

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



**ITEM: 2.17**  
(ID # 25614)

**MEETING DATE:**  
Tuesday, July 30, 2024

**FROM :** TLMA-TRANSPORTATION

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:  
Approval of Final Tract Map 37078 a Schedule "A" Subdivision in the French Valley area.  
District 3. [Applicant Fees 100%]

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

1. Approve the Improvement Agreements for Final Tract Map 37078 as approved by County Counsel;
2. Approve the Final Map; and
3. Authorize the Chair of the Board to sign the Improvement Agreements and Final Tract Map 37078.

**ACTION:Consent**

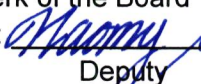
  
Dennis Acuna, Director of Transportation 7/18/2024

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: July 30, 2024  
xc: Trans.

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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

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

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

**BACKGROUND:**

**Summary**

The Tentative Map of Tract Map 37078 was approved by the Board of Supervisors on June 8, 2021, as Agenda Item 21.2. Final Tract Map 37078 is a 30.62-acre subdivision creating 3 lots for condominium purposes, 2 basin lots, and 2 park lots, in the area of French Valley. 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.

Lennar Homes of California, LLC., A California limited Liability Company desires to enter into Improvement Agreements to guarantee the construction of the required improvements and has submitted Improvement Agreements which have been approved by County Counsel. All costs for improvements will be the responsibility of the developer.

TR 37078 \$1,112,500 for the completion of road and drainage improvements.

TR 37078 \$60,000 for the completion of the water system.

TR 37078 \$80,000 for the completion of the sewer system.

TR 37078 \$61,000 for the completion of the survey monumentation.

**Additional Fiscal Information:**

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

**ATTACHMENTS:**

TR 37078 Vicinity Map

TR 37078 Improvement Agreement

TR 37078 Mylars

  
Jason Farin, Principal Management Analyst

7/25/2024

  
George Trindle, PAF ASST COUNTY COUNSEL

7/19/2024

**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 Lennar Homes of California, LLC., A California Limited Liability Company, 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 **TR 37078**, hereby agrees, at Contractor's own cost and expense, to furnish all labor, equipment and materials necessary to perform and complete, within **24** months from the date this agreement is executed, in a good and workmanlike manner, all road and drainage improvements in accordance with those Road Plans for said land division which have been approved by the County Director of Transportation, and are on file in the office of the Riverside County Transportation Department, and do all work incidental thereto in accordance with the standards set forth in Riverside County Ordinance No. 461, as amended, which are hereby expressly made a part of this agreement. All the above required work shall be done under the inspection of and to the satisfaction of the County Director of Transportation, and shall not be deemed complete until approved and accepted as complete by the County. Contractor further agrees to maintain the above required improvements for a period of one year following acceptance by the County, and during this one year period to repair or replace, to the satisfaction of the Director of Transportation, any defective work or labor done or defective materials furnished. Contractor further agrees that all underground improvements shall be completed prior to the paving of any roadway. The estimated cost of said work and improvements is the sum of **One Million One Hundred Twelve Thousand Five Hundred and no/100 Dollars (\$1,112,500.00)**.

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 guaranteeing the completion of the road and drainage improvements, all costs and reasonable expenses and fees incurred by County in successfully enforcing such obligations shall be paid by Contractor, including reasonable attorney's fees, and that, upon entry of judgment, all such costs, expenses and fees shall be taxed as costs and included in any judgment rendered.

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

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

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

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

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

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


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

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

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

<u>County</u>	<u>Contractor</u>
Construction Engineer Riverside County Transportation Dept. 4080 Lemon Street, 8 <sup>th</sup> Floor Riverside, CA 92501	Lennar Homes of California, LLC., A California Limited Liability Company 980 Montecito Dr., Suite 300 Corona, CA 92879

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

By   
Print Name William Sanchez  
Title Authorized Agent  
By \_\_\_\_\_  
Print Name \_\_\_\_\_  
Title \_\_\_\_\_

COUNTY OF RIVERSIDE signature page to follow on page 4.

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

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside)

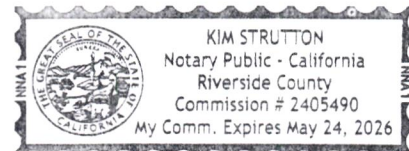
On 11-20-2023 before me, Kim Strutton, Notary Public  
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

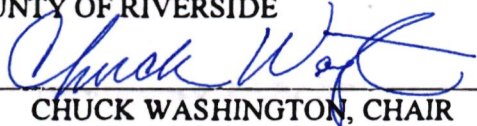
Signature  (Seal)



COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE

By

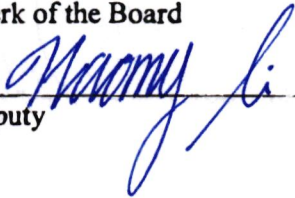


CHUCK WASHINGTON, CHAIR  
Board of Supervisors

ATTEST:

KIMBERLY RECTOR,  
Clerk of the Board

By

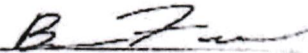


Deputy

APPROVED AS TO FORM

County Counsel

By



Revised 09/01/2020

Agreement for the the Construction of Road/Drainage Improvements

TR 37078

Page 4

JUL 30 2024

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**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 Lennar Homes of California, LLC., A California Limited Liability Company, 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 TR 37078, hereby agrees, at Contractor's own cost and expense, to construct or cause to have constructed, within 24 months from the date this agreement is executed, in a good and workmanlike manner, a water distribution system, complete with all necessary pipes, valves, fire hydrants, connections and appurtenances necessary to the satisfactory operation of said distribution system, and, further, to extend main or mains from the existing supply system maintained and operated by Easter Municipal Water District to connect with the distribution system described above with all pipe laid at such a depth as to provide a full thirty-six inch (36") minimum cover from the top of the pipe to street grade, unless otherwise specified by the Director of Transportation, all in accordance with those plans and specifications which have been approved by both the County Health Director and Director of Transportation, and are on file in the office of the Riverside County Transportation Department. Said approved plans and specifications are hereby made a part of this agreement as fully as though set forth herein. All of the above required work shall be done under the inspection of, and to the satisfaction of, the County Director of Transportation and the County Health Officer, and shall not be deemed complete until approved and accepted as complete by the County. Contractor further agrees to maintain the above required improvements for a period of one year following acceptance by the County, and during this one year period to repair or replace, to the satisfaction of the Director of Transportation, any defective work or labor done or defective materials furnished. Contractor further agrees that all underground improvements shall be completed prior to the paving of any roadway. The estimated cost of said work and improvements is the sum of Sixty Thousand and no/100 Dollars (\$60,000.00).

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

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



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

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

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

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

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

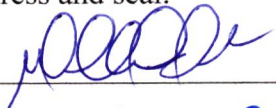
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TENTH: It is understood and agreed by the parties hereto that if any part, term or provision of this agreement is by the courts held to be unlawful and void, the validity of the remaining portions shall not be affected and the rights and obligations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

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

<u>County</u>	<u>Contractor</u>
Construction Engineer Riverside County Transportation Dept. 4080 Lemon Street, 8 <sup>th</sup> Floor Riverside, CA 92501	Lennar Homes of California, LLC., A California Limited Liability Company 980 Montecito Dr., Suite 300 Corona, CA 92879

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

By   
Print Name William Sauste  
Title Authorized Agent  
By \_\_\_\_\_  
Print Name \_\_\_\_\_  
Title \_\_\_\_\_

COUNTY OF RIVERSIDE signature page to follow on page 4.

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

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Riverside )

On 11-20-2023 before me, Kim Strutton, Notary Public  
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

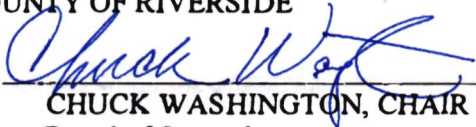
Signature  (Seal)



COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE

By

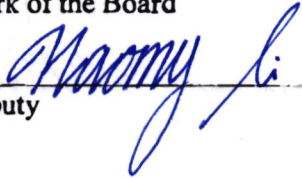


CHUCK WASHINGTON, CHAIR  
Board of Supervisors

ATTEST:

KIMBERLY RECTOR,  
Clerk of the Board

By



Deputy

APPROVED AS TO FORM

County Counsel

By



Revised 09/01/2020

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

This agreement, made and entered into by and between the County of Riverside, State of California, hereinafter called County, and Lennar Homes of California, LLC., A California Limited Liability Company, 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 **TR 37078**, hereby agrees, at Contractor's own cost and expense, to construct or cause to have constructed, within **24** months from the date this agreement is executed, in a good and workmanlike manner, a sanitary sewer system, complete with all necessary pipes, valves, fire hydrants, connections and appurtenances necessary to the satisfactory operation of said sanitary sewer system. Contractor further agrees to extend the main or mains from the existing sewer system maintained and operated by **Easter Municipal Water District** to connect with the sanitary sewer system required to be constructed by this agreement. All the above required work shall be in accordance with those plans and specifications which have been approved by the Director of Transportation, and are on file in the office of the Riverside County Transportation Department. Said approved plans and specifications are hereby made a part of this agreement as fully as though set forth herein. All of the above required work shall be done under the inspection of, and to the satisfaction of, the County Director of Transportation and the County Health Officer, and shall not be deemed complete until approved and accepted as complete by the County and accepted by the above-named agency into its sewer system. Contractor further agrees to maintain the above required improvements for a period of one year following acceptance by the County, and during this one year period to repair or replace, to the satisfaction of the Director of Transportation, any defective work or labor done or defective materials furnished. The estimated cost of said work and improvements is the sum of **Eighty Thousand and no/100 Dollars (\$80,000.00)**.

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

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

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

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

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

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

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

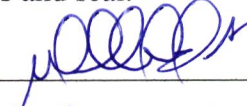
NINTH: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds securing this agreement, that, in the event it is deemed necessary to extend the time of completion of the work contemplated to be done under this agreement, extensions of time may be granted,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

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

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

<u>County</u>	<u>Contractor</u>
Construction Engineer Riverside County Transportation Dept. 4080 Lemon Street, 8 <sup>th</sup> Floor Riverside, CA 92501	Lennar Homes of California, LLC., A California Limited Liability Company 980 Montecito Dr., Suite 300 Corona, CA 92879

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

By   
Print Name William Saunista  
Title Authorized Agent  
By \_\_\_\_\_  
Print Name \_\_\_\_\_  
Title \_\_\_\_\_

COUNTY OF RIVERSIDE signature page to follow on page 4.

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

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Riverside )

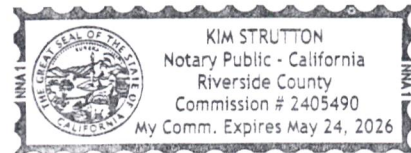
On 11-20-2023 before me, Kim Strutton, Notary Public  
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature  (Seal)

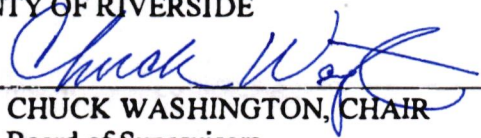




COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE

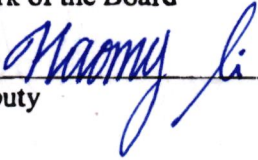
By

  
CHUCK WASHINGTON, CHAIR  
Board of Supervisors

ATTEST:

KIMBERLY RECTOR,  
Clerk of the Board

By  
Deputy



APPROVED AS TO FORM

County Counsel

By



Revised 09/01/2020

Agreement for the the Construction of Sewer System Improvements

TR 37078

Page 4

JUL 30 2024 2.17

**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 Lennar Homes of California, LLC., A California Limited Liability Company, 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 TR 37078, hereby agrees, at Contractor's own cost and expense, to furnish all labor, equipment and materials necessary to set, within 24 months from the date this agreement is executed, in a good and workmanlike manner, all survey monuments and tie points and to furnish to the County Surveyor tie notes for said tract in accordance with the standards set forth in Riverside County Ordinance No. 461 and Section 8771 et seq. of the Business and Professions Code of the State of California. Contractor further agrees to pay, within 30 days of presentation to contractor of the final billing of any surveyor or engineer for work performed by him as provided for in Article 9 of Chapter 4, Division 2 of Title 7 of the Government Code of the State of California (commencing with Section 66495). Contractor further agrees that if payment to the surveyor or engineer is not made within 30 days, the surveyor or engineer notifies County that he has not been paid for setting the final monuments, and the Board of Supervisors, pursuant to Section 66497 of the Government Code, after providing Contractor with an opportunity to present evidence as to whether or not the surveyor or engineer has been paid, orders that payment be made by County to the engineer or surveyor, Contractor will, upon demand, and without proof of loss by County, reimburse County for any funds so expended. Notwithstanding any other provisions herein, the determination of County as to whether the surveyor or engineer has been paid shall be conclusive on Contractor, its surety, and all parties who may have an interest in the agreement or any portion thereof.

All of the above required work shall be done under the inspection of, and to the satisfaction of, the County Surveyor, and shall not be deemed complete until approved and accepted as complete by the County. The estimated cost of said work and improvements is the sum of Sixty-One Thousand and no/100 Dollars (\$61,000.00).

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

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

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

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

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

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

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

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

County

Contractor

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

Lennar Homes of California, LLC., A California Limited  
Liability Company  
980 Montecito Dr., Suite 300  
Corona, CA 92879

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

By 

Print Name William Sauste

Title Authorized Agent

By \_\_\_\_\_

Print Name \_\_\_\_\_

Title \_\_\_\_\_

COUNTY OF RIVERSIDE signature page to follow on page 4.

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

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California


County of Riverside)

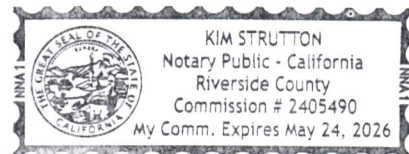
On 11-20-2023 before me, Kim Strutton, Notary Public  
(insert name and title of the officer)

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

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

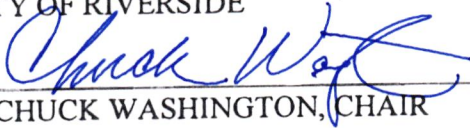
WITNESS my hand and official seal.

