

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

ROMOLAND MDP – LINE A-3 STG 4 & 5  
 Project No. 4-0-00431-04  
 MAP OF ROMOLA No. 5

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

## QUITCLAIM DEED

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, the **CITY OF MENIFEE**, a California corporation, does hereby remise, release, and forever quitclaim to **RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, a body politic**, all right, title and interest in and to the land described in the Irrevocable Offer of Dedication recorded January 24, 2007, No. 2007-0055216 Official Records of Riverside County. For flood control purposes and the construction and maintenance of drainage facilities situated in the City of Menifee, County of Riverside, State of California:

As legally described and depicted on Dedication No. 2007-0055216 attached hereto and made a part hereof.

CITY OF MENIFEE, a California corporation:

Date: \_\_\_\_\_

By: \_\_\_\_\_

NICK FIDLER,  
 Public Works Director

ATTESTS:

STEPHANIE ROSEEN,  
 Acting Clerk to the City of  
 Menifee

By: \_\_\_\_\_  
 Acting City Clerk

(SEAL)

Chicago title

CONSENT TO RECORD (GOV. CODE 7050)

THIS IS TO CERTIFY that the County of Riverside consents to the recordation of this Irrevocable Offer of Dedication pursuant to the Joint Community Facilities Agreement approved of by the Board of Supervisors on March 15, 2005 Agenda No. 11.3

DOC # 2007-0055216

01/24/2007 08:00A Fee:NC

Page 1 of 14

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



AFTER RECORDING RETURN TO:  
RIVERSIDE COUNTY FLOOD CONTROL  
1995 MARKET STREET, RIVERSIDE, CA 92501

NO FEE (GOV. CODE 6103)

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Romoland MDP Line A-3, Stage 1  
Project No. 4-0-00431  
Parcel Nos. 4431-4A, -4B, -5, -12A, -13A, -14A  
42040561-K55/K32

TRA 089-004

APN 327-360-034, 043  
327-310-042  
329-090-069, 070

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043

### IRREVOCABLE OFFER OF DEDICATION

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**OTTIE MAE MOTTE AND MARION V. ASHLEY, SUCCESSOR TRUSTEE, AS TRUSTEES  
OF THE RIMROCK TRUST, ESTABLISHED APRIL 29, 1975**

hereby Dedicate in Perpetuity to the County of Riverside, on behalf of Riverside County Flood Control and Water Conservation District, a flood control easement for the construction, use, repair, reconstruction, inspection, operation and maintenance of flood control facilities, and all appurtenant works, including ingress and egress thereto, over, under and across that certain real property situated in the County of Riverside, State of California, described in the legal descriptions with plats attached hereto as Exhibits A, B, C, D, E, F, G, H, I & J

Assessor Parcel Numbers: 327-300-036, -043  
and 327-310-042, and 329-090-069 and  
329-100-024 (Portions of all APNS)

Dated: 9-20-04

**OTTIE MAE MOTTE AND MARION V. ASHLEY,  
SUCCESSOR TRUSTEE, AS TRUSTEES OF THE  
RIMROCK TRUST, ESTABLISHED APRIL 29,  
1975**

By: Ottie Mae Motte  
OTTIE MAE MOTTE, AS TRUSTEE

By: Marion V. Ashley  
MARION V. ASHLEY, AS TRUSTEE

STATE OF CALIFORNIA )

COUNTY OF RIVERSIDE )

SS:

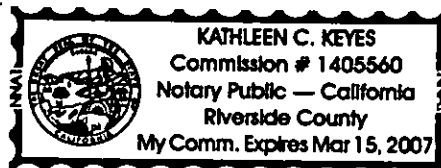
On SEPTEMBER 21, 2006 before me, KATHLEEN C. KEYES NOTARY PUBLIC  
(Notary Public)

Personally appeared OTTIE MAE MOTTE AND MARION V. ASHLEY  
Name(s) of Signer(s)

☒ personally known to me - OR - ☐ 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.

WITNESS MY HAND AND OFFICIAL SEAL.

