

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



ITEM: 2.4
(ID # 22428)

MEETING DATE:
Tuesday, July 18, 2023

FROM : TLMA-TRANSPORTATION:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Approval of Final Tract Map 38016-1 a Schedule "A" Subdivision in the Highgrove area. District
1. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Final Map; and
2. Authorize the Chair of the Board to sign the Final Tract Map 38016-1.

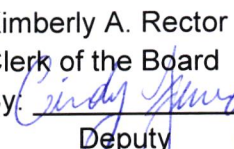
ACTION:Consent


Mark Lancaster, Director of Transportation 7/12/2023

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, Perez, Washington, and Gutierrez
Nays: None
Absent: None
Date: July 18, 2023
xc: Transportation

Kimberly A. Rector
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

The Tentative Map of Tract Map 38016 was approved by the Board of Supervisors on December 14, 2021, as Agenda Item 1.2. Final Tract Map 38016-1 is a 30.95-acre subdivision creating 3 lots for financing and conveyance purposes in the Highgrove 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. Improvements will be handled with Tract map 38025.

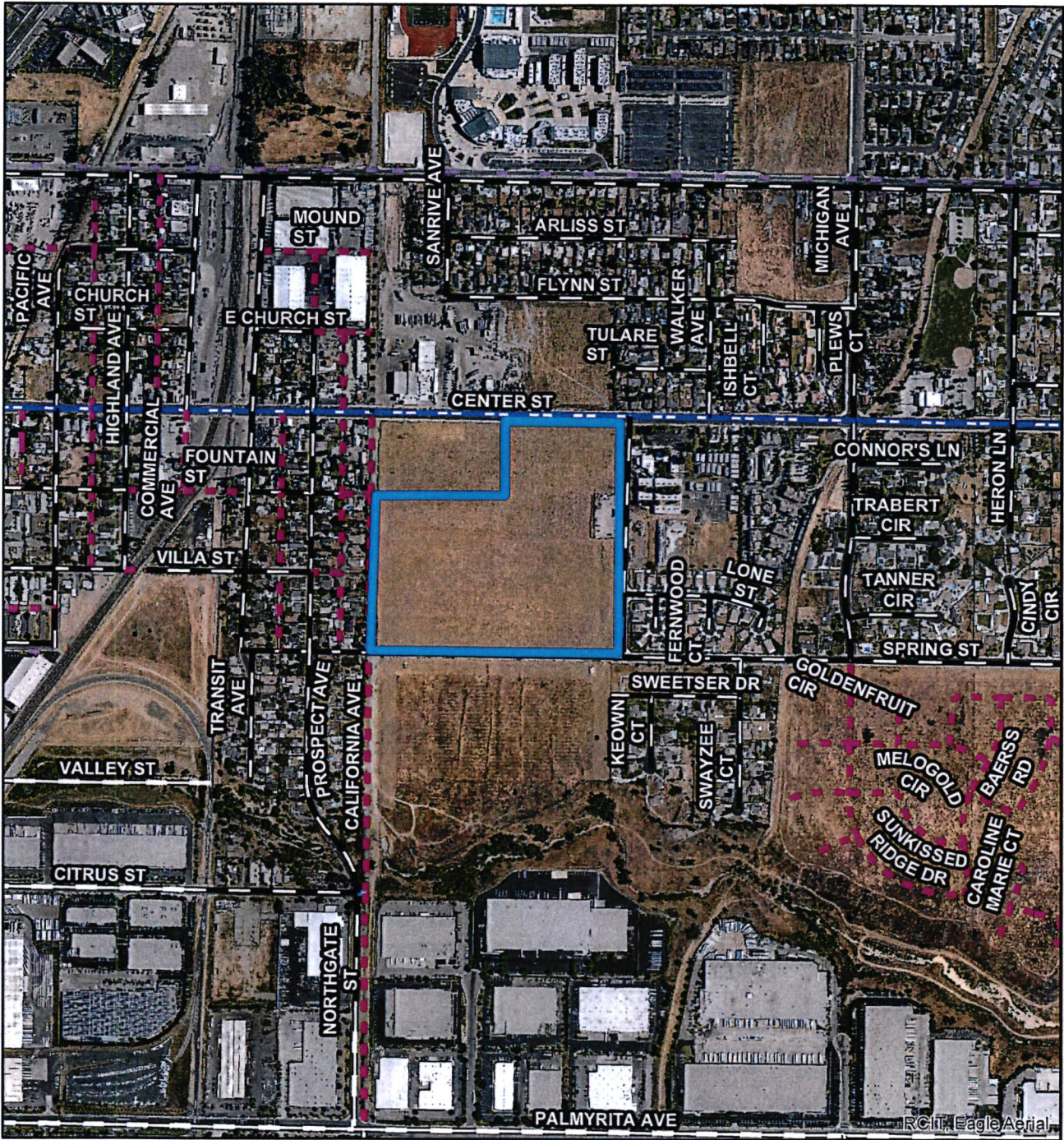
Additional Fiscal Information:

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

ATTACHMENTS:











- TR 38016-1 Vicinity Map
- TR 38016-1 Mylars


 Jason Farin, Principal Management Analyst 7/13/2023



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 38016-1

Section 8, T.2S. R.4W.

Supervisorial District: 1



NOT TO SCALE

TRACT NO. 38016-1

BEING A SUBDIVISION OF PARCELS 1, 3 AND 4, OF LOT LINE ADJUSTMENT NO. 190002, RECORDED JUNE 27, 2019 AS INSTRUMENT NO. 2019-0233517, AND AS PERFECTED BY DEED RECORDED AUGUST 1, 2019 AS DOCUMENT NO. 2019-0289868, BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, TOGETHER WITH A PORTION OF LOT 4 OF FAIRMONT PARK AN ADDITION TO THE TOWN OF EAST RIVERSIDE AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 15 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M.



SEPTEMBER 2020

RECORDER'S STATEMENT

FILED THIS DAY OF _____, 20__ AT _____ M. IN BOOK _____ OF MAPS, AT PAGE _____ AT THE REQUEST OF THE CLERK OF THE BOARD.

NO. _____
FEE _____
PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER
BY: _____, DEPUTY

SUBDIVISION GUARANTEE:
LENNAR TITLE, INC. AGENT FOR
DOMA TITLE INSURANCE, INC.

OWNERS' STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME INTEREST IN 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.

AS A CONDITION OF DEDICATION OF LOT "A" CENTER STREET, LOTS "B" THROUGH "D", INCLUSIVE, HIGHGROVE TOWN CENTER AVENUE, AND LOTS "E" AND "F", SPRING STREET, THE OWNERS OF LOTS 1 THROUGH 3, INCLUSIVE, ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL, EXCEPTING ONE 54 FOOT ACCESS OPENING FOR LOT 3, AS SHOWN HEREON. 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: ABUTTERS' RIGHTS OF ACCESS ALONG GARFIELD AVENUE. THE OWNERS OF LOTS 1 AND 3, 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.

R-HEARTHSTONE LOT OPTION POOL 03, L.P.,
A DELAWARE LIMITED PARTNERSHIP

BY: R-HEARTHSTONE PBLQV GP, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
GENERAL PARTNER

BY:
NAME: STEVEN C. PORATH
TITLE: AUTHORIZED PERSON

FOREMOST CENTER STREET, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: FP CENTER STREET LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS MANAGER

BY:
NAME: MICHAEL L. CANFIELD
TITLE: MANAGER

LENNAR HOMES OF CALIFORNIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS OPTIONEE UNDER A MEMORANDUM OF OPTION AND DEVELOPMENT AGREEMENT RECORDED APRIL 08, 2022, AS DOCUMENT NO. 2022-0189095, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BY:
NAME: GEOFFREY SMITH
TITLE: VICE PRESIDENT

SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENTS

BENEFICIARY STATEMENT

PREFERRED BANK, A CALIFORNIA BANKING CORPORATION, BENEFICIARY UNDER A DEED OF TRUST RECORDED JULY 11, 2023 AS DOCUMENT NO. 2023-026174, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PREFERRED BANK, A CALIFORNIA BANKING CORPORATION

BY:
NAME: ERIKA CHI
TITLE: EXECUTIVE VICE PRESIDENT

SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENTS

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

SOUTHERN PACIFIC PIPE LINES, INC., A CORPORATION AND CHANSLOR-WESTERN OIL AND DEVELOPMENT COMPANY, HOLDERS OF AN EASEMENT FOR RIGHT OF WAY AND EASEMENT 30 FEET IN WIDTH, RECORDED DECEMBER 30, 1955, IN BOOK 1840, PAGE 343 OF OFFICIAL RECORDS. SAID EASEMENT CANNOT BE PLOTTED FROM RECORD.

HIGH GROVE VILLAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HOLDER OF AN EASEMENT FOR RECIPROCAL TEMPORARY CONSTRUCTION AND ACCESS PURPOSES RECORDED JANUARY 12, 2022 AS INSTRUMENT NO. 2022-0019525 OF OFFICIAL RECORDS.

HIGH GROVE VILLAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HOLDER OF AN EASEMENT FOR TEMPORARY CONSTRUCTION AND GRADING PURPOSES RECORDED JANUARY 12, 2022, AS INSTRUMENT NO. 2022-0019526, OF OFFICIAL RECORDS.

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 DENISE WILLIAMS ON SEPTEMBER 12, 2020. 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: 6-30, 2023

EDY P. ADKISON L.S. 5390



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 NO. 38016 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON DECEMBER 14, 2021 THE EXPIRATION DATE BEING NOVEMBER 17, 2024 AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: _____, 20__

DAVID L. MCMILLAN, COUNTY SURVEYOR
L.S. 8488



BOARD OF SUPERVISOR'S 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.

THE OFFERS OF DEDICATION OF ABUTTERS' RIGHTS OF ACCESS ALONG CENTER STREET, HIGHGROVE TOWN CENTER AVENUE AND SPRING STREET, ARE HEREBY ACCEPTED.

THE OFFERS OF DEDICATION OF ABUTTERS' RIGHTS OF ACCESS ALONG GARFIELD AVENUE ARE HEREBY ACCEPTED.

DATE: _____, 20__

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ATTEST: KIMBERLY RECTOR
CLERK OF THE BOARD OF SUPERVISORS

BY: _____
CHAIRMAN OF THE BOARD OF SUPERVISORS

BY: _____
DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 69,700.00 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: JULY 06, 2023

~~OR SURETY BOND~~
MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY:
DEPUTY

THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED

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 \$ 69,700.00.

DATE: JULY 06, 2023

MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY:
DEPUTY

THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED

TRACT NO. 38016-1

BEING A SUBDIVISION OF PARCELS 1, 3 AND 4 OF LOT LINE ADJUSTMENT NO. 190002, RECORDED JUNE 27, 2019 AS INSTRUMENT NO. 2019-0233517, AND AS PERFECTED BY DEED RECORDED AUGUST 1, 2019 AS DOCUMENT NO. 2019-0239888, BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, TOGETHER WITH A PORTION OF LOT 4 OF FAIRMONT PARK AN ADDITION TO THE TOWN OF EAST RIVERSIDE AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 15 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M.

SEPTEMBER 2020



NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC ON OTHER OFFICE 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 July 5, 2023 before me, Kim Struthon
PERSONALLY appeared Kim Struthon
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 the presence of the undersigned authority, and that he/she/they acknowledged the contents of the same.

PERSON(S), OR THE ENTRY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. HIS/HER/THEIR AUTHORIZED REPRESENTATIVE(S) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) HAS/HAVE/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HE/THEY EXECUTED THE SAME IN THE PRESENCE OF ME OR THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE APPENDED.

WITNESS MY HAND AND OFFICIAL SEAL.

PRINT NAME Kim Struthon
SIGNATURE [Signature]
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2405490
COUNTY OF PRINCIPAL PLACE OF BUSINESS Riverside
MY COMMISSION EXPIRES: 05/24/2026

COUNTY OF PRINCIPAL PLACE OF BUSINESS Riverside

NOTARY ACKNOWLEDGMENT

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STATE OF CALIFORNIA
COUNTY OF VENTURA
ON July 5, 2023 before me, Karen Sheehans
PERSONALLY appeared Steven C. Sheehans
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 the presence of the undersigned authority, and that he/she/they acknowledged the contents of the same.

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WITNESS MY HAND AND OFFICIAL SEAL.

PRINT NAME Karen Sheehans
SIGNATURE [Signature]
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 241374
COUNTY OF PRINCIPAL PLACE OF BUSINESS Ventura
MY COMMISSION EXPIRES: Aug. 24, 2024

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WITNESS MY HAND AND OFFICIAL SEAL.

