

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



ITEM: 2.11
(ID # 29463)

MEETING DATE:
Tuesday, December 09, 2025

FROM : TLMA-TRANSPORTATION

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Approval of Final Tract Map 38255 a Schedule "A" Subdivision in the Winchester area. District
3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Final Map; and
2. Authorize the Chair of the Board to sign Final Tract Map 38255.

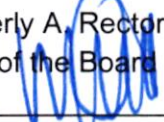
ACTION: Consent


Dennis Acuna, Director of Transportation 12/2/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Medina, seconded by Supervisor Gutierrez 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: December 9, 2025
xc: 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: Applicant Fees 100%			Budget Adjustment: N/A	
			For Fiscal Year: 25/26	

C.E.O. RECOMMENDATION:

BACKGROUND:

Summary

Tentative Map of Tract Map 38255 was approved by the Board of Supervisors on March 12, 2024, as Agenda Item 21.1. Final Tract Map 38255 is a 14.92 - acre subdivision creating one (1) lot for 164 condominiums interior roadways and common open space and one water quality basin in the Winchester Area. This Final Map complies in all respects with the provisions of the Subdivision Map Act and applicable local ordinances. All necessary conditions of approval have been satisfied, and departmental clearances have been obtained to allow for the recordation of the Final Map.

The Transportation Department recommends approval of this final tract map.

Additional Fiscal Information:

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

ATTACHMENTS:

- TR 38255 Vicinity Map
- TR 38255 Mylar

Crystal Carrillo
 Crystal Carrillo, Senior Management Analyst 12/4/2025

Aaron Gettis
 Aaron Gettis, Chief of Deputy County Counsel 12/2/2025

TRACT NO. 38255

BEING A SUBDIVISION OF PARCEL "B" OF LLA NO. 220002 RECORDED NOVEMBER 10, 2022 AS DOCUMENT NO. 2022-0467442 AND PERFECTED BY DEED RECORDED JANUARY 4, 2023 AS DOCUMENT NO. 2023-0081868, BOTH RECORDS OF RIVERSIDE COUNTY; IN SECTION 31 OF TOWNSHIP 5 SOUTH, RANGE 2 WEST S.B.M.



AUGUST 2021

FOR CONDOMINIUM PURPOSES

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2025 AT _____ M.,
IN BOOK _____ OF MAPS, AT PAGES _____,
AT THE REQUEST OF THE CLERK OF THE BOARD.
NO. _____
FEE _____
PETER ALDANA, ASSESSOR-COUNTY CLERK- RECORDER

BY: _____, DEPUTY

SUBDIVISION GUARANTEE:
~~FIDELITY NATIONAL TITLE~~
CHICAGO TITLE COMPANY

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 THE SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES "LOTS "A" AND "B". THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

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

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES TO VALLEY-WIDE RECREATION AND PARK DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA: LYING WITHIN LOT 1 AS SHOWN HEREON, THE DEDICATION IS FOR OPEN SPACE AND LANDSCAPE MAINTENANCE PURPOSES.

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

KB HOME CAL MANAGEMENT SERVICES LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: Scott Hansen
SCOTT HANSEN
VICE PRESIDENT

NOTARY ACKNOWLEDGMENT

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

STATE OF CALIFORNIA
COUNTY OF Riverside
ON Oct. 15, 2025 BEFORE ME, Judith Mirales, A NOTARY PUBLIC,

PERSONALLY APPEARED Scott Hansen
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/they EXECUTED THE SAME IN HIS/HER/IT/their AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/IT/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

PRINT NAME Judith Mirales
SIGNATURE JM
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2417491
MY COMMISSION EXPIRES: Sep. 22, 2026
COUNTY OF PRINCIPAL PLACE OF BUSINESS Riverside

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 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.

ABANDONMENT NOTE

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

THAT EASEMENT IN FAVOR OF THE PUBLIC FOR PEDESTRIAN ACCESS, INGRESS AND EGRESS, AND INCIDENTAL PURPOSES AS SHOWN ON TRACT MAP NO. 30266-2, MB 431/82-88.

VALLEYWIDE RECREATION AND PARK DISTRICT

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

DATED: OCT. 31 2025
BY: 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 KB HOME CAL MANAGEMENT SERVICES LLC, ON OCTOBER 23, 2024. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 10-9, 2025

Edy P. Adkison
EDY P. ADKISON L.S. 5390
EXPIRATION DATE: 9-30-2026



COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 38255 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON MARCH 12, 2024 THE EXPIRATION DATE BEING MARCH 12, 2027 AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: 11/26, 2025

David L. McMillan
DAVID L. MCMILLAN, COUNTY SURVEYOR
L.S. 8488
EXPIRATION DATE: 12-31-2026



BOARD OF SUPERVISOR'S STATEMENT

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFER OF DEDICATION MADE HEREON 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 OFFERS OF DEDICATION FOR PUBLIC UTILITY PURPOSES ALONG WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES, INDICATED AS "PRIVATE ROAD EASEMENT" ARE HEREBY ACCEPTED.

