

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 34406-4  
 APN: Portion of 333-700-084

**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. 2013-0370088, records of the Recorder's Office, Riverside County, State of California, also lying within portion of Lot 224, Tract Map 34406-4 filed in Book 438 Pages 5 through 16, inclusive, of Maps, records of said County, to be referenced hereafter as **RCFC Parcel 4388-501** 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~~ Cooperative Agreement ~~recorded on~~ executed on JUNE 10, 2013 as Instrument No. \_\_\_\_\_

DOC # 2013-0370088

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

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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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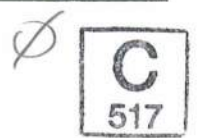
Heritage Lake Area No. 4 Storm Drain

Line C

Project No. 4-0-00388

Tract No. 34406

APNs 333-180-030



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:

Lorrie 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: \_\_\_\_\_



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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 NORTHWEST CORNER OF LOT 40 OF TRACT NO. 34180-2, AS PER MAP FILED IN BOOK 429, PAGES 46 THROUGH 52, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY;

THENCE NORTH 8°21'16" EAST ALONG THE EASTERLY LINE OF LOT 3 OF TRACT NO. 30705-1, AS PER MAP FILED IN BOOK 377, PAGES 44 THROUGH 53, INCLUSIVE, OF MAPS, IN THE OFFICE OF SAID COUNTY RECORDER, 37.99 FEET TO FEET, TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING NORTH 8°21'16" EAST, ALONG SAID EASTERLY LINE, 24.00 FEET;

THENCE LEAVING SAID EASTERLY LINE, SOUTH 81°33'02" EAST, 11.41 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 102.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°13'29", AN ARC LENGTH OF 39.57 FEET;

THENCE SOUTH 59°19'33" EAST, 156.87 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 88.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°37'34", AN ARC LENGTH OF 14.78 FEET;

THENCE SOUTH 68°57'07" EAST, 1.27 FEET;

THENCE SOUTH 66°06'18" EAST, 20.13 FEET;

THENCE SOUTH 68°57'07" EAST, 168.29 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 89.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°52'53", AN ARC LENGTH OF 32.44 FEET;

THENCE SOUTH 89°50'00" EAST, 896.85 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 5°24'43", AN ARC LENGTH OF 3.21 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY OF HERITAGE LAKE DRIVE PER OFFER OF DEDICATION RECORDED OCTOBER 31, 2011 AS DOCUMENT NO. 2011-0481156, OF OFFICIAL RECORDS;

SHEET 1 OF 2 SHEETS





**EXHIBIT "A"**  
**LINE C – MAINTENANCE EASEMENT**  
**CITY OF MENIFEE**

THENCE SOUTH 0°10'00" WEST, ALONG SAID WESTERLY RIGHT OF WAY, 22.06 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 56.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 3°06'58" EAST;

THENCE LEAVING SAID WESTERLY RIGHT OF WAY, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°16'58", AN ARC LENGTH OF 3.21 FEET;

THENCE NORTH 89°50'00" WEST, 896.85 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 111.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°52'53", AN ARC LENGTH OF 40.45 FEET;

THENCE NORTH 68°57'07" WEST, 179.53 FEET;

THENCE NORTH 74°35'13" WEST, 10.18 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 112.00 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF CURVE BEARS SOUTH 21°02'53" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°37'34", AN ARC LENGTH OF 18.82 FEET;

THENCE NORTH 59°19'33" WEST, 156.87 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 78.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°13'29", AN ARC LENGTH OF 30.26 FEET;

THENCE NORTH 81°33'02" WEST, 11.37 FEET, TO THE **TRUE POINT OF BEGINNING.**

SAID EASEMENT CONTAINS 30,072 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 6/30/2012



