

NUMBER LOTS: = 11
LETTERED LOTS: = 7
GROSS AREA: = 594.567 AC.
NET AREA: = 552.059 AC.

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

SHEET 1 OF 21 SHEETS

TRACT No. 38303

BEING A SUBDIVISION OF A PORTION OF ROMOLA FARMS NO. 2, AS SHOWN ON A MAP ON FILE IN BOOK 13, PAGE 20 OF MAPS, A PORTION OF ROMOLA FARMS NO. 10, AS SHOWN ON A MAP ON FILE IN BOOK 15, PAGES 29 THROUGH 31, INCLUSIVE, OF MAPS, A PORTION OF ROMOLA FARMS NO. 15, AS SHOWN ON A MAP ON FILE IN BOOK 15, PAGES 98 THROUGH 100, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN.

HUNSAKER AND ASSOCIATES, INC.

MARCH, 2016

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2024,
AT _____ M. IN BOOK _____ OF MAPS,
AT PAGES _____, AT THE REQUEST OF
THE CITY CLERK OF THE CITY OF MENIFEE.
NO. _____
FEE _____
PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER
BY: _____, DEPUTY
SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY
#NHSC-7095396

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" (MENIFEE ROAD), LOT "B" (BISCAYNE), LOT "C" (McLAUGHLIN ROAD), LOT "D" (MALAGA ROAD), LOT "E" & "F" (BRIGGS ROAD) AND LOT "G" (McKINLEY ROAD). THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

WE HEREBY DEDICATE TO THE CITY OF MENIFEE AN EASEMENT OVER LOTS 1, 4, 5, 8, 9, AND 10 FOR DRAINAGE PURPOSES.

WE HEREBY DEDICATE TO THE CITY OF MENIFEE AN EASEMENT OVER LOT 4 FOR ACCESS PURPOSES.

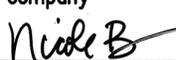
THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT: STORM DRAIN EASEMENT(S) LYING WITHIN LOTS 4, 5, 7, 8, 9, 10, AND 11 AS SHOWN HEREON. THE DEDICATION IS FOR THE MAINTENANCE OF FLOOD CONTROL FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT: ACCESS EASEMENT(S) LYING WITHIN LOTS 4, 8, AND 11 AS SHOWN HEREON. THE DEDICATION IS FOR INGRESS AND EGRESS TO AND FROM STORM DRAIN EASEMENTS FOR THE MAINTENANCE OF FLOOD CONTROL FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: TO EASTERN MUNICIPAL WATER DISTRICT ("DISTRICT"), A PUBLIC AGENCY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE MUNICIPAL WATER DISTRICT LAW OF 1911, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT AND RIGHT OF WAY TO CONSTRUCT, MAINTAIN, ENLARGE, RECONSTRUCT, REMOVE AND REPLACE, OPERATE, INSPECT, REPAIR, IMPROVE AND RELOCATE SEWER FACILITIES AND AN ACCESS ROAD FOR THE USE OF VEHICULAR TRAFFIC FOR ANY PURPOSES, ALL AS SHOWN ON THIS MAP WITHIN THE SUBDIVISION AND DESIGNATED "SEWER, AND ACCESS EASEMENT" HEREON, TOGETHER WITH THE RIGHT OF ACCESS TO AND FROM SAID EASEMENT FOR THE PURPOSE OF EXERCISING THE RIGHTS GRANTED IN SAID EASEMENT. OWNER RETAINS THE RIGHT TO USE THE EASEMENT AREA PROVIDED THAT OWNER SHALL NOT CONSTRUCT OR ERECT BUILDINGS, MASONRY WALLS, MASONRY FENCES AND OTHER STRUCTURES OR IMPROVEMENTS, OR PLANT OR GROW TREES OR SHRUBS, OR CHANGE THE SURFACE GRADE OR INSTALL PRIVATELY-OWNED PIPELINES WITHOUT THE PRIOR WRITTEN CONSENT OF THE DISTRICT.

