

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



ITEM: 2.12
(ID # 29465)

MEETING DATE:

Tuesday, December 09, 2025

FROM : TLMA-TRANSPORTATION

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Approval of Final Tract Map 37743 a Schedule "A" Subdivision in the Riverside area. District 1.
[Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Improvement Agreements for Final Tract Map 37743 as approved by County Counsel;
2. Approve the Final Map; and
3. Authorize the Chair of the Board to sign the Improvement Agreements and Final Tract Map 37743.

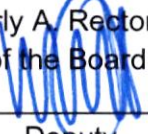
ACTION: Consent


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: Approve

BACKGROUND:

Summary

Tentative Map of Tract Map 37743 was approved by the Board of Supervisors on August 27, 2024, as Agenda Item 21.1 Final Tract Map 37743 is a 10.06 - acre subdivision creating 72 residential lots, 6 open space lots, and 11 lettered lots in the Riverside 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.

KB Home Cal Management Services, LLC., desires to enter into Improvement Agreements to guarantee the construction of the required improvements and has submitted Improvement Agreements which have been approved by County Counsel. All costs for improvements will be the responsibility of the developer.

On-Site Improvements:

- TR 37743: \$1,687,500.00 for the completion of road and drainage improvements.
- TR 37743: \$471,775.00 for the completion of the water system.
- TR 37743: \$74,282.00 for the completion of the survey monumentation.

Additional Fiscal Information:

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

ATTACHMENTS:

- TR 37743 Vicinity Map
- TR 37743 Mylar
- TR 37743 Improvement Agreements

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

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

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

**AGREEMENT
FOR THE CONSTRUCTION OF ROAD/DRAINAGE IMPROVEMENTS**

This agreement, made and entered into by and between the County of Riverside, State of California, hereinafter called County, and KB HOME Cal Management Services LLC, hereinafter called Contractor.

WITNESSETH:

FIRST: Contractor, for and in consideration of the approval by County of the final map of that certain land division known as **TR 37743**, hereby agrees, at Contractor's own cost and expense, to furnish all labor, equipment and materials necessary to perform and complete, within **24** months from the date this agreement is executed, in a good and workmanlike manner, all road and drainage improvements in accordance with those Road Plans for said land division which have been approved by the County Director of Transportation, and are on file in the office of the Riverside County Transportation Department, and do all work incidental thereto in accordance with the standards set forth in Riverside County Ordinance No. 461, as amended, which are hereby expressly made a part of this agreement. All the above required work shall be done under the inspection of and to the satisfaction of the County Director of Transportation, and shall not be deemed complete until approved and accepted as complete by the County. Contractor further agrees to maintain the above required improvements for a period of one year following acceptance by the County, and during this one year period to repair or replace, to the satisfaction of the Director of Transportation, any defective work or labor done or defective materials furnished. Contractor further agrees that all underground improvements shall be completed prior to the paving of any roadway. The estimated cost of said work and improvements is the sum of **One Million Six Hundred Eighty-Seven Thousand Five Hundred and no/100 Dollars (\$1,687,500.00)**.

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

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

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

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

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

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

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

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

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

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

<u>County</u>	<u>Contractor</u>
Construction Engineer Riverside County Transportation Dept. 4080 Lemon Street, 8 th floor Riverside, CA 92501	KB HOME Cal Management Services LLC, 36310 Inland Valley Dr., Ste. 300 Wildomar, CA 92595

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

By 

Print Name Scott Hansen

Title VP, Forward Planning

By _____

Print Name _____

Title _____

COUNTY OF RIVERSIDE signature page to follow on page 4.

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

CALIFORNIA ALL-PURPOSE 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 }

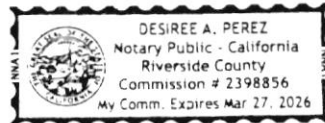
On JUL 23 2025, before me, Desiree A. Perez, Notary Public, personally appeared Scott Hansen, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their 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.



Desiree A. Perez



(SEAL)

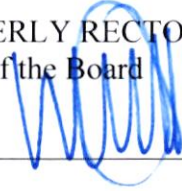
COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE

By 
V. MANUEL PEREZ, CHAIR
Board of Supervisors

ATTEST:

KIMBERLY RECTOR,
Clerk of the Board

By 
Deputy

APPROVED AS TO FORM

County Counsel

By 

Revised 09/01/2020

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

This agreement, made and entered into by and between the County of Riverside, State of California, hereinafter called County, and KB HOME Cal Management Services LLC, hereinafter called Contractor.

WITNESSETH:

FIRST: Contractor, for and in consideration of the approval by County of the final map of that certain land division known as **TR 37743**, hereby agrees, at Contractor's own cost and expense, to construct or cause to have constructed, within **24** months from the date this agreement is executed, in a good and workmanlike manner, a water distribution system, complete with all necessary pipes, valves, fire hydrants, connections and appurtenances necessary to the satisfactory operation of said distribution system, and, further, to extend main or mains from the existing supply system maintained and operated by **Riverside Highland Water Company** to connect with the distribution system described above with all pipe laid at such a depth as to provide a full thirty-six inch (36") minimum cover from the top of the pipe to street grade, unless otherwise specified by the Director of Transportation, all in accordance with those plans and specifications which have been approved by both the County Health Director and Director of Transportation, and are on file in the office of the Riverside County Transportation Department. Said approved plans and specifications are hereby made a part of this agreement as fully as though set forth herein. All of the above required work shall be done under the inspection of, and to the satisfaction of, the County Director of Transportation and the County Health Officer, and shall not be deemed complete until approved and accepted as complete by the County. Contractor further agrees to maintain the above required improvements for a period of one year following acceptance by the County, and during this one year period to repair or replace, to the satisfaction of the Director of Transportation, any defective work or labor done or defective materials furnished. Contractor further agrees that all underground improvements shall be completed prior to the paving of any roadway. The estimated cost of said work and improvements is the sum of **Four Hundred Seventy-One Thousand Seven Hundred Seventy-Five and no/100 Dollars (\$471,775.00)**.

