

PARCEL MAP NO. 37819

BEING A SUBDIVISION OF A PORTION OF GOVERNMENT LOT 2 OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN. DESCRIBED AS PARCEL "A" OF LOT LINE ADJUSTMENT NO. 180031, RECORDED JANUARY 31, 2019 AS INSTRUMENT NO. 2019-0034727 AND GRANT DEED RECORDED MARCH 19, 2019 AS DOCUMENT NO. 2019-0090719 BOTH OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, RECORDS OF SAID COUNTY.

CASC ENGINEERING

MARCH 2020

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOTS "A", "B" AND "C" INCLUSIVE. THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

AS A CONDITION OF DEDICATION OF LOTS "A" AND "B", WINCHESTER ROAD, THE OWNERS OF PARCELS 1 AND 2, ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED.

WE HEREBY RETAIN THE ACCESS EASEMENT LYING WITHIN A PORTION OF PARCEL 1 FOR THE BENEFIT OF PARCEL 2 AS SHOWN HEREON.

PIERER IMMOREAL NORTH AMERICA LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

NAME: JOHN HINZ  
TITLE: PRESIDENT

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

NOTARY ACKNOWLEDGMENT:

STATE OF \_\_\_\_\_)SS.  
COUNTY OF \_\_\_\_\_)

ON \_\_\_\_\_, 20\_\_\_\_ BEFORE ME, \_\_\_\_\_

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

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF \_\_\_\_\_ THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE \_\_\_\_\_ (SEAL)

MY COMMISSION EXPIRES \_\_\_\_\_


MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_COUNTY

MY COMMISSION NUMBER \_\_\_\_\_

EXPIRES \_\_\_\_\_

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 KTM MOTOR SPORTS, ON MARCH 06, 2020. 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 PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE PARCEL MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

  
RICHARD S FURLONG, P.L.S. 8422  
1-08-2021  
DATE



COUNTY SURVEYOR'S STATEMENT:

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF PARCEL MAP 37819 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON DATE JULY 14, 2020, THE EXPIRATION DATE BEING DATE JULY 14, 2023, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: \_\_\_\_\_, 2020.

DAVID L. MCMILLAN, COUNTY SURVEYOR  
L.S. 8488 EXPIRES 12/31/2020

COUNTY APPROVAL AND ACCEPTANCE STATEMENT:

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, HEREBY APPROVES THE PARCEL MAP AND ACCEPTS THE OFFER OF DEDICATION MADE HEREON OF LOTS "A" THROUGH "C", PURSUANT TO THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS AND ACCEPTS THE OFFER OF DEDICATION OF ABUTTERS RIGHT OF ACCESS ALONG STATE HIGHWAY NO. 79, AND LOTS "A" AND "B" , FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES AND AS PART OF THE STATE HIGHWAY MAINTAINED ROAD SYSTEM.

DATED: \_\_\_\_\_, 2020.

DAVID L. MCMILLAN, COUNTY SURVEYOR  
L.S. 8488 EXPIRES 12/31/2020

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 \$\_\_\_\_\_.

DATED: \_\_\_\_\_, 2020.

MATT JENNINGS, COUNTY TAX COLLECTOR

BY: \_\_\_\_\_ DEPUTY

TAX BOND CERTIFICATE:

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

DATED: \_\_\_\_\_, 2020

CASH OR SURETY BOND

MATT JENNINGS,  
COUNTY TAX COLLECTOR

DATED: \_\_\_\_\_ DEPUTY

CLERK OF THE BOARD SUPERVISOR'S STATEMENT:

ON THIS \_\_\_\_\_DAY OF \_\_\_\_\_, 2021, I RECEIVED PARCEL MAP 37819. I HEREBY STATE THAT ALL REQUIRED CERTIFICATES AND DOCUMENTS HAVE BEEN FILED. I DO HEREBY SUBMIT THIS PARCEL MAP TO THE OFFICE OF THE COUNTY RECORDER.

DATED: \_\_\_\_\_, 2021

KECIA HARPER-IHEM, CLERK OF THE BOARD OF SUPERVISOR'S

FOR FINANCE AND CONVEYANCE PURPOSES ONLY. A FUTURE SUBDIVISION MAP OR LAND USE ENTITLEMENT OR PERMIT IS NECESSARY TO DEVELOP THIS PROPERTY. THIS MAP DOES NOT REMOVE ANY CONDITIONS OF APPROVAL FOR SEPARATE LAND USE ENTITLEMENTS OR TENTATIVE MAPS OR USE PERMITS APPROVED FOR THIS LAND.