PRINT NAME Kim Struthon
SIGNATURE [Signature]
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2405490
COUNTY OF PRINCIPAL PLACE OF BUSINESS Riverside
MY COMMISSION EXPIRES: 05/24/2026

COUNTY OF PRINCIPAL PLACE OF BUSINESS Riverside

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STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
ON July 12, 2023 before me, Tammy, Alex-lynn Epika
PERSONALLY appeared Tammy, Alex-lynn Epika
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 the presence of the undersigned authority, and that he/she/they acknowledged the contents of the same.

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WITNESS MY HAND AND OFFICIAL SEAL.

PRINT NAME Tammy, Alex-lynn Epika
SIGNATURE [Signature]
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 232325
COUNTY OF PRINCIPAL PLACE OF BUSINESS Los Angeles
MY COMMISSION EXPIRES: Mar. 10, 2024

NOTARY ACKNOWLEDGMENT

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STATE OF CALIFORNIA
COUNTY OF VENTURA
ON July 5, 2023 before me, Karen Sheehans
PERSONALLY appeared Steven C. Sheehans
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WITNESS MY HAND AND OFFICIAL SEAL.

PRINT NAME Kim Struthon
SIGNATURE [Signature]
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2405490
COUNTY OF PRINCIPAL PLACE OF BUSINESS Riverside
MY COMMISSION EXPIRES: 05/24/2026

COUNTY OF PRINCIPAL PLACE OF BUSINESS Riverside

NOTE

SEE SHEET 5 FOR INDEX MAP, BASIS OF BEARINGS AND EASEMENT NOTES.

ENVIRONMENTAL CONSTRAINT NOTE:

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR IN ECS BOOK PAGE THIS AFFECTS ALL LOTS.

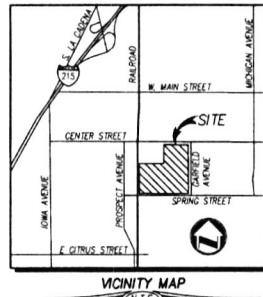
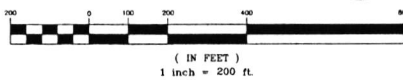


BEING A SUBDIVISION OF PARCELS 1, 3 AND 4, OF LOT LINE ADJUSTMENT NO. 190002, RECORDED JUNE 27, 2019 AS INSTRUMENT NO. 2019-0233517; AND AS PERFECTED BY DEED RECORDED AUGUST 1, 2019 AS DOCUMENT NO. 2019-0289868. BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, TOGETHER WITH A PORTION OF LOT 4 OF FAIRMONT PARK AN ADDITION TO THE TOWN OF EAST RIVERSIDE AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 15 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M.

SEPTEMBER 2020

BOUNDARY ESTABLISHMENT

GRAPHIC SCALE

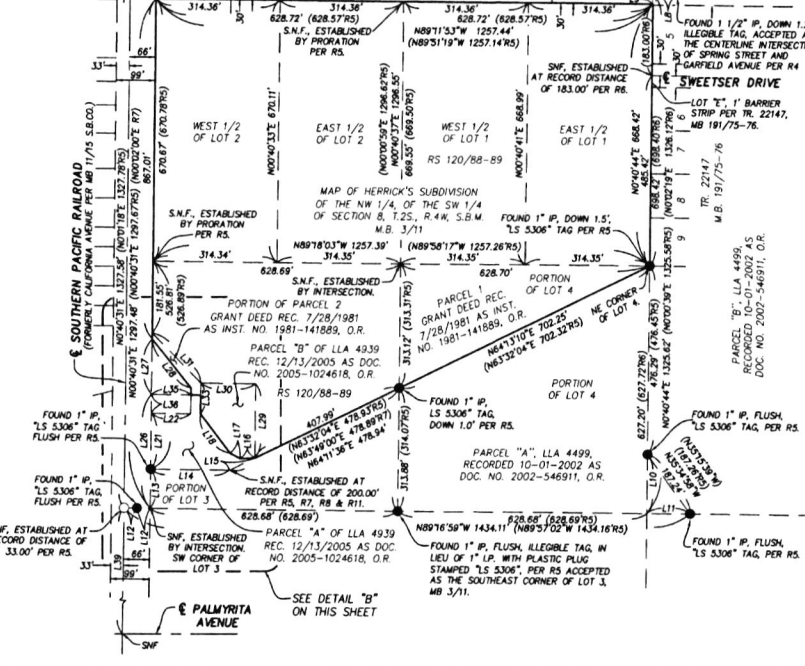
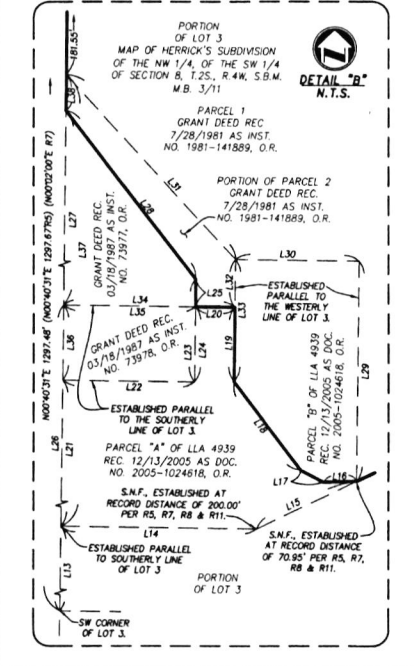
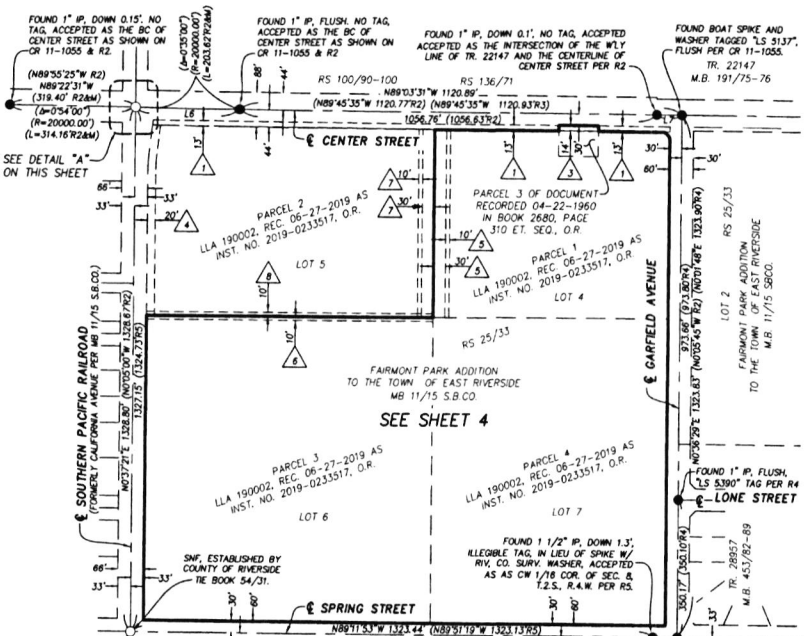
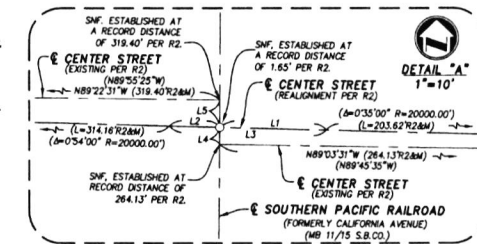


SURVEYOR'S NOTES:

- - INDICATES FOUND MONUMENT AS NOTED.
○ - INDICATES SET 1" P & LS 5300 TAG, FLUSH
SET LEAD & LS 5300 TAG IN TOP OF CURB, FLUSH (RIVERSIDE COUNTY STANDARD "E") ON SIDE LOT LINES PROJECTED AT 9.75'; EXCEPT AS OTHERWISE NOTED.
SET 1" P & LS 5300 TAG, FLUSH AT ALL LOT CORNERS, ANGLE POINTS IN SIDE OR REAR LOT LINES, AND ANGLE POINTS IN SUBDIVISION BOUNDARY, EXCEPT AS OTHERWISE NOTED.
SET LEAD & LS 5300 TAG IN TOP OF CURB, FLUSH (RIVERSIDE COUNTY STANDARD "E") FOR B.C., E.C., P.C., P.R.C., AND CORNER TRACKS PROJECTED PERPENDICULAR OR RADIAL AT OFFSET DISTANCE OF 9.75 FEET, EXCEPT AS OTHERWISE NOTED.
(M) - INDICATES MEASURED DATA
(R1) - INDICATES RECORD OR CALCULATED DATA PER LOT LINE ADJUSTMENT NO. 190002, RECORDED 06-27-2019, AS DOCUMENT NO. 2019-0233517, O.R.
(R2) - INDICATES RECORD OR CALCULATED DATA PER RS 100/90-100.
(R3) - INDICATES RECORD OR CALCULATED DATA PER RS 136/71.
(R4) - INDICATES RECORD OR CALCULATED DATA PER TRACT NO. 28957, MB 453/81-89.
(R5) - INDICATES RECORD OR CALCULATED DATA PER RS 120/88-89.
(R6) - INDICATES RECORD OR CALCULATED DATA PER TRACT NO. 22147, MB 191/75-76.
(R7) - INDICATES RECORD OR CALCULATED DATA PER LOT LINE ADJUSTMENT NO. 4939, RECORDED 12-13-2005, AS DOCUMENT NO. 2005-1024618, O.R.
(R8) - INDICATES RECORD OR CALCULATED DATA PER DEED RECORDED APRIL 06, 1960, IN BOOK 2680, PAGE 436, AS INSTRUMENT NO. 30329, O.R.
(R9) - INDICATES RECORD OR CALCULATED DATA PER GRANT DEED RECORDED FEBRUARY 18, 1987, AS INSTRUMENT NO. 73977, O.R.
(R10) - INDICATES RECORD OR CALCULATED DATA PER GRANT DEED RECORDED MARCH 18, 1987, AS INSTRUMENT NO. 73978, O.R.
(R11) - INDICATES RECORD OR CALCULATED DATA PER GRANT DEED RECORDED JULY 28, 1981, AS INSTRUMENT NO. 141889, O.R.
- INDICATES ACCESS RIGHTS RESTRICTED
- INDICATES TRACT BOUNDARY
THIS MAP CONTAINS 30.95 ACRES GROSS WITHIN THE DISTINCTIVE BORDER ALL MONUMENTS SHOW AS "SET" SHALL BE SET IN ACCORDANCE WITH COUNTY ORDINANCE 416.21 AND THE MONUMENT AGREEMENT FOR THIS MAP.
COAR'S FOR THIS MAP RECORDED _____ AS INST. NO. _____ O.R., RIVERSIDE COUNTY

COURSE DATA:

- L1 N88°28'31"W 60.52' (N89°10'35"W 60.54'R2)
L2 N88°28'31"W 5.28' (N89°10'35"W 5.24'R2)
L3 N88°28'31"W 65.78' (N89°10'35"W 65.78'R2)
L4 N03°37'20"E 1.65' (N00°05'00"W 1.65'R2)
L5 N03°37'17"E 2.55' (N00°04'58"W 2.55'R2)
L6 N89°03'31"W 264.13' (N89°45'35"W 264.13'R2)
L7 N89°03'31"W 64.15' (N89°45'35"W 64.15'R2)
L8 N89°03'31"W 61.89' (N89°45'35"W 61.89'R2)
L9 N04°44'44"E 30.00' (N00°22'19"E 30.00'R4)
L10 N04°44'44"E 150.80' (N00°22'19"E 150.80'R5)
L11 N89°16'58"W 110.75' (N89°57'02"W 110.75'R2)
L12 N89°16'58"W 33.00' (N89°57'02"W 33.00'R5)
L13 N04°40'31"E 100.00' (N00°01'18"E 100.00'R5) (N01°02'00"E 100.00'R7, R8&R11)
L14 N89°16'58"W 200.00' (N89°57'02"W 200.00'R5) (N89°55'00"W 200.00'R7, R8&R11)
L15 N84°11'36"E 70.85' (N63°49'00"W 70.85'R7, R8&R11)
L16 N88°17'00"E 36.78' (N87°41'20"E 36.84'R7)
L17 N01°35'15"W 28.91' (N82°30'55"W 28.96'R7)
L18 N03°30'22"W 124.96' (N37°28'00"W 125.17'R7)
L19 N00°40'31"E 47.53' (N00°02'00"E 47.52'R7)
L20 N89°16'58"W 25.00' (N89°55'00"W 25.00'R7)
L21 N00°40'31"E 142.47' (N00°02'00"E 142.47'R7) (N00°41'06"E 142.47'R10)
L22 N89°16'58"W 100.00' (N89°55'00"W 100.00'R7) (N89°15'45"W 100.00'R10)
L23 N00°40'31"E 65.08' (N00°02'00"E 65.08'R7)
L24 N00°40'31"E 47.53' (N00°02'00"E 47.52'R7) (N00°41'06"E 47.53'R10)
L25 N00°40'31"E 17.55' (N00°02'00"E 17.56'R7) (N00°41'06"E 17.56'R9)
L26 N00°40'31"E 290.00' (N00°41'06"E 290.00'R9) (N00°02'00"E 290.00'R11)
L27 N00°40'31"E 140.47' (N00°02'00"E 140.47'R9)
L28 N89°28'16"W 158.52' (N38°25'36"W 158.52'R9)
L29 N00°40'31"E 188.59' (N00°02'00"E 188.59'R9&R11)
L30 N89°16'58"W 138.51' (N89°55'00"W 138.51'R9&R11)
L31 N44°18'29"W 176.83' (N44°56'30"W 176.86'R11)
L32 N00°40'31"E 30.27' (N00°02'00"E 29.60'R7) (30.00'R8)
L33 N00°40'31"E 77.80' (N00°02'00"E 77.12'R7)
L34 N89°16'58"W 125.00' (N89°55'00"W 125.00'R11)
L35 N89°16'58"W 100.00' (N89°55'00"W 100.00'R8) (N89°15'45"W 100.00'R9&R10)
L36 N00°40'31"E 47.53' (N00°02'00"E 47.52'R7) (N00°41'06"E 47.53'R10)
L37 N00°40'31"E 345.26' (N00°02'00"E 345.00'R11)
L38 N00°40'31"E 14.79'
L39 N00°40'31"E 1327.78' (N00°01'18"E 1327.78'R5)



