

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



**ITEM: 3.32  
(ID # 12095)**

**MEETING DATE:  
Tuesday, May 05, 2020**

**FROM :** TLMA-TRANSPORTATION:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:  
Approval and execution of the Newport Road Community Facilities District No. 03-1 Transportation Uniform Mitigation Fee Improvement Credit Agreement between Forestar (USA) Real Estate Group Inc. and the County of Riverside associated with Tract No. 31892, District 3. [\$0]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the Newport Road Community Facilities District No. 03-1 Transportation Uniform Mitigation Fee Improvement Credit Agreement between Forestar (USA) Real Estate Group Inc. and the County of Riverside associated with Tract No. 31892 and authorize the Chairman of the Board of Supervisors to execute the Agreement on behalf of the County.

**ACTION:Policy**

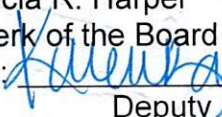
  
Patricia Romo, Director of Transportation 4/2/2020

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**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: May 5, 2020  
xc: Transp.

Kecia R. Harper  
Clerk of the Board  
By:   
Deputy

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

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

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

Forestar (USA) Real Estate Group Inc. owns Tract No. 31892 consisting of 376 single family-residential units (Property). The Property is located within the boundaries of the Newport Road Community Facilities District No. 03-1 (Newport Road CFD), which is administered by the County of Riverside (County).

The Newport Road CFD is a funding mechanism that provided a means to finance, in part, the Newport Road/Domenigoni Parkway Extension Improvements from Menifee Road to State Route 79. The construction of the Newport Road/Domenigoni Parkway extension was physically complete and open to traffic at the end of 2007.

In addition, the Newport Road/Domenigoni Parkway Extension Improvements have been identified in the Transportation Uniform Mitigation Fee (TUMF) Regional System of Highways and Arterials (RSHA) and are among those facilities whose construction is to be partly financed by the collection of TUMF.

The Developer and the County now desire to enter into this agreement to provide a means by which Developer's participation in the Newport Road CFD is offset against Developer's obligation to pay applicable TUMF for the Property. Each residential unit constructed within the Property will be eligible to receive a TUMF credit in an amount set forth in this 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
- TUMF Agreement

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



Jason Farin, Senior Management Analyst

4/28/2020



Gregory V. Priamos, Director County Counsel

4/22/2020



Leila Moshref-Danesh

4/21/2020



Shellie Clack

4/22/2020



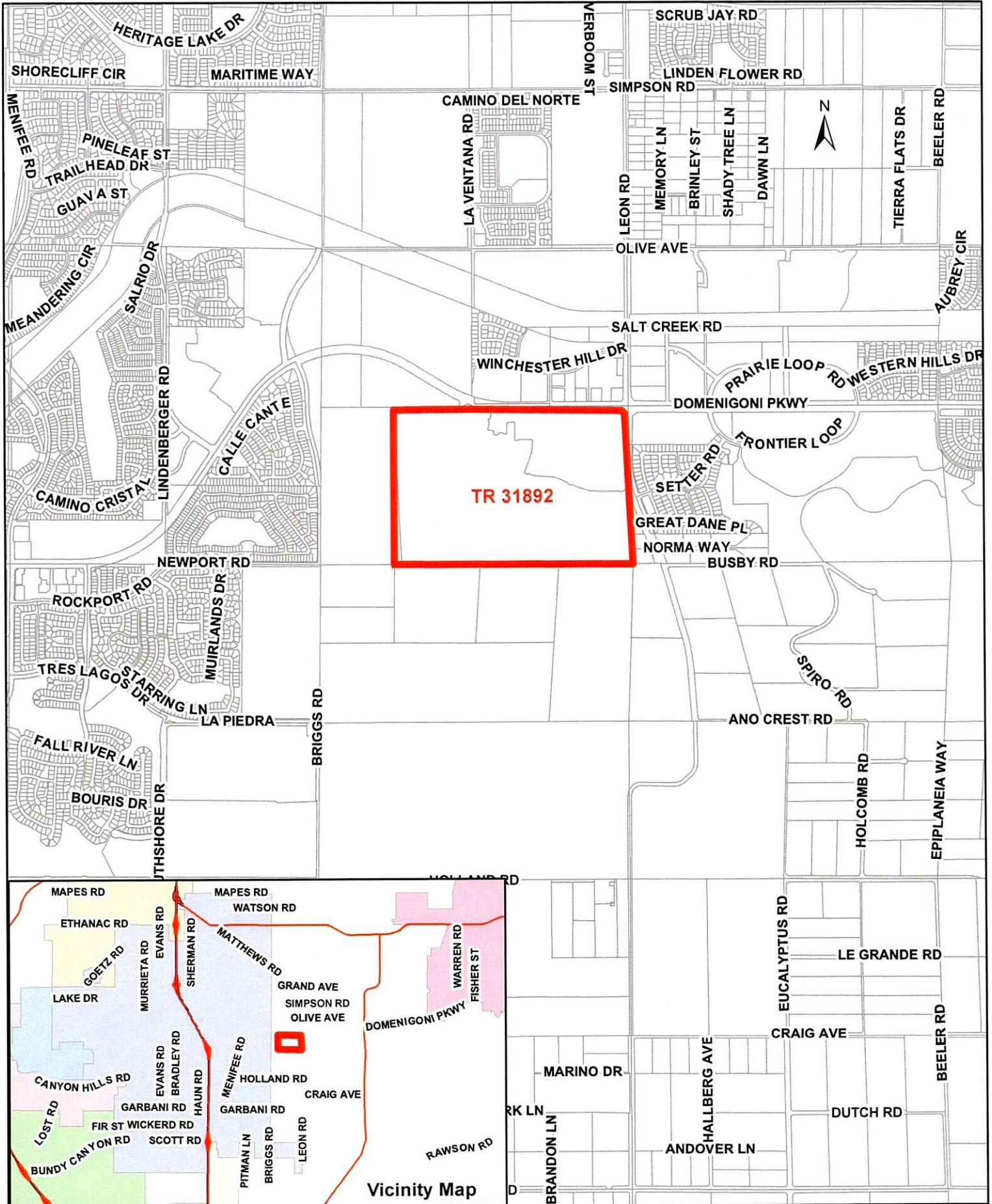
0 1,050 2,100 4,200 Feet

1 inch = 2,083 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)  
Printed by almedina on 3/24/2020

# Vicinity Map Tract No. 31892

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 reset this map.