Kathleen C. Keyes  
Signature of Notary Public



Notary Seal

TITLE OF DOCUMENT IRREVOCABLE OFFER OF DEDICATION

DATE OF DOCUMENT 9-20-2006 NO. OF PAGES 16

## CHANNEL RIGHT OF WAY

That portion of Lot 70 of Romola Farms, as shown by map on file in Book 12 of Maps at page 71 thereof, Records of Riverside County, California, located in the southeast quarter of Section 11, Township 5 South, Range 3 West, San Bernardino Meridian, said portion being described as follows:

**BEGINNING** at the northwest corner of said Lot 70;

Thence North  $89^{\circ} 37' 24''$  East along the northerly line of said Lot 70, a distance of 639.53 feet to a point on a line parallel with and distant easterly 17.00 feet, measured at a right angle from the east line of said Lot 70, said east line being the westerly right-of-way line of Juniper Road (40.00 feet in width) of said map;

Thence South  $00^{\circ} 36' 19''$  West along said parallel line, a distance of 60.01 feet to a point on a line parallel with and distant southerly 60.00 feet, measured at a right angle, from said northerly line of Lot 70;

Thence South  $89^{\circ} 37' 24''$  West along said parallel line, a distance of 20.00 feet;

Thence South  $77^{\circ} 30' 10''$  West, a distance of 69.70 feet to a point on a line parallel with and distant southerly 74.63 feet, measured at a right angle, from said northerly line of Lot 70;

Thence South  $89^{\circ} 37' 24''$  West along said parallel line, a distance of 57.84 feet;

Thence North  $73^{\circ} 00' 08''$  West, a distance of 49.01 feet to a point on a line parallel with and distant southerly 60.00 feet, measured at a right angle, from said northerly line of Lot 70;

Thence South  $89^{\circ} 37' 24''$  West along said parallel line, a distance of 446.81 feet to a point on the westerly line of said Lot 70;

Thence North  $00^{\circ} 38' 22''$  East along said westerly line, a distance of 60.01 feet to the **POINT OF BEGINNING**.

Containing 0.92 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND  
MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb

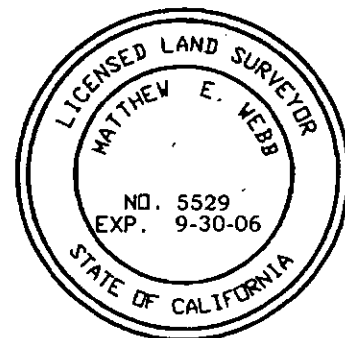
Matthew E. Webb, L.S. 5529

Prepared by: ICG

Checked by: ajg

8/14/06

Date



4431-4A

C/L JUNIPERO ROAD

58

71

74

59

P.O.B.  
NW COR.  
LOT 70

N. LINE LOT 70

N89°37'24"E 639.53'

N00°38'22"E  
60.01'

60'

0.92 ACRE

S89°37'24"W 446.81'

N73°00'08"W 49.01'

74.63'

S00°36'19"W  
60.01'S89°37'24"W  
57.84'S77°30'10"W 69.70'  
S89°37'24"W 20.00'

17'

20'

20'

69

75

70  
ROMOLA FARMS  
MB 12/71

APN 329-100-024



SEC 11, T5S, R3W, S8M

ALBERT A.  
**WEBB**  
ASSOCIATES  
ENGINEERING CONSULTANTS

# RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

DATE PREPARED: 8/11/2006

G:\2003\03-0338\DWG&amp;PRO\03338LINE-A\_HAROLD.pro

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 1 OF 1

W.O. 03-338

SCALE: 1" = 100'

DRWN BY LEG DATE 08/11/06  
CHKD BY AGG DATE 8-11-06

SUBJECT: CHANNEL RIGHT OF WAY

**STORM DRAIN EASEMENT**

That portion of Lot 71 of Romola Farms, as shown by map on file in Book 12 of Maps at page 71 thereof, Records of Riverside County, California, located in the southeast quarter of Section 11, Township 5 South, Range 3 West, San Bernardino Meridian, described as follows:

**BEGINNING** at the northeast corner of said Lot 71, said corner being on the centerline of Man of War Lane (30.00 feet in half width) as shown on Parcel Map No. 11,569, on file in Book 57 of Parcel Maps at page 79 thereof, Records of Riverside County, California;

Thence South  $89^{\circ}37'06''$  West along the northerly line of said Lot 71, a distance of 656.53 feet to a point on the westerly line of said Lot 71, said westerly line also being the easterly right-of-way line of Junipero Road (40.00 feet in full width) of said map of Romola Farms;

Thence South  $00^{\circ}36'19''$  West along the westerly line of said Lot 71 and along said easterly right-of-way line, a distance of 32.84 feet;

Thence North  $87^{\circ}12'55''$  East, a distance of 67.69 feet to a point on a line parallel with and distant 30.00 feet southerly, measured at a right angle, from said northerly line of Lot 71;

Thence North  $89^{\circ}37'06''$  East along said parallel line, a distance of 588.97 feet to a point on the easterly line of said Lot 71;

Thence North  $00^{\circ}34'16''$  East along said easterly line, a distance of 30.00 feet to the **POINT OF BEGINNING**.

