

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



ITEM: 3.85
(ID # 25534)

MEETING DATE:
Tuesday, August 27, 2024

FROM : TLMA-TRANSPORTATION

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION: Approval and execution of the Newport Road Community Facilities District No. 03-1 Transportation Uniform Mitigation Fee Program Improvement Credit Agreement between Taylor Morrison of California, LLC and the County of Riverside associated with Tentative Tract Map No. 38035 and Tentative Parcel Map No. 38037. Not a project under CEQA pursuant to Section 15378 (b)(5) of the State CEQA Guidelines. District 3. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find the Newport Road Community Facilities District No. 03-1 Transportation Uniform Mitigation Fee Program Improvement Credit Agreement not a project pursuant to State CEQA Guidelines Section 15378 (b)(5);
2. Approve and execute the Newport Road Community Facilities District No. 03-1 Transportation Uniform Mitigation Fee Program Improvement Credit Agreement between Taylor Morrison of California, LLC and the County of Riverside associated with Tentative Tract Map No. 38035 and Tentative Parcel Map No. 38037; and
3. Authorize the Chairman of the Board of Supervisors to execute the same.

ACTION:Policy


Dennis Acuna, Director of Transportation 7/10/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Spiegel 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: August 27, 2024
xc: Trans.

Kimberly A. Rector
Clerk of the Board

By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Developer funded 100%. No General Funds will be used on this project.			Budget Adjustment: No	
			For Fiscal Year: 24/25	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Taylor Morrison of California, LLC (Developer) owns Tentative Tract Map No. 38035 consisting of one hundred twenty-eight (128) single-family residential homes and Tentative Parcel Map No. 38037 consisting of one hundred twenty-four (124) multi-family residential units (Tract). The Tracts are located within the boundaries of the Newport Road Community Facilities District No. 03-1 (Newport Road CFD), which is administered by the County of Riverside (County).

The Newport Road CFD is a funding mechanism that provided a means to finance, in part, the Newport Road/Domenigoni Parkway Extension Improvements from Menifee Road to State Route 79. The construction of the Newport Road/Domenigoni Parkway extension was physically complete and open to traffic at the end of 2007.

In addition, the Newport Road/Domenigoni Parkway Extension Improvements have been identified in the Transportation Uniform Mitigation Fee (TUMF) Regional System of Highways and Arterials (RSHA) and are among those facilities whose construction is to be partly financed by the collection of TUMF. Ordinance No. 824 established the TUMF Program that requires a developer to pay TUMF, which covers a developer's fair share of the estimated costs to construct transportation improvements needed to mitigate the traffic impacts generated by a developer's project.

The Developer and the County now desire to enter into this Newport Road CFD Transportation Uniform Mitigation Fee Program Improvement Credit Agreement (TUMF Agreement) to provide a means by which the Developer's participation in the Newport Road CFD is offset against the Developer's obligation to pay applicable TUMF for the Tracts. Each dwelling home/unit constructed within the Tracts will be eligible to receive a TUMF credit in an amount set forth in this TUMF Agreement.

The TUMF Agreement is not a "project" under the California Environmental Quality Act (CEQA). Pursuant to Section 15378 of the State CEQA Guidelines, the TUMF Agreement does not have the potential to result in a direct physical change in the environment and it is not reasonably foreseeable that the TUMF Agreement will result in an indirect physical change in the environment. The TUMF Agreement does not authorize any development, construction, maintenance, operation, or any other activity that would have the potential to result in any

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STATE OF CALIFORNIA**

significant effect on the environment. The Newport Road/Domenigoni Parkway Extension Improvements were already completed. Any further development, if it occurs at all, will be the result of subsequent actions subject to CEQA review prior to construction. The TUMF Agreement merely establishes a means to offset Developer's prior payment of the Newport Road CFD against Developer's obligation to pay TUMF for the Property. As a result, the TUMF Agreement is also not a "project" pursuant to Section 15378(b)(5) of the State CEQA Guidelines which states that a "project" does not include "organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment." Therefore, it is reasonably foreseeable that the TUMF Agreement will not result in any direct or indirect physical change in the environment.

Impact on Residents and Businesses

This action would have no impact on residents and businesses. The developer would still be required to pay TUMF fees for the improvement of Newport Road/Domenigoni Parkway.

Additional Fiscal Information

N/A

ATTACHMENTS:

Vicinity Map
TUMF Agreement



Jason Farin, Principal Management Analyst 8/20/2024



Aaron Gettis, Chief of Deputy County Counsel 8/18/2024

**COMMUNITY FACILITIES DISTRICT NO. 03-1
(NEWPORT ROAD CFD)
IMPROVEMENT CREDIT AGREEMENT
TRANSPORTATION UNIFORM MITIGATION FEE PROGRAM**

This IMPROVEMENT CREDIT AGREEMENT (this "Agreement") is entered into this 27 day of August, 2024, by and between the County of Riverside, a political subdivision of the State of California (the "County") and Taylor Morrison of California, LLC a California limited liability company with its principal place of business at 6440 Oak Canyon, Suite 200 Irvine, CA 92618 (the "Developer"). The County and the Developer are sometimes hereinafter referred to individually as "Party" and collectively as "Parties".

RECITALS

WHEREAS, the Developer owns Tentative Tract Map No. 38035 (TTM38035) Instrument No. 2023-0314385 and Tentative Parcel Map No. 38037 (TPM38037) Instrument No. 2023-0314386 (the "Tract") and is located within Riverside County, California, as shown by Exhibit "A," attached hereto and incorporated herein by this reference;

WHEREAS, the Tract consists of TTM38035 with one hundred twenty-eight (128) single-family residential homes and TPM38037 with one hundred twenty-four (124) multi-family residential units and;

WHEREAS, the Tract was conditioned by the County to participate in some form of funding mechanism, such as a Community Facilities District, that would provide a means of financing the construction of public facilities, which include the full-width arterial improvements of Newport Road from Menifee Road to State Route 79, including associated appurtenances and rights-of-way (the "Newport Road Improvements");

WHEREAS, the public facilities improvements described above had been determined by the Board of Supervisors to be necessary to mitigate the transportation and circulation needs, which the development of the Property will contribute in part;

WHEREAS, the Riverside County Board of Supervisors (the "Board"), on April 15, 2003, adopted Resolution No. 2003-173 establishing Community Facilities District No. 03-1 Newport Road of the County of Riverside ("Newport Road CFD") and authorizing the levy of a special tax to pay for the construction or financing of the Newport Road Improvements and Resolution No. 2003-174 determining the need to incur bonded indebtedness in an aggregate principal amount not to exceed \$24,000,000 to finance the Newport Road Improvements and Resolution No. 2003-175 calling for a special election held on April 15, 2003, for the qualified electors of the Newport Road CFD to consider propositions dealing with the levy of the special tax and the incurrence of bonded indebtedness;

WHEREAS, the Board of Supervisors, on April 15, 2003, canvassed the results of the special election and determined that the qualified electors voted and approved the propositions by more than two-thirds of the votes cast and caused a Notice of Special Tax Lien for the

CFD 03-1 (Newport Rd CFD)
TUMF Improvement Credit Agreement
Taylor Morrison of California, LLC
TTM38035 and TPM38037

Newport Road CFD to be recorded within fifteen days of the special election certification;

WHEREAS, the County, by the adoption of Ordinance No. 824, as amended from time to time, established the Transportation Uniform Mitigation Fee Program which requires a developer to pay the fee (the "TUMF") which is set by said Ordinance and which is to be paid as a condition of receiving certification allowing for the occupancy of a residential or commercial structure; the TUMF is intended to represent a new structure's fair share of the estimated costs to construct those transportation improvements needed to mitigate the traffic impacts and burdens placed on the Regional System of Highways and Arterials ("RSHA") generated by a residential or commercial development and determined necessary to protect the safety, health and welfare of persons traveling to and from such residential or commercial development using the RSHA;

WHEREAS, the Newport Road Improvements have been identified as part of the RSHA and to be among those facilities whose construction is to be financed, in part, by the collection of the TUMF;

WHEREAS, the Newport Road Improvements have been constructed by the Riverside County Transportation Department in part from funding that includes the proceeds of special taxes levied or the proceeds of special tax bonds issued by the Newport Road CFD;

WHEREAS, the County and Western Riverside Council of Governments (WRCOG) entered into a Memorandum of Understanding (MOU) on October 28, 2014, which provides the mechanism by which developers can be eligible to receive TUMF credits to offset their TUMF fees by participating in the Newport Road CFD;

WHEREAS, the Parties now desire to enter into this Agreement to provide a means by which Developer's participation in the Newport Road CFD is offset against Developer's obligation to pay the applicable TUMF for the Tract in accordance with the TUMF Administrative Plan and MOU; and

WHEREAS, the Tract is located within the boundaries of the Newport Road CFD, as shown on the Boundary Map of the Newport Road CFD recorded as Instrument No. 2003-217558 on March 28, 2003, or within territory that has been annexed to Newport Road CFD.

