

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



ITEM: 2.1
(ID # 24638)

MEETING DATE:
Tuesday, April 09, 2024

FROM : TLMA-TRANSPORTATION:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Approval of Final Parcel Map 37537 a Schedule "E" Subdivision in the Glen Valley area. District 1. [Applicant Fees 100%]

RECOMMENDED MOTION:

1. Approve the Improvement Agreements for Final Parcel Map 37537 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 Parcel Map 37537.

ACTION:Consent

Dennis Acuna, Senior Civil Engineer

4/3/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, seconded by Supervisor Perez 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: April 9, 2024
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 Parcel Map of 37537 was approved by the Board of Supervisors on July 14, 2020, as Agenda Item 21.3. Final Parcel Map 37537 is a 9.14-acre subdivision creating 4 parcels in the Glen 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 parcel map.

Boulder Springs Retail Center, LP, a California limited partnership, 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.

PM 37537 \$6,120.00 for the completion of the survey monumentation.

Additional Fiscal Information:

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

ATTACHMENTS:

- PM 37537 Vicinity Map
- PM 37537 Mylars
- PM 37537 Improvement Agreements


 Jason Farin, Principal Management Analyst 4/3/2024

**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 **Boulder Springs Retail Center, LP, a California limited partnership**, 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 **Parcel Map 37537**, 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 **Six Thousand One Hundred Twenty and no/100 Dollars (\$6,120.00)**.

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.

FOURTH: The Owner hereby grants to County, the Surety upon any bond, and to the agents, employees and Owners 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 Owner or the Surety has completed work within the time specified or any extension thereof granted by the County. It is further agreed that Owner 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 Owner to carry out this agreement.

FIFTH: Owner 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 Owner, as provided for by Section 66495 et seq. of the Government Code of the State of California. Owner 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 Owner fails to take such action as is necessary to comply with said notice, Owner 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 Owner of the insufficiency of the security or the amount of the bonds or both.

SIXTH: If Owner 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 Owner violates, neglects, refuses, or fails to perform satisfactorily any of the provisions of the plans and specifications, Owner shall be in default of this agreement. County shall have the power, on recommendation of the Director of Transportation, to terminate all rights of Owner in such agreement, but said termination shall not affect or terminate any of the rights of County as against Owner 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 Owner, 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 Owner to commence construction shall not relieve the Owner 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 Owner, and such extensions shall in no way affect the validity of this agreement or release the surety or sureties on such bonds. Owner 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:

<u>County</u>	<u>Owner</u>
Construction Engineer Riverside County Transportation Dept. 4080 Lemon Street, 8 th Floor Riverside, CA 92501	Boulder Springs Retail Center, LP Attn: Hagop Kofdarali Po Box 1958 Corona, CA. 92878

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

Boulder Springs Retail Center, LP, LP,
a California limited partnership

By: RKJK A Nevada Co., LLC,
a Nevada limited liability company,
its General Partner

By 

Print Name: Hagop Kofdarali

Title: Manager

COUNTY OF RIVERSIDE signature page to follow on page 4.

SIGNATURES OF OWNER MUST BE ACKNOWLEDGED BY NOTARY
AND EXECUTED IN DUPLICATE

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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.

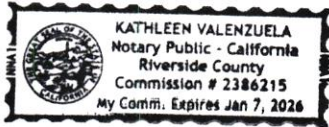
State of California }
County of Riverside

On Jan 29, 2024 before me, Kathleen Valenzuela notary public
Date Here Insert Name and Title of the Officer
personally appeared Hagop Hofdarali
Name(s) of Signer(s)

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.



Place Notary Seal and/or Stamp Above

Signature Kathleen Valenzuela
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

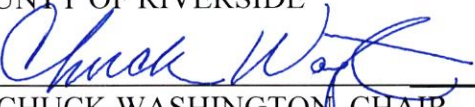
Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____


COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE

By 
CHUCK WASHINGTON, CHAIR
Board of Supervisors

ATTEST:

KIMBERLY A. RECTOR,
Clerk of the Board

By 
Deputy

APPROVED AS TO FORM

County Counsel

By 

Revised 09/01/2020

JUNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

PARCEL MAP NO. 37537

SUBDIVISION OF PARCELS 1, 2, 3, AND 8 OF PARCEL MAP NO. 36124, FILED IN BOOK
ES 30 THROUGH 35, OF PARCEL MAPS, RECORDS OF SAID COUNTY, LOCATED WITHIN
EL SOBRANTE DE SAN JACINTO, IN SECTION 8, TOWNSHIP 4 SOUTH, RANGE 4 WEST.

RAMCAM ENGINEERING GROUP, INC. JUNE 2021

ENT

WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT
NS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE
AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

ASEMENT INDICATED AS PRIVATE ACCESS EASEMENT LYING WITHIN PARCELS 1 THROUGH 4 AS
/ATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND
-IS PARCEL MAP.

ASEMENT INDICATED AS "PRIVATE DRAINAGE EASEMENT," LYING WITHIN PARCELS 3 AND 4 AS
/ATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND
-IS PARCEL MAP.

ERIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE DEDICATION IS
DSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN
EMENTS" SHOWN HEREON.

ERIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOTS "A" THROUGH
ATION IS FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES.

ATION OF LOTS "A" THROUGH "C", WOOD ROAD, THE OWNERS OF THE PARCELS 1 THROUGH
IS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE
AVEL, ALSO EXCEPTING ONE FORTY-ONE FOOT ACCESS OPENING FOR PARCEL 1, AND ALSO
TWENTY-SIX FEET ACCESS OPENINGS, ONE EACH FOR PARCELS 2 AND 3 AS SHOWN
ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THERE.

RECORDER'S STATE
FILED THIS _____ I

AT ___ __.M., IN E

PAGES _____

CLERK OF THE BC

NO. _____

FEE : _____

PETER ALDANA, A

BY : _____

SUBDIVISION GUAR

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS IN
CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT
REQUEST OF BOULDER SPRINGS RETAIL CENTER IN MAY 2021. I HER
THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT I
ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS F
THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY

Atanacio Payan

ATANACIO PAYAN,

LICEN

MENT FOR PUBLIC PURPOSES: "WATER QUALITY
HE DEDICATIONS FOR WATER QUALITY BASIN AND

MEMBERSHIP

Y, ITS GENERAL PARTNER

Y, ITS GENERAL PARTNER

ICATE VERIFIES ONLY THE
HICH THIS CERTIFICATE IS
ALIDITY OF THAT DOCUMENT.

D Valenzuela, NOTARY PUBLIC,

WHO PROVED TO ME ON THE BASIS
E(S) IS/ARE SUBSCRIBED TO THE WITHIN
EXECUTED THE SAME IN HIS/HER/THEIR
ATURE(S) ON THE INSTRUMENT, THE
N(S) ACTED, EXECUTED THE INSTRUMENT.

THE STATE OF CALIFORNIA

MUNICIPAL PLACE OF BUSINESS IS

Riverside COUNTY

COMMISSION EXPIRES Jan 7, 2026

COMMISSION NUMBER 2386215

DATE: 3-6-2024

COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREFOR 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 PARCEL MAP 37537 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON 7/14/2020, THE EXPIRATION DATE BEING 07/14/2026, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DAVID L. McMILLAN, COUNTY SURVEYOR
LS 8488, EXP. 12/31/2024

DATE: 3-21-2024



BOARD OF SUPERVISOR'S STATEMENT

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES PARCEL MAP AND ACCEPTS THE OFFER OF DEDICATION MADE HEREON OF LOTS "A" THROUGH "C", INCLUSIVE PUBLIC ROAD AND PUBLIC UTILITY PURPOSES AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM SU TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS. THE OFFER OF DEDICATION FOR PUBLIC U PURPOSES ALONG WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN THE "PF ACCESS EASEMENTS" IS HEREBY ACCEPTED. THE OFFER OF DEDICATION OF ABUTTER'S RIGHTS OF ACCESS / WOOD ROAD IS HEREBY ACCEPTED. THE DEDICATION OF THE "WATER QUALITY EASEMENT" AS SHOWN HEREON HEREBY ACCEPTED.