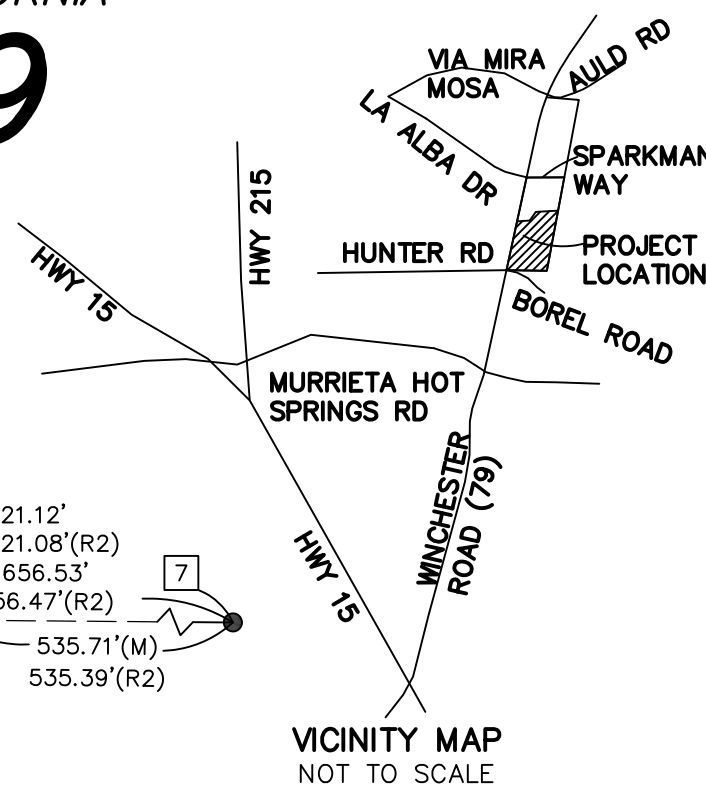
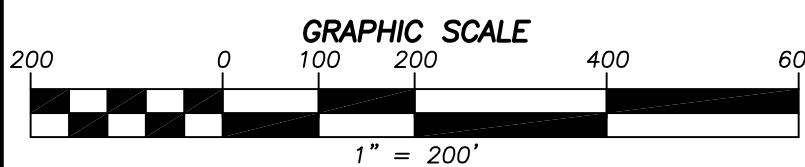
I.P. # XXXXXXXX

SEC. 7, T7S, R2W.

SCHEDULE "J"

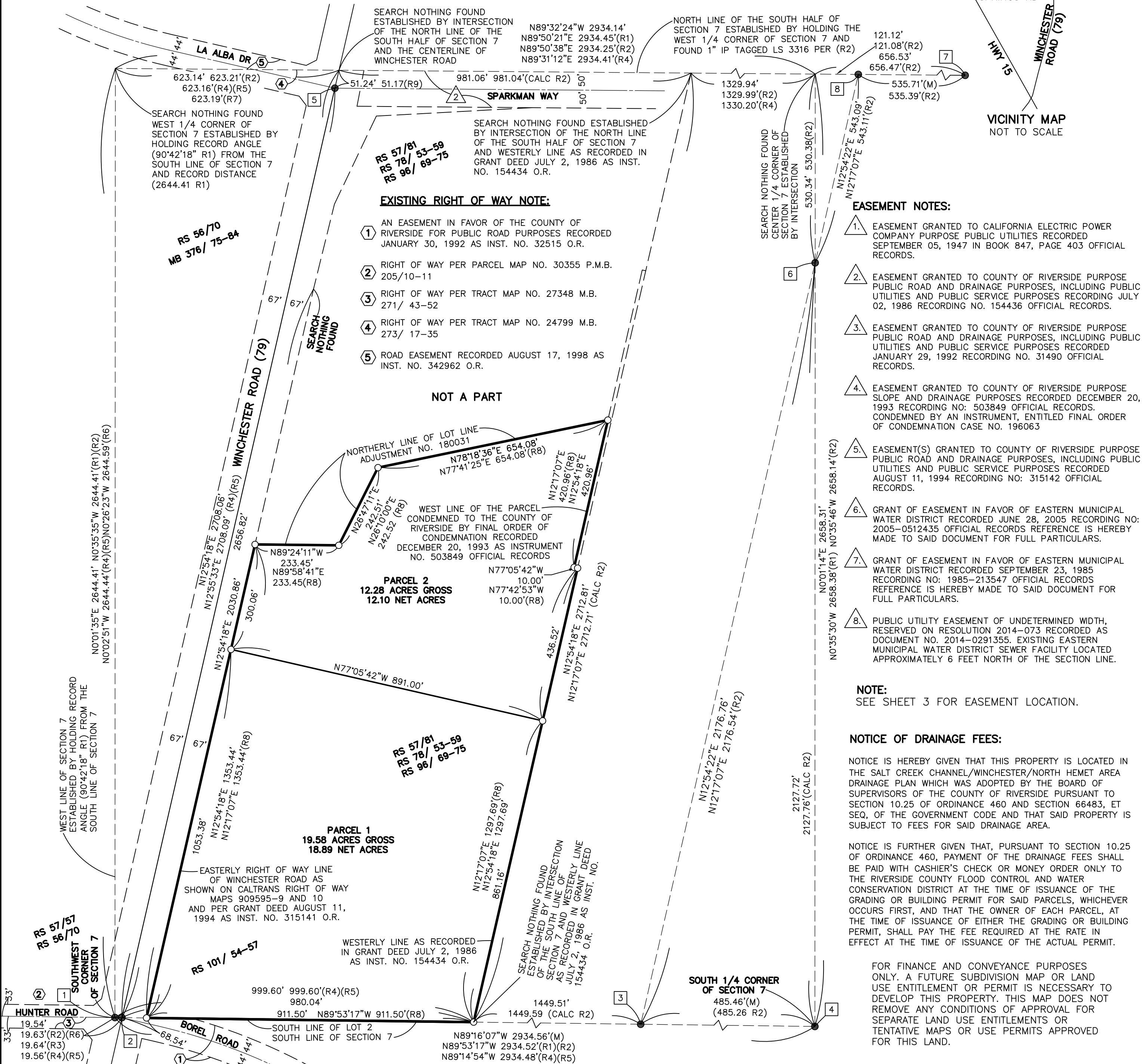
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CASC ENGINEERING