DATE: _____, 20____

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ATTEST: KIMBERLY RECTOR
CLERK OF THE BOARD OF SUPERVISORS

BY: _____
CHAIRMAN OF THE BOARD OF SUPERVISORS

BY: _____, 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, 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

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 23, 2025

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

THIS CERTIFICATION EXCLUDES ANY
SUPPLEMENTAL TAX ASSESSMENTS NOT
YET EXTENDED

TRACT NO. 38255

BEING A SUBDIVISION OF PARCEL "B" OF LLA NO. 220002 RECORDED NOVEMBER 10, 2022 AS DOCUMENT NO. 2022-0467442 AND PERFECTED BY DEED RECORDED JANUARY 4, 2023 AS DOCUMENT NO. 2023-0081868, BOTH RECORDS OF RIVERSIDE COUNTY; IN SECTION 31 OF TOWNSHIP 5 SOUTH, RANGE 2 WEST S.B.M.

adkan
ENGINEERS

AUGUST 2021

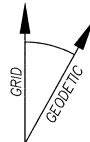
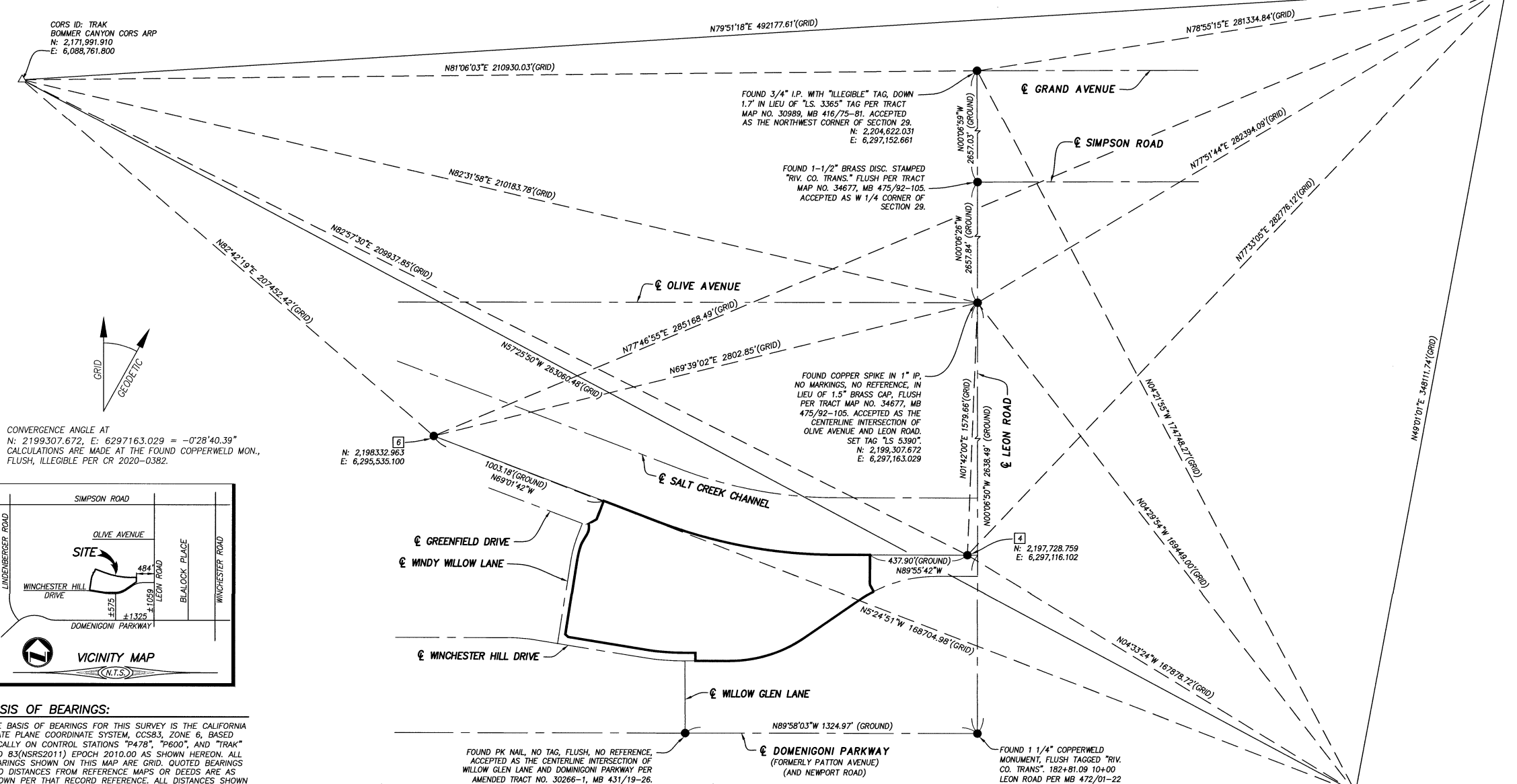
FOR CONDOMINIUM PURPOSES