MINOR RANCH LLC, a Delaware limited liability company


PRINT NAME: John M. Ogren
PRINT TITLE: Vice President


PRINT NAME: Nicole Burdette
PRINT TITLE: President

BENEFICIARY

IV4 LOGISTICS ACQUISITION LLC, A DELAWARE LIMITED LIABILITY COMPANY, BENEFICIARY UNDER DEED OF TRUST RECORDED JUNE 28, 2024 AS INSTRUMENT NUMBER 2024-0191761 OF OFFICIAL RECORDS.

IV4 LOGISTICS ACQUISITION LLC,
a Delaware limited liability company


ROHAN A'BECKETT
VICE PRESIDENT

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.

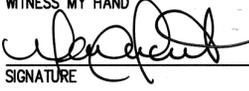
STATE OF CALIFORNIA
COUNTY OF Orange

ON September 30, 2024, BEFORE ME, Meagan Knecht, A NOTARY PUBLIC

PERSONALLY APPEARED John M. Ogren & Nicole Burdette (insert name), 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


SIGNATURE

Meagan Knecht

PRINT NAME
MY COMMISSION EXPIRES ON 10/28/27
MY PRINCIPAL PLACE OF BUSINESS IS Orange COUNTY.
MY COMMISSION NUMBER IS 2468620

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 CALIFORNIA
COUNTY OF LOS ANGELES

ON SEPTEMBER 30, 2024, BEFORE ME, KATHERINE MESINA VIADO, A NOTARY PUBLIC

PERSONALLY APPEARED ROHAN A'BECKETT (insert name), 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


SIGNATURE

KATHERINE MESINA VIADO

PRINT NAME
MY COMMISSION EXPIRES ON 12/17/2025
MY PRINCIPAL PLACE OF BUSINESS IS LOS ANGELES COUNTY.
MY COMMISSION NUMBER IS 2387344

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 THE 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: _____, 2024

CASH OR SURETY TAX BOND
MATTHEW JENNINGS
COUNTY TAX COLLECTOR

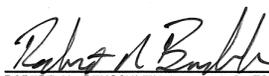
BY: _____, DEPUTY

SEE SHEET 2 FOR ABANDONMENT NOTE AND SIGNATURE OMISSIONS

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 MINOR RANCH LLC, A DELAWARE LIMITED LIABILITY COMPANY ON MARCH 9, 2016. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE _____ 202_____, 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: Oct 1, 2024


ROBERT N. BEUSCHLEIN, L.S. 7874



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES, 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 IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME AS MAY BE REQUIRED BY THE CONDITIONS OF APPROVAL DATED FEBRUARY 21, 2024.

DATE: _____, 2024

BY: ALBERTO PAIVA, R.C.E. 53534
CITY ENGINEER, CITY OF MENIFEE, CALIFORNIA



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT MAP 38303 AS FILED, AMENDED, AND APPROVED BY THE CITY OF MENIFEE AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: _____, 2024

BY: STEVEN E. STRAPAC, P.L.S. 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 38303 AND ACCEPTS THE OFFER(S) OF DEDICATION MADE HEREON FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES. THE COUNCIL DECLARES THE ACCEPTANCE OF THE OFFER(S) IS TO VEST TITLE IN THE CITY ON BEHALF OF THE PUBLIC FOR SAID PURPOSES BUT THAT SAID STREET(S) 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.

SAID DEDICATION(S) ARE:

THE EASEMENT(S) FOR STREET AND PUBLIC UTILITY PURPOSES LOT "A" (MENIFEE ROAD), LOT "B" (BISCAYNE), LOT "C" (McLAUGHLIN ROAD), LOT "D" (MALAGA ROAD), LOTS "E" & "F" (BRIGGS ROAD) AND LOT "G" (McKINLEY ROAD).

THE EASEMENT(S) FOR DRAINAGE OVER LOTS 1, 4, 5, 8, 9, AND 10. HEREBY ACCEPTED SUBJECT TO IMPROVEMENTS.

THE EASEMENTS FOR ACCESS OVER LOT 4. HEREBY ACCEPTED SUBJECT TO IMPROVEMENTS.

