

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



ITEM: 2.17
(ID # 19359)

MEETING DATE:
Tuesday, June 21, 2022

FROM : TLMA-TRANSPORTATION:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Approval of Final Tract Map 33303 a Schedule "A" Subdivision in the French Valley area.
District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Improvement Agreements for Final Tract Map 33303 as approved by County Counsel;
2. Approve the Final Map; and
3. Authorize the Chair of the Board to sign the Improvement Agreements and Final Tract Map 33303.

ACTION:Consent




Ronak Patel, Deputy County Counsel 6/15/2022

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Washington 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: June 21, 2022
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: Applicant Fees 100%			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Final Tract Map 33303 was approved by the Board of Supervisors on April 24, 2007, as Agenda Item 15.3. Final Map 33303 is a 7.35-acre subdivision that is creating 23 residential lots and 1 water quality basin lot in the French Valley area. This Final Map complies in all respects with the provisions of the Subdivision Map Act and applicable local ordinances. All necessary conditions of approval have been satisfied and departmental clearances have been obtained to allow for the recordation of the final map. The Transportation Department recommends approval of this final tract map.

Pulte Home Company, LLC, desires to enter into Improvement Agreements to guarantee the construction of the required improvements and has submitted Improvement Agreements which have been approved by County Counsel. All costs for improvements will be the responsibility of the developer. The securities posted by Atlantic Specialty Insurance Company are as follows:

TR 33303 \$1,192,000 for the completion of road and drainage improvements.

TR 33303 \$76,500 for the completion of the water system.

TR 33303 \$107,500 for the completion of the sewer system.

TR 33303 \$32,832 for the completion of the survey monumentation.

Additional Fiscal Information:

All fees paid by the applicant. There is no general fund obligation.

ATTACHMENTS:

TR 33303 Vicinity Map

TR 33303 Improvement Agreements

TR 33303 Mylars

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



Jason Farin, Principal Management Analyst 6/16/2022

**AGREEMENT
FOR THE CONSTRUCTION OF ROAD/DRAINAGE IMPROVEMENTS**

This agreement, made and entered into by and between the County of Riverside, State of California, hereinafter called County, and Pulte Home Company, LLC, hereinafter called Contractor.

WITNESSETH:

FIRST: Contractor, for and in consideration of the approval by County of the final map of that certain land division known as **TR 33303**, hereby agrees, at Contractor's own cost and expense, to furnish all labor, equipment and materials necessary to perform and complete, within **24** months from the date this agreement is executed, in a good and workmanlike manner, all road and drainage improvements in accordance with those Road Plans for said land division which have been approved by the County Director of Transportation, and are on file in the office of the Riverside County Transportation Department, and do all work incidental thereto in accordance with the standards set forth in Riverside County Ordinance No. 461, as amended, which are hereby expressly made a part of this agreement. All the above required work shall be done under the inspection of and to the satisfaction of the County Director of Transportation, and shall not be deemed complete until approved and accepted as complete by the County. Contractor further agrees to maintain the above required improvements for a period of one year following acceptance by the County, and during this one year period to repair or replace, to the satisfaction of the Director of Transportation, any defective work or labor done or defective materials furnished. Contractor further agrees that all underground improvements shall be completed prior to the paving of any roadway. The estimated cost of said work and improvements is the sum of **One million one hundred ninety-two thousand and no/100 Dollars (\$1,192,000.00)**.

SECOND: Contractor agrees to pay to County the actual cost of such inspections of the work and improvements as may be required by the Director of Transportation. Contractor further agrees that, if suit is brought upon this agreement or any bond guaranteeing the completion of the road and drainage improvements, all costs and reasonable expenses and fees incurred by County in successfully enforcing such obligations shall be paid by Contractor, including reasonable attorney's fees, and that, upon entry of judgment, all such costs, expenses and fees shall be taxed as costs and included in any judgment rendered.

THIRD: County shall not, nor shall any officer or employee of County, be liable or responsible for any accident, loss or damage happening or occurring to the works specified in this agreement prior to the completion and acceptance thereof, nor shall County or any officer or employee thereof, be liable for any persons or property injured by reason of the nature of the work, or by reason of the acts or omissions of Contractor, its agents or employees, in the performance of the work, and all or said liabilities are assumed by Contractor. Contractor agrees to protect, defend, and hold harmless County and the officers and employees thereof from all loss, liability or claim because of, or arising out of the acts or omissions of Contractor, its agents and employees, in the performance of this agreement or arising out of the use of any patent or patented article in the performance of this agreement.

FOURTH: The Contractor hereby grants to County, or any agent or employee of County, the irrevocable permission to enter upon the lands of the subject land division for the purpose of completing the improvements. This permission shall terminate in the event that Contractor has completed work within the time specified or any extension thereof granted by the County.

FIFTH: The Contractor shall provide adequate notice and warning to the traveling public of each and every hazardous or dangerous condition caused or created by the construction of the works of improvement at all times up to the completion and formal acceptance of the works of improvement. The Contractor shall protect all persons from such hazardous or dangerous conditions by use of traffic regulatory control methods, including, but not limited to, stop signs, regulatory signs or signals, barriers, or detours.

SIXTH: Contractor, its agents and employees, shall give notice to the Director of Transportation at least 48 hours before beginning any work and shall furnish said Director of Transportation all reasonable facilities for obtaining full information with respect to the progress and manner of work.

SEVENTH: If Contractor, its agents or employees, neglects, refuses, or fails to prosecute the work with such diligence as to insure its completion within the specified time, or within such extensions of time which have been granted by County, or if Contractor violates, neglects, refuses, or fails to perform satisfactorily any of the provisions of the plans and specifications, Contractor shall be in default of this agreement and notice of such default shall be served upon Contractor. County shall have the power, on recommendation of the Director of Transportation, to terminate all rights of Contractor because of such default. The determination by the Director of Transportation of the question as to whether any of the terms of the agreement or specifications have been violated, or have not been performed satisfactorily, shall be conclusive upon the Contractor, and any and all parties who may have any interest in the agreement or any portion thereof. The foregoing provisions of this section shall be in addition to all other rights and remedies available to County under law. The failure of the Contractor to commence construction shall not relieve the Contractor or surety from completion of the improvements required by this agreement.

EIGHTH: Contractor agrees to file with County, prior to the date this agreement is executed, a good and sufficient improvement security in an amount not less than the estimated cost of the work and improvements for the faithful performance of the terms and conditions of this agreement, and good and sufficient security for payment of labor and materials in the amount prescribed by Article XVII of Riverside County Ordinance 460 to secure the claims to which reference is made in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code of the State of California. Contractor agrees to renew each and every said bond or bonds with good and sufficient sureties or increase the amount of said bonds, or both, within ten (10) days after being notified by the Director of Transportation that the sureties or amounts are insufficient. Notwithstanding any other provisions herein, if Contractor fails to take such action as is necessary to comply with said notice, Contractor shall be in default of this agreement unless all required improvements are completed within ninety (90) days of the date on which the Director of Transportation notified Contractor of the insufficiency of the security or the amount of the bonds or both.

NINTH: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds securing this agreement, that, in the event it is deemed necessary to extend the time of completion of the work contemplated to be done under this agreement, extensions of time may be granted, from time to time, by County, either at its own option, or upon request of Contractor, and such extensions shall in no way affect the validity of this agreement or release the surety or sureties on such bonds. Contractor further agrees to maintain the aforesaid bond or bonds in full force and effect during the terms of this agreement, including any extensions of time as may be granted therein.

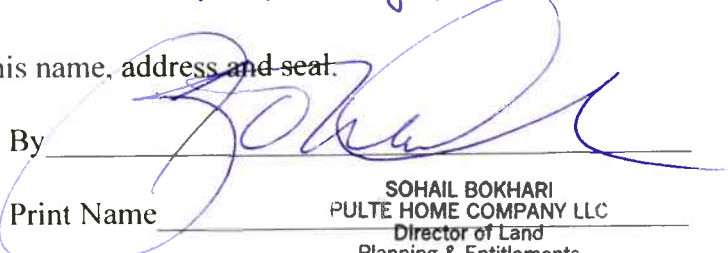
TENTH: It is understood and agreed by the parties hereto that if any part, term or provision of this agreement is by the courts held to be unlawful and void, the validity of the remaining portions shall not be affected and the rights and obligations of the parties shall be construed and enforced as if the agreement did not contain that particular part, term or provision held to be invalid.

ELEVENTH: Any notice or notices required or permitted to be given pursuant to this agreement shall be served on the other party by mail, postage prepaid, at the following addresses:

County
Construction Engineer
Riverside County Transportation Dept.
2950 Washington Street
Riverside, CA 92504

Contractor
Pulte Home Co LLC
27401 LOS ALTOS
Suite 400
Mission Viejo, CA 92691

IN WITNESS WHEREOF, Contractor has affixed his name, address and seal.

By 
Print Name SOHAIL BOKHARI
PULTE HOME COMPANY LLC
Director of Land
Planning & Entitlements
Title _____

By _____
Print Name _____
Title _____

COUNTY OF RIVERSIDE signature page to follow on page 4.

SIGNATURES OF CONTRACTOR MUST BE ACKNOWLEDGED BY NOTARY
AND EXECUTED IN TRIPLICATE

COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE

By


JEFF HEWITT

CHAIR, BOARD OF SUPERVISORS

ATTEST:

KECIA R. HARPER,
Clerk of the Board

By



Deputy

APPROVED AS TO FORM

County Counsel

By



Revised 09/01/2020

Agreement for the Construction of Road/Drainage Improvements

TR 33303

Page 4

JUN 14 2022

2.17

ACKNOWLEDGMENT

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)

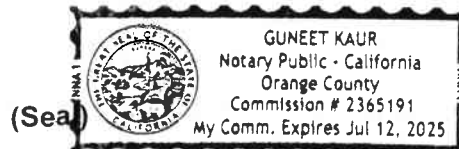
On March 4, 2022 before me, GUNEET KAUR, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared SOHAIL BOKHARI,
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 *GKaur*



THE UNIVERSITY OF CHICAGO
LIBRARY
540 EAST 57TH STREET
CHICAGO, ILL. 60637
TEL: 773-936-3200

**AGREEMENT
FOR THE CONSTRUCTION OF WATER SYSTEM IMPROVEMENTS**

This agreement, made and entered into by and between the County of Riverside, State of California, hereinafter called County, and Pulte Home Company, LLC, hereinafter called Contractor.