GPS CONTROL DIAGRAM
NOT TO SCALE

NOTE:
SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES, AND ENVIRONMENTAL CONSTRAINT NOTE.
SEE SHEET 4 FOR EASEMENT NOTES AND INDEX SHEET.

CORS ID: P600
PUSHWALLA_CS2005 CORS ARP
N: 2,258,684.570
E: 6,573,244.190

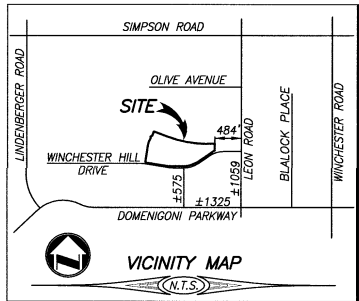
CORS ID: TRAK
BOMMER CANYON CORS ARP
N: 2,171,991.910
E: 6,088,761.800



CONVERGENCE ANGLE AT
N: 2199307.672, E: 6297163.029 = -0°28'40.39"
CALCULATIONS ARE MADE AT THE FOUND COPPERWELD MON., FLUSH, ILLEGIBLE PER CR 2020-0382.

6
N: 2,198,332.963
E: 6,295,535.100

4
N: 2,197,728.759
E: 6,297,116.102



BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "P478", "P600", AND "TRAK" NAD 83(NSRS2011) EPOCH 2010.00 AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.99993579. CALCULATIONS ARE MADE AT FOUND COPPERWELD MONUMENT, FLUSH, ILLEGIBLE PER CR 2020-0382 WITH COORDINATES OF: N: 2199307.672, E: 6297163.029, USING AN ELEVATION OF 1450.61.

CORS ID: P478
VALLEYON TRCS2004 CORS ARP
N: 2,030,380.660
E: 6,310,453.190

TRACT NO. 38255

BEING A SUBDIVISION OF PARCEL "B" OF LLA NO. 220002 RECORDED NOVEMBER 10, 2022 AS DOCUMENT NO. 2022-0467442 AND PERFECTED BY DEED RECORDED JANUARY 4, 2023 AS DOCUMENT NO. 2023-0081868, BOTH RECORDS OF RIVERSIDE COUNTY, IN SECTION 31 OF TOWNSHIP 9 SOUTH, RANGE 2 WEST S.B.M.

adkan ENGINEERS

FOR CONDOMINIUM PURPOSES

AUGUST 2021

BOUNDARY

ENVIRONMENTAL CONSTRAINT NOTE:

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

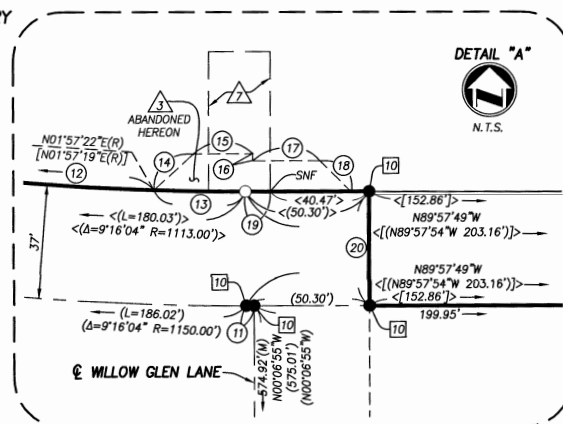
NOTE:

SEE SHEET 2 FOR VICINITY MAP, BASIS OF BEARINGS AND GPS CONTROL DIAGRAM.

SEE SHEET 4 FOR EASEMENT NOTES AND INDEX SHEET.