DATE: April 09, 2024
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BY: Chuck Washington
CHAIRMAN OF THE BOARD OF SUPERVISORS
Chuck Washington
TAX COLLECTOR CERTIFICATE

ATTEST:
KIMBERLY RECTOR
CLERK OF THE BOARD OF SUPERVISORS

BY: Manny A. DEPUTY

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: \$ 48,200.00

DATE: MARCH 20, 2024



TRANSPORTATION DEPARTMENT

FORM 11 SUMMARY/ROUTING FORM

2024 APR 11 AM 10:06

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

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

REQUESTED BOARD DATE: 4/9/2024	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: 1		

PROJECT/SUBJECT:
FINAL PARCEL MAP NO: 37537 (Schedule "E")
DESCRIPTION: APPROVAL OF FINAL PARCEL MAP AND IMPROVEMENT AGREEMENTS

CONTRACTING PARTY: GINA NESS	W.O. NO.: FPM37537 (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 PARCEL MAP AND 3 COPIES OF THE IMPROVEMENT AGREEMENTS ARE TO BE EXECUTED BY THE CHAIR OF THE BOARD. COB RETAINS 1 COPY OF THE IMPROVEMENT AGREEMENT AND RETURNS THE 2 REMAINING COPY TO TRANSPORTATION.
THE FINAL PARCEL MAP IS TO BE DELIVERED TO THE COUNTY RECORDER.

MINUTETRAQ (MT) NO:	TRANS TRACKING ID:	DATE RECEIVED:	INITIALS:
24638			

BOARD AGENDA DATE:	BOS ITEM NUMBER:
---------------------------	-------------------------

4-9-24 2.1 2024-4-158689

**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 04/10//2024
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 PHONE # FAX# Naomy Sicra 955-1069 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)
	Board Date 04/09/2024 - Item No 2.1				
	Final Tract Map No 37537 - Sched "E"				
	SUBDIVISON OF PARCELS IN SEC 8, TOWNSHIP 4 SOUTH, RANGE 4 WEST.				
	District 1				

RECEIVED
 COUNTY OF RIVERSIDE
 2024 APR 10 PM 10:22

21. RECORDS RECEIVED BY: <i>Maricela Hurtado</i>	30. REMARKS
22. TITLE <i>ACR Tech 1</i>	
23. RECEIVED VIA:	
24. DATE RECEIVED: <i>4/10/24</i>	
25. TIME RECEIVED:	
26. BOXES VERIFIED BY:	27. DATE BOXES VERIFIED:
28. NAME\DATE SCANNED TO HOLDING AREA:	29. NAME\DATE SCANNED TO LOCATION:

PARCEL MAP NO. 37537

BEING A SUBDIVISION OF PARCELS 1, 2, 3, AND 8 OF PARCEL MAP NO. 36124, FILED IN BOOK 233, PAGES 30 THROUGH 35, OF PARCEL MAPS, RECORDS OF SAID COUNTY, LOCATED WITHIN RANCHO EL SOBRANTE DE SAN JACINTO, IN SECTION 8, TOWNSHIP 4 SOUTH, RANGE 4 WEST.

RAMCAM ENGINEERING GROUP, INC. JUNE 2021

RECORDER'S STATEMENT

FILED THIS ____ DAY OF _____, 20____
AT ____ M., IN BOOK _____ OF PARCEL 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

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.

WE HEREBY RETAIN THE EASEMENT INDICATED AS PRIVATE ACCESS EASEMENT LYING WITHIN PARCELS 1 THROUGH 4 AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND PARCEL OWNERS WITHIN THIS PARCEL MAP.

WE HEREBY RETAIN THE EASEMENT INDICATED AS "PRIVATE DRAINAGE EASEMENT," LYING WITHIN PARCELS 3 AND 4 AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND PARCEL OWNERS WITHIN THIS PARCEL MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN THE "PRIVATE ACCESS EASEMENTS" SHOWN HEREON.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOTS "A" THROUGH "C," INCLUSIVE. THE DEDICATION IS FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES.

AS A CONDITION OF DEDICATION OF LOTS "A" THROUGH "C," WOOD ROAD, THE OWNERS OF THE PARCELS 1 THROUGH 3, INCLUSIVE, ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL, ALSO EXCEPTING ONE FORTY-ONE FOOT ACCESS OPENING FOR PARCEL 1, AND ALSO EXCEPTING TWO ADJACENT TWENTY-SIX FEET ACCESS OPENINGS, ONE EACH FOR PARCELS 2 AND 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: "WATER QUALITY EASEMENT" LYING WITHIN PARCELS 3 AND 4 AS SHOWN HEREON. THE DEDICATIONS FOR WATER QUALITY BASIN AND INSPECTION PURPOSES.

BOULDER SPRINGS RETAIL CENTER, LP, A CALIFORNIA LIMITED PARTNERSHIP

BY: RKJK A NEVADA CO., LLC, A NEVADA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

Hagop Kofdarali

BY: HAGOP KOFDARALI, MANAGER

CAJALCO SQUARE, LP, A CALIFORNIA LIMITED PARTNERSHIP

BY: RKJK A NEVADA CO., LLC, A NEVADA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

Hagop Kofdarali

BY: HAGOP KOFDARALI, MANAGER

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 TO THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF Riverside

ON March 6, 2024 BEFORE ME, Kathleen Valenzuela, NOTARY PUBLIC,

PERSONALLY APPEARED, Hagop Kofdarali, 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

SIGNATURE Kathleen Valenzuela

MY PRINCIPAL PLACE OF BUSINESS IS

NAME PRINTED Kathleen Valenzuela

IN Riverside COUNTY

MY COMMISSION EXPIRES Jan 7, 2026

COMMISSION NUMBER 2386215

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 TO THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF Riverside

ON March 6, 2024 BEFORE ME, Kathleen Valenzuela, NOTARY PUBLIC,

PERSONALLY APPEARED, Hagop Kofdarali, 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

SIGNATURE Kathleen Valenzuela

MY PRINCIPAL PLACE OF BUSINESS IS

NAME PRINTED Kathleen Valenzuela

IN Riverside COUNTY

MY COMMISSION EXPIRES Jan 7, 2026

COMMISSION NUMBER 2386215

BENEFICIARY STATEMENT

FIRST CREDIT BANK, BENEFICIARY UNDER DEED OF TRUST RECORDED NOVEMBER 3, 2023 AS INSTRUMENT NO. 2023-0331420 OF OFFICIAL RECORDS.

BY: *[Signature]*

15 FEBRUARY 2024
DATE

NAME: Farhad Ghassemieh

TITLE: CEO

BENEFICIARY AND OPTIONEE STATEMENT

MARATHON PETROLEUM COMPANY LP, BENEFICIARY UNDER DEED OF TRUST RECORDED DECEMBER 5, 2023 AS INSTRUMENT NO. 2023-0362410 OF OFFICIAL RECORDS, AND AS OPTIONEE BY DOCUMENT RECORDED NOVEMBER 15, 2023 AS INSTRUMENT NO. 2023-0342727 OF OFFICIAL RECORDS.

BY: *[Signature]*

3/5/2024
DATE

NAME: VICTOR ESEIBE

TITLE: Sr. Director Branded Marketing Operations

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 BOULDER SPRINGS RETAIL CENTER IN MAY 2021. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

Otanacio Payan

ATANACIO PAYAN,
PLS 7796, EXP. 12/31/2025

DATE: 3-6-2024



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 PARCEL MAP 37537 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON 7/14/2020, THE EXPIRATION DATE BEING 07/14/2026, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

[Signature]

DAVID L. McMILLAN, COUNTY SURVEYOR
LS 8488, EXP. 12/31/2024

DATE: 3-21-2024



BOARD OF SUPERVISOR'S STATEMENT

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES THE PARCEL MAP AND ACCEPTS THE OFFER OF DEDICATION MADE HEREON OF LOTS "A" THROUGH "C", INCLUSIVE, 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 OFFER OF DEDICATION FOR PUBLIC UTILITY PURPOSES ALONG WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN THE "PRIVATE ACCESS EASEMENTS" IS HEREBY ACCEPTED. THE OFFER OF DEDICATION OF ABUTTER'S RIGHTS OF ACCESS ALONG WOOD ROAD IS HEREBY ACCEPTED. THE DEDICATION OF THE "WATER QUALITY EASEMENT" AS SHOWN HEREON, IS HEREBY ACCEPTED.

DATE: _____, 20____
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ATTEST:
KIMBERLY RECTOR
CLERK OF THE BOARD OF SUPERVISORS

BY: _____

BY: _____ DEPUTY

CHAIRMAN OF THE BOARD OF SUPERVISORS

TAX COLLECTOR 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: \$ 48,200.00

DATE: MARCH 20 20 24

MATTHEW JENNINGS, COUNTY TAX COLLECTOR

BY: *[Signature]* DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 48,200.00 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: MARCH 20 20 24

CASH OR SURETY BOND
MATTHEW JENNINGS, COUNTY TAX COLLECTOR

BY: *[Signature]* DEPUTY

ABANDONMENT NOTE

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

THOSE PORTIONS OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES AS SHOWN OR DEDICATED ON THE PARCEL MAP NO. 36124 RECORDED NOVEMBER 29, 2011 FILED IN BOOK 233, PAGES 30 THROUGH 35, INCLUSIVE, WITHIN THE BOUNDARY OF THIS PARCEL MAP.

