

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



ITEM: 2.10
(ID # 24793)

MEETING DATE:
Tuesday, May 21, 2024

FROM : TLMA-TRANSPORTATION:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Approval of Final Tract Map 31818-1 a Schedule "A" Subdivision in the Horsethief Canyon area.
District 2. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Improvement Agreements for Final Tract Map 31818-1 as approved by County Counsel;
2. Approve the Final Map; and
3. Authorize the Chair of the Board to sign the Improvement Agreements and Final Tract Map 31818-1.

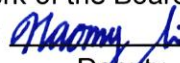
ACTION:Consent

Dennis Acuna, Director of Transportation 4/24/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, seconded by Supervisor Jeffries 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: May 21, 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 Map of Tract Map 31818 was approved by the Board of Supervisors on December 19, 2006, as Agenda Item 16.3. Final Tract Map 31818-1 is a 61.1-acre subdivision creating 203 residential lots, 8 open space lots and 2 basin lots in the Horsethief Canyon 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.

KB HOME Cal Managements Services 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 31818-1 \$4,005,000 for the completion of road and drainage improvements.

TR 31818-1 \$561,000 for the completion of the water system.

TR 31818-1 \$841,000 for the completion of the sewer system.

TR 31818-1 \$254,520 for the completion of the survey monumentation.

Additional Fiscal Information:

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

ATTACHMENTS:

TR 31818-1 Vicinity Map

TR 31818-1 Improvement Agreement

TR 31818-1 Mylars


Jason Farin, Principal Management Analyst 4/29/2024


George Trindle, J.D., ASST COUNTY COUNSEL 4/23/2024

**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 KB HOME Cal Management Services 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 31818-1**, 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 **Two Hundred Fifty-Four Thousand Five Hundred Twenty and no/100 Dollars (\$254,520.00)**.

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.

Agreement for the Placement of Survey Monuments

Tract **31818-1**

Page 1

MAY 21 2024

2.10

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

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

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

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

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

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

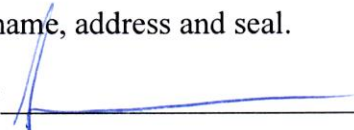
County

Contractor

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

KB HOME Cal Management Services LLC,
36310 Inland Valley Dr., Ste. 300
Wildomar, CA 92595

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

By  _____

Print Name Scott Hansen

Title VP, Forward Planning

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

CALIFORNIA ALL-PURPOSE 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 }

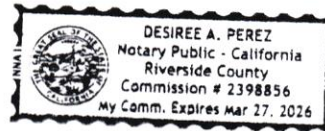
On March 7, 2024, before me, Desiree A. Perez, Notary Public, personally appeared Scott Hansen, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their 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.



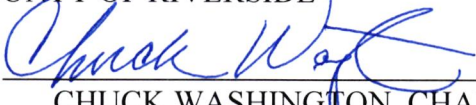
Desiree A. Perez



(SEAL)

COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE

By 
CHUCK WASHINGTON, CHAIR
Board of Supervisors

ATTEST:

KIMBERLY RECTOR,
Clerk of the Board

By 
Deputy

APPROVED AS TO FORM

County Counsel

By 

Revised 09/01/2020

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

This agreement, made and entered into by and between the County of Riverside, State of California, hereinafter called County, and KB HOME Cal Management Services 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 31818-1**, hereby agrees, at Contractor's own cost and expense, to furnish all labor, equipment and materials necessary to perform and complete, within **24** months from the date this agreement is executed, in a good and workmanlike manner, all road and drainage improvements in accordance with those Road Plans for said land division which have been approved by the County Director of Transportation, and are on file in the office of the Riverside County Transportation Department, and do all work incidental thereto in accordance with the standards set forth in Riverside County Ordinance No. 461, as amended, which are hereby expressly made a part of this agreement. All the above required work shall be done under the inspection of and to the satisfaction of the County Director of Transportation, and shall not be deemed complete until approved and accepted as complete by the County. Contractor further agrees to maintain the above required improvements for a period of one year following acceptance by the County, and during this one year period to repair or replace, to the satisfaction of the Director of Transportation, any defective work or labor done or defective materials furnished. Contractor further agrees that all underground improvements shall be completed prior to the paving of any roadway. The estimated cost of said work and improvements is the sum of **Four Million Five Thousand and no/100 Dollars (\$4,005,000.00)**.

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

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

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

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

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

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

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

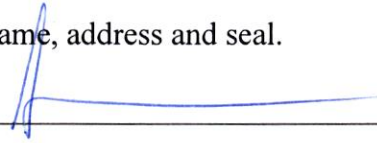
NINTH: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds securing this agreement, that, in the event it is deemed necessary to extend the time of completion of the work contemplated to be done under this agreement, extensions of time may be granted,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

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

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

<u>County</u>	<u>Contractor</u>
Construction Engineer Riverside County Transportation Dept. 4080 Lemon Street, 8 th floor Riverside, CA 92501	KB HOME Cal Management Services LLC, 36310 Inland Valley Dr., Ste. 300 Wildomar, CA 92595

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

By  _____

Print Name Scott Hansen

Title VP, Forward Planning

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**

CALIFORNIA ALL-PURPOSE 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.

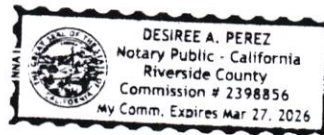
State of California }

County of Riverside }

On March 7, 2024, before me, Desiree A. Perez, Notary Public, personally appeared Scott Hansen, 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.



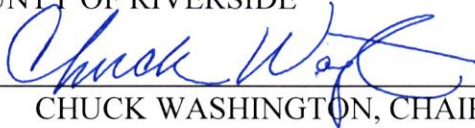


Desiree A. Perez

(SEAL)


COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE

By 
CHUCK WASHINGTON, CHAIR
Board of Supervisors

ATTEST:

KIMBERLY RECTOR,
Clerk of the Board

By 
Deputy

APPROVED AS TO FORM

County Counsel

By 

Revised 09/01/2020

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

This agreement, made and entered into by and between the County of Riverside, State of California, hereinafter called County, and KB HOME Cal Management Services, 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 31818-1**, hereby agrees, at Contractor's own cost and expense, to construct or cause to have constructed, within **24** months from the date this agreement is executed, in a good and workmanlike manner, a water distribution system, complete with all necessary pipes, valves, fire hydrants, connections and appurtenances necessary to the satisfactory operation of said distribution system, and, further, to extend main or mains from the existing supply system maintained and operated by **Elsinore Valley Municipal Water District** to connect with the distribution system described above with all pipe laid at such a depth as to provide a full thirty-six inch (36") minimum cover from the top of the pipe to street grade, unless otherwise specified by the Director of Transportation, all in accordance with those plans and specifications which have been approved by both the County Health Director and Director of Transportation, and are on file in the office of the Riverside County Transportation Department. Said approved plans and specifications are hereby made a part of this agreement as fully as though set forth herein. All of the above required work shall be done under the inspection of, and to the satisfaction of, the County Director of Transportation and the County Health Officer, and shall not be deemed complete until approved and accepted as complete by the County. Contractor further agrees to maintain the above required improvements for a period of one year following acceptance by the County, and during this one year period to repair or replace, to the satisfaction of the Director of Transportation, any defective work or labor done or defective materials furnished. Contractor further agrees that all underground improvements shall be completed prior to the paving of any roadway. The estimated cost of said work and improvements is the sum of **Five Hundred Sixty-One Thousand and no/100 Dollars (\$561,000.00)**.

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

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

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

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

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

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

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

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

Agreement for the Construction of Water System Improvements

Tract **31818-1**

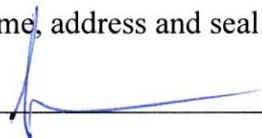
Page 2

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

<u>County</u>	<u>Contractor</u>
Construction Engineer Riverside County Transportation Dept. 4080 Lemon Street, 8 th floor Riverside, CA 92501	KB HOME Cal Management Services LLC, 36310 Inland Valley Dr., Ste. 300 Wildomar, CA 92595

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

By  _____

Print Name Scott Hansen

Title VP, Forward Planning

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

CALIFORNIA ALL-PURPOSE 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.

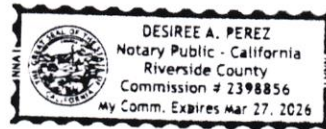
State of California }

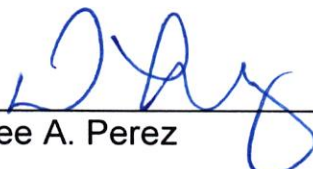
County of Riverside }

On March 7, 2024, before me, Desiree A. Perez, Notary Public, personally appeared Scott Hansen, 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.



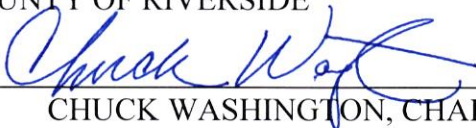


Desiree A. Perez

(SEAL)

COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE

By 
CHUCK WASHINGTON, CHAIR
Board of Supervisors

ATTEST:

KIMBERLY RECTOR,
Clerk of the Board

By 
Deputy

APPROVED AS TO FORM

County Counsel

By 

Revised 09/01/2020

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

This agreement, made and entered into by and between the County of Riverside, State of California, hereinafter called County, and KB HOME Cal Management Services 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 31818-1**, hereby agrees, at Contractor's own cost and expense, to construct or cause to have constructed, within **24** months from the date this agreement is executed, in a good and workmanlike manner, a sanitary sewer system, complete with all necessary pipes, valves, fire hydrants, connections and appurtenances necessary to the satisfactory operation of said sanitary sewer system. Contractor further agrees to extend the main or mains from the existing sewer system maintained and operated by **Elsinore Valley Municipal Water District** to connect with the sanitary sewer system required to be constructed by this agreement. All the above required work shall be in accordance with those plans and specifications which have been approved by the Director of Transportation, and are on file in the office of the Riverside County Transportation Department. Said approved plans and specifications are hereby made a part of this agreement as fully as though set forth herein. All of the above required work shall be done under the inspection of, and to the satisfaction of, the County Director of Transportation and the County Health Officer, and shall not be deemed complete until approved and accepted as complete by the County and accepted by the above-named agency into its sewer system. Contractor further agrees to maintain the above required improvements for a period of one year following acceptance by the County, and during this one year period to repair or replace, to the satisfaction of the Director of Transportation, any defective work or labor done or defective materials furnished. The estimated cost of said work and improvements is the sum of **Eight Hundred Forty One Thousand and no/100 Dollars (\$841,000.00)**.

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

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

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

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

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

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

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

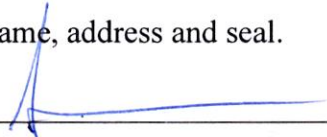
NINTH: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds securing this agreement, that, in the event it is deemed necessary to extend the time of completion of the work contemplated to be done under this agreement, extensions of time may be granted,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

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

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

<u>County</u>	<u>Contractor</u>
Construction Engineer Riverside County Transportation Dept. 4080 Lemon Street, 8 th floor Riverside, CA 92501	KB HOME Cal Management Services LLC, 36310 Inland Valley Dr., Ste. 300 Wildomar, CA 92595

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

By  _____

Print Name Scott Hansen

Title VP, Forward Planning

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

CALIFORNIA ALL-PURPOSE 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 }

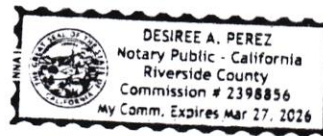
On March 7, 2024, before me, Desiree A. Perez, Notary Public, personally appeared Scott Hansen, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ 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.



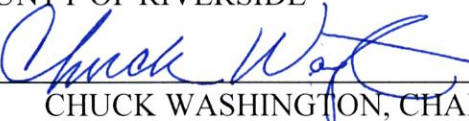
Desiree A. Perez



(SEAL)

COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE

By 
CHUCK WASHINGTON, CHAIR
Board of Supervisors

ATTEST:

KIMBERLY RECTOR,
Clerk of the Board

By 
Deputy

APPROVED AS TO FORM

County Counsel

By 

Revised 09/01/2020

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

TRACT NO. 31818-1

SECTION SHOWN
EAR TITLE TO
AS SHOWN
ED AS AN
OR STREET AND

BEING A SUBDIVISION OF PARCEL 1 AND PARCEL 2 AND A PORTION OF LOT A, INCLUSIVE, OF PARCEL MAP NUMBER 38418 AS PER MAP
RECORDED IN BOOK 256, PAGES 93 THROUGH 101, OF PARCEL MAPS, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF RIVERSIDE,
WITHIN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN.
KWC ENGINEERS JANUARY 2022

SIGNATURE OMISSIONS (CONTINUED)

USES:
H 33, LOTS 84
3 SUCH TIME
2 TWO (FIFTEEN
RTY-FIVE FOOT)
ING FOR LOT
ATION THEREOF

W.E. LADY, A SINGLE MAN, HIS SUCCESSORS OR ASSIGNEES, HOLDERS OF IN ALL OIL AND MINERAL RIGHTS UNDERLYING SAID PROPERTY, TOGETHER WITH THE RIGHT OF GOING ON SAID LAND FOR THE PURPOSE OF DEVELOPING SAME AND DRILLING WELLS THEREON FOR OIL, GAS, MINERALS AND KINDRED SUBSTANCES AND REMOVING SAME THEREFROM, INCLUDING THE RIGHT OF INGRESS AND EGRESS TO OR OVER SAID LAND, WITH SUFFICIENT SPACE FOR DEVELOPMENT WORK, STORAGE TANKS, AND NECESSARY MATERIALS FOR CARRYING ON SAID WORK, AND FOR NECESSARY BUILDINGS, AND ALSO TO LAY NECESSARY PIPE LINES FOR THE REMOVAL OF SAID PRODUCTS PER DEED RECORDED MAY 12, 1944 IN BOOK 621, PAGE 566 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

J.B. SEXTON, HOLDER OF AN EASEMENT FOR PIPELINE PURPOSES PER DEED RECORDED MARCH 30, 1899 IN BOOK 81, PAGE 50 AND RECORDED SEPTEMBER 10, 1902 IN BOOK 152, PAGE 120, BOTH OF DEEDS, RIVERSIDE COUNTY.

CLUFF, ET AL, HOLDER OF AN EASEMENT FOR ROAD PURPOSES AS INSTRUMENT NO. 71312, RECORDED JULY 9, 1963 OF OFFICIAL RECORDS.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT OF 1907 AND THE REQUIREMENTS OF THE SURVEYING ACT OF 1941 AND THAT THE MONUMENTS ARE COMPLETE AS SHOWN.

"OPEN SPACE"
SSORS,

HEREON FOR
OT OWNERS

DATE: FEBRUARY

11 . . . 11

P WITH THE COUNTY RECORDER ARE BOND HAS BEEN DULY APPROVED

**IFICATION EXCLUDES ANY
ITAL TAX ASSESSMENTS NOT
YET EXTENDED**

ES ONLY THE IDENTITY OF THE
ACHED, AND NOT THE TRUTHFULNESS,

_____, A NOTARY PUBLIC, PERSONALLY
ON THE BASIS OF SATISFACTORY
BED TO THE WITHIN INSTRUMENT AND
N HIS/~~HER/THEIR~~ AUTHORIZED
INSTRUMENT THE PERSON(~~S~~), OR THE
) THE INSTRUMENT.

STATE OF CALIFORNIA THAT THE

BOARD OF SUPERVISORS STATEMENT

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES THE TRAC 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 MADE HEREON OF THE STORM DRAIN EASEMENTS ARE HEREBY NOT ACCEPTED.

THE DEDICATION OF THE WATER QUALITY EASEMENT AS SHOWN HEREON, IS HEREBY ACCEPTED AS PART OF COMMUNITY FACILITIES DISTRICT NO. 23-7M.

THE OFFERS OF DEDICATION MADE HEREON OF THE ACCESS EASEMENTS, FOR INGRESS AND EGRESS TO AND FRC STORM DRAIN EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, ARE HEREBY NOT ACCEPTED.

THE OFFER OF DEDICATION OF ABUTTERS RIGHTS OF ACCESS ALONG MOUNTAIN ROAD IS HEREBY ACCEPTED.

THE OFFER OF DEDICATION OF LANDSCAPE EASEMENT AS SHOWN HEREON, IS HEREBY ACCEPTED AS PART OF COMMUNITY FACILITIES DISTRICT NO. 23-7M.

THE OFFERS OF DEDICATION MADE HEREON OF THE DRAINAGE EASEMENTS ARE HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AS PART OF THE COUNTY COMMUNITY FACILITIES DISTRICT NO. 23-7M SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

DATED: May 21, 2024.

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BY: *Chuck Washington*
CHAIRMAN OF THE BOARD OF SUPERVISORS
Chuck Washington

ATTEST:
KIMBERLY RECTOR
CLERK OF THE BOARD OF SUPERVISORS

BY: *Naomy Li*, DEPUTY

RIVERSIDE COUNTY REGIONAL PARKS AND OPEN-SPACE DISTRICT CERTIFICATE OF ACCEPTANCE

THE RIVERSIDE COUNTY REGIONAL PARKS AND OPEN-SPACE DISTRICT HEREBY ACCEPTS THE DEDICATION OF THE COMMUNITY TRAIL EASEMENT, AS SHOWN HEREON, TO VEST TITLE IN THE DISTRICT ON BEHALF OF THE PUBLIC FOR PURPOSES, BUT THAT SAID COMMUNITY TRAIL EASEMENT, SHALL NOT BECOME PART OF THE DISTRICT'S MAINTAINED TRAIL SYSTEM.

DATED: 3 APRIL, 2024

Kyla Brown
KYL A BROWN
GENERAL MANAGER



TRANSPORTATION DEPARTMENT

FORM 11 SUMMARY/ROUTING FORM

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

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

REQUESTED BOARD DATE: 4/30/2024	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 TRACT MAP NO: 31818-1 (Schedule "A")
DESCRIPTION: APPROVAL OF FINAL TRACT MAP AND IMPROVEMENT AGREEMENTS

CONTRACTING PARTY: GINA NESS	W.O. NO.: FTM3181801 (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 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 TRACT MAP AND ONE COPY OF CC&R'S FOR TRACT 31818-1 ARE TO BE DELIVERED TO THE COUNTY RECORDER.

MINUTETRAQ (MT) NO:	TRANS TRACKING ID:	DATE RECEIVED:	INITIALS:
24793			

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

TRACT NO. 31818-1

BEING A SUBDIVISION OF PARCEL 1 AND PARCEL 2 AND A PORTION OF LOT A, INCLUSIVE, OF PARCEL MAP NUMBER 38418 AS PER MAP RECORDED IN BOOK 256, PAGES 93 THROUGH 101, OF PARCEL MAPS, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF RIVERSIDE, ALL WITHIN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN.
KWC ENGINEERS
JANUARY 2022

OWNERS' STATEMENT

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

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: ABUTTERS' RIGHTS OF ACCESS ALONG MOUNTAIN ROAD. THE OWNERS OF LOTS 21 THROUGH 33, LOTS 84 THROUGH 93 AND LOTS 207 THROUGH 213, INCLUSIVE, ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL, EXCEPTING TWO (FIFTEEN FOOT) ACCESS OPENINGS, ONE EACH FOR LOT 213 AND LOT 207, ALSO EXCEPTING ONE (THIRTY-FIVE FOOT) ACCESS OPENING FOR LOT 212, ALSO EXCEPTING ONE (TWENTY-EIGHT FOOT) ACCESS OPENING FOR LOT 212 AS SHOWN HEREON. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS DEDICATION AS TO THE PART VACATED.

WE HEREBY RETAIN LOTS 205, 206, AND 208 THROUGH 213, INCLUSIVE, IN FEE INDICATED AS "OPEN SPACE" AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN A "PRIVATE STORM DRAIN" EASEMENT LYING WITHIN LOT 166, AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN AN ACCESS EASEMENT WITHIN LOT 205 FOR INGRESS AND EGRESS, TO AND FROM PARCEL 3 OF PARCEL MAP NO. 38418 PER P.M.B. 256/93-101, AS SHOWN HEREON, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN "PRIVATE LANDSCAPE MAINTENANCE" EASEMENTS LYING WITHIN LOTS 51, 57, 58, 71, 72, 80, 131, 136, 137, 143, 144, AND 150, AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN LOTS 204 AND 207, IN FEE, FOR WATER QUALITY PURPOSES AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: "WATER QUALITY EASEMENT" OVER ALL OF LOTS 204 AND 207, AS SHOWN HEREON. THE DEDICATION IS FOR WATER QUALITY AND INSPECTION PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: STORM DRAIN EASEMENT LYING WITHIN "OPEN SPACE" LOT 207, AS SHOWN HEREON. THE DEDICATION IS FOR THE MAINTENANCE OF FLOOD CONTROL FACILITIES.


THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE COMMUNITY TRAIL LYING WITHIN "OPEN SPACE" LOTS 205 AND 213, AS SHOWN HEREON. THE DEDICATION IS FOR COMMUNITY TRAIL PURPOSES IN FAVOR OF RIVERSIDE COUNTY REGIONAL PARKS AND OPEN SPACE DISTRICT.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: ACCESS EASEMENTS OVER ALL OF "OPEN SPACE" LOT 212 AND WITHIN "OPEN SPACE" LOT 205, AS SHOWN HEREON. THE DEDICATION IS FOR THE MAINTENANCE OF FLOOD CONTROL FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LANDSCAPE EASEMENTS OVERALL LOTS 208 THROUGH 210, INCLUSIVE, AND 213, AND WITHIN LOTS 34, 99, 156 AND "OPEN SPACE" LOT 212, AS SHOWN HEREON. THE DEDICATION IS FOR LANDSCAPE AND MAINTENANCE PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: DRAINAGE EASEMENTS LYING WITHIN LOT 205 AS SHOWN HEREON. THE DEDICATIONS ARE FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

KB HOME CAL MANAGEMENT SERVICES, LLC, A DELAWARE LIMITED LIABILITY COMPANY


SCOTT HANSEN
VICE PRESIDENT, FORWARD PLANNING

SIGNATURE OMISSIONS

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

D. C. BURREY, HIS SUCCESSORS OR ASSIGNEES, HOLDERS OF 1/2 INTEREST IN ALL OIL, PETROLEUM, MALTHA, GAS, MINERALS, AND KINDRED SUBSTANCES IN, ON AND UNDERLYING THE HEREIN ABOVE PROPERTY, TOGETHER WITH THE RIGHT OF GOING ON SAID LAND FOR THE PURPOSE OF DEVELOPING THE SAID LAND AND DRILLING WELLS THEREON FOR OIL, PETROLEUM, GAS, MALTHA, MINERALS AND OTHER KINDRED SUBSTANCES AND REMOVING SAME THEREFROM, INCLUDING THE RIGHT OF INGRESS AND EGRESS TO AND OVER SAID LAND WITH SUFFICIENT SPACE FOR DEVELOPMENT WORK, STORAGE, TANKS AND FOR NECESSARY MACHINERY AND MATERIALS FOR CARRYING ON SAID WORK FOR THE NECESSARY BUILDINGS, AND ALSO TO LAY ALL NECESSARY PIPE LINES FOR THE REMOVAL OF SAID PRODUCTS PER DEED RECORDED MAY 26, 1921 IN BOOK 546, PAGE 469 OF DEEDS, RECORDS OF RIVERSIDE COUNTY CALIFORNIA.

SIGNATURE OMISSIONS (CONTINUED)

W.E. LADY, A SINGLE MAN, HIS SUCCESSORS OR ASSIGNEES, HOLDERS OF IN ALL OIL AND MINERAL RIGHTS UNDERLYING SAID PROPERTY, TOGETHER WITH THE RIGHT OF GOING ON SAID LAND FOR THE PURPOSE OF DEVELOPING SAME AND DRILLING WELLS THEREON FOR OIL, GAS, MINERALS AND KINDRED SUBSTANCES AND REMOVING SAME THEREFROM, INCLUDING THE RIGHT OF INGRESS AND EGRESS TO OR OVER SAID LAND, WITH SUFFICIENT SPACE FOR DEVELOPMENT WORK, STORAGE TANKS, AND NECESSARY MATERIALS FOR CARRYING ON SAID WORK, AND FOR NECESSARY BUILDINGS, AND ALSO TO LAY NECESSARY PIPE LINES FOR THE REMOVAL OF SAID PRODUCTS PER DEED RECORDED MAY 12, 1944 IN BOOK 621, PAGE 566 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

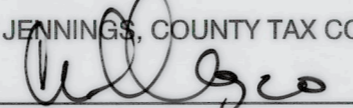
J.B. SEXTON, HOLDER OF AN EASEMENT FOR PIPELINE PURPOSES PER DEED RECORDED MARCH 30, 1899 IN BOOK 81, PAGE 50 AND RECORDED SEPTEMBER 10, 1902 IN BOOK 152, PAGE 120, BOTH OF DEEDS, RIVERSIDE COUNTY.

CLUFF, ET AL, HOLDER OF AN EASEMENT FOR ROAD PURPOSES AS INSTRUMENT NO. 71312, RECORDED JULY 9, 1963 OF OFFICIAL RECORDS.

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 \$146,300.⁰⁰.

DATED: MARCH 20, 20224

MATTHEW JENNINGS, COUNTY TAX COLLECTOR
BY:  , DEPUTY

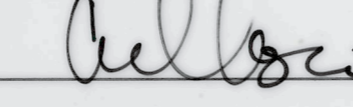
THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$146,300.⁰⁰ 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.

DATED: MARCH 20, 20224

CASH OR SURETY BOND
MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY:  , DEPUTY

THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED

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 March 01, 2024 BEFORE ME, Judith Nirdler, A NOTARY PUBLIC, PERSONALLY APPEARED Scott Hansen WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS/ ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/ SHE/ THEY EXECUTED THE SAME IN HIS/ HER/ THEIR AUTHORIZED CAPACITY , AND THAT BY HIS/ HER/ THEIR SIGNATURE ON THE INSTRUMENT THE PERSON , OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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 OF OFFICER

MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY.

MY COMMISSION NUMBER: 2417491
MY COMMISSION EXPIRES: Sep 22, 2026

RECORDER'S STATEMENT

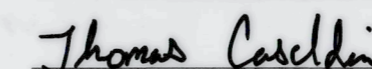
FILED THIS _____ DAY OF _____, 202____,
AT _____ M. IN BOOK _____ OF MAPS,
AT PAGES _____, AT THE REQUEST
OF THE CLERK OF THE BOARD.
NO. _____
FEE _____
PETER ALDANA, ASSESSOR-
COUNTY CLERK-RECORDER
BY: _____, DEPUTY

SUBDIVISION GUARANTEE BY:
~~FIDELITY NATIONAL~~ TITLE COMPANY
CHICAGO

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 MPLC JBJ RANCH, LP, IN JANUARY, 2022. 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: FEBRUARY 29, 2024


THOMAS M. CASELDINE, L.S. 9029



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. 31818 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON DECEMBER 09, 2006, THE EXPIRATION DATE BEING JUNE 19, 2024, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: 4/18, 2024


DAVID L. McMILLAN, COUNTY SURVEYOR
L.S. NO. 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 OFFERS OF DEDICATION MADE HEREON OF THE STORM DRAIN EASEMENTS ARE HEREBY NOT ACCEPTED.

THE DEDICATION OF THE WATER QUALITY EASEMENT AS SHOWN HEREON, IS HEREBY ACCEPTED AS PART OF COMMUNITY FACILITIES DISTRICT NO. 23-7M.

THE OFFERS OF DEDICATION MADE HEREON OF THE ACCESS EASEMENTS, FOR INGRESS AND EGRESS TO AND FROM STORM DRAIN EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, ARE HEREBY NOT ACCEPTED.

THE OFFER OF DEDICATION OF ABUTTERS RIGHTS OF ACCESS ALONG MOUNTAIN ROAD IS HEREBY ACCEPTED.

THE OFFER OF DEDICATION OF LANDSCAPE EASEMENT AS SHOWN HEREON, IS HEREBY ACCEPTED AS PART OF COMMUNITY FACILITIES DISTRICT NO. 23-7M.

THE OFFERS OF DEDICATION MADE HEREON OF THE DRAINAGE EASEMENTS ARE HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AS PART OF THE COUNTY COMMUNITY FACILITIES DISTRICT NO. 23-7M SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

DATED: _____, 202____.

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BY: _____
CHAIRMAN OF THE BOARD OF SUPERVISORS

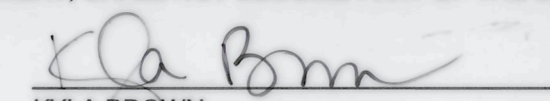
ATTEST:
KIMBERLY RECTOR
CLERK OF THE BOARD OF SUPERVISORS

BY: _____, DEPUTY

RIVERSIDE COUNTY REGIONAL PARKS AND OPEN-SPACE DISTRICT CERTIFICATE OF ACCEPTANCE

THE RIVERSIDE COUNTY REGIONAL PARKS AND OPEN-SPACE DISTRICT HEREBY ACCEPTS THE DEDICATION OF THE COMMUNITY TRAIL EASEMENT, AS SHOWN HEREON, TO VEST TITLE IN THE DISTRICT ON BEHALF OF THE PUBLIC FOR SAID PURPOSES, BUT THAT SAID COMMUNITY TRAIL EASEMENT, SHALL NOT BECOME PART OF THE DISTRICT'S MAINTAINED TRAIL SYSTEM.

DATED: 3 April, 2024


KYLA BROWN
GENERAL MANAGER

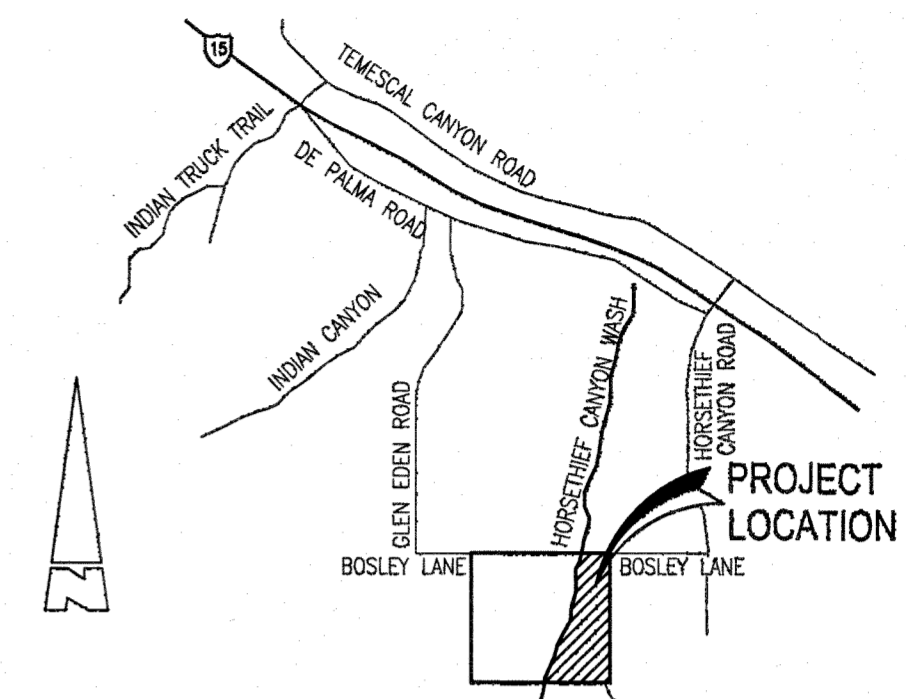
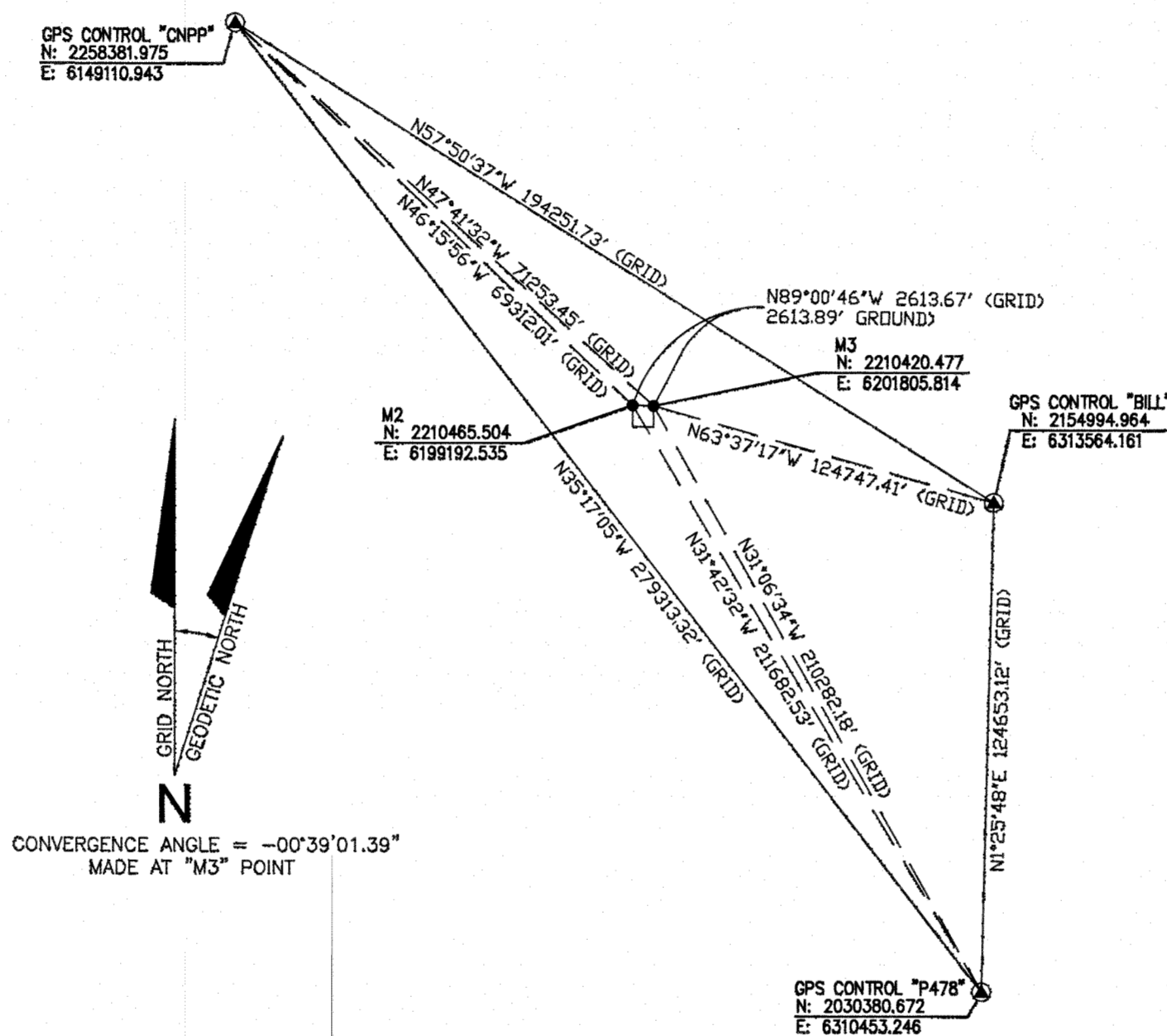
TRACT NO. 31818-1

BEING A SUBDIVISION OF PARCEL 1 AND PARCEL 2 AND A PORTION OF LOT A, INCLUSIVE, OF PARCEL MAP NUMBER 38418 AS PER MAP RECORDED IN BOOK 256, PAGES 93 THROUGH 101, OF PARCEL MAPS, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF RIVERSIDE, ALL WITHIN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN.
KWC ENGINEERS JANUARY 2022

GPS CONTROL MAP

SURVEYOR'S NOTES:

- TRACT NO. 31818-1 CONTAINS 213 NUMBERED LOTS AND LETTERED LOTS 'A' THROUGH 'L', INCLUSIVE.
TRACT NO. 31818-1 CONTAINS 61.10 ACRES, GROSS.
- INDICATES FOUND 1" IRON PIPE, TAGGED L.S. 9029, FLUSH, PER PM 38418, M.B. 256 / 93-101, UNLESS OTHERWISE NOTED.
 - INDICATES SET 1" IRON PIPE, TAGGED L.S. 9029, FLUSH WITH SURFACE, UNLESS OTHERWISE NOTED. (RIVERSIDE COUNTY STANDARD "A" MONUMENT)
 - SET NAIL AND TAG "LS 9029" ON TOP OF CURB AT AN OFFSET OF 9.75 FOOT FOR 56 FOOT RIGHT OF WAY MEASURED RADIAL OR PERPENDICULAR FROM THE RIGHT OF WAY TO THE CURB AT ALL FRONT LOT CORNERS, ALL RIGHT OF WAY BC'S, EC'S, PCC'S, PRC'S AND CORNER CUTBACKS, UNLESS OTHERWISE NOTED.
 - SET 1" I.P. & TAG "LS 9029", FLUSH, AT REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
 - () INDICATES RECORD DATA PER PARCEL MAP NO. 18941, P.M.B. 118/ 14 - 27.
 - [] INDICATES RECORD DATA PER PARCEL MAP NO. 16615, P.M.B. 103/ 73 - 74.
 - (()) INDICATES RECORD DATA PER TRACT MAP NO. 23684, M.B. 225 / 90 - 98 .
 - { } INDICATES RECORD DATA & MEASURED PER PARCEL MAP NO. 38418, M.B. 256 / 93-101 , UNLESS OTHERWISE NOTED.
 - < > INDICATES RECORD DATA PER PARCEL MAP NO. 7858, M.B. 37 / 32.
 - DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
 - (R) INDICATES RADIAL BEARING
 - (PRC) INDICATES POINT OF REVERSE CURVE
 - ALL "SET" MONUMENTS, PER RIVERSIDE COUNTY ORDINANCE 461.21. ALL MONUMENTS SHOWN AS "SET" SHALL BE SET IN ACCORDANCE WITH THE MONUMENT AGREEMENT FOR THE MAP.
 - ENVIRONMENTAL CONSTRAINTS SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR IN ECS BOOK _____, PAGE _____, THIS AFFECTS ALL LOTS.
 - C.C. & R.'S PER INSTRUMENT NO. _____, O.R. REC. _____.
 - ////// INDICATES ACCESS RIGHTS RESTRICTED DEDICATED HEREON



VICINITY MAP

TOWNSHIP 5S, RANGE 5W, PORTION OF SECTION 19
NOT TO SCALE

LINE TABLE (FOR SHEET 3 ONLY)		
LINE #	BEARING	LENGTH
L1	{N0° 55' 01"E}	27.96'
L2	{N85° 30' 21"W}	10.81'
L3	{N69° 04' 59"W}	18.82'
L4	{N43° 35' 26"W}	75.02'
L5	{N3° 39' 14"W}	11.25'
L6	{N68° 20' 32"E}	40.57'
L7	{N2° 20' 08"W}	41.32'
L8	{N63° 48' 12"W}	46.65'
L9	{N2° 34' 24"E}	3.54'
L10	{N15° 20' 27"E}	104.95'
L11	{N30° 21' 39"W}	28.36'
L12	{N20° 28' 44"E}	62.94'
L13	{N12° 38' 40"E}	89.91'
L14	{N23° 00' 53"E}	90.31'
L15	{N13° 19' 33"E}	64.93'
L16	{N6° 54' 52"W}	158.28'
L17	{N63° 49' 25"E}	39.41'
L18	{N7° 12' 02"E}	44.00'
L19	{N64° 47' 43"W}	42.06'
L20	{N7° 12' 02"E}	67.20'
L21	{N27° 39' 22"W}	19.44'
L22	{N62° 20' 38"E}	100.00'
L23	{N7° 32' 11"E}	81.80'
L24	{N84° 36' 54"W}	29.10'
L25	{N28° 42' 26"E}	63.25'

LINE TABLE (FOR SHEET 3 ONLY)		
LINE #	BEARING	LENGTH
L26	{N1° 09' 31"E}	39.95'
L27	{N50° 01' 40"W}	32.15'
L28	{N24° 51' 26"E}	35.09'
L29	{N29° 41' 03"E}	28.11'
L30	{N14° 10' 49"E}	89.62'
L31	{N19° 15' 39"E}	66.30'
L32	{N19° 27' 07"E}	178.26'
L33	{N75° 56' 50"W}	1.61'
L34	{N25° 41' 42"E}	61.56'
L35	{N18° 08' 55"W}	8.31'
L36	{N27° 07' 38"E}	56.29'
L37	{N15° 48' 07"W}	10.28'
L38	{N27° 07' 38"E}	49.43'
L39	{N0° 58' 19"W}	8.39'
L40	{N14° 20' 53"E}	39.39'
L41	{N79° 41' 21"W}	13.62'
L42	{N1° 29' 14"E}	41.09'