Signature  (Seal)



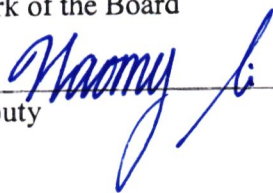
COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE

By   
CHUCK WASHINGTON, CHAIR  
Board of Supervisors

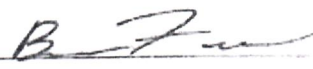
ATTEST:

KIMBERLY RECTOR,  
Clerk of the Board

By   
Deputy

APPROVED AS TO FORM

County Counsel

By 

Revised 09/01/2020

INCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIF

# TRACT MAP NO. 37078

SUBDIVISION OF PARCEL 2 OF A PARCEL MAP SHOWN BY MAP ON FILE IN BOOK 5, PAGE 47 OF PARC  
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND LYING WITHIN SECTION 32, TOWNSHIP  
SOUTH, RANGE 2 WEST, S.B.M.

CONDOMINIUM PURPOSES

**Michael Baker**  
INTERNATIONAL

JULY 2022

## EDGMENT

HER OFFICER COMPLETING THIS CERTIFICATE  
NTITY OF THE INDIVIDUAL WHO SIGNED THE  
S CERTIFICATE IS ATTACHED, AND NOT THE  
Y, OR VALIDITY OF THE DOCUMENT.

BEFORE ME,  
A NOTARY PUBLIC PERSONALLY  
S. Benson WHO  
BASIS OF SATISFACTORY EVIDENCE TO BE  
NAME(S) IS/ARE SUBSCRIBED TO THE  
ACKNOWLEDGED TO ME THAT  
THE SAME IN HIS/HER/THEIR  
ES), AND THAT BY HIS/HER/THEIR  
NSTRUMENT THE PERSON(S), OR THE  
WHICH THE PERSON(S) ACTED,  
NT.

TY OF PERJURY UNDER THE LAWS OF THE  
HAT THE FOREGOING PARAGRAPH IS TRUE

in Marie Adams  
Marie Adams

07/01/2025  
607030

BUSINESS IS Maricopa COUNTY.

## TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF  
HAS BEEN EXECUTED AND FILED WITH THE BOARD  
SUPERVISORS OF THE COUNTY OF RIVERSIDE, CAL  
CONDITIONED UPON THE PAYMENT OF ALL TAXES,  
COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECI,  
ASSESSMENTS COLLECTED AS TAXES, WHICH AT T  
FILING OF THIS MAP WITH THE COUNTY RECORDER  
LIEN AGAINST SAID PROPERTY BUT NOT YET PAY,  
SAID BOND HAS BEEN DULY APPROVED BY SAID BO  
SUPERVISORS.

**THIS CERTIFICATIO  
SUPPLEMENTAL TAX  
YET EXT**

DATE JULY 3, 2024

CASH OR SURETY BOND  
MATTHEW JENNINGS  
COUNTY TAX COLLECTOR

BY: , DE

## TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECC  
THIS OFFICE, AS OF THIS DATE, THERE ARE NO  
AGAINST THE PROPERTY SHOWN ON THE WITHIN MA  
UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL T  
OR SPECIAL ASSESSMENTS COLLECTED AS TAXES,  
TAXES OR SPECIAL ASSESSMENTS COLLECTED AS T  
NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE  
ESTIMATED TO BE \$ 143,600.00.

**THIS CERTIFICATIO  
SUPPLEMENTAL TAX,  
YET EXTI**

DATE JULY 3, 2024

MATTHEW JENNINGS, COUNTY TAX COLLECTOR

John Duquette  
JOHN R. DUQUETTE P.L.S. 7566



**COUNTY SURVEYOR'S STATEMENT**

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT MAP 37078 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON JUNE 08, 2021, THE EXPIRATION DATE BEING **APRIL, 2027**, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

ES ANY  
INTS NOT

DATED: 7-25, 2024

BY: [Signature]  
DAVID L. MCMILLAN  
COUNTY SURVEYOR  
L.S. 8488  
EXP. 12/31/2024



**BOARD OF SUPERVISORS 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 PURSUANT TO THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE OF LOTS "A", "B", AND "D", FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS AND ACCEPTS THE OFFER OF DEDICATION OF ABUTTERS RIGHTS OF ACCESS ALONG STATE HIGHWAY NO. 79, AND LOT "C" FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES AND AS PART OF THE STATE HIGHWAY MAINTAINED ROAD SYSTEM.

THE OFFER OF DEDICATION FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS "E" THROUGH "K", INCLUSIVE, AS SHOWN HEREON, IS HEREBY ACCEPTED.

THE OFFER OF DEDICATION FOR THE DRAINAGE EASEMENTS OVER LOT 1, AS SHOWN HEREON, IS HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AS PART OF COUNTY COMMUNITY FACILITIES DISTRICT NO. 24-1M, SUBJECT TO IMPROVEMENTS IN ACCORDANCE TO COUNTY STANDARDS.

DATE: July 30, 2024  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ATTEST:  
KIMBERLY RECTOR  
CLERK OF THE BOARD OF SUPERVISORS

BY: [Signature]  
CHAIRMAN OF THE BOARD OF SUPERVISORS  
Chuck Washington  
IP#230007 SCHEDULE "A"

BY: [Signature], DEPUTY  
SEC. 32, T.6S., R.2W., S.B.M.

MAP .

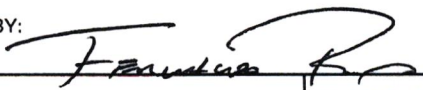


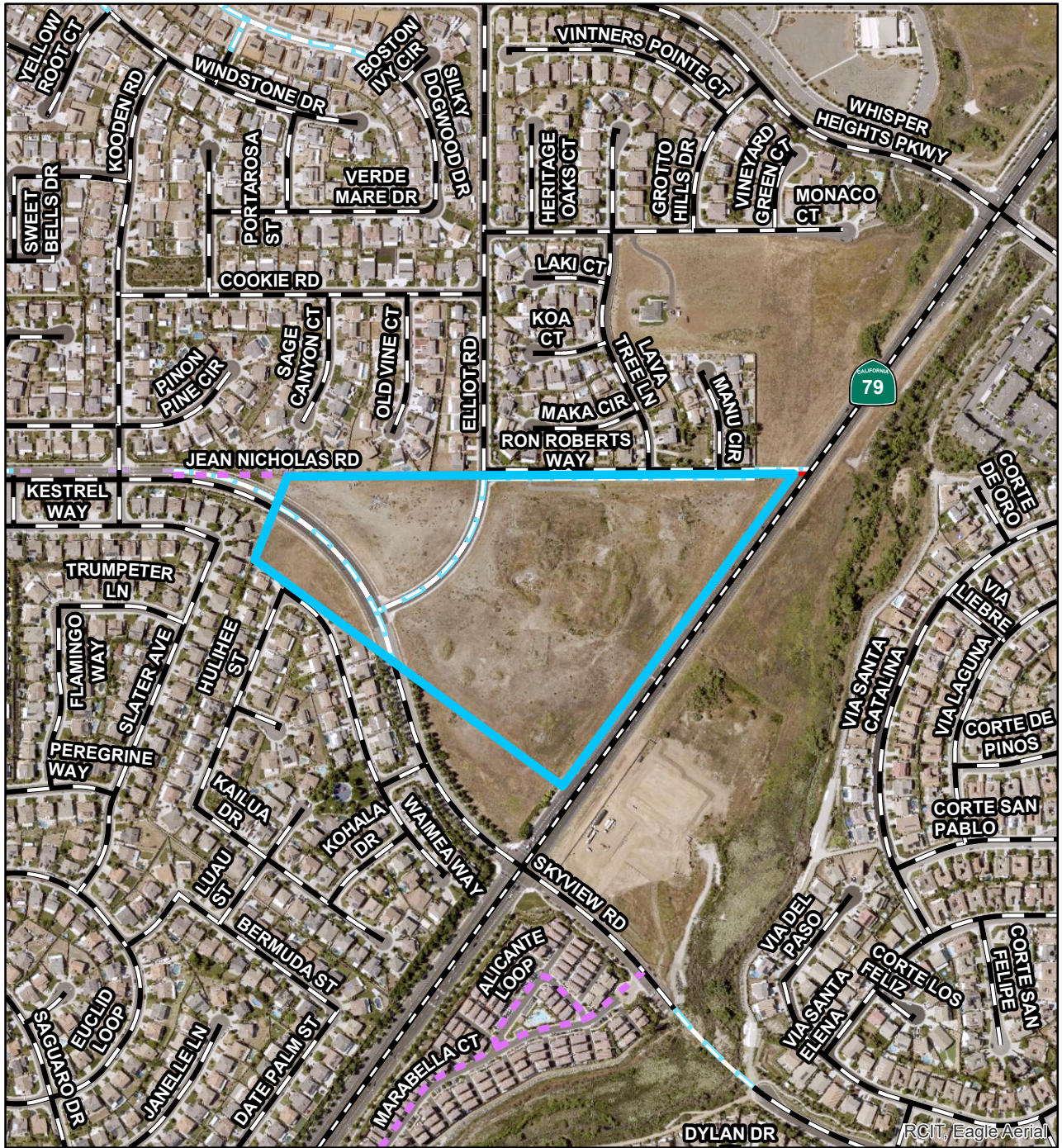
**ASSESSOR-COUNTY CLERK-RECORDER, RIVERSIDE COUNTY  
RECORDS MANAGEMENT PROGRAM  
RECORDS TRANSFER LIST, part 1**

1. Work Order #

1. Page — of —

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

DEPARTMENTAL INFORMATION					
3. DEPARTMENT <b>Clerk of the Board of Supervisors</b>			8. ORG.#	10. DATE <b>07/31/2024</b>	
4. ORGANIZATION <b>County of Riverside</b>			9. ACCOUNT #	11. MEDIA CODE	
5. ADDRESS <b>4080 Lemon St., Room 127</b>			12. NO. OF BOXES TRANSFERRED		
CITY <b>Riverside, Ca. 92501</b>			13. RECORDS TRANSFERRED BY:		
6. MAIL STOP <b>1010</b>		7. Name      PHONE #      FAX# <b>Naomy Sicra 955-1069 955-1071</b>		14. RECORDS COORDINATOR (must be Authorized):	
15. BOX # (Temp)	16. DESCRIPTION OF RECORDS <small>Must be the same as records series title on schedule</small>	17. RANGE OF YEARS	18. DESTRUCTION DATE	19. RECORD SERIES TITLE CODE	20. PERMANENT BOX # (Barcode label)
	Board Date 07/31/2024 - Item No 2.17				
	Final Parcel Map No 37078 - Sched "A"				
	SUBDIVISION IN THE FRENCH VALLEY AREA				
	District 3				
21. RECORDS RECEIVED BY: 			30. REMARKS		
22. TITLE <i>ACP</i>		23. RECEIVED VIA: <i>Corriva</i>			
24. DATE RECEIVED:		25. TIME RECEIVED:			
26. BOXES VERIFIED BY:		27. DATE BOXES VERIFIED:			
28. NAME DATE SCANNED TO HOLDING AREA:					
29. NAME DATE SCANNED TO LOCATION:					



**Legend**

**Road Book Centerline**

**TYPE**

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



**NOT TO SCALE**

# VICINITY MAP

## Tract Map 37078

Section 32, T.6S. R.2W.

**Supervisorial District: 3**

**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 CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

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

AS A CONDITION OF DEDICATION OF JEAN NICHOLAS ROAD (LOT "A"), ELLIOT ROAD (LOT "B"), RON ROBERTS WAY (LOT "D") AND WINCHESTER ROAD (LOT "C"). THE OWNERS OF LOTS 1, 2, 3, 4, 6, AND 7, ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED.

WE HEREBY RETAIN LOTS "E" THROUGH "K", INCLUSIVE, INDICATED AS "PRIVATE STREETS" AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THE TRACT MAP.

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

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES TO THE VALLEY-WIDE RECREATION AND PARK DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA: LYING WITHIN LOTS 2, 3, AND 4, AS SHOWN HEREON, THE DEDICATION IS FOR ACCESS AND LANDSCAPE MAINTENANCE PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES TO THE COUNTY COMMUNITY FACILITIES DISTRICT NO. 24-1M, WITHIN LOT 1 HEREON, THE DEDICATION IS FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

WE HEREBY RETAIN LOTS 1 AND 6, IN FEE INDICATED AS "WATER QUALITY BASIN" AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN LOTS 3 AND 5, IN FEE INDICATED AS "PARK" 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 UNTO OURSELVES, OUR SUCCESSORS, HEIRS, AND ASSIGNEES, THE EASEMENT INDICATED AS ACCESS AND UTILITY EASEMENT LYING WITHIN LOTS 2, 4 AND 7 AS SHOWN HEREON.

**OWNER'S**

AG EHC II (LEN) CA 2, L.P., A DELAWARE LIMITED PARTNERSHIP.

BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS AUTHORIZED AGENT

BY: Steven S. Benson  
STEVEN S. BENSON, ITS MANAGER

**OPTIONEE'S STATEMENT**

MEMORANDUM OF OPTION AGREEMENT WITH LENNAR HOMES OF CALIFORNIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY ~~CONVERSION TO LENNAR HOMES OF CALIFORNIA, LLC~~ (OPTIONEE), BY DOCUMENT RECORDED AUGUST 25, 2023, AS DOCUMENT NO. 2023-253160 OF OFFICIAL RECORDS.

BY: Geoffrey Smith  
NAME: Geoffrey Smith  
TITLE: Vice President

**NOTICE OF DRAINAGE FEES**

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE MURRIETA CREEK - WARM SPRINGS VALLEY AREA DRAINAGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION 10.25 OF ORDINANCE 460 AND SECTION 66483, ET SEQ, OF THE GOVERNMENT CODE AND THAT SAID PROPERTY IS SUBJECT TO FEES FOR SAID DRAINAGE AREA. NOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE 460, PAYMENT OF THE DRAINAGE FEES SHALL BE PAID WITH CASHIER'S CHECK OR MONEY ORDER ONLY TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AT THE TIME OF ISSUANCE OF THE GRADING OR BUILDING PERMIT FOR SAID PARCELS, WHICHEVER OCCURS FIRST, AND THAT THE OWNER OF EACH PARCEL, AT THE TIME OF ISSUANCE OF EITHER THE GRADING OR BUILDING PERMIT, SHALL PAY THE FEE REQUIRED AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT.

