

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



ITEM: 2.10  
(ID # 25334)

**MEETING DATE:**  
Tuesday, June 25, 2024

**FROM :** TLMA-TRANSPORTATION

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:  
Approval of Final Tract Map 38307 a Schedule "A" Subdivision in the Winchester area. District  
3. [Applicant Fees 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the Final Map; and
2. Authorize the Chair of the Board to sign the Final Tract Map 38307.

**ACTION: Consent**

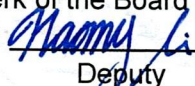
  
Dennis Acuna, Director of Transportation 6/12/2024

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Spiegel, seconded by Supervisor Gutierrez 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: June 25, 2024  
xc: Trans.

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Applicant Fees 100%			<b>Budget Adjustment:</b>	N/A
			<b>For Fiscal Year:</b>	N/A

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

The Tentative Map of Tract Map 38307 was approved by the Board of Supervisors on August 1, 2023, as Agenda Item 1.3. Final Tract Map 38307 is a 11.7-acre subdivision creating 1 condominium lot, in the Winchester Area. This Final Map complies in all respects with the provisions of the Subdivision Map Act and applicable local ordinances. All necessary conditions of approval have been satisfied and departmental clearances have been obtained to allow for the recordation of the Final Map. The Transportation Department recommends approval of this final tract map.

**Additional Fiscal Information:**

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

**ATTACHMENTS:**

- TR 38307 Vicinity Map
- TR 38307 Mylars

  
 Jason Farin, Principal Management Analyst      6/18/2024

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

# TRACT NO. 38307

BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP NO. 37592, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON FILE IN BOOK 251, PAGES 83 THROUGH 89, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND LYING WITHIN SECTION 27, T.6S., R.2W., S.B.M.

DANE P. MCDUGALL  
L.S. 9297



DATE OF SURVEY:  
MAY 2023

FOR CONDOMINIUM PURPOSES

### 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 \$ 9200.00.

DATE: February 21, 2024

MATTHEW JENNINGS  
COUNTY TAX COLLECTOR

BY: Pula Mendez  
DEPUTY

### TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 9200.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: February 21, 2024

CASH OR SURETY BOND  
MATTHEW JENNINGS  
COUNTY TAX COLLECTOR

BY: Pula Mendez  
DEPUTY

### NOTICE OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE MURRIETA CREEK-WARM SPRINGS VALLEY AREA DRAINAGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION 10.25 OF ORDINANCE NO. 460 AND SECTION 10.27 OF THE GOVERNMENT CODE AND THAT SAID PROPERTY IS SUBJECT TO FEES FOR



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: Jan, 17th, 2024


  
\_\_\_\_\_  
DANE P. MCDUGALL  
L.S. 9297



**COUNTY SURVEYOR'S STATEMENT**

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT MAP NO 38307 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON 8/1/23 THE EXPIRATION DATE BEING 6/21/26, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: 6-11, 2024

  
\_\_\_\_\_  
DAVID L. MCMILLAN, COUNTY SURVEYOR  
L.S. 8488 EXP. 12/31/2024



**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 OFFER OF DEDICATION MADE HEREON OF LOT "A" FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS. THE OFFER OF DEDICATION FOR PUBLIC UTILITY PURPOSES ALONG WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOT 1 INDICATED AS "PRIVATE ROAD EASEMENT" AS SHOWN HEREON IS HEREBY ACCEPTED.

DATE: June 25, 2024

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ATTEST:  
KIMBERLY RECTOR  
CLERK OF THE BOARD OF SUPERVISORS

BY:   
\_\_\_\_\_  
CHAIRMAN OF THE BOARD OF SUPERVISORS  
Chuck Washington

BY:   
\_\_\_\_\_  
DEPUTY



# TRANSPORTATION DEPARTMENT

## FORM 11 SUMMARY/ROUTING FORM

2024 JUN 20 AM 8:27

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

AGREEMENT/CONTRACT NO.:

REQUESTED BOARD DATE: 6/11/2024 CAN IT GO AT A LATER DATE:  YES  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: 38307 (Schedule "A")  
 DESCRIPTION: APPROVAL OF FINAL TRACT MAP

CONTRACTING PARTY: GINA NESS	W.O. NO.: FTM38307 (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 IS TO BE EXECUTED BY THE CHAIR OF THE BOARD  
 THE FINAL TRACT MAP AND CC&R'S ARE TO BE DELIVERED TO THE COUNTY RECORDER

MINUTETRAQ (MT) NO:	TRANS TRACKING ID:	DATE RECEIVED:	INITIALS:
25334			

BOARD AGENDA DATE: 6/25/24 BOS ITEM NUMBER:

2024-6-159372



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

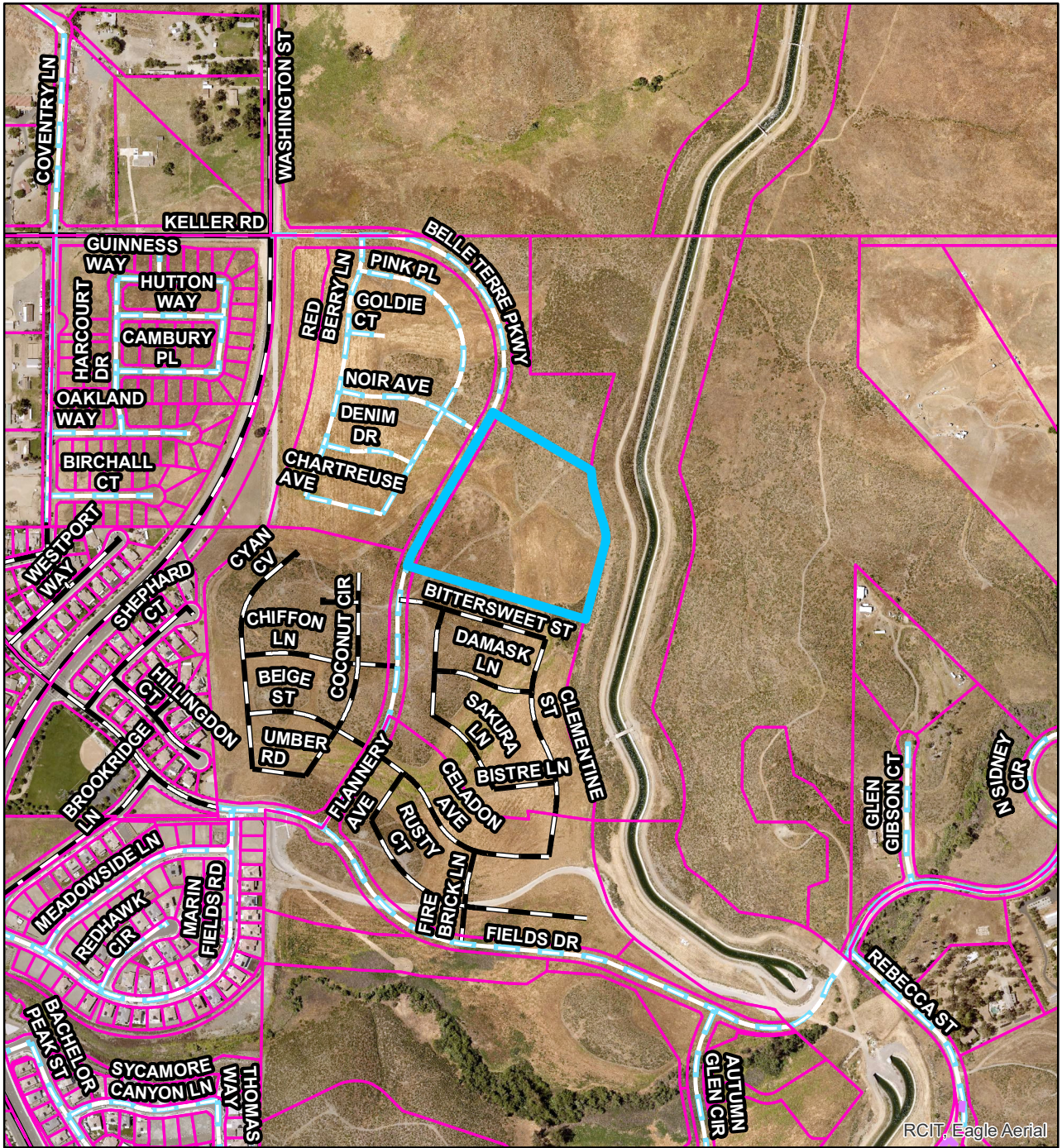
1. Work Order #

1. Page      of     

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

DEPARTMENTAL INFORMATION					
3. DEPARTMENT <b>Clerk of the Board of Supervisors</b>		8. ORG.#		10. DATE <b>06/26/2024</b>	
4. ORGANIZATION <b>County of Riverside</b>		9. ACCOUNT #		11. MEDIA CODE	
5. ADDRESS <b>4080 Lemon St., Room 127</b>		12. NO. OF BOXES TRANSFERRED			
CITY <b>Riverside, Ca. 92501</b>		13. RECORDS TRANSFERRED BY:			
6. MAIL STOP <b>1010</b>	7. Name <b>Naomy Sicra</b>		PHONE # <b>955-1069</b>	FAX# <b>955-1071</b>	14. RECORDS COORDINATOR (must be Authorized):
15. BOX # (Temp)	16. DESCRIPTION OF RECORDS <small>Must be the same as records series title on schedule</small>	17. RANGE OF YEARS	18. DESTRUCTION DATE	19. RECORD SERIES TITLE CODE	20. PERMANENT BOX # (Barcode label)
	Board Date 06/25/2024 - Item No 2.10				
	Final Tract Map NO. 38307 (Sched. "A")				
	Subdivision of Parcel 2 within section 27, T.6S, R.2W, S.B.M.				
	District 3				
21. RECORDS RECEIVED BY:  06/26/24			30. REMARKS		
22. TITLE	23. RECEIVED VIA:				
24. DATE RECEIVED:	25. TIME RECEIVED:				
26. BOXES VERIFIED BY:	27. DATE BOXES VERIFIED:				
28. NAME\DATE SCANNED TO HOLDING AREA:			29. NAME\DATE SCANNED TO LOCATION:		





RCIT, Eagle Aerial

**Legend**

**Road Book Centerline**

**TYPE**

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



**NOT TO SCALE**

# VICINITY MAP

## Tract Map 38307

Section 27, T.6S. R.2W.