Containing 0.45 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "D" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb

Matthew E. Webb, L.S. 5529

8/14/06

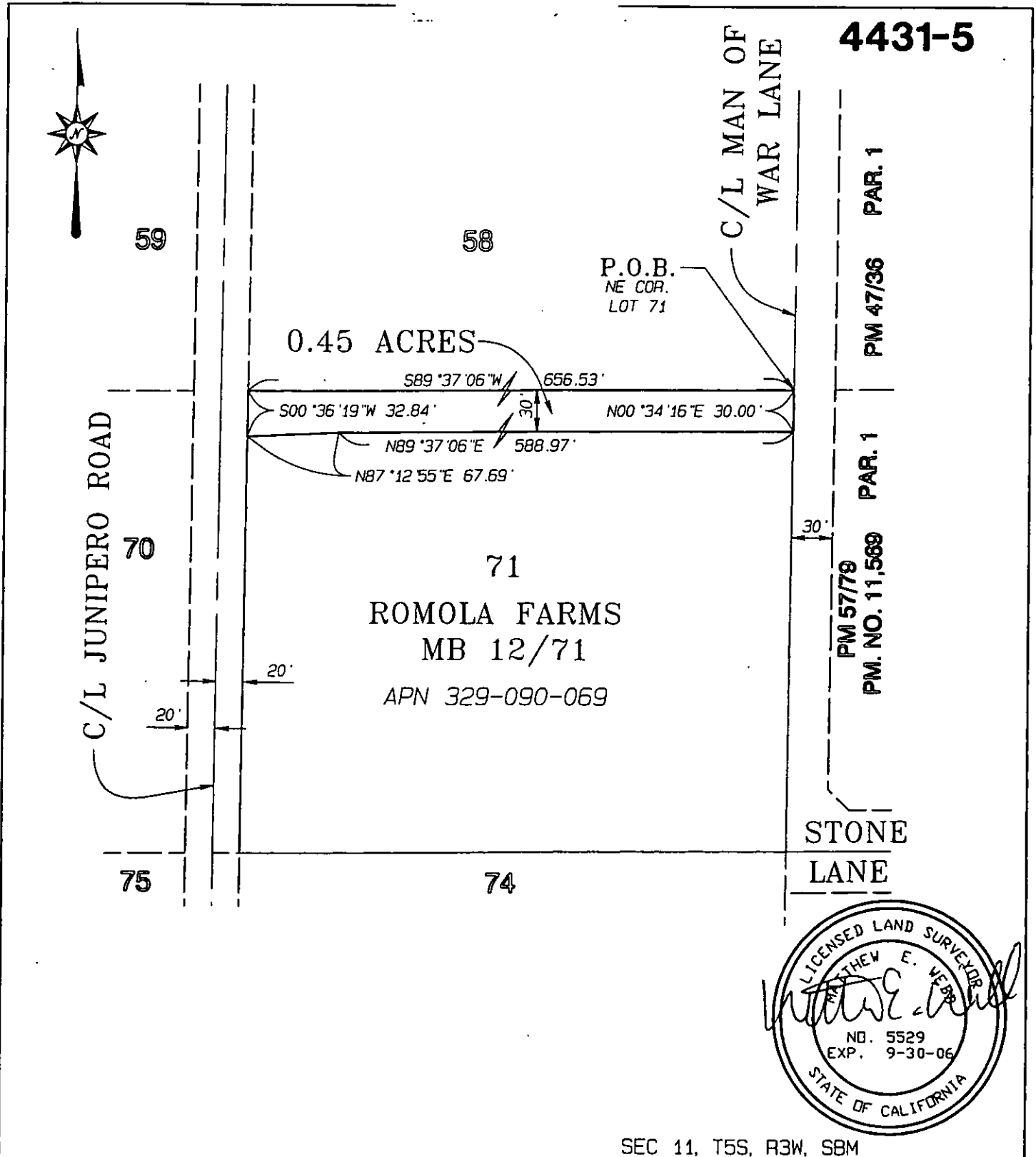
Date



Prepared by: LCG

Checked by: ajg

4431-5



ALBERT A.  
**WEBB**  
ASSOCIATES  
ENGINEERING CONSULTANTS

# RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

DATE PREPARED: 8/11/2006

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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 1 OF 1