TRACT NO. 38016-1

BEING A SUBDIVISION OF PARCELS 1, 2 AND 4 OF LOT LINE ADJUSTMENT NO. 19002, RECORDED JUNE 27, 2019 AS INSTRUMENT NO. 2019-0233517, AND AS PERTINENT BY DEED RECORDED AUGUST 1, 2019 AS DOCUMENT NO. 2019-088888, BOTH OF ORIGINAL RECORDS OF RIVERSIDE COUNTY, TOGETHER WITH A PORTION OF LOT 4 OF FARMOUNT PARK AN ADDITION TO THE TOWN OF EAST RIVERSIDE AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 15 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M.

SEPTEMBER 2020

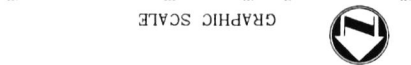


BOUNDARY ESTABLISHMENT

NOTE

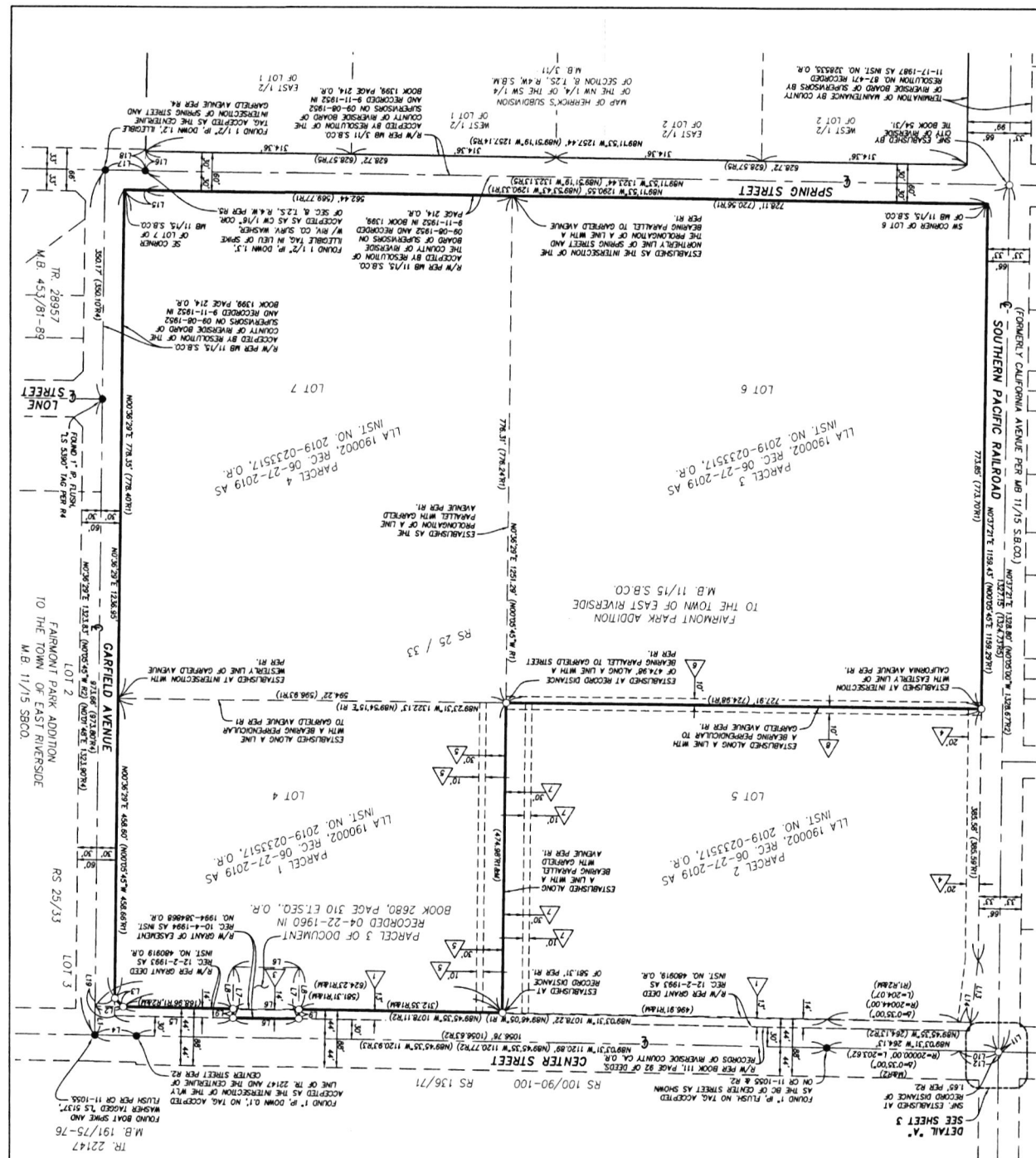
SEE SHEET 3 FOR PROPERTY MAPS, SURVEYOR'S NOTES, AND ENVIRONMENTAL COMPLIANCE NOTES.

SEE SHEET 5 FOR ROCKER MAP, BASIS OF BEARINGS AND ELEVATION NOTES.



COURSE DATA:

L1	N00°36'28"E 44.00'(M)	(N00°36'28"E 44.00')
L2	N00°36'28"E 44.00'(M)	(N00°36'28"E 44.00')
L3	N00°36'28"E 44.00'(M)	(N00°36'28"E 44.00')
L4	N00°36'28"E 44.00'(M)	(N00°36'28"E 44.00')
L5	N00°36'28"E 44.00'(M)	(N00°36'28"E 44.00')
L6	N00°36'28"E 44.00'(M)	(N00°36'28"E 44.00')
L7	N00°36'28"E 44.00'(M)	(N00°36'28"E 44.00')
L8	N00°36'28"E 44.00'(M)	(N00°36'28"E 44.00')
L9	N00°36'28"E 44.00'(M)	(N00°36'28"E 44.00')
L10	N00°36'28"E 44.00'(M)	(N00°36'28"E 44.00')
L11	N00°36'28"E 44.00'(M)	(N00°36'28"E 44.00')
L12	N00°36'28"E 44.00'(M)	(N00°36'28"E 44.00')
L13	N00°36'28"E 44.00'(M)	(N00°36'28"E 44.00')
L14	N00°36'28"E 44.00'(M)	(N00°36'28"E 44.00')
L15	N00°36'28"E 44.00'(M)	(N00°36'28"E 44.00')
L16	N00°36'28"E 44.00'(M)	(N00°36'28"E 44.00')
L17	N00°36'28"E 44.00'(M)	(N00°36'28"E 44.00')
L18	N00°36'28"E 44.00'(M)	(N00°36'28"E 44.00')



TRACT NO. 38016-1

BEING A SUBDIVISION OF PARCELS 1, 3 AND 4, OF LOT LINE ADJUSTMENT NO. 190002, RECORDED JUNE 27, 2019 AS INSTRUMENT NO. 2019-0233517, AND AS PERFECTED BY DEED RECORDED AUGUST 1, 2019 AS DOCUMENT NO. 2019-0288668, BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, TOGETHER WITH A PORTION OF LOT 4 OF FAIRMONT PARK AN ADDITION TO THE TOWN OF EAST RIVERSIDE AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 15 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M.

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SEPTEMBER 2020

INDEX SHEET & GPS CONTROL DIAGRAM

NOTE

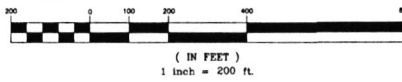
SEE SHEET 3 FOR VICINITY MAP, SURVEYOR'S NOTES, AND ENVIRONMENTAL CONSTRAINT NOTE.

EASEMENT NOTES:

- 1. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 29, 1947 IN BOOK 825, PAGE 411, OF OFFICIAL RECORDS.
- 2. A EASEMENT IN FAVOR OF SOUTHERN PACIFIC PIPELINES, INC. A CORPORATION AND CHANSLOR-WESTERN OIL AND DEVELOPMENT COMPANY, A CORPORATION FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 30, 1955 IN BOOK 1840, PAGE 343, OF OFFICIAL RECORDS. SAID EASEMENT CANNOT BE PLOTTED FROM RECORD.
- 3. AN EASEMENT IN FAVOR OF COUNTY OF RIVERSIDE, FOR PUBLIC STREET AND HIGHWAY PURPOSES, TOGETHER WITH ALL RIGHTS TO CONSTRUCT AND MAINTAIN UTILITIES, SEWERS, DRAINS AND OTHER IMPROVEMENTS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 4, 1994 AS INSTRUMENT NO. 384868 OF OFFICIAL RECORDS.
- 4. A NON-EXCLUSIVE PERMANENT EASEMENT IN FAVOR OF FOREMOST CENTER STREET, LLC, A DELAWARE LIMITED LIABILITY COMPANY FOR ACCESS, UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 12, 2022 AS INSTRUMENT NO. 2022-0019524 OF OFFICIAL RECORDS.
- 5. AN TEMPORARY NON-EXCLUSIVE EASEMENT IN FAVOR OF HIGH GROVE VILLAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY FOR RECIPROCAL TEMPORARY CONSTRUCTION, ACCESS AND INCIDENTAL PURPOSES, RECORDED JANUARY 12, 2022 AS INSTRUMENT NO. 2022-0019525 OF OFFICIAL RECORDS.
- 6. AN EASEMENT IN FAVOR OF HIGH GROVE VILLAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY FOR TEMPORARY CONSTRUCTION AND GRADING, RECORDED JANUARY 12, 2022 AS INSTRUMENT NO. 2022-0019526 OF OFFICIAL RECORDS.
- 7. AN TEMPORARY NON-EXCLUSIVE EASEMENT IN FAVOR OF LENNAR HOMES OF CALIFORNIA, INC. A CALIFORNIA CORPORATION FOR RECIPROCAL TEMPORARY CONSTRUCTION, ACCESS AND INCIDENTAL PURPOSES, RECORDED JANUARY 12, 2022 AS INSTRUMENT NO. 2022-0019525 OF OFFICIAL RECORDS.
- 8. AN EASEMENT IN FAVOR OF FOREMOST CENTER STREET, LLC, A DELAWARE LIMITED LIABILITY COMPANY FOR TEMPORARY CONSTRUCTION AND GRADING, RECORDED JANUARY 12, 2022 AS INSTRUMENT NO. 2022-0019528 OF OFFICIAL RECORDS.
- 9. RIGHT OF ACCESS IN FAVOR OF THE COUNTY OF RIVERSIDE PER GOVERNMENT AND AGREEMENT REGARDING WATER QUALITY MANAGEMENT PLAN BMP CONSENT TO INSPECT, MAINTENANCE AND INDEMNIFICATION RECORDED APRIL 08, 2022 AS DOCUMENT NO. 2022-0378325, OF OFFICIAL RECORDS. SAID RIGHT OF ACCESS CANNOT BE PLOTTED FROM RECORD.

