

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



ITEM: 3.34
(ID # 11444)

MEETING DATE:

Tuesday, January 28, 2020

FROM : TLMA-TRANSPORTATION:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:

Approval and execution of the Clinton Keith Road Community Facilities District No. 07-2 Road and Bridge Benefit District Fee Program Improvement Credit Agreement between Riverside Mitland 03 LLC and the County of Riverside associated with Tract No. 37053, District 3. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Clinton Keith Road Community Facilities District No. 07-2 Road and Bridge Benefit District Fee Program Improvement Credit Agreement between Riverside Mitland 03 LLC and the County of Riverside associated with Tract No. 37053 and authorize the Chairman of the Board of Supervisors to execute the Agreement on behalf of the County.

ACTION: Policy

Patricia Romo, Director of Transportation 12/18/2019

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: January 28, 2020
xc: Transp.

Kecia R. Harper
Clerk of the Board

By: Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Developer funded 100%. No General Funds will be used on this project.			Budget Adjustment:	No
			For Fiscal Year:	19/20

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Riverside Mitland 03 LLC (Developer) owns Tract No. 37053 (Tract). The Tract consists of 153 single-family residential units and is located within the boundaries of the Clinton Keith Road Community Facilities District No. 07-2 (Clinton Keith Road CFD), which is administered by the County of Riverside (County).

The Clinton Keith Road CFD is a funding mechanism that provides a means to finance, in part, the Clinton Keith Road Extension, a multi-phased, six-lane project from Antelope Road to State Route 79. Construction of the first phase and second phase of the project from Antelope Road to Leon Road is complete.

The Clinton Keith Road improvements are also identified in the County's Southwest Area Road and Bridge Benefit District (RBBB) and are among those facilities whose construction is to be partly funded by the collection of RBBB fees.

The Developer and the County now desire to enter into this credit agreement to provide a means by which the Developer's participation in the Clinton Keith Road CFD is offset against the Developer's obligation to pay the applicable Southwest Area RBBB fees for the Tract. Each residential unit constructed within the Tract will be eligible to receive RBBB credit in an amount set forth in this credit agreement.

Impact on Residents and Businesses

The Developer is responsible for disclosing the CFD special assessment to potential buyers of the residential homes as part of their purchase transaction.

ATTACHMENTS:

- Vicinity Map
- Clinton Keith Road CFD RBBB Agreement

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



Jason Farin, Senior Management Analyst

1/22/2020



Gregory V. Priamos, Director County Counsel

1/13/2020



Michael C. Thomas

1/7/2020

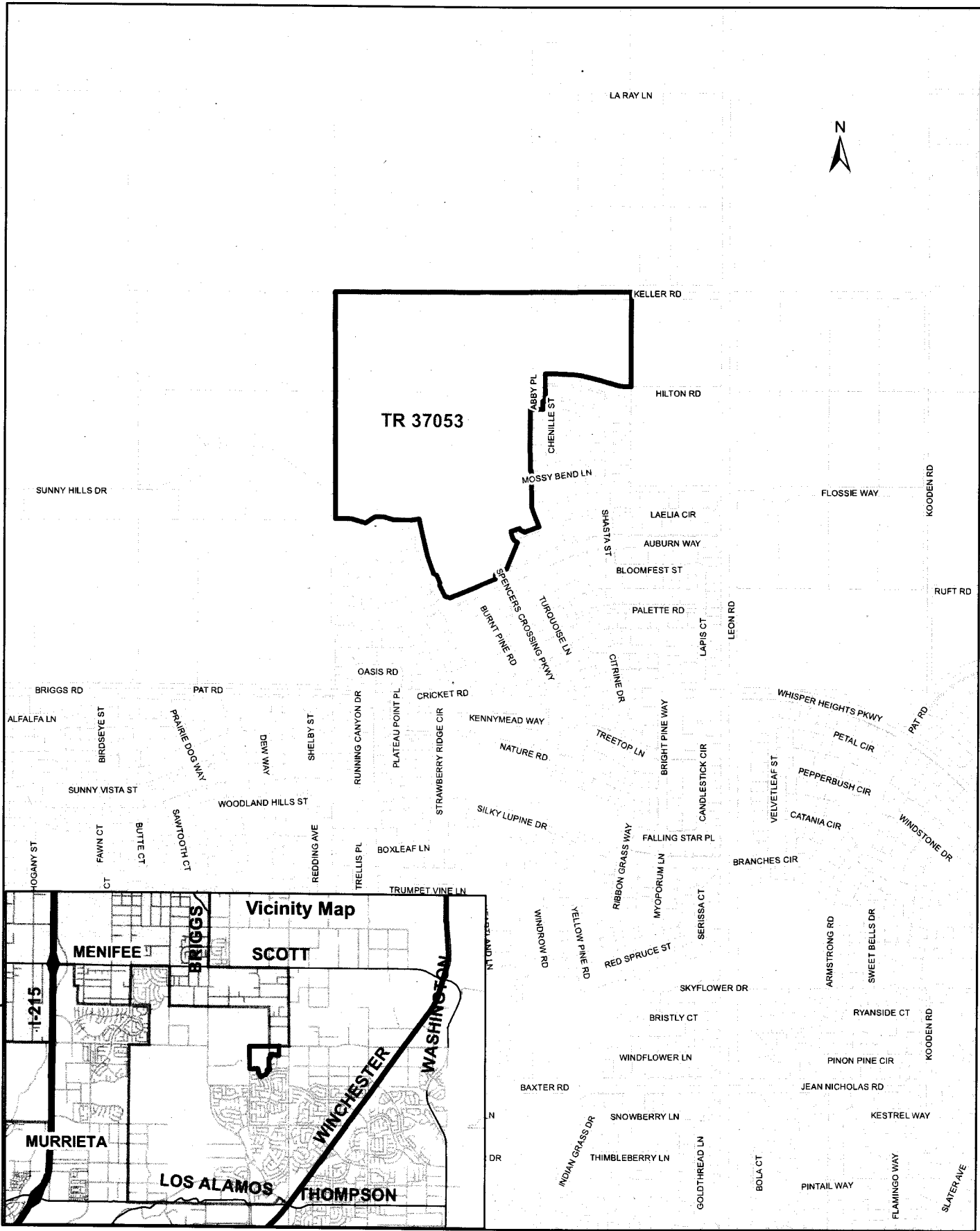
0 335 670 1,340 Feet

1 inch = 833 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by almedina on 12/4/2019

Vicinity Map Tract 37053

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or reuse this map.



**COMMUNITY FACILITIES DISTRICT NO. 07-2
(CLINTON KEITH ROAD CFD)
IMPROVEMENT CREDIT AGREEMENT
ROAD AND BRIDGE BENEFIT DISTRICT FEE PROGRAM**

28th This IMPROVEMENT CREDIT AGREEMENT (this "Agreement") is entered into this day of January, 20 22 by and between the County of Riverside (the "County") and Riverside Mitland 03 LLC, a Delaware limited liability company (the "Developer"). The County and the Developer are sometimes hereinafter referred to individually as "Party" and collectively as "Parties".