MARCH 2020

**EASEMENT NOTES:**

1. EASEMENT GRANTED TO CALIFORNIA ELECTRIC POWER COMPANY PURPOSE PUBLIC UTILITIES RECORDED SEPTEMBER 05, 1947 IN BOOK 847, PAGE 403 OFFICIAL RECORDS.
2. EASEMENT GRANTED TO COUNTY OF RIVERSIDE PURPOSE PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITIES AND PUBLIC SERVICE PURPOSES RECORDED JULY 02, 1986 RECORDING NO. 154436 OFFICIAL RECORDS.
3. EASEMENT GRANTED TO COUNTY OF RIVERSIDE PURPOSE PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITIES AND PUBLIC SERVICE PURPOSES RECORDED JANUARY 29, 1992 RECORDING NO. 31490 OFFICIAL RECORDS.
4. EASEMENT GRANTED TO COUNTY OF RIVERSIDE PURPOSE SLOPE AND DRAINAGE PURPOSES RECORDED DECEMBER 20, 1993 RECORDING NO: 503849 OFFICIAL RECORDS. CONDEMNED BY AN INSTRUMENT, ENTITLED FINAL ORDER OF CONDEMNATION CASE NO. 196063
5. EASEMENT(S) GRANTED TO COUNTY OF RIVERSIDE PURPOSE PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITIES AND PUBLIC SERVICE PURPOSES RECORDED AUGUST 11, 1994 RECORDING NO: 315142 OFFICIAL RECORDS.
6. GRANT OF EASEMENT IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT RECORDED JUNE 28, 2005 RECORDING NO: 2005-0512435 OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
7. GRANT OF EASEMENT IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT RECORDED SEPTEMBER 23, 1985 RECORDING NO: 1985-213547 OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
8. PUBLIC UTILITY EASEMENT OF UNDETERMINED WIDTH, RESERVED ON RESOLUTION 2014-073 RECORDED AS DOCUMENT NO. 2014-0291355. EXISTING EASTERN MUNICIPAL WATER DISTRICT SEWER FACILITY LOCATED APPROXIMATELY 6 FEET NORTH OF THE SECTION LINE.

**NOTE:**

SEE SHEET 3 FOR EASEMENT LOCATION.

**NOTICE OF DRAINAGE FEES:**

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE SALT CREEK CHANNEL/WINCHESTER/NORTH HEMET AREA DRAINAGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION 10.25 OF ORDINANCE 460 AND SECTION 66483, ET SEQ. OF THE GOVERNMENT CODE AND THAT SAID PROPERTY IS SUBJECT TO FEES FOR SAID DRAINAGE AREA.

NOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE 460, PAYMENT OF THE DRAINAGE FEES SHALL BE PAID WITH CASHIER'S CHECK OR MONEY ORDER ONLY TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AT THE TIME OF ISSUANCE OF THE GRADING OR BUILDING PERMIT FOR SAID PARCELS, WHICHEVER OCCURS FIRST, AND THAT THE OWNER OF EACH PARCEL, AT THE TIME OF ISSUANCE OF EITHER THE GRADING OR BUILDING PERMIT, SHALL PAY THE FEE REQUIRED AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT.

FOR FINANCE AND CONVEYANCE PURPOSES ONLY, A FUTURE SUBDIVISION MAP OR LAND USE ENTITLEMENT OR PERMIT IS NECESSARY TO DEVELOP THIS PROPERTY. THIS MAP DOES NOT REMOVE ANY CONDITIONS OF APPROVAL FOR SEPARATE LAND USE ENTITLEMENTS OR TENTATIVE MAPS OR USE PERMITS APPROVED FOR THIS LAND.

**SURVEYOR'S NOTES:**

THIS PARCEL MAP CONTAINS 31.86 ACRES (GROSS) THIS PARCEL MAP HAS 2 PARCELS.  
(R1) - INDICATES RECORD DATA PER R.S. 57/81.  
(R2) - INDICATES RECORD DATA PER R.S. 78/53-59.  
(R3) - INDICATES RECORD DATA PER R.S. 57/57.  
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(R7) - INDICATES RECORD DATA PER M.B. 376/75-84.  
(R8) - INDICATES RECORD DATA PER DOCUMENT NO. 2019-0034727 O.R.  
(R9) - INDICATES RECORD DATA PER M.B. 367/74-76.

○ INDICATES SET 1" I.P. WITH TAG STAMPED "L.S. 8422". FLUSH UNLESS OTHERWISE NOTED.

ALL MONUMENTS SHOWN AS, "SET", SHALL BE SET IN ACCORDANCE WITH THE MONUMENTATION AGREEMENT FOR THIS MAP.

ALL MONUMENTS ARE SET AND TAGGED IN ACCORDANCE WITH THE RIVERSIDE COUNTY ORDINANCE NO. 461.10.

● INDICATES FOUND MONUMENT AS NOTED.

1. FOUND 1.5" BRASS CAP LS 6359 FLUSH PER MB 273/17-35 ACCEPTED AS THE SECTION CORNER OF 7, 12, 13, 18.
2. FOUND 1.5" BRASS CAP LS 6359 FLUSH PER MB 273/17-35 ACCEPTED AS THE INTERSECTION OF HUNTER ROAD AND WINCHESTER ROAD.
3. FOUND 1" I.P. WITH PLASTIC PLUG "RIV. CO. SURV" IN LIEU OF 2" IP 3968 PER RS 78/53-59 ACCEPTED AS THE SOUTH A POINT ON THE SOUTH LINE SECTION 7.
4. FOUND 2" BRASS DISK T7S, R2W S7/S18 LS 4454 PER RS 78/53-59 ACCEPTED AS THE SOUTH 1/4 CORNER.
5. FOUND 3.5" BRASS DISK LS 7083 DN. 0.65' IN WELL MONUMENT PER MB 367/74-76 ACCEPTED AS THE CENTERLINE INTERSECTION OF LA ALBA DRIVE AND WINCHESTER ROAD.
6. FOUND 2" BRASS DISK LS 3968 PER RS 78/53-59 ACCEPTED AS A POINT ON THE EAST LINE OF SOUTHWEST QUARTER OF SECTION 7.
7. FOUND 1" I.P. TAGGED LS 3316 PER RS 78/53-59 ACCEPTED AS A POINT ON THE NORTH LINE OF THE SOUTH HALF SECTION 7.
8. FOUND 2" BRASS DISK LS 3968 PER RS 78/53-59 ACCEPTED AS A POINT ON THE NORTH LINE OF THE SOUTH HALF SECTION 7.

(M) - INDICATES MEASURED DATA.