**COMMUNITY FACILITIES DISTRICT NO. 03-1  
(NEWPORT ROAD CFD)  
IMPROVEMENT CREDIT AGREEMENT  
TRANSPORTATION UNIFORM MITIGATION FEE PROGRAM**

This IMPROVEMENT CREDIT AGREEMENT (this "Agreement") is entered into this 5th day of May, 2020, by and between the County of Riverside (the "County") and Forestar (USA) Real Estate Group Inc., a Delaware corporation (the "Developer"). The County and the Developer are sometimes hereinafter referred to individually as "Party" and collectively as "Parties".

**RECITALS**

WHEREAS, the Developer owns Tract No. 31892, for which a Final Map was recorded on February 6, 2020, as Instrument No. 2020-0058006 (*or approved Tract No. 31892*) (the "Property") and is located within Riverside County, California, as shown by Exhibit "A," attached hereto and incorporated herein by this reference;

WHEREAS, the property consists of 376 single-family residential units;

WHEREAS, the Property 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 Newport Road from Menifee Road to State Route 79, including associated appurtenances and rights-of-way (the "Newport Road Improvements");

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 Property will contribute in part;

WHEREAS, the Riverside County Board of Supervisors (the "Board"), on April 15, 2003, adopted Resolution No. 2003-173 establishing Community Facilities District No. 03-1 Newport Road of the County of Riverside ("Newport Road CFD") and authorizing the levy of a special tax to pay for the construction or financing of the Newport Road Improvements and Resolution No. 2003-174 determining the need to incur bonded indebtedness in an aggregate principal amount not to exceed \$24,000,000 to finance the Newport Road Improvements and Resolution No. 2003-175 calling for a special election held on April 15, 2003, for the qualified electors of the Newport 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 April 15, 2003, 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 Newport Road CFD to be recorded within fifteen days of the special election certification;

WHEREAS, the County, by the adoption of Ordinance No. 824, as amended from time to time, established the Transportation Uniform Mitigation Fee Program which requires a developer to pay the fee (the "TUMF") which is set by said Ordinance and which is to be paid as a condition of receiving certification allowing for the occupancy of a residential or commercial structure; the TUMF is intended to represent a new structure's fair share of the estimated costs to construct those transportation improvements needed to mitigate the traffic impacts and burdens placed on the Regional System of Highways and Arterials ("RSHA") generated by a residential or commercial development and determined necessary to protect the safety, health and welfare of persons traveling to and from such residential or commercial development using the RSHA;

WHEREAS, the Newport Road Improvements have been identified as part of the RSHA and to be among those facilities whose construction is to be financed, in part, by the collection of the TUMF;

WHEREAS, the Newport Road Improvements have been constructed by the Riverside County Transportation Department in part from funding that includes the proceeds of special taxes levied or the proceeds of special tax bonds issued by the Newport Road CFD;

WHEREAS, the County and Western Riverside Council of Governments (WRCOG) entered into a Memorandum of Understanding (MOU) on October 28, 2014, which provides the mechanism by which developers can be eligible to receive TUMF credits to offset their TUMF fees by participating in the Newport Road CFD;

WHEREAS, the Parties now desire to enter into this Agreement to provide a means by which Developer's participation in the Newport Road CFD is offset against Developer's obligation to pay the applicable TUMF for the Property in accordance with the TUMF Administrative Plan and MOU; and

WHEREAS, the Property is located within the boundaries of the Newport Road CFD, as shown on the Boundary Map of the Newport Road CFD recorded as Instrument No. 2003-217558 on March 28, 2003, or within territory that has been annexed to Newport 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 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: The County has constructed the Newport Road Improvements using, in part, proceeds from the issuance of the special tax bonds by the Newport Road CFD.



### 3.0 TUMF Credits

3.1 TUMF Credits: By issuance of the special tax bonds by CFD No. 03-1 (the "Bonds"), the Developer is entitled to credit against TUMF fees in an amount equal to the following (the "TUMF Bond Credit"):

- a) \$1,775 for each Single Family Residential Unit (SFDU)
- b) \$2.10 per square foot for Commercial

3.2 TUMF Excess Payment: The Developer, in order to receive a certificate of occupancy for residential or commercial improvements constructed within the Newport Road CFD, shall pay to the County the sum by which the amount of the TUMF then applicable to the Property exceeds the TUMF Bond Credit for such Property.

### 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 Property (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 Property. 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 TUMF credit amount for each single-family dwelling unit developed on a lot within the Property or for each multifamily dwelling unit developed on a parcel or commercial development on a plot plan within the Property 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 Property 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 Property, 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: Riverside County Transportation Department  
Patricia Romo, Director of Transportation  
4080 Lemon Street, 8<sup>th</sup> Floor  
Riverside, CA 92501  
Phone No. (951) 955-6740  
Fax No. (951) 955-3198

To Developer: Forestar (USA) Real Estate Group Inc.  
c/o D.R. Horton  
Attention: Jennifer O'Leary  
2880 Wardlow Circle Suite 100  
Corona, CA 92880  
Phone No. (951) 739-5460  
Fax No. (800) 975-4461

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 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 pre-judgment and post judgment fees and costs) as determined by the court as part of the judgment.