NOW, THEREFORE, for the purposes set forth herein, and for good and valuable consideration, the adequacy of which is hereby acknowledged, Developer and County hereby agree as follows:

TERMS

1.0 Incorporation of Recitals: The Parties hereby affirm the facts set forth in the Recitals above and agree to the incorporation of the Recitals as though fully set forth herein.

2.0 Construction of Improvements: The County has constructed the Newport Road Improvements using, in part, proceeds from the issuance of the special tax bonds by the Newport

Road CFD.

3.0 TUMF Credits

3.1 TUMF Credits: By issuance of the special tax bonds by CFD No. 03-1 (the "Bonds"), the Developer is entitled to credit against TUMF fees in an amount equal to the following (the "TUMF Bond Credit"):

- a) \$1,775 for each Dwelling (Home/Unit)
- b) \$2.10 per square foot for Commercial

3.2 TUMF Excess Payment: The Developer, in order to receive a certificate of occupancy for residential or commercial improvements constructed within the Newport Road CFD, shall pay to the County the sum by which the amount of the TUMF then applicable to the Property exceeds the TUMF Bond Credit for such Property.

4.0 Miscellaneous

4.1 Assignment: The Developer may assign all or a portion of its rights pursuant to this Agreement to a purchaser of one or more lots within the Tract (an "Assignment"). The Developer and such purchaser and assignee (the "Assignee") shall provide to the County such reasonable proof as it may require that the Assignee is the purchaser of said lots within the Tract. Any assignment pursuant to this Section shall not be effective unless and until the Developer and Assignee have executed an assignment agreement with the County in a form reasonably acceptable to County, whereby the Developer and the Assignee agree, except as may be otherwise specifically provided therein, to the following: (i) the Assignee shall receive all or a portion of the Developer's rights pursuant to this Agreement, including the TUMF credit amount for each residential dwelling unit developed on a lot within the Tract or for each multifamily dwelling unit developed on a parcel or commercial development on a plot plan within the Tract purchased by the Assignee pursuant to this Agreement and (ii) the Assignee shall be bound by all applicable provisions of this Agreement.

4.2 Relationship between the Parties: All Parties hereby mutually agree that this Agreement shall not operate to create the relationship of partnership, joint venture, or agency between the County and the Developer.

4.3 Indemnification: Developer agrees to protect, indemnify, defend and hold the Community Facilities District, the County, its elected officials, directors, officers, employees, agents and representatives, individually or any combination thereof (the "Indemnified Parties"), harmless from and against any and all claims, including, but not limited to, third-party claims, and against any and all losses, liabilities, expenses, suits, actions, decrees, judgments, awards, reasonable attorney's fees, and court costs which the Indemnified Parties may suffer or which may be sought against or recovered or obtained from the Indemnified Parties, as a result of, or by reason of, or arising out of, or in consequence of any acts, omissions, negligence, willful misconduct of Developer, its employees, contractors, or agents in connection with (a) the approval or performance of this Agreement, (b) the awarding of credit pursuant to or on account

of this Agreement, and/or (c) the untruth or inaccuracy of any representation or warranty made by said Developer in this Agreement. If said Developer fails to do so, the Indemnified Parties shall have the right, but not the obligation, to defend the same and charge all of the direct or incidental costs of such defense, including reasonable attorney's fees or court costs, to and recover the same from said Developer. The provisions of this Section shall survive the termination discharge or other termination of this Agreement.

4.4 Warranty as to Property Ownership; Authority to Enter Agreement: The Developer hereby warrants that it owns fee title to the Property and that it has the legal capacity to enter into this Agreement. All Parties warrant that the individual(s) who have signed this Agreement on behalf of such Party has the legal power, right, and authority to enter into this Agreement and such individual signing this Agreement has been duly authorized to do so, on behalf of said Party.

4.5 Other Agreements: Nothing contained herein shall be construed as affecting the County's or the Developer's respective duty to perform its respective obligations under other agreements, land use regulations or subdivision requirements relating to the development of the Property, which obligations are and shall remain independent of the Developer's rights and obligations, and the County's rights and obligations, under this Agreement.

4.6 Notices: All notices, demands, invoices, and written communications shall be in writing and delivered to the following addresses or such other addresses as the Parties may designate by written notice:

To County: County of Riverside
Transportation Department
Attention: Alvin Medina
4080 Lemon Street, 8th Floor
Riverside, CA 92501
Phone No. (951) 955-1667

To Developer: Taylor Morrison of California, LLC
Attention: Jared Aronowitz
6440 Oak Canyon, Suite 200
Irvine, CA 92618
Phone No. (949) 341-1202

Depending upon the method of transmittal, notice shall be deemed received as follows: by facsimile, as of the date and time sent; by messenger, as of the date delivered; and by U.S. Mail first class postage prepaid, as of 72 hours after deposit in the U.S. Mail.

4.7 Cooperation; Further Acts: All Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as may be necessary, appropriate, or convenient to attain the purposes of this Agreement.

4.8 Interpretation; References; Captions: It is agreed that the Parties and their agents, including legal counsel, have participated in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and that any ambiguity shall not be construed against any of the Parties as the Party responsible for drafting this Agreement. Any term referencing time, days, or period for performance shall be deemed calendar days and not business days. All references to the Developer include all its officers, personnel, employees, agents and representatives, except as otherwise specified in this Agreement. All references to the County include its elected officials, directors, officers, employees, agents and representatives, except as otherwise specified in this Agreement. The captions of the various articles and paragraphs are for convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content, or intent of this Agreement.

4.9 Amendments: This Agreement may only be amended by an instrument in writing executed and delivered by the County and the Developer.

4.10 Waivers: No waiver of, or consent with respect to, any provision of this Agreement by a Party hereto shall in any event be effective unless the same shall be in writing and signed by such Party, and then such waiver or consent shall be effective only in the specific instance and for the specific purpose for which it was given.

4.11 Binding Effect: Each and all of the covenants and conditions shall be binding on and shall inure to the benefit of the Parties, and their successors, heirs, personal representatives, or assigns. This section shall not be construed as an authorization for any Party to assign any right or obligation.

4.12 Third Party Beneficiaries: There are no intended third party beneficiaries of any right or obligation assumed by the Parties.

4.13 Invalidity; Severability: The provisions of this Agreement are specifically made severable. If any clause, provision, right and/or remedy provided for herein is unlawful or unenforceable, the remainder of this Agreement shall remain in effect and be enforced as if such clause, provision, right and/or remedy was not contained herein.

4.14 Consent to Jurisdiction and Venue: This Agreement shall be construed in accordance with and governed by the laws of the State of California. Any legal action or proceeding brought to interpret or enforce this Agreement, or which in any way arises out of the Parties' activities undertaken pursuant to this Agreement, shall be filed and prosecuted in the appropriate California State Court in the County of Riverside, California. Each Party waives the benefit of any provision of state or federal law providing for a change of venue to any other court or jurisdiction including, without limitation, a change of venue based on the fact that a governmental entity is a party to the action or proceeding, or that a federal right or question is involved or alleged to be involved in the action or proceeding. Without limiting the generality of the foregoing waiver, the Developer expressly waives any right to have venue transferred pursuant to California Code of Civil Procedure Section 394.

4.15 Attorneys' Fees: If any action is instituted to interpret or enforce any of

the provisions of this Agreement, each Party shall be responsible for their own attorney's fees.

4.16 Counterparts: This Agreement may be signed in counterparts, each of which shall constitute an original and which collectively shall constitute one instrument.

4.17 Time is of the Essence: Time is of the essence with respect to the Developer's performance of its obligations under this Agreement.

4.18 Merger Clause: This Agreement contains the entire agreement between the Parties with respect to matters specifically addressed herein and supersedes any prior oral or written statements, negotiations, or understandings concerning such matters which are hereby merged into this Agreement.

[Signatures of Parties on Following Pages]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first above written.

