

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



**ITEM: 2.16  
(ID # 30611)**

**MEETING DATE:**  
Tuesday, June 23, 2026

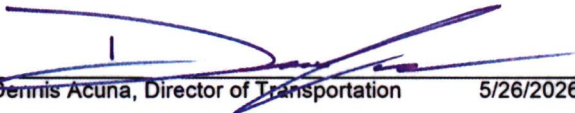
**FROM :** TLMA-TRANSPORTATION

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:  
Approval of Final Tract Map 37002 a Schedule "A" Subdivision in the Elsinore area. District 2.  
[Applicant Fees 100%]

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

1. Approve the Improvement Agreements for Final Tract Map 37002 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 37002.

**ACTION:Consent**


  
Dennis Acuna, Director of Transportation 5/26/2026

---

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Perez, 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: June 23, 2026  
xc: Transp.

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS: Applicant Fees 100%</b>			<b>Budget Adjustment: N/A</b>	
			<b>For Fiscal Year: 25/26</b>	

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

**BACKGROUND:**

**Summary**

Tentative Map of Tract Map 37002 was approved by the Board of Supervisors on September 22, 2020, as Agenda Item 21.2. Final Tract Map 37002 is a 49-acre subdivision creating 226 residential lots, 1 basin lot, 1 park lot, 1 conservation lot, and 5 open space lots, in the Elsinore 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.

TH HORSETHIEF CANYON, 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 37002: \$4,989,000.00 for the completion of road and drainage improvements.
- TR 37002: \$1,034,000.00 for the completion of the water system.
- TR 37002: \$687,000.00 for the completion of the sewer system.
- TR 37002: \$281,534.00 for the completion of the survey monumentation.

**Additional Fiscal Information:**

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

**ATTACHMENTS:**

- TR 37002 Vicinity Map
- TR 37002 Mylar
- TR 37002 Improvement Agreements

*Crystal Carrillo*  
 Crystal Carrillo, Senior Management Analyst 6/3/2026

*Aaron Gettis*  
 Aaron Gettis, Chief Deputy County Counsel 5/26/2026

**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 TH Horsethief Canyon 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 37002**, 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 **Four Million Nine Hundred Eighty-Nine Thousand and no/100 Dollars (\$4,989,000.00)**.

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

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

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

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

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

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

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

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

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

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

<u>County</u>	<u>Contractor</u>
Construction Engineer Riverside County Transportation Dept. 4080 Lemon Street, 8 <sup>th</sup> Floor Riverside, CA 92501	TH Horsethief Canyon LLC 3001 Bishop Drive, Suite 100 San Ramon, CA 94583

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

By \_\_\_\_\_ 

Print Name: Richard P. Douglass

Title: Authorized Agent

By \_\_\_\_\_

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

Title \_\_\_\_\_

COUNTY OF RIVERSIDE signature page to follow on page 4.

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

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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

State of California )  
County of Orange )

On December 15, 2025 before me, Lauren N. Kirwan, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared Richard P. Douglass  
Name(s) of Signer(s)

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 Lauren N. Kirwan  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  Partner —  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_ Signer Is Representing: \_\_\_\_\_

COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE

By Karen S. Spiegel  
KAREN SPIEGEL, CHAIR  
Board of Supervisors

ATTEST:

KIMBERLY RECTOR,  
Clerk of the Board

By [Signature]  
Deputy

APPROVED AS TO FORM

County Counsel

By [Signature]  
Aaron C. Gettis  
Chief Deputy County Counsel

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 TH Horsethief Canyon 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 37002**, 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 **Elsinore Valley Water District** to connect with the distribution system described above with all pipe laid at such a depth as to provide a full thirty-six inch (36") minimum cover from the top of the pipe to street grade, unless otherwise specified by the Director of Transportation, all in accordance with those plans and specifications which have been approved by both the County Health Director and Director of Transportation, and are on file in the office of the Riverside County Transportation Department. Said approved plans and specifications are hereby made a part of this agreement as fully as though set forth herein. All of the above required work shall be done under the inspection of, and to the satisfaction of, the County Director of Transportation and the County Health Officer, and shall not be deemed complete until approved and accepted as complete by the County. Contractor further agrees to maintain the above required improvements for a period of one year following acceptance by the County, and during this one year period to repair or replace, to the satisfaction of the Director of Transportation, any defective work or labor done or defective materials furnished. Contractor further agrees that all underground improvements shall be completed prior to the paving of any roadway. The estimated cost of said work and improvements is the sum of **One Million Thirty-Four Thousand and no/100 Dollars (\$1,034,000.00)**.

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

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

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

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

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

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

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

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.

Agreement for the Construction of Water System Improvements

TR 37002

Page 2

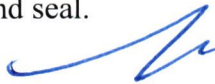
TENTH: It is understood and agreed by the parties hereto that if any part, term or provision of this agreement is by the courts held to be unlawful and void, the validity of the remaining portions shall not be affected and the rights and obligations of the parties shall be construed and enforced as if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

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

Contractor  
TH Horsethief Canyon LLC  
3001 Bishop Drive, Suite 100  
San Ramon, CA 94583

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

By  \_\_\_\_\_

Print Name: Richard P. Douglass

Title: Authorized Agent

By \_\_\_\_\_

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

Title \_\_\_\_\_

COUNTY OF RIVERSIDE signature page to follow on page 4.

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

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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

State of California )  
County of Orange )

On December 15, 2025 before me, Lauren N. Kirwan, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared Richard P. Douglass  
Name(s) of Signer(s)

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 Lauren N Kirwan  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE

By Karen S. Spiegel  
KAREN SPIEGEL, CHAIR  
Board of Supervisors

ATTEST:

KIMBERLY RECTOR,  
Clerk of the Board

By [Signature]  
Deputy

APPROVED AS TO FORM

County Counsel

By [Signature]  
Aaron C. Gettis  
Chief Deputy County Counsel

Revised 09/01/2020

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

This agreement, made and entered into by and between the County of Riverside, State of California, hereinafter called County, and TH Horsethief Canyon 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 37002**, hereby agrees, at Contractor's own cost and expense, to construct or cause to have constructed, within **24** months from the date this agreement is executed, in a good and workmanlike manner, a sanitary sewer system, complete with all necessary pipes, valves, fire hydrants, connections and appurtenances necessary to the satisfactory operation of said sanitary sewer system. Contractor further agrees to extend the main or mains from the existing sewer system maintained and operated by **Elsinore Valley Water District** to connect with the sanitary sewer system required to be constructed by this agreement. All the above required work shall be in accordance with those plans and specifications which have been approved by the Director of Transportation, and are on file in the office of the Riverside County Transportation Department. Said approved plans and specifications are hereby made a part of this agreement as fully as though set forth herein. All of the above required work shall be done under the inspection of, and to the satisfaction of, the County Director of Transportation and the County Health Officer, and shall not be deemed complete until approved and accepted as complete by the County and accepted by the above-named agency into its sewer system. Contractor further agrees to maintain the above required improvements for a period of one year following acceptance by the County, and during this one year period to repair or replace, to the satisfaction of the Director of Transportation, any defective work or labor done or defective materials furnished. The estimated cost of said work and improvements is the sum of **Six Hundred Eighty-Seven Thousand and no/100 Dollars (\$687,000.00)**.

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

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

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

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

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

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

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

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


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

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

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

Contractor  
TH Horsethief Canyon LLC  
3001 Bishop Drive, Suite 100  
San Ramon, CA 94583

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

By  \_\_\_\_\_

Print Name: Richard P. Douglass

Title: Authorized Agent

By \_\_\_\_\_

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

Title \_\_\_\_\_

COUNTY OF RIVERSIDE signature page to follow on page 4.

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

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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

State of California )  
County of Orange )

On December 15, 2025 before me, Lauren N. Kirwan, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared Richard P. Douglass  
Name(s) of Signer(s)

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 Lauren N. Kirwan  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  Partner —  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_ Signer Is Representing: \_\_\_\_\_

COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE

By Karen S. Spiegel  
KAREN SPIEGEL, CHAIR  
Board of Supervisors

ATTEST:

KIMBERLY RECTOR,  
Clerk of the Board

By [Signature]  
Deputy

APPROVED AS TO FORM

County Counsel

By [Signature]  
Aaron C. Gettis  
Chief Deputy County Counsel

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 TH Horsethief Canyon 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 37002**, 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 **Two Hundred Eighty-One Thousand Five Hundred Thirty-Four and no/100 Dollars (\$281,534.00)**.

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.

Agreement for the Placement of Survey Monuments

TR **37002**

Page 1

JUN 23 2026

2.16

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

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

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

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

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

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

County

Contractor

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

TH Horsethief Canyon LLC  
3001 Bishop Drive, Suite 100  
San Ramon, CA 94583

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

By  \_\_\_\_\_

Print Name: Richard P. Douglass

Title: Authorized Agent

By \_\_\_\_\_

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

Title \_\_\_\_\_

COUNTY OF RIVERSIDE signature page to follow on page 4.

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

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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

State of California )  
County of Orange )

On December 15, 2025 before me, Lauren N. Kirwan, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared Richard P. Douglass  
Name(s) of Signer(s)

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 Lauren N. Kirwan  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

COUNTY OF RIVERSIDE SIGNATURE PAGE

COUNTY OF RIVERSIDE

By Karen S. Spiegel  
KAREN SPIEGEL, CHAIR  
Board of Supervisors

ATTEST:

KIMBERLY RECTOR,  
Clerk of the Board

By [Signature]  
Deputy

APPROVED AS TO FORM

County Counsel

By [Signature]  
Aaron C. Gettis  
Chief Deputy County Counsel

Revised 09/01/2020

# TRACT NO. 37002

BEING A SUBDIVISION OF A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

RTM ENGINEERING CONSULTANTS

NOVEMBER, 2022

## RECORDER'S STATEMENT

FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
AT \_\_\_\_\_ M. IN BOOK \_\_\_\_ OF MAPS,  
AT PAGES \_\_\_\_ - \_\_\_\_\_, AT THE REQUEST OF  
THE CLERK OF THE BOARD.  
NO. \_\_\_\_\_  
FEE \_\_\_\_\_  
PETER ALDANA  
ASSESSOR - COUNTY CLERK - RECORDER  
BY: \_\_\_\_\_, DEPUTY  
SUBDIVISION GUARANTEE: FIRST AMERICAN 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 THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOTS "K" AND "L". THE DEDICATION IS FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES.

AS A CONDITION OF DEDICATION OF LOT "K", HORSETHIEF CANYON ROAD, AND LOT "L", DE PALMA ROAD, THE OWNERS OF LOTS 139 THROUGH 141, INCLUSIVE, LOTS 196 THROUGH 202, INCLUSIVE, LOT 227, LOT 228, AND LOT 234, ABUTTING THESE STREETS AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE IN 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 "A" THROUGH "J", INCLUSIVE. THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS "A" THROUGH "J", INCLUSIVE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT: STORM DRAIN EASEMENTS LYING WITHIN "OPEN SPACE" LOTS 228 AND 231 AS SHOWN HEREON. THE DEDICATION IS FOR THE MAINTENANCE OF FLOOD CONTROL FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES IN FAVOR OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT: ACCESS EASEMENT LYING WITHIN "OPEN SPACE" LOT 231 AND WITHIN "BASIN" LOT 227 AS SHOWN HEREON. THE DEDICATION IS FOR INGRESS AND EGRESS TO AND FROM STORM DRAIN EASEMENTS FOR THE MAINTENANCE OF FLOOD CONTROL FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE DEDICATION IS FOR FIRE ACCESS ROAD PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOT 230 "PARK".

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

WE HEREBY RETAIN EASEMENTS FOR STORM DRAIN PURPOSES, LYING WITHIN LOT 218 AND "OPEN SPACE" LOT 234, AS SHOWN HEREON, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN EASEMENTS FOR UTILITY, ACCESS AND MAINTENANCE PURPOSES, LYING WITHIN LOTS 1 THROUGH 226, INCLUSIVE, "OPEN SPACE" LOTS 227, 230, 233, AND 234 AS SHOWN HEREON, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN AN EASEMENT FOR TRAIL PURPOSES, LYING WITHIN "OPEN SPACE" LOT 231, AS SHOWN HEREON, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN LOT 227 IN FEE, INDICATED HEREON AS "BASIN", FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN LOT 230 IN FEE, INDICATED HEREON AS "PARK", FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN LOT 232 IN FEE, INDICATED HEREON AS "CONSERVATION", FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN LOTS 228, 229, 231, AND 233 THROUGH 234, INCLUSIVE, IN FEE, INDICATED HEREON AS "OPEN SPACE", FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

MRP HTMB, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature] DATE: May 26th, 2026  
PRINT NAME: ED HADLEY  
TITLE: AUTHORIZED SIGNATORY

## OPTIONEE

AN OPTION IN FAVOR OF TH HORSETHIEF CANYON LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS CONTAINED IN OR DISCLOSED BY A DOCUMENT RECORDED DECEMBER 12, 2025 AS INSTRUMENT NO. 2025-0386903, OF OFFICIAL RECORDS.

TH HORSETHIEF CANYON LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature] DATE: MAY 28, 2026  
PRINT NAME: RICHARD DOUGLASS  
TITLE: AUTHORIZED AGENT

## 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 ARIZONA  
COUNTY OF MARICOPA  
ON May 26th, 2026 BEFORE ME, Michelle Borens, A NOTARY PUBLIC,  
PERSONALLY APPEARED Ed Hadley, 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 ARIZONA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE [Signature] MY PRINCIPAL PLACE OF BUSINESS IS IN MARICOPA COUNTY.  
MY COMMISSION EXPIRES: 03/15/2029  
PRINT NAME: Michelle Borens MY COMMISSION NUMBER: 063626

## 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 ORANGE  
ON MAY 28, 2026 BEFORE ME, MICHELLE L. WEHR, A NOTARY PUBLIC,  
PERSONALLY APPEARED RICHARD DOUGLASS, 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 [Signature] MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.  
MY COMMISSION EXPIRES: APR. 9, 2029  
PRINT NAME: MICHELLE L. WEHR MY COMMISSION NUMBER: 2486121

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

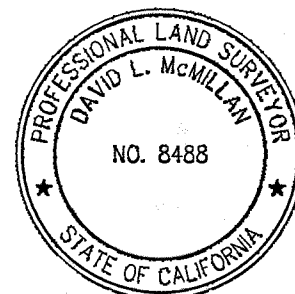
DATE: June 1st, 2026  
[Signature]  
ROBERT SCIOPIOLU  
P.L.S. NO. 9154



## COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT MAP NO. 37002 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON SEPTEMBER 22, 2020, THE EXPIRATION DATE BEING SEPTEMBER 22, 2026, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: 6/15, 2026  
[Signature]  
DAVID L. McMILLAN, COUNTY SURVEYOR  
P.L.S. NO. 8488  
REG. EXPIRES: 12/31/2024



## RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT'S STATEMENT

I CERTIFY THAT UNDER THE AUTHORITY CONFERRED BY RESOLUTION NO. 474, ADOPTED ON MAY 12, 1961, BY THE BOARD OF SUPERVISORS OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, THAT THE DISTRICT DOES NOT NOW ACCEPT THE OFFER OF DEDICATION MADE HEREON FOR THE STORM DRAIN EASEMENTS AND THE STORM DRAIN ACCESS EASEMENTS. WE RESERVE THE RIGHT TO ACCEPT THIS OFFER PER GOVERNMENT CODE 66477.2(a).

DATE: June 4th, 2026  
[Signature]  
BY: JASON E. UHLEY, GENERAL MANAGER-CHIEF ENGINEER

## BOARD OF SUPERVISOR'S STATEMENT

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON OF LOT "K" (HORSETHIEF CANYON ROAD) AND LOT "L" (DE PALMA ROAD), 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 "A" THROUGH "J", INCLUSIVE, INDICATED AS "PRIVATE STREETS" AS SHOWN HEREON IS HEREBY ACCEPTED.

THE DEDICATION OF THE "FIRE ACCESS ROAD EASEMENT" AS SHOWN HEREON, IS HEREBY ACCEPTED.

DATE: \_\_\_\_\_, 20\_\_\_\_ ATTEST:  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA KIMBERLY RECTOR  
CLERK OF THE BOARD OF SUPERVISORS  
BY: \_\_\_\_\_, DEPUTY  
CHAIRMAN OF THE BOARD OF SUPERVISORS

## 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 \$ 1,081,500.00.

DATE: JUNE 11, 2026  
MATTHEW JENNINGS,  
COUNTY TAX COLLECTOR  
BY: [Signature] DEPUTY

THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED

## TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 1,081,500.00 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.

