

<p>RECORDING REQUESTED BY:</p> <p>WHEN RECORDED MAIL TO:</p> <p>City of Temecula 41000 Main Street Temecula, California 92590 Attention: City Clerk's Office</p> <p>Mail copy of Quitclaim Deed and Tax Statements to:</p> <p>Taylor Morrison of California, LLC Attention: Nicole Balchunas 6440 Oak Canyon, Suite 200 Irvine, California 92618</p>	
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SPACE ABOVE FOR RECORDER'S USE

*Exempt from Recording Fees – CITY OF TEMECULA
Per [Cal. Gov. Code Sections 6103, 27383](#) and [Cal. Rev. & Tax Code Section 11922](#)*

PORTIONS APNs: _____

QUITCLAIM DEED

Pursuant to that certain Declaration of Dedication recorded on June 16, 1989 as Document Number 199267 of Official Records of the County of Riverside (Declaration of Dedication), Bedford Development irrevocably offered to dedicate to the public Drainage and Flowage Easements over certain real properties described as Easements #4 through #18, inclusive, on EXHIBIT "A" to the Declaration of Dedication, a true and correct copy of which is attached as EXHIBIT 1 (Declaration of Dedication) hereto and incorporated herein by this reference. The County of Riverside, through the County Board of Supervisors, consented to the recordation of the Declaration of Dedication. Originally, it was anticipated that drainage improvements for Assessment District 159 would be constructed on certain portions of the Drainage and Flowage Easements that were the subject of the Declaration of Dedication.

Tract Map No. 36483 filed on September 10, 2025 in Book 503 of Maps at Pages 1 through 13, which is a subdivision of Parcel Map No. 22432 filed in Book 159, pages 38 through 61 of Parcel Maps and includes some of the parcels that were the subject of the Declaration of Dedication, includes Easement Note A, which reads: "Indicates Easement for Drainage and Flowage, Dedicated to the Public Per Document Recorded June 16, 1989 as Instrument Number 199267, of Official Records" and notes at the Signature Omissions notation that the County of Riverside is "Holder of an Easement for Drainage and Flowage, Recorded June 16, 1989 as Instrument No. 199267, of Official Records." Accordingly, based on the information set forth on Tract Map No. 36483, it appears that the offer of dedication for the Drainage and Flowage Easements described more particularly as Parcel 14 and Parcel 17 on EXHIBIT "A" to the Declaration of Dedication (EXHIBIT 1 hereto) ("Parcel 14 and Parcel 17 Drainage and Flowage

Dedication and Easements”) was accepted for public use prior to the recording of Tract Map No. 36483.

Parcel 14 and Parcel 17 Drainage and Flowage Dedication and Easements are located within the Paseo Del Sol development, which was developed in a manner in which said Parcel 14 and Parcel 17 Drainage and Flowage Dedication and Easements are not necessary for public use.

Accordingly, for valuable consideration, receipt of which is hereby acknowledged, Grantor **CITY OF TEMECULA**, a municipal corporation hereby releases, remises and quitclaims to Grantee **TAYLOR MORRISON OF CALIFORNIA, LLC**, a California limited liability company, all of the City’s right, title, interest in and to the Parcel 14 and Parcel 17 Drainage and Flowage Dedication and Easements described more particularly as Parcel 14 and Parcel 17 on EXHIBIT “A” to the Declaration of Dedication (EXHIBIT 1 hereto) and depicted on EXHIBIT 2 attached hereto and incorporated herein by this reference.

Grantor
City of Temecula, a municipal corporation

Date: _____

By: _____
Aaron Adams, City Manager

Attest:

By: _____
Randi Johl, MMC, City Clerk

Approved as to Form:

By: _____
Peter M. Thorson, City Attorney

EXHIBIT 1

**COPY OF DECLARATION OF DEDICATION RECORDED JUNE 16,
1989 AS DOCUMENT NUMBER 199267**

TWN 8S RGE 2W SEC 10 ROAD NAME DePortola Road PROJECT NAME District #159 Assessment w.o.s RDE

CONSENT TO RECORDING
(Government Code Section 7050)

THIS IS TO CERTIFY that the Board of Supervisors of the County of Riverside consented, on the date below, to the recordation of the Declaration of Dedication to which this consent to recording is attached.

Dated: MAY 30 1989

GERALD A. MALONEY
Clerk of the Board of Supervisors

By: Margaret Lyons
Deputy

THIS INSTRUMENT IS FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE AND ENTITLED TO BE RECORDED WITHOUT FEE. (GOV. CODE 6103)

FOR RECORDER'S USE

AFTER RECORDING RETURN TO: RIVERSIDE COUNTY SURVEYORS OFFICE

RECEIVED FOR REC'D AT 2:00 O'CLOCK P.M.

JUN 16 1989

Received by Clerk of Recorder of Riverside County, California

Walter P. Blaney
Recorder

199267

199267

DECLARATION OF DEDICATION

BEDFORD DEVELOPMENT COMPANY, a California Corporation

HEREBY IRREVOCABLY DEDICATE(S) IN PERPETUITY to the Public a Drainage and Flowage Easement over that certain real property situated in the County of Riverside, State of California, described as follows:

EASEMENTS #4 THROUGH 18, INCLUSIVE, AS DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF

Date: APR 26 1989

~~THE~~ BEDFORD DEVELOPMENT COMPANY, a California Corporation

By: Peter B. Bedford
President

By: Dennis Klimmek
Secretary

As beneficiary under deed of trust: Per assignment recorded July 12, 1988 as Instrument No. 192182 and per assignment recorded August 8, 1988 as Instrument No. 222324.

WELLS FARGO BANK, N.A., as agent for Bank of America, First National Bank of Chicago and Wells Fargo Bank

By: Tommy Anderson
Assistant Vice President

By: _____
Secretary

STATE OF CALIFORNIA }
County of Contra Costa } ss.

(ASSOCIATION ACKNOWLEDGEMENT)

On May 5, 1989, before me, a Notary Public: In and for said State, personally appeared Larry Andrews personally known to me (or proved to me on the basis of satisfactory evidence) to be the Assistant Vice President of

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Wells Fargo Bank, N.A., a National Banking Association that executed the within instrument and known to me to be the person(s) who executed the within instrument on behalf of the Association therein named, and acknowledged to me that such Association executed the same.

WITNESS My Hand and Official Seal.