COUNTY OF RIVERSIDE

RECOMMENDED FOR APPROVAL:

By: 
Dennis Acuna
Director of Transportation

APPROVED AS TO FORM:
Minh C. Tran
County Counsel

By: 
Stephanie Nelson
Deputy County Counsel

APPROVAL BY THE COUNTY BOARD OF SUPERVISORS:

By: 
CHUCK WASHINGTON
Chairman, County Board of Supervisors

ATTEST:
Kimberly Rector
Clerk of the Board

By: 
Deputy

DEVELOPER

Taylor Morrison of California, LLC, a California limited liability company,

By: 
Sean Doyle
Vice President

ACKNOWLEDGMENT

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

State of California
County of Orange)

On July 2, 2024 before me, Charnette Neal, Notary Public
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature C Neal (Seal)

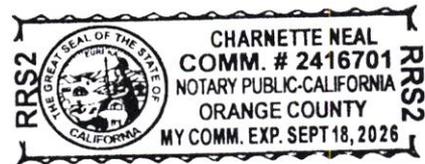


EXHIBIT "A"

FINAL MAP AND VICINITY MAP

[ATTACHED BEHIND THIS PAGE]

8/23

copy

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

SHEET 1 OF 11 SHEETS

TRACT NO. 38035

RECORDER'S STATEMENT
 FILED THIS 24th DAY OF October, 2023
 AT 12:28 P.M. IN BOOK 495 OF MAPS, AT
 PAGES 18-28 AT THE REQUEST OF
 THE CLERK OF THE BOARD.
 NO. 2023-034385 FEE \$ 29.00
 PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER
 BY: Centenne DEPUTY
 SUBDIVISION GUARANTEE
 FIRST AMERICAN TITLE COMPANY

BEING A SUBDIVISION OF PARCEL 1, AND PORTIONS OF LOTS 'B' AND 'C' OF PARCEL MAP NO. 37414, FILED IN BOOK 249, PAGES 82 THROUGH 84, INCLUSIVE, OF PARCEL MAPS, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN

OWNERS' STATEMENT

PROACTIVE ENGINEERING CONSULTANTS, INC.

AUGUST, 2021

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

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES, LOTS 'A', 'B', 'C', 'G', AND 'H', AS SHOWN ON HEREON. THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES, LOTS 'D', 'E', AND 'F'. THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS 'D', 'E', AND 'F'.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES, "EMERGENCY VEHICLES INGRESS AND EGRESS EASEMENT" WITHIN LOTS 1-22, 27-87, 92-128 AND 130 AS SHOWN HEREON. THE DEDICATION IS FOR THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

AS A CONDITION OF DEDICATION OF LOTS 'A', 'B', 'C' AND 'G', WESTERN HILLS DRIVE, THE OWNERS OF LOTS 1-3, 103-105, 118, 119, 130, AND 133-136 ABUTTING SAID STREET 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 DEDICATION AS TO THE PART VACATED.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES, "TRAIL EASEMENT" LYING WITHIN LOT 130 AS SHOWN HEREON. THE DEDICATION IS FOR TRAIL AND MAINTENANCE PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES, "TRAIL EASEMENT" OVER ALL OF LOT 132 LYING WITHIN LOTS 'E' AND 'F' AS SHOWN HEREON. THE DEDICATION IS FOR TRAIL PURPOSES.

WE HEREBY RETAIN THE EASEMENTS INDICATED AS "TRAIL EASEMENT" FOR TRAIL AND MAINTENANCE PURPOSES, LYING WITHIN LOTS 'E', 'F', AND ALL OF LOT 132 AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES.

WE HEREBY RETAIN LOTS 'D', 'E' AND 'F' INDICATED AS "PRIVATE STREET" 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 LOT 129 IN FEE INDICATED AS "CONSERVATION/OPEN SPACE" AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES.

WE HEREBY RETAIN LOT 130 IN FEE INDICATED AS "SLOPE AND LANDSCAPE" 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 LOT 131 IN FEE INDICATED AS "SLOPE" 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 132, 133, 134 AND 135 IN FEE INDICATED AS "LANDSCAPE" 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 THE EASEMENTS INDICATED AS "RECIPROCAL ACCESS AND PRIVATE UTILITY PURPOSES" FOR INGRESS AND EGRESS AND PRIVATE UTILITIES LYING WITHIN LOTS 1-22, 27-87 AND 92-128, AS SHOWN HEREON, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN THE EASEMENT INDICATED AS "PRIVATE ACCESS PURPOSES" FOR INGRESS AND EGRESS, LYING WITHIN LOT 130, AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND THE OWNERS OF LOT 129.

WE HEREBY RETAIN THE EASEMENT INDICATED AS "PRIVATE DRAINAGE EASEMENT," LYING WITHIN LOTS 29, 80, 81, 130 AND 132, AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES TO THE VALLEY-WIDE RECREATION AND PARK DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN LOT 130 AND OVER ALL OF LOT 131, AS SHOWN HEREON. THE DEDICATION IS FOR LANDSCAPE MAINTENANCE PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES, TO EASTERN MUNICIPAL WATER DISTRICT ("DISTRICT"), A PUBLIC AGENCY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE MUNICIPAL WATER DISTRICT LAW OF 1911, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT AND RIGHT OF WAY TO CONSTRUCT, MAINTAIN, ENLARGE, RECONSTRUCT, REMOVE AND REPLACE, OPERATE, INSPECT, REPAIR, IMPROVE AND RELOCATE SEWER, WATER, AND RECYCLED WATER FACILITIES, ALL AS SHOWN ON THIS MAP WITHIN THE SUBDIVISION AND DESIGNATED "SEWER, WATER, AND RECYCLED WATER EASEMENT" HEREON, TOGETHER WITH THE RIGHT OF ACCESS TO AND FROM SAID EASEMENT FOR THE PURPOSE OF EXERCISING THE RIGHTS GRANTED IN SAID EASEMENT. OWNER RETAINS THE RIGHT TO USE THE EASEMENT AREA PROVIDED THAT OWNER SHALL NOT CONSTRUCT OR ERECT BUILDINGS, MASONRY WALLS, MASONRY FENCES AND OTHER STRUCTURES OR IMPROVEMENTS, OR PLANT OR GROW TREES OR SHRUBS, OR CHANGE THE SURFACE GRADE OR INSTALL PRIVATELY-OWNED PIPELINES WITHOUT THE PRIOR WRITTEN CONSENT OF DISTRICT.

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

BY: Sean Doyle
 NAME: SEAN DOYLE
 TITLE: VICE PRESIDENT

NOTICE OF DRAINAGE FEES: NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE SALT CREEK CHANNEL WINCHESTER/NORTH HEMET AREA DRAINAGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION 10.25 OF ORDINANCE NO. 460 AND SECTION 65483, ET SEQ. OF THE GOVERNMENT CODE AND THAT SAID PROPERTY IS SUBJECT TO FEES FOR SAID DRAINAGE AREA. NOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE NO. 460, PAYMENT OF THE DRAINAGE FEES SHALL BE PAID TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AT THE TIME OF ISSUANCE OF THE GRADING OR BUILDING PERMIT FOR SAID PARCELS, WHICHEVER OCCURS FIRST, AND THAT THE OWNER OF EACH PARCEL, AT THE TIME OF ISSUANCE OF EITHER THE GRADING OR BUILDING PERMIT, SHALL PAY THE FEE REQUIRED AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT.

SIGNATURE OMISSIONS

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

THE PECHANGA BAND OF LUSENO INDIANS, HOLDER OF AN TEMPORARY NON-EXCLUSIVE EASEMENT FOR ACCESS PURPOSES, RECORDED DECEMBER 30, 2016 AS INSTRUMENT NO. 2016-0584551 O.R. AND AMENDED BY A DOCUMENT RECORDED APRIL 01, 2021 AS INSTRUMENT NO. 2021-0205645 O.R.

SOUTHERN CALIFORNIA GAS COMPANY, HOLDER OF AN EASEMENT FOR NATURAL GAS DISTRIBUTION, COMMUNICATIONS AND ACCESS PURPOSES, RECORDED APRIL 7, 2023 AS INSTRUMENT NO. 2023-0099398 O.R.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS, RECORDED JANUARY 17, 2018 AS INSTRUMENT NO. 2018-0018490 O.R.

EASTERN MUNICIPAL WATER DISTRICT'S ACCEPTANCE STATEMENT

I HEREBY STATE THAT THE EASEMENTS DEDICATED ON THIS MAP TO THE EASTERN MUNICIPAL WATER DISTRICT ARE HEREBY ACCEPTED AND THE DISTRICT CONSENTS TO THE RECORDATION THEREOF BY ITS DULY AUTHORIZED OFFICER.

Sheila Zelata DATE 7/27/23
 SHEILA ZELATA, BOARD SECRETARY OF THE EASTERN MUNICIPAL WATER DISTRICT AND THE BOARD OF DIRECTORS THEREOF

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: 9/21/23 2023
Dean Wetter
 DEAN WETTER
 GENERAL MANAGER

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TAYLOR MORRISON OF CALIFORNIA, LLC. IN AUGUST, 2021, 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 SAID 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.

Charles J. Moore September 26, 2023
 CHARLES J. MOORE, L.S. 9106 DATE



COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT MAP NO. 38035 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON APRIL 5, 2022, THE EXPIRATION DATE BEING MARCH 23, 2025, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED 10-11 2023
David L. McMillan
 BY: DAVID L. McMILLAN, COUNTY SURVEYOR
 L.S. 8488 EXPIRES 12/31/24



BOARD OF SUPERVISOR'S STATEMENT

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES, AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

THE DEDICATION OF THE "PUBLIC UTILITY EASEMENT TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES" FOR PUBLIC UTILITY AND EMERGENCY VEHICLE ACCESS PURPOSES WITHIN LOTS 'D', 'E' AND 'F', AS SHOWN HEREON, IS HEREBY ACCEPTED.