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

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

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

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

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

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

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

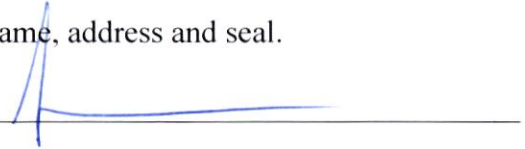
NINTH: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds securing this agreement, that, in the event it is deemed necessary to extend the time of completion of the work contemplated to be done under this agreement, extensions of time may be granted,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

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

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

<u>County</u>	<u>Contractor</u>
Construction Engineer Riverside County Transportation Dept. 4080 Lemon Street, 8 th floor Riverside, CA 92501	KB HOME Cal Management Services LLC, 36310 Inland Valley Dr., Ste. 300 Wildomar, CA 92595

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

By 

Print Name Scott Hansen

Title VP, Forward Planning

By _____

Print Name _____

Title _____

COUNTY OF RIVERSIDE signature page to follow on page 4.

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

CALIFORNIA ALL-PURPOSE 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 }

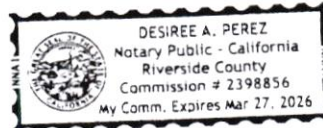
On JUL 23 2025, before me, Desiree A. Perez, Notary Public, personally appeared Scott Hansen, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their 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.



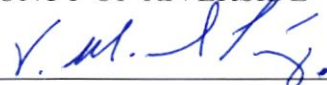
Desiree A. Perez



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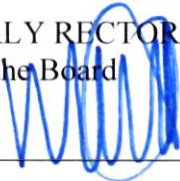
COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE

By 
V. MANUEL PEREZ, CHAIR
Board of Supervisors

ATTEST:

KIMBERLY RECTOR,
Clerk of the Board

By 
Deputy

APPROVED AS TO FORM

County Counsel

By 

Revised 09/01/2020

**AGREEMENT
FOR THE PLACEMENT OF SURVEY MONUMENTS**

This agreement, made and entered into by and between the County of Riverside, State of California, hereinafter called County, and KB HOME Cal Management Services LLC, hereinafter called Contractor.

WITNESSETH:

FIRST: Contractor, for and in consideration of the approval by County of the final map of that certain land division known as **TR 37743**, hereby agrees, at Contractor's own cost and expense, to furnish all labor, equipment and materials necessary to set, within **24** months from the date this agreement is executed, in a good and workmanlike manner, all survey monuments and tie points and to furnish to the County Surveyor tie notes for said tract in accordance with the standards set forth in Riverside County Ordinance No. 461 and Section 8771 et seq. of the Business and Professions Code of the State of California. Contractor further agrees to pay, within 30 days of presentation to contractor of the final billing of any surveyor or engineer for work performed by him as provided for in Article 9 of Chapter 4, Division 2 of Title 7 of the Government Code of the State of California (commencing with Section 66495). Contractor further agrees that if payment to the surveyor or engineer is not made within 30 days, the surveyor or engineer notifies County that he has not been paid for setting the final monuments, and the Board of Supervisors, pursuant to Section 66497 of the Government Code, after providing Contractor with an opportunity to present evidence as to whether or not the surveyor or engineer has been paid, orders that payment be made by County to the engineer or surveyor, Contractor will, upon demand, and without proof of loss by County, reimburse County for any funds so expended. Notwithstanding any other provisions herein, the determination of County as to whether the surveyor or engineer has been paid shall be conclusive on Contractor, its surety, and all parties who may have an interest in the agreement or any portion thereof.

All of the above required work shall be done under the inspection of, and to the satisfaction of, the County Surveyor, and shall not be deemed complete until approved and accepted as complete by the County. The estimated cost of said work and improvements is the sum of **Seventy-Four Thousand Two Hundred Eighty-Two and no/100 Dollars (\$74,282.00)**.

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

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

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

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

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

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

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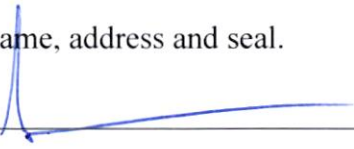
County

Contractor

Construction Engineer
Riverside County Transportation Dept.
4080 Lemon Street, 8th floor
Riverside, CA 92501

KB HOME Cal Management Services LLC,
36310 Inland Valley Dr., Ste. 300
Wildomar, CA 92595

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

By  _____

Print Name Scott Hansen

Title VP, Forward Planning

By _____

Print Name _____

Title _____

COUNTY OF RIVERSIDE signature page to follow on page 4.

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

CALIFORNIA ALL-PURPOSE 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 }

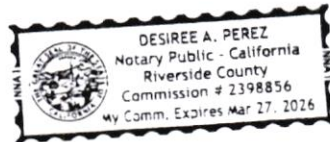
On JUL 23 2025, before me, Desiree A. Perez, Notary Public, personally appeared Scott Hansen, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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.