RECITALS

WHEREAS, the Developer owns Lot Nos. 1 through 153 of Tract No. 37053 (the "Tract"), for which a Final Map was recorded on September 5, 2019, as Instrument No. 2019-0346075 and is located within Riverside County, California, as shown by Exhibit "A," attached hereto and incorporated herein by this reference;

WHEREAS, the Tract consists of 153 single-family residential units;

WHEREAS, the Tract was conditioned by the County to participate in some form of funding mechanism, such as a Community Facilities District, that would provide a means of financing the construction of public facilities, which include the full-width arterial improvements of Clinton Keith Road from Antelope Road to State Route 79, including associated appurtenances and rights-of-way (the "Project");

WHEREAS, the public facilities improvements described above had been determined by the Board of Supervisors to be necessary to mitigate the transportation and circulation needs, which the development of the Tract will contribute in part;

WHEREAS, the Riverside County Board of Supervisors (the "Board"), on June 12, 2007, adopted Resolution No. 2007-286 establishing Community Facilities District No. 07-2 Clinton Keith Road of the County of Riverside ("Clinton Keith Road CFD") and authorizing the levy of a special tax to pay for the construction or financing of the Clinton Keith Road Improvements and Resolution No. CFD 2007-04 determining the need to incur bonded indebtedness in an aggregate principal amount not to exceed \$60,000,000 to finance the Clinton Keith Road Improvements and Resolution No. CFD 2007-05 calling for a special election held on June 18, 2007, for the qualified electors of the Clinton Keith Road CFD to consider propositions dealing with the levy of the special tax and the incurrence of bonded indebtedness;

WHEREAS, the Board of Supervisors, on June 18, 2007, canvassed the results of the special election and determined that the qualified electors voted and approved the propositions by more than two-thirds of the votes cast and caused a Notice of Special Tax Lien for the Clinton Keith Road CFD to be recorded within fifteen days of the special election certification;

WHEREAS, the County, by adoption of Resolution No. 2001-317, as amended from time to time, reestablished the Southwest Area Road and Bridge Benefit District ("RBBB"), which consisted of three Zones, designated construction costs for certain road and bridge improvements to be funded by the Southwest Area RBBB, and established a road and bridge improvement fee schedule that apportioned said construction costs to all properties within the Southwest Area RBBB;

WHEREAS, the Clinton Keith Road Improvements have been identified as part of the Southwest Area RBBB, Zone "D" and to be among those facilities whose construction is to be financed, in part, by the collection of the Southwest Area RBBB fees within Zone "D";

WHEREAS, the Clinton Keith Road Improvements are to be constructed by the Riverside County Transportation Department as the lead agency from funding that includes the proceeds of special taxes levied or the proceeds of special tax bonds issued by the Clinton Keith Road CFD;

WHEREAS, the qualified electors of the Clinton Keith Road CFD collectively and jointly with the County entered into an agreement entitled "Joint Funding, Credit and Reimbursement Agreement" dated June 12, 2007 and approved by the County Board of Supervisors on that same date, which established the parameters by which the CFD was formed, special tax bonds will be sold, and developers would receive credits against their applicable Transportation Uniform Mitigation Fee (TUMF) and RBBB fees;

WHEREAS, the Parties now desire to enter into this Agreement to provide a means by which Developer's participation in the Clinton Keith Road CFD is offset against Developer's obligation to pay the applicable Southwest Area RBBB, Zone "D" fees for the Tract; and

WHEREAS, the Tract is located within the boundaries of the Clinton Keith Road CFD, as shown on the Boundary Map of the Clinton Keith Road CFD recorded as Instrument No. 2007-0334626 on May 21, 2007, or within territory that has been annexed to Clinton Keith Road CFD.

NOW, THEREFORE, for the purposes set forth herein, and for good and valuable consideration, the adequacy of which is hereby acknowledged, Developer and County and hereby agree as follows:

TERMS

1.0 Incorporation of Recitals: The Parties hereby affirm the facts set forth in the Recitals above and agree to the incorporation of the Recitals as though fully set forth herein.

2.0 Construction of Improvements: County shall be responsible for constructing the Clinton Keith Road Improvements.

3.0 RBBB Fee Credits

CFD 07-2 (Clinton Keith Rd CFD)
RBBB Improvement Credit Agreement
Riverside Mitland 03 LLC
TR 37053 Lot Nos. 1-153

3.1 RBBB Fee Credits for Residential Dwelling Units: Upon issuance of the special tax bonds by CFD No. 07-2 (the "Bonds"), the Developer shall be entitled to credit against RBBB fees in an amount equal to the Developer's Share of Net Bond Proceeds minus the aggregate TUMF Bond Credit per single-family dwelling unit (SFDU) or multifamily dwelling unit (MFDU) calculated for the Developer's Tract(s) pursuant to Section 6.1.(a) of the Joint Funding, Credit and Reimbursement Agreement (the "RBBB Fee Credit"). The RBBB Fee Credit may be applied against RBBB fees otherwise due and payable at the time of issuance of a certificate of occupancy within the Tract(s) or, if Developer transfers all or a portion of its RBBB Fee Credit to other property within Zone D of the Southwest RBBB to such property. On the CFD Effective Date, the Developer will be entitled to receive building permits for SFDU or MFDU in tracts owned by the Developer without prior payment of RBBB fees. The Developer agrees that should the Bonds not be issued and sold within a reasonable period of time after the County's receipt of bids for the Project, the RBBB fees intended to be excused upon the issuance of the Bonds pursuant to this Section shall instead be due and owing to the County. Accordingly the Developer agrees to expeditiously make arrangements with the County for the payment of RBBB fees in respect of RBBB Fee Credits issued pursuant to this Section and applied by the Developer at the time of issuance of a certificate of occupancy for said unit(s) in anticipation of the issuance of the Bonds; and the Developer agrees to expeditiously make arrangements with the County for the payment of RBBB fees in respect of RBBB Fee Credits issued pursuant to this Section and transferred pursuant to Section 3.2 herein by the Developer in anticipation of the issuance of the Bonds.

3.2 Transfer of RBBB Fee Credits: Upon conveyance of any portion of a Tract to a third party that could utilize any RBBB Fee Credit earned pursuant to this Agreement, the Developer shall have the option to retain the RBBB Fee Credits or provide 30 days' written notice to the County of the conveyance, the name of the entity to which the property is being conveyed, the number of units being conveyed, the amount of RBBB Fee Credits represented by the conveyance, and request that the County prepare credit notices that represent the amount of RBBB Fee Credits to be retained by the Developer and the amount of RBBB Fee Credits to be transferred to the third party. The County shall not unreasonably deny the Developer's request for the transfer of RBBB Fee Credits and, if approved by the County, the credit notices will be issued within 20 days of the County's written notice of approval. In addition, the Developer's right to RBBB Fee Credits pursuant to this Agreement may be used by the Developer with respect to, or transferred or conveyed to another developer for its use with respect to any other property within Zone D of the Southwest Area RBBB in accordance with the procedures set forth herein. If the Developer elects to use, transfer or convey such RBBB Fee Credits with respect to any other property within Zone D of the Southwest Area RBBB (other than within the Tract(s)), then the County shall prepare fee credit notices in accordance with the procedure set forth herein. The provisions of Section 4.1 herein requiring an assignment and assumption agreement shall not apply to the transfer or conveyance of fee credits only and shall only apply when the fee credits are assigned in conjunction with the transfer or conveyance of lots within the Tract(s).

3.3 RBBB Fee Reimbursement: If and to the extent the Developer pays Southwest Area RBBB fees with respect to development within the Tract(s) prior to the issuance

of the Bonds, but not earlier than the CFD Effective Date, the County shall reimburse the Developer from Southwest Area RBBB fees collected in the amount equal to the credit earned against such fees pursuant to this Agreement. In addition, if the Developer pays RBBB fees with respect to a Tract on or subsequent to the issuance of the Bonds, and credits earned pursuant to this Agreement were not accounted for in calculating the amount of such payments, the County shall reimburse the Developer from RBBB fees collected in the amount of overpayment upon receipt of the Developer's written notice of such overpayment. The timing of any RBBB fee reimbursement will be contingent upon the availability of funds in the Southwest Area RBBB, and reimbursements may be made in multiple payments. Pursuant to Ordinance 460, the right to reimbursement expires 15 years after the execution of this Agreement.