THE DEDICATION OF THE "EMERGENCY VEHICLE INGRESS AND EGRESS EASEMENT" FOR EMERGENCY VEHICLE ACCESS PURPOSES WITHIN LOTS 1-22, 27-87, 92-128 AND 130, AS SHOWN HEREON, IS HEREBY ACCEPTED.

THE OFFER OF DEDICATION OF THE "TRAIL EASEMENT" FOR TRAIL AND MAINTENANCE PURPOSES LYING WITHIN LOT 130 IS HEREBY ACCEPTED.

THE OFFER OF DEDICATION OF THE "TRAIL EASEMENT" FOR TRAIL PURPOSES LYING OVER ALL OF LOT 132 AND WITHIN LOTS 'E' AND 'F' IS HEREBY NOT ACCEPTED.

DATED October 17 2023
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 BY: Kevin Jeffries BY: Bruce Smith DEPUTY
 CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST:
 KIMBERLY RECTOR
 CLERK OF THE BOARD OF SUPERVISORS

ABANDONMENT NOTICE

PURSUANT TO SECTIONS 66434 AND 66499.2 OF THE SUBDIVISION MAP ACT, THE APPROVAL AND RECORDATION OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING:

THAT PORTION OF AN EASEMENT FOR SLOPE MAINTENANCE, INGRESS AND EGRESS PURPOSES, IN FAVOR OF THE COUNTY OF RIVERSIDE, DESCRIBED IN AN EASEMENT DEED RECORDED DECEMBER 23, 2003 AS INSTRUMENT NO. 2003-998482 O.R., LYING WITHIN THE BOUNDARY OF THIS TRACT MAP.

THAT PORTION OF AN EASEMENT FOR DRAINAGE MAINTENANCE, INGRESS AND EGRESS PURPOSES, IN FAVOR OF THE COUNTY OF RIVERSIDE, DESCRIBED IN AN EASEMENT DEED RECORDED DECEMBER 23, 2003 AS INSTRUMENT NO. 2003-998483 O.R., LYING WITHIN THE BOUNDARY OF THIS TRACT MAP.

THAT PORTION OF AN EASEMENT FOR SLOPE MAINTENANCE, INGRESS AND EGRESS PURPOSES, IN FAVOR OF THE COUNTY OF RIVERSIDE, DESCRIBED IN AN EASEMENT DEED RECORDED MAY 17, 2004 AS INSTRUMENT NO. 2004-0367183 O.R. AND RE-RECORDED APRIL 26, 2005 AS INSTRUMENT NO. 2005-0325322 O.R., LYING WITHIN THE BOUNDARY OF THIS TRACT MAP.

THAT PORTION OF AN EASEMENT FOR ANY EXISTING PUBLIC UTILITIES AND PUBLIC SERVICE FACILITIES, IN FAVOR OF THE COUNTY OF RIVERSIDE, RESERVED IN RESOLUTION NO. 2019-010 RECORDED JUNE 26, 2019 AS INSTRUMENT NO. 2019-0231828 O.R. LYING WITHIN THE BOUNDARY OF THIS TRACT MAP.

THAT PORTION OF ABUTTERS' RIGHTS OF ACCESS TO OR FROM RICE ROAD, IN FAVOR OF THE COUNTY OF RIVERSIDE, AS DEDICATED ON PARCEL MAP NO. 37414 FILED IN BOOK 249, PAGES THROUGH 84 OF PARCEL MAPS, VACATED PORTION AS SHOWN HEREON.

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:

DATE: October 5 2023

THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED

MATTHEW JENNINGS
 COUNTY TAX COLLECTOR

BY: Julia Mauer DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ _____ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONFORMED 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: _____ 20 _____

CASH OR SURETY BOND
 MATTHEW JENNINGS
 COUNTY TAX COLLECTOR

BY: _____ DEPUTY

I.P. #210164

b1
1/3

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

SHEET 2 OF 11 SHEETS

TRACT NO. 38035

BEING A SUBDIVISION OF PARCEL 1, AND PORTIONS OF LOTS 'B' AND 'C' OF PARCEL MAP NO. 37414, FILED IN BOOK 249, PAGES 82 THROUGH 84, INCLUSIVE, OF PARCEL MAPS, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN
PROACTIVE ENGINEERING CONSULTANTS, INC. AUGUST, 2021

Copy

NOTARY ACKNOWLEDGEMENT

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

STATE OF California)
COUNTY OF Orange)
ON September 26, 2023 BEFORE ME, Chamette Neal, A NOTARY PUBLIC,
(INSERT NAME)

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

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

Chamette Neal C Neal
NAME PRINTED SIGNATURE
MY COMMISSION NO. 2416701 MY COMMISSION EXPIRES 9-18-2026
MY PRINCIPAL PLACE OF BUSINESS IS Orange COUNTY.

copy

TRACT NO. 38035

BEING A SUBDIVISION OF PARCEL 1, AND PORTIONS OF LOTS 'B' AND 'C' OF PARCEL MAP NO. 37414, FILED IN BOOK 249, PAGES 82 THROUGH 84, INCLUSIVE, OF PARCEL MAPS, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCSB3, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "PPBF", "POBG", & "BLL" NAD83 (NRS2011) 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 0.9999082185. CALCULATIONS ARE MADE AT CONTROL POINT #521 WITH COORDINATES OF N: 2198483.57 E: 6305129.77, USING AN ELEVATION OF 1477.72'. ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES.

PROACTIVE ENGINEERING CONSULTANTS, INC.

AUGUST, 2021

SURVEYOR'S NOTES

- THIS TRACT CONTAINS 13.91 ACRES (GROSS)
- C. - CALCULATED DATA PER REFERENCE SHOWN
- C.P. - CONTROL POINT
- FD. - FOUND
- IP. - IRON PIPE
- W. - WITH
- () - GRID DISTANCE
- [] - DENOTES RECORD & MEASURED DATA PER R1
- - DENOTES RESTRICTED ACCESS
- LOTS 'D', 'E' AND 'F', ARE FOR PRIVATE STREET PURPOSES
- LOTS 129 AND 136 ARE FOR OPEN SPACE PURPOSES
- LOT 130 IS FOR SLOPE AND LANDSCAPE PURPOSES
- LOT 131 IS FOR SLOPE PURPOSES
- LOTS 132, 133, 134 & 135 ARE FOR LANDSCAPE PURPOSES
- THE AREA FOR ALL LOTS SHOWN HEREON ARE NET.

RECORD REFERENCES

- R1 - PARCEL MAP NO. 37414, PMB 249/82-84
- R2 - TRACT NO. 31632, MB 542/24-31

MONUMENT NOTES

- SET A 1" IRON PIPE TAGGED "S 9106", DN. 0.1" AT ALL LOT CORNERS, ANGLE POINTS IN SIDE OR REAR LOT LINES, ANGLE POINTS IN SUBDIVISION BOUNDARY, AND THE FRONT CORNERS OF ALL LOTS FRONTING THE RECIPROCAL ACCESS EASEMENT.
- SET LEAD, TACK, & TAG "S 9106" FLUSH IN TOP OF CURB AT 7.75' PERPENDICULAR OR RADIAL OFFSET FROM THE FRONT PROPERTY LINE EXCEPT FOR LOTS FRONTING THE RECIPROCAL ACCESS EASEMENT, AS NOTE ABOVE.
- SET LEAD, TACK, & TAG "S 9106" FLUSH IN TOP OF CURB FOR BCs, ECs, PCds, PRcs, & CORNER CUTBACKS AT 7.75' PERPENDICULAR OR RADIAL OFFSET FROM RIGHT OF WAY.
- ALL MONUMENTS SHOWN AS "SET" SHALL BE SET IN ACCORDANCE WITH COUNTY ORDINANCE 461.10 AND THE MONUMENTATION AGREEMENT FOR THIS MAP.
- - SET A 1-1/2" COPPERWELD STAMPED "S 9106", FLUSH, UNLESS OTHERWISE NOTED
- - FOUND 1" IRON PIPE TAGGED "S 5529" PER R1, FLUSH, UNLESS OTHERWISE NOTED
- - FOUND 1" IRON PIPE TAGGED "S 5529" PER R2, FLUSH, UNLESS OTHERWISE NOTED