**Supervisorial District: 3**



# TRACT NO. 38307

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DANE P. MCDUGALL  
L.S. 9297



DATE OF SURVEY:  
MAY 2023

FOR CONDOMINIUM PURPOSES

### RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 AT \_\_\_\_\_  
IN BOOK \_\_\_\_\_ OF MAPS, AT PAGES \_\_\_\_\_  
AT THE REQUEST OF THE CLERK OF THE BOARD.

NO. \_\_\_\_\_  
FEE \_\_\_\_\_  
PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER

BY: \_\_\_\_\_, DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY.

### 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: LOT "A". THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

AS A CONDITION OF DEDICATION OF LOT "A" BELLE TERRE PARKWAY, THE OWNERS OF LOT 1 ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL, ALSO EXCEPTING ONE (THIRTY-SIX-FOOT) ACCESS OPENING AND ONE (THIRTY-FOOT) ACCESS OPENING FOR LOT 1, AS SHOWN HEREON. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS DEDICATION AS TO THE PART VACATED.

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

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

TAYLOR MORRISON OF CALIFORNIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: *Sean Doyle*  
SEAN DOYLE  
AUTHORIZED AGENT-FORWARD PLANNING

### 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 Orange } SS

ON 1/18/2024, BEFORE ME, Pamela Danile

A NOTARY PUBLIC, PERSONALLY APPEARED Sean Doyle

\_\_\_\_\_, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE *Pamela Danile*  
NAME Pamela Danile

MY PRINCIPAL PLACE OF BUSINESS IS  
IN Orange COUNTY  
MY COMMISSION NO. 2382196  
MY COMMISSION EXPIRES 11/8/2025

### 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 \$ 9200.00

DATE: February 21, 2024

MATTHEW JENNINGS  
COUNTY TAX COLLECTOR

BY: *Pamela Danile*  
DEPUTY

### TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 9200.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: February 21, 2024

CASH OR SURETY BOND  
MATTHEW JENNINGS  
COUNTY TAX COLLECTOR

BY: *Pamela Danile*  
DEPUTY

### NOTICE OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE MURRIETA CREEK-WARM SPRINGS VALLEY AREA DRAINAGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION 10.25 OF ORDINANCE NO. 460 AND SECTION 66483, ET SEQ, OF THE GOVERNMENT CODE AND THAT SAID PROPERTY IS SUBJECT TO FEES FOR SAID DRAINAGE AREA.

NOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE NO. 460, PAYMENT OF THE DRAINAGE FEES SHALL BE PAID TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AT THE TIME OF ISSUANCE OF THE GRADING OR BUILDING PERMIT FOR SAID PARCELS, WHICHEVER OCCURS FIRST, AND THAT THE OWNER OF EACH PARCEL, AT THE TIME OF ISSUANCE OF EITHER THE GRADING OR BUILDING PERMIT, SHALL PAY THE FEE REQUIRED AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT.

### SIGNATURE OMISSIONS

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

THE UNITED STATES OF AMERICA HOLDER OF A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED IN THE PATENT RECORDED JUNE 11, 1889 IN BOOK 5 OF PATENTS, PAGE 110, SAN DIEGO COUNTY RECORDS.

DIAMANT VALLEY LLC, A DELAWARE LIMITED LIABILITY COMPANY, HOLDER OF ANY EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED DECLARATION OF DEVELOPMENT COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATIONS OF EASEMENTS RECORDED SEPTEMBER 30, 2021 AS INSTRUMENT NO. 2021-0583644 OF OFFICIAL RECORDS.

### SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TAYLOR MORRISON LLC ON MAY 1, 2023. 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: Jan, 17th, 2024

*Dane P. McDougall*  
DANE P. MCDUGALL  
L.S. 9297



### COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT MAP NO 38307 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON 8/1/23 THE EXPIRATION DATE BEING 6/21/26, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: 6-11, 2024

*David L. McMillan*  
DAVID L. MCMILLAN, COUNTY SURVEYOR  
L.S. 8488 EXP. 12/31/2024



### 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 OFFER OF DEDICATION MADE HEREON OF LOT "A" FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS. THE OFFER OF DEDICATION FOR PUBLIC UTILITY PURPOSES ALONG WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOT 1 INDICATED AS "PRIVATE ROAD EASEMENT" AS SHOWN HEREON IS HEREBY ACCEPTED.

DATE: \_\_\_\_\_, 2024

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BY: \_\_\_\_\_  
CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST:  
KIMBERLY RECTOR  
CLERK OF THE BOARD OF SUPERVISORS

BY: \_\_\_\_\_  
DEPUTY



# TRACT NO. 38307

BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP NO. 37592, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON FILE IN BOOK 251, PAGES 83 THROUGH 89, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND LYING WITHIN SECTION 27, T.6S., R.2W., S.B.M.