3.4 Project Advances: Certain developers within the boundaries of CFD No. 07-2 have previously made, and certain of the developers may in the future make, advances of funds to be used by the County to pay expenses in connection with right-of-way acquisition and other costs for the Clinton Keith Road Improvements ("Project Advance"). If prior to issuance of the Bonds, (i) the Developer has made a Project Advance and requests that a certificate of occupancy be issued for a SFDU or MFDU constructed within the Tract(s) owned by such Developer, (ii) such Developer requests that such Project Advance be applied as a credit against the RBBB fees then applicable to such Tract(s), and (iii) the amount of such Project Advance not previously applied as a credit pursuant to this subsection is at least equal to the amount of such RBBB fee, the County may issue a credit to the Developer for such RBBB fee and, upon a determination by the County that all other conditions to the issuance of such certificate of occupancy have been satisfied, the County may issue such certificate of occupancy.

4.0 Miscellaneous

4.1 Assignment: The Developer may assign all or a portion of its rights pursuant to this Agreement to a purchaser of one or more lots within the Tract (an "Assignment"). The Developer and such purchaser and assignee (the "Assignee") shall provide to the County such reasonable proof as it may require that the Assignee is the purchaser of said lots within the Tract. Any assignment pursuant to this Section shall not be effective unless and until the Developer and Assignee have executed an assignment agreement with the County in a form reasonably acceptable to County, whereby the Developer and the Assignee agree, except as may be otherwise specifically provided therein, to the following: (i) the Assignee shall receive all or a portion of the Developer's rights pursuant to this Agreement, including the RBBB Credit amount for each SFDU developed on a lot within the Tract or for each MFDU developed on a parcel within the Tract purchased by the Assignee pursuant to this Agreement and (ii) the Assignee shall be bound by all applicable provisions of this Agreement.

4.2 Relationship between the Parties: All Parties hereby mutually agree that this Agreement shall not operate to create the relationship of partnership, joint venture, or agency between the County and the Developer.

4.3 Indemnification: Developer agrees to protect, indemnify, defend and hold the Community Facilities District, the County, its elected officials, directors, officers, employees, agents and representatives, individually or any combination thereof (the "Indemnified Parties"),

harmless from and against any and all claims, including, but not limited to, third-party claims, and against any and all losses, liabilities, expenses, suits, actions, decrees, judgments, awards, reasonable attorney's fees, and court costs which the Indemnified Parties may suffer or which may be sought against or recovered or obtained from the Indemnified Parties, as a result of, or by reason of, or arising out of, or in consequence of (a) the approval of this Agreement, (b) the awarding of credit pursuant to or on account of this Agreement, and/or (c) the untruth or inaccuracy of any representation or warranty made by said Developer in this Agreement. If said Developer fails to do so, the Indemnified Parties shall have the right, but not the obligation, to defend the same and charge all of the direct or incidental costs of such defense, including reasonable attorney's fees or court costs, to and recover the same from said Developer. The provisions of this Section shall survive the termination discharge or other termination of this Agreement.

4.4 Warranty as to Property Ownership; Authority to Enter Agreement: The Developer hereby warrants that it owns fee title to the Tract and that it has the legal capacity to enter into this Agreement. All Parties warrant that the individual(s) who have signed this Agreement on behalf of such Party has the legal power, right, and authority to enter into this Agreement and such individual signing this Agreement has been duly authorized to do so, on behalf of said Party.

4.5 Other Agreements: Nothing contained herein shall be construed as affecting the County's or the Developer's respective duty to perform its respective obligations under other agreements, land use regulations or subdivision requirements relating to the development of the Tract(s), which obligations are and shall remain independent of the Developer's rights and obligations, and the County's rights and obligations, under this Agreement.

4.6 Notices: All notices, demands, invoices, and written communications shall be in writing and delivered to the following addresses or such other addresses as the Parties may designate by written notice:

To County: County of Riverside
Transportation Department
Patricia Romo, Director of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501
Phone No. (951) 955-6740
Fax No. (951) 955-3198

To Developer: Riverside Mitland 03 LLC
Attention: Shaun Bowen
3200 Park Center Drive, Suite 1000
Costa Mesa, CA 92629
Phone No. (714) 200-1609
Fax No. (714) 200- 1861

Depending upon the method of transmittal, notice shall be deemed received as follows: by facsimile, as of the date and time sent; by messenger, as of the date delivered; and by U.S. Mail first class postage prepaid, as of 72 hours after deposit in the U.S. Mail.

4.7 Cooperation; Further Acts: All Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as may be necessary, appropriate, or convenient to attain the purposes of this Agreement.

4.8 Interpretation; References; Captions: It is agreed that the Parties and their agents, including legal counsel, have participated in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and that any ambiguity shall not be construed against any of the Parties as the Party responsible for drafting this Agreement. Any term referencing time, days, or period for performance shall be deemed calendar days and not business days. All references to the Developer include all its officers, personnel, employees, agents and representatives, except as otherwise specified in this Agreement. All references to the County include its elected officials, directors, officers, employees, agents and representatives, except as otherwise specified in this Agreement. The captions of the various articles and paragraphs are for convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content, or intent of this Agreement.

4.9 Amendments: This Agreement may only be amended by an instrument in writing executed and delivered by the County and the Developer.

4.10 Waivers: No waiver of, or consent with respect to, any provision of this Agreement by a Party hereto shall in any event be effective unless the same shall be in writing and signed by such Party, and then such waiver or consent shall be effective only in the specific instance and for the specific purpose for which it was given.

4.11 Binding Effect: Each and all of the covenants and conditions shall be binding on and shall inure to the benefit of the Parties, and their successors, heirs, personal representatives, or assigns. This section shall not be construed as an authorization for any Party to assign any right or obligation.

4.12 No Third Party Beneficiaries: There are no intended third party beneficiaries of any right or obligation assumed by the Parties.

4.13 Invalidity; Severability: The provisions of this Agreement are specifically made severable. If any clause, provision, right and/or remedy provided for herein is unlawful or unenforceable, the remainder of this Agreement shall remain in effect and be enforced as if such clause, provision, right and/or remedy was not contained herein.

4.14 Consent to Jurisdiction and Venue: This Agreement shall be construed in accordance with and governed by the laws of the State of California. Any legal action or proceeding brought to interpret or enforce this Agreement, or which in any way arises out of the Parties' activities undertaken pursuant to this Agreement, shall be filed and prosecuted in the appropriate California State Court in the County of Riverside, California. Each Party waives the

benefit of any provision of state or federal law providing for a change of venue to any other court or jurisdiction including, without limitation, a change of venue based on the fact that a governmental entity is a party to the action or proceeding, or that a federal right or question is involved or alleged to be involved in the action or proceeding. Without limiting the generality of the foregoing waiver, the Developer expressly waives any right to have venue transferred pursuant to California Code of Civil Procedure Section 394.

4.15 Attorneys' Fees: If any action is instituted to interpret or enforce any of the provisions of this Agreement, the Party prevailing in such action shall be entitled to recover from the other Party thereto reasonable attorney's fees and costs of such suit (including both prejudgment and post judgment fees and costs) as determined by the court as part of the judgment.

4.16 Time is of the Essence: Time is of the essence with respect to the Developer's performance of its obligations under this Agreement.

4.17 Merger Clause: This Agreement contains the entire agreement between the Parties with respect to matters specifically addressed herein and supersedes any prior oral or written statements, negotiations, or understandings concerning such matters which are hereby merged into this Agreement.