WITNESSETH:

FIRST: Contractor, for and in consideration of the approval by County of the final map of that certain land division known as **TR 33303**, hereby agrees, at Contractor's own cost and expense, to construct or cause to have constructed, within **24** months from the date this agreement is executed, in a good and workmanlike manner, a water distribution system, complete with all necessary pipes, valves, fire hydrants, connections and appurtenances necessary to the satisfactory operation of said distribution system, and, further, to extend main or mains from the existing supply system maintained and operated by **Eastern Municipal Water District** to connect with the distribution system described above with all pipe laid at such a depth as to provide a full thirty-six inch (36") minimum cover from the top of the pipe to street grade, unless otherwise specified by the Director of Transportation, all in accordance with those plans and specifications which have been approved by both the County Health Director and Director of Transportation, and are on file in the office of the Riverside County Transportation Department. Said approved plans and specifications are hereby made a part of this agreement as fully as though set forth herein. All of the above required work shall be done under the inspection of, and to the satisfaction of, the County Director of Transportation and the County Health Officer, and shall not be deemed complete until approved and accepted as complete by the County. Contractor further agrees to maintain the above required improvements for a period of one year following acceptance by the County, and during this one year period to repair or replace, to the satisfaction of the Director of Transportation, any defective work or labor done or defective materials furnished. Contractor further agrees that all underground improvements shall be completed prior to the paving of any roadway. The estimated cost of said work and improvements is the sum of **Seventy-six thousand five hundred no/100 Dollars (\$76,500.00)**.

SECOND: Contractor agrees to pay to County the actual cost of such inspections of the work and improvements as may be required by the Director of Transportation. Contractor further agrees that, if suit is brought upon this agreement or any bond guaranteeing the completion of the water system improvements, all costs and reasonable expenses and fees incurred by County in successfully enforcing such obligations shall be paid by Contractor, including reasonable attorney's fees, and that, upon entry of judgment, all such costs, expenses and fees shall be taxed as costs and included in any judgment rendered.

THIRD: County shall not, nor shall any officer or employee of County, be liable or responsible for any accident, loss or damage happening or occurring to the works specified in this agreement prior to the completion and acceptance thereof, nor shall County or any officer or employee thereof, be liable for any persons or property injured by reason of the nature of the work, or by reason of the acts or omissions of Contractor, its agents or employees, in the performance of the work, and all or said liabilities are assumed by Contractor. Contractor agrees to protect, defend, and hold harmless County and the officers and employees thereof from all loss, liability or claim because of, or arising out of the acts or omissions of Contractor, its agents and employees, in the performance of this agreement or arising out of the use of any patent or patented article in the performance of this agreement.

FOURTH: The Contractor hereby grants to County, or any agent or employee of County, the irrevocable permission to enter upon the lands of the subject land division for the purpose of completing the improvements. This permission shall terminate in the event that Contractor has completed work within the time specified or any extension thereof granted by the County.

FIFTH: The Landowner shall provide adequate notice and warning to the traveling public of each and every hazardous or dangerous condition caused or created by the construction of the works of improvement at all times up to the completion and formal acceptance of the works of improvement. The Landowner shall protect all persons from such hazardous or dangerous conditions by use of traffic regulatory control methods, including, but not limited to, stop signs, regulatory signs or signals, barriers, or detours.

SIXTH: Contractor, its agents and employees, shall give notice to the Director of Transportation at least 48 hours before beginning any work and shall furnish said Director of Transportation all reasonable facilities for obtaining full information with respect to the progress and manner of work.

SEVENTH: If Contractor, its agents or employees, neglects, refuses, or fails to prosecute the work with such diligence as to insure its completion within the specified time, or within such extensions of time which have been granted by County, or if Contractor violates, neglects, refuses, or fails to perform satisfactorily any of the provisions of the plans and specifications, Contractor shall be in default of this agreement and notice of such default shall be served upon Contractor. County shall have the power, on recommendation of the Director of Transportation, to terminate all rights of Contractor because of such default. The determination by the Director of Transportation of the question as to whether any of the terms of the agreement or specifications have been violated, or have not been performed satisfactorily, shall be conclusive upon the Contractor, and any and all parties who may have any interest in the agreement or any portion thereof. The foregoing provisions of this section shall be in addition to all other rights and remedies available to County under law. The failure of the Contractor to commence construction shall not relieve the Contractor or surety from completion of the improvements required by this agreement.

EIGHTH: Contractor agrees to file with County, prior to the date this agreement is executed, a good and sufficient improvement security in an amount not less than the estimated cost of the work and improvements for the faithful performance of the terms and conditions of this agreement, and good and sufficient security for payment of labor and materials in the amount prescribed by Article XVII of Riverside County Ordinance 460 to secure the claims to which reference is made in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code of the State of California. Contractor agrees to renew each and every said bond or bonds with good and sufficient sureties or increase the amount of said bonds, or both, within ten (10) days after being notified by the Director of Transportation that the sureties or amounts are insufficient. Notwithstanding any other provisions herein, if Contractor fails to take such action as is necessary to comply with said notice, Contractor shall be in default of this agreement unless all required improvements are completed within ninety (90) days of the date on which the Director of Transportation notified Contractor of the insufficiency of the security or the amount of the bonds or both.

NINTH: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds securing this agreement, that, in the event it is deemed necessary to extend the time of completion of the work contemplated to be done under this agreement, extensions of time may be granted, from time to time, by County, either at its own option, or upon request of Contractor, and such extensions shall in no way affect the validity of this agreement or release the surety or sureties on such bonds. Contractor further agrees to maintain the aforesaid bond or bonds in full force and effect during the terms of this agreement, including any extensions of time as may be granted therein.

Agreement for the Construction of Water System Improvements

TR **33303**

Page 2

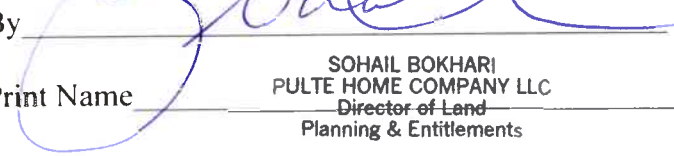
TENTH: It is understood and agreed by the parties hereto that if any part, term or provision of this agreement is by the courts held to be unlawful and void, the validity of the remaining portions shall not be affected and the rights and obligations of the parties shall be construed and enforced as if the agreement did not contain that particular part, term or provision held to be invalid.

ELEVENTH: Any notice or notices required or permitted to be given pursuant to this agreement shall be served on the other party by mail, postage prepaid, at the following addresses:

County
Construction Engineer
Riverside County Transportation Dept.
2950 Washington Street
Riverside, CA 92504

Contractor
PULTE HOME CO. LLC
27401 LOS ACTOS
SUITE 400
MISSION VIEJO, CA, 92691

IN WITNESS WHEREOF, Contractor has affixed his name, address and seal.

By 
Print Name SOHAIL BOKHARI
PULTE HOME COMPANY LLC
Director of Land
Planning & Entitlements
Title _____

By _____
Print Name _____
Title _____

COUNTY OF RIVERSIDE signature page to follow on page 4.

SIGNATURES OF CONTRACTOR MUST BE ACKNOWLEDGED BY NOTARY
AND EXECUTED IN TRIPLICATE

COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE

By 
JEFF HEWITT CHAIR, BOARD OF SUPERVISORS

ATTEST:

KECIA R. HARPER,
Clerk of the Board

By 
Deputy

APPROVED AS TO FORM

County Counsel

By 

Revised 09/01/2020

JUN 14 2022

2.17

ACKNOWLEDGMENT

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

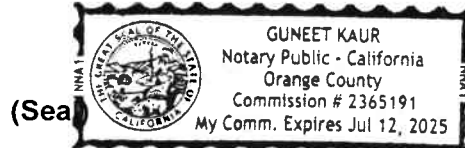
On March 4, 2022 before me, GUNEET KAUR, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared SOHAIL BOKHARI
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 *GKaur*





**AGREEMENT
FOR THE CONSTRUCTION OF SEWER SYSTEM IMPROVEMENTS**

This agreement, made and entered into by and between the County of Riverside, State of California, hereinafter called County, and Pulte Home Company, LLC, hereinafter called Contractor.

WITNESSETH:

FIRST: Contractor, for and in consideration of the approval by County of the final map of that certain land division known as **TR 33303**, hereby agrees, at Contractor's own cost and expense, to construct or cause to have constructed, within **24** months from the date this agreement is executed, in a good and workmanlike manner, a sanitary sewer system, complete with all necessary pipes, valves, fire hydrants, connections and appurtenances necessary to the satisfactory operation of said sanitary sewer system. Contractor further agrees to extend the main or mains from the existing sewer system maintained and operated by **Eastern Municipal Water District** to connect with the sanitary sewer system required to be constructed by this agreement. All the above required work shall be in accordance with those plans and specifications which have been approved by the Director of Transportation, and are on file in the office of the Riverside County Transportation Department. Said approved plans and specifications are hereby made a part of this agreement as fully as though set forth herein. All of the above required work shall be done under the inspection of, and to the satisfaction of, the County Director of Transportation and the County Health Officer, and shall not be deemed complete until approved and accepted as complete by the County and accepted by the above-named agency into its sewer system. Contractor further agrees to maintain the above required improvements for a period of one year following acceptance by the County, and during this one year period to repair or replace, to the satisfaction of the Director of Transportation, any defective work or labor done or defective materials furnished. The estimated cost of said work and improvements is the sum of **One hundred seven thousand five hundred and no/100 Dollars (\$107,500.00)**.