CURVE TABLE (FOR SHEET 3 ONLY)			
CURVE	DELTA	RADIUS	LENGTH
C1	{16°25'22"}	49.00'	14.04'
C2	{25°29'33"}	54.00'	24.03'
C3	{39°56'13"}	54.00'	37.64'
C4	{3°30'26"}	70.00'	4.28'
C5	{16°19'30"}	445.00'	126.79'
C6	{7°50'05"}	430.00'	58.80'
C7	{10°22'13"}	270.00'	48.87'
C8	{9°41'19"}	430.00'	72.71'
C9	{20°14'25"}	180.00'	63.59'
C10	{2°08'03"}	1150.00'	42.83'
C11	{22°37'37"}	130.00'	51.34'
C12	{5°04'50"}	470.00'	41.68'
C14	{11°24'00"}	672.00'	133.71'
C15	{3°26'24"}	160.00'	9.61'

EASEMENT NOTES:

- 50% OF ALL OIL, GAS, OR MINERAL RIGHTS AS RESERVED TO D. C. BURREY PER DEED BOOK 546, PAGE 469, RECORDED MAY 26, 1921, RECORDS OF RIVERSIDE COUNTY. SAID EASEMENT IS BLANKET IN NATURE.
- ALL OF OIL, GAS, OR MINERAL RIGHTS IN FAVOR OF W. E. LADY PER DEED BOOK 621, PAGE 566, RECORDED MAY 12, 1944, OF OFFICIAL RECORD. SAID EASEMENT IS BLANKET IN NATURE.
- AN EASEMENT IN FAVOR OF J.B. SEXTON FOR PURPOSES OF PIPELINES RECORDED MARCH 30, 1899 IN BOOK 81, PAGE 50 AND SEPTEMBER 10, 1902 IN BOOK 152, PAGE 120. (NON PLOTTABLE)
- AN EASEMENT IN FAVOR OF TEMESCAL WATER COMPANY FOR CONCRETE PIPE LINES RECORDED DECEMBER 27, 1923 IN BOOK 598, PAGE 37 OF DEEDS WITHIN THE BOUNDARY OF THIS TRACT MAP. (LOCATION CANNOT BE PLOTTED FROM RECORD)
- AN EASEMENT IN FAVOR OF BEN AND GENEVIEVE CLUFF, JOHN AND FRANCES JEAN MARGIS, WILLIAM AND OLA JO BURROW AND ALEXANDER EKSTEIN FOR ROAD PURPOSES RECORDED JULY 9, 1963 AS INSTRUMENT. NO. 71312 OF OFFICIAL RECORDS.
- AN EASEMENT IN FAVOR OF CALIFORNIA GAS TRANSMISSION COMPANY, A CORPORATION FOR THE PURPOSES OF UTILITIES RECORDED JUNE 13, 1962 AS INSTRUMENT NO. 55172 OF OFFICIAL RECORDS. (CANNOT BE LOCATED FROM RECORD)

EASEMENT NOTES (CONTINUED):

- (A) COMMUNITY TRAIL EASEMENT, DEDICATED HEREON.
- (B) STORM DRAIN EASEMENT, DEDICATED HEREON.
- (C) ACCESS EASEMENT, FOR INGRESS AND EGRESS, TO AND FROM STORM DRAIN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACILITIES, DEDICATED HEREON.
- (D) WATER QUALITY EASEMENT, DEDICATED HEREON.
- (E) LANDSCAPE MAINTENANCE EASEMENT, DEDICATED HEREON.
- (F) "PRIVATE STORM DRAIN" EASEMENT, RETAINED HEREON.
- (G) ACCESS EASEMENT, FOR INGRESS AND EGRESS, TO AND FROM PARCEL 3 OF PARCEL MAP NO. 38418 PER P.M.B. 256 / 93-101. FOR CONSTRUCTION AND MAINTENANCE , RETAINED HEREON.
- (H) "PRIVATE LANDSCAPE MAINTENANCE" EASEMENT, RETAINED HEREON.
- (I) DRAINAGE EASEMENT, DEDICATED HEREON.

BASIS OF BEARINGS NOTE:

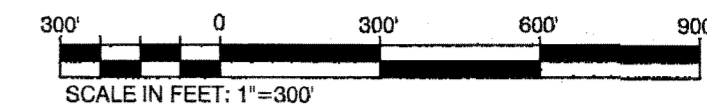
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM GCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "CNPP", "BILL" AND "P478" NAD 83 (NSRS2011) EPOCH 2010.00 AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE 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 0.9999129, CALCULATIONS ARE MADE AT M3 WITH COORDINATES OF N: 2,210,420.477, E: 6,201,805.814, USING AN ELEVATION OF 1468.77.

NOTE:
SEE SHEET 3 FOR BOUNDARY CONTROL MAP AND MONUMENT NOTE.
SEE SHEET 4 FOR SHEET INDEX MAP.

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

TRACT NO. 31818-1

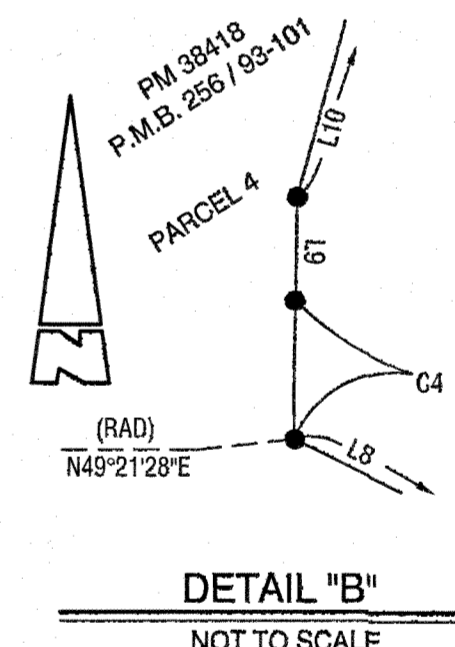
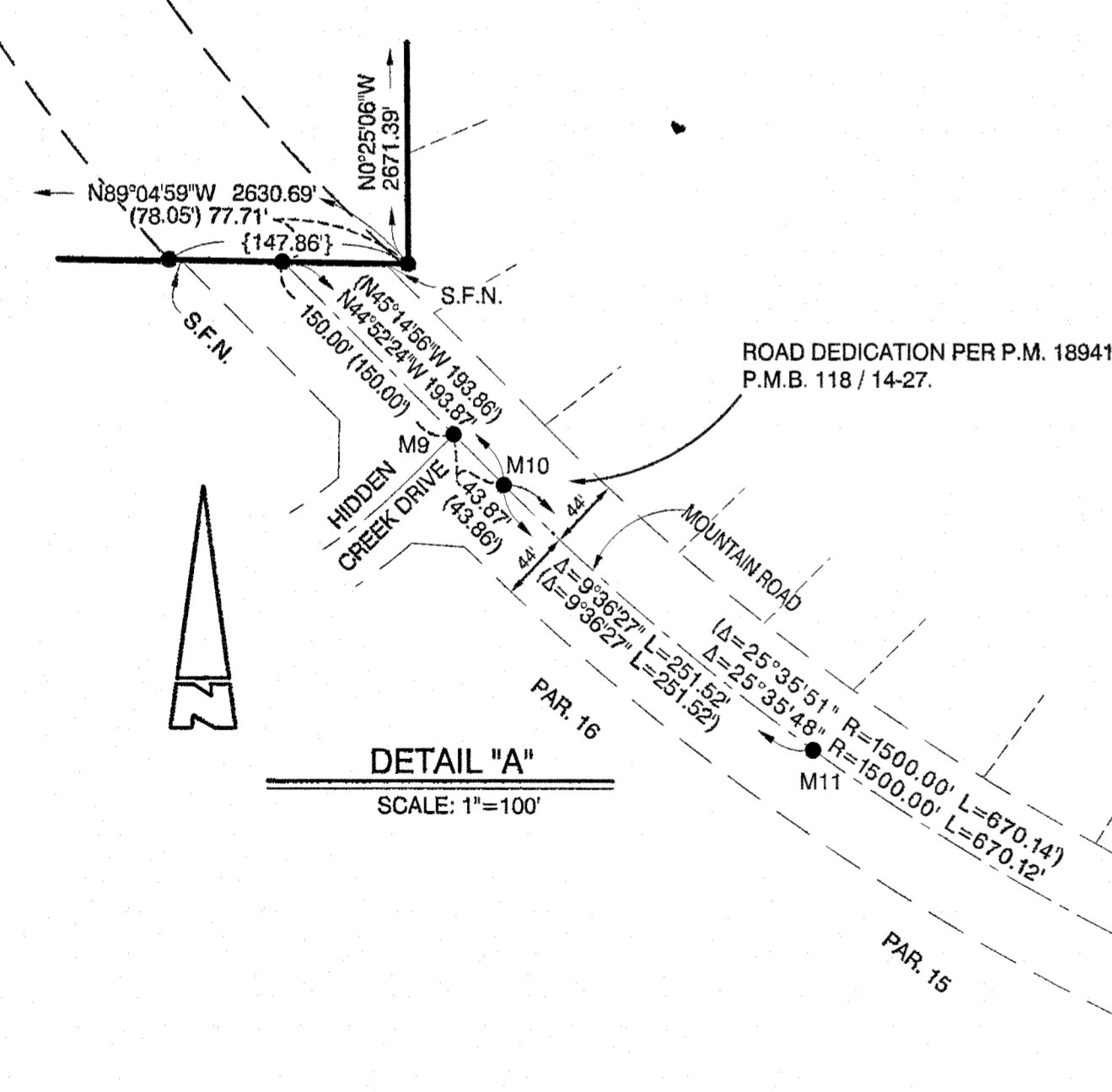
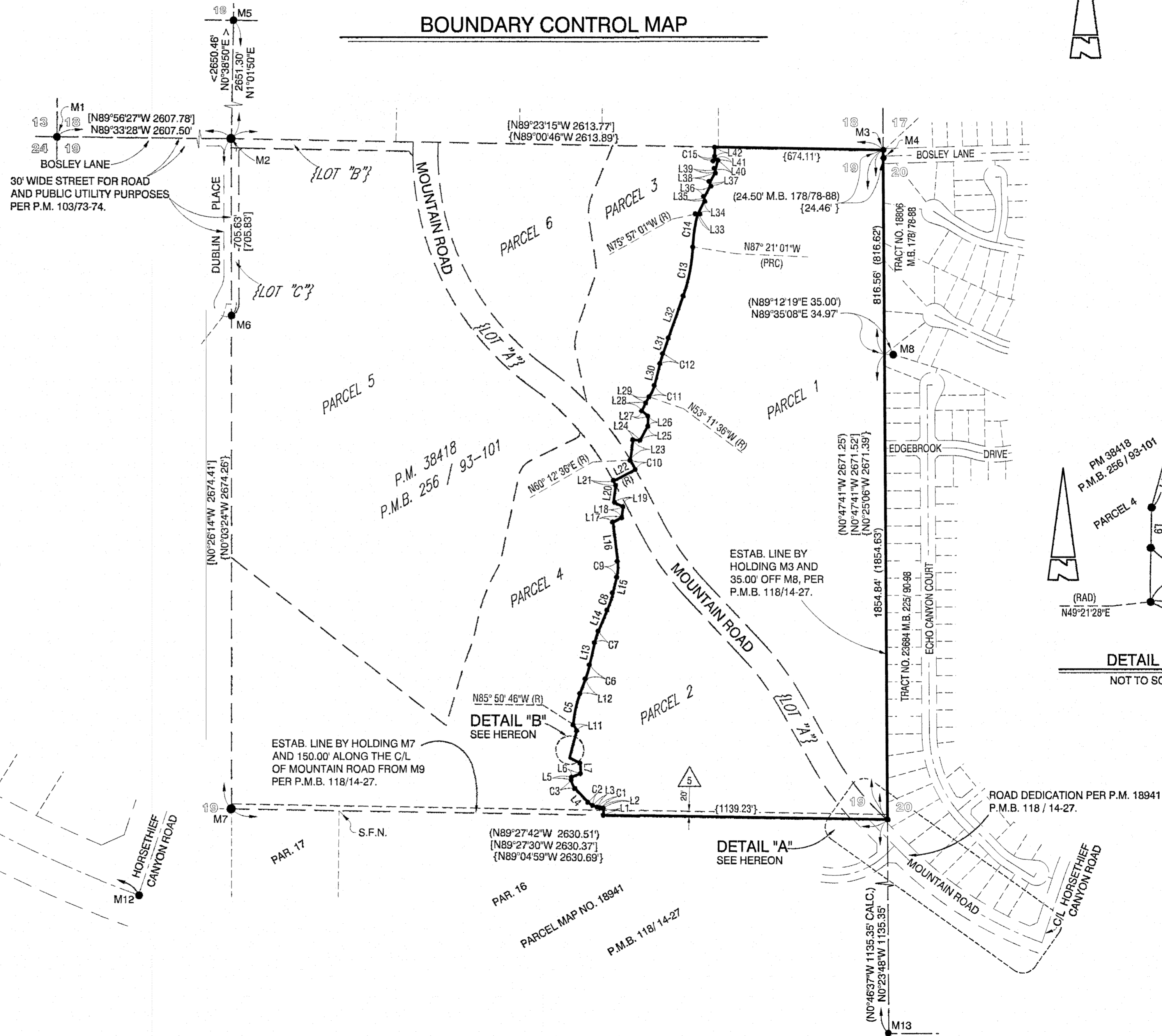
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KWC ENGINEERS
JANUARY 2022



BOUNDARY CONTROL MAP

MONUMENT NOTES:

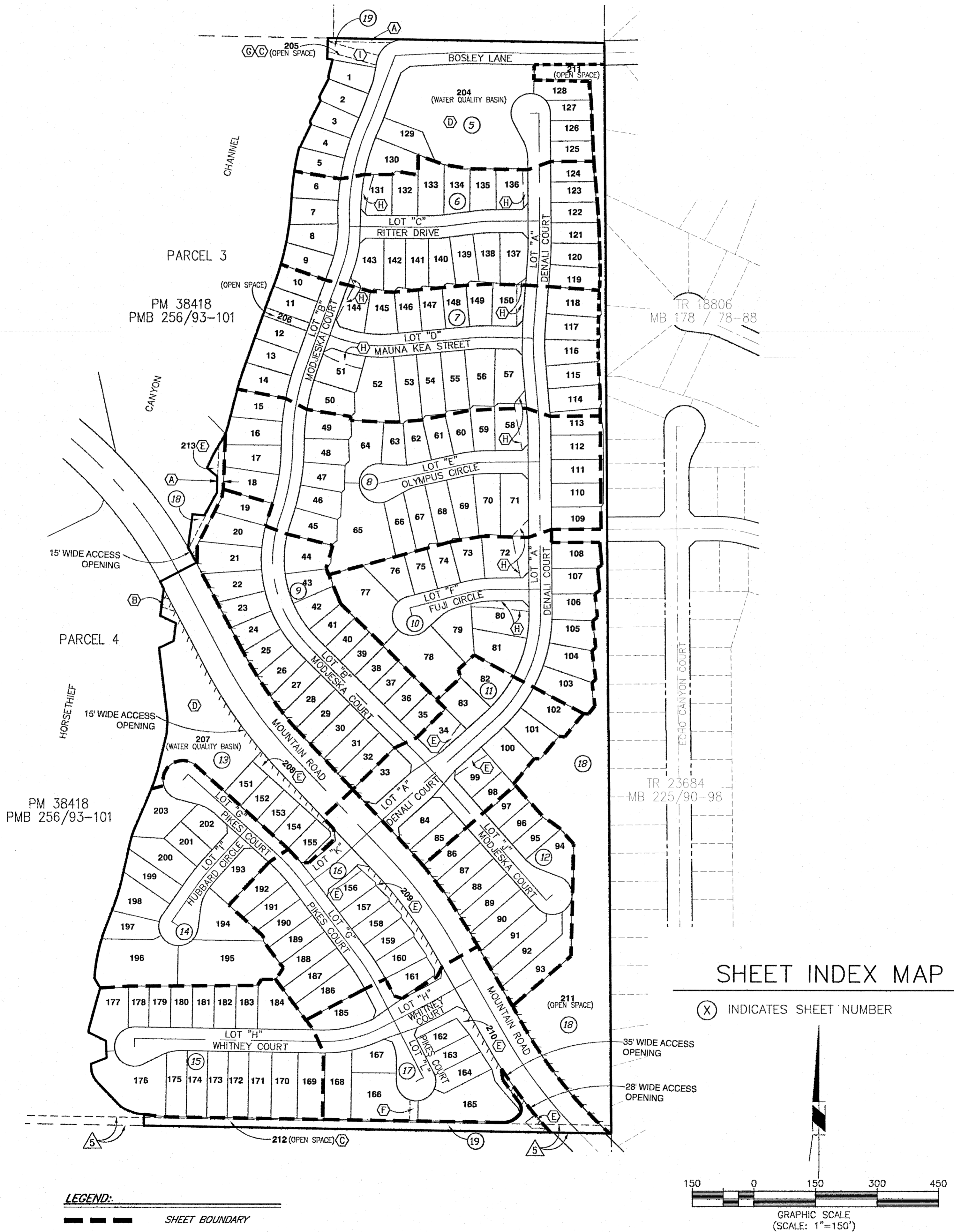
- M1 = FD. 3" ALUMINUM DISK STAMPED "U.S. DEPT. OF AGRICULTURE FOREST SERVICE, T5S, R6W, R5W, S13, S18, S24, S19, L.S. 3543, 1981", UP 0.3', PER RS 68/61 & P.M. 103/73-74. ACCEPTED AS THE N.W. CORNER OF SEC. 19.
- M2 = FD. 2" I.P., TAG ILLEGIBLE, DOWN 1.2', IN LIEU OF FD. 2" I.P., DOWN 0.5', TAGGED R.C.E. 19593 PER P.M. 135/30-31. ACCEPTED AS SOUTH QUARTER CORNER SEC. 18.
- M3 = FD. 1" I.P., WITH YELLOW PLASTIC PLUG, TAGGED "RCE 13116", DOWN 0.5', SET AS REPLACEMENT FOR FD. 3/4" I.P. TAGGED RCE 862 PER P.M. 118/14-27, P.M. 103/73-74, & M.B. 178/78-88, DESTROYED BY IMPROVEMENTS, PER CERTIFICATE OF CORRECTION RECORDED NOV. 18, 1994 AS DOCUMENT NO. 428818. ACCEPTED AS N.E. CORNER OF SEC. 19.
- M4 = FD. 1" I.P., WITH YELLOW PLASTIC PLUG, TAGGED "RCE 13116", DOWN 0.5', PER M.B. 178/78-88.
- M5 = FD. 3/4" I.P., TAGGED L.S. 3259, DN 0.8', IN LIEU OF 3/4" I.P. TAGGED RE 9876 PER M.B. 482/53-63, ACCEPTED AS CENTER QUARTER COR. SEC. 18.
- M6 = FD. 3/4" I.P., OPEN, DOWN 0.8'. ACCEPTED AS S.E. COR. OF LOT "D" PER P.M.B. 103/73-74.
- M7 = FD. 3/4" I.P., TAGGED 3962, UP. 0.1', PER P.M.B. 103/73-74 & P.M.B. 118/14-27.
- M8 = FD. 1" I.P., TAGGED "RCE 13116", DN. 0.5', PER P.M.B. 118/14-27 & M.B. 178/78-88.
- M9 = FD. 1" I.P., TAGGED "RCE 14814", FLUSH, IN LIEU OF 1" I.P., TAGGED "RCE 13116" PER P.M.B. 118/14-27, ACCEPTED AS C/L INT. OF MOUNTAIN ROAD AND HIDDEN CREEK DRIVE.
- M10 = FD. 1" I.P., TAGGED "RCE 14814", FLUSH, IN LIEU OF 1" I.P., TAGGED "RCE 13116" PER P.M.B. 118/14-27, ACCEPTED AS C/L B.C. OF MOUNTAIN ROAD.
- M11 = FD. 1" I.P., TAGGED "RCE 14814", FLUSH, IN LIEU OF 1" I.P., TAGGED "RCE 13116" PER P.M.B. 118/14-27, ACCEPTED AS ELY COR. OF PAR. 16 AND POINT ON CURVE OF C/L OF MOUNTAIN ROAD.
- M12 = FD. 1" I.P., TAGGED "RCE 14814", FLUSH, IN LIEU OF 1" I.P., TAGGED "RCE 13116" PER P.M.B. 118/14-27, ACCEPTED AS C/L INT. OF MOUNTAIN ROAD AND HORSETHIEF CANYON ROAD.
- M13 = FD. 3/4" I.P., TAGGED L.S. 3962 IN ROCK MOUND, UP 2" W/ IRON ROD, ACCEPTED AS S.E. COR. SEC. 19, PER P.M.B. 103/73-74 AND P.M.B. 118/14-27.