W.O. 03-338

SCALE: 1" = 100'

DRWN BY: *KE*  
CHKD BY: *ajg*

DATE: 8/11/06  
DATE: 8-11-06

SUBJECT: STORM DRAIN EASEMENT

## CHANNEL RIGHT OF WAY

That portion of Lot 205 of Romola Farms No. 5, as shown by map on file in Book 14 of Maps at pages 44 through 46, inclusive thereof, Records of Riverside County, California, located in the southwest quarter of Section 12, Township 5 South, Range 3 West, San Bernardino Meridian, said portion being described as follows:

**COMMENCING** at the northeast corner of said Lot 205, said corner being on the centerline of Varela Lane (30.00 feet in half width) of Parcel Map No. 15651, as shown by map on file in Book 92 of Parcel Maps at page 5 thereof, Records of Riverside County, California;

Thence South  $00^{\circ} 32' 34''$  West along the easterly line of said Lot 205, a distance of 30.00 feet to the **TRUE POINT OF BEGINNING**, said point being on a line parallel with and distant southerly 30.00 feet, measured at a right angle, from the northerly line of said Lot 205;

Thence North  $89^{\circ} 41' 37''$  West along said parallel line, a distance of 629.93 feet to a point on a line parallel with and distant easterly 10.00 feet, measured at a right angle, from the westerly line of said Lot 205;

Thence South  $00^{\circ} 32' 26''$  West along said parallel line, a distance of 50.00 feet to a point on a line parallel with and distant southerly 80.00 feet, measured at a right angle, from said northerly line of Lot 205;

Thence South  $89^{\circ} 41' 37''$  East along said parallel line, a distance of 629.93 feet to a point on said easterly line of Lot 205;

Thence North  $00^{\circ} 32' 34''$  East along said easterly line, a distance of 50.00 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.72 acre, more or less.

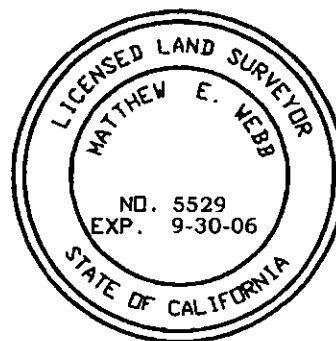
SEE PLAT ATTACHED HERETO AS EXHIBIT "F" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb

Matthew E. Webb, L.S. 5529

8/14/06  
Date

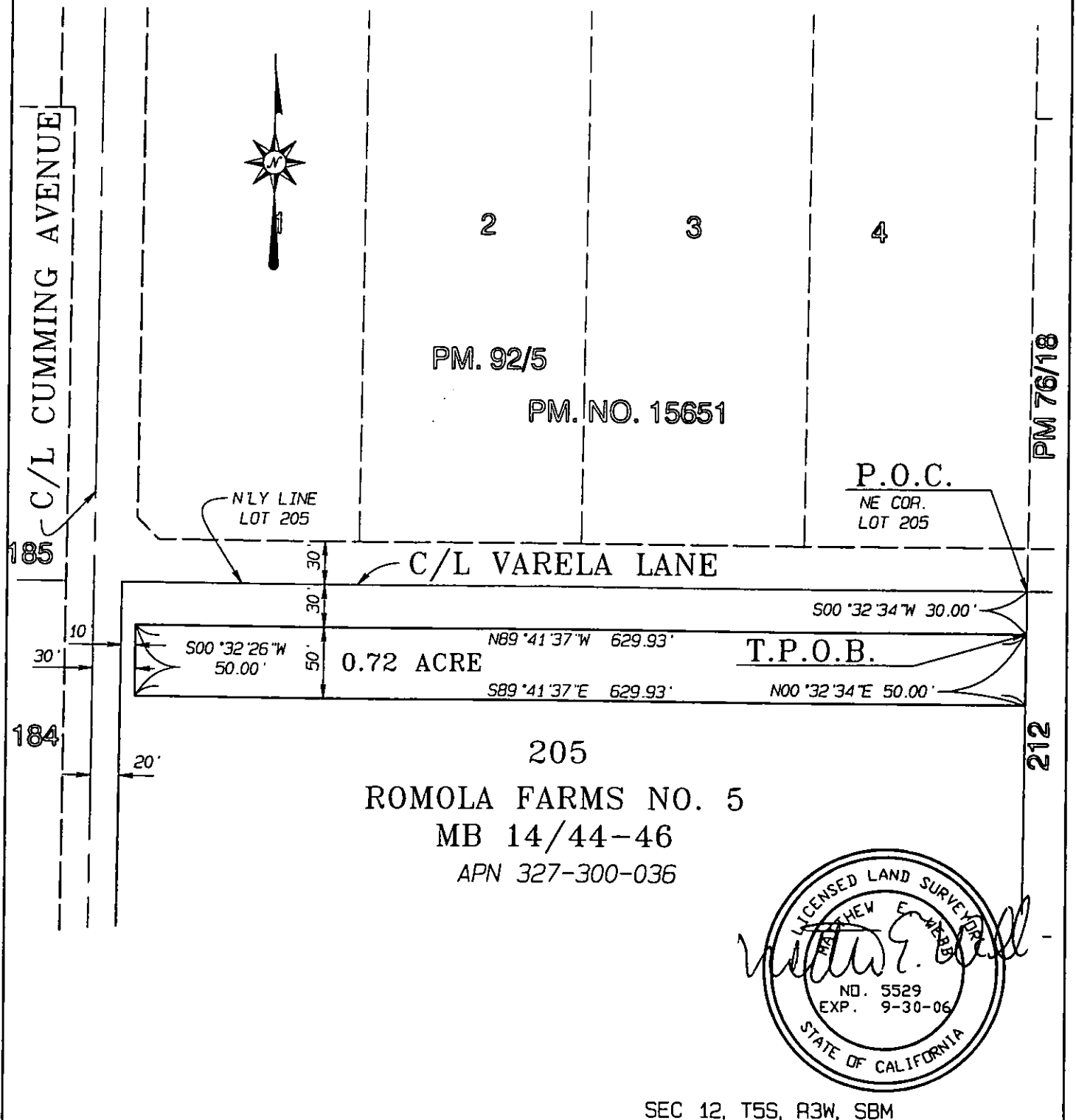


Prepared by: KE

Checked by: ajg



4431-12A



SEC 12, T5S, R3W, SBM

ALBERT A.  
**WEBB**  
ASSOCIATES  
ENGINEERING CONSULTANTS

# RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

DATE PREPARED: 8/11/2006

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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 1 OF 1

W.O. 03-338

SCALE: 1" = 100'

DRWN BY lcs  
CHKD BY gig

DATE 08/11/06  
DATE 8-11-06

SUBJECT: CHANNEL RIGHT OF WAY

**CHANNEL RIGHT OF WAY**

That portion of Lot 212 of Romola Farms No. 5, as shown by map on file in Book 14 of Maps at pages 44 through 46, inclusive thereof, Records of Riverside County, California, located in the southwest quarter of Section 12, Township 5 South, Range 3 West, San Bernardino Meridian, said portion being described as follows:

**COMMENCING** at the northwest corner of said Lot 212, said corner being on the centerline of Varela Lane (30.00 feet in half width) of Parcel Map No. 14018, as shown by map on file in Book 76 of Parcel Maps at page 18, Records of Riverside County, California ;

Thence South  $00^{\circ} 32' 34''$  West along the westerly line of said Lot 212, a distance of 30.00 feet to the **TRUE POINT OF BEGINNING**, said point being on a line parallel with and distant southerly 30.00 feet, measured at a right angle, from the northerly line of said Lot 212;

Thence South  $89^{\circ} 41' 37''$  East along said parallel line, a distance of 609.93 feet to a point on a line parallel with and distant westerly 30.00 feet, measured at a right angle, from the easterly line of said Lot 212;

Thence South  $00^{\circ} 32' 41''$  West along said parallel line, a distance of 58.61 feet to a point on a line parallel with and distant southerly 88.61 feet, measured at a right angle, from said northerly line of Lot 212;

