

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



**ITEM: 3.71
(ID # 27643)**

MEETING DATE:
Tuesday, June 10, 2025

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 Ranch RV & Self Storage – Winchester LLC, and the County of Riverside associated with Parcel Map No. 35671-1 (Parcel Nos. 1 and 4). Not a project under CEQA per State CEQA Guidelines Section 15378. District 3. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find the Transportation Uniform Mitigation Fee Program Improvement Credit Agreement not a project under CEQA per state CEQA Guidelines Section 15378;
2. Approve and execute the Newport Road Community Facilities District 03-1 Transportation Uniform Mitigation Fee Program Improvement Credit Agreement between Ranch RV & Self Storage – Winchester, LLC, and the County of Riverside associated with Parcel Map No. 35671-1 (Parcel Nos. 1 and 4); and
3. Authorize the Chairman of the Board of Supervisors to execute the same.


ACTION:Policy


Dennis Acuna, Director of Transportation 4/30/2025

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: June 10, 2025
xc: TLMA-Transp.

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

Ranch RV & Self Storage – Winchester, LLC (Developer) is developing a commercial project known as Winchester Ranch Marketplace Parcel Map No. 35671-1 (Parcel Nos. 1 and 4) (Property). The Property is 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 (RSA) 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 Developer's participation in the Newport Road CFD is offset against Developer's obligation to pay applicable TUMF for the Property. Each commercial building constructed within the Property 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

The TUMF Agreement will have no impact on residents and businesses. The Developer is entitled to credit against TUMF fees in an amount set forth in this TUMF Agreement.

Additional Fiscal Information

N/A

ATTACHMENTS:

Vicinity Map

TUMF Agreement



Jason Farin, Principal Policy Analyst 6/3/2025



Aaron Gettis, Chief of Deputy County Counsel 5/23/2025

**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 10 day of June, 2025, by and between the County of Riverside, a political subdivision of the State of California (the "County") and Ranch RV & Self-Storage – Winchester, LLC, a California limited liability company, with its principal place of business at 41391 Kalmia St., Suite 200 Murrieta, CA 92562 (the "Developer"). The County and the Developer are sometimes hereinafter referred to individually as "Party" and collectively as "Parties".

RECITALS

WHEREAS, the Developer owns Parcel Map No. 35671-1 (Parcel Nos. 1 and 4), for which a Final Map was recorded on June 16, 2021, as Instrument No. 2021-0364035 (the "Property") and is located within Riverside County, California, as shown by Exhibit "A," attached hereto and incorporated herein by this reference;

WHEREAS, the Property consists of two (2) commercial parcels (10 buildings);

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

CFD 03-1 (Newport Rd CFD)
TUMF Improvement Credit Agreement
Ranch RV & Self-Storage - Winchester, LLC
PM35671-1 (Parcel Nos. 1 and 4)

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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 Property in accordance with the TUMF Administrative Plan and MOU; and

WHEREAS, the Property 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: Ranch RV & Self-Storage – Winchester, LLC
Attention: Dan Long
41391 Kalmia Street, Ste 200
Murrieta, CA 92562
Phone No. 951-200-2367

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]

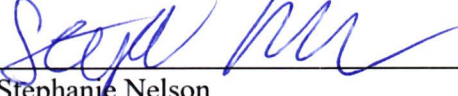
IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first above written.

COUNTY OF RIVERSIDE

RECOMMENDED FOR APPROVAL:

By: 
Dennis Acuna
Director of Transportation

APPROVED AS TO FORM:
Minh C. Tran

By: 
Stephanie Nelson
Deputy County Counsel

APPROVAL BY THE COUNTY BOARD OF SUPERVISORS:

By: 
V. MANUEL PEREZ
Chairman, County Board of Supervisors

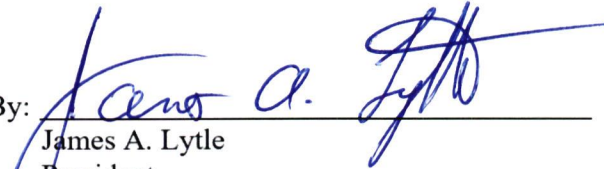
ATTEST:
Kimberly Rector
Clerk of the Board

By: 
Deputy

DEVELOPER

Ranch RV & Self-Storage – Winchester, LLC, a California limited liability company

By: Rancon Group, Inc. a California corporation, its Manager

By: 
James A. Lytle
President

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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 April 7, 2025 before me, Jeannie M. Dey Notary Public
(insert name and title of the officer)

personally appeared James A. Lytle
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 Jeannie M. Dey (Seal)

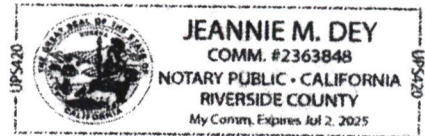


EXHIBIT "A"

FINAL MAP AND VICINITY MAP

[ATTACHED BEHIND THIS PAGE]

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

PARCEL MAP NO. 35671-1

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: ABUTTERS' RIGHTS OF ACCESS ALONG DOMENIGONI PARKWAY. THE OWNERS OF PARCELS 2 THROUGH 4, INCLUSIVE, ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL, EXCEPTING ONE (EIGHTY SIX-FOOT) ACCESS OPENING FOR PARCEL 2, AS SHOWN HEREON. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS DEDICATION AS TO THE PART VACATED.

WE HEREBY RETAIN A BLANKET RECIPROCAL ACCESS EASEMENT OVER PARCELS 1 THROUGH 4, INCLUSIVE, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND PARCEL OWNERS WITHIN THIS PARCEL MAP.