SECOND: Contractor agrees to pay to County the actual cost of such inspections of the work and improvements as may be required by the Director of Transportation. Contractor further agrees that, if suit is brought upon this agreement or any bond guaranteeing the completion of the water system improvements, all costs and reasonable expenses and fees incurred by County in successfully enforcing such obligations shall be paid by Contractor, including reasonable attorney's fees, and that, upon entry of judgment, all such costs, expenses and fees shall be taxed as costs and included in any judgment rendered.

THIRD: County shall not, nor shall any officer or employee of County, be liable or responsible for any accident, loss or damage happening or occurring to the works specified in this agreement prior to the completion and acceptance thereof, nor shall County or any officer or employee thereof, be liable for any persons or property injured by reason of the nature of the work, or by reason of the acts or omissions of Contractor, its agents or employees, in the performance of the work, and all or said liabilities are assumed by Contractor. Contractor agrees to protect, defend, and hold harmless County and the officers and employees thereof from all loss, liability or claim because of, or arising out of the acts or omissions of Contractor, its agents and employees, in the performance of this agreement or arising out of the use of any patent or patented article in the performance of this agreement.

FOURTH: The Contractor hereby grants to County, or any agent or employee of County, the irrevocable permission to enter upon the lands of the subject land division for the purpose of completing the improvements. This permission shall terminate in the event that Contractor has completed work within the time specified or any extension thereof granted by the County.

Agreement for the Construction of Sewer System Improvements

TR **33303**

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FIFTH: The Contractor shall provide adequate notice and warning to the traveling public of each and every hazardous or dangerous condition caused or created by the construction of the works of improvement at all times up to the completion and formal acceptance of the works of improvement. The Contractor shall protect all persons from such hazardous or dangerous conditions by use of traffic regulatory control methods, including, but not limited to, stop signs, regulatory signs or signals, barriers, or detours.

SIXTH: Contractor, its agents and employees, shall give notice to the Director of Transportation at least 48 hours before beginning any work and shall furnish said Director of Transportation all reasonable facilities for obtaining full information with respect to the progress and manner of work.

SEVENTH: If Contractor, its agents or employees, neglects, refuses, or fails to prosecute the work with such diligence as to insure its completion within the specified time, or within such extensions of time which have been granted by County, or if Contractor violates, neglects, refuses, or fails to perform satisfactorily any of the provisions of the plans and specifications, Contractor shall be in default of this agreement and notice of such default shall be served upon Contractor. County shall have the power, on recommendation of the Director of Transportation, to terminate all rights of Contractor because of such default. The determination by the Director of Transportation of the question as to whether any of the terms of the agreement or specifications have been violated, or have not been performed satisfactorily, shall be conclusive upon the Contractor, and any and all parties who may have any interest in the agreement or any portion thereof. The foregoing provisions of this section shall be in addition to all other rights and remedies available to County under law. The failure of the Contractor to commence construction shall not relieve the Contractor or surety from completion of the improvements required by this agreement.

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ELEVENTH: Any notice or notices required or permitted to be given pursuant to this agreement shall be served on the other party by mail, postage prepaid, at the following addresses:

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Riverside County Transportation Dept.
2950 Washington Street
Riverside, CA 92504

Contractor
Pulte Home Co. LLC
27401 LOS ALTOS
Suite 400
MISSION VIEJO, CA 92691

IN WITNESS WHEREOF, Contractor has affixed his name, address and seal.

By 
Print Name SOHAIL BOKHARI
Title PULTE HOME COMPANY LLC
Director of Land
Planning & Entitlements

By _____
Print Name _____
Title _____

COUNTY OF RIVERSIDE signature page to follow on page 4.

SIGNATURES OF CONTRACTOR MUST BE ACKNOWLEDGED BY NOTARY
AND EXECUTED IN TRIPLICATE

COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE

By Jeff Hewitt
JEFF HEWITT CHAIR, BOARD OF SUPERVISORS

ATTEST:

KECIA R. HARPER,
Clerk of the Board

By Kezia Smith
Deputy

APPROVED AS TO FORM

County Counsel

By B. Fu

Revised 09/01/2020

JUN 14 2022 2:17

ACKNOWLEDGMENT

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)

On March 4, 2022 before me, GUNEET KAUR, NOTARY PUBLIC
(insert name and title of the officer)

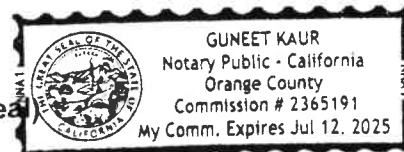
personally appeared SOHAIL BOKHARI,
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is~~are~~
subscribed to the within instrument and acknowledged to me that he~~/she/they~~ executed the same in
his~~her/their~~ authorized capacity~~(ies)~~, and that by 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 

(Seal)





**AGREEMENT
FOR THE PLACEMENT OF SURVEY MONUMENTS**

This agreement, made and entered into by and between the County of Riverside, State of California, hereinafter called County, and Pulte Home Company, LLC, hereinafter called Contractor.

WITNESSETH:

FIRST: Contractor, for and in consideration of the approval by County of the final map of that certain land division known as **TR 33303**, hereby agrees, at Contractor's own cost and expense, to furnish all labor, equipment and materials necessary to set, within **24** months from the date this agreement is executed, in a good and workmanlike manner, all survey monuments and tie points and to furnish to the County Surveyor tie notes for said tract in accordance with the standards set forth in Riverside County Ordinance No. 461 and Section 8771 et seq. of the Business and Professions Code of the State of California. Contractor further agrees to pay, within 30 days of presentation to contractor of the final billing of any surveyor or engineer for work performed by him as provided for in Article 9 of Chapter 4, Division 2 of Title 7 of the Government Code of the State of California (commencing with Section 66495). Contractor further agrees that if payment to the surveyor or engineer is not made within 30 days, the surveyor or engineer notifies County that he has not been paid for setting the final monuments, and the Board of Supervisors, pursuant to Section 66497 of the Government Code, after providing Contractor with an opportunity to present evidence as to whether or not the surveyor or engineer has been paid, orders that payment be made by County to the engineer or surveyor. Contractor will, upon demand, and without proof of loss by County, reimburse County for any funds so expended. Notwithstanding any other provisions herein, the determination of County as to whether the surveyor or engineer has been paid shall be conclusive on Contractor, its surety, and all parties who may have an interest in the agreement or any portion thereof.

All of the above required work shall be done under the inspection of, and to the satisfaction of, the County Surveyor, and shall not be deemed complete until approved and accepted as complete by the County. The estimated cost of said work and improvements is the sum of **Thirty-two thousand eight hundred thirty-two and no/100 Dollars (\$32,832.00)**.

SECOND: Contractor agrees to pay to County the actual cost of such inspections of the work and improvements as may be required by the County Surveyor. Contractor further agrees that, if suit is brought upon this agreement or any bond guaranteeing the completion of the monuments, all costs and reasonable expenses and fees incurred by County in successfully enforcing such obligations shall be paid by Contractor, including reasonable attorney's fees, and that, upon entry of judgment, all such costs, expenses and fees shall be taxed as costs and included in any judgment rendered.

THIRD: County shall not, nor shall any officer or employee of County, be liable or responsible for any accident, loss or damage happening or occurring to the works specified in this agreement prior to the completion and acceptance thereof, nor shall County or any officer or employee thereof, be liable for any persons or property injured by reason of the nature of the work, or by reason of the acts or omissions of Contractor, its agents or employees, in the performance of the work, and all or said liabilities are assumed by Contractor. Contractor agrees to protect, defend, and hold harmless County and the officers and employees thereof from all loss, liability or claim because of, or arising out of the acts or omissions of Contractor, its agents and employees, in the performance of this agreement or arising out of the use of any patent or patented article in the performance of this agreement.

JUN 14 2022 2.17

FOURTH: The Contractor hereby grants to County, the Surety upon any bond, and to the agents, employees and contractors of either or them, the irrevocable permission to enter upon the lands of the subject land division for the purpose of completing the monumentation. This permission shall terminate in the event that Contractor or the Surety has completed work within the time specified or any extension thereof granted by the County. It is further agreed that Contractor shall have control of the ground reserved for the installation of said work, and the streets in which they are to be placed, as is necessary to allow Contractor to carry out this agreement.

FIFTH: Contractor agrees to file with County prior to the date this contract is executed, an acceptable and sufficient improvement security in an amount not less than the estimated cost of the work, as above specified, for the faithful performance of the terms and conditions of this agreement, and for the payment of the amount of the improvement security to the County for the benefit of any surveyor or engineer who has not been paid by the Contractor, as provided for by Section 66495 et seq. of the Government Code of the State of California. Contractor agrees to renew each and every said bond or bonds with good and sufficient sureties or increase the amount of said bonds, or both, within ten (10) days after being notified by the Director of Transportation that the sureties or amounts are insufficient. Notwithstanding any other provisions herein, if Contractor fails to take such action as is necessary to comply with said notice, Contractor shall be in default of this agreement unless all required improvements are completed within ninety (90) days of the date on which the Director of Transportation notified Contractor of the insufficiency of the security or the amount of the bonds or both.

SIXTH: If contractor neglects, refuses, or fails to prosecute the work as to insure its completion within the time specifies, or within such extensions of time which have been granted by County, or if Contractor violates, neglects, refuses, or fails to perform satisfactorily any of the provisions of the plans and specifications, Contractor shall be in default of this agreement. County shall have the power, on recommendation of the Director of Transportation, to terminate all rights of Contractor in such agreement, but said termination shall not affect or terminate any of the rights of County as against Contractor or its Surety then existing or which thereafter accrue because of such default. The determination of the County Surveyor of the question as to whether any of the terms of the agreement or specifications have been violated, or have not been performed satisfactorily, shall be conclusive upon the Contractor, its Surety, and any and all parties who may have any interest in the agreement or any portion thereof. The foregoing provisions of this section shall be in addition to all other rights and remedies available to County under law. The failure of the Contractor to commence construction shall not relieve the Contractor or surety from completion of the improvements required by this agreement.