4.16 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:  
GREGORY PRIAMOS

By: *Leila Moshref-Danesh*  
Leila Moshref-Danesh  
Deputy County Counsel

APPROVAL BY THE COUNTY BOARD OF SUPERVISORS:

By: *V. Manuel Perez*  
**V. MANUEL PEREZ**  
Chairman, County Board of Supervisors

ATTEST:

Kecia Harper  
Clerk of the Board

By: *Kecia Harper*  
Deputy

**DEVELOPER**

Forestar (USA) Real Estate Group Inc., a  
Delaware corporation

By: *Thomas H. Burleson*

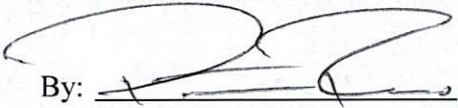
Thomas H. Burleson  
Printed Name

Senior Vice President  
Title

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: \_\_\_\_\_

County Counsel

APPROVAL BY THE COUNTY BOARD OF SUPERVISORS:

By: \_\_\_\_\_

Chairman, County Board of Supervisors

ATTEST:

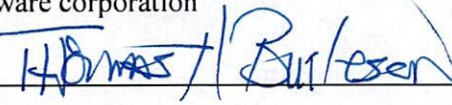
Kecia Harper  
Clerk of the Board

By: \_\_\_\_\_

Deputy

**DEVELOPER**

Forestar (USA) Real Estate Group Inc., a Delaware corporation

By: 

Thomas H. Burlison  
Printed Name

Senior Vice President  
Title




**NOTARY ACKNOWLEDGMENT**

State of Texas

County of Tarrant

This instrument was acknowledged before me on March 12, 2010 by Thomas H. Burleson, Senior Vice President of Forestar (USA) Real Estate Group Inc. a Delaware corporation, on behalf of said corporation.

  
\_\_\_\_\_  
Kristin Worthington, Notary Public

My Commission expires: 02/22/023



**EXHIBIT "A"**

**FINAL MAP AND VICINITY MAP**

[ATTACHED BEHIND THIS PAGE]



2020-0058006  
Original  
472  
SHEET 1 OF 22 SHEETS

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

# TRACT NO. 31892

BEING A SUBDIVISION OF PARCELS 1 AND 2 OF LOT LINE ADJUSTMENT NO. 4890, RECORDED JUNE 28, 2005 AS INSTRUMENT NO. 2005-0509256, OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, TOGETHER WITH A PORTION OF THE SOUTH HALF OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 84, AT PAGE 27, RECORDS OF SAID COUNTY.

CASC ENGINEERING SEPTEMBER 2018

**OWNER'S STATEMENT:**

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE; THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOTS "A" THROUGH "I" INCLUSIVE; THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LYING WITHIN LOT 238 AS SHOWN HEREON. THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

AS A CONDITION OF DEDICATION OF DOMENIGONI PARKWAY AND LEON ROAD, THE OWNERS OF LOTS 27 THROUGH 40, INCLUSIVE, 85, 86, 382, 383, 384 AND 391 ABUTTING THESE HIGHWAYS 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 CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: ABUTTER'S RIGHTS OF ACCESS ALONG DOMENIGONI PARKWAY AND LEON ROAD, THE OWNERS OF LOTS 381, 382 AND 391 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.

WE HEREBY RETAIN LOTS 380, 383, 392 AND 393 FOR OPEN SPACE AND LANDSCAPE PURPOSES, FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN LOTS 385, 386, 387, 388, 389 AND 390 FOR DEBRIS BASIN PURPOSES, FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN LOTS 134 AND 145 FOR OPEN SPACE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN LOT 238 FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY DEDICATE TO THE COUNTY OF RIVERSIDE LOT "J", A ONE (1) FOOT BARRIER STRIP FOR ROAD ACCESS CONTROL.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: DRAINAGE EASEMENTS LYING OVER ALL OF LOT 384 AND LYING WITHIN LOTS 385, 386, 387, 388, 389 AND 390 AS SHOWN HEREON. THE DEDICATION IS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: ACCESS EASEMENTS LYING OVER ALL OF LOTS 384, 385, 386, 387, 388, 389 AND 390 AS SHOWN HEREON. THE DEDICATION IS FOR INGRESS AND EGRESS TO AND FROM DRAINAGE EASEMENTS, FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

WE HEREBY DEDICATE TO THE PUBLIC THE INGRESS AND EGRESS EASEMENT FOR EMERGENCY VEHICLES OVER LOT 393 AS SHOWN HEREON.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: STORM DRAIN EASEMENTS OVER ALL OF LOTS 383 AND 392 AS SHOWN HEREON. THE DEDICATION IS FOR THE CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES: ALL OF LOTS 381, 382, 384 AND 391 FOR OPEN SPACE, LANDSCAPE MAINTENANCE AND DRAINAGE MAINTENANCE IN FAVOR OF VALLEY WIDE RECREATION AND PARK DISTRICT AS SHOWN HEREON.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR LANDSCAPE MAINTENANCE PURPOSES: ALL OF LOT 383 IN FAVOR OF VALLEY WIDE RECREATION AND PARK DISTRICT AS SHOWN HEREON.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR SLOPE AND LANDSCAPE MAINTENANCE PURPOSES: ALL WITHIN LOTS 1, 241, 242 AND 291, IN FAVOR OF VALLEY WIDE RECREATION AND PARK DISTRICT AS SHOWN HEREON.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR SLOPE, LANDSCAPE MAINTENANCE AND DRAINAGE MAINTENANCE PURPOSES: ALL WITHIN LOTS 86 THROUGH 99 INCLUSIVE, IN FAVOR OF VALLEY WIDE RECREATION AND PARK DISTRICT AS SHOWN HEREON.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR LANDSCAPE MAINTENANCE PURPOSES: ALL WITHIN LOT 85, IN FAVOR OF VALLEY WIDE RECREATION AND PARK DISTRICT AS SHOWN HEREON.

FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION

THOMAS H. BURLISON  
THOMAS H. BURLISON  
SENIOR VICE PRESIDENT

**BENEFICIARY:**

D.R. HORTON LOS ANGELES HOLDING COMPANY, A CALIFORNIA CORPORATION, BENEFICIARY UNDER A DEED OF TRUST RECORDED ON SEPTEMBER 21, 2018 AS INSTRUMENT NO. 2018-0379670, OFFICIAL RECORDS.

BARBARA M. MURAKAMI  
VICE PRESIDENT  
JENNIFER O'LEARY  
ASSISTANT SECRETARY

**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 JENNIFER O'LEARY, ON SEPTEMBER 2018. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

Richard S. Furlong 10-28-19  
RICHARD S. FURLONG, P.L.S. 8422 DATE



**ABANDONMENT NOTE:**

PURSUANT TO SECTION 66434 AND 66499.20.2 OF SUBDIVISION MAP ACT, THE APPROVAL AND RECORDATION OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING:

A PORTION OF ROAD DEDICATION PER ROAD RECORD, RECORDED DECEMBER 08, 1986, IN BOOK 1, PAGE 77, RECORDS OF THE CLERK OF THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY, LYING WITHIN THE TRACT BOUNDARY.

A PORTION OF DECLARATION OF DEDICATION FOR PUBLIC ROAD, PUBLIC UTILITY AND PUBLIC SERVICES RECORDED DECEMBER 29, 1978, AS INSTRUMENT NO. 273986, O.R. LYING WITHIN TRACT BOUNDARY.

AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR SLOPE AND INCIDENTAL PURPOSES, REC. 02/11/2004 AS INST. NO. 2004-0098832, O.R. LYING WITHIN TRACT BOUNDARY.

AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR DRAINAGE AND INCIDENTAL PURPOSES, REC. 02/11/2004 AS INST. NO. 2004-0098833, O.R. LYING WITHIN TRACT BOUNDARY.

**NOTICE OF DRAINAGE FEES:**

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE SALT CREEK CHANNEL/WINCHESTER/NORTH HEMET AREA DRAINAGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION 10.25 OF ORDINANCE 460 AND SECTION 66483, ET SEQ. OF THE GOVERNMENT CODE AND THAT SAID PROPERTY IS SUBJECT TO FEES FOR SAID DRAINAGE AREA.

NOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE 460, PAYMENT OF THE DRAINAGE FEES SHALL BE PAID WITH CASHIER'S CHECK OR MONEY ORDER ONLY TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AT THE TIME OF ISSUANCE OF THE GRADING OR BUILDING PERMIT FOR SAID PARCELS, WHICHEVER OCCURS FIRST, AND THAT THE OWNER OF EACH PARCEL, AT THE TIME OF ISSUANCE OF EITHER THE GRADING OR BUILDING PERMIT, SHALL PAY THE FEE REQUIRED AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT.

**VALLEY-WIDE RECREATION AND PARK DISTRICT'S STATEMENT:**

VALLEY-WIDE RECREATION AND PARK DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, HEREBY APPROVES THE TRACT MAP BUT DOES NOT NOW ACCEPT THE IRREVOCABLE OFFERS OF DEDICATION MADE HEREON.

DATED: 11-14-19  
Dean Wetter  
DEAN WETTER, GENERAL MANAGER

**RECORDER'S STATEMENT:**

FILED THIS 14th DAY OF February 2020 AT 11:46 AM IN BOOK 4118 OF MAPS, AT PAGES 1-23 AT THE REQUEST OF THE CLERK OF THE BOARD.

NO. 2020-0058006  
FEES \$ 51  
PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER  
BY: [Signature] DEPUTY  
SUBDIVISION GUARANTEE BY: CHICAGO TITLE COMPANY

**COUNTY SURVEYOR'S STATEMENT:**

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 31892 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON NOVEMBER 30, 2004, THE EXPIRATION DATE BEING NOVEMBER 30, 2020, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DAVID L. MC MILLAN, COUNTY SURVEYOR  
L.S. 8488 EXPIRES 12/31/2020

DATED: 12-23, 2019.



**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 \$159,222.00

DATE January 14, 2020  
JON CHRISTENSEN, COUNTY TAX COLLECTOR  
BY: [Signature] DEPUTY

**TAX BOND CERTIFICATE:**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$159,222.00 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 AREA LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED January 14, 2020

CASH OR SURETY BOND  
JON CHRISTENSEN, COUNTY TAX COLLECTOR  
BY: [Signature] DEPUTY

**BOARD OF SUPERVISOR'S STATEMENT:**

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISOR'S, HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON OF LOTS "A" THROUGH "I" INCLUSIVE, FOR PUBLIC ROADS AND PUBLIC UTILITY PURPOSES AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS. THE OFFER OF DEDICATION LYING WITHIN LOT 238 IS HEREBY NOT ACCEPTED.

THE OFFER OF DEDICATION MADE HEREON OF ABUTTER'S RIGHTS OF ACCESS ALONG DOMENIGONI PARKWAY AND LEON ROAD ARE HEREBY ACCEPTED.

THE OFFERS OF DEDICATION MADE HEREON OF THE INGRESS AND EGRESS EASEMENT FOR EMERGENCY VEHICLES OVER LOT 393 AS SHOWN HEREON IS HEREBY ACCEPTED.

THE OFFERS OF DEDICATION MADE HEREON OF THE DRAINAGE EASEMENTS ARE HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

THE OFFERS OF DEDICATION MADE HEREON OF THE STORM DRAIN EASEMENTS ARE HEREBY NOT ACCEPTED.

THE OFFERS OF DEDICATION MADE HEREON OF THE ACCESS EASEMENTS, FOR INGRESS AND EGRESS TO AND FROM DRAINAGE EASEMENTS FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, ARE HEREBY ACCEPTED.

DATED: 01-07-2020

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BY: [Signature]  
CHAIRMAN OF THE BOARD OF SUPERVISOR'S

ATTEST:  
KECIA HARPER  
CLERK OF THE BOARD OF SUPERVISOR'S

BY: [Signature] DEPUTY

**NOTE:**

SEE SHEET 2 FOR NOTARY ACKNOWLEDGMENTS.

