

LOT SUMMARY:

HOUSE LOTS: 78
OPEN SPACE LOTS: 4
LETTERED LOTS: 9
GROSS AREA: 24.62 AC.
NET AREA: 14.43 AC.

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

SHEET 1 OF 8 SHEETS

TRACT NO. 37671-2

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

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-7032999

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 AS AN EASEMENT FOR PUBLIC PURPOSES: LOT "A" (CLIFF PARK DRIVE), LOT "B" (FORTITUDE DRIVE), LOT "C" (LIBERTY BELL COURT), LOT "D" (RIVERBANK COURT), LOT "E" (ORIOLE CIRCLE), LOT "F" (IRONVIEW DRIVE), LOT "G" (SENTINEL DRIVE), LOT "H" (BRIGGS ROAD), AND LOT "I" (DOMENIGONI PARKWAY). THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

WE HEREBY RETAIN LOTS 79 L.S. THROUGH 82 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 _____ COUNTY.

SIGNATURE _____

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 CALIFORNIA EDISON COMPANY, OWNER OF AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED _____, 1986, AS INSTRUMENT NO. 86-240453 OF OFFICIAL RECORDS.~~

SOUTHERN CALIFORNIA EDISON COMPANY, OWNER OF AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED _____, 20___, AS INSTRUMENT NO. _____ 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.

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 SCIOIPLUME, 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 37671-2 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" (CLIFF PARK DRIVE), LOT "B" (FORTITUDE DRIVE), LOT "C" (LIBERTY BELL COURT), LOT "D" (RIVERBANK COURT), LOT "E" (ORIOLE CIRCLE), LOT "F" (IRONVIEW DRIVE), LOT "G" (SENTINEL DRIVE), LOT "H" (BRIGGS ROAD), AND LOT "I" (DOMENIGONI PARKWAY).

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. 37671-2

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

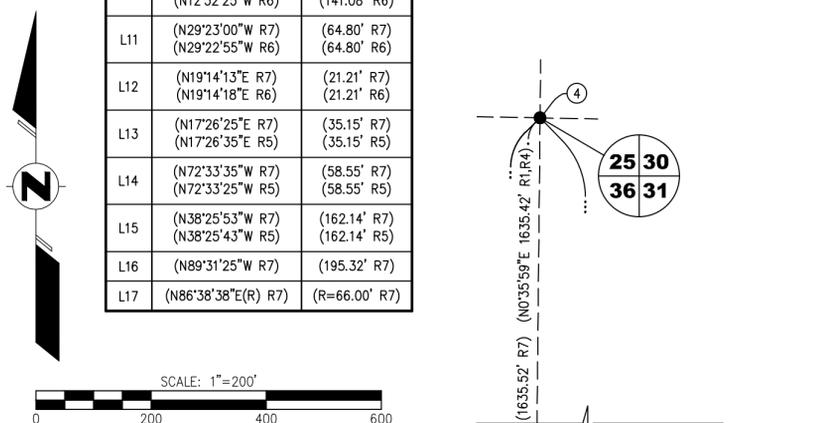
- ① FOUND 1" I.P., W/TAG "L.S. 6654", DN. 0.7', PER CORNER RECORD 07-0268615 FOR M.B. 363/65-73, ACCEPTED AS SOUTHWESTERLY BOUNDARY CORNER.
- ② FOUND 1" I.P., W/TAG "R.C.E. 14232", FLUSH, PER M.B. 146/1-26, M.B. 363/65-73, AND M.B. 446/42-49, ACCEPTED AS SOUTHEASTERLY BOUNDARY CORNER.
- ③ FOUND 1" I.P., 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, 1" I.P., FLUSH, W/TAG "L.S. 9154", PER TRACT MAP NO. 37671-1, M.B. _____/_____/_____.
- ⑨ SEARCHED, NOTHING FOUND, 1" I.P., FLUSH, W/TAG "L.S. 9154", PER TRACT MAP NO. 37671-1, M.B. _____/_____/_____.
- ⑩ SEARCHED, NOTHING FOUND, 1" I.P., FLUSH, W/TAG "L.S. 9154", PER TRACT MAP NO. 37671-1, M.B. _____/_____/_____.
- ⑪ SEARCHED, NOTHING FOUND, 1" I.P., FLUSH, W/TAG "L.S. 9154", PER TRACT MAP NO. 37671-1, M.B. _____/_____/_____.