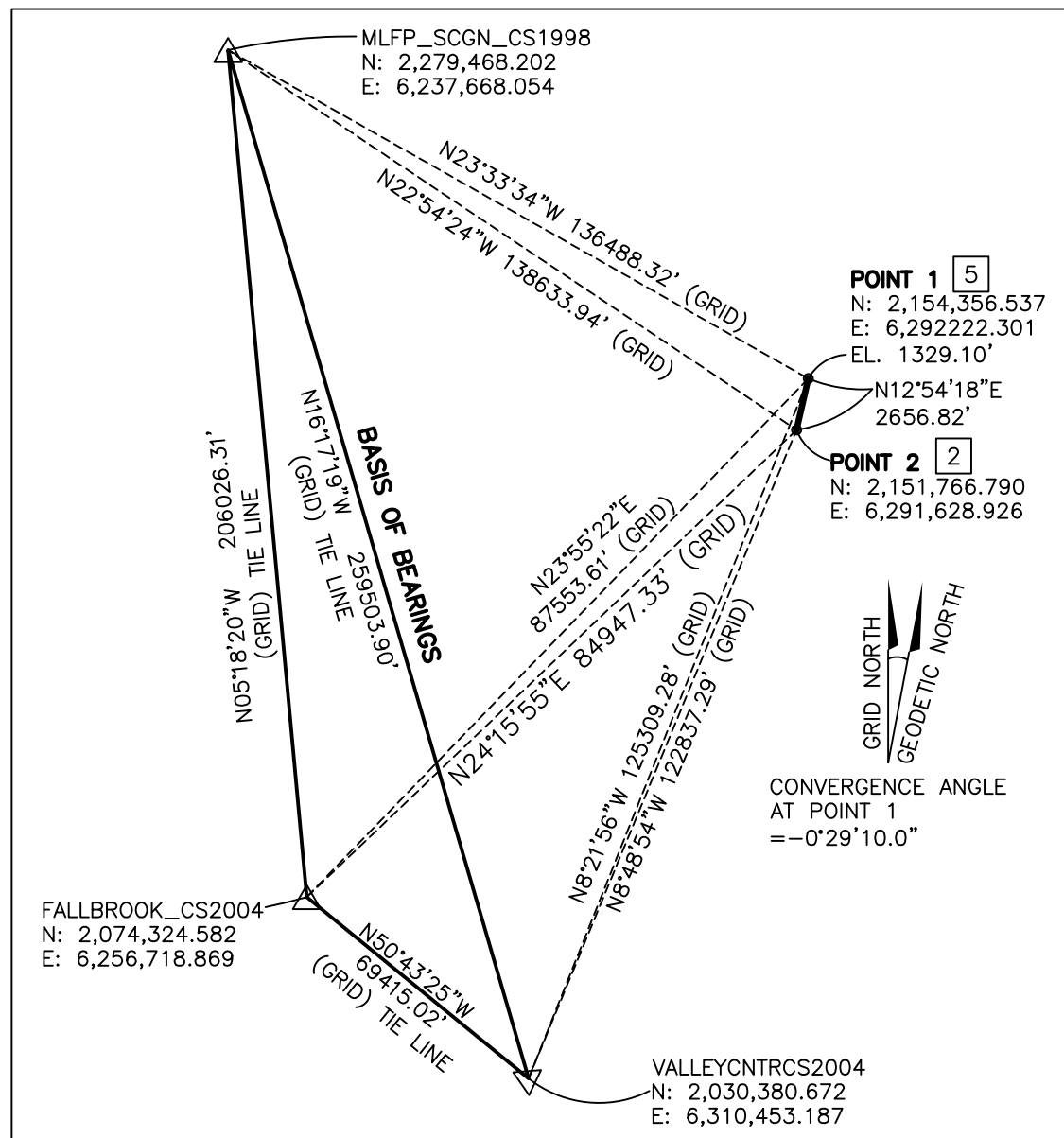
////// INDICATES RESTRICTED ACCESS.

**BASIS OF BEARINGS**

THE BASIS OF BEARING FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "MLFP\_SCGN\_CS1998", "FALLBROOK\_SC2004" AND "VALLEYCNTRSC2004" NAD(NSRS2011) EPOCH 2010.00 AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS AND DEEDS ARE AS SHOWN PER THAT RECORDED REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCE, MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY THE COMBINATION FACTOR OF 0.999904557. CALCULATIONS ARE MADE AT POINT 1 WITH N: 2,154,356.68, E: 6,292,222.33, USING ELEVATION 1329.10'

