

LOT SUMMARY:

HOUSE LOTS: 51
OPEN SPACE LOTS: 5
LETTERED LOTS: 4
GROSS AREA: 12.10 AC.
NET AREA: 8.89 AC.

IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 37671-1

BEING A SUBDIVISION OF A PORTION OF PARCEL "AA" OF LOT LINE ADJUSTMENT NO. LLA24-002, RECORDED _____, 2024 AS INSTRUMENT NO. 2024-_____, DEED RECORDED _____, 2024 AS INSTRUMENT NO. 2024-_____, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. LOCATED IN SECTION 36, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

RTM ENGINEERING CONSULTANTS

JULY, 2023

SHEET 1 OF 6 SHEETS

RECORDER'S STATEMENT

FILED THIS ____ DAY OF _____, 20____,
AT _____M. IN BOOK _____ OF MAPS,
AT PAGES _____ - _____, AT THE REQUEST OF
CITY CLERK OF THE CITY OF MENIFEE.
NO. _____
FEE _____
PETER ALDANA
ASSESSOR - COUNTY CLERK - RECORDER
BY: _____, DEPUTY
SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY
ORDER NO. NHSC-7032998

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF MENIFEE AS AN EASEMENT FOR PUBLIC PURPOSES: LOT "A" (AIRBORNE DRIVE), LOT "B" (CLIFF PARK DRIVE), LOT "C" (COURAGE COURT), AND LOT "D" (PATRIOT COURT). THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF MENIFEE AS AN EASEMENT FOR PUBLIC PURPOSES: PUBLIC STORM DRAIN AND MAINTENANCE EASEMENT LYING WITHIN LOT 52 L.S., AS SHOWN HEREON. THE DEDICATION IS FOR STORM DRAIN AND MAINTENANCE PURPOSES.

WE HEREBY GRANT LOT 56 O.S., INDICATED HEREON AS "PARK", FOR PARK PURPOSES, TO THE CITY OF MENIFEE, AS SHOWN HEREON.

WE HEREBY RETAIN LOTS 52 L.S. THROUGH 55 L.S., INCLUSIVE, INDICATED HEREON AS "LANDSCAPE", FOR LANDSCAPE PURPOSES FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES.

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY

BY: _____

NAME: DARREN WARREN

TITLE: VICE PRESIDENT OF LAND ACQUISITION AND DEVELOPMENT

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF _____

COUNTY OF _____

ON _____ BEFORE ME, _____, A NOTARY PUBLIC,

PERSONALLY APPEARED _____, 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 LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

MY PRINCIPAL PLACE OF BUSINESS IS IN _____

SIGNATURE _____

_____, COUNTY.

MY COMMISSION EXPIRES: _____

PRINT NAME: _____

MY COMMISSION NUMBER: _____

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTEREST HAVE BEEN OMITTED:

SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, OWNER OF AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED AUGUST 12, 1949 IN BOOK 1101, PAGE 245 OF OFFICIAL RECORDS. AMENDED IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, RECORDED AUGUST 12, 1987, AS INSTRUMENT NO. 233675 OF OFFICIAL RECORDS.

SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, OWNER OF AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 2, 1958 IN BOOK 2341, PAGE 353 OF OFFICIAL RECORDS. AMENDED IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, RECORDED AUGUST 12, 1987, AS INSTRUMENT NO. 233675 OF OFFICIAL RECORDS.

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AUGUST 18, 2015 AS INSTRUMENT NO. 2015-0367464 OF OFFICIAL RECORDS. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED ASSIGNMENT OF DECLARANT'S RIGHTS RECORDED JANUARY 19, 2024 AS INSTRUMENT NO. 2024-0018256 OF OFFICIAL RECORDS.

ABANDONMENT NOTE

PURSUANT TO SECTIONS 66434 AND 66499.20.2 OF THE SUBDIVISION MAP ACT, THE APPROVAL AND RECORDATION OF THIS TRACT MAP CONSTITUTES ABANDONMENT AND RELEASE OF THE CITY OF MENIFEE'S FEE INTEREST BACK TO THE ORIGINAL FEE OWNER WHO DEDICATED TO THE CITY THE FOLLOWING:

THOSE PORTIONS OF AN EASEMENT FOR PUBLIC ACCESS AND PUBLIC UTILITY PURPOSES DEDICATED TO THE CITY OF MENIFEE AND ACCEPTED, PER PARCEL MAP 38627, RECORDED IN PARCEL MAP BOOK 257, PAGES 98 THROUGH 102, INCLUSIVE, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, WITHIN THE BOUNDARY OF THIS TRACT MAP.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, ON DECEMBER 6, 2022. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE _____, 2024. AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: _____, 2024

ROBERT SCIOBLUME, P.L.S. NO. 9154



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 37671, APPROVED BY THE MENIFEE CITY COUNCIL ON FEBRUARY 22, 2023, AND ANY APPROVED ALTERATION THEREOF, AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AGREEMENT WITH THE CITY OF MENIFEE COVERING COMPLETION OF ALL IMPROVEMENT AND SPECIFYING THE TIME FOR COMPLETING THE SAME AS MAY BE REQUIRED BY THE CONDITIONS OF APPROVAL DATED FEBRUARY 22, 2023.

DATE: _____, 2024

BY: _____
ALBERTO PAIVA, R.C.E. NO. 53534
CITY ENGINEER, CITY OF MENIFEE, CALIFORNIA



CITY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: _____, 2024

BY: _____
STEVEN E. STRAPAC, P.L.S. NO. 8566
CITY SURVEYOR, CITY OF MENIFEE, CALIFORNIA



MENIFEE CITY CLERK CERTIFICATE

THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS CITY COUNCIL, HEREBY APPROVES THE TRACT MAP 37671-1 AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES. THE COUNCIL DECLARES THE ACCEPTANCE OF THE OFFERS IS TO VEST TITLE IN THE CITY ON BEHALF OF THE PUBLIC FOR SAID PURPOSES BUT THAT SAID STREET SHALL NOT BECOME PART OF THE CITY MAINTAINED STREET SYSTEM UNTIL ACCEPTED BY THE CITY PURSUANT TO SECTION 941 OF THE STREETS AND HIGHWAYS CODE.

THE EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES LOT "A" (AIRBORNE DRIVE), LOT "B" (CLIFF PARK DRIVE), LOT "C" (COURAGE COURT), AND LOT "D" (PATRIOT COURT).

THE EASEMENT FOR STORM DRAIN AND MAINTENANCE PURPOSES LYING WITHIN LOT 52 L.S. ARE HEREBY ACCEPTED, SUBJECT TO IMPROVEMENTS.

THE DEDICATION FOR PARK PURPOSES LOT 56 O.S., AS SHOWN HEREON, IS HEREBY ACCEPTED, SUBJECT TO IMPROVEMENTS.

DATE: _____, 2024

STEPHANIE ROSEEN
ACTING CITY CLERK, CITY OF MENIFEE,
RIVERSIDE COUNTY, CALIFORNIA

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT, NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ _____.

DATE: _____, 20____.

MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ _____ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE, AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: _____, 20____.

CASH OR SURETY TAX BOND
MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

SEE SHEET 3 FOR INDEX MAP, EASEMENT NOTES, BASIS OF BEARINGS, GPS DIAGRAM, VICINITY MAP, AND ENVIRONMENTAL CONSTRAINT NOTE.