SURVEYOR'S NOTES AND LEGEND:

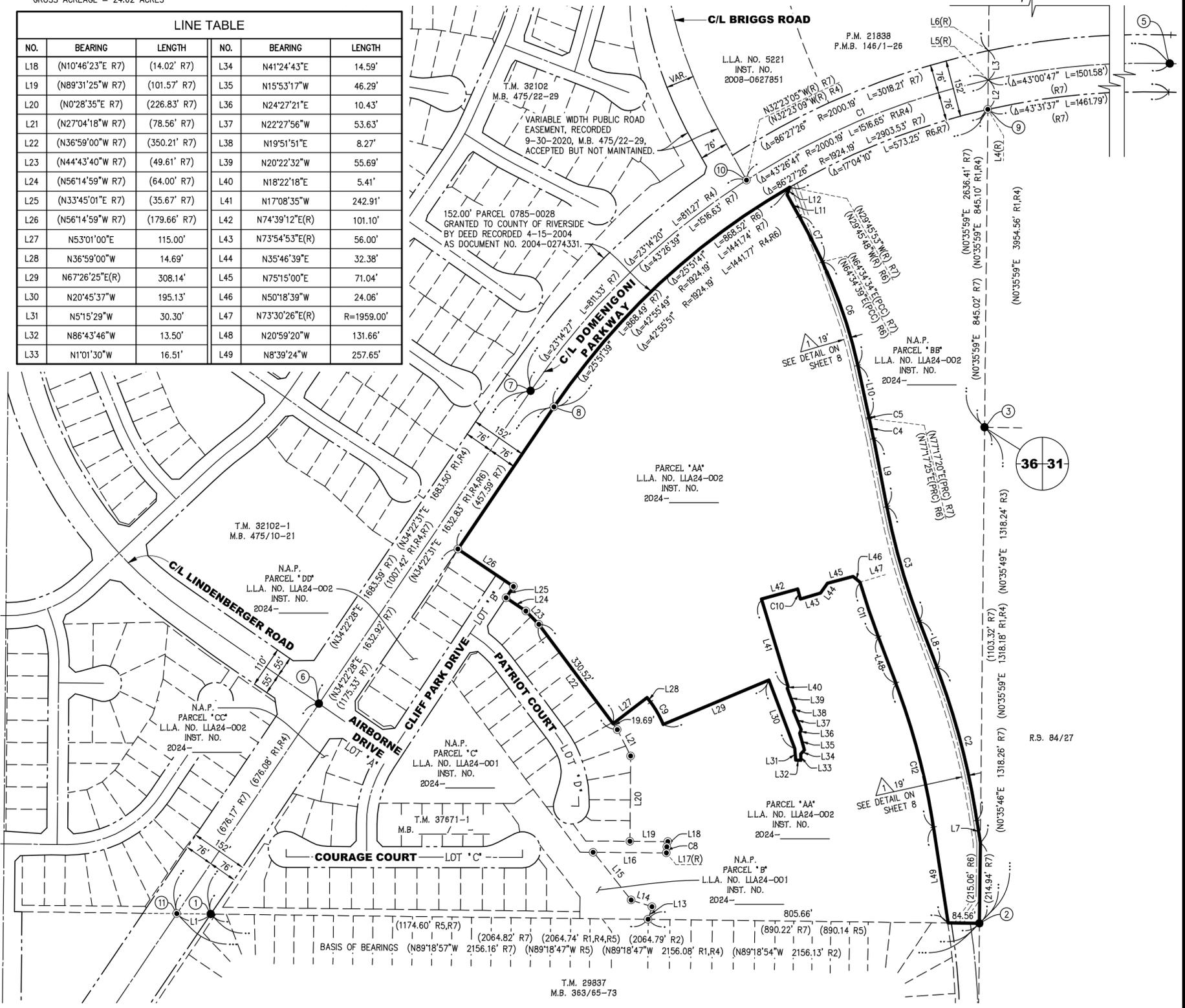
- (R1) INDICATES RECORD DATA PER TRACT MAP NO. 32101, M.B. 446/42-49.
 - (R2) INDICATES RECORD DATA PER TRACT MAP NO. 29837, M.B. 363/65-73.
 - (R3) INDICATES RECORD DATA PER PARCEL MAP NO. 21838, P.M.B. 146/1-26.
 - (R4) INDICATES RECORD DATA PER PARCEL MAP NO. 38627, P.M.B. 257/98-102.
 - (R5) INDICATES 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-_____.
 - (R7) INDICATES CALCULATED AND RECORD DATA PER TRACT MAP NO. 37671-1, M.B. _____/_____/_____.
 - (R8) INDICATES CALCULATED AND RECORD DATA PER INST. 2024-_____.
 - O.S. INDICATES OPEN SPACE.
 - L.S. INDICATES LANDSCAPE.
 - (X) INDICATES MONUMENT NUMBER AS DESCRIBED IN MONUMENT NOTES HEREON.
 - INDICATES FOUND MONUMENT AS NOTED HEREON.
 - INDICATES MONUMENT TO BE SET PER TRACT MAP NO. 37671-1, M.B. _____/_____/_____.
 - 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 OUTBACKS 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 0.99990585.
 GROSS ACREAGE = 24.62 ACRES

