANSPORTATION.
  - ALL MONUMENTS SET PER RIV. CO. ORDINANCE 461.10, AND THE MONUMENT AGREEMENT FOR THIS MAP.
  - ALL MONUMENTS SHOWN AS SET WILL BE SET WITHIN ONE YEAR AFTER THE ACCEPTANCE OF IMPROVEMENTS BY THE RIVERSIDE COUNTY BOARD OF SUPERVISORS.
  - SET 1" IRON PIPE TAGGED "L.S. 8508", FLUSH, AT ALL REAR LOT CORNERS, REAR AND SIDE LOT ANGLE POINTS AND ENDS OF CURVE; EXCEPT LOT CORNERS WHICH ABOUT A PRIVATE STREET WHICH WILL BE MARKED ON A 0.25' OFFSET INSIDE THE STREET RIGHT-OF-WAY IN CONCRETE BY A LEAD, TACK AND TAG STAMPED "L.S. 8508".
  - ▲ SET COPPERWELD MONUMENT STAMPED "L.S. 8508", FLUSH.
  - EXISTING BOUNDARY MONUMENTS THAT ARE DESTROYED DUE TO CONSTRUCTION WILL BE RESET AS STATED ABOVE.
  - ▲ FOUND COPPERWELD STAMPED "LS 8508", FLUSH, PER CERTIFICATE OF CORRECTION \_\_\_\_\_ REC. ON \_\_\_\_\_ AS DOC. NO. \_\_\_\_\_ O.R.
  - DENOTES FOUND MONUMENT AS NOTED AND REFERENCED HEREON:
    - (1) 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.
    - (2) FOUND 1" IRON PIPE, WITH PLASTIC PLUG STAMPED "LS 7993", FLUSH, PER P.M.B. 234, PAGES 24-50 & P.M.B. 232/89-96, ACCEPTED AS NE COR. SEC. 33.
    - (3) 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.
    - (4) FOUND LEAD, TACK AND TAG STAMPED "LS 8508" IN CONCRETE CURB PER CERTIFICATE OF CORRECTION \_\_\_\_\_ REC. ON \_\_\_\_\_ AS DOC. NO. \_\_\_\_\_ O.R.
    - (5) FOUND 1" IRON PIPE, WITH PLASTIC PLUG STAMPED "LS 7993", FLUSH, PER P.M.B. 234, PAGES 24-50 & P.M.B. 232/89-96.
- "C.C. & R.'S RECORDED 10/03/2012 AS DOCUMENT NO. 2012-0471567.

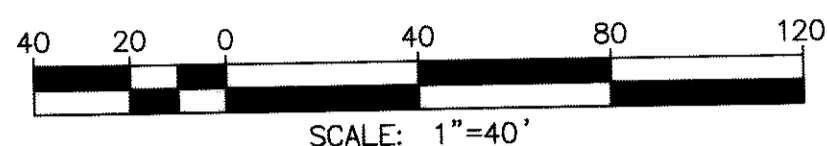
## EASEMENT NOTES:

- INDICATES 10' EASEMENT FOR PUBLIC UTILITY PURPOSES DEDICATED HEREON.
- INDICATES PRIVATE WATER PIPELINE EASEMENT, RETAINED HEREON.
- INDICATES PRIVATE SUBSURFACE DRAINAGE EASEMENT, RETAINED HEREON.
- AN AVIGATION EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE RECORDED SEPTEMBER 23, 2011, AS DOCUMENT NO. 2011-0424020, O.R. OF RIVERSIDE COUNTY. (BLANKET)
- A DOMESTIC WATER EASEMENT IN FAVOR OF THE COACHELLA VALLEY WATER DISTRICT FOR UNDERGROUND PIPELINE PURPOSES PER GRANT OF EASEMENT/PIPELINES(S) RECORDED DECEMBER 10, 2013 AS DOCUMENT NO. 2013-0573469, O.R. OF RIVERSIDE COUNTY.
- INDICATES 10' WIDE DOMESTIC WATER EASEMENT IN FAVOR OF COACHELLA VALLEY WATER DISTRICT DEDICATED HEREON.
- INDICATES DOMESTIC WATER EASEMENT IN FAVOR OF COACHELLA VALLEY WATER DISTRICT DEDICATED HEREON.