SHEET 2 OF 2 SHEETS



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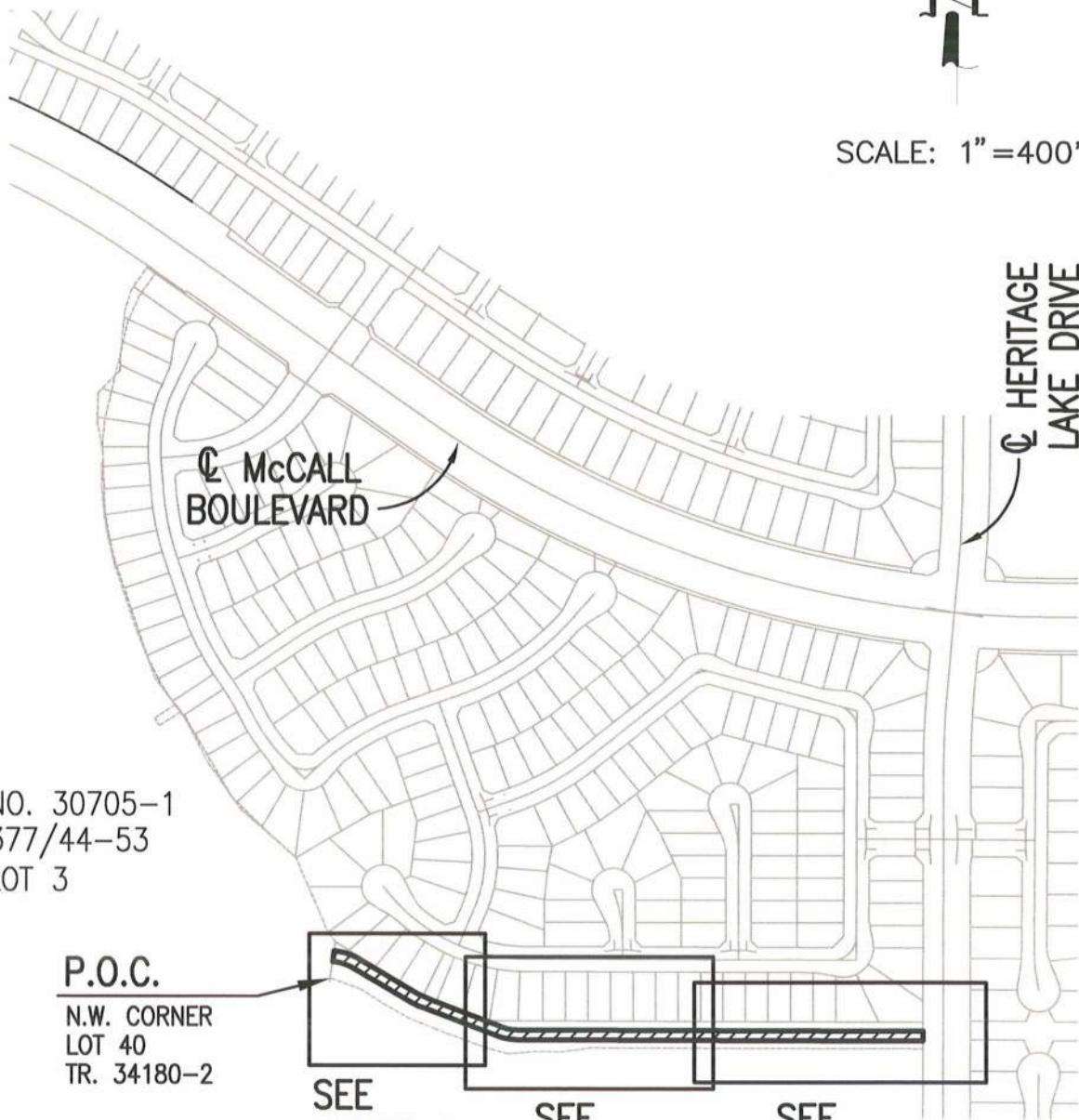
# EXHIBIT "B"

SHEET 1 OF 4 SHEETS

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



SCALE: 1"=400'



TRACT NO. 30705-1  
M.B. 377/44-53  
LOT 3

P.O.C.  
N.W. CORNER  
LOT 40  
TR. 34180-2

SEE  
SHEET 2

SEE  
SHEET 3

SEE  
SHEET 4

### LEGEND:



EASEMENT AREA BEING  
GRANTED TO RCFC&WCD FOR  
MAINTENANCE PURPOSES



OWNERSHIP BOUNDARY



EXIST. R/W PER OFFER OF  
DEDICATION 2011-0481156



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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# EXHIBIT "B"

SHEET 2 OF 4 SHEETS

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

TRACT NO. 30705-1  
M.B. 377/44-53  
LOT 3

P.O.C.  
N.W. CORNER  
LOT 40  
TR. 34180-2

T.P.O.B.