Patricia B. Craft



(Notary's Seal)

199267

State of California)
) ss
County of Contra Costa)

On this 26th day of April, 1989, before me, the undersigned, personally appeared PETER B. BEDFORD and DENNIS KLIMMEX, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as PRESIDENT and SECRETARY, respectively, on behalf of BEDFORD DEVELOPMENT COMPANY, the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Diana E. Green
Notary Public



ROBERT BEIN, WILLIAM FROST & ASSOCIATES
14725 Alton Parkway
Irvine, California 92718

Revised March 7, 1989
October 14, 1968
JN 24277/LC
Page 1 of 7

LEGAL DESCRIPTION

DE PORTOLA ROAD
MARGARITA ROAD TO BUTTERFIELD STAGE ROAD

Those certain parcels of land situated in the unincorporated territory of the County of Riverside, State of California, being those portions of the Rancho Temecula granted by the government of the United States of America to Luis Vignes by patent dated January 18, 1860 and recorded in Book 1, Page 37 of Patents, together with those portions of the Rancho Pauba granted by the government of the United States of America to Luis Vignes by patent dated January 19, 1860 and recorded in Book 1 page 45 of Patents, both in the Office of the County Recorder of San Diego County, California, together with those portions of Parcels 1, 2 and 3 of Parcel Map 16681 as shown on a map thereof filed in Book 100, Pages 18 and 19 of Parcel Maps in the Office of the County Recorder of said Riverside County, described as follows:

PARCEL 1 (Road Easement)

A strip of land 100.00 feet wide, the centerline of which is described as follows:

COMMENCING at the centerline intersection of Margarita Road with De Portola Road as shown on said Parcel Map 16681; thence along said centerline of De Portola Road North 73°26'04" East 319.95 feet to the northwesterly corner of Lot "A" as shown on said parcel map and the TRUE POINT OF BEGINNING, said point being the beginning of a tangent curve concave northwesterly and having a radius of 1200.00 feet; thence along said curve easterly 39.21 feet through a central angle of 1°52'20" to a point hereinafter referred to as Point "A"; thence continuing along said curve northeasterly 807.23 feet through a central angle of 38°32'32"; thence tangent from said curve North 33°01'12" East 200.00 feet to a point hereinafter referred to as Point "O" and the beginning of a tangent curve concave southeasterly and having a radius of 1200.00 feet, said curve being hereinafter referred to as Curve "A"; thence along said curve northeasterly 1233.37 feet through a central angle of 58°53'20" to a point hereinafter referred to as Point "B"; thence continuing along said Curve "A" easterly 75.97 feet through a central angle of 3°37'38" to a point hereinafter referred to as Point "C"; thence continuing along said Curve "A" easterly 155.56 feet through a central angle of 7°25'40" to a point hereinafter referred to as Point "D";

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thence continuing along said Curve "A" easterly 50.77 feet through a central angle of 2°25'26"; thence tangent from said curve South 74°36'44" East 200.00 feet to the beginning of a tangent curve concave northerly and having a radius of 1195.00 feet; thence along said curve easterly 43.54 feet through a central angle of 2°05'15" to a point hereinafter referred to as Point "E"; thence continuing along said curve easterly 743.26 feet through a central angle of 35°38'12" to a point hereinafter referred to as Point "F"; thence continuing along said curve easterly 120.77 feet through a central angle of 5°47'25"; thence tangent from said curve North 61°52'24" East 723.43 feet to the beginning of a tangent curve concave southerly and having a radius of 1205.00 feet; thence along said curve easterly 385.43 feet through a central angle of 18°19'36" to a point hereinafter referred to as Point "G"; thence continuing along said curve easterly 568.39 feet through a central angle of 27°01'34"; thence tangent from said curve South 72°46'26" East 512.49 feet to the beginning of a tangent curve concave northerly and having a radius of 1200.00 feet, the easterly terminus of said curve being tangent to said centerline of De Portola Road as shown on said Parcel Map 16681; thence along said curve easterly 941.66 feet through a central angle of 44°57'39" to a point hereinafter referred to as Point "H"; thence continuing along said curve easterly 53.79 feet through a central angle of 2°34'06" to a point hereinafter referred to as Point "M"; thence continuing along said curve easterly 66.24 feet through a central angle of 3°09'46" to said easterly terminus; thence tangent from said curve North 56°32'03" East 100.00 feet to a point hereinafter referred to as Point "N"; thence continuing North 56°32'03" East 262.86 feet to a point hereinafter referred to as Point "I"; thence continuing North 56°32'03" East 92.90 feet to the centerline intersection of said De Portola Road with Butterfield Stage Road as shown on said Parcel Map 16681 and a point hereinafter referred to as Point "J".

EXCEPTING THEREFROM those portions of said strip of land lying between said Points "C" and "D" and between said Points "I" and "J".

CONTAINING: 16.365 Acres, more or less, gross.

PARCEL 2 (Road Easement)

Beginning at Point "C" on Curve "A" having a radius of 1200.00 feet described hereinbefore in Parcel 1; thence along a radial line of said curve South 5°32'10" West 50.00 feet; thence South 37°36'25" East 33.56 feet; thence South 80°45'00" East 100.00 feet; thence North 56°06'25" East 33.56 feet to a point on a non-tangent curve concentric with and 50.00 feet southerly from said Curve "A", said point being on a radial line of said curve which passes through Point "D" described hereinbefore in Parcel 1; thence along said radial line North 12°57'50" East 50.00 feet to said Point "D"; thence continuing along said radial line North 12°57'50" East 50.00 feet to a point on a curve concentric with

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and 50.00 feet northerly from said Curve "A"; thence along said curve westerly 9.30 feet through a central angle of $0^{\circ}25'35''$; thence non-tangent from said curve North $34^{\circ}06'23''$ West 31.58 feet; thence North $80^{\circ}45'00''$ West 100.00 feet; thence South $52^{\circ}36'23''$ West 31.58 feet to a non-tangent intersection with last said concentric curve, a radial line of said curve from said intersection bears South $5^{\circ}57'45''$ West; thence along said curve westerly 9.30 feet through a central angle of $0^{\circ}25'35''$ to a radial line of said curve which passes through said Point "C"; thence along said radial line South $5^{\circ}32'10''$ West 50.00 feet to the POINT OF BEGINNING.

CONTAINING 0.488 Acres, more or less, gross.