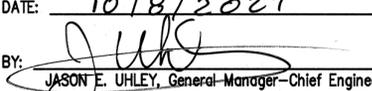
DATED: _____, 2024

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

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT'S ACCEPTANCE STATEMENT

I CERTIFY THAT UNDER THE AUTHORITY CONFERRED BY RESOLUTION NO. 474, ADOPTED ON MAY 12, 1961 BY THE BOARD OF SUPERVISORS OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, THAT THE DISTRICT ACCEPTS THE OFFER(S) OF DEDICATION MADE HEREON FOR STORM DRAIN EASEMENTS AND ACCESS EASEMENTS, SUBJECT TO THE COMPLETION OF IMPROVEMENTS AND ACCEPTANCE BY THE DISTRICT'S GENERAL MANAGER-CHIEF ENGINEER.

DATE: 10/18/2024

BY: 
JASON E. UHLEY, General Manager-Chief Engineer

EASTERN MUNICIPAL WATER DISTRICT'S ACCEPTANCE STATEMENT

I HEREBY STATE THAT THE EASEMENTS DEDICATED ON THIS MAP TO THE EASTERN MUNICIPAL WATER DISTRICT ARE HEREBY ACCEPTED AND THE DISTRICT CONSENTS TO THE RECORDATION THEREOF BY ITS DULY AUTHORIZED OFFICER.


DATE: 10/11/24
SHEILA ZELAYA BOARD SECRETARY OF THE EASTERN MUNICIPAL WATER DISTRICT AND THE BOARD OF DIRECTORS THEREOF.

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: _____, 2024

MATTHEW JENNINGS, COUNTY TAX COLLECTOR,

BY: _____, DEPUTY

TRACT No. 38303

BEING A SUBDIVISION OF A PORTION OF ROMOLA FARMS NO. 2, AS SHOWN ON A MAP ON FILE IN BOOK 13, PAGE 20 OF MAPS, A PORTION OF ROMOLA FARMS NO. 10, AS SHOWN ON A MAP ON FILE IN BOOK 15, PAGES 29 THROUGH 31, INCLUSIVE, OF MAPS, A PORTION OF ROMOLA FARMS NO. 15, AS SHOWN ON A MAP ON FILE IN BOOK 15, PAGES 98 THROUGH 100, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN.

HUNSAKER AND ASSOCIATES, INC.