COURSE DATA:

- 1 N69°01'42"W 50.21'(M) <[(N69°01'47"W 50.21')]>
- 2 N2°52'16"E 89.28'(M) <[(N2°52'11"E 89.28')]>
- 3 N59°42'49"E 41.73'(M) <[(N59°42'44"E 41.73')]>
- 4 <[Δ=42°47'11" R=66.00' L=49.29']>(M)
- 5 N3°08'23"E 40.99'(M) <[(N3°08'18"E 40.99')]>
- 6 <[Δ=13°38'39" R=100.00' L=23.81']>(M)
- 7 <[Δ=07°40'59" R=522.00' L=70.00']>(M)
- 8 N2°52'16"E 63.00'(M) (N2°52'11"E 63.00')
- 9 Δ=12°03'31" R=550.00' L=115.75'(M)
- 10 N47°20'48"W 17.96'(M) <[(N47°20'53"W 17.96')]>
- 11 N89°57'49"W 3.21'(M) [(N89°57'54"W)]
- 12 <[Δ=07°20'51" R=1113.00' L=142.73']>(M)
- 13 <[Δ=01°55'13" R=1113.00' L=37.30']>(M)
- 14 N37°33'20"E 15.38'(M) <[(N47°33'15"E 15.38')]>
- 15 N89°53'10"E 29.00'(M) <[(N89°53'05"E 29.00')]>
- 16 N00°06'50"W 1.21'(M) <[(N00°06'55"W 1.21')]>
- 17 N88°53'10"E 30.00'(M) <[(N89°53'05"E 30.00')]>
- 18 N48°02'19"W 14.10'(M) <[(N45°02'24"W 14.10')]>
- 19 N89°57'49"W 9.83'(M) <[(N89°57'54"W 9.83')]>
- 20 N00°02'11"E 37.00'(M) <[(N00°02'06"E 37.00')]>
- 21 N89°57'49"W 203.16'(M) <[(N89°57'54"W 203.16')]>
- 22 N89°57'49"W 199.95'(M) <[(N89°57'54"W)]>
- 23 Δ=06°44'31" R=637.00' L=74.96'>(M)
- 24 N89°59'31"E 99.89'(M) <[(N89°59'26"E 99.89')]>
- 25 N34°56'57"E 24.43'(M) <[(N34°56'52"E 24.43')]>
- 26 N00°06'50"W 40.08'(M) <[(N00°06'55"W 40.08')]>
- 27 N89°55'42"W 26.00'(M) [(N89°55'47"W 26.00')]
- 28 N89°55'42"W 50.00'(M) [(N89°55'47"W 50.00')]
- 29 Δ=09°16'04" R=1150.00' L=186.02'>(M)
- 30 <[Δ=09°16'04" R=1113.00' L=180.03']>(M)
- 31 Δ=06°44'31" R=600.00' L=70.60'>(M)
- 32 <[Δ=27°55'30" R=37.00']>(M)
- 33 N00°06'50"W 574.92'(M) (N00°06'55"W 575.01')



SURVEYORS NOTES:

- - INDICATES FOUND MONUMENT, AS NOTED.
- - INDICATES SET 1" IP & LS 5390, FLUSH.
- 1 FOUND 1 1/2" COPPERWELD MONUMENT, FLUSH TAGGED "RIV. CO. TRANS. 182+81.09 10+00 LEON PER TRACT NO. 31892, MB 472/01-22.
- 2 FOUND PK NAIL, NO TAG, FLUSH, NO REFERENCE, ACCEPTED AS THE CENTERLINE INTERSECTION OF WILLOW GLEN LANE AND DOMINIGONI PARKWAY PER AMENDED TRACT NO. 30266-1, MB 431/19-26. SET TAG "LS 5390".
- 3 FOUND COPPER SPIKE IN 1" IP, NO MARKINGS, NO REFERENCE, IN LIEU OF 1.5" BRASS CAP, FLUSH PER TRACT MAP NO. 34677, MB 475/02-105. ACCEPTED AS THE CENTERLINE INTERSECTION OF OLIVE AVENUE AND LEON ROAD. SET TAG "LS 5390".
- 4 FOUND 1" IP, TAGGED "LS 4664", DOWN 0.7" IN LIEU OF "RCFC&WCD" TAG PER RS 70/26-33 ACCEPTED AS THE SOUTHEAST CORNER OF PARCEL 4110-9.
- 5 FOUND 5/8" REBAR PER AMENDED TRACT NO. 30266-1, MB 431/19-26.
- 6 FOUND 3/4" IP TAGGED "RCFC&WCD", DOWN 0.6" PER RS 70/26-33.
- 7 FOUND 3/4" IP TAGGED "RCFC&WCD", DOWN 1.3" PER RS 70/26-33. LYING N89°01'47"W 0.10' OF INTERSECTION OF THE NORTHWEST CORNER OF AMENDED TRACT MAP NO. 30266-1, MB 431/19-29. SHOT AT BASE. HELD FOR LINE.
- 8 FOUND 1" IP, WITH PLASTIC PLUG STAMPED "LS 3962", DOWN 0.9" PER AMENDED TRACT NO. 30266-1, MB 431/19-26.
- 9 FOUND 3/4" IP TAGGED "RCFC & WCD", PER RS 70/26-33. DISTURBED AND LYING HORIZONTAL ON GROUND. SHOT AT BASE.
- 10 FOUND 1" IP TAGGED "LS 9371" FLUSH, NO REFERENCE, ACCEPTED IN LIEU OF 1" IP TAGGED "LS 7941" PER AMENDED TRACT NO. 30266-1, MB 431/19-26.