OWNER
RANCON WINCHESTER VALLEY 85, LLC A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]
DANIEL L. STREPHENSON, MANAGER

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.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

ON THIS 19th DAY OF JANUARY, 2021 BEFORE ME, LINDY R. SMITH, A NOTARY PUBLIC, PERSONALLY APPEARED DANIEL L. STREPHENSON AND WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) (S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT (S) HE/SHE/THEY EXECUTED THE SAME IN (S) HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND THAT BY (S) HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY(IES) 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] Name: Cindy R. Smith

NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES AUG 21, 2022
MY COMMISSION NUMBER 2252165
MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE COUNTY.

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.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ AND WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) _____ 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(IES) 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

NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES _____
MY COMMISSION NUMBER _____
MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

RECORDER'S STATEMENT

FILED THIS 16 DAY OF JUNE, 2021
AT 2:07PM IN BOOK 251 OF PARCEL MAPS,
AT PAGES 56-62 AT THE REQUEST OF
THE CLERK OF THE BOARD
NO. 2021-0364035
FEE \$17.00

PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER
BY: [Signature], DEPUTY

SUBDIVISION GUARANTEE:
FIRST AMERICAN TITLE INSURANCE COMPANY

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 THE RANCON WINCHESTER VALLEY 85, LLC ON JANUARY 10-11, 2019. 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 PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATE: JANUARY 7, 2021

[Signature]
JOHN R. DUQUETTE, PLS 7566
EXPIRES 12-31-2022



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 PARCEL MAP NO. 35671 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISOR'S ON 4/28/2021, THE EXPIRATION DATE BEING 4/28/2021, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: 4-28, 2021

[Signature]
DAVID L. MCMILLAN
COUNTY SURVEYOR
L.S. NO. 8488
EXPIRES 12-31-2022



BOARD OF SUPERVISOR'S STATEMENT

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES THE PARCEL MAP.

DATE: May 18, 2021

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ATTEST:
KECIA HARPER
CLERK OF THE BOARD OF SUPERVISORS

BY: [Signature]
CHAIRMAN [Signature]
Board of Supervisors

BY: [Signature], DEPUTY

NOTICE OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE SALT CREEK/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 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 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.

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 \$27,700.00

DATE: March 29, 2021

Michael Baker
INTERNATIONAL
AUGUST 2019

[Signature]
Matthew Jennings
COUNTY TAX COLLECTOR
[Signature]
Sharon Karpman
DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$27,700.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF THE FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: March 29, 2021

CASH OR SURETY BOND
[Signature]
Matthew Jennings
COUNTY TAX COLLECTOR
BY: [Signature] DEPUTY

ABANDONMENT NOTICE

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 CERTAIN EASEMENT FOR SLOPE PURPOSES RECORDED AUGUST 17, 2004 AS INSTRUMENT NO. 2004-0645051 OF OFFICIAL RECORDS WITHIN THE BOUNDARY OF THIS MAP.

THAT CERTAIN EASEMENT FOR DRAINAGE PURPOSES RECORDED AUGUST 17, 2004 AS INSTRUMENT NO. 2004-0645052 OF OFFICIAL RECORDS WITHIN THE BOUNDARY OF THIS MAP.

THAT CERTAIN EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES RECORDED DECEMBER 21, 2006 AS INSTRUMENT NO. 2006-0934608 OF OFFICIAL RECORDS WITHIN THE BOUNDARY OF THIS MAP.

THAT CERTAIN IRREVOCABLE OFFER OF DEDICATION FOR FLOOD CONTROL AND DRAINAGE PURPOSES RECORDED JULY 25, 2007 AS INSTRUMENT NO. 2007-0481678 OF OFFICIAL RECORDS WITHIN THE BOUNDARY OF THIS MAP.

THAT CERTAIN EASEMENT FOR DRAINAGE PURPOSES RECORDED AUGUST 8, 2007 AS INSTRUMENT NO. 2007-0510604 OF OFFICIAL RECORDS WITHIN THE BOUNDARY OF THIS MAP.

SIGNATURE OMISSION

PURSUANT TO SECTION 66435 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

THE UNITED STATES OF AMERICA HOLDER OF A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED IN THE PATENT RECORDED FEBRUARY 25, 1915 IN BOOK 6 OF PATENTS, PAGE 364. (NOT PLOTTABLE)

RANCON WINCHESTER VALLEY 85, AND SUCCESSORS IN INTEREST, HOLDER OF EASEMENTS AS DISCLOSED IN A DOCUMENT ENTITLED "SLOPE AGREEMENT AND GRANT OF EASEMENTS", RECORDED MARCH 7, 2007 AS INSTRUMENT NO. 07-0157229 OF O.R. (CAN NOT BE LOCATED FROM RECORD)

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

PARCEL MAP NO. 35671-1

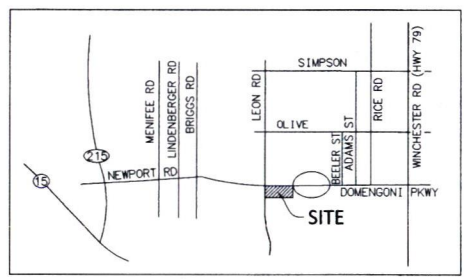
BEING A SUBDIVISION OF A PORTION OF PARCEL 2 OF LOT LINE ADJUSTMENT NO. 4476, RECORDED OCTOBER 1, 2004 AS INSTRUMENT NO. 04-783794, PERFECTED PER GRANT DEED RECORDED OCTOBER 1, 2004 AS INSTRUMENT NO. 04-783795, EXCEPTING THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY GRANT DEED RECORDED AUGUST 17, 2004 AS INSTRUMENT NO. 2004-0645050, ALL OF OFFICIAL RECORDS OF RIVERSIDE COUNTY CALIFORNIA, LYING WITHIN SECTION 32, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN

Michael Baker

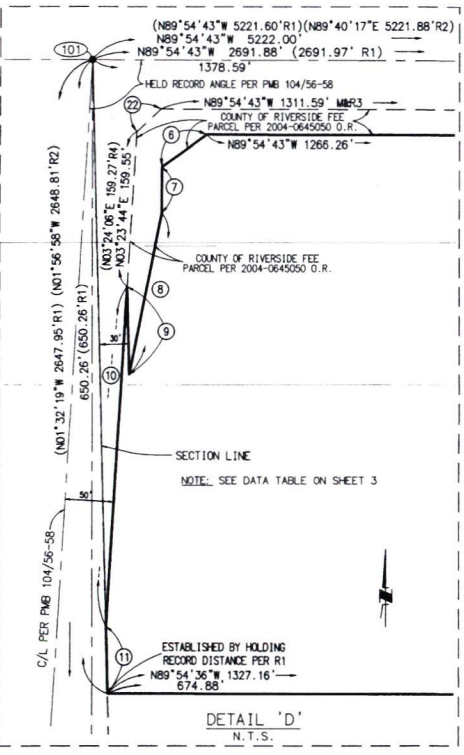
INTERNATIONAL

AUGUST 2019

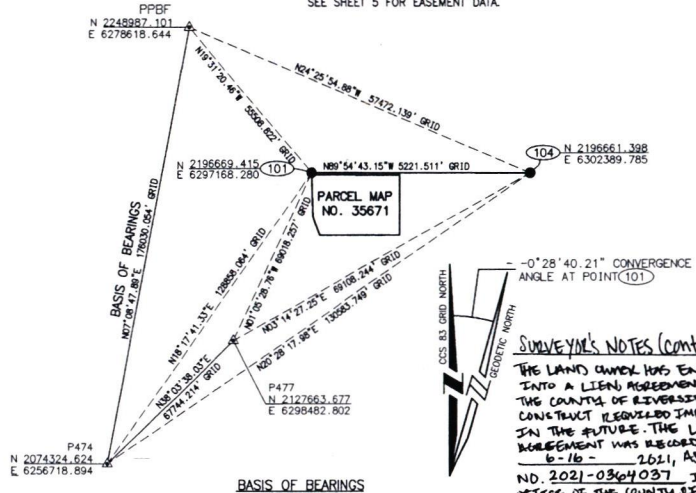
SEE SHEET 3 FOR MONUMENT NOTES.
SEE SHEET 5 FOR EASEMENT DATA.



VICINITY MAP
NOT TO SCALE



DETAIL 'D'
N.T.S.



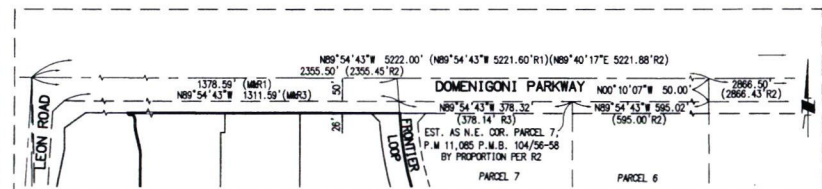
BASIS OF BEARINGS
NOT TO SCALE

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM COS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "PPBF", "P474" AND "P477", NAD 83 (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.

THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES, UNLESS SPECIFIED OTHERWISE. GRID DISTANCE MAY BE OBTAINED BY MULTIPLYING GROUND DISTANCE BY A COMBINATION FACTOR OF 0.999908888.

CALCULATIONS ARE MADE AT POINT 101 WITH COORDINATES OF:
N: 2196669.415, E: 6297168.280, USING AN ELEVATION OF 1458.17'

SURVEYOR'S NOTES (CONTINUED)
THE LANDS CONTROL HAS ENTERED INTO A LIEN AGREEMENT WITH THE COUNTY OF RIVERSIDE TO CONSTRUCT REQUIRED IMPROVEMENTS IN THE FUTURE. THE LIEN AGREEMENT WAS RECORDED ON 6-16-2021, AS DOCUMENT NO. 2021-0364037 IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.



DETAIL 'G'
N.T.S.

SURVEYOR'S NOTES

PARCEL MAP NO. 35671-1 CONTAINS 4 NUMBERED LOTS.

PARCEL MAP NO. 35671-1 CONTAINS 9.80 ACRES GROSS, AND 9.40 ACRES NET, MORE OR LESS.