Desiree A. Perez




(SEAL)

COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE

By 
V. MANUEL PEREZ, CHAIR
Board of Supervisors

ATTEST:

KIMBERLY RECTOR,
Clerk of the Board
By 
Deputy

APPROVED AS TO FORM

County Counsel
By 

Revised 09/01/2020

OWNER'S STATEMENT

WE HEREBY STATE 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" AND "C". THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

AS A CONDITION OF DEDICATION OF LOT "A", CENTER STREET AND LOT "B" MT VERNON AVENUE. THE OWNERS OF LOTS 1 THROUGH 6, INCLUSIVE, 15, 36, 53 AND 62 THROUGH 72, INCLUSIVE, AND OPEN SPACE LOTS 73 74, AND 75, ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED.

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

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THOSE EASEMENTS SHOWN AS "G", THE 5' EASEMENTS ADJACENT TO THE PRIVATE STREETS AND EASEMENT SHOWN AS "C" THE 16' EASEMENT LYING WITHIN LOT 15 AND OPEN SPACE LOT 74. THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES

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

WE HEREBY RETAIN LOTS 73 THROUGH 78, INCLUSIVE, IN FEE, INDICATED AS OPEN SPACE, FOR MAINTENANCE OF TRAILS AND LANDSCAPING AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RESERVE THE EASEMENT SHOWN AS "D" A 16' PRIVATE DRAINAGE EASEMENT LYING WITHIN LOT 15 AND OPEN SPACE LOT 74, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP

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

Signature of Scott Hansen, VP, Forward Planning. PRINT NAME: Scott Hansen, TITLE: VP, Forward Planning.

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. 2, 2025 BEFORE ME, Judith Mirdes, NOTARY PUBLIC, PERSONALLY APPEARED

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.

MY COMMISSION EXPIRES Sep. 22, 2026. MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY. Commission No: 2417491. WITNESS MY HAND. NOTARY PUBLIC IN AND FOR SAID STATE. Judith Mirdes, PRINT NAME.

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 } ON , BEFORE ME, , NOTARY PUBLIC, PERSONALLY APPEARED

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.

MY COMMISSION EXPIRES . MY PRINCIPAL PLACE OF BUSINESS IS IN COUNTY. WITNESS MY HAND. NOTARY PUBLIC IN AND FOR SAID STATE. PRINT NAME

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

TRACT NO. 37743

BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 WEST S.B.M.

WOODARD GROUP CIVIL ENGINEERING * LAND SURVEYING RIVERSIDE, CA. SEPTEMBER 2024

BOARD OF SUPERVISOR'S STATEMENT

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

THE OFFER OF DEDICATION FOR PUBLIC UTILITY PURPOSES ALONG WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS "D" THOUGH "K", INCLUSIVE, INDICATED AS "PRIVATE STREETS" AS SHOWN HEREON IS HEREBY ACCEPTED.

THE OFFER OF DEDICATION FOR PUBLIC PURPOSES SHOWN AS "B", 5' PUBLIC UTILITY EASEMENTS LYING ADJACENT TO THE PRIVATE STREETS AND A 16' PUBLIC UTILITY EASEMENT LYING IN LOT 15 AND OPEN SPACE LOT 74 AND SHOWN AS "C" IS HEREBY ACCEPTED.

DATED: 2025 ATTEST: KIMBERLY RECTOR, CLERK OF THE BOARD OF SUPERVISORS

BY: CHAIRMAN OF THE BOARD OF SUPERVISORS

RECORDER'S STATEMENT

FILED THIS 9 DAY OF September, 2025, AT Riverside, CA. 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



DATE: 9-29, 2025. Signature of Robert John Dawson. ROBERT JOHN DAWSON, L.S. 6932 LICENSE EXPIRES 9/30/25

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 37743 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON August 27th, 2024, THE EXPIRATION DATE BEING August 27th, 2027 AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.



DATE: 11/26, 2025. Signature of David L. McMillan. DAVID L. McMILLAN, COUNTY SURVEYOR L.S. 8488 EXPIRES 12/31/27

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 DUE BUT NOT YET PAID, WHICH ARE ESTIMATED TO BE

DATE: OCTOBER 15, 2025. MATTHEW JENNINGS, COUNTY TAX COLLECTOR. Signature of Matthew Jennings. 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: 2025. CASH OR SURETY TAX BOND. MATTHEW JENNINGS, COUNTY TAX COLLECTOR. BY: DEPUTY

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY GEOTEK INC., ON OCTOBER 29, 2024, PROJECT NO. 3613-CR AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

SIGNATURE OMISSIONS

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

EXCEPT THEREFROM UNDIVIDED 1/2 INTEREST IN AND TO ALL OIL, GAS, PETROLEUM, NAPHTHA, OTHER HYDROCARBON SUBSTANCES AND MINERALS, OF WHATSOEVER KIND AND NATURE, UNDERLYING THE PROPERTY HEREINABOVE DESCRIBED, BELOW THE DEPTH OF 500 FEET; TOGETHER WITH THE RIGHT TO SLANT DRILL OR TO UTILIZE OTHER MEANS NOT INVOLVING ENTRY UPON THE SURFACE OF THE LAND WHICH MAY BE NECESSARY FOR THE DEVELOPMENT, PRODUCTION AND REMOVAL OF ALL SUCH SUBSTANCES AND MINERALS, AND THE FULL ENJOYMENT OF THE INTEREST HEREIN, AS RESERVED BY THE FEDERAL LAND BANK OF SACRAMENTO, IN DEED RECORDED MAY 25, 1977 AS INSTRUMENT NO. 1977-94297 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SURVEYOR'S NOTES

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON THE CONTROL STATIONS "MATH", "MLFP" AND "PPBF" NAD 83 (NSRS 2011) EPOCH 2010.00 AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID, QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS 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 0.99997446. CALCULATIONS ARE MADE AT THE C.L. INTERSECTION OF MAIN STREET AND MT VERNON AVE WITH COORDINATES OF N: 2316165.31, E: 6239344.16, USING AN ELEVATION OF 1086.78 FEET.