NOTICE OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE LAKE MATHEWS 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 OF BUILDING PERMIT, SHALL PAY THE FEE REQUIRED AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT.

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:

AN EASEMENT GRANTED TO HERBERT BULKLEY PRAED AND CHARLES GRANVILLE KEKEWICH FOR PIPELINES, POWER LINES, TELEPHONE, TELEGRAPH LINES AND INCIDENTAL PURPOSES RECORDED FEBRUARY 7, 1911 IN BOOK 324, PAGE 389, OF DEEDS.

AN EASEMENT FOR ACCESS, SIGN, AND INCIDENTAL PURPOSES TO B&C LAND-BOULDER SPRINGS, LLC RECORDED AUGUST 17, 2020 AS INSTRUMENT NO. 2020-0375471 OF OFFICIAL RECORDS.

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

PARCEL MAP NO. 37537

BEING A SUBDIVISION OF PARCELS 1, 2, 3, AND 8 OF PARCEL MAP NO. 36124, FILED IN BOOK 233, PAGES 30 THROUGH 35, OF PARCEL MAPS, RECORDS OF SAID COUNTY, LOCATED WITHIN RANCHO EL SOBRANTE DE SAN JACINTO, IN SECTION 8, TOWNSHIP 4 SOUTH, RANGE 4 WEST.

RAMCAM ENGINEERING GROUP, INC. JUNE 2021

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 TO THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF Los Angeles

ON February 15, 2024 BEFORE ME, Lisa J Roberts, NOTARY PUBLIC,
PERSONALLY APPEARED, Farhad Ghassemich, 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

SIGNATURE [Signature]

MY PRINCIPAL PLACE OF BUSINESS IS

NAME PRINTED LISA J ROBERTS

IN Los Angeles COUNTY

MY COMMISSION EXPIRES 11-20-2024

COMMISSION NUMBER 2336884



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 TO THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF Los Angeles

ON MARCH 5th 2024 BEFORE ME, Khalid Oudah Shahwan NOTARY PUBLIC,
PERSONALLY APPEARED, Victor E. Seigbe, 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

SIGNATURE [Signature]

MY PRINCIPAL PLACE OF BUSINESS IS

NAME PRINTED Khalid Oudah Shahwan

IN Los Angeles COUNTY

MY COMMISSION EXPIRES 03/05/2025

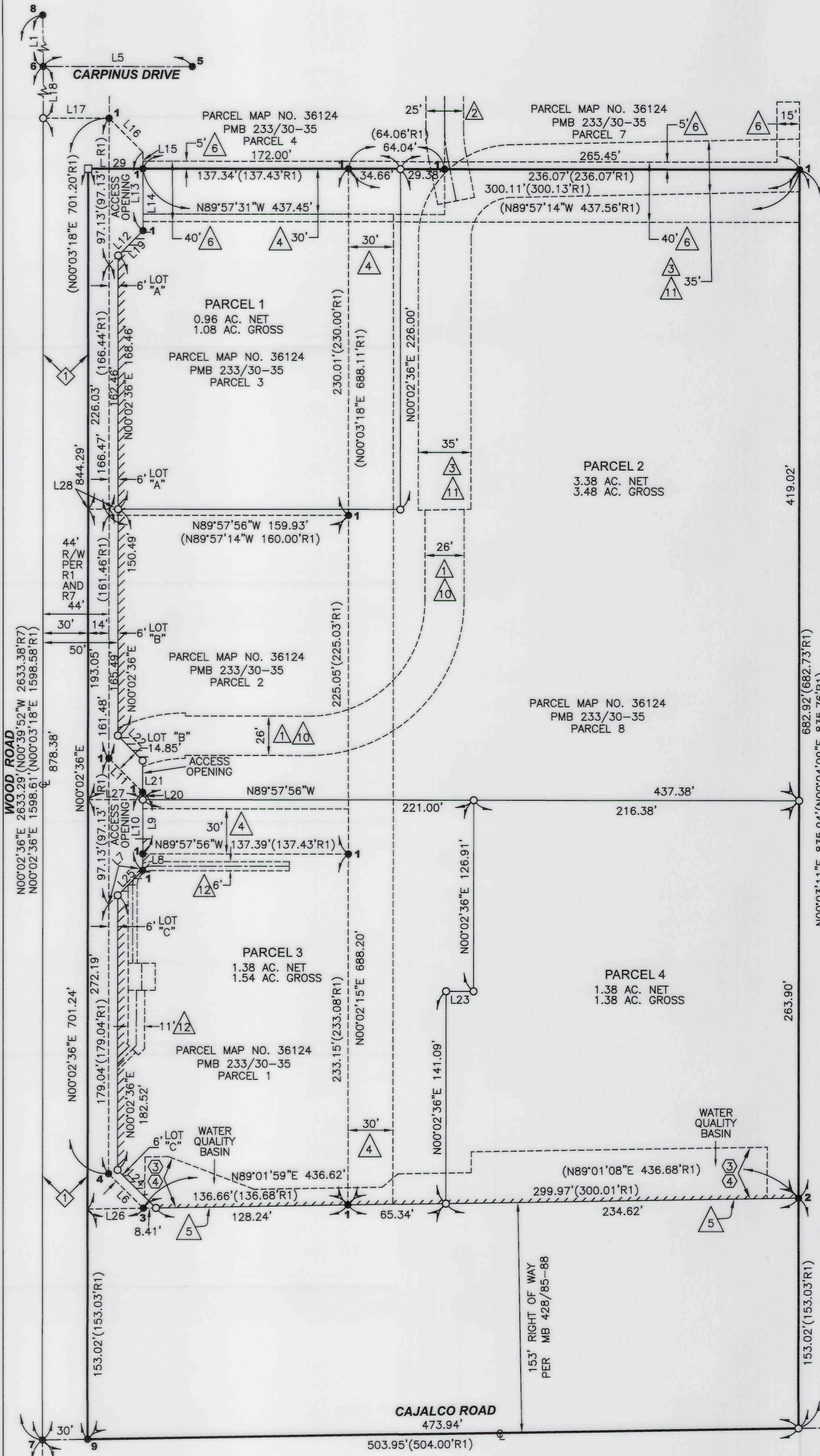
COMMISSION NUMBER 2350307

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

PARCEL MAP NO. 37537

BEING A SUBDIVISION OF PARCELS 1, 2, 3, AND 8 OF PARCEL MAP NO. 36124, FILED IN BOOK 233, PAGES 30 THROUGH 35, OF PARCEL MAPS, RECORDS OF SAID COUNTY, LOCATED WITHIN RANCHO EL SOBRANTE DE SAN JACINTO, IN SECTION 8, TOWNSHIP 4 SOUTH, RANGE 4 WEST.

RAMCAM ENGINEERING GROUP, INC. JUNE 2021



SURVEYOR'S NOTES

BASIS OF BEARINGS: THE BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "BILL", "MLFP", AND "P584" NAD83(NSRS2011) 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 0.999920935. CALCULATIONS ARE MADE FOR THE FOUND MONUMENT AT THE INTERSECTION OF CAJALCO ROAD AND WOOD ROAD WITH COORDINATES OF N: 2249722.95 E: 6233365.89 USING ELEVATION OF 1585.22 FEET