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

# PARCEL MAP 36293-2

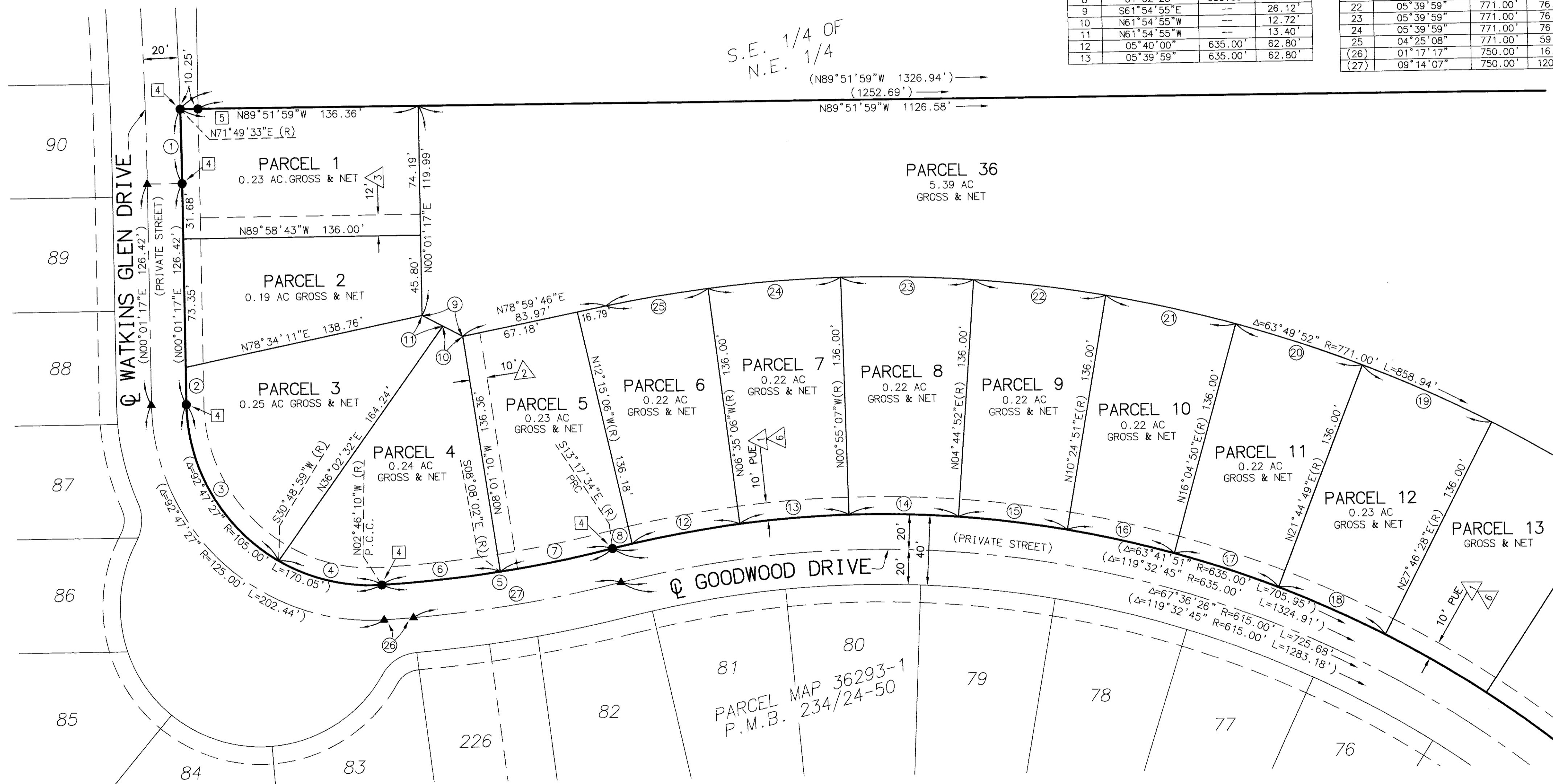
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NO	BEARING/DELTA	RADIUS	LENGTH
(1)	00°58'22"	2520.00'	42.79'
2	S00°01'17"W	--	21.40'
3	59°12'18"	105.00'	108.50'
4	33°35'09"	105.00'	61.55'
(5)	10°31'24"	730.00'	134.08'
6	05°21'52"	730.00'	68.35'
7	05°09'32"	730.00'	65.73'
8	01°02'28"	635.00'	11.54'
9	S61°54'55"E	--	26.12'
10	N61°54'55"W	--	12.72'
11	N61°54'55"W	--	13.40'
12	05°40'00"	635.00'	62.80'
13	05°39'59"	635.00'	62.80'