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET 1" I.P. AND TAG STAMPED LS 6932 FLUSH UNLESS OTHERWISE NOTED.
- △ INDICATES GPS CONTINUALLY OPERATING REFERENCE STATION.
- ////// INDICATES RESTRICTED ACCESS RIGHTS DEDICATED HEREON.

- (R1) - INDICATES RECORD DATA PER TRACT MAP NO. 29168, M.B. 365/16-20 RIV. CO.
- (R2) - INDICATES RECORD AND MEASURED DATA PER TRACT MAP NO. 2118, M.B. 41/75-76 RIV. CO.
- (R3) - INDICATES RECORD AND MEASURED DATA PER PARCEL MAP NO. 20179, P.M.B. 135/98-99 RIV. CO.
- (R4) - INDICATES RECORD AND MEASURED DATA PER TRACT MAP NO. 10561, M.B. 123/31-34 RIV. CO.
- C.L. - INDICATES CENTERLINE
- ⊕ - INDICATES CENTERLINE
- R/W - INDICATES RIGHT OF WAY
- PUE - INDICATES PUBLIC UTILITY EASEMENT FOR PUBLIC UTILITY PURPOSES
- SFN - SEARCHED FOUND NOTHING

SET NAIL AND TAG STAMPED LS 6932 IN BLOCK WALL AT ALL REAR LOT CORNERS.

SET NAIL AND TAG STAMPED LS 6932 IN TOP OF CURB AT ALL FRONT LOT CORNERS OR SIDE LOT LINE PROJECTED, UNLESS OTHERWISE NOTED.

ALL MONUMENTS SET ARE PER RIVERSIDE COUNTY ORDINANCE 461.21

ALL MONUMENTS SHOWN "SET" SHALL BE IN ACCORDANCE WITH THE MONUMENT AGREEMENT FOR THE MAP.

TRACT NO. 37743 CONTAINS 10.06 ACRES, GROSS.

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

ENVIRONMENTAL CONSTRAINT NOTE

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

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

TRACT NO. 37743

BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 WEST S.B.M.

WOODARD GROUP
RIVERSIDE, CA.