4.18 Counterparts: This Agreement may be signed in counterparts, each of which shall constitute an original and which collectively shall constitute one instrument.

[Signatures of Parties on Following Pages]

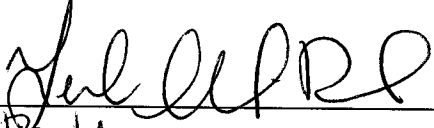
IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first above written.

COUNTY OF RIVERSIDE


RECOMMENDED FOR APPROVAL:

By: 
Patricia Romo
Director of Transportation

APPROVED AS TO FORM:

By: 
Deputy
County Counsel

APPROVAL BY THE COUNTY BOARD OF SUPERVISORS:

By: 
MANUEL PEREZ
Chairman, County Board of Supervisors

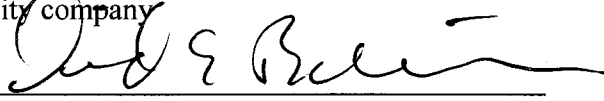
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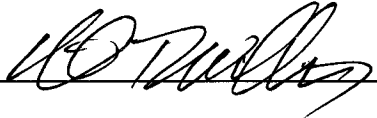
Kecia Harper
Clerk of the Board

By: 
Deputy

DEVELOPER

Riverside Mitland 03 LLC, a Delaware limited liability company

By: 
David E. Bartlett
Printed Name
Vice President
Title

By: 
Richard T. Whitney
Printed Name
Chief Financial Officer
Title

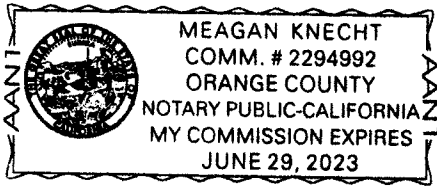
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF Orange) ss.

On November 20, 2019, before me, Meagan Knecht, Notary Public, personally appeared David F. Bartlett & Richard T. Whitney, 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.





Notary Public

EXHIBIT "A"

VICINITY MAP AND FINAL TRACT MAP

[ATTACHED BEHIND THIS PAGE]

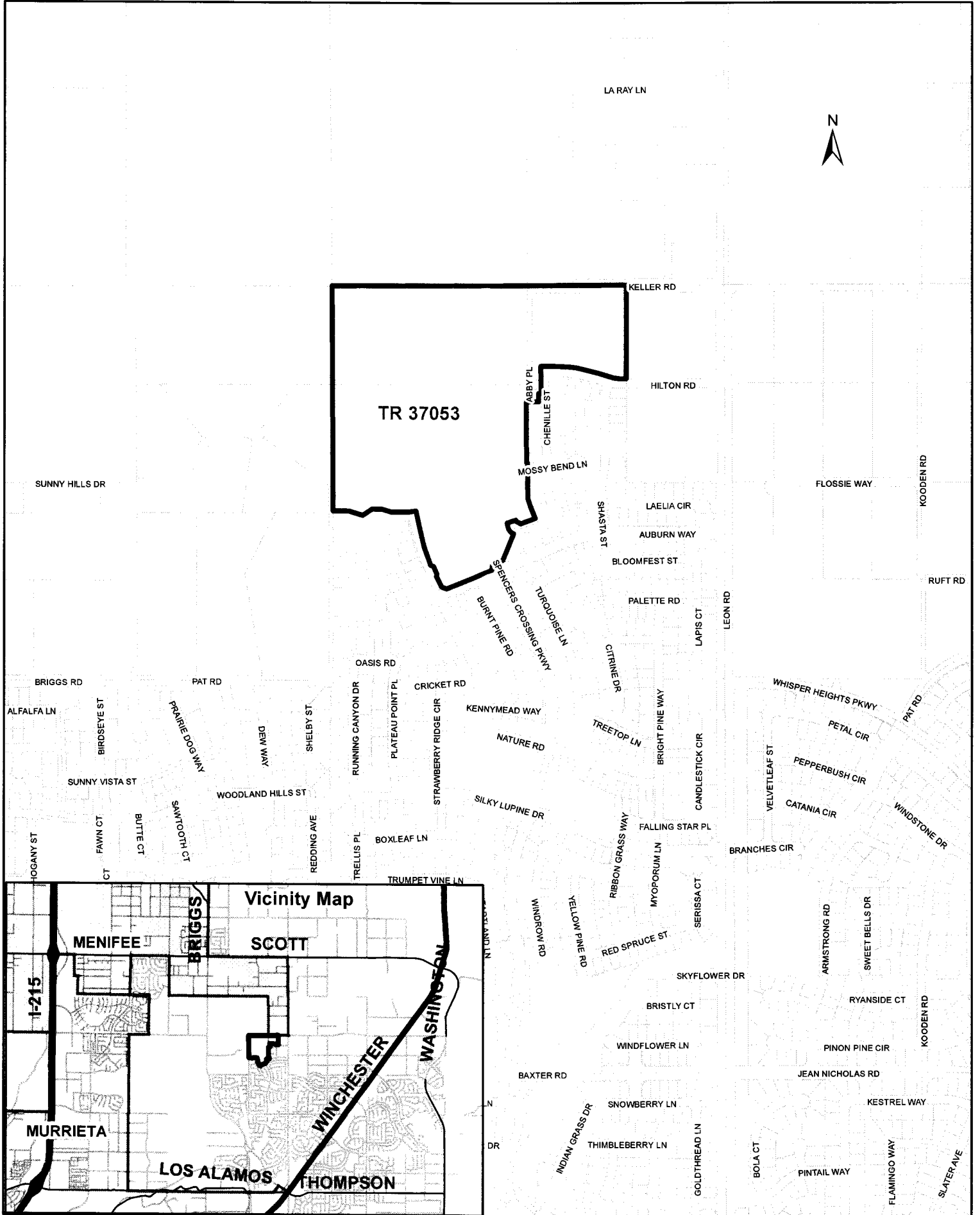
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Vicinity Map Tract 37053

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

TRACT NO. 37053

BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 11 THROUGH 13, INCLUSIVE, AND ALL OF PARCEL 14 OF PARCEL MAP NO. 14390, FILED IN BOOK 84, PAGES 39 THROUGH 41, MAP NO. 14390, PARCELS 1 AND 4, LOTS 1, 1, 1 AND 1, AND ALL OF LOTS 1, 1 AND 1, AND "C" OF PARCEL MAP NO. 15737, FILED IN BOOK 105, PAGE 3 OF PARCEL MAPS, ALL IN THE COUNTY RECORDER, CALIFORNIA, LING WITHIN SECTION 36, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN TUNSAKER AND ASSOCIATES, INC. JANUARY 2008 AND FEBRUARY 2013

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPETING 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 Orange)
ON July 24, 2019 BEFORE ME, Meagan Knecht A NOTARY PUBLIC,

PERSONALLY APPEARED David E. Bartlett 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/IT/SHE~~ EXECUTED THE SAME IN HIS/~~HER/ITS/HER~~ AUTHORIZED CAPACITY~~(IES)~~, AND THAT BY HIS/~~HER/ITS/HER~~ 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 OF NOTARY PUBLIC

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.
MY COMMISSION NUMBER IS 27241492
MY COMMISSION EXPIRES 06/24/23

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPETING 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 Orange)
ON July 24, 2019 BEFORE ME, Meagan Knecht A NOTARY PUBLIC,

PERSONALLY APPEARED Richard J. Whitney 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/IT/SHE~~ EXECUTED THE SAME IN HIS/~~HER/ITS/HER~~ AUTHORIZED CAPACITY~~(IES)~~, AND THAT BY HIS/~~HER/ITS/HER~~ 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.