DANE P. MCDUGALL  
L.S. 9297



DATE OF SURVEY:  
MAY 2023

SEE SHEET 3 FOR BOUNDARY ESTABLISHMENT  
SEE SHEETS 4 AND 5 FOR LOT AND EASEMENT DETAIL

### SURVEYOR'S NOTES

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "BILL", "PPBF", AND "CNPP", 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. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.999900263468. CALCULATIONS ARE MADE AT POINT 1 WITH COORDINATES OF: N: 2170222.05, E: 6308051.55, USING ELEVATION: 1495.207 FEET.
2. ● INDICATES FOUND 1" IP TAGGED "LS 5529", FLUSH PER R1.
3. ⊙ INDICATES FOUND 1" IP TAGGED "LS 5529", FLUSH PER R2.
4. ■ INDICATES FOUND 2" IP W/PIN IN CONCRETE PLUG, FLUSH, PER RS 128/11-13
5. ⊕ INDICATES FOUND NAIL & TAG "LS 5529" IN TOP OF CURB, FLUSH PER R1.
6. R1 - INDICATES PARCEL MAP NO. 37592, PMB 251/83-89.
7. R2 - INDICATES PARCEL MAP NO. 36628, PMB 243/17-26.
8. THIS MAP CONTAINS 11.67 ACRES WITHIN THE DISTINCTIVE BORDER.
9. ALL BEARINGS & DISTANCES SHOWN HEREON ARE RECORD & MEASURED PER R1 UNLESS NOTED OTHERWISE.
10. INDICATES RESTRICTED ACCESS.
11. (R) INDICATES RADIAL
12. R= INDICATES RADIUS
13. L= INDICATES LENGTH
14. DRAINAGE EASEMENTS SHALL BE KEPT FREE OF ALL BUILDINGS & OBSTRUCTIONS.
15. \*CC&R'S FOR THIS MAP RECORDED \_\_\_\_\_, AS INST NO. 2024 \_\_\_\_\_ O.R.

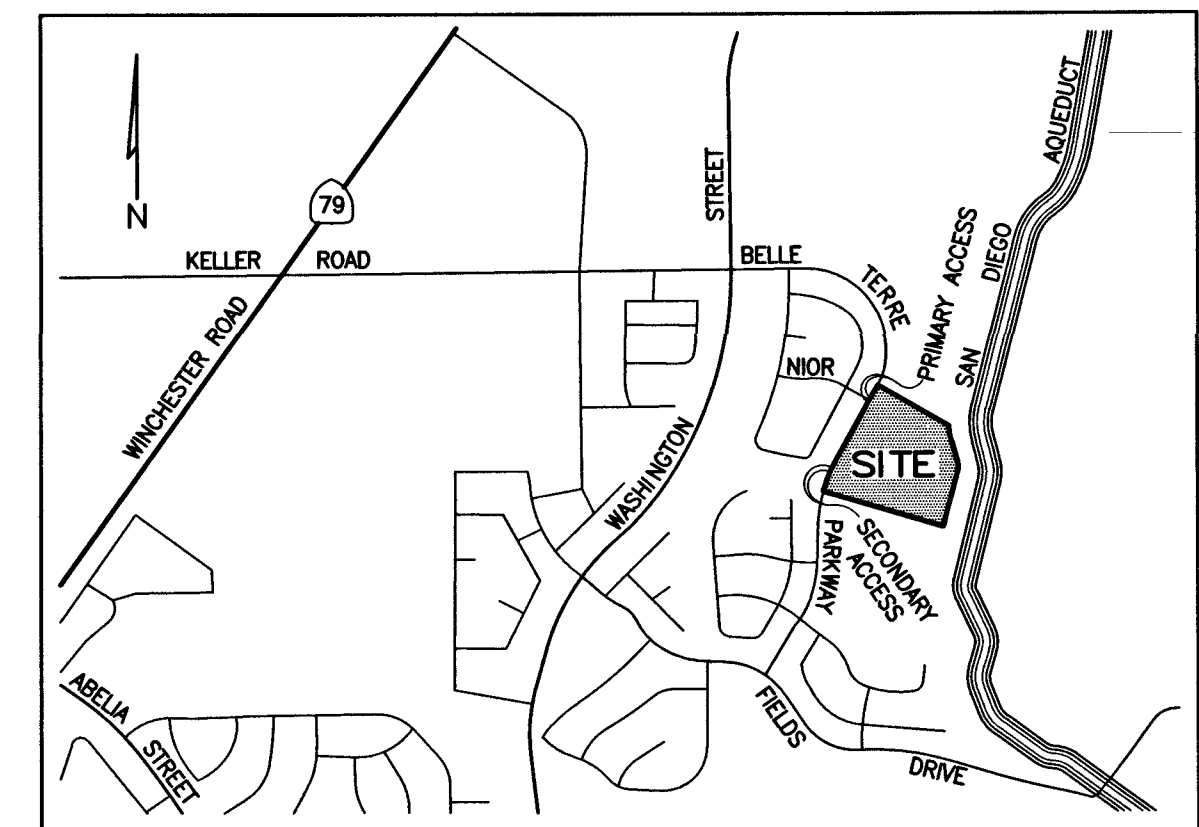
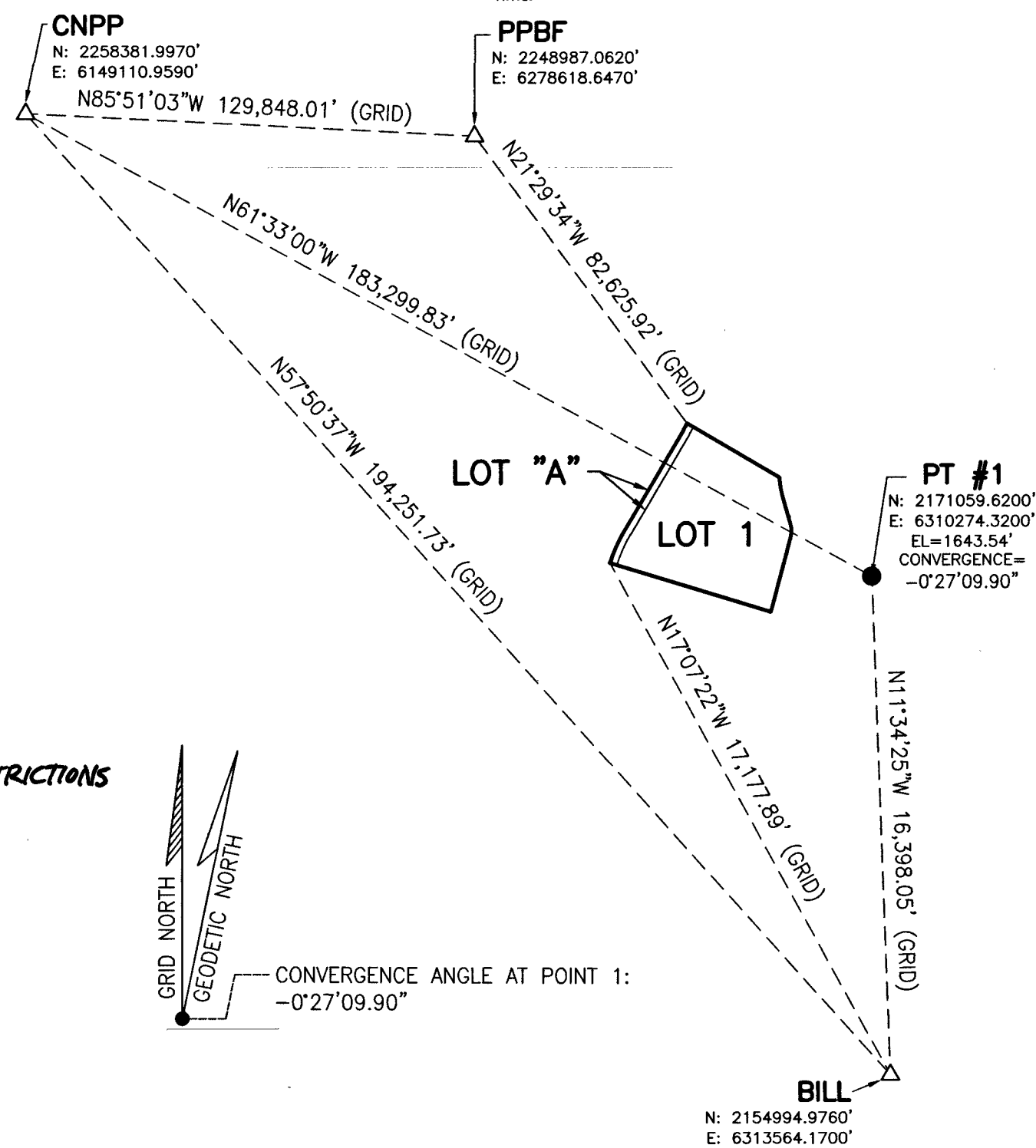
### \* SUPPLEMENTAL MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ENVIRONMENTAL CONSTRAINTS NOTE AND DECLARATION OF ANNEXATION