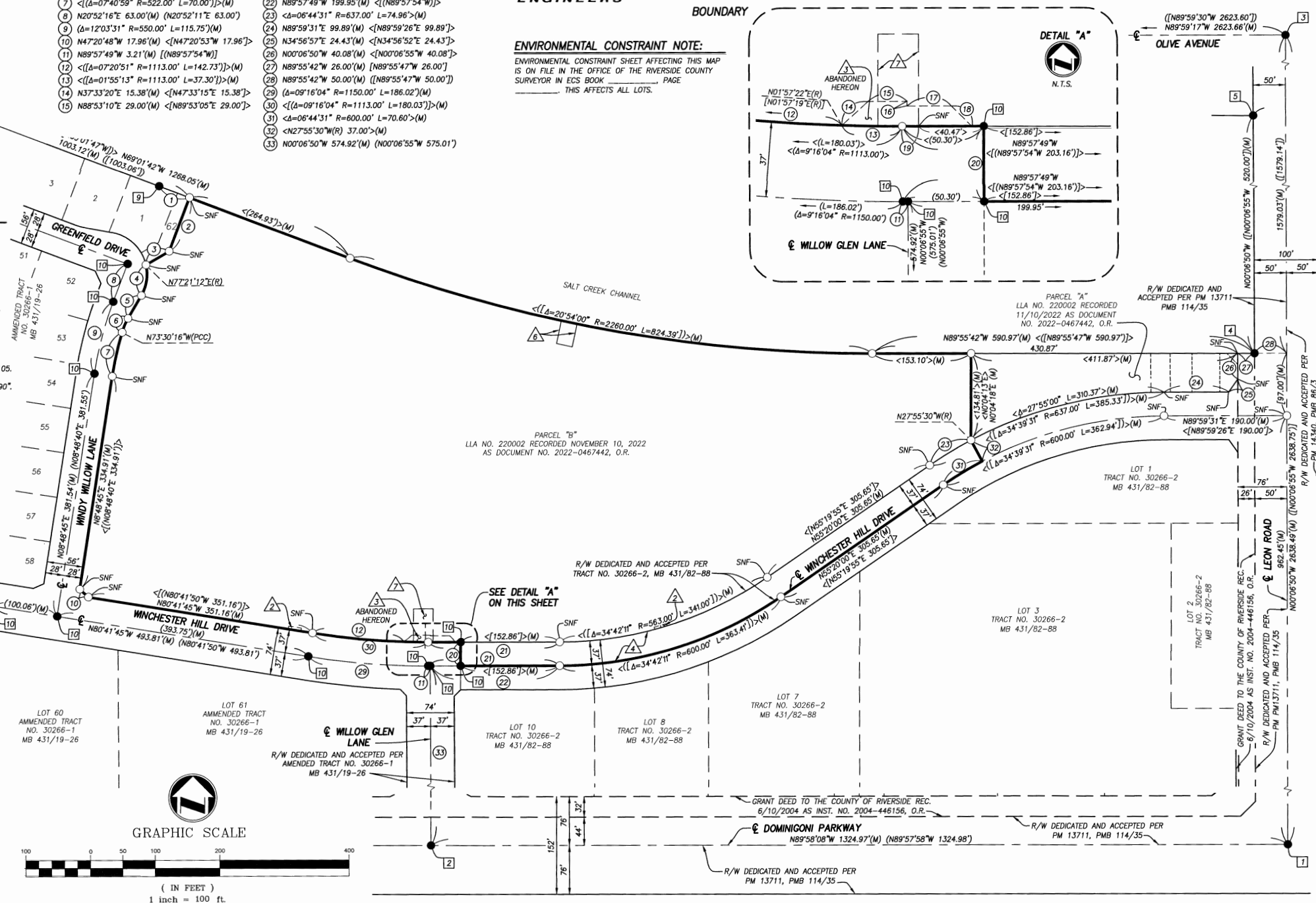
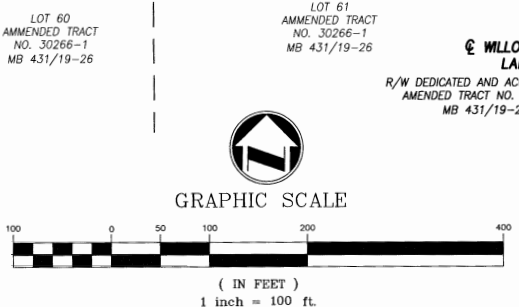
- () - INDICATES RECORD DATA PER AMENDED TRACT NO. 30266-1, MB 431/19-26.
- [] - INDICATES RECORD DATA PER TRACT NO. 30266-2, MB 431/82-88.
- < > - INDICATES RECORD AND MEASURED DATA PER LLA 220002-0467442, UNLESS OTHERWISE NOTED.
- (M) - INDICATES MEASURED DATA
- |||| - INDICATES RESTRICTED ACCESS