TRACT NO. 37671-1

BEING A SUBDIVISION OF A PORTION OF PARCEL "AA" OF LOT LINE ADJUSTMENT NO. LLA24-002, RECORDED _____, 2024 AS INSTRUMENT NO. 2024-_____, DEED RECORDED _____, 2024 AS INSTRUMENT NO. 2024-_____, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. LOCATED IN SECTION 36, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

RTM ENGINEERING CONSULTANTS

JULY, 2023

BOUNDARY

FOUND MONUMENT NOTES

- ①

FOUND 1" I.P., W/TAG "L.S. 6654", DN. 0.7', PER CORNER RECORD 07-0268615 FOR M.B. 363/65-73, ACCEPTED AS SOUTHWESTERLY BOUNDARY CORNER.
- ②

FOUND 1" I.P., W/TAG "R.C.E. 14232", FLUSH, PER M.B. 146/1-26, M.B. 363/65-73, AND M.B. 446/42-49, ACCEPTED AS SOUTHEASTERLY BOUNDARY CORNER.
- ③

FOUND 1" I.P., NO TAG, FLUSH, IN LIEU OF 1 1/2" I.P., "RIV. CO. SURV.", PER P.M.B. 146/1-26 AND 446/42-49. ACCEPTED AS QUARTER CORNER OF SECTION 36. SET TAG "L.S. 9154".
- ④

FOUND 1" I.P., NO TAG, UP 0.2', IN LIEU OF 1" I.P., W/PLUG "R.C.E. 14232", PER P.M.B. 146/1-26. ACCEPTED AS NORTHEASTERLY CORNER OF SECTION 36.
- ⑤

FOUND 1" I.P., W/PLUG "RIV CO TRANS", DN. 0.5', NO REFERENCE. ACCEPTED AS CENTERLINE E.C. DOMENIGONI PARKWAY.
- ⑥

FOUND 1 1/4" BRASS DISC, FLUSH, STAMPED "RIV CO TRANS, 103+75.00, NP C/L INT, 10+00 LIND", PER RIV. CO. R/W MAP 929-DD. ACCEPTED AS C/L INT. DOMENIGONI PARKWAY & REALIGNED LINDENBERGER ROAD.
- ⑦

FOUND 1" I.P., "RIV. CO. TRANS.", DN. 0.30', PER RIV. CO. R/W MAP 929-DD.
- ⑧

SEARCHED, NOTHING FOUND, SET 1" I.P., FLUSH, W/TAG "L.S. 9154".
- ⑨

SEARCHED, NOTHING FOUND, SET 1" I.P., FLUSH, W/TAG "L.S. 9154".
- ⑩

SEARCHED, NOTHING FOUND, NOTHING SET.
- ⑪

SEARCHED, NOTHING FOUND, NOTHING SET.

SURVEYOR'S NOTES AND LEGEND:

- (R1)

INDICATES RECORD DATA PER TRACT MAP NO. 32101, M.B. 446/42-49.
- (R2)

INDICATES RECORD DATA PER TRACT MAP NO. 29837, M.B. 363/65-73.
- (R3)

INDICATES RECORD DATA PER PARCEL MAP NO. 21838, P.M.B. 146/1-26.
- (R4)

INDICATES RECORD DATA PER PARCEL MAP NO. 38627, P.M.B. 257/98-102.
- (R5)

INDICATES CALCULATED AND RECORD DATA PER LOT LINE ADJUSTMENT NO. LLA24-001, RECORDED AS INST. 2024-_____.
- (R6)

INDICATES CALCULATED AND RECORD DATA PER LOT LINE ADJUSTMENT NO. LLA24-002, RECORDED AS INST. 2024-_____.
- O.S.

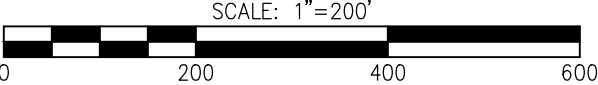
INDICATES OPEN SPACE
- L.S.

INDICATES LANDSCAPE.
- ⓧ

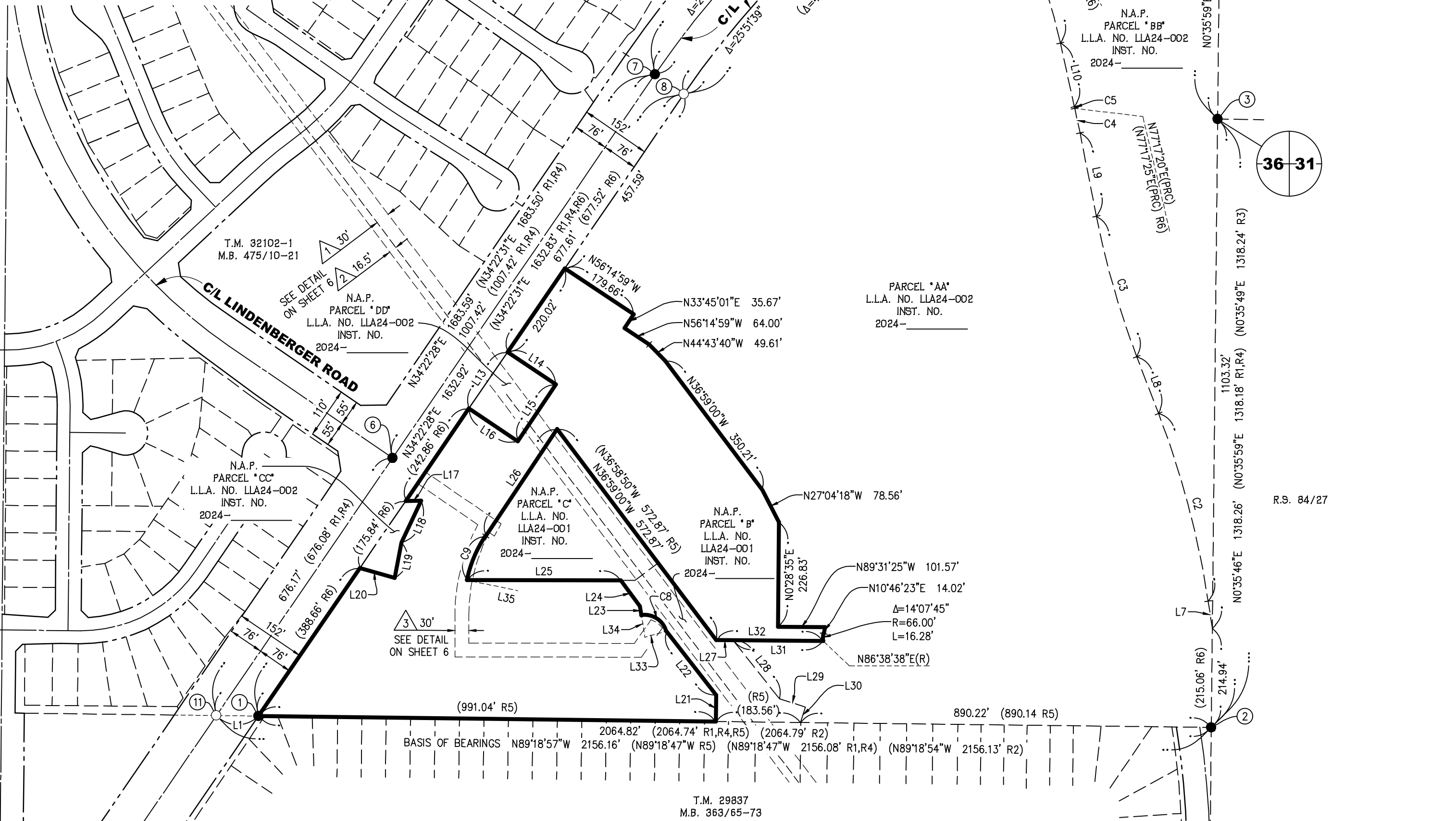
INDICATES MONUMENT NUMBER AS DESCRIBED IN MONUMENT NOTES HEREON.
- INDICATES FOUND MONUMENT AS NOTED HEREON.
- INDICATES SET 1" I.P. WITH "L.S. 9154" TAG, FLUSH AT ALL LOT CORNERS, ANGLE POINTS IN SIDE OR REAR LOT LINES, AND ANGLE POINTS IN SUBDIVISION BOUNDARY.
- WHERE CONCRETE WALLS EXIST, SET NAIL AND TAG "L.S. 9154" ON TOP OF WALL IN LIEU OF 1" I.P.
- SET LEAD AND TAG "L.S. 9154", IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "E") ON SIDE LOT LINES PROJECTED.
- SET LEAD AND TAG "L.S. 9154", IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "E") FOR B.C.s, E.C.s, P.C.C.s, P.R.C.s, AND CORNER CUTBACKS PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE.
- ALL MONUMENTS SHOWN AS "SET" IN ACCORDANCE WITH THE MONUMENT AGREEMENT FOR THIS MAP.
- ALL MONUMENTS ARE SET AND TAGGED PER ORDINANCE 461.21.
- ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.99990583.
- GROSS ACREAGE = 12.10 ACRES