THE ENVIRONMENTAL CONSTRAINTS SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR IN ECS BOOK 45, PAGE 13.

### EASEMENT NOTES

- 1 INDICATES AN EASEMENT FOR PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS DEDICATED HEREON TO THE COUNTY OF RIVERSIDE.
  - 2 INDICATES PRIVATE ROAD EASEMENT, RETAINED HEREON.
- THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED DECLARATION OF DEVELOPMENT COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATIONS OF EASEMENTS RECORDED SEPTEMBER 30, 2021 AS INSTRUMENT NO. 2021-0583644 OF OFFICIAL RECORDS. SAID EASEMENTS ARE BLANKET IN NATURE OVER LOT 1 OF THIS MAP.
  - A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED JUNE 11, 1889 IN BOOK 5 OF PATENTS, PAGE 110, SAN DIEGO COUNTY RECORDS. THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

### BASIS OF BEARINGS DETAIL



# TRACT NO. 38307

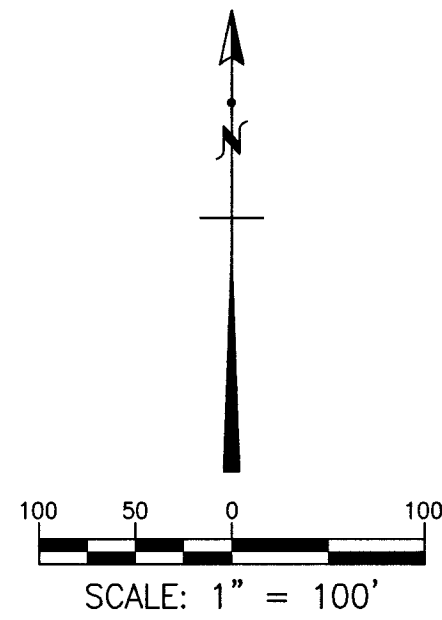
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DANE P. MCDUGALL  
L.S. 9297