THIS MAP CONTAINS 14.92 ACRES GROSS WITHIN THE DISTINCTIVE BORDER.

ALL MONUMENTS SHOW AS "SET" SHALL BE SET IN ACCORDANCE WITH COUNTY ORDINANCE 416.21 AND THE MONUMENT AGREEMENT FOR THIS MAP.

CC&R'S FOR THIS MAP RECORDED _____ AS INST. NO. _____, RIVERSIDE COUNTY.

DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.



TRACT NO. 38255

BEING A SUBDIVISION OF PARCEL "B" OF LLA 220002 RECORDED NOVEMBER 10, 2022 AS DOCUMENT NO. 2022-0467442 AND PERFECTED BY DEED RECORDED JANUARY 4, 2023 AS DOCUMENT NO. 2023-0081868, RECORDS OF RIVERSIDE COUNTY, IN SECTION 31 OF TOWNSHIP 5 SOUTH, RANGE 2 WEST S.B.M.

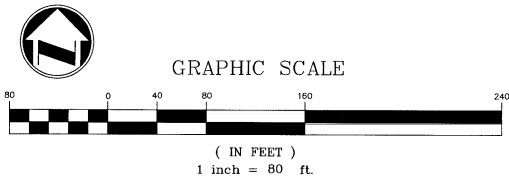
adkan
ENGINEERS

FOR CONDOMINIUM PURPOSES
SHEET INDEX MAP

AUGUST 2021

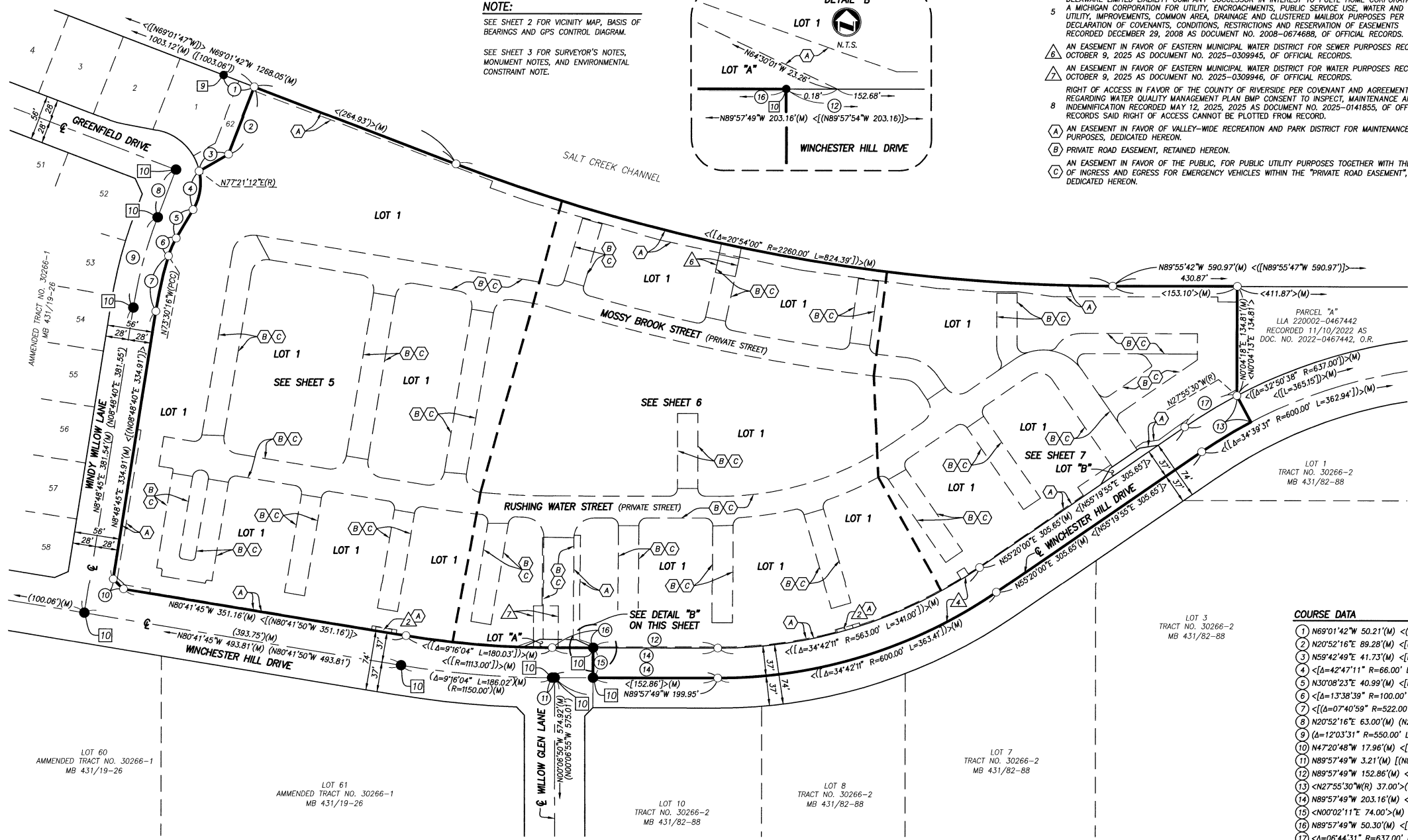
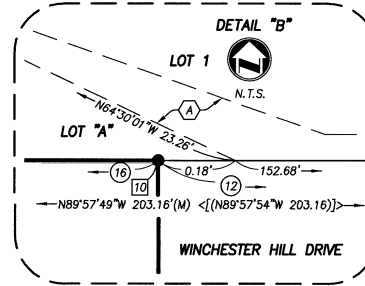
EASEMENT NOTES