- = INDICATES FOUND MONUMENT AS DESCRIBED HEREON.
- = INDICATES SET 1" I.P. TAGGED "PLS 7796", FLUSH WITH GROUND
- = INDICATES SET BRASS NAIL AND TAG STAMPED "PLS 7796" IN CONCRETE GUTTER
- 1 = FOUND 1" I.P. WITH PLASTIC PLUG STAMPED "RCE 30328" PER R1, FLUSH WITH GROUND
- 2 = FOUND N/T STAMPED "RCE 30328" PER R1, IN TOP OF ROCK COLUMN
- 3 = FOUND 1" I.P. WITH PLASTIC PLUG STAMPED "LS 6810", NO REFERENCE, UP 0.2' FROM GROUND, ACCEPTED AS THE SW'LY ANGLE POINT OF THE SW LINE OF PARCEL 1 OF PMB 233/30-35
- 4 = FOUND 1" I.P. WITH DAMAGED PLASTIC PLUG, NO REFERENCE, FLUSH WITH GROUND, ACCEPTED AS THE NW'LY ANGLE POINT OF THE SW LINE OF PARCEL 1 OF PMB 233/30-35
- 5 = FOUND 1" I.P. WITH DAMAGED PLASTIC PLUG AND NAIL, FLUSH WITH PAVEMENT, ACCEPTED AS 1" I.P. WITH PLASTIC PLUG STAMPED "RCE 30328" PER R1, SET NAIL AND TAG STAMPED "PLS 7796"
- 6 = FOUND 1" I.P. WITHOUT TAG, ACCEPTED AS C.L. INT. PER R1, SET NAIL AND TAG STAMPED "PLS 7796", FIT TIES PER CR 11-0221
- 7 = FOUND 1" I.P. WITH DAMAGED PLASTIC PLUG AND NAIL PER CR 11-0222, DOWN 0.2' IN PAVEMENT, NO TIES WERE FOUND, ACCEPTED AS THE WEST QUARTER CORNER OF SECTION 8 PER R1, SET NAIL AND TAG STAMPED "PLS 7796"
- 8 = FOUND 1" I.P. WITH PLASTIC PLUG STAMPED "RCE 28949" PER CR 11-0220, ACCEPTED AS THE NORTHWEST CORNER OF SECTION 8 PER R7
- 9 = FOUND 1" I.P. WITH PLASTIC PLUG STAMPED "LS 6810", DN 0.2', NO REFERENCE, ACCEPTED AS THE SOUTHWEST CORNER OF PARCEL MAP NO. 36124, PMB 233/30-35
- 10 = FOUND 1" I.P. WITH NAIL AND TAG STAMPED "RCE 9876" PER R3, DOWN 1.5' FROM GROUND SURFACE
- 11 = FOUND 1" I.P. WITH PLASTIC PLUG STAMPED "PLS 9107", UP 0.4' FROM GROUND SURFACE, ACCEPTED AS THE SOUTHWEST CORNER OF SECTION 8 PER R3

ALL MONUMENTS SHOWN AS "SET" SHALL BE SET IN ACCORDANCE WITH COUNTY ORDINANCE 461.21 AND THE MONUMENT AGREEMENT FOR THIS MAP

R# = RECORD REFERENCE AS NOTED HEREON.

R1 = INDICATES RECORD DATA PER PARCEL MAP NO. 36124, PMB 233/30-35

R2 = INDICATES RECORD DATA PER TRACT NO. 23536, MB 239/71-84

R3 = INDICATES RECORD DATA PER RECORD OF SURVEY BOOK 105, PAGES 91 THROUGH 93

R4 = INDICATES RECORD DATA PER QUITCLAIM DEED DOC. NO. 2008-0589011, REC.11/06/2008

R5 = INDICATES RECORD DATA PER DRAINAGE EASEMENT DOC. NO. 2007-0177038, REC. 03/15/2007

R6 = INDICATES RECORD DATA PER QUITCLAIM DEED DOC. NO. 2008-0589010, REC.11/06/2008

R7 = INDICATES RECORD DATA PER ELECTRICAL EASEMENT DOC. NO. 2022-0321242, REC. 07/19/2022

TOTAL GROSS AREA WITHIN THE DISTINCTIVE BORDER = 9.14 ACRES

() = INDICATES RECORD DATA.

/// INDICATES RESTRICTED ACCESS DEDICATED HEREON

C.C. & R.'S PER INSTRUMENT NO. 2022-0252807 O.R. REC. JUNE 2, 2022

OWNED IN FEEE TITLE BY THE COUNTY OF RIVERSIDE PER DEED RECORDED 11/6/192 IN BOOK 1413, PAGE 537, O.R.

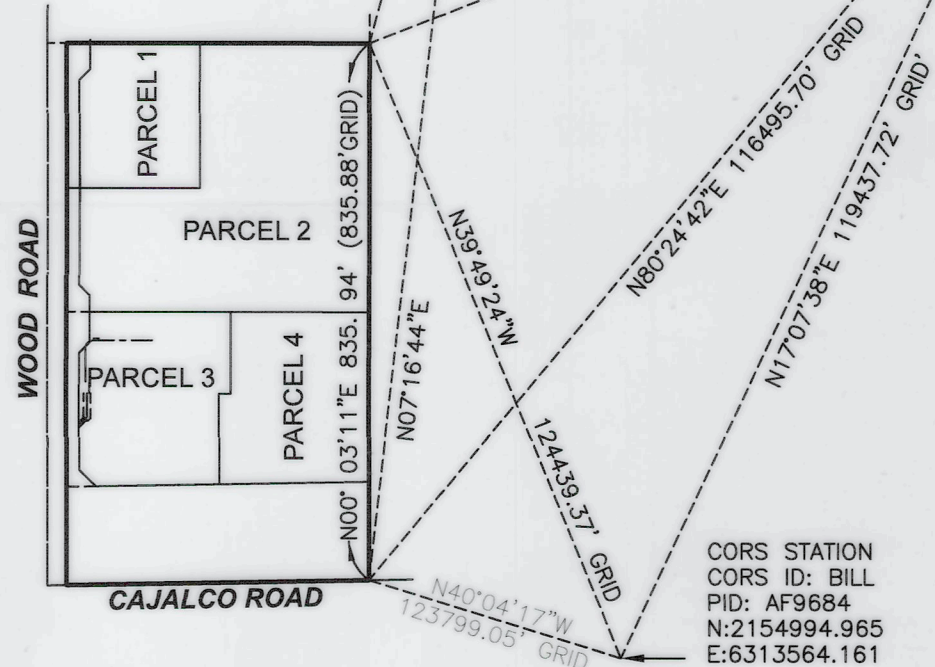
EASEMENT NOTES

- 1 STORM DRAIN EASEMENT FOR FLOOD CONTROL AND DRAINAGE PURPOSES TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT RECORDED NOVEMBER 6, 2008 AS INSTRUMENT NO. 2008-0589011 OF OFFICIAL RECORDS. (PLOTTED)
 - 2 AN EASEMENT FOR DRAINAGE PURPOSES TO THE COUNTY OF RIVERSIDE RECORDED MARCH 15, 2007 AS INSTRUMENT NO. 2007-0177038 OF OFFICIAL RECORDS. (PLOTTED)
 - 3 STORM DRAIN EASEMENT FOR FLOOD CONTROL AND DRAINAGE PURPOSES TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT RECORDED NOVEMBER 6, 2008 AS INSTRUMENT NO. 2008-0589010 OF OFFICIAL RECORDS. (PLOTTED)
 - 4 AN EASEMENT FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF WAY OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES AS SHOWN OR DEDICATED ON THE PARCEL MAP NO. 36124 RECORDED NOVEMBER 29, 2011 FILED IN BOOK 233, PAGES 30 THROUGH 35 (VACATED HEREON)
 - 5 ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM CAJALCO ROAD, HAVE BEEN DEDICATED OR RELINQUISHED ON PARCEL MAP NO. 36124 FILED IN BOOK 233, PAGES 30 THROUGH 35, INCLUSIVE OF PARCEL MAPS
 - 6 AN EASEMENT FOR ACCESS, SIGN AND INCIDENTAL PURPOSES TO B&C LAND-BOULDER SPRINGS, LLC RECORDED AUGUST 17, 2020 AS INSTRUMENT NO. 2020-0375471 OF OFFICIAL RECORDS
 - 7 AN EASEMENT GRANTED TO HERBERT BULKLEY PRAED AND CHARLES GRANVILLE KEKEWICH FOR PIPELINES, POWER LINES, TELEPHONE, TELEGRAPH LINES AND INCIDENTAL PURPOSES RECORDED FEBRUARY 7, 1911 IN BOOK 324, PAGE 389, OF DEEDS. NOT PLOTTABLE FROM RECORD DATA
 - 8 AN EASEMENT GRANTED TO WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY FOR SEWER SYSTEM AND INCIDENTAL PURPOSES RECORDED MARCH 16, 2009 AS INSTRUMENT NO. 2009-0124690 OF OFFICIAL RECORDS. NOT PLOTTABLE FROM RECORD DATA
 - 9 AN EASEMENT GRANTED TO WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY FOR WATER SYSTEM AND SEWER SYSTEM AND INCIDENTAL PURPOSES RECORDED JUNE 03, 2009 AS INSTRUMENT NO. 2009-0280589 OF OFFICIAL RECORDS. BLANKET IN NATURE
 - 10 STORM DRAIN EASEMENT FOR FLOOD CONTROL AND DRAINAGE PURPOSES TO COUNTY OF RIVERSIDE RECORDED FEBRUARY 15, 2005 AS INSTRUMENT NO. 2005-0123444 OF OFFICIAL RECORDS. (PLOTTED)
 - 11 STORM DRAIN EASEMENT FOR FLOOD CONTROL AND DRAINAGE PURPOSES TO COUNTY OF RIVERSIDE RECORDED JULY 09, 2008 AS INSTRUMENT NO. 2008-0374781 OF OFFICIAL RECORDS. (PLOTTED)
 - 12 AN EASEMENT AND RIGHT OF WAY FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED JULY 19, 2022 AS INSTRUMENT NO. 2022-0321242 OF OFFICIAL RECORDS. (PLOTTED)
 - 1 PRIVATE ACCESS EASEMENT, RETAINED HEREON.
 - 2 PUBLIC UTILITY AND EMERGENCY VEHICLE ACCESS EASEMENT, DEDICATED HEREON.
 - 3 PRIVATE DRAINAGE EASEMENT, RETAINED HEREON
 - 4 WATER QUALITY EASEMENT, DEDICATED HEREON
- DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS

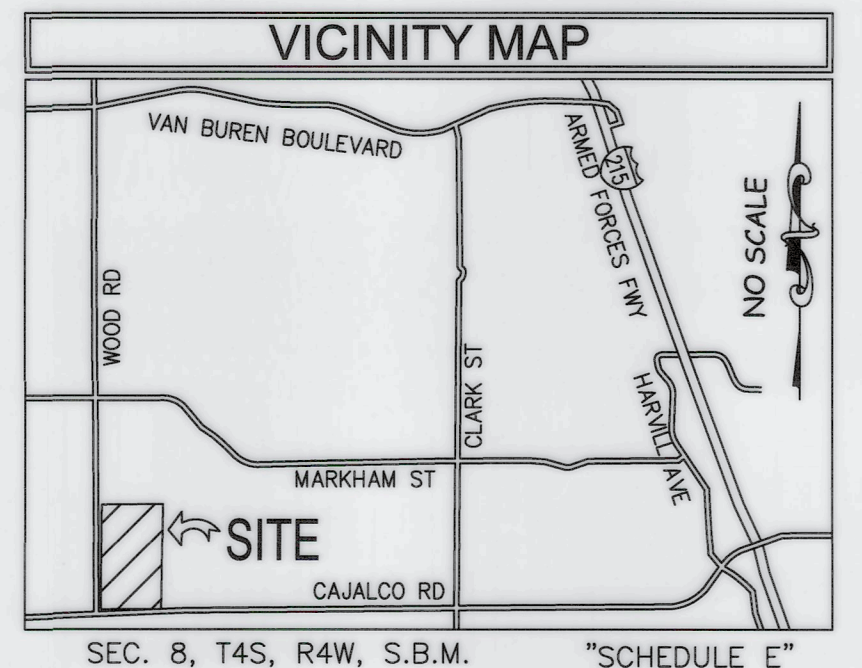
RECORD DATA			
LINE	BEARING	DISTANCE	REF.
L1	N00°02'36"E	1034.77'	N00°39'52"W 1034.78' R2
L2	N00°02'14"E	309.14'	N00°02'47"W
L3	N00°02'14"E	2347.21'	N00°02'47"W
L4	N00°02'14"E	2656.35'	N00°02'47"W 2656.28' R3
L5	N89°56'38"W	99.40'	N89°57'28"W 99.40' R1
L6	N45°28'01"W	32.72'	N45°27'19"W 32.72' R1
L7	N45°02'36"E	31.91'	N45°03'18"E 31.91' R1
L8	N00°02'36"E	11.00'	N00°03'18"E 11.00' R1
L9	N00°02'36"E	41.00'	N00°03'18"E 41.00' R1
L10	N00°02'36"E	52.00'	N00°03'18"E 52.00' R1
L11	N44°57'24"W	31.91'	N44°56'42"W 31.91' R1
L12	N45°02'36"E	31.91'	N45°03'18"E 31.91' R1
L13	N00°02'36"E	52.00'	N00°03'18"E 52.00' R1
L14	N00°02'36"E	41.00'	N00°03'18"E 41.00' R1
L15	N00°02'36"E	11.00'	N00°03'18"E 11.00' R1
L16	N44°57'24"W	31.91'	N44°56'42"W 31.91' R1
L26	N89°01'59"E	37.35'	N89°01'08"E 37.35' R1

CORS STATION
CORS ID: MLFP
PID: DH7093
N:2279468.184
E:6237668.033

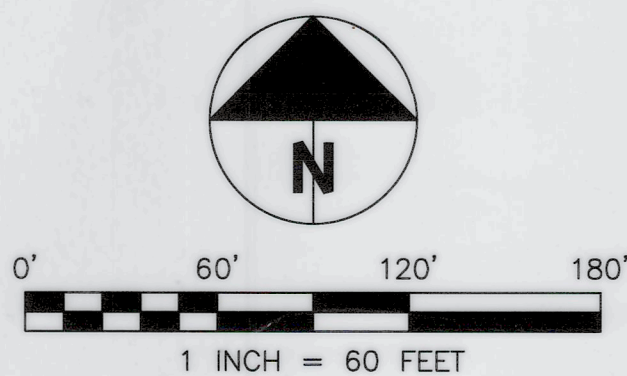
CORS STATION
CORS ID: P584
PID: DG9740
N:2269135.977
E:6348737.969



ENVIRONMENTAL CONSTRAINT NOTE:
ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR IN ECS BOOK 45 PAGE 07. THIS AFFECTS ALL PARCELS.



CONVERGENCE ANGLE AT MONUMENT IN STREET INTERSECTION OF CAJALCO ROAD AND WOOD ROAD = -0° 35' 38.72"