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

**TRACT MAP NO. 37078**

BEING A SUBDIVISION OF PARCEL 2 OF A PARCEL MAP SHOWN BY MAP ON FILE IN BOOK 5, PAGE 47 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND LYING WITHIN SECTION 32, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.B.M.

FOR CONDOMINIUM PURPOSES

**Michael Baker**  
INTERNATIONAL

JULY 2022

**RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 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:  
LENNAR TITLE INC., AGENT FOR DOMA TITLE INSURANCE

**NOTARY ACKNOWLEDGMENT**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THE DOCUMENT.

STATE OF Arizona  
COUNTY OF Maricopa  
ON 6/29/24 BEFORE ME,  
Jaime Marie Adams, A NOTARY PUBLIC PERSONALLY APPEARED Steven S. Benson WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND  
SIGNATURE Jaime Marie Adams  
NAME Jaime Marie Adams  
MY COMMISSION EXPIRES 07/01/2025  
MY COMMISSION NUMBER 607030  
MY PRINCIPAL PLACE OF BUSINESS IS Maricopa COUNTY.

**NOTARY ACKNOWLEDGMENT**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THE DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF Riverside  
ON July 2, 2024 BEFORE ME,  
Kim Strutton, A NOTARY PUBLIC PERSONALLY APPEARED Geoffrey Smith WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND  
SIGNATURE Kim Strutton  
NAME Kim Strutton  
MY COMMISSION EXPIRES 05/24/2026  
MY COMMISSION NUMBER 2405490  
MY PRINCIPAL PLACE OF BUSINESS IS Riverside COUNTY.

**TAX BOND CERTIFICATE**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$143,600.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE JULY 3, 2024 **THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED**

CASH OR SURETY BOND  
MATTHEW JENNINGS  
COUNTY TAX COLLECTOR  
BY: Matthew Jennings, 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 \$ 143,600.00.

DATE JULY 3, 2024 **THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED**

MATTHEW JENNINGS, COUNTY TAX COLLECTOR  
BY: Matthew Jennings, DEPUTY

**VALLEY-WIDE RECREATION AND PARK DISTRICT**

THE VALLEY-WIDE RECREATION AND PARK DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, HEREBY APPROVES THE TRACT MAP BUT DOES NOT NOW ACCEPT THE IRREVOCABLE OFFERS OF DEDICATION MADE HEREON.

DATE July 22, 2024

BY: Dean Wetter  
DEAN WETTER  
GENERAL MANAGER

**ABANDONMENT NOTE:**

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

THOSE PORTIONS OF AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES, WITHIN LOTS 1, 2, AND 7. RECORDED DECEMBER 20, 2005 AS INSTRUMENT NO. 2005-1047847 OF OFFICIAL RECORDS WITHIN THIS TRACT MAP.

ALL OF THAT EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES RECORDED AUGUST 22, 2006 AS DOCUMENT NO. 2006-0616526 OF OFFICIAL RECORDS WITHIN THIS TRACT MAP.

**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 LENNAR HOMES IN JULY 2022. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: JUNE 26, 2024

BY: John Duquette  
JOHN R. DUQUETTE P.L.S. 7566



**COUNTY SURVEYOR'S STATEMENT**

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT MAP 37078 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON JUNE 08, 2021, THE EXPIRATION DATE BEING JUNE 08, 2025, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED: \_\_\_\_\_, 2024

BY: David L. McMillan  
DAVID L. MCMILLAN  
COUNTY SURVEYOR  
L.S. 8488  
EXP. 12/31/2024



**BOARD OF SUPERVISORS 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 PURSUANT TO THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE OF LOTS "A", "B", AND "D", FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS AND ACCEPTS THE OFFER OF DEDICATION OF ABUTTERS RIGHTS OF ACCESS ALONG STATE HIGHWAY NO. 79, AND LOT "C" FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES AND AS PART OF THE STATE HIGHWAY MAINTAINED ROAD SYSTEM.

THE OFFER OF DEDICATION FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS "E" THROUGH "K", INCLUSIVE, AS SHOWN HEREON, IS HEREBY ACCEPTED.

THE OFFER OF DEDICATION FOR THE DRAINAGE EASEMENTS OVER LOT 1, AS SHOWN HEREON, IS HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AS PART OF COUNTY COMMUNITY FACILITIES DISTRICT NO. 24-1M, SUBJECT TO IMPROVEMENTS IN ACCORDANCE TO COUNTY STANDARDS.

DATE: \_\_\_\_\_, 2024  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ATTEST:  
KIMBERLY RECTOR  
CLERK OF THE BOARD OF SUPERVISORS

BY: \_\_\_\_\_  
CHAIRMAN OF THE BOARD OF SUPERVISORS  
IP#230007 SCHEDULE "A"

BY: \_\_\_\_\_, DEPUTY  
SEC. 32, T.6S., R.2W., S.B.M.

# TRACT MAP NO. 37078

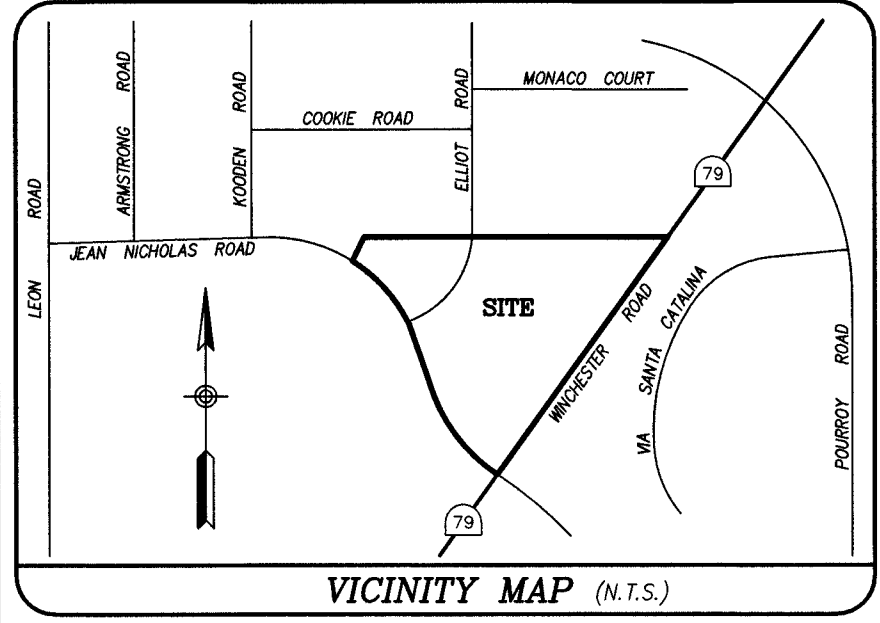
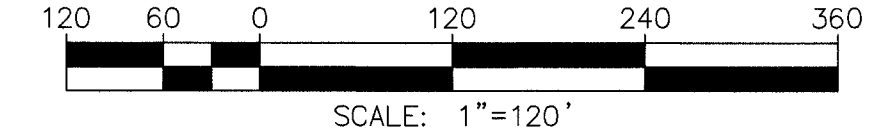
BEING A SUBDIVISION OF PARCEL 2 OF A PARCEL MAP SHOWN BY MAP ON FILE IN BOOK 5, PAGE 47 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND LYING WITHIN SECTION 32, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.B.M.

FOR CONDOMINIUM PURPOSES **Michael Baker INTERNATIONAL** JULY 2022

## BOUNDARY ESTABLISHMENT SHEET

**ENVIRONMENTAL CONSTRAINT NOTE:**

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR IN EGS BOOK \_\_\_\_\_ PAGE \_\_\_\_\_. THIS AFFECTS ALL LOTS.



**SURVEYOR'S NOTES:**

- TRACT NO. 37078 CONTAINS 29.49 ACRES GROSS.
  - CO&R'S RECORDED \_\_\_\_\_ AS INSTRUMENT NO. \_\_\_\_\_, O.R.
- /// INDICATES RESTRICTED ACCESS  
 ( ) INDICATES RECORD DATA  
 [ ] DENOTES RECORD AND MEASURED DATA PER EASEMENT REC'D 06/17/2024 AS DOC# 2024-0174860, O.R.

**REFERENCES:**

- R1 = RECORD DATA PER P.M. 5/47.  
 R2 = RECORD DATA PER M.B. 400/90-93.  
 R3 = RECORD DATA PER EASEMENT REC'D 12/20/2005 AS INST. NO. 2005-1047847, O.R.  
 R4 = RECORD DATA PER GRANT DEED REC'D 12/31/2009 AS INST. NO. 2009-0670974, O.R.  
 R5 = RECORD DATA PER GRANT DEED REC'D 10/4/2005 AS INST. NO. 2005-0820152, O.R.  
 R6 = MEASURED AND RECORD DATA PER VACATION REC'D 05/08/2024 AS INST. NO. 2024-0133612, O.R.

**MONUMENT NOTES:**

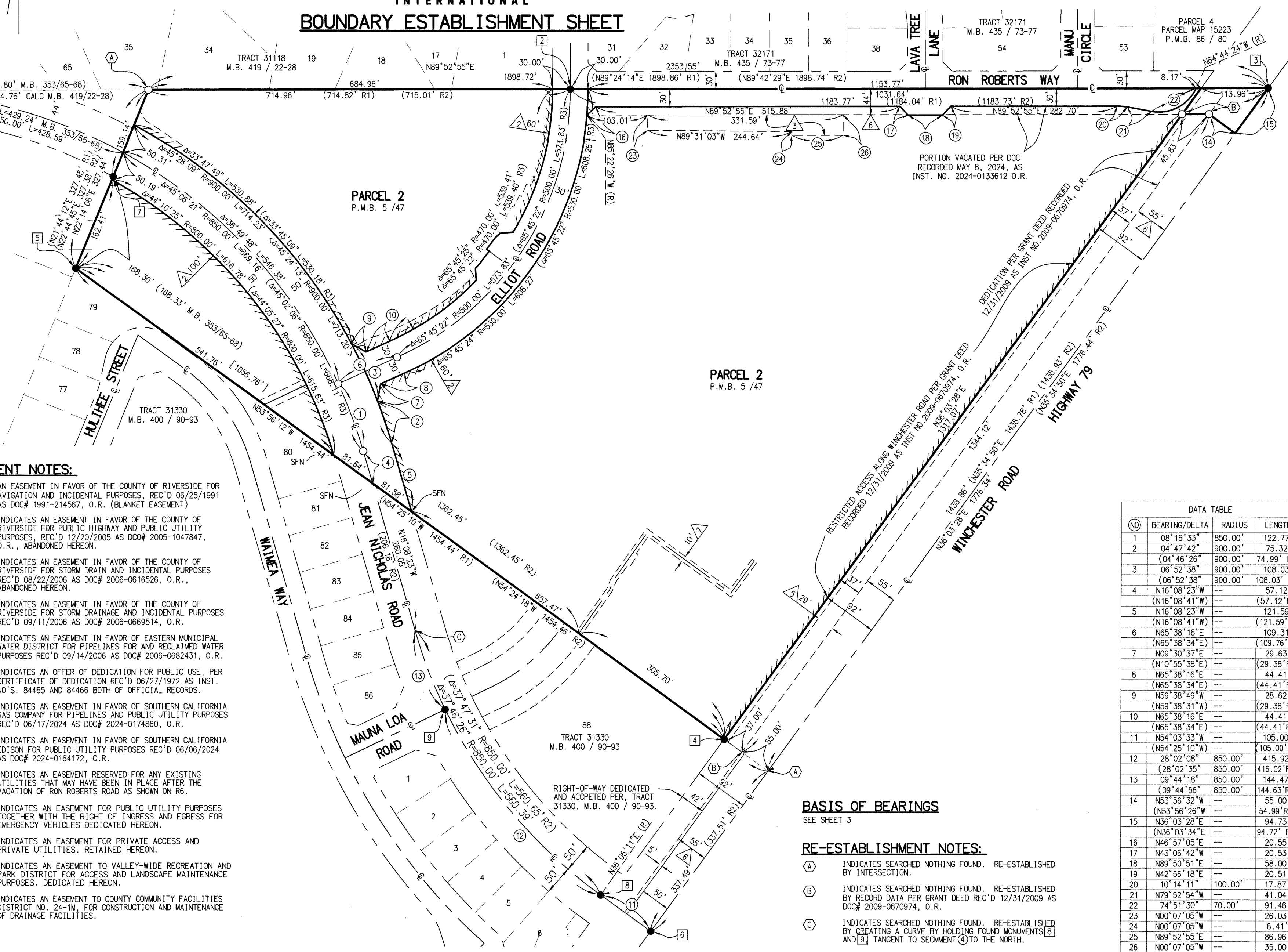
- INDICATES FOUND MONUMENT AS NOTED.
- ① INDICATES FOUND 1" I.P. W/TAG "R.C.E. 33591", DOWN 0.10', PER M.B. 419/22-28.
- ② INDICATES FOUND 5/8" COPPER WELD TAGGED "R.C.E. 33591", FLUSH, PER M.B. 419/22-28 AND CERTIFICATE OF CORRECTION RECORDED 3/31/16 AS INST. NO. 2016-0126345 O.R.
- ③ INDICATES FOUND 1" I.P. OPEN W/TACK, DOWN 0.40', SET TAG "L.S. 7566" IN LIEU OF 1" I.P. W/TAG "L.S. 5529", PER M.B. 400/90-93, ACCEPTED AS THE CENTERLINE INTERSECTION OF JEAN NICHOLS ROAD AND STATE HIGHWAY 79, PER M.B. 400/90-93.
- ④ INDICATES FOUND LEAD, NAIL AND TAG STAMPED "L.S. 5347", ON CONCRETE FOOTING, PER M.B. 400/90-93.
- ⑤ INDICATES FOUND TAG STAMPED "L.S. 5347", EPOXIED ON TOP OF WALL, NO REFERENCE, ACCEPTED AS THE MOST WESTERLY CORNER OF PARCEL 2, PER P.M.B. 5/47.
- ⑥ INDICATES FOUND MAG NAIL AND WASHER STAMPED "L.S.8805" FLUSH, PER C.R. 2021-0080.
- ⑦ INDICATES FOUND NAIL AND TAG STAMPED "L.S. 5529", UP 12" ON BLOCK WALL, PER M.B. 353/65-68 AND CERTIFICATE OF CORRECTION RECORDED 5/17/2021 AS INSTRUMENT NO. 2012-0227611 O.R.
- ⑧ INDICATES FOUND 1" IRON PIPE WITH NAIL AND TAG STAMPED "RCE 33520" DN 0.1", NO REFERENCE, ACCEPTED AS CL BC PER M.B. 400/90-93.
- ⑨ INDICATES FOUND 1" IRON PIPE WITH NAIL AND TAG STAMPED "RCE 33520" DN 0.1", NO REFERENCE, ACCEPTED AS CL INTERSECTION PER M.B. 400/90-93.

