

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



ITEM: 2.10
(ID # 25460)

MEETING DATE:
Tuesday, July 09, 2024

FROM : TLMA-TRANSPORTATION

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Approval of Final Tract Map 33688 a Schedule "A" Subdivision in the Temescal Canyon/Corona
area. District 2. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Improvement Agreements and Lien Agreement for Final Tract Map 33688 as approved by County Counsel;
2. Approve the Final Map; and
3. Authorize the Chair of the Board to sign the Improvement Agreements, Lien Agreement and Final Tract Map 33688.

ACTION:Consent


Dennis Acuna, Director of Transportation 6/27/2024

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: July 9, 2024
xc: Trans.

Kimberly A. Rector
Clerk of the Board

By: 
Deputy

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Tentative Map of Tract Map 33688 was approved by the Board of Supervisors on September 1, 2009, as Agenda Item 16.3. Final Tract Map 33688 is a 48.6-acre subdivision creating 54 residential lots, 5 Open Space lots, 1 Park/Basin lot and 1 Basin lot in the Temescal Canyon/Corona 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.

Sunland Properties, Inc. desires to enter into Improvement Agreements to guarantee the construction of the required improvements and has submitted Lien and Improvement Agreements which have been approved by County Counsel. All costs for improvements will be the responsibility of the developer.

TR 33688 \$3,626,500 for the completion of road and drainage improvements.

TR 33688 \$540,000 for the completion of the water system.

TR 33688 \$599,000 for the completion of the sewer system.

TR 33688 \$106,560 for the completion of the survey monumentation.

Additional Fiscal Information:

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

ATTACHMENTS:

TR 33688 Vicinity Map

TR 33688 Improvement Agreements

TR 33688 Lien Agreement

TR 33688 Mylars


Jason Farin, Principal Management Analyst 7/4/2024


George Trindle, P.M.F. ASST COUNTY COUNSEL 7/2/2024

**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 Sunland Properties, Inc., 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 33688**, hereby agrees, at Contractor's own cost and expense, to commence construction within **36** months and to furnish all labor, equipment and materials necessary to perform and complete construction within **48** 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 **Three Million Six Hundred Twenty-Six Thousand Five Hundred and no/100 Dollars (\$3,626,500.00)**.

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 or other security 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, his 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, his 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, his 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, his 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, he shall be in default of this agreement and notice of such default shall be served upon him. 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 bond or other 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, in all cases other than where a lien agreement is used, a 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 other security with good and sufficient sureties or increase the amount of said bond(s) or other security, 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, he 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: Whenever a lien agreement is used as security under the provisions of Government Code Section 66499 (a) (4) and Riverside County Ordinance 460 § 17.3, Contractor agrees, prior to commencing the work, to substitute the lien agreement with a good and sufficient improvement bond or other 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.

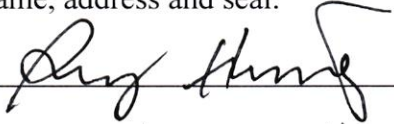
TENTH: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds or other security securing this agreement, that, in the event it is deemed necessary to extend the time of completion of the work contemplated to be done under this agreement, extensions of time 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 or other security. Contractor further agrees to maintain the aforesaid bonds or other security in full force and effect during the terms of this agreement, including any extensions of time as may be granted therein.


ELEVENTH: 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.

TWELFTH: 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, 8 th Floor Riverside, CA 92501	Sunland Properties, Inc 8949 Buffalo Ave. Rancho Cucamonga, CA 91730

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

By 
Print Name SUNNY HUANG
Title President

By 
Print Names Chun H. Hwang
Title Secretary

SEE 
ATTACHED

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 SAN BERNARDINO)

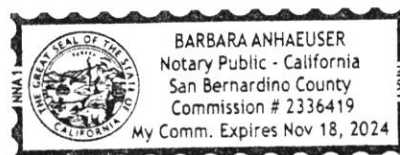
On 2/4/2024 before me, BARBARA ANHAEUSER, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared Sunny Hwang / Chin H Hwang,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



COUNTY OF RIVERSIDE

By 
CHUCK WASHINGTON, CHAIR
Board of Supervisors

ATTEST:

KIMBERLY RECTOR,
Clerk of the Board

By 
Deputy

APPROVED AS TO FORM

County Counsel

By 

SIGNATURES OF CONTRACTOR MUST BE ACKNOWLEDGED BY NOTARY
AND EXECUTED IN TRIPLICATE

Revised 02/02/10

**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 Sunland Properties, Inc., 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 33688**, hereby agrees, at Contractor's own cost and expense, to commence construction within **36** months and cause to have constructed within **48** 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 **Temescal Valley 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 Forty Thousand and no/100 Dollars (\$540,000.00)**.

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 or other security 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, his 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, his 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, his 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, his 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, he shall be in default of this agreement and notice of such default shall be served upon him. 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 bond or other 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, in all cases other than where a lien agreement is used, a 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 other security with good and sufficient sureties or increase the amount of said bond(s) or other security, 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, he 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: Whenever a lien agreement is used as security under the provisions of Government Code Section 66499 (a) (4) and Riverside County Ordinance 460 § 17.3, Contractor agrees, prior to commencing the work, to substitute the lien agreement with a good and sufficient improvement bond or other 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 a 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.

TENTH: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds or other security 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 or other security. Contractor further agrees to maintain the aforesaid bonds or other security in full force and effect during the terms of this agreement, including any extensions of time as may be granted therein.

ELEVENTH: 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.

TWELFTH: 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, 8 th Floor Riverside, CA 92501	Sunland Properties, Inc 8949 Buffalo Ave. Rancho Cucamonga, CA 91730

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

By 

Print Name SUNNY HWANG

Title President

By 

Print Name Chin H. Hwang

Title secretary

SEE 
ATTACHED

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 SAN BERNARDINO)

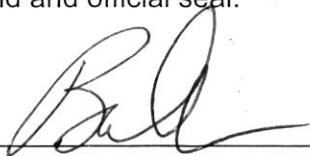
On 2/6/2024 before me, BARBARA ANHAEUSER, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared Sunny Hwang / Chin H Hwang,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

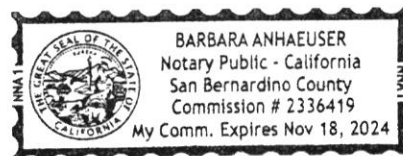
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____



(Seal)



COUNTY OF RIVERSIDE

By Chuck Washington
CHUCK WASHINGTON, CHAIR
Board of Supervisors

ATTEST:

KIMBERLY RECTOR,
Clerk of the Board

By Marny Li
Deputy

APPROVED AS TO FORM

County Counsel

By B. Fisher

SIGNATURES OF CONTRACTOR MUST BE ACKNOWLEDGED BY NOTARY
AND EXECUTED IN TRIPLICATE

Revised 02/02/10

**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 Sunland Properties, Inc., 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 33688**, hereby agrees, at Contractor's own cost and expense, to commence construction within **36** months and cause to have constructed within **48** 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 **Temescal Valley 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 **Five Hundred Ninety Nine Thousand and no/100 Dollars (\$599,000.00)**.

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 or other security 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, his 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, his 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, his 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, his 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, he shall be in default of this agreement and notice of such default shall be served upon him. 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 bond or other security prescribed by 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, in all cases other than where a lien agreement is used, a 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 other security with good and sufficient sureties or increase the amount of said bond(s) or other security, 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, he 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: Whenever a lien agreement is used as security under the provisions of Government Code Section 66499 (a) (4) and Riverside County Ordinance 460 § 17.3, Contractor agrees, prior to commencing the work, to substitute the lien agreement with a good and sufficient improvement bond or other 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.

TENTH: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds or other security 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 or other security. Contractor further agrees to maintain the aforesaid bonds or other security in full force and effect during the terms of this agreement, including any extensions of time as may be granted therein.

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County	Contractor
Construction Engineer Riverside County Transportation Dept. 4080 Lemon Street, 8 th Floor Riverside, CA 92501	Sunland Properties, Inc 8949 Buffalo Ave. Rancho Cucamonga, CA 91730

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

By 

Print Name Sunny Huang

Title President

By 

Print Name Chin H. Huang

Title secretary

SEE 
ATTACHED

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 SAN BERNARDINO)

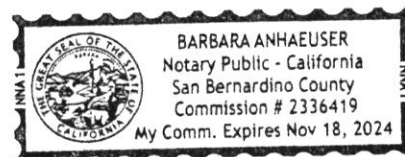
On 2/6/2024 before me, BARBARA ANHAEUSER, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared Sunny Hwang / Chin H Hwang,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

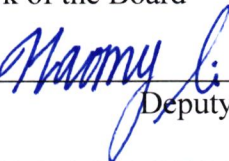


COUNTY OF RIVERSIDE

By 
CHUCK WASHINGTON, CHAIR
Board of Supervisors

ATTEST:

KIMBERLY RECTOR,
Clerk of the Board

By 
Deputy

APPROVED AS TO FORM

County Counsel

By 

SIGNATURES OF CONTRACTOR MUST BE ACKNOWLEDGED BY NOTARY
AND EXECUTED IN TRIPLICATE

Revised 02/02/10

**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 Sunland Properties, Inc., 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 33688**, hereby agrees, at Contractor's own cost and expense, to furnish all labor, equipment and materials necessary to set, within **48** 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 provides 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, his surety, and all parties who may have an interest in the agreement or any portion thereof.

All of the above required work shall be done under the inspection of, and to the satisfaction of, the County Surveyor, and shall not be deemed complete until approved and accepted as complete by the County. The estimated cost of said work and improvements is the sum of **One Hundred Six Thousand Five Hundred Sixty and no/100 Dollars (\$106,560.00)**.

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 or other security 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, his 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, his agents and employees, in the performance of this agreement or arising out of the use of any patent or patented article in the performance of this agreement.

FOURTH: The Contractor hereby grants to County, the Surety upon any bond or other security, and to the agents, employees and contractors of either of 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 him 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 other security with good and sufficient sureties or increase the amount of said bonds or other security, 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, he 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: Whenever a lien agreement is used as security under the provisions of Government Code Section 66499 (a) (4) and Riverside County Ordinance 460 § 17.3, Contractor agrees, prior to commencing the work, to substitute the lien agreement with a good and sufficient improvement bond or other 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 a good and sufficient security 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.

SEVENTH: 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, he 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 his 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, his 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.



EIGHTH: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds or other security 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 or other security. Contractor further agrees to maintain the aforesaid bonds or other security in full force and effect during the terms of this agreement, including any extensions of time as may be granted therein.

NINTH: 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.

TENTH: 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, 8 th Floor Riverside, CA 92501	Sunland Properties, Inc 8949 Buffalo Ave. Rancho Cucamonga, CA 91730

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

By 
Print Name SUNNY HWANG
Title President
By 
Print Name Chin H. Hwang
Title Secretary

SEE 
ATTACHED

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.

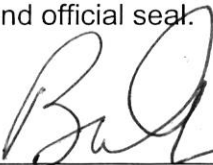
State of California
County of SAN BERNARDINO)

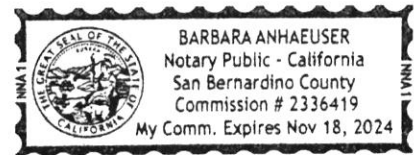
On 2/6/2024 before me, BARBARA ANHAEUSER, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared Sunny Hwang / Chin H H wang,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



COUNTY OF RIVERSIDE

By Chuck Washington
CHAIR
CHUCK WASHINGTON
Board of Supervisors

ATTEST:

KIMBERLY RECTOR,
Clerk of the Board

By Naomy Li
Deputy

APPROVED AS TO FORM

County Counsel

By [Signature]

SIGNATURES OF CONTRACTOR MUST BE ACKNOWLEDGED BY NOTARY
AND EXECUTED IN TRIPPLICATE

Revised 02/02/10

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

TRACT NO. 33688

BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, AND ALL OF LOT 4 OF TRACT NO. 7240, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 34, AS SHOWN BY MAP ON FILE IN BOOK 90, PAGES 18 THROUGH 22, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, CALIFORNIA. LOCATED IN SECTION 34, TOWNSHIP 4 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN.

RTM ENGINEERING CONSULTANTS

JANUARY, 2023

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES ON JANUARY, 2023. I HEREBY STATE THAT ALL MONUMENTS ARE INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO COMPLETE THE FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONAL MAP AS SHOWN.

DATE: 6/18, 2024



ROBERT SCIPIOBLUME, P.L.S. NO. 9154

COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY DIRECTION AND AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 33688. SUPERVISORS ON SEPTEMBER 1, 2009, THE EXPIRATION DATE OF THE MAP IS TECHNICALLY CORRECT. **THIS MAP WAS**

TIMELY FILED.
DATE: 6-27, 2024



DAVID L. McMILLAN, COUNTY SURVEYOR
P.L.S. NO. 8488
REG. EXPIRES: 12/31/2024

INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE CONSENT TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE EASEMENTS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

EASEMENT FOR PUBLIC PURPOSES: LOT "F". THE

THE OWNERS OF LOTS 55, 56, AND 60, ABUTTING THESE LOTS SHALL GRANT ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY EASEMENT THEREOF SHALL TERMINATE THIS CONDITION OF

EASEMENT FOR PUBLIC PURPOSES: THE DEDICATION IS FOR EGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS

EASEMENT FOR PUBLIC PURPOSES: THE DEDICATION IS FOR EGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN

DEDICATED AS "PRIVATE STREETS", AS SHOWN HEREON FOR THE BENEFIT OF SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS

TRACT MAP, LYING WITHIN LOT 35, "OPEN SPACE" LOT 56, AND "OPEN SPACE" LOT 60, AS SHOWN HEREON FOR THE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND

TRACT MAP, LYING WITHIN LOT 27, LOT 35, AND "OPEN SPACE" LOT 60, AS SHOWN HEREON FOR THE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS

TRACT MAP, LYING WITHIN LOT 37, AS SHOWN HEREON, FOR THE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

TRACT MAP, LYING OVER ALL OF "PARK/WATER QUALITY TRACT MAP" LOT 61, AS SHOWN HEREON, FOR THE SOLE BENEFIT

LOT 35, "OPEN SPACE" LOT 56, AND
OUR SUCCESSORS, ASSIGNEES, AND

35, AND "OPEN SPACE" LOT 60, AS
EES, AND LOT OWNERS WITHIN THIS

37, AS SHOWN HEREON, FOR THE
THIN THIS TRACT MAP.

ALL OF "PARK/WATER QUALITY
MN HEREON, FOR THE SOLE BENEFIT
T MAP.

AND 60, AS SHOWN HEREON, FOR
S WITHIN THIS TRACT MAP.

AS SHOWN HEREON, FOR THE SOLE
HIS TRACT MAP.

ON AS "OPEN SPACE", FOR PRIVATE
OT OWNERS WITHIN THIS TRACT MAP.

FOR PRIVATE USE, FOR THE SOLE
HIS TRACT MAP.

PRIVATE USE, FOR THE SOLE BENEFIT
T MAP.

16, 2024

THE FOLLOWING OWNERS OF

EASEMENT FOR WATER PIPE LINE AND
80, OF OFFICIAL RECORDS.

AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 33688 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON SEPTEMBER 1, 2009, THE EXPIRATION DATE BEING MARCH 1, 2024, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT. **THIS MAP WAS**

TIMELY FILED.