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°18'57"W (N89°18'47"W R1,R4) (N89°18'54"W R2)	91.34' (91.34' R1,R4) (91.34' R2)
L2	N0°35'59"E (N0°35'59"E R1) (N0°35'59"E R4)	78.01' (78.02' R1) (78.01' R4)
L3	N0°35'59"E (N0°35'59"E R1,R4)	77.86' (77.85' R1,R4)
L4	N12°41'43"W(R) (N12°41'38"W(R)R1,R4,R6)	R=1924.19'
L5	N12°10'53"W(R) (N12°10'48"W(R) R1,R4)	R=2000.19'
L6	N11°42'22"W(R) (N11°42'17"W(R) R4)	R=2076.19'
L7	N8°39'24"W (N8°39'19"W R6)	59.23' (59.11' R6)
L8	N20°59'20"W (N20°59'15"W R6)	131.66' (131.66' R6)
L9	N11°07'30"W (N11°07'25"W R6)	184.35' (184.35' R6)
L10	N12°32'30"W (N12°32'25"W R6)	141.08' (141.08' R6)
L11	N29°23'00"W (N29°22'55"W R6)	64.80' (64.80' R6)
L12	N19°14'13"E (N19°14'18"E R6)	21.21' (21.21' R6)
L13	N34°22'28"E (N34°22'31"E R6)	147.95' (147.95' R6)
L14	N56°14'59"W (N56°14'56"W R6)	126.06' (126.06' R6)
L15	N33°45'01"E (N33°45'04"E R6)	147.95' (147.95' R6)
L16	N56°14'59"W (N56°14'56"W R6)	127.67' (127.67' R6)
L17	N88°27'55"E (N88°27'58"E R6)	33.45' (33.45' R6)

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	20°12'12" (20°12'21" R4)	2,000.19' (2,000.19' R4)	705.30' (705.38' R4)
C2	(12°19'56" R6)	(1,959.00' R6)	(421.65' R6)
C3	(9°51'50" R6)	(1,841.00' R6)	(316.94' R6)
C4	(1°35'10" R6)	(1,959.00' R6)	(54.23' R6)
C5	(0°10'10" R6)	(1,300.00' R6)	(3.84' R6)
C6	(12°52'56" R6)	(1,300.00' R6)	(292.29' R6)
C7	(3°57'34" R6)	(1,976.00' R6)	(136.55' R6)
C8	(8°32'41" R5)	(48.00' R5)	(69.88' R5)
C9	(21°58'20" R5)	(272.00' R5)	(104.31' R5)



LINE TABLE					
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L18	N24°52'56"E (N24°52'59"E R6)	100.22' (100.22' R6)	L27	N89°31'25"W (N89°31'15"W R5)	36.71' (36.71' R5)
L19	N10°52'57"E (N10°53'00"E R6)	78.09' (78.09' R6)	L28	N38°25'53"W (N38°25'43"W R5)	162.14' (162.14' R5)
L20	N74°06'41"W (N74°06'38"W R6)	78.82' (78.82' R6)	L29	N72°33'35"W (N72°33'25"W R5)	58.55' (58.55' R5)
L21	N0°41'08"E (N0°41'18"E R5)	56.80' (56.80' R5)	L30	N17°26'25"E (N17°26'35"E R5)	35.15' (35.15' R5)
L22	N37°56'02"W (N37°55'52"W R5)	175.97' (175.97' R5)	L31	N89°31'25"W	195.32'
L23	N9°02'36"W(R) (N9°02'26"W(R) R5)	20.25' (20.25' R5)	L32	N89°31'25"W	232.03'
L24	N36°32'23"W (N36°32'13"W R5)	69.30' (69.30' R5)	L33	N74°21'43"E(R) (N74°21'53"E R5)	R=48.00'
L25	N89°54'34"W (N89°54'24"W R5)	333.28' (333.28' R5)	L34	N9°02'36"W(R) (N9°02'26"W(R) R5)	R=48.00'
L26	N33°45'01"E (N33°45'11"E R5)	278.97' (278.97' R5)	L35	N78°13'19"W(R) (N78°13'09"W(R) R5)	R=272.00'



SHEET INDEX:

NO.	DESCRIPTION
1	TITLE SHEET
2	BOUNDARY SHEET
3	INDEX SHEET
4-5	MAPPING SHEETS
6	DETAIL SHEET

IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 3 OF 6 SHEETS

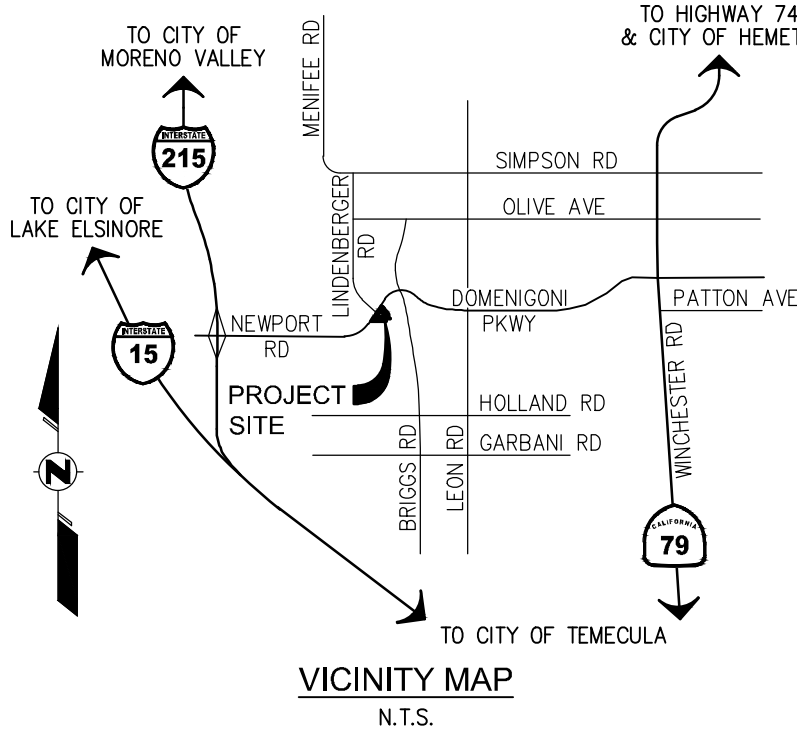
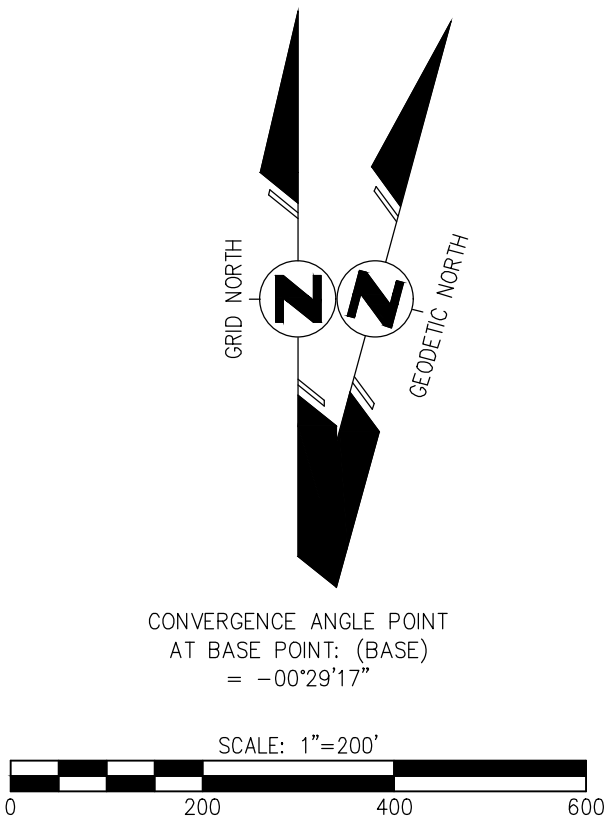
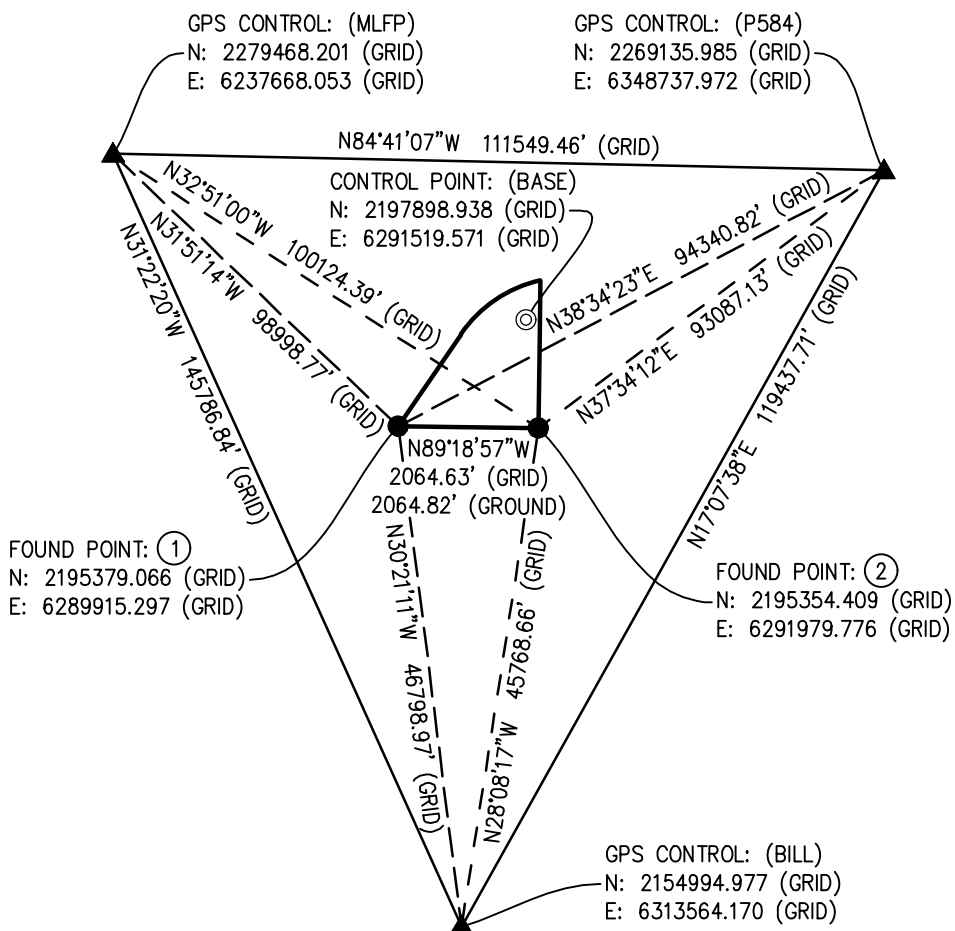
TRACT NO. 37671-1

BEING A SUBDIVISION OF A PORTION OF PARCEL "AA" OF LOT LINE ADJUSTMENT NO. LLA24-002, RECORDED _____, 2024 AS INSTRUMENT NO. 2024-_____, DEED RECORDED _____, 2024 AS INSTRUMENT NO. 2024-_____, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. LOCATED IN SECTION 36, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

RTM ENGINEERING CONSULTANTS

JULY, 2023

INDEX SHEET



BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY IS DERIVED FROM AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION USING THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) "BILL", "MLFP", AND "P584", NAD83 (NSRS2011) EPOCH 2010.00 AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.99990585. CALCULATIONS ARE MADE AT CONTROL POINT "BASE" WITH COORDINATES OF: N: 2197898.938 (GRID) E: 6291519.571 (GRID) USING AN ELEVATION OF 1531.262 (NAVD88)

NOTE:

SUPPLEMENTAL DECLARATION OF BANNER PARK (TRACT 37671-1) PER INSTRUMENT NO. _____, RECORDED _____ - _____ - 20____, O.R.

C.F.D. NOTE:

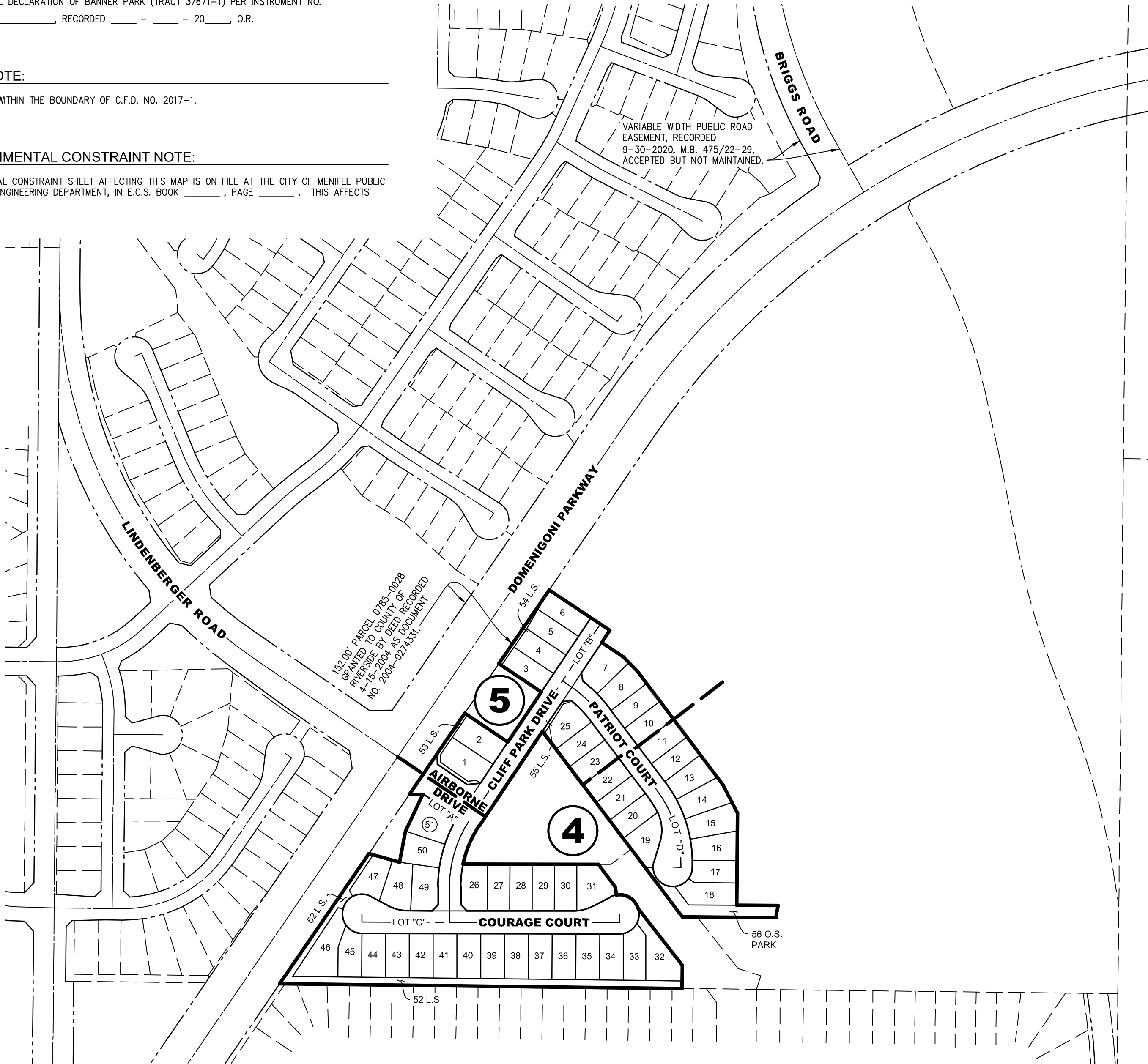
THIS MAP IS WITHIN THE BOUNDARY OF C.F.D. NO. 2017-1.