BASIS OF BEARINGS DETAIL
NO SCALE

ENVIRONMENTAL CONSTRAINT NOTE

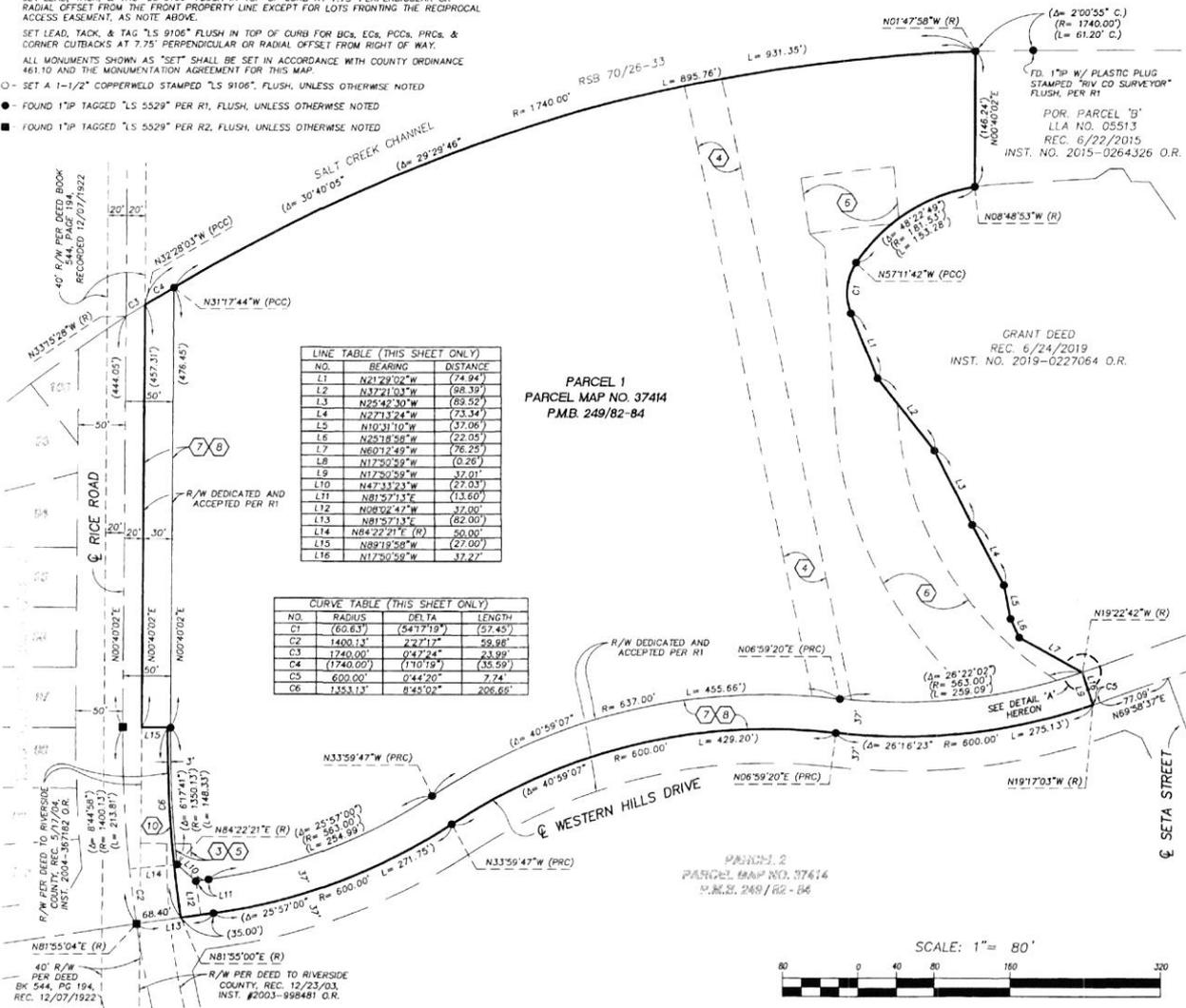
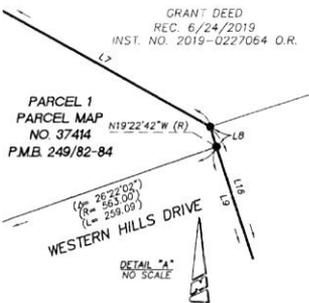
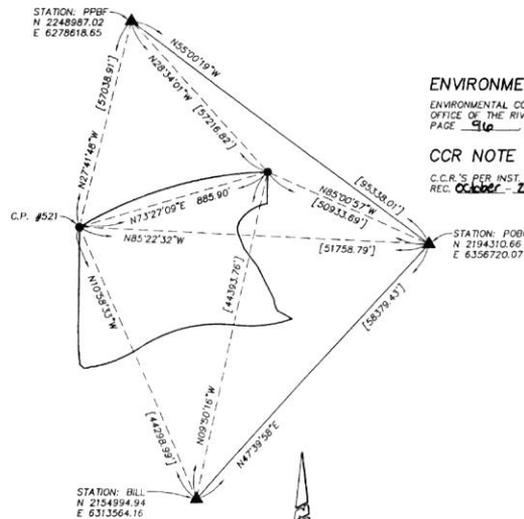
ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, IN E.C.S. BOOK PAGE 96. THIS AFFECTS ALL LOTS.

CCR NOTE

C.C.R.'S PER INST. NO. 2003-0514887
REC. OCTOBER - 24th - 2023, O.R.



CONTROL POINT #521

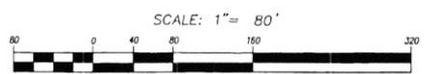


LINE TABLE (THIS SHEET ONLY)

NO.	BEARING	DISTANCE
L1	N21°22'02"W	(74.94')
L2	N32°21'03"W	(98.39')
L3	N25°42'30"W	(69.52')
L4	N22°13'24"W	(73.34')
L5	N10°31'10"W	(37.06')
L6	N26°18'58"W	(22.05')
L7	N60°12'49"W	(76.25')
L8	N17°50'59"W	(0.26')
L9	N17°50'59"W	(37.01')
L10	N47°33'23"W	(27.03')
L11	N81°57'13"E	(13.00')
L12	N08°02'47"W	(37.00')
L13	N81°57'13"E	(82.00')
L14	N84°22'21"E (H)	(50.00')
L15	N89°19'58"W	(27.00')
L16	N17°50'59"W	(37.27')

CURVE TABLE (THIS SHEET ONLY)

NO.	RADIUS	DELTA	LENGTH
C1	(60.63')	(547°19')	(57.45')
C2	1400.13'	2°27'17"	59.88'
C3	1740.00'	0°47'24"	23.99'
C4	(1740.00')	(110°19')	(35.99')
C5	600.00'	0°44'20"	7.74'
C6	1353.13'	8°45'02"	206.66'



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

PARCEL MAP NO. 38037

BEING A SUBDIVISION OF PARCEL 2, LOTS 'A', 'D', AND 'E', AND PORTIONS OF LOTS 'B' AND 'C' OF PARCEL MAP NO. 37414, FILED IN BOOK 249, PAGES 82 THROUGH 84, INCLUSIVE, OF PARCEL MAPS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE MERIDIAN

PROACTIVE ENGINEERING CONSULTANTS, INC. AUGUST, 2021
FOR CONDOMINIUM PURPOSES

RECORDER'S STATEMENT
FILED THIS 24th DAY OF October, 2023
AT 12:38 P.M. IN BOOK 257 OF PARCEL MAPS, AT PAGES 29-34 AT THE REQUEST OF THE CLERK OF THE BOARD.
NO. 2023-031438 FEE \$19.00
PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER
BY: Coutierrez, DEPUTY
SUBDIVISION GUARANTEE
FIRST AMERICAN TITLE COMPANY

copy

OWNER'S STATEMENT

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

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

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: "PUBLIC UTILITY EASEMENT TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES" WITHIN PARCEL 1 AS SHOWN HEREON. THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN PARCEL 1.

AS A CONDITION OF DEDICATION OF LOTS 'B', 'C' AND 'D', WESTERN HILLS DRIVE AND LOTS 'E' AND 'F' SETA STREET, THE OWNER OF PARCEL 1 ABUTTING SAID STREETS 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 DEDICATION AS TO THE PART VACATED.