LINE TABLE		
NO.	BEARING	LENGTH
L1	(N89°18'57"W R7) (N89°18'47"W R1,R4) (N89°18'54"W R2)	(91.34' R7) (91.34' R1,R4) (91.34' R2)
L2	(N0°35'59"E R7) (N0°35'59"E R1,R4)	(78.01' R7) (78.02' R1,R4)
L3	(N0°35'59"E R7) (N0°35'59"E R1,R4)	(77.86' R7) (77.85' R1,R4)
L4	(N12°41'43"W(R) R7) (N12°41'38"W(R) R1,R4,R6)	R=1924.19'
L5	(N12°10'53"W(R) R7) (N12°10'48"W(R) R1,R4)	R=2000.19'
L6	(N11°42'17"W(R) R7) (N11°42'17"W(R) R4)	R=2076.19'
L7	(N8°39'24"W R7) (N8°39'19"W R6)	(59.23' R7) (59.11' R6)
L8	(N20°59'20"W R7) (N20°59'15"W R6)	(131.66' R7) (131.66' R6)
L9	(N11°07'30"W R7) (N11°07'25"W R6)	(184.35' R7) (184.35' R6)
L10	(N12°32'30"W R7) (N12°32'25"W R6)	(141.08' R7) (141.08' R6)
L11	(N29°23'00"W R7) (N29°22'55"W R6)	(64.80' R7) (64.80' R6)
L12	(N19°14'13"E R7) (N19°14'18"E R6)	(21.21' R7) (21.21' R6)
L13	(N17°26'25"E R7) (N17°26'35"E R5)	(35.15' R7) (35.15' R5)
L14	(N72°33'35"W R7) (N72°33'25"W R5)	(58.55' R7) (58.55' R5)
L15	(N38°25'53"W R7) (N38°25'43"W R5)	(162.14' R7) (162.14' R5)
L16	(N89°31'25"W R7)	(195.32' R7)
L17	(N86°38'38"E(R) R7)	(R=66.00' R7)

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	(20°12'12" R7) (20°12'21" R4)	(2,000.19' R7) (2,000.19' R4)	(705.30' R7) (705.38' R4)
C2	(12°19'56" R6,R7)	(1,959.00' R6,R7)	(421.65' R6,R7)
C3	(9°51'50" R6,R7)	(1,841.00' R6,R7)	(316.94' R6,R7)
C4	(1°35'10" R6,R7)	(1,959.00' R6,R7)	(54.23' R6,R7)
C5	(0°10'10" R6,R7)	(1,300.00' R6,R7)	(3.84' R6,R7)
C6	(12°52'56" R6,R7)	(1,300.00' R6,R7)	(292.29' R6,R7)
C7	(3°57'34" R6,R7)	(1,976.00' R6,R7)	(136.55' R6,R7)
C8	(14°07'45" R7)	(66.00' R7)	(16.28' R7)
C9	14°25'25"	272.00'	68.47'
C10	0°44'20"	2,128.00'	27.44'
C11	4°29'46"	1,959.00'	153.73'
C12	12°19'56"	1,841.00'	396.25'



LINE TABLE					
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L18	(N10°46'23"E R7)	(14.02' R7)	L34	N41°24'43"E	14.59'
L19	(N89°31'25"W R7)	(101.57' R7)	L35	N15°53'17"W	46.29'
L20	(N0°28'35"E R7)	(226.83' R7)	L36	N24°27'21"E	10.43'
L21	(N27°04'18"W R7)	(78.56' R7)	L37	N22°27'56"W	53.63'
L22	(N36°59'00"W R7)	(350.21' R7)	L38	N19°51'51"E	8.27'
L23	(N44°43'40"W R7)	(49.61' R7)	L39	N20°22'32"W	55.69'
L24	(N56°14'59"W R7)	(64.00' R7)	L40	N18°22'18"E	5.41'
L25	(N33°45'01"E R7)	(35.67' R7)	L41	N17°08'35"W	242.91'
L26	(N56°14'59"W R7)	(179.66' R7)	L42	N74°39'12"E(R)	101.10'
L27	N53°01'00"E	115.00'	L43	N73°54'53"E(R)	56.00'
L28	N36°59'00"W	14.69'	L44	N35°46'39"E	32.38'
L29	N67°26'25"E(R)	308.14'	L45	N75°15'00"E	71.04'
L30	N20°45'37"W	195.13'	L46	N50°18'39"W	24.06'
L31	N5°15'29"W	30.30'	L47	N73°30'26"E(R)	R=1959.00'
L32	N86°43'46"W	13.50'	L48	N20°59'20"W	131.66'
L33	N1°01'30"W	16.51'	L49	N8°39'24"W	257.65'



T.M. 29837
M.B. 363/65-73

- NO. DESCRIPTION
- 1 TITLE SHEET
- 2 BOUNDARY SHEET
- MONUMENT NOTES
- SURVEYOR'S NOTES
- 3 INDEX SHEET
- EASEMENT NOTES
- BASIS OF BEARINGS
- GPS DIAGRAM
- VICINITY MAP
- 4-7 MAPPING SHEETS
- 8 DETAIL SHEET