**SET MONUMENTS AS FOLLOWS:**

- INDICATES SET 1" I.D. X 18" I.P. AND TAG "L.S. 7566", FLUSH. (RIV. CO. STD. MON.)
- 1. TRACT BOUNDARY LINES WILL BE MONUMENTED AT ANGLE POINTS WITH A 1" IRON PIPE & TAG STAMPED "L.S. 7566".
- 2. CENTERLINES OF PUBLIC STREETS WILL BE MONUMENTED AT BC'S, EC'S, PCC'S, PRC'S, INTERSECTIONS AND ANGLE POINTS WITH A 1" IRON PIPE & TAG STAMPED "L.S. 7566".
- 3. SET LEAD & TAG STAMPED "L.S. 7566" IN TOP OF CURB FOR BC'S, EC'S, PCC'S, PRC'S AND CORNER CUTBACKS PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE, OFFSET 9.75 FEET AS MEASURED FROM THE RIGHT-OF-WAY LINE, FOR ALL PUBLIC STREETS.
- 4. SET LEAD & TAG STAMPED "L.S. 7566" IN TOP OF CURB OR SIDEWALK FOR BC'S, EC'S, PCC'S, PRC'S, AND CORNER CUTBACKS, FOR LOT "E" (LOLITE DRIVE), FOR ALL OTHER PRIVATE STREETS: PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE, OFFSET 10.75 FEET AS MEASURED FROM THE RIGHT-OF-WAY LINE.
- 5. SET 1" IRON PIPE AND TAG STAMPED "L.S. 7566", FLUSH AT ALL LOT CORNERS, ANGLE POINTS IN SIDE OR REAR LOT LINES, AND ANGLE POINTS IN SUBDIVISION BOUNDARY.
- 6. SET LEAD & TAG STAMPED "L.S. 7566", IN TOP OF CURB AT THE PROLONGATION OF SIDE LOT LINES.
- 7. ALL MONUMENTS SHOWN AS "SET" SHALL BE SET IN ACCORDANCE WITH COUNTY ORDINANCE 461.21 AND THE MONUMENTATION AGREEMENT FOR THIS MAP.

**EASEMENT NOTES:**

- AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR AVIGATION AND INCIDENTAL PURPOSES, REC'D 06/25/1991 AS DOC# 1991-214567, O.R. (BLANKET EASEMENT)
- INDICATES AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR PUBLIC HIGHWAY AND PUBLIC UTILITY PURPOSES, REC'D 12/20/2005 AS DOC# 2005-1047847, O.R., ABANDONED HEREON.
- INDICATES AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR STORM DRAIN AND INCIDENTAL PURPOSES REC'D 08/22/2006 AS DOC# 2006-0616526, O.R., ABANDONED HEREON.
- INDICATES AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR STORM DRAINAGE AND INCIDENTAL PURPOSES REC'D 09/11/2006 AS DOC# 2006-0669514, O.R.
- INDICATES AN EASEMENT IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT FOR PIPELINES FOR AND RECLAIMED WATER PURPOSES REC'D 09/14/2006 AS DOC# 2006-0682431, O.R.
- INDICATES AN OFFER OF DEDICATION FOR PUBLIC USE, PER CERTIFICATE OF DEDICATION REC'D 06/27/1972 AS INST. NO'S. 84465 AND 84466 BOTH OF OFFICIAL RECORDS.
- INDICATES AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY FOR PIPELINES AND PUBLIC UTILITY PURPOSES REC'D 06/17/2024 AS DOC# 2024-0174860, O.R.
- INDICATES AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON FOR PUBLIC UTILITY PURPOSES REC'D 06/06/2024 AS DOC# 2024-0164172, O.R.
- INDICATES AN EASEMENT RESERVED FOR ANY EXISTING UTILITIES THAT MAY HAVE BEEN IN PLACE AFTER THE VACATION OF RON ROBERTS ROAD AS SHOWN ON R6.
- INDICATES AN EASEMENT FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES DEDICATED HEREON.
- INDICATES AN EASEMENT FOR PRIVATE ACCESS AND PRIVATE UTILITIES. RETAINED HEREON.
- INDICATES AN EASEMENT TO VALLEY-WIDE RECREATION AND PARK DISTRICT FOR ACCESS AND LANDSCAPE MAINTENANCE PURPOSES. DEDICATED HEREON.
- INDICATES AN EASEMENT TO COUNTY COMMUNITY FACILITIES DISTRICT NO. 24-1M, FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.



DATA TABLE			
(NO)	BEARING/DELTA	RADIUS	LENGTH
1	08°16'33"	850.00'	122.77'
2	04°47'42"	900.00'	75.32'
3	06°52'38"	900.00'	108.03'
4	N16°08'23"W	---	57.12'
5	(N16°08'41"W)	---	(57.12'R1)
6	N16°08'23"W	---	121.59'
7	(N16°08'41"W)	---	(121.59'R1)
8	N65°38'16"E	---	109.31'
9	(N65°38'34"E)	---	(109.76'R1)
10	N09°30'37"E	---	29.63'
11	(N10°55'38"E)	---	(29.38'R1)
12	N65°38'16"E	---	44.41'
13	(N65°38'34"E)	---	(44.41'R1)
14	N59°38'49"W	---	28.62'
15	(N59°38'31"W)	---	(29.38'R1)
16	N65°38'16"E	---	44.41'
17	(N65°38'34"E)	---	(44.41'R1)
18	N54°03'33"W	---	105.00'
19	(N54°25'10"W)	---	(105.00'R2)
20	28°02'08"	850.00'	415.92'
21	(28°02'35"	850.00'	416.02'R2)
22	09°44'18"	850.00'	144.47'
23	(09°44'56"	850.00'	144.63'R2)
24	N53°56'32"W	---	55.00'
25	(N53°56'26"W)	---	(54.99'R4)
26	N36°03'28"E	---	94.73'
27	(N36°03'34"E)	---	(94.72'R2)
28	N46°57'05"E	---	20.55'
29	N43°06'42"W	---	20.53'
30	N89°50'51"E	---	58.00'
31	N42°56'18"E	---	20.51'
32	10°14'11"	100.00'	17.87'
33	N79°52'54"W	---	41.04'
34	74°51'30"	70.00'	91.46'
35	N00°07'05"W	---	26.03'
36	N00°07'05"W	---	6.41'
37	N89°52'55"E	---	86.96'
38	N00°07'05"W	---	35.00'

**BASIS OF BEARINGS**

SEE SHEET 3

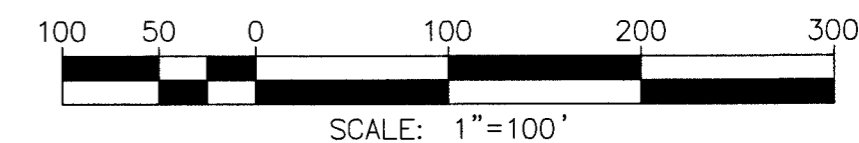
**RE-ESTABLISHMENT NOTES:**

- (A) INDICATES SEARCHED NOTHING FOUND. RE-ESTABLISHED BY INTERSECTION.
- (B) INDICATES SEARCHED NOTHING FOUND. RE-ESTABLISHED BY RECORD DATA PER GRANT DEED REC'D 12/31/2009 AS DOC# 2009-0670974, O.R.
- (C) INDICATES SEARCHED NOTHING FOUND. RE-ESTABLISHED BY CREATING A CURVE BY HOLDING FOUND MONUMENTS (8) AND (9) TANGENT TO SEGMENT (4) TO THE NORTH.

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

# TRACT MAP NO. 37078

BEING A SUBDIVISION OF PARCEL 2 OF A PARCEL MAP SHOWN BY MAP ON FILE IN BOOK 5, PAGE 47 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND LYING WITHIN SECTION 32, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.B.M.



FOR CONDOMINIUM PURPOSES

**Michael Baker**  
INTERNATIONAL  
INDEX SHEET

JULY 2022

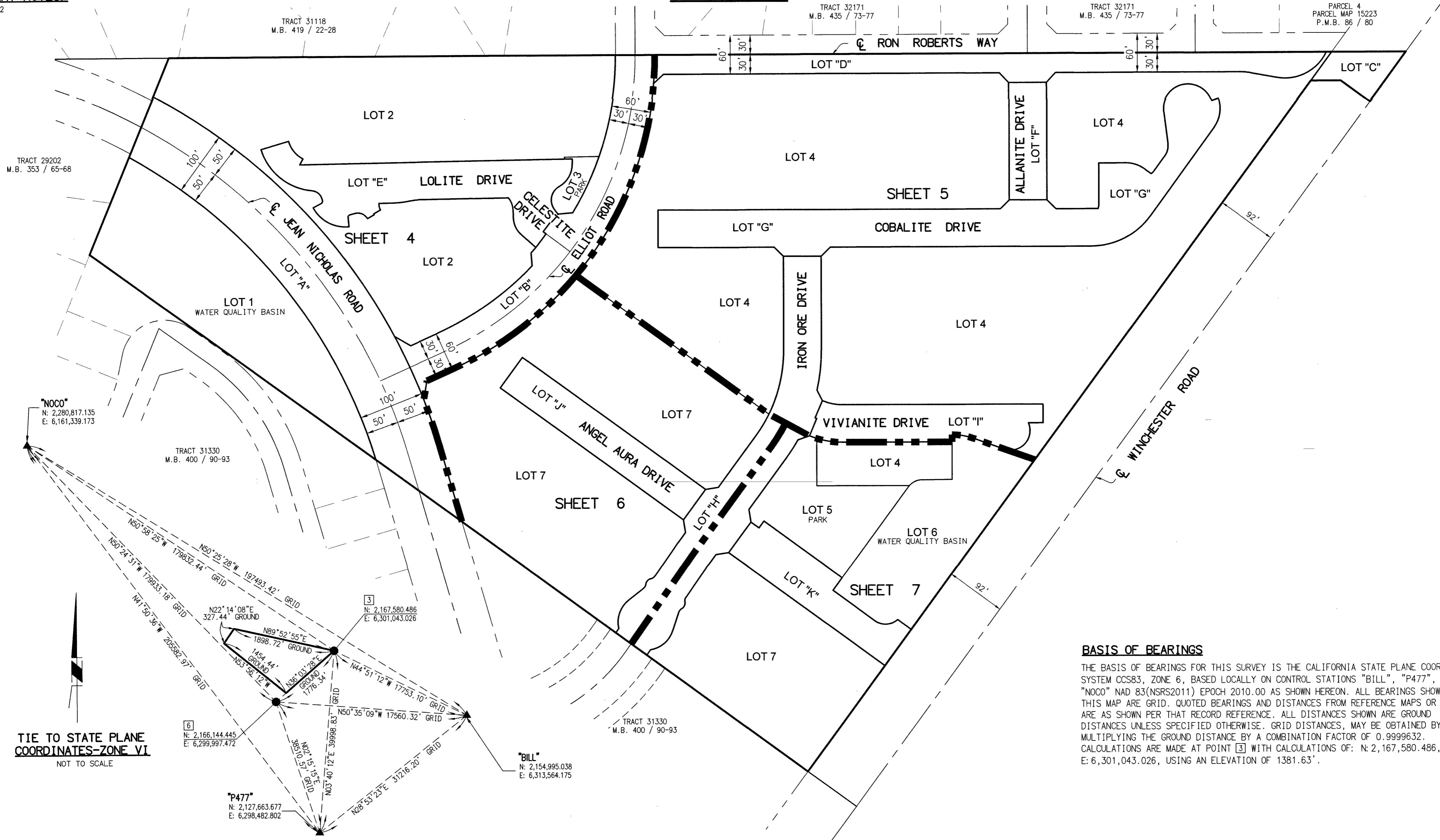
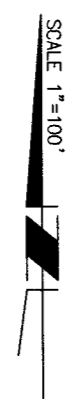
SURVEYOR'S NOTES:  
SEE SHEET 2

REFERENCES:  
SEE SHEET 2

MONUMENT NOTES:  
SEE SHEET 2

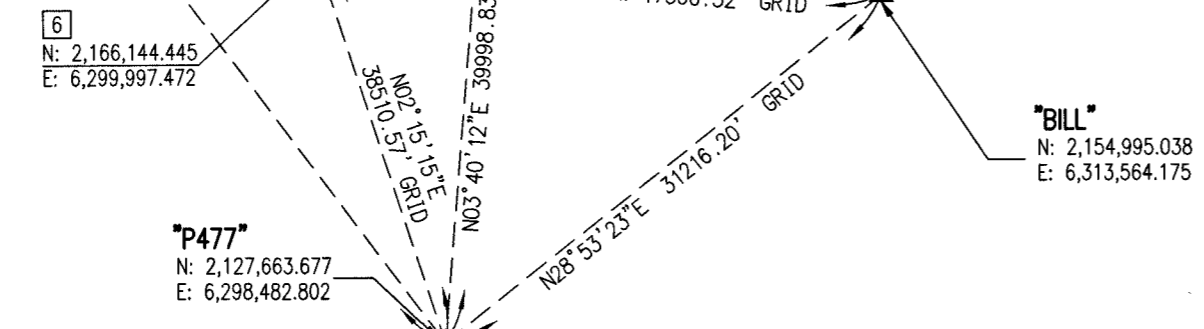
RE-ESTABLISHMENT NOTES:  
SEE SHEET 2

EASEMENT NOTES:  
SEE SHEET 2



**BASIS OF BEARINGS**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "BILL", "P477", AND "NOCO" NAD 83(NSRS2011) EPOCH 2010.00 AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES, MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.9999632. CALCULATIONS ARE MADE AT POINT [3] WITH CALCULATIONS OF: N: 2,167,580.486, E: 6,301,043.026, USING AN ELEVATION OF 1381.63'.