- INDICATES FOUND MONUMENT AS NOTED IN MONUMENT NOTES.
- INDICATES SET 1" IP & TAG "LS 7566", FLUSH, (RIV. CO. STD. "A" MON.).
- (R#) INDICATES RECORD DATA PER REFERENCE NOTED HEREON.
- ALL MONUMENTS SHOWN AS SET ARE SET IN ACCORDANCE WITH RIVERSIDE COUNTY ORDINANCE 461.10 AND THE MONUMENTATION AGREEMENT FOR THIS MAP.
- DRAINAGE EASEMENTS SHALL BE KEPT FREE AND CLEAR FROM BUILDINGS OR OBSTRUCTIONS.
- ////// INDICATES RESTRICTED ACCESS.
- CO&R'S RECORDED 6/10/2020 AS INST. NO. 2020-0861036 O.R.
- DRAINAGE AREAS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

REFERENCE NOTES

- R1 - TRACT NO. 30806, M.B. 460/27-35
- R2 - PARCEL MAP 11085, P.M.B. 104/56-58
- R3 - LOT LINE ADJUSTMENT NO. 4776, INST. NO. 2004-0783794 O.R. (10/01/2004)
- R4 - RIVERSIDE COUNTY RIGHT OF WAY MAP 929-DD
- R5 - INST. NO. 2005-0675398 O.R. (08/18/2005)

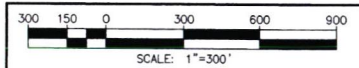
EASEMENT NOTES:

- A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED FEBRUARY 25, 1915 IN BOOK 6 OF PATENTS, PAGE 364. (NOT PLOTTABLE)
- EASEMENT IN FAVOR OF COUNTY OF RIVERSIDE, FOR SLOPE AND INCIDENTAL PURPOSES, RECORDED AUGUST 17, 2004 AS INSTRUMENT NO. 2004-0645051 OF O.R. **ABANDONED HEREON**
- EASEMENT IN FAVOR OF COUNTY OF RIVERSIDE, FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED AUGUST 17, 2004 AS INSTRUMENT NO. 2004-0645052 OF O.R., **ABANDONED HEREON**
- EASEMENT IN FAVOR OF COUNTY OF RIVERSIDE, FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES AND INCIDENTAL PURPOSES, RECORDED AUGUST 8, 2005 AS INSTRUMENT NO. 2005-0675398 OF O.R.
- EASEMENT IN FAVOR OF COUNTY OF RIVERSIDE, FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 21, 2006 AS INSTRUMENT NO. 2006-0934607 OF O.R.
- EASEMENT IN FAVOR OF COUNTY OF RIVERSIDE, FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 21, 2006 AS INSTRUMENT NO. 2006-0934608 OF O.R. **ABANDONED HEREON**
- THE EFFECT OF A DOCUMENT ENTITLED "SLOPE AGREEMENT AND GRANT OF EASEMENTS", RECORDED MARCH 7, 2007 AS INSTRUMENT NO. 07-0157229 OF O.R. (CAN NOT BE LOCATED FROM RECORD)
- IRREVOCABLE OFFER OF DEDICATION TO THE COUNTY OF RIVERSIDE ON BEHALF OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT A STORM DRAIN EASEMENT FOR FLOOD CONTROL AND DRAINAGE PURPOSES FOR THE CONSTRUCTION, USE, REPAIR, RECONSTRUCTION, INSPECTION, OPERATION AND MAINTENANCE OF STORM DRAIN FACILITIES, AND ALL APPURTENANT WORKS, INCLUDING INGRESS AND EGRESS THERE TO AND INCIDENTAL PURPOSES, RECORDED JULY 29, 2007 AS INSTRUMENT NO. 07-0481878 OF O.R. **ABANDONED HEREON**
- EASEMENT IN FAVOR OF COUNTY OF RIVERSIDE, FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED AUGUST 8, 2007 AS INSTRUMENT NO. 07-0510604 OF O.R. **ABANDONED HEREON**
- IRREVOCABLE OFFER OF DEDICATION TO THE PUBLIC ON BEHALF OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT FOR FLOOD CONTROL AND DRAINAGE PURPOSES RECORDED DECEMBER 4, 2019 AS INSTRUMENT NO. 2019-0498888 O.R.

BLANKET RECIPROCAL ACCESS EASEMENT OVER PARCELS 1 THROUGH 4, INCLUSIVE, RETAINED HEREON.