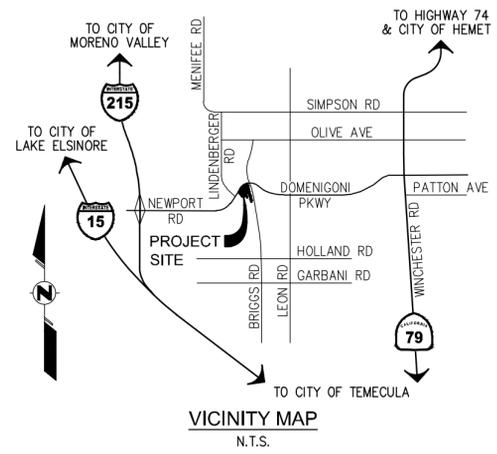
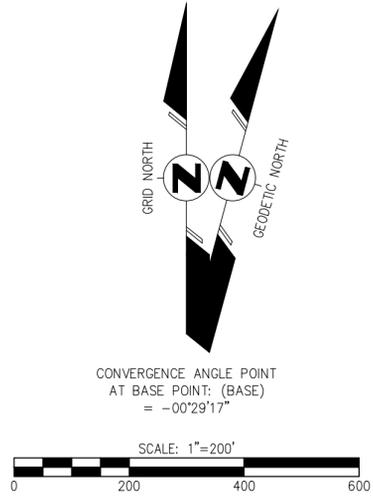
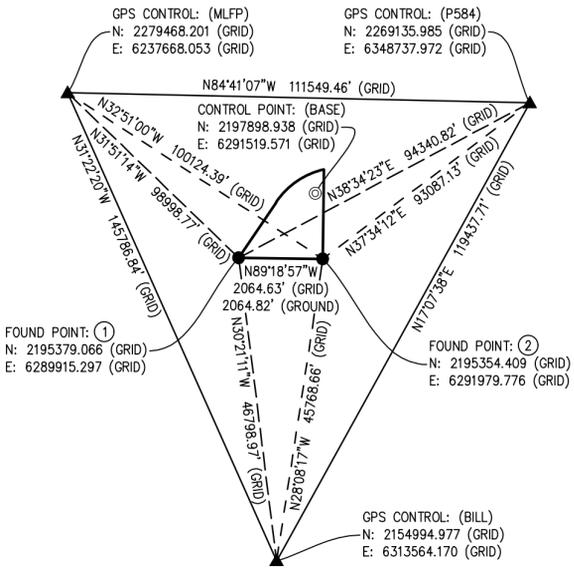
TRACT NO. 37671-2

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)

EASEMENT NOTES:

- 1 INDICATES AN EXISTING EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED _____, 2024, AS INSTRUMENT NO. _____, OF OFFICIAL RECORDS.
- 2 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)

NOTE:

SUPPLEMENTAL DECLARATION OF BANNER PARK (TRACT 37671-2) 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.