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: "LANDSCAPE EASEMENTS" LYING WITHIN PARCEL 1, AS SHOWN HEREON. THE DEDICATION IS FOR LANDSCAPE MAINTENANCE, INGRESS AND EGRESS PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: TO EASTERN MUNICIPAL WATER DISTRICT ("DISTRICT"), A PUBLIC AGENCY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE MUNICIPAL WATER DISTRICT LAW OF 1911, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT AND RIGHT OF WAY TO CONSTRUCT, MAINTAIN, ENLARGE, RECONSTRUCT, REMOVE AND REPLACE, OPERATE, INSPECT, REPAIR, IMPROVE AND RELOCATE SEWER AND WATER FACILITIES, ALL AS SHOWN ON THIS MAP WITHIN THE SUBDIVISION AND DESIGNATED "SEWER AND WATER PIPELINES AND ACCESS EASEMENT" HEREON, TOGETHER WITH THE RIGHT OF ACCESS TO AND FROM SAID EASEMENT FOR THE PURPOSE OF EXERCISING THE RIGHTS GRANTED IN SAID EASEMENT. OWNER RETAINS THE RIGHT TO USE THE EASEMENT AREA PROVIDED THAT OWNER SHALL NOT CONSTRUCT OR ERECT BUILDINGS, MASONRY WALLS, MASONRY FENCES AND OTHER STRUCTURES OR IMPROVEMENTS, OR PLANT OR GROW TREES OR SHRUBS OR CHANGE THE SURFACE GRADE OR INSTALL PRIVATELY-OWNED PIPELINES WITHOUT THE PRIOR WRITTEN CONSENT OF DISTRICT.

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

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

BY: Sean Doyle
NAME: SEAN DOYLE
TITLE: VICE PRESIDENT

NOTARY ACKNOWLEDGEMENT

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

STATE OF California
COUNTY OF Orange
ON September 26, 2023, BEFORE ME, Charmette Neal, A NOTARY PUBLIC, (INSERT NAME)

PERSONALLY APPEARED Sean Doyle
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY 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

Charmette Neal cneal
NAME PRINTED SIGNATURE
MY COMMISSION NO.: 2416701 MY COMMISSION EXPIRES: 9-18-2026
MY PRINCIPAL PLACE OF BUSINESS IS Orange COUNTY.

NOTICE OF DRAINAGE FEES: NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE SALT CREEK CHANNEL - WINCHESTER/NORTH HEMET AREA DRAINAGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION 10.25 OF ORDINANCE NO. 460 AND SECTION 66483, ET SEQ. OF THE GOVERNMENT CODE AND THAT SAID PROPERTY IS SUBJECT TO FEES FOR SAID DRAINAGE AREA. NOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE NO. 460, PAYMENT OF THE DRAINAGE FEES SHALL BE PAID TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AT THE TIME OF ISSUANCE OF THE GRADING OR BUILDING PERMIT FOR SAID PARCELS, WHICHEVER OCCURS FIRST, AND THAT THE OWNER OF EACH PARCEL, AT THE TIME OF ISSUANCE OF EITHER THE GRADING OR BUILDING PERMIT, SHALL PAY THE FEE REQUIRED AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT.

SIGNATURE OMISSIONS

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

THE PECHANGA BAND OF LUISENO INDIANS, HOLDER OF AN TEMPORARY NON-EXCLUSIVE EASEMENT FOR ACCESS PURPOSES, RECORDED DECEMBER 30, 2016 AS INSTRUMENT NO. 2016-0584551 O.R. AND AMENDED BY A DOCUMENT RECORDED APRIL 01, 2021 AS INSTRUMENT NO. 2021-0205645 O.R.

DIAMOND VALLEY LLC, A DELAWARE LIMITED LIABILITY COMPANY, HOLDER OF A NON-EXCLUSIVE EASEMENT FOR UTILITY PURPOSES WITHIN PUBLICLY DEDICATED STREETS, RECORDED MAY 13, 2022 AS INSTRUMENT NO. 2022-0224699 O.R.

SOUTHERN CALIFORNIA GAS COMPANY, HOLDER OF AN EASEMENT FOR NATURAL GAS DISTRIBUTION, COMMUNICATIONS AND ACCESS PURPOSES, RECORDED JUNE 23, 2023 AS INSTRUMENT NO. 2023-0180263 O.R.

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: Sept 27, 2023
Dean Wetter
DEAN WETTER
GENERAL MANAGER

EASTERN MUNICIPAL WATER DISTRICT'S ACCEPTANCE STATEMENT

I HEREBY STATE THAT THE EASEMENTS DEDICATED ON THIS MAP TO THE EASTERN MUNICIPAL WATER DISTRICT ARE HEREBY ACCEPTED AND THE DISTRICT CONSENTS TO THE RECORDATION THEREOF BY ITS DULY AUTHORIZED OFFICER.

Sheila Zelaya DATE 9/27/23
SHEILA ZELAYA, BOARD SECRETARY OF THE EASTERN MUNICIPAL WATER DISTRICT AND THE BOARD OF DIRECTORS THEREOF

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TAYLOR MORRISON OF CALIFORNIA, LLC, IN AUGUST, 2021. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP, AND THAT SAID MONUMENTS ARE, OR WILL BE SET SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

Charles J Moore September 26, 2023
CHARLES J MOORE, L.S. 9106 DATE



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 PARCEL MAP OF PARCEL MAP NO. 38037 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON APRIL 5, 2022, THE EXPIRATION DATE BEING MARCH 23, 2025, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED 10-11, 2023
David L McMillan
BY: DAVID L. MCMILLAN, COUNTY SURVEYOR
L.S. 8488 EXPIRES 12/31/24



BOARD OF SUPERVISOR'S STATEMENT

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES THE PARCEL MAP AND ACCEPTS THE OFFERS MADE HEREON FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES, AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

THE DEDICATION OF THE "PUBLIC UTILITY EASEMENT TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES" WITHIN PARCEL 1, AS SHOWN HEREON, IS HEREBY ACCEPTED.

DATED October 17, 2023
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
ATTEST: Kimberly A. Rector CLERK OF THE BOARD OF SUPERVISORS
BY: Kevin Jeffries BY: David Smith DEPUTY
CHAIRMAN OF THE BOARD OF SUPERVISORS
Kevin Jeffries

ABANDONMENT NOTE

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

THAT PORTION OF AN EASEMENT FOR SLOPE INCLUDING MAINTENANCE AND INGRESS AND EGRESS PURPOSES, IN FAVOR OF THE COUNTY OF RIVERSIDE, DESCRIBED IN AN EASEMENT DEED RECORDED DECEMBER 23, 2003 AS INSTRUMENT NO. 2003-998482 O.R., LYING WITHIN THE BOUNDARY OF THIS TRACT MAP.

THAT PORTION OF AN EASEMENT FOR DRAINAGE INCLUDING MAINTENANCE AND INGRESS AND EGRESS PURPOSES, IN FAVOR OF THE COUNTY OF RIVERSIDE, DESCRIBED IN AN EASEMENT DEED RECORDED DECEMBER 23, 2003 AS INSTRUMENT NO. 2003-998483 O.R., LYING WITHIN THE BOUNDARY OF THIS TRACT MAP.

THAT PORTION OF AN EASEMENT FOR SLOPE INCLUDING MAINTENANCE AND INGRESS AND EGRESS PURPOSES, IN FAVOR OF THE COUNTY OF RIVERSIDE, DESCRIBED IN AN EASEMENT DEED RECORDED MAY 17, 2004 AS INSTRUMENT NO. 2004-0367183 O.R. AND RE-RECORDED APRIL 26, 2005 AS INSTRUMENT NO. 2005-0325322 O.R., LYING WITHIN THE BOUNDARY OF THIS TRACT MAP.

THAT PORTION OF AN EASEMENT FOR ANY EXISTING PUBLIC UTILITIES, PUBLIC SERVICE FACILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF THE COUNTY OF RIVERSIDE, DESCRIBED IN RESOLUTION NO. 2019-019 RECORDED JUNE 26, 2019 AS INSTRUMENT NO. 2019-0231828 O.R., LYING WITHIN THE BOUNDARY OF THIS TRACT MAP.

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 LIEBUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE:

DATE: October 5, 2023
MATTHEW JENNINGS
COUNTY TAX COLLECTOR
BY: Matthew Jennings DEPUTY

THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ _____ 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: _____ 20____
CASH OR SURETY BOND
MATTHEW JENNINGS
COUNTY TAX COLLECTOR
BY: _____ DEPUTY

COPY

SHEET 2 OF 6 SHEETS
SEE SHEET 3 FOR INDEX MAP,
VICINITY MAP, EXISTING
EASEMENTS AND EASEMENT NOTES

PARCEL MAP NO. 38037

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA
BEING A SUBDIVISION OF PARCEL 2, LOTS 'A', 'D', AND 'E', AND PORTIONS OF LOTS 'B', AND 'C' OF PARCEL MAP NO. 37414, FILED IN BOOK 249, PAGES 82 THROUGH 84, INCLUSIVE, OF PARCEL MAPS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE MERIDIAN
AUGUST, 2021
PROACTIVE ENGINEERING CONSULTANTS, INC.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCC83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS THEODORE WOODS & JACK SHAW (NSR2010) EPOCH 1982.000, WHICH ARE SHOWN ON THE INDEX MAP. THE GRID DISTANCES ARE AS SHOWN. FEDERAL RECORD REFERENCE DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY THE CONVERSION FACTOR. COORDINATES OF CONTROL STATIONS ARE: E. 6300312.56 (USING AN ELEVATION OF 1477.22).