DATE: 6-27, 2024

DAVID L. McMILLAN, COUNTY SURVEYOR
P.L.S. NO. 8488
REG. EXPIRES: 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 OFFERS OF DEDICATION MADE HEREON OF LOT "F" (LAWSON ROAD), 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 "A" THROUGH "E", INCLUSIVE, INDICATED AS "PRIVATE STREETS" AS SHOWN HEREON IS HEREBY ACCEPTED.

THE DEDICATION OF THE "FIRE ACCESS ROAD EASEMENT" AS SHOWN HEREON, IS HEREBY ACCEPTED.

DATE: July 09, 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: Maemmy Li, DEPUTY

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 \$ 34,200.00

DATE: MAY 22, 2024

MATTHEW JENNINGS,
COUNTY TAX COLLECTOR



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: 7/09/2024	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: 33688 (Schedule "A")
DESCRIPTION: APPROVAL OF FINAL TRACT MAP AND IMPROVEMENT AGREEMENTS

CONTRACTING PARTY: GINA NESS	W.O. NO.: FTM33688 (TC-SU21)(DBF)
PROJECT MANAGER: GINA NESS	EXTENSION: 5-6711
FORM 11 AUTHOR/CONTACT: GINA NESS	EXTENSION: 5-6711

FISCAL

AMOUNT: \$ (0)	CHANGE ORDER AMOUNT: \$
FUNDING SOURCE (S): Applicant Fees	FUNDING SOURCE(S):

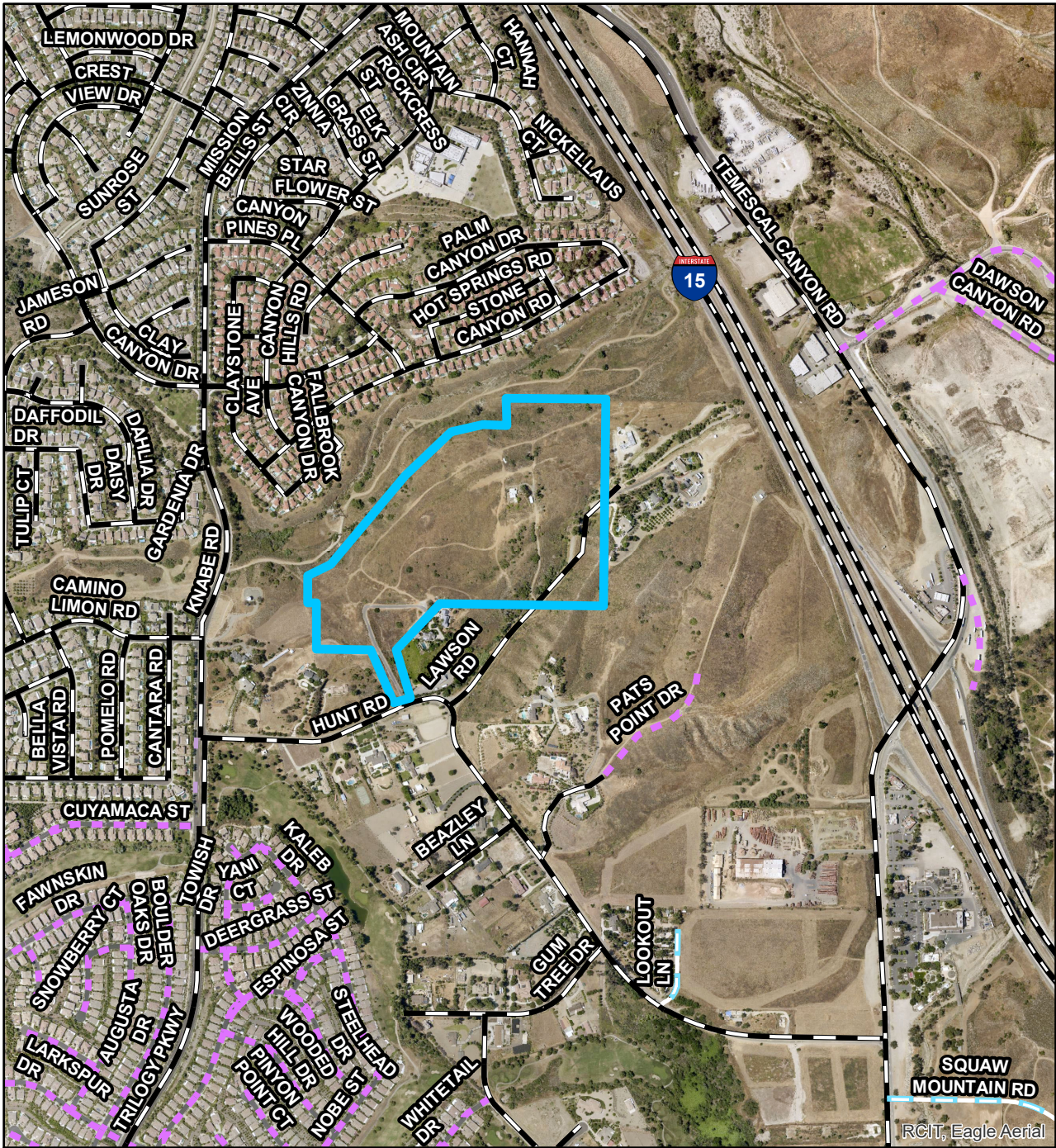
ROUTING

SPECIAL ROUTING INSTRUCTIONS (e.g., who receives original agreements, companion item, rush, etc.):
THE FINAL TRACT MAP AND 3 COPIES OF THE IMPROVEMENT AGREEMENTS AND LIEN AGREEMENT 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, CC&R'S, AND LIEN AGREEMENT ARE TO BE DELIVERED TO THE COUNTY RECORDER

MINUTETRAQ (MT) NO:	TRANS TRACKING ID:	DATE RECEIVED:	INITIALS:
25460			

BOARD AGENDA DATE:	BOS ITEM NUMBER:
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

2024-7-159637



Legend

Road Book Centerline

TYPE

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

VICINITY MAP

Tract Map 33688

Section 34, T.4S. R.6W.

Supervisorial District: 3



NOT TO SCALE

TRACT NO. 33688

BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, AND ALL OF LOT 4 OF TRACT NO. 7240, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 34, AS SHOWN BY MAP ON FILE IN BOOK 90, PAGES 18 THROUGH 22, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, CALIFORNIA. LOCATED IN SECTION 34, TOWNSHIP 4 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN.

RTM ENGINEERING CONSULTANTS

JANUARY, 2023

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____, 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: FIRST AMERICAN TITLE COMPANY
ORDER NO. NHSC-7037748

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 "F". THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

AS A CONDITION OF DEDICATION OF LOT "F", LAWSON ROAD, THE OWNERS OF LOTS 55, 56, AND 60, ABUTTING THESE STREETS AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE IN ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS "A" THROUGH "E", INCLUSIVE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE DEDICATION IS FOR FIRE ACCESS ROAD PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOT 55.

WE HEREBY RETAIN LOTS "A" THROUGH "E", INCLUSIVE, INDICATED AS "PRIVATE STREETS", 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 EASEMENTS FOR ACCESS AND UTILITY PURPOSES, LYING WITHIN LOT 35, "OPEN SPACE" LOT 56, AND "OPEN SPACE" LOT 57 AS SHOWN HEREON, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN EASEMENTS FOR SEWER PURPOSES, LYING WITHIN LOT 27, LOT 35, AND "OPEN SPACE" LOT 60, AS SHOWN HEREON, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN AN EASEMENT FOR STORM DRAIN PURPOSES, LYING WITHIN LOT 37, AS SHOWN HEREON, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN EASEMENTS FOR WATER QUALITY BASIN PURPOSES, LYING OVER ALL OF "PARK/WATER QUALITY BASIN" LOT 59 AND LYING OVER ALL OF "WATER QUALITY BASIN" LOT 61, AS SHOWN HEREON, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN EASEMENTS FOR WATER PURPOSES, LYING WITHIN LOTS 50, 55, AND 60, AS SHOWN HEREON, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN AN EASEMENT FOR ACCESS PURPOSES, LYING WITHIN LOT 60, AS SHOWN HEREON, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN LOTS 55 THROUGH 58, INCLUSIVE, AND LOT 60 INDICATED HEREON AS "OPEN SPACE", FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN LOT 59, INDICATED HEREON AS "PARK/WATER QUALITY BASIN", FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN LOT 61, INDICATED HEREON AS "WATER QUALITY BASIN", FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

SUNLAND PROPERTIES, INC., A CALIFORNIA CORPORATION

BY: Sunny S. Hwang

DATE: May 16, 2024

NAME: SUNNY S. HWANG

TITLE: DIRECTOR

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:

- CHARLES A. AND DOROTHY M. VAILE, HUSBAND AND WIFE, OWNERS OF AN EASEMENT FOR WATER PIPE LINE AND INCIDENTAL PURPOSES, RECORDED AUGUST 28, 1962, IN BOOK 3210, PAGE 580, OF OFFICIAL RECORDS.
- TEMESCAL SALES CO., OWNER OF AN EASEMENT FOR WATER LINES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 22, 1977, AS INSTRUMENT NO. 1977-187022, OF OFFICIAL RECORDS.
- EASEMENT FOR ACCESS PURPOSES, IN FAVOR OF ROBERT BLEDSOE AND DYANA BLEDSOE, HUSBAND AND WIFE, AND DAWN BOOTH, RECORDED JUNE 10, 2024, AS INSTRUMENT NO. 2024-0167191 AND 2024-0167192, OF OFFICIAL RECORDS.

change to what is shown here

NOTARY ACKNOWLEDGMENT

AN EXISTING EASEMENT FOR ACCESS PURPOSES, IN FAVOR OF ROBERT BLEDSOE AND DYANA BLEDSOE, HUSBAND AND WIFE, AND DAWN BOOTH, RECORDED JUNE 10, 2024, AS INSTRUMENT NO. 2024-0167191 AND 2024-0167192, OF OFFICIAL RECORDS.

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 May 16, 2024 BEFORE ME, Irma Lizeth Martinez, A NOTARY PUBLIC,

PERSONALLY APPEARED Sunny S. Hwang, 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/IT/ THEY EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Irma Lizeth Martinez

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.

MY COMMISSION EXPIRES: Feb 9, 2025

PRINT NAME: Irma Lizeth Martinez

MY COMMISSION NUMBER: 2346065

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 KOK DEVELOPMENT, INC., ON JANUARY, 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: 6/18, 2024

Robert Scipio Blume
ROBERT SCPIOBLUME, P.L.S. NO. 9154



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. 33688 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON SEPTEMBER 1, 2009, THE EXPIRATION DATE BEING MARCH 1, 2024, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: _____, 20____

David L. McMillan
DAVID L. McMILLAN, COUNTY SURVEYOR
P.L.S. NO. 8488
REG. EXPIRES: 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 OFFERS OF DEDICATION MADE HEREON OF LOT "F" (LAWSON ROAD), 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 "A" THROUGH "E", INCLUSIVE, INDICATED AS "PRIVATE STREETS" AS SHOWN HEREON IS HEREBY ACCEPTED.

THE DEDICATION OF THE "FIRE ACCESS ROAD EASEMENT" AS SHOWN HEREON, IS HEREBY ACCEPTED.

DATE: _____, 20____

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BY: _____
CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST:
KIMBERLY RECTOR
CLERK OF THE BOARD OF SUPERVISORS

BY: _____, DEPUTY

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 \$ 34,200.00.

DATE: MAY 22, 2024

Matthew Jennings
MATTHEW JENNINGS,
COUNTY TAX COLLECTOR

BY: Matthew Jennings DEPUTY

TAX BOND CERTIFICATE

Y THAT A BOND IN THE SUM OF \$ 34,200.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF THE 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: MAY 22, 2024

Matthew Jennings
CASH OR SURETY BOND
MATTHEW JENNINGS,
COUNTY TAX COLLECTOR

BY: Matthew Jennings DEPUTY

ABANDONMENT NOTE

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

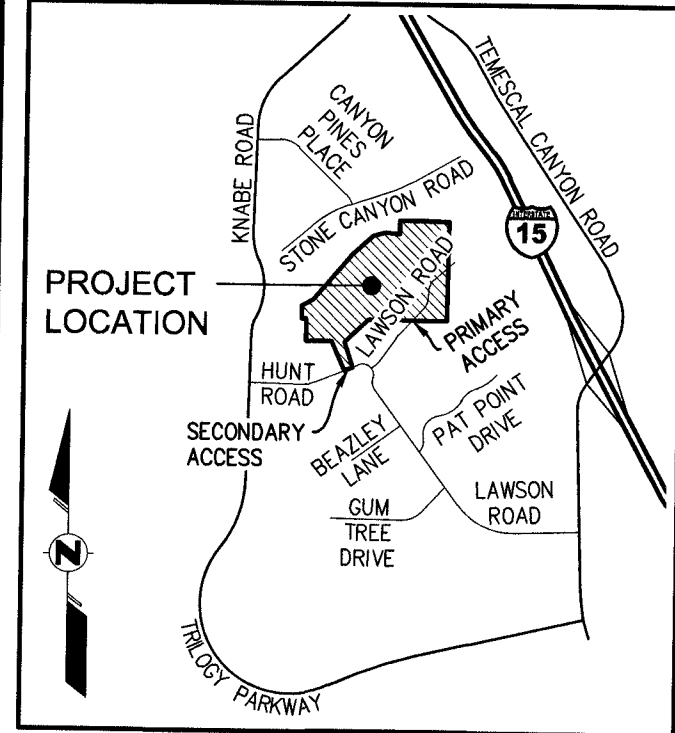
THAT PORTION OF LAWSON ROAD, A 40' WIDE EASEMENT FOR RIGHT-OF-WAY AND INCIDENTAL PURPOSES GRANTED TO THE COUNTY OF RIVERSIDE, RECORDED FEBRUARY 19, 1904, IN BOOK 181, PAGE 111, OF DEEDS, RECORDS OF SAID COUNTY, WITHIN THE BOUNDARY OF THIS TRACT MAP.

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 33688
BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, AND ALL OF LOT 4 OF TRACT NO. 7240, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 34, AS SHOWN BY MAP ON FILE IN BOOK 90, PAGES 18 THROUGH 22, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, CALIFORNIA, LOCATED IN SECTION 34, TOWNSHIP 4 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN.
RTM ENGINEERING CONSULTANTS
JANUARY, 2023

NOTE:
RESIDENTIAL LOTS = 54
LETTERED LOTS = 7
OPEN SPACE LOTS = 5
GROSS AREA = 48.74 AC.