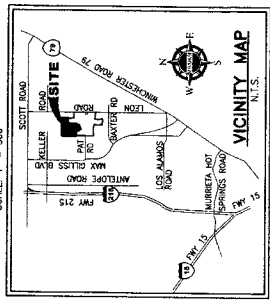
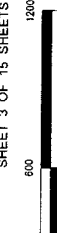
WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE OF NOTARY PUBLIC

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.
MY COMMISSION NUMBER IS 27241492
MY COMMISSION EXPIRES 06/24/23

2019-0346075
Original

SHEET 3 OF 15 SHEETS

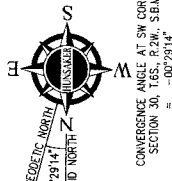


IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

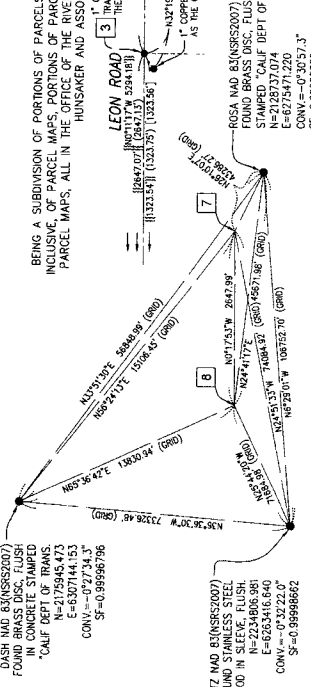
TRACT NO. 37053

BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 11 THROUGH 13, INCLUSIVE, AND ALL OF PARCEL 14 OF PARCEL MAP NO. 14380, FILED IN BOOK 84, PAGES 39 THROUGH 41, INCLUSIVE, OF PARCEL MAPS NO. 15737, FILED IN BOOK 105, PAGE 3 OF PARCEL MAPS, ALL IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LING WITHIN SECTION 30, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN JANUARY 2008 AND FEBRUARY 2015

BASIS OF BEARINGS AND DATUM STATEMENT:
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "METZ," "DASH," AND "ROSA" AND BENSRS2007 AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. DISTANCES AND BEARINGS FROM THIS SURVEY TO THE CORNER OF SECTION 30, T8S., R2W., S.B.M., WITH COORDINATES OF N=270234.43, E=6284547.37, USING AN ELEVATION OF 1414.8' DETERMINED BY GPS SURVEYING METHODS USING RIVERSIDE COUNTY BENCHMARK T-49-B.



BOUNDARY CONTROL SHEET
CONVERGENCE ANGLE AT SW CORNER SECTION 30, T8S., R2W., S.B.M. = 00°29'14\"/>



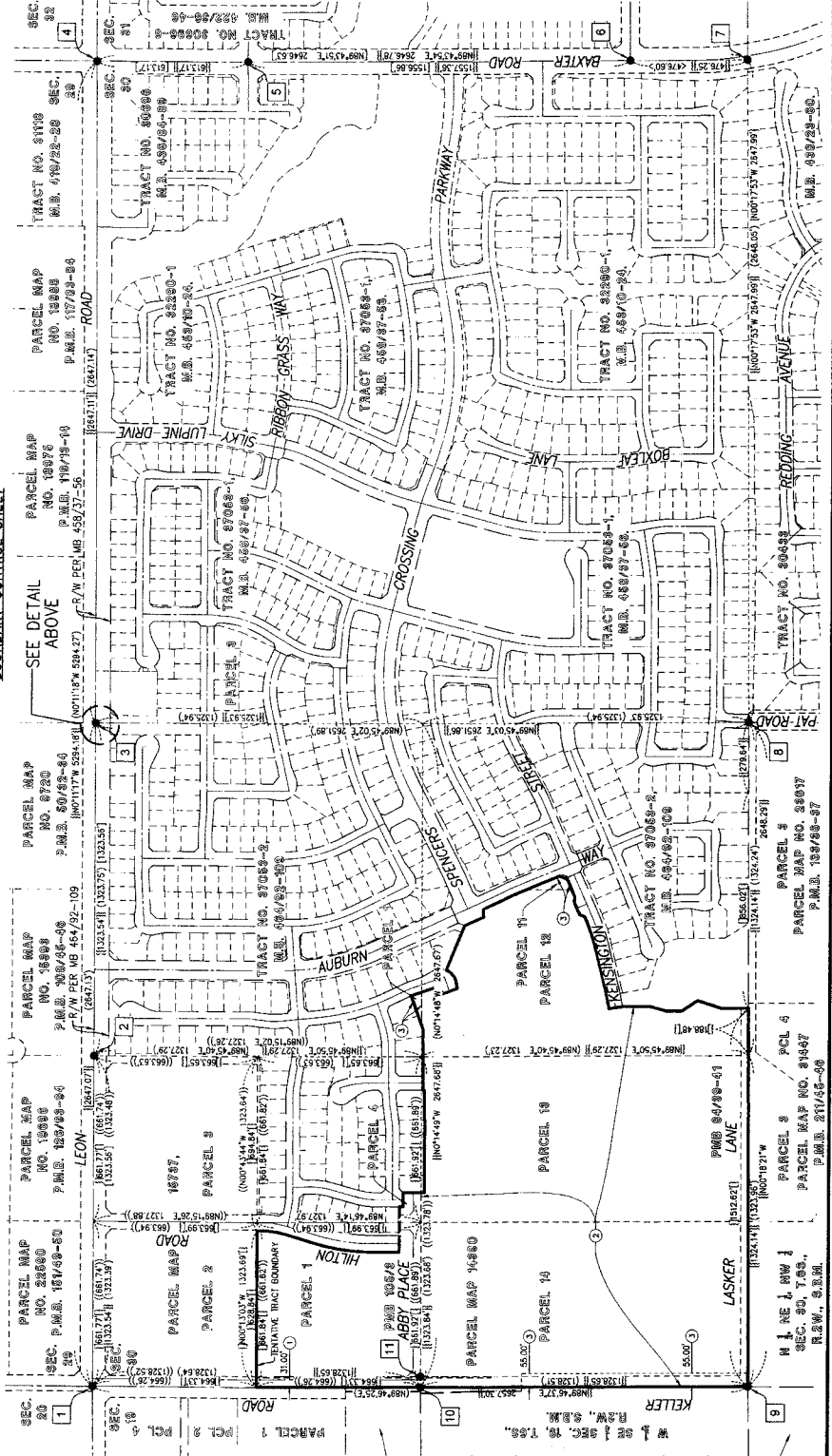
SECTION 30 & 31, T8S., R2W. S.B.B.&M.

NOTES:
SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENTS.
SEE SHEET 4 BOUNDARY CONTROL CONTINUED AND SURVEYOR NOTES.
SEE SHEET 5 FOR INDEX MAP AND EGRESS NOTES.
SEE SHEET 6 FOR EGRESS NOTES.
THIS SURVEY IS INCLUSIVE, FOR ADDITIONAL LOTS AND EASEMENTS.