NO	BEARING/DELTA	RADIUS	LENGTH
14	05°39'59"	635.00'	62.80'
15	05°39'59"	635.00'	62.80'
16	05°39'59"	635.00'	62.80'
17	05°39'59"	635.00'	62.80'
18	06°01'39"	635.00'	66.80'
19	06°01'39"	771.00'	81.11'
20	05°39'59"	771.00'	76.25'
21	05°39'59"	771.00'	76.25'
22	05°39'59"	771.00'	76.25'
23	05°39'59"	771.00'	76.25'
24	05°39'59"	771.00'	76.25'
25	04°25'08"	771.00'	59.46'
(26)	01°17'17"	750.00'	16.86'
(27)	09°14'07"	750.00'	120.89'

S.E. 1/4 OF  
N.E. 1/4



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

# PARCEL MAP 36293-2

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.



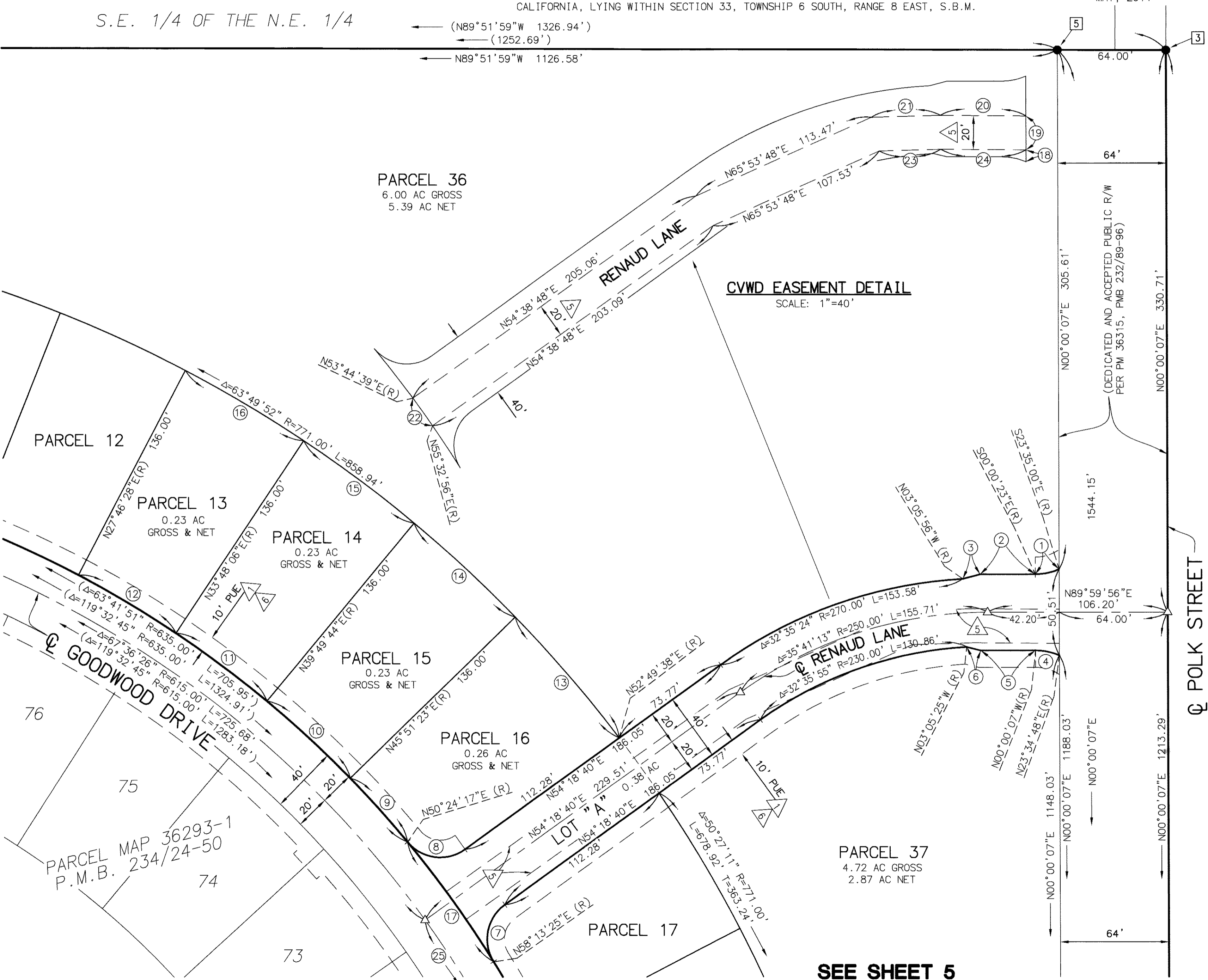
S.E. 1/4 OF THE N.E. 1/4

(N89°51'59"W 1326.94')  
(1252.69')  
N89°51'59"W 1126.58'

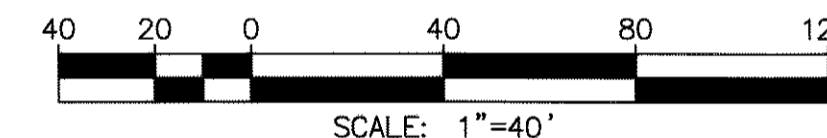
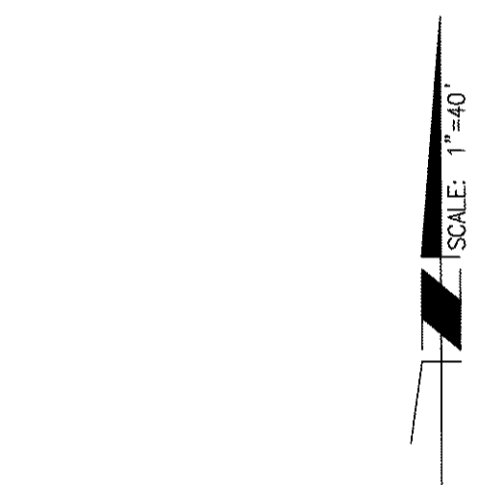
PARCEL 36  