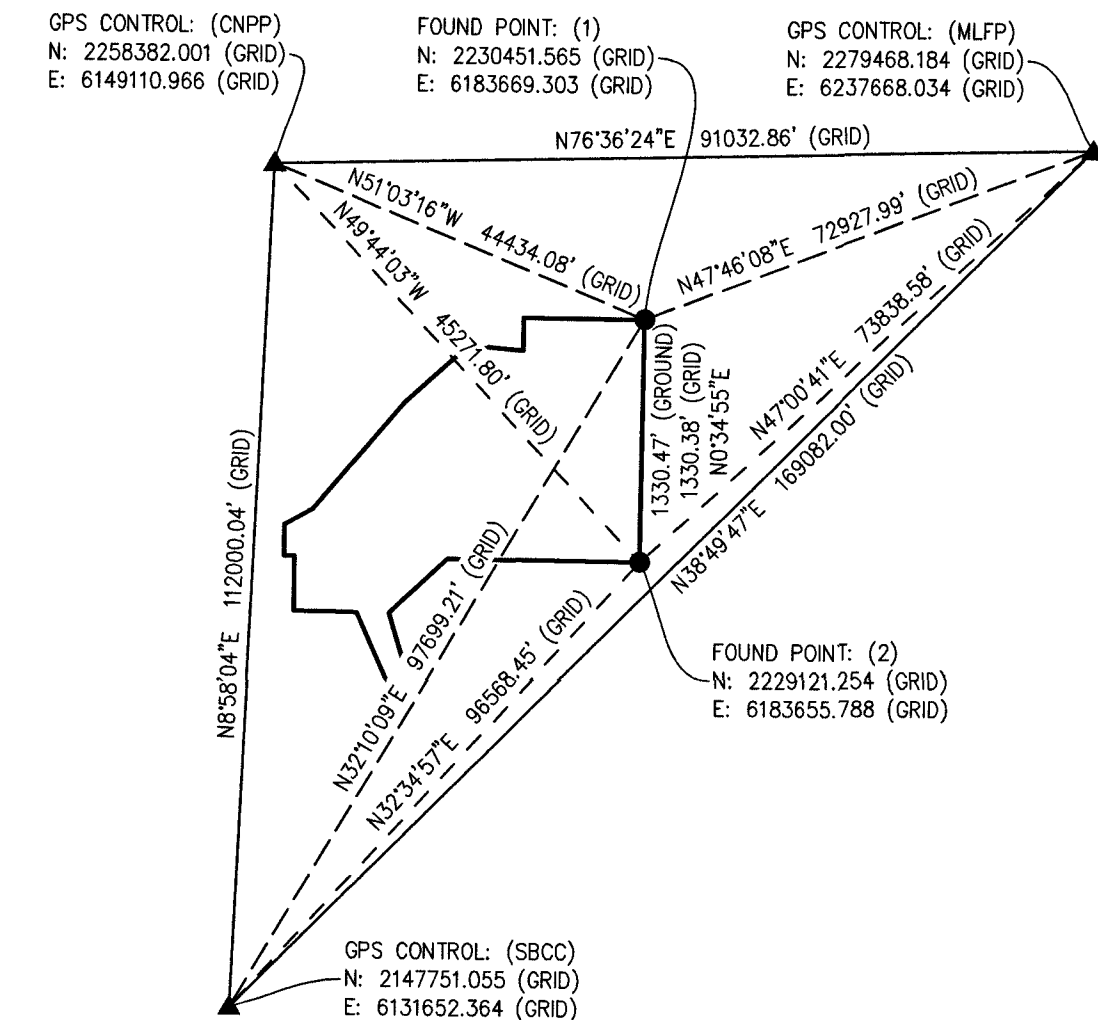
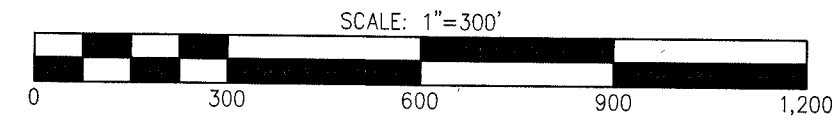
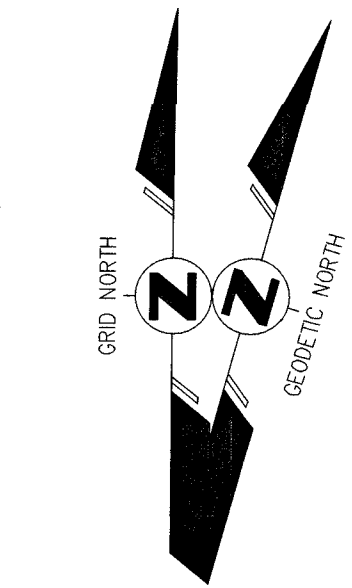
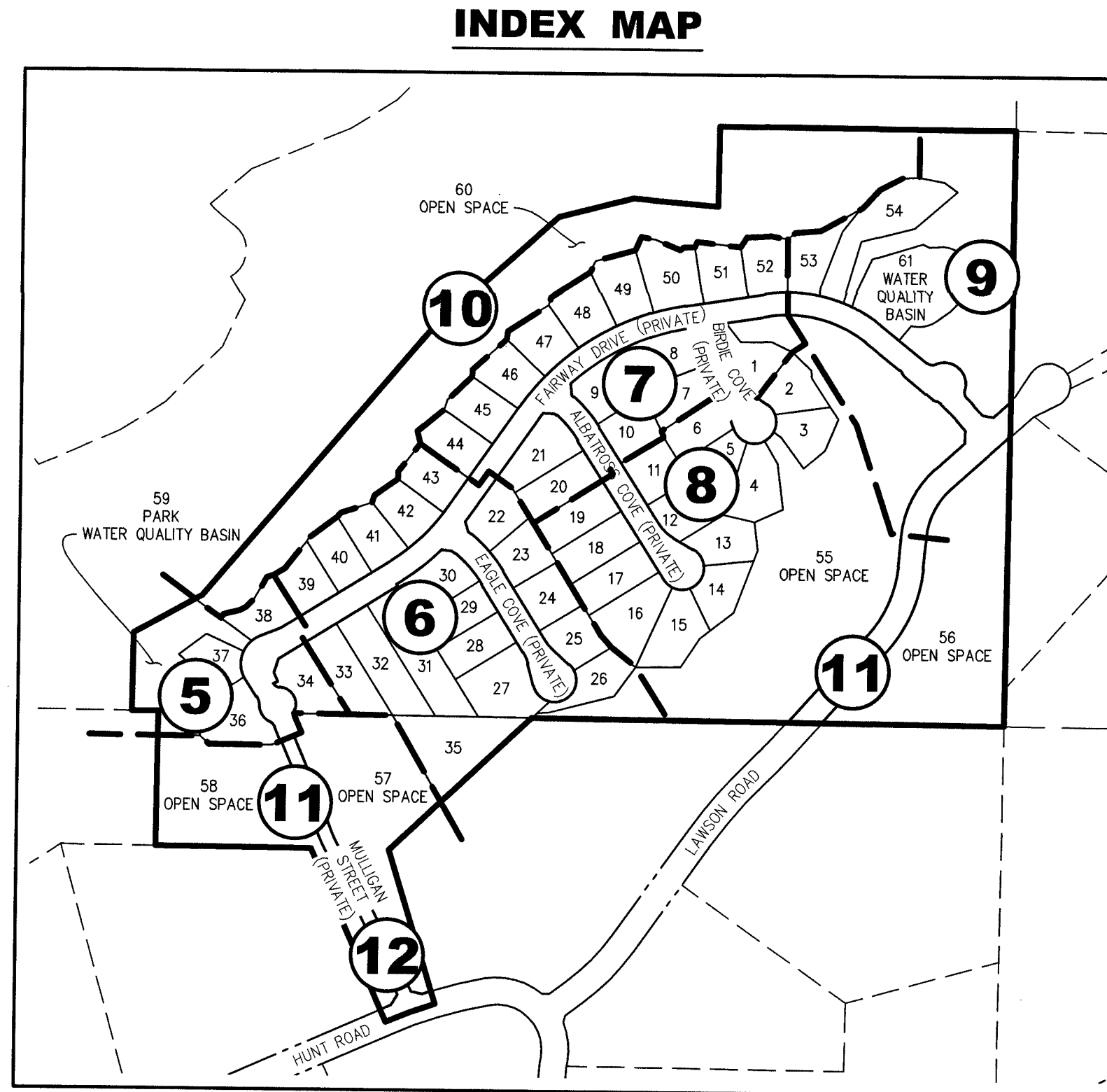
SHEET INDEX:

NO.	DESCRIPTION
1	TITLE SHEET
2	INDEX MAP, BASIS OF BEARINGS, NOTES
3	BOUNDARY, FOUND MONUMENT NOTES
4	EASEMENTS
5-13	MAPPING SHEETS



EASEMENT NOTES:

- 1 INDICATES AN EXISTING EASEMENT TO CONVEY WATER BY PIPELINES AND FLUMES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTH RIVERSIDE LAND AND WATER COMPANY, RECORDED APRIL 30, 1892, IN BOOK 154, PAGE 171, OF DEEDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT PLOTTABLE FROM RECORD.
- 2 INDICATES AN EXISTING EASEMENT FOR RIGHT-OF-WAY AND INCIDENTAL PURPOSES, IN FAVOR OF RIVERSIDE COUNTY, RECORDED FEBRUARY 19, 1904, IN BOOK 181, PAGE 111, OF DEEDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT PLOTTABLE FROM RECORD, VACATED HEREON.
- 3 INDICATES AN EXISTING EASEMENT TO ERECT AND MAINTAIN POLES, WITH NECESSARY WIRES AND FIXTURES THEREON AND TO KEEP SAME FREE FROM BRUSH AND WOOD GROWTH TO SUCH A WIDTH AS MAY BE NECESSARY FOR PROTECTION FROM FIRE ACROSS AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY, ITS SUCCESSORS AND ASSIGNS, RECORDED AUGUST 16, 1917, IN BOOK 433, PAGE 322, OF DEEDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT PLOTTABLE FROM RECORD.
- 4 INDICATES AN EXISTING EASEMENT TO ERECT AND MAINTAIN POLES OR OTHER SUPPORTS, WITH WIRES AND FIXTURES THEREON TO CLEAR, GRADE AND KEEP SAME FREE FROM BRUSH AND WOOD GROWTH TO SUCH A WIDTH AS MAY BE NECESSARY FOR PROTECTION FROM FIRE AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY, ITS SUCCESSORS AND ASSIGNS, RECORDED APRIL 14, 1927, IN BOOK 711, PAGE 319, OF DEEDS.
- 5 INDICATES AN EXISTING EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, ITS SUCCESSORS AND ASSIGNS, RECORDED JANUARY 12, 1962, AS INSTRUMENT NO. 1962-3691, OF OFFICIAL RECORDS.
- 6 INDICATES AN EXISTING EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, RECORDED JULY 30, 1979, AS INSTRUMENT NO. 1979-159735, OF OFFICIAL RECORDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT PLOTTABLE FROM RECORD.
- 7 INDICATES AN EXISTING EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, RECORDED APRIL 15, 1986, AS INSTRUMENT NO. 1986-85253, OF OFFICIAL RECORDS.
- 8 INDICATES AN EXISTING EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF TRUST SERVICES OF AMERICA, INC., RECORDED MAY 20, 1986, AS INSTRUMENT NO. 1986-115824, OF OFFICIAL RECORDS. THE INTEREST IN SAID EASEMENT WAS ASSIGNED TO SOUTHERN CALIFORNIA EDISON COMPANY BY AN ASSIGNMENT, RECORDED MAY 20, 1986, AS INSTRUMENT NO. 115825, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 9 INDICATES AN EXISTING EASEMENT FOR RIGHT-OF-WAY FOR IRRIGATION AND DOMESTIC WATER DITCHES, PIPES, FLUMES AND APPARATUS AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTH RIVERSIDE LAND AND WATER COMPANY, RECORDED FEBRUARY 24, 1892, IN BOOK 148, PAGE 254, OF DEEDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT PLOTTABLE FROM RECORD.
- 10 INDICATES AN EXISTING EASEMENT FOR RIGHT-OF-WAY FOR IRRIGATION AND DOMESTIC WATER DITCHES, PIPES, FLUMES AND APPARATUS AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTH RIVERSIDE LAND AND WATER COMPANY, SUBSEQUENTLY CONVEYED TO TEMESCAL WATER COMPANY, RECORDED DECEMBER 26, 1895, IN BOOK 28, PAGE 385, OF DEEDS. BY VARIOUS DEEDS OF RECORD CERTAIN RIGHTS OF RIGHT-OF-WAY ARE NOW APPARENTLY VESTED IN THE CITY OF CORONA. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT PLOTTABLE FROM RECORD.
- 11 INDICATES AN EXISTING EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF THE SOUTHERN SIERRAS POWER COMPANY, RECORDED SEPTEMBER 22, 1920, IN BOOK 535, PAGE 126, OF DEEDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT PLOTTABLE FROM RECORD.
- 12 INDICATES AN EXISTING EASEMENT FOR WATER PIPE LINE AND INCIDENTAL PURPOSES, IN FAVOR OF CHARLES A. AND DOROTHY M. VAILE, HUSBAND AND WIFE, RECORDED AUGUST 28, 1962, IN BOOK 3210, PAGE 580, OF OFFICIAL RECORDS.
- 13 INDICATES AN EXISTING EASEMENT FOR STEEL AND CONCRETE WATER TRANSMISSION LINE AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF CORONA, RECORDED JULY 7, 1964, IN BOOK 3741, PAGE 183, OF OFFICIAL RECORDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT PLOTTABLE FROM RECORD.
- 14 INDICATES AN EXISTING EASEMENT FOR DRAINAGE AND SLOPES AND INCIDENTAL PURPOSES, IN FAVOR OF THE STATE OF CALIFORNIA, RECORDED JANUARY 27, 1966, AS INSTRUMENT NO. 1966-9667, OF OFFICIAL RECORDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT PLOTTABLE FROM RECORD.
- 15 INDICATES AN EXISTING EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED SEPTEMBER 1, 1977, AS INSTRUMENT NO. 1977-171110, OF OFFICIAL RECORDS.
- 16 INDICATES AN EXISTING EASEMENT FOR WATER LINES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, IN FAVOR OF TEMESCAL SALES CO., RECORDED SEPTEMBER 22, 1977, AS INSTRUMENT NO. 1977-187022, OF OFFICIAL RECORDS.
- 17 INDICATES AN EXISTING EASEMENT FOR ACCESS PURPOSES, IN FAVOR OF ROBERT BLEDSOE AND DYANA BLEDSOE, HUSBAND AND WIFE, AND DAWN BOOTH, RECORDED JUNE 10, 2024, AS INSTRUMENT NO. 2024-0167191 AND 2024-0167192, OF OFFICIAL RECORDS.
- A INDICATES AN ACCESS AND UTILITY EASEMENT, RETAINED HEREON.
- B INDICATES A SEWER EASEMENT, RETAINED HEREON.
- C INDICATES A STORM DRAIN EASEMENT, RETAINED HEREON.
- D INDICATES A WATER QUALITY BASIN EASEMENT, RETAINED HEREON.
- E INDICATES A WATER EASEMENT, RETAINED HEREON.
- F INDICATES A FIRE ACCESS ROAD EASEMENT, DEDICATED HEREON.
- G INDICATES AN ACCESS EASEMENT, RETAINED HEREON.



BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY IS DERIVED FROM AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION USING THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CQS83, ZONE 6, BASED LOCALLY ON CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) "CNPP", "MLFP", AND "SBCC", NAD83 (NSRS 2011) EPOCH 2010.00 AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS 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 0.99993306. CALCULATIONS ARE MADE AT CONTROL POINT "99" WITH COORDINATES OF: N:2229334.031 (GRID) E:6181992.968 (GRID) USING AN ELEVATION OF 1176.968 (NGVD29')

SURVEYOR'S NOTES AND LEGEND:

- (R1) INDICATES RECORD DATA PER TRACT NO. 7240, M.B. 90/18-22.
- (R2) INDICATES RECORD DATA PER TRACT NO. 13990-1, M.B. 152/91-95.
- (R3) INDICATES RECORD DATA PER RECORD OF SURVEY, R.S. 42/76.
- (R4) INDICATES RECORD DATA PER PARCEL MAP NO. 6651, P.M.B. 20/1-2.
- (X) INDICATES MONUMENT NUMBER AS DESCRIBED IN MONUMENT NOTES ON SHEET NO. 3.
- INDICATES FOUND MONUMENT AS NOTED ON SHEET NO. 3.
- ⊙ INDICATES SEARCHED, NOTHING FOUND, SET 1" I.P., W/TAG "L.S. 9154", FLUSH.
- INDICATES SET 1" X 18" I.P. WITH "L.S. 9154" TAG, FLUSH, AT ALL REAR LOT CORNERS, ANGLE POINTS IN SIDE OR REAR LOT LINES, AND ALL BOUNDARY CORNERS.
- WHERE CONCRETE WALLS EXIST, SET NAIL AND TAG "L.S. 9154" ON TOP OF WALL IN LIEU OF 1" X 18" I.P.
- SET LEAD AND TAG "L.S. 9154", IN TOP OF CURB ON SIDE LOT LINES PROJECTED, IN LIEU OF FRONT LOT CORNERS.
- SET LEAD AND TAG "L.S. 9154", IN TOP OF CURB FOR RIGHT-OF-WAY B.C.s, E.C.s, P.C.C.s, P.R.C.s, AND CORNER CUTBACKS PROJECTED PERPENDICULAR OR RADIAL FROM RIGHT-OF-WAY.
- ALL MONUMENTS SHOWN AS "SET" ARE OR WILL BE IN ACCORDANCE WITH THE COUNTY ORDINANCE NO. 461.10 AND THE MONUMENT AGREEMENT FOR THE MAP.
- ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.99993306.
- /// INDICATES RESTRICTED ACCESS
- GROSS ACREAGE = 48.74 ACRES

THE LAND OWNER HAS ENTERED INTO A LIEN AGREEMENT WITH THE COUNTY OF RIVERSIDE TO CONSTRUCT REQUIRED IMPROVEMENTS IN THE FUTURE. THE LIEN AGREEMENT WAS RECORDED ON _____, 2024 AS DOCUMENT NO. _____ IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

C.C.R.'S PER:

INSTRUMENT NO. _____, RECORDED _____ - _____ - 20____, O.R.

ENVIRONMENTAL CONSTRAINT NOTE:

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, IN E.C.S. BOOK _____, PAGE _____. THIS AFFECTS ALL LOTS.

NOTE:

SEE SHEET 2 FOR INDEX MAP, SURVEYOR'S NOTES, EASEMENT NOTES, ENVIRONMENTAL CONSTRAINT NOTE, AND BASIS OF BEARINGS. SEE SHEET 3 FOR BOUNDARY AND FOUND MONUMENT NOTES.

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

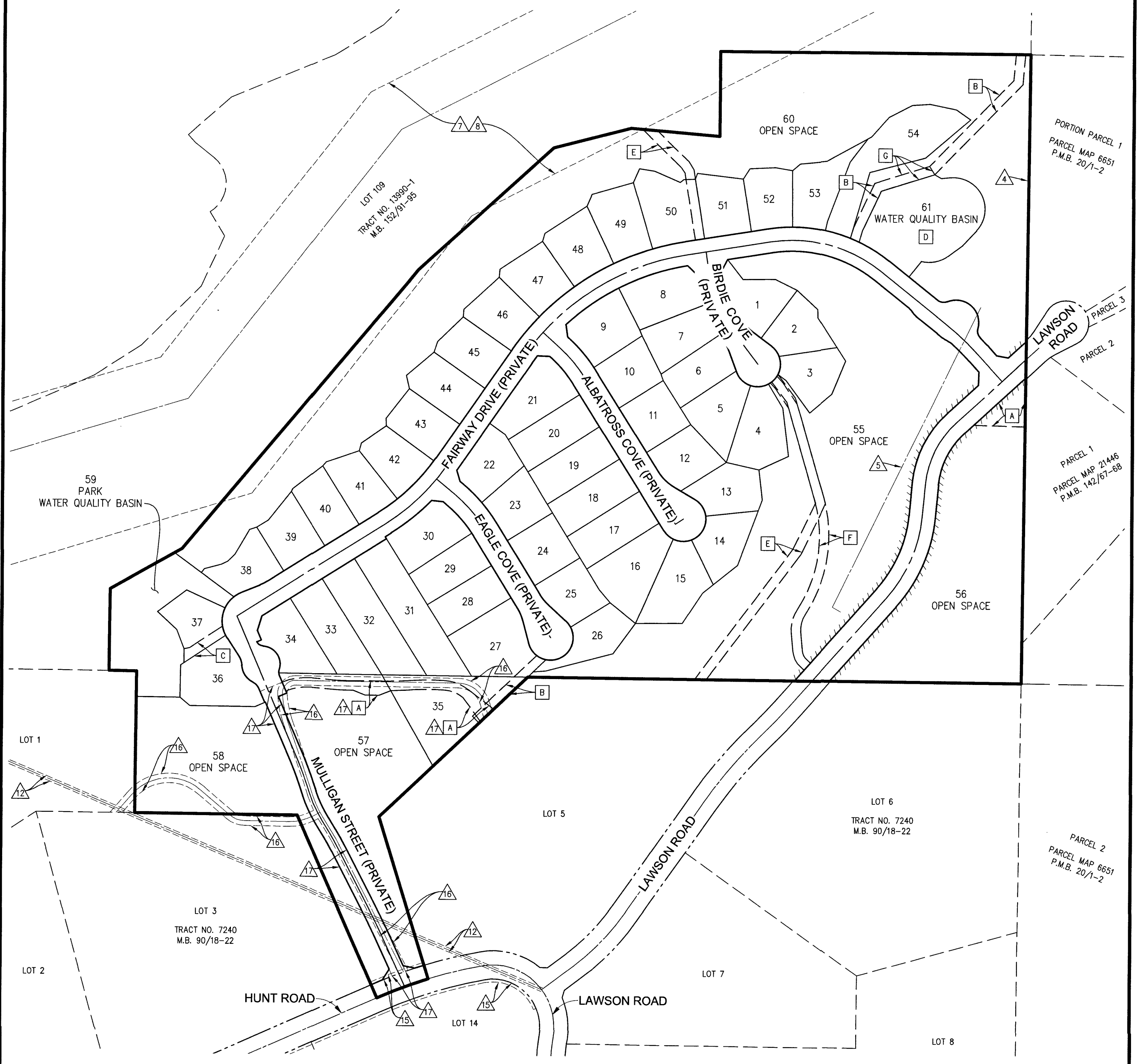
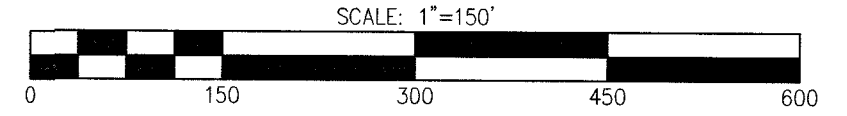
SHEET 4 OF 13 SHEETS

TRACT NO. 33688

BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, AND ALL OF LOT 4 OF TRACT NO. 7240, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 34, AS SHOWN BY MAP ON FILE IN BOOK 90, PAGES 18 THROUGH 22, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, CALIFORNIA. LOCATED IN SECTION 34, TOWNSHIP 4 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN.

RTM ENGINEERING CONSULTANTS

JANUARY, 2023



NOTE:

SEE SHEET 2 FOR INDEX MAP, SURVEYOR'S NOTES, EASEMENT NOTES, ENVIRONMENTAL CONSTRAINT NOTE, AND BASIS OF BEARINGS. SEE SHEET 3 FOR BOUNDARY AND FOUND MONUMENT NOTES.

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

SHEET 5 OF 13 SHEETS

TRACT NO. 33688

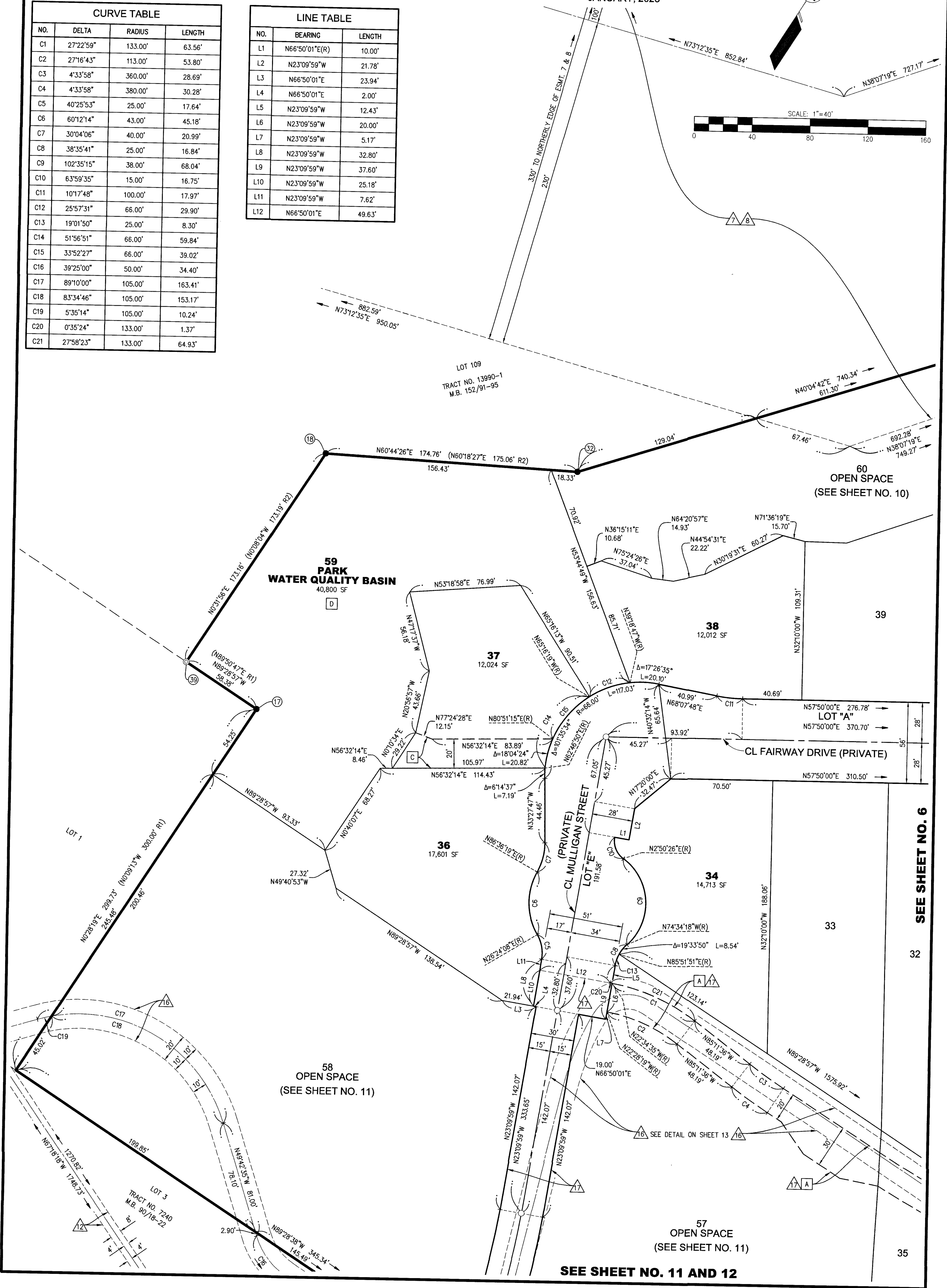
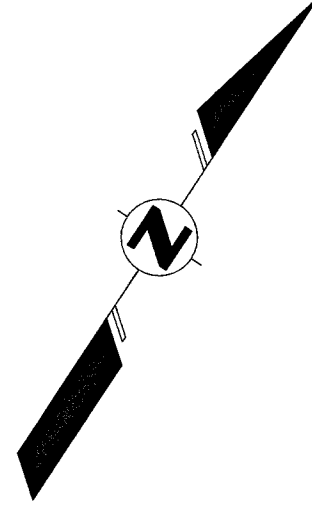
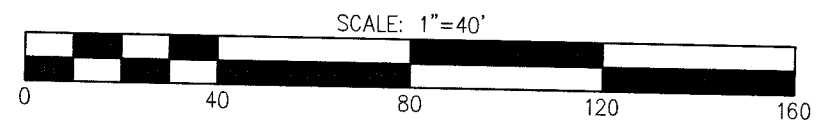
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RTM ENGINEERING CONSULTANTS

JANUARY, 2023

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	27°22'59"	133.00'	63.56'
C2	27°16'43"	113.00'	53.80'
C3	4°33'58"	360.00'	28.69'
C4	4°33'58"	380.00'	30.28'
C5	40°25'53"	25.00'	17.64'
C6	60°12'14"	43.00'	45.18'
C7	30°04'06"	40.00'	20.99'
C8	38°35'41"	25.00'	16.84'
C9	102°35'15"	38.00'	68.04'
C10	63°59'35"	15.00'	16.75'
C11	101°17'48"	100.00'	17.97'
C12	25°57'31"	66.00'	29.90'
C13	19°01'50"	25.00'	8.30'
C14	51°56'51"	66.00'	59.84'
C15	33°52'27"	66.00'	39.02'
C16	39°25'00"	50.00'	34.40'
C17	89°10'00"	105.00'	163.41'
C18	83°34'46"	105.00'	153.17'
C19	5°35'14"	105.00'	10.24'
C20	0°35'24"	133.00'	1.37'
C21	27°58'23"	133.00'	64.93'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N66°50'01"E(R)	10.00'
L2	N23°09'59"W	21.78'
L3	N66°50'01"E	23.94'
L4	N66°50'01"E	2.00'
L5	N23°09'59"W	12.43'
L6	N23°09'59"W	20.00'
L7	N23°09'59"W	5.17'
L8	N23°09'59"W	32.80'
L9	N23°09'59"W	37.60'
L10	N23°09'59"W	25.18'
L11	N23°09'59"W	7.62'
L12	N66°50'01"E	49.63'



NOTE:

SEE SHEET 2 FOR INDEX MAP, SURVEYOR'S NOTES, EASEMENT NOTES, ENVIRONMENTAL CONSTRAINT NOTE, AND BASIS OF BEARINGS. SEE SHEET 3 FOR BOUNDARY AND FOUND MONUMENT NOTES.