CIVIL ENGINEERING * LAND SURVEYING
SEPTEMBER 2024

EASEMENT NOTES

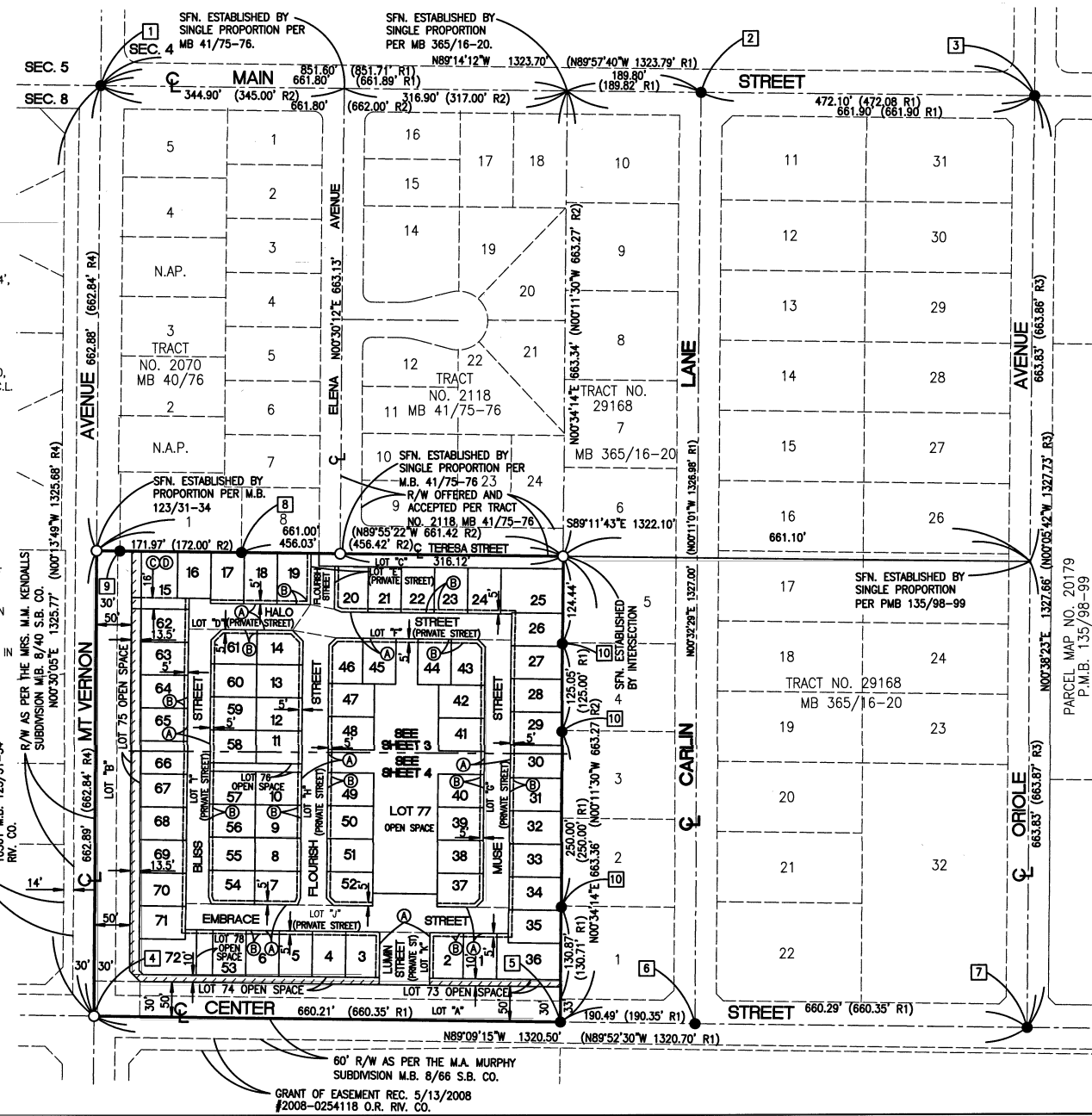
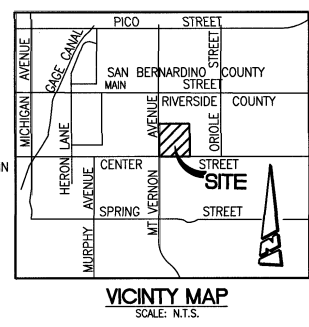
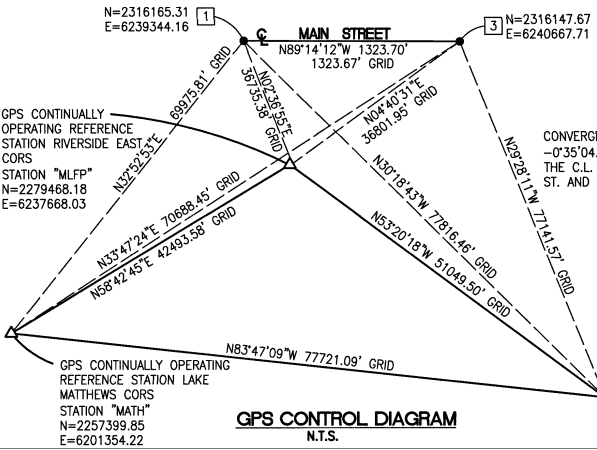
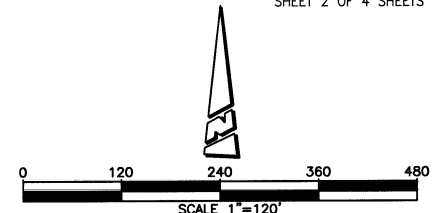
- (A) INDICATES EASEMENT FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES, DEDICATED HEREON.
- (B) INDICATES 5' EASEMENT FOR PUBLIC UTILITY PURPOSES, DEDICATED HEREON.
- (C) INDICATES 16' EASEMENT FOR PUBLIC UTILITY PURPOSES, DEDICATED HEREON.
- (D) INDICATES 16' PRIVATE DRAINAGE EASEMENT, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNER WITHIN THIS TRACT MAP, RESERVED HEREON.

EXCEPT THEREFROM UNDIVIDED 1/2 INTEREST IN AND TO ALL OIL, GAS, PETROLEUM, NAPHTHA, OTHER HYDROCARBON SUBSTANCES AND MINERALS, OF WHATSOEVER KIND AND NATURE, UNDERLYING THE PROPERTY HERINAbove DESCRIBED, BELOW THE DEPTH OF 500 FEET; TOGETHER WITH THE RIGHT TO SLANT DRILL OR TO UTILIZE OTHER MEANS NOT INVOLVING ENTRY UPON THE SURFACE OF THE LAND WHICH MAY BE NECESSARY FOR THE DEVELOPMENT, PRODUCTION AND REMOVAL OF ALL SUCH SUBSTANCES AND MINERALS, AND THE FULL ENJOYMENT OF THE INTEREST HEREIN, AS RESERVED BY THE FEDERAL LAND BANK OF SACRAMENTO, IN DEED RECORDED MAY 25, 1977 AS INSTRUMENT NO. 1977-94297 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. NOT PLOTTABLE.

