

Recorded at request of, and return to:
Riverside County Flood Control
and Water Conservation District
1995 Market Street
Riverside, California 92501

NO FEE (GOV. CODE 6103)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Santa Gertrudis Valley -
Harveston Storm Drain, Stage 2
Project No. 7-0-00062
Tract No. 38121 (PM 19677)
Portions of APN 916-400-053, 910-271-003
910-271-004 and 910-271-009

The undersigned grantor(s) declare(s)
DDT: - 0 - THE CONVEYANCE IS TO A GOVERNMENTAL
ENTITY OR POLITICAL SUBDIVISION R&T 11922

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **CITY OF TEMECULA, a municipal corporation** does hereby remise, release and forever quitclaim to **RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, a body corporate and politic**, all right, title and interest in and to those certain Drainage Easements for construction and maintenance of drainage facilities dedicated to the public pursuant to Parcel Map 19677, which was recorded on May 9, 1986 at Pages 85-86 of Book 135 as Instrument No. 107843 of Official Records of the County of Riverside and accepted by the City pursuant to Resolution No. 2024_____. Said Drainage Easements are situated in the City of Temecula, County of Riverside, State of California, and are described more particularly as follows:

See legal description attached hereto as Exhibit "A" and depicted on Exhibit "B", and made part hereof, to be referenced hereafter as **RCFC Parcel No. 7062-501A** for described Strip# 1 and **RCFC Parcel No. 7062-501B** for described Strip# 2.

CITY OF TEMECULA,
a municipal corporation:

Date: _____

By: _____
AARON ADAMS, City Manager

ATTEST:

Randi Johl
Clerk to the City of Temecula

By: _____
City Clerk

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Quitclaim Deed, dated _____ from the **CITY OF TEMECULA** ("Grantor") to **RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT**("Grantee"), a **body corporate and politic**, is hereby accepted by the undersigned officer on behalf of the Board of Supervisors of the Riverside County Flood Control and Water Conservation District pursuant to authority conferred by Resolution No. 474 of the Board of Supervisors of said District adopted on May 12, 1961, and the Grantee consents to the recordation thereof by its duly authorized officer.

**RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT**

Date: _____

By: _____
JASON E. UHLEY
General Manager-Chief Engineer

Project: Santa Gertrudis Valley -
Harveston Storm Drain, Stage 2
Project No. 7-0-00062
Tract No. 38121
Portions of APN 916-400-053, 910-271-003
910-271-004, and 910-271-009
RCFC Parcel Nos. 7062-501A & 7062-501B

**EXHIBIT A
LEGAL DESCRIPTION**

TWO (2) STRIPS OF LAND, EACH 30 FEET IN WIDTH, LYING WITHIN THAT CERTAIN PUBLIC DRAINAGE EASEMENT (30.00 FEET WIDE) AS SHOWN BY PARCEL MAP 19677, IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ON FILE IN BOOK 135, PAGES 85 THROUGH 86, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND LYING WITHIN A PORTION OF PARCEL 17 OF PARCEL MAP 36336, ON FILE IN BOOK 239, PAGES 33 THROUGH 39, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND LYING WITHIN PORTIONS OF PARCELS 1 THROUGH 3, INCLUSIVE, OF PARCEL MAP 27239, ON FILE IN BOOK 183, PAGES 79 THROUGH 80, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THE CENTERLINES OF SAID STRIPS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STRIP# 1

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL 17 OF PARCEL MAP 36336, ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL 1 OF PARCEL MAP 27239;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 17 OF PARCEL MAP 36336 AND ALONG THE NORTHERLY LINE OF SAID PARCEL 1 OF PARCEL MAP 27239, NORTH 83°48'44" WEST, A DISTANCE OF 87.82 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING HEREINAFTER REFERRED TO AS **POINT "A"**;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 17 OF PARCEL MAP 36336 AND ALONG THE NORTHWESTERLY LINE OF SAID PARCELS 1 AND 2 OF PARCEL MAP 27239, SOUTH 63°31'46" WEST, A DISTANCE OF 680.29 FEET, TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 180.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 153.41 FEET, THROUGH A CENTRAL ANGLE OF 48°50'00" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 180.00 FEET, A LINE RADIAL TO SAID BEGINNING OF CURVE BEARS SOUTH 75°18'14" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 111.32 FEET, THROUGH A CENTRAL ANGLE OF 35°25'58";

THENCE LEAVING SAID CURVE ON A NON-TANGENT BEARING, SOUTH 55°38'18" WEST, A DISTANCE OF 20.87 FEET, MORE OR LESS, TO A **POINT OF TERMINUS** IN THE NORTHEASTERLY LINE OF THAT CERTAIN PROPERTY GRANTED TO THE CITY OF TEMECULA BY GRANT DEED RECORDED MAY 05, 2022, AS DOCUMENT NO. 2022-0225949, OFFICIAL RECORDS OF SAID COUNTY, SAID LINE ALSO BEING LINE "A" AS DESCRIBED THEREIN.