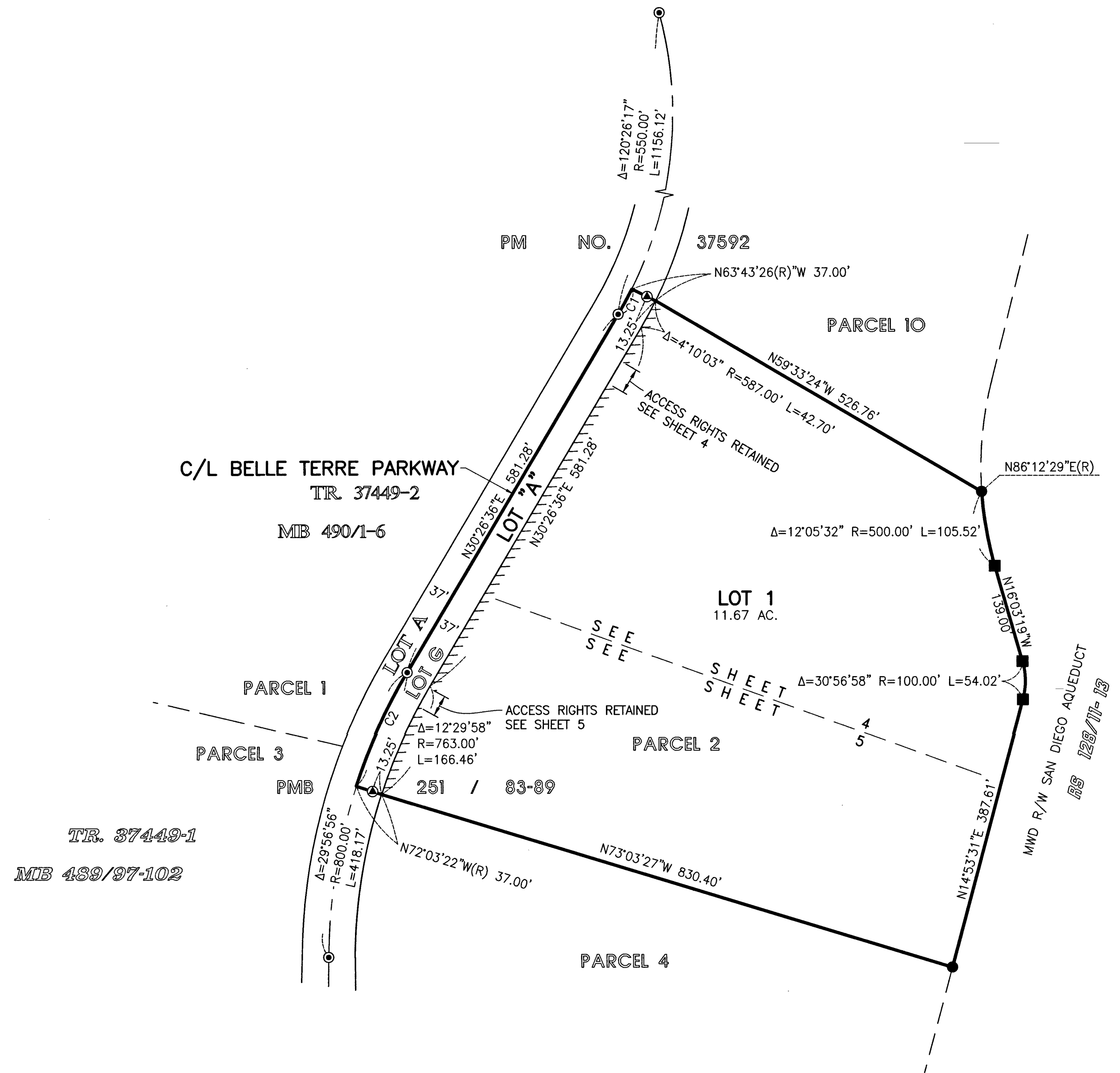
**C&V**  
CONSULTING, INC.  
FOR CONDOMINIUM PURPOSES  
**BOUNDARY ESTABLISHMENT**

DATE OF SURVEY:  
MAY 2023

SEE SHEET 2 FOR SURVEYOR'S NOTES  
SEE SHEETS 4 AND 5 FOR LOT AND EASEMENT DETAIL



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	4°10'03"	550.00'	40.00'
C2	12°29'58"	800.00'	174.52'





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

# TRACT NO. 38307

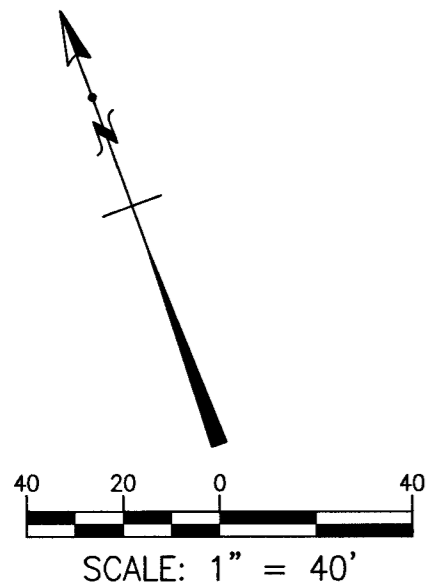
BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP NO. 37592, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON FILE IN BOOK 251, PAGES 83 THROUGH 89, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND LYING WITHIN SECTION 27, T.6S., R.2W., S.B.M.

DANE P. MCDOUGALL  
L.S. 9297

**C&V**  
CONSULTING, INC.  
FOR CONDOMINIUM PURPOSES  
LOT AND EASEMENT DETAIL

DATE OF SURVEY:  
MAY 2023

SEE SHEET 2 FOR SURVEYOR'S NOTES  
SEE SHEET 5 FOR LOT AND EASEMENT DETAIL

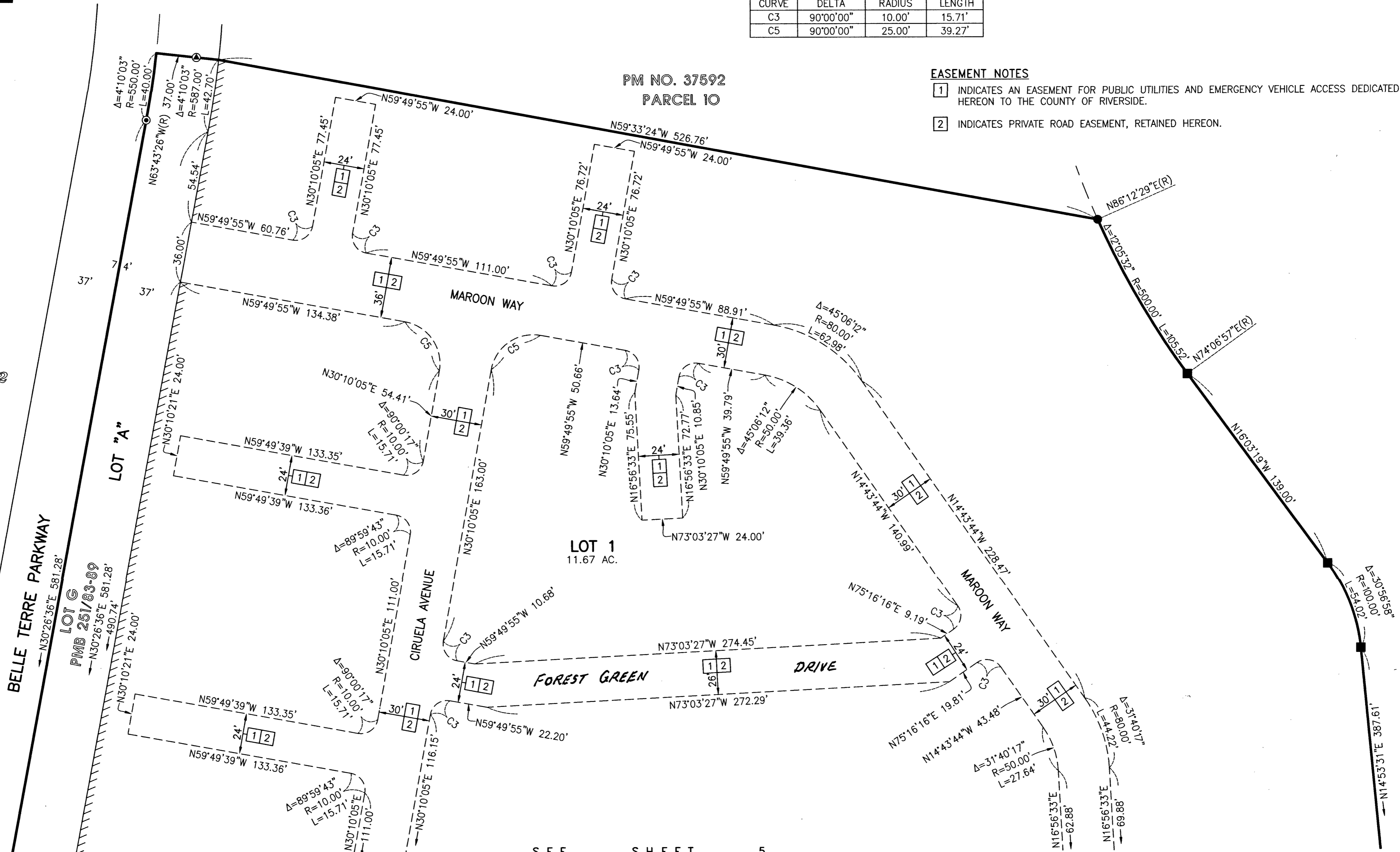


CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C3	90°00'00"	10.00'	15.71'
C5	90°00'00"	25.00'	39.27'

**EASEMENT NOTES**

- 1 INDICATES AN EASEMENT FOR PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS DEDICATED HEREON TO THE COUNTY OF RIVERSIDE.
- 2 INDICATES PRIVATE ROAD EASEMENT, RETAINED HEREON.

TR. 37449-2  
MB 490/1-6



SEE SHEET 5

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

# TRACT NO. 38307

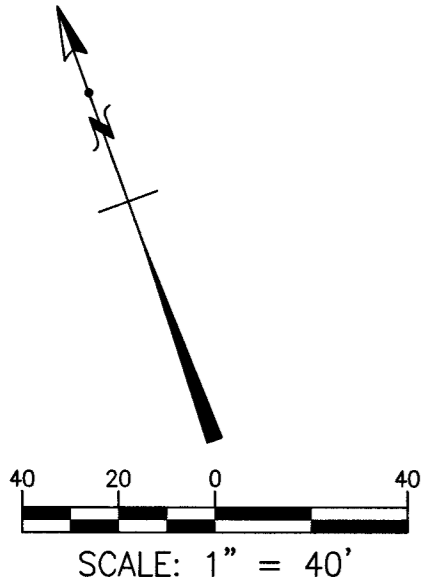
BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP NO. 37592, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON FILE IN BOOK 251, PAGES 83 THROUGH 89, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND LYING WITHIN SECTION 27, T.6S., R.2W., S.B.M.

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LOT AND EASEMENT DETAIL

DATE OF SURVEY:  
MAY 2023

SEE SHEET 2 FOR SURVEYOR'S NOTES  
SEE SHEET 4 FOR LOT AND EASEMENT DETAIL

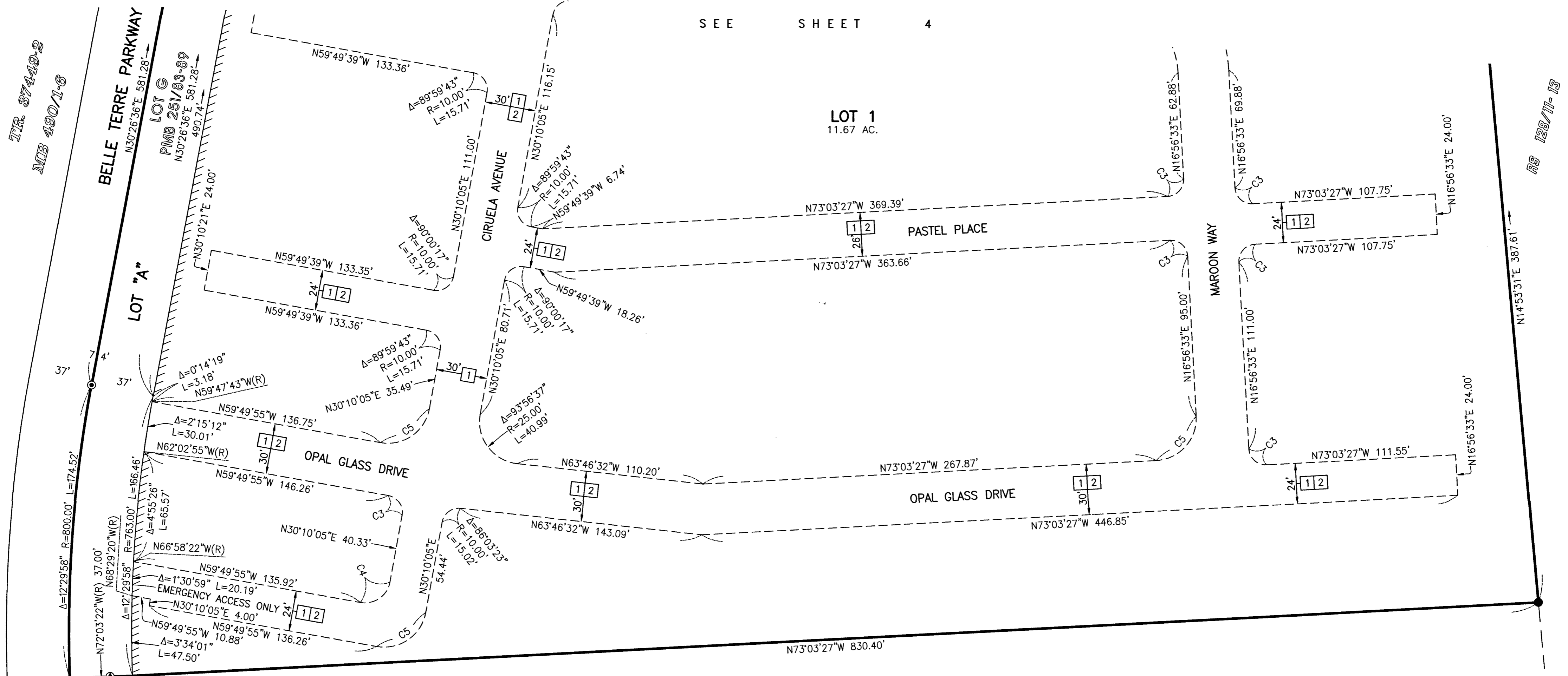


**EASEMENT NOTES**

- 1 INDICATES AN EASEMENT FOR PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS DEDICATED HEREON TO THE COUNTY OF RIVERSIDE.
- 2 INDICATES PRIVATE ROAD EASEMENT, RETAINED HEREON.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C3	90°00'00"	10.00'	15.71'
C4	90°00'00"	15.00'	23.56'
C5	90°00'00"	25.00'	39.27'

SEE SHEET 4



PM NO. 37592  
PARCEL 4