

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 C  
 Project No. 4-0-00388  
 TR 34406-5  
 APN: Portion of 333-740-050

**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. 2013-0370089, records of the Recorder's Office, Riverside County, State of California, also lying within portion of Lot 117, Tract Map 34406-5 filed in Book 441, Pages 94 through 105, inclusive, of Maps, records of said County, to be referenced hereafter as **RCFC Parcel 4388-502** 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

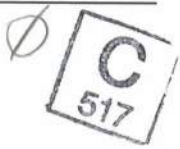
(SEAL)

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*  
recorded on JUNE 10, 2013 as  
Instrument No.



Heritage Lake Area No. 4 Storm Drain  
Line C  
Project No. 4-0-00388  
Tract No. 34406  
APNs 333-180-029

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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.

ST ROW TR 34406-5

**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) /s/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: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER



2013-0370089  
07/31/2013 11:22A  
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**EXHIBIT "A"**  
**LINE "C" – MAINTENANCE EASEMENT**  
**CITY OF MENIFEE**

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF LETTERED LOT "E" OF TRACT NO. 34180-1, AS PER MAP FILED IN BOOK 429, PAGES 43 THROUGH 45, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY;

THENCE NORTH 0°10'00" EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF HERITAGE LAKE DRIVE PER OFFER OF DEDICATION GRANTED TO THE CITY OF MENIFEE, RECORDED OCTOBER 31, 2011 AS DOCUMENT NO. 2011-0481156, OF OFFICIAL RECORDS, A DISTANCE OF 34.89 FEET, TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING NORTH 0°10'00" EAST, ALONG SAID RIGHT OF WAY, 20.05 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 55.00 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF CURVE BEARS NORTH 3°09'39" WEST;

THENCE LEAVING SAID RIGHT OF WAY, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°21'51", AN ARC LENGTH OF 3.23 FEET;

THENCE SOUTH 89°47'48" EAST, 136.77 FEET;

THENCE SOUTH 0°12'12" WEST, 20.00 FEET;

THENCE NORTH 89°47'48" WEST, 136.77 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 35.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 5°16'12", AN ARC LENGTH OF 3.22 FEET, TO THE **TRUE POINT OF BEGINNING**.

SAID EASEMENT CONTAINS 2,800 SQUARE FEET, MORE OR LESS.

AS SHOWN ON EXHIBIT "B".

PREPARED UNDER THE SUPERVISION OF:

*Stanley C. Morse* 7.24.13

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



SHEET 1 OF 1 SHEET



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# EXHIBIT "B"

SHEET 1 OF 1 SHEET

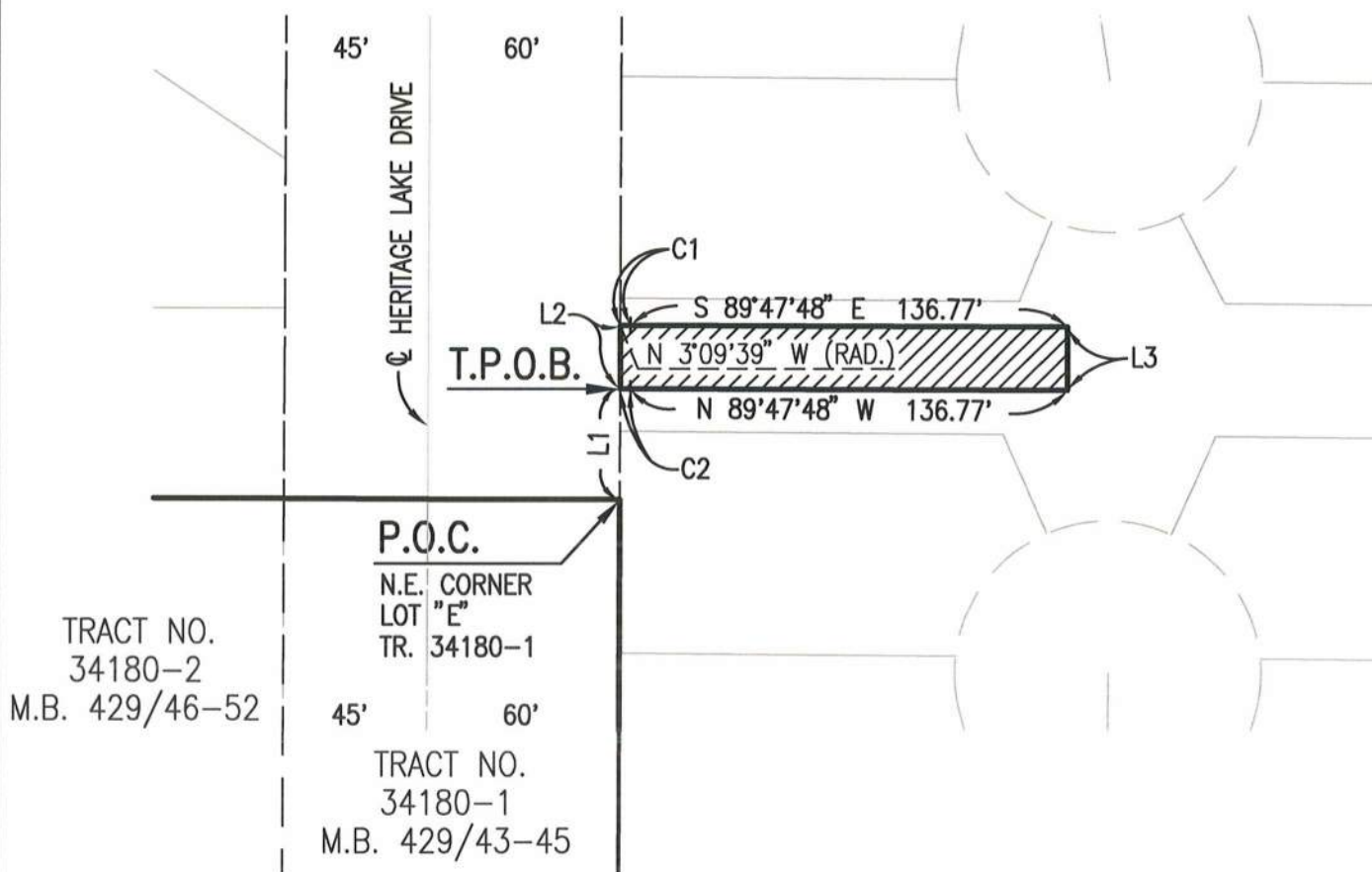
## RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT LINE "C" - MAINTENANCE EASEMENT CITY OF MENIFEE



SCALE: 1"=60'

CURVE DATA			
#	DELTA	RADIUS	LENGTH
C1	3°21'51"	55.00'	3.23'
C2	5°16'12"	35.00'	3.22'

LINE DATA		
#	BEARING	DISTANCE
L1	N 0°10'00" E	34.89'
L2	N 0°10'00" E	20.05'
L3	S 0°12'12" W	20.00'



### 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



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72572\MAPPING\RCFD\May 2013\Line C 34406-5 5/29/13

**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 C  
Project No. 4-0-00388  
APN: 333-740-050  
RCFC Parcel No. 4388-502