MONUMENT NOTES

- 0 - SET A 1" IRON PIPE & TAG "LS 9108", DN. 01", UNLESS OTHERWISE NOTED
- 1 - FOUND 1" TAGGED "LS 5529", FLUSH, PER R1, UNLESS OTHERWISE NOTED
- 2 - FOUND 1-1/2" BRASS DISK, STAMPED "RIV CO TRANS & INT 265-02-56 NP 8/24/04", IN PLACE, C. C. PAVEMENT PER RIVERSIDE COUNTY
- 3 - FOUND 1" TAGGED "LS 5529", FLUSH, IN A.C. PAVEMENT PER R2

INDICATES 1" TAGGED "LS 5529", TO BE SET FLUSH IN A.C. PAVEMENT PER R3
ALL MONUMENTS SHOWN AS "SET" SHALL BE SET IN ACCORDANCE WITH COUNTY ORDINANCE 481.10 AND THE MONUMENTATION AGREEMENT FOR THIS MAP.

SURVEYOR'S NOTES

THIS TRACT CONTAINS 5.54 ACRES (GROSS)
C.P. - CONCRETE PILE POINT
[] - GRID DISTANCE
[] - DENOTES RESTRICTED ACCESS
THE AREA FOR ALL LOTS SHOWN HEREON ARE NET.

RECORD REFERENCES

- R1 - PARCEL MAP NO. 37414, P.M.B. 249/82-84
- R2 - TRACT NO. 3632, M.B. 452/24-31
- R3 - TRACT NO. 3632, M.B. 452/24-31
- () - MEASURED AND RECORDED DATA PER R1, UNLESS OTHERWISE NOTED.

ENVIRONMENTAL CONSTRAINT NOTE

ENVIRONMENTAL CONSTRAINTS ARE SET FORTH IN THIS MAP ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, IN E.C.S. BOOK 44, PAGE 51. THIS AFFECTS ALL PARCELS.

C.C.R.'S PER INST. NO. 2025-0314387
RECORDED October 24, 2025.

FOR CONDOMINIUM PURPOSES

ENVIRONMENTAL CONSTRAINT NOTE

ENVIRONMENTAL CONSTRAINTS ARE SET FORTH IN THIS MAP ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, IN E.C.S. BOOK 44, PAGE 51. THIS AFFECTS ALL PARCELS.

RECORD REFERENCES

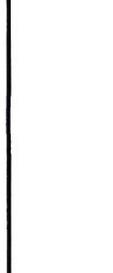
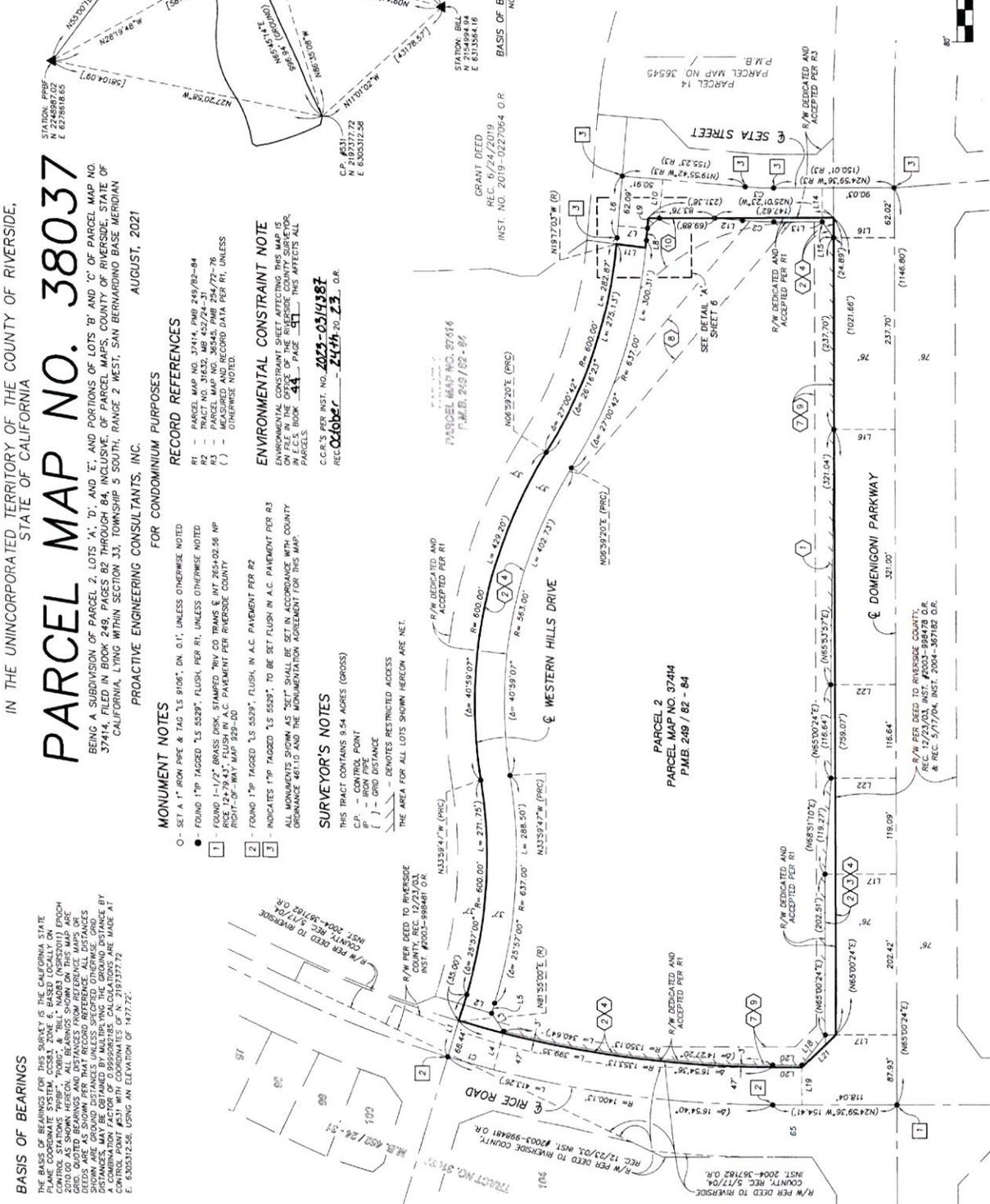
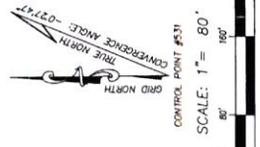
- R1 - PARCEL MAP NO. 37414, P.M.B. 249/82-84
- R2 - TRACT NO. 3632, M.B. 452/24-31
- R3 - TRACT NO. 3632, M.B. 452/24-31
- () - MEASURED AND RECORDED DATA PER R1, UNLESS OTHERWISE NOTED.

C.C.R.'S PER INST. NO. 2025-0314387
RECORDED October 24, 2025.



NO.	BEARING	DISTANCE
L1	(N81°57'13"E)	(82.00')
L2	(N83°02'27"W)	(37.00')
L3	(N83°02'27"W)	(37.00')
L4	(N73°37'44"E)	(50.00')
L5	(N81°57'13"E)	(18.50')
L6	(N82°58'37"E R3)	(77.09' R3)
L7	(N20°01'23"W)	(37.00')
L8	(N84°58'32"W)	(19.54')
L9	(N70°04'18"E)	(48.21')
L10	(N75°00'00"W)	(36.75')
L11	(N75°00'00"W)	(36.75')
L12	(N24°59'36"W)	(50.00')
L13	(N24°59'36"W)	(50.00')
L14	(N65°00'24"E)	(42.00')
L15	(N29°59'37"E)	(24.45')
L16	(N24°59'36"W)	(76.00')
L17	(N24°59'36"W)	(76.00')
L18	(N77°53'18"W)	(47.77')
L19	(N65°00'24"E)	(50.00')
L20	(N24°59'36"W)	(58.37')
L21	(N69°15'39"W)	(58.73')
L22	(N24°59'36"W)	(81.00')

NO.	RADIUS	DELTA	LENGTH
C1	(442.00')	(5.0354')	(58.07')
C2	(400.00' R3)	(503.54' R3)	(5.36' R3)