MARCH 2016

SIGNATURE OMISSIONS

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

AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY, RECORDED MAY 5, 1927 IN BOOK 716 OF DEEDS, PAGE 187, RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR PUBLIC UTILITY PURPOSES, IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY, RECORDED MAY 11, 1928 IN BOOK 765 OF DEEDS, PAGE 183, RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY, RECORDED MAY 11, 1928 IN BOOK 767 OF DEEDS, PAGE 12, RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY, RECORDED MAY 18, 1928 IN BOOK 765 OF DEEDS, PAGE 308, RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF NEVADA – CALIFORNIA ELECTRIC CORPORATION, RECORDED JULY 16, 1940 IN BOOK 467, PAGE 591 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, RECORDED OCTOBER 28, 1960 AS DOCUMENT No. 93241 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, RECORDED DECEMBER 2, 1960 AS DOCUMENT No. 102488 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED JANUARY 18, 1968 AS DOCUMENT No. 5035 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED MAY 2, 1968 AS DOCUMENT No. 40832 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR PUBLIC DRAINAGE PURPOSES, IN FAVOR OF STATE OF CALIFORNIA, RECORDED DECEMBER 22, 1970 AS DOCUMENT No. 128117 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR SEWAGE TRANSMISSION, INGRESS AND EGRESS PURPOSES, IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, RECORDED MARCH 25, 2004 AS DOCUMENT No. 2004-0209691 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR TEMPORARY DRAINAGE, AND STORM DRAIN PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED JULY 8, 2008 AS INSTRUMENT No. 2008-0369884 AND 1ST AMENDMENT RECORDED AUGUST 29, 2024 AS INSTRUMENT No. 2024-0260310, BOTH OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED OCTOBER 15, 2008 AS INSTRUMENT No. 2008-0553432 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED NOVEMBER 10, 2008 AS INSTRUMENT No. 2008-0595864 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR FLOOD CONTROL PURPOSES, IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT, RECORDED NOVEMBER 18, 2009 AS INSTRUMENT No. 2009-0597449 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED JUNE 30, 2010 AS INSTRUMENT No. 2010-0303637 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR FLOOD CONTROL AND DRAINAGE PURPOSES, IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT, RECORDED DECEMBER 3, 2014 AS INSTRUMENT No. 2014-0461597 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR FLOOD CONTROL AND DRAINAGE PURPOSES, IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT, RECORDED DECEMBER 3, 2014 AS INSTRUMENT No. 2014-0461598 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR FLOOD CONTROL AND DRAINAGE PURPOSES, IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT, RECORDED DECEMBER 3, 2014 AS INSTRUMENT No. 2014-0461599 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR FLOOD CONTROL AND DRAINAGE PURPOSES, IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT, RECORDED DECEMBER 3, 2014 AS INSTRUMENT No. 2014-0461600 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR A PERMANENT NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED OCTOBER 4, 2019 AS INSTRUMENT No. 2019-0399910 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR PIPELINE PURPOSES, IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, RECORDED OCTOBER 4, 1967 AS INSTRUMENT No. 87484 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN FAVOR OF PACIFIC DEVELOPMENT COMPANY, ITS SUCCESSORS OR ASSIGNS, RECORDED OCTOBER 2, 1928 IN BOOK 781 OF DEEDS, PAGE 254, NOVEMBER 21, 1927 IN BOOK 744 OF DEEDS, PAGE 281 AND MAY 15, 1928 IN BOOK 766 OF DEEDS, PAGE 132, RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED SEPTEMBER 11, 2024 AS INSTRUMENT No. 2024-0274047 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

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 OF THE FOLLOWING:

A PORTION OF LOT "B" (McKINLEY ROAD) FOR STREET AND PUBLIC UTILITY PURPOSES, AS DEDICATED TO THE COUNTY OF RIVERSIDE ON THE MAP OF ROMOLA FARMS No. 2, ON FILE IN BOOK 13, PAGE 20 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITHIN THE BOUNDARY OF THIS TRACT MAP, ABANDON HEREON.

A PORTION OF LOT "D" (ROUSE ROAD), AND LOTS "P" & "Q" (MALAGA ROAD) FOR STREET AND PUBLIC UTILITY PURPOSES, AS DEDICATED TO THE COUNTY OF RIVERSIDE ON THE MAP OF ROMOLA FARMS No. 10, ON FILE IN BOOK 15, PAGES 29 THROUGH 31, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITHIN THE BOUNDARY OF THIS TRACT MAP, ABANDON HEREON.

A PORTION OF LOT "E" (McKINLEY ROAD), LOTS "A", "F" & "G" (MALAGA ROAD), LOTS "B" & "H" (MATEROS ROAD), AND A PORTION OF ROUSE ROAD, FOR STREET AND PUBLIC UTILITY PURPOSES, AS DEDICATED TO THE COUNTY OF RIVERSIDE ON THE MAP OF ROMOLA FARMS No. 15, ON FILE IN BOOK 15, PAGES 98 THROUGH 100, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITHIN THE BOUNDARY OF THIS TRACT MAP, ABANDON HEREON.

NOTES:

SEE SHEET 3 FOR GPS TIES, BASIS OF BEARINGS, RECORD DATA NOTES, MONUMENT NOTES, C.C.R.'s NOTE, E.C.S. NOTE, CFD NOTE, SURVEYOR'S NOTES, VICINITY MAP, AND DETAIL "Q".

SEE SHEET 4 FOR BOUNDARY MAP, LEGEND, ABBREVIATIONS, AND DETAIL "P".

SEE SHEET 5 FOR DETAILS "A", "B", AND "D".

SEE SHEET 6 FOR DETAIL "C".

SEE SHEET 7 FOR DETAIL "E".

SEE SHEET 8 FOR SHEET INDEX.

SEE SHEETS 9 THROUGH 12, INCLUSIVE, FOR LOT MAPS.