6.00 AC GROSS  
5.39 AC NET

CVWD EASEMENT DETAIL  
SCALE: 1"=40'

SEE SHEET 3



EXISTING R/W



DATA TABLE			
NO	BEARING/DELTA	RADIUS	LENGTH
1	23°34'53"	35.00'	14.41'
2	S89°56'15"W	---	32.53'
3	S75°18'00"W	---	10.62'
4	23°34'55"	35.00'	14.41'
5	S89°56'04"W	---	32.24'
6	N76°18'27"W	---	8.60'
7	86°05'15"	25.00'	37.56'
8	86°05'37"	25.00'	37.57'
9	04°32'54"	635.00'	50.41'
10	06°01'39"	635.00'	66.80'
11	06°01'38"	635.00'	66.80'
12	06°01'38"	635.00'	66.80'
13	06°58'15"	771.00'	93.80'
14	06°01'39"	771.00'	81.11'
15	06°01'38"	771.00'	81.11'
16	06°01'38"	771.00'	81.11'
17	07°49'08"	635.00'	86.66'
18	N00°00'07"E	---	6.97'
19	N00°00'07"E	---	20.00'
20	N89°36'12"W	---	50.44'
21	S88°23'48"W	---	40.66'
22	01°48'17"	635.00'	20.00'
23	N88°23'48"E	---	36.34'
24	S89°36'12"E	---	50.23'
25	51°56'19"	615.00'	557.50'

