

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 A

Project No. 4-0-00386

TR 34406-2

APN: Portion of 333-761-023 and Aqua Drive

**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. 2013-0370083, records of the Recorder's Office, Riverside County, State of California, also lying within portion of Lots L and 123, Tract Map 34406-2 filed in Book 455 Pages 76 through 87, inclusive, of Maps, records of said County, to be referenced hereafter as **RCFC Parcel 4386-502** 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)

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~~ <sup>Cooperative</sup> Agreement executed on JUNE 10, 2013 as ~~represented by~~ \_\_\_\_\_

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 A  
Project No. 4-0-00386  
Tract No. 34406  
APNs 333-170-065 & 333-180-027

DOC # 2013-0370083

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



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IRREVOCABLE OFFER OF DEDICATION

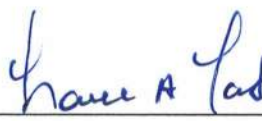
MENIFEE DEVELOPMENT LLC, a California limited liability company, hereby Dedicates in Perpetuity to the Public, on behalf of Riverside County Flood Control and Water Conservation District, a **storm drain easement** for flood control and drainage purposes for the construction, use, repair, reconstruction, 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:   
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: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER



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**EXHIBIT "A"**  
**LINE A — 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 SOUTHEASTERLY TERMINUS OF THE CENTERLINE OF McCALL BOULEVARD 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 SOUTH 54°44'19" EAST, ALONG THE CENTERLINE OF SAID McCALL BOULEVARD AS SHOWN ON THE OFFER OF DEDICATION RECORDED OCTOBER 31, 2011 AS DOCUMENT NO. 2011-0481156, OF OFFICIAL RECORDS, 275.60 FEET;

THENCE LEAVING SAID CENTERLINE, NORTH 35°15'41" EAST, 77.00 FEET, TO THE SOUTHWEST CORNER OF PARCEL "J" PER SAID OFFER OF DEDICATION;

THENCE LEAVING SAID CENTERLINE, SOUTH 87°45'45" EAST, 23.85 FEET, ALONG THE NORTHWESTERLY LINE OF SAID PARCEL "J";

THENCE SOUTH 54°44'19" EAST, ALONG THE NORTHERLY LINE OF SAID PARCEL "J", 32.00 FEET, TO THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID NORTHERLY LINE, NORTH 35°15'41" EAST, 147.78 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 104.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°12'31", AN ARC LENGTH OF 51.20 FEET, TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 76.00 FEET, A RADIAL LINE THROUGH BEGINNING OF SAID CURVE BEARS SOUTH 26°31'48" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°02'35", AN ARC LENGTH OF 37.20 FEET;

THENCE NORTH 35°25'37" EAST, 148.19 FEET;

THENCE NORTH 44°32'55" EAST, 12.21 FEET;

THENCE NORTH 35°58'38" EAST, 423.87 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 102.00 FEET;



**EXHIBIT "A"**  
**LINE A — MAINTENANCE EASEMENT**  
**CITY OF MENIFEE**

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°34'00", AN ARC LENGTH OF 6.35 FEET;

THENCE NORTH 39°32'38" EAST, 259.14 FEET;

THENCE NORTH 38°10'48" EAST, 172.62 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 33.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°31'00", AN ARC LENGTH OF 12.39 FEET, TO A POINT ON THE SOUTHERLY LINE OF PARCEL "A", PER SAID OFFER OF DEDICATION;

THENCE SOUTH 52°05'12" EAST, ALONG SAID SOUTHERLY LINE, 24.97 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 57.00 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF CURVE BEARS SOUTH 64°11'57" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°22'45", AN ARC LENGTH OF 12.32 FEET;

THENCE SOUTH 38°10'48" WEST, 172.91 FEET;

THENCE SOUTH 39°32'38" WEST, 259.43 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 78.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°34'00", AN ARC LENGTH OF 4.86 FEET;

THENCE SOUTH 35°58'38" WEST, 410.74 FEET;

THENCE SOUTH 31°53'49" WEST, 31.49 FEET, TO A POINT HEREINAFTER REFERRED TO AS POINT "A";

THENCE SOUTH 35°25'37" WEST, 141.72 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 104.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°02'35", AN ARC LENGTH OF 50.90 FEET, TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 76.00 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF CURVE BEARS NORTH 26°31'48" WEST;

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

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°12'31", AN ARC LENGTH OF 37.42 FEET;

THENCE SOUTH 35°15'41" WEST, 147.78 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL "J";

THENCE NORTH 54°44'19" WEST, ALONG SAID NORTHERLY LINE, 28.00 FEET, TO THE BEGINNING.