SCALE: 1"=40'

TRACT NO. 34180-2  
M.B. 429/46-52

LINE DATA		
#	BEARING	DISTANCE
L1	N 8°21'16" E	37.99'
L2	N 8°21'16" E	24.00'
L3	S 81°33'02" E	11.41'
L4	S 68°57'07" E	1.27'
L5	S 66°06'18" E	20.13'
L6	N 74°35'13" W	10.18'
L7	N 81°33'02" W	11.37'

CURVE DATA			
#	DELTA	RADIUS	LENGTH
C1	22°13'29"	102.00'	39.57'
C2	9°37'34"	88.00'	14.78'
C3	20°52'53"	89.00'	32.44'
C4	20°52'53"	111.00'	40.45'
C5	9°37'34"	112.00'	18.82'
C6	22°13'29"	78.00'	30.26'

### LEGEND:



EASEMENT AREA BEING  
GRANTED TO RCFC&WCD FOR  
MAINTENANCE PURPOSES



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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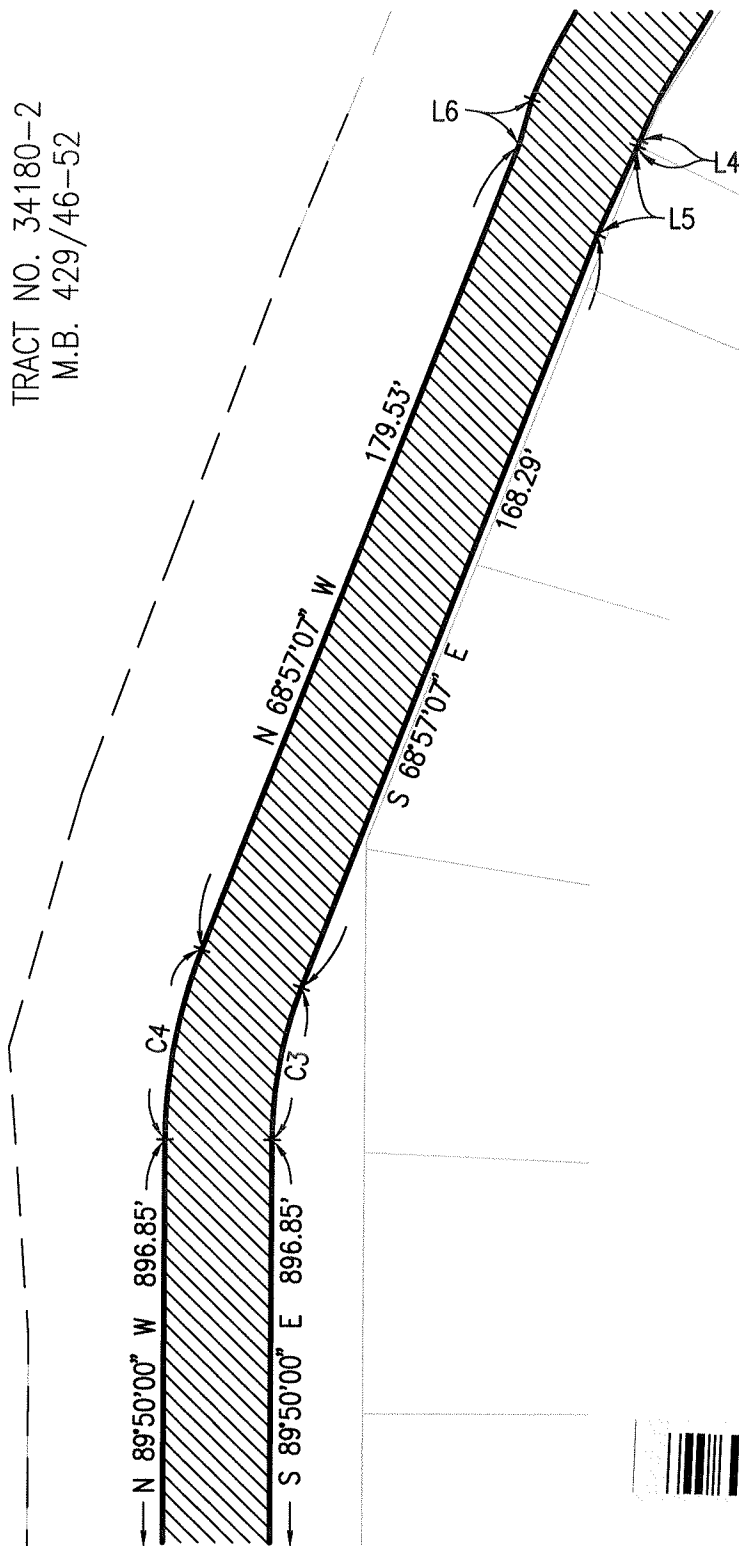
# EXHIBIT "B"