MONUMENT NOTES

- 1 FOUND 2 1/2" I.P. NO TAG IN LIEU OF LS 5555 TAG PER M.B. 365/16-20, DOWN 0.4', ACCEPTED AS SW CORNER SEC 9 AND C.L. INTERSECTION OF MAIN STREET AND MT VERNON AVE. SET LS 6932 TAG.
- 2 FOUND 1" I.P. AND PLASTIC PLUG STAMPED RCE 30238, FLUSH, ACCEPTED AS C.L. INTERSECTION MAIN ST. AND CARLIN LANE, PER MB 365/16-20.
- 3 FOUND 1" I.P. WITH MAG NAIL NO TAG, IN LIEU OF LS 5555 TAG PER M.B. 365/16-20, FLUSH, ACCEPTED AS NE CORNER OF THE NW 1/4 OF THE NW 1/4 OF SEC. 9 AND C.L. INTERSECTION MAIN ST. AND ORIOLE AVE. SET LS 6932 TAG.
- 4 FOUND NOTHING. ESTABLISHED POSITION PER C.R. 15-0650 AND 17-0656 USING TIE POINTS, ACCEPTED AS THE SW CORNER OF THE NW 1/4 OF THE NW 1/4 OF SEC. 9 AND C.L. INTERSECTION CENTER ST. AND MT VERNON AVE.
- 5 FOUND 1" I.P. NO TAG DOWN 0.4'. N00°34'14"E, 0.07' OF C.L. PER MB 365/16-20, HELD FOR LINE FOR NORTH/SOUTH LINE. SET LS 6932 TAG.
- 6 FOUND 1" I.P. NO TAG, DOWN 0.4', PER MB 365/16-20, BENT EASTERLY. NOT ACCEPTED.
- 7 FOUND 1" I.P. WITH MAG NAIL NO TAG, FLUSH, IN LIEU OF NAIL & RIV. CO. SURV. TAG PER M.B. 365/16-20, ACCEPTED AS SE CORNER OF THE NW 1/4 OF THE NW 1/4 OF SEC. 9 AND C.L. INTERSECTION MAIN ST. AND ORIOLE AVE.
- 8 FOUND 1" I.P. TAGGED RCE 9455 DOWN 0.4' ACCEPTED AS SOUTHEAST CORNER LOT, IN LIEU OF 3/4" I.P. TAGGED LS 1825, PER M.B. 40/76.
- 9 FOUND 1" I.P. NO TAG DOWN 0.4'. S89°11'43"E, 0.12' OF SOUTHWEST CORNER LOT 1, IN LIEU OF 3/4" I.P. TAGGED LS 1825, PER M.B. 40/76.
- 10 FOUND 1" I.P. TAGGED RCE 30238 FLUSH, IN LIEU OF LS 5555 TAG PER M.B. 365/16-20.

BOUNDARY SHEET



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

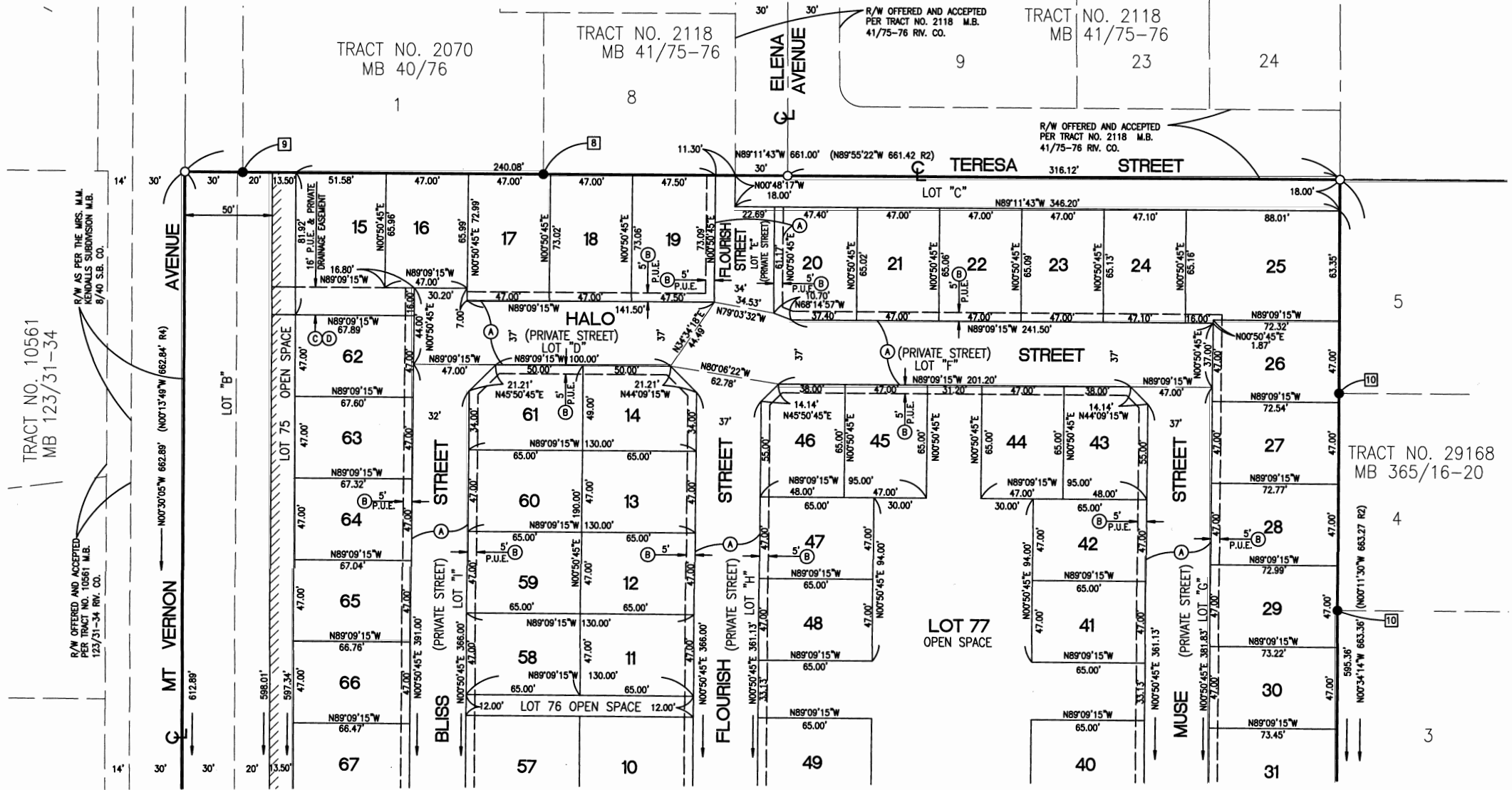
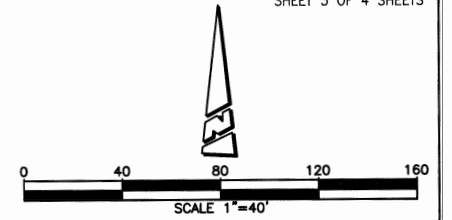
TRACT NO. 37743

BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 WEST S.B.M.