SAID EASEMENT CONTAINS 32,052 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 3 OF 3 SHEETS



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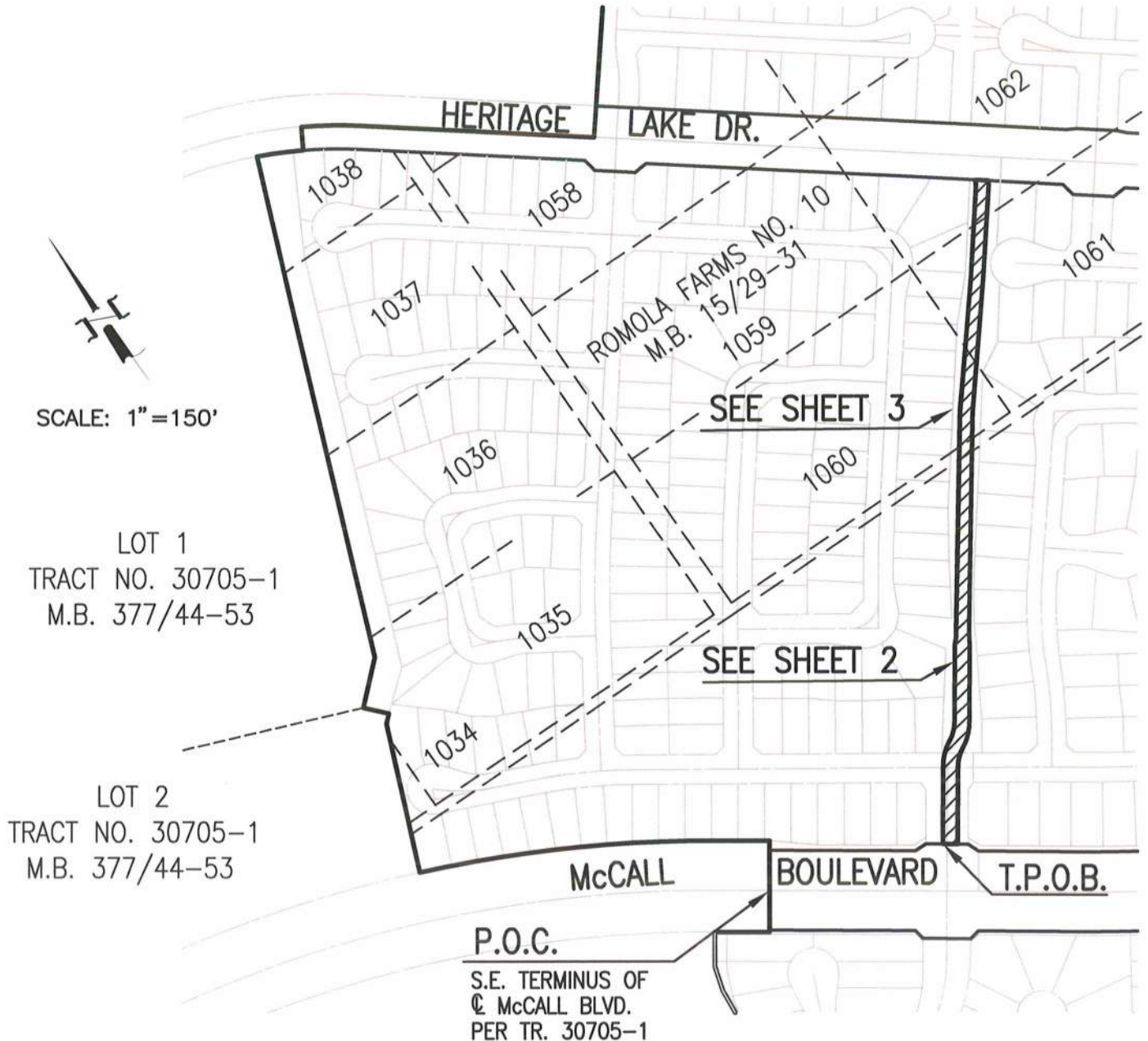


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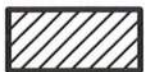
## EXHIBIT "B"

SHEET 1 OF 3 SHEETS

# RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT LINE A - 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



EXHIBIT "B"