SEVENTH: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds securing this agreement, that, in the event it is deemed necessary to extend the time of completion of the work contemplated to be done under this agreement, extensions of time may be granted, from time to time, by County, either at its own option, or upon request of Contractor, and such extensions shall in no way affect the validity of this agreement or release the surety or sureties on such bonds. Contractor further agrees to maintain the aforesaid bond or bonds in full force and effect during the terms of this agreement, including any extensions of time as may be granted therein.

EIGHTH: It is understood and agreed by the parties hereto that if any part, term or provision of this agreement is by the courts held to be unlawful and void, the validity of the remaining portions shall not be affected and the rights and obligations of the parties shall be construed and enforced as if the agreement did not contain that particular part, term or provision held to be invalid.

NINTH: Any notice or notices required or permitted to be given pursuant to this agreement shall be served on the other party by mail, postage prepaid, at the following addresses:

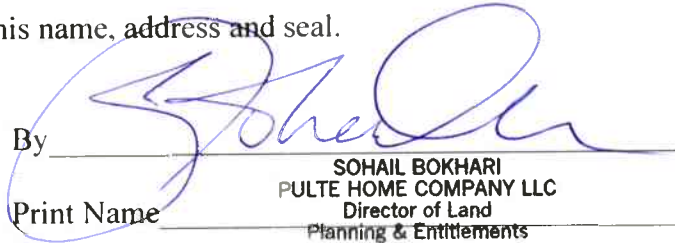
County

Contractor

Construction Engineer
Riverside County Transportation Dept.
2950 Washington Street
Riverside, CA 92504

PULTE HOME CO. LLC
27401 LOS ALTOS
SUITE 400
MISSION VIEJO, CA 92691

IN WITNESS WHEREOF, Contractor has affixed his name, address and seal.

By 
Print Name SOHAIL BOKHARI
PULTE HOME COMPANY LLC
Director of Land
Planning & Entitlements

Title _____

By _____

Print Name _____

Title _____


COUNTY OF RIVERSIDE signature page to follow on page 4.

SIGNATURES OF CONTRACTOR MUST BE ACKNOWLEDGED BY NOTARY
AND EXECUTED IN TRIPLICATE

COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE

By


JEFF HEWITT CHAIR, BOARD OF SUPERVISORS

ATTEST:

KECIA R. HARPER,
Clerk of the Board

By


Deputy

APPROVED AS TO FORM

County Counsel

By



Revised 09/01/2020

ACKNOWLEDGMENT

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)

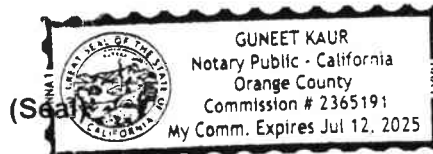
On March 4, 2022 before me, GUNEET KAUR, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared SOHAIL BOKHARI,
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 *Gaur*





**ASSESSOR-COUNTY CLERK-RECORDER, RIVERSIDE COUNTY
RECORDS MANAGEMENT PROGRAM
RECORDS TRANSFER LIST, part 1**

1. Work Order #

1. Page — of —

INSTRUCTIONS: Fax completed form to (909) 358-6961 and submit original form to the Records Center with the records being transferred.

DEPARTMENTAL INFORMATION

3. DEPARTMENT Clerk of the Board of Supervisors		8. ORG.#	10. DATE 06/22/2022
4. ORGANIZATION County of Riverside		9. ACCOUNT #	11. MEDIA CODE
5. ADDRESS 4080 Lemon St., Room 127		12. NO. OF BOXES TRANSFERRED	
CITY Riverside, Ca. 92501		13. RECORDS TRANSFERRED BY:	
6. MAIL STOP 1010	7. Name Sue Maxwell PHONE # 955-1069 FAX# 955-1071	14. RECORDS COORDINATOR (must be Authorized):	

15. BOX # (Temp)	16. DESCRIPTION OF RECORDS <small>Must be the same as records series title on schedule</small>	17. RANGE OF YEARS	18. DESTRUCTION DATE	19. RECORD SERIES TITLE CODE	20. PERMANENT BOX # <small>(Barcode label)</small>
	Board Date 06/21/2022 Item No 2.17 Final Tract Map No 33301 – Sched "A"				
	Subdivision of Parcel 4 of Parcel Map 7375 & Parcel "A" of Lot Line Adjustment No 4872 within SEC 28 T6S R2W SBM with Subdivision Guarantee, CC&Rs & Improvement Agreements District 3				

21. RECORDS RECEIVED BY: <i>Dannel Joffe</i>		30. REMARKS	
22. TITLE	23. RECEIVED VIA:	RECEIVED RIVERSIDE COUNTY CLERK/BOARD OF SUPERVISORS 2022 JUN 22 AM 10:11	
24. DATE RECEIVED: 6/22/22	25. TIME RECEIVED: 10:11		
26. BOXES VERIFIED BY:	27. DATE BOXES VERIFIED:		
28. NAME/DATE SCANNED TO HOLDING AREA:	29. NAME/DATE SCANNED TO LOCATION:		

6/21/22 2.17



TRANSPORTATION DEPARTMENT

FORM 11 SUMMARY/ROUTING FORM

RECEIVED RIVERSIDE COUNTY
BOARD OF SUPERVISORS

2022 JUN 13 PM 2:30

BOARD APPROVAL REQUIRED: Yes No
COUNTY COUNSEL APPROVAL: Yes No

<input type="checkbox"/> AGREEMENT/CONTRACT	NO.:
---	------

REQUESTED BOARD DATE: 6/21/2022	CAN IT GO AT A LATER DATE: <input type="checkbox"/> YES <input type="checkbox"/> NO
---------------------------------	---

<input type="checkbox"/> AMENDMENT	NO.	<input type="checkbox"/> CHANGE ORDER	NO.
<input type="checkbox"/> RESOLUTION	NO.	<input type="checkbox"/> ORDINANCE	NO.
<input type="checkbox"/> AWARD PACKAGE	<input checked="" type="checkbox"/> FINAL MAP	<input type="checkbox"/> ACQUISITION/EDA	<input type="checkbox"/> ADVERTISEMENT PACKAGE
<input type="checkbox"/> OTHER:	SUPERVISORIAL DISTRICT: 3		

PROJECT/SUBJECT:
FINAL TRACT MAP NO: 33303 (Schedule "A")
DESCRIPTION: APPROVAL OF FINAL TRACT MAP AND IMPROVEMENT AGREEMENTS.

CONTRACTING PARTY: Paul Hillmer	W.O. NO.: FTM33303(TC-SU21)(DBF)
PROJECT MANAGER: Paul Hillmer	EXTENSION: 5-1843
FORM 11 AUTHOR/CONTACT: Paul Hillmer	EXTENSION:

FISCAL

AMOUNT: \$ (0)	CHANGE ORDER AMOUNT: \$
FUNDING SOURCE (S): Applicant Fees	FUNDING SOURCE(S):

ROUTING

SPECIAL ROUTING INSTRUCTIONS (e.g., who receives original agreements, companion item, rush, etc.):
THE FINAL TRACT MAP AND 3 COPIES OF THE IMPROVEMENT AGREEMENTS ARE TO BE EXECUTED BY THE CHAIR OF THE BOARD.
THE FINAL TRACT MAP AND SUBDIVISION GUARANTEE IS TO BE DELIVERED TO THE COUNTY RECORDER. COB RETAINS 1 COPY OF THE IMPROVEMENT AGREEMENT AND RETURNS THE 2 REMAINING COPIES TO TRANSPORTATION.
CC&R'S FOR THIS TRACT ARE SUBMITTED WITH TRACT 31700-1.

MINUTETRAQ (MT) NO:	TRANS TRACKING ID:	DATE RECEIVED:	INITIALS:
19359			

2022-6-153142
6/21/22 2.17

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 AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND...

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES. THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES. THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES...

PLUTE HOME COMPANY, LLC A MICHIGAN LIMITED LIABILITY COMPANY BY: [Signature] DATE: 5/31/22

NOTARY ACKNOWLEDGEMENT A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE SIGNER(S) AND THE SIGNATURE(S) OR VALIDITY OF THIS DOCUMENT.

ON MAY 31, 2022, before me, [Signature], a Notary Public, personally appeared [Signature] whose name is 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 instrument for the purposes and consideration therein expressed and that the person(s) acted freely, without duress, coercion, fraud, or undue influence.

WITNESS MY HAND AND OFFICIAL SEAL. COUNTY OF CALIFORNIA. PRINTED NAME: [Signature]

TRACT NO. 33303

BEING A SUBDIVISION OF PARCEL 4 OF PARCEL MAP 3776 AS SHOWN BY MAP ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER IN BOOK 23 PAGE 37 OF PARCEL MAPS TOGETHER WITH PARCEL "A" OF LOT LINE ADJUSTMENT NO. 4872 RECORDED 6/08/2005 AS INSTRUMENT NO. 2005-0458072, OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, IN SECTION 28, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.B.M.

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 LIEB BUT NOT YET PAYABLE WHICH ARE ESTIMATED TO BE \$ 12,400.00

TAX BOND CERTIFICATE I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 12,400.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER, A LEADERSHIP AND PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

NOTICE OF ORNAMENT FEES NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE MURBETTA CREEK/WIND SPINGS VALLEY AREA PARKING PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, ON SEPTEMBER 24, 2007. THE GOVERNMENT CODE AND THAT SAID PROPERTY IS SUBJECT TO FEES FOR SAID ORNAMENT FEES.