PARCEL 3 (Road Easement)

BEGINNING at Point "I" described hereinbefore in Parcel 1; thence South $33^{\circ}27'57''$ East 50.00 feet; thence South $73^{\circ}12'10''$ East 35.37 feet to a point on the southwesterly right-of-way line of said Butterfield Stage Road (110.00 feet wide); thence North $67^{\circ}03'37''$ East 55.00 feet to the centerline of said Butterfield Stage Road; thence along said centerline North $22^{\circ}56'23''$ West 88.74 feet to Point "J" described hereinbefore in said Parcel 1; thence continuing North $22^{\circ}56'23''$ West 59.76 feet; thence South $67^{\circ}03'37''$ West 55.00 feet; thence South $16^{\circ}47'50''$ West 29.41 feet to a point on a line parallel with and 50.00 feet northwesterly from that certain course described hereinbefore in said Parcel 1 as "North $56^{\circ}32'03''$ East 352.86 feet"; thence along said parallel line South $56^{\circ}32'03''$ West 27.13 feet to a line which bears North $33^{\circ}27'57''$ West from said Point "I"; thence South $33^{\circ}27'57''$ East 50.00 feet to the POINT OF BEGINNING.

CONTAINING 0.285 Acres, more or less, gross.

PARCEL 4 (Drainage Easement)

A strip of land 40.00 feet wide, the centerline of which is described as follows:

BEGINNING at Point "A" described hereinbefore in Parcel 1; thence South $6^{\circ}00'00''$ West 85.00 feet.

EXCEPTING THEREFROM that portion included within said Parcel 1.

ALSO EXCEPTING THEREFROM that portion included within Lot 25 of Tract No. 3752 as shown on a map filed in Book 59, Pages 53 through 55 of Maps in said Office of the Riverside County Recorder.

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PARCEL 5 (Drainage Easement)

A strip of land 40.00 feet wide, the centerline of which is described as follows:

BEGINNING at Point "A" described hereinbefore in Parcel 1; thence North 6°00'00" East 82.00 feet.

EXCEPTING THEREFROM that portion included within said Parcel 1.

PARCEL 6 (Drainage Easement)

A strip of land 45.00 feet wide, the centerline of which is described as follows:

BEGINNING at Point "B" described hereinbefore in Parcel 1; thence South 9°55'00" West 125.00 feet.

EXCEPTING THEREFROM that portion included within said Parcel 1.

PARCEL 7 (Drainage Easement)

A strip of land 25.00 feet wide, the centerline of which is described as follows:

BEGINNING at Point "B" described hereinbefore in Parcel 1; thence North 9°55'00" East 125.00 feet.

EXCEPTING THEREFROM that portion included within said Parcel 1.

PARCEL 8 (Drainage Easement)

A strip of land 50.00 feet wide, the centerline of which is described as follows:

BEGINNING at Point "E" described hereinbefore in Parcel 1; thence South 27°50'00" West 154.00 feet.

EXCEPTING THEREFROM that portion included within said Parcel 1.

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PARCEL 9 (Drainage Easement)

A strip of land 30.00 feet wide, the centerline of which is described as follows:

BEGINNING at Point "E" described hereinbefore in Parcel 1; thence North 27°50'00" East 117.00 feet.

EXCEPTING THEREFROM that portion included within said Parcel 1.

PARCEL 10 (Drainage Easement)

A strip of land of variable width, the centerline of which is described as follows:

BEGINNING at Point "F" described hereinbefore in Parcel 1; thence South 12°00'00" East 110.00 feet to a point hereinafter referred to as Point "K"; thence continuing South 12°00'00" East 70.00 feet to a point hereinafter referred to as Point "L".

Said strip of land shall be 80.00 feet wide between said Points "F" and "K" and 50.00 feet wide between said Points "K" and "L".

EXCEPTING THEREFROM that portion lying within said Parcel 1.

PARCEL 11 (Drainage Easement)

A strip of land 50.00 feet wide, the centerline of which is described as follows:

BEGINNING at Point "F" described hereinbefore in Parcel 1; thence North 12°00'00" West 145.00 feet.

EXCEPTING THEREFROM that portion included within said Parcel 1.

PARCEL 12 (Drainage Easement)

A strip of land 50.00 feet wide, the centerline of which is described as follows:

BEGINNING at Point "G" described hereinbefore in Parcel 1; thence South 9°48'00" East 107.00 feet.

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EXCEPTING THEREFROM that portion included within said Parcel 1.

PARCEL 13 (Drainage Easement)

A strip of land 50.00 feet wide, the centerline of which is described as follows:

BEGINNING at Point "G" described hereinbefore in Parcel 1; thence North 9°48'00" West 105.00 feet.

EXCEPTING THEREFROM that portion included within said Parcel 1.

PARCEL 14 (Drainage Easement)

A strip of land 40.00 feet wide, the centerline of which is described as follows:

BEGINNING at Point "H" described hereinbefore in Parcel 1; thence South 22°10'00" East 105.00 feet.

EXCEPTING THEREFROM that portion included within said Parcel 1.

PARCEL 15 (Drainage Easement)

A strip of land 40.00 feet wide, the centerline of which is described as follows:

BEGINNING at Point "H" described hereinbefore in Parcel 1; thence North 22°10'00" West 80.00 feet.

EXCEPTING THEREFROM that portion included within said Parcel 1.

PARCEL 16 (Drainage Easement)

A strip of land 20.00 feet wide, the centerline of which is described as follows:

BEGINNING at Point "M" described hereinbefore in Parcel 1; thence North 30°18'11" West 90.00 feet.

EXCEPTING THEREFROM that portion included within said Parcel 1.

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PARCEL 17 (Drainage Easement)

A strip of land 20.00 feet wide, the centerline of which is described as follows:

BEGINNING at Point "N" described hereinbefore in Parcel 1; thence South 33°27'57" East 90.00 feet.

EXCEPTING THEREFROM that portion included with said Parcel 1.

PARCEL 18 (Drainage Easement)

A strip of land 20.00 feet wide, the centerline of which is described as follows:

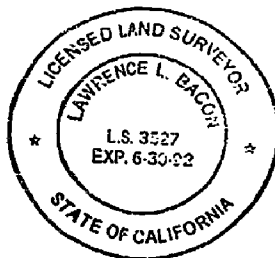
BEGINNING at Point "O" described hereinbefore in Parcel 1; thence South 56°58'48" East 75.00 feet.

EXCEPTING THEREFROM that portion included within said Parcel 1.

SUBJECT TO all Covenants, Rights, Rights-of-Way and Easements of Record.

EXHIBIT "B" attached and by this reference made a part hereof.