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

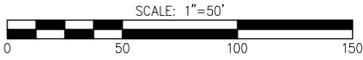
SHEET 4 OF 8 SHEETS

TRACT NO. 37671-2

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

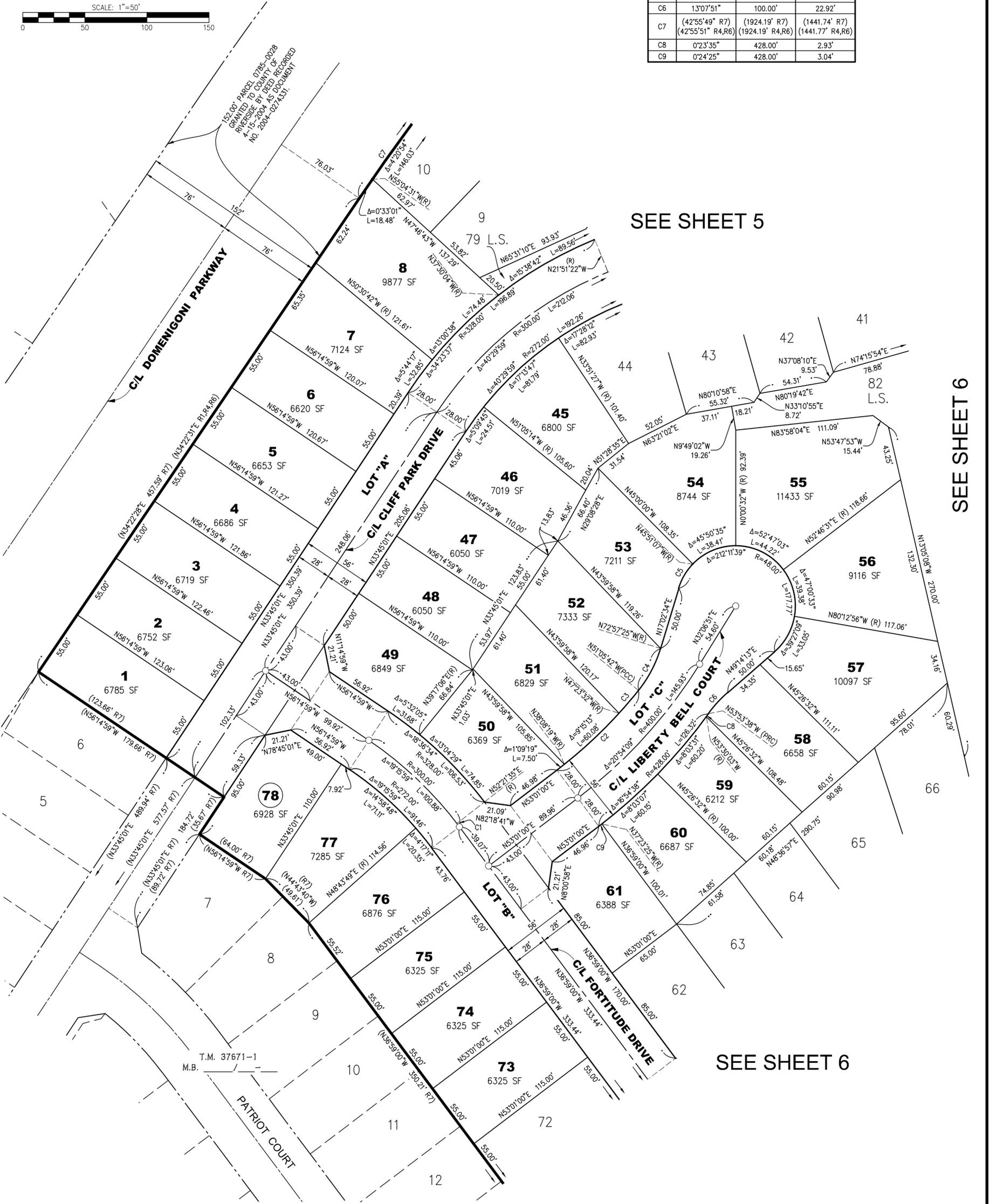


CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	0°39'25"	300.00'	3.44'
C2	14°06'42"	372.00'	91.62'
C3	3°42'10"	372.00'	24.04'
C4	21°51'43"	100.00'	38.16'
C5	27°06'19"	48.00'	22.71'
C6	13°07'51"	100.00'	22.92'
C7	(42°55'49" R7) (42°55'51" R4,R6)	(1924.19' R7) (1924.19' R4,R6)	(1441.74' R7) (1441.77' R4,R6)
C8	0°23'35"	428.00'	2.93'
C9	0°24'25"	428.00'	3.04'

SEE SHEET 5

SEE SHEET 6

SEE SHEET 6



T.M. 37671-1
 M.B.

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

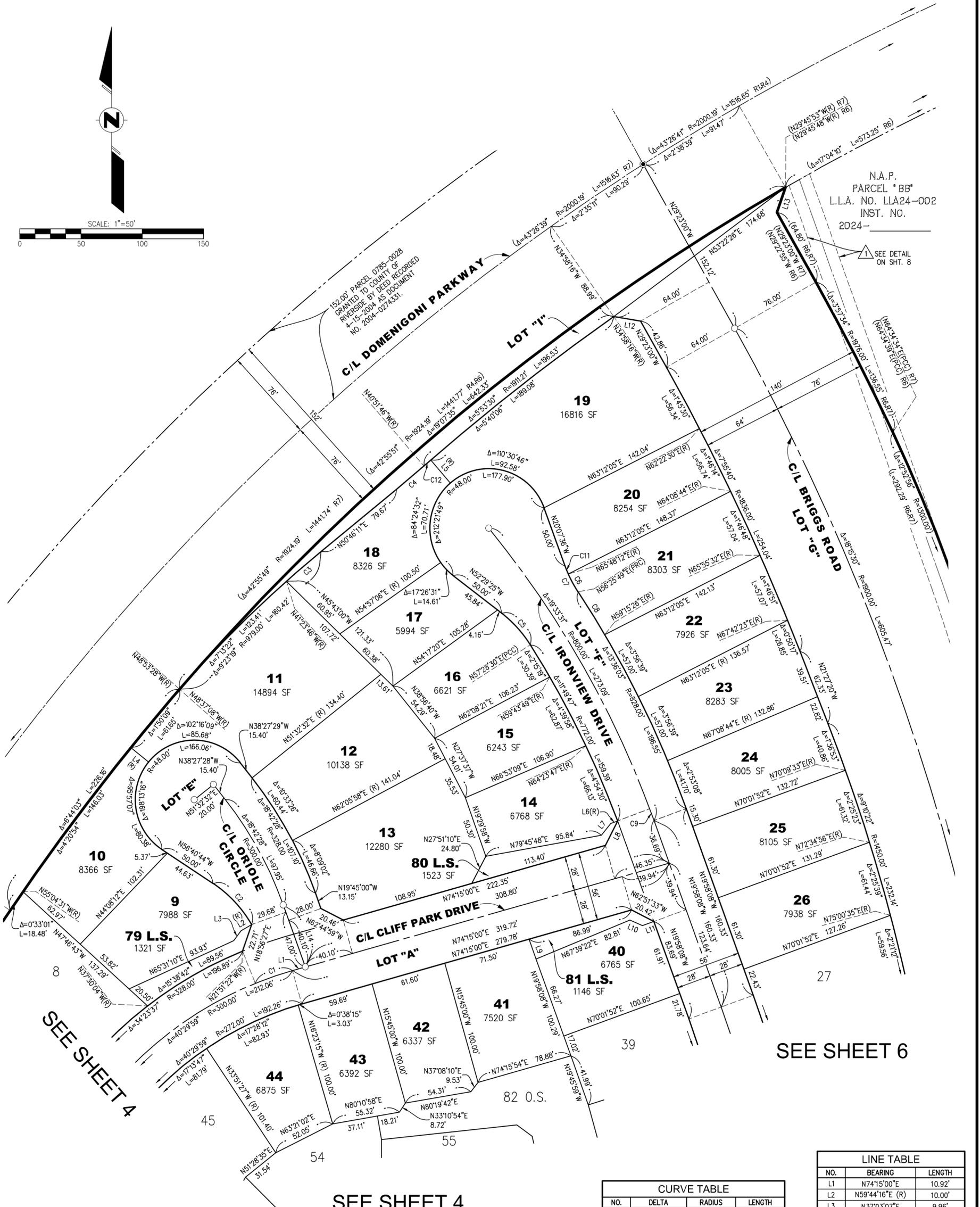
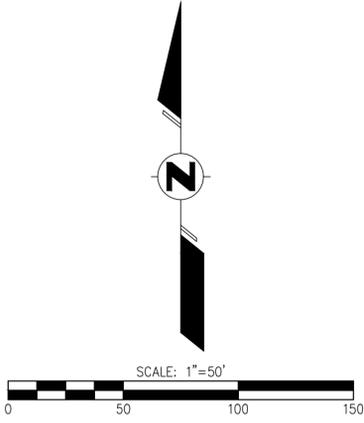
SHEET 5 OF 8 SHEETS