ENVIRONMENTAL CONSTRAINT NOTE:

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE AT THE CITY OF MENIFEE PUBLIC WORKS AND ENGINEERING DEPARTMENT, IN E.C.S. BOOK _____, PAGE _____. THIS AFFECTS ALL LOTS.

EASEMENT NOTES:

- INDICATES AN EXISTING EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, RECORDED AUGUST 12, 1949, IN BOOK 1101, PAGE 245, OF OFFICIAL RECORDS. SUBJECT TO AN AMENDMENT TO RIGHT-OF-WAY BY AND BETWEEN SOUTHERN CALIFORNIA GAS COMPANY, SUCCESSOR BY MERGER WITH SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA AND THE LUSK COMPANY, RECORDED AUGUST 12, 1987, AS INSTRUMENT NO. 233675, OF OFFICIAL RECORDS.
 - INDICATES AN EXISTING EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, RECORDED OCTOBER 2, 1958, IN BOOK 2341, PAGE 353, OF OFFICIAL RECORDS. SUBJECT TO AN AMENDMENT TO RIGHT-OF-WAY BY AND BETWEEN SOUTHERN CALIFORNIA GAS COMPANY, SUCCESSOR BY MERGER WITH SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA AND THE LUSK COMPANY, RECORDED AUGUST 12, 1987, AS INSTRUMENT NO. 233675, OF OFFICIAL RECORDS.
 - INDICATES AN EXISTING EASEMENT FOR PUBLIC ACCESS AND PUBLIC UTILITY PURPOSES, IN FAVOR OF THE CITY OF MENIFEE, RECORDED IN PARCEL MAP BOOK 257, PAGES 98 THROUGH 102, INCLUSIVE, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. ABANDONED HEREON.
 - COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AUGUST 18, 2015 AS INSTRUMENT NO. 2015-0367464 OF OFFICIAL RECORDS. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED ASSIGNMENT OF DECLARANT'S RIGHTS RECORDED JANUARY 19, 2024 AS INSTRUMENT NO. 2024-0018256 OF OFFICIAL RECORDS. (NOT PLOTTABLE)
- A INDICATES A STORM DRAIN AND MAINTENANCE EASEMENT, DEDICATED HEREON.



CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	1°25'59"	100.00'	2.50'
C2	18°27'28"	48.00'	15.46'
C3	93°51'38"	48.00'	78.63'
C4	3°17'55"	328.00'	18.88'
C5	43°51'24"	48.00'	36.74'
C6	27°35'48"	100.00'	48.17'
C7	54°06'57"	48.00'	45.34'
C8	50°49'43"	48.00'	42.58'
C9	47°13'03"	48.00'	39.56'
C10	55°26'05"	48.00'	46.44'
C11	4°20'34"	48.00'	3.64'
C12	30°11'23"	48.00'	25.29'
C13	12°41'06"	48.00'	10.63'
C14	14°07'45"	66.00'	16.28'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N88°27'55"E	2.36'
L2	N19°21'08"W	30.82'
L3	N45°05'26"E	21.21'
L4	N44°54'34"W	21.21'
L5	N33°45'01"E	26.05'
L6	N9°02'36"W(R) (N9°02'26"W(R) R5)	20.25' (20.25' R5)
L7	N88°15'55"E(R)	19.35'
L8	N88°27'55"E (N88°27'58"E R6)	33.45' (33.45' R6)
L9	N55°31'38"W	23.46'
L10	N55°31'38"W	23.51'
L11	N70°37'19"W(R)	48.00'
L12	N40°25'57"W(R)	48.00'
L13	N88°27'55"E	35.81'
L14	N10°46'23"E	14.02'
L15	N86°38'38"E(R)	66.00'

IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 37671-1

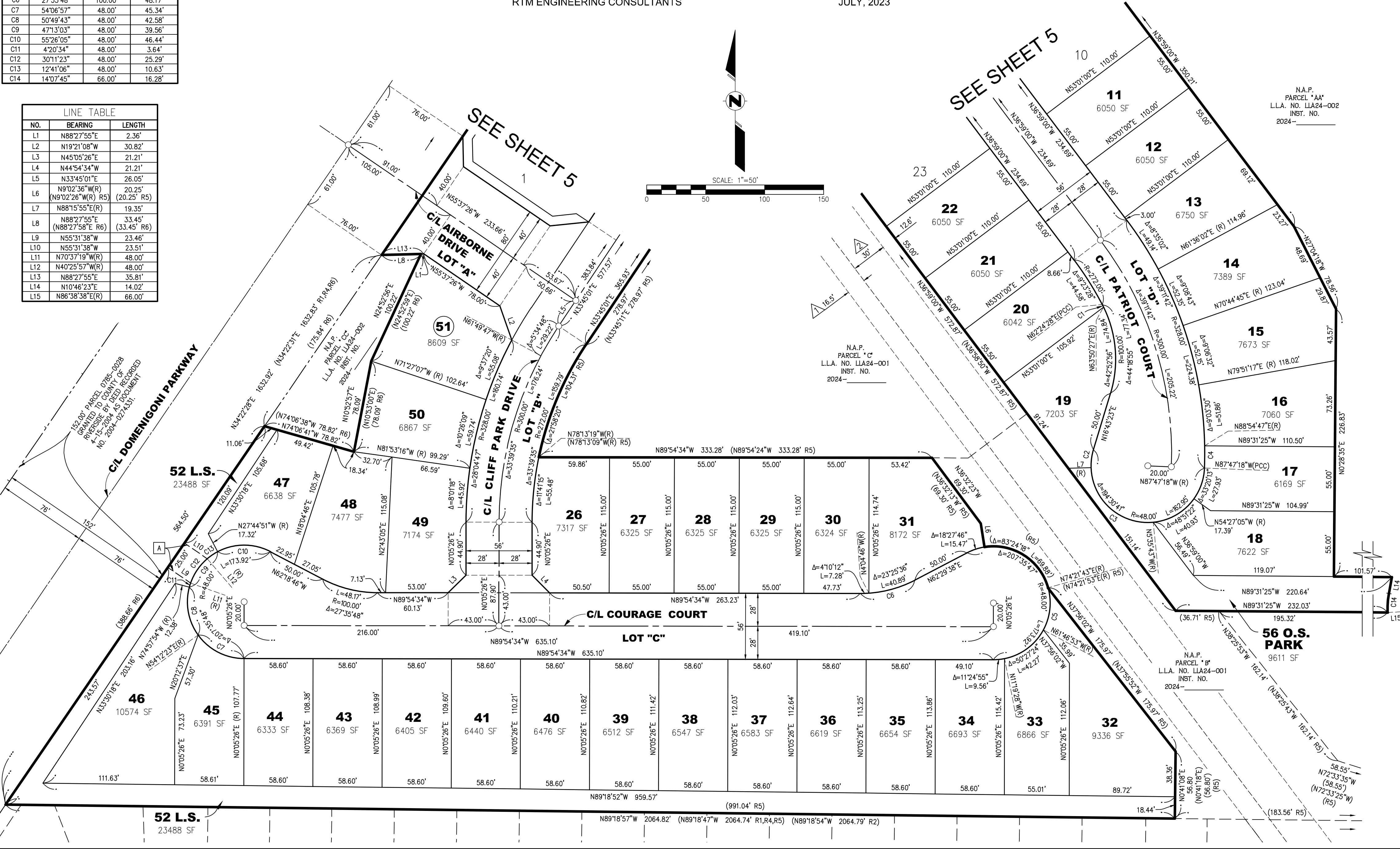
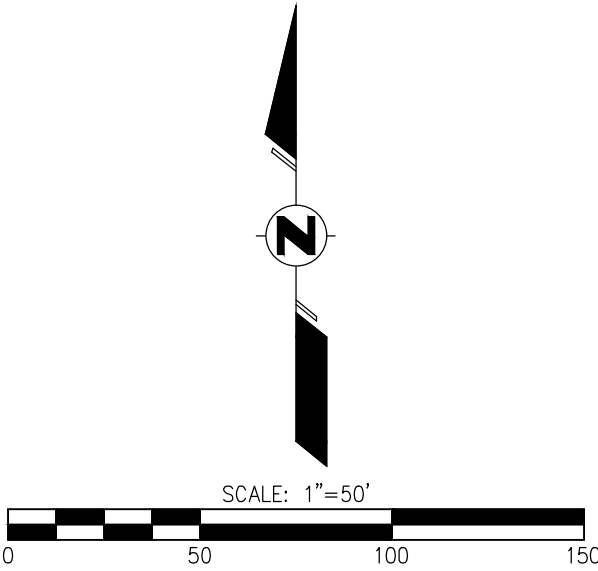
BEING A SUBDIVISION OF A PORTION OF PARCEL "AA" OF LOT LINE ADJUSTMENT NO. LLA24-002, RECORDED _____, 2024 AS INSTRUMENT NO. 2024-_____, DEED RECORDED _____, 2024 AS INSTRUMENT NO. 2024-_____, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. LOCATED IN SECTION 36, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