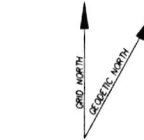


GRAPHIC SCALE

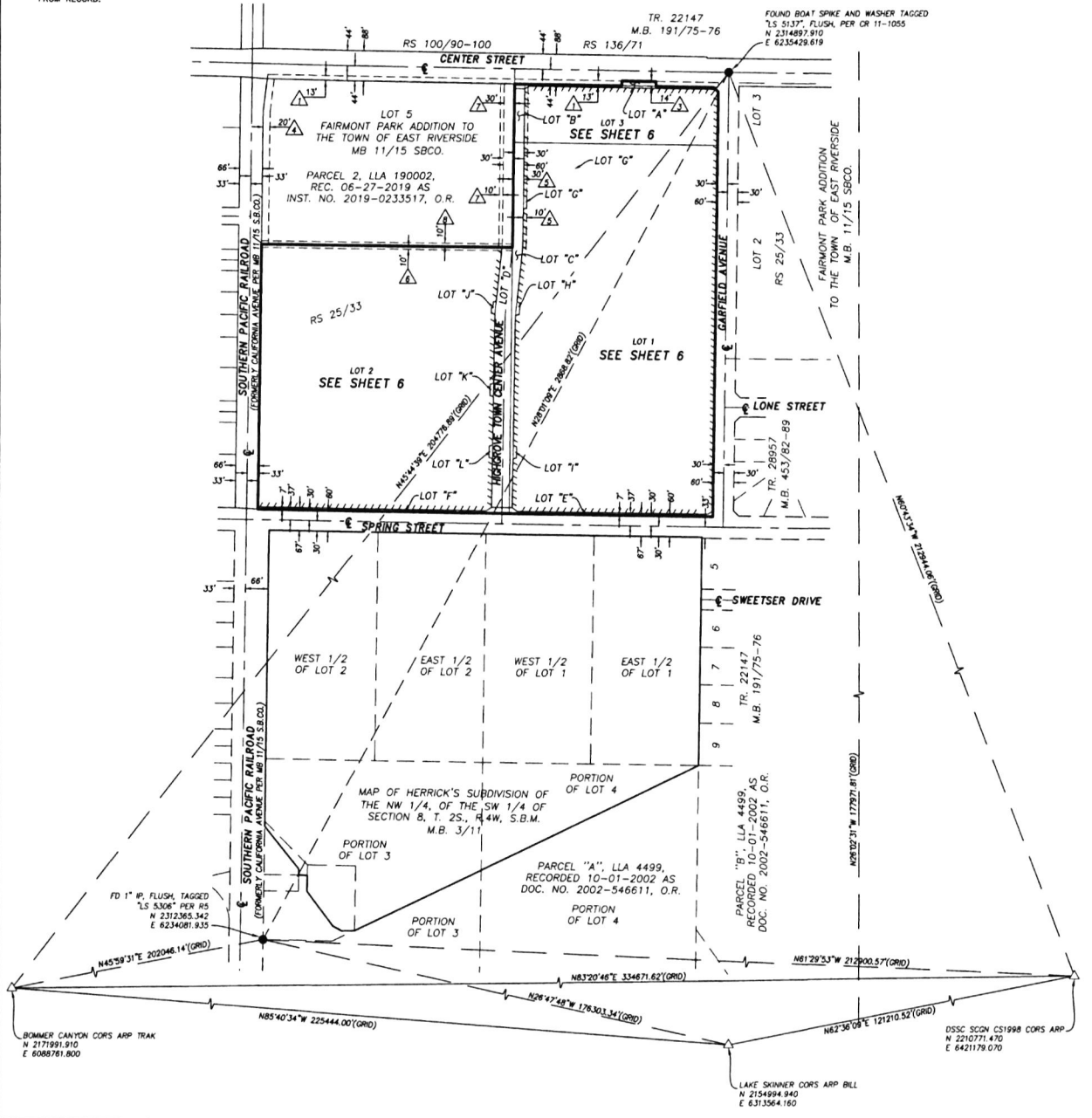


BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "TRAK", "BILL", AND "DSSC" (NAD 83/NGRS2011) EPOCH 2010.00 AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES, MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.99993579. CALCULATIONS ARE MADE AT BOAT SPIKE AND LS 5137 WASHER, PER CR 11-1055 WITH COORDINATES OF N 2314897.910, E 6235429.619 USING AN ELEVATION OF 1492.50.



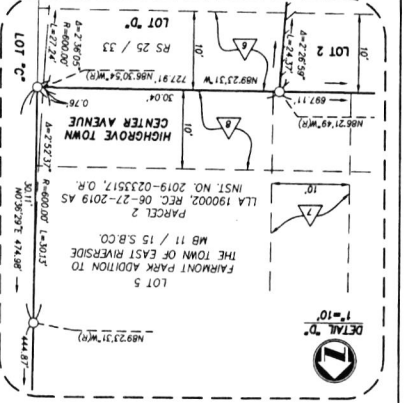
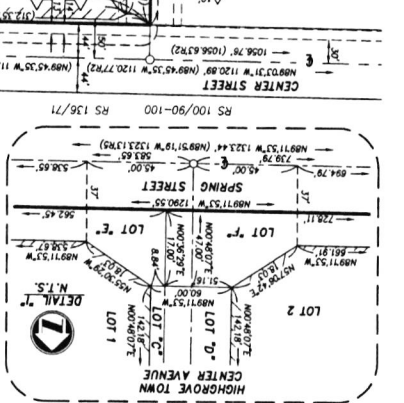
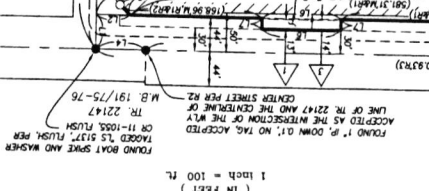
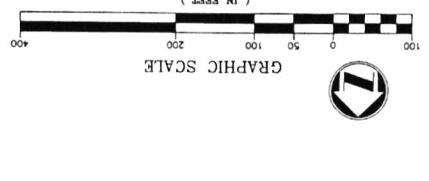
PROJECT CONVERGENCE ANGLE: -0°35'29.66" CALCULATED AT FOUND BOAT SPIKE AND LS 5137 WASHER PER CR 11-1055, IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M.



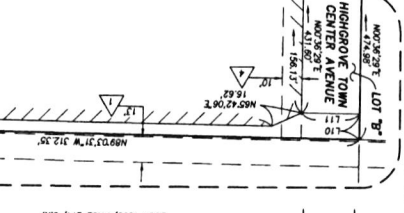
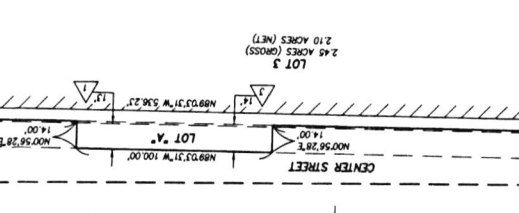
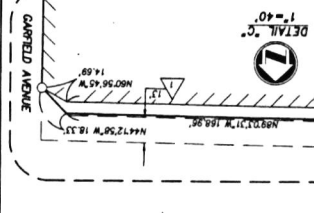
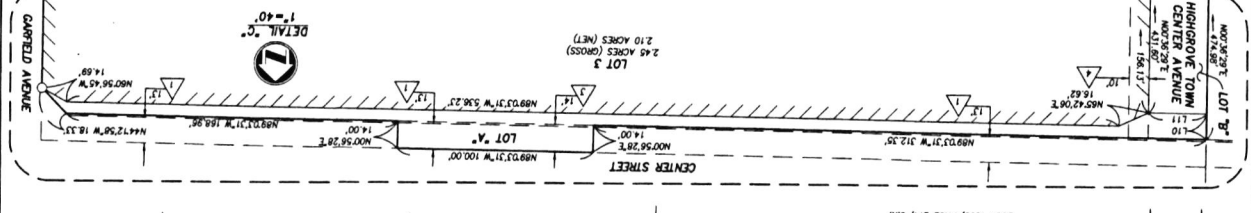
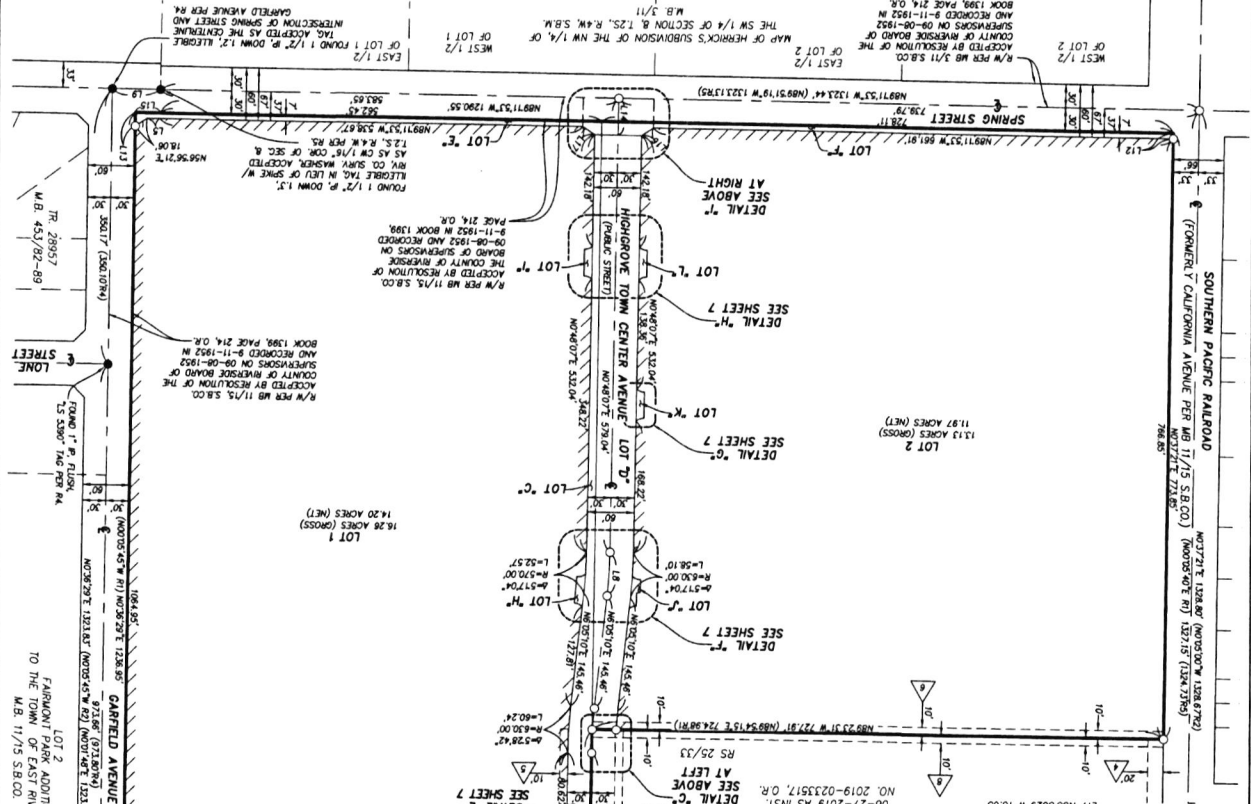
TRACT NO. 38016-1

BEING A SUBDIVISION OF PARCELS 1, 3 AND 4 OF LOT LINE ADJUSTMENT NO. 19002, RECORDED JUNE 27, 2019 AS INSTRUMENT NO. 2019-0233517, AND AS PERMITTED BY DEED RECORDED AUGUST 1, 2019 AS DOCUMENT NO. 2019-0233517, TOGETHER WITH A PORTION OF LOT 4 OF PARCELS 1 AND 2 OF THE TOWN OF EAST RIVERSIDE, TOGETHER WITH A PORTION OF LOT 11, AS SHOWN BY MAP FILE IN BOOK 11, MAPS, RECORDS OF SAN BERNARDINO COUNTY, IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M.

NOTE
 SEE SHEET 3 FOR COUNTY MAP, SUPERVISOR'S NOTES, AND ENVIRONMENTAL CONSTRAINT NOTE.
 SEE SHEET 5 FOR INDEX MAP, BASIS OF BEARINGS, AND EASEMENT NOTES.
 SEE SHEET 6 OF 7 SHEETS



COURSE DATA:
 L1 N00°29'29"E 44.00'(M) (N00°29'45"E 44.00'(H))
 L2 N89°13'31"W 42.82'(M) (N89°06'05"W 42.82'(H))
 L3 N44°25'58"W 18.33'(M) (N44°55'58"W 18.33'(H))
 L4 N89°02'31"W 64.13'(M) (N88°45'55"W 64.14'(H))
 L5 N89°02'31"W 16.22'
 L6 N89°02'31"W 100.00'(M) (N90°00'00"E 100.00'(H))
 L7 N00°09'28"E 14.00'(M) (N00°14'25"E 14.00'(H))
 L8 N47°17'04"E 4.55'24"
 L9 N47°17'04"E 4.55'24"
 L10 N00°36'29"E 13.26'
 L11 N89°23'31"W 30.00'
 L12 N00°37'21"E 7.00'
 L13 N00°36'29"E 17.00'
 L14 N00°48'07"W 47.00'
 L15 N89°08'33"W 30.15'
 L16 N57°06'42"E 18.03'
 L17 N55°02'39"W 18.03'



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SHEET 6 OF 7 SHEETS

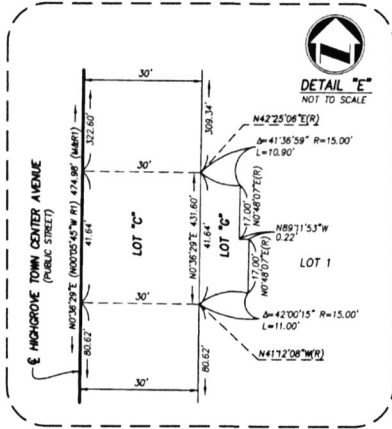
TRACT NO. 38016-1

BEING A SUBDIVISION OF PARCELS 1, 3 AND 4, OF LOT LINE ADJUSTMENT NO. 190002, RECORDED JUNE 27, 2019 AS INSTRUMENT NO. 2019-0233517, AND AS PERFECTED BY DEED RECORDED AUGUST 1, 2019 AS DOCUMENT NO. 2019-0238968, BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, TOGETHER WITH A PORTION OF LOT 4 OF FAIRMONT PARK AN ADDITION TO THE TOWN OF EAST RIVERSIDE AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 15 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M.