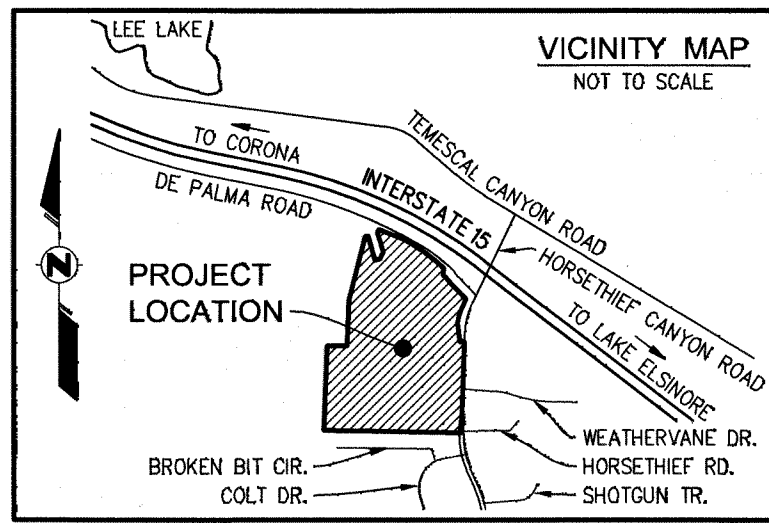
DATE: JUNE 11, 2026  
CASH OR SURETY BOND  
MATTHEW JENNINGS,  
COUNTY TAX COLLECTOR  
BY: [Signature] DEPUTY

THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED

## SIGNATURE OMISSIONS

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

- CRAN CHARLES RAY AND LEVENIN WANDA RAY, OWNERS OF AN EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 7, 1946, IN BOOK 778, PAGE 151, OF OFFICIAL RECORDS.
- ABC HERITAGE, OWNER OF AN EASEMENT FOR ROADS AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED ON DECEMBER 1, 1982, PER INSTRUMENT NO. 207939, OF OFFICIAL RECORDS.



**NOTE:**  
 RESIDENTIAL LOTS = 226  
 LETTERED LOTS = 12  
 OPEN SPACE LOTS = 8  
 GROSS AREA = 49.01 AC.

**SHEET INDEX:**

NO.	DESCRIPTION
1	TITLE SHEET
2	INDEX MAP, BASIS OF BEARINGS, EASEMENT NOTES, SURVEYOR'S NOTES AND LEGEND
3	BOUNDARY, FOUND MONUMENT NOTES
4	EXISTING EASEMENTS
5-12	MAPPING SHEETS

**EASEMENT NOTES:**

- 1 INDICATES AN EXISTING EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES, IN FAVOR OF GRAN CHARLES RAY AND LEVIN WANDA RAY, RECORDED SEPTEMBER 7, 1946, IN BOOK 778, PAGE 151, OF OFFICIAL RECORDS.
- 2 INDICATES AN EXISTING EASEMENT FOR ROAD AND PIPE LINES AND INCIDENTAL PURPOSES, IN FAVOR OF TEMESCAL WATER COMPANY, RECORDED ON DECEMBER 1, 1960, PER INSTRUMENT NO. 101986, OF OFFICIAL RECORDS.
- 3 INDICATES AN EXISTING EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF CALIFORNIA WATER AND TELEPHONE COMPANY, RECORDED ON APRIL 18, 1967, PER INSTRUMENT NO. 32901, OF OFFICIAL RECORDS.
- 4 INDICATES AN EXISTING EASEMENT FOR ROADS AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF ABC HERITAGE, RECORDED ON DECEMBER 1, 1982, PER INSTRUMENT NO. 207939, OF OFFICIAL RECORDS. ACCEPTED AND MAINTAINED.
- 5 INDICATES AN EXISTING EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, RECORDED DECEMBER 13, 1957, IN BOOK 2192, PAGE 369, OF OFFICIAL RECORDS.
- 6 INDICATES AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT FOR SLOPE AND DRAINAGE PURPOSES, IN FAVOR OF THE PUBLIC, RECORDED ON JANUARY 15, 1986, PER INSTRUMENT NO. 9483, OF OFFICIAL RECORDS.
- 7 INDICATES AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT FOR SLOPE AND DRAINAGE PURPOSES, IN FAVOR OF THE PUBLIC, RECORDED ON JANUARY 15, 1986, PER INSTRUMENT NO. 9484, OF OFFICIAL RECORDS.
- 8 INDICATES AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT FOR SLOPE AND DRAINAGE PURPOSES, IN FAVOR OF THE COUNTY OF RIVERSIDE, RECORDED ON FEBRUARY 10, 1986, PER INSTRUMENT NO. 31801, OF OFFICIAL RECORDS.
- 9 INDICATES AN EXISTING EASEMENT FOR PUBLIC ROAD AND DRAINAGE AND INCIDENTAL PURPOSES, IN FAVOR OF THE COUNTY OF RIVERSIDE, RECORDED ON FEBRUARY 24, 1986, PER INSTRUMENT NO. 41987, OF OFFICIAL RECORDS. ACCEPTED AND MAINTAINED.
- 10 INDICATES AN EXISTING EASEMENT FOR PUBLIC ROADS AND DRAINAGE AND INCIDENTAL PURPOSES, IN FAVOR OF THE COUNTY OF RIVERSIDE, RECORDED ON FEBRUARY 24, 1986, PER INSTRUMENT NO. 41988, OF OFFICIAL RECORDS. ACCEPTED AND MAINTAINED.
- 11 INDICATES AN EXISTING EASEMENT FOR PUBLIC ROAD, DRAINAGE, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES AND INCIDENTAL PURPOSES, IN FAVOR OF THE COUNTY OF RIVERSIDE, RECORDED ON FEBRUARY 24, 1986, PER INSTRUMENT NO. 41989, OF OFFICIAL RECORDS. ACCEPTED AND MAINTAINED.
- 12 INDICATES AN EXISTING EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED ON DECEMBER 22, 2021, PER INSTRUMENT NO. 2021-0750763, OF OFFICIAL RECORDS.
- 13 INDICATES AN EXISTING EASEMENT RESERVED FOR PUBLIC UTILITIES, PUBLIC SERVICE FACILITIES, AND INCIDENTAL PURPOSES, IN FAVOR OF THE COUNTY OF RIVERSIDE, RECORDED ON AUGUST 6, 2024, PER INSTRUMENT NO. 2024-00234024, OF OFFICIAL RECORDS.
- A INDICATES A STORM DRAIN EASEMENT, RETAINED HEREON.
- B INDICATES A 20' WIDE TRAIL EASEMENT, RETAINED HEREON.
- C INDICATES A UTILITY, ACCESS AND MAINTENANCE EASEMENT, RETAINED HEREON.
- D INDICATES AN ACCESS EASEMENT FOR INGRESS AND EGRESS TO AND FROM STORM DRAIN EASEMENT, DEDICATED HEREON.
- E INDICATES A STORM DRAIN EASEMENT, DEDICATED HEREON.
- F INDICATES A FIRE ACCESS ROAD EASEMENT, DEDICATED HEREON.

**SURVEYOR'S NOTES AND LEGEND:**

- (R1) INDICATES RECORD DATA PER CALTRANS MONUMENTATION MAP NO. 204-977.
  - (R2) INDICATES RECORD DATA PER PARCEL MAP NO. 31484, P.M.B. 211/22-25.
  - (R3) INDICATES RECORD DATA PER PARCEL MAP NO. 18941, P.M.B. 118/14-27.
  - (R4) INDICATES RECORD DATA PER LOT LINE ADJUSTMENT NO. 05135, DOCUMENT NO. 2007-0214738.
  - (R5) INDICATES RECORD DATA PER TRACT MAP NO. 23090, M.B. 200/99-109.
  - (R6) INDICATES RECORD DATA PER RIGHT-OF-WAY VACATION NO. AB15008, DOCUMENT NO. 2024-0234024, RECORDED AUGUST 6, 2024, O.R., COUNTY OF RIVERSIDE.
  - (R7) INDICATES RECORD DATA PER INSTRUMENT NO. 41987, RECORDED FEBRUARY 24, 1986, O.R., COUNTY OF RIVERSIDE.
  - (R8) INDICATES RECORD DATA PER RECORD OF SURVEY, R.S. 23/61.
  - (R9) INDICATES RECORD DATA PER RECORD OF SURVEY, R.S. 52/24.
  - (R10) INDICATES RECORD DATA PER RECORD OF SURVEY, R.S. 82/76.
  - (R11) INDICATES RECORD DATA PER RECORD OF SURVEY, R.S. 142/83.
  - (R12) INDICATES RECORD DATA PER CORRECTIVE GRANT DEED, DOCUMENT NO. 2025-0086820, RECORDED MARCH 24, 2025, O.R., COUNTY OF RIVERSIDE.
  - O.S. INDICATES OPEN SPACE.
  - (X) INDICATES MONUMENT NUMBER AS DESCRIBED IN MONUMENT NOTES ON SHEET NO. 3.
  - INDICATES FOUND MONUMENT AS NOTED ON SHEET NO. 3.
  - INDICATES SET 1" X 18" I.P. WITH "L.S. 9154" TAG, FLUSH, AT ALL REAR LOT CORNERS, ANGLE POINTS IN SIDE OR REAR LOT LINES, AND ALL BOUNDARY CORNERS.
- WHERE CONCRETE WALLS EXIST, SET NAIL AND TAG "L.S. 9154" ON TOP OF WALL IN LIEU OF 1" X 18" I.P.  
 SET LEAD AND TAG "L.S. 9154", IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "E") ON SIDE LOT LINES PROJECTED, IN LIEU OF FRONT LOT CORNERS.  
 SET LEAD AND TAG "L.S. 9154", IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "E") FOR RIGHT-OF-WAY B.C.s, E.C.s, P.C.C.s, P.R.C.s, AND CORNER CUTBACKS PROJECTED PERPENDICULAR OR RADIAL FROM RIGHT-OF-WAY.  
 ALL MONUMENTS SHOWN AS "SET" ARE OR WILL BE IN ACCORDANCE WITH THE COUNTY ORDINANCE NO. 461.10 AND THE MONUMENT AGREEMENT OF THIS MAP.  
 ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.99991844.  
 INDICATES RESTRICTED ACCESS  
 GROSS ACREAGE = 49.01 ACRES

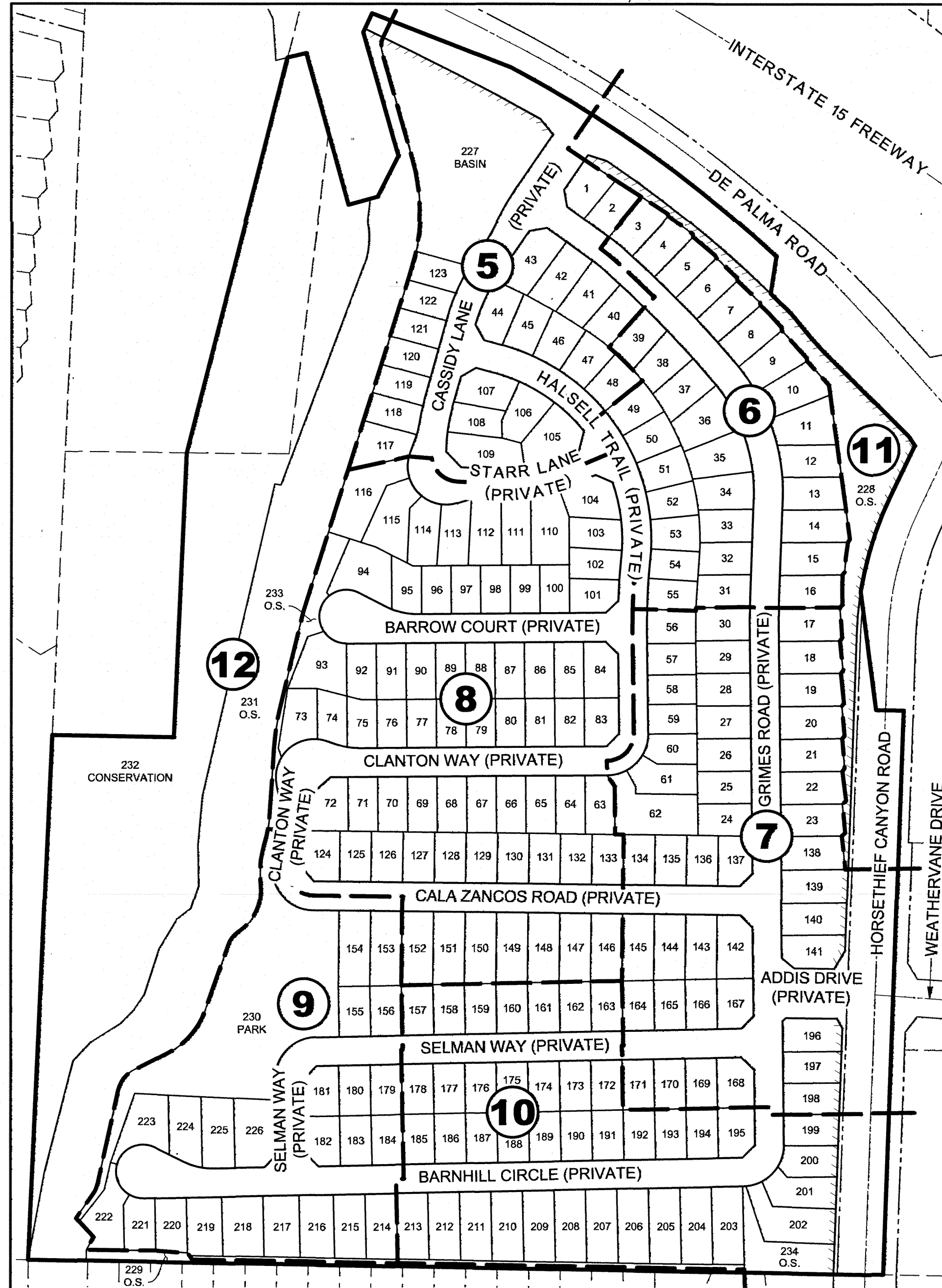
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TRACT NO. 37002