MONUMENT NOTES

- FOUND MONUMENT AS INDICATED.
- ▲ FOUND 1" I.P. AND TAG "LS 7087", FLUSH, PER TRACT MAP NO. 31083-1, M.B. 469/51-58.
- FOUND 1" I.P. AND TAG "LS 7087", FLUSH, PER TRACT MAP NO. 31083-2, M.B. 469/51-103.
- ① FOUND 1" I.P. WITH FLAG, TAGGED BY CO. TRANS., PER TRACT MAP NO. 400/99-112, ACCEPTED AS THE CL INT. OF LEON ROAD AND BAXTER ROAD.
- ② FOUND 1" COPPERHEAD, FLUSH, STAMPED "LS 4847", PER TRACT NO. 3088A, M.B. 469/99-112, ACCEPTED AS THE CL INT. OF LEON ROAD AND TLOSSE WAY.
- ③ FOUND 1" COPPERHEAD, FLUSH, STAMPED "LS 4847", PER TRACT NO. 3088A, M.B. 469/99-112, ACCEPTED AS THE CL INT. OF LEON ROAD AND TLOSSE WAY.
- ④ FOUND 1" COPPERHEAD, FLUSH, STAMPED "LS 4847", PER TRACT NO. 3088A, M.B. 469/99-112, AT THE CL INT. OF LEON ROAD AND BAXTER ROAD, ACCEPTED AS THE SEC. CORNER.
- ⑤ FOUND 1" COPPERHEAD, FLUSH, STAMPED "LS 4847", PER TRACT MAP NO. 31083-1, M.B. 469/51-58, AS THE CL INT. OF BAXTER ROAD AND THINSON DRIVE.
- ⑥ FOUND 1" COPPERHEAD, FLUSH, STAMPED "LS 4847", PER TRACT NO. 3088A, M.B. 469/99-112, ACCEPTED AS THE CL INT. OF BAXTER ROAD AND INDOCKE LANE.
- ⑦ FOUND 1" I.P., FLUSH, TAGGED "LS 7087" PER TRACT NO. 3088A, M.B. 469/99-112, ACCEPTED AS THE CL INT. OF BAXTER ROAD AND INDOCKE LANE.
- ⑧ FOUND 1" I.P., FLUSH, TAGGED "LS 7087" PER TRACT NO. 3088A, M.B. 469/99-112, ACCEPTED AS THE CL CORNER OF PAT ROAD AND LASKER LANE AND THE CL CORNER OF PAT ROAD AND BAXTER ROAD. RE-SET 1" I.P., N 270234.43 E 6284547.37.
- ⑨ FOUND 1" I.P. WITH INDOCKE COUNTY SURVEY TAG STAMPED "LS 5030" UP 0.5', PER TRACT MAP NO. 100/238-489, E 6284547.37.
- ⑩ FOUND 3/4" I.P. WITH PLUS TAGGED "LS 3967", DN 1' AT PERCE CL INT. KELLER ROAD, PER TRACT NO. 3088A, M.B. 469/99-112.
- ⑪ FOUND 1" I.P., FLUSH, TAGGED "WCE 23157", PER PARCEL MAP NO. 14380, P.A.B. 54/31-41.

ENVIRONMENTAL CONSTRAINT NOTE:
ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, IN U.S. BOOK 12, PAGE 32. THIS AFFECTS ALL LOTS.



SEE DETAIL ABOVE

PARCEL MAP NO. 18876
P.M.B. 179/19-14
P.M.B. 493/37-58

PARCEL MAP NO. 8780
P.M.B. 80/93-83
P.M.B. 107/17-55

PARCEL MAP NO. 18888
P.M.B. 182/68-86
P.M.B. 182/68-86

PARCEL MAP NO. 18888
P.M.B. 182/68-86
P.M.B. 182/68-86

PARCEL MAP NO. 18888
P.M.B. 182/68-86
P.M.B. 182/68-86

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

TRACT NO. 37053

BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 11, THROUGH 13, INCLUSIVE, AND ALL OF PARCEL 14 OF PARCEL MAP NO. 14380, FILED IN BOOK 84, PAGES 39 THROUGH 41, INCLUSIVE, OF THE PUBLIC LANDS RECORD, AND PORTIONS OF PARCELS 1 AND 4, LOTS 1, 11, AND "J", AND ALL OF LOTS "D" AND "E" OF PARCEL MAP NO. 15737, FILED IN BOOK 84, PAGES 11 THROUGH 13, INCLUSIVE, OF THE PUBLIC LANDS RECORD, OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN SECTION 30, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN

JANUARY 2008 AND FEBRUARY 2015

HUNSAKER AND ASSOCIATES, INC.

NOTES:

- SEE SHEET 2 FOR NOTARY ACKNOWLEDGMENTS.
- SEE SHEET 3 BOUNDARY CONTROL BASE OF BEARINGS, MONUMENT NOTES, ENVIRONMENTAL CONSTRAINT NOTE AND VICINITY MAP.
- SEE SHEET 5 FOR INDEX MAP AND EASEMENT NOTES.

NOTES:

- INDICATES RECORD DATA PER TRACT NO. 30694, MB 408/99-112.
- INDICATES RECORD DATA PER TRACT NO. 30698-4, MB 422/05-46.
- INDICATES RECORD DATA PER TRACT NO. 30433, MB 439/23-60.
- INDICATES RECORD DATA PER TRACT NO. 32290-1, MB 455/10-24.
- INDICATES RECORD & MEASURED DATA PER TRACT NO. 37053-1, MB 468/37-56.
- INDICATES RECORD DATA PER PARCEL MAP 15737, PARC 105/3.
- INDICATES RECORD & MEASURED DATA PER TRACT NO. 37053-2, MB 464/92-109.
- INDICATES RECORD & MEASURED DATA PER CERTIFICATE OF CORRECTION RECORDED 2/11/2019 AS INSTRUMENT NO. 2019-098039, OR.

SPN

- SEARCHED AND FOUND NOTHING.
- SET 1" I.P. AND TAG "L.S. 7083" FLUSH AT ALL REAR LOT CORNERS, MIDDLE POINTS, B.C.'S AND E.C.'S, UNLESS OTHERWISE NOTED.
- SET LEAD AND TAG "L.S. 7083" IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "ET") FOR B.C.'S, E.C.'S, P.C.C.'S, P.A.C.'S AND CORNER OUTBACKS PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE AT AN OFFSET OF 9.75 FEET AS MEASURED FROM THE RIGHT OF WAY LINE, EXCEPT ALONG LOT "A" (KELLER ROAD) AT AN OFFSET OF 5.75 FEET AS MEASURED FROM THE RIGHT OF WAY LINE, EXCEPT ALONG LOT "I" (KELLER ROAD) AT AN OFFSET OF 2.75 FEET AS MEASURED FROM THE RIGHT OF WAY LINE, EXCEPT ALONG LOT "J" (KELLER ROAD) AT AN OFFSET OF 10.75 FEET AS MEASURED FROM THE RIGHT OF WAY LINE, ALSO EXCEPT ALONG LOT "K" (SPENCER'S CROSSING PARKWAY) AT AN OFFSET OF 15.75 FEET AS MEASURED FROM THE RIGHT OF WAY LINE, ALSO EXCEPT ALONG THE WESTERLY RIGHT OF WAY LINE OF LOT "B" (SPENCER'S CROSSING PARKWAY) AT AN OFFSET OF 23.75 FEET AS MEASURED FROM THE RIGHT OF WAY LINE, UNLESS OTHERWISE NOTED.
- SET LEAD AND TAG "L.S. 7083" IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "ET") AT ALL FRONT LOT CORNERS, MIDDLE POINTS, B.C.'S AND E.C.'S, UNLESS OTHERWISE NOTED AT AN OFFSET OF 9.75 FEET AS MEASURED FROM THE RIGHT OF WAY LINE, UNLESS OTHERWISE DENOTED BY P.F.

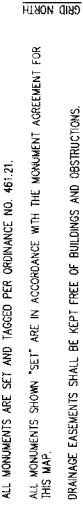
ALL MONUMENTS

- ARE SET AND TAGGED PER ORDINANCE NO. 46121.
- ALL MONUMENTS SHOWN "SET" ARE IN ACCORDANCE WITH THE MONUMENT AGREEMENT FOR THIS MAP.
- DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
- INDICATES RESTRICTED ACCESS.