SEE SHEET 11 FOR DETAIL "L".

SEE SHEET 13 FOR DETAILS "I", "R", AND "S".

SEE SHEET 14 FOR DETAILS "F", AND "H".

SEE SHEET 15 FOR DETAILS "G", AND "M".

SEE SHEET 16 FOR DETAILS "J", AND "N".

SEE SHEET 17 FOR DETAILS "K", AND "O".

SEE SHEET 18 FOR DETAILS "T", AND "U".

SEE SHEET 19 FOR DETAILS "V", "W", "X", AND "Y".

SEE SHEET 20 FOR DETAIL "Z".

SEE SHEET 21 FOR DETAILS "AA", "BB", "CC", & "DD".

CURVE & LINE TABLES SHOWN HEREON ARE FOR THIS SHEET ONLY, UNLESS OTHERWISE NOTED.

EASEMENT NOTES:

INDICATES PLOTTED EASEMENT.

① AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY, RECORDED MAY 5, 1927 IN BOOK 716 OF DEEDS, PAGE 187, RIVERSIDE COUNTY, CALIFORNIA.

② AN EASEMENT FOR PUBLIC UTILITY PURPOSES, IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY, RECORDED MAY 11, 1928 IN BOOK 765 OF DEEDS, PAGE 183, RIVERSIDE COUNTY, CALIFORNIA.

③ AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY, RECORDED MAY 11, 1928 IN BOOK 767 OF DEEDS, PAGE 12, RIVERSIDE COUNTY, CALIFORNIA.

④ AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY, RECORDED MAY 18, 1928 IN BOOK 765 OF DEEDS, PAGE 308, RIVERSIDE COUNTY, CALIFORNIA.

⑤ AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF NEVADA – CALIFORNIA ELECTRIC CORPORATION, RECORDED JULY 16, 1940 IN BOOK 467, PAGE 591 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

⑥ AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, RECORDED OCTOBER 28, 1960 AS DOCUMENT No. 93241 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

⑦ AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, RECORDED DECEMBER 2, 1960 AS DOCUMENT No. 102488 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

⑧ AN EASEMENT FOR PUBLIC STREET PURPOSES, IN FAVOR OF THE CITY OF MENIFEE, SUCCESSOR IN INTEREST TO THE COUNTY OF RIVERSIDE, AS OFFERED FOR DEDICATION ON THE RECORDED MAP OF ROMOLA FARMS No. 2 IN BOOK 13, PAGE 20 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (RW NOT-ACCEPTED ON MAP)

⑨ AN EASEMENT FOR PUBLIC STREET PURPOSES, IN FAVOR OF THE CITY OF MENIFEE, SUCCESSOR IN INTEREST TO THE COUNTY OF RIVERSIDE, AS OFFERED FOR DEDICATION ON THE RECORDED MAP OF ROMOLA FARMS No. 10 IN BOOK 15, PAGES 29 THROUGH 31, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. A RESOLUTION OF VACATION OF JUNIPERO ROAD, McKINLEY ROAD, MATEROS ROAD AND RUSSEL ROAD LOCATED IN ROMOLA FARMS No. 10 RECORDED FEBRUARY 6, 1962 AS INSTRUMENT No. 11656 OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA. (RW NOT-ACCEPTED ON MAP)

⑩ AN EASEMENT FOR PUBLIC STREET PURPOSES, IN FAVOR OF THE CITY OF MENIFEE, SUCCESSOR IN INTEREST TO THE COUNTY OF RIVERSIDE, AS OFFERED FOR DEDICATION ON THE RECORDED MAP OF ROMOLA FARMS No. 15 IN BOOK 15, PAGES 98 THROUGH 100, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (RW NOT-ACCEPTED ON MAP)

⑪ AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED JANUARY 18, 1968 AS DOCUMENT No. 5035 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

⑫ AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED MAY 2, 1968 AS DOCUMENT No. 40832 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

⑬ AN EASEMENT FOR PUBLIC DRAINAGE PURPOSES, IN FAVOR OF STATE OF CALIFORNIA, RECORDED DECEMBER 22, 1970 AS DOCUMENT No. 128117 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