BEING A SUBDIVISION OF A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

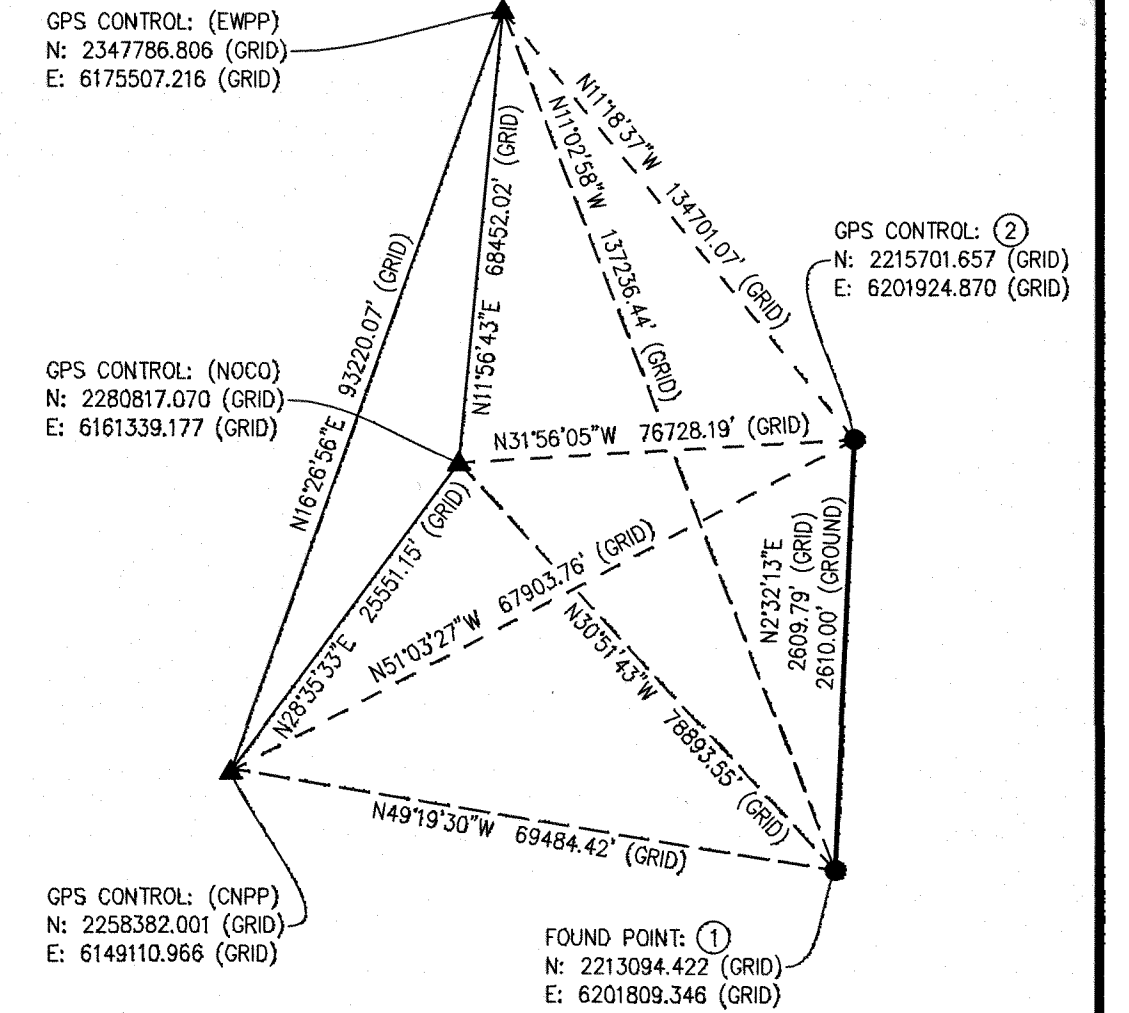
RTM ENGINEERING CONSULTANTS

NOVEMBER, 2022



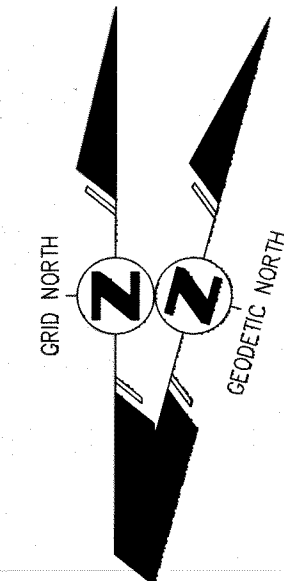
**INDEX MAP**

SHEET 2 OF 12 SHEETS

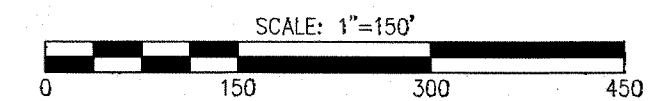


**BASIS OF BEARINGS:**

THE BASIS OF BEARING FOR THIS SURVEY IS DERIVED FROM AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION USING THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTINUOUSLY OPERATING STATIONS (CORS) "CNPP", "EWPP", AND "NOCO", NAD83 (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 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 0.99991844. CALCULATIONS ARE MADE AT CONTROL POINT "99" WITH COORDINATES OF: N: 2211737.664 (GRID) E: 6205115.855 (GRID) USING AN ELEVATION OF 1353.608 (NGVD29)



CONVERGENCE ANGLE POINT AT BASE POINT: (99) = -00°38'40"



**C.C.R.'S PER:**

INSTRUMENT NO. \_\_\_\_\_, RECORDED \_\_\_\_\_ - 20\_\_\_\_, O.R.

**ENVIRONMENTAL CONSTRAINT NOTE:**

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

**C.F.D. NOTE:**

THIS MAP IS WITHIN THE BOUNDARIES OF C.F.D. NO. 2020-1 (1A 2B), AND CFD 26-3M.

**NOTE:**

SEE SHEET 2 FOR INDEX MAP, SURVEYOR'S NOTES, EASEMENT NOTES, ENVIRONMENTAL CONSTRAINT NOTE, AND BASIS OF BEARINGS. SEE SHEET 4 FOR EXISTING EASEMENT DETAIL.

# TRACT NO. 37002

BEING A SUBDIVISION OF A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

RTM ENGINEERING CONSULTANTS

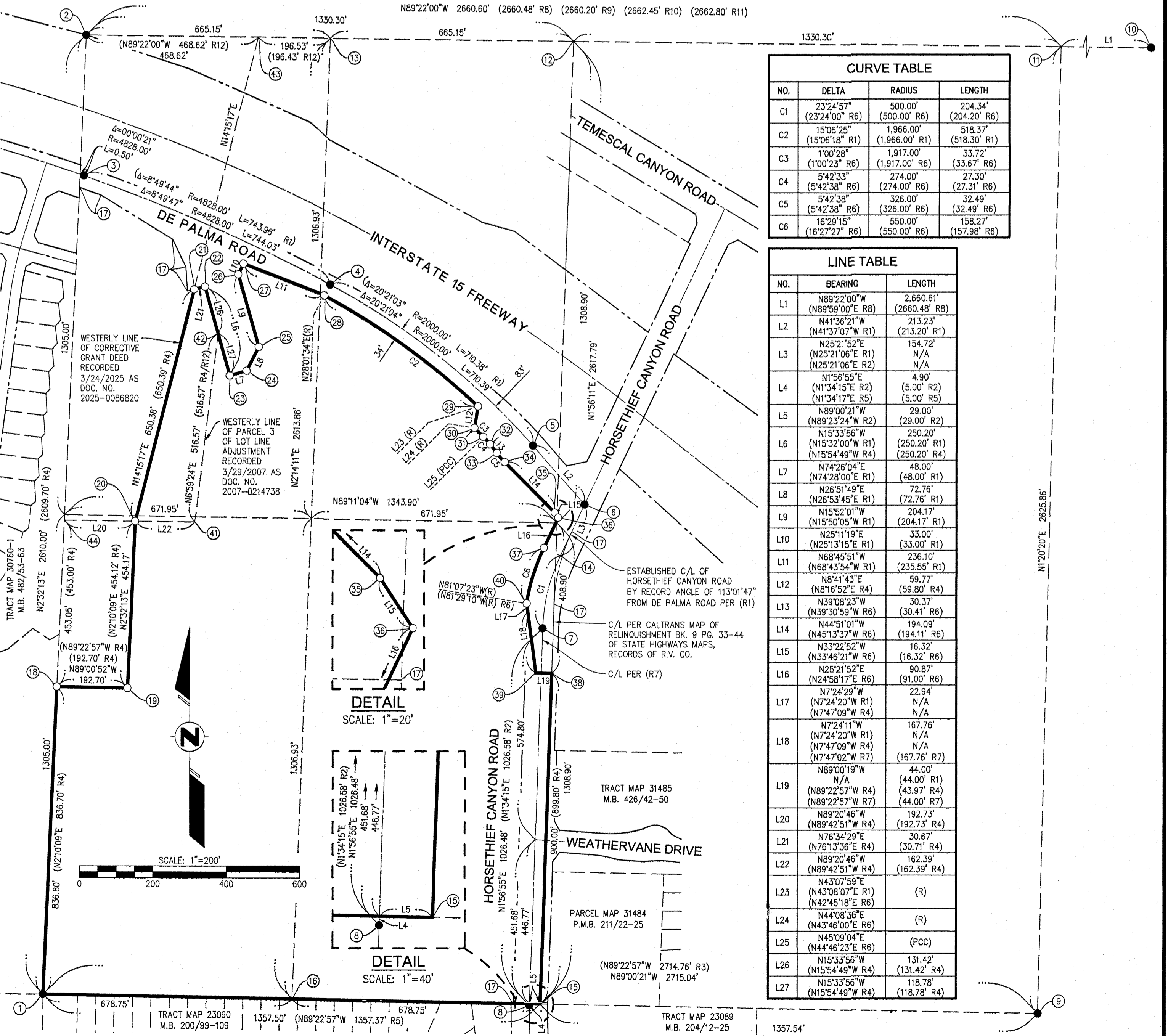
NOVEMBER, 2022

## BOUNDARY

**FOUND MONUMENT NOTES**

- 1- FOUND 1-1/4" I.P., W/PLUG "R.C.E. 13116", UP 0.3", PER P.M.B. 118/14-27 AND M.B. 200/99-109, ACCEPTED AS WEST 1/4 CORNER OF SECTION 17.
- 2- FOUND NAIL AND TAG, STAMPED "L.S. 5306", FLUSH IN CONCRETE V-DITCH, PER R.S. 142/83 AND M.B. 482/53-63, ACCEPTED AS NORTHWEST CORNER OF SECTION 17.
- 3- FOUND 1" I.P., W/PLUG "RIV. CO. TRANS.", FLUSH, PER CORNER RECORD 21-0571, IN LIEU OF 2" BRASS DISC, STAMPED "(1981) CL. S.F.R.D. AND SEC. LINE", PER CALTRANS MONUMENT MAP 207-977, ACCEPTED AS P.O.C. CENTERLINE OF DE PALMA ROAD, NOT ACCEPTED AS BEING ON SECTION LINE.
- 4- FOUND 1" I.P., W/PLUG "RIV. CO. TRANS.", FLUSH, PER CORNER RECORD 21-0570, IN LIEU OF 2" BRASS DISC, STAMPED "(1981) CL. S.F.R.D. 496+13.25 P.C.C.", FLUSH, PER CALTRANS MONUMENT MAP 207-977, ACCEPTED AS P.C.C. CENTERLINE OF DE PALMA ROAD.
- 5- FOUND 1" I.P., W/PLUG "RIV. CO. TRANS.", FLUSH, PER CORNER RECORD 21-0569, IN LIEU OF 2" BRASS DISC, STAMPED "(1981) CL. S.F.R.D. 489+02.88 B.C.", FLUSH, PER CALTRANS MONUMENT MAP 207-977, ACCEPTED AS B.C. CENTERLINE OF DE PALMA ROAD.
- 6- FOUND SPIKE AND WASHER, STAMPED "L.S. 5022", FLUSH, PER CORNER RECORD 13-0349, IN LIEU OF 2-1/2" BRASS DISC, STAMPED "(1981) CL. H.T.R. = CL. S.F.R.D.", DN. 0.1", PER CALTRANS MONUMENT MAP 207-977, ACCEPTED AS CENTERLINE INTERSECTION OF HORSETHIEF CANYON ROAD AND DE PALMA ROAD.
- 7- FOUND SPIKE AND WASHER, STAMPED "L.S. 5022", FLUSH, PER CORNER RECORD 13-0350, IN LIEU OF SPIKE AND TIN, STAMPED "L.S. 6217", FLUSH, PER P.M.B. 211/22-25, ACCEPTED AS CENTERLINE OF HORSETHIEF CANYON ROAD.
- 8- FOUND LEAD AND TACK, W/TAG "R.C.E. 13116", IN TOP OF CURB, IN LIEU OF 1" I.P., WITH TAG "R.C.E. 13116", PER P.M.B. 118/14-28, ACCEPTED AS POINT ON CENTERLINE OF HORSETHIEF CANYON ROAD, PER M.B. 426/42-50 AND P.M.B. 211/22-25.
- 9- FOUND 2" I.P., W/TAG "L.S. 6217", DN. 0.5", PER P.M.B. 211/22-25, M.B. 426/73-84, AND CORNER RECORD 03-400, ACCEPTED AS CENTER OF SECTION 17.
- 10- FOUND SCRIBED "X" ON 12"X12" ROCK, UP 0.5", PER R.S. 23/61 AND R.S. 66/92, ACCEPTED AS NORTHEAST CORNER OF SECTION 17.
- 11- SEARCHED, NOTHING FOUND, ESTABLISHED NORTH 1/4 CORNER AT MIDPOINT BETWEEN FOUND NORTHEAST AND NORTHWEST CORNERS OF SECTION 17, NOTHING SET.
- 12- SEARCHED, NOTHING FOUND, ESTABLISHED 1/16 CORNER AT MIDPOINT BETWEEN FOUND NORTHWEST CORNER AND ESTABLISHED NORTH 1/4 CORNER OF SECTION 17, NOTHING SET.
- 13- SEARCHED, NOTHING FOUND, ESTABLISHED 1/32 CORNER AT MIDPOINT BETWEEN FOUND NORTHWEST CORNER AND ESTABLISHED NORTH 1/16 CORNER OF SECTION 17, NOTHING SET.
- 14- SEARCHED, NOTHING FOUND, ESTABLISHED BY RECORD ANGLE OF 113°01'47" FROM DE PALMA ROAD, PER CALTRANS MONUMENT MAP NO. 204-977, NOTHING SET.
- 15- SEARCHED, NOTHING FOUND, ESTABLISHED 1/16 CORNER ALONG EAST-WEST CENTER SECTION LINE AT 29.00' EASTERLY OF CENTERLINE OF HORSETHIEF CANYON ROAD PER M.B. 426/42-50 AND P.M.B. 211/22-25, NOTHING SET.
- 16- SEARCHED, NOTHING FOUND, ESTABLISHED 1/32 CORNER AT MIDPOINT BETWEEN FOUND WEST 1/4 CORNER AND ESTABLISHED 1/16 CORNER OF SECTION 17, NOTHING SET.
- 17- SEARCHED, NOTHING FOUND, NOTHING SET.
- 18- SEARCHED, NOTHING FOUND, ESTABLISHED BY PRORATION ALONG THE WESTERLY LINE OF THE NORTHWEST 1/4 OF SECTION 17, PER LOT LINE ADJUSTMENT NO. 05135, DOCUMENT NO. 2007-0214738, SET 1" I.P., FLUSH, W/TAG "L.S. 9154".
- 19- SEARCHED, NOTHING FOUND, ESTABLISHED BY RECORD ANGLE AND DISTANCE FROM PT # 18, PER LOT LINE ADJUSTMENT NO. 05135, DOCUMENT NO. 2007-0214738, SET 1" I.P., FLUSH, W/TAG "L.S. 9154".
- 20- SEARCHED, NOTHING FOUND, ESTABLISHED BY RECORD ANGLE AND DISTANCE FROM PT # 44, PER LOT LINE ADJUSTMENT NO. 05135, DOCUMENT NO. 2007-0214738, SET 1" I.P., FLUSH, W/TAG "L.S. 9154".
- 21- SEARCHED, NOTHING FOUND, ESTABLISHED AT INTERSECTION OF RECORD ANGLE FROM PT # 22 PER LOT LINE ADJUSTMENT 05135, RECORDED AS DOCUMENT NUMBER 2007-0214738 ON 3/2/2007, WITH WESTERLY LINE OF CORRECTIVE GRANT DEED (R12), SET 1" I.P., FLUSH, W/TAG "L.S. 9154".
- 22- SEARCHED, NOTHING FOUND, ESTABLISHED AT RECORD ANGLE & DISTANCE FROM PT # 42 PER LOT LINE ADJUSTMENT 05135, RECORDED AS DOCUMENT NUMBER 2007-0214738 ON 3/2/2007. SET 1" I.P., FLUSH, W/TAG "L.S. 9154".