NOTE:
SEE SHEET 2 FOR LINE AND CURVE TABLES, VICINITY MAP, SURVEYOR'S NOTES, BASIS OF BEARINGS AND EASEMENT NOTES.
SEE SHEET 3 FOR LINE AND CURVE DATA TABLES.
SEE SHEET 4 FOR SHEET INDEX MAP.

TRACT NO. 31818-1

BEING A SUBDIVISION OF PARCEL 1 AND PARCEL 2 AND A PORTION OF LOT A, INCLUSIVE, OF PARCEL MAP NUMBER 38418 AS PER MAP RECORDED IN BOOK 256, PAGES 93 THROUGH 101, OF PARCEL MAPS, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF RIVERSIDE, ALL WITHIN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN.
KWC ENGINEERS
JANUARY 2022



SHEET INDEX MAP

(X) INDICATES SHEET NUMBER

LEGEND:

--- SHEET BOUNDARY

150 0 150 300 450

GRAPHIC SCALE
(SCALE: 1"=150')

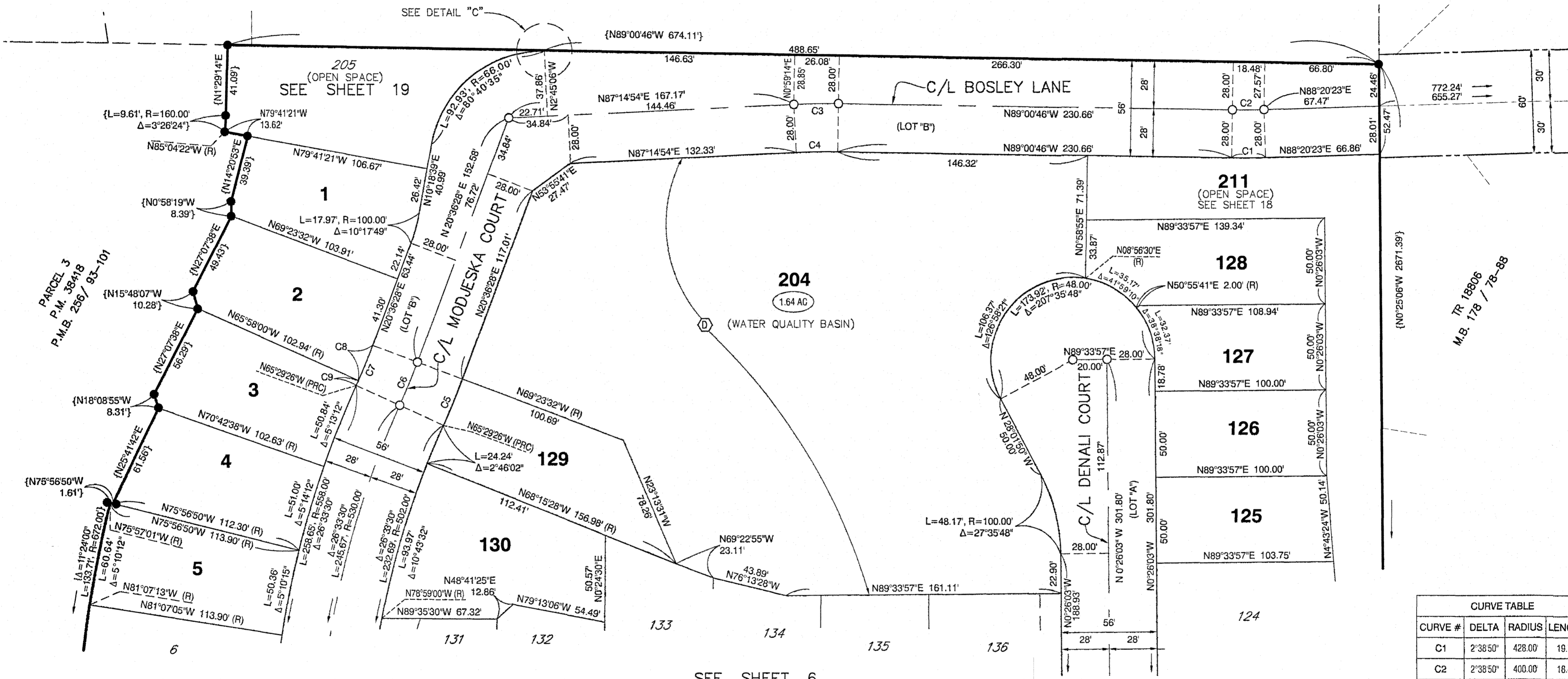
SEE SHEET 2 FOR VICINITY MAP, BASIS OF BEARINGS AND COORDINATES NOTE, SURVEYOR'S NOTES, EASEMENT NOTES AND ENVIRONMENTAL CONSTRAINT NOTE.

SEE SHEET 3 FOR BOUNDARY CONTROL MAP AND MONUMENT NOTES.

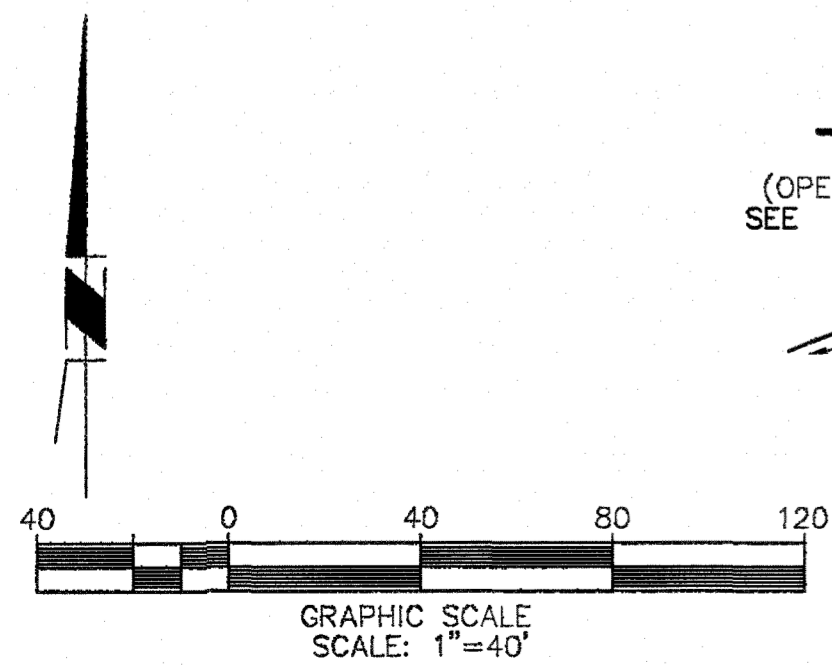
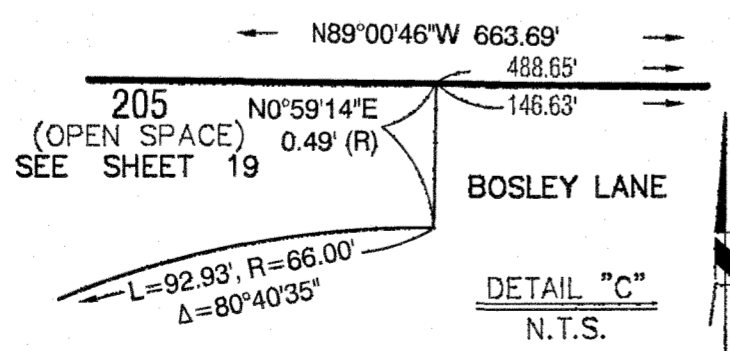
SEE SHEET 4 FOR TRACT BOUNDARY AND SHEET INDEX MAP.

TRACT NO. 31818-1

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KWC ENGINEERS JANUARY 2022



CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	2°38'50"	428.00'	19.78'
C2	2°38'50"	400.00'	18.48'
C3	3°44'20"	400.00'	26.10'
C4	3°44'20"	372.00'	24.28'
C5	3°54'07"	428.00'	29.15'
C6	3°54'07"	400.00'	27.24'
C7	3°54'07"	372.00'	25.33'
C8	3°25'32"	372.00'	22.24'
C9	0°28'34"	372.00'	3.09'



SEE SHEET 6

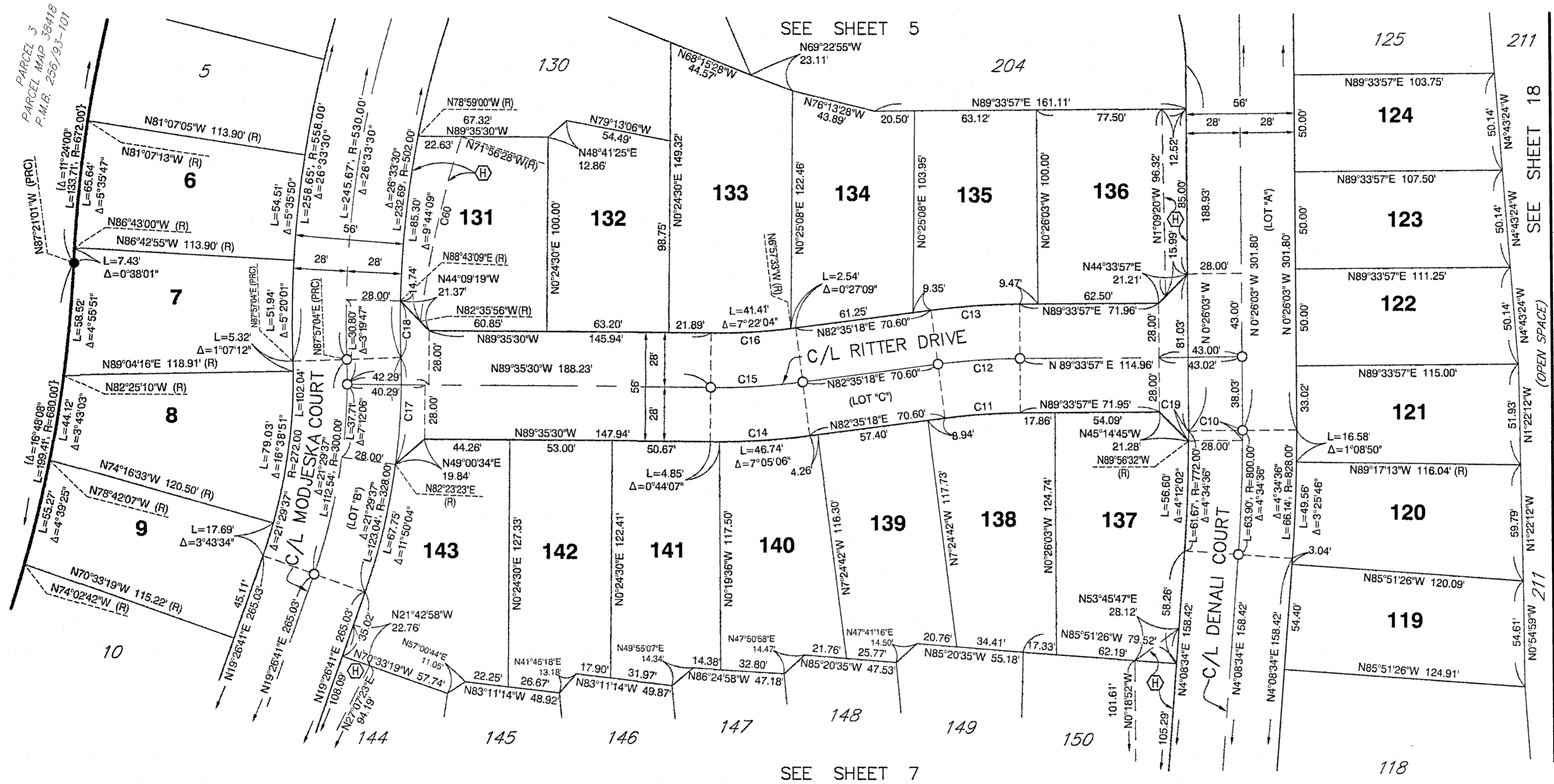
SEE SHEET 2 FOR VICINITY MAP, BASIS OF BEARINGS AND COORDINATES NOTE, SURVEYOR'S NOTES, EASEMENT NOTES AND ENVIRONMENTAL CONSTRAINT NOTE.

SEE SHEET 3 FOR BOUNDARY CONTROL MAP AND MONUMENT NOTES.

SEE SHEET 4 FOR TRACT BOUNDARY AND SHEET INDEX MAP.

TRACT NO. 31818-1

BEING A SUBDIVISION OF PARCEL 1 AND PARCEL 2 AND A PORTION OF LOT A, INCLUSIVE, OF PARCEL MAP NUMBER 38418 AS PER MAP RECORDED IN BOOK 256, PAGES 93 THROUGH 101, OF PARCEL MAPS, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF RIVERSIDE, ALL WITHIN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN.
KWC ENGINEERS JANUARY 2022

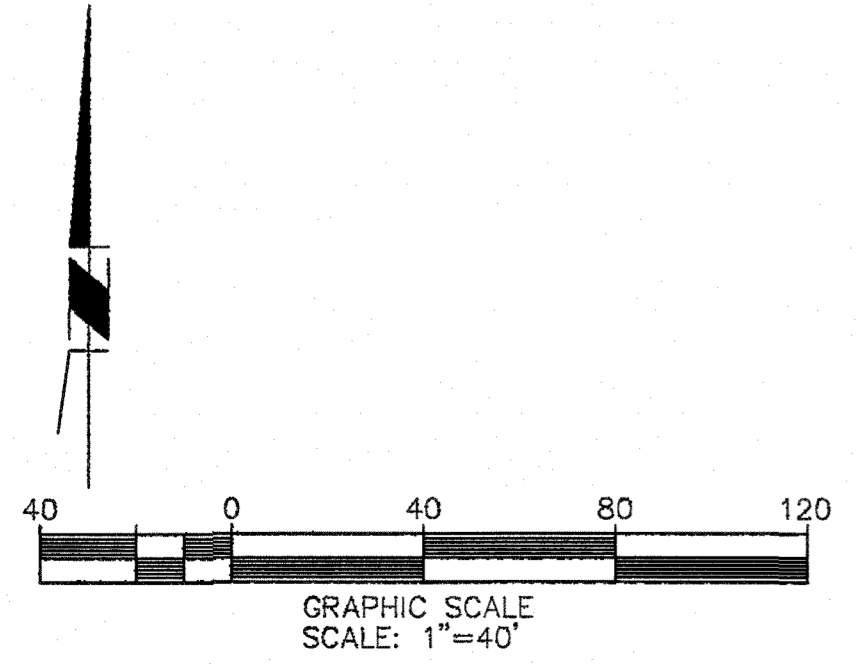


SEE SHEET 18

(OPEN SPACE)

TRACT NO. 18806
M.B. 178/ 78-88

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C10	0°22'34"	800.00'	5.25'
C11	6°58'40"	322.00'	39.21'
C12	6°58'40"	350.00'	42.62'
C13	6°58'40"	378.00'	46.03'
C14	7°49'13"	378.00'	51.59'
C15	7°49'13"	350.00'	47.77'
C16	7°49'13"	322.00'	43.95'
C17	9°39'33"	328.00'	55.30'
C18	3°19'47"	502.00'	29.17'
C19	0°22'34"	772.00'	5.07'
C60	10°39'28"	525.00'	97.66'



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

TRACT NO. 31818-1

BEING A SUBDIVISION OF PARCEL 1 AND PARCEL 2 AND A PORTION OF LOT A, INCLUSIVE, OF PARCEL MAP NUMBER 38418 AS PER MAP RECORDED IN BOOK 256, PAGES 93 THROUGH 101, OF PARCEL MAPS, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF RIVERSIDE, ALL WITHIN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN.
KWC ENGINEERS JANUARY 2022

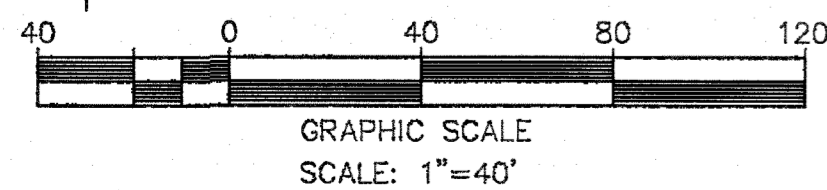
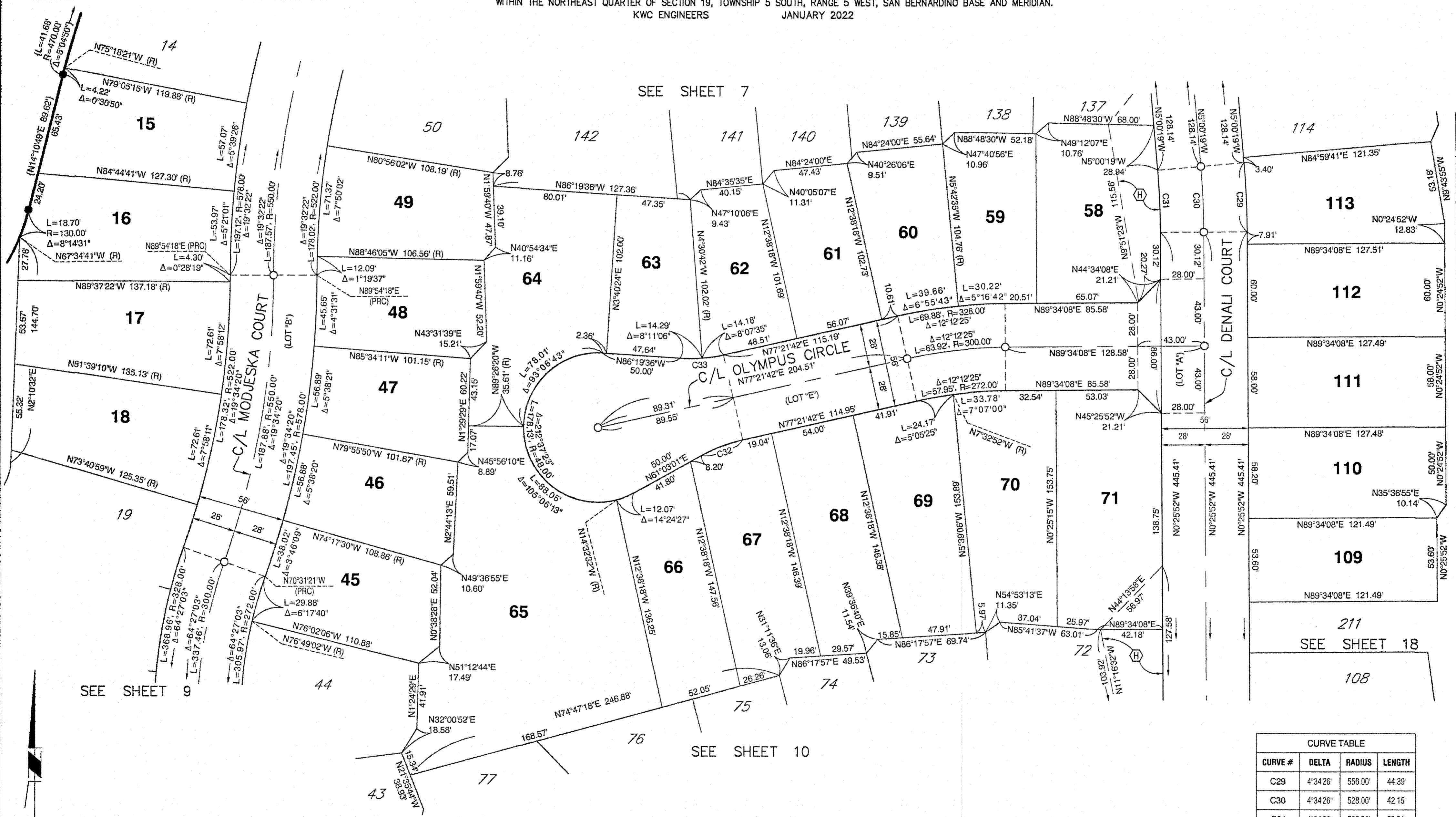
SEE SHEET 2 FOR VICINITY MAP, BASIS OF BEARINGS AND COORDINATES NOTE, SURVEYOR'S NOTES, EASEMENT NOTES AND ENVIRONMENTAL CONSTRAINT NOTE.