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED AS TO TERMINATE IN SAID LINE "A".

THE ABOVE DESCRIBED STRIP OF LAND CONTAINS 28,977 SQUARE FEET, MORE OR LESS.

STRIP #2

BEGINNING AT THE AFOREMENTIONED **POINT "A"**;

THENCE ALONG THE NORTHEASTERLY PROLONGATION OF SAID SOUTHEASTERLY LINE OF PARCEL 17 OF PARCEL MAP 36336 AND ALONG THE NORTHEASTERLY PROLONGATION OF SAID NORTHWESTERLY LINE OF PARCEL 1 OF PARCEL MAP 27239, NORTH 63°31'46" EAST, A DISTANCE OF 19.29 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 300.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 8.33 FEET, THROUGH A CENTRAL ANGLE OF 01°35'25" TO THE **POINT OF TERMINUS** IN A LINE THAT IS PARALLEL WITH AND DISTANT 15.00 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID SOUTHERLY LINE OF PARCEL 17 OF PARCEL MAP 36336 AND SAID NORTHERLY LINE OF PARCEL 1 OF PARCEL MAP 27239;

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED AS TO TERMINATE IN SAID PARALLEL LINE.

THE ABOVE DESCRIBED STRIP OF LAND CONTAINS 818 SQUARE FEET, MORE OR LESS.

THESE LEGAL DESCRIPTIONS ALSO BEING SHOWN ON THE ATTACHED EXHIBIT "B" AND THEREBY BEING MADE A PART HEREOF.

THESE LEGAL DESCRIPTIONS HAVE BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.



ERIC K. OSTERODE, PLS 9371
SB&O, INC.
41689 ENTERPRISE CIRCLE NORTH, SUITE 126
TEMECULA, CA. 92590

04-02-2024

DATE

EXHIBIT "B"

TRACT 29639-2

LOT 51

M. B. 345/1-19

P.M. 36336

PARCEL 17

P.M.B. 239/33-39

I-15 FREEWAY

S75°18'14"E (R)

1 30.00'
2 25.00'
3 15.00'

P.O.B. STRIP #1
POINT "A" & STRIP #2

P.O.T. STRIP #2

YNEZ ROAD

PARCEL MAP 21361
PARCEL 1

P.M.B. 139/89-90

SEE
DETAIL "A"
SHEET 2

PCL 1

P.M.B. 183/79-80

PCL 2
MAP 27239

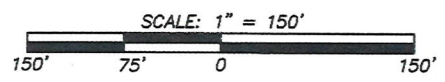
5 12.00'
6 30'X20'

PARCEL
PCL 3


P.O.T. STRIP #1

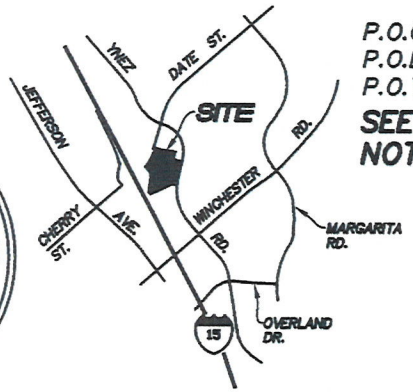
S39°52'16"E (R)

LINE "A" PER GRANT DEED
RECORDED 05/16/2022 AS
DOC. #2022-0225949, O.R.



LEGEND

-  INDICATES R.C.F.C. & W.C.D. EASEMENT
STRIP #1 AREA = ±28,977 S.F.
STRIP #2 AREA = ±818 S.F.
- P.O.C. INDICATES POINT OF COMMENCEMENT
- P.O.B. INDICATES POINT OF BEGINNING
- P.O.T. INDICATES POINT OF TERMINUS
- SEE SHEET 2 FOR EASEMENT NOTES AND TABLED DATA**



VICINITY MAP

SB&O INC.

PLANNING ENGINEERING SURVEYING
41689 Enterprise Circle North, Suite 126
Temecula, Ca. 92590
951-695-8900
951-695-8901 Fax