- 23- SEARCHED, NOTHING FOUND, ESTABLISHED AT RECORD ANGLE & DISTANCE FROM PT # 42 PER LOT LINE ADJUSTMENT 05135, RECORDED AS DOCUMENT NUMBER 2007-0214738 ON 3/2/2007. SET 1" I.P., FLUSH, W/TAG "L.S. 9154".
- 24- SEARCHED, NOTHING FOUND, ESTABLISHED AT RECORD ANGLE & DISTANCE FROM PT # 23 PER LOT LINE ADJUSTMENT 05135, RECORDED AS DOCUMENT NUMBER 2007-0214738 ON 3/2/2007. SET 1" I.P., FLUSH, W/TAG "L.S. 9154".
- 25- SEARCHED, NOTHING FOUND, ESTABLISHED AT RECORD ANGLE & DISTANCE FROM PT # 24 PER LOT LINE ADJUSTMENT 05135, RECORDED AS DOCUMENT NUMBER 2007-0214738 ON 3/2/2007. SET 1" I.P., FLUSH, W/TAG "L.S. 9154".
- 26- SEARCHED, NOTHING FOUND, ESTABLISHED AT RECORD ANGLE & DISTANCE FROM PT # 25 PER LOT LINE ADJUSTMENT 05135, RECORDED AS DOCUMENT NUMBER 2007-0214738 ON 3/2/2007. SET 1" I.P., FLUSH, W/TAG "L.S. 9154".
- 27- SEARCHED, NOTHING FOUND, ESTABLISHED AT RECORD ANGLE & DISTANCE FROM PT # 26 PER LOT LINE ADJUSTMENT 05135, RECORDED AS DOCUMENT NUMBER 2007-0214738 ON 3/2/2007. SET 1" I.P., FLUSH, W/TAG "L.S. 9154".
- 28- SEARCHED, NOTHING FOUND, ESTABLISHED RIGHT-OF-WAY P.C.C. 34.00' SOUTHERLY OF THE CENTERLINE OF DE PALMA ROAD PER CALTRANS MONUMENT MAP NO. 204-977, SET 1" I.P., FLUSH, W/TAG "L.S. 9154".
- 29- SEARCHED, NOTHING FOUND, ESTABLISHED BY PRORATION ALONG THE CENTERLINE OF DE PALMA ROAD PER CALTRANS MONUMENT MAP NO. 204-977, SET 1" I.P., FLUSH, W/TAG "L.S. 9154".
- 30- SEARCHED, NOTHING FOUND, ESTABLISHED RIGHT-OF-WAY B.C. 83.00' SOUTHERLY OF THE CENTERLINE OF DE PALMA ROAD PER LOT LINE ADJUSTMENT NO. 05135, DOCUMENT NO. 2007-0214738, SET 1" I.P., FLUSH, W/TAG "L.S. 9154".
- 31- SEARCHED, NOTHING FOUND, ESTABLISHED BY RECORD BEARING AND DISTANCE PER RIGHT-OF-WAY VACATION NO. AB15008, RECORDED AS DOCUMENT NO. 2024-0234024, O.R., SET 1" I.P., FLUSH, W/TAG "L.S. 9154".
- 32- SEARCHED, NOTHING FOUND, ESTABLISHED BY RECORD BEARING AND DISTANCE PER RIGHT-OF-WAY VACATION NO. AB15008, RECORDED AS DOCUMENT NO. 2024-0234024, O.R., SET 1" I.P., FLUSH, W/TAG "L.S. 9154".
- 33- SEARCHED, NOTHING FOUND, ESTABLISHED BY RECORD BEARING AND DISTANCE PER RIGHT-OF-WAY VACATION NO. AB15008, RECORDED AS DOCUMENT NO. 2024-0234024, O.R., SET 1" I.P., FLUSH, W/TAG "L.S. 9154".
- 34- SEARCHED, NOTHING FOUND, ESTABLISHED BY RECORD BEARING AND DISTANCE PER RIGHT-OF-WAY VACATION NO. AB15008, RECORDED AS DOCUMENT NO. 2024-0234024, O.R., SET 1" I.P., FLUSH, W/TAG "L.S. 9154".
- 35- SEARCHED, NOTHING FOUND, ESTABLISHED BY RECORD BEARING AND DISTANCE PER RIGHT-OF-WAY VACATION NO. AB15008, RECORDED AS DOCUMENT NO. 2024-0234024, O.R., SET 1" I.P., FLUSH, W/TAG "L.S. 9154".
- 36- SEARCHED, NOTHING FOUND, ESTABLISHED BY RECORD BEARING ON HORSETHIEF CANYON ROAD NORTHWESTERLY RIGHT-OF-WAY LINE PER RIGHT-OF-WAY VACATION NO. AB15008, RECORDED AS DOCUMENT NO. 2024-0234024, O.R., SET 1" I.P., FLUSH, W/TAG "L.S. 9154".
- 37- SEARCHED, NOTHING FOUND, ESTABLISHED 50.00' DISTANT AND PERPENDICULAR TO THE CENTERLINE B.C. OF HORSETHIEF CANYON ROAD FROM POINT NO. 14, PER RIGHT-OF-WAY VACATION NO. AB15008, RECORDED AS DOCUMENT NO. 2024-0234024, SET 1" I.P., FLUSH, W/TAG "L.S. 9154".
- 38- SEARCHED, NOTHING FOUND, ESTABLISHED ON THE CENTER SECTION LINE OF THE NORTHWESTERLY 1/4 SECTION OF SECTION 17, SAID SECTION LINE ALSO BEING 29.00' DISTANT AND PARALLEL WITH THE CENTERLINE OF HORSETHIEF CANYON ROAD AT A RECORD DISTANCE OF 900.00' ALONG SAID CENTER SECTION LINE MEASURED FROM THE SOUTHERLY LINE OF SAID NORTHWESTERLY 1/4 OF SAID SECTION 17, PER INSTRUMENT NO. 41987, RECORDED FEBRUARY 24, 1986, O.R., COUNTY OF RIVERSIDE, SET 1" I.P., FLUSH, W/TAG "L.S. 9154".
- 39- SEARCHED, NOTHING FOUND, ESTABLISHED AT RECORD ANGLE AND DISTANCE FROM POINT NO. 38 HEREIN, PER INSTRUMENT NO. 41987, RECORDED FEBRUARY 24, 1986, O.R., COUNTY OF RIVERSIDE, NOTHING SET.
- 40- SEARCHED, NOTHING FOUND, ESTABLISHED AT RECORD ANGLE AND DISTANCE FROM POINT NO. 39 HEREIN, PER INSTRUMENT NO. 41987, RECORDED FEBRUARY 24, 1986, O.R., COUNTY OF RIVERSIDE, SET 1" I.P., FLUSH, W/TAG "L.S. 9154".
- 41- SEARCHED, NOTHING FOUND, ESTABLISHED AT RECORD ANGLE & DISTANCE FROM PT # 19 PER LOT LINE ADJUSTMENT 05135, RECORDED AS DOCUMENT NUMBER 2007-0214738 ON 3/2/2007. NOTHING SET.
- 42- SEARCHED, NOTHING FOUND, ESTABLISHED AT RECORD ANGLE & DISTANCE FROM PT # 41 PER LOT LINE ADJUSTMENT 05135, RECORDED AS DOCUMENT NUMBER 2007-0214738 ON 3/2/2007. NOTHING SET.
- 43- ESTABLISHED AT RECORD DISTANCE ALONG THE NORTHERLY SECTION LINE OF SECTION 17 PER CORRECTIVE GRANT DEED RECORDED MARCH 24, 2025 AS DOCUMENT NO. 2025-0086820. NOTHING SET.
- 44- SEARCHED, NOTHING FOUND, ESTABLISHED BY PRORATION ALONG THE WESTERLY LINE OF THE NORTHEAST 1/4 OF SECTION 17 PER LOT LINE ADJUSTMENT 05135, RECORDED AS DOCUMENT NUMBER 2007-0214738 ON 3/2/2007.

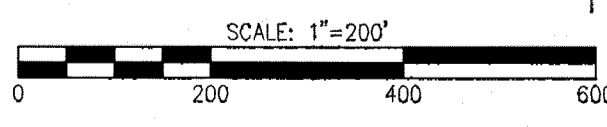


NO.	DELTA	RADIUS	LENGTH
C1	23°24'57" (23°24'00" R6)	500.00' (500.00' R6)	204.34' (204.20' R6)
C2	15°06'25" (15°06'18" R1)	1,966.00' (1,966.00' R1)	518.37' (518.30' R1)
C3	1°00'28" (1°00'23" R6)	1,917.00' (1,917.00' R6)	33.72' (33.67' R6)
C4	5°42'33" (5°42'38" R6)	274.00' (274.00' R6)	27.30' (27.31' R6)
C5	5°42'38" (5°42'38" R6)	326.00' (326.00' R6)	32.49' (32.49' R6)
C6	16°29'15" (16°27'27" R6)	550.00' (550.00' R6)	158.27' (157.98' R6)

NO.	BEARING	LENGTH
L1	N89°22'00"W (N89°59'00"E R8)	2,660.61' (2660.48' R8)
L2	N41°36'21"W (N41°37'07"W R1)	213.23' (213.20' R1)
L3	N25°21'52"E (N25°21'06"E R1) (N25°21'06"E R2)	154.72' N/A N/A
L4	N1°56'55"E (N1°34'15"E R2) (N1°34'17"E R5)	4.90' (5.00' R2) (5.00' R5)
L5	N89°00'21"W (N89°23'24"W R2)	29.00' (29.00' R2)
L6	N15°33'56"W (N15°32'00"W R1) (N15°54'49"W R4)	250.20' (250.20' R1) (250.20' R4)
L7	N74°26'04"E (N74°28'00"E R1)	48.00' (48.00' R1)
L8	N26°51'49"E (N26°53'45"E R1)	72.76' (72.76' R1)
L9	N15°52'01"W (N15°50'05"W R1)	204.17' (204.17' R1)
L10	N25°11'19"E (N25°13'15"E R1)	33.00' (33.00' R1)
L11	N68°45'51"W (N68°43'54"W R1)	236.10' (235.55' R1)
L12	N8°41'43"E (N8°16'52"E R4)	59.77' (59.80' R4)
L13	N39°08'23"W (N39°30'59"W R6)	30.37' (30.41' R6)
L14	N44°51'01"W (N45°13'37"W R6)	194.09' (194.11' R6)
L15	N33°22'52"W (N33°46'21"W R6)	16.32' (16.32' R6)
L16	N25°21'52"E (N24°58'17"E R6)	90.87' (91.00' R6)
L17	N7°24'29"W (N7°24'20"W R1) (N7°47'09"W R4)	22.94' N/A N/A
L18	N7°24'11"W (N7°24'20"W R1) (N7°47'09"W R4) (N7°47'02"W R7)	167.76' N/A N/A (167.76' R7)
L19	N89°00'19"W N/A (N89°22'57"W R4) (N89°22'57"W R7)	44.00' (44.00' R1) (43.97' R4) (44.00' R7)
L20	N89°20'46"W (N89°42'51"W R4)	192.73' (192.73' R4)
L21	N76°34'29"E (N76°13'36"E R4)	30.67' (30.71' R4)
L22	N89°20'46"W (N89°42'51"W R4)	162.39' (162.39' R4)
L23	N43°07'59"E (N43°08'07"E R1) (N42°45'18"E R6)	(R)
L24	N44°08'36"E (N43°46'00"E R6)	(R)
L25	N45°09'04"E (N44°46'23"E R6)	(PCC)
L26	N15°33'56"W (N15°54'49"W R4)	131.42' (131.42' R4)
L27	N15°33'56"W (N15°54'49"W R4)	118.78' (118.78' R4)

DETAIL  
SCALE: 1"=20'

DETAIL  
SCALE: 1"=40'



**NOTE:**

SEE SHEET 2 FOR INDEX MAP, SURVEYOR'S NOTES, EASEMENT NOTES, ENVIRONMENTAL CONSTRAINT NOTE, AND BASIS OF BEARINGS. SEE SHEET 3 FOR BOUNDARY AND FOUND MONUMENT NOTES.

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

SHEET 4 OF 12 SHEETS

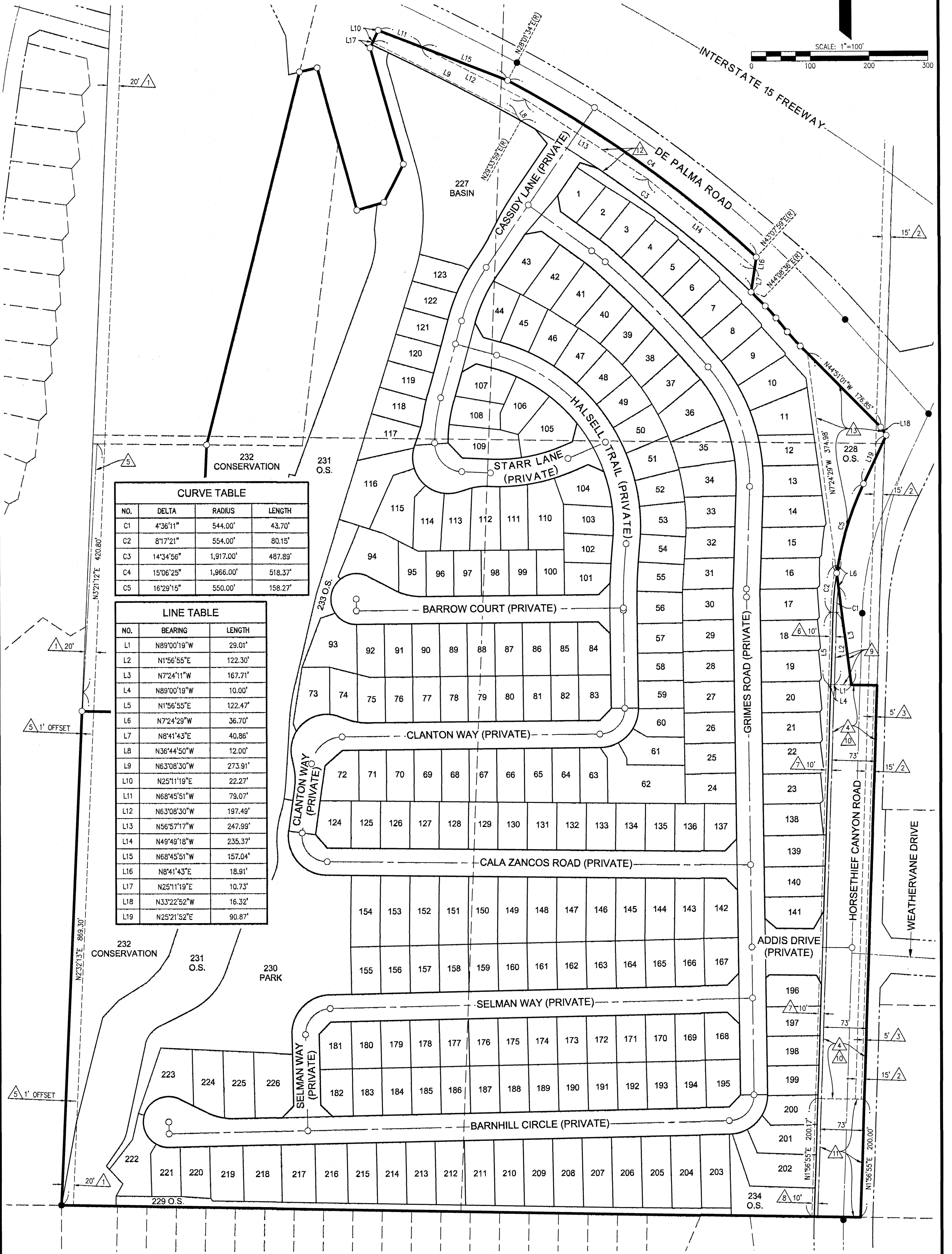
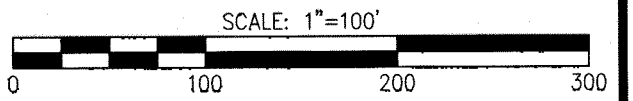
# TRACT NO. 37002

BEING A SUBDIVISION OF A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

RTM ENGINEERING CONSULTANTS

NOVEMBER, 2022

## EXISTING EASEMENTS



CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	4°36'11"	544.00'	43.70'
C2	8°17'21"	554.00'	80.15'
C3	14°34'56"	1,917.00'	487.89'
C4	15°06'25"	1,966.00'	518.37'
C5	16°29'15"	550.00'	158.27'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°00'19"W	29.01'
L2	N1°56'55"E	122.30'
L3	N7°24'11"W	167.71'
L4	N89°00'19"W	10.00'
L5	N1°56'55"E	122.47'
L6	N7°24'29"W	36.70'
L7	N8°41'43"E	40.86'
L8	N36°44'50"W	12.00'
L9	N63°08'30"W	273.91'
L10	N25°11'19"E	22.27'
L11	N68°45'51"W	79.07'
L12	N63°08'30"W	197.49'
L13	N56°57'17"W	247.99'
L14	N49°49'18"W	235.37'
L15	N68°45'51"W	157.04'
L16	N8°41'43"E	18.91'
L17	N25°11'19"E	10.73'
L18	N33°22'52"W	16.32'
L19	N25°21'52"E	90.87'

**NOTE:**

SEE SHEET 2 FOR INDEX MAP, SURVEYOR'S NOTES, EASEMENT NOTES, ENVIRONMENTAL CONSTRAINT NOTE, AND BASIS OF BEARINGS. SEE SHEET 3 FOR BOUNDARY AND FOUND MONUMENT NOTES. SEE SHEET 4 FOR EXISTING EASEMENT DETAIL.