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

SHEET 6 OF 13 SHEETS

TRACT NO. 33688

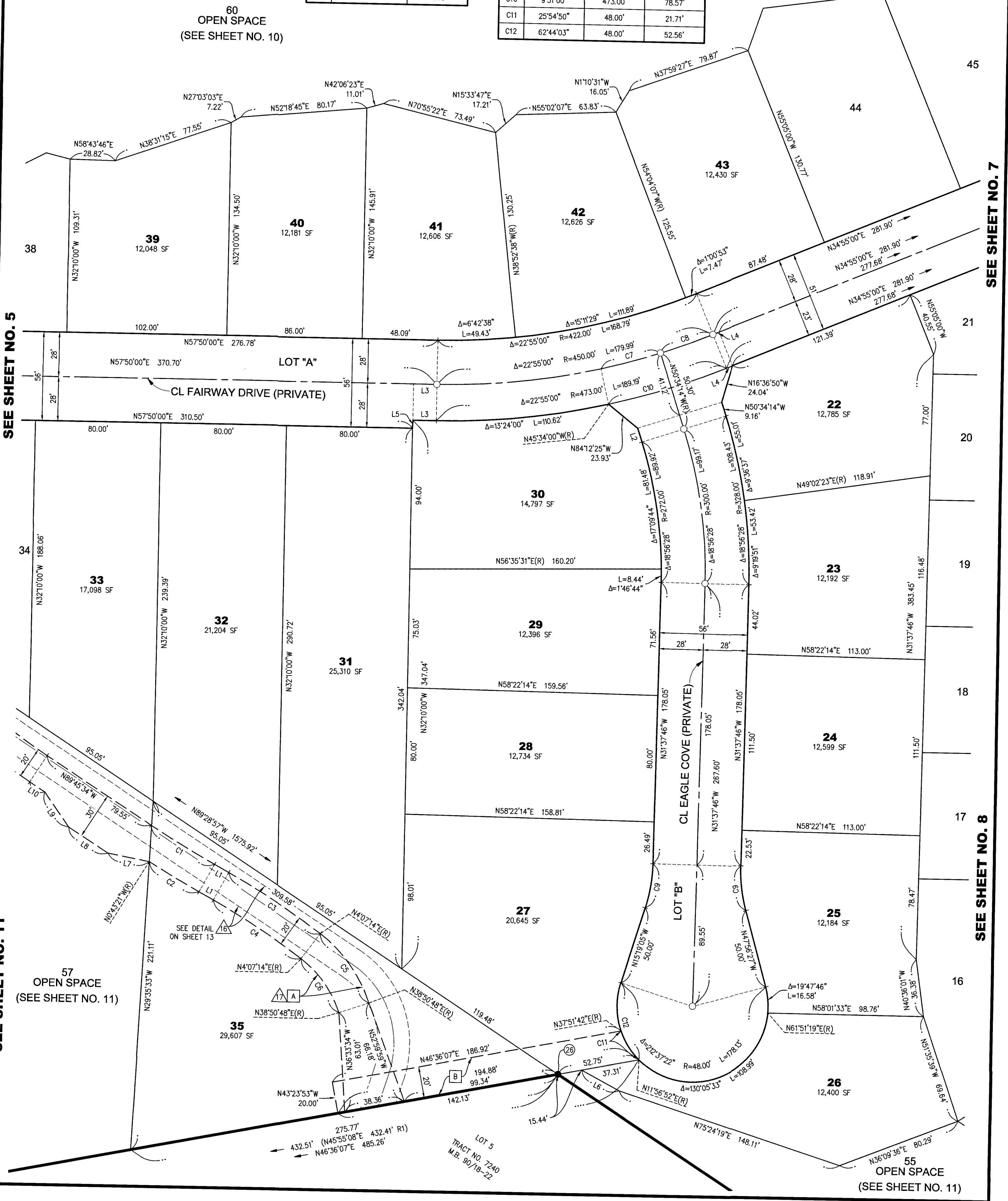
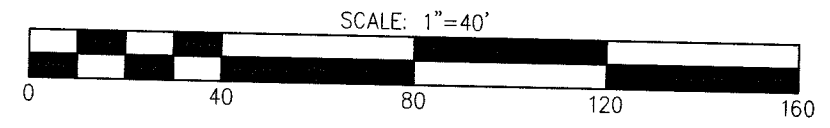
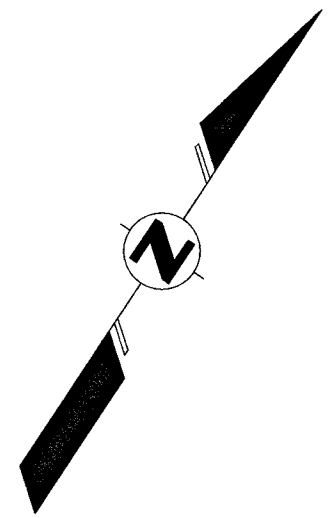
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RTM ENGINEERING CONSULTANTS

JANUARY, 2023

LINE TABLE		
NO.	BEARING	LENGTH
L1	N86°17'48"E	10.43'
L2	N50°34'14"W	9.18'
L3	N57°50'00"E	14.94'
L4	N34°55'00"E	4.22'
L5	N32°10'00"W	5.00'
L6	N85°30'04"E	27.11'
L7	N68°14'28"E	26.96'
L8	N89°45'34"W	30.00'
L9	N67°57'29"W	26.93'
L10	N89°45'34"W	11.49'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	3°56'38"	690.00'	47.50'
C2	2°58'50"	710.00'	36.94'
C3	7°49'26"	510.00'	69.64'
C4	7°49'26"	490.00'	66.91'
C5	34°43'34"	90.00'	54.55'
C6	34°43'34"	70.00'	42.43'
C7	5°00'14"	450.00'	39.30'
C8	4°30'46"	450.00'	35.44'
C9	16°18'41"	100.00'	28.47'
C10	9°31'00"	473.00'	78.57'
C11	25°54'50"	48.00'	21.71'
C12	62°44'03"	48.00'	52.56'



SEE SHEET NO. 5

SEE SHEET NO. 11

SEE SHEET NO. 7

SEE SHEET NO. 8

LOT 5
TRACT NO. 7240
M.B. 90/18-22

NOTE:
SEE SHEET 2 FOR INDEX MAP, SURVEYOR'S NOTES, EASEMENT NOTES, ENVIRONMENTAL CONSTRAINT NOTE, AND BASIS OF BEARINGS. SEE SHEET 3 FOR BOUNDARY AND FOUND MONUMENT NOTES.

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

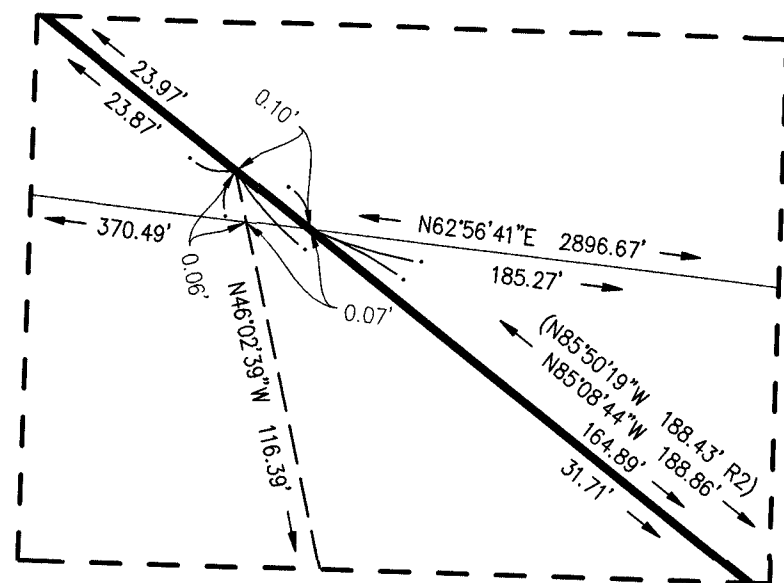
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BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, AND ALL OF LOT 4 OF TRACT NO. 7240, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 34, AS SHOWN BY MAP ON FILE IN BOOK 90, PAGES 18 THROUGH 22, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, CALIFORNIA, LOCATED IN SECTION 34, TOWNSHIP 4 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN.

RTM ENGINEERING CONSULTANTS

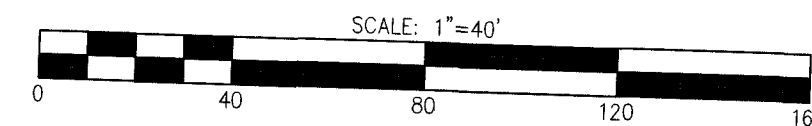
JANUARY, 2023

SHEET 7 OF 13 SHEETS

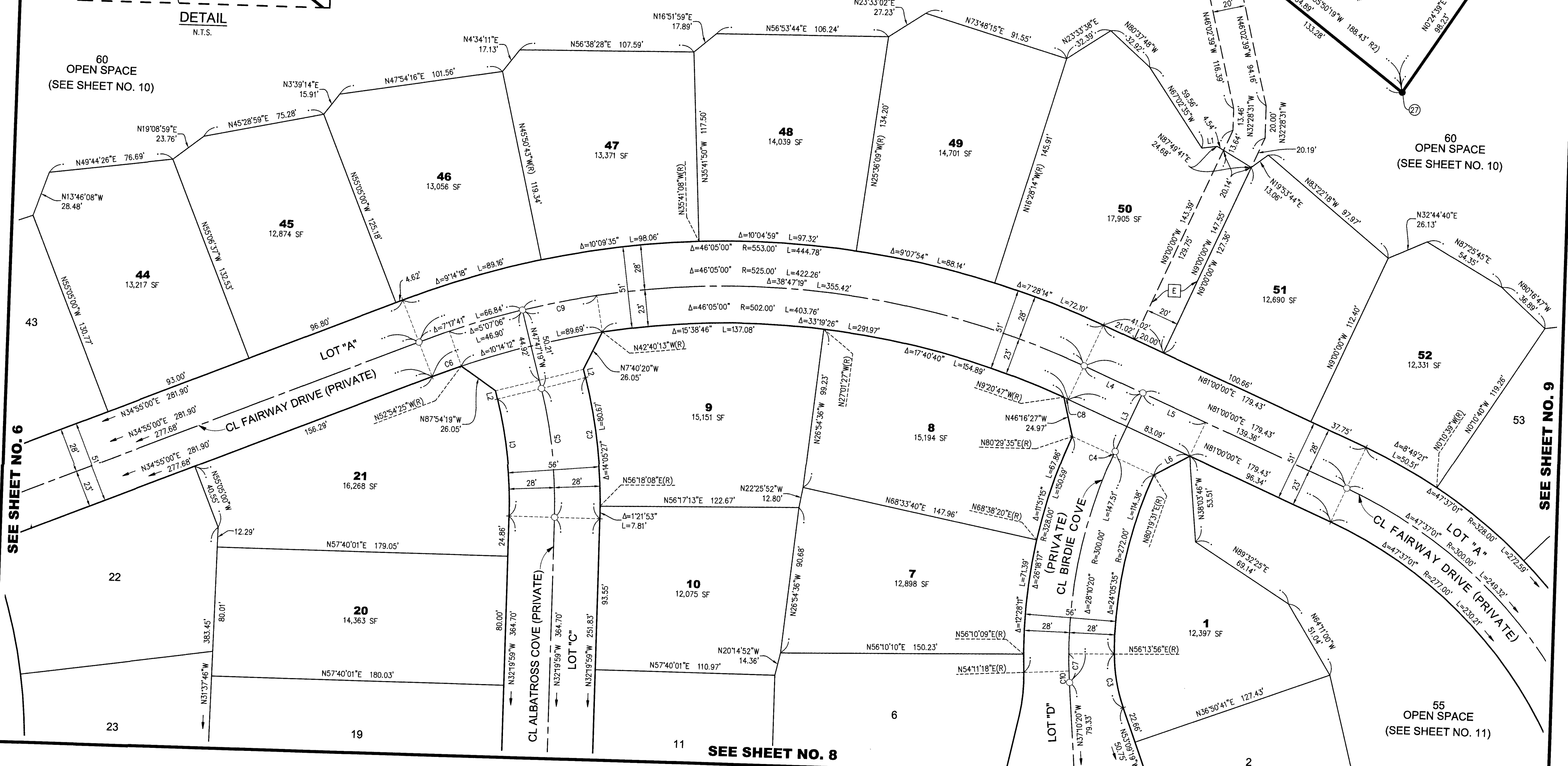
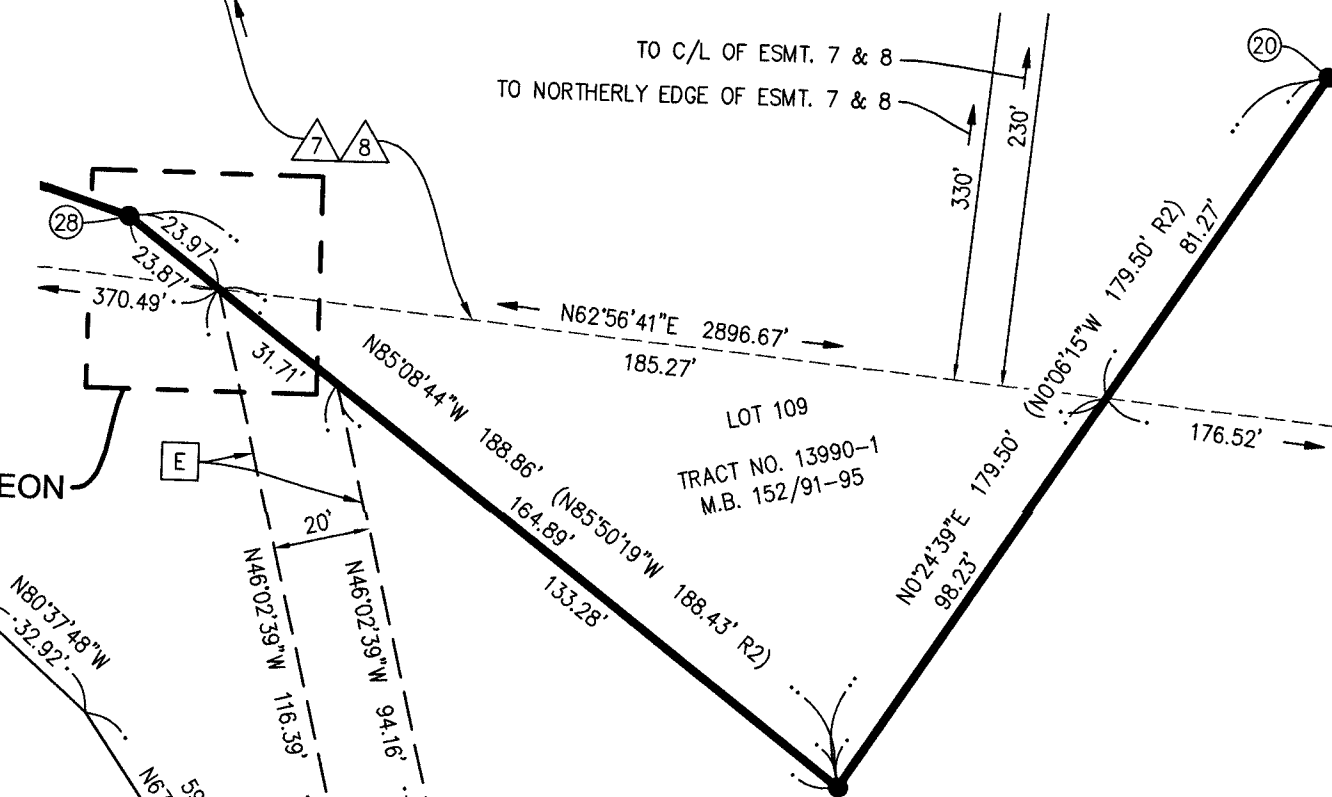


LINE TABLE		
NO.	BEARING	LENGTH
L1	N49°58'01\"E	9.54'
L2	N47°47'19\"W	5.28'
L3	N9°00'00\"W	39.97'
L4	N81°00'00\"E	40.07'
L5	N81°00'00\"E	43.02'
L6	N27°37'35\"E	25.14'

CURVE TABLE							
NO.	DELTA	RADIUS	LENGTH	NO.	DELTA	RADIUS	LENGTH
C1	15°27'20\"	272.00'	73.37'	C6	2°10'35\"	502.00'	19.07'
C2	15°27'20\"	328.00'	88.48'	C7	3°24'16\"	300.00'	17.83'
C3	19°23'15\"	100.00'	33.84'	C8	0°20'47\"	502.00'	3.04'
C4	0°40'29\"	300.00'	3.53'	C9	5°07'06\"	525.00'	46.90'
C5	15°27'20\"	300.00'	80.93'	C10	1°21'38\"	300.00'	7.12'



SEE DETAIL HEREON



SEE SHEET NO. 6

SEE SHEET NO. 9

SEE SHEET NO. 8

SEE SHEET NO. 11

NOTE:
 SEE SHEET 2 FOR INDEX MAP, SURVEYOR'S NOTES, EASEMENT NOTES, ENVIRONMENTAL CONSTRAINT NOTE, AND BASIS OF BEARINGS.
 SEE SHEET 3 FOR BOUNDARY AND FOUND MONUMENT NOTES.