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

SEE SHEET 5

# PARCEL MAP 36293-2

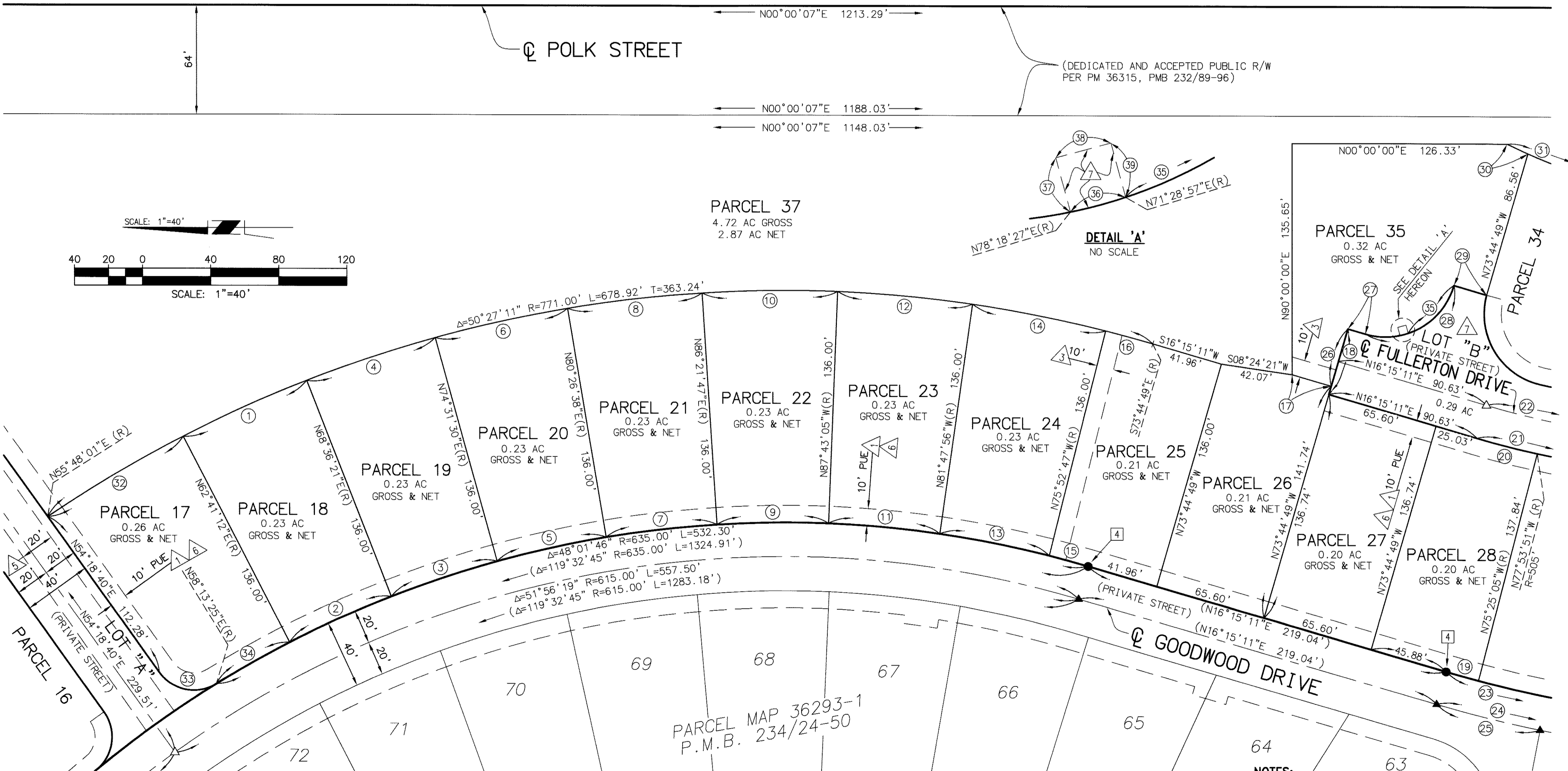
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DATA TABLE			
NO	BEARING/DELTA	RADIUS	LENGTH
1	05°55'09"	771.00'	79.65'
2	05°55'09"	635.00'	65.60'
3	05°55'09"	635.00'	65.60'
4	05°55'09"	771.00'	79.65'
5	05°55'08"	635.00'	65.60'
6	05°55'08"	771.00'	79.65'
7	05°55'09"	635.00'	65.60'
8	05°55'09"	771.00'	79.65'
9	05°55'08"	635.00'	65.60'
10	05°55'08"	771.00'	79.65'
11	05°55'09"	635.00'	65.60'
12	05°55'09"	771.00'	79.65'
13	05°55'09"	635.00'	65.60'
14	05°55'09"	771.00'	79.65'
15	02°07'59"	635.00'	23.64'
16	02°07'59"	771.00'	28.70'
17	S16°15'11"W	--	23.93'