ABANDONMENT NOTICE THOSE PORTIONS OF AN EASEMENT FOR THE PURPOSE OF PUBLIC ROAD, DRAINAGE AND PUBLIC UTILITY PARCELS AND PUBLIC SERVICES RECORDED SEPTEMBER 22, 2008, AS INSTRUMENT NUMBER 2008-0698028 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, WITHIN LOTS 19 AND 20 OF THIS TRACT MAP 3776.

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

RECORDER'S STATEMENT FILED THIS 11th DAY OF MAY 2022 AT 1:00 PM IN BOOK 23 PAGE 37 OF PARCEL MAPS TOGETHER WITH RECORDS OF THE CLERK OF THE BOARD OF SUPERVISORS. PETER ADAMA ASSESSOR - COUNTY CLERK - RECORDER BY: [Signature] DEPUTY FIRST AMERICAN TITLE INSURANCE COMPANY

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 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 MAP 33303 AS FILED, AMENDED AND APPROVED BY THE BOARD OF SUPERVISORS ON APRIL 24, 2007. THE EXPIRATION DATE BEING OCTOBER 24, 2022, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: 5-13-2022 BY: [Signature] DEPUTY



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

DATE: 05/11/2022 ATTEST: KECA HARBER CLERK OF THE BOARD OF SUPERVISORS BY: [Signature] DEPUTY

RECORDING REQUESTED BY:

First American Title Company
Homebuilder Services Division

WHEN RECORDED MAIL TO:

First American Title Company
1250 Corona Pointe, Suite 200
Corona, CA 92879

Order: 6465965

SUBDIVISION GUARANTEE

TRACT NO. 33303

SUBDIVISION GUARANTEE

Fee: \$150.00
Tract No. 33303

First American Title Insurance Company
a corporation

GUARANTEES

The County of Riverside and any City within which said subdivision is located in a sum not exceeding \$10,000.00.

That, according to those public records which, under the recording laws, impart constructive notice of matters affecting the title to the land included within the exterior boundary shown on the map of the above referenced subdivision, the only parties having any record title interest in said land whose signatures are necessary, under the requirements of the Subdivision Map Act, on the certificates consenting to the recordation of said map and offering for dedication any streets, roads, avenues and other easements offered for dedication by said map are:

PULTE HOME COMPANY, LLC A MICHIGAN LIMITED LIABILITY COMPANY (OWNER)

The map hereinbefore referred to is a subdivision of:

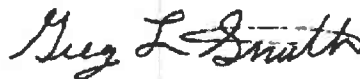
BEING A SUBDIVISION OF PARCEL 4 OF PARCEL MAP 7375, AS SHOWN BY MAP ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER IN BOOK 23, PAGE 37 OF PARCEL MAPS, TOGETHER WITH PARCEL "A" OF LOT LINE ADJUSTMENT NO. 4872 RECORDED 6/08/2005 AS INSTRUMENT NO. 2005-0456072, OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, IN SECTION 28, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.B.M.

Dated: May 31, 2022

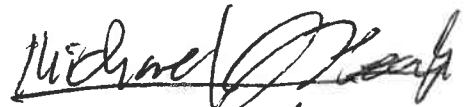
First American Title Insurance Company



Kenneth D. DeGiorgio, President



Greg L. Smith, Secretary



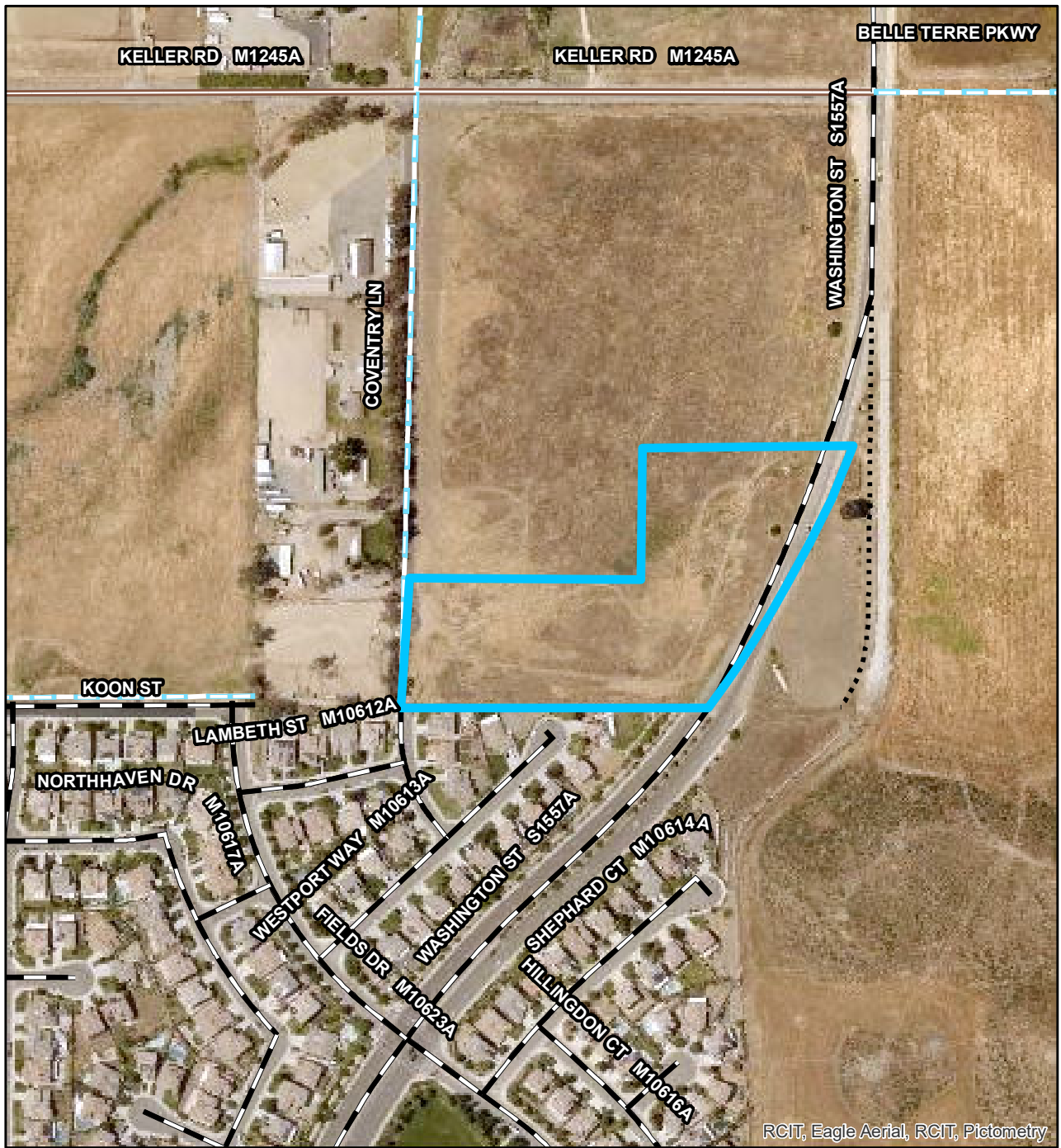
Michael Keough

Title Officer Assistant

Additional Attachments
Filed with Item No:
2.16

Board Date:
June 21, 2022











Topic:
CC&Rs



Legend

Road Book Centerline

TYPE

-  F.A.U. Maintained
-  F.A.S. Maintained
-  Paved Surface Maintained
-  Graveled Surface Maintained
-  Dirt Surface Maintained
-  Accepted for Public Use
-  Non-County Road
-  Vacated
-  City Road
-  Maintained for City/Non-County

VICINITY MAP

Tract Map 33303

Section 28, T.6S. R2W.

Supervisorial District: 3



NOT TO SCALE

RCIT, Eagle Aerial, RCIT, Pictometry

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 "D", INCLUSIVE. THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

AS A CONDITION OF DEDICATION OF LOT "A" (WASHINGTON STREET), THE OWNERS OF LOTS 8, 9, AND 19 THROUGH 21, INCLUSIVE, ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED.

WE HEREBY RETAIN LOT 24 IN FEE INDICATED AS WATER QUALITY BASIN, AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: STORM DRAIN EASEMENT LYING WITHIN LOT 19, AS SHOWN HEREON. THE DEDICATION IS FOR THE CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: "WATER QUALITY EASEMENT" OVER ALL OF WATER QUALITY BASIN LOT 24, AS SHOWN HEREON. THE DEDICATION IS FOR WATER QUALITY AND INSPECTION PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES TO THE VALLEY-WIDE RECREATION AND PARK DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA: LYING OVER ALL OF WATER QUALITY BASIN LOT 24, AS SHOWN HEREON. THE DEDICATION IS FOR WATER QUALITY AND LANDSCAPE MAINTENANCE PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: DRAINAGE EASEMENT LYING WITHIN LOT 24, 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 TO THE VALLEY-WIDE RECREATION AND PARK DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA: LYING WITHIN LOT 16 AS SHOWN HEREON, THE DEDICATION IS FOR LANDSCAPE MAINTENANCE PURPOSES.

PULTE HOME COMPANY, LLC
A MICHIGAN LIMITED LIABILITY COMPANY

BY: [Signature] 5/31/22
DARREN WARREN
DIVISION VICE PRESIDENT OF LAND ACQUISITION AND DEVELOPMENT

NOTARY ACKNOWLEDGEMENT

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

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

ON MAY 31, 2022 BEFORE ME, CRESIDA DIAZ, A NOTARY PUBLIC, PERSONALLY APPEARED DARREN WARREN, 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 LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
SIGNATURE

CRESIDA DIAZ
PRINTED NAME

COMMISSION # 2394854
EXPIRATION 02/25/2026

MY PRINCIPAL PLACE OF BUSINESS IS RIVERSIDE COUNTY.