SEE SHEET 3 FOR BOUNDARY CONTROL MAP AND MONUMENT NOTES.

SEE SHEET 4 FOR TRACT BOUNDARY AND SHEET INDEX MAP.

SEE SHEET 7

SEE SHEET 10



CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C29	4°34'26"	556.00'	44.39'
C30	4°34'26"	528.00'	42.15'
C31	4°34'26"	500.00'	39.91'
C32	16°18'41"	100.00'	28.47'
C33	16°18'42"	100.00'	28.47'

TRACT NO. 31818-1

BEING A SUBDIVISION OF PARCEL 1 AND PARCEL 2 AND A PORTION OF LOT A, INCLUSIVE, OF PARCEL MAP NUMBER 38418 AS PER MAP RECORDED IN BOOK 256, PAGES 93 THROUGH 101, OF PARCEL MAPS, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF RIVERSIDE, ALL WITHIN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN.
KWC ENGINEERS JANUARY 2022

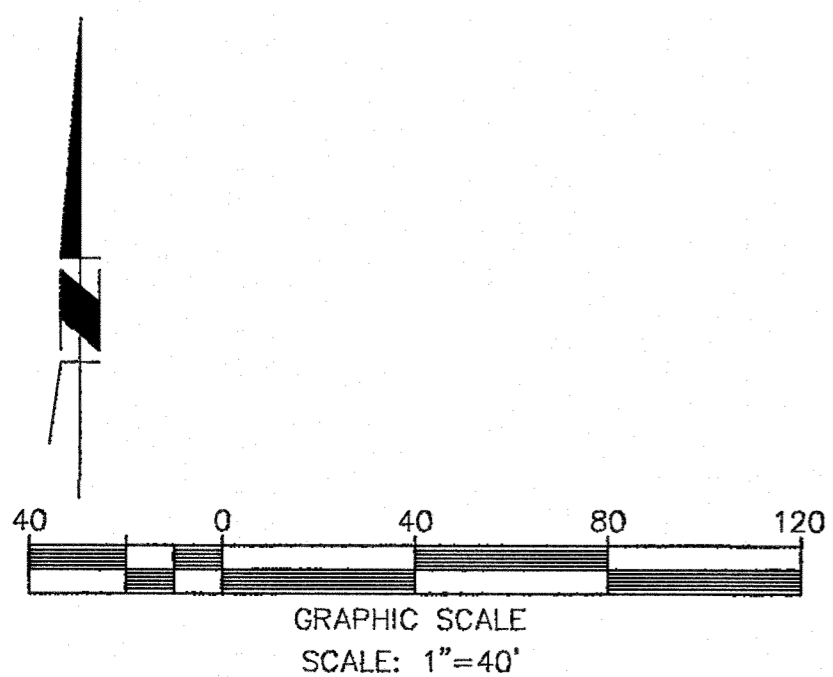
SEE SHEET 8



SEE SHEET 10

SEE SHEET 13

SEE SHEET 11



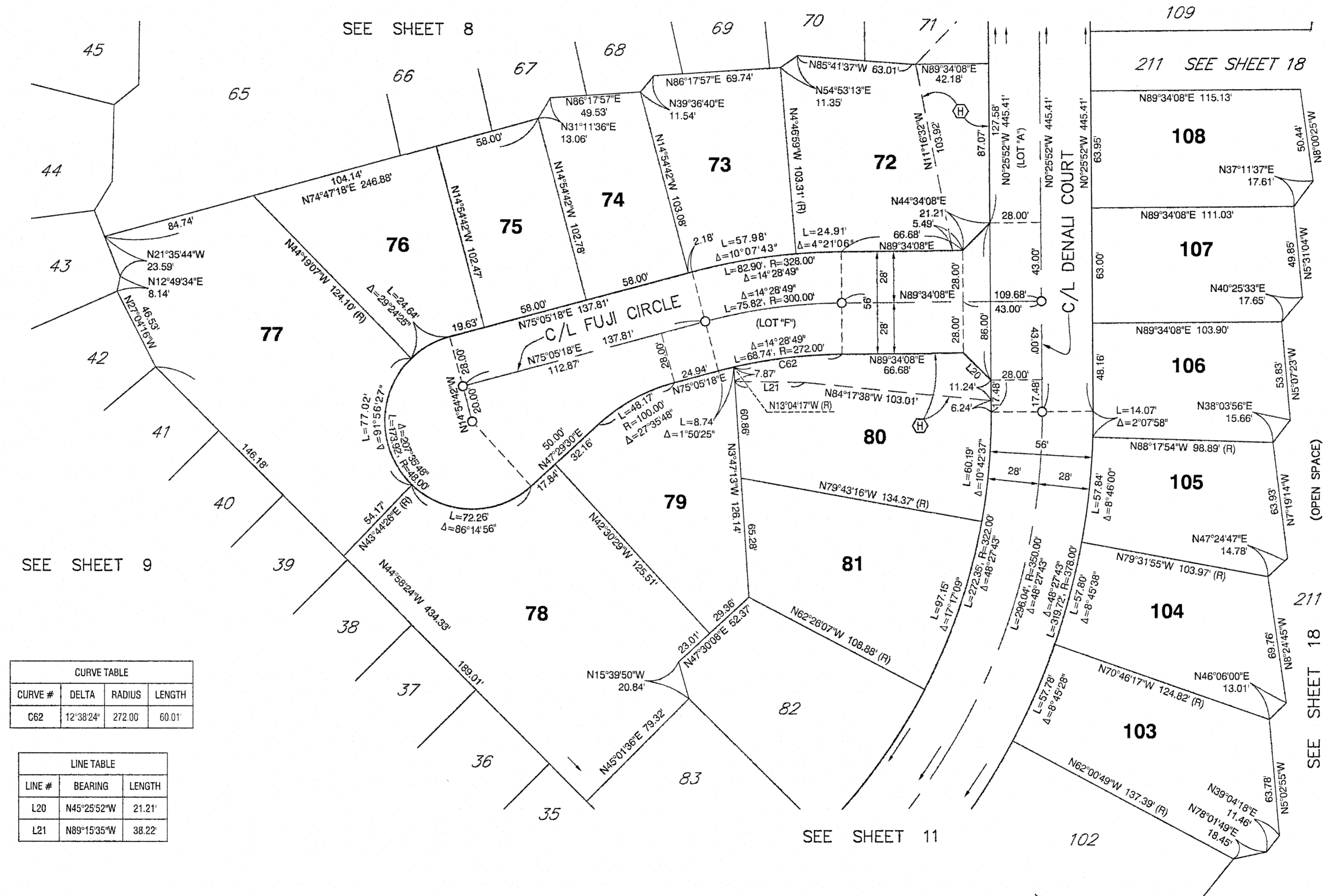
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SEE SHEET 3 FOR BOUNDARY CONTROL MAP AND MONUMENT NOTES.

SEE SHEET 4 FOR TRACT BOUNDARY AND SHEET INDEX MAP.

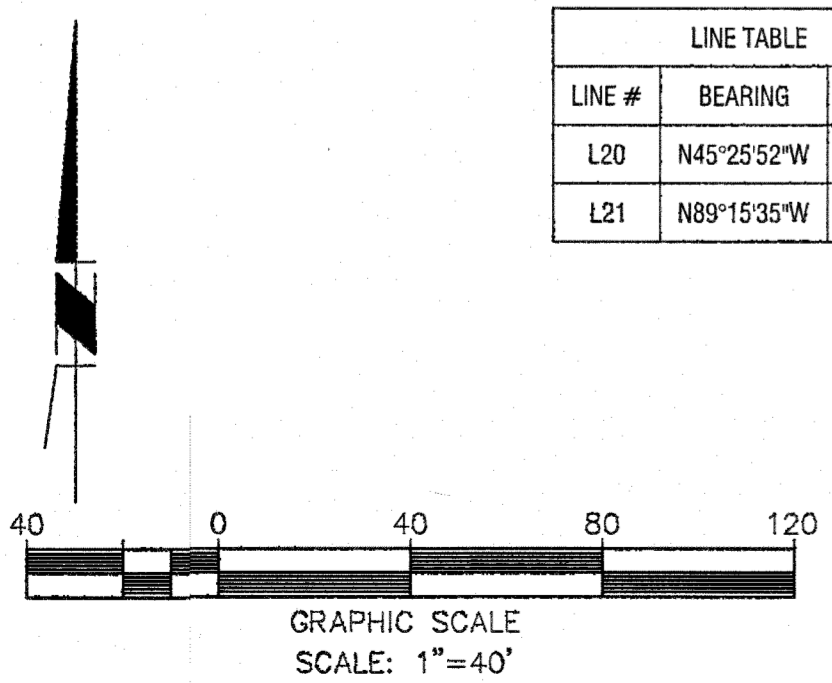
TRACT NO. 31818-1

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KWC ENGINEERS JANUARY 2022



CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C62	12°38'24"	272.00	60.01'

LINE TABLE		
LINE #	BEARING	LENGTH
L20	N45°25'52"W	21.21'
L21	N89°15'35"W	38.22'



SEE SHEET 2 FOR VICINITY MAP, BASIS OF BEARINGS AND COORDINATES NOTE, SURVEYOR'S NOTES, EASEMENT NOTES AND ENVIRONMENTAL CONSTRAINT NOTE.
SEE SHEET 3 FOR BOUNDARY CONTROL MAP AND MONUMENT NOTES.
SEE SHEET 4 FOR TRACT BOUNDARY AND SHEET INDEX MAP.

TRACT NO. 23684
M.B. 225 / 90-98

(OPEN SPACE)
SEE SHEET 18

TRACT NO. 31818-1

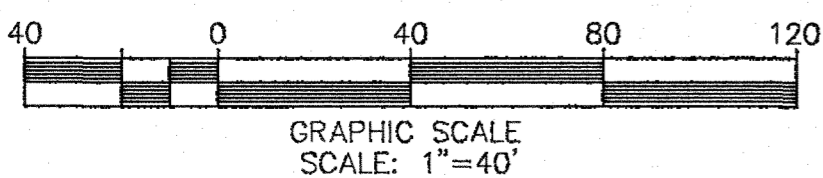
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KWC ENGINEERS JANUARY 2022

SEE SHEET 10



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(OPEN SPACE)
SEE SHEET 18

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C34	3°20'41"	528.00'	30.82'
C35	3°43'54"	500.00'	32.57'
C36	2°09'18"	472.00'	17.75'
C37	2°09'18"	500.00'	18.81'
C38	1°11'23"	500.00'	10.38'
C39	0°23'14"	500.00'	3.38'



SEE SHEET 2 FOR VICINITY MAP, BASIS OF BEARINGS AND COORDINATES NOTE, SURVEYOR'S NOTES, EASEMENT NOTES AND ENVIRONMENTAL CONSTRAINT NOTE.

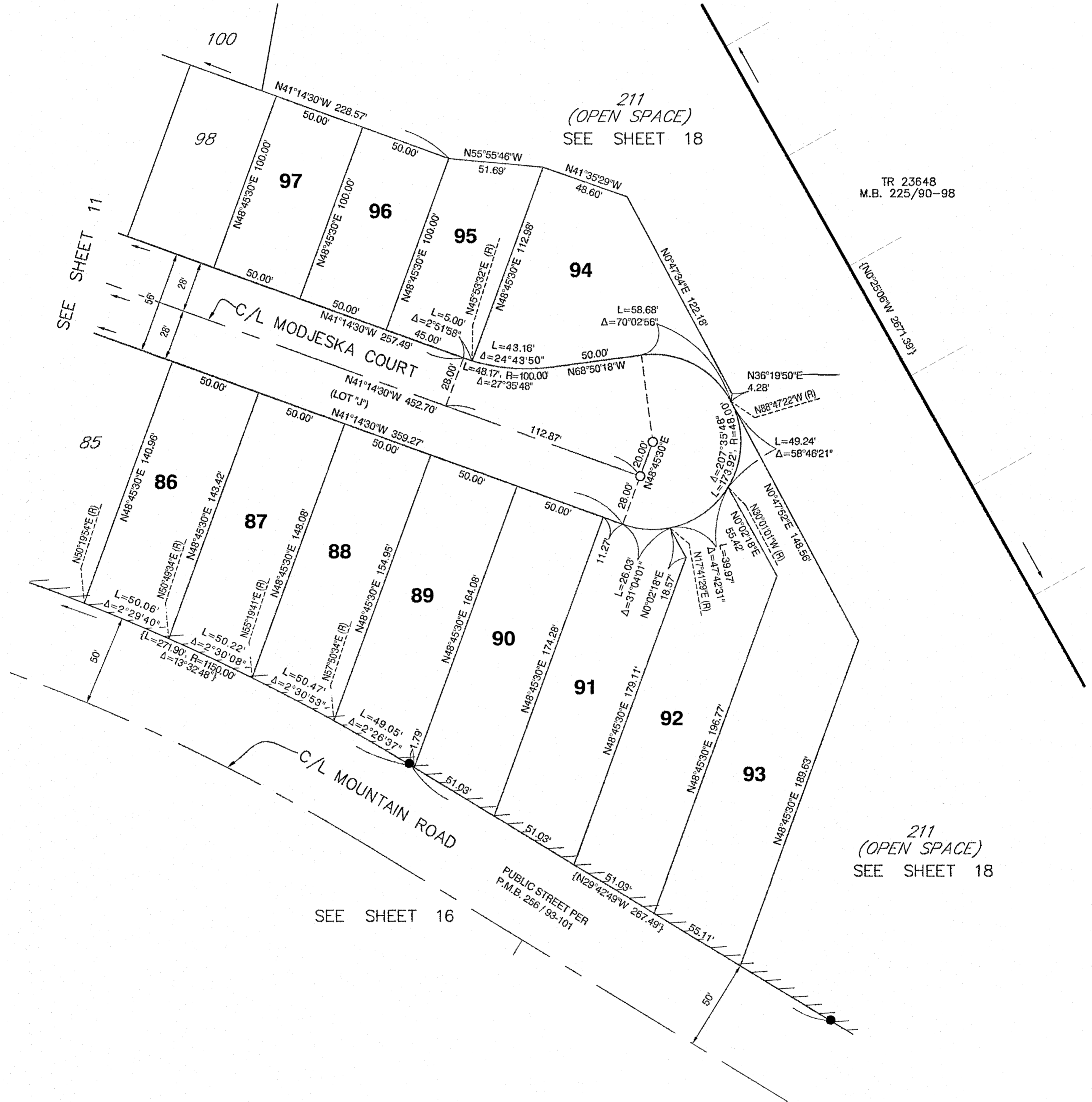
SEE SHEET 3 FOR BOUNDARY CONTROL MAP AND MONUMENT NOTES.

SEE SHEET 4 FOR TRACT BOUNDARY AND SHEET INDEX MAP.

TRACT NO. 31818-1

BEING A SUBDIVISION OF PARCEL 1 AND PARCEL 2 AND A PORTION OF LOT A, INCLUSIVE, OF PARCEL MAP NUMBER 38418 AS PER MAP RECORDED IN BOOK 256, PAGES 93 THROUGH 101, OF PARCEL MAPS, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF RIVERSIDE, ALL WITHIN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN.
KWC ENGINEERS JANUARY 2022

SEE SHEET 10



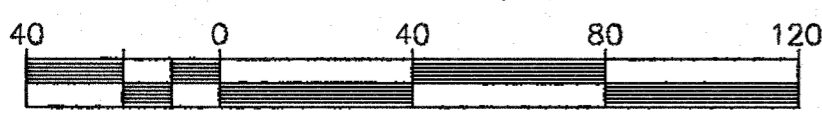
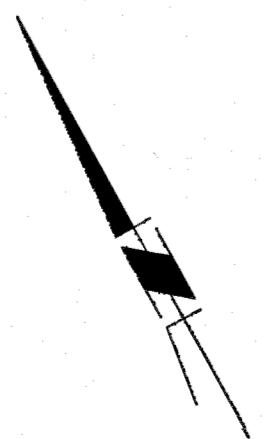
SEE SHEET 11

211
(OPEN SPACE)
SEE SHEET 18

TR 23648
M.B. 225/90-98

SEE SHEET 16

211
(OPEN SPACE)
SEE SHEET 18



GRAPHIC SCALE
SCALE: 1"=40'

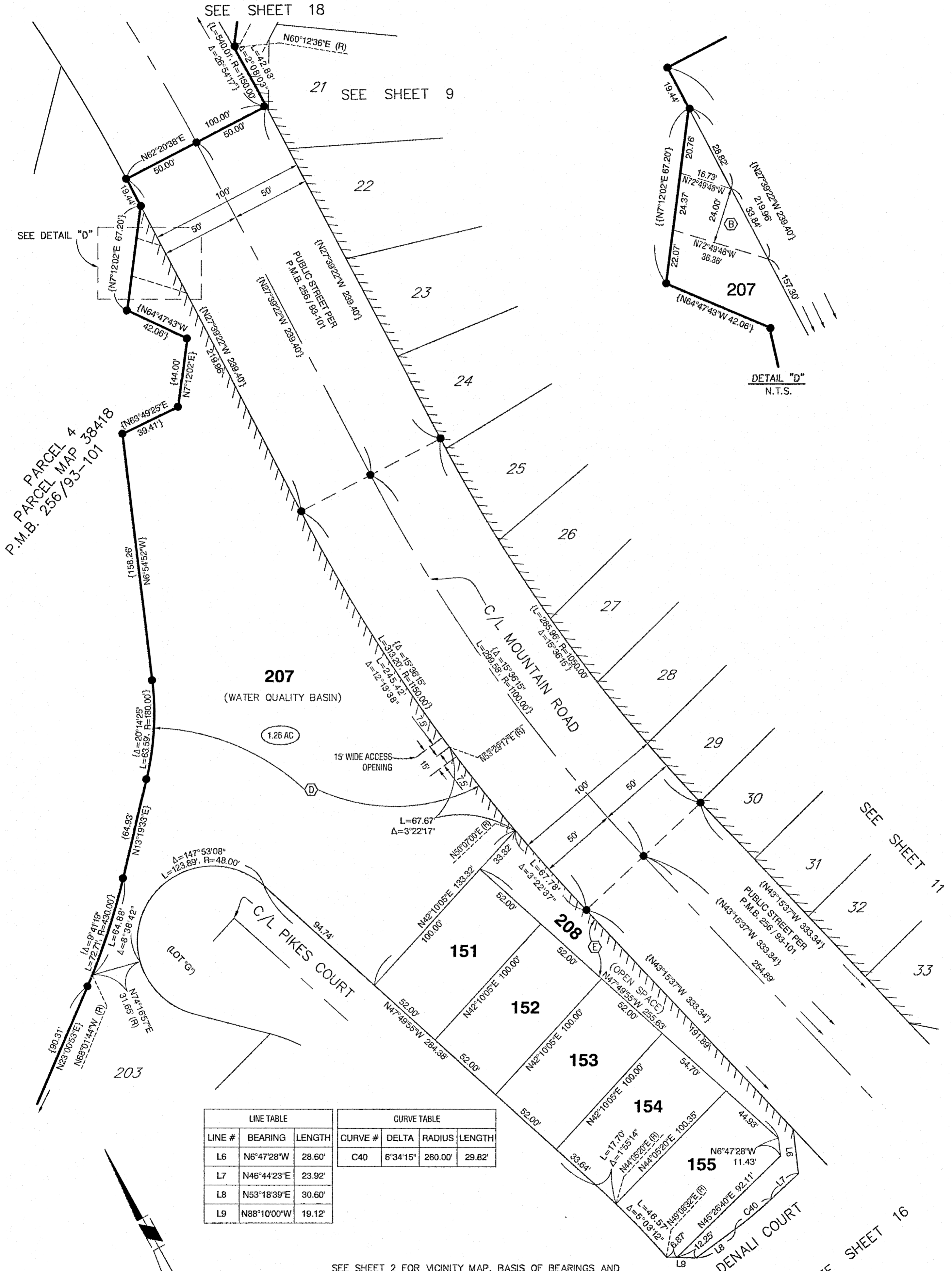
SEE SHEET 2 FOR VICINITY MAP, BASIS OF BEARINGS AND COORDINATES NOTE, SURVEYOR'S NOTES, EASEMENT NOTES AND ENVIRONMENTAL CONSTRAINT NOTE.

SEE SHEET 3 FOR BOUNDARY CONTROL MAP AND MONUMENT NOTES.

SEE SHEET 4 FOR TRACT BOUNDARY AND SHEET INDEX MAP.