Lawrence L. Bacon
Lawrence L. Bacon, L.S. 3527



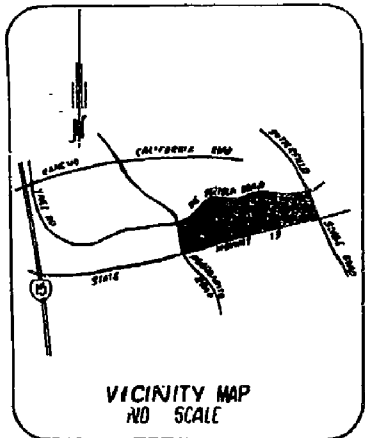
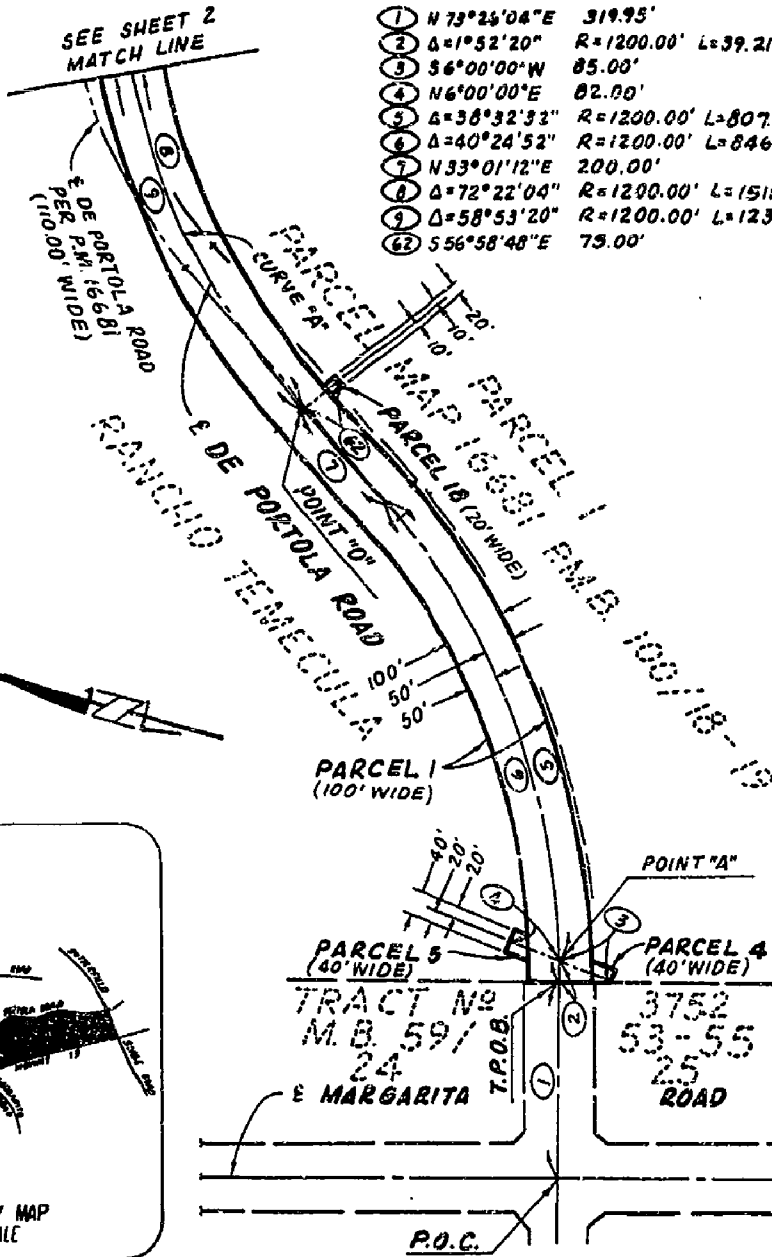
SEC 10

T8S

R2W 199267

TABLE OF COURSES

1	N 73°25'04"E	319.95'
2	Δ=1°52'20"	R=1200.00' L=39.21'
3	S 6°00'00"W	85.00'
4	N 6°00'00"E	82.00'
5	Δ=38°32'32"	R=1200.00' L=807.23'
6	Δ=40°24'52"	R=1200.00' L=846.44'
7	N 33°01'12"E	200.00'
8	Δ=72°22'04"	R=1200.00' L=1516.67'
9	Δ=58°53'20"	R=1200.00' L=1233.37'
10	S 56°58'48"E	75.00'



SHEET 1 OF 6 SHEETS

EXHIBIT 'A' SKETCH
TO ACCOMPANY A LEGAL DESCRIPTION
DE PORTOLA ROAD
MARGARITA ROAD TO
BUTTERFIELD STAGE ROAD



Robert Bein, William Frost & Associates
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS
P.O. BOX 191729 • 14725 ALTON PARKWAY, IRVINE, CALIFORNIA 92718
(714) 472-3506

COUNTY OF RIVERSIDE, CALIFORNIA
ROAD AND SURVEY DEPARTMENT

SCALE N.T.S. PREPARED BY R.D.F. DATE 3-23-87 PROJECT ASSESSMENT DISTRICT #159

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCELS DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 6

SEC 10

T8S

R2W

199267

TABLE OF COURSES

- ① $\Delta = 72^{\circ}22'04''$ R=1200.00' L=1515.67'
- ② $\Delta = 58^{\circ}53'20''$ R=1200.00' L=1293.37'
- ③ $\Delta = 13^{\circ}28'44''$ R=1200.00' L=262.30'
- ④ N $9^{\circ}55'00''$ E 125.00'
- ⑤ S $74^{\circ}36'44''$ E 200.00'
- ⑥ $\Delta = 2^{\circ}05'15''$ R=1195.00' L=43.54'
- ⑦ S $27^{\circ}50'00''$ W 154.00'
- ⑧ N $27^{\circ}50'00''$ E 117.00'
- ⑨ $\Delta = 35^{\circ}38'12''$ R=1195.00' L=743.26'
- ⑩ $\Delta = 5^{\circ}47'25''$ R=1195.00' L=120.77'
- ⑪ $\Delta = 43^{\circ}30'52''$ R=1195.00' L=907.57'
- ⑫ S $12^{\circ}00'00''$ E 110.00'
- ⑬ S $12^{\circ}00'00''$ E 70.00'
- ⑭ N $12^{\circ}00'00''$ W 145.00'

