

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



ITEM: 2.13
(ID # 23146)

MEETING DATE:
Tuesday, October 17, 2023

FROM : TLMA-TRANSPORTATION:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Approval of Final Tract Map 38035 a Schedule "A" Subdivision in the Winchester area. District
3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Improvement Agreements for Final Tract Map 38035 as approved by County Counsel;
2. Approve the Final Map; and
3. Authorize the Chair of the Board to sign the Final Tract Map 38035.

ACTION: Consent

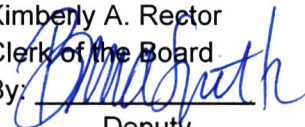

Mark Lancaster, Director of Transportation 10/5/2023

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: October 17, 2023
xc: Trans.

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 38035 was approved by the Board of Supervisors on April 5, 2022, as Agenda Item 1.2. Final Tract Map 38035 is a 13.91-acre subdivision creating 128 residential lots and 1 open space lot, 1 open space and conservation lot, 1 slope lot, 1 slope and landscape lot, and 4 landscape lots in the Winchester 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.

Taylor Morrison of California, 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.

TR 38035 \$142,000 for the completion of the survey monumentation.

Additional Fiscal Information:

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

ATTACHMENTS:

- TR 38035 Vicinity Map
- TR 38035 Improvement Agreement
- TR 38035 Mylars


 Jason Farin, Principal Management Analyst 10/11/2023
 
 Kelly Moran, Deputy County Counsel 10/11/2023

**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 Taylor Morrison of California, 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 **Tract 38035**, 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 **One Hundred Forty-Two Thousand and no/100 Dollars (\$142,000.00)**.

SECOND: Contractor agrees to pay to County the actual cost of such inspections of the work and improvements as may be required by the 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.

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
Construction Engineer
Riverside County Transportation Dept.
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Contractor
Taylor Morrison of California, LLC
6440 Oak Canyon #200
Irvine, CA 92618

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

By Jared Aronowitz

Print Name Jared Aronowitz

Title Authorized Agent

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

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)

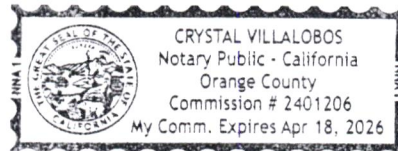
On September 20, 2023 before me, Crystal Villalobos, Notary Public
(insert name and title of the officer)

personally appeared Jared Aronowitz,
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)



COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE

By 

KEVIN JEFFRIES, CHAIR
Board of Supervisors

ATTEST:

KIMBERLY RECTOR,
Clerk of the Board

By 

Deputy

APPROVED AS TO FORM

County Counsel

By 

Revised 09/01/2020

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

1. Work Order #

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 10/18/2023	
4. ORGANIZATION County of Riverside			9. ACCOUNT #	11. MEDIA CODE	
5. ADDRESS County of Riverside Administrative Center 4080 Lemon Street, 1st Floor Annex, Room 127			12. NO. OF BOXES TRANSFERRED		
CITY Riverside, Ca. 92501			13. RECORDS TRANSFERRED BY:		
6. MAIL STOP Stop # 1010		7. Name Breanna Smith	PHONE # 955-1302	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 # (Barcode label)
	BOS MEETING 10.17.2023 ITEM 2.12 FINAL PARCEL MAP 38037 SCHEDULE A DISTRICT 3				
	BOS MEETING 10.17.2023 ITEM 2.13 FINAL PARCEL MAP 38035 SCHEDULE A DISTRICT 3				
21. RECORDS RECEIVED BY: <i>[Signature]</i>			30. REMARKS		
22. TITLE <i>ACR</i>		23. RECEIVED VIA: <i>Carrier</i>		2023 OCT 18 AM 10:27 CLERK OF SUPERVISORS COUNTY OF RIVERSIDE	
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:		

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

TRACT NO. 38035

SUBDIVISION OF PARCEL 1, AND PORTIONS OF LOTS 'B' AND 'C' OF PARCEL MAP NO. 37414, FILED IN
249, PAGES 82 THROUGH 84, INCLUSIVE, OF PARCEL MAPS, OFFICIAL RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA, LYING WITHIN SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN

ROACTIVE ENGINEERING CONSULTANTS, INC.

AUGUST, 2021

THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN
HEREIN REQUIRES THE CONSENT OF THE COUNTY CLERK OF RIVERSIDE COUNTY,
CALIFORNIA, IN ORDER TO RECORD THIS SUBDIVISION MAP AS SHOWN

DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOTS 'A',
AND 'F'. DEDICATION IS FOR STREET AND PUBLIC UTILITY

DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:
FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF
WAY WITHIN LOTS 'D', 'E', AND 'F'.

DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:
FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF
WAY WITHIN LOTS 1-22, 27-87, 92-128 AND 130 AS
SHOWN ON THIS MAP FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:
FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF
WAY WITHIN LOTS 1-22, 27-87, 92-128 AND 130 AS
SHOWN ON THIS MAP FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES.
'C' AND 'G', WESTERN HILLS DRIVE, THE OWNERS OF
ADJACENT LOTS TO THE EAST OF THIS TRACT SHALL
EASEMENT OF TRAVEL. ANY CHANGE OF ALIGNMENT OR
SHALL TERMINATE THIS DEDICATION AS TO THE PART

SHEET 1 OF 11

RECORDER'S STATEMENT


FILED THIS _____ DAY OF _____
AT _____, M. IN BOOK _____
PAGES _____ AT THE REQUEST OF _____,
THE CLERK OF THE BOARD.

NO. _____ FEE _____
PETER ALDANA, ASSESSOR-COUNTY CLERK

BY: _____, DIRECTOR
SUBDIVISION GUARANTEE
FIRST AMERICAN TITLE COMPANY

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD
SURVEY CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES.
THE REQUEST OF TAYLOR MORRISON OF CALIFORNIA, LLC, IN AUGUST, 2021. I HEREBY STATE
ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT
WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE
THAT SAID 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.

 September 26, 2023
CHARLES J. MOORE, L.S. 9106 DATE



COUNTY SURVEYOR'S STATEMENT

UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

SHEET 1 OF 11 SHEETS

TRACT NO. 38035

PORTION OF PARCEL 1, AND PORTIONS OF LOTS 'B' AND 'C' OF PARCEL MAP NO. 37414, FILED IN
5 82 THROUGH 84, INCLUSIVE, OF PARCEL MAPS, OFFICIAL RECORDS OF RIVERSIDE COUNTY,
LYING WITHIN SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN

BY: ENGINEERING CONSULTANTS, INC.

AUGUST, 2021

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____
AT _____ M. IN BOOK _____ OF MAPS, A
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 COMPANY

INCLUDED WITHIN THE SUBDIVISION SHOWN
IS NECESSARY TO PASS A CLEAR TITLE TO
OF THIS SUBDIVISION MAP AS SHOWN

EASEMENT FOR PUBLIC PURPOSES: LOTS 'A',
IS FOR STREET AND PUBLIC UTILITY

EASEMENT FOR PUBLIC PURPOSES:
PURPOSES TOGETHER WITH THE RIGHT OF
'D', 'E', AND 'F'.

EASEMENT FOR PUBLIC PURPOSES:
IN LOTS 1-22, 27-87, 92-128 AND 130 AS
FOR EGRESS FOR EMERGENCY VEHICLES.

WESTERN HILLS DRIVE, THE OWNERS OF
SAID STREET AND DURING SUCH TIME WILL
T OF TRAVEL. ANY CHANGE OF ALIGNMENT OR
IN THIS DEDICATION AS TO THE PART

EASEMENT FOR PUBLIC PURPOSES:
THE DEDICATION IS FOR TRAIL AND

EASEMENT FOR PUBLIC PURPOSES:
LOTS 'E' AND 'F' AS SHOWN HEREON THE

EASEMENT FOR TRAIL AND MAINTENANCE
AS SHOWN HEREON, FOR PRIVATE USE, FOR
EASEMENTS.

EASEMENT FOR TRAIL AND MAINTENANCE
AS SHOWN HEREON FOR PRIVATE
USE, ASSIGNEES, AND LOT OWNERS WITHIN THIS

EASEMENT FOR TRAIL AND MAINTENANCE
AS SHOWN HEREON FOR
SUCCESSORS, ASSIGNEES.

EASEMENT FOR TRAIL AND MAINTENANCE
AS SHOWN HEREON FOR
SUCCESSORS, ASSIGNEES AND LOT OWNERS

EASEMENT FOR TRAIL AND MAINTENANCE
AS SHOWN HEREON FOR PRIVATE USE, FOR THE
AND LOT OWNERS WITHIN THIS TRACT MAP.

EASEMENT FOR TRAIL AND MAINTENANCE
AS SHOWN HEREON FOR
SUCCESSORS, ASSIGNEES AND LOT OWNERS

EASEMENT FOR TRAIL AND MAINTENANCE
AS SHOWN HEREON FOR
SUCCESSORS, ASSIGNEES, AND LOT OWNERS

EASEMENT FOR TRAIL AND MAINTENANCE
AS SHOWN HEREON FOR
SUCCESSORS, ASSIGNEES, OUR

EASEMENT FOR TRAIL AND MAINTENANCE
AS SHOWN HEREON FOR
SUCCESSORS, ASSIGNEES, OUR

EASEMENT FOR PUBLIC PURPOSES TO THE
RIVERSIDE, STATE OF CALIFORNIA:
AS SHOWN HEREON. THE DEDICATION IS FOR

EASEMENT FOR PUBLIC PURPOSES:
PUBLIC AGENCY ORGANIZED AND EXISTING UNDER
1911, ITS SUCCESSORS AND ASSIGNEES, A
MAINTAIN, ENLARGE, RECONSTRUCT, REMOVE,
LOCATE SEWER, WATER, AND RECYCLED WATER
SYSTEMS AND DESIGNATED "SEWER, WATER, AND
RIGHT OF ACCESS TO AND FROM SAID
SYSTEMS IN SAID EASEMENT. OWNER RETAINS
RIGHT SHALL NOT CONSTRUCT OR ERECT
STRUCTURES OR IMPROVEMENTS, OR PLANT OR
OR INSTALL PRIVATELY-OWNED PIPELINES