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

TRACT NO. 33303

BEING A SUBDIVISION OF PARCEL 4 OF PARCEL MAP 7375, AS SHOWN BY MAP ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER IN BOOK 23, PAGE 37 OF PARCEL MAPS, TOGETHER WITH PARCEL "A" OF LOT LINE ADJUSTMENT NO. 4872 RECORDED 6/08/2005 AS INSTRUMENT NO. 2005-0456072, OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, IN SECTION 28, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.B.M.

ACS CONSULTING, INC.

MAY 2022

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 \$ 13,400.00

DATE: June 8, 2022.

MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: [Signature]
DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 13,400.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: June 8, 2022.

CASH OR SURETY BOND
MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: [Signature], DEPUTY

NOTICE OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE MURRIETA CREEK/ WARM SPRINGS VALLEY 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.

ABANDONMENT NOTE

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

THOSE PORTIONS OF AN EASEMENT FOR THE PURPOSE OF PUBLIC ROAD, DRAINAGE AND PUBLIC UTILITY PURPOSES AND PUBLIC SERVICES, RECORDED JANUARY 26, 2006, AS INSTRUMENT NUMBER: 2006-0060028, OF OFFICIAL RECORDS, RIVERSIDE COUNTY, WITHIN LOTS 19 AND 20 OF THIS TRACT MAP.

THOSE PORTIONS OF AN EASEMENT FOR THE PURPOSE OF PUBLIC ROAD, DRAINAGE AND PUBLIC UTILITY PURPOSES AND PUBLIC SERVICES, RECORDED SEPTEMBER 22, 2008, AS INSTRUMENT NUMBER: 2008-0515072, OF OFFICIAL RECORDS, WITHIN LOTS 16 AND 24 OF THIS TRACT MAP.

VALLEY-WIDE RECREATION AND PARK DISTRICT

THE 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.

DATE: 0.8, 2022.

[Signature]

DEAN WETTER
GENERAL MANAGER

RECORDER'S STATEMENT

FILED THIS DAY OF , 20
AT M. IN BOOK OF MAPS,
AT PAGES , AT THE
REQUEST OF THE CLERK OF THE BOARD.
NO.
FEE

PETER ALDANA
ASSESSOR - COUNTY CLERK - RECORDER

BY: , DEPUTY

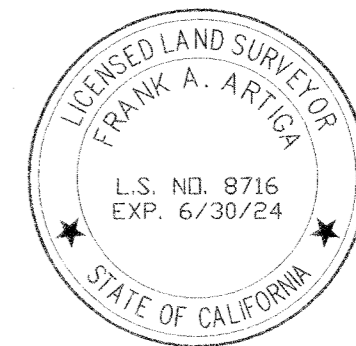
SUBDIVISION GUARANTEE:
FIRST AMERICAN TITLE INSURANCE COMPANY

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 PULTE HOMES COMPANY, LLC., IN JUNE, 2010. 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.

DATE: June 6th, 2022.

[Signature]
FRANK A. ARTIGA
L.S. NO. 8716
EXP. 06/30/24

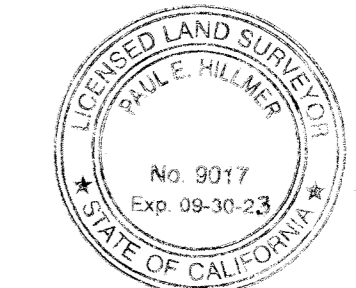


COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT MAP 33303 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON APRIL 24, 2007, THE EXPIRATION DATE BEING OCTOBER 24, 2022, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: 6-13, 2022.

[Signature]
DAVID L. MCMILLAN
COUNTY SURVEYOR
L.S. 8488, EXP. 12/31/22



BOARD OF SUPERVISORS STATEMENT

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES, AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS AND ACCEPTS THE OFFER OF DEDICATION OF ABUTTER'S RIGHTS OF ACCESS ALONG WASHINGTON STREET.

THE OFFER OF DEDICATION MADE HEREON OF THE STORM DRAIN EASEMENT IS HEREBY NOT ACCEPTED.

THE DEDICATION OF THE "WATER QUALITY EASEMENT" AS SHOWN HEREON, IS HEREBY ACCEPTED.

THE OFFER OF DEDICATION MADE HEREON OF THE DRAINAGE EASEMENT IS 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.

DATED: , 2022. ATTEST:
KECIA HARPER
CLERK OF THE BOARD OF SUPERVISORS

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BY: , DEPUTY
CHAIRMAN OF THE BOARD OF SUPERVISORS

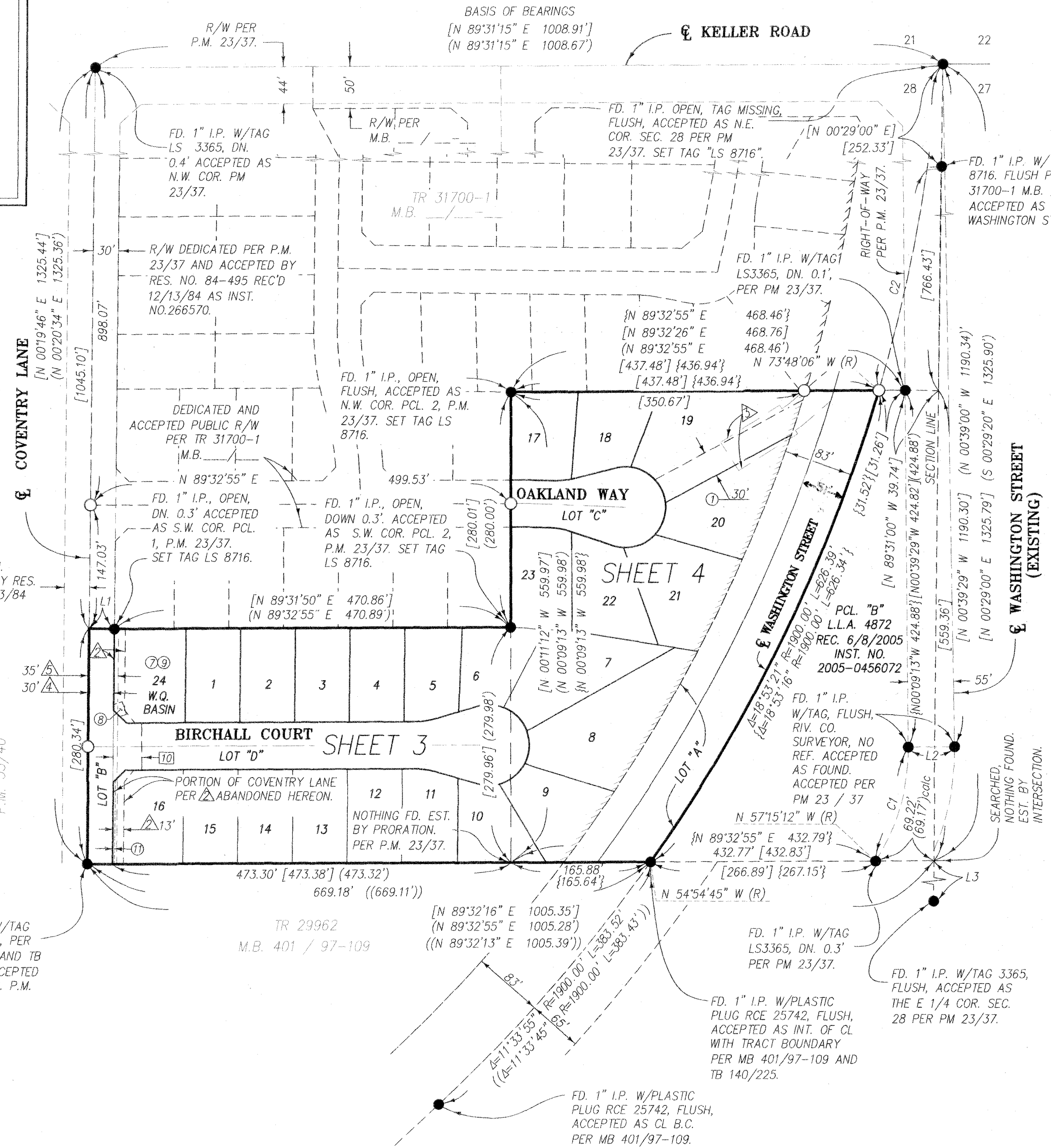
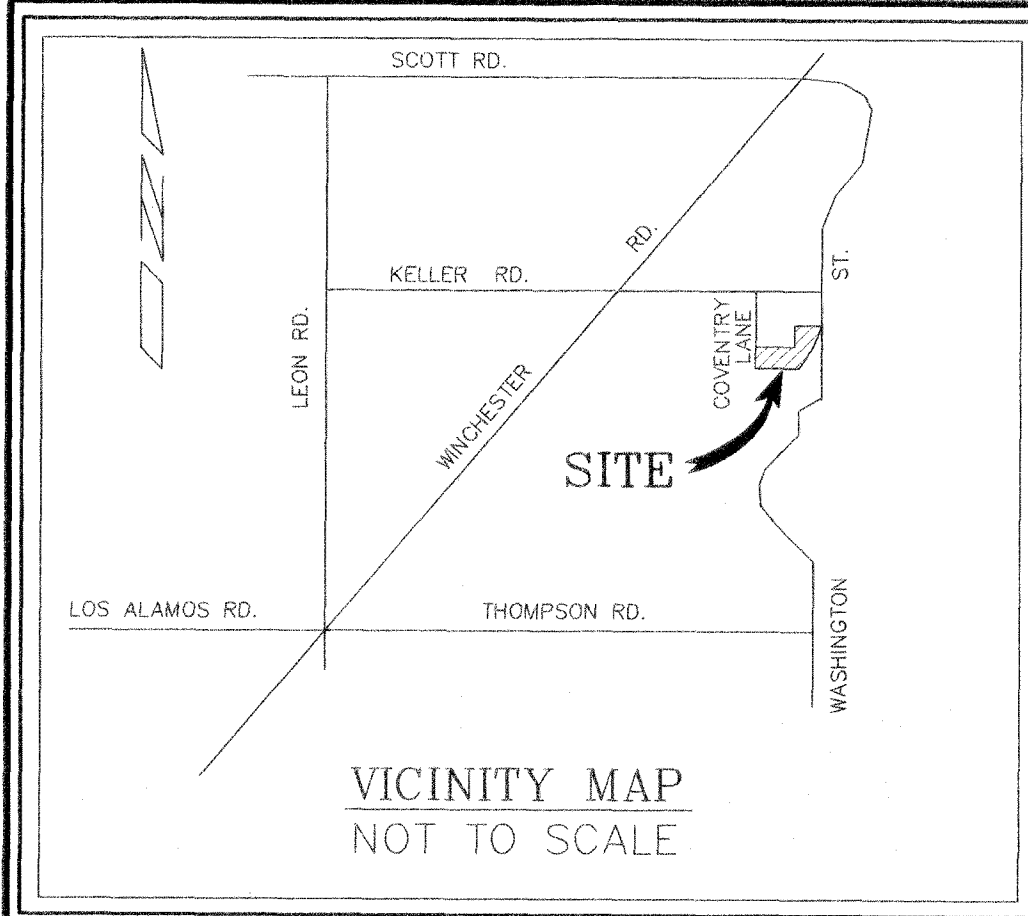
TRACT NO. 33303