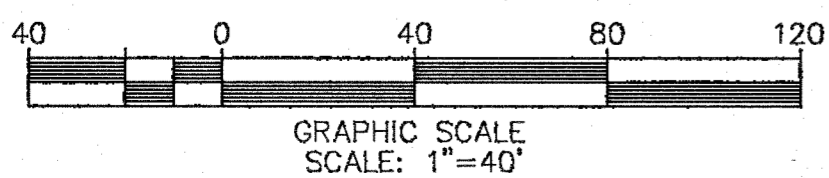
TRACT NO. 31818-1

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KWC ENGINEERS JANUARY 2022



LINE TABLE		
LINE #	BEARING	LENGTH
L6	N6°47'28"W	28.60'
L7	N46°44'23"E	23.92'
L8	N53°18'39"E	30.60'
L9	N88°10'00"W	19.12'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C40	6°34'15"	260.00'	29.82'



SEE SHEET 2 FOR VICINITY MAP, BASIS OF BEARINGS AND COORDINATES NOTE, SURVEYOR'S NOTES, EASEMENT NOTES AND ENVIRONMENTAL CONSTRAINT NOTE.

SEE SHEET 3 FOR BOUNDARY CONTROL MAP AND MONUMENT NOTES.

SEE SHEET 4 FOR TRACT BOUNDARY AND SHEET INDEX MAP.

SEE SHEET 16

SEE SHEET 11

SEE SHEET 18

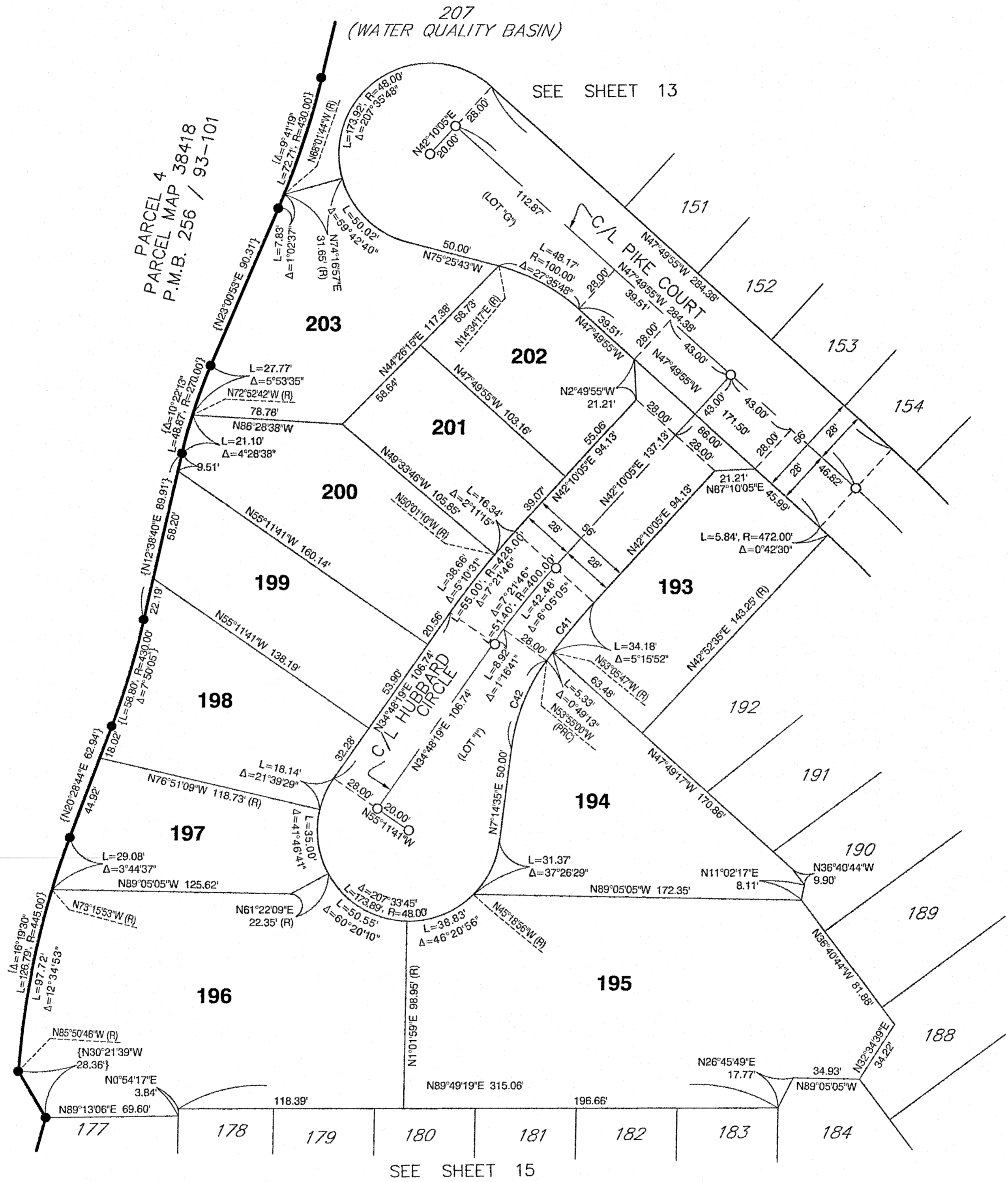
SEE SHEET 9

SEE DETAIL "D"

DETAIL "D"
N.T.S.

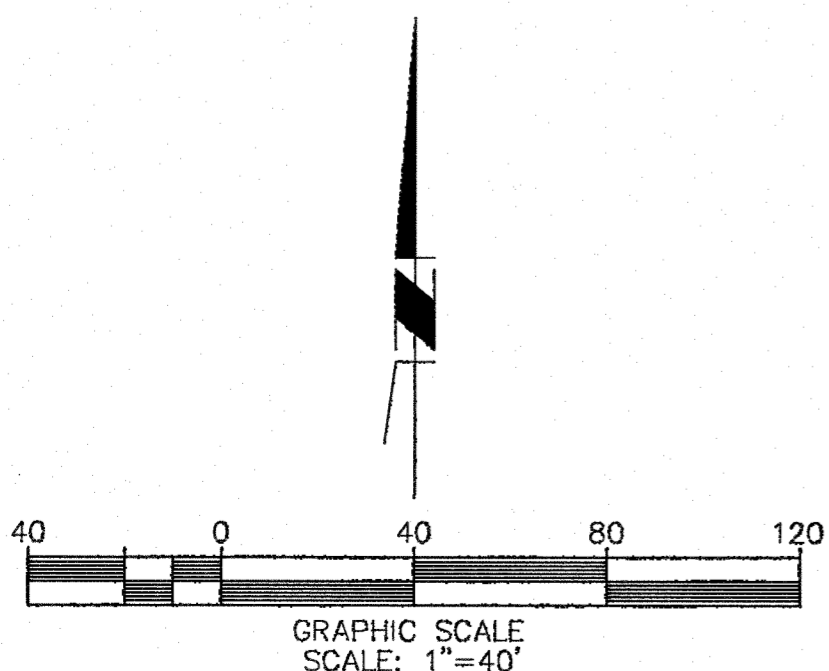
TRACT NO. 31818-1

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KWC ENGINEERS
JANUARY 2022



SEE SHEET 16

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C41	6°05'05"	372.00'	39.51'
C42	28°50'25"	100.00'	50.34'



SEE SHEET 2 FOR VICINITY MAP, BASIS OF BEARINGS AND COORDINATES NOTE, SURVEYOR'S NOTES, EASEMENT NOTES AND ENVIRONMENTAL CONSTRAINT NOTE.

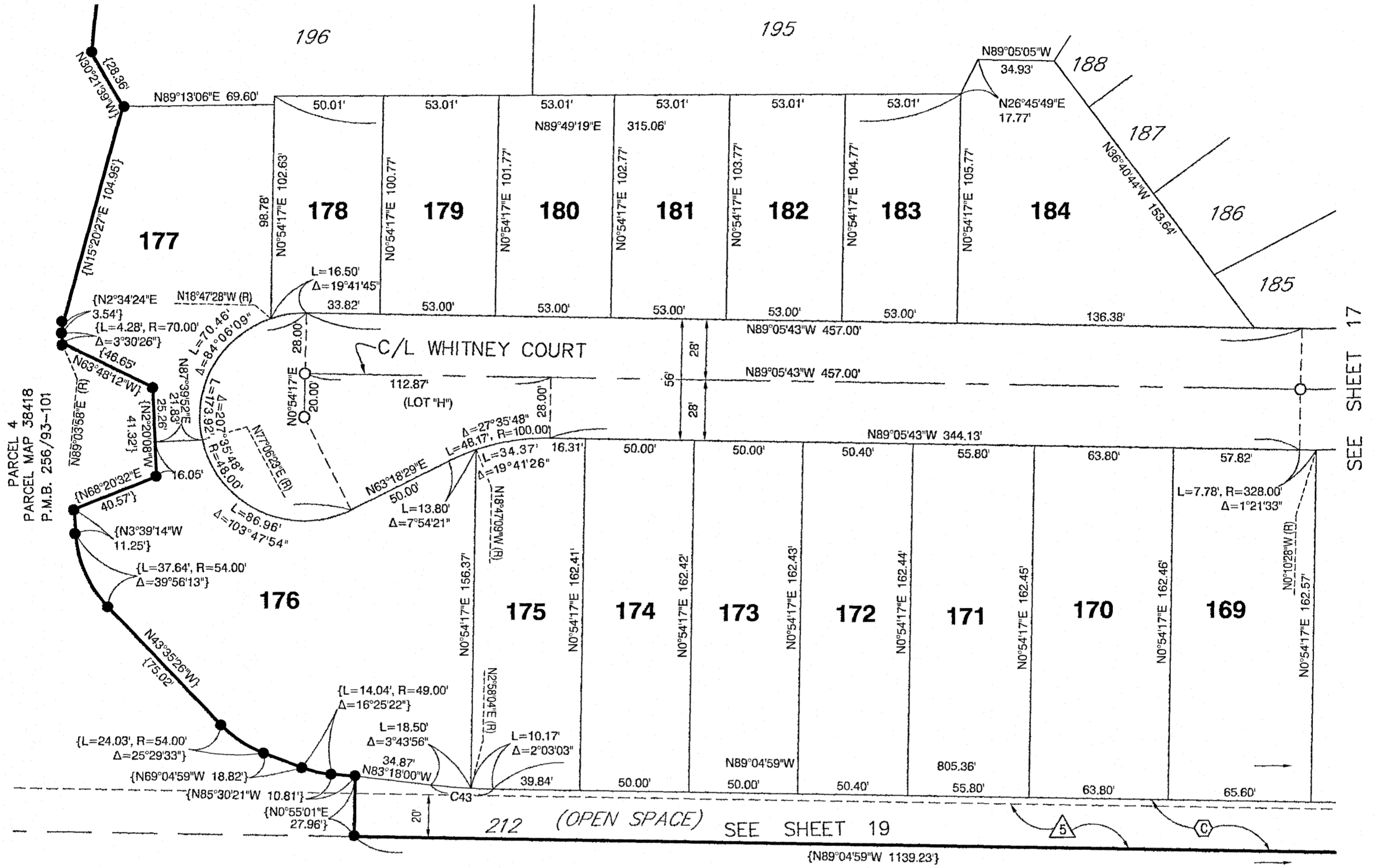
SEE SHEET 3 FOR BOUNDARY CONTROL MAP AND MONUMENT NOTES.

SEE SHEET 4 FOR TRACT BOUNDARY AND SHEET INDEX MAP.

TRACT NO. 31818-1

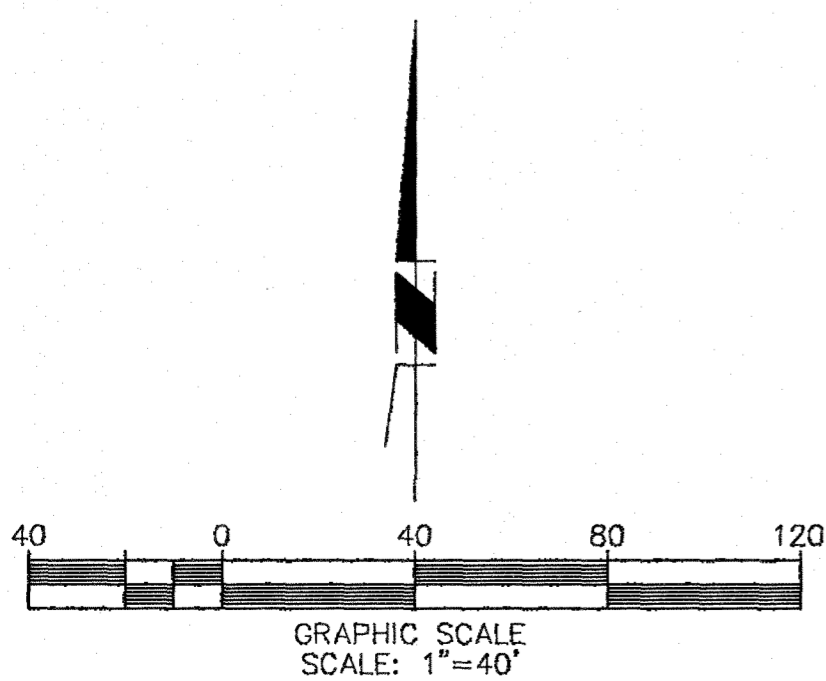
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KWC ENGINEERS JANUARY 2022

SEE SHEET 14



SEE SHEET 17

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C43	5°46'59"	284.00'	28.67'



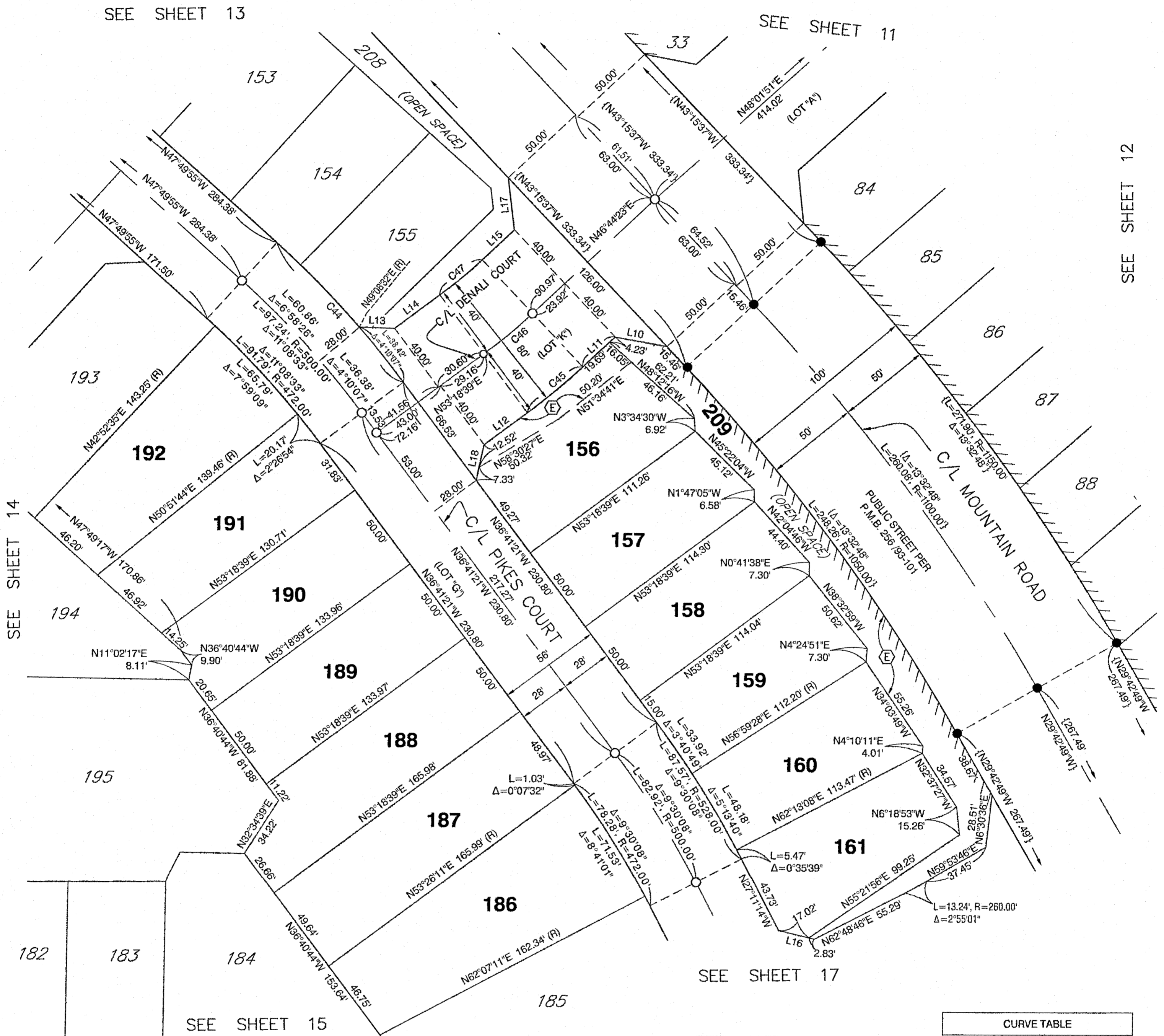
SEE SHEET 2 FOR VICINITY MAP, BASIS OF BEARINGS AND COORDINATES NOTE, SURVEYOR'S NOTES, EASEMENT NOTES AND ENVIRONMENTAL CONSTRAINT NOTE.

SEE SHEET 3 FOR BOUNDARY CONTROL MAP AND MONUMENT NOTES.

SEE SHEET 4 FOR TRACT BOUNDARY AND SHEET INDEX MAP.