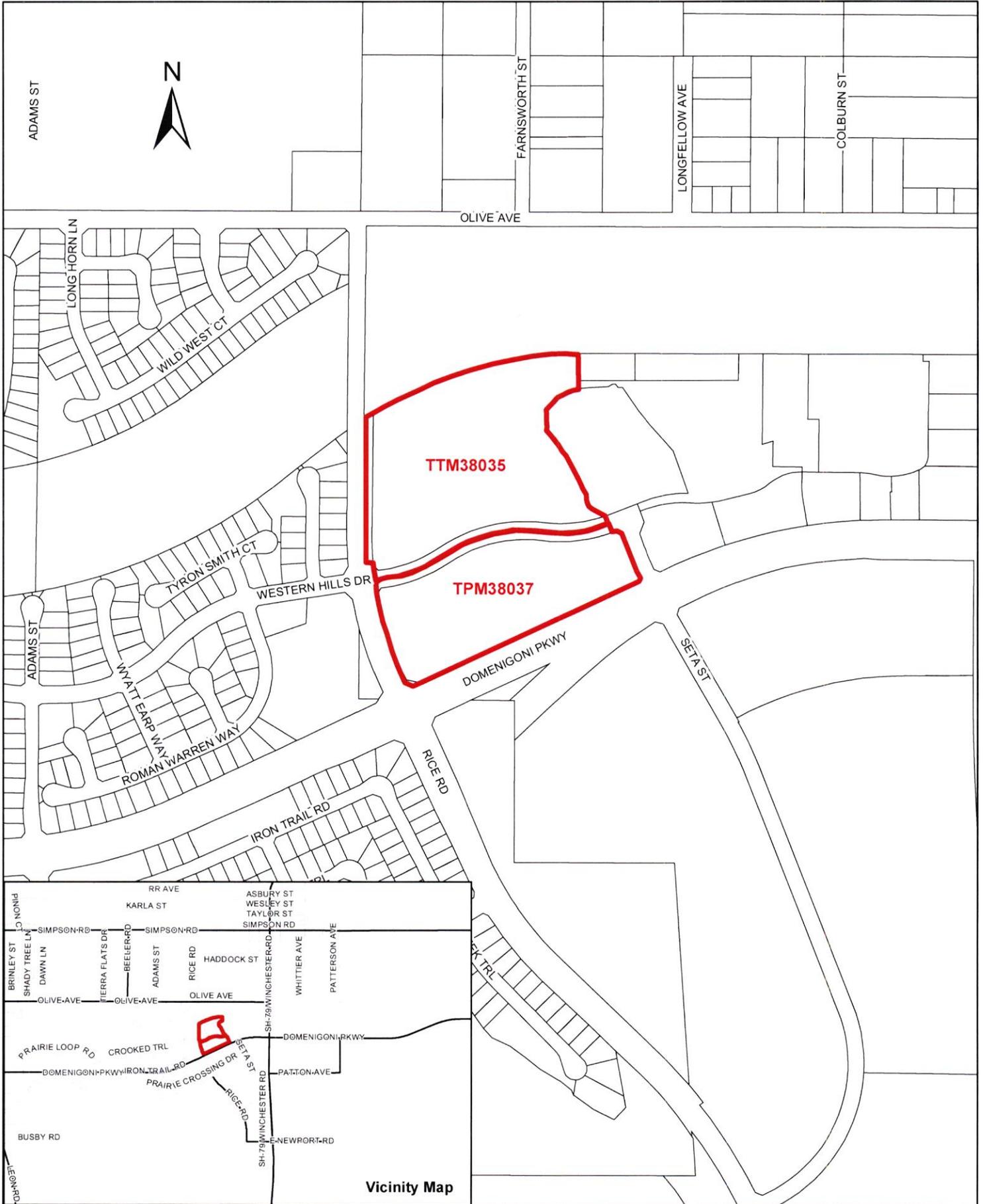
0 250 500 1,000 Feet

Orthophotos Flown 2016
Printed by CSegarra on 4/2/2024

Vicinity Map

Tentative Tract Map No. 38035 and Tentative Parcel Map No. 38037

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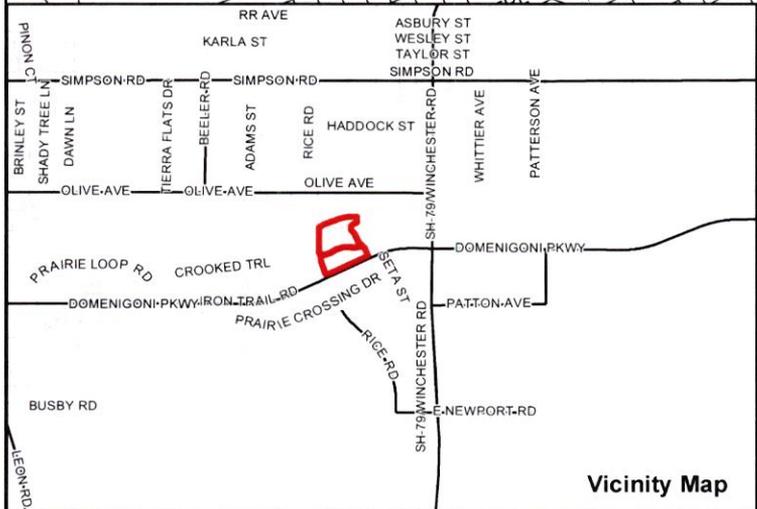
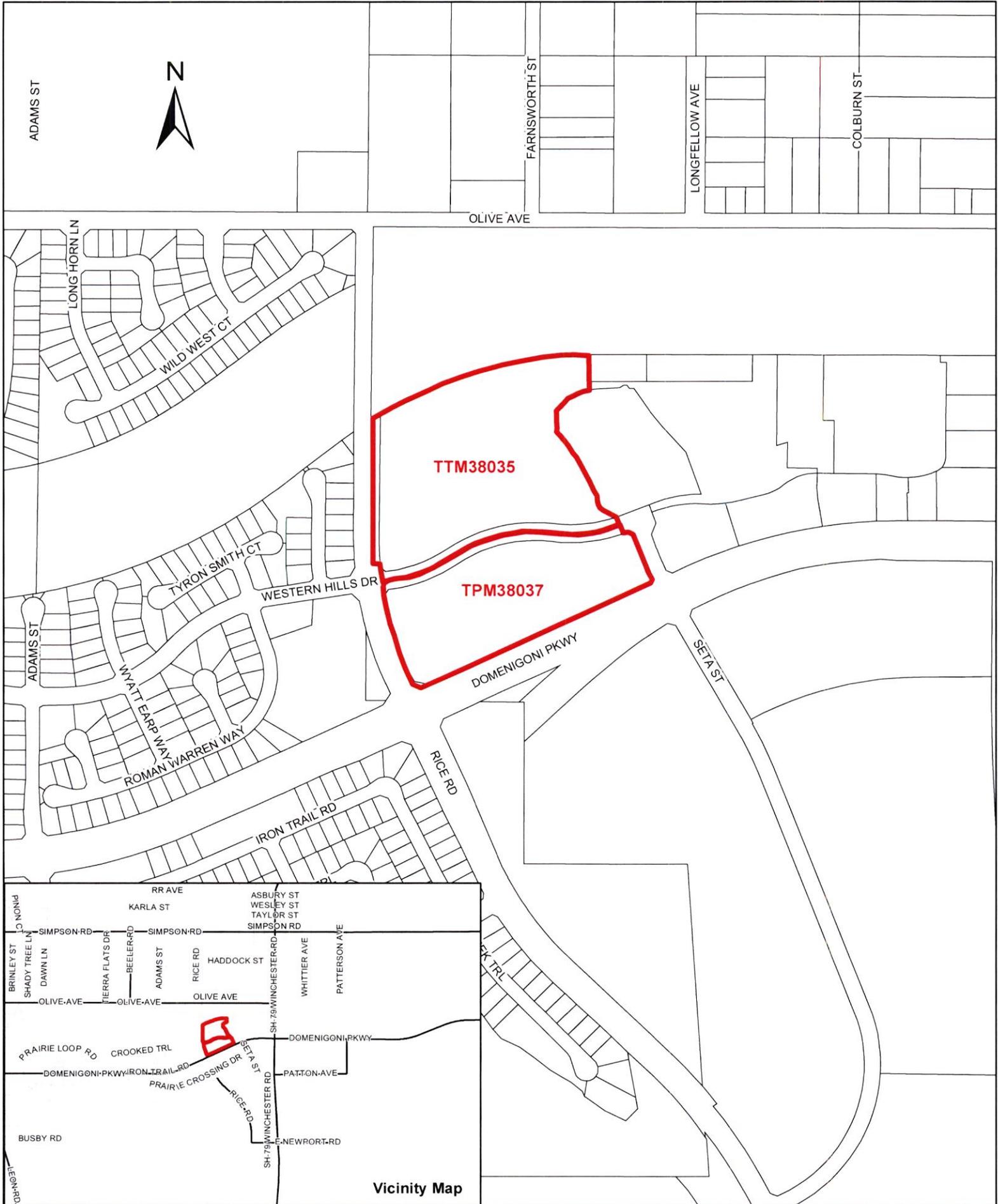
0 250 500 1,000 Feet
 1 inch = 500 feet
 Orthophotos Flown 2016
 Printed by CSegarra on 4/2/2024

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Vicinity Map

Tentative Tract Map No. 38035 and Tentative Parcel Map No. 38037



Vicinity Map