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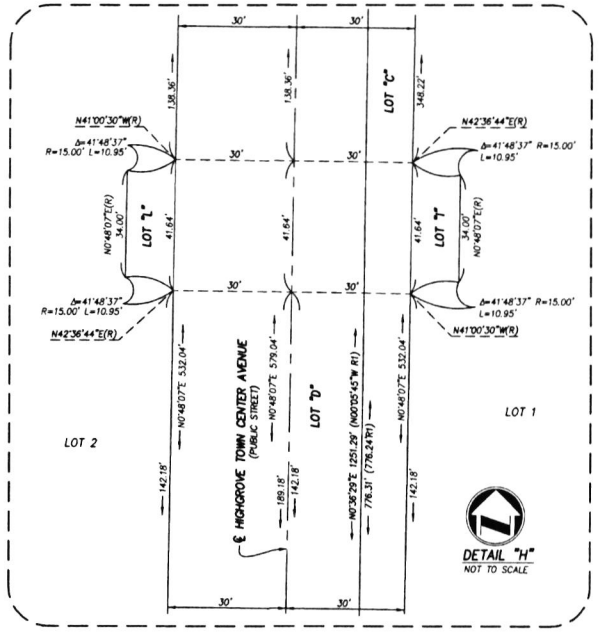
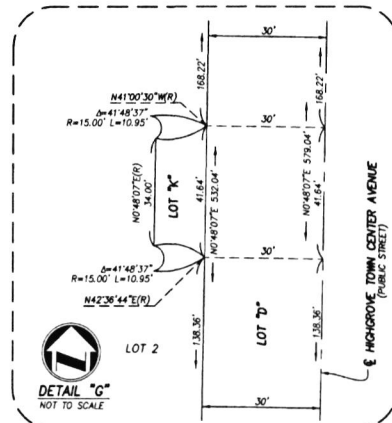
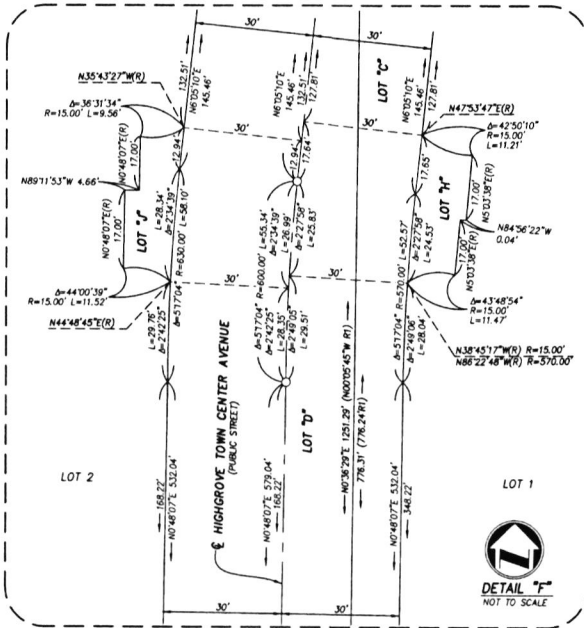
SEPTEMBER 2020

DETAILS



NOTE

SEE SHEET 3 FOR VICINITY MAP, SURVEYOR'S NOTES, AND ENVIRONMENTAL CONSTRAINT NOTE.
SEE SHEET 5 FOR INDEX MAP, BASIS OF BEARINGS AND EASEMENT NOTES.



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

1. Work Order #

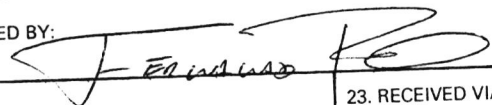
1. Page 67 of

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 06/19/2023
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 Daniel Lopez PHONE # 955-1069 FAX# 955-1071	14. RECORDS COORDINATOR (must be Authorized):	

15. BOX # (Temp)	16. DESCRIPTION OF RECORDS Must be the same as records series title on schedule	17. RANGE OF YEARS	18. DESTRUCTION DATE	19. RECORD SERIES TITLE CODE	20. PERMANENT BOX # (Barcode label)
	Board Date 06/18/2023 - Item No 2.4				
	Final Tract Map No 38016-1- Sched "A"				
	SUBDIVISION OF PARCEL 1,3, AND 4 OF LOT LINE ADJUSTMENT 1900002 SEC 8, T2S, R4W, S.B.M.				
	District 2				

21. RECORDS RECEIVED BY: 		30. REMARKS
22. TITLE ACR	23. RECEIVED VIA: Courier	
24. DATE RECEIVED:	25. TIME RECEIVED:	
26. BOXES VERIFIED BY:	27. DATE BOXES VERIFIED:	
28. NAME/DATE SCANNED TO HOLDING AREA:		
		29. NAME/DATE SCANNED TO LOCATION:

2023 JUL 19 AM 10:15



TRANSPORTATION DEPARTMENT

FORM 11 SUMMARY/ROUTING FORM

2023 JUL 17 AM 8:20

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

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

REQUESTED BOARD DATE: 07/18/23	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: 2		

PROJECT/SUBJECT:
FINAL TRACT MAP NO: 38016-1 (Schedule "A")
DESCRIPTION: APPROVAL OF FINAL TRACT MAP.

CONTRACTING PARTY: Gina Ness	W.O. NO.: FTM3801601(TC-SU21)(DBF)
PROJECT MANAGER: Gina Ness	EXTENSION: 5-6711
FORM 11 AUTHOR/CONTACT: Gina Ness	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 38016-1 IS TO BE EXECUTED BY THE CHAIR OF THE BOARD.
THE FINAL TRACT MAP 38016-1 IS TO BE DELIVERED TO THE COUNTY RECORDER.

MINUTETRAQ (MT) NO:	TRANS TRACKING ID:	DATE RECEIVED:	INITIALS:
22428			

TRACT NO. 38016-1

BEING A SUBDIVISION OF PARCELS 1, 3 AND 4, OF LOT LINE ADJUSTMENT NO. 190002, RECORDED JUNE 27, 2019 AS INSTRUMENT NO. 2019-0233517, AND AS PERFECTED BY DEED RECORDED AUGUST 1, 2019 AS DOCUMENT NO. 2019-0288868, BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY; TOGETHER WITH A PORTION OF LOT 4 OF FAIRMONT PARK AN ADDITION TO THE TOWN OF EAST RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 15 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M.

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SEPTEMBER 2020

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____ AT _____
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:
LENNAR TITLE, INC., AGENT FOR
DOMA TITLE INSURANCE, INC.

OWNERS' STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME INTEREST IN 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 "L" INCLUSIVE. THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

AS A CONDITION OF DEDICATION OF LOT "A" CENTER STREET, LOTS "B" THROUGH "D", INCLUSIVE, HIGHGROVE TOWN CENTER AVENUE, AND LOTS "E" AND "F", SPRING STREET, THE OWNERS OF LOTS 1 THROUGH 3, INCLUSIVE, ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL, EXCEPTING ONE 54 FOOT ACCESS OPENING FOR LOT 1, AS SHOWN HEREON. 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: ABUTTERS' RIGHTS OF ACCESS ALONG GARFIELD AVENUE. THE OWNERS OF LOTS 1 AND 3, 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.

R-HEARTHSTONE LOT OPTION POOL 03, L.P.,
A DELAWARE LIMITED PARTNERSHIP

BY: R-HEARTHSTONE PBL0V GP, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
GENERAL PARTNER

BY: [Signature]
NAME: STEVEN C PORATH
TITLE: AUTHORIZED PERSON

FOREMOST CENTER STREET, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: FP CENTER STREET LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: [Signature]
NAME: MICHAEL L CANFIELD
TITLE: MANAGER

LENNAR HOMES OF CALIFORNIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS OPTIONEE UNDER A MEMORANDUM OF OPTION AND DEVELOPMENT AGREEMENT RECORDED APRIL 08, 2022, AS DOCUMENT NO. 2022-0169095, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BY: [Signature]
NAME: GEOFFREY SMITH
TITLE: VICE PRESIDENT

SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENTS

BENEFICIARY STATEMENT

PREFERRED BANK, A CALIFORNIA BANKING CORPORATION, BENEFICIARY UNDER A DEED OF TRUST RECORDED JULY 11, 2023 AS DOCUMENT NO. 2023-0201741, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PREFERRED BANK, A CALIFORNIA BANKING CORPORATION

BY: [Signature]
NAME: ERIKA CHI
TITLE: EXECUTIVE VICE PRESIDENT

SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENTS

SIGNATURE OMISSIONS

PURSUANT TO SECTION 86436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

SOUTHERN PACIFIC PIPE LINES, INC., A CORPORATION AND CHANSLOR-WESTERN OIL AND DEVELOPMENT COMPANY, HOLDERS OF AN EASEMENT FOR RIGHT OF WAY AND EASEMENT 30 FEET IN WIDTH, RECORDED DECEMBER 30, 1955, IN BOOK 1840, PAGE 343 OF OFFICIAL RECORDS. SAID EASEMENT CANNOT BE PLOTTED FROM RECORD.

HIGH GROVE VILLAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HOLDER OF AN EASEMENT FOR RECIPROCAL TEMPORARY CONSTRUCTION AND ACCESS PURPOSES RECORDED JANUARY 12, 2022 AS INSTRUMENT NO. 2022-0019525 OF OFFICIAL RECORDS.

HIGH GROVE VILLAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HOLDER OF AN EASEMENT FOR TEMPORARY CONSTRUCTION AND GRADING PURPOSES RECORDED JANUARY 12, 2022, AS INSTRUMENT NO. 2022-0019526, OF OFFICIAL RECORDS.

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 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: 6-30, 2023

[Signature]
EDY P. ADKISON, L.S. 5390



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 NO. 38016 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON DECEMBER 14, 2021 THE EXPIRATION DATE BEING NOVEMBER 17, 2024 AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: 7-14, 2023

[Signature]
DAVID L. MCMILLAN, COUNTY SURVEYOR
L.S. 8488



BOARD OF SUPERVISOR'S 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.

THE OFFERS OF DEDICATION OF ABUTTERS' RIGHTS OF ACCESS ALONG CENTER STREET, HIGHGROVE TOWN CENTER AVENUE AND SPRING STREET, ARE HEREBY ACCEPTED.

THE OFFERS OF DEDICATION OF ABUTTERS' RIGHTS OF ACCESS ALONG GARFIELD AVENUE ARE HEREBY ACCEPTED.

DATE: July 18, 2023
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

[Signature]
BY: CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: KIMBERLY RECTOR
CLERK OF THE BOARD OF SUPERVISORS

[Signature]
BY: DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 69,700.00 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: JULY 06, 2023

[Signature]
SURETY BOND

MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: [Signature], DEPUTY

THIS CERTIFICATION EXCLUDES ANY
SUPPLEMENTAL TAX ASSESSMENTS NOT
YET EXTENDED

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 \$ 69,700.00.

DATE: JULY 06, 2023

MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: [Signature], DEPUTY

THIS CERTIFICATION EXCLUDES ANY
SUPPLEMENTAL TAX ASSESSMENTS NOT
YET EXTENDED

TRACT NO. 38016-1

BEING A SUBDIVISION OF PARCELS 1, 3 AND 4, OF LOT LINE ADJUSTMENT NO. 190002, RECORDED JUNE 27, 2019 AS INSTRUMENT NO. 2019-0233517, AND AS PERFECTED BY DEED RECORDED AUGUST 1, 2019 AS DOCUMENT NO. 2019-029868, BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, TOGETHER WITH A PORTION OF LOT 4 OF FAIRMONT PARK AN ADDITION TO THE TOWN OF EAST RIVERSIDE AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 15 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M.