I.P. # 050164

SEC. 31, T5S, R2W.

SCHEDULE "A"

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

# TRACT NO. 31892

BEING A SUBDIVISION OF PARCELS 1 AND 2 OF LOT LINE ADJUSTMENT NO. 4890, RECORDED JUNE 28, 2005 AS INSTRUMENT NO. 2005-0509256, OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, TOGETHER WITH A PORTION OF THE SOUTH HALF OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 84, AT PAGE 27, RECORDS OF SAID COUNTY.

CASC ENGINEERING

SEPTEMBER 2018

2020-0058006  
Original

SHEET 2 OF 22 SHEETS

472  
2

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.

**NOTARY ACKNOWLEDGMENT:**

STATE OF California )SS.  
COUNTY OF Riverside )

ON October 29, 2019, BEFORE ME, Angelyn Hale, Notary Public

PERSONALLY APPEARED Barbara M. Murakami & Jennifer L. O'Leary WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Angelyn Hale (SEAL)

MY COMMISSION EXPIRES March 8, 2022

MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY

MY COMMISSION NUMBER 2232976

EXPIRES March 8, 2022

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.

**NOTARY ACKNOWLEDGMENT:**

STATE OF \_\_\_\_\_ )SS.  
COUNTY OF \_\_\_\_\_ )

ON \_\_\_\_\_, 20\_\_\_\_ BEFORE ME, \_\_\_\_\_

PERSONALLY APPEARED \_\_\_\_\_ 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 \_\_\_\_\_ THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE \_\_\_\_\_ (SEAL)

MY COMMISSION EXPIRES \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY

MY COMMISSION NUMBER \_\_\_\_\_

EXPIRES \_\_\_\_\_

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.

**NOTARY ACKNOWLEDGMENT:**

STATE OF Texas )SS.  
COUNTY OF Denton )

ON October 31, 2019, BEFORE ME, Kristin Worthington, Notary Public

PERSONALLY APPEARED Thomas H. Burleson 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 Texas THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Kristin Worthington (SEAL)

MY COMMISSION EXPIRES 1-11-23

MY PRINCIPAL PLACE OF BUSINESS IS IN Denton COUNTY

MY COMMISSION NUMBER 13192273-0

EXPIRES 1-11-23

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.

**NOTARY ACKNOWLEDGMENT:**

STATE OF \_\_\_\_\_ )SS.  
COUNTY OF \_\_\_\_\_ )

ON \_\_\_\_\_, 20\_\_\_\_ BEFORE ME, \_\_\_\_\_

PERSONALLY APPEARED \_\_\_\_\_ 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 \_\_\_\_\_ THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE \_\_\_\_\_ (SEAL)

MY COMMISSION EXPIRES \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY

MY COMMISSION NUMBER \_\_\_\_\_

EXPIRES \_\_\_\_\_



2020-05800  
 SHEET 3 OF 22 SHEETS  
 3

**SURVEYOR'S NOTES:**

THIS TRACT CONTAINS 233.21 ACRES (GROSS)  
 THIS TRACT HAS 377 RESIDENTIAL LOTS AND 20 LETTERED LOTS.  
 LOTS "A" THROUGH "I", INCLUSIVE, ARE FOR STREET AND PUBLIC UTILITY PURPOSES.  
 LOT "U", ONE (1) FOOT BARRIER STRIP FOR ROAD ACCESS CONTROL.  
 LOTS 380 THROUGH 393, INCLUSIVE, ARE FOR OPEN SPACE, LANDSCAPE AND DRAINAGE PURPOSES.  
 ( ) - INDICATES RECORD DATA PER R.S. 84/27.  
 [ ] - INDICATES RECORD DATA PER DOCUMENT NO. 2004-0098834 O.R.

○ INDICATES SET 1" I.D. X 18" I.P. WITH YELLOW PLASTIC PLUG STAMPED "L.S. 8422", FLUSH UNLESS OTHERWISE NOTED.  
 SET NAIL AND BRASS TAG STAMPED "L.S. 8422" IN TOP OF CURB ON SIDE OF LOT LINES PROJECTED PERPENDICULAR OR RADIAL FROM THE CENTERLINE, OFFSET 9.75 FEET AS MEASURED FROM THE RIGHT OF WAY LINE.  
 SET NAIL AND BRASS TAG STAMPED "L.S. 8422" IN TOP OF CURB BCs, ECs, PCs, PRCs AND CORNER CUT-BACKS PROJECTED PERPENDICULAR OR RADIAL FROM THE CENTERLINE, OFFSET 13.5 FEET AS MEASURED FROM THE RIGHT OF WAY LINE.  
 SET 1" I.D. X 18" I.P. WITH YELLOW PLASTIC PLUG STAMPED "L.S. 8422" DOWN 0.5' AT REAR LOT CORNERS.  
 SET NAIL AND BRASS TAG STAMPED "L.S. 8422" ON BLOCK WALL WHERE APPLICABLE AT REAR LOT CORNERS.  
 ALL MONUMENTS SHOWN AS, "SET", SHALL BE SET IN ACCORDANCE WITH THE MONUMENTATION AGREEMENT FOR THIS MAP.  
 ALL MONUMENTS ARE SET AND TAGGED IN ACCORDANCE WITH THE RIVERSIDE COUNTY ORDINANCE NO. 461.10.

● INDICATES FOUND MONUMENT AS NOTED.