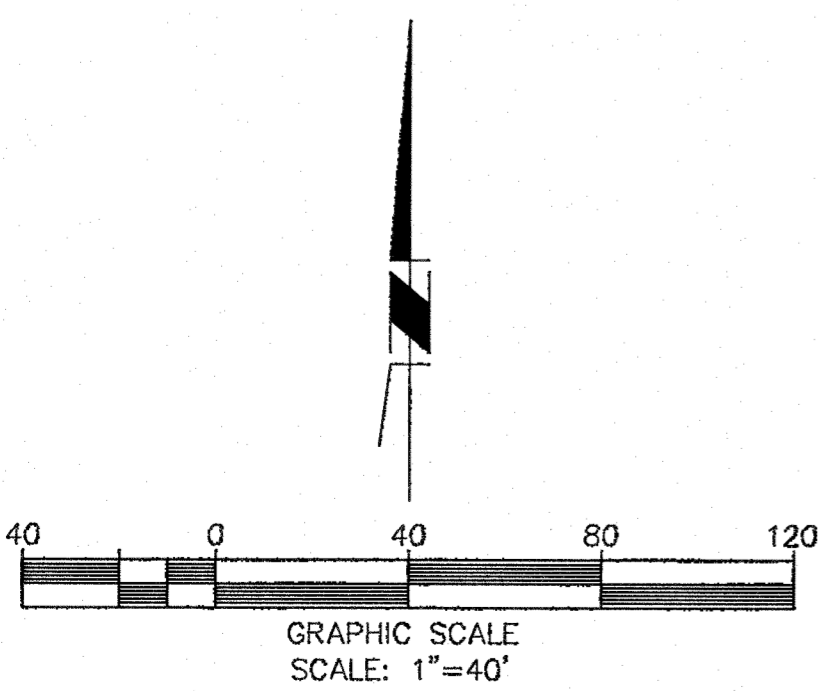
TRACT NO. 31818-1

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KWC ENGINEERS JANUARY 2022



LINE TABLE		
LINE #	BEARING	LENGTH
L10	N79°43'46"W	28.60'
L11	N46°44'23"E	23.92'
L12	N53°18'39"E	29.16'
L13	N88°10'00"W	19.12'
L14	N53°18'39"E	30.60'
L15	N46°44'23"E	23.92'
L16	N76°16'22"W	19.85'
L17	N6°47'28"W	28.60'
L18	N12°23'47"E	19.85'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C44	11°08'33"	528.00'	102.68'
C45	6°34'15"	340.00'	38.99'
C46	6°34'15"	300.00'	34.41'
C47	6°34'15"	260.00'	29.82'

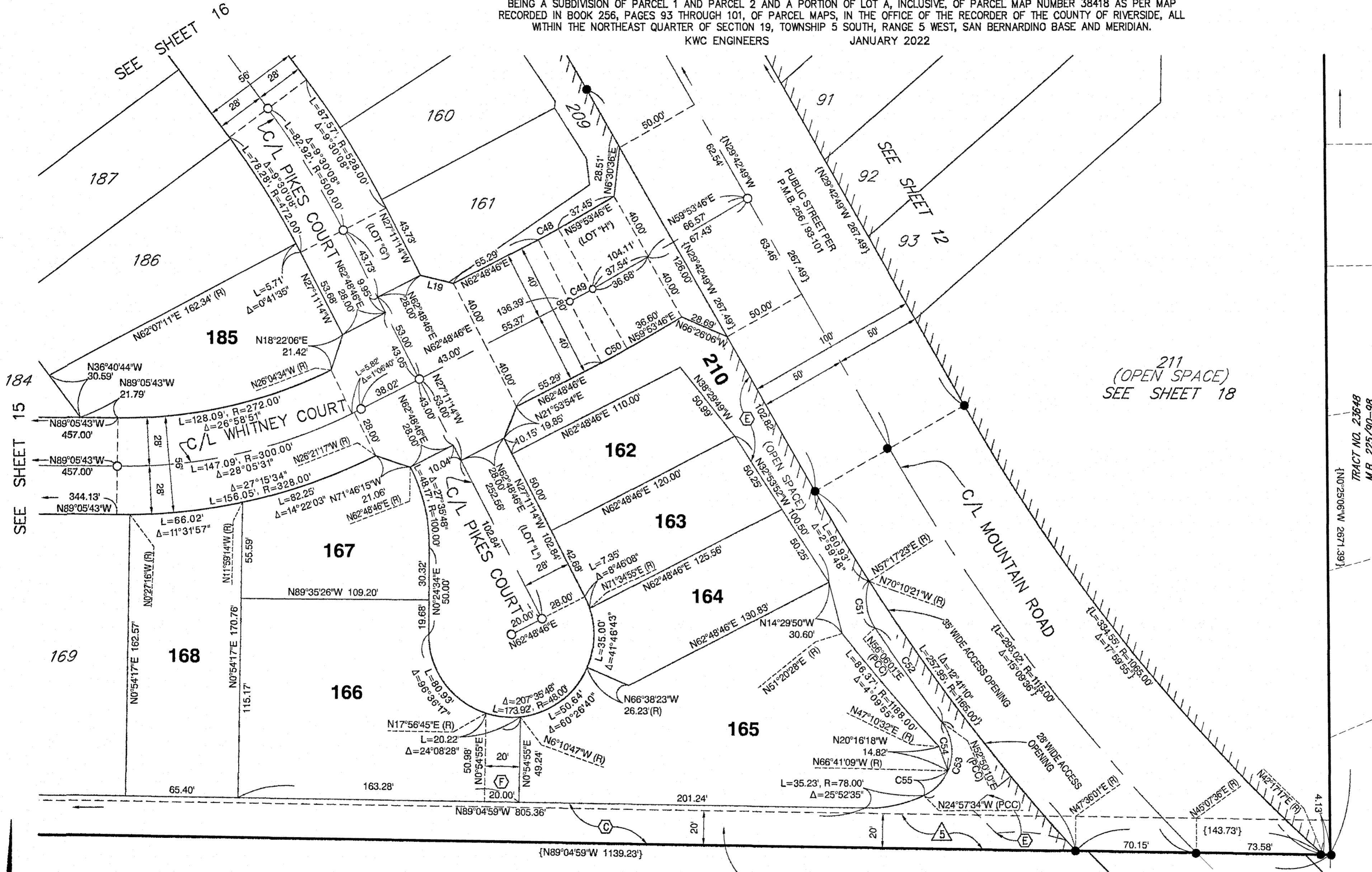


SEE SHEET 2 FOR VICINITY MAP, BASIS OF BEARINGS AND COORDINATES NOTE, SURVEYOR'S NOTES, EASEMENT NOTES AND ENVIRONMENTAL CONSTRAINT NOTE.
SEE SHEET 3 FOR BOUNDARY CONTROL MAP AND MONUMENT NOTES.
SEE SHEET 4 FOR TRACT BOUNDARY AND SHEET INDEX MAP.

TRACT NO. 31818-1

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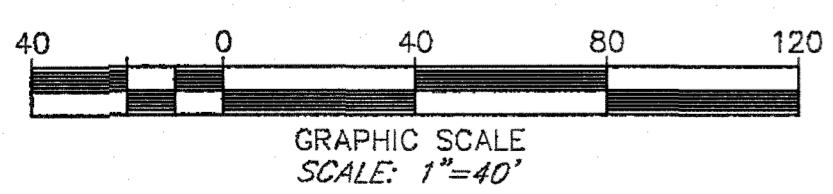
KWC ENGINEERS
JANUARY 2022



CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C48	2°55'01"	260.00'	13.24'
C49	2°55'01"	300.00'	15.27'
C50	2°55'01"	340.00'	17.31'
C51	53°43'38"	30.00'	28.13'
C52	3°15'51"	1177.00'	67.05'
C53	102°12'16"	28.00'	49.95'
C54	60°28'42"	28.00'	29.56'
C55	41°43'35"	28.00'	20.39'

LINE TABLE		
LINE #	BEARING	LENGTH
L19	N76°16'22"W	19.85'

TRACT NO. 23648
M.B. 225/90-98
110°25'06"W 2671.391'



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(OPEN SPACE)
SEE SHEET 19

SEE SHEET 2 FOR VICINITY MAP, BASIS OF BEARINGS AND COORDINATES NOTE, SURVEYOR'S NOTES, EASEMENT NOTES AND ENVIRONMENTAL CONSTRAINT NOTE.
SEE SHEET 3 FOR BOUNDARY CONTROL MAP AND MONUMENT NOTES.
SEE SHEET 4 FOR TRACT BOUNDARY AND SHEET INDEX MAP.

TRACT NO. 31818-1

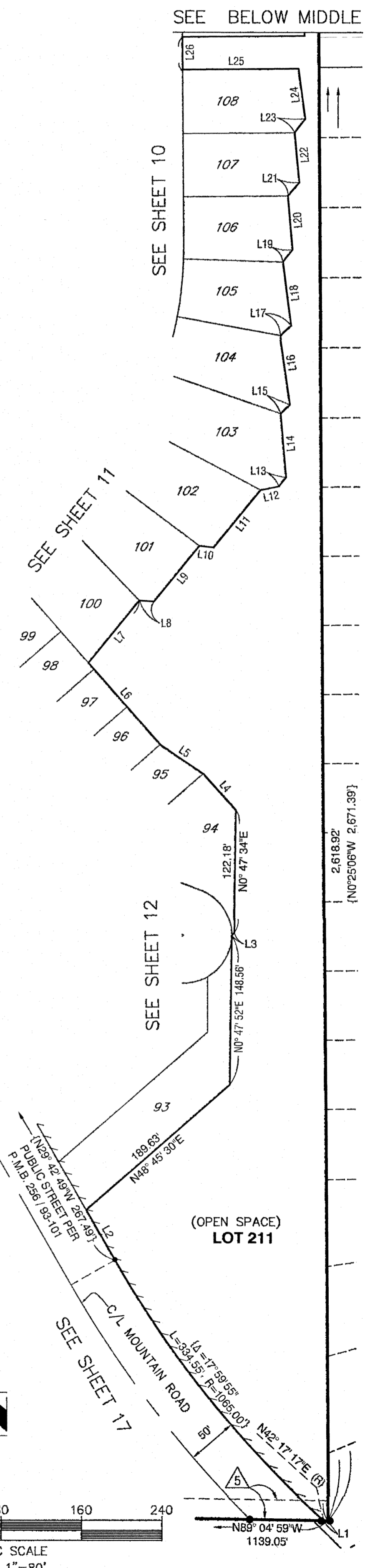
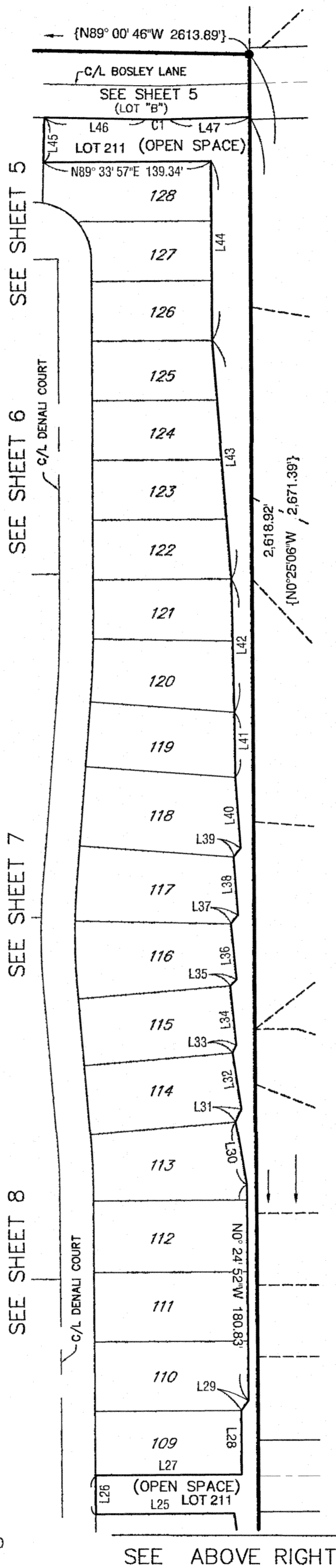
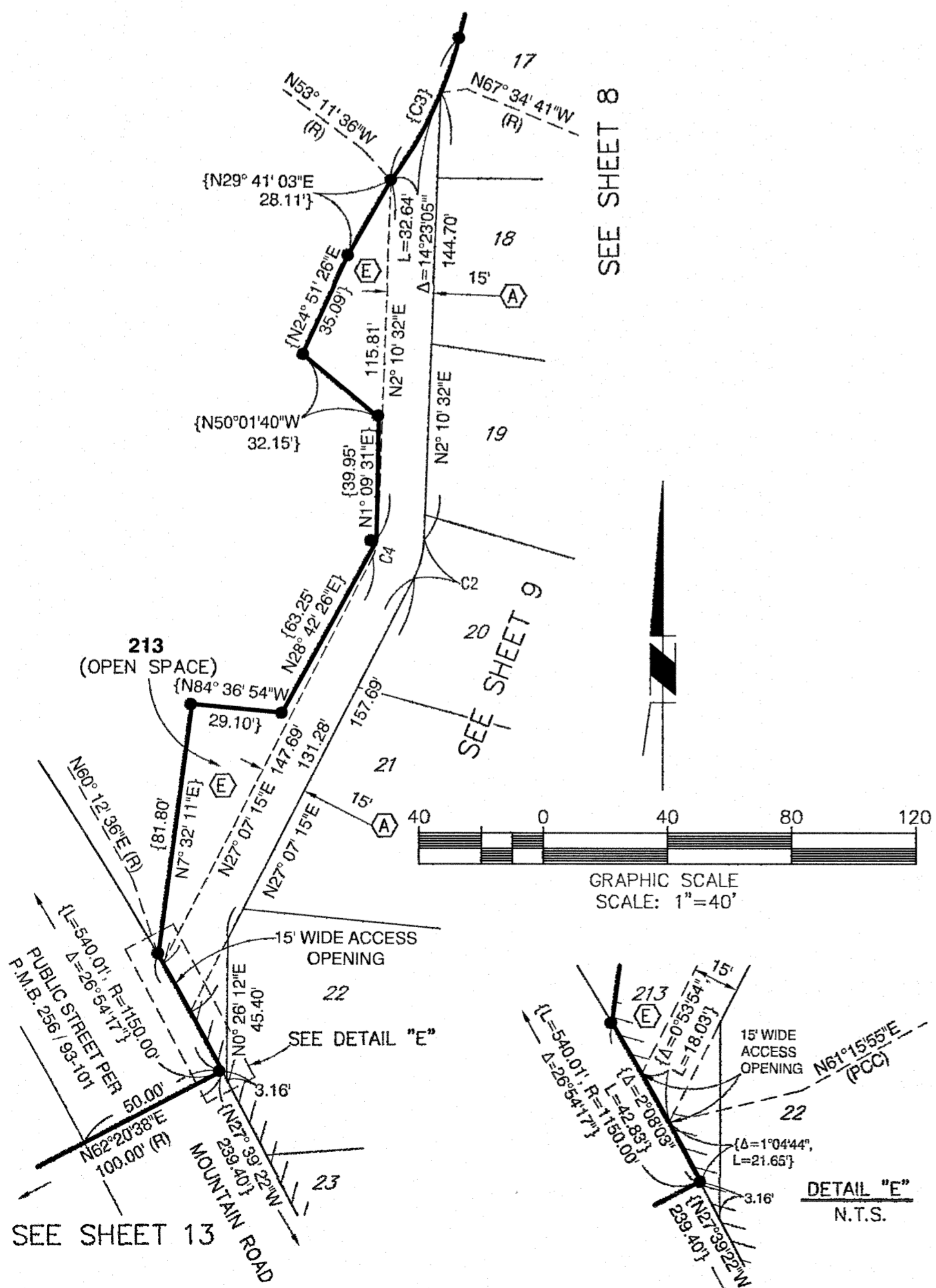
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KWC ENGINEERS
JANUARY 2022

SEE SHEET 2 FOR VICINITY MAP, BASIS OF BEARINGS AND COORDINATES NOTE, SURVEYOR'S NOTES, EASEMENT NOTES AND ENVIRONMENTAL CONSTRAINT NOTE.
SEE SHEET 3 FOR BOUNDARY CONTROL MAP AND MONUMENT NOTES.
SEE SHEET 4 FOR TRACT BOUNDARY AND SHEET INDEX MAP.

LINE #	BEARING	DISTANCE
L1	N 89°04'59" W	4.13'
L2	N 29°42'49" W	57.51'
L3	N 36°19'50" E	4.28'
L4	N 41°35'29" W	48.60'
L5	N 55°55'46" W	51.69'
L6	N 41°14'30" W	108.44'
L7	N 39°04'18" E	80.35'
L8	N 85°56'20" W	14.65'
L9	N 39°04'18" E	71.52'
L10	N 83°39'13" W	14.26'
L11	N 39°04'18" E	73.83'
L12	N 78°01'49" E	18.45'
L13	N 39°04'18" E	11.46'
L14	N 5°02'55" W	63.78'
L15	N 46°06'00" E	13.01'
L16	N 8°24'45" W	69.76'
L17	N 47°24'47" E	14.78'
L18	N 7°19'14" W	63.93'
L19	N 38°03'56" E	15.66'
L20	N 5°07'23" W	53.83'
L21	N 40°25'33" E	17.65'
L22	N 5°31'04" W	49.85'
L23	N 37°11'37" E	17.61'
L24	N 8°00'25" W	50.44'
L25	N 89°34'08" E	115.13'

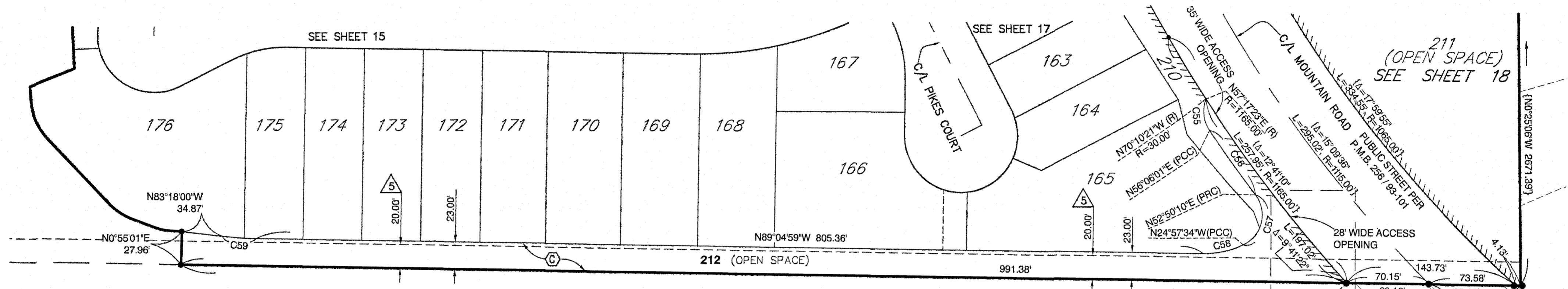
LINE #	BEARING	DISTANCE
L26	N 0°25'52" W	32.60'
L27	N 89°34'08" E	121.49'
L28	N 0°25'52" W	53.60'
L29	N 35°36'55" E	10.14'
L30	N 9°43'55" W	53.18'
L31	N 24°29'50" E	11.93'
L32	N 9°03'13" W	47.54'
L33	N 25°20'20" E	7.18'
L34	N 5°50'24" W	50.01'
L35	N 45°02'43" E	7.48'
L36	N 5°50'24" W	46.91'
L37	N 37°43'59" E	9.48'
L38	N 4°19'38" W	48.65'
L39	N 38°23'01" E	9.44'
L40	N 4°19'38" W	59.40'
L41	N 0°54'59" W	54.61'
L42	N 1°22'12" W	111.72'
L43	N 4°43'24" W	200.56'
L44	N 0°26'03" W	150.00'
L45	N 0°58'55" E	37.52'
L46	N 89°00'46" W	84.34'
L47	N 88°20'23" E	66.86'

CURVE #	DELTA	RADIUS	LENGTH
C1	2°38'50"	428.00'	19.78'
C2	24°56'42"	30.00'	13.06'
C3	22°37'37"	130.00'	51.34'
C4	24°56'42"	15.00'	6.53'