SEPTEMBER 2020

NOTARY 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 Riverside
ON July 5, 2023 BEFORE ME, Kim Strutton A NOTARY PUBLIC,
PERSONALLY APPEARED Geoffrey Smith

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 CAPACITIES, 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

PRINT NAME Kim Strutton
SIGNATURE [Signature]
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2405490
MY COMMISSION EXPIRES: 05/24/2026
COUNTY OF PRINCIPAL PLACE OF BUSINESS Riverside

NOTARY 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 VENTURA
ON July 5, 2023 BEFORE ME, Karen Stoenack A NOTARY PUBLIC,
PERSONALLY APPEARED Steven C. Brennan

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 CAPACITIES, 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

PRINT NAME Karen Stoenack
SIGNATURE [Signature]
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2413746
MY COMMISSION EXPIRES: Aug. 24, 2026
COUNTY OF PRINCIPAL PLACE OF BUSINESS Ventura

NOTARY 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 RIVERSIDE
ON July 6, 2023 BEFORE ME, Both Butley A NOTARY PUBLIC,
PERSONALLY APPEARED Michael L. Cantello

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 CAPACITIES, 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

PRINT NAME Both Butley
SIGNATURE [Signature]
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2409205
MY COMMISSION EXPIRES: July 24, 2026
COUNTY OF PRINCIPAL PLACE OF BUSINESS Riverside

NOTARY 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 Los Angeles
ON July 12, 2023 BEFORE ME, Tammy Wei-hinghi A NOTARY PUBLIC,
PERSONALLY APPEARED Erika Chi

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 CAPACITIES, 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

PRINT NAME Tammy Wei-hinghi
SIGNATURE [Signature]
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2323775
MY COMMISSION EXPIRES: Mar. 10, 2024
COUNTY OF PRINCIPAL PLACE OF BUSINESS Los Angeles

NOTARY 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 _____
ON _____ BEFORE ME, _____ A NOTARY PUBLIC,
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 CAPACITIES, 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

PRINT NAME _____
SIGNATURE _____
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: _____
MY COMMISSION EXPIRES: _____
COUNTY OF PRINCIPAL PLACE OF BUSINESS _____

NOTE

SEE SHEET 5 FOR INDEX MAP, BASIS OF BEARINGS AND EASEMENT NOTES.

ENVIRONMENTAL CONSTRAINT NOTE:

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR IN CCS BOOK NO. 2005-1024618, O.R. PAGE 2. THIS AFFECTS ALL LOTS.

TRACT NO. 38016-1

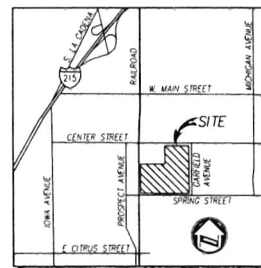
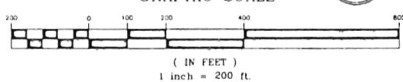
BEING A SUBDIVISION OF PARCELS 1, 3 AND 4, OF LOT LINE ADJUSTMENT NO. 190002, RECORDED JUNE 27, 2019 AS INSTRUMENT NO. 2019-0233517, AND AS PERFECTED BY DEED RECORDED AUGUST 1, 2019 AS DOCUMENT NO. 2019-028886, BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, TOGETHER WITH A PORTION OF LOT 4 OF FAIRMONT PARK AN ADDITION TO THE TOWN OF EAST RIVERSIDE AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 15 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M.



SEPTEMBER 2020

BOUNDARY ESTABLISHMENT

GRAPHIC SCALE

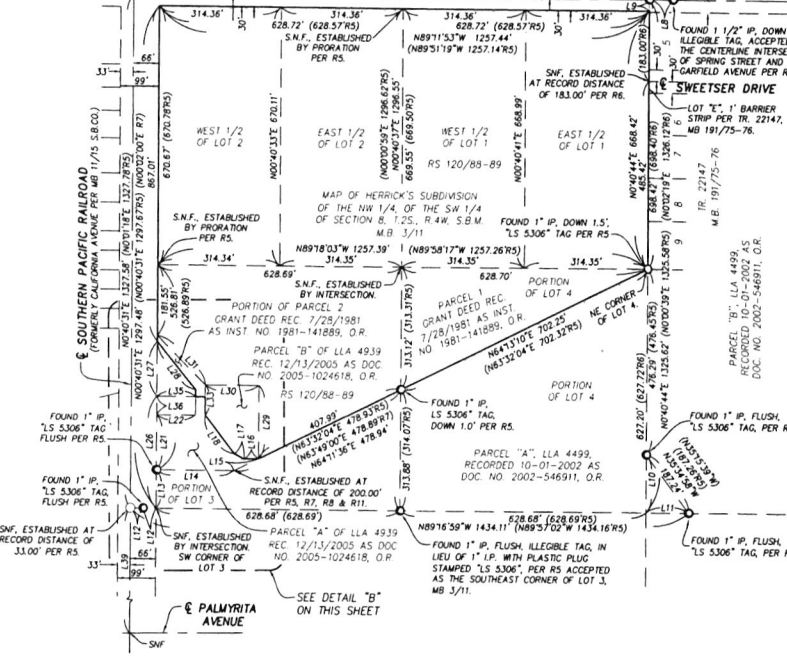
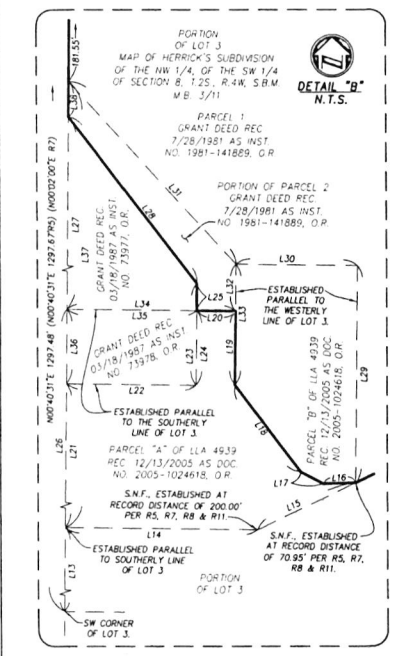
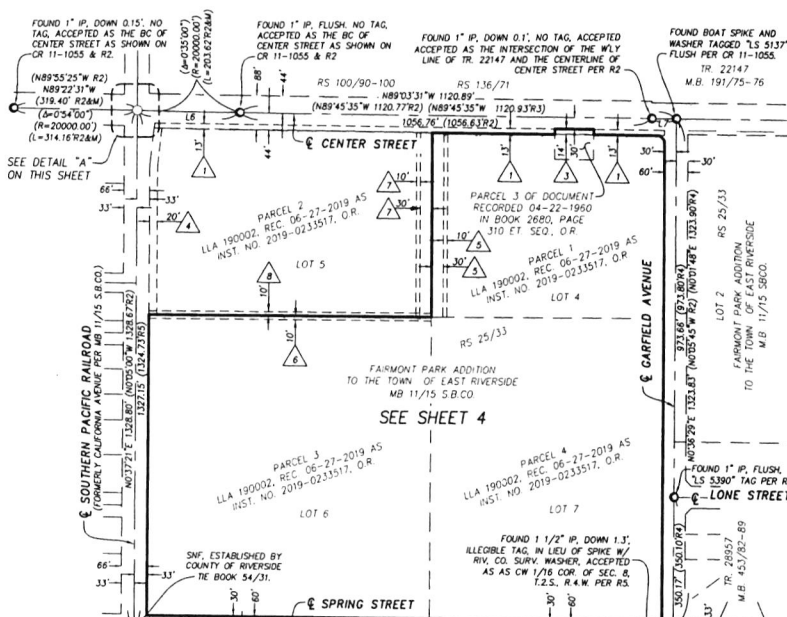
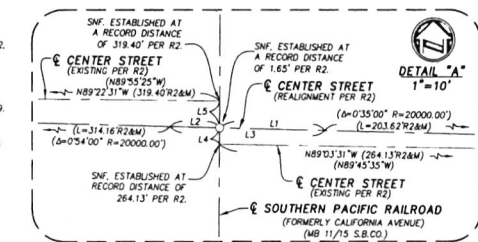


SURVEYOR'S NOTES:

- 0 - INDICATES FOUND MONUMENT AS NOTED.
O - INDICATES SET 1 1/2" & LS 5306 TAG, FLUSH.
SET LEAD & LS 5306 TAG IN TOP OF CURB, FLUSH (RIVERSIDE COUNTY STANDARD "E") ON SIDE LOT LINES PROJECTED AT 9.75', EXCEPT AS OTHERWISE NOTED.
SET 1 1/2" & LS 5306 TAG, FLUSH AT ALL LOT CORNERS, ANGLE POINTS IN SIDE OR REAR LOT LINES, AND ANGLE POINTS IN SUBDIVISION BOUNDARY, EXCEPT AS OTHERWISE NOTED.
SET LEAD & LS 5306 TAG IN TOP OF CURB, FLUSH (RIVERSIDE COUNTY STANDARD "E") FOR BEA, ECL, PCL, PRC, AND CORNER CUTBACKS PROJECTED PERPENDICULAR OR RADIAL AT OFFSET DISTANCE OF 9.75 FEET, EXCEPT AS OTHERWISE NOTED.
(M) - INDICATES MEASURED DATA
(R1) - INDICATES RECORD OR CALCULATED DATA PER LOT LINE ADJUSTMENT NO. 190002, RECORDED 06-27-2019, AS DOCUMENT NO. 2019-0233517, O.R.
(R2) - INDICATES RECORD OR CALCULATED DATA PER RS 100/90-100.
(R3) - INDICATES RECORD OR CALCULATED DATA PER RS 136/71.
(R4) - INDICATES RECORD OR CALCULATED DATA PER TRACT NO. 28957, MB 453/81-89.
(R5) - INDICATES RECORD OR CALCULATED DATA PER RS 120/88-89.
(R6) - INDICATES RECORD OR CALCULATED DATA PER TRACT NO. 22147, MB 191/75-76.
(R7) - INDICATES RECORD OR CALCULATED DATA PER LOT LINE ADJUSTMENT NO. 4939, RECORDED 12-15-2005, AS DOCUMENT NO. 2005-1024618, O.R.
(R8) - INDICATES RECORD OR CALCULATED DATA PER DEED RECORDED APRIL 06, 1960, IN BOOK 2663, PAGE 436, AS INSTRUMENT NO. 30329, O.R.
(R9) - INDICATES RECORD OR CALCULATED DATA PER GRANT DEED RECORDED FEBRUARY 18, 1987, AS INSTRUMENT NO. 73977, O.R.
(R10) - INDICATES RECORD OR CALCULATED DATA PER GRANT DEED RECORDED MARCH 18, 1987, AS INSTRUMENT NO. 73978, O.R.
(R11) - INDICATES RECORD OR CALCULATED DATA PER GRANT DEED RECORDED JULY 28, 1981, AS INSTRUMENT NO. 141889, O.R.
----- INDICATES ACCESS RIGHTS RESTRICTED
----- INDICATES TRACT BOUNDARY
THIS MAP CONTAINS 30.95 ACRES GROSS WITHIN THE DISTINCTIVE BORDER ALL MONUMENTS SHOWN AS "SET" SHALL BE SET IN ACCORDANCE WITH COUNTY ORDINANCE 418.21 AND THE MONUMENT AGREEMENT FOR THIS MAP.
CC&P'S FOR THIS MAP: RECORDED _____ AS _____ O.R. RIVERSIDE-COUNTY _____ INST. NO. _____

COURSE DATA:

- L1 N89°28'31"W 60.52' (N89°10'35"W 60.54/R2)
L2 N89°28'31"W 5.28' (N89°10'35"W 5.24/R2)
L3 N89°28'31"W 65.78'(M) (N89°10'35"W 65.78/R2)
L4 N0°17'20"E 1.65'(M) (N0°05'00"W 1.65/R2)
L5 N0°17'17"E 2.55'(M) (N0°05'46"W 2.55/R2)
L6 N89°03'31"W 264.13'(M) (N89°45'35"W 264.13/R2)
L7 N89°03'31"W 64.13' (N89°45'35"W 64.14/R2)
L8 N89°08'53"W 81.89' (N89°43'35"W 81.83/R4)
L9 N0°40'44"E 30.00'(M) (N0°02'02"E 30.00/R4)
L10 N0°40'44"E 150.90'(M) (N0°00'39"E 150.90/R5)
L11 N89°16'59"W 110.75' (N89°57'02"W 110.78/R5)
L12 N89°16'59"W 133.00'(M) (N89°57'02"W 133.00/R5)
L13 N0°40'31"E 100.00'(M) (N0°01'18"E 100.00/R5) (N0°02'00"E 100.00/R7, R8&R11)
L14 N89°16'59"W 200.00'(M) (N89°57'02"W 200.00/R5) (N89°55'00"W 200.00/R7, R8&R11)
L15 N84°11'36"E 70.95' (N83°49'00"E 70.95/R7, R8&R11)
L16 N89°17'00"E 36.78' (N87°41'20"E 36.84/R7)
L17 N81°55'15"W 28.91' (N82'30'55"W 28.96/R7)
L18 N36°50'22"W 124.98' (N37°26'02"W 125.17/R7)
L19 N0°40'31"E 47.53' (N0°02'00"E 47.52/R7)
L20 N89°16'59"W 25.00' (N89°55'00"W 25.00/R7)
L21 N0°40'31"E 142.47' (N0°02'00"E 142.47/R7) (N0°04'10"E 142.47/R10)
L22 N89°16'59"W 100.00' (N89°55'00"W 100.00/R7) (N89°45'45"W 100.00/R10)
L23 N0°40'31"E 65.08' (N0°02'00"E 65.08/R7)
L24 N0°40'31"E 47.53' (N0°02'00"E 47.52/R7) (N0°04'10"E 47.53/R10)
L25 N0°40'31"E 17.55' (N0°02'00"E 17.56/R7) (N0°04'10"E 17.56/R9)
L26 N0°40'31"E 290.00' (N0°41'06"E 290.00/R9) (N0°02'00"E 290.00/R11)
L27 N0°40'31"E 140.47' (N0°02'00"E 140.47/R9)
L28 N38°26'16"W 158.52' (N38°25'36"W 158.52/R9)
L29 N0°40'31"E 188.59' (N0°02'00"E 188.59/R7, R8&R11)
L30 N89°16'59"W 158.51' (N89°55'00"W 158.51/R7, R8&R11)
L31 N44°18'29"W 176.85' (N44°56'30"W 176.86/R11)
L32 N0°40'31"E 30.27' (N0°02'00"E 29.60/R7) (30.00/R9)
L33 N0°40'31"E 77.80' (N0°02'00"E 77.72/R7)
L34 N89°16'59"W 125.00' (N89°55'00"W 125.00/R11)
L35 N89°16'59"W 100.00' (N89°16'55"W 100.00/R8) (N89°15'45"W 100.00/R9&R10)
L36 N0°40'31"E 47.53' (N0°02'00"E 47.52/R7) (N0°04'10"E 47.53/R10)
L37 N0°40'31"E 345.26' (N0°02'00"E 345.00/R11)
L38 N0°40'31"E 14.29'
L39 N0°40'30"E 1327.78' (N0°01'18"E 1327.78/R5)



TRACT NO. 38016-1

BEING A SUBDIVISION OF PARCELS 1, 3 AND 4, OF LOT LINE ADJUSTMENT NO. 190002, RECORDED JUNE 27, 2019 AS INSTRUMENT NO. 2019-0233517, AND AS PERFECTED BY DEED RECORDED AUGUST 1, 2019 AS DOCUMENT NO. 2019-0285868, BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, TOGETHER WITH A PORTION OF LOT 4 OF FAIRMONT PARK AN ADDITION TO THE TOWN OF EAST RIVERSIDE AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 15 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M.

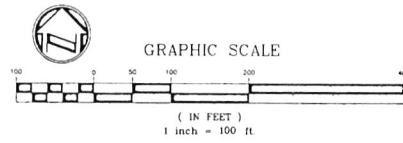


SEPTEMBER 2020

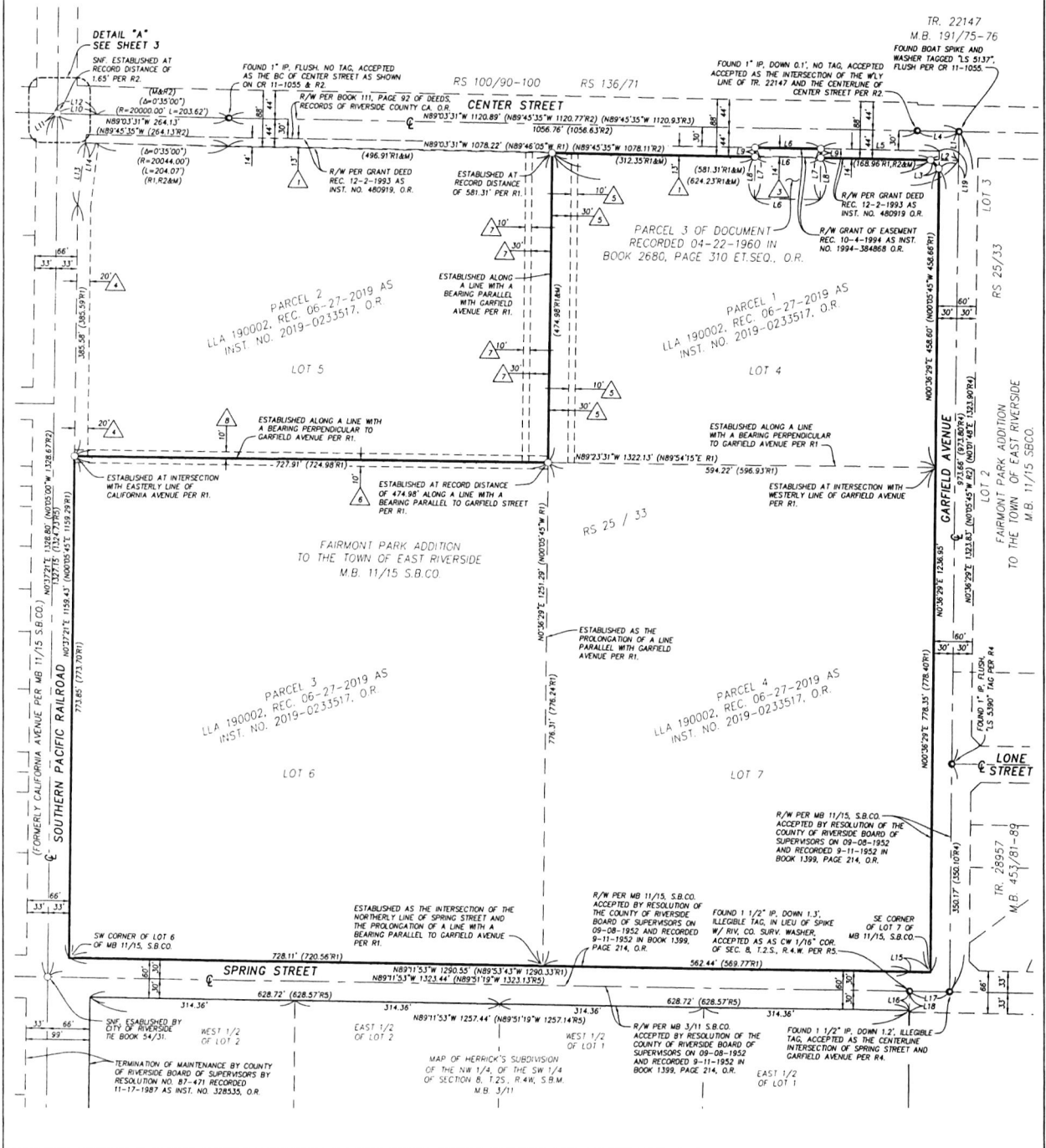
BOUNDARY ESTABLISHMENT

COURSE DATA:

- L1 N00°36'29"E 44.00'(M) (N00°05'45"E 44.00'(R))
- L2 N89°03'31"W 42.92'(M) (N89°46'05"W 42.92'(R))
- L3 N44°12'58"W 18.13'(M) (N44°55'58"W 18.13'(R)&R2)
- L4 N89°03'31"W 64.13' (N89°45'35"W 64.14'R2)
- L5 N89°03'31"W 181.80'(M) (N89°46'05"W 181.80'(R))
- L6 N89°03'31"W 100.00'(M) (N89°00'00"E 100.00'(R)) (N89°45'35"E 100.00'R2)
- L7 N00°56'28"E 78.00'(M) (N00°00'00"E 78.00'(R))
- L8 N00°56'28"E 64.00'(M) (N00°00'00"E 64.00'(R)) (N00°14'25"E 64.00'R2)
- L9 N00°56'28"E 14.00'(M) (N00°14'25"E 14.00'R2)
- L10 N88°28'31"W 60.52' (N89°10'35"W 60.54'R2)
- L11 N88°28'31"W 5.26' (N89°10'35"W 5.24'R2)
- L12 N88°28'31"W 65.78'(M) (N89°10'35"W 65.78'R2)
- L13 N06°59'16"E 95.37' (N06°16'33"E 95.28'R1)
- L14 N88°28'31"W 16.25' (N89°11'05"W 16.15'R1)
- L15 N89°08'53"W 31.78' (N89°46'10"W 31.61'R1)
- L16 N00°40'44"E 30.00'(M) (N0°02'19"E 30.00'R6)
- L17 N89°08'53"W 61.89' (N89°43'35"W 61.83'R6)
- L18 N00°40'44"E 30.00' L19 N00°40'44"E 30.00'



NOTE
 SEE SHEET 3 FOR VICINITY MAP, SURVEYOR'S NOTES, AND ENVIRONMENTAL CONSTRAINT NOTE.
 SEE SHEET 5 FOR INDEX MAP, BASIS OF BEARINGS AND EASEMENT NOTES.

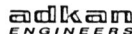


TRACT NO. 38016-1

EASEMENT NOTES:

- 1 AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 29, 1947 IN BOOK 825, PAGE 411, OF OFFICIAL RECORDS.
- 2 A EASEMENT IN FAVOR OF SOUTHERN PACIFIC PIPELINES, INC. A CORPORATION AND CHANSLOR-WESTERN OIL AND DEVELOPMENT COMPANY, A CORPORATION FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 30, 1955 IN BOOK 1840, PAGE 343, OF OFFICIAL RECORDS. SAID EASEMENT CANNOT BE PLOTTED FROM RECORD.
- 3 AN EASEMENT IN FAVOR OF COUNTY OF RIVERSIDE, FOR PUBLIC STREET AND HIGHWAY PURPOSES, TOGETHER WITH ALL RIGHTS TO CONSTRUCT AND MAINTAIN UTILITIES, SEWERS, DRAINS AND OTHER IMPROVEMENTS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 4, 1994 AS INSTRUMENT NO. 384868 OF OFFICIAL RECORDS.
- 4 A NON-EXCLUSIVE PERMANENT EASEMENT IN FAVOR OF FOREMOST CENTER STREET, LLC, A DELAWARE LIMITED LIABILITY COMPANY FOR ACCESS, UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 12, 2022 AS INSTRUMENT NO. 2022-0019524 OF OFFICIAL RECORDS.
- 5 AN TEMPORARY NON-EXCLUSIVE EASEMENT IN FAVOR OF HIGH GROVE VILLAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY FOR RECIPROCAL TEMPORARY CONSTRUCTION, ACCESS AND INCIDENTAL PURPOSES, RECORDED JANUARY 12, 2022 AS INSTRUMENT NO. 2022-0019525 OF OFFICIAL RECORDS.
- 6 AN EASEMENT IN FAVOR OF HIGH GROVE VILLAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY FOR TEMPORARY CONSTRUCTION AND GRADING, RECORDED JANUARY 12, 2022 AS INSTRUMENT NO. 2022-0019526 OF OFFICIAL RECORDS.
- 7 AN TEMPORARY NON-EXCLUSIVE EASEMENT IN FAVOR OF LENNAR HOMES OF CALIFORNIA, INC. A CALIFORNIA CORPORATION FOR RECIPROCAL TEMPORARY CONSTRUCTION, ACCESS AND INCIDENTAL PURPOSES, RECORDED JANUARY 12, 2022 AS INSTRUMENT NO. 2022-0019525 OF OFFICIAL RECORDS.
- 8 AN EASEMENT IN FAVOR OF FOREMOST CENTER STREET, LLC, A DELAWARE LIMITED LIABILITY COMPANY FOR TEMPORARY CONSTRUCTION AND GRADING, RECORDED JANUARY 12, 2022 AS INSTRUMENT NO. 2022-0019525 OF OFFICIAL RECORDS.
- 9 RIGHT OF ACCESS IN FAVOR OF THE COUNTY OF RIVERSIDE PER COVENANT AND AGREEMENT REGARDING WATER QUALITY MANAGEMENT PLAN BMP CONSENT TO INSPECT, MAINTENANCE AND INDEMNIFICATION RECORDED APRIL 08, 2022 AS DOCUMENT NO. 2022-0376325, OF OFFICIAL RECORDS. SAID RIGHT OF ACCESS CANNOT BE PLOTTED FROM RECORD.

