

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

Heritage Lake Area No. 4 Line Y
 Project No. 4-0-00382
 TR 34406-3
 APN: Portion of 333-800-038

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 MENIFEE**, 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 storm drain easement for flood control and drainage purposes for the construction, use, repair, reconstruction, inspection, operation and maintenance storm drain facilities, and all appurtenant works, including ingress and egress thereto, over, under and across that certain real property situated in the city of Menifee, County of Riverside, State of California, described in:

Irrevocable Offer of Dedication recorded July 31, 2013, as Instrument No. 2013-0370094, records of the Recorder's Office, Riverside County, State of California, also lying within portion of Lot 190, Tract Map 34406-3 filed in Book 466, Pages 63 through 75, inclusive, of Maps, records of said County, to be referenced hereafter as **RCFC Parcel 4382-500** as shown on Exhibits "A" and "B", attached for reference purposes only.

CITY OF MENIFEE:

Date: _____

By: _____
 BILL ZIMMERMAN, Mayor

ATTESTS:

SARAH MANWARING,
 Clerk to the City of Menifee

By: _____
 City Clerk

(SEAL)

CONSENT TO RECORD (GOV. CODE 7050)

THIS IS TO CERTIFY that the City of Menifee consents to the recordation of this Irrevocable Offer of Dedication pursuant to a ~~Cooperative~~ Agreement executed on JUNE 10, 2013 as Instrument No. _____

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

NO FEE (GOV. CODE 6103)

Heritage Lake Area No. 4 Storm Drain
Line Y
Project No. 4-0-00382
Tract No. 34406
APNs 333-170-027, -032 & -062

DOC # 2013-0370094

07/31/2013 11:22A Fee:NC

Page 1 of 8

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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IRREVOCABLE OFFER OF DEDICATION

MENIFEE DEVELOPMENT LLC, a California limited liability company, hereby Dedicates in Perpetuity to the Public, on behalf of Riverside County Flood Control and Water Conservation District, a **storm drain easement** for flood control and drainage purposes for the construction, use, repair, reconstruction, inspection, operation and maintenance of storm drain facilities, and all appurtenant works, including ingress and egress thereto, over, under and across that certain real property situated in the City of Menifee, County of Riverside, State of California, described in legal description attached hereto as Exhibit "A" and shown in Exhibit "B" and made a part hereof.

MENIFEE DEVELOPMENT LLC,
a California limited liability company:

Dated: 5-28-13

By: 

Martin P. Langpap
Authorized Representative

Title: _____

Dated: 5/28/13

By: 

Lorne A Yates

Title: Authorized Rep

(Notaries attached)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Riverside

On May 28, 2013 before me, Sarah McPherson, Notary Public
personally appeared Martin P. Langpap and Lorrie A. Yates
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 law of the State of California that the foregoing
paragraph is true and correct.

Witness my hand and official seal.

Signature Sarah McPherson



OPTIONAL

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

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer -- Title(s): _____
- ☐ Partner -- Limited, General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____



EXHIBIT "A"
LINE Y – MAINTENANCE EASEMENT
CITY OF MENIFEE

THAT PORTION OF LOTS 1035 THROUGH 1038, INCLUSIVE, OF ROMOLA FARMS NO. 10, IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGES 29 AND 31, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 2 AS SHOWN BY TRACT NO. 30705-1, AS FILED IN BOOK 377, PAGES 44 THROUGH 53, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 2, THE FOLLOWING TWO (2) COURSES:
NORTH 22°26'21" EAST, 289.92 FEET;
NORTH 47°59'18" EAST, 20.38 FEET, TO THE NORTHEAST CORNER OF SAID LOT 2;

THENCE NORTH 42°00'44" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 8.64 FEET, TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING NORTH 42°00'44" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 24.38 FEET;

THENCE LEAVING SAID NORTHERLY LINE, NORTH 22°26'21" EAST, 11.72 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 56.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°31'13", AN ARC LENGTH OF 33.74 FEET;

THENCE NORTH 56°57'34" EAST, 45.12 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 34.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°07'35", AN ARC LENGTH OF 20.84 FEET;

THENCE NORTH 21°49'59" EAST, 788.60 FEET;