**TIE TO STATE PLANE COORDINATES-ZONE VI**  
NOT TO SCALE



**SURVEYOR'S NOTES:**  
SEE SHEET 2

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

SHEET 4 OF 8 SHEETS

**REFERENCES:**  
SEE SHEET 2

# TRACT MAP NO. 37078

**EASEMENT NOTES:**  
SEE SHEET 2

**MONUMENT NOTES:**  
SEE SHEET 2

BEING A SUBDIVISION OF PARCEL 2 OF A PARCEL MAP SHOWN BY MAP ON FILE IN BOOK 5, PAGE 47 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND LYING WITHIN SECTION 32, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.B.M.

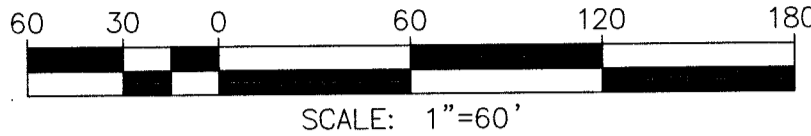
**BASIS OF BEARINGS:**  
SEE SHEET 3

**RE-ESTABLISHMENT NOTES:**  
SEE SHEET 2

FOR CONDOMINIUM PURPOSES

**Michael Baker**  
INTERNATIONAL

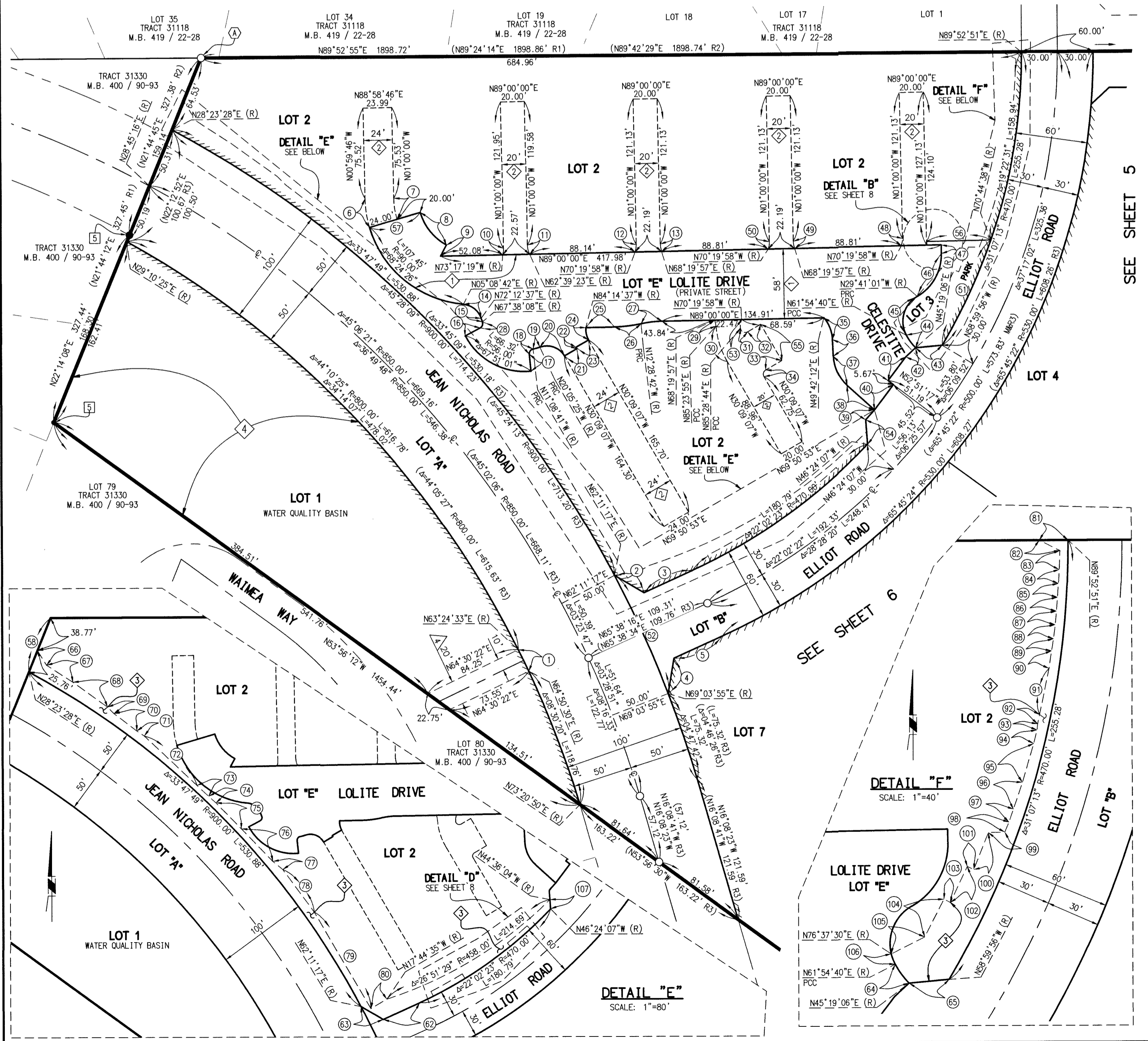
JULY 2022



NO	BEARING/DELTA	RADIUS	LENGTH
1	01°25'57"	800.00'	20.00'
2	N59°38'49"W	---	28.62'
3	N65°38'16"E	---	44.41'
4	N09°30'37"E	---	29.63'
5	N65°38'16"E	---	44.41'
6	15°27'06"	90.00'	24.27'
7	15°27'06"	66.00'	17.80'
8	44°54'43"	46.00'	36.06'
9	N28°38'25"E	---	10.38'
10	17°42'41"	17.00'	5.26'
11	26°20'37"	17.00'	7.82'
12	20°40'02"	17.00'	6.13'
13	20°40'03"	17.00'	6.13'
14	67°03'55"	17.00'	19.90'
15	04°34'29"	38.00'	3.03'
16	N62°10'14"E	---	14.19'
17	N05°40'47"W	---	14.19'
18	84°32'06"	4.00'	5.90'
19	08°56'44"	38.00'	5.93'
20	79°56'18"	17.00'	23.72'
21	N59°50'53"E	---	12.00'
22	N30°09'07"W	---	1.40'
23	N59°50'53"E	---	12.00'
24	35°54'30"	17.00'	10.65'
25	N89°00'00"E	---	24.15'
26	11°28'42"	111.00'	22.24'
27	11°28'42"	89.00'	17.83'
28	84°32'06"	4.00'	5.90'
29	17°03'58"	17.00'	5.06'
30	25°37'22"	70.00'	31.30'
31	115°37'51"	4.00'	8.07'
32	N59°50'53"E	---	12.45'
33	N59°50'53"E	---	15.65'
34	90°00'00"	4.00'	6.28'
35	37°54'39"	30.00'	19.85'
36	N02°23'09"W	---	13.84'
37	45°33'35"	35.00'	27.83'

NO	BEARING/DELTA	RADIUS	LENGTH
38	N47°56'44"W	---	30.63'
39	N42°03'16"E	---	11.00'
40	N37°08'43"E	---	26.30'
41	N37°08'43"E	---	24.63'
42	N47°31'00"E	---	11.01'
43	N84°50'24"E	---	22.32'
44	16°35'24"	45.00'	13.03'
45	88°24'19"	24.00'	37.03'
46	61°18'59"	40.00'	42.81'
47	N01°00'00"W	---	7.24'
48	20°40'02"	17.00'	6.13'
49	20°40'03"	17.00'	6.13'
50	20°40'02"	17.00'	6.13'
51	11°44'42"	470.00'	96.34'
52	06°52'38"	900.00'	108.03'
53	24°11'18"	17.00'	7.18'
54	N04°05'28"W	---	20.45'
55	N30°09'07"W	---	35.00'
56	N88°57'27"E	---	53.59'
57	N73°33'08"E	(R)	44.00'
58	N22°14'08"E	---	64.53'
59	N47°56'44"W	---	30.63'
60	N42°03'16"E	---	11.00'
61	N04°05'28"W	---	20.45'
62	N65°38'16"E	---	44.41'
63	N59°38'49"W	---	28.62'
64	16°35'34"	45.00'	13.03'
65	N84°50'24"E	---	22.32'
66	N31°41'39"W	---	19.21'
67	N57°02'05"W	---	34.81'
68	N54°15'40"W	---	47.38'
69	N44°47'00"W	---	10.12'
70	N52°18'28"W	---	31.93'
71	N56°10'57"W	---	10.11'
72	N46°49'31"W	---	79.92'
73	N46°35'18"W	---	17.80'
74	N47°55'28"W	---	10.95'

NO	BEARING/DELTA	RADIUS	LENGTH
75	N44°13'52"W	---	40.39'
76	N43°50'08"W	---	50.15'
77	N50°37'19"W	---	14.21'
78	N36°25'48"W	---	58.83'
79	N30°21'01"W	---	123.91'
80	N59°51'31"E	---	20.70'
81	N89°52'55"E	---	16.06'
82	N63°25'01"W	---	12.83'
83	N02°25'49"E	---	10.46'
84	N03°05'46"E	---	7.73'
85	N03°51'08"E	---	7.71'
86	N04°36'19"E	---	7.70'
87	N05°22'18"E	---	7.55'
88	N07°10'04"E	---	7.89'
89	N09°58'04"E	---	6.75'
90	N08°32'44"E	---	9.86'
91	N11°38'06"E	---	26.14'
92	N11°54'14"E	---	5.22'
93	N06°53'15"E	---	3.42'
94	N13°43'24"E	---	7.65'
95	N16°38'31"E	---	22.38'
96	N18°55'16"E	---	15.67'
97	N19°44'54"E	---	7.65'
98	N22°04'12"E	---	6.01'
99	N89°00'00"E	---	9.17'
100	N21°41'50"E	---	22.02'
101	N66°05'26"W	---	4.00'
102	N25°37'58"E	---	22.00'
103	N62°52'07"W	---	4.00'
104	N27°10'59"E	---	23.49'
105	N63°25'02"E	---	20.86'
106	14°42'50"	24.00'	6.16'
107	N04°05'28"W	---	10.37'



SEE SHEET 5

SEE SHEET 6

SCALE: 1"=80'

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

# TRACT MAP NO. 37078

BEING A SUBDIVISION OF PARCEL 2 OF A PARCEL MAP SHOWN BY MAP ON FILE IN BOOK 5, PAGE 47 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND LYING WITHIN SECTION 32, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.B.M.

FOR CONDOMINIUM PURPOSES

**Michael Baker**  
INTERNATIONAL

JULY 2022

**SURVEYOR'S NOTES:**  
SEE SHEET 2

**REFERENCES:**  
SEE SHEET 2

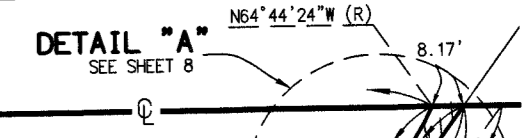
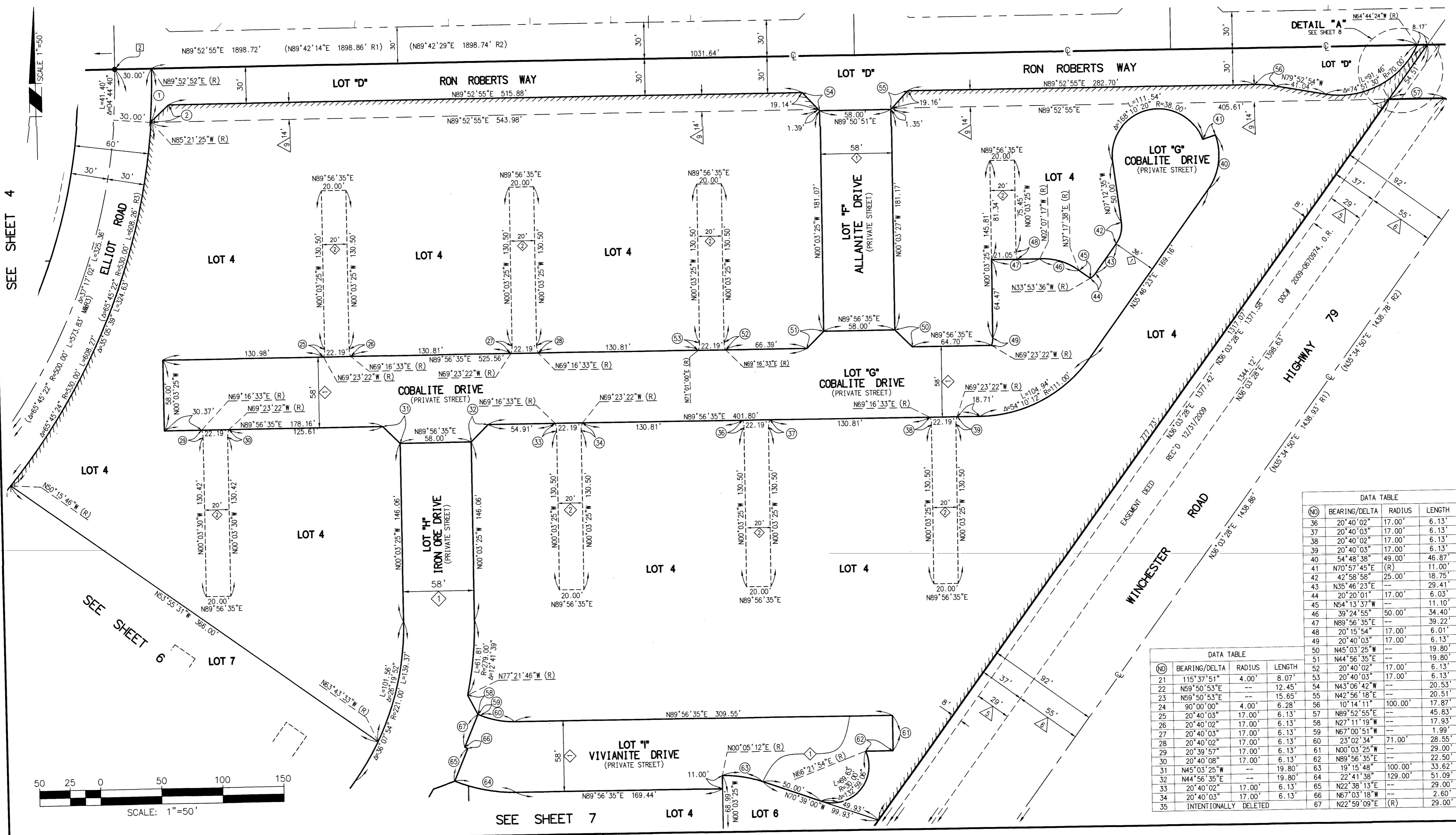
**MONUMENT NOTES:**  
SEE SHEET 2