RTM ENGINEERING CONSULTANTS

JULY, 2023

NOTE:

SEE SHEET 2 FOR BOUNDARY SHEET, MONUMENT NOTES, AND SURVEYOR'S NOTES. SEE SHEET 3 FOR INDEX MAP, EASEMENT NOTES, BASIS OF BEARINGS, GPS DIAGRAM, VICINITY MAP, AND ENVIRONMENTAL CONSTRAINT NOTE.



NOTE:
SEE SHEET 2 FOR BOUNDARY SHEET,
MONUMENT NOTES, AND SURVEYOR'S NOTES.
SEE SHEET 3 FOR INDEX MAP, EASEMENT
NOTES, BASIS OF BEARINGS, GPS DIAGRAM,
VICINITY MAP, AND ENVIRONMENTAL
CONSTRAINT NOTE.

IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

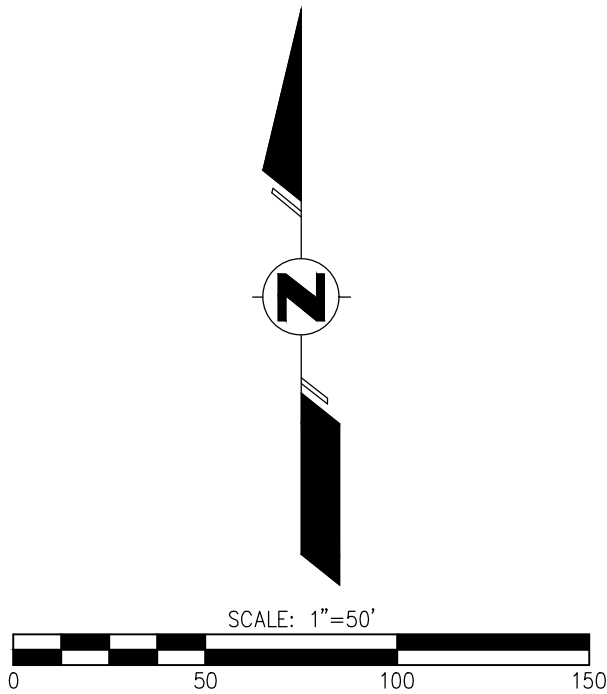
SHEET 5 OF 6 SHEETS

TRACT NO. 37671-1

BEING A SUBDIVISION OF A PORTION OF PARCEL "AA" OF LOT LINE ADJUSTMENT NO. LLA24-002, RECORDED _____, 2024 AS
INSTRUMENT NO. 2024-_____, DEED RECORDED _____, 2024 AS INSTRUMENT NO. 2024-_____, OFFICIAL
RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. LOCATED IN SECTION 36, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

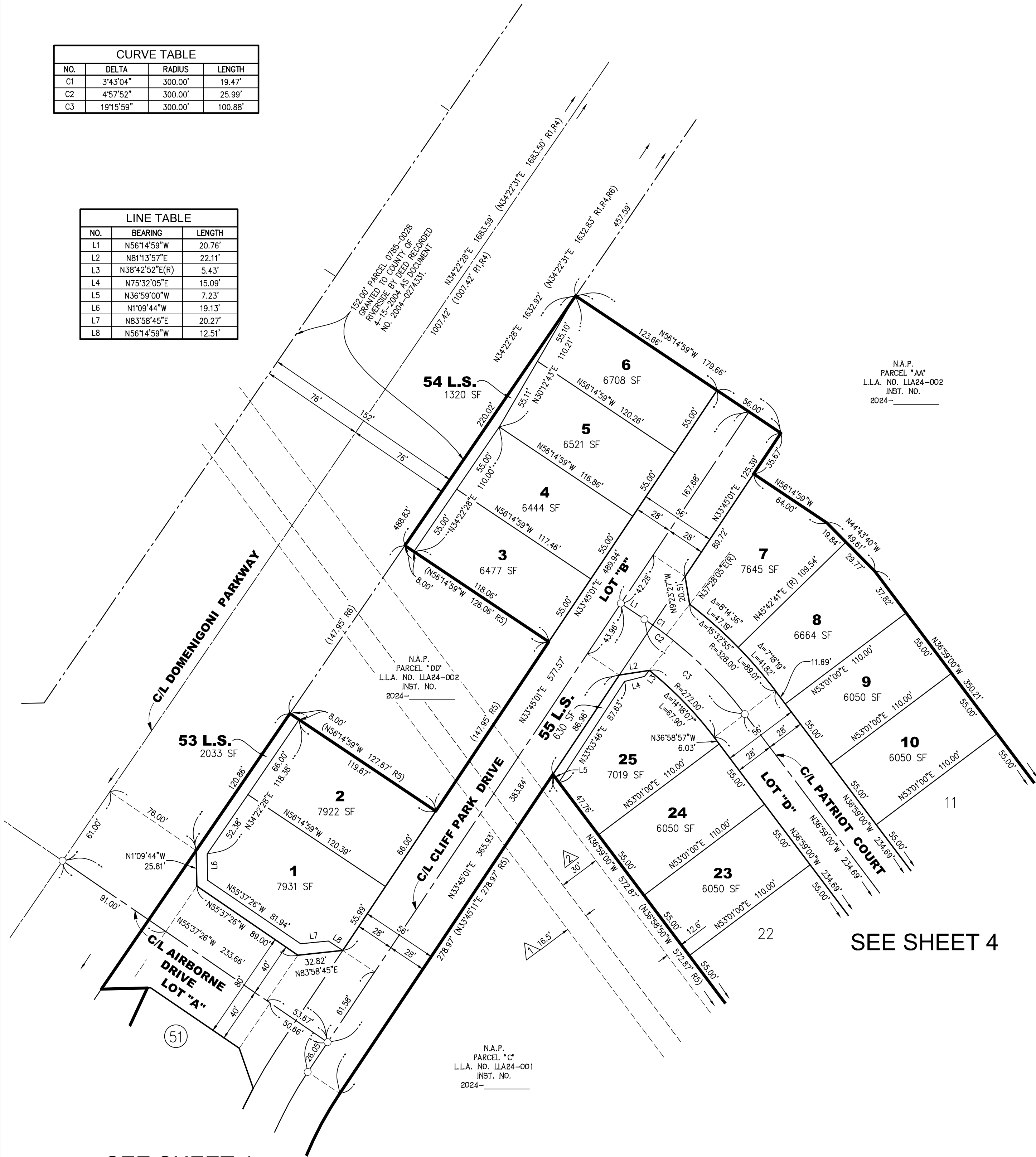
RTM ENGINEERING CONSULTANTS

JULY, 2023



CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	3°43'04"	300.00'	19.47'
C2	4°57'52"	300.00'	25.99'
C3	19°15'59"	300.00'	100.88'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N56°14'59"W	20.76'
L2	N81°13'57"E	22.11'
L3	N38°42'52"E(R)	5.43'
L4	N75°32'05"E	15.09'
L5	N36°59'00"W	7.23'
L6	N1°09'44"W	19.13'
L7	N83°58'45"E	20.27'
L8	N56°14'59"W	12.51'