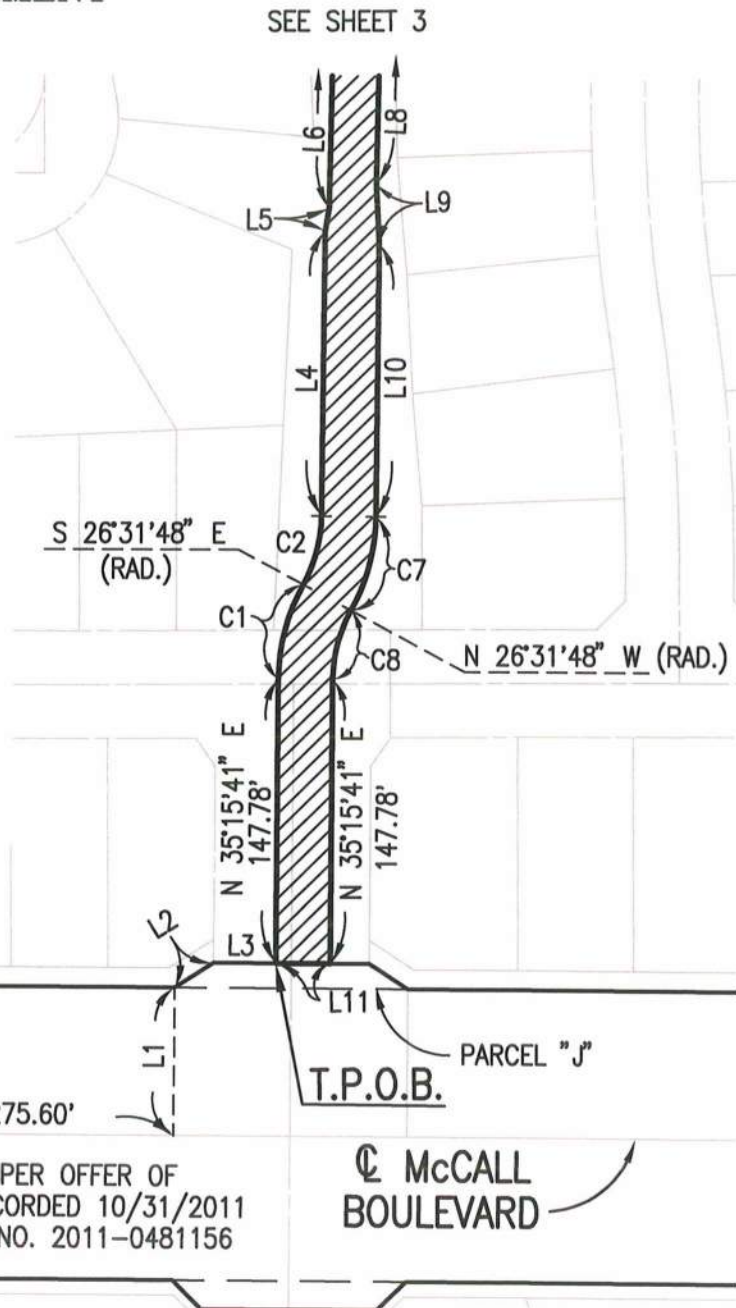
RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT  
LINE A - MAINTENANCE EASEMENT  
CITY OF MENIFEE



SCALE: 1"=100'

CURVE DATA			
#	DELTA	RADIUS	LENGTH
C1	28°12'31"	104.00'	51.20'
C2	28°02'35"	76.00'	37.20'
C3	3°34'00"	102.00'	6.35'
C4	21°31'00"	33.00'	12.39'
C5	12°22'45"	57.00'	12.32'
C6	3°34'00"	78.00'	4.86'
C7	28°02'35"	104.00'	50.90'
C8	28°12'31"	76.00'	37.42'

(SEE SHEET 2 FOR LINE DATA TABLE)



P.O.C.

S.E. TERMINUS OF  
McCALL BLVD.  
PER TR. 30705-1

PARCEL "C"

S 54°44'19" E 275.60'

RIGHT OF WAY PER OFFER OF  
DEDICATION RECORDED 10/31/2011  
AS DOCUMENT NO. 2011-0481156

T.P.O.B.