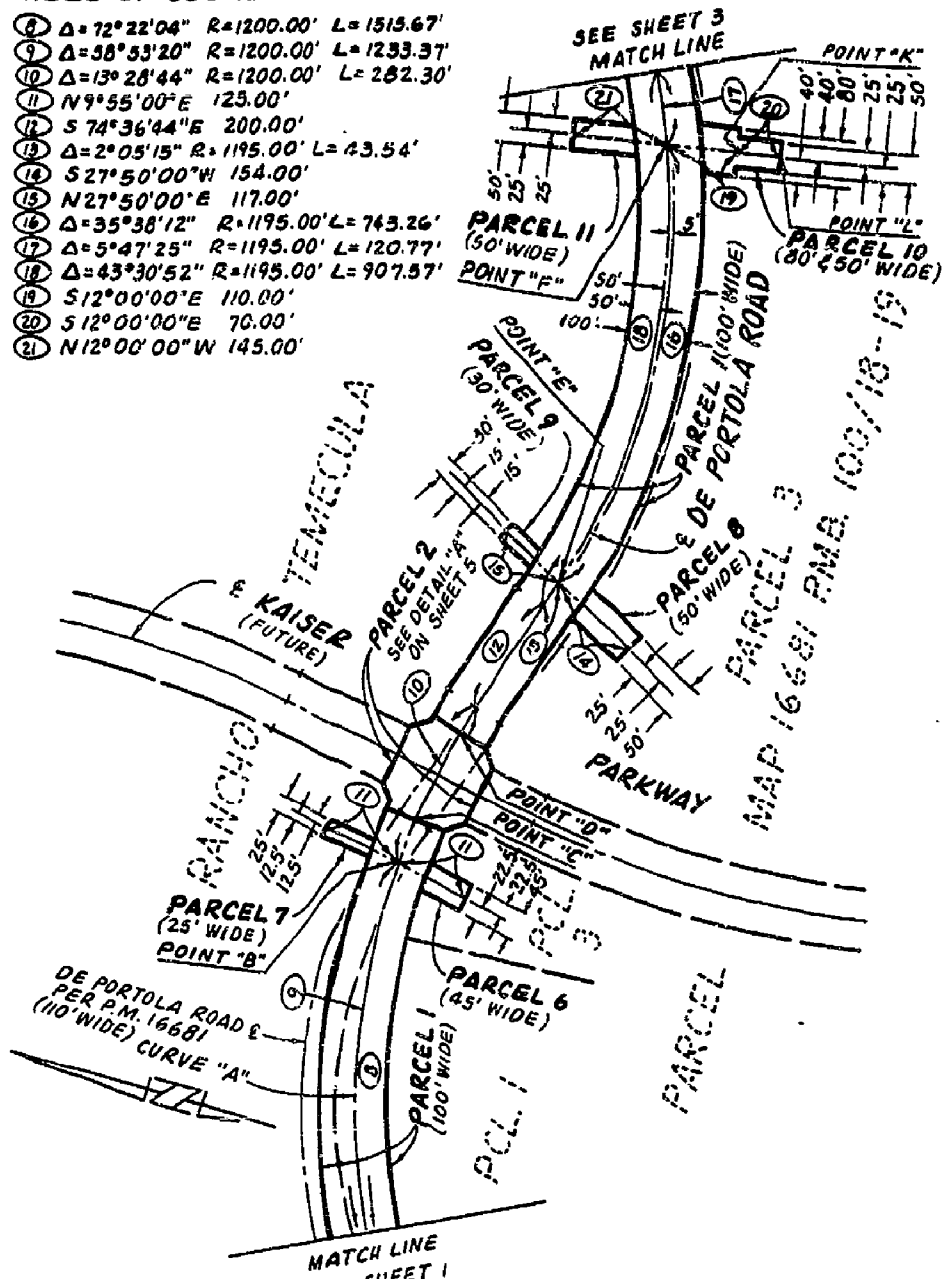


EXHIBIT B SKETCH
 TO ACCOMPANY A LEGAL DESCRIPTION
DE PORTOLA ROAD
 MARGARITA ROAD TO
 BUTTERFIELD STAGE ROAD.



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 (714) 472-3606

SHEET 2 OF 6 SHEETS

COUNTY OF RIVERSIDE, CALIFORNIA
ROAD AND SURVEY DEPARTMENT

SCALE *N.T.S.* PREPARED BY *R.D.E.* DATE *3-23-89* PROJECT *ASSESSMENT DISTRICT #259*

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCELS DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET *2* OF *6*

SEC 10

T8S

R2W

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TABLE OF COURSES

- ⑪ N61°52'24"E 723.63'
- ⑫ Δ=18°19'36" R=1205.00' L=385.43'
- ⑬ Δ=27°01'34" R=1205.00' L=565.39'
- ⑭ Δ=45°21'10" R=1205.00' L=953.82'
- ⑮ S9°48'00"E 107.00'
- ⑯ N9°48'00"W 105.00'

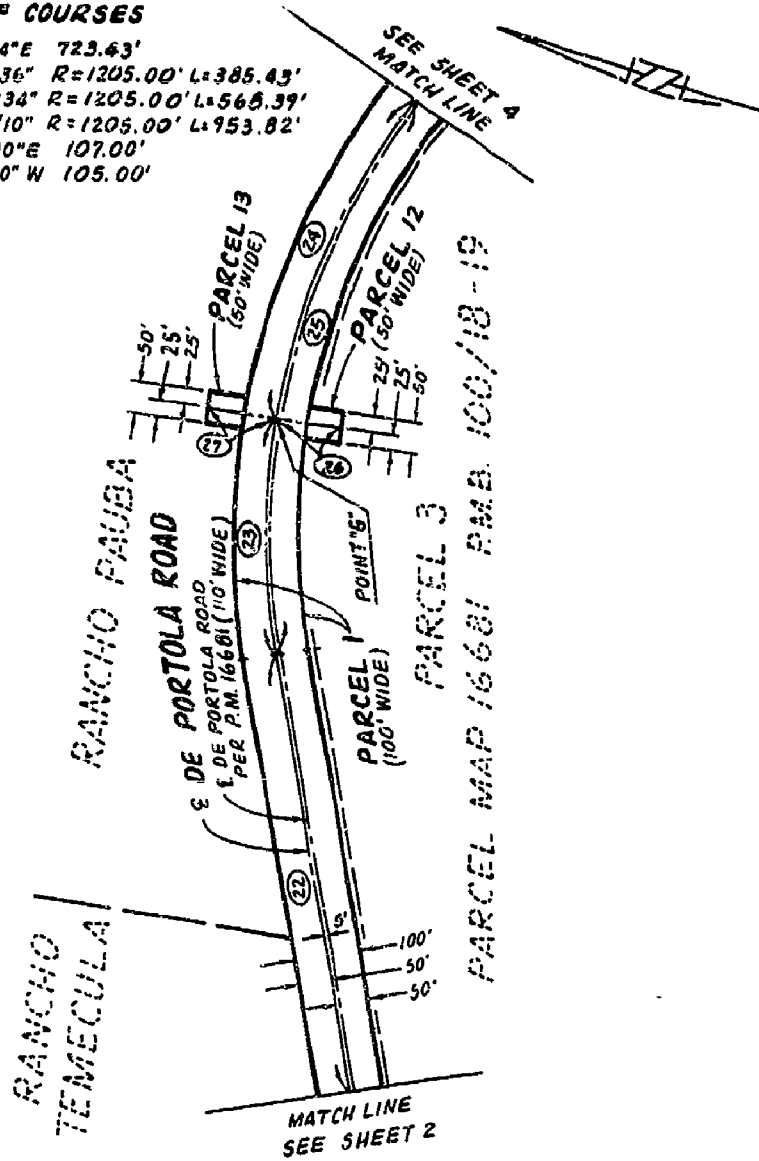


EXHIBIT 8 SKETCH
 TO ACCOMPANY A LEGAL DESCRIPTION
 DE PORTOLA ROAD
 MARGARITA ROAD TO
 BUTTERFIELD STAGE ROAD.