**RE-ESTABLISHMENT NOTES:**  
SEE SHEET 2

**EASEMENT NOTES:**  
SEE SHEET 2

**BASIS OF BEARINGS:**  
SEE SHEET 3

DATA TABLE				DATA TABLE			
(NO)	BEARING/Delta	RADIUS	LENGTH	(NO)	BEARING/Delta	RADIUS	LENGTH
1	04°45'44"	530.00'	44.05'	11	N47°31'00"E	---	11.01'
2	N46°57'05"E	---	20.55'	12	N04°05'28"W	---	20.45'
3	20°40'02"	17.00'	6.13'	13	N42°03'16"E	---	11.00'
4	20°40'03"	17.00'	6.13'	14	N37°08'43"E	---	26.30'
5	20°40'02"	17.00'	6.13'	15	N37°08'43"E	---	24.63'
6	N01°00'00"W	---	7.24'	16	N47°56'44"W	---	30.63'
7	61°18'59"	40.00'	42.81'	17	45°33'35"	35.00'	27.83'
8	88°24'19"	24.00'	37.03'	18	N02°23'09"W	---	13.84'
9	16°09'39"	45.00'	12.69'	19	37°54'39"	30.00'	19.85'
10	N84°50'40"E	---	22.32'	20	24°11'18"	17.00'	7.18'



DATA TABLE			
(NO)	BEARING/Delta	RADIUS	LENGTH
36	20°40'02"	17.00'	6.13'
37	20°40'03"	17.00'	6.13'
38	20°40'02"	17.00'	6.13'
39	20°40'03"	17.00'	6.13'
40	54°48'38"	49.00'	46.87'
41	N70°57'45"E (R)	---	11.00'
42	42°58'58"	25.00'	18.75'
43	N35°46'23"E	---	29.41'
44	20°20'01"	17.00'	6.03'
45	N54°13'37"W	---	11.10'
46	39°24'55"	50.00'	34.40'
47	N89°56'35"E	---	39.22'
48	20°15'54"	17.00'	6.01'
49	20°40'03"	17.00'	6.13'
50	N45°03'25"W	---	19.80'
51	N44°56'35"E	---	19.80'
52	20°40'02"	17.00'	6.13'
53	20°40'03"	17.00'	6.13'
54	N43°06'42"W	---	20.53'
55	N42°56'18"E	---	20.51'
23	N59°50'53"E	---	15.65'
24	90°00'00"	4.00'	6.28'
25	20°40'03"	17.00'	6.13'
26	20°40'02"	17.00'	6.13'
27	20°40'03"	17.00'	6.13'
28	20°40'02"	17.00'	6.13'
29	20°39'57"	17.00'	6.13'
30	20°40'08"	17.00'	6.13'
31	N45°03'25"W	---	19.80'
32	N44°56'35"E	---	19.80'
33	20°40'02"	17.00'	6.13'
34	20°40'03"	17.00'	6.13'
35	INTENTIONALLY DELETED	---	---

DATA TABLE			
(NO)	BEARING/Delta	RADIUS	LENGTH
21	115°37'51"	4.00'	8.07'
22	N59°50'53"E	---	12.45'
23	N59°50'53"E	---	15.65'
24	90°00'00"	4.00'	6.28'
25	20°40'03"	17.00'	6.13'
26	20°40'02"	17.00'	6.13'
27	20°40'03"	17.00'	6.13'
28	20°40'02"	17.00'	6.13'
29	20°39'57"	17.00'	6.13'
30	20°40'08"	17.00'	6.13'
31	N45°03'25"W	---	19.80'
32	N44°56'35"E	---	19.80'
33	20°40'02"	17.00'	6.13'
34	20°40'03"	17.00'	6.13'
35	INTENTIONALLY DELETED	---	---

**SURVEYOR'S NOTES:**  
SEE SHEET 2

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

SHEET 6 OF 8 SHEETS

**REFERENCES:**  
SEE SHEET 2

# TRACT MAP NO. 37078

**MONUMENT NOTES:**  
SEE SHEET 2

BEING A SUBDIVISION OF PARCEL 2 OF A PARCEL MAP SHOWN BY MAP ON FILE IN BOOK 5, PAGE 47 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND LYING WITHIN SECTION 32, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.B.M.

**RE-ESTABLISHMENT NOTES:**  
SEE SHEET 2

FOR CONDOMINIUM PURPOSES

**Michael Baker  
INTERNATIONAL**

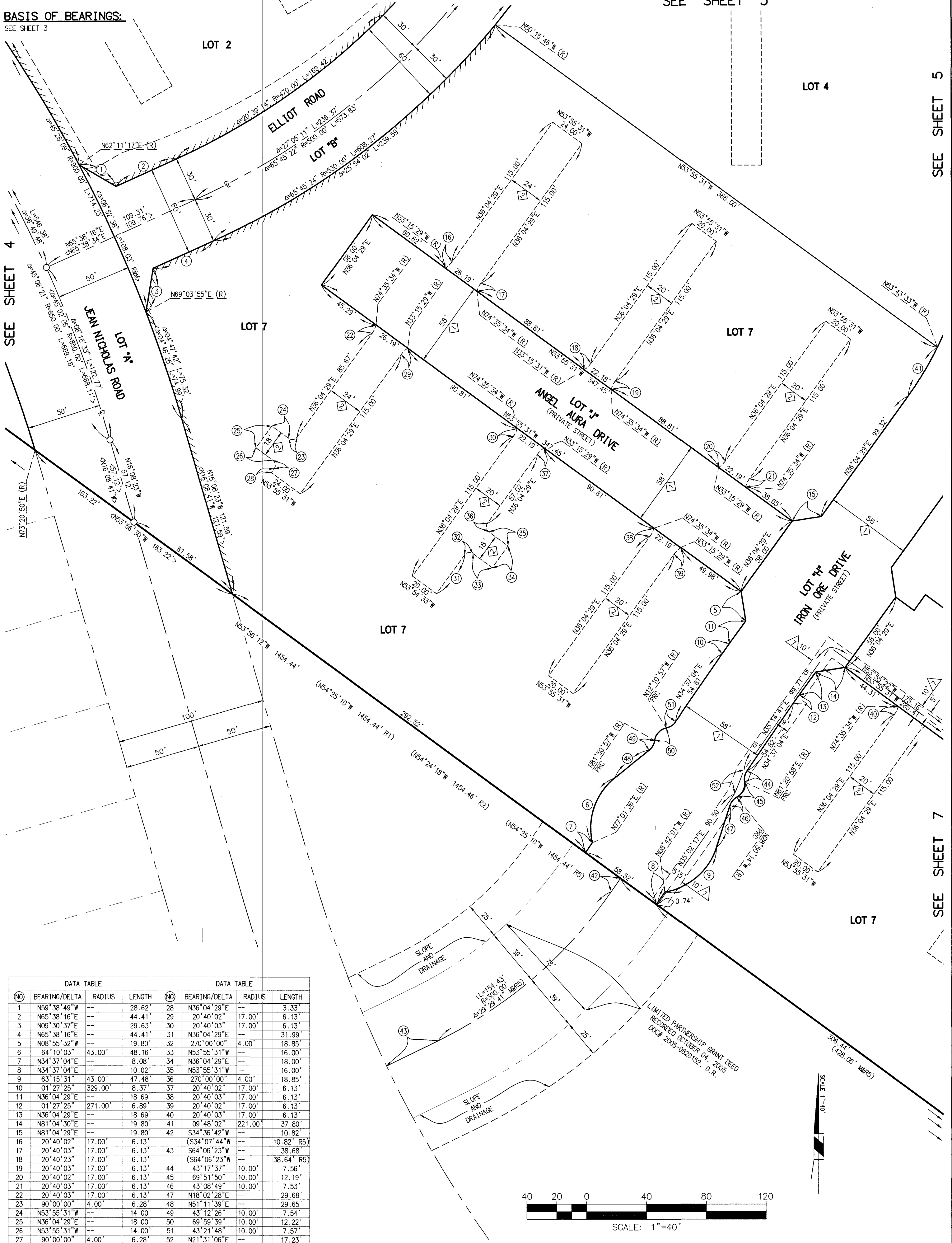
JULY 2022

**EASEMENT NOTES:**  
SEE SHEET 2

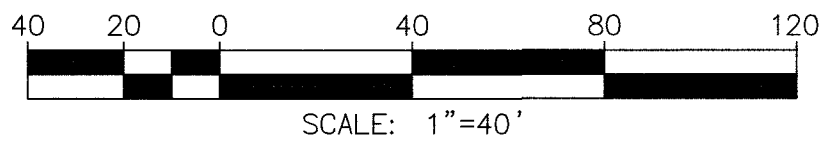
SEE SHEET 4

SEE SHEET 5

**BASIS OF BEARINGS:**  
SEE SHEET 3



DATA TABLE				DATA TABLE			
NO	BEARING/DELTA	RADIUS	LENGTH	NO	BEARING/DELTA	RADIUS	LENGTH
1	N59°38'49"W	---	28.62'	28	N36°04'29"E	---	3.33'
2	N65°38'16"E	---	44.41'	29	20°40'02"	17.00'	6.13'
3	N09°30'37"E	---	29.63'	30	20°40'03"	17.00'	6.13'
4	N65°38'16"E	---	44.41'	31	N36°04'29"E	---	31.99'
5	N08°55'32"W	---	19.80'	32	270°00'00"	4.00'	18.85'
6	64°10'03"	43.00'	48.16'	33	N53°55'31"W	---	16.00'
7	N34°37'04"E	---	8.08'	34	N36°04'29"E	---	18.00'
8	N34°37'04"E	---	10.02'	35	N53°55'31"W	---	16.00'
9	63°15'31"	43.00'	47.48'	36	270°00'00"	4.00'	18.85'
10	01°27'25"	329.00'	8.37'	37	20°40'02"	17.00'	6.13'
11	N36°04'29"E	---	18.69'	38	20°40'03"	17.00'	6.13'
12	01°27'25"	271.00'	6.89'	39	20°40'02"	17.00'	6.13'
13	N36°04'29"E	---	18.69'	40	20°40'03"	17.00'	6.13'
14	N81°04'30"E	---	19.80'	41	09°48'02"	221.00'	37.80'
15	N81°04'29"E	---	19.80'	42	S34°36'42"W	---	10.82'
16	20°40'02"	17.00'	6.13'	43	(S34°07'44"W	---	10.82' R5)
17	20°40'03"	17.00'	6.13'	44	S64°06'23"W	---	38.68'
18	20°40'23"	17.00'	6.13'	45	(S64°06'23"W	---	38.64' R5)
19	20°40'03"	17.00'	6.13'	46	43°17'37"	10.00'	7.56'
20	20°40'02"	17.00'	6.13'	47	69°51'50"	10.00'	12.19'
21	20°40'03"	17.00'	6.13'	48	43°08'49"	10.00'	7.53'
22	20°40'03"	17.00'	6.13'	49	N18°02'28"E	---	29.68'
23	90°00'00"	4.00'	6.28'	50	N51°11'39"E	---	29.65'
24	N53°55'31"W	---	14.00'	51	43°12'26"	10.00'	7.54'
25	N36°04'29"E	---	18.00'	52	69°59'39"	10.00'	12.22'
26	N53°55'31"W	---	14.00'	53	43°21'48"	10.00'	7.57'
27	90°00'00"	4.00'	6.28'	54	N21°31'06"E	---	17.23'



LIMITED PARTNERSHIP GRANT DEED  
RECORDED OCTOBER 04, 2005  
DOC# 2005-0820152, D.R.

305.44'  
(428.06' M&RS)

SEE SHEET 4

SEE SHEET 5

SEE SHEET 7



**SURVEYOR'S NOTES:**  
SEE SHEET 2

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

SHEET 7 OF 8 SHEETS

# TRACT MAP NO. 37078

**REFERENCES:**  
SEE SHEET 2

BEING A SUBDIVISION OF PARCEL 2 OF A PARCEL MAP SHOWN BY MAP ON FILE IN BOOK 5, PAGE 47 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND LYING WITHIN SECTION 32, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.B.M.