THENCE NORTH 20°25'05" EAST, 40.50 FEET;

THENCE NORTH 21°49'59" EAST, 146.95 FEET, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HERITAGE LAKE DRIVE, AS SHOWN BY SAID TRACT NO. 30705-1, SAID POINT BEING A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 830.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 25°16'50" EAST;



EXHIBIT "A"
RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT
LINE Y – MAINTENANCE EASEMENT
CITY OF MENIFEE

THAT PORTION OF LOTS 1035 THROUGH 1038, INCLUSIVE, OF ROMOLA FARMS NO. 10, IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGES 29 AND 30, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 2 AS SHOWN BY TRACT NO. 30705-1, AS FILED IN BOOK 377, PAGES 44 THROUGH 53, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 2, THE FOLLOWING TWO (2) COURSES:
NORTH 22°26'21" EAST, 289.92 FEET;
NORTH 47°59'18" EAST, 20.38 FEET, TO THE NORTHEAST CORNER OF SAID LOT 2;

THENCE NORTH 42°00'44" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 8.64 FEET, TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING NORTH 42°00'44" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 24.38 FEET;

THENCE LEAVING SAID NORTHERLY LINE, NORTH 22°26'21" EAST, 11.72 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 56.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°31'13", AN ARC LENGTH OF 33.74 FEET;

THENCE NORTH 56°57'34" EAST, 45.12 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 34.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°07'35", AN ARC LENGTH OF 20.84 FEET;

THENCE NORTH 21°49'59" EAST, 788.60 FEET;

THENCE NORTH 20°25'05" EAST, 40.50 FEET;

THENCE NORTH 21°49'59" EAST, 146.95 FEET, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HERITAGE LAKE DRIVE, AS SHOWN BY SAID TRACT NO. 30705-1, SAID POINT BEING A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 830.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 25°16'50" EAST;

SHEET 1 OF 2 SHEETS



EXHIBIT "A"
RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT
LINE Y – MAINTENANCE EASEMENT
CITY OF MENIFEE

THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY, AND SAID CURVE THROUGH A CENTRAL ANGLE OF 1°39'41". AN ARC LENGTH OF 24.07 FEET;

THENCE LEAVING SAID RIGHT OF WAY, SOUTH 21°49'59" WEST, 135.16 FEET;

THENCE SOUTH 23°33'59" WEST, 33.06 FEET;

THENCE SOUTH 21°49'59" WEST, 806.04 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 56.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°07'35", AN ARC LENGTH OF 34.33 FEET;

THENCE SOUTH 56°57'34" WEST, 45.12 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 34.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°31'13", AN ARC LENGTH OF 20.48 FEET;

THENCE SOUTH 22°26'21" WEST, 22.23 FEET, TO THE TRUE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 24,343 SQUARE FEET, MORE OR LESS.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

PREPARED UNDER THE SUPERVISION OF:

Stanley C. Morse 7-24-13
STANLEY C. MORSE, L.S. 3640 DATE
EXPIRES 6/30/2014



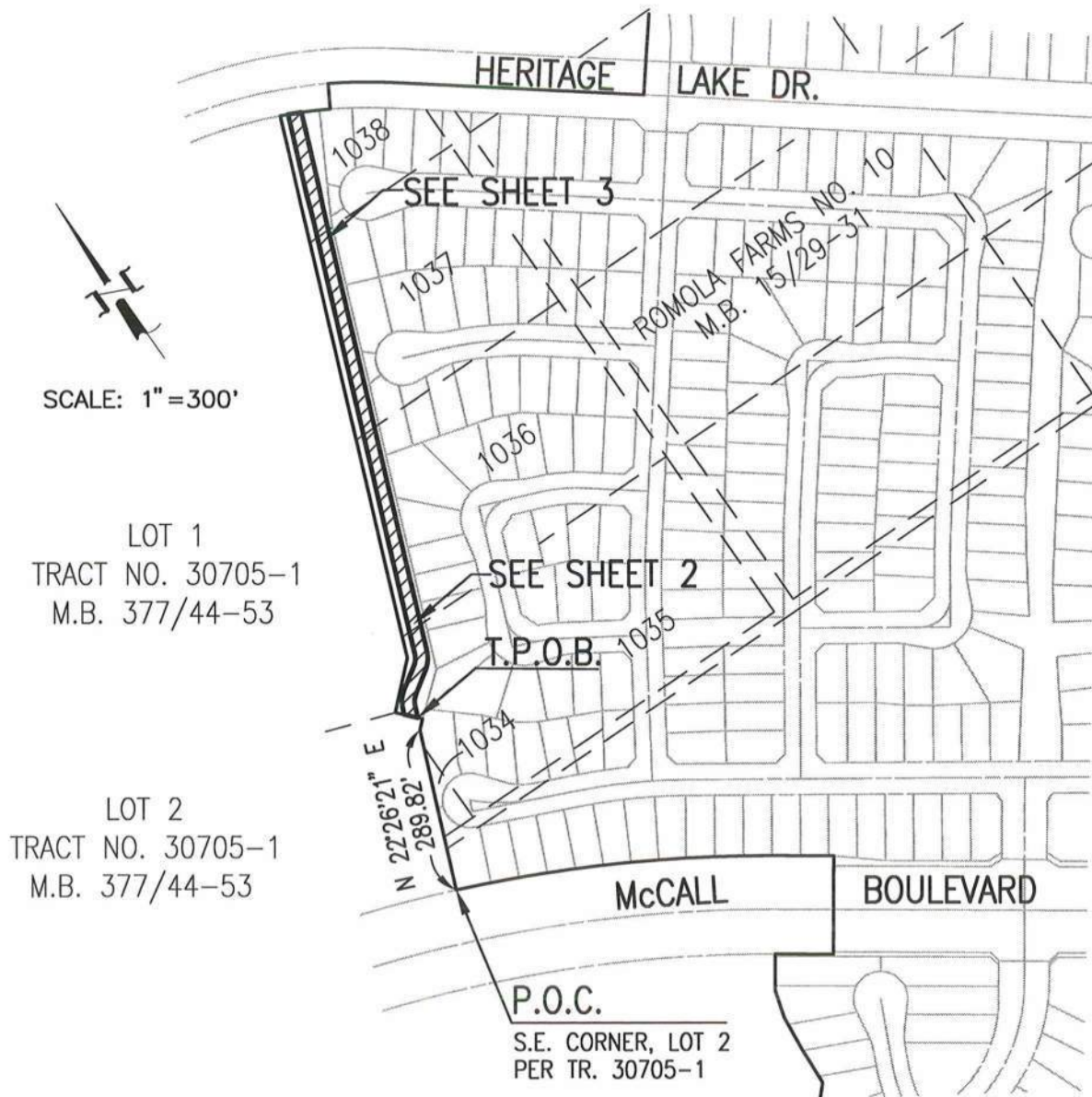
SHEET 2 OF 2 SHEETS






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5 of 8

EXHIBIT "B"
**RIVERSIDE COUNTY FLOOD CONTROL
 AND WATER CONSERVATION DISTRICT**
LINE Y – MAINTENANCE EASEMENT
CITY OF MENIFEE

SHEET 1 OF 3 SHEETS



LEGEND:

-  EASEMENT AREA BEING GRANTED TO RCFC&WCD FOR MAINTENANCE PURPOSES
-  OWNERSHIP BOUNDARY
-  EXISTING LOT LINE



PREPARED UNDER THE SUPERVISION OF:

Stanley Morse 7.24.13
 STANLEY C. MORSE, L.S. 3640 DATE
 EXPIRES 6/30/2014

72572\MAPPING\RCFD\May 2013\Line Y 34406-3 5/03/13



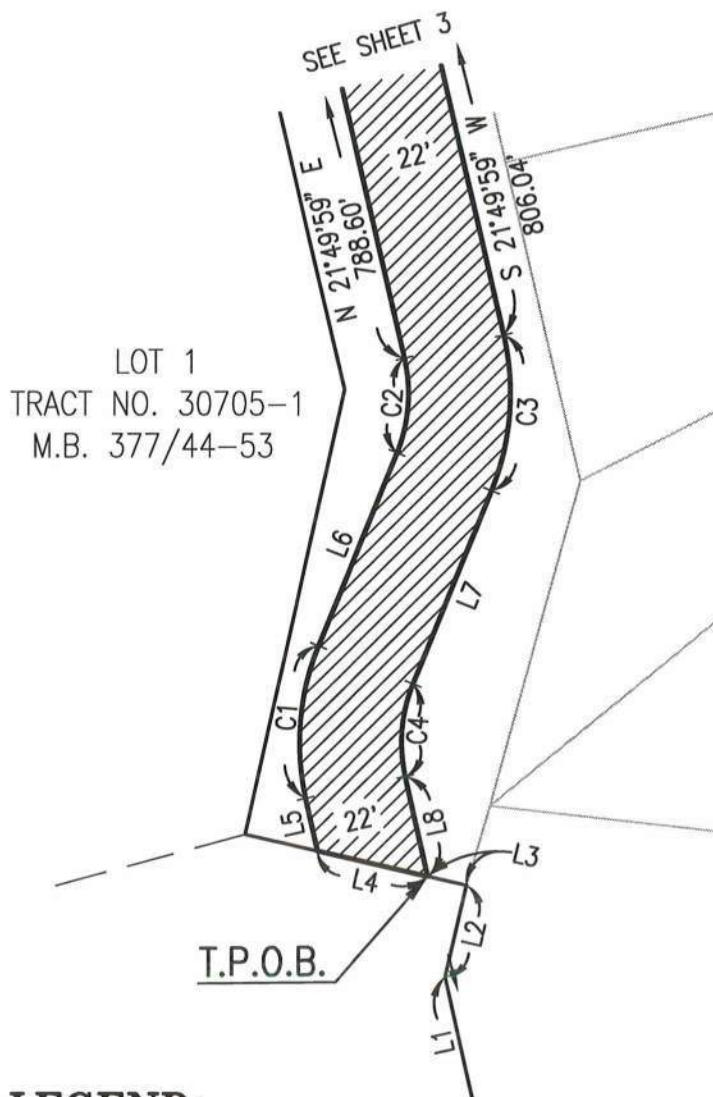
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 6 of 8

EXHIBIT "B"
RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT
LINE Y - MAINTENANCE EASEMENT
CITY OF MENIFEE

SHEET 2 OF 3 SHEETS



SCALE: 1" = 40'



CURVE DATA			
#	DELTA	RADIUS	LENGTH
C1	34°31'13"	56.00'	33.74'
C2	35°07'35"	34.00'	20.84'
C3	35°07'35"	56.00'	34.33'
C4	34°31'13"	34.00'	20.48'

LINE DATA		
#	BEARING	DISTANCE
L1	N 22°26'21" E	289.82'
L2	N 47°59'18" E	20.38'
L3	N 42°00'44" W	8.64'
L4	N 42°00'44" W	24.38'
L5	N 22°26'21" E	11.72'
L6	N 56°57'34" E	45.12'
L7	S 56°57'34" W	45.12'
L8	S 22°26'21" W	22.23'

LEGEND:



EASEMENT AREA BEING
 GRANTED TO RCFC&WCD FOR
 MAINTENANCE PURPOSES



OWNERSHIP BOUNDARY



EXISTING LOT LINE



PREPARED UNDER THE SUPERVISION OF:

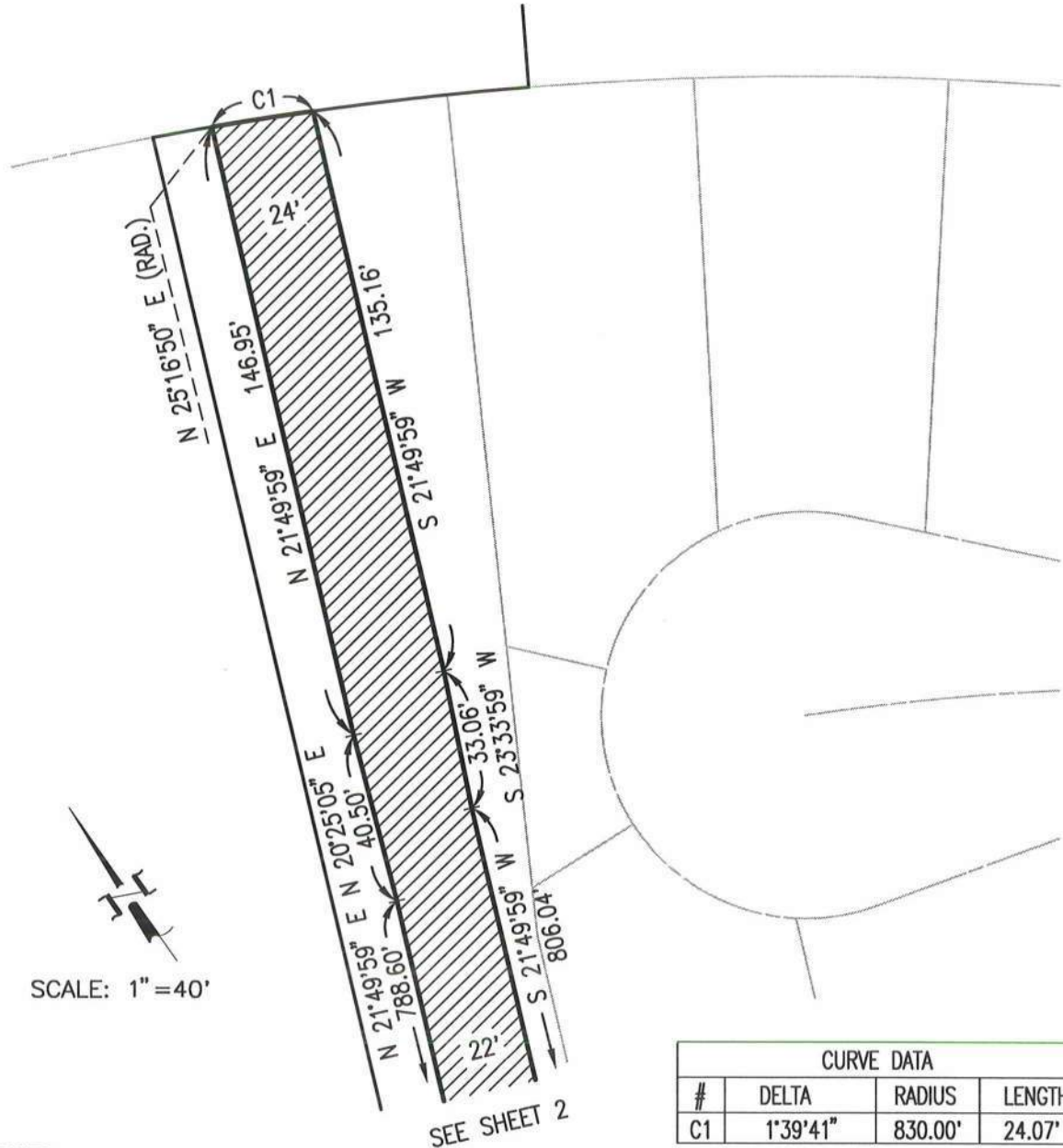
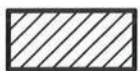
Stanley Morse 7.24.13
 STANLEY C. MORSE, L.S. 3640 DATE
 EXPIRES 6/30/2014

72572\MAPPING\RCFD\May 2013\Line Y 34406-3 5/03/13



2013-0370094
 07/31/2013 11:22A
 7 of 8

EXHIBIT "B"
RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT
LINE Y - MAINTENANCE EASEMENT
CITY OF MENIFEE

**LEGEND:**

EASEMENT AREA BEING
GRANTED TO RCFC&WCD FOR
MAINTENANCE PURPOSES



OWNERSHIP BOUNDARY



EXISTING LOT LINE



PREPARED UNDER THE SUPERVISION OF:

Stanley Morse 7.24.13
 STANLEY C. MORSE, L.S. 3640 DATE
 EXPIRES 6/30/2014



CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by Quitclaim Deed, dated _____, from **CITY OF MENIFEE** ("Grantor"), to **RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT** ("Grantee"), a body 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 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: Heritage Lake Area No. 4 Line Y
Project No. 4-0-00382
APN: 333-800-038
RCFC Parcel No. 4382-500