SHEET 3 OF 6 SHEETS



Robert Dein, William Frost & Associates
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COUNTY OF RIVERSIDE, CALIFORNIA
 ROAD AND SURVEY DEPARTMENT

SCALE: 1" = 40' NTS PREPARED BY: RDE DATE: 3/23/89 PROJECT: ASSESSMENT DISTRICT # 159

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 3 OF 6

SEC 10

T8S

R2W

199267

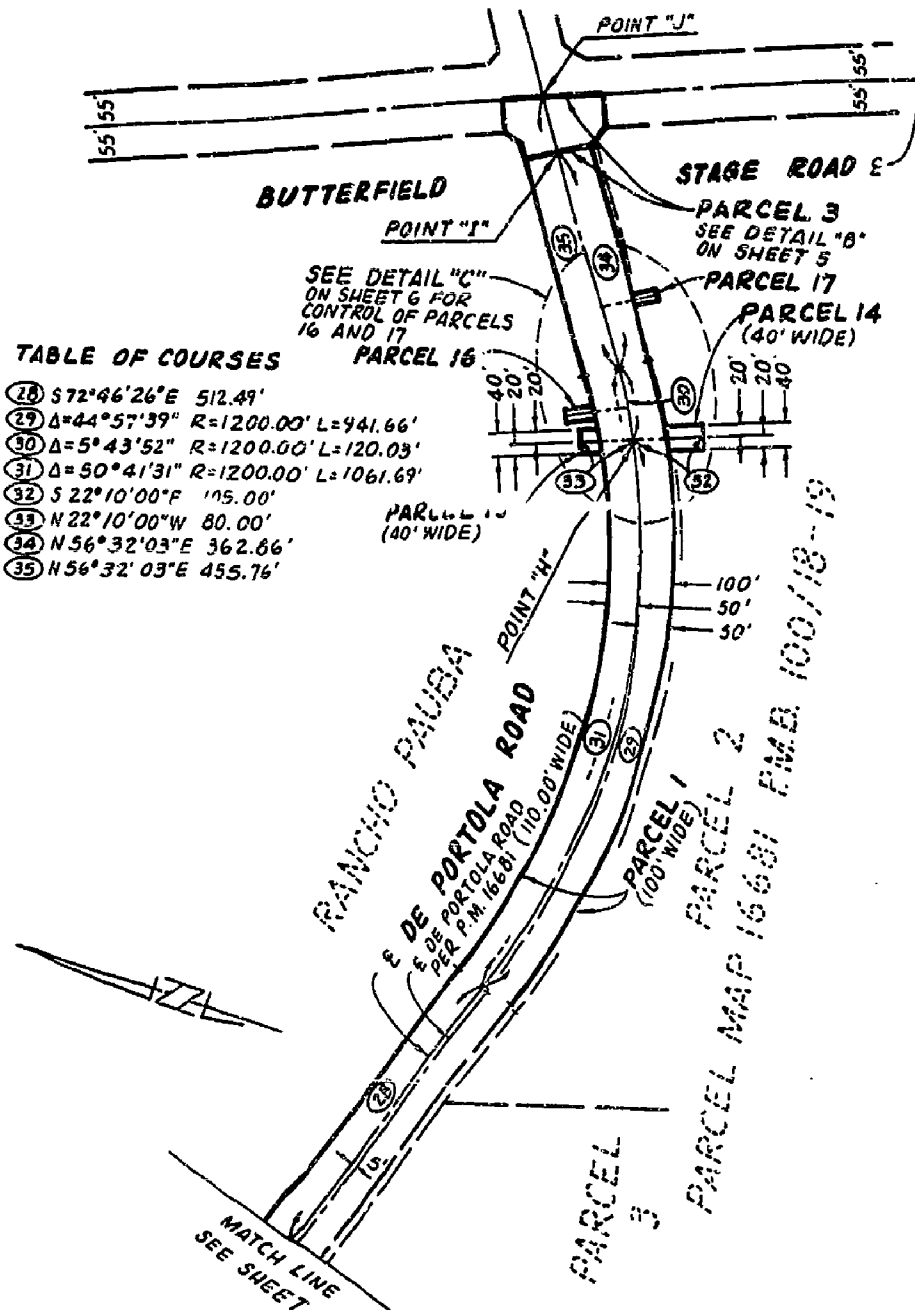


TABLE OF COURSES

- ⑳ S72°46'26"E 512.41'
- ㉑ Δ=44°57'39" R=1200.00' L=941.66'
- ㉒ Δ=5°43'52" R=1200.00' L=120.03'
- ㉓ Δ=50°41'31" R=1200.00' L=1061.69'
- ㉔ S 22°10'00"W 115.00'
- ㉕ N 22°10'00"W 80.00'
- ㉖ N 56°32'03"E 362.86'
- ㉗ N 56°32'03"E 455.76'

EXHIBIT B SKETCH
 TO ACCOMPANY A LEGAL DESCRIPTION
 DE PORTOLA ROAD
 MARGARITA ROAD TO
 BUTTERFIELD STAGE ROAD.

SHEET 4 OF 6 SHEETS



Robert Bein, William Frost & Associates
 PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS
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 (714) 873-3500

COUNTY OF RIVERSIDE, CALIFORNIA
 ROAD AND SURVEY DEPARTMENT

SCALE: 1" = 40' NTS

PREPARED BY: RDE DATE: 3/23/89

PROJECT: ASSESSMENT DISTRICT #159

THIS PLAT IS SOLELY AS AID IN LOCATING THE PARCEL(S)
 DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART
 OF THE WRITTEN DESCRIPTION THEREIN.