COPY

251
60



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

SHEET 3 OF 5 SHEETS

PARCEL MAP NO. 35671-1

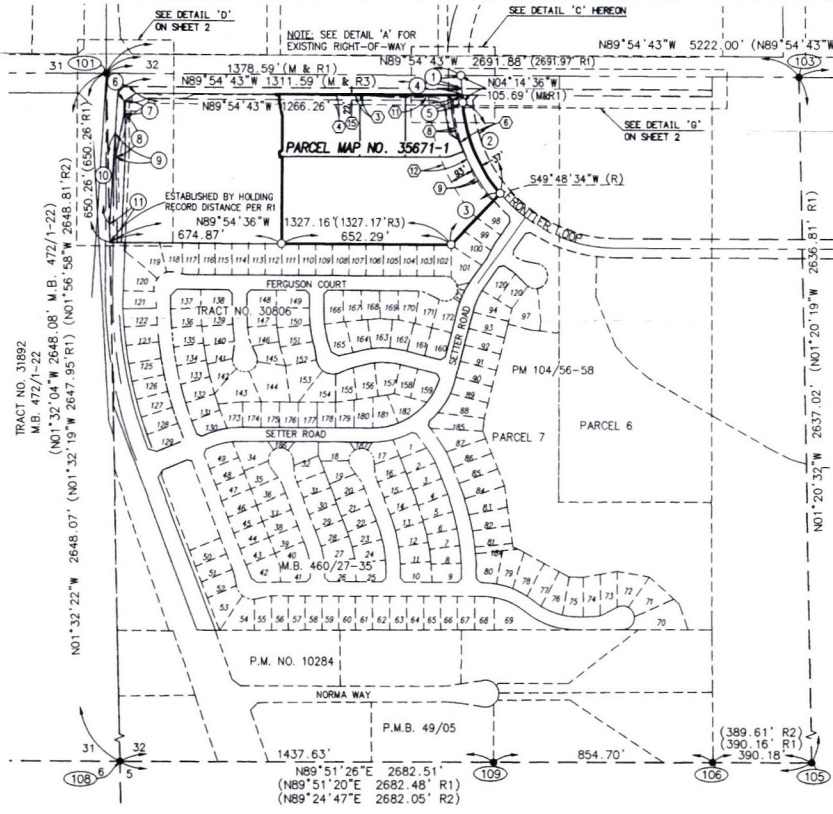
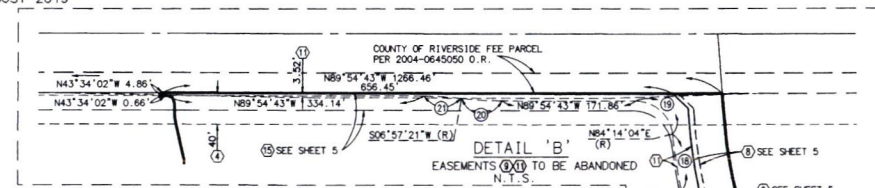
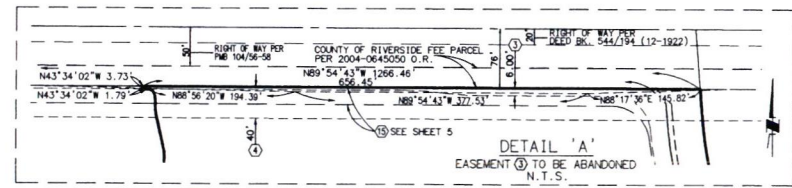
BEING A SUBDIVISION OF A PORTION OF PARCEL 2 OF LOT LINE ADJUSTMENT NO. 4476, RECORDED OCTOBER 1, 2004 AS INSTRUMENT NO. 04-783794, PERFECTED PER GRANT DEED RECORDED OCTOBER 1, 2004 AS INSTRUMENT NO. 04-783795, EXCEPTING THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY GRANT DEED RECORDED AUGUST 17, 2004 AS INSTRUMENT NO. 2004-0645050, ALL OF OFFICIAL RECORDS OF RIVERSIDE COUNTY CALIFORNIA, LYING WITHIN SECTION 32, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN

SEE SHEET 2 FOR SIGNATURE OMISSIONS, BASIS OF BEARINGS, SURVEYOR'S NOTES, REFERENCE NOTES, EASEMENT NOTES AND VICINITY MAP.
SEE SHEET 5 FOR EASEMENT DATA.

ENVIRONMENTAL CONSTRAINT NOTE:
ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR IN ECS BOOK 415, PAGE 0A. THIS AFFECTS ALL PARCELS.

Michael Baker INTERNATIONAL
AUGUST 2019

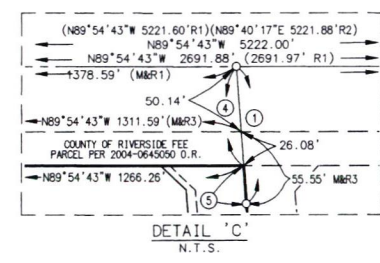
BOUNDARY CONTROL MAP



NO.	BEARING/Delta	RADIUS	LENGTH
1	N04°14'36\"W	--	50.14'
2	36°29'09\"	600.00'	382.08'
	(36°28'58\"	600.04'	382.07'R1)
	(36°29'09\"	600.00'	382.08'R3)
3	N43°11'56\"E	--	270.92'
	(N43°11'56\"E	--	270.92'R1)
	(N42°40'01\"E	--	270.92'R3)
4	N04°14'36\"W	--	26.08'
5	N04°14'36\"W	--	29.47'
6	N54°30'52\"E	--	56.54'
	(N54°30'50\"E	--	56.55'R4)
7	N00°02'06\"E	--	47.54'
	(N00°02'04\"E	--	47.54'R4)
8	N11°16'38\"E	--	169.84'
	(N11°18'36\"E	--	169.41'R4)
9	N01°32'22\"W	--	90.25'
	(N01°32'22\"W	--	90.09'R4)
10	N03°23'44\"E	--	348.73'
11	N01°32'22\"W	--	69.04'
	(N02°04'14\"W	--	70.43'R3)
12	00°18'37\"	637.00'	3.45'
13	10°44'28\"	643.00'	120.54'
14	13°30'51\"	637.00'	150.25'
15	S25°18'54\"E	--	3.42'
16	N61°06'49\"W	--	6.73'
17	48°57'56\"	57.50'	49.14'
18	06°22'52\"	667.50'	74.34'
19	84°08'47\"	47.50'	69.76'
20	06°52'06\"	430.62'	51.62'
21	06°52'04\"	405.62'	48.62'
22	N46°44'30\"E	--	34.30'
	(N46°44'41\"E	--	34.30'R4)

MONUMENT NOTES:

- (101) FD. COPPER CLAD, STAMPED "RIV CO. TRANS", FLUSH PER R4 & R1. ACCEPTED AS WEST 1/2 COR. SEC. 32
- (103) FD. 1" IP W/PP "RIV CO TRANS" FLUSH, PER R4. ACCEPTED AS CL INT. EUCALYPTUS AVE.
- (104) FD. 1" IP W/PP "RIV CO TRANS" ON 0.3' PER R4 & R1. ACCEPTED AS EAST 1/2 COR. SEC. 32
- (105) FD. C-NAIL & "TAG LS4230" ON BOULDER PER R1. ACCEPTED AS SOUTH 1/2 COR. SEC. 32
- (106) FD. 3/4" IP W/N & T "RCE 26159", FLUSH, PER R2 & R1. ACCEPTED AS S.E. COR. PM 49/5
- (108) FD. 1" IP W/N & T "LS 4230" FLUSH, PER R1, R2 & PM 69/57-59. ACCEPTED AS S.W. COR. SEC. 32
- (109) FD. 1" IP OPEN FLUSH, NO REFERENCE. SET NAIL IN CENTER. ACCEPTED A POINT ON SOUTH LINE OF SECTION 32.