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

TRACT NO. 33688

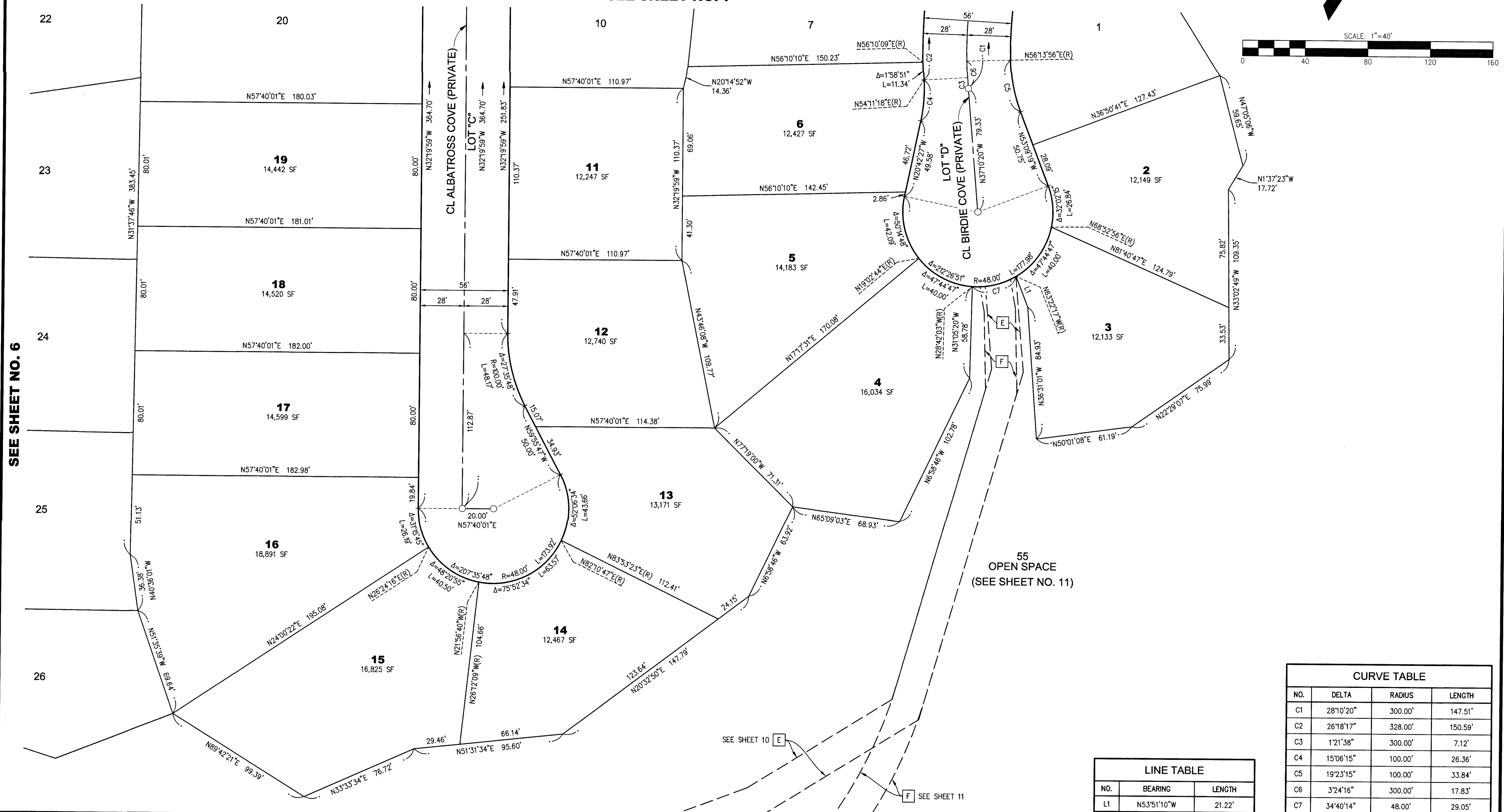
BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, AND ALL OF LOT 4 OF TRACT NO. 7240, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 34, AS SHOWN BY MAP ON FILE IN BOOK 90, PAGES 18 THROUGH 22, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, CALIFORNIA. LOCATED IN SECTION 34, TOWNSHIP 4 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN.

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SHEET 8 OF 13 SHEETS

SEE SHEET NO. 7



SEE SHEET NO. 6

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	28°10'20"	300.00'	147.51'
C2	26°18'17"	328.00'	150.59'
C3	1°21'38"	300.00'	7.12'
C4	15°06'15"	100.00'	26.36'
C5	19°23'15"	100.00'	33.84'
C6	3°24'16"	300.00'	17.83'
C7	34°40'14"	48.00'	29.05'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N53°51'10"W	21.22'

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

SHEET 9 OF 13 SHEETS

TRACT NO. 33688

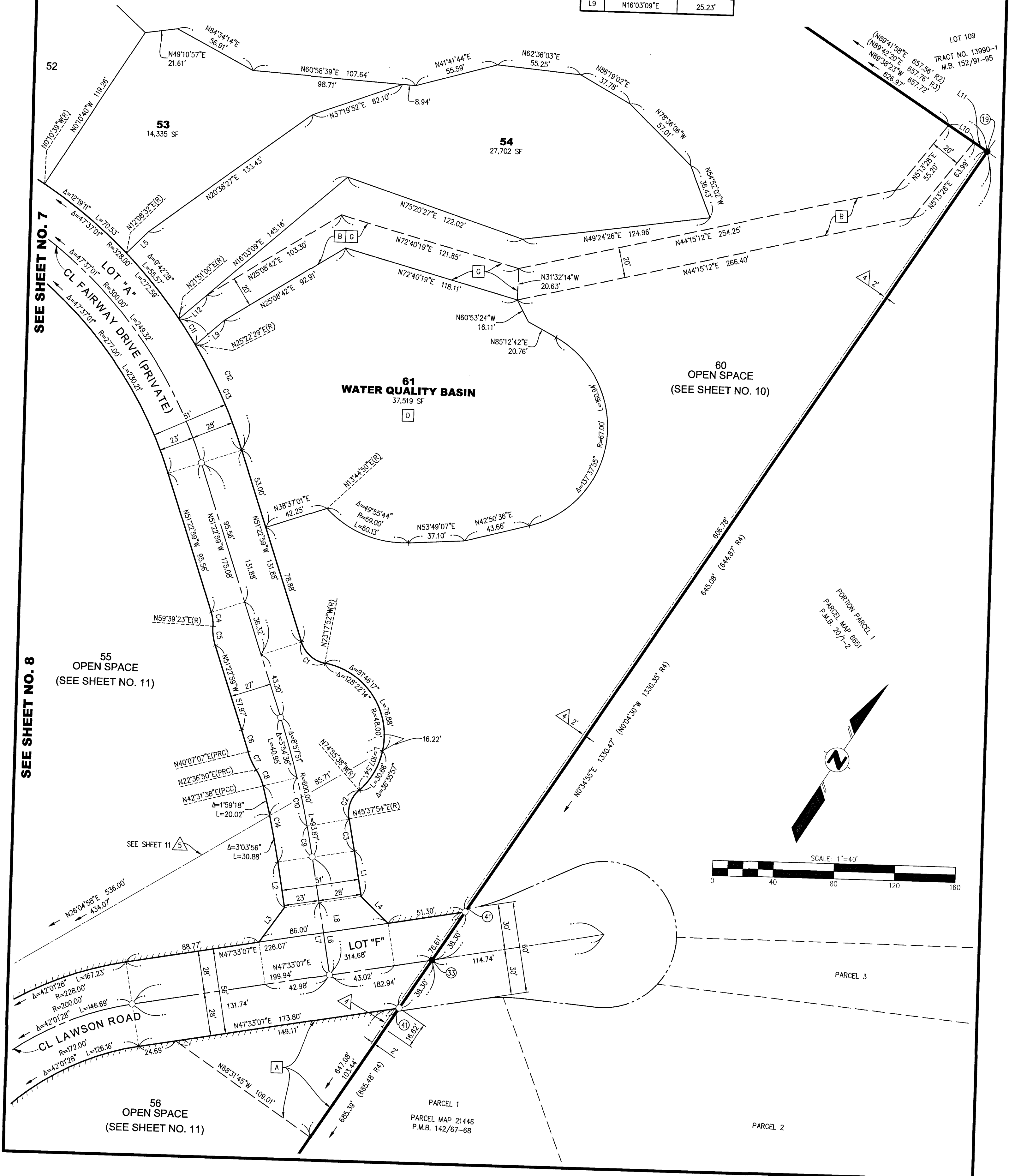
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JANUARY, 2023

CURVE TABLE							
NO.	DELTA	RADIUS	LENGTH	NO.	DELTA	RADIUS	LENGTH
C1	61°54'53"	20.00'	21.61'	C9	1°56'58"	600.00'	20.41'
C2	59°26'28"	20.00'	20.75'	C10	3°06'17"	600.00'	32.51'
C3	1°56'58"	628.00'	21.37'	C11	3°31'29"	328.00'	20.18'
C4	21°02'22"	25.00'	9.18'	C12	16°46'01"	328.00'	95.98'
C5	21°02'22"	35.00'	12.85'	C13	13°14'32"	328.00'	75.80'
C6	1°30'06"	573.00'	15.02'	C14	5°03'14"	577.00'	50.90'
C7	17°30'18"	43.00'	13.14'				
C8	19°54'48"	33.00'	11.47'				

LINE TABLE					
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N42°25'08"W	30.24'	L10	N89°38'23"W	20.07'
L2	N42°25'08"W	30.29'	L11	N89°38'23"W	10.67'
L3	N2°33'59"E	28.28'	L12	N16°03'09"E	24.17'
L4	N79°18'27"W	25.01'			
L5	N12°08'32"E(R)	20.21'			
L6	N42°25'08"W	48.02'			
L7	N42°25'08"W	47.98'			
L8	N42°25'08"W	78.27'			
L9	N16°03'09"E	25.23'			



NOTE:

SEE SHEET 2 FOR INDEX MAP, SURVEYOR'S NOTES, EASEMENT NOTES, ENVIRONMENTAL CONSTRAINT NOTE, AND BASIS OF BEARINGS. SEE SHEET 3 FOR BOUNDARY AND FOUND MONUMENT NOTES.

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

TRACT NO. 33688

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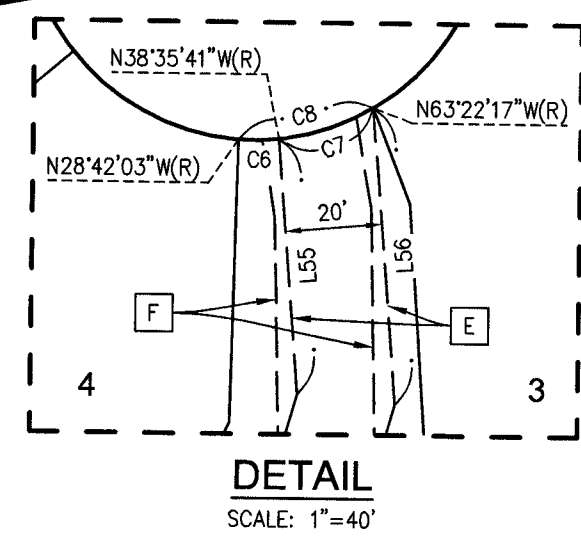
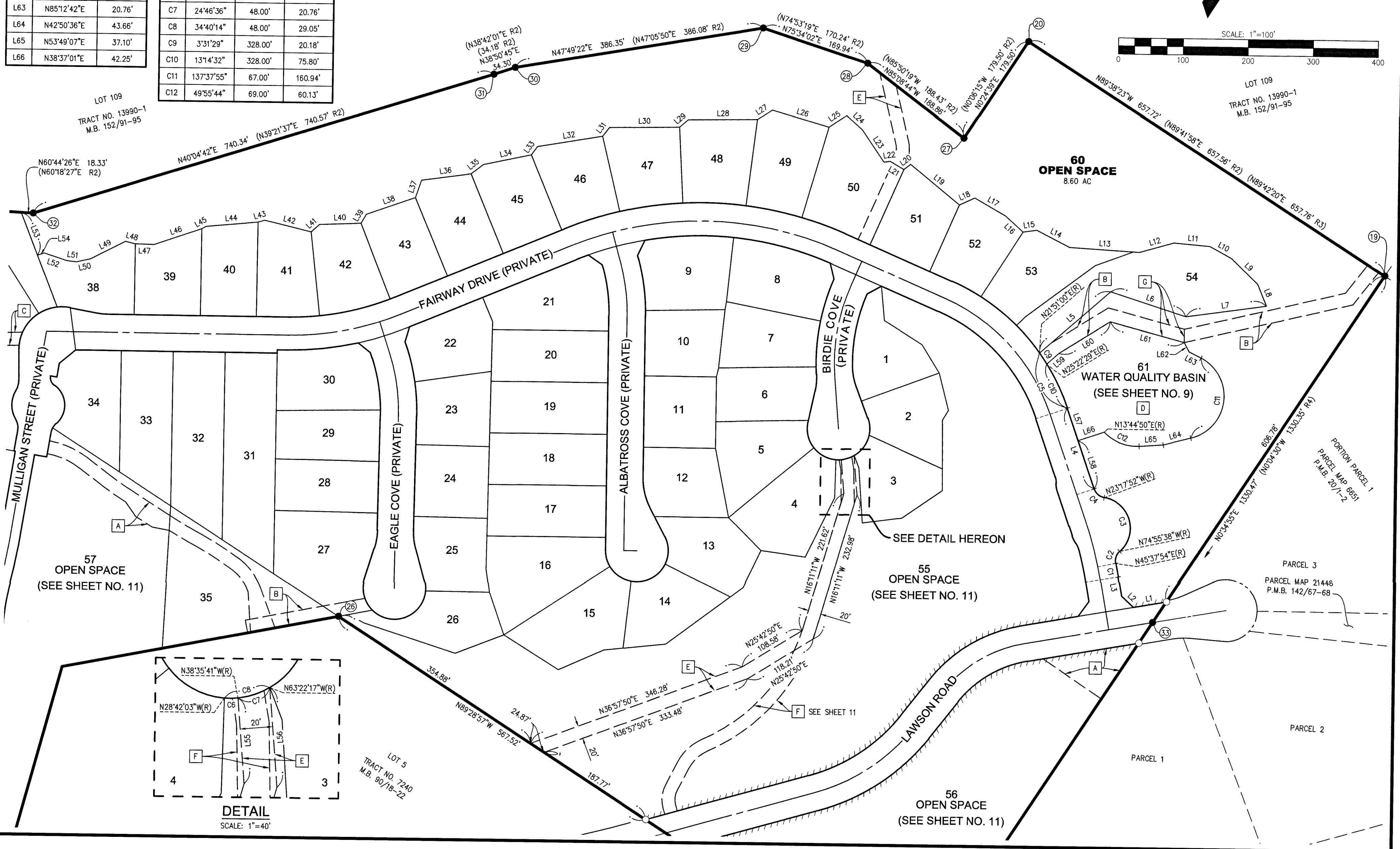
RTM ENGINEERING CONSULTANTS