BEING A SUBDIVISION OF PARCEL 4 OF PARCEL MAP 7375, AS SHOWN BY MAP ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER IN BOOK 23, PAGE 37 OF PARCEL MAPS, TOGETHER WITH PARCEL "A" OF LOT LINE ADJUSTMENT NO. 4872 RECORDED 6/08/2005 AS INSTRUMENT NO. 2005-0456072, OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, IN SECTION 28, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.B.M.

ACS CONSULTING, INC.

MAY 2022

SURVEY PROCEDURE AND INDEX



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 11 PAGE 12. THIS AFFECTS ALL LOTS.

EASEMENT NOTES

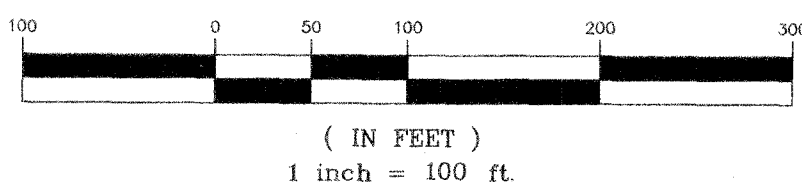
- ① STORM DRAIN EASEMENT DEDICATED HEREON.
- ② EASEMENT FOR PUBLIC ROAD, DRAINAGE AND PUBLIC UTILITY PURPOSES IN FAVOR OF THE COUNTY OF RIVERSIDE PER INST. NO. 2008-0515072 RECORDED SEPTEMBER 22, 2008, O.R., RIVERSIDE COUNTY, ABANDONED HEREON.
- ③ EASEMENT FOR PUBLIC ROAD, DRAINAGE AND PUBLIC UTILITY PURPOSES IN FAVOR OF THE COUNTY OF RIVERSIDE PER INST. NO. 2006-0060028 RECORDED JANUARY 26, 2006, O.R., RIVERSIDE COUNTY, ABANDONED HEREON.
- ④ EASEMENT FOR PUBLIC USE FOR STREET PURPOSES IN FAVOR OF COUNTY OF RIVERSIDE PER PARCEL MAP 7375, P.M. 23/37, O.R., RIVERSIDE COUNTY.
- ⑤ EASEMENT FOR ELECTRICAL POWER LINES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT PER INST. NO. 85-657 RECORDED ON JANUARY 2, 1985, O.R., RIVERSIDE COUNTY.
- ⑥ WATER QUALITY EASEMENT, DEDICATED HEREON.
- ⑦ DRAINAGE EASEMENT, DEDICATED HEREON.
- ⑧ WATER QUALITY & LANDSCAPE MAINTENANCE EASEMENT, DEDICATED HEREON TO VALLEY WIDE RECREATION AND PARK DISTRICT.
- ⑨ EASEMENT FOR PUBLIC ROAD, DRAINAGE AND PUBLIC UTILITY PURPOSES IN FAVOR OF THE COUNTY OF RIVERSIDE PER INST. NO. 2008-0515072 RECORDED SEPTEMBER 22, 2008, O.R., RIVERSIDE COUNTY.
- ⑩ LANDSCAPE MAINTENANCE EASEMENT DEDICATED HEREON TO VALLEY WIDE RECREATION AND PARK DISTRICT.

SURVEYOR'S NOTES

1. THE BASIS OF BEARING FOR THIS SUBDIVISION IS THE CENTERLINE OF KELLER ROAD AS SHOWN ON PARCEL MAP 7375, PM 23/37, SHOWN AS N 89°31'15" E.
2. ● DENOTES FOUND MONUMENT AS NOTED.
3. ○ DENOTES SET 1" IRON PIPE 18" LONG WITH YELLOW PLASTIC PLUG STAMPED "LS 8716", FLUSH.
4. SET 1" IRON PIPE 18" LONG WITH PLASTIC PLUG STAMPED L.S. 8716, FLUSH, AT ALL REAR LOT CORNERS, UNLESS NOTED OTHERWISE.
5. SET NAIL AND TAG STAMPED "L.S. 8716", (RIVERSIDE COUNTY STANDARD "E") ON TOP OF CURB AT ALL PROLONGATION OF LOT LINES FOR FRONT LOT CORNERS.
6. SET NAIL AND TAG "LS 8716" IN TOP OF CURB FOR BCs, ECs, PCCs AND CORNER CUT-BACKS PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE, OFFSET 9.75 FEET AS MEASURE FROM THE RIGHT OF WAY LINE.
7. ALL MONUMENTS SHOWN AS "SET" SHALL BE SET IN ACCORDANCE WITH THE MONUMENT AGREEMENT FOR THE MAP.
8. THIS TRACT CONTAINS 7.35 ACRES, GROSS.
9. DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
10. () DENOTES RECORD DATA PER PARCEL MAP NO. 7375 PM 23/37, UNLESS NOTED OTHERWISE.
11. [] DENOTES RECORD AND MEASURED DATA PER TRACT NO. 31700-1 MB ____/____.
12. (()) DENOTES RECORD DATA PER TRACT NO. 29962 MB 401/97-109.
13. { } DENOTES RECORD DATA PER LOT LINE ADJUSTMENT NO. 4872, RECORDED 6/8/05 AS INST. NO. 2005-0456072.
14. / / / / INDICATES RESTRICTED ACCESS.
15. CC&Rs RECORDED _____ AS INST. NO. _____.
16. W.Q. = WATER QUALITY

VICINITY MAP NOT TO SCALE

GRAPHIC SCALE



NO.	BEARING	LENGTH
L1	N 89°40'14" W	30.00'
L2	N 89°23'24" E	55.01'
L3	S 00°29'00" W	1325.94'
	S 00°29'20" W	1325.91'

NO.	DELTA	LENGTH	RADIUS
C1	[33°26'40"]	143.01'	245.00'
	[33°25'31"]	142.93'	245.00'
	[33°25'31"]	142.93'	245.00'
C2	[15°42'54"]	521.13'	1900.00'

R/W DEDICATED PER P.M. 33/40 AND ACCEPTED BY RES. NO. 84-495 REC'D 12/13/84 AS INST. NO. 266570.

FD. 1" I.P. W/TAG 3365, FLUSH, PER P.M. 23/37 AND TB 140/219. ACCEPTED AS S.W. COR. P.M. 23/37.

TR 29962 M.B. 401 / 97-109

FD. 1" I.P. W/TAG LS3365, DN. 0.3' PER PM 23/37.

FD. 1" I.P. W/PLASTIC PLUG RCE 25742, FLUSH, ACCEPTED AS INT. OF CL WITH TRACT BOUNDARY PER MB 401/97-109 AND TB 140/225.

FD. 1" I.P. W/TAG 3365, FLUSH, ACCEPTED AS THE E 1/4 COR. SEC. 28 PER PM 23/37.

FD. 1" I.P. W/PLASTIC PLUG RCE 25742, FLUSH, ACCEPTED AS CL B.C. PER MB 401/97-109.