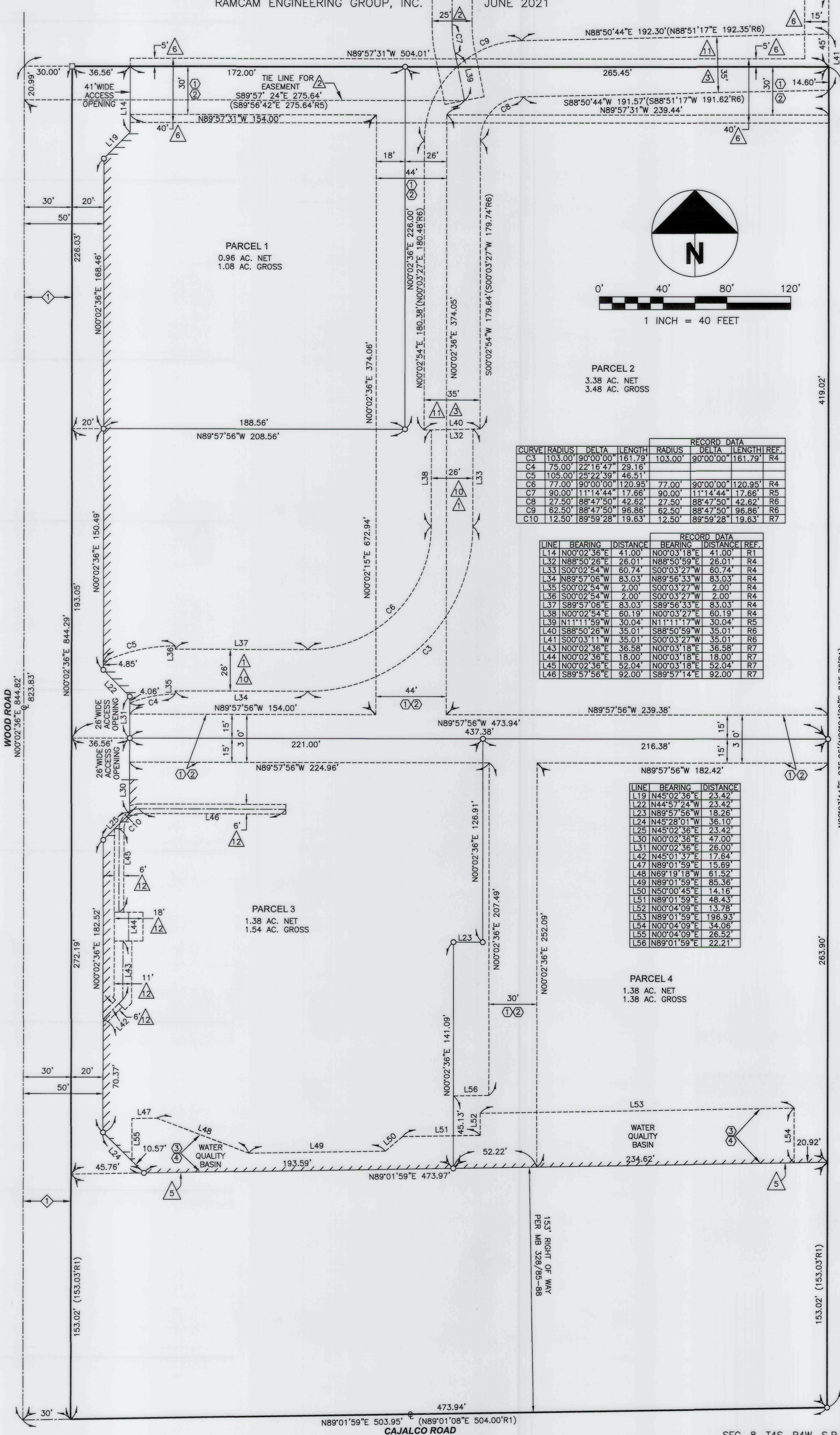
PARCEL MAP NO. 37537

BEING A SUBDIVISION OF PARCELS 1, 2, 3, AND 8 OF PARCEL MAP NO. 36124, FILED IN BOOK 233, PAGES 30 THROUGH 35, OF PARCEL MAPS, RECORDS OF SAID COUNTY, LOCATED WITHIN RANCHO EL SOBRANTE DE SAN JACINTO, IN SECTION 8, TOWNSHIP 4 SOUTH, RANGE 4 WEST.

RAMCAM ENGINEERING GROUP, INC.

JUNE 2021

NOTE
SEE SHEET 2 OF 3
FOR BASIS OF
BEARINGS, MONUMENTS
NOTES, REFERENCES,
AND EASEMENT NOTES



RECORD DATA							
CURVE	RADIUS	DELTA	LENGTH	RADIUS	DELTA	LENGTH	REF.
C3	103.00'	90°00'00"	161.79'	103.00'	90°00'00"	161.79'	R4
C4	75.00'	22°16'47"	29.16'				
C5	105.00'	25°22'39"	46.51'				
C6	77.00'	90°00'00"	120.95'	77.00'	90°00'00"	120.95'	R4
C7	90.00'	11°14'44"	17.66'	90.00'	11°14'44"	17.66'	R5
C8	27.50'	88°47'50"	42.62'	27.50'	88°47'50"	42.62'	R6
C9	62.50'	88°47'50"	96.86'	62.50'	88°47'50"	96.86'	R6
C10	12.50'	89°59'28"	19.63'	12.50'	89°59'28"	19.63'	R7

RECORD DATA						
LINE	BEARING	DISTANCE	BEARING	DISTANCE	REF.	
L14	N00°02'36"E	41.00'	N00°03'18"E	41.00'	R1	
L32	N88°50'26"E	26.01'	N88°50'59"E	26.01'	R4	
L33	S00°02'54"W	60.74'	S00°03'27"W	60.74'	R4	
L34	N89°57'06"E	83.03'	N89°56'33"W	83.03'	R4	
L35	S00°02'54"W	2.00'	S00°03'27"W	2.00'	R4	
L36	S00°02'54"W	2.00'	S00°03'27"W	2.00'	R4	
L37	S89°57'06"E	83.03'	S89°56'33"E	83.03'	R4	
L38	N00°02'54"E	60.19'	N00°03'27"E	60.19'	R4	
L39	N11°11'59"W	30.04'	N11°11'17"W	30.04'	R5	
L40	S88°50'26"W	35.01'	S88°50'59"W	35.01'	R6	
L41	S00°03'11"W	35.01'	S00°03'27"W	35.01'	R6	
L43	N00°02'36"E	36.58'	N00°03'18"E	36.58'	R7	
L44	N00°02'36"E	18.00'	N00°03'18"E	18.00'	R7	
L45	N00°02'36"E	52.04'	N00°03'18"E	52.04'	R7	
L46	S89°57'56"E	92.00'	S89°57'14"E	92.00'	R7	

LINE	BEARING	DISTANCE
L19	N45°02'36"E	23.42'
L22	N44°57'24"W	23.42'
L23	N89°57'56"W	18.26'
L24	N45°28'01"W	36.10'
L25	N45°02'36"E	23.42'
L30	N00°02'36"E	47.00'
L31	N00°02'36"E	26.00'
L42	N45°01'37"E	17.64'
L47	N89°01'59"E	15.69'
L48	N69°19'18"W	61.52'
L49	N89°01'59"E	85.36'
L50	N50°00'45"E	14.16'
L51	N89°01'59"E	48.43'
L52	N00°04'09"E	13.78'
L53	N89°01'59"E	196.93'
L54	N00°04'09"E	34.06'
L55	N00°04'09"E	26.52'
L56	N89°01'59"E	22.21'

ENVIRONMENTAL CONSTRAINT SHEET

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

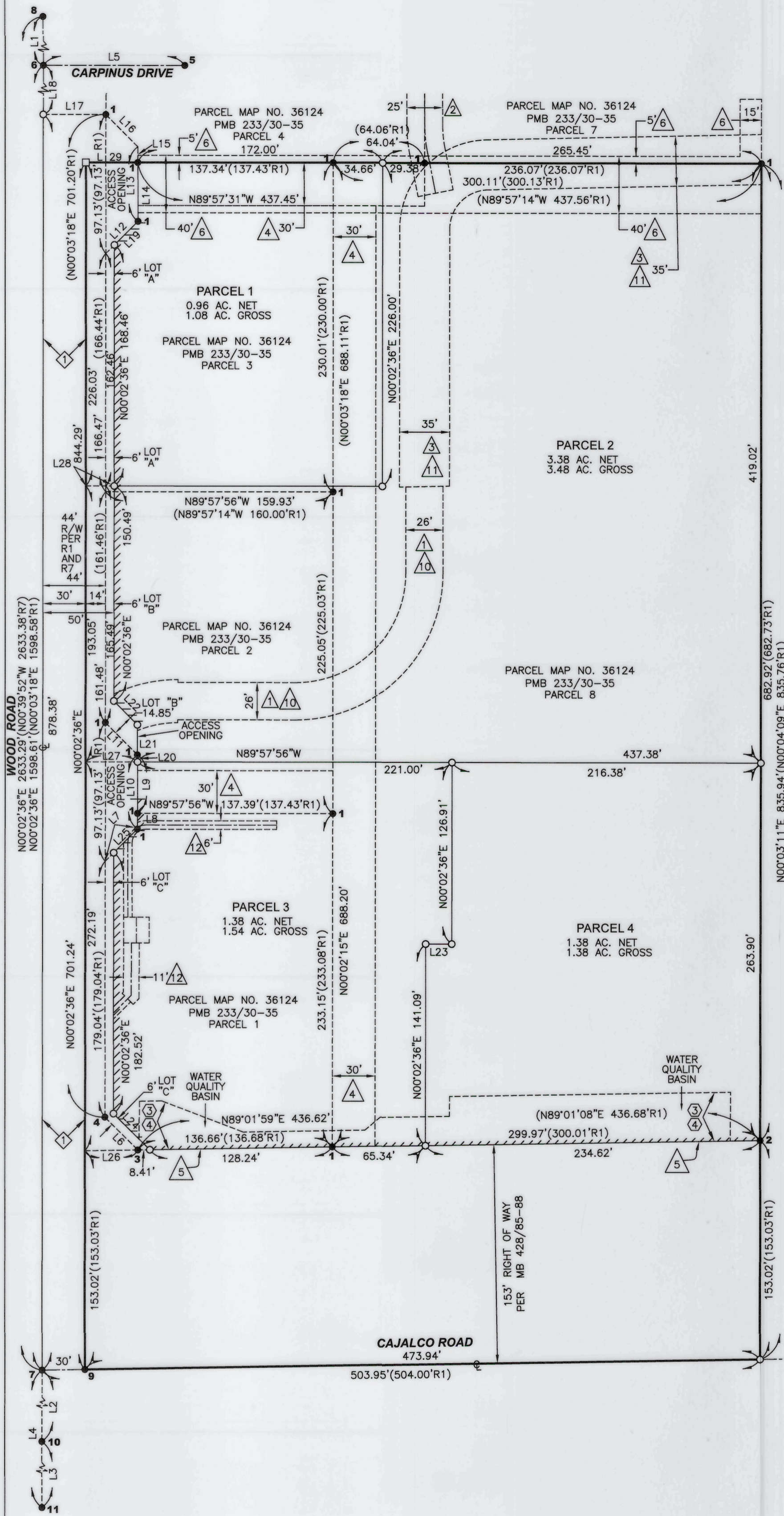
SHEET 1 OF 1

PARCEL MAP NO. 37537

BEING A SUBDIVISION OF PARCELS 1, 2, 3, AND 8 OF PARCEL MAP NO. 36124, FILED IN BOOK 233, PAGES 30 THROUGH 35, OF PARCEL MAPS, RECORDS OF SAID COUNTY, LOCATED WITHIN RANCHO EL SOBRANTE DE SAN JACINTO, IN SECTION 8, TOWNSHIP 4 SOUTH, RANGE 4 WEST.