**MONUMENT NOTES:**  
SEE SHEET 2

FOR CONDOMINIUM PURPOSES

**Michael Baker**

JULY 2022

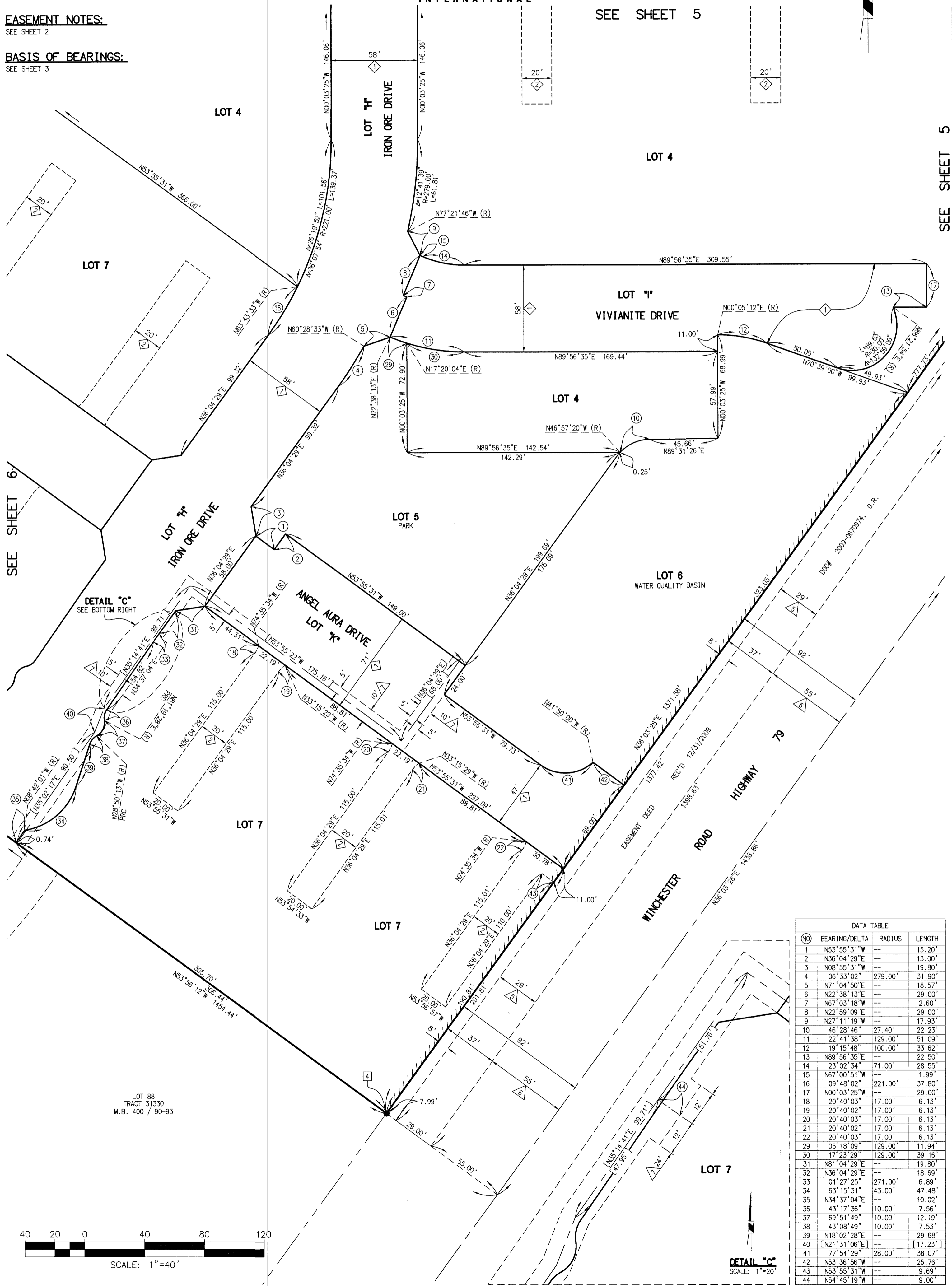
**RE-ESTABLISHMENT NOTES:**  
SEE SHEET 2

SEE SHEET 5

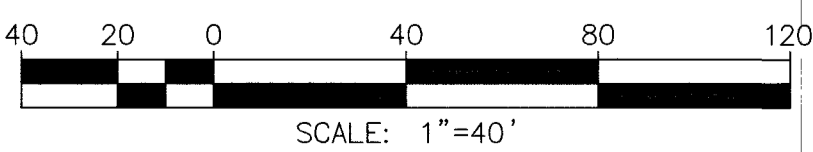
**EASEMENT NOTES:**  
SEE SHEET 2

**BASIS OF BEARINGS:**  
SEE SHEET 3

SCALE 1"=40'



DATA TABLE			
(NO)	BEARING/DELTA	RADIUS	LENGTH
1	N53°55'31"W	---	15.20'
2	N36°04'29"E	---	13.00'
3	N08°55'31"W	---	19.80'
4	06°33'02"	279.00'	31.90'
5	N71°04'50"E	---	18.57'
6	N22°38'13"E	---	29.00'
7	N67°03'18"W	---	2.60'
8	N22°59'09"E	---	29.00'
9	N27°11'19"W	---	17.93'
10	46°28'46"	27.40'	22.23'
11	22°41'38"	129.00'	51.09'
12	19°15'48"	100.00'	33.62'
13	N89°56'35"E	---	22.50'
14	23°02'34"	71.00'	28.55'
15	N67°00'51"W	---	1.99'
16	09°48'02"	221.00'	37.80'
17	N00°03'25"W	---	29.00'
18	20°40'03"	17.00'	6.13'
19	20°40'02"	17.00'	6.13'
20	20°40'03"	17.00'	6.13'
21	20°40'02"	17.00'	6.13'
22	20°40'03"	17.00'	6.13'
29	05°18'09"	129.00'	11.94'
30	17°23'29"	129.00'	39.16'
31	N81°04'29"E	---	19.80'
32	N36°04'29"E	---	18.69'
33	01°27'25"	271.00'	6.89'
34	63°15'31"	43.00'	47.48'
35	N34°37'04"E	---	10.02'
36	43°17'36"	10.00'	7.56'
37	69°51'49"	10.00'	12.19'
38	43°08'49"	10.00'	7.53'
39	N18°02'28"E	---	29.68'
40	[N21°31'06"E]	---	[17.23']
41	77°54'29"	28.00'	38.07'
42	N53°56'56"W	---	25.76'
43	N53°55'31"W	---	9.69'
44	N54°45'19"W	---	9.00'



SCALE: 1"=20'

SEE SHEET 6

SEE SHEET 5

LOT 88  
TRACT 31330  
M.B. 400 / 90-93

# TRACT MAP NO. 37078

BEING A SUBDIVISION OF PARCEL 2 OF A PARCEL MAP SHOWN BY MAP ON FILE IN BOOK 5, PAGE 47 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND LYING WITHIN SECTION 32, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.B.M.

FOR CONDOMINIUM PURPOSES

**Michael Baker**  
INTERNATIONAL

JULY 2022

**SURVEYOR'S NOTES:**  
SEE SHEET 2

**RE-ESTABLISHMENT NOTES:**  
SEE SHEET 2

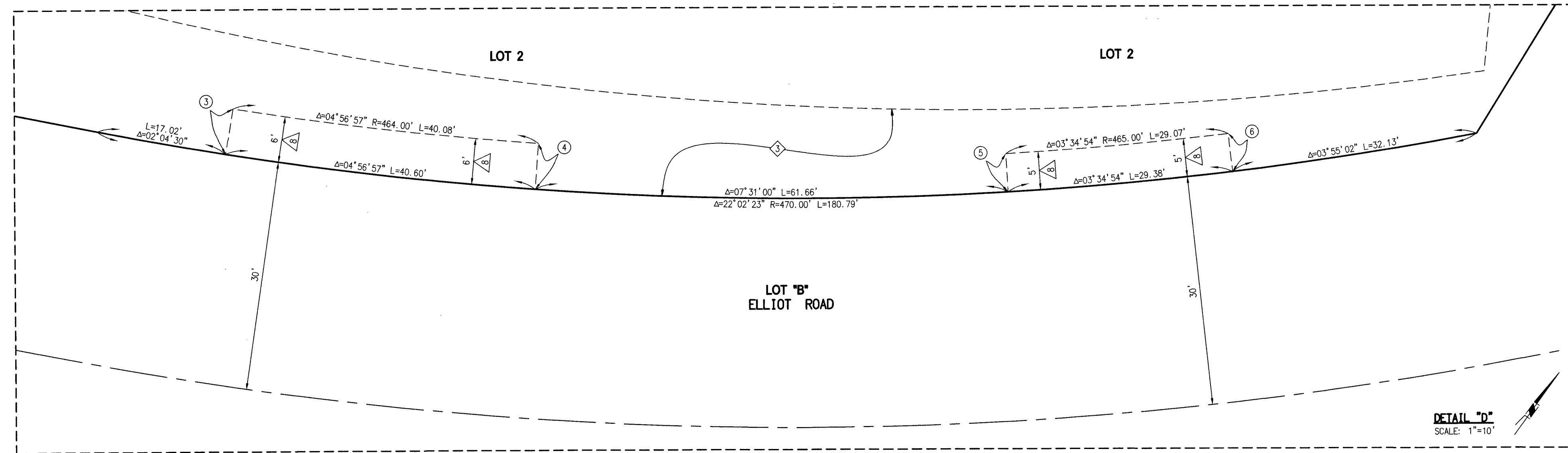
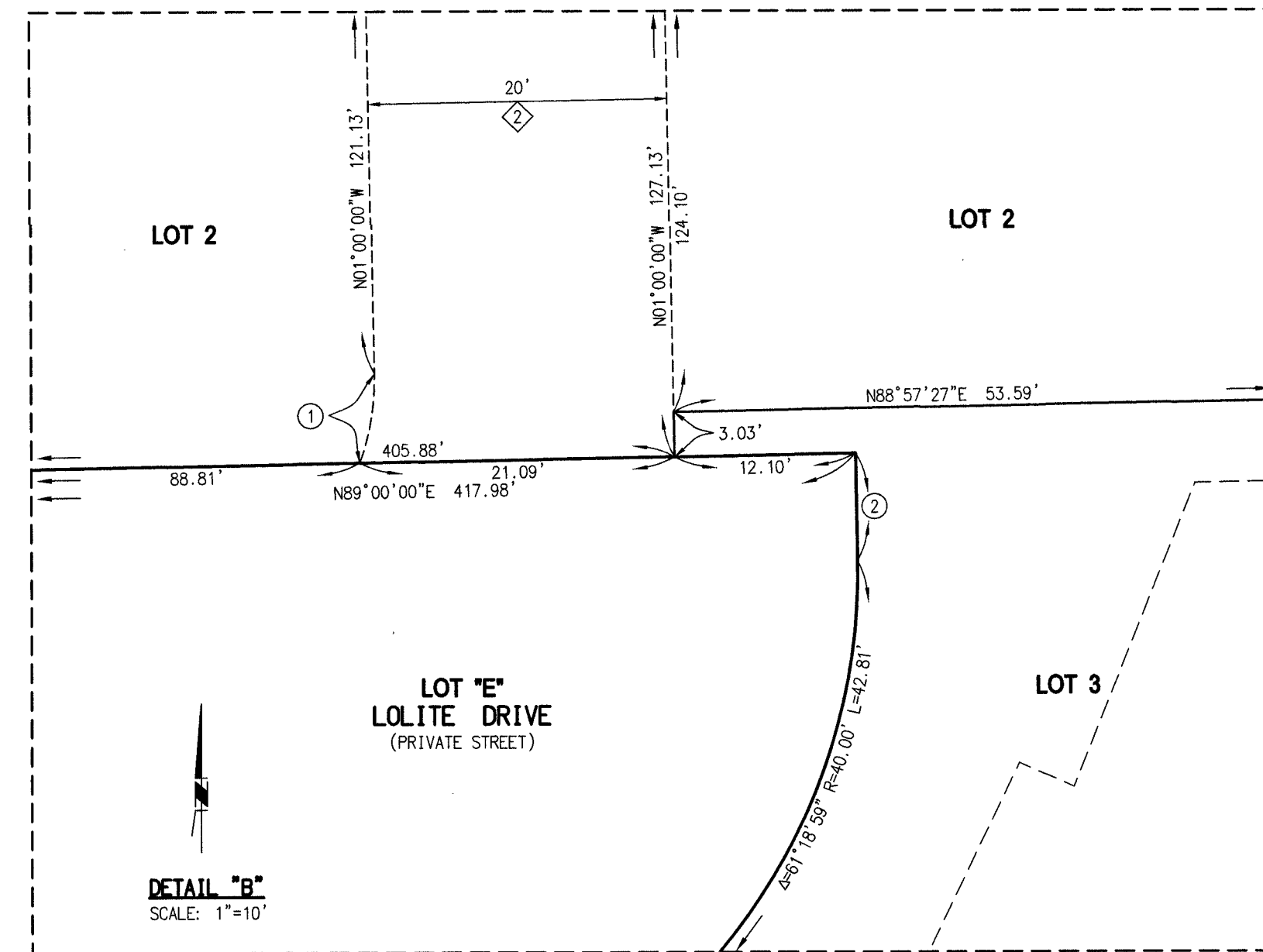
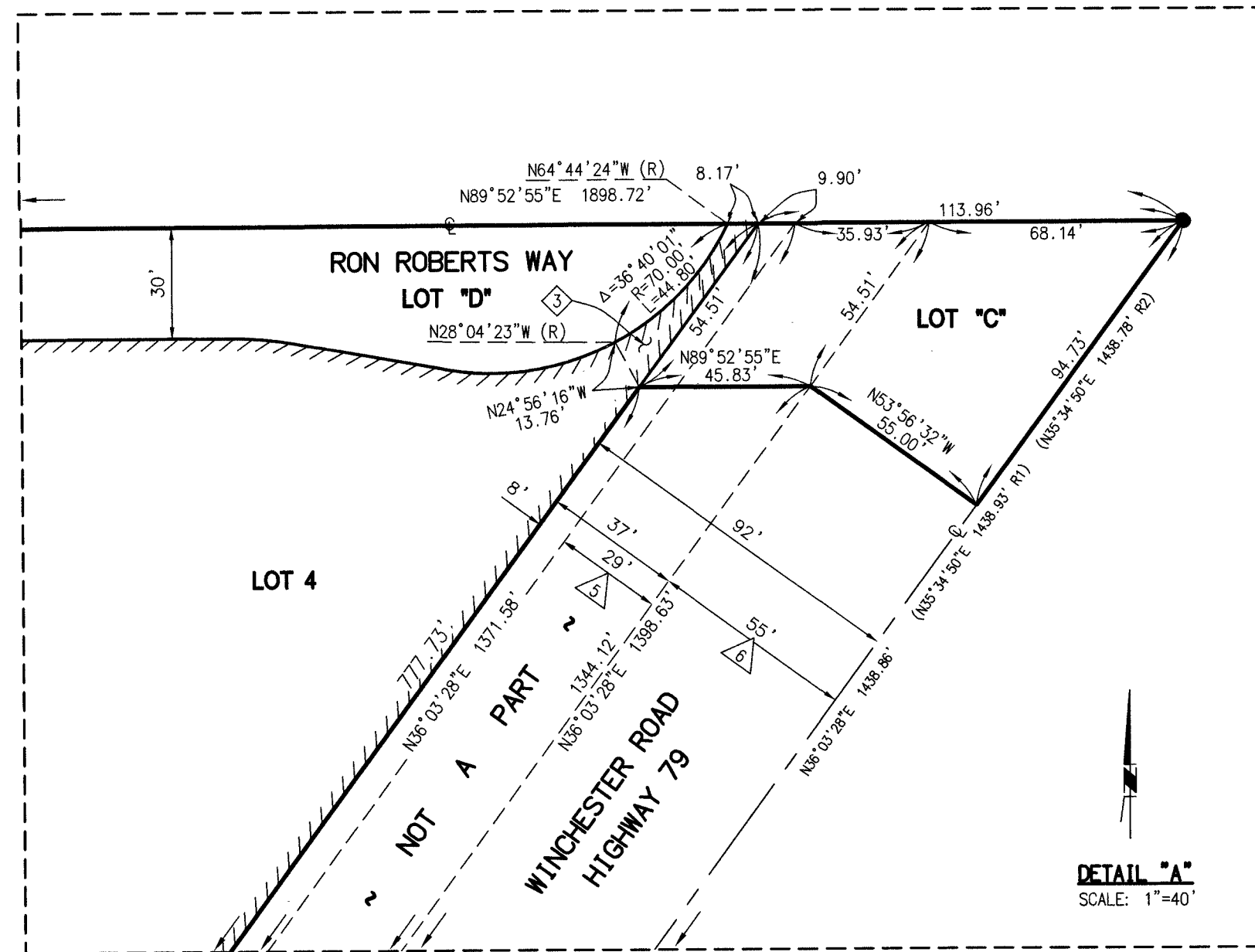
**REFERENCES:**  
SEE SHEET 2