THIS TRACT CONTAINS:

- 61.212 ACRES, GROSS
- 153 RESIDENTIAL LOTS AND 25 OPEN SPACE LOTS.
- C.C.M.R.'S FOR THIS MAP RECORDED 9-5-19 AS INST. NO. 2019-098039, OR.

SCALE:



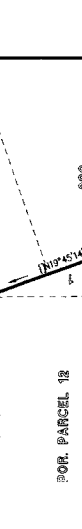
CONVERGENCE ANGLE AT SW CORNER SECTION 30, T.6S., R.2W., S.B.M.

= -00°28'14"

DETAIL "A"



DETAIL "B"



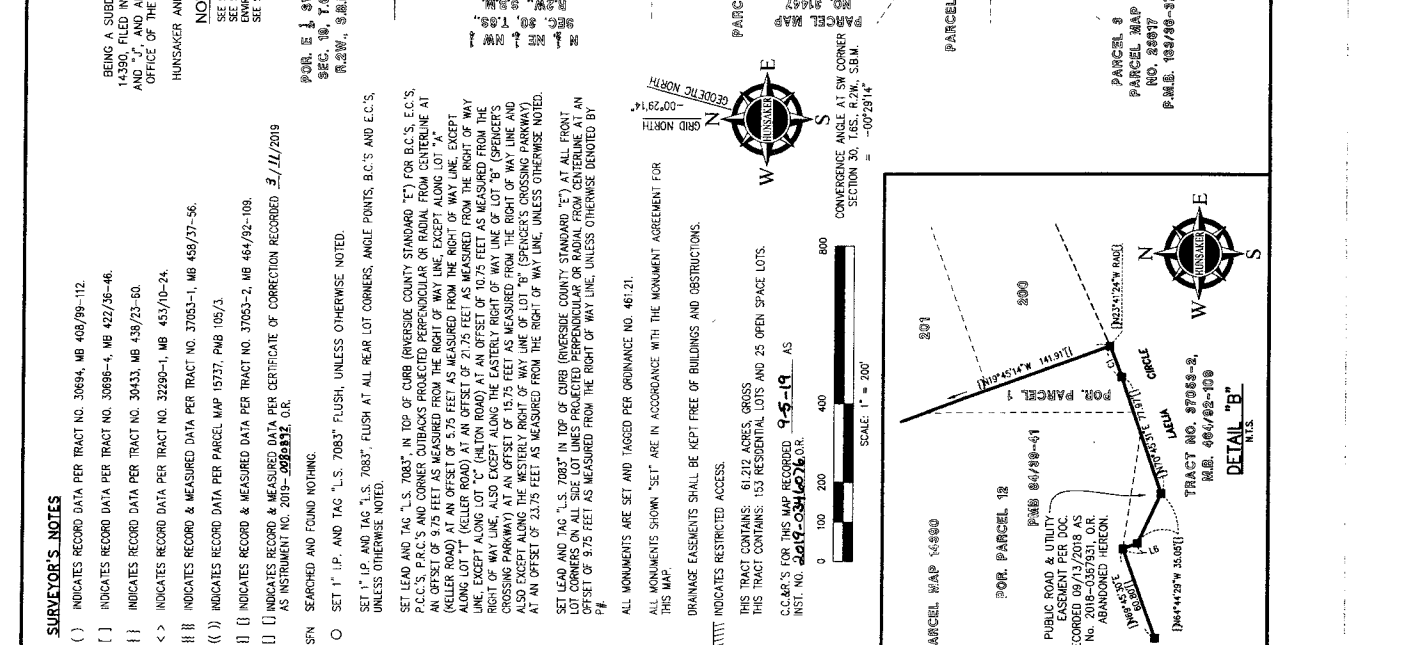
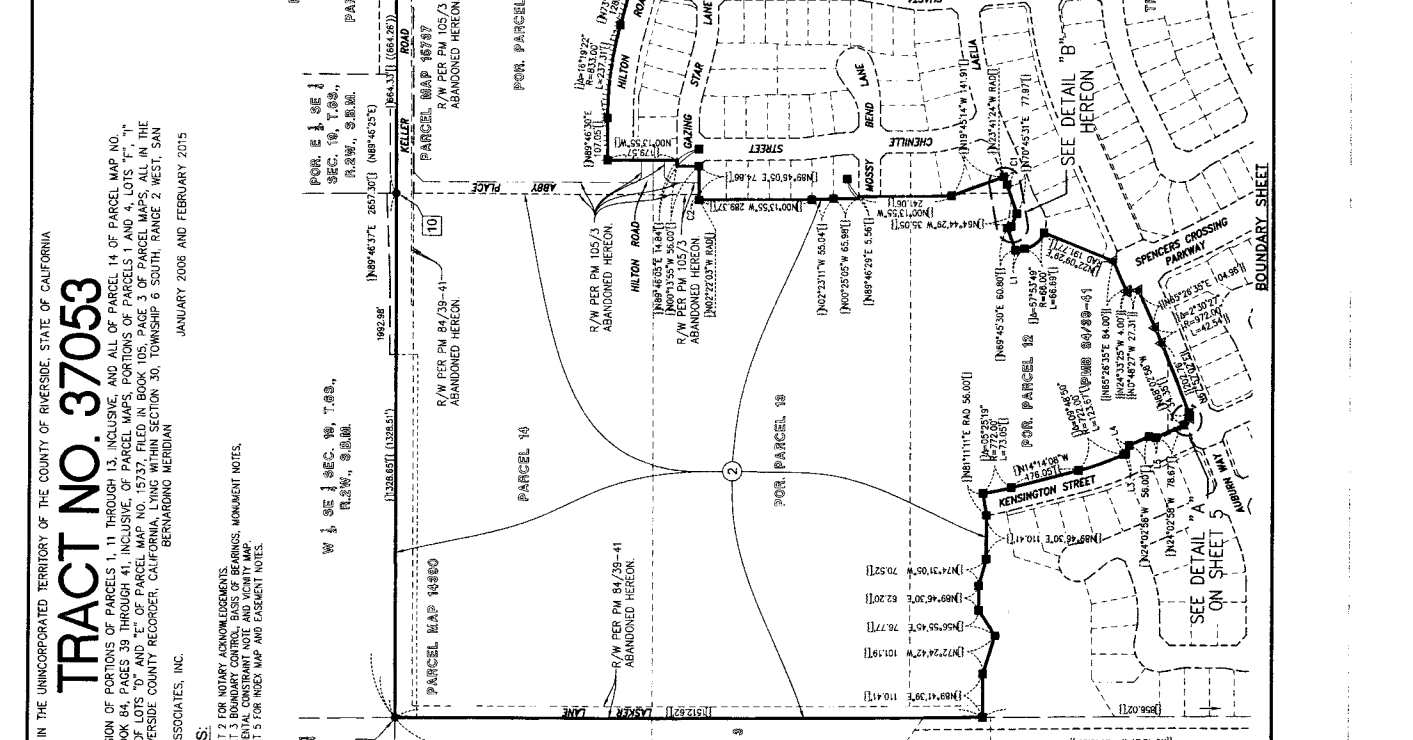
LINE TABLE

LINE	BEARING	LENGTH
L1	[N05°54'27"W	23.14']
L2	[N05°46'14"E	8.84']
L3	[N04°02'59"W	71.21']
L4	[N05°02'59"E	16.03']

CURVE TABLE

CHORD	DELTA	RADIUS	LENGTH
C1	[17°09'55"	272.00'	272.00'
C2	[17°09'55"	272.00'	10.14']

NOTES:
LINE AND CURVE TABLES SHOWN HEREON ARE FOR THIS SHEET ONLY.