WOODARD GROUP
RIVERSIDE, CA.

CIVIL ENGINEERING * LAND SURVEYING
SEPTEMBER 2024

SHEET 3 OF 4 SHEETS



TRACT NO. 2070
MB 40/76

TRACT NO. 2118
MB 41/75-76

TRACT NO. 2118
MB 41/75-76

R/W OFFERED AND ACCEPTED
PER TRACT NO. 2118 M.B.
41/75-76 RV. CO.

TRACT NO. 10561
MB 123/31-34

R/W OFFERED AND ACCEPTED
PER TRACT NO. 10561 M.B.
123/31-34 RV. CO.

TRACT NO. 29168
MB 365/16-20

SEE SHEET 4

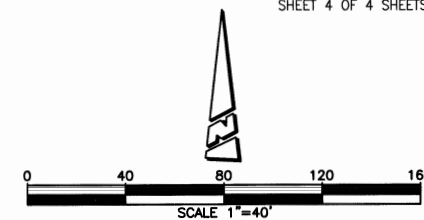
SEE SHEET 2 FOR SURVEYOR'S NOTES, EASEMENT NOTES,
MONUMENT NOTES AND BOUNDARY

TRACT NO. 37743

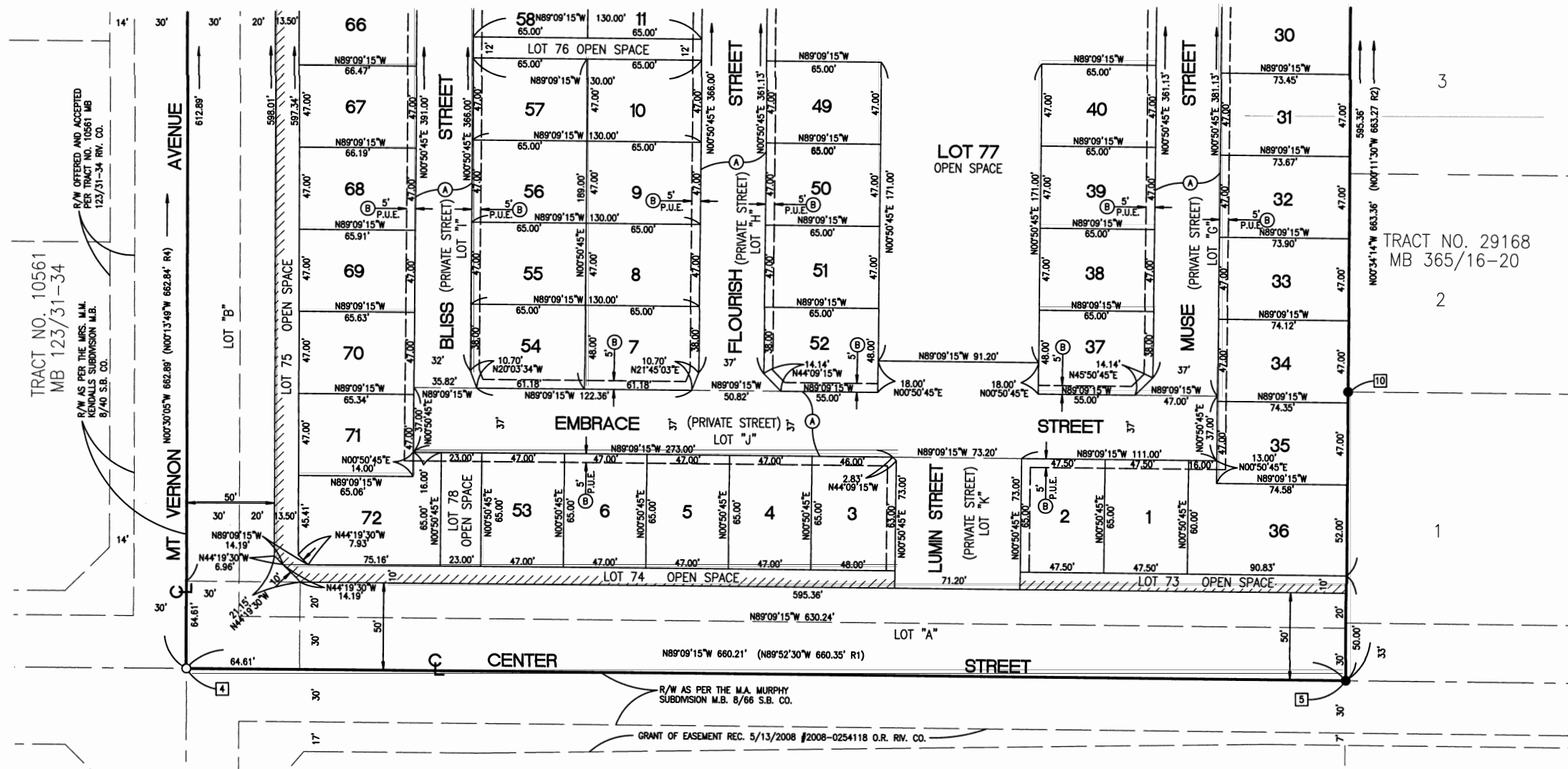
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WOODARD GROUP
RIVERSIDE, CA.