DATA TABLE			
NO	BEARING/DELTA	RADIUS	LENGTH
18	S73°44'49"E	--	40.00'
19	01°40'16"	676.00'	19.72'
20	04°09'02"	505.00'	36.58'
21	16°12'33"	505.00'	142.87'
22	16°12'33"	485.00'	137.21'
23	13°43'15"	676.00'	161.89'
24	13°43'15"	696.00'	166.67'
25	05°09'15"	696.00'	62.61'
26	S73°44'49"E	--	35.00'
27	S16°15'11"W	--	10.74'
28	90°00'00"	42.00'	65.97'
29	S16°15'11"W(R)	--	20.01'
30	02°07'38"	364.00'	13.51'
31	33°54'28"	364.00'	215.42'
32	06°53'11"	771.00'	92.67'
33	86°05'15"	25.00'	37.56'
34	04°27'47"	635.00'	49.46'

DATA TABLE			
NO	BEARING/DELTA	LENGTH	RADIUS
35	Δ=55°13'46"	40.49'	42.00'
36	Δ=06°49'30"	5.00'	42.00'
37	N74°51'51"E	4.92'	--
38	S15°08'09"E	5.00'	--
39	S74°51'51"W	4.93'	--



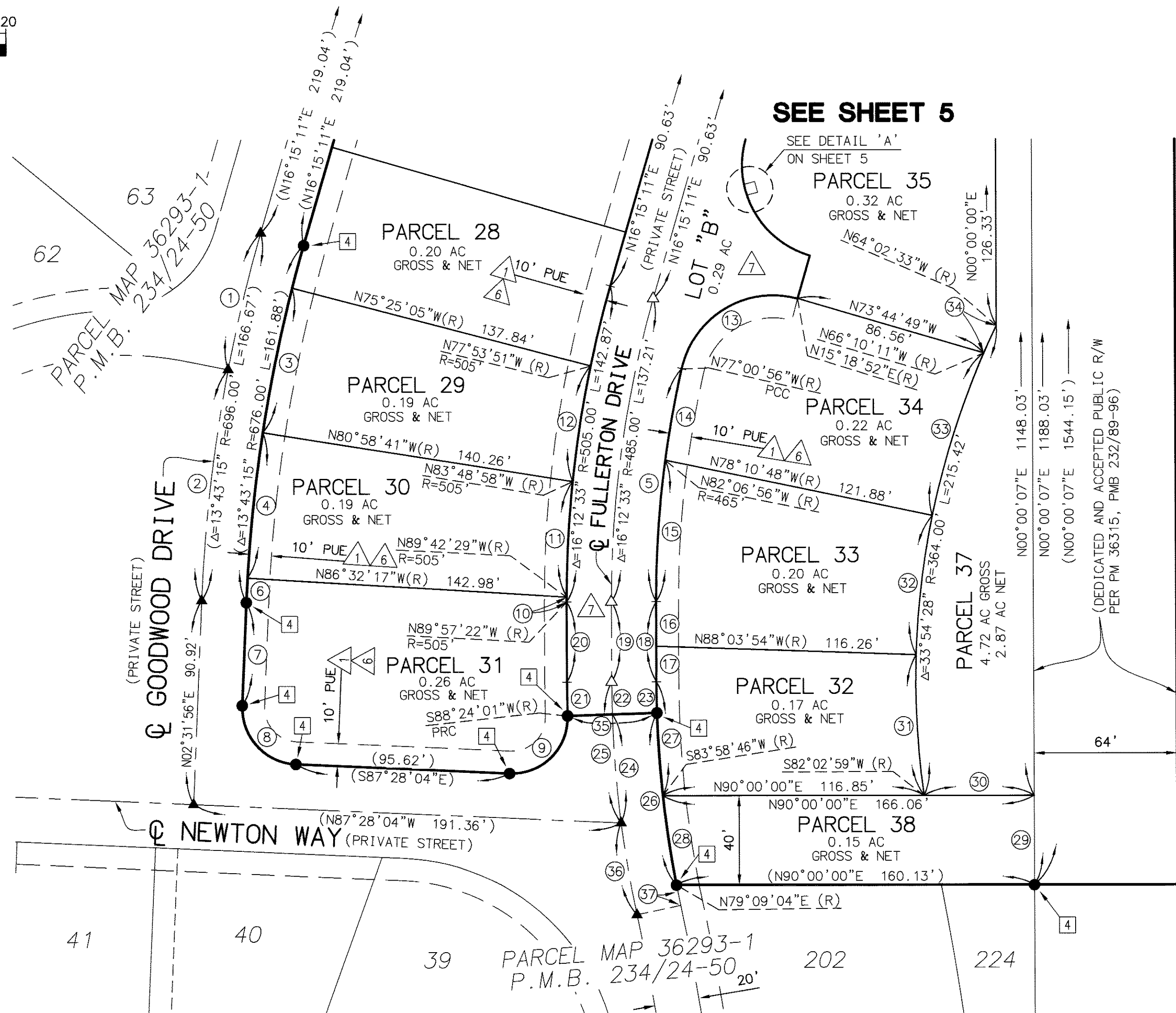
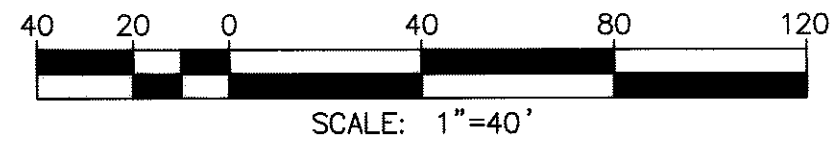
SEE SHEET 4