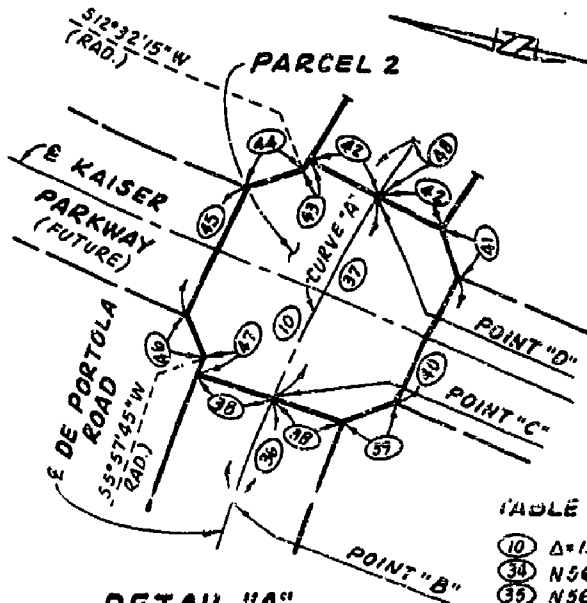
SHEET 4 OF 6

SEC 10

T8S

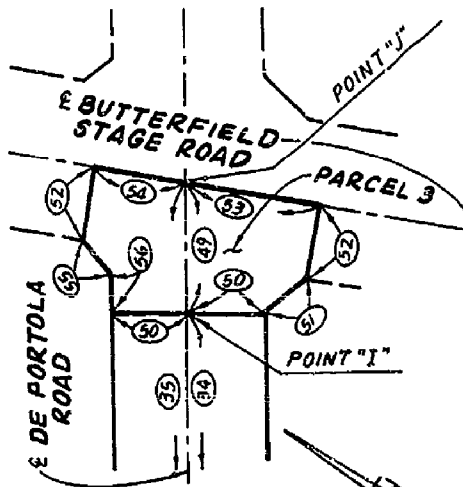
R2W

199267



DETAIL "A"

NOT TO SCALE
SEE SHEET 2



DETAIL "B"

NOT TO SCALE
SEE SHEET 4

TABLE OF COURSES

- 10 Δ=13°28'44" R=1200.00' L=282.30'
- 34 N56°32'03"E 362.86'
- 35 N56°32'03"E 455.76'
- 36 Δ=3°37'38" R=1200.00' L=75.97'
- 37 Δ=7°25'40" R=1200.00' L=155.56'
- 38 S5°32'10"W 50.00' (RADIAL)
- 39 S37°36'25"E 33.56'
- 40 S80°45'00"E 100.00'
- 41 N56°06'25"E 33.56'
- 42 N12°57'50"E 50.00' (RADIAL)
- 43 Δ=0°25'35" R=1250.00' L=9.30'
- 44 N34°06'23"W 31.58'
- 45 N80°45'00"W 100.00'
- 46 S52°36'23"W 31.58'
- 47 Δ=0°25'35" R=1250.00' L=9.30'
- 48 Δ=2°25'26" R=1200.00' L=50.77'
- 49 N56°32'03"E 92.90'
- 50 S33°27'57"E 50.00'
- 51 S73°12'10"E 35.37'
- 52 N67°03'37"E 55.00'
- 53 N22°56'23"W 88.74'
- 54 N22°56'23"W 59.76'
- 55 S16°47'50"W 29.41'
- 56 S56°32'03"W 27.13'

EXHIBIT B SKETCH
 TO ACCOMPANY A LEGAL DESCRIPTION FOR
DE PORTOLA ROAD
 MARGARITA ROAD TO
 BUTTERFIELD STAGE ROAD



Robert Bein, William Frost & Associates
 PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS
 PO BOX 19739 • 14725 PLTON PARKWAY, IRVINE, CALIFORNIA 92718
 (714) 472-1505

SHEET 5 OF 6 SHEETS

COUNTY OF RIVERSIDE, CALIFORNIA
ROAD AND SURVEY DEPARTMENT

SCALE: 1" = 20' NTS PREPARED BY: R.D.E. DATE: 3/23/89 PROJECT: ASSESSMENT DISTRICT # 159

THIS PLAN IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 5 OF 6

SEC 10

T8S

R2W

199267

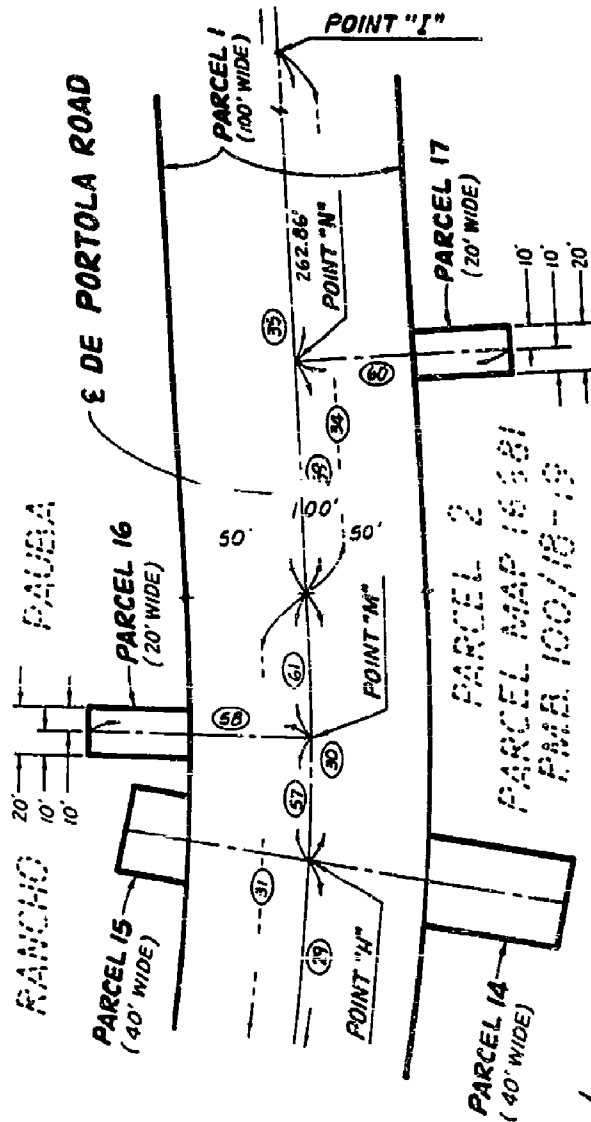


TABLE OF COURSES

- 28 $\Delta=44^{\circ}57'39''$ R=1200.00'
L=741.06'
- 30 $\Delta=5^{\circ}43'52''$ R=1200.00'
L=120.03'
- 31 $\Delta=50^{\circ}41'31''$ R=1200.00'
L=1061.69'
- 34 N56°32'03"E 362.86'
- 35 N56°32'03"E 455.76'
- 57 $\Delta=2^{\circ}54'06''$ R=1200.00'
L=53.79'
- 58 N30°18'11"W 90.00' (RADIAL)
- 59 N56°32'03"E 100.00'
- 60 S33°27'57"E 90.00'
- 61 $\Delta=3^{\circ}09'46''$ R=1200.00'
L=66.24'