JANUARY, 2023

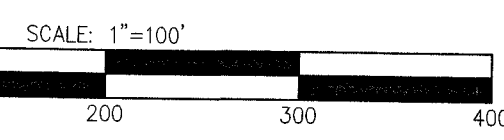
LINE TABLE		
NO.	BEARING	LENGTH
L1	N47°33'07"E	51.30'
L2	N79°18'27"W	25.01'
L3	N42°25'08"W	30.24'
L4	N51°22'59"W	131.88'
L5	N16°03'09"E	145.16'
L6	N75°20'27"E	122.02'
L7	N49°24'26"E	124.96'
L8	N54°52'02"W	36.43'
L9	N78°36'06"W	57.01'
L10	N86°19'02"E	37.78'
L11	N62°36'03"E	55.25'
L12	N41°41'44"E	55.59'
L13	N60°58'39"E	107.64'
L14	N84°34'14"E	56.91'
L15	N49°10'57"E	21.61'
L16	N80°16'47"W	36.89'
L17	N87°25'45"E	54.35'
L18	N32°44'40"E	26.13'
L19	N83°22'18"W	97.97'
L20	N19°53'44"E	13.06'
L21	N87°49'41"E	24.68'
L22	N49°58'01"E	9.54'
L23	N67°02'35"W	59.56'
L24	N80°37'48"W	32.92'
L25	N23°33'38"E	32.39'
L26	N73°48'15"E	91.55'
L27	N23°33'02"E	27.23'
L28	N56°53'44"E	106.24'
L29	N16°51'59"E	17.89'
L30	N56°38'28"E	107.59'
L31	N4°34'11"E	17.13'
L32	N47°54'16"E	101.56'
L33	N3°39'14"E	15.91'
L34	N45°28'59"E	75.28'
L35	N19°08'59"E	23.76'
L36	N49°44'28"E	76.69'
L37	N13°46'08"W	28.48'
L38	N37°59'27"E	79.87'
L39	N1°10'31"W	16.05'
L40	N55°02'07"E	63.83'
L41	N15°33'47"E	17.21'
L42	N70°55'22"E	73.49'
L43	N42°06'23"E	11.01'
L44	N52°18'45"E	80.17'
L45	N27°03'03"E	7.22'
L46	N38°31'15"E	77.55'
L47	N58°43'46"E	28.82'
L48	N71°36'19"E	15.70'
L49	N30°19'31"E	60.27'
L50	N44°54'31"E	22.22'
L51	N64°20'57"E	14.93'
L52	N75°24'26"E	37.04'
L53	N53°44'49"W	70.92'
L54	N36°15'11"E	10.68'
L55	N37°10'20"W	53.21'
L56	N37°10'20"W	61.83'

LINE TABLE		
NO.	BEARING	LENGTH
L57	N51°22'59"W	53.00'
L58	N51°22'59"W	78.88'
L59	N16°03'09"E	25.23'
L60	N25°08'42"E	92.91'
L61	N72°40'19"E	118.11'
L62	N60°53'24"W	16.11'
L63	N85°12'42"E	20.76'
L64	N42°50'36"E	43.66'
L65	N53°49'07"E	37.10'
L66	N38°37'01"E	42.25'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	1°56'58"	628.00'	21.37'
C2	59°26'28"	20.00'	20.75'
C3	128°22'14"	48.00'	107.54'
C4	61°54'53"	20.00'	21.61'
C5	16°46'01"	328.00'	95.98'
C6	9°53'38"	48.00'	8.29'
C7	24°46'36"	48.00'	20.76'
C8	34°40'14"	48.00'	29.05'
C9	3°31'29"	328.00'	20.18'
C10	13°14'32"	328.00'	75.80'
C11	137°37'55"	67.00'	160.94'
C12	49°55'44"	69.00'	60.13'



LOT 5
TRACT NO. 7240
M.B. 90/18-22



LOT 109
TRACT NO. 13990-1
M.B. 152/91-95

PARCEL 1
PARCEL MAP 6651
P.M.B. 20/1-2

PARCEL 3
PARCEL MAP 21446
P.M.B. 142/67-68

PARCEL 2

SEE DETAIL HEREON

SEE SHEET 11

56
OPEN SPACE
(SEE SHEET NO. 11)

57
OPEN SPACE
(SEE SHEET NO. 11)

55
OPEN SPACE
(SEE SHEET NO. 11)

60
OPEN SPACE
8.60 AC

61
WATER QUALITY BASIN
(SEE SHEET NO. 9)

NOTE:

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TRACT NO. 33688

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RTM ENGINEERING CONSULTANTS

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SHEET 11 OF 13 SHEETS

LINE TABLE		
NO.	BEARING	LENGTH
L1	N5°31'39"E	71.30'
L2	N46°36'07"E	15.44'
L3	N85°30'04"E	27.11'
L4	N75°24'19"E	148.11'
L5	N36°09'36"E	80.29'
L6	N89°42'21"E	99.39'
L7	N33°33'34"E	76.72'
L8	N51°31'34"E	95.60'
L9	N20°32'50"E	147.79'
L10	N6°58'46"W	63.92'
L11	N65°09'03"E	68.93'
L12	N6°58'46"W	102.78'
L13	N31°05'20"W	58.78'
L14	N53°51'10"W	21.22'
L15	N36°31'01"W	84.93'
L16	N50°01'08"E	61.19'
L17	N22°29'07"E	75.99'
L18	N33°02'49"W	109.35'
L19	N1°37'23"W	17.72'
L20	N47°05'06"W	59.65'
L21	N64°11'00"W	51.04'
L22	N89°32'25"E	69.14'
L23	N38°03'46"W	53.51'
L24	N81°00'00"E	96.34'
L25	N51°22'59"W	95.56'
L26	N51°22'59"W	57.97'
L27	N42°25'08"W	30.29'
L28	N2°33'59"E	28.28'
L29	N47°33'07"E	88.77'
L30	N78°25'29"W	25.25'
L31	N24°37'34"W	90.05'
L32	N31°29'59"W	29.55'
L33	N19°09'59"W	36.56'
L34	N66°50'01"E	19.00'
L35	N23°09'59"W	37.60'
L36	N89°28'57"W	93.33'
L37	N49°40'53"W	27.32'
L38	N89°28'57"W	138.54'
L39	N66°50'01"E	23.94'
L40	N24°37'34"W	84.62'
L41	N31°46'43"E	27.09'
L42	N41°42'39"E	20.00'
L43	N41°42'39"E	30.82'
L44	N48°17'21"W	10.15'
L45	N5°23'23"W	38.20'
L46	N33°49'20"W	49.75'
L47	N33°49'20"W	54.35'
L48	N42°20'41"W	16.35'
L49	N42°20'41"W	19.31'
L50	N60°07'02"W	20.00'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	36°11'00"	328.00'	207.14'
C2	42°01'28"	172.00'	126.16'
C3	34°40'14"	48.00'	29.05'
C4	47°37'01"	277.00'	230.21'

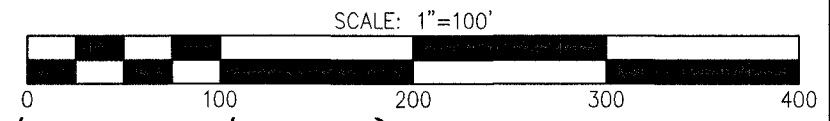
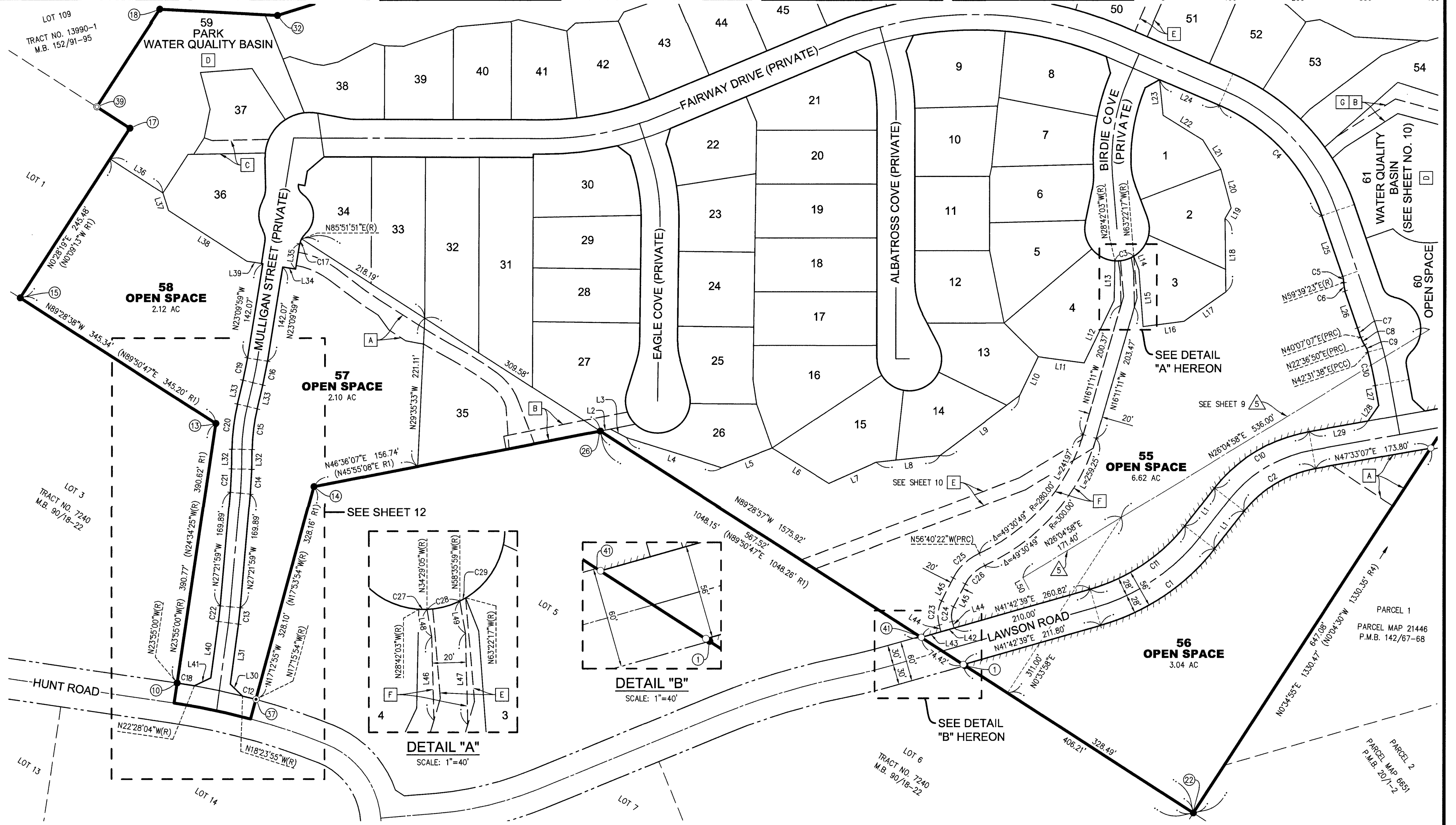
CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C5	21°02'22"	25.00'	9.18'
C6	21°02'22"	35.00'	12.85'
C7	1°30'06"	573.00'	15.02'
C8	17°30'18"	43.00'	13.14'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C9	19°54'48"	33.00'	11.47'
C10	42°01'28"	228.00'	167.23'
C11	36°11'00"	272.00'	171.77'
C12	1°08'02"	1,030.00'	20.38'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C13	2°44'25"	515.00'	24.63'
C14	4°08'00"	515.00'	37.15'
C15	12°20'00"	285.00'	61.35'
C16	4°00'00"	515.00'	35.95'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C17	19°01'50"	25.00'	8.30'
C18	1°26'56"	1,030.00'	26.05'
C19	4°00'00"	485.00'	33.86'
C20	12°20'00"	315.00'	67.81'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C21	4°08'00"	485.00'	34.99'
C22	2°44'25"	485.00'	23.20'
C23	42°53'59"	50.00'	37.44'
C24	42°53'59"	30.00'	22.46'
C25	38°43'01"	80.00'	54.06'
C26	38°43'01"	60.00'	40.54'
C27	5°47'02"	48.00'	4.85'
C28	24°06'54"	48.00'	20.20'
C29	4°46'18"	48.00'	4.00'
C30	5°03'14"	577.00'	50.90'



NOTE:

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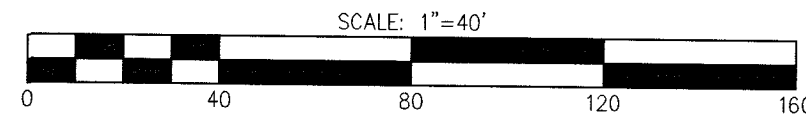
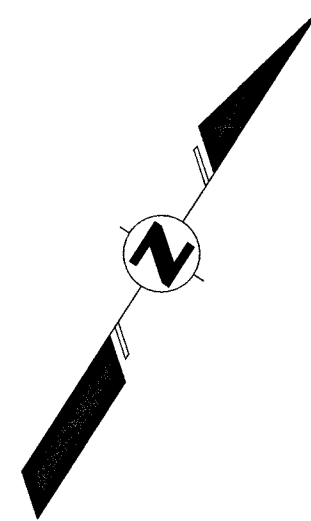
SHEET 12 OF 13 SHEETS