TRACT NO. 37671-2

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



NO.	DELTA	RADIUS	LENGTH
C1	6°06'22"	300.00'	31.97'
C2	26°25'00"	100.00'	46.11'
C3	2°09'57"	979.00'	37.01'
C4	1°37'57"	1,021.00'	29.09'
C5	19°57'55"	100.00'	34.85'
C6	9°22'23"	100.00'	16.36'
C7	13°26'35"	100.00'	23.46'
C8	2°49'37"	828.00'	40.85'
C9	0°43'35"	800.00'	10.14'
C10	0°21'15"	1,450.00'	8.96'
C11	4°04'12"	100.00'	7.10'
C12	0°13'24"	1,911.21'	7.45'

NO.	BEARING	LENGTH
L1	N74°15'00"E	10.92'
L2	N59°44'16"E (R)	10.00'
L3	N37°03'07"E	9.96'
L4	N50°43'37"W (R)	18.78'
L5	N40°38'22"W (R)	24.72'
L6	N69°18'17"E (R)	6.00'
L7	N38°48'56"E	12.11'
L8	N26°46'38"E	22.11'
L9	N19°58'08"W	17.00'
L10	N65°24'58"W	11.10'
L11	N70°01'52"E	10.00'
L12	N80°38'13"W	22.27'
L13	(N19°14'13"E R7) (N19°14'18"E R6)	(21.21' R7) (21.21' R6)
L14	N19°45'00"W	53.25'