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

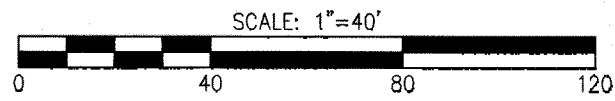
SHEET 5 OF 12 SHEETS

# TRACT NO. 37002

BEING A SUBDIVISION OF A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

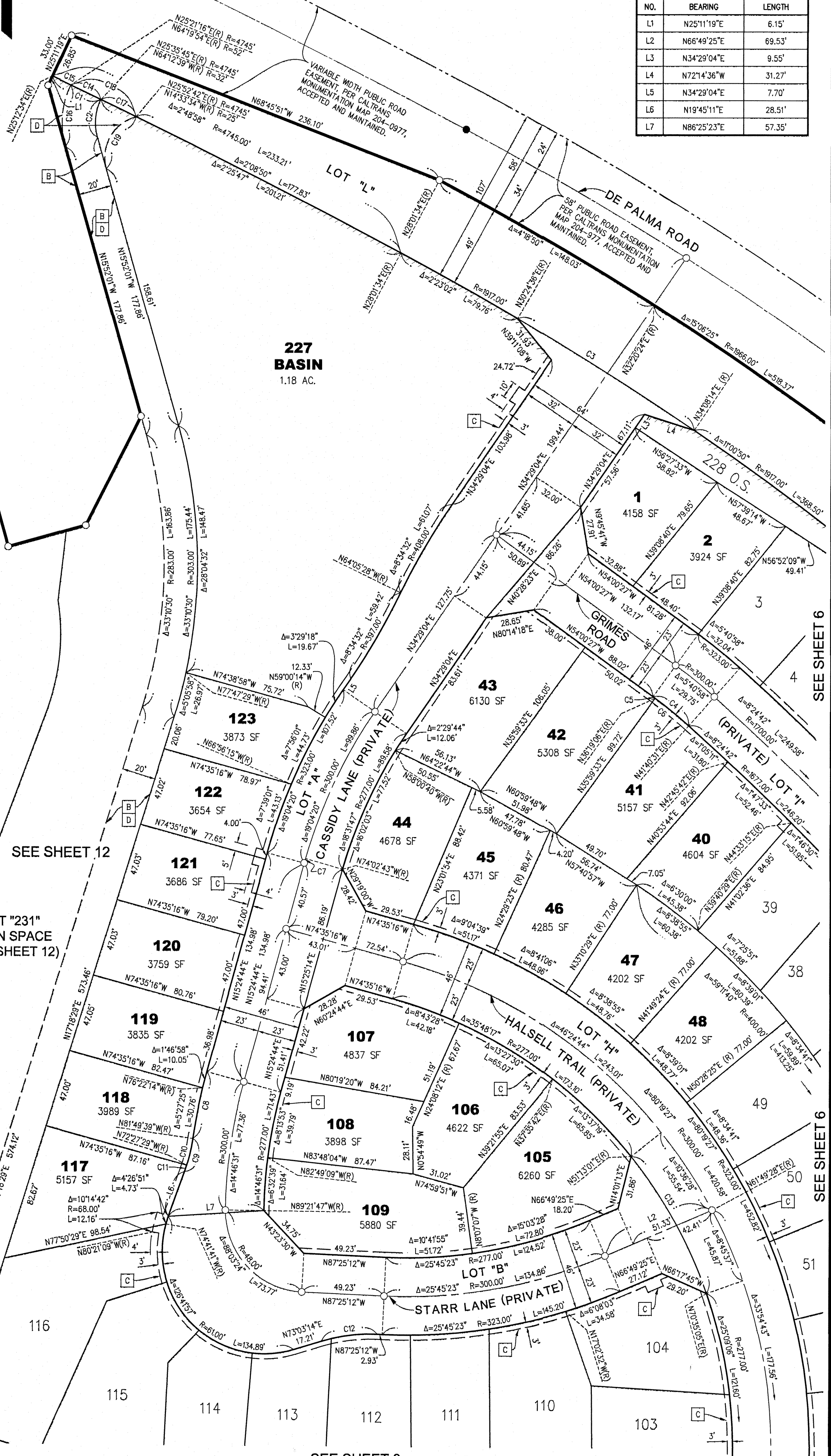
RTM ENGINEERING CONSULTANTS

NOVEMBER, 2022



CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	0°23'11"	4,745.00'	32.00'
C2	41°39'22"	32.00'	23.27'
C3	3°43'38"	1,917.00'	124.71'
C4	5°40'58"	277.00'	27.47'
C5	0°19'33"	277.00'	1.57'
C6	5°21'25"	277.00'	25.90'
C7	0°30'03"	300.00'	2.62'
C8	7°14'23"	323.00'	40.81'
C9	11°34'50"	100.00'	20.21'
C10	9°22'10"	100.00'	16.35'
C11	19°31'34"	100.00'	34.08'
C12	19°22'04"	277.00'	93.63'
C13	0°14'29"	4,745.00'	20.00'
C14	0°08'42"	4,745.00'	12.00'
C15	41°32'07"	52.00'	37.70'
C16	0°16'57"	4,745.00'	23.38'
C17	0°31'26"	4,745.00'	43.38'
C18	91°18'27"	25.00'	39.84'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N25°11'19"E	6.15'
L2	N66°49'25"E	69.53'
L3	N34°29'04"E	9.55'
L4	N72°14'36"W	31.27'
L5	N34°29'04"E	7.70'
L6	N19°45'11"E	28.51'
L7	N86°25'23"E	57.35'



LOT "232"  
CONSERVATION  
(SEE SHEET 12)

LOT "231"  
OPEN SPACE  
(SEE SHEET 12)

SEE SHEET 12

SEE SHEET 8

SEE SHEET 6

SEE SHEET 6

**NOTE:**  
 SEE SHEET 2 FOR INDEX MAP, SURVEYOR'S NOTES, EASEMENT NOTES, ENVIRONMENTAL CONSTRAINT NOTE, AND BASIS OF BEARINGS. SEE SHEET 3 FOR BOUNDARY AND FOUND MONUMENT NOTES. SEE SHEET 4 FOR EXISTING EASEMENT DETAIL.

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

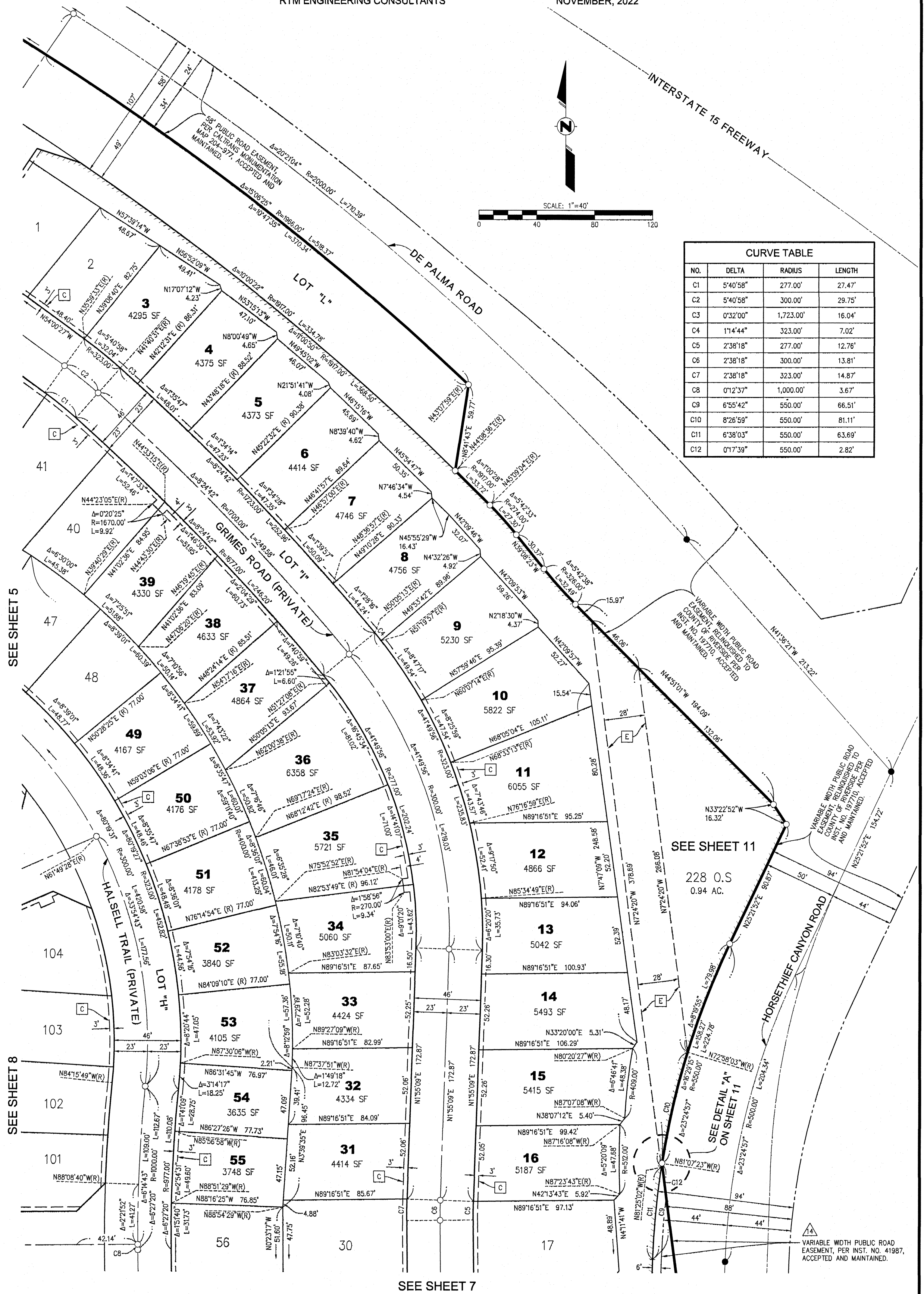
SHEET 6 OF 12 SHEETS

# TRACT NO. 37002

BEING A SUBDIVISION OF A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

RTM ENGINEERING CONSULTANTS

NOVEMBER, 2022



CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	5°40'58"	277.00'	27.47'
C2	5°40'58"	300.00'	29.75'
C3	0°32'00"	1,723.00'	16.04'
C4	1°14'44"	323.00'	7.02'
C5	2°38'18"	277.00'	12.76'
C6	2°38'18"	300.00'	13.81'
C7	2°38'18"	323.00'	14.87'
C8	0°12'37"	1,000.00'	3.67'
C9	6°55'42"	550.00'	66.51'
C10	8°26'59"	550.00'	81.11'
C11	6°38'03"	550.00'	63.69'
C12	0°17'39"	550.00'	2.82'

SEE SHEET 5

SEE SHEET 8

SEE SHEET 11

SEE DETAIL "A" ON SHEET 11

SEE SHEET 7

14  
 VARIABLE WIDTH PUBLIC ROAD EASEMENT, PER INST. NO. 41987, ACCEPTED AND MAINTAINED.

**NOTE:**  
 SEE SHEET 2 FOR INDEX MAP, SURVEYOR'S NOTES, EASEMENT NOTES, ENVIRONMENTAL CONSTRAINT NOTE, AND BASIS OF BEARINGS.  
 SEE SHEET 3 FOR BOUNDARY AND FOUND MONUMENT NOTES.  
 SEE SHEET 4 FOR EXISTING EASEMENT DETAIL.

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

SHEET 7 OF 12 SHEETS

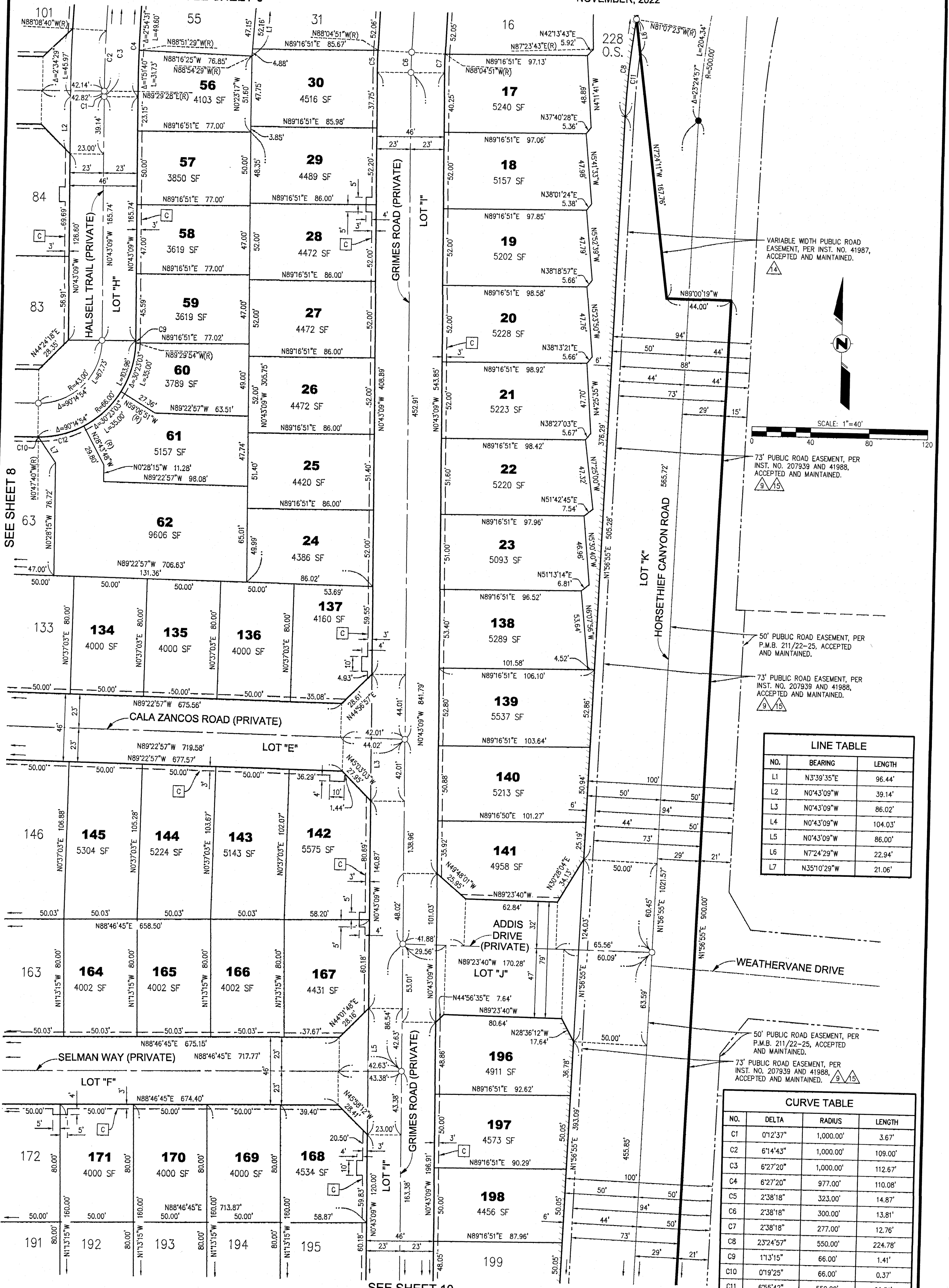
# TRACT NO. 37002

BEING A SUBDIVISION OF A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

SEE SHEET 6

RTM ENGINEERING CONSULTANTS

NOVEMBER, 2022



VARIABLE WIDTH PUBLIC ROAD EASEMENT, PER INST. NO. 41987, ACCEPTED AND MAINTAINED.

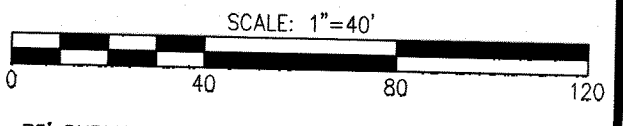
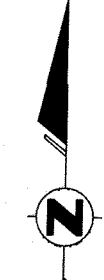
73' PUBLIC ROAD EASEMENT, PER INST. NO. 207939 AND 41988, ACCEPTED AND MAINTAINED.

50' PUBLIC ROAD EASEMENT, PER P.M.B. 211/22-25, ACCEPTED AND MAINTAINED.

73' PUBLIC ROAD EASEMENT, PER INST. NO. 207939 AND 41988, ACCEPTED AND MAINTAINED.

50' PUBLIC ROAD EASEMENT, PER P.M.B. 211/22-25, ACCEPTED AND MAINTAINED.

73' PUBLIC ROAD EASEMENT, PER INST. NO. 207939 AND 41988, ACCEPTED AND MAINTAINED.