BEING A SUBDIVISION OF PARCELS 1, 3 AND 4, OF LOT LINE ADJUSTMENT NO. 190002, RECORDED JUNE 27, 2019 AS INSTRUMENT NO. 2019-0233517, AND AS PERFECTED BY DEED RECORDED AUGUST 1, 2019 AS DOCUMENT NO. 2019-0289868, BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, TOGETHER WITH A PORTION OF LOT 4 OF FAIRMONT PARK AN ADDITION TO THE TOWN OF EAST RIVERSIDE AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 15 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M.



SEPTEMBER 2020

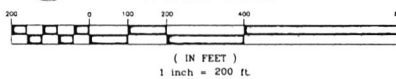
INDEX SHEET & GPS CONTROL DIAGRAM

NOTE

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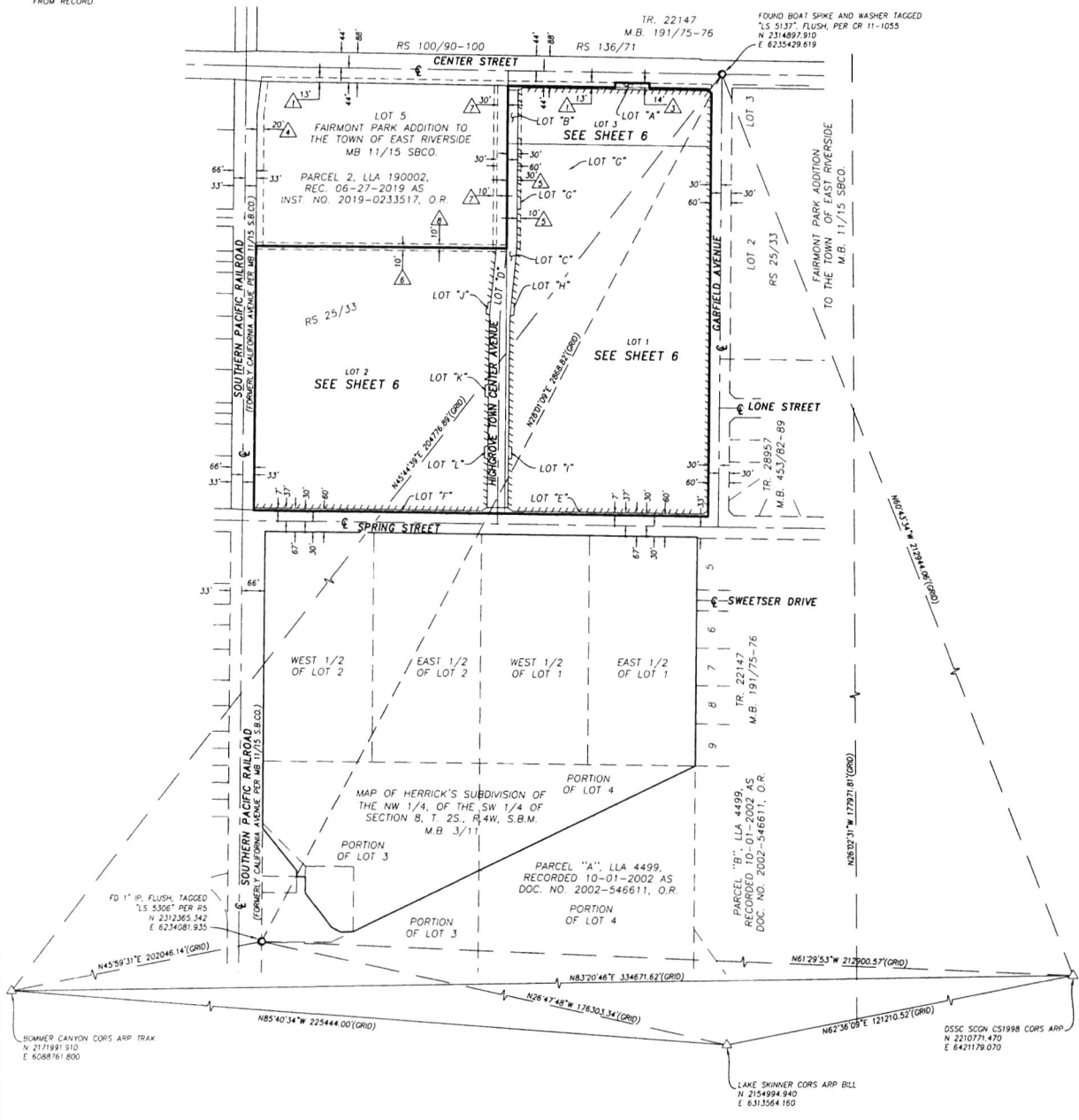
GRAPHIC SCALE



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 8, BASED LOCALLY ON CONTROL STATIONS "TRAK", "BILL", AND "DSSC" NAD 83 (NRSR2011) EPOCH 2010.00 AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.99993379. CALCULATIONS ARE MADE AT BOAT SPIKE AND LS 5137 WASHER PER CR 11-1055 WITH COORDINATES OF N 2314897.910, E 6235429.619 USING AN ELEVATION OF 1492.50

PROJECT CONVERGENCE ANGLE:
-0'35.29"66" CALCULATED AT FOUND BOAT SPIKE AND LS 5137 WASHER PER CR 11-1055, IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M.



TRACT NO. 38016-1

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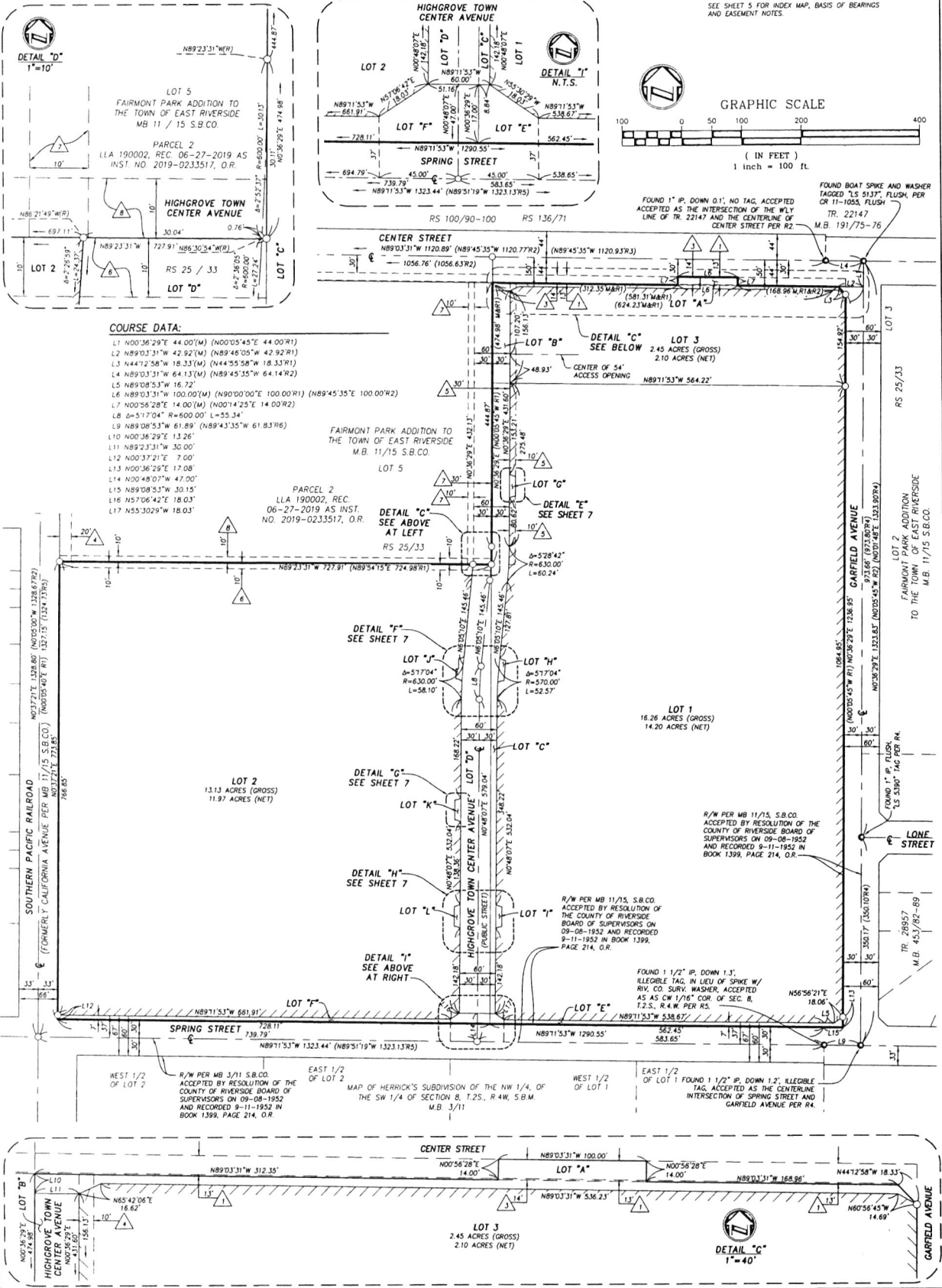
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SEPTEMBER 2020

NOTE

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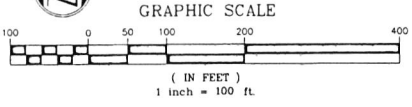


COURSE DATA:

- L1 N00°36'29"E 44.00'(M) (N00°05'45"E 44.00'R1)
- L2 N89°03'31"W 42.92'(M) (N89°46'05"W 42.92'R1)
- L3 N44°12'58"W 18.33'(M) (N44°55'58"W 18.33'R1)
- L4 N89°03'31"W 64.13'(M) (N89°45'35"W 64.14'R2)
- L5 N89°08'53"W 16.72'
- L6 N89°03'31"W 100.00'(M) (N89°00'00"E 100.00'R1) (N89°45'35"E 100.00'R2)
- L7 N00°56'28"E 14.00'(M) (N00°14'25"E 14.00'R2)
- L8 Δ=517°04' R=600.00' L=55.34'
- L9 N89°08'53"W 61.89' (N89°43'35"W 61.83'R6)
- L10 N00°36'29"E 13.26'
- L11 N89°23'31"W 30.00'
- L12 N00°37'21"E 7.00'
- L13 N00°36'29"E 17.08'
- L14 N30°48'07"W 42.00'
- L15 N89°08'53"W 30.15'
- L16 N57°06'42"E 18.03'
- L17 N55°30'29"W 18.03'

FAIRMONT PARK ADDITION TO THE TOWN OF EAST RIVERSIDE M.B. 11/15 S.B.C.O.

PARCEL 2 LLA 190002, REC. 06-27-2019 AS INST. NO. 2019-0233517, O.R.



FOUND 1" IP, DOWN 0.1", NO TAG, ACCEPTED AS THE INTERSECTION OF THE W/LY LINE OF TR. 22147 AND THE CENTERLINE OF CENTER STREET PER R2.

FOUND BOAT SPIKE AND WASHER TAGGED 'LS 5137', FLUSH, OR 11-1053, FLUSH TR. 22147 M.B. 191/75-76

FOUND 1 1/2" IP, DOWN 1.3', ILLEGIBLE TAG, ACCEPTED AS THE CENTERLINE INTERSECTION OF SPRING STREET AND GARFIELD AVENUE PER R4.

FOUND 1" IP, FLUSH, 'LS 5380' TAG PER R4.

R/W PER MB 11/15, S.B.C.O. ACCEPTED BY RESOLUTION OF THE COUNTY OF RIVERSIDE BOARD OF SUPERVISORS ON 09-08-1952 AND RECORDED 9-11-1952 IN BOOK 1399, PAGE 214, O.R.

FOUND 1 1/2" IP, DOWN 1.2', ILLEGIBLE TAG, ACCEPTED AS THE CENTERLINE INTERSECTION OF SPRING STREET AND GARFIELD AVENUE PER R4.

R/W PER MB 11/15, S.B.C.O. ACCEPTED BY RESOLUTION OF THE COUNTY OF RIVERSIDE BOARD OF SUPERVISORS ON 09-08-1952 AND RECORDED 9-11-1952 IN BOOK 1399, PAGE 214, O.R.

FOUND 1 1/2" IP, DOWN 1.3', ILLEGIBLE TAG, ACCEPTED AS THE CENTERLINE INTERSECTION OF SPRING STREET AND GARFIELD AVENUE PER R4.

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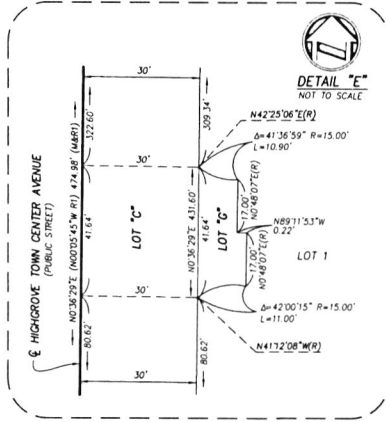
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adkams
ENGINEERS

DETAILS

SEPTEMBER 2020



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