- 1 AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY FOR PIPELINES AND CONDUITS AND INCIDENTAL PURPOSES RECORDED MARCH 23, 2007 AS DOCUMENT NO. 2007-0198296 OF OFFICIAL RECORDS. SAID EASEMENT CANNOT BE PLOTTED FROM RECORD.
- 2 AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR UTILITY AND INCIDENTAL PURPOSES RECORDED OCTOBER 24, 2024 AS DOCUMENT NO. 2024-0320669, OF OFFICIAL RECORDS.
- 3 AN OFFER OF DEDICATION IN FAVOR OF THE PUBLIC FOR PEDESTRIAN ACCESS, INGRESS AND EGRESS, AND INCIDENTAL PURPOSES AS SHOWN ON TRACT MAP NO. 30266-2, MB 431/82-88, ABANDONED HEREON.
- 4 AN EASEMENT IN FAVOR OF THE PUBLIC FOR ROAD AND UTILITY PURPOSES AS DEDICATED ON TRACT NO. 30266-2, MB 431/82-88.
- RIGHT OF ENTRY AND EASEMENTS IN FAVOR OF KB HOME CAL MANAGEMENT SERVICES LLC, A DELAWARE LIMITED LIABILITY COMPANY SUCCESSOR IN INTEREST TO FULTE HOME CORPORATION, A MICHIGAN CORPORATION FOR UTILITY, ENCROACHMENTS, PUBLIC SERVICE USE, WATER AND UTILITY, IMPROVEMENTS, COMMON AREA, DRAINAGE AND CLUSTERED MAILBOX PURPOSES PER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS RECORDED DECEMBER 29, 2008 AS DOCUMENT NO. 2008-0674688, OF OFFICIAL RECORDS.
- 5 AN EASEMENT IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT FOR SEWER PURPOSES RECORDED OCTOBER 9, 2025 AS DOCUMENT NO. 2025-0309945, OF OFFICIAL RECORDS.
- 6 AN EASEMENT IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT FOR WATER PURPOSES RECORDED OCTOBER 9, 2025 AS DOCUMENT NO. 2025-0309946, OF OFFICIAL RECORDS.
- RIGHT OF ACCESS IN FAVOR OF THE COUNTY OF RIVERSIDE PER COVENANT AND AGREEMENT REGARDING WATER QUALITY MANAGEMENT PLAN BMP CONSENT TO INSPECT, MAINTENANCE AND INDEMNIFICATION RECORDED MAY 12, 2025 AS DOCUMENT NO. 2025-0141855, OF OFFICIAL RECORDS SAID RIGHT OF ACCESS CANNOT BE PLOTTED FROM RECORD.
- 7 AN EASEMENT IN FAVOR OF VALLEY-WIDE RECREATION AND PARK DISTRICT FOR MAINTENANCE PURPOSES, DEDICATED HEREON.
- 8 PRIVATE ROAD EASEMENT, RETAINED HEREON.
- 9 AN EASEMENT IN FAVOR OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN THE "PRIVATE ROAD EASEMENT", DEDICATED HEREON.