CIVIL ENGINEERING * LAND SURVEYING
SEPTEMBER 2024



SEE SHEET 3



TRACT NO. 10561
MB 123/31-34

R/W OFFERED AND ACCEPTED
PER TRACT NO. 10561 MB
123/31-34 R.V. CO.

R/W AS PER THE MRS. M.M.
KENDALLS SUBDIVISION M.B.
8/40 S.B. CO.

MT VERNON N00°30'05"W 662.88' (N00°13'49"W 662.84' R4)

LOT "B"

LOT 75 OPEN SPACE

LOT 78 OPEN SPACE

EMBRACE (PRIVATE STREET) LOT "J"

FLOURISH (PRIVATE STREET) LOT "H"

LOT 77 OPEN SPACE

STREET

MUSE (PRIVATE STREET) LOT "C"

LOT 73 OPEN SPACE

TRACT NO. 29168
MB 365/16-20

3

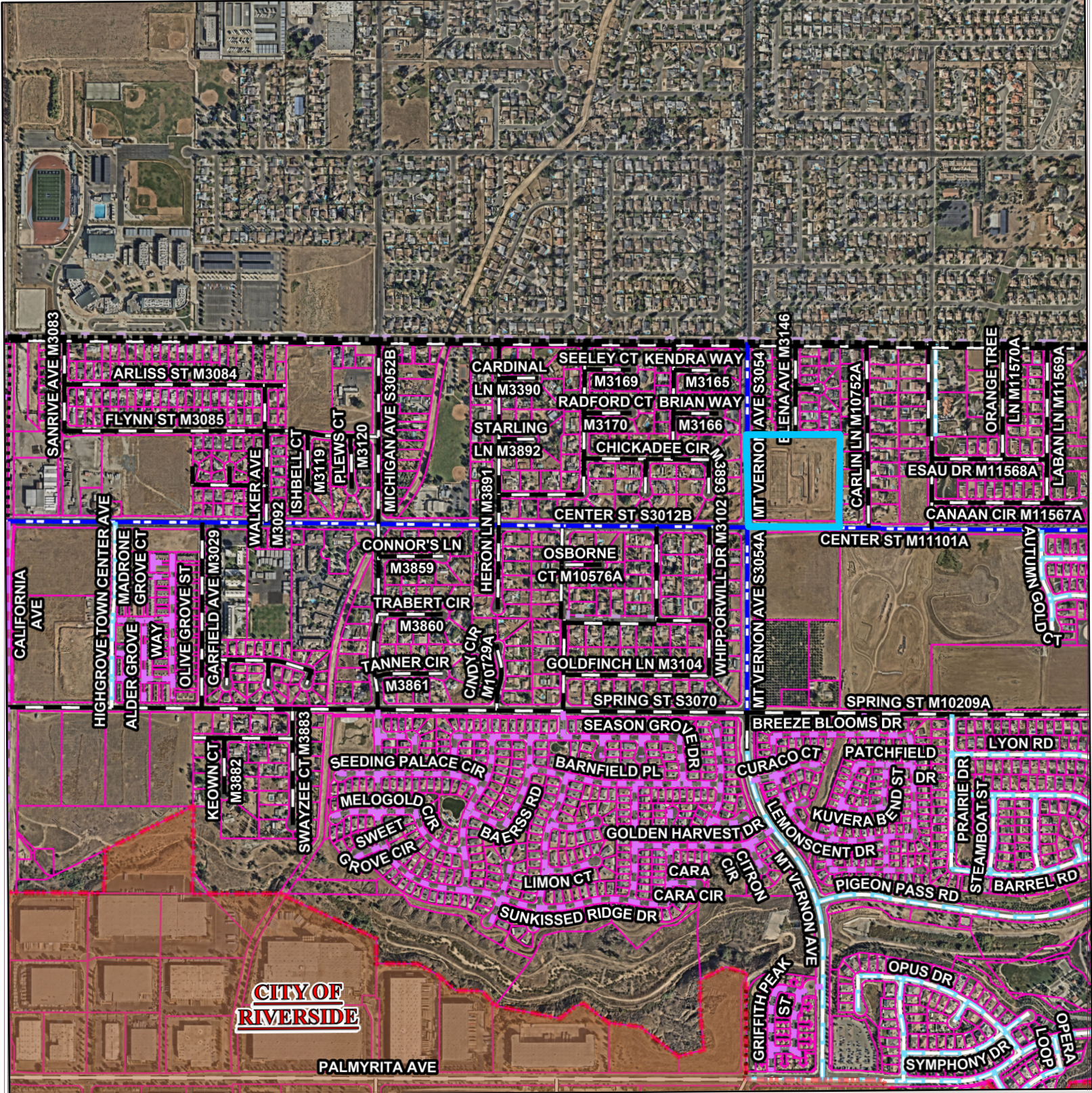
2

1

R/W AS PER THE M.A. MURPHY
SUBDIVISION M.B. 8/66 S.B. CO.

GRANT OF EASEMENT REC. 5/13/2008 #2008-0254118 O.R. R.V. CO.

SEE SHEET 2 FOR SURVEYOR'S NOTES, EASEMENT NOTES,
MONUMENT NOTES AND BOUNDARY



Legend

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

VICINITY MAP

Tract Map 37743

Section 9, T2S. R.4W.



NOT TO SCALE

Supervisory District: 1