DETAIL "C"

NOT TO SCALE
SEE SHEET 4

EXHIBIT B SKETCH
TO ACCOMPANY A LEGAL DESCRIPTION FOR
DE PORTOLA ROAD
MARGARITA ROAD TO
BUTTERFIELD STAGE ROAD



SHEET 6 OF 6 SHEETS

Robert Dein, William Fitch & Associates
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS
PO BOX 19739 • 14725 ALTON PARKWAY, IRVINE, CALIFORNIA 92716
(714) 472-3600

COUNTY OF RIVERSIDE, CALIFORNIA
ROAD AND SURVEY DEPARTMENT

SCALE: 1" = 40' NTS

PREPARED BY: RDE DATE: 3/23/89

PROJECT: ASSESSMENT DISTRICT #159

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S)
DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART
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SHEET 6 OF 6

EXHIBIT 2

**DEPICTION OF LOCATION OF PARCEL 14 AND PARCEL 17
DRAINAGE AND FLOWAGE DEDICATION AND EASEMENT
(EASEMENT NOTATION A)**

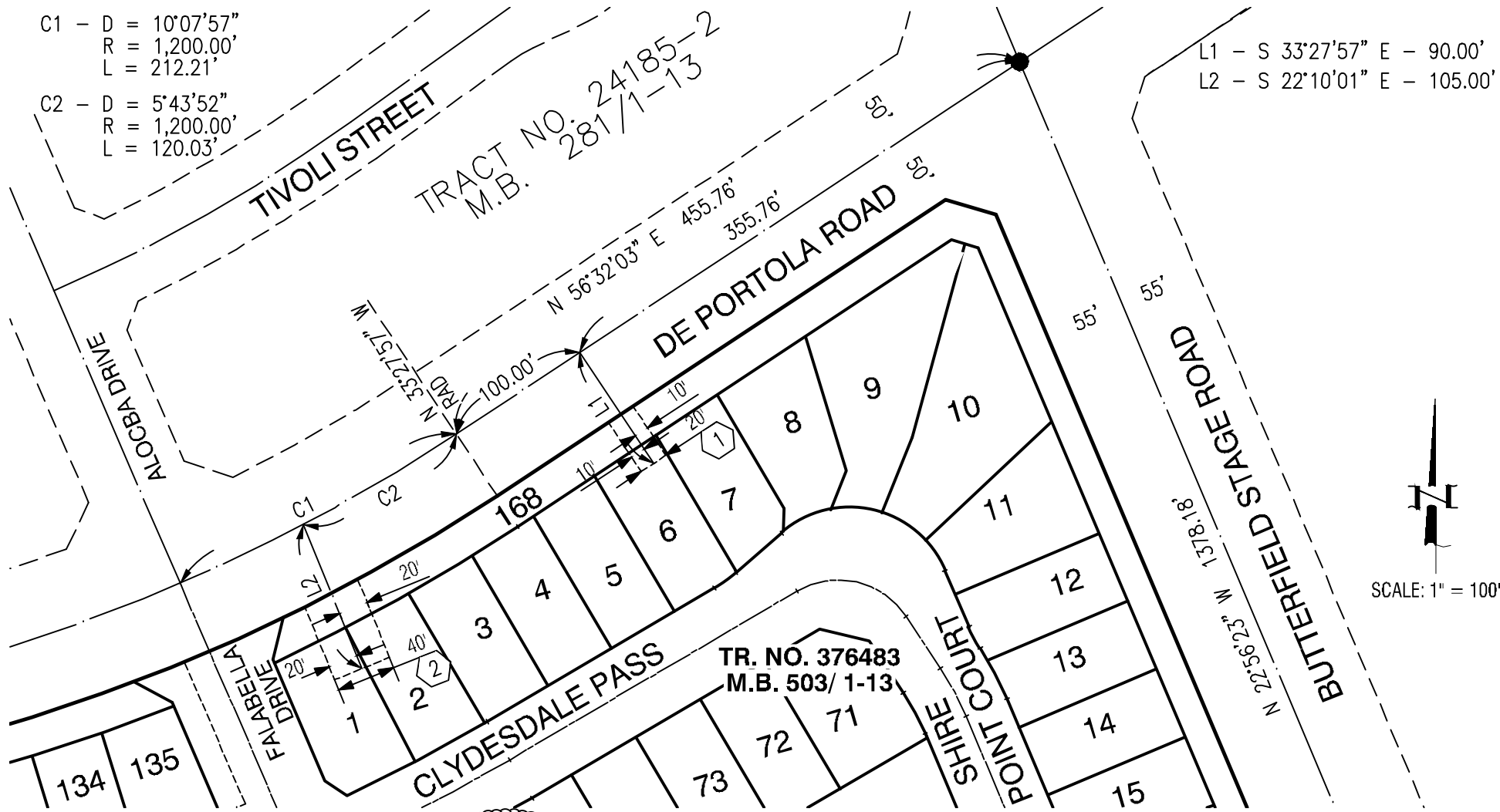
EXHIBIT "B"

QUITCLAIM OF DRAINAGE EASEMENT BOUNDARY PLAT

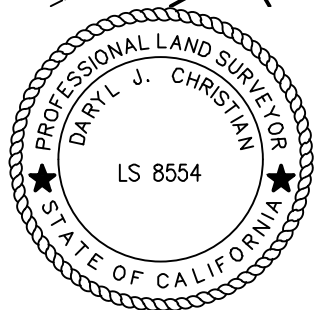
C1 - D = 10°07'57"
R = 1,200.00'
L = 212.21'

C2 - D = 5°43'52"
R = 1,200.00'
L = 120.03'

L1 - S 33°27'57" E - 90.00'
L2 - S 22°10'01" E - 105.00'



SURVEYOR'S CERTIFICATE
PREPARED UNDER THE SUPERVISION OF:



DARYL J. CHRISTIAN DATE _____
LICENSED LAND SURVEYOR NO. 8554

EASEMENT QUITCLAIM NOTES:

- ① PARCEL 17 OF INSTRUMENT NO. 199267 O.R., RECORDED JUNE 16, 1989.
- ② PARCEL 14 OF INSTRUMENT NO. 199267 O.R., RECORDED JUNE 16, 1989.

MDS CONSULTING	5 PETERS CANYON ROAD SUITE 305 IRVINE, CA 92606 (949) 251-8821 WWW.MDSCONSULTING.NET
PLANNERS ENGINEERS SURVEYORS	