PARCEL "J"

McCALL  
BOULEVARD

LEGEND:



EASEMENT AREA BEING  
GRANTED TO RCFC&WCD  
FOR ACCESS PURPOSES



OWNERSHIP BOUNDARY



EXISTING LOT LINE



PREPARED UNDER THE SUPERVISION OF:

*Stanley Morse* 7-24-13

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

DATE





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SHEET 3 OF 3 SHEETS

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

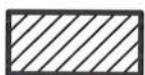


SCALE: 1"=100'

LINE DATA			LINE DATA		
#	BEARING	DISTANCE	#	BEARING	DISTANCE
L1	N 35°15'41" E	77.00'	L7	S 52°05'12" E	24.97'
L2	S 87°45'45" E	23.85'	L8	N 35°58'38" E	410.74'
L3	S 54°44'19" E	32.00'	L9	S 31°53'49" W	31.49'
L4	N 35°25'37" E	148.19'	L10	S 35°25'37" W	141.72'
L5	N 44°32'55" E	12.21'	L11	N 54°44'19" W	28.00'
L6	N 35°58'38" E	423.87'			

(SEE SHEET 1 FOR CURVE DATA TABLE)

**LEGEND:**



EASEMENT AREA BEING  
GRANTED TO RCFC&WCD  
FOR ACCESS PURPOSES



OWNERSHIP BOUNDARY

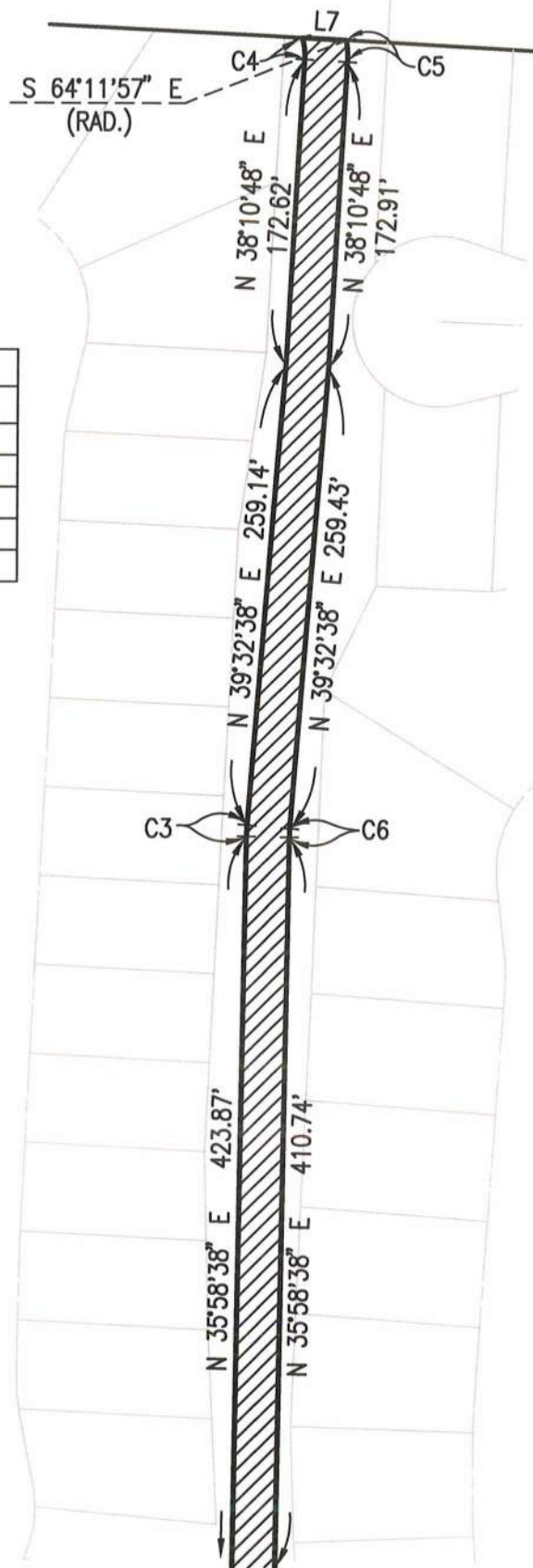


EXISTING LOT LINE



PREPARED UNDER THE SUPERVISION OF:

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



SEE SHEET 2



LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

[www.riversideacr.com](http://www.riversideacr.com)

## NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: SARAH MCPHERSON

Commission #: 1996653

Place of Execution: RIVERSIDE CALIFORNIA

Date Commission Expires: NOV 27, 2016

Date: 7/31/13

Signature: [Signature]

Print Name: AMI URBSTA



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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 A  
Project No. 4-0-00386  
APN: 333-761-023 and Aqua Drive  
RCFC Parcel No. 4386-502