N.A.P.
PARCEL "AA"
L.L.A. NO. LLA24-002
INST. NO.
2024-_____

N.A.P.
PARCEL "D"
L.L.A. NO. LLA24-002
INST. NO.
2024-_____

N.A.P.
PARCEL "C"
L.L.A. NO. LLA24-001
INST. NO.
2024-_____

SEE SHEET 4

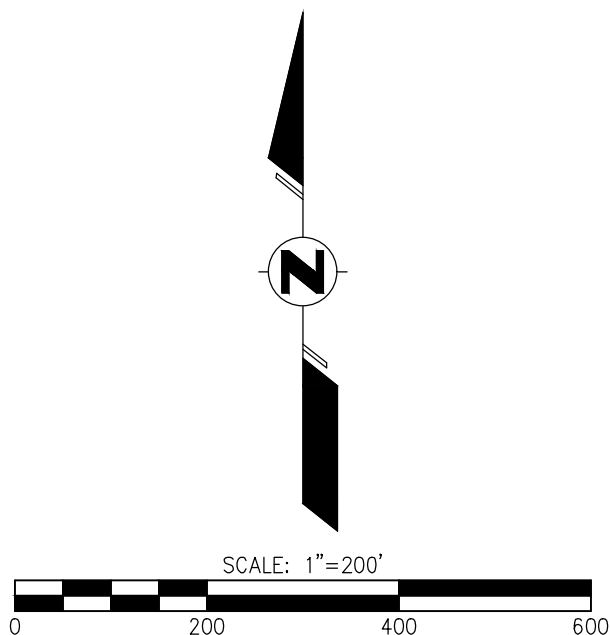
SEE SHEET 4

SEE SHEET 2 FOR BOUNDARY SHEET,
MONUMENT NOTES, AND SURVEYOR'S NOTES.
SEE SHEET 3 FOR INDEX MAP, EASEMENT
NOTES, BASIS OF BEARINGS, GPS DIAGRAM,
VICINITY MAP, AND ENVIRONMENTAL
CONSTRAINT NOTE.

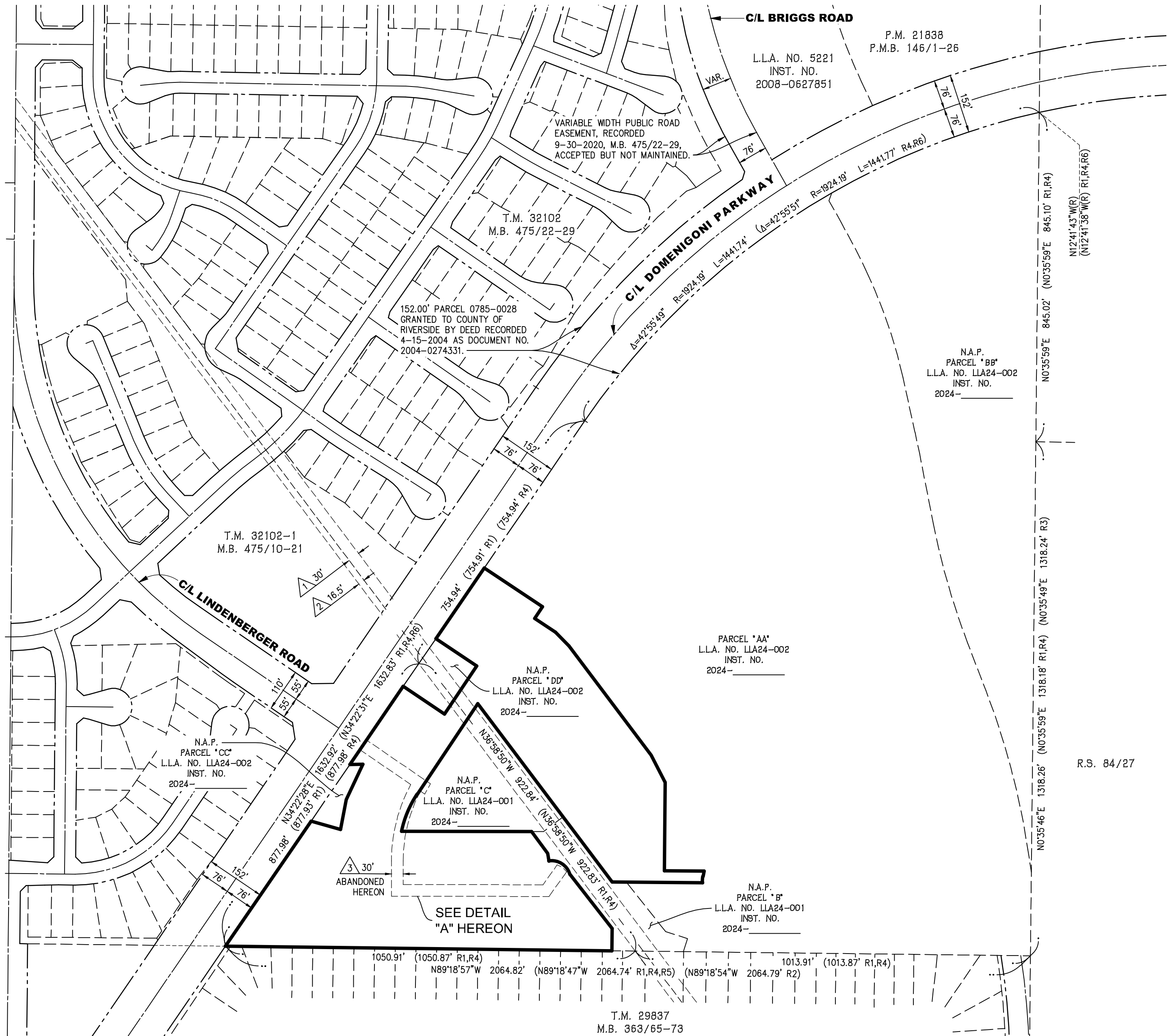
SHEET 6 OF 6 SHEETS

BEING A SUBDIVISION OF A PORTION OF PARCEL "AA" OF LOT LINE ADJUSTMENT NO. LA24-002, RECORDED _____, 2024 AS INSTRUMENT NO. 2024-_____, DEED RECORDED _____, 2024 AS INSTRUMENT NO. 2024-_____, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, LOCATED IN SECTION 36, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

JULY, 2023



DETAIL "A"
SCALE: 1"=80'



ENVIRONMENTAL CONSTRAINT SHEET

IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 1 OF 1 SHEET

TRACT NO. 37671-1

BEING A SUBDIVISION OF A PORTION OF PARCEL "AA" OF LOT LINE ADJUSTMENT NO. LLA24-002, RECORDED _____, 2024 AS INSTRUMENT NO. 2024-_____, DEED RECORDED _____, 2024 AS INSTRUMENT NO. 2024-_____, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. LOCATED IN SECTION 36, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

RTM ENGINEERING CONSULTANTS

JULY, 2023

ENVIRONMENTAL CONSTRAINT NOTES:

THE PROPERTY IS SUBJECT TO THE MMRP FOR TRACT 32101.