TRACT NO. 31892
M.B. 472/1-22
(N01°32'04\"W 2648.08' M.B. 472/1-22)
(N01°32'04\"W 2648.08' M.B. 472/1-22)
(N01°32'04\"W 2648.08' M.B. 472/1-22)
(N01°32'04\"W 2648.08' M.B. 472/1-22)

(N01°32'19\"W 2647.95'R1)
(N01°32'19\"W 2647.95'R1)
(N01°32'19\"W 2647.95'R1)
(N01°32'19\"W 2647.95'R1)

(N01°32'22\"W 2648.07'
(N01°32'22\"W 2648.07'
(N01°32'22\"W 2648.07'
(N01°32'22\"W 2648.07')

(N01°20'19\"W 2635.81' R1)
(N01°20'19\"W 2635.81' R1)
(N01°20'19\"W 2635.81' R1)
(N01°20'19\"W 2635.81' R1)

(389.61' R2)
(390.16' R1)
(390.18' R1)
(389.61' R2)

(N89°51'26\"E 2682.51'
(N89°51'20\"E 2682.48' R1)
(N89°24'47\"E 2682.05' R2)

Copy

19

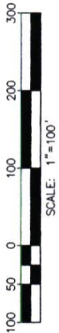
SHEET 4 OF 5 SHEETS

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

PARCEL MAP NO. 35671-1

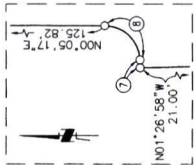
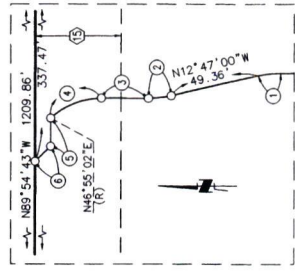
BEING A SUBDIVISION OF A PORTION OF PARCEL 2 OF LOT LINE ADJUSTMENT NO. 4476, RECORDED OCTOBER 1, 2004 AS INSTRUMENT NO. 04-783794, PERFECTED PER GRANT DEED RECORDED OCTOBER 1, 2004 AS INSTRUMENT NO. 04-783795, EXCEPTING THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY GRANT DEED RECORDED AUGUST 17, 2004 AS INSTRUMENT NO. 2004-0645050, ALL OF OFFICIAL RECORDS OF RIVERSIDE COUNTY CALIFORNIA, LYING WITHIN SECTION 32, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN

Michael Baker
INTERNATIONAL
AUGUST 2019



-0°28'40.21\"/>

ANGLE AT POINT (C)



Michael Baker
INTERNATIONAL
AUGUST 2019

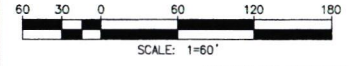
NO.	BEARING/Delta	RADIUS	LENGTH
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2	N2°52'17\"/>	26.00'	11.98'
3	N2°52'17\"/>	26.00'	11.98'
4	N43°10'15\"/>	19.00'	14.32'
5	N89°54'43\"/>	---	7.26'
6	N43°34'02\"/>	---	5.52'
7	N89°53'02\"/>	---	2.04'
8	S89°53'02\"/>	---	2.04'
9	N89°53'02\"/>	---	2.04'
10	N89°53'02\"/>	---	2.04'
11	N89°53'02\"/>	---	2.04'
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14	N89°53'02\"/>	---	2.04'
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21	N89°53'02\"/>	---	2.04'
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110	N89°53'02\"/>	---	2.04'
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129	N89°53'02\"/>	---	2.04'
130	N89°53'02\"/>	---	2.04'
131	N89°53'02\"/>	---	2.04'
132	N89°53'02\"/>	---	2.04'
133	N89°53'02\"/>	---	2.04'
134	N89°53'02\"/>	---	2.04'
135	N89°53'02\"/>	---	2.04'
136	N89°53'02\"/>	---	2.04'
137	N89°53'02\"/>	---	2.04'
138	N89°53'02\"/>	---	2.04'
139	N89°53'02\"/>	---	2.04'
140	N89°53'02\"/>	---	2.04'
141	N89°53'02\"/>	---	2.04'
142	N89°53'02\"/>	---	2.04'
143	N89°53'02\"/>	---	2.04'
144	N89°53'02\"/>	---	2.04'
145	N89°53'02\"/>	---	2.04'
146	N89°53'02\"/>	---	2.04'
147	N89°53'02\"/>	---	2.04'
148	N89°53'02\"/>	---	2.04'
149	N89°53'02\"/>	---	2.04'
150	N89°53'02\"/>	---	2.04'
151	N89°53'02\"/>	---	2.04'
152	N89°53'02\"/>	---	2.04'
153	N89°53'02\"/>	---	2.04'
154	N89°53'02\"/>	---	2.04'
155	N89°53'02\"/>	---	2.04'
156	N89°53'02\"/>	---	2.04'
157	N89°53'02\"/>	---	2.04'
158	N89°53'02\"/>	---	2.04'
159	N89°53'02\"/>	---	2.04'
160	N89°53'02\"/>	---	2.04'
161	N89°53'02\"/>	---	2.04'
162	N89°53'02\"/>	---	2.04'
163	N89°53'02\"/>	---	2.04'
164	N89°53'02\"/>	---	2.04'
165	N89°53'02\"/>	---	2.04'
166	N89°53'02\"/>	---	2.04'
167	N89°53'02\"/>	---	2.04'
168	N89°53'02\"/>	---	2.04'
169	N89°53'02\"/>	---	2.04'
170	N89°53'02\"/>	---	2.04'
171	N89°53'02\"/>	---	2.04'
172	N89°53'02\"/>	---	2.04'
173	N89°53'02\"/>	---	2.04'
174	N89°53'02\"/>	---	2.04'
175	N89°53'02\"/>	---	2.04'
176	N89°53'02\"/>	---	2.04'
177	N89°53'02\"/>	---	2.04'
178	N89°53'02\"/>	---	2.04'
179	N89°53'02\"/>	---	2.04'
180	N89°53'02\"/>	---	2.04'
181	N89°53'02\"/>	---	2.04'
182	N89°53'02\"/>	---	2.04'
183	N89°53'02\"/>	---	2.04'
184	N89°53'02\"/>	---	2.04'
185	N89°53'02\"/>	---	2.04'
186	N89°53'02\"/>	---	2.04'
187	N89°53'02\"/>	---	2.04'
188	N89°53'02\"/>	---	2.04'
189	N89°53'02\"/>	---	2.04'
190	N89°53'02\"/>	---	2.04'
191	N89°53'02\"/>	---	2.04'
192	N89°53'02\"/>	---	2.04'
193	N89°53'02\"/>	---	2.04'
194	N89°53'02\"/>	---	2.04'
195	N89°53'02\"/>	---	2.04'
196	N89°53'02\"/>	---	2.04'
197	N89°53'02\"/>	---	2.04'
198	N89°53'02\"/>	---	2.04'
199	N89°53'02\"/>	---	2.04'
200	N89°53'02\"/>	---	2.04'