NOTE:
SEE SHEET 2 FOR VICINITY MAP, BASIS OF BEARINGS AND GPS CONTROL DIAGRAM.

SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES, AND ENVIRONMENTAL CONSTRAINT NOTE.



COURSE DATA

- 1) N69°01'47\"/>

LOT 60
AMMENDED TRACT NO. 30266-1
MB 431/19-26

LOT 61
AMMENDED TRACT NO. 30266-1
MB 431/19-26

LOT 10
TRACT NO. 30266-2
MB 431/82-88

LOT 8
TRACT NO. 30266-2
MB 431/82-88

LOT 7
TRACT NO. 30266-2
MB 431/82-88

LOT 3
TRACT NO. 30266-2
MB 431/82-88

PARCEL "A"
LLA 220002-0467442
RECORDED 11/10/2022 AS
DOC. NO. 2022-0467442, O.R.

TRACT NO. 38255

BEING A SUBDIVISION OF PARCEL "B" OF LLA 220002 RECORDED NOVEMBER 10, 2022 AS DOCUMENT NO. 2022-0467442 AND PERFECTED BY DEED RECORDED JANUARY 4, 2023 AS DOCUMENT NO. 2023-0081888, RECORDS OF RIVERSIDE COUNTY; IN SECTION 31 OF TOWNSHIP 5 SOUTH, RANGE 2 WEST S.B.M.

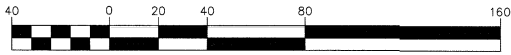
adkan
ENGINEERS

FOR CONDOMINIUM PURPOSES

AUGUST 2021



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

NOTE:

SEE SHEET 2 FOR VICINITY MAP, BASIS OF BEARINGS AND GPS CONTROL DIAGRAM.

SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES, AND ENVIRONMENTAL CONSTRAINT NOTE.

SEE SHEET 4 FOR EASEMENT NOTES AND INDEX SHEET.

COURSE DATA

- ① N89°57'49"W 3.21'(M) [(N89°57'49"W)]
- ② N00°06'50"W 574.92'(M) (N00°06'55"W 575.01')
- ③ <[(N00°02'06"E 37.00')]>(M)
- ④ Δ=07°25'20" R=1113.00' L=144.18'
- ⑤ Δ=00°36'26" R=952.50' L=10.09'
- ⑥ Δ=87°54'59" R=24.50' L=37.59'
- ⑦ N88°57'49"W 37.01'
- ⑧ Δ=90°00'00" R=24.50' L=38.48'
- ⑨ N89°57'49"W 20.50'
- ⑩ Δ=90°00'00" R=9.50' L=14.92'
- ⑪ N89°57'49"W 25.00'
- ⑫ N87°56'01"E 25.02'
- ⑬ Δ=86°10'29" R=9.50' L=14.29'
- ⑭ Δ=86°56'21" R=9.50' L=14.42'
- ⑮ N73°31'45"E 25.00'
- ⑯ N89°57'49"W 16.06'
- ⑰ N80°41'45"W 18.86'
- ⑱ Δ=05°34'14" R=313.50' L=30.48'
- ⑲ Δ=88°29'20" R=9.50' L=14.67'
- ⑳ N74°01'47"W 25.00'
- ㉑ N73°36'52"W 25.00'
- ㉒ Δ=90°32'09" R=9.50' L=15.01'
- ㉓ N77°59'09"W 25.00'
- ㉔ N82°21'25"W 25.00'
- ㉕ Δ=00°55'32" R=2362.50' L=38.17'
- ㉖ N16°28'15"W 2.88'
- ㉗ N16°28'15"W 2.68'
- ㉘ Δ=01°50'44" R=1113.00' L=35.85'
- ㉙ N64°55'16"E 23.55'
- ㉚ N89°13'08"W 44.00'
- ㉛ N64°30'01"W 23.26'
- ㉜ N70°32'30"E 19.94'
- ㉝ N00°02'11"E 51.61'
- ㉞ N89°57'49"W 30.33'
- ㉟ N77°59'09"W 25.00'
- ㊱ N12°00'51"E 36.58'
- ㊲ Δ=00°38'02" R=2260.00' L=25.00'
- ㊳ Δ=83°25'23" R=9.50' L=13.83'