- FD. 1 1/2" COPPERWELD MONUMENT WITH PUNCH MARK, FLUSH STAMPED "RV. CO. TRANS 182-477" (ILLEGIBLE) ACCEPTED AS THE E 1/4 COR. OF SEC. 31 T.5S. R.2W. AND THE CENTERLINE INTERSECTION OF DOMENIGONI PARKWAY AND LEON PER RIVERSIDE COUNTY RIGHT OF WAY MAP 929-00 AS SHOWN ON SHEET 17 OF 31 SHEETS.
- FD. 1" I.P., DN. 1.3", TAGGED "L.S. 3962", (11-2003), ACCEPTED AS THE CENTER COR. OF SEC. 31 PER R.S. 84/27. A SUBSEQUENT RESURVEY (9-2018), FOUND 1" I.P. WITH RIVERSIDE COUNTY TRANSPORTATION PLASTIC BENT OVER NORTHERLY NO REFERENCE. SET 1" I.D. X 18" I.P. WITH NAIL AND BRASS TAG STAMPED "L.S. 8422".
- FD. 1" I.P., UP 0.2", NO TAG, ACCEPTED AS THE W 1/4 COR. OF SEC. 31 PER R.S. 84/27. SET NAIL AND BRASS TAG STAMPED "L.S. 8422".
- FD. 1" I.P., DN. 1.6' IN AC, NO TAG, ACCEPTED AS THE SW COR. OF SEC. 31 PER R.S. 84/27. SET NAIL AND BRASS TAG STAMPED "L.S. 8422".
- FD. 2 1/4" I.P., UP 1.0', W/BRASS DISC STAMPED "RV. CO. SURV." ACCEPTED AS THE S 1/4 COR. OF SEC. 31 PER R.S. 84/27.
- FD. 1" I.P., FLUSH, TAGGED "L.S. 4230" ACCEPTED AS THE SE COR. OF SEC. 31 PER R.S. 84/27.
- FD. 1" I.P. WITH RIVERSIDE COUNTY TRANSPORTATION PLASTIC PLUG DOWN 0.3", ACCEPTED AS BEGINNING OF CURVE OF DOMENIGONI PARKWAY PER RIVERSIDE COUNTY RIGHT OF WAY MAP 929-00 AS SHOWN ON SHEET 15 OF 31 SHEETS.

(R) - INDICATES RADIAL LINE.  
 (M) - INDICATES MEASURED DATA.  
 S.N.F. - INDICATES SEARCHED NOTHING FOUND.  
 // INDICATES RESTRICTED ACCESS.  
 CC&R# RECORDED 216200 AS INSTRUMENT NO. 2020-0058007

**EASEMENT NOTES:**

- INDICATES STREET AND PUBLIC UTILITY EASEMENT, DEDICATED HEREON NON BUILDABLE.
- INDICATES AN EASEMENT IN FAVOR OF THE PUBLIC FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES AS DEDICATED HEREON.
- AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR SLOPE AND INCIDENTAL PURPOSES, REC. 02/11/2004 AS INST. NO. 2004-0098832, O.R. ABANDONED HEREON.
- AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR DRAINAGE AND INCIDENTAL PURPOSES, REC. 02/11/2004 AS INST. NO. 2004-0098833, O.R. ABANDONED HEREON.
- INDICATES EASEMENT DEDICATED HEREON FOR SLOPE AND LANDSCAPE MAINTENANCE PURPOSES IN FAVOR OF VALLEY WIDE RECREATION AND PARK DISTRICT.
- INDICATES EASEMENT DEDICATED HEREON FOR DRAINAGE MAINTENANCE PURPOSES IN FAVOR OF VALLEY WIDE RECREATION AND PARK DISTRICT.
- INDICATES ACCESS EASEMENT, FOR INGRESS AND EGRESS TO AND FROM DRAINAGE EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, DEDICATED HEREON.
- INDICATES DRAINAGE EASEMENT, DEDICATED HEREON.
- INDICATES EASEMENT DEDICATED HEREON FOR LANDSCAPE MAINTENANCE PURPOSES IN FAVOR OF VALLEY WIDE RECREATION AND PARK DISTRICT.
- INDICATES STORM DRAIN EASEMENT, DEDICATED HEREON.
- AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, REC. 9/13/2019 AS INST. NO. 2019-0358664, O.R.
- INDICATES EASEMENT DEDICATED HEREON FOR LANDSCAPE PURPOSES IN FAVOR OF VALLEY WIDE RECREATION AND PARK DISTRICT.

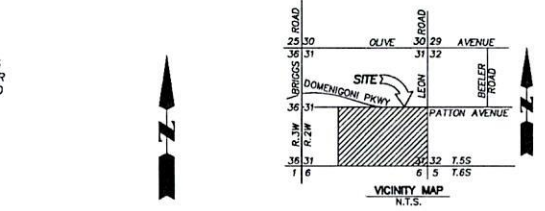
IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

**TRACT NO. 31892**

BEING A SUBDIVISION OF PARCELS 1 AND 2 OF LOT LINE ADJUSTMENT NO. 4890, RECORDED JUNE 28, 2005 AS INSTRUMENT NO. 2005-0509256, OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, TOGETHER WITH A PORTION OF THE SOUTH HALF OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 84, AT PAGE 27, RECORDS OF SAID COUNTY.