TRACT NO. 33303

EASEMENT NOTES

SEE SHEET 2

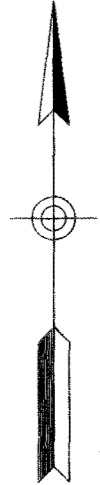
SURVEYORS NOTES

SEE SHEET 2

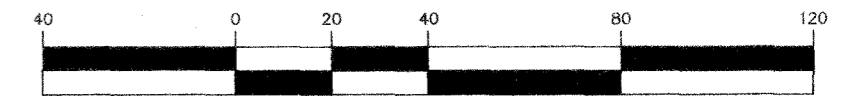
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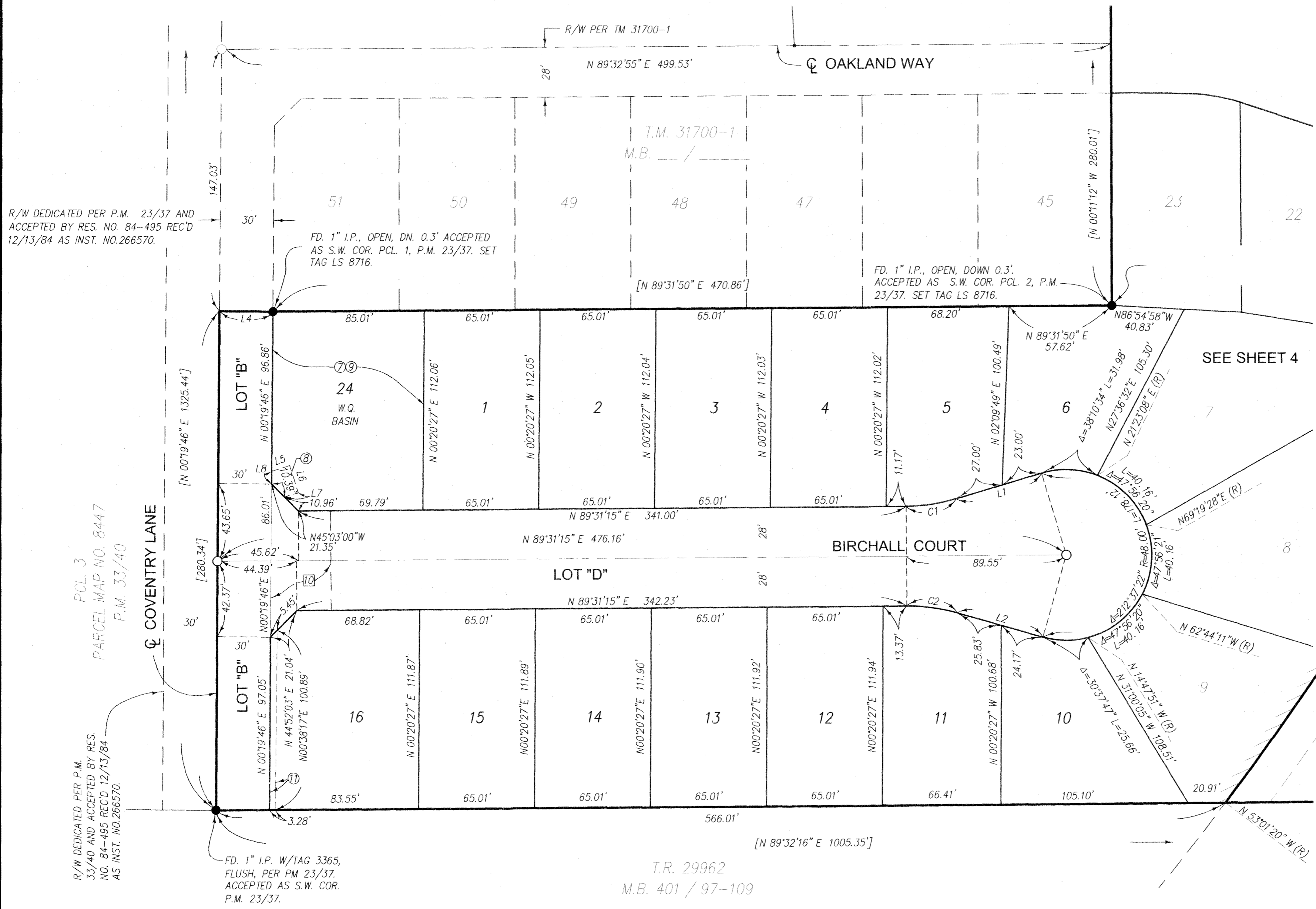
MAY 2022



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



LINE TABLE		
NO.	BEARING	LENGTH
L1	N 73°12'34" E	50.00'
L2	N 74°10'04" W	50.00'
L3	N 89°31'50" E	20.00'
L4	N 89°40'14" W	30.00'
L5	N 72°23'07" E	10.69'
L6	N 17°36'53" W	16.00'
L7	N 72°23'07" E	8.10'
LB	N 00°19'46" E	7.12'

ARC TABLE			
NO.	DELTA	LENGTH	TANGENT
C1	16°18'41"	28.47'	14.33'
C2	16°18'41"	28.47'	14.33'

R/W DEDICATED PER P.M. 23/37 AND ACCEPTED BY RES. NO. 84-495 REC'D 12/13/84 AS INST. NO. 266570.

PCL. 3
PARCEL MAP NO. 8447
P.M. 33/40

R/W DEDICATED PER P.M. 33/40 AND ACCEPTED BY RES. NO. 84-495 REC'D 12/13/84 AS INST. NO. 266570.

FD. 1" I.P. W/TAG 3365, FLUSH, PER PM 23/37. ACCEPTED AS S.W. COR. P.M. 23/37.

T.R. 29962
M.B. 401 / 97-109

SURVEYORS NOTES

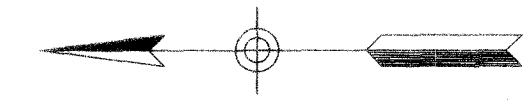
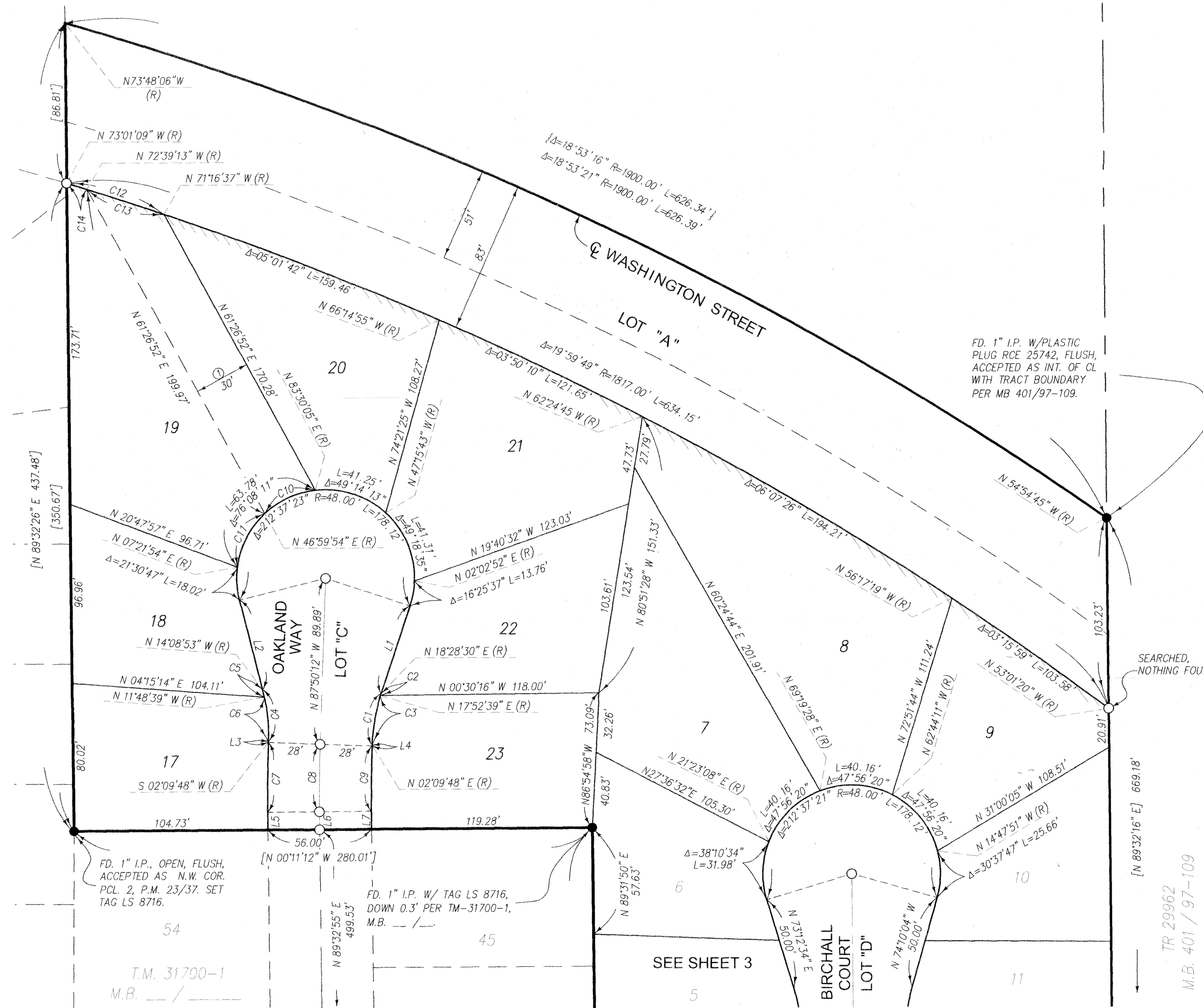
SEE SHEET 2

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ACS CONSULTING, INC.

MAY 2022



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N 71°31'30" W	50.00'
L2	N 75°51'07" E	50.00'
L3	N 87°50'12" W	0.44'
L4	N 87°50'12" W	0.33'
L5	N 89°32'55" E	9.60'
L6	N 89°32'55" E	9.73'
L7	N 89°32'55" E	9.85'
L8	N 89°31'50" E	46.16'

ARC TABLE			
NO.	DELTA	LENGTH	RADIUS
C1	16°18'42"	28.80'	100.00'
C2	00°35'51"	1.04'	100.00'
C3	15°42'50"	27.43'	100.00'
C4	16°14'57"	28.36'	100.00'
C5	02°20'13"	4.08'	100.00'
C6	13°54'43"	24.28'	100.00'
C7	02°36'53"	37.79'	828.00'
C8	02°36'53"	36.51'	800.00'
C9	02°36'53"	35.23'	772.00'
C10	36°30'11"	30.58'	48.00'
C11	39°38'00"	33.20'	48.00'
C12	01°44'32"	55.26'	1817.00'
C13	01°22'36"	43.66'	1817.00'
C14	00°21'56"	11.60'	1817.00'

EASEMENT NOTES

SEE SHEET 2.

FD. 1" I.P. W/PLASTIC PLUG RCE 25742, FLUSH, ACCEPTED AS INT. OF CL WITH TRACT BOUNDARY PER MB 401/97-109.

SEARCHED, NOTHING FOUND.

FD. 1" I.P., OPEN, FLUSH, ACCEPTED AS N.W. COR. PCL. 2, P.M. 23/37. SET TAG LS 8716.

FD. 1" I.P. W/ TAG LS 8716, DOWN 0.3' PER TM-31700-1, M.B. --- / ---

SEE SHEET 3

TR 29962
M.B. 401 / 97-109