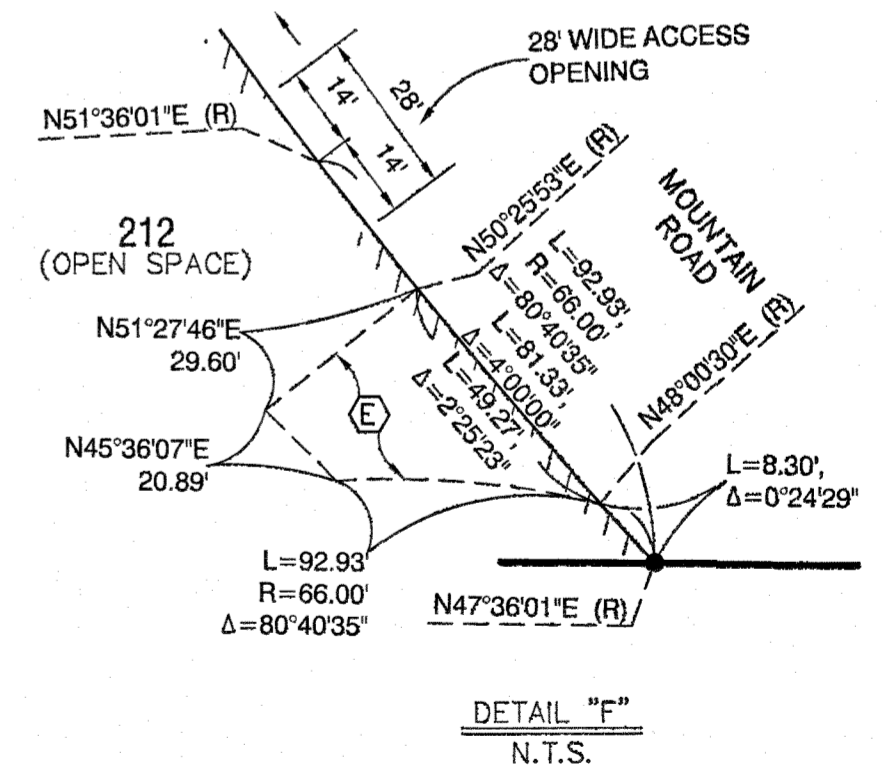
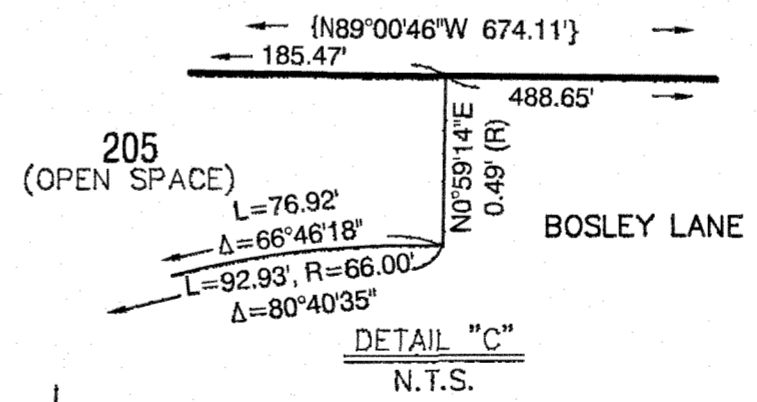
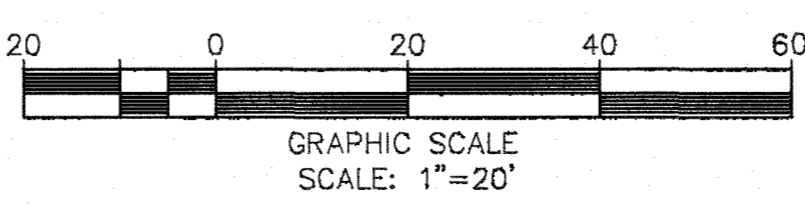
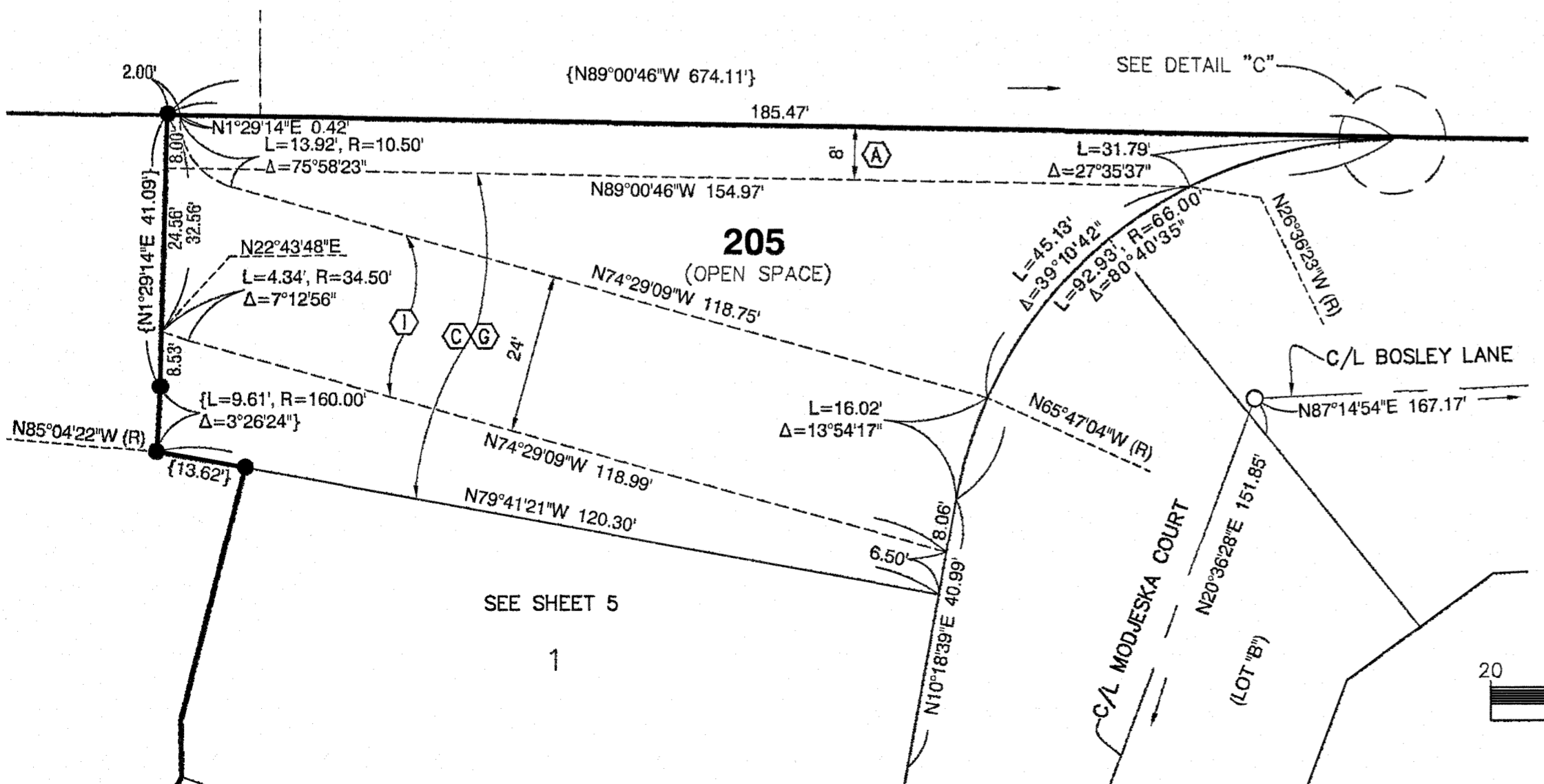
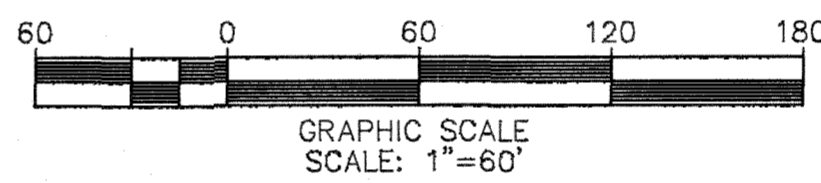


TRACT NO. 31818-1

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KWC ENGINEERS JANUARY 2022



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C55	28.13'	30.00'	53°43'38"
C56	67.05'	1177.00'	3°15'51"
C57	49.95'	28.00'	102°12'16"
C58	35.23'	78.00'	25°52'35"
C59	28.67'	284.00'	5°46'59"



SEE SHEET 2 FOR VICINITY MAP, BASIS OF BEARINGS AND COORDINATES NOTE, SURVEYOR'S NOTES, EASEMENT NOTES AND ENVIRONMENTAL CONSTRAINT NOTE.
SEE SHEET 3 FOR BOUNDARY CONTROL MAP AND MONUMENT NOTES.
SEE SHEET 4 FOR TRACT BOUNDARY AND SHEET INDEX MAP.

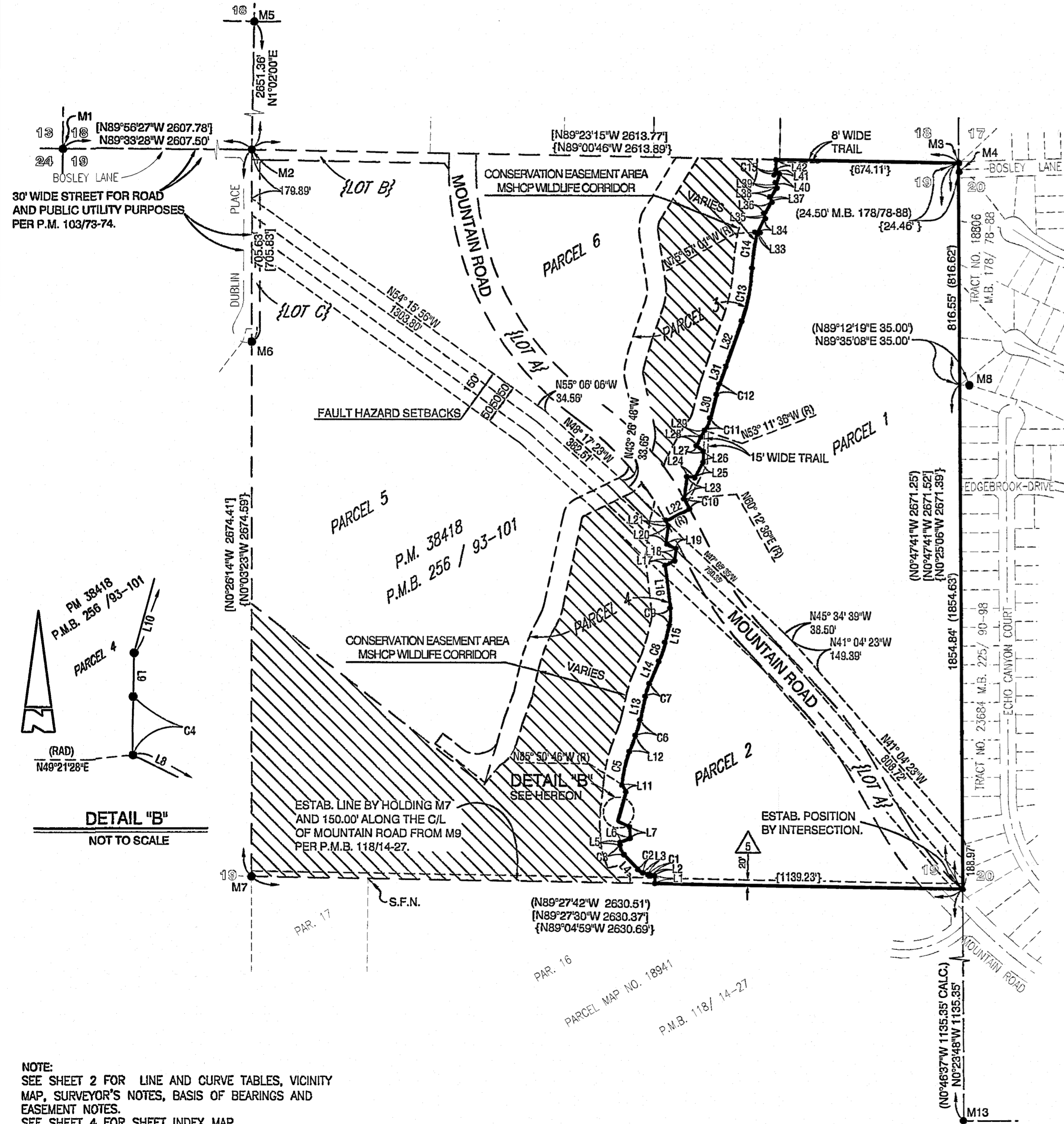
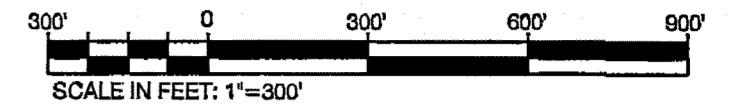
ENVIRONMENTAL CONSTRAINTS SHEET

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

SHEET 1 OF 1 SHEET

TRACT NO. 31818-1

BEING A SUBDIVISION OF PARCEL 1 AND PARCEL 2 AND A PORTION OF LOT A, INCLUSIVE, OF PARCEL MAP NUMBER 38418 AS PER MAP RECORDED IN BOOK 256, PAGES 93 THROUGH 101, OF PARCEL MAPS, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF RIVERSIDE, ALL WITHIN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN.
KWC ENGINEERS JANUARY 2022



ENVIRONMENTAL CONSTRAINT NOTES:

PRIOR TO THE ISSUANCE OF A GRADING PERMIT, THE DEVELOPER SHALL PREPARE AND SUBMIT TO THE FIRE DEPARTMENT FOR APPROVAL A FIRE PROTECTION/VEGETATION MANAGEMENT THAT SHOULD INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS: A) FUEL MODIFICATION TO REDUCE FIRE LOADING. B) APPROPRIATE FIRE BREAKS ACCORDING TO FUEL LOAD, SLOPE AND TERRAIN. C) NON FLAMMABLE WALLS ALONG COMMON BOUNDARIES BETWEEN REAR YARDS AND OPEN SPACE. D) EMERGENCY VEHICLE ACCESS INTO OPEN SPACE AREAS SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 1500'. E) A HOMEOWNER'S ASSOCIATION OR APPROPRIATE DISTRICT SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL FIRE PROTECTION MEASURES WITHIN THE OPEN SPACE AREAS. ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

ALL BUILDINGS SHALL BE CONSTRUCTED WITH CLASS "A" MATERIAL AS PER THE CALIFORNIA BUILDING CODE.

ALL BUILDINGS SHALL BE CONSTRUCTED WITH CLASS B MATERIAL AS PER THE CALIFORNIA BUILDING CODE.

THE REQUIRED WATER SYSTEM, INCLUDING FIRE HYDRANTS, SHALL BE INSTALLED AND ACCEPTED BY THE APPROPRIATE WATER AGENCY PRIOR TO ANY COMBUSTIBLE BUILDING MATERIAL PLACED ON AN INDIVIDUAL LOT.

DRIVEWAYS EXCEEDING 150' IN LENGTH, BUT LESS THAN 800' IN LENGTH, SHALL PROVIDE A TURNOUT NEAR THE MIDPOINT OF THE DRIVEWAY. WHERE THE DRIVEWAY EXCEEDS 800', TURNOUTS SHALL BE PROVIDED NO MORE THAN 400' APART. TURNOUTS SHALL BE A MINIMUM OF 10' WIDE AND 30' IN LENGTH, WITH A MINIMUM 25' TAPER ON EACH END. A APPROVED TURNAROUND SHALL BE PROVIDED AT ALL BUILDING SITES ON DRIVEWAYS OVER 150 FEET IN LENGTH, AND SHALL BE WITHIN 50' OF THE BUILDING.

ACCESS WILL NOT HAVE AN UP, OR DOWNGRADE OF MORE THAN 15%. ACCESS WILL NOT BE LESS THAN 20 FEET IN WIDTH PER THE 2001 UFC, ARTICLE 9, SECTION 902.2.2.1) AND WILL HAVE A VERTICAL CLEARANCE OF 15'. ACCESS WILL BE DESIGNED TO WITHSTAND THE WEIGHT OF 60 THOUSAND POUNDS OVER 2 AXLES. ACCESS WILL HAVE A TURNING RADIUS OF 38 FEET CAPABLE OF ACCOMMODATING FIRE APPARATUS.

THE LAND DIVISION IS LOCATED IN THE "HAZARDOUS FIRE AREA" OF RIVERSIDE COUNTY AS SHOWN ON A MAP ON FILE WITH THE CLERK OF THE BOARD OF SUPERVISORS. ANY BUILDING CONSTRUCTED ON LOTS CREATED BY THIS LAND DIVISION SHALL COMPLY WITH THE SPECIAL CONSTRUCTION PROVISIONS CONTAINED IN RIVERSIDE COUNTY ORDINANCE 787.2.

COUNTY GEOLOGIC REPORT (GEO) NO. 1156 WAS PREPARED FOR THIS PROJECT. FAULT RUPTURE HAZARD WAS IDENTIFIED AS A POTENTIAL GEOLOGIC HAZARD ON THIS PROPERTY. STRUCTURES FOR HUMAN OCCUPANCY SHALL NOT BE ALLOWED IN THE FAULT HAZARD AREA WITHIN THE RECOMMENDED FAULT SETBACKS ESTABLISHED IN GEO NO. 1156, AND AS SHOWN ON THIS ENVIRONMENTAL CONSTRAINTS SHEET, THE ORIGINAL OF WHICH IS ON FILE AT THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR.

COUNTY ARCHAEOLOGICAL REPORT NO. PD-A-4087 WAS PREPARED FOR THIS PROPERTY ON AUGUST 2004 BY CHAMBERS GROUP AND A SUBSEQUENT REPORT WAS FILED ON SEPTEMBER 2006 COVERING OFF-SITE IMPROVEMENTS. BOTH REPORTS ARE ON FILE AT THE COUNTY OF RIVERSIDE PLANNING DEPARTMENT. THE PROPERTY IS NOT SUBJECT TO SURFACE ALTERATION RESTRICTIONS BASED ON THE RESULTS OF THESE REPORTS.

THE FOLLOWING BIOLOGICAL REPORTS WERE SUBMITTED FOR THIS PROPERTY AND ARE ON FILE AT THE COUNTY OF RIVERSIDE PLANNING DEPARTMENT: THE FOLLOWING REPORTS BY CHAMBERS GROUP, INC., "RESULTS OF THE BIOLOGICAL RECONNAISSANCE SURVEYS, CALIFORNIA GNATCATCHER SURVEYS, AND SENSITIVE PLANT SURVEYS AT THE JBJ RANCH PROJECT SITE" (AUGUST 2003); "RESULTS OF THE NATIVE OAK TREE SURVEY AT THE JBJ RANCH PROJECT" (JUNE 2004); "RESULTS OF THE EQUIVALENCY ANALYSIS STUDY FOR BIOLOGICAL RESOURCES AT THE JBJ AND MONTECITO RANCH" (AUGUST 2004); AND "DETERMINATION OF BIOLOGICALLY EQUIVALENT OR SUPERIOR PRESERVATION ANALYSIS FOR THE JBJ RANCH PROJECT SITE TENTATIVE TRACT MAP # 31818" (AUGUST 2005). THE FOLLOWING REPORT BY GLENN LUKOS ASSOCIATES REGULATORY SERVICES, "JURISDICTIONAL DELINEATION REPORT FOR THE JBJ RANCH PROPERTY, LOCATED NEAR CORONA IN RIVERSIDE, CALIFORNIA" (AUGUST 25, 2004). THE FOLLOWING LETTER FROM THE ENVIRONMENTAL PROGRAMS DEPARTMENT, DATED OCTOBER 5, 2005, "RE: JPR 05-09-02-01 DETERMINATION LETTER, HANS NO. 219". BIOLOGICAL RESOURCES REQUIRING PROTECTION INCLUDE, BUT ARE NOT LIMITED TO, HORSETHIEF CANYON CREEK AND COAST LIVE OAK WOODLAND. THE PROPERTY IS SUBJECT TO BIOLOGICAL RESOURCES RESTRICTIONS BASED ON THE RESULTS OF THESE REPORTS.

NO PERMITS ALLOWING ANY GRADING, CONSTRUCTION, OR SURFACE ALTERATIONS SHALL BE ISSUED WHICH AFFECT THE DELINEATED CONSTRAINT AREAS WITHOUT FURTHER INVESTIGATION AND/OR MITIGATION AS DIRECTED BY THE COUNTY OF RIVERSIDE PLANNING DEPARTMENT. THIS CONSTRAINT AFFECTS LOTS AS SHOWN ON THE ENVIRONMENTAL CONSTRAINTS SHEET

ENVIRONMENTAL CONSTRAINT NOTES (CONT'D):

THIS PROPERTY IS SUBJECT TO LIGHTING RESTRICTIONS AS REQUIRED BY COUNTY 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 COUNTY ORDINANCE NO. 655.

FENCING, WHICH RESTRICTS THE MOVEMENT OF WILDLIFE, SHALL NOT BE ALLOWED IN THE WILDLIFE CORRIDOR. PROHIBITED FENCING INCLUDES, BUT IS NOT LIMITED TO, CHAINLINK, BARBED-WIRE, AND SOLID WOOD.

GENERATION OF ABUNDANT OVERSIZED MATERIALS (GREATER THAN TWELVE INCHES IN DIAMETER) SHOULD BE ANTICIPATED FOR EXCAVATIONS IN THE METASEDIMENTS AND GRANITICS, AS WELL AS THE FAN DEPOSITS.

OVERSIZED MATERIAL SHOULD BE PLACED IN CONFORMANCE WITH THE UNIFORM BUILDING CODE (ROCK SIZES GREATER THAN 12 INCHES IN MAXIMUM DIMENSION SHALL BE 10 FEET OR MORE BELOW GRADE).

PORTIONS OF THIS SITE, AS DELINEATED ON THIS ECS MAP AND AS INDICATED IN COUNTY GEOLOGIC REPORT (GEO) NO. 1156, CONTAIN AREAS OF POTENTIAL ROCKFALL HAZARDS. THE POTENTIAL FOR MINOR ROCK FALLS OR DEBRIS FLOWS MAY OCCUR ON THE NATURAL SLOPE WESTERLY SUPERJACENT TO FORMER LOTS 252, 255, 256, AND 258 THROUGH 265. THESE AREAS MUST BE ASSESSED BY THE PROJECT ENGINEERING GEOLOGIST AND/OR GEOTECHNICAL ENGINEER AND APPROPRIATELY MITIGATED DURING SITE GRADING. ALL SLOPES MUST BE MAINTAINED BY THE PROPERTY OWNER TO PROTECT AGAINST EROSION AND FUTURE POTENTIAL ROCKFALL.

EMERGENCY VEHICLE ACCESS SHALL BE PROVIDED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND RIVERSIDE COUNTY FIRE DEPARTMENT STANDARDS.

THE ENVIRONMENTAL CONSTRAINT INFORMATION SHOWN ON THIS MAP SHEET IS FOR INFORMATIONAL PURPOSES DESCRIBING CONDITIONS AS OF THE DATE OF FILINGS, 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.

NOTE:
SEE SHEET 2 FOR LINE AND CURVE TABLES, VICINITY MAP, SURVEYOR'S NOTES, BASIS OF BEARINGS AND EASEMENT NOTES.
SEE SHEET 4 FOR SHEET INDEX MAP.