SEE SHEET 6

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

# PARCEL MAP 36293-2

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.



DATA TABLE			
NO	BEARING/DELTA	RADIUS	LENGTH
(1)	05°09'15"	696.00'	62.61'
(2)	08°34'00"	696.00'	104.06'
(3)	05°33'36"	676.00'	65.60'
(4)	05°33'36"	676.00'	65.60'
5	12°56'26"	465.00'	105.02'
(6)	00°55'47"	676.00'	10.97'
(7)	S02°31'56"W	--	45.92'
(8)	90°00'00"	25.00'	39.27'
(9)	94°07'55"	25.00'	41.07'
10	00°14'53"	505.00'	2.19'
11	05°53'31"	505.00'	51.93'
12	05°55'07"	505.00'	52.17'
13	92°19'48"	42.00'	67.68'
14	05°06'00"	465.00'	41.39'
15	07°50'26"	465.00'	63.63'
16	S00°02'38"W	--	19.88'
17	S00°02'38"W	--	15.85'
18	N00°02'38"E	--	35.73'
19	N00°02'38"E	--	35.73'
20	N00°02'38"E	--	35.73'
21	01°38'37"	520.00'	14.92'
22	01°38'37"	500.00'	14.34'
23	01°38'37"	480.00'	13.77'
24	05°34'15"	500.00'	48.61'
25	07°12'52"	500.00'	62.96'
(26)	09°14'58"	480.00'	77.49'
27	06°03'52"	480.00'	50.81'
28	04°49'42"	480.00'	40.45'
29	N00°00'07"E	--	40.00'
30	N90°00'00"W	--	49.21'
31	09°53'07"	364.00'	62.80'
32	09°53'06"	364.00'	62.80'
33	12°00'37"	364.00'	76.30'
34	02°07'38"	364.00'	13.51'
35	N88°24'01"E	--	40.00'
(36)	04°46'54"	500.00'	41.73'
(37)	01°06'25"	480.00'	9.27'

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