RAMCAM ENGINEERING GROUP, INC.

JUNE 2021



SURVEYOR'S NOTES

BASIS OF BEARINGS: THE BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "BILL", "MLFP", AND "P584" NAD83(NSRS2011) 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 0.999920935. CALCULATIONS ARE MADE FOR THE FOUND MONUMENT AT THE INTERSECTION OF CAJALCO ROAD AND WOOD ROAD WITH COORDINATES OF N: 2249722.95 E: 6233365.89 USING ELEVATION OF 1585.22 FEET

● = INDICATES FOUND MONUMENT AS DESCRIBED HEREON.

○ = INDICATES SET 1" I.P. TAGGED "PLS 7796", FLUSH WITH GROUND

□ = INDICATES SET BRASS NAIL AND TAG STAMPED "PLS 7796" IN CONCRETE GUTTER

1 = FOUND 1" I.P. WITH PLASTIC PLUG STAMPED "RCE 30328" PER R1, FLUSH WITH GROUND

2 = FOUND N/T STAMPED "RCE 30328" PER R1, IN TOP OF ROCK COLUMN

3 = FOUND 1" I.P. WITH PLASTIC PLUG STAMPED "LS 6810", NO REFERENCE, UP 0.2' FROM GROUND, ACCEPTED AS THE SW'LY ANGLE POINT OF THE SW LINE OF PARCEL 1 OF PMB 233/30-35

4 = FOUND 1" I.P. WITH DAMAGED PLASTIC PLUG, NO REFERENCE, FLUSH WITH GROUND, ACCEPTED AS THE NW'LY ANGLE POINT OF THE SW LINE OF PARCEL 1 OF PMB 233/30-35

5 = FOUND 1" I.P. WITH DAMAGED PLASTIC PLUG AND NAIL, FLUSH WITH PAVEMENT, ACCEPTED AS 1" I.P. WITH PLASTIC PLUG STAMPED "RCE 30328" PER R1, SET NAIL AND TAG STAMPED "PLS 7796"

6 = FOUND 1" I.P. WITHOUT TAG, ACCEPTED AS C.L. INT. PER R1, SET NAIL AND TAG STAMPED "PLS 7796", FIT TIES PER CR 11-0221

7 = FOUND 1" I.P. WITH DAMAGED PLASTIC PLUG AND NAIL PER CR 11-0222, DOWN 0.2' IN PAVEMENT, NO TIES WERE FOUND, ACCEPTED AS THE WEST QUARTER CORNER OF SECTION 8 PER R1, SET NAIL AND TAG STAMPED "PLS 7796"

8 = FOUND 1" I.P. WITH PLASTIC PLUG STAMPED "RCE 28949" PER CR 11-0220, ACCEPTED AS THE NORTHWEST CORNER OF SECTION 8 PER R7

= FOUND 1" I.P. WITH PLASTIC PLUG STAMPED "LS 6810", DN 0.2', NO REFERENCE, ACCEPTED AS THE SOUTHWEST CORNER OF PARCEL MAP NO. 36124, PMB 233/30-35

= FOUND 1" I.P. WITH NAIL AND TAG STAMPED "RCE 9876" PER R3, DOWN 1.5' FROM GROUND SURFACE

= FOUND 1" I.P. WITH PLASTIC PLUG STAMPED "PLS 9107", UP 0.4' FROM GROUND SURFACE, ACCEPTED AS THE SOUTHWEST CORNER OF SECTION 8 PER R3

ALL MONUMENTS SHOWN AS "SET" SHALL BE SET IN ACCORDANCE WITH COUNTY ORDINANCE 461.21 AND THE MONUMENT AGREEMENT FOR THIS MAP

R# = RECORD REFERENCE AS NOTED HEREON.

R1 = INDICATES RECORD DATA PER PARCEL MAP NO. 36124, PMB 233/30-35

R2 = INDICATES RECORD DATA PER TRACT NO. 23536, MB 239/71-84

R3 = INDICATES RECORD DATA PER RECORD OF SURVEY BOOK 105, PAGES 91 THROUGH 93

R4 = INDICATES RECORD DATA PER QUITCLAIM DEED DOC. NO. 2008-0589011, REC.11/06/2008

R5 = INDICATES RECORD DATA PER DRAINAGE EASEMENT DOC. NO. 2007-0177038, REC. 03/15/2007

R6 = INDICATES RECORD DATA PER QUITCLAIM DEED DOC. NO. 2008-0589010, REC.11/06/2008

R7 = INDICATES RECORD DATA PER ELECTRICAL EASEMENT DOC. NO. 2022-0321242, REC. 07/19/2022

TOTAL GROSS AREA WITHIN THE DISTINCTIVE BORDER = 9.14 ACRES

() = INDICATES RECORD DATA.

////// INDICATES RESTRICTED ACCESS DEDICATED HEREON

C.C. & R.'S PER INSTRUMENT NO. 2021-0252807 O.R. REC. JUNE 2, 2022

◇ OWNED IN FEE TITLE BY THE COUNTY OF RIVERSIDE PER DEED RECORDED 11/6/1972 IN BOOK 1413, PAGE 537, O.R.

EASEMENT NOTES

1. STORM DRAIN EASEMENT FOR FLOOD CONTROL AND DRAINAGE PURPOSES TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT RECORDED NOVEMBER 6, 2008 AS INSTRUMENT NO. 2008-0589011 OF OFFICIAL RECORDS. (PLOTTED)

2. AN EASEMENT FOR DRAINAGE PURPOSES TO THE COUNTY OF RIVERSIDE RECORDED MARCH 15, 2007 AS INSTRUMENT NO. 2007-0177038 OF OFFICIAL RECORDS. (PLOTTED)

3. STORM DRAIN EASEMENT FOR FLOOD CONTROL AND DRAINAGE PURPOSES TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT RECORDED NOVEMBER 6, 2008 AS INSTRUMENT NO. 2008-0589010 OF OFFICIAL RECORDS. (PLOTTED)

4. AN EASEMENT FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF WAY OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES AS SHOWN OR DEDICATED ON THE PARCEL MAP NO. 36124 RECORDED NOVEMBER 29, 2011 FILED IN BOOK 233, PAGES 30 THROUGH 35 (VACATED HEREON)

5. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM CAJALCO ROAD, HAVE BEEN DEDICATED OR RELINQUISHED ON PARCEL MAP NO. 36124 FILED IN BOOK 233, PAGES 30 THROUGH 35, INCLUSIVE OF PARCEL MAPS

6. AN EASEMENT FOR ACCESS, SIGN AND INCIDENTAL PURPOSES TO B&C LAND-BOULDER SPRINGS, LLC RECORDED AUGUST 17, 2020 AS INSTRUMENT NO. 2020-0375471 OF OFFICIAL RECORDS

7. AN EASEMENT GRANTED TO HERBERT BULKLEY PRAED AND CHARLES GRANVILLE KEKEWICH FOR PIPELINES, POWER LINES, TELEPHONE, TELEGRAPH LINES AND INCIDENTAL PURPOSES RECORDED FEBRUARY 7, 1911 IN BOOK 324, PAGE 389, OF DEEDS. NOT PLOTTABLE FROM RECORD DATA

8. AN EASEMENT GRANTED TO WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY FOR SEWER SYSTEM AND INCIDENTAL PURPOSES RECORDED MARCH 16, 2009 AS INSTRUMENT NO. 2009-0124690 OF OFFICIAL RECORDS. NOT PLOTTABLE FROM RECORD DATA

9. AN EASEMENT GRANTED TO WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY FOR WATER SYSTEM AND SEWER SYSTEM AND INCIDENTAL PURPOSES RECORDED JUNE 03, 2009 AS INSTRUMENT NO. 2009-0280589 OF OFFICIAL RECORDS. BLANKET IN NATURE

10. STORM DRAIN EASEMENT FOR FLOOD CONTROL AND DRAINAGE PURPOSES TO COUNTY OF RIVERSIDE RECORDED FEBRUARY 15, 2005 AS INSTRUMENT NO. 2005-0123444 OF OFFICIAL RECORDS. (PLOTTED)

11. STORM DRAIN EASEMENT FOR FLOOD CONTROL AND DRAINAGE PURPOSES TO COUNTY OF RIVERSIDE RECORDED JULY 09, 2008 AS INSTRUMENT NO. 2008-0374781 OF OFFICIAL RECORDS. (PLOTTED)

12. AN EASEMENT AND RIGHT OF WAY FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED JULY 19, 2022 AS INSTRUMENT NO. 2022-0321242 OF OFFICIAL RECORDS. (PLOTTED)

① PRIVATE ACCESS EASEMENT, RETAINED HEREON.