SEE SHEET 2 FOR SIGNATURE OMISSIONS, BASIS OF BEARINGS, SURVEYOR'S NOTES, REFERENCE NOTES, EASEMENT NOTES AND VICINITY MAP.
SEE SHEET 3 FOR MONUMENT NOTES.
SEE SHEET 5 FOR EASEMENT DATA

DATA TABLE

NO.	BEARING/Delta	RADIUS	LENGTH
1	N2°52'17\"/>	14.00'	3.15'
2	N2°52'17\"/>	26.00'	11.98'
3	N2°52'17\"/>	26.00'	11.98'
4	N43°10'15\"/>	19.00'	14.32'
5	N89°54'43\"/>	---	7.26'
6	N43°34'02\"/>	---	5.52'
7	N89°53'02\"/>	---	2.04'
8	S89°53'02\"/>	---	2.04'
9	N89°53'02\"/>	---	2.04'
10	N89°53'02\"/>	---	2.04'
11	N89°53'02\"/>	---	2.04'
12	N89°53'02\"/>	---	2.04'
13	N89°53'02\"/>	---	2.04'
14	N89°53'02\"/>	---	2.04'
15	N89°53'02\"/>	---	2.04'
16	N89°53'02\"/>	---	2.04'
17	N89°53'02\"/>	---	2.04'
18	N89°53'02\"/>	---	2.04'
19	N89°53'02\"/>	---	2.04'
20	N89°53'02\"/>	---	2.04'
21	N89°53'02\"/>	---	2.04'
22	N89°53'02\"/>	---	2.04'
23	N89°53'02\"/>	---	2.04'
24	N89°53'02\"/>	---	2.04'
25	N89°53'02\"/>	---	2.04'
26	N89°53'02\"/>	---	2.04'
27	N89°53'02\"/>	---	2.04'
28	N89°53'02\"/>	---	2.04'
29	N89°53'02\"/>	---	2.04'
30	N89°53'02\"/>	---	2.04'
31	N89°53'0		

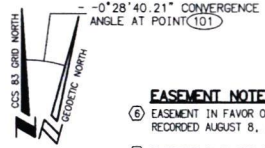
COPY 251/62



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

PARCEL MAP NO. 35671-1

BEING A SUBDIVISION OF A PORTION OF PARCEL 2 OF LOT LINE ADJUSTMENT NO. 4476, RECORDED OCTOBER 1, 2004 AS INSTRUMENT NO. 04-783794, PERFECTED PER GRANT DEED RECORDED OCTOBER 1, 2004 AS INSTRUMENT NO. 04-783795, EXCEPTING THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY GRANT DEED RECORDED AUGUST 17, 2004 AS INSTRUMENT NO. 2004-0645050, ALL OF OFFICIAL RECORDS OF RIVERSIDE COUNTY CALIFORNIA, LYING WITHIN SECTION 32, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN



EASEMENT NOTES:

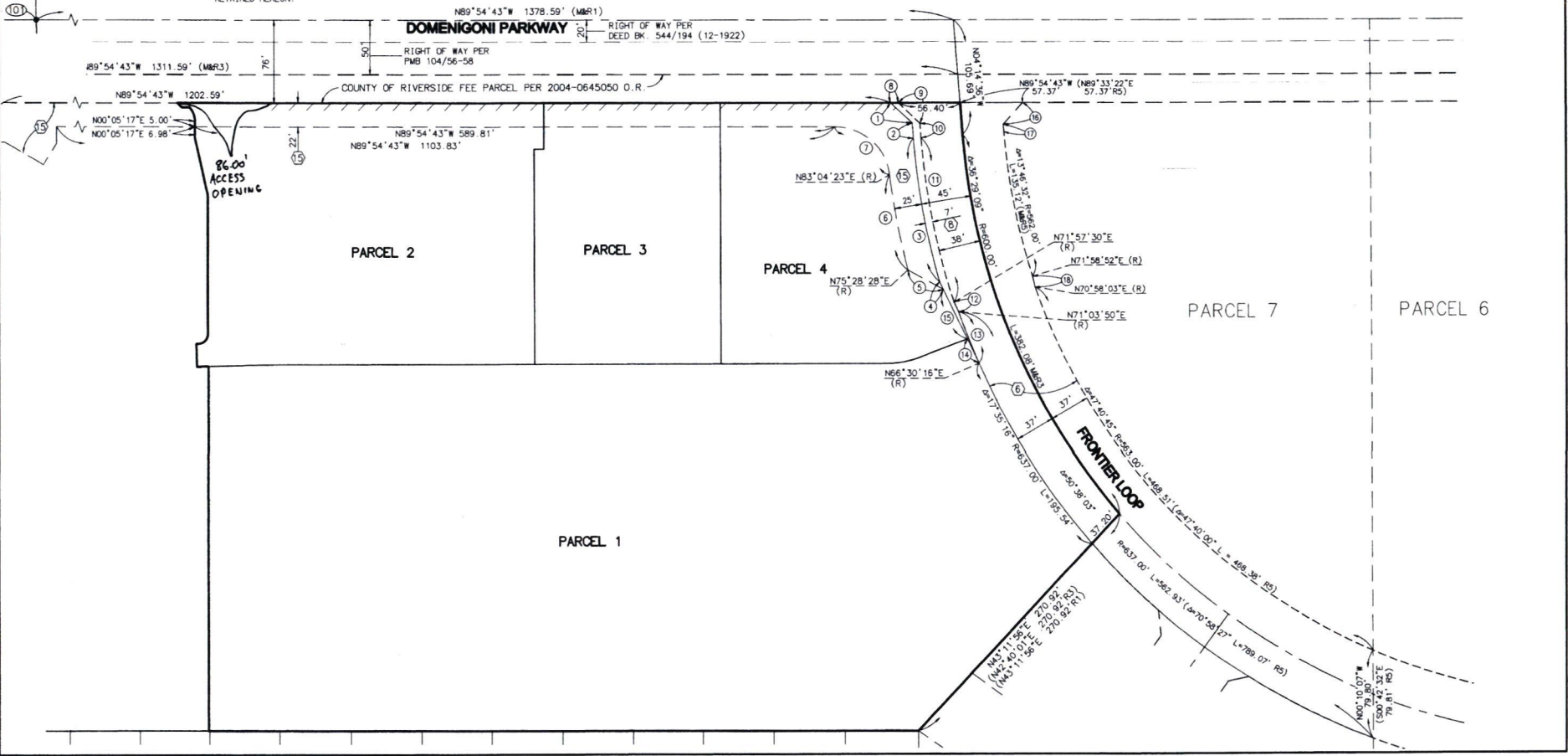
- ⑥ EASEMENT IN FAVOR OF COUNTY OF RIVERSIDE, FOR PUBLIC ROAD AND DRAINAGE PURPOSES RECORDED AUGUST 8, 2005 AS INSTRUMENT NO. 2005-0675398 OF O.R.
 - ⑧ EASEMENT IN FAVOR OF COUNTY OF RIVERSIDE, FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 21, 2006 AS INSTRUMENT NO. 2006-0934607 OF O.R.
 - ⑬ IRREVOCABLE OFFER OF DEDICATION TO THE PUBLIC ON BEHALF OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT FOR FLOOD CONTROL AND DRAINAGE PURPOSES RECORDED DECEMBER 4, 2019 AS INSTRUMENT NO. 2019-0498888 O.R.
- BLANKET RECIPROCAL ACCESS EASEMENT OVER PARCELS 1 THROUGH 4, INCLUSIVE, RETAINED HEREON.

Michael Baker
INTERNATIONAL
AUGUST 2019

EASEMENT DATA

SEE SHEET 2 FOR SIGNATURE OMISSIONS, BASIS OF BEARINGS, SURVEYOR'S NOTES, REFERENCE NOTES, EASEMENT NOTES AND VICINITY MAP. SEE SHEET 3 FOR MONUMENT NOTES.

DATA TABLE			DATA TABLE		
NO	BEARING/DELTA	RADIUS	NO	BEARING/DELTA	RADIUS
1	N47°04'37\"W	---	11	S13°47'54\"E	638.00'
2	N04°14'36\"W	---	12	N24°13'40\"W	---
3	S11°51'30\"E	645.00'	13	N04°33'35\"W	637.00'
4	N25°18'54\"W	---	14	N25°18'54\"W	---
5	N61°07'42\"W	---	15	N25°18'54\"W	---
6	S07°35'55\"E	670.00'	16	N42°01'19\"E	---
7	S2°59'06\"E	50.00'	17	S41°29'24\"W	---
8	N89°54'43\"W	---	18	N04°14'36\"W	---
9	N46°01'49\"W	---	19	N12°47'12\"W	---
10	N04°14'36\"W	---	20	S13°19'07\"E	10.00' RS



0 165 330 660 Feet
1 inch = 333 feet
Orthophotos Flown 2016
Printed by CSegarra on 3/19/2025

Vicinity Map

Parcel Map No. 35671-1 (Parcel Nos. 1 and 4)

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