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

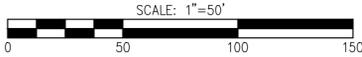
SHEET 6 OF 8 SHEETS

TRACT NO. 37671-2

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



SEE SHEET 5

SEE SHEET 4

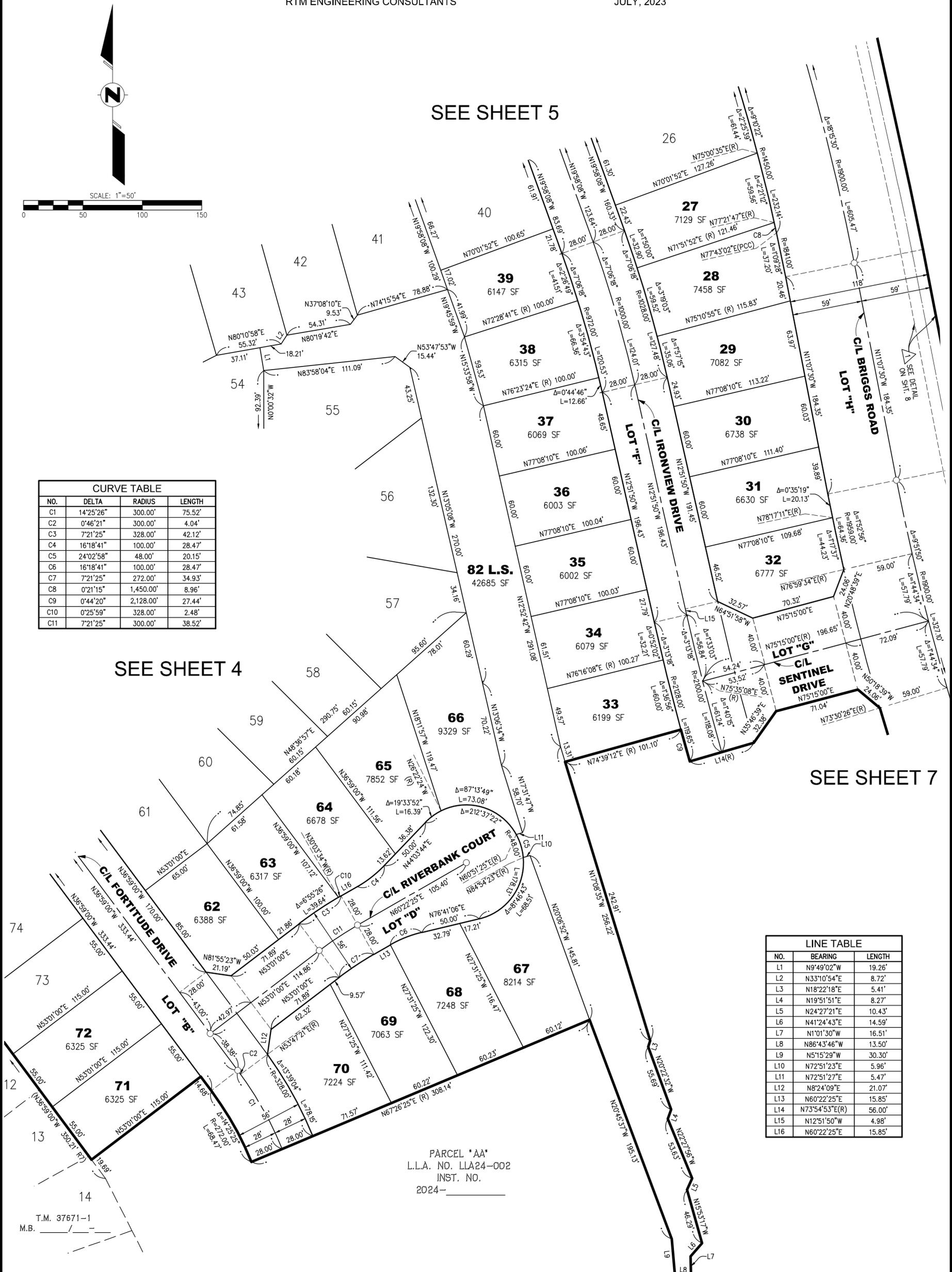
SEE SHEET 7

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	14°25'26"	300.00'	75.52'
C2	0°46'21"	300.00'	4.04'
C3	7°21'25"	328.00'	42.12'
C4	16°18'41"	100.00'	28.47'
C5	24°02'58"	48.00'	20.15'
C6	16°18'41"	100.00'	28.47'
C7	7°21'25"	272.00'	34.93'
C8	0°21'15"	1,450.00'	8.96'
C9	0°44'20"	2,128.00'	27.44'
C10	0°25'59"	328.00'	2.48'
C11	7°21'25"	300.00'	38.52'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N9°49'02"W	19.26'
L2	N33°10'54"E	8.72'
L3	N18°22'18"E	5.41'
L4	N19°51'51"E	8.27'
L5	N24°27'21"E	10.43'
L6	N41°24'43"E	14.59'
L7	N1°01'30"W	16.51'
L8	N86°43'46"W	13.50'
L9	N5°15'29"W	30.30'
L10	N72°51'23"E	5.96'
L11	N72°51'27"E	5.47'
L12	N8°24'09"E	21.07'
L13	N60°22'25"E	15.85'
L14	N73°54'53"E(R)	56.00'
L15	N12°51'50"W	4.98'
L16	N60°22'25"E	15.85'

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

T.M. 37671-1
M.B. _____



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

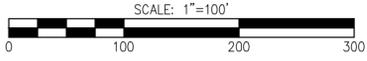
SHEET 7 OF 8 SHEETS

TRACT NO. 37671-2

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.