⑭ AN EASEMENT FOR SEWAGE TRANSMISSION, INGRESS AND EGRESS PURPOSES, IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, RECORDED MARCH 25, 2004 AS DOCUMENT No. 2004-0209691 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

⑮ AN EASEMENT FOR TEMPORARY DRAINAGE, AND STORM DRAIN PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED JULY 8, 2008 AS INSTRUMENT No. 2008-0369884 AND 1ST AMENDMENT RECORDED AUGUST 29, 2024 AS INSTRUMENT No. 2024-0260310, BOTH OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

⑯ AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED OCTOBER 15, 2008 AS INSTRUMENT No. 2008-0553432 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

⑰ AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED NOVEMBER 10, 2008 AS INSTRUMENT No. 2008-0595864 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

⑱ AN EASEMENT FOR FLOOD CONTROL PURPOSES, IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT, RECORDED NOVEMBER 18, 2009 AS INSTRUMENT No. 2009-0597449 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

⑲ AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED JUNE 30, 2010 AS INSTRUMENT No. 2010-0303637 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

⑳ AN EASEMENT FOR FLOOD CONTROL AND DRAINAGE PURPOSES, IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT, RECORDED DECEMBER 3, 2014 AS INSTRUMENT No. 2014-0461597 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

㉑ AN EASEMENT FOR FLOOD CONTROL AND DRAINAGE PURPOSES, IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT, RECORDED DECEMBER 3, 2014 AS INSTRUMENT No. 2014-0461598 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

㉒ AN EASEMENT FOR FLOOD CONTROL AND DRAINAGE PURPOSES, IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT, RECORDED DECEMBER 3, 2014 AS INSTRUMENT No. 2014-0461599 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

㉓ AN EASEMENT FOR FLOOD CONTROL AND DRAINAGE PURPOSES, IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT, RECORDED DECEMBER 3, 2014 AS INSTRUMENT No. 2014-0461600 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

㉔ AN EASEMENT FOR A PERMANENT NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED OCTOBER 4, 2019 AS INSTRUMENT No. 2019-0399910 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

㉕ AN EASEMENT FOR PIPELINE PURPOSES, IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, RECORDED OCTOBER 4, 1967 AS INSTRUMENT No. 87484 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

㉖ COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN FAVOR OF PACIFIC DEVELOPMENT COMPANY, ITS SUCCESSORS OR ASSIGNS, RECORDED OCTOBER 2, 1928 IN BOOK 781 OF DEEDS, PAGE 254, NOVEMBER 21, 1927 IN BOOK 744 OF DEEDS, PAGE 281 AND MAY 15, 1928 IN BOOK 766 OF DEEDS, PAGE 132, RIVERSIDE COUNTY, CALIFORNIA. SURVEYOR'S NOTE: THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE RECORD.

㉗ AN EASEMENT FOR PUBLIC DRAINAGE PURPOSES IN FAVOR OF THE CITY OF MENIFEE, AS DEDICATED AND SHOWN HEREON.

㉘ AN EASEMENT FOR PUBLIC SEWER PURPOSES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, AS DEDICATED AND SHOWN HEREON.

㉙ AN EASEMENT FOR ACCESS PURPOSES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, AS DEDICATED AND SHOWN HEREON.

㉚ A PUBLIC STORM DRAIN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACILITY PURPOSES IN FAVOR OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, AS DEDICATED AND SHOWN HEREON.

㉛ AN EASEMENT FOR ACCESS PURPOSES IN FAVOR OF THE CITY OF MENIFEE, AS DEDICATED AND SHOWN HEREON.

㉜ AN ACCESS EASEMENT FOR INGRESS AND EGRESS TO AND FROM STORM DRAIN EASEMENT, IN FAVOR OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, AS DEDICATED AND SHOWN HEREON.