2019-034675
Original

SHEET 5 OF 15 SHEETS

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

TRACT NO. 37053

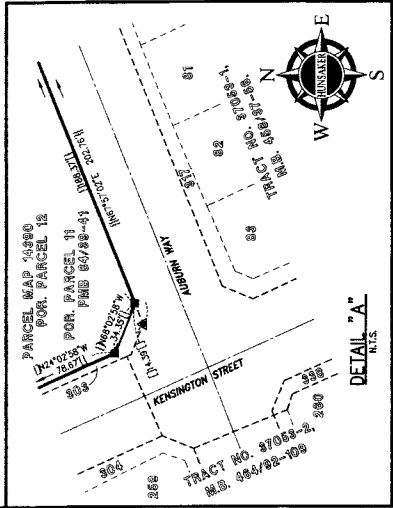
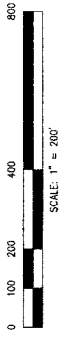
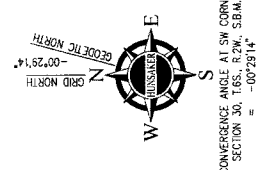
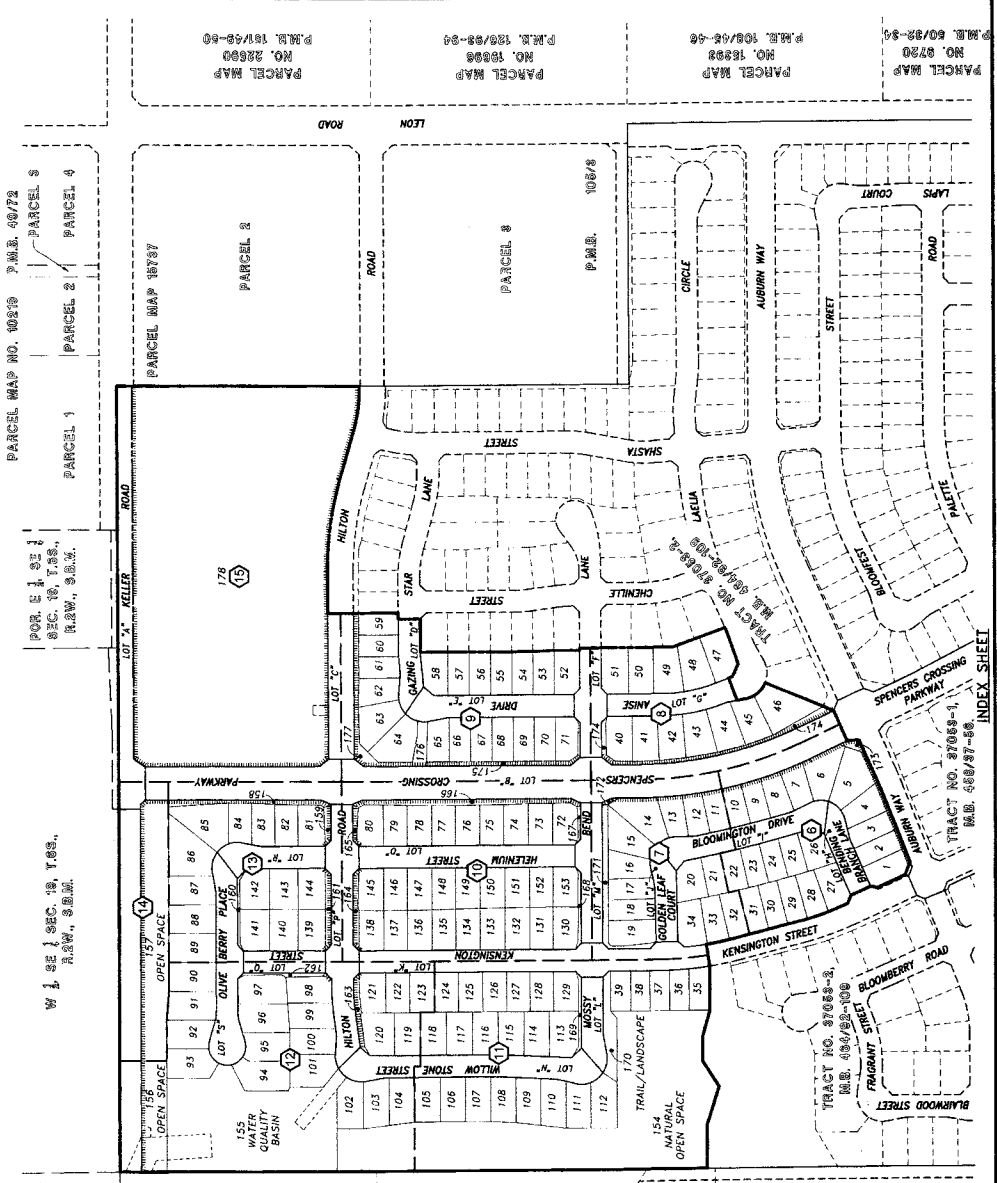
BEING A SUBDIVISION OF PORTIONS OF PARCELS 1, 11 THROUGH 13, INCLUSIVE, AND ALL OF PARCEL 14 OF PARCEL MAP NO. 48390 FILED IN BOOK PAGE 39 THROUGH 41, INCLUSIVE, OF PARCEL MAPS, PORTIONS OF PARCELS 1 AND 4, LOTS 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

EASEMENT NOTES

1. AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES IN FAVOR OF FRONTIER UTILITIES COMPANY, A PUBLIC UTILITY COMPANY, RECORDED OCTOBER 13, 1987 AS INST. NO. 878777 OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
2. AN ANTI-GRAVITY EASEMENT FOR PERPETUAL AIR OR FLIGHT PURPOSES IN FAVOR OF THE COUNTY OF RIVERSIDE RECORDED JANUARY 12, 2007 AS INST. NO. 2007-0029508 OF OFFICIAL RECORDS, RIVERSIDE COUNTY. (PLOTTED SHEET 4, ONLY)
3. AN EASEMENT FOR PUBLIC ROAD & UTILITY PURPOSES IN FAVOR OF THE COUNTY OF RIVERSIDE RECORDED MAY 29, 2019 AS INST. NO. 2019-089774 OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
4. EASEMENT FOR WATER QUALITY PURPOSES IN FAVOR OF THE PUBLIC AS DEDICATED AND SHOWN HEREON.
5. EASEMENT OVER ALL OF LOTS 155 AND 176, AND A 25.00 FOOT WIDE EASEMENT OVER A PORTION OF LOT 178 FOR DRAINAGE PURPOSES IN FAVOR OF THE PUBLIC AS DEDICATED AND SHOWN HEREON.
6. EASEMENT FOR STORM DRAIN PURPOSES IN FAVOR OF THE PUBLIC AS DEDICATED AND SHOWN HEREON.
7. ACCESS EASEMENT FOR INGRESS AND EGRESS TO AND FROM STORM DRAIN EASEMENTS, FOR CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACILITIES, AS DEDICATED AND SHOWN HEREON.
8. BLANKET EASEMENT FOR OPEN SPACE, LANDSCAPE AND MAINTENANCE PURPOSES IN FAVOR OF RIVERSIDE COUNTY AND PARKS DISTRICT AS DEDICATED AND SHOWN HEREON.

NOTES:
LINE AND CURVE TABLES SHOWN HEREON ARE FOR THIS SHEET ONLY.

LINE TABLE		CURVE TABLE	
LINE	BEARING	CURVE	DATA
15	N202°43'30"W	15	172555'
16	N00°00'00"E	16	272200'
17	N00°00'00"E	17	211217'



DETAIL "A"
N.T.S.