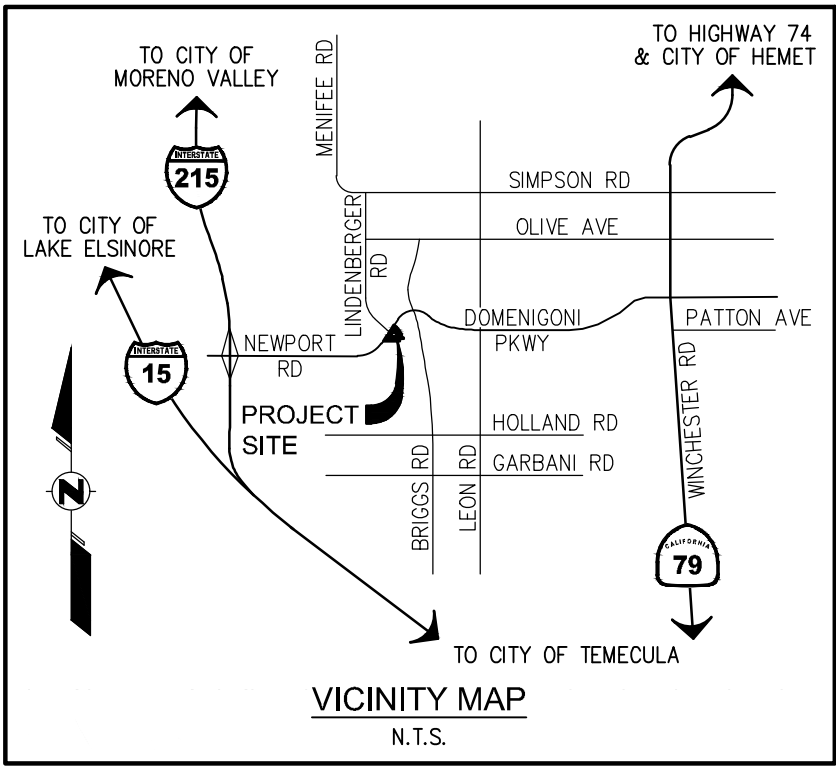
THE LAND DIVISION IS LOCATED IN THE "HAZARDOUS FIRE AREA" OF RIVERSIDE COUNTY AS SHOWN ON A MAP ON FILE WITH THE CLERK OF THE BOARD OF SUPERVISORS. ANY BUILDING CONSTRUCTED ON LOTS CREATED BY THIS LAND DIVISION SHALL COMPLY WITH THE SPECIAL CONSTRUCTION PROVISIONS CONTAINED IN RIVERSIDE COUNTY ORDINANCE 787.9.

LOTS 25-47 ARE LOCATED WITHIN THE HIGH FIRE AREA AND SUBJECT TO ADDITIONAL BUILDING AND FIRE DEPARTMENT CONDITIONS. (REMAINDER PARCEL OF THIS MAP, WHICH CONTAINS LOTS 25-47 OF TENTATIVE TRACT MAP NO. 37671)

PRIOR TO THE ISSUANCE OF A GRADING PERMIT, THE DEVELOPER SHALL PREPARE AND SUBMIT TO THE FIRE DEPARTMENT FOR APPROVAL A FIRE PROTECTION/VEGETATION MANAGEMENT THAT SHOULD INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS: A) FUEL MODIFICATION TO REDUCE FIRE LOADING. B) APPROPRIATE FIRE BREAKS ACCORDING TO FUEL LOAD, SLOPE, AND TERRAIN. C) A HOMEOWNER'S ASSOCIATION OR APPROPRIATE DISTRICT SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL FIRE PROTECTION MEASURES WITHIN THE OPEN SPACE AREAS. ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENTS SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

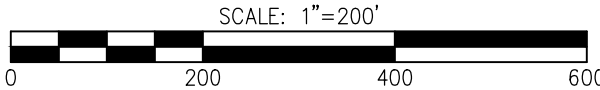
EASEMENT NOTES:

- INDICATES AN EXISTING EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, RECORDED AUGUST 12, 1949, IN BOOK 1101, PAGE 245, OF OFFICIAL RECORDS. SUBJECT TO AN AMENDMENT TO RIGHT-OF-WAY BY AND BETWEEN SOUTHERN CALIFORNIA GAS COMPANY, SUCCESSOR BY MERGER WITH SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA AND THE LUSK COMPANY, RECORDED AUGUST 12, 1987, AS INSTRUMENT NO. 233675, OF OFFICIAL RECORDS.
- INDICATES AN EXISTING EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, RECORDED OCTOBER 2, 1958, IN BOOK 2341, PAGE 353, OF OFFICIAL RECORDS. SUBJECT TO AN AMENDMENT TO RIGHT-OF-WAY BY AND BETWEEN SOUTHERN CALIFORNIA GAS COMPANY, SUCCESSOR BY MERGER WITH SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA AND THE LUSK COMPANY, RECORDED AUGUST 12, 1987, AS INSTRUMENT NO. 233675, OF OFFICIAL RECORDS.
- INDICATES AN EXISTING EASEMENT FOR PUBLIC ACCESS AND PUBLIC UTILITY PURPOSES, IN FAVOR OF THE CITY OF MENIFEE, RECORDED IN PARCEL MAP BOOK 257, PAGES 98 THROUGH 102, INCLUSIVE, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. ABANDONED HEREON.
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AUGUST 18, 2015 AS INSTRUMENT NO. 2015-0367464 OF OFFICIAL RECORDS. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED ASSIGNMENT OF DECLARANT'S RIGHTS RECORDED JANUARY 19, 2024 AS INSTRUMENT NO. 2024-0018256 OF OFFICIAL RECORDS. (NOT PLOTTABLE)



SURVEYOR'S NOTES AND LEGEND:

- (R1) INDICATES RECORD DATA PER TRACT MAP NO. 32101, M.B. 446/42-49.
- (R2) INDICATES RECORD DATA PER TRACT MAP NO. 29837, M.B. 363/65-73.
- (R3) INDICATES RECORD DATA PER PARCEL MAP NO. 21838, P.M.B. 146/1-26.
- (R4) INDICATES RECORD DATA PER PARCEL MAP NO. 38627, P.M.B. 257/98-102.
- (R5) INDICATES MEASURED AND RECORD DATA PER LOT LINE ADJUSTMENT NO. LLA24-001, RECORDED AS INST. 2024-_____.
- (R6) INDICATES MEASURED AND RECORD DATA PER LOT LINE ADJUSTMENT NO. LLA24-002, RECORDED AS INST. 2024-_____.



LINE TABLE					
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L18	N24°52'56"E (N24°52'59"E R6)	100.22' (100.22' R6)	L27	N89°31'25"W (N89°31'15"W R5)	36.71' (36.71' R5)
L19	N10°52'57"E (N10°53'00"E R6)	78.09' (78.09' R6)	L28	N38°25'53"W (N38°25'43"W R5)	162.14' (162.14' R5)
L20	N74°06'41"W (N74°06'38"W R6)	78.82' (78.82' R6)	L29	N72°33'35"W (N72°33'25"W R5)	58.55' (58.55' R5)
L21	N0°41'08"E (N0°41'18"E R5)	56.80' (56.80' R5)	L30	N17°26'25"E (N17°26'35"E R5)	35.15' (35.15' R5)
L22	N37°56'02"W (N37°55'52"W R5)	175.97' (175.97' R5)	L31	N89°31'25"W	195.32'
L23	N9°02'36"W(R) (N9°02'26"W(R) R5)	20.25' (20.25' R5)	L32	N89°31'25"W	232.03'
L24	N36°32'23"W (N36°32'13"W R5)	69.30' (69.30' R5)	L33	N74°21'43"E (N74°21'53"E R5)	R=48.00'
L25	N89°54'34"W (N89°54'24"W R5)	333.28' (333.28' R5)	L34	N9°02'36"W(R) (N9°02'26"W(R) R5)	R=48.00'
L26	N33°45'01"E (N33°45'11"E R5)	278.97' (278.97' R5)	L35	N78°13'19"W(R) (N78°13'09"W(R) R5)	R=272.00'