LINE TABLE		
NO.	BEARING	LENGTH
L1	N3°39'35"E	96.44'
L2	N0°43'09"W	39.14'
L3	N0°43'09"W	86.02'
L4	N0°43'09"W	104.03'
L5	N0°43'09"W	86.00'
L6	N7°24'29"W	22.94'
L7	N35°10'29"W	21.06'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	0°12'37"	1,000.00'	3.67'
C2	6°14'43"	1,000.00'	109.00'
C3	6°27'20"	1,000.00'	112.67'
C4	6°27'20"	977.00'	110.08'
C5	2°38'18"	323.00'	14.87'
C6	2°38'18"	300.00'	13.81'
C7	2°38'18"	277.00'	12.76'
C8	2°32'45"	550.00'	224.78'
C9	1°13'15"	66.00'	1.41'
C10	0°19'25"	66.00'	0.37'
C11	6°55'42"	550.00'	65.51'
C12	27°56'08"	66.00'	32.18'

SEE SHEET 8

SEE SHEET 10

SEE SHEET 10

**NOTE:**  
 SEE SHEET 2 FOR INDEX MAP, SURVEYOR'S NOTES, EASEMENT NOTES, ENVIRONMENTAL CONSTRAINT NOTE, AND BASIS OF BEARINGS.  
 SEE SHEET 3 FOR BOUNDARY AND FOUND MONUMENT NOTES.  
 SEE SHEET 4 FOR EXISTING EASEMENT DETAIL.

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

SHEET 8 OF 12 SHEETS

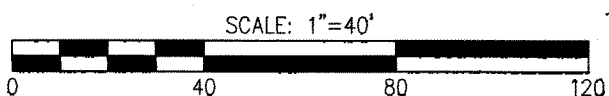
# TRACT NO. 37002

BEING A SUBDIVISION OF A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

RTM ENGINEERING CONSULTANTS

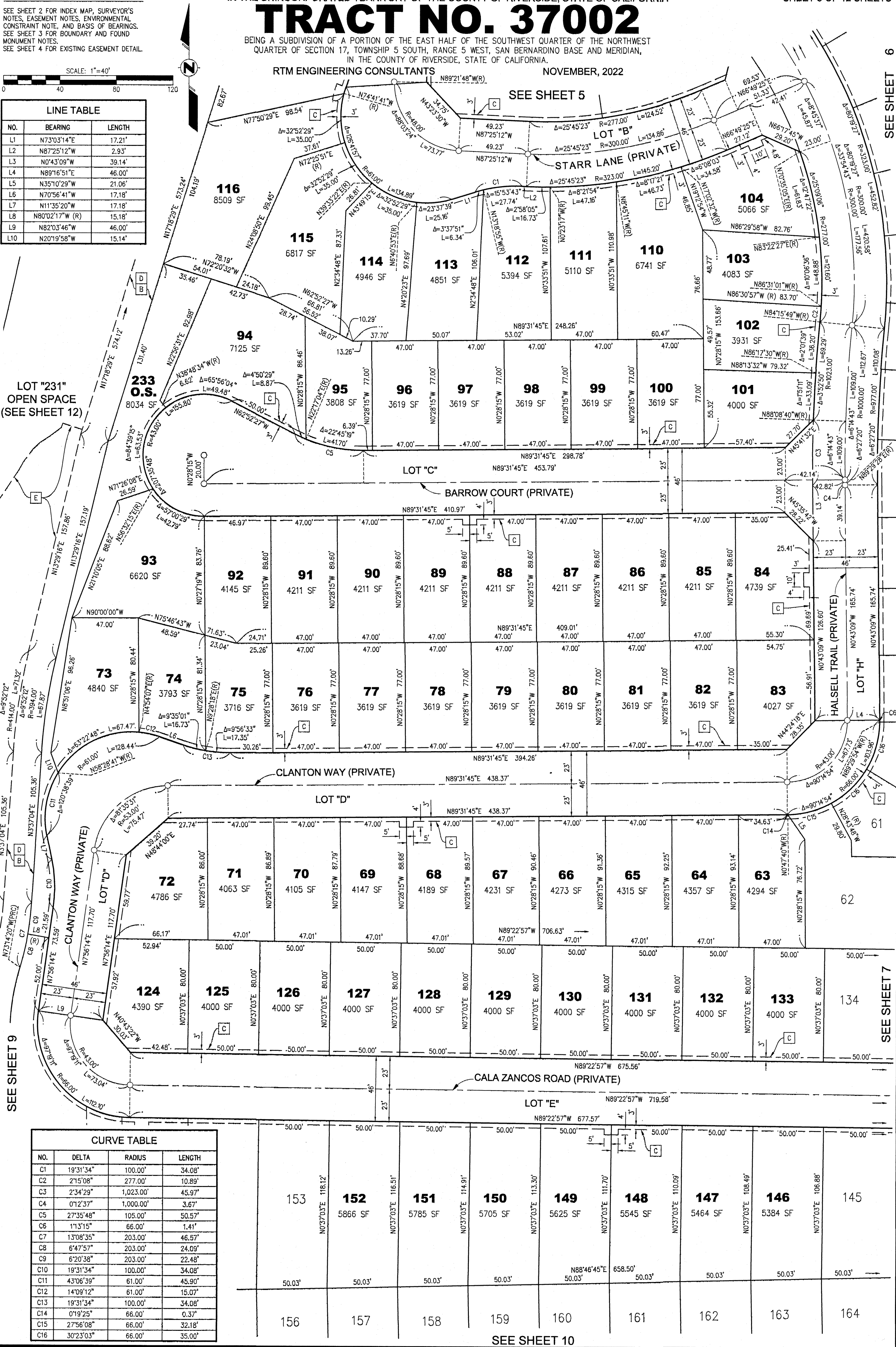
NOVEMBER, 2022

SEE SHEET 5



LINE TABLE		
NO.	BEARING	LENGTH
L1	N73°03'14"E	17.21'
L2	N87°25'12"W	2.93'
L3	N0°43'09"W	39.14'
L4	N89°16'51"E	46.00'
L5	N35°10'29"W	21.06'
L6	N70°56'41"W	17.18'
L7	N11°35'20"W	17.18'
L8	N80°02'17"W (R)	15.18'
L9	N82°03'46"W	46.00'
L10	N20°19'58"W	15.14'

LOT "231" OPEN SPACE (SEE SHEET 12)



SEE SHEET 9

SEE SHEET 6

SEE SHEET 7

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	19°31'34"	100.00'	34.08'
C2	2°15'08"	277.00'	10.89'
C3	2°34'29"	1,023.00'	45.97'
C4	0°12'37"	1,000.00'	3.67'
C5	27°35'48"	105.00'	50.57'
C6	1°13'15"	66.00'	1.41'
C7	13°08'35"	203.00'	46.57'
C8	6°47'57"	203.00'	24.09'
C9	6°20'38"	203.00'	22.48'
C10	19°31'34"	100.00'	34.08'
C11	43°06'39"	61.00'	45.90'
C12	14°09'12"	61.00'	15.07'
C13	19°31'34"	100.00'	34.08'
C14	0°19'25"	66.00'	0.37'
C15	27°56'08"	66.00'	32.18'
C16	30°23'03"	66.00'	35.00'

SEE SHEET 10

**NOTE:**  
 SEE SHEET 2 FOR INDEX MAP, SURVEYOR'S NOTES, EASEMENT NOTES, ENVIRONMENTAL CONSTRAINT NOTE, AND BASIS OF BEARINGS.  
 SEE SHEET 3 FOR BOUNDARY AND FOUND MONUMENT NOTES.  
 SEE SHEET 4 FOR EXISTING EASEMENT DETAIL.

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

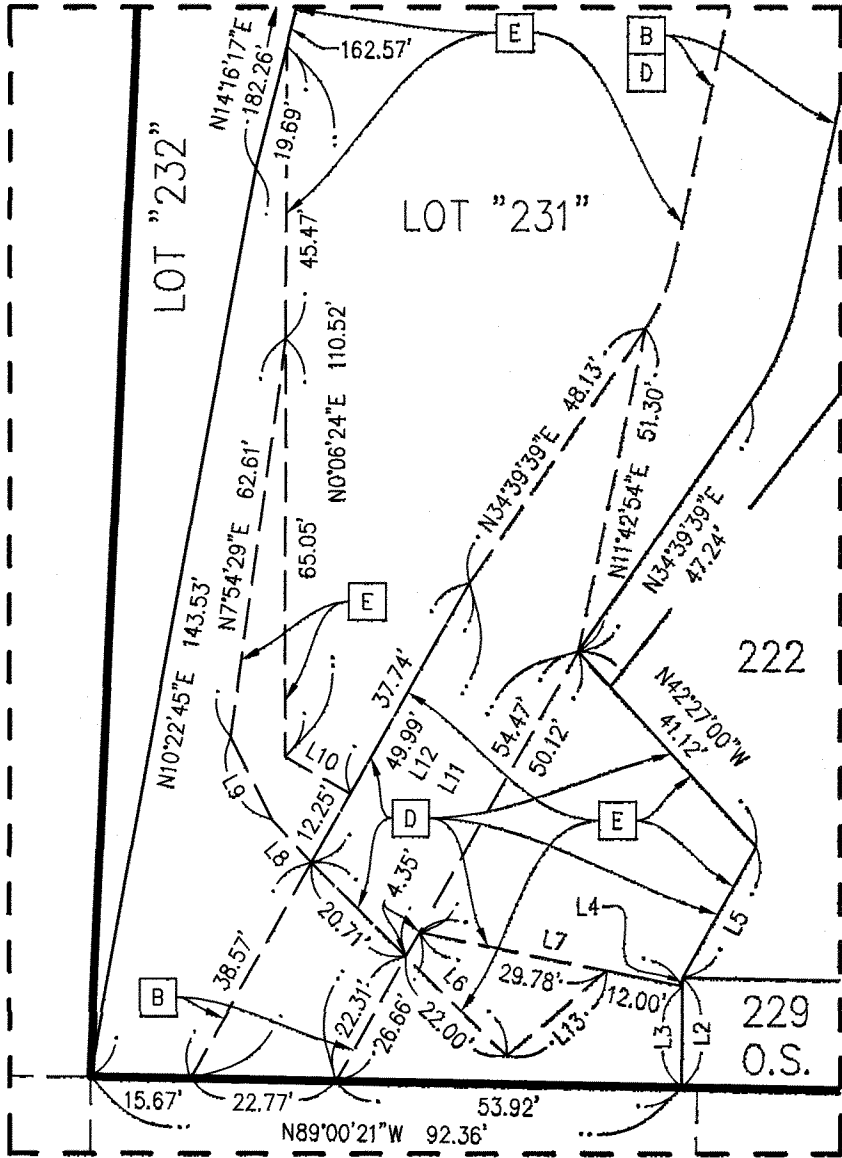
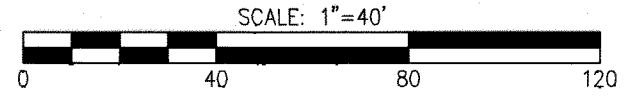
SHEET 9 OF 12 SHEETS

# TRACT NO. 37002

BEING A SUBDIVISION OF A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

RTM ENGINEERING CONSULTANTS

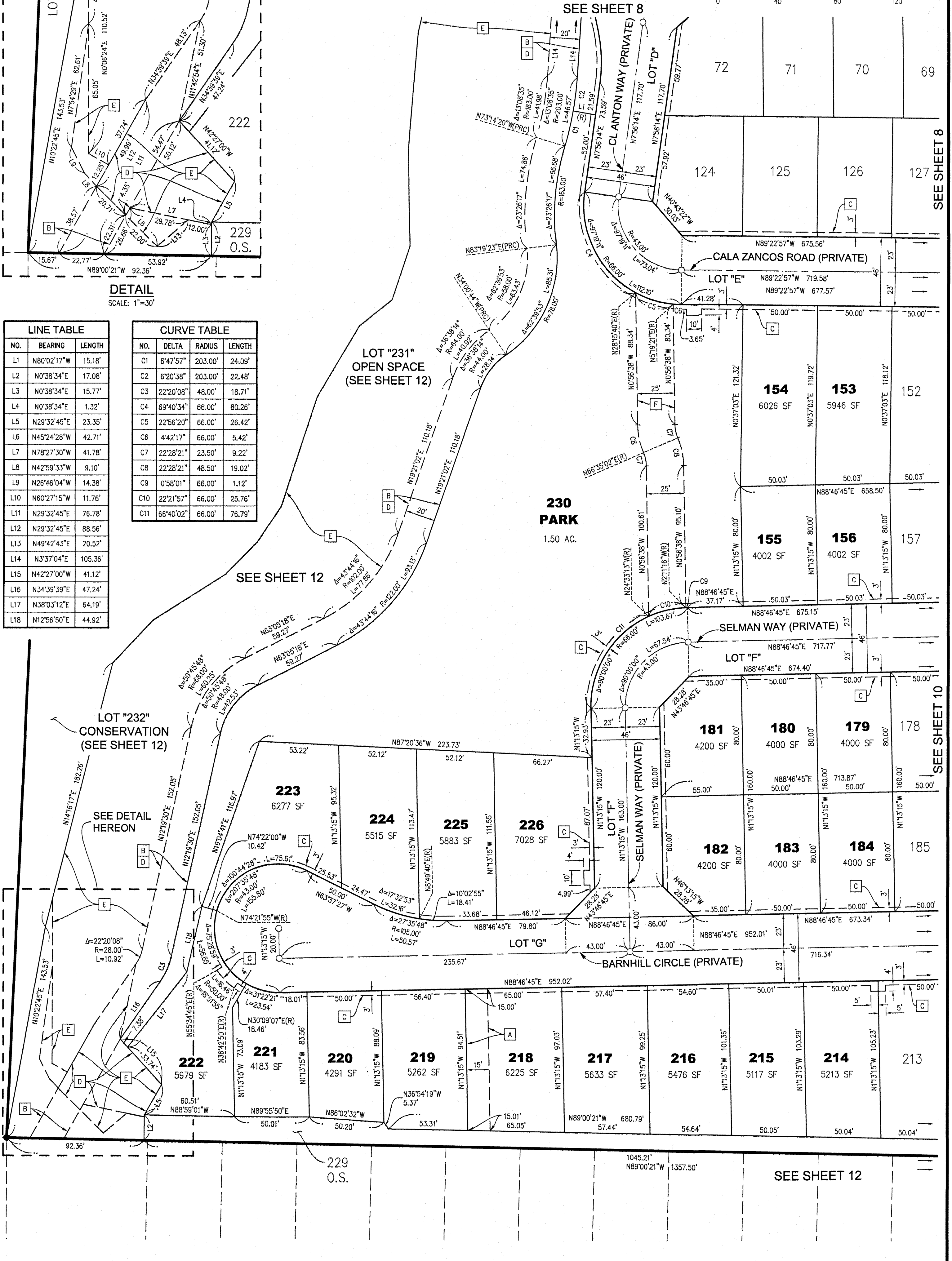
NOVEMBER, 2022



**DETAIL**  
SCALE: 1"=30'

NO.	BEARING	LENGTH
L1	N80°02'17"W	15.18'
L2	N0°38'34"E	17.08'
L3	N0°38'34"E	15.77'
L4	N0°38'34"E	1.32'
L5	N29°32'45"E	23.35'
L6	N45°24'28"W	42.71'
L7	N78°27'30"W	41.78'
L8	N42°59'33"W	9.10'
L9	N26°46'04"W	14.38'
L10	N60°27'15"W	11.76'
L11	N29°32'45"E	76.78'
L12	N29°32'45"E	88.56'
L13	N49°42'43"E	20.52'
L14	N3°37'04"E	105.36'
L15	N42°27'00"W	41.12'
L16	N34°39'39"E	47.24'
L17	N38°03'12"E	64.19'
L18	N12°56'50"E	44.92'

NO.	DELTA	RADIUS	LENGTH
C1	6°47'57"	203.00'	24.09'
C2	6°20'38"	203.00'	22.48'
C3	22°20'08"	48.00'	18.71'
C4	69°40'34"	66.00'	80.26'
C5	22°56'20"	66.00'	26.42'
C6	4°42'17"	66.00'	5.42'
C7	22°28'21"	23.50'	9.22'
C8	22°28'21"	48.50'	19.02'
C9	0°58'01"	66.00'	1.12'
C10	22°21'57"	66.00'	25.76'
C11	66°40'02"	66.00'	76.79'



SEE SHEET 8

SEE SHEET 10

SEE SHEET 12

**NOTE:**

SEE SHEET 2 FOR INDEX MAP, SURVEYOR'S NOTES, EASEMENT NOTES, ENVIRONMENTAL CONSTRAINT NOTE, AND BASIS OF BEARINGS.  
SEE SHEET 3 FOR BOUNDARY AND FOUND MONUMENT NOTES.  
SEE SHEET 4 FOR EXISTING EASEMENT DETAIL.