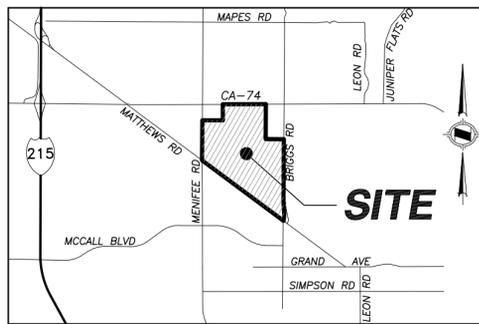
㉝ AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED SEPTEMBER 11, 2024 AS INSTRUMENT No. 2024-0274047 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

TRACT No. 38303

BEING A SUBDIVISION OF A PORTION OF ROMOLA FARMS NO. 2, AS SHOWN ON A MAP ON FILE IN BOOK 13, PAGE 20 OF MAPS, A PORTION OF ROMOLA FARMS NO. 10, AS SHOWN ON A MAP ON FILE IN BOOK 15, PAGES 29 THROUGH 31, INCLUSIVE, OF MAPS, A PORTION OF ROMOLA FARMS NO. 15, AS SHOWN ON A MAP ON FILE IN BOOK 15, PAGES 98 THROUGH 100, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN.

HUNSAKER AND ASSOCIATES, INC.

MARCH 2016



MONUMENT NOTES:

- M1 FD. 2" BRASS DISC W/X-TIES STAMPED AS SHOWN, DN. 1.4' PER R.S.B. 145/49-50. ACCEPTED AS SECTION CORNER & C.L. INT. STATE HWY. 74 & MENIFEE ROAD.
- M2 FD. 1-1/4" I.P. W/NAIL, NO TAG, DN. 1.5' IN WELL MONUMENT PER R.S.B. 145/49-50. SET BRASS TAG STAMPED "L.S. 7874" FLUSH IN PIPE. ACCEPTED AS C.L. INT. STATE HWY. 74 & BRIGGS ROAD.
- M3 FD. 1" I.P. W/PLASTIC PLUG STAMPED "L.S. 5529", FLUSH PER P.M.B. 221/25-29 & R.S.B. 145/49-50. ACCEPTED AS C.L. INT. BRIGGS ROAD & ROUSE ROAD.
- M4 FD. 1" I.P., NO TAG, DN. 0.6'. ACCEPTED AS C.L. INT. BRIGGS ROAD & MATHUEWS ROAD PER R.S.B. 119/18-22. SET BRASS TAG STAMPED "L.S. 7874", FLUSH IN PIPE.
- M5 FD. 2" I.P. W/BRASS TAG STAMPED "L.S. 6812", DN. 0.3' PER R.S.B. 119/18-22. HELD LINE FOR C.L. MATHUEWS ROAD. MONUMENT BEARS N53°34'27"W 0.52' FROM C.L. INT. MATHUEWS ROAD & MENIFEE ROAD. SET 1" I.P. W/BRASS TAG STAMPED "L.S. 7874", FLUSH AT C.L. INT.
- M6 FD. 1" REBAR, CAP MISSING, DN. 1.0' PER R.S.B. 119/18-22. ACCEPTED AS COMMON CORNER TO SECTIONS 13, 14, 23 & 24, T.5S., R.3W., S.B.M.
- M7 FD. 1" I.P., NO TAG, FLUSH, NO REF. MONUMENT BEARS N5°17'10"W 3.63' FROM M6. DID NOT ACCEPT.
- M8 FD. SPIKE & WASHER, # ILLEGIBLE, DN. 0.4' PER R.S.B. 145/49-50. ACCEPTED AS C.L. INT. MENIFEE ROAD & McLAUGHLIN ROAD.
- M9 FD. SPIKE & WASHER, # ILLEGIBLE, DN. 0.3', NO REF. ACCEPTED AS C.L. INT. MENIFEE ROAD & BISCAYNE.
- M10 FD. 1" I.P., NO TAG, DN. 0.3', TOP CORRODED OFF. REF. R.S.B. 119/18-22. MONUMENT BEARS S72°04'18"W 1.66' FROM C.L. INT. ROUSE ROAD & MALAGA ROAD. DID NOT ACCEPT.
- M11 FD. 3/4" I.P. W/BRASS TAG STAMPED "RCFC&WCD", DN. 1.8' PER R.S.B. 145/49-50. ACCEPTED AS C.L. INT. McLAUGHLIN ROAD & MCKINLEY STREET.
- M12 FD. 3/4" I.P. W/BRASS TAG STAMPED "RCFC&WCD", FLUSH PER R.S.B. 145/49-50. ACCEPTED AS C.L. INT. McLAUGHLIN ROAD & MATEROS ROAD.
- M13 FD. 2" BRASS DISC STAMPED AS NOTED, FLUSH PER R.S.B. 145/49-50. ACCEPTED AS C.L. INT. McLAUGHLIN ROAD & BRIGGS ROAD.
- M14 FD. 1" I.P. W/PLASTIC PLUG STAMPED "L.S. 8136", FLUSH PER R.S.B. 145/49-50. MONUMENT BEARS S35°32'06"W 2.44' FROM M13. NOT ACCEPTED.
- M15 FD. SPIKE & WASHER, # ILLEGIBLE, DN. 0.3' PER R.S.B. 69/56 & R.S.B. 145/49-50. ACCEPTED AS C.L. INT. STATE HWY 74 & MALAGA ROAD.
- M16 FD. SPIKE & WASHER, # ILLEGIBLE, DN. 0.4' PER R.S.B. 69/56. ACCEPTED.
- M17 FD. 3/4" I.P. W/BRASS TAG STAMPED "RCFC&WCD", DN. 2.2' PER R.S.B. 145/49-50. ACCEPTED AS ANGLE POINT OF ROMOLA FARMS No. 10, M.B. 15/98-100.
- M18 FD. 1" I.P. W/BRASS TAG STAMPED "L.S. 3670", DN. 1.2' PER R.S.B. 69/56. ACCEPTED AS NE CORNER PARCEL 2 PER GRANT DEED RECORDED 6/1/1973 AS INST. No. 71077 O.R.
- M19 FD. 1" COPPERWELD STAMPED "L.S. 7200", FLUSH IN PAVEMENT, NO REF. (SEE SHEET 6, DETAIL "C")
- M20 FD. NAIL & TAG STAMPED "L.S. 7200", FLUSH IN CONCRETE X-GUTTER, NO REF. (SEE SHEET 6, DETAIL "C")