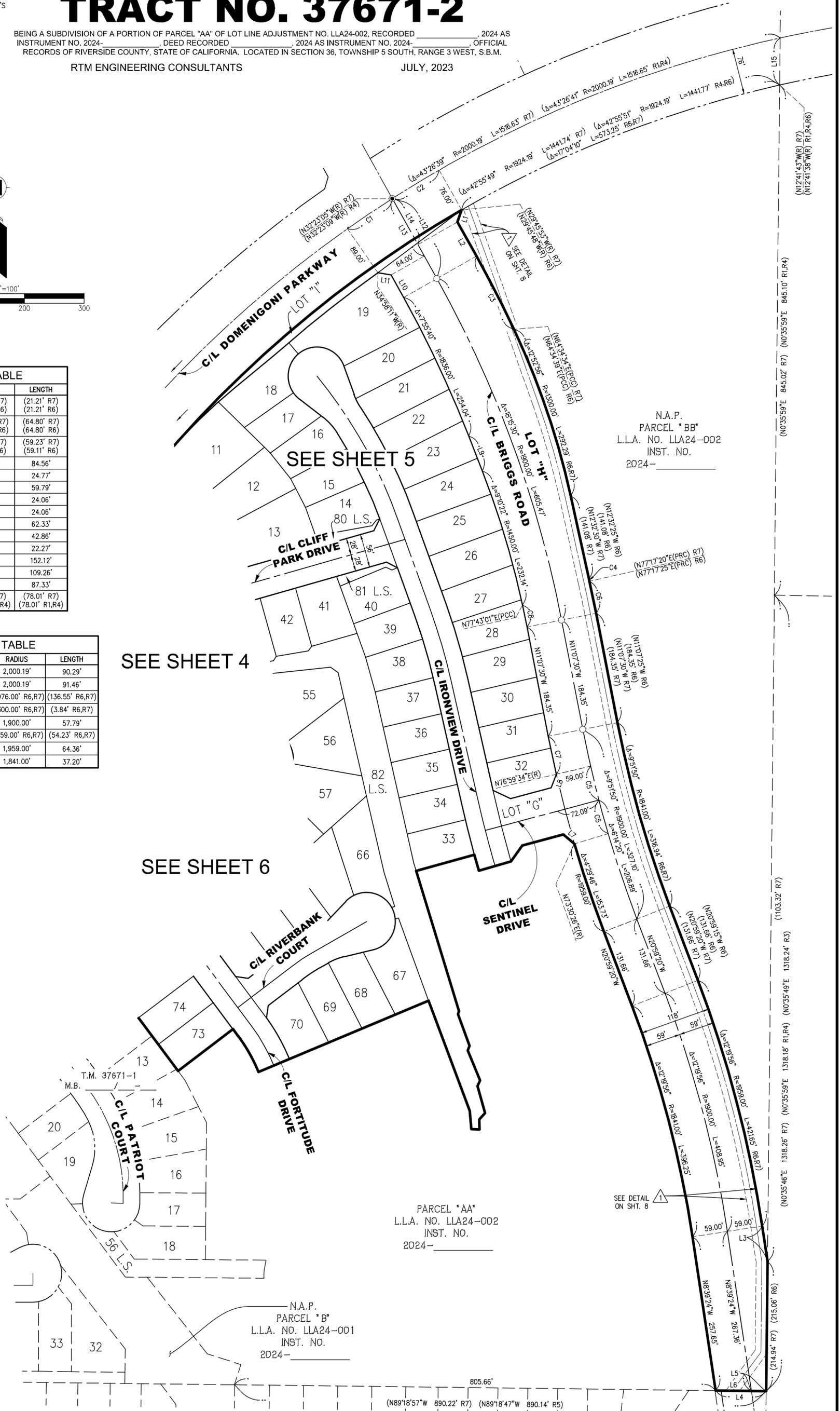
RTM ENGINEERING CONSULTANTS

JULY, 2023



LINE TABLE		
NO.	BEARING	LENGTH
L1	(N19°14'13"E R7) (N19°14'18"E R6)	(21.21' R7) (21.21' R6)
L2	(N29°23'00"W R7) (N29°22'55"W R6)	(64.80' R7) (64.80' R6)
L3	(N8°39'24"W R7) (N8°39'19"W R6)	(59.23' R7) (59.11' R6)
L4	N89°18'57"W	84.56'
L5	N89°18'57"W	24.77'
L6	N89°18'57"W	59.79'
L7	N50°18'39"W	24.06'
L8	N20°48'39"E	24.06'
L9	N21°27'20"W	62.33'
L10	N29°23'00"W	42.86'
L11	N80°38'13"W	22.27'
L12	N29°23'00"W	152.12'
L13	N29°23'00"W	109.26'
L14	N29°23'00"W	87.33'
L15	(N0°35'59"E R7) (N0°35'59"E R1,R4)	(78.01' R7) (78.01' R1,R4)

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	2°35'11"	2,000.19'	90.29'
C2	2°37'12"	2,000.19'	91.46'
C3	(3°57'34" R6,R7)	(1,976.00' R6,R7)	(136.55' R6,R7)
C4	(0°10'10" R6,R7)	(1,300.00' R6,R7)	(3.84' R6,R7)
C5	1°44'34"	1,900.00'	57.79'
C6	(1°35'10" R6,R7)	(1,959.00' R6,R7)	(54.23' R6,R7)
C7	1°52'56"	1,959.00'	64.36'
C8	1°09'28"	1,841.00'	37.20'



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

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

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

(N89°18'57"W 890.22' R7) (N89°18'47"W 890.14' R5)