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

# TRACT NO. 37002

BEING A SUBDIVISION OF A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

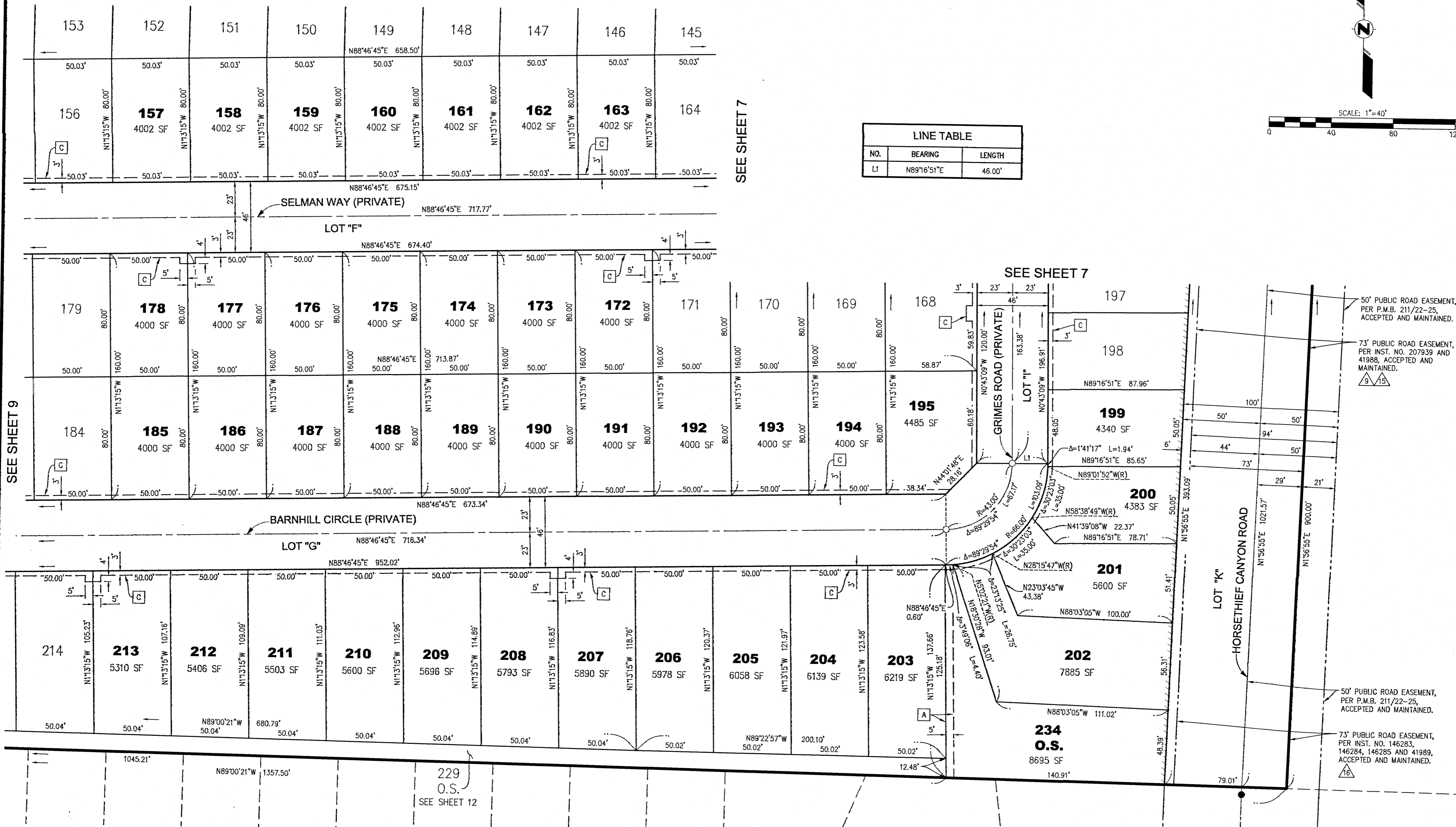
RTM ENGINEERING CONSULTANTS

NOVEMBER, 2022

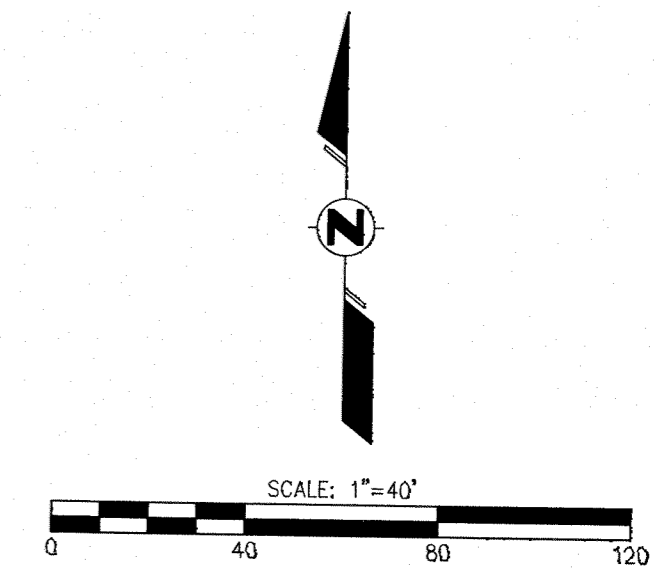
SHEET 10 OF 12 SHEETS

SEE SHEET 8

SEE SHEET 7



LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°16'51"E	46.00'



SEE SHEET 9

SEE SHEET 7

50' PUBLIC ROAD EASEMENT, PER P.M.B. 211/22-25, ACCEPTED AND MAINTAINED.

73' PUBLIC ROAD EASEMENT, PER INST. NO. 207939 AND 41988, ACCEPTED AND MAINTAINED.

50' PUBLIC ROAD EASEMENT, PER P.M.B. 211/22-25, ACCEPTED AND MAINTAINED.

73' PUBLIC ROAD EASEMENT, PER INST. NO. 146283, 146284, 146285 AND 41989, ACCEPTED AND MAINTAINED.

229 O.S. SEE SHEET 12

**NOTE:**

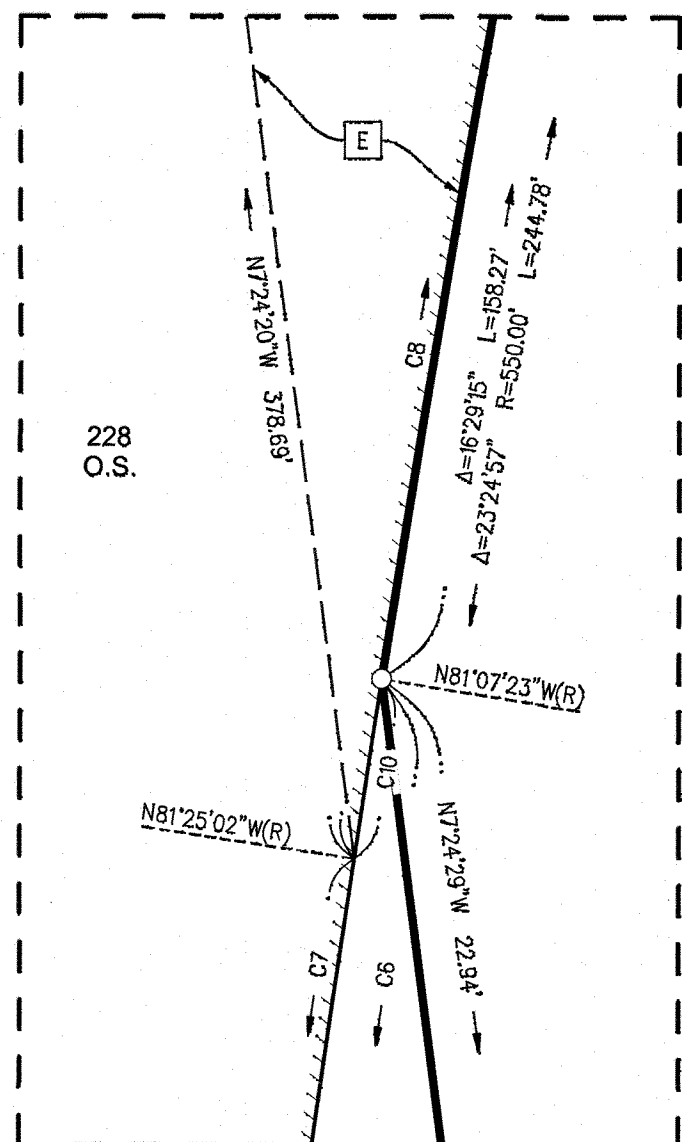
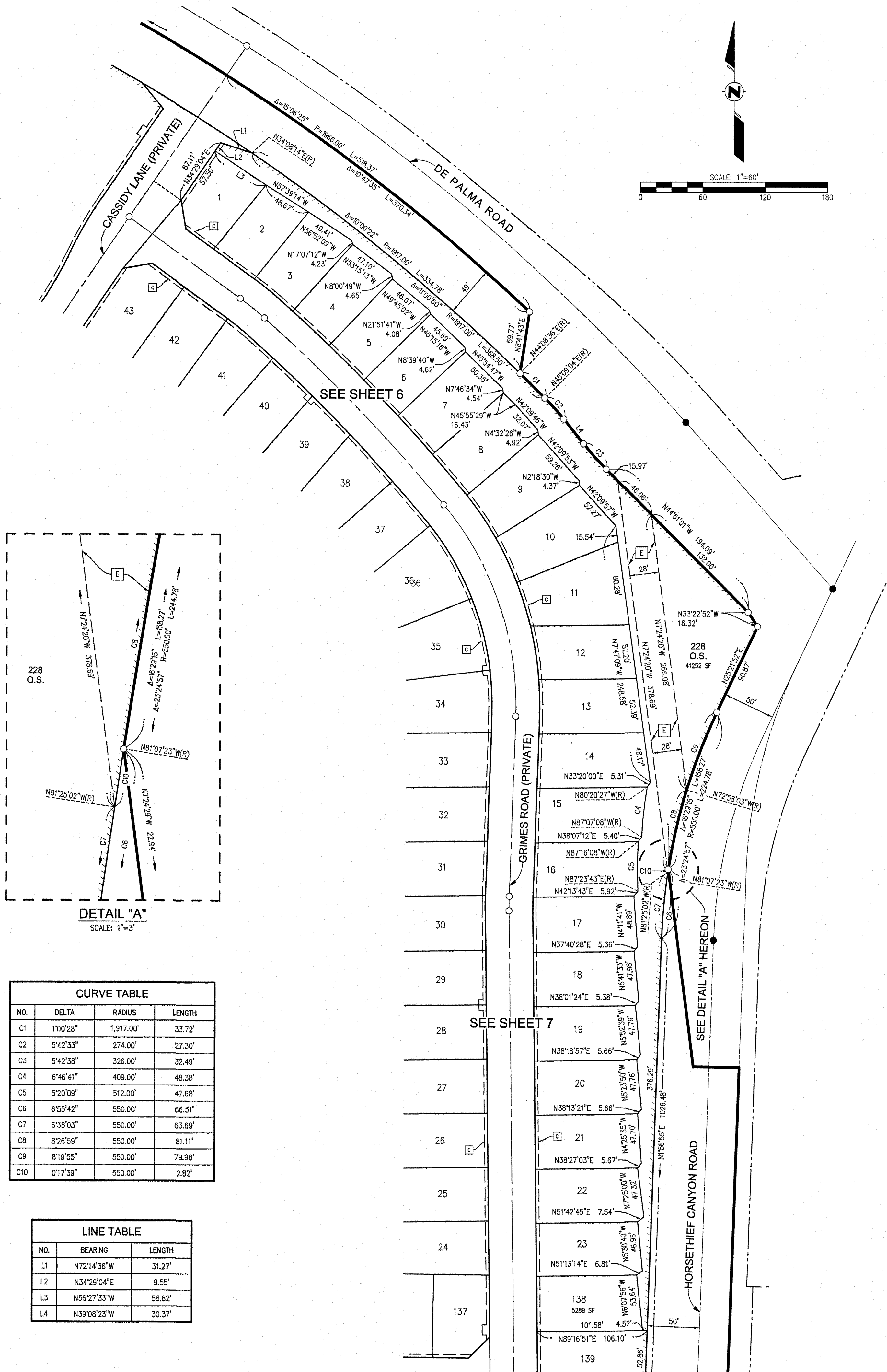
SEE SHEET 2 FOR INDEX MAP, SURVEYOR'S NOTES, EASEMENT NOTES, ENVIRONMENTAL CONSTRAINT NOTE, AND BASIS OF BEARINGS. SEE SHEET 3 FOR BOUNDARY AND FOUND MONUMENT NOTES. SEE SHEET 4 FOR EXISTING EASEMENT DETAIL.

# TRACT NO. 37002

BEING A SUBDIVISION OF A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

RTM ENGINEERING CONSULTANTS

NOVEMBER, 2022



**DETAIL "A"**  
SCALE: 1"=3'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	1°00'28"	1,917.00'	33.72'
C2	5°42'33"	274.00'	27.30'
C3	5°42'38"	326.00'	32.49'
C4	6°46'41"	409.00'	48.38'
C5	5°20'09"	512.00'	47.68'
C6	6°55'42"	550.00'	66.51'
C7	6°38'03"	550.00'	63.69'
C8	8°26'59"	550.00'	81.11'
C9	8°19'55"	550.00'	79.98'
C10	0°17'39"	550.00'	2.82'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N72°14'36"W	31.27'
L2	N34°29'04"E	9.55'
L3	N56°27'33"W	58.82'
L4	N39°08'23"W	30.37'

**NOTE:**

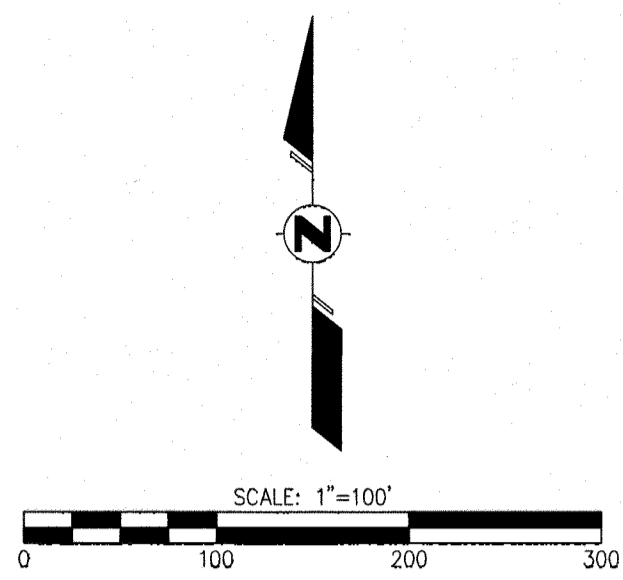
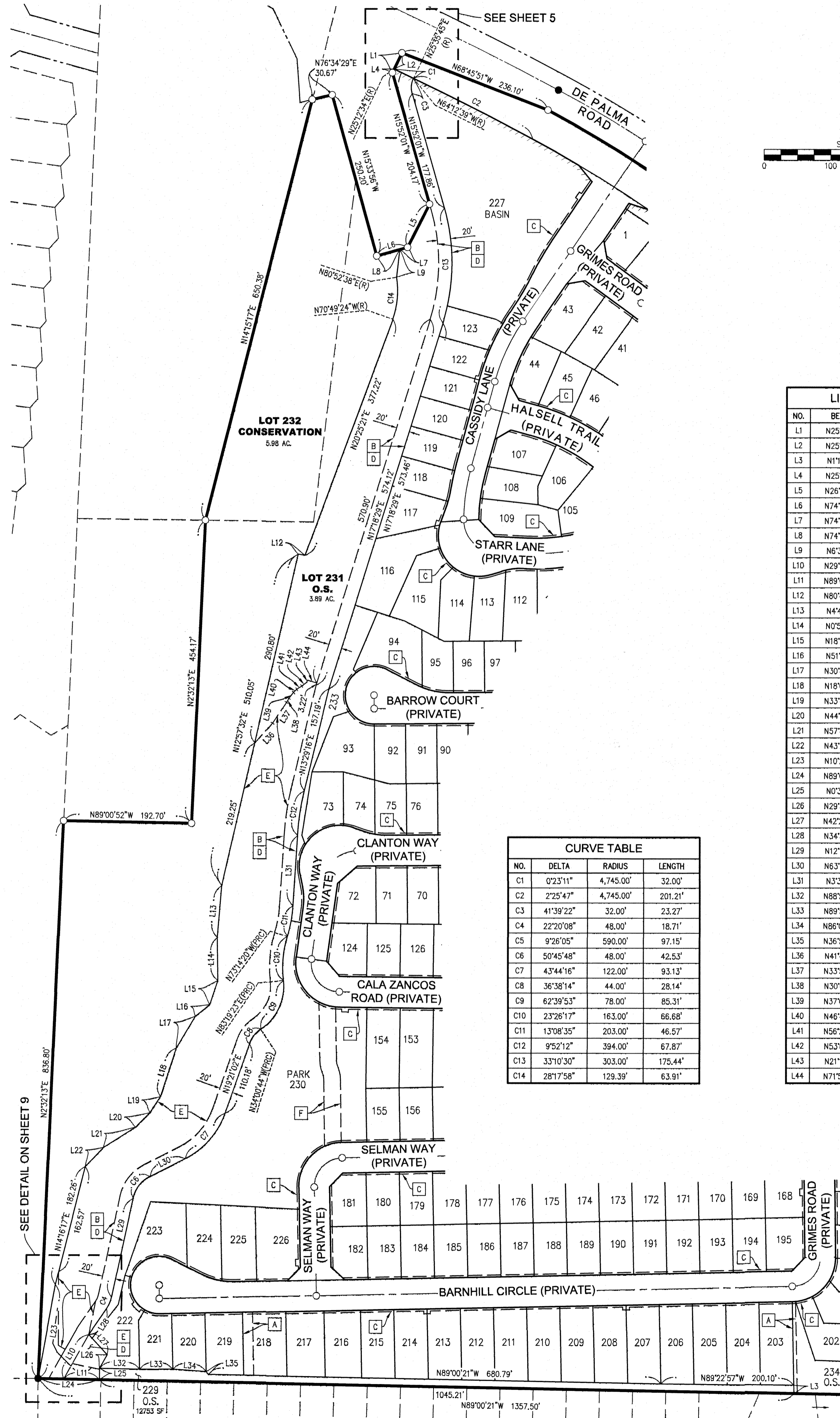
SEE SHEET 2 FOR INDEX MAP, SURVEYOR'S NOTES, EASEMENT NOTES, ENVIRONMENTAL CONSTRAINT NOTE, AND BASIS OF BEARINGS.  
SEE SHEET 3 FOR BOUNDARY AND FOUND MONUMENT NOTES.  
SEE SHEET 4 FOR EXISTING EASEMENT DETAIL.