**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 \_\_\_\_\_. THIS AFFECTS ALL PARCELS.

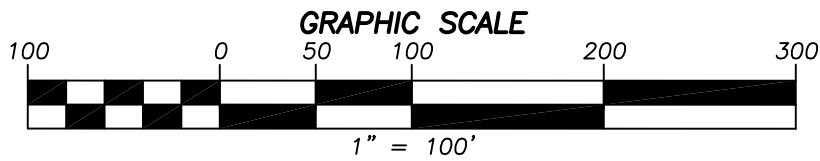


# PARCEL MAP NO. 37819

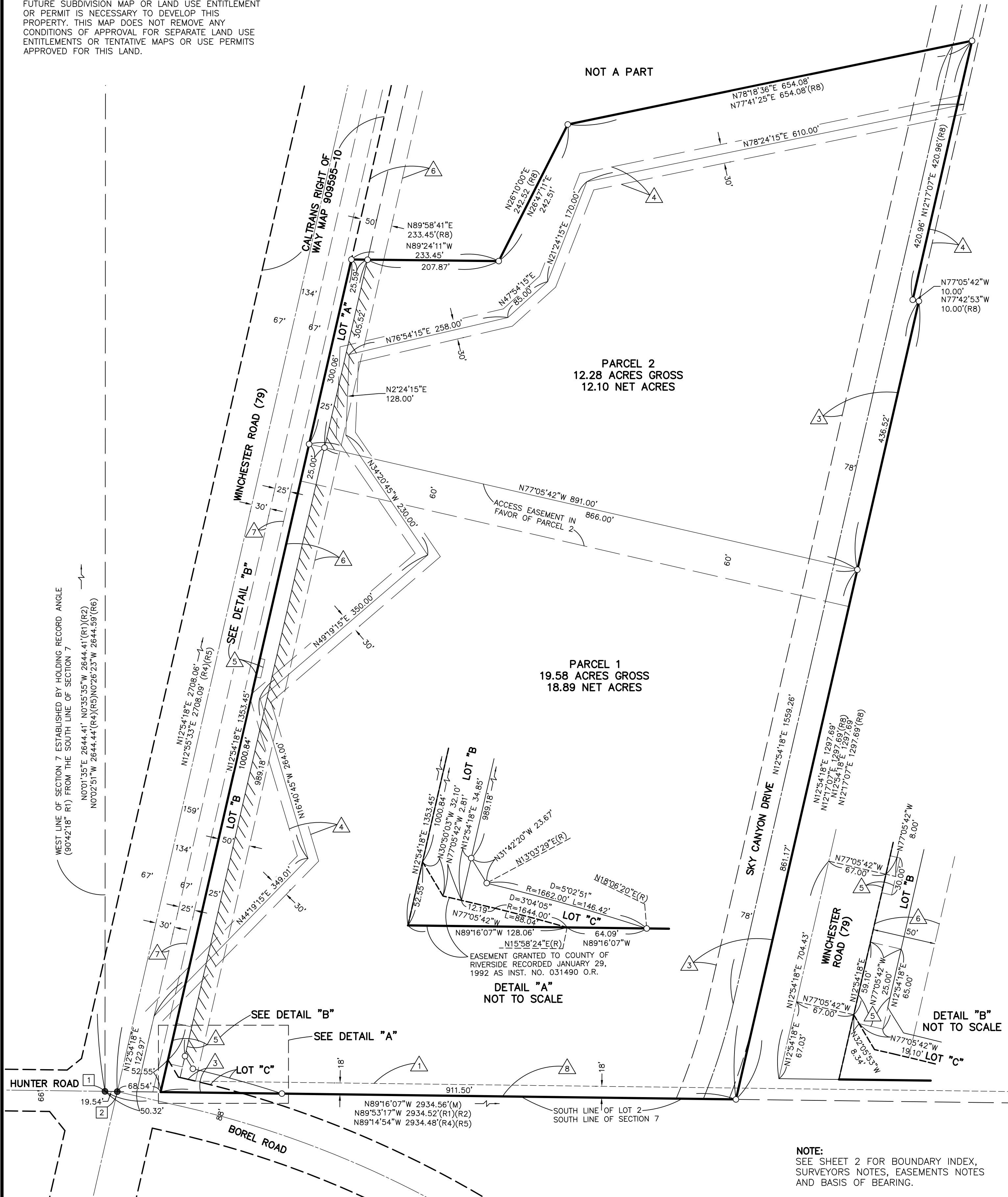