**EASEMENT NOTES:**  
SEE SHEET 2

**MONUMENT NOTES:**  
SEE SHEET 2

**BASIS OF BEARINGS:**  
SEE SHEET 3

DATA TABLE			
(NO)	BEARING/DELTA	RADIUS	LENGTH
1	20°40'02"	17.00'	6.13'
2	N01°00'00"W	---	7.24'
3	N26°26'14"W (R)	---	6.00'
4	N31°23'11"W (R)	---	6.00'
5	N38°54'11"W (R)	---	5.00'
6	N42°29'05"W (R)	---	5.00'



# ENVIRONMENTAL CONSTRAINTS SHEET

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

SHEET 1 OF 1 SHEET

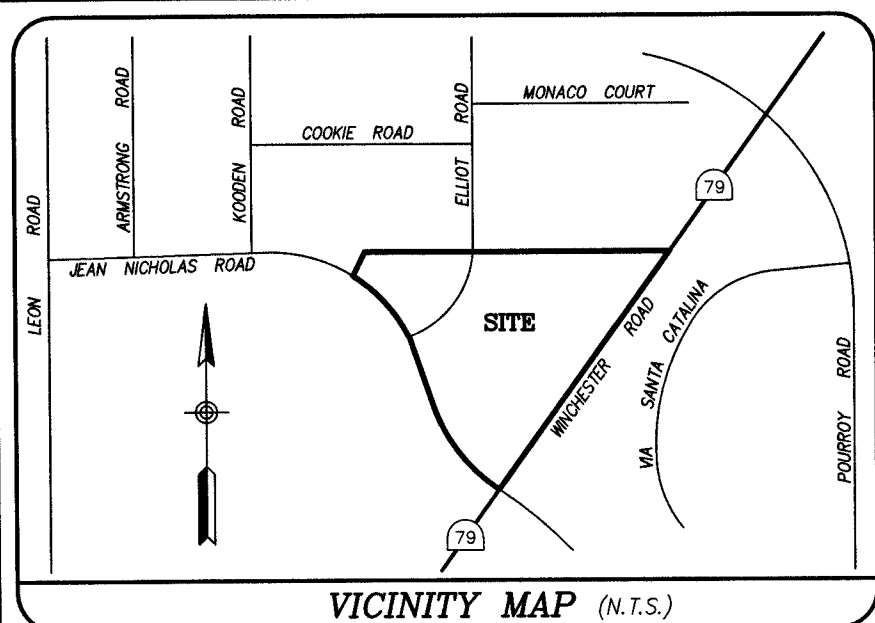
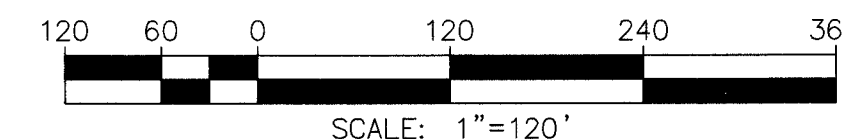
## TRACT MAP NO. 37078

BEING A SUBDIVISION OF PARCEL 2 OF A PARCEL MAP SHOWN BY MAP ON FILE IN BOOK 5, PAGE 47 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND LYING WITHIN SECTION 32, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.B.M.

FOR CONDOMINIUM PURPOSES

**Michael Baker  
INTERNATIONAL**

JULY 2022



SCALE 1"=250'

**SURVEYOR'S NOTES:**

- TRACT NO. 37078 CONTAINS 29.49 ACRES GROSS.
- INDICATES RESTRICTED ACCESS PER GRANT DEED REC'D 12/31/2009 AS DOC# 2009-0670974, O.R.

**REFERENCES:**

- ( ) = INDICATES RECORD DATA.
- R1 = INDICATES RECORD DATA PER P.M. 5/47.
- R2 = DENOTES RECORD DATA PER M.B. 400/90-93.
- R3 = DENOTES RECORD DATA PER EASEMENT REC'D 12/20/2005 AS DOC# 2005-1047847, O.R.

**EASEMENT NOTES:**

- AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR AVIGATION AND INCIDENTAL PURPOSES, REC'D 06/25/1991 AS DOC# 1991-214567, O.R. (BLANKET EASEMENT)
- INDICATES AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR PUBLIC HIGHWAY AND PUBLIC UTILITY PURPOSES, REC'D 12/20/2005 AS DOC# 2005-1047847, O.R., ABANDONED HEREON.
- INDICATES AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR STORM DRAIN AND INCIDENTAL PURPOSES REC'D 08/22/2006 AS DOC# 2006-0616526, O.R., ABANDONED HEREON.
- INDICATES AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR STORM DRAINAGE AND INCIDENTAL PURPOSES REC'D 09/11/2006 AS DOC# 2006-0669514, O.R.
- INDICATES AN EASEMENT IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT FOR PIPELINES FOR AND RECLAIMED WATER PURPOSES REC'D 09/14/2006 AS DOC# 2006-0682431, O.R.
- INDICATES AN OFFER OF DEDICATION FOR PUBLIC USE, PER CERTIFICATE OF DEDICATION REC'D 06/27/1972 AS INST. NO'S. 84465 AND 84466 BOTH OF OFFICIAL RECORDS.
- INDICATES AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY FOR PIPELINES AND PUBLIC UTILITY PURPOSES REC'D 06/17/2024 AS DOC# 2024-0174860, O.R.
- INDICATES AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON FOR PUBLIC UTILITY PURPOSES REC'D 06/06/2024 AS DOC# 2024-0164172, O.R.
- INDICATES AN EASEMENT RESERVED FOR ANY EXISTING UTILITIES THAT MAY HAVE BEEN IN PLACE AFTER THE VACATION OF RON ROBERTS ROAD AS SHOWN ON R6.

**ENVIRONMENTAL CONSTRAINT NOTE:**

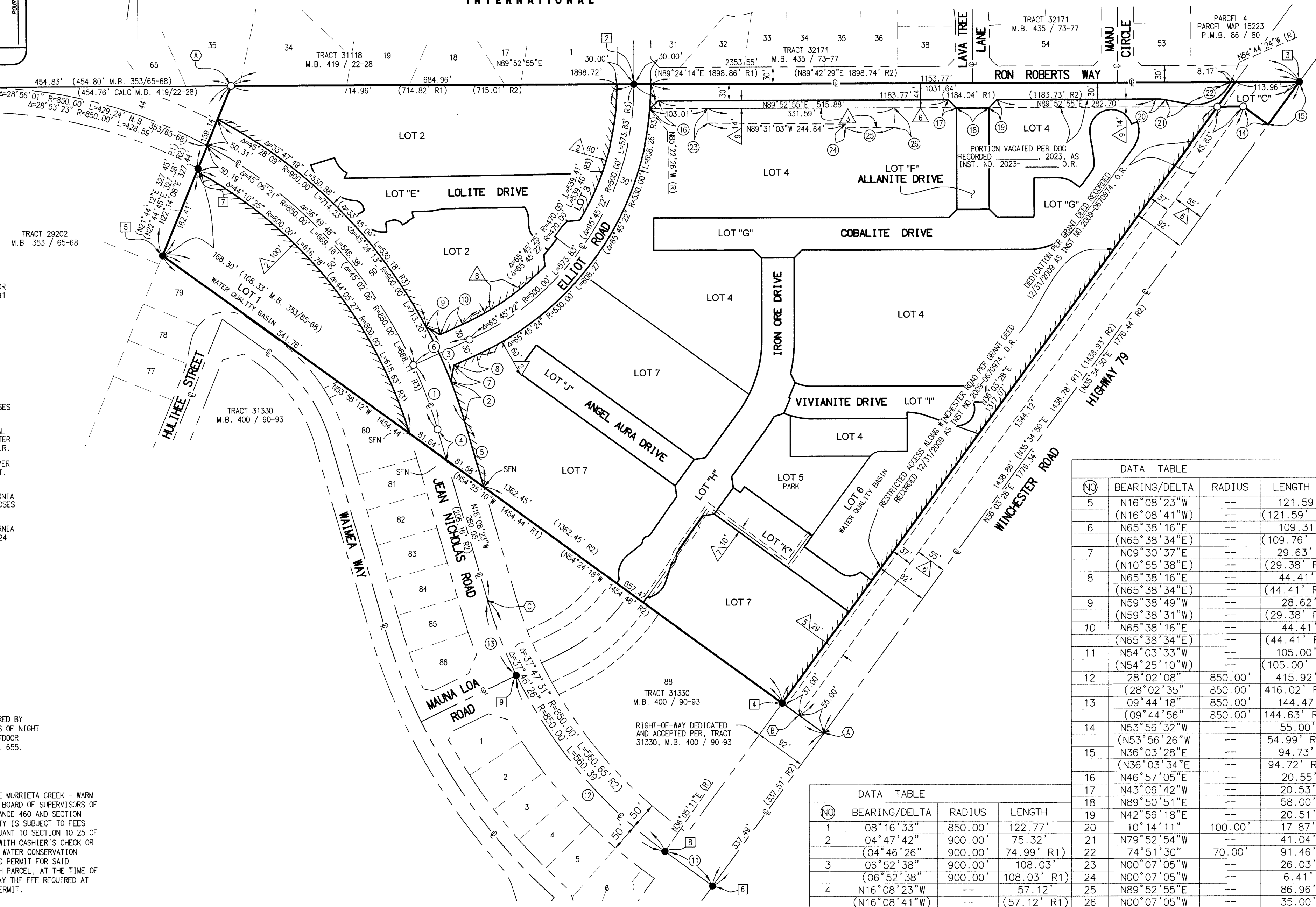
THE ENVIRONMENTAL CONSTRAINT INFORMATION SHOWN ON THIS MAP SHEET IS FOR INFORMATIONAL PURPOSES DESCRIBING CONDITIONS AS OF THE DATE OF FILING, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST. THIS INFORMATION IS DERIVED FROM PUBLIC RECORDS OR REPORTS, AND DOES NOT IMPLY THE CORRECTNESS OR SUFFICIENCY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

**ENVIRONMENTAL CONSTRAINT NOTES:**

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

**NOTICE OF DRAINAGE FEES**

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE MURRIETA CREEK - WARM SPRINGS VALLEY AREA DRAINAGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION 10.25 OF ORDINANCE 460 AND SECTION 66483, ET SEQ, OF THE GOVERNMENT CODE AND THAT SAID PROPERTY IS SUBJECT TO FEES FOR SAID DRAINAGE AREA. NOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE 460, PAYMENT OF THE DRAINAGE FEES SHALL BE PAID WITH CASHIER'S CHECK OR MONEY ORDER ONLY TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AT THE TIME OF ISSUANCE OF THE GRADING OR BUILDING PERMIT FOR SAID PARCELS, WHICHEVER OCCURS FIRST, AND THAT THE OWNER OF EACH PARCEL, AT THE TIME OF ISSUANCE OF EITHER THE GRADING OR BUILDING PERMIT, SHALL PAY THE FEE REQUIRED AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT.



DATA TABLE			
(NO)	BEARING/DELTA	RADIUS	LENGTH
5	N16°08'23"W	---	121.59'
	(N16°08'41"W)	---	(121.59' R1)
6	N65°38'16"E	---	109.31'
	(N65°38'34"E)	---	(109.76' R1)
7	N09°30'37"E	---	29.63'
	(N10°55'38"E)	---	(29.38' R1)
8	N65°38'16"E	---	44.41'
	(N65°38'34"E)	---	(44.41' R1)
9	N59°38'49"W	---	28.62'
	(N59°38'31"W)	---	(29.38' R1)
10	N65°38'16"E	---	44.41'
	(N65°38'34"E)	---	(44.41' R1)
11	N54°03'33"W	---	105.00'
	(N54°25'10"W)	---	(105.00' R2)
12	28°02'08"	850.00'	415.92'
	(28°02'35"	850.00'	416.02' R2)
13	09°44'18"	850.00'	144.47'
	(09°44'56"	850.00'	144.63' R2)
14	N53°56'32"W	---	55.00'
	(N53°56'26"W)	---	54.99' R4)
15	N36°03'28"E	---	94.73'
	(N36°03'34"E)	---	94.72' R2)
16	N46°57'05"E	---	20.55'
17	N43°06'42"W	---	20.53'
18	N89°50'51"E	---	58.00'
19	N42°56'18"E	---	20.51'
20	10°14'11"	100.00'	17.87'
21	N79°52'54"W	---	41.04'
	(04°46'26"	900.00'	74.99' R1)
22	74°51'30"	70.00'	91.46'
23	N00°07'05"W	---	26.03'
24	N00°07'05"W	---	6.41'
	(06°52'38"	900.00'	108.03' R1)
25	N89°52'55"E	---	86.96'
	(N16°08'23"W)	---	(57.12' R1)
26	N00°07'05"W	---	35.00'

DATA TABLE			
(NO)	BEARING/DELTA	RADIUS	LENGTH
1	08°16'33"	850.00'	122.77'
2	04°47'42"	900.00'	75.32'
	(04°46'26"	900.00'	74.99' R1)
3	06°52'38"	900.00'	108.03'
	(06°52'38"	900.00'	108.03' R1)
4	N16°08'23"W	---	57.12'
	(N16°08'41"W)	---	(57.12' R1)
20	10°14'11"	100.00'	17.87'
21	N79°52'54"W	---	41.04'
22	74°51'30"	70.00'	91.46'
23	N00°07'05"W	---	26.03'
24	N00°07'05"W	---	6.41'
25	N89°52'55"E	---	86.96'
26	N00°07'05"W	---	35.00'