② PUBLIC UTILITY AND EMERGENCY VEHICLE ACCESS EASEMENT, DEDICATED HEREON.

③ PRIVATE DRAINAGE EASEMENT, RETAINED HEREON

④ WATER QUALITY EASEMENT, DEDICATED HEREON

DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS

LINE		BEARING		DISTANCE		RECORD DATA	
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	REF.	
L1	N00°02'36"E	1034.77'	L17	N89°57'24"W	44.00'	R2	
L2	N00°02'14"E	309.14'	L18	N00°02'36"E	720.23'		
L3	N00°02'14"E	2347.21'	L19	N45°02'36"E	23.42'		
L4	N00°02'14"E	2656.35'	L20	N00°02'36"E	5.00'	R3	
L5	N89°56'38"W	99.40'	L21	N00°02'36"E	21.00'	R1	
L6	N45°28'01"W	32.72'	L22	N44°57'24"W	23.42'	R1	
L7	N45°02'36"E	31.91'	L23	N89°57'24"W	18.26'	R1	
L8	N00°02'36"E	11.00'	L24	N45°28'01"W	36.10'	R1	
L9	N00°02'36"E	41.00'	L25	N45°02'36"E	23.42'	R1	
L10	N00°02'36"E	52.00'	L26	N89°57'56"W	36.56'	R1	
L11	N44°57'24"W	31.91'	L27	N89°57'56"W	20.00'	R1	
L12	N45°02'36"E	31.91'	L28	N89°57'31"W	36.56'	R1	
L13	N00°02'36"E	52.00'					
L14	N00°02'36"E	41.00'					
L15	N00°02'36"E	11.00'					
L16	N44°57'24"W	31.91'					
L26	N89°01'59"E	37.35'					

THE ENVIRONMENTAL CONSTRAINT INFORMATION SHOWN ON THIS MAP SHEET IS FOR INFORMATIONAL PURPOSES DESCRIBING CONDITIONS AS OF THE DATE OF FILING, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST. THIS INFORMATION IS DERIVED FROM PUBLIC RECORDS OR REPORTS, AND DOES NOT IMPLY THE CORRECTNESS OR SUFFICIENCY OF THOSE RECORDS OR REPORTS BY THE PREPARER OF THIS MAP SHEET.

ENVIRONMENTAL CONSTRAINT NOTES:

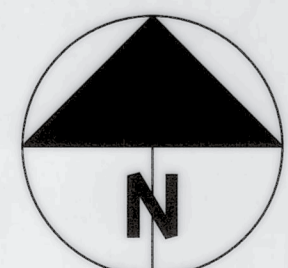
NOTICE OF DRAINAGE FEES

1. NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE LAKE MATHEWS 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 OF BUILDING PERMIT, SHALL PAY THE FEE REQUIRED AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT.

NOTICE OF WATER QUALITY MANAGEMENT PLAN REQUIREMENT

2. NOTICE IS HEREBY GIVEN THAT A PROJECT SPECIFIC WATER QUALITY MANAGEMENT PLAN MAY BE REQUIRED, IF REQUIRED, A PROJECT SPECIFIC WATER QUALITY MANAGEMENT PLAN MUST BE SUBMITTED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT OR THE RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY GRADING OR BUILDING PERMITS. ALL SUBMITTALS SHALL BE DATE STAMPED BY THE ENGINEER AND INCLUDE A COMPLETED DEPOSIT BASED FEE WORKSHEET AND THE APPROPRIATE PLAN CHECK FEE DEPOSIT.

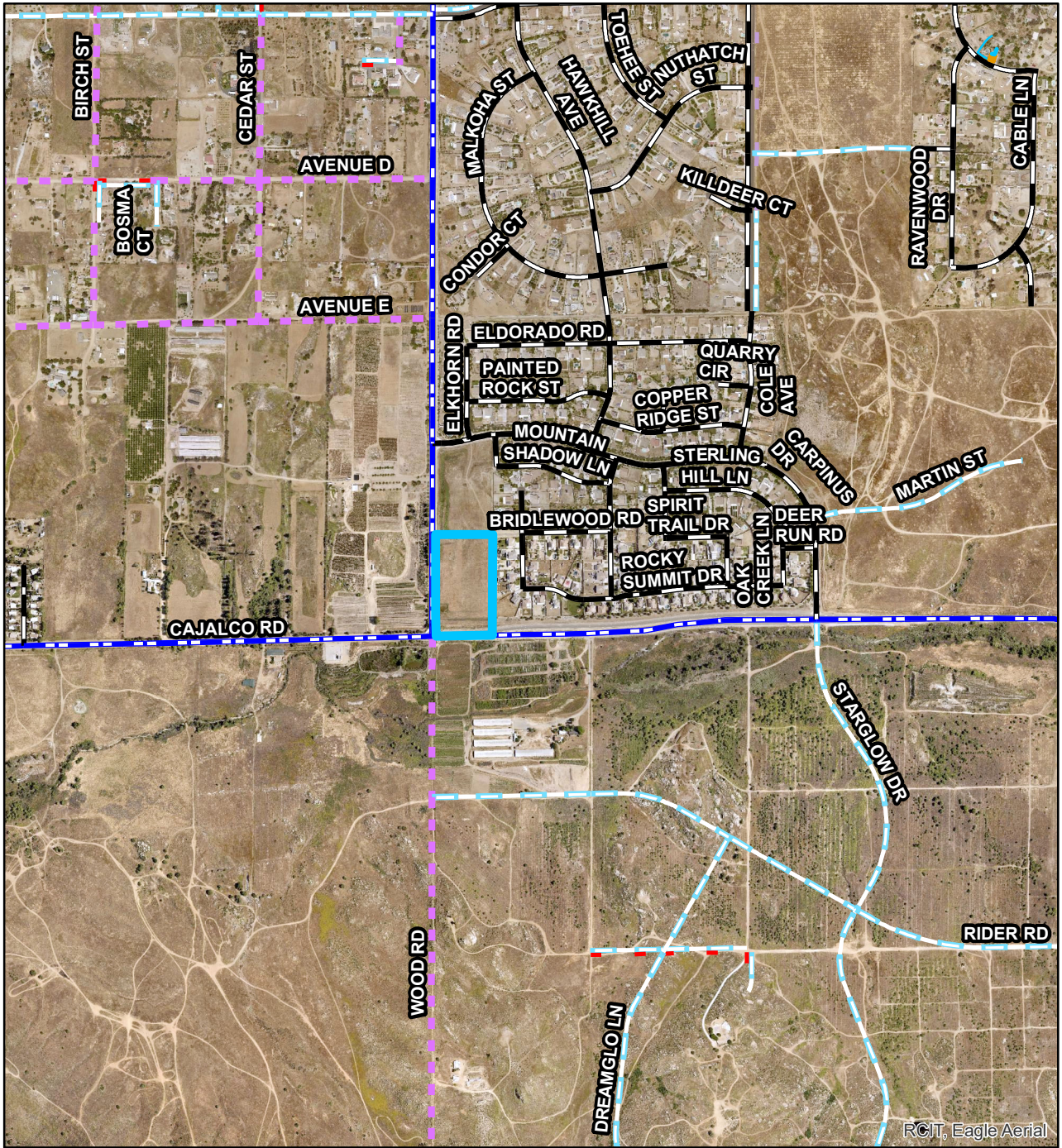
3. THIS PROPERTY IS SUBJECT TO LIGHTING RESTRICTIONS AS REQUIRED BY ORDINANCE NO. 655, WHICH ARE INTENDED TO REDUCE THE EFFECTS OF NIGHT LIGHTING ON THE MOUNT PALOMAR OBSERVATORY. ALL PROPOSED OUTDOOR LIGHTING SYSTEMS SHALL BE IN CONFORMANCE WITH ORDINANCE NO. 655."



0' 60' 120' 180'



1 INCH = 60 FEET



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

Parcel Map 37537

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

Supervisorial District: 1



NOT TO SCALE

RCIT, Eagle Aerial