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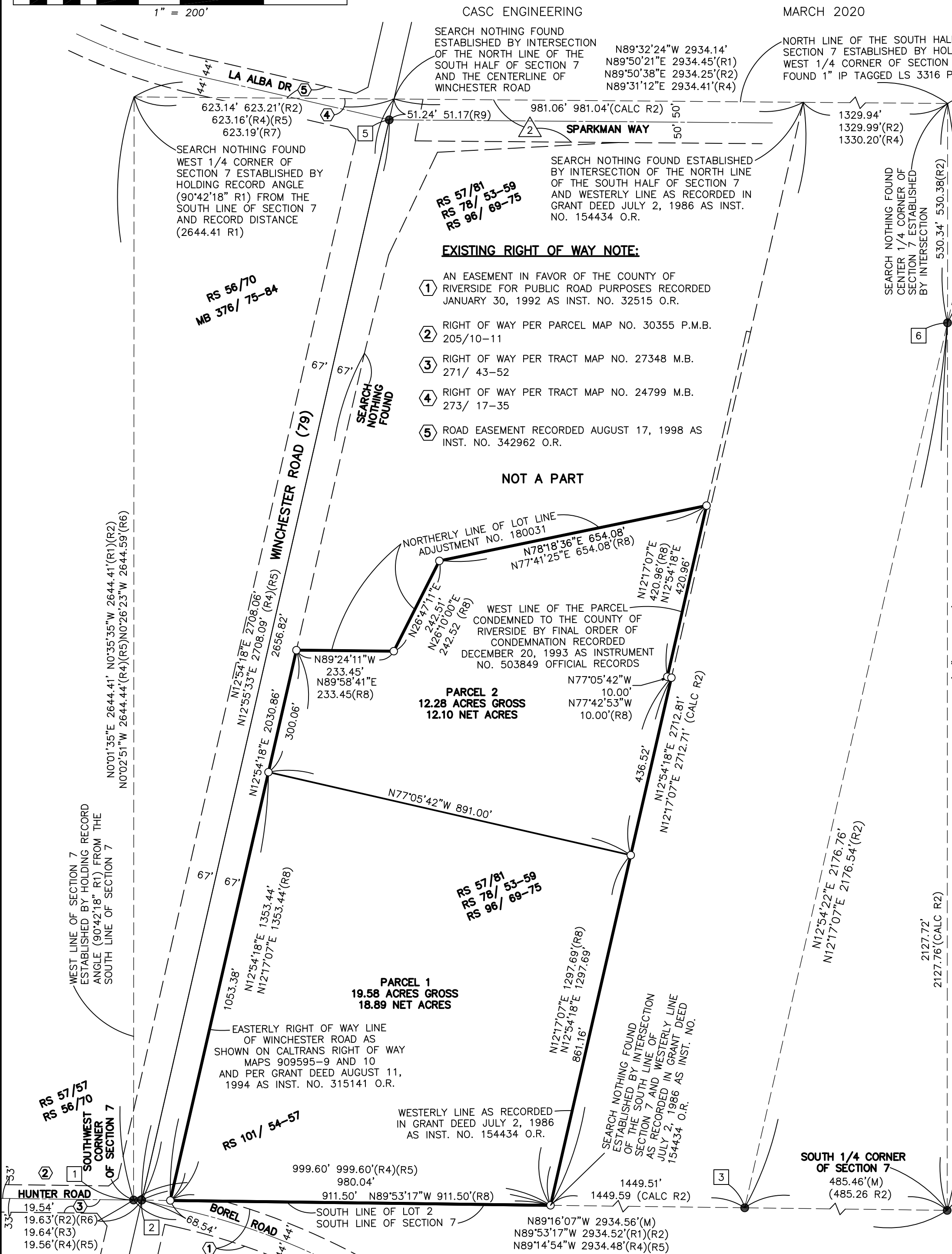
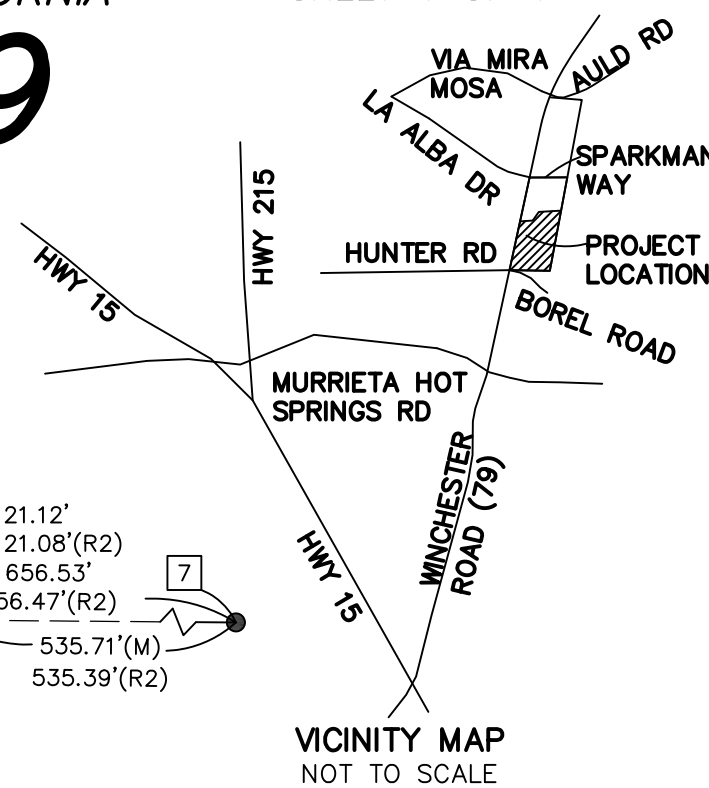
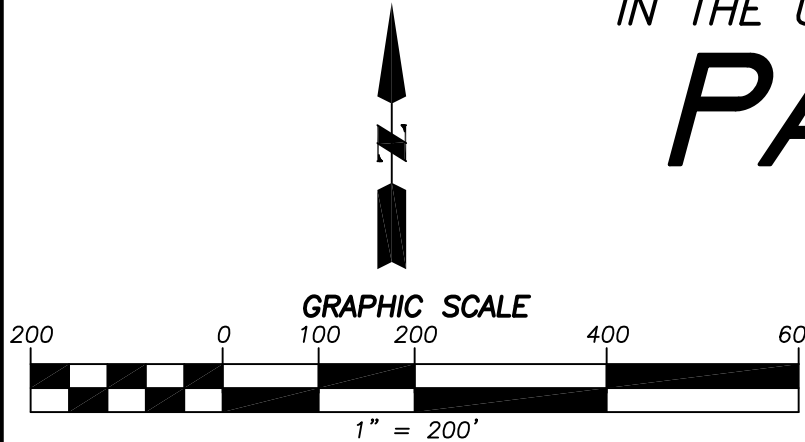
# ENVIRONMENTAL CONSTRAINTS SHEET