CFD NOTE:

THIS MAP IS WITHIN THE BOUNDARY OF CFD 2017-1.

ENVIRONMENTAL CONSTRAINT NOTE:

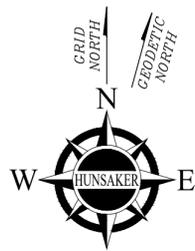
ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE AT THE CITY OF MENIFEE PUBLIC WORKS AND ENGINEERING DEPARTMENT, IN E.C.S. BOOK 100, PAGE 114.

M1
N=2215216.936
E=6286829.087

GPS C.O.R.S. STA. "PPBF"
(2010 EPOCH)
N=2248987.062
E=6278618.647

(N89°41'30"W 5341.09' R6) (N89°41'31"W 5340.57' R8)
(N89°49'26"E 5341.09' R4) (N89°41'30"W 5341.10' R5)
N89°41'33"W 5341.14' [5340.68']

M2
N=2215188.283
E=6292169.690



CONVERGENCE ANGLE

$\theta = -00^{\circ}29'48.5''$
N=2,215,216.936
E=6,286,829.087



SCALE: 1" = 1000'

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "BILL", "PPBF" AND "MLFP" NAD 83 (NSRS2011) [2010.00 EPOCH] AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE 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 0.99991388. CALCULATIONS ARE MADE AT THE CENTERLINE INTERSECTION OF STATE HIGHWAY 74 AND MENIFEE ROAD WITH COORDINATES OF:

N: 2,215,216.936, E: 6,286,829.087, USING AN ELEVATION OF 1479.612.

RECORD DATA NOTES:

- () INDICATES RECORD DATA AS NOTED.
- [] INDICATES GRID DISTANCE.
- M&R INDICATES MEASURED AND RECORD DATA AS NOTED
- R1 INDICATES ROMOLA FARMS No