CASC ENGINEERING SEPTEMBER 2018

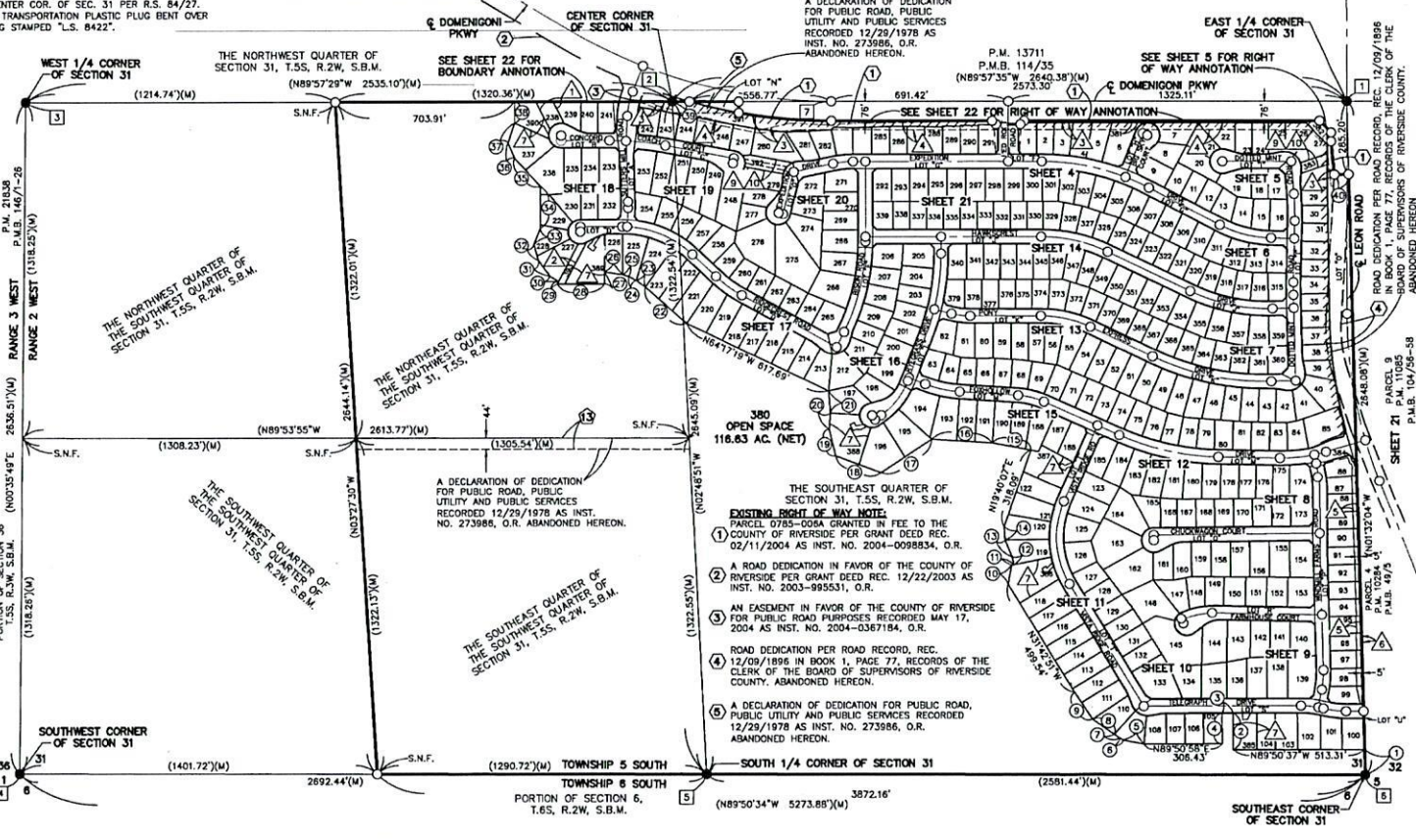
LINE DATA TABLE		LINE DATA TABLE		LINE DATA TABLE	
BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE
N01°32'04"W	100.03'	N78°24'00"W	153.61'	N27°38'59"E	10.92'
N00°09'02"W	143.20'	N89°20'15"W	237.39'	N57°37'39"W	39.18'
N89°50'58"E	42.53'	N08°41'42"E	237.54'	N36°41'37"W	78.99'
N00°09'02"W	120.00'	N89°39'02"W	189.27'	N15°12'11"W	65.67'
N79°03'39"W	81.12'	N13°41'11"W	108.10'	N21°57'56"E	66.88'
N62°32'02"W	16.25'	N04°21'41"E	63.39'	N00°39'01"E	185.54'
N55°44'31"W	28.65'	N4°50'11"W	87.15'	N43°27'29"W	152.35'
N55°09'04"W	103.95'	N42°11'3"W	216.63'	N24°03'09"W	63.77'
N33°44'37"W	126.21'	N5°58'54"W	43.65'	N18°48'41"E	82.62'
N10°14'46"E	75.99'	N62°03'15"W	33.32'	N00°02'24"E	82.31'
N78°30'28"E	9.00'	N72°18'49"W	24.81'	N89°57'35"W	67.28'
N1°00'48"W	31.35'	N81°28'46"W	70.78'	N82°56'56"E	54.77'
N22°57'08"W	72.00'	N00°00'03"E	47.10'		
N03°51'56"W	53.40'	N89°59'57"W	184.86'		



**NOTE:** DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

**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 322, PAGE 322-41 THIS AFFECTS ALL LOTS.

**BASIS OF BEARING:** THE BEARINGS ON THIS MAP ARE BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN AS SHOWN ON RECORD OF SURVEY, BOOK 84, AT PAGE 27, RECORDS OF RIVERSIDE COUNTY, BEING NORTH 89°57'35" WEST.



- EXISTING RIGHT OF WAY NOTE:**
- PARCEL 0785-0084 GRANTED IN FEE TO THE COUNTY OF RIVERSIDE PER GRANT DEED REC. 02/11/2004 AS INST. NO. 2004-0098834, O.R.
  - A ROAD DEDICATION IN FAVOR OF THE COUNTY OF RIVERSIDE PER GRANT DEED REC. 12/22/2003 AS INST. NO. 2003-995531, O.R.
  - AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR PUBLIC ROAD PURPOSES RECORDED MAY 17, 2004 AS INST. NO. 2004-0367184, O.R.
  - ROAD DEDICATION PER ROAD RECORD, REC. 12/09/1896 IN BOOK 1, PAGE 77, RECORDS OF THE CLERK OF THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY, ABANDONED HEREON.
  - A DECLARATION OF DEDICATION FOR PUBLIC ROAD, PUBLIC UTILITY AND PUBLIC SERVICES RECORDED 12/29/1978 AS INST. NO. 273986, O.R. ABANDONED HEREON.

ROAD DEDICATION PER ROAD RECORD, REC. 12/09/1896 IN BOOK 1, PAGE 77, RECORDS OF THE CLERK OF THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY, ABANDONED HEREON.