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PUBLIC AGENCY ORGANIZED AND EXISTING UNDER
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RIGHT OF ACCESS TO AND FROM SAID
SYSTEMS IN SAID EASEMENT. OWNER RETAINS
RIGHT SHALL NOT CONSTRUCT OR ERECT
STRUCTURES OR IMPROVEMENTS, OR PLANT OR
OR INSTALL PRIVATELY-OWNED PIPELINES

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 TAYLOR MORRISON OF CALIFORNIA, LLC, IN AUGUST, 2021. 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 SAID 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.

Charles J. Moore September 26, 2023
CHARLES J. MOORE, L.S. 9106 DATE



COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE
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
NO. 38035 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON APRIL 5, 2021
THE EXPIRATION DATE BEING MARCH 23, 2025, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY
CORRECT.

DATED 10-11, 2023

BY: *David L. McMillan*
DAVID L. McMILLAN, COUNTY SURVEYOR
L.S. 8488 EXPIRES 12/31/24



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 DEDICATION OF THE "PUBLIC UTILITY EASEMENT TOGETHER WITH THE RIGHT OF INGRESS AND
EGRESS FOR EMERGENCY VEHICLES" FOR PUBLIC UTILITY AND EMERGENCY VEHICLE ACCESS
PURPOSES WITHIN LOTS 'D', 'E' AND 'F', AS SHOWN HEREON, IS HEREBY ACCEPTED.

THE DEDICATION OF THE "EMERGENCY VEHICLE INGRESS AND EGRESS EASEMENT" FOR EMERGENCY
VEHICLE ACCESS PURPOSES WITHIN LOTS 1-22, 27-87, 92-128 AND 130, AS SHOWN HEREON, IS
HEREBY ACCEPTED.

THE OFFER OF DEDICATION OF THE "TRAIL EASEMENT" FOR TRAIL AND MAINTENANCE PURPOSES
LYING WITHIN LOT 130 IS HEREBY ACCEPTED.

THE OFFER OF DEDICATION OF THE "TRAIL EASEMENT" FOR TRAIL PURPOSES LYING OVER ALL OF
LOT 132 AND WITHIN LOTS 'E' AND 'F' IS HEREBY NOT ACCEPTED.

DATED October 17, 2023

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BY: *Kevin Jeffries*

CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST:
KIMBERLY RECTOR
CLERK OF THE BOARD OF SUPERVISORS

BY: *Bruce Smith*, DEPUTY

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:

THAT PORTION OF AN EASEMENT FOR SLOPE MAINTENANCE, INGRESS AND EGRESS PURPOSES, IN
FAVOR OF THE COUNTY OF RIVERSIDE, DESCRIBED IN AN EASEMENT DEED RECORDED DECEMBER 2,
2003 AS INSTRUMENT NO. 2003-998482 O.R., LYING WITHIN THE BOUNDARY OF THIS TRACT MAP.

THAT PORTION OF AN EASEMENT FOR DRAINAGE MAINTENANCE, INGRESS AND EGRESS PURPOSES,
IN FAVOR OF THE COUNTY OF RIVERSIDE, DESCRIBED IN AN EASEMENT DEED RECORDED DECEMBER
23, 2003 AS INSTRUMENT NO. 2003-998483 O.R., LYING WITHIN THE BOUNDARY OF THIS TRACT
MAP.

THAT PORTION OF AN EASEMENT FOR SLOPE MAINTENANCE, INGRESS AND EGRESS PURPOSES, IN
FAVOR OF THE COUNTY OF RIVERSIDE, DESCRIBED IN AN EASEMENT DEED RECORDED MAY 17, 2002
AS INSTRUMENT NO. 2004-0367183 O.R. AND RE-RECORDED APRIL 26, 2005 AS INSTRUMENT NO.
2005-0325322 O.R., LYING WITHIN THE BOUNDARY OF THIS TRACT MAP.

THAT PORTION OF AN EASEMENT FOR ANY EXISTING PUBLIC UTILITIES AND PUBLIC SERVICE
FACILITIES, IN FAVOR OF THE COUNTY OF RIVERSIDE, RESERVED IN RESOLUTION NO. 2019-010
RECORDED JUNE 26, 2019 AS INSTRUMENT NO. 2019-0231828 O.R. LYING WITHIN THE BOUNDARY
OF THIS TRACT MAP.