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

## PARCEL MAP NO. 37819

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SHEET 1 OF 1



### EASEMENT NOTES:

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### ECS NOTE:

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

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### BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "MLFP\_SCGN\_SC1998", "FALLBROOK\_SC2004" AND "VALLEYCNTRSC2004" NAD(NSRS2011) EPOCH 2010.00 AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS AND DEEDS ARE AS SHOWN PER THAT RECORDED REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCE, MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY THE COMBINATION FACTOR OF 0.999904557. CALCULATIONS ARE MADE AT POINT 1 WITH N: 2,154,356.68, E: 6,292,222.33, USING ELEVATION 1329.10'

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● INDICATES FOUND MONUMENT AS NOTED.

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- 2 FOUND 1.5" BRASS CAP LS 6359 FLUSH PER MB 273/17-35 ACCEPTED AS THE INTERSECTION OF HUNTER ROAD AND WINCHESTER ROAD.
- 3 FOUND 1" I.P. WITH PLASTIC PLUG "RIV. CO. SURV" IN LIEU OF 2" IP 3968 PER RS 78/53-59 ACCEPTED AS THE SOUTH A POINT ON THE SOUTH LINE SECTION 7.
- 4 FOUND 2" BRASS DISK T7S, R2W S7/S18 LS 4454 PER RS 78/53-59 ACCEPTED AS THE SOUTH 1/4 CORNER.
- 5 FOUND 3.5" BRASS DISK LS 7083 DN. 0.65' IN WELL MONUMENT PER MB 367/ 74-76 ACCEPTED AS THE CENTERLINE INTERSECTION OF LA ALBA DRIVE AND WINCHESTER ROAD.
- 6 FOUND 2" BRASS DISK LS 3968 PER RS 78/53-59 ACCEPTED AS A POINT ON THE EAST LINE OF SOUTHWEST QUARTER OF SECTION 7.
- 7 FOUND 1" I.P. TAGGED LS 3316 PER RS 78/53-59 ACCEPTED AS A POINT ON THE NORTH LINE OF THE SOUTH HALF SECTION 7.
- 8 FOUND 2" BRASS DISK LS 3968 PER RS 78/53-59 ACCEPTED AS A POINT ON THE NORTH LINE OF THE SOUTH HALF SECTION 7.

(M) - INDICATES MEASURED DATA.

////// INDICATES RESTRICTED ACCESS.