PARCEL 0785-0084 GRANTED IN FEE TO THE COUNTY OF RIVERSIDE PER GRANT DEED REC. 02/11/2004 AS INST. NO. 2004-0098834, O.R.

AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR PUBLIC ROAD PURPOSES RECORDED MAY 17, 2004 AS INST. NO. 2004-0367184, O.R.

ROAD DEDICATION PER ROAD RECORD, REC. 12/09/1896 IN BOOK 1, PAGE 77, RECORDS OF THE CLERK OF THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY, ABANDONED HEREON.



0 1,050 2,100 4,200 Feet

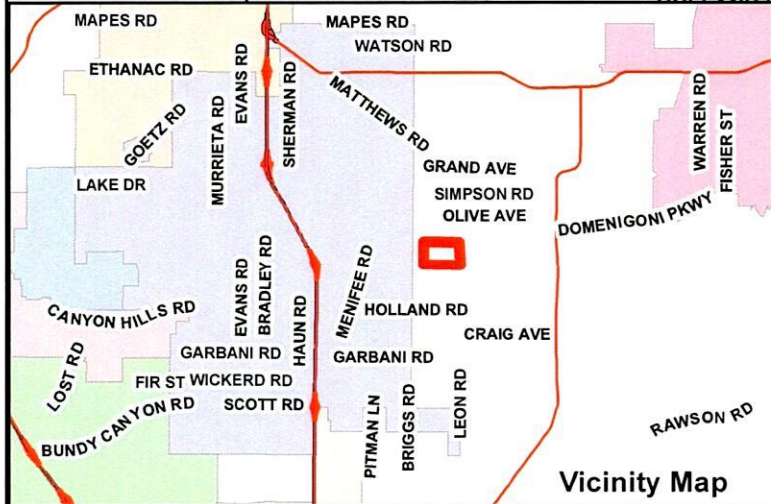
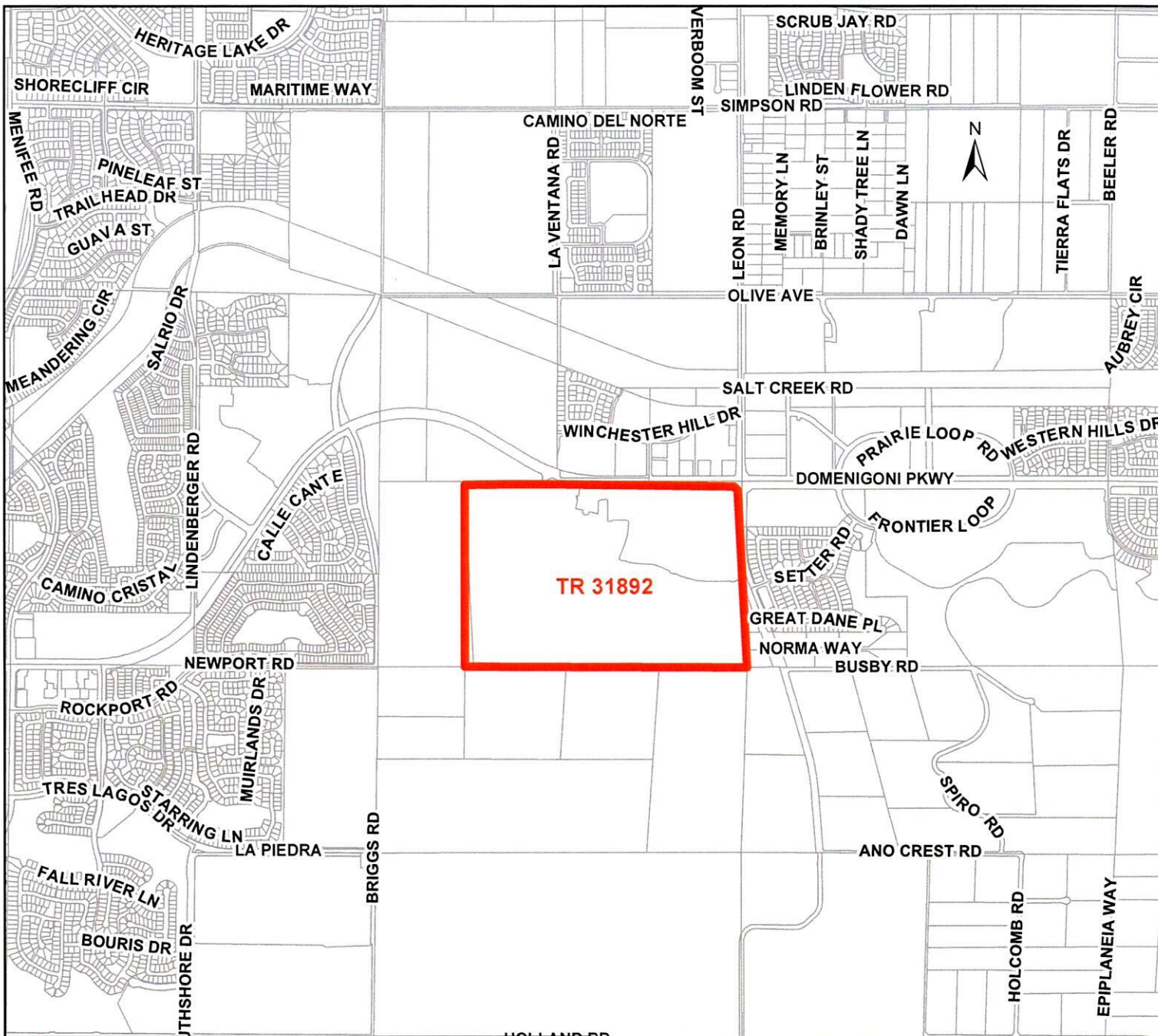
1 inch = 2,083 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)  
Printed by almedina on 3/24/2020

# Vicinity Map

## Tract No. 31892

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Vicinity Map