Eric K. Osterode 04-02-2024
ERIC K. OSTERODE, PLS 9371 DATE

EASEMENT NOTES

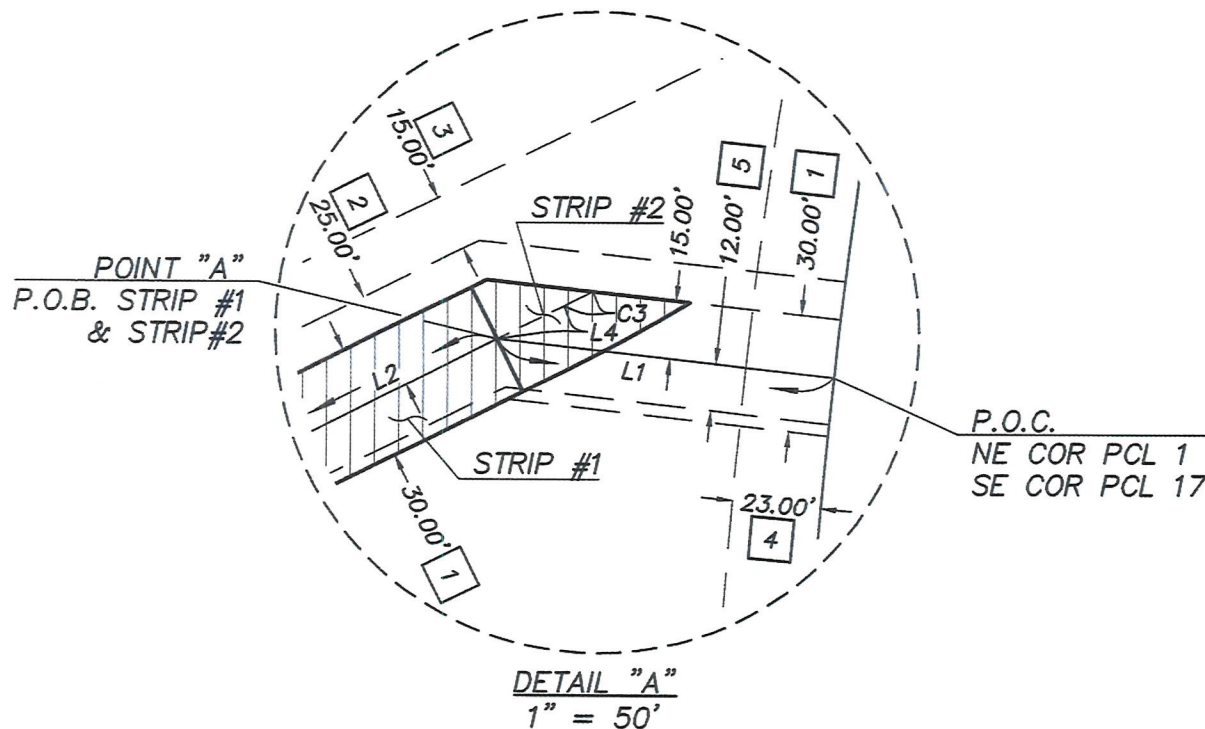
- 1 INDICATES 30' PUBLIC DRAINAGE EASEMENT PER PARCEL MAP 19677, P.M.B. 135/85-86 AND 30' PRIVATE DRAINAGE EASEMENT IN FAVOR OF RANCHO CALIFORNIA CORPORATE PARK RECORDED MAY 30, 1986 AS DOCUMENT NO. 124862 OF OFFICIAL RECORDS.

2 INDICATES A PIPELINE EASEMENT IN FAVOR OF RANCHO CALIFORNIA WATER DISTRICT RECORDED JULY 9, 1993 AS DOCUMENT NO. 264140 OF OFFICIAL RECORDS.

3 INDICATES A PIPELINE EASEMENT IN FAVOR OF RANCHO CALIFORNIA WATER DISTRICT RECORDED JUNE 13, 1997 AS DOCUMENT NO. 207612 OF OFFICIAL RECORDS.
- 4 INDICATES A LANDSCAPE EASEMENT IN FAVOR OF RANCHO CALIFORNIA CORPORATE PARK RECORDED MAY 30, 1986 AS DOCUMENT NO. 124862 OF OFFICIAL RECORDS.

5 INDICATES A LANDSCAPE MAINTENANCE ACCESS EASEMENT IN FAVOR OF RANCHO CALIFORNIA CORPORATE PARK RECORDED MAY 30, 1986 AS DOCUMENT NO. 124862 OF OFFICIAL RECORDS.

6 INDICATES TEMPORARY CONSTRUCTION EASEMENT IN FAVOR OF THE CITY OF TEMECULA RECORDED MAY 16, 2022 AS DOCUMENT NO. 2022-0225952 OF OFFICIAL RECORDS.



LINE DATA

	BEARING	DISTANCE
L1	N83°48'44"W	87.82'
L2	N63°31'46"E	680.29'
L3	N55°38'18"E	20.87'±
L4	N63°31'46"E	19.29'

CURVE DATA

	DELTA	RADIUS	LENGTH
C1	48°50'00"	180.00'	153.41'
C2	35°25'58"	180.00'	111.32'
C3	01°35'25"	300.00'	8.33'



PLANNING ENGINEERING SURVEYING
 41689 Enterprise Circle North, Suite 126
 Temecula, Ca. 92590
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