SHEET 3 OF 4 SHEETS

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

TRACT NO. 34180-2  
M.B. 429/46-52

SEE SHEET 1



LINE DATA		
#	BEARING	DISTANCE
L4	S 68°57'07" E	1.27'
L5	S 66°06'18" E	20.13'
L6	N 74°35'13" W	10.18'

CURVE DATA			
#	DELTA	RADIUS	LENGTH
C3	20°52'53"	89.00'	32.44'
C4	20°52'53"	111.00'	40.45'

### LEGEND:



EASEMENT AREA BEING  
GRANTED TO RCFC&WCD FOR  
MAINTENANCE PURPOSES



EXISTING LOT LINE

SEE SHEET 3



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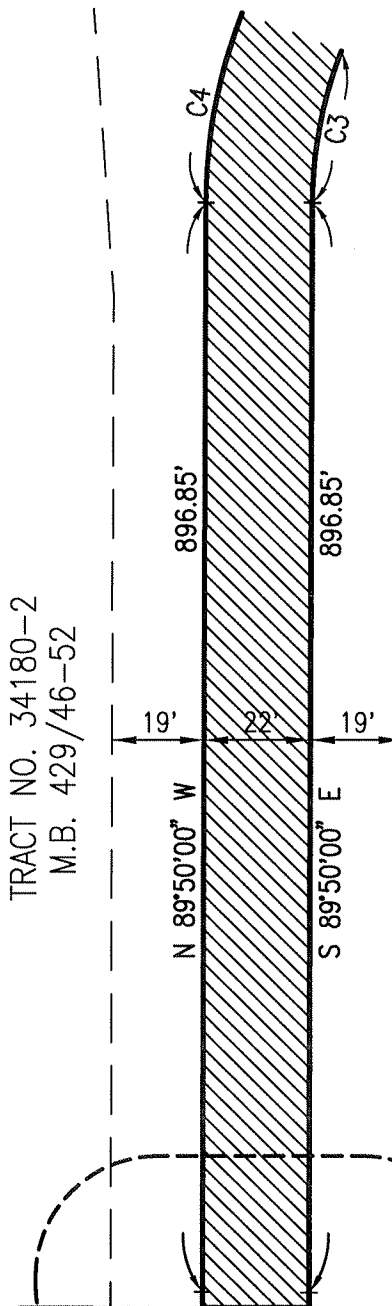


# EXHIBIT "B"

SHEET 4 OF 4 SHEETS

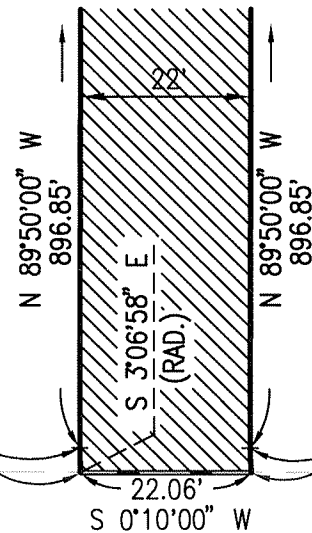
## RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT LINE C - MAINTENANCE EASEMENT CITY OF MENIFEE

SEE SHEET 2



TRACT NO. 34180-2  
M.B. 429/46-52

$\Delta=3^{\circ}16'58''$   
 $R=56.00'$   
 $L=3.21'$



$\Delta=5^{\circ}24'43''$   
 $R=34.00'$   
 $L=3.21'$

DETAIL A

SEE DETAIL A

CURVE DATA			
#	DELTA	RADIUS	LENGTH
C3	20°52'53"	89.00'	32.44'
C4	20°52'53"	111.00'	40.45'

### LEGEND:



EASEMENT AREA BEING  
GRANTED TO RCFC&WCD FOR  
MAINTENANCE PURPOSES



EXISTING LOT LINE



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**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: 333-700-084  
RCFC Parcel No. 4388-501