Thence North  $89^{\circ} 41' 37''$  West along said parallel line, a distance of 114.70 feet;

Thence North  $76^{\circ} 04' 31''$  West, a distance of 36.58 feet to a point on a line parallel with and distant southerly 80.00 feet, measured at a right angle, from said northerly line of Lot 212;

Thence North  $89^{\circ} 41' 37''$  West along said parallel line, a distance of 459.64 feet to a point on said westerly line of Lot 212;

Thence North  $00^{\circ} 32' 34''$  East along said westerly line, a distance of 50.00 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.73 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "H" AND  
MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb  
Matthew E. Webb, L.S. 5529

0/14/06  
Date



Prepared by: LCG  
Checked by: dja



## EXHIBIT "I"

4431-14A

## CHANNEL RIGHT OF WAY

That portion of Lot 233 of Romola Farms No. 5, as shown by map on file in Book 14 of Maps at pages 44 through 46, inclusive thereof, Records of Riverside County, California, located in the southwest quarter of Section 12, Township 5 South, Range 3 West, San Bernardino Meridian, said portion being described as follows:

**COMMENCING** at the northeast corner of said Lot 233, said corner being on the centerline of Varella Lane (30.00 feet in half width) of Parcel Map No. 17237, as shown by map on file in Book 100 of Parcel Maps at page 36 thereof, Records of Riverside County, California;

Thence South  $00^{\circ} 33' 03''$  West along the easterly line of said Lot 233, a distance of 30.00 feet to the **TRUE POINT OF BEGINNING**, said point being on a line parallel with and distant southerly 30.00 feet, measured at a right angle, from the northerly line of said Lot 233;

Thence North  $89^{\circ} 41' 15''$  West along said parallel line, a distance of 610.09 feet to a point on a line parallel with and distant easterly 30.00 feet, measured at a right angle, from the westerly line of said Lot 233, said westerly line being on the easterly right-of-way line of Malaga Road (40.00 feet in width) of said Romola Farms No. 5;

Thence South  $00^{\circ} 32' 41''$  West along said parallel line, a distance of 50.00 feet to a point on a line parallel with and distant southerly 80.00 feet, measured at a right angle, from said northerly line of Lot 233;

Thence South  $89^{\circ} 41' 15''$  East along said parallel line, a distance of 610.08 feet to a point on said easterly line of Lot 233;

Thence North  $00^{\circ} 33' 03''$  East along said easterly line, a distance of 50.00 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.70 acre, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "J" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb

Matthew E. Webb, L.S. 5529

8/14/06

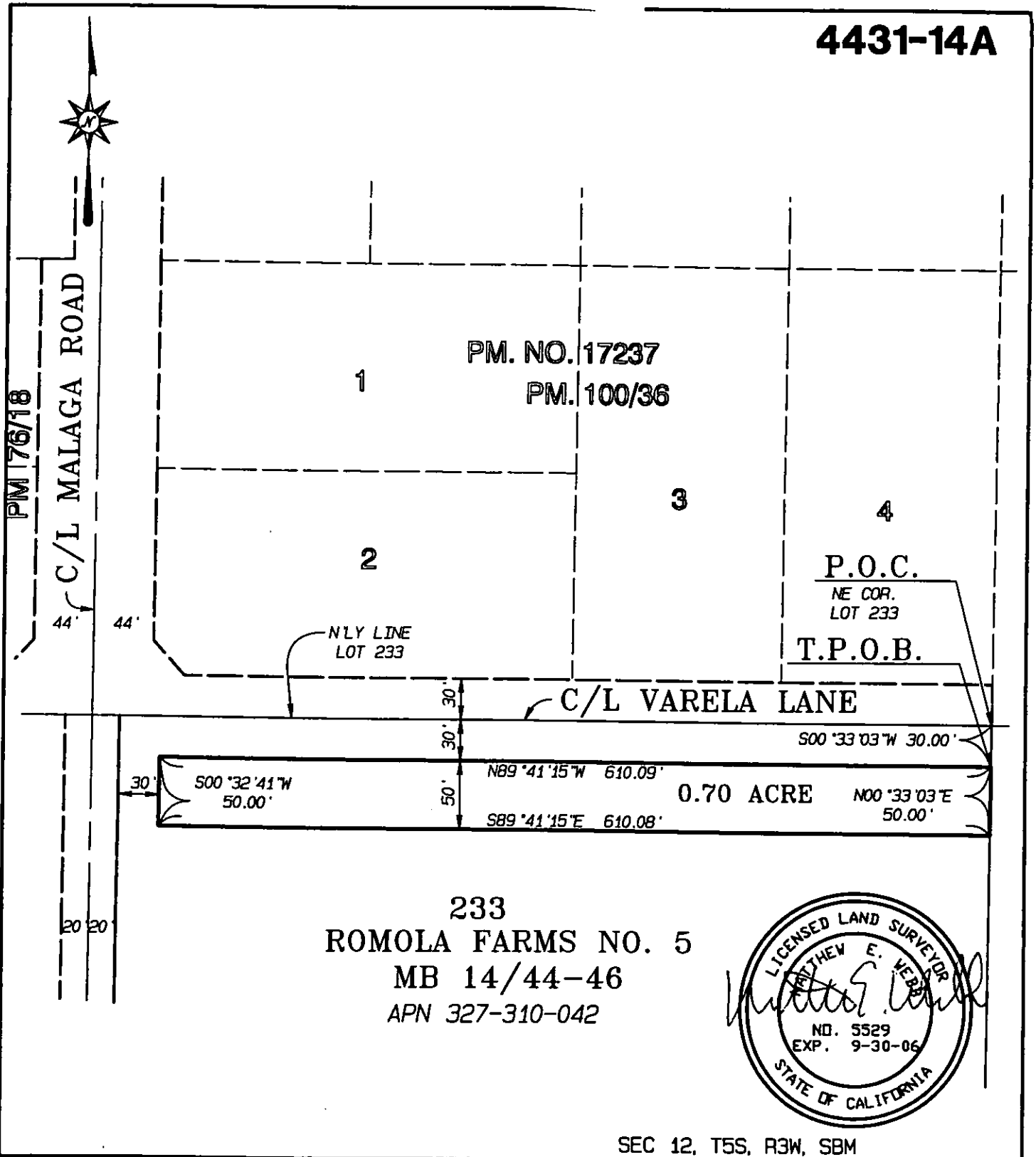
Date

Prepared by: TCB

Checked by: ajg



4431-14A



**CONSENT TO IRREVOCABLE OFFER OF DEDICATION  
and  
TEMPORARY CONSTRUCTION EASEMENT**

Malaga 74, LLC, a California limited liability company, under that certain Memorandum of Option between Oattie Mae Motte and Marion V. Ashley, Co-Trustees of The Rimrock Trust Established April 29, 1975 and Malaga 74, LLC, a California limited liability company, recorded February 04, 2005 as Instrument No. 2005-0099750, does hereby consent to the creation of the Irrevocable Offer of Dedication described herein as per Exhibit "A", and the Temporary Construction Easement described herein as per Exhibit "B", attached hereto and made a part hereof and agrees to be bound by these documents.

MALAGA 74, LLC,  
A California limited liability company

By: Marion V. Ashley

Its: MEMBER

Date: 12-23-2006

By: [Signature]

Its: MEMBER

By: Melissa Rybenwold

ITS: Member

NOTARY ACKNOWLEDGMENT  
(California All-Purpose Acknowledgment)

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )ss.

On DECEMBER 22, 2006

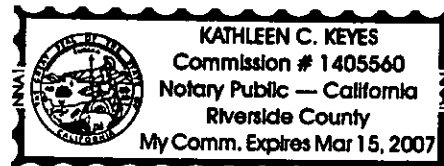
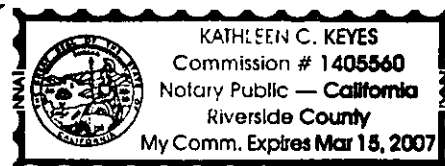
before me, KATHLEEN C. KEYES, Notary public,

personally appeared MARION V. ASHLEY, MICHAEL J. ASHLEY  
AND MELISSA A. GREENWOOD

personally known to me (or 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.

WITNESS my hand and official seal.

Kathleen C. Keyes  
Signature of Notary Public



## CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Quitclaim Deed, dated \_\_\_\_\_, 2024, from the **CITY OF MENIFEE**, ("Grantor") to **RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT**, a **body corporate and politic**, ("Grantee") 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 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