# TRACT NO. 37002

BEING A SUBDIVISION OF A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

RTM ENGINEERING CONSULTANTS

NOVEMBER, 2022



NO.	BEARING	LENGTH
L1	N25°11'19"E	33.00'
L2	N25°11'19"E	26.85'
L3	N1°13'15"W	12.48'
L4	N25°11'19"E	6.15'
L5	N26°51'49"E	72.76'
L6	N74°26'04"E	48.00'
L7	N74°26'04"E	12.15'
L8	N74°26'04"E	35.85'
L9	N6°34'29"E	41.61'
L10	N29°32'45"E	76.78'
L11	N89°00'21"W	53.92'
L12	N80°41'55"W	10.16'
L13	N4°46'02"E	77.82'
L14	N0°53'02"W	64.85'
L15	N18°26'51"E	37.73'
L16	N51°31'11"E	27.96'
L17	N30°43'05"E	55.51'
L18	N18°05'45"E	76.88'
L19	N33°42'33"E	28.69'
L20	N44°21'44"E	30.60'
L21	N57°44'32"E	57.14'
L22	N43°22'55"E	39.56'
L23	N10°22'45"E	143.53'
L24	N89°00'21"W	92.36'
L25	N0°38'34"E	17.08'
L26	N29°32'45"E	23.35'
L27	N42°27'00"W	41.12'
L28	N34°39'39"E	47.24'
L29	N12°19'30"E	152.05'
L30	N6°30'51"E	59.27'
L31	N3°37'04"E	105.36'
L32	N88°59'01"W	60.51'
L33	N89°55'50"E	50.01'
L34	N86°02'32"W	50.20'
L35	N36°54'19"W	5.37'
L36	N41°44'01"E	40.54'
L37	N33°57'03"E	37.17'
L38	N30°06'10"E	6.96'
L39	N37°06'33"E	11.50'
L40	N46°42'21"E	6.76'
L41	N56°24'48"E	8.88'
L42	N53°04'12"E	9.46'
L43	N21°12'09"E	3.37'
L44	N71°54'29"W	14.44'

NO.	DELTA	RADIUS	LENGTH
C1	0°23'11"	4,745.00'	32.00'
C2	2°25'47"	4,745.00'	201.21'
C3	41°39'22"	32.00'	23.27'
C4	22°20'08"	48.00'	18.71'
C5	9°26'05"	590.00'	97.15'
C6	50°45'48"	48.00'	42.53'
C7	43°44'16"	122.00'	93.13'
C8	36°38'14"	44.00'	28.14'
C9	62°39'53"	78.00'	85.31'
C10	23°26'17"	163.00'	66.68'
C11	13°08'35"	203.00'	46.57'
C12	9°52'12"	394.00'	67.87'
C13	33°10'30"	303.00'	175.44'
C14	28°17'58"	129.39'	63.91'

SEE DETAIL ON SHEET 9

SEE SHEET 5

# ENVIRONMENTAL CONSTRAINT SHEET

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

SHEET 1 OF 1 SHEET

## TRACT NO. 37002

BEING A SUBDIVISION OF A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

RTM ENGINEERING CONSULTANTS

NOVEMBER, 2022

### NOTE

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

### ENVIRONMENTAL CONSTRAINT NOTES

THE REQUIRED WATER SYSTEM, INCLUDING FIRE HYDRANTS, SHALL BE INSTALLED AND ACCEPTED BY THE APPROPRIATE WATER AGENCY PRIOR TO ANY COMBUSTIBLE BUILDING MATERIAL PLACED ON AN INDIVIDUAL LOT.

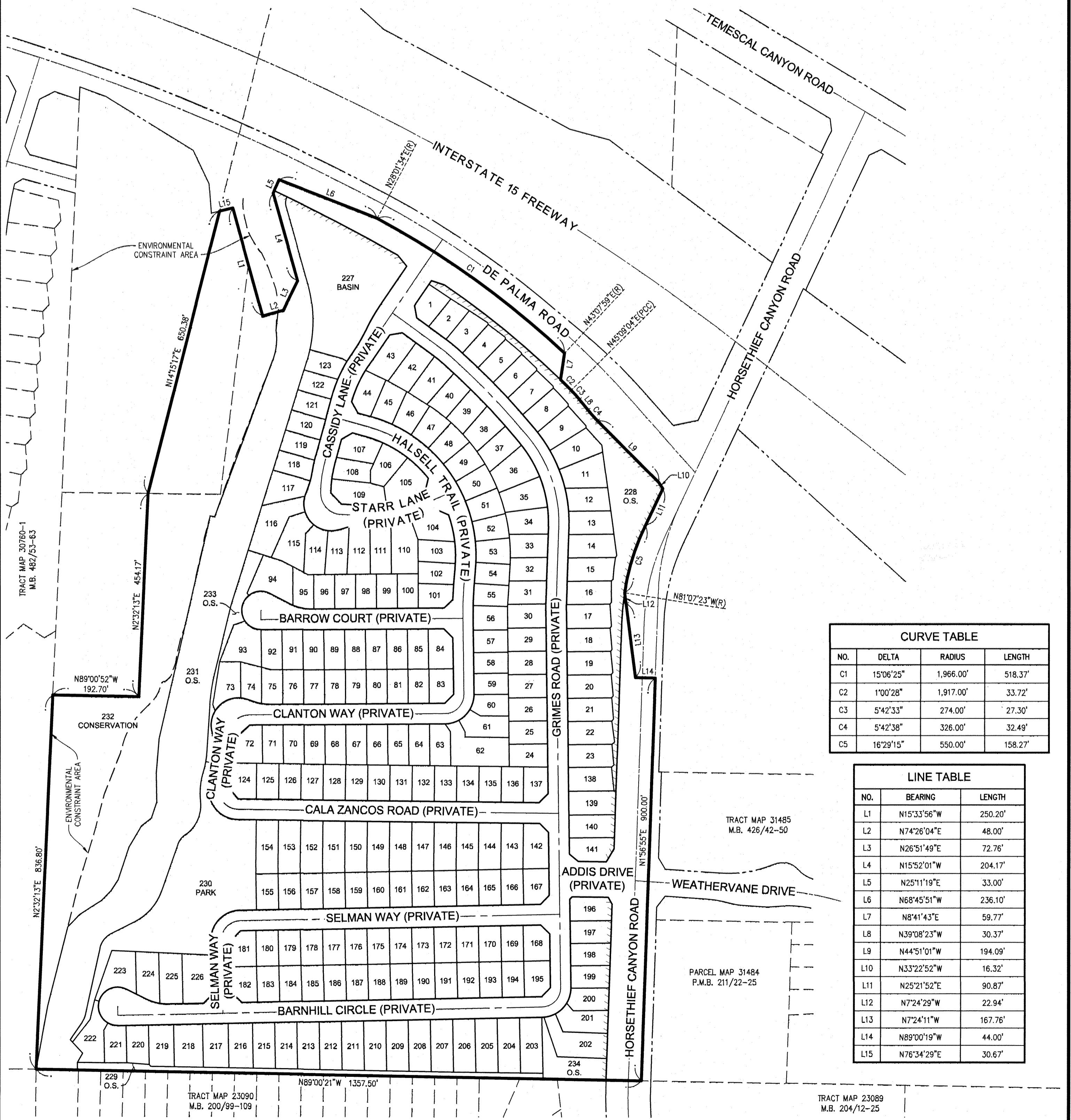
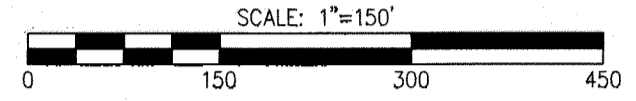
GATE ENTRANCES SHALL BE AT LEAST TWO FEET WIDER THAN THE WIDTH OF THE TRAFFIC LANES SERVING THAT GATE. ANY GATE PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 35 FEET SETBACK FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. WHERE A ONE-WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATE ENTRANCE, A 38 FEET TURNING RADIUS SHALL BE USED.

THE APPLICANT OR DEVELOPER SHALL PROVIDE WRITTEN CERTIFICATION FROM THE APPROPRIATE WATER COMPANY THAT THE REQUIRED FIRE HYDRANTS ARE EITHER EXISTING OR THAT FINANCIAL ARRANGEMENTS HAVE BEEN MADE TO PROVIDE THEM.

GATES SHALL BE MINIMUM 20 FEET IN WIDTH. AUTOMATIC GATE ACCESS SHALL BE EQUIPPED WITH A RAPID ENTRY SYSTEM. PLANS SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION. AUTOMATIC/MANUAL GATE PINS SHALL BE RATED WITH SHEAR PIN FORCE, NOT TO EXCEED 30' POUNDS. AUTOMATIC GATES SHALL BE EQUIPPED WITH EMERGENCY BACKUP POWER. GATES ACTIVATED BY THE RAPID ENTRY SYSTEM SHALL REMAIN OPEN UNTIL CLOSED BY THE RAPID ENTRY SYSTEM.

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

THE WATER SYSTEM PROVIDED FOR THIS LAND DIVISION IS WITHIN THE BOUNDARIES OF AN EXISTING MUNICIPAL WATER PURVEYOR, AND NO NEW WATER MUNICIPAL OR PRIVATE WATER PURVEYOR IS BEING CREATED BY THE RECORDATION OF THIS MAP.

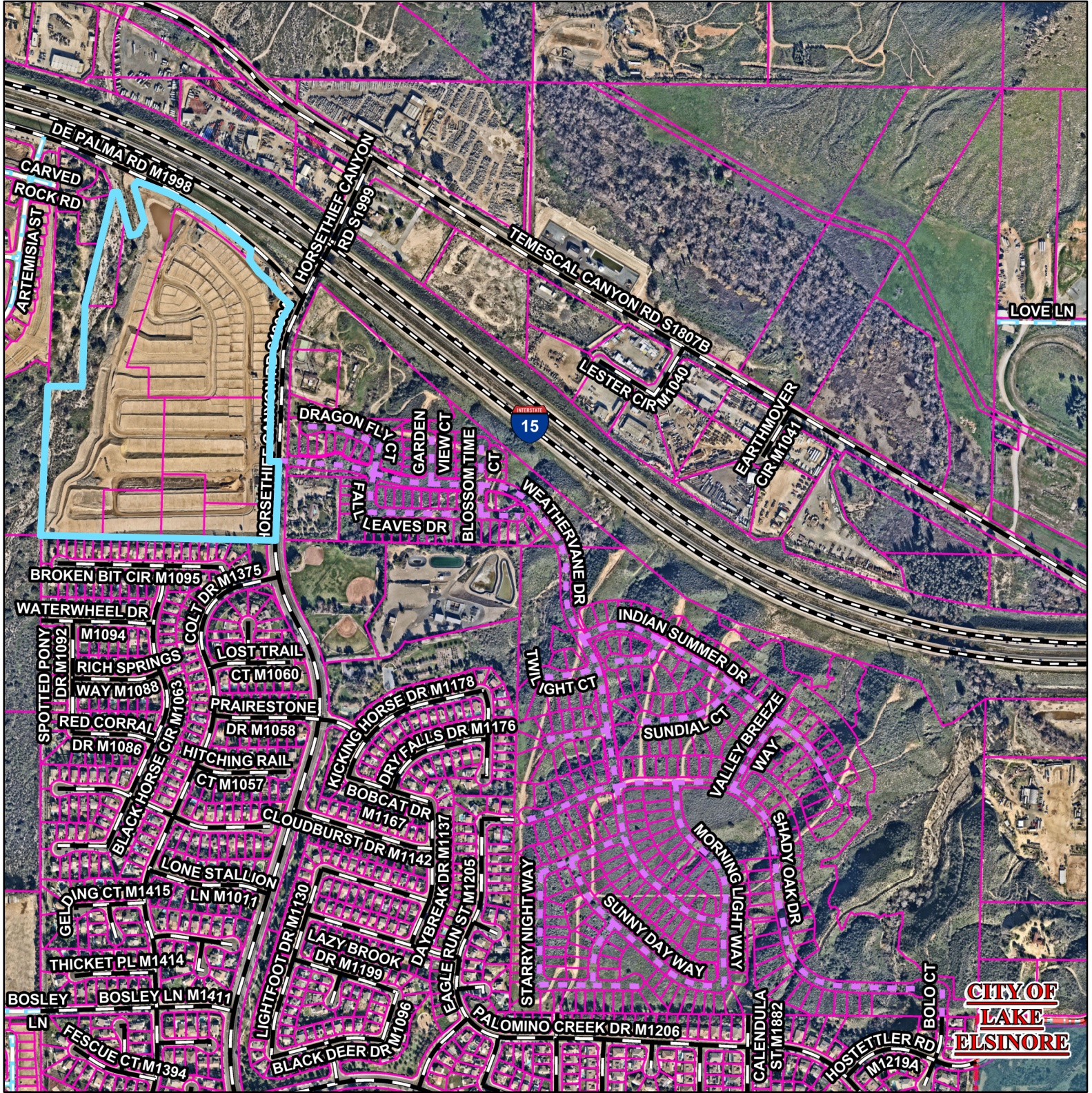


CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	15°06'25"	1,966.00'	518.37'
C2	1°00'28"	1,917.00'	33.72'
C3	5°42'33"	274.00'	27.30'
C4	5°42'38"	326.00'	32.49'
C5	16°29'15"	550.00'	158.27'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N15°33'56"W	250.20'
L2	N74°26'04"E	48.00'
L3	N26°51'49"E	72.76'
L4	N15°52'01"W	204.17'
L5	N25°11'19"E	33.00'
L6	N68°45'51"W	236.10'
L7	N8°41'43"E	59.77'
L8	N39°08'23"W	30.37'
L9	N44°51'01"W	194.09'
L10	N33°22'52"W	16.32'
L11	N25°21'52"E	90.87'
L12	N7°24'29"W	22.94'
L13	N7°24'11"W	167.76'
L14	N89°00'19"W	44.00'
L15	N76°34'29"E	30.67'

TRACT MAP 23090  
M.B. 200/99-109

TRACT MAP 23089  
M.B. 204/12-25



**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 37002**  
 Section 17, T5S. R.5W.



NOT TO SCALE

**Supervisory District: 2**