TRACT NO. 33688

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RTM ENGINEERING CONSULTANTS

JANUARY, 2023



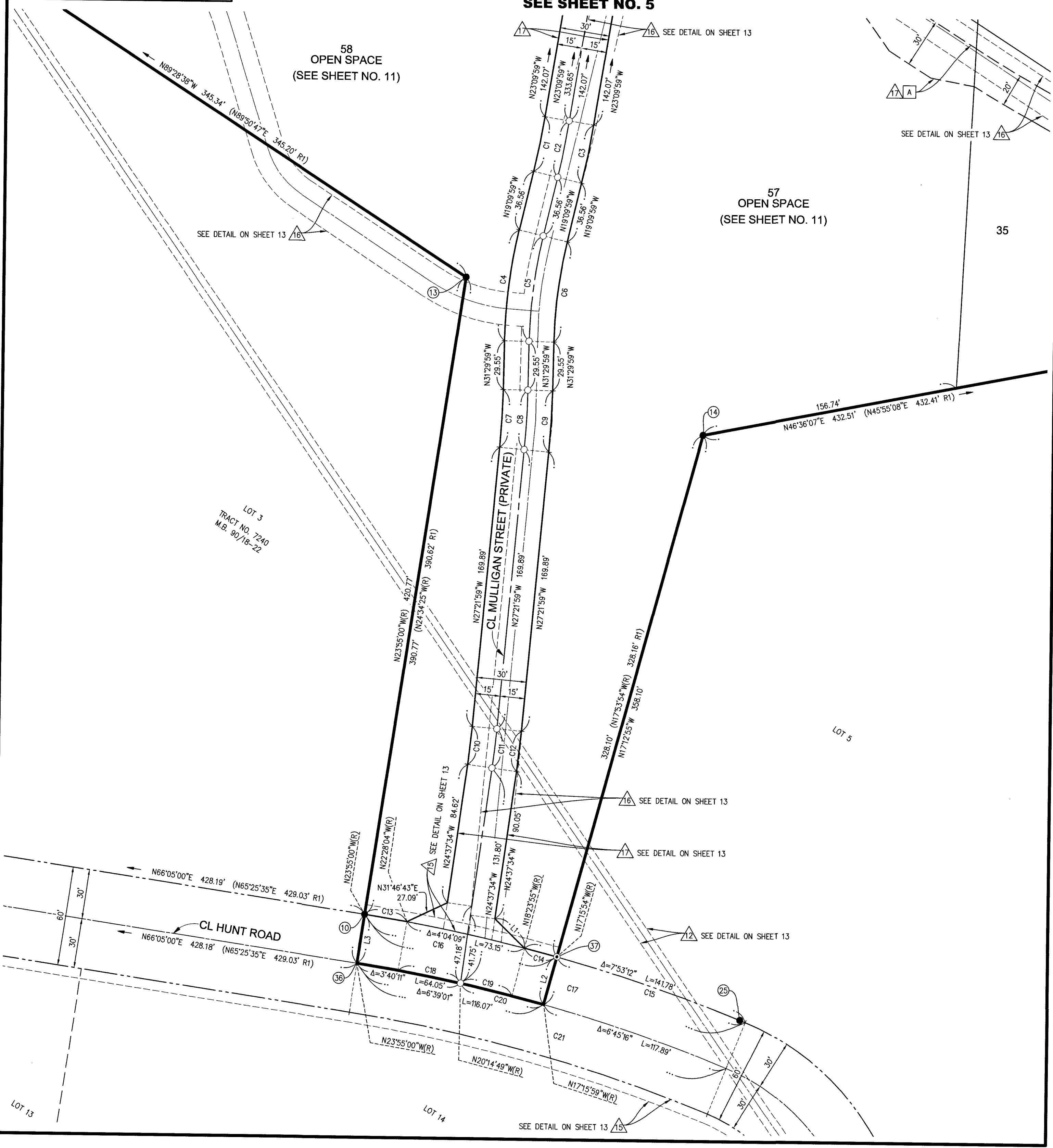
CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	NO.	DELTA	RADIUS	LENGTH
C1	4°00'00"	485.00'	33.86'	C16	6°39'07" (6°40'31" R1)	1,030.00' (1,030.00' R1)	119.58' (120.00' R1)
C2	4°00'00"	500.00'	34.91'	C17	13°24'17" (13°24'47" R1)	1,030.00' (1,030.00' R1)	240.98' (241.12' R1)
C3	4°00'00"	515.00'	35.95'	C18	2°13'15"	1,000.00'	38.76'
C4	12°20'00"	315.00'	67.81'	C19	1°50'54"	1,000.00'	32.26'
C5	12°20'00"	300.00'	64.58'	C20	2°58'50"	1,000.00'	52.02'
C6	12°20'00"	285.00'	61.35'	C21	13°24'17" (13°24'47" R1)	1,000.00' (1,000.00' R1)	233.96' (234.10' R1)
C7	4°08'00"	485.00'	34.99'				
C8	4°08'00"	500.00'	36.07'				
C9	4°08'00"	515.00'	37.15'				
C10	2°44'25"	485.00'	23.20'				
C11	2°44'25"	500.00'	23.91'				
C12	2°44'25"	515.00'	24.63'				
C13	1°26'56"	1,030.00'	26.05'				
C14	1°08'02"	1,030.00'	20.38'				
C15	6°45'10" (6°44'16" R1)	1,030.00' (1,030.00' R1)	121.40' (121.12' R1)				

LINE TABLE

NO.	BEARING	LENGTH
L1	N78°25'29"W	25.25'
L2	N17°12'55"W	30.00'
L3	N23°55'00"W(R)	30.00'

SEE SHEET NO. 5



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

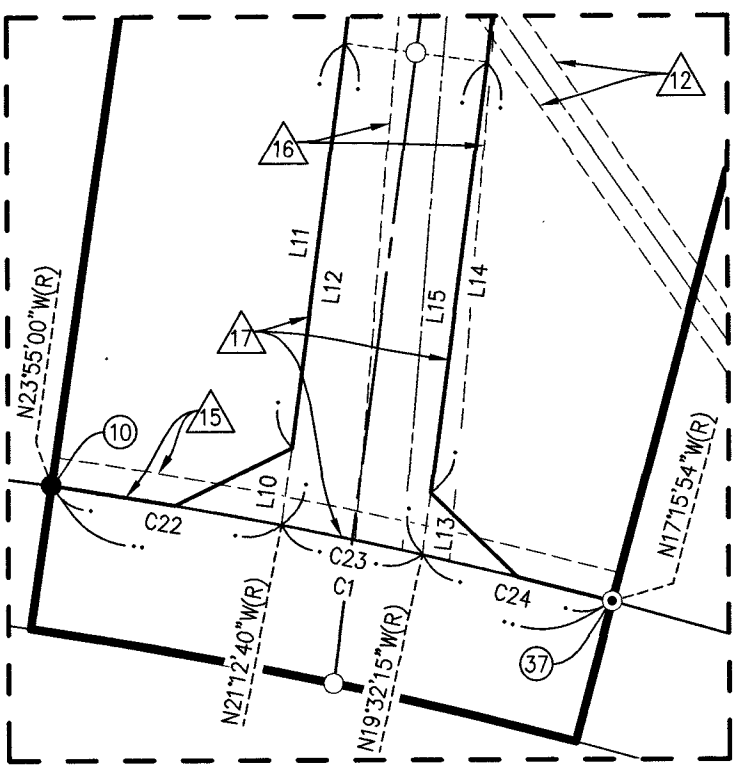
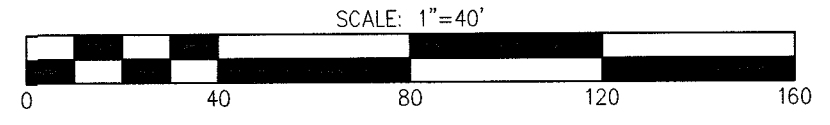
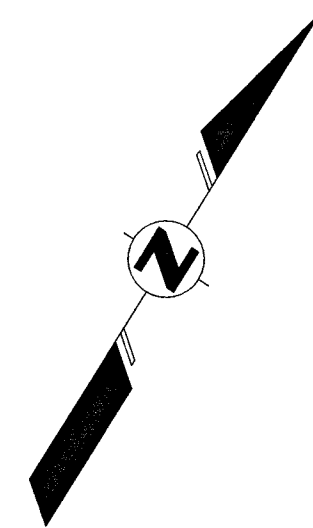
SHEET 13 OF 13 SHEETS

TRACT NO. 33688

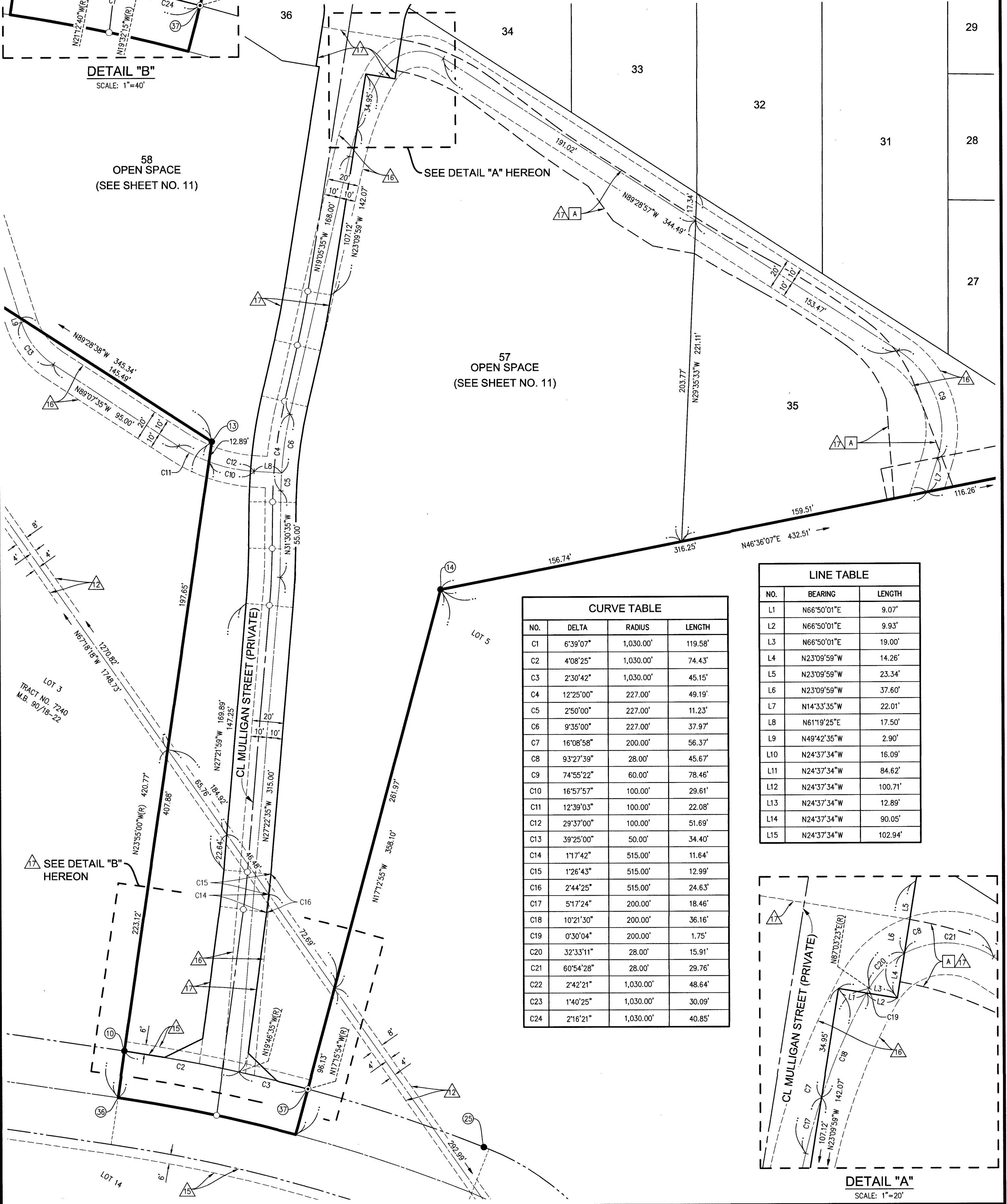
BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, AND ALL OF LOT 4 OF TRACT NO. 7240, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 34, AS SHOWN BY MAP ON FILE IN BOOK 90, PAGES 18 THROUGH 22, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, CALIFORNIA. LOCATED IN SECTION 34, TOWNSHIP 4 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN.

RTM ENGINEERING CONSULTANTS

JANUARY, 2023

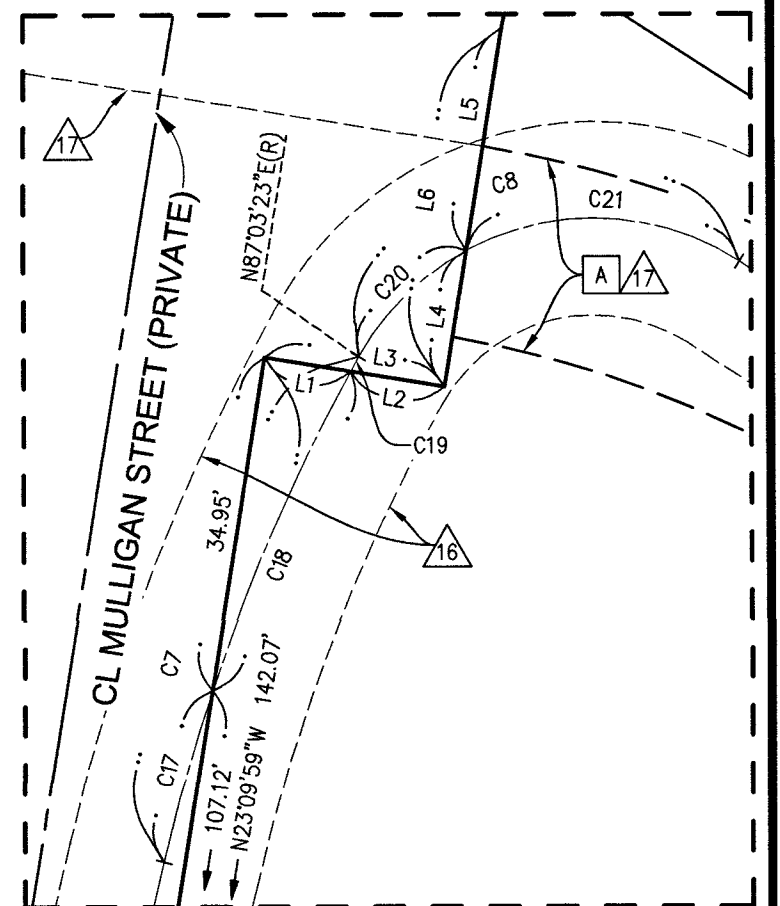


DETAIL "B"
 SCALE: 1"=40'



CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	6°39'07"	1,030.00'	119.58'
C2	4°08'25"	1,030.00'	74.43'
C3	2°30'42"	1,030.00'	45.15'
C4	12°25'00"	227.00'	49.19'
C5	2°50'00"	227.00'	11.23'
C6	9°35'00"	227.00'	37.97'
C7	16°08'58"	200.00'	56.37'
C8	93°27'39"	28.00'	45.67'
C9	74°55'22"	60.00'	78.46'
C10	16°57'57"	100.00'	29.61'
C11	12°39'03"	100.00'	22.08'
C12	29°37'00"	100.00'	51.69'
C13	39°25'00"	50.00'	34.40'
C14	1°17'42"	515.00'	11.64'
C15	1°26'43"	515.00'	12.99'
C16	2°44'25"	515.00'	24.63'
C17	5°17'24"	200.00'	18.46'
C18	10°21'30"	200.00'	36.16'
C19	0°30'04"	200.00'	1.75'
C20	32°33'11"	28.00'	15.91'
C21	60°54'28"	28.00'	29.76'
C22	2°42'21"	1,030.00'	48.64'
C23	1°40'25"	1,030.00'	30.09'
C24	2°16'21"	1,030.00'	40.85'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N66°50'01"E	9.07'
L2	N66°50'01"E	9.93'
L3	N66°50'01"E	19.00'
L4	N23°09'59"W	14.26'
L5	N23°09'59"W	23.34'
L6	N23°09'59"W	37.60'
L7	N14°33'35"W	22.01'
L8	N61°19'25"E	17.50'
L9	N49°42'35"W	2.90'
L10	N24°37'34"W	16.09'
L11	N24°37'34"W	84.62'
L12	N24°37'34"W	100.71'
L13	N24°37'34"W	12.89'
L14	N24°37'34"W	90.05'
L15	N24°37'34"W	102.94'



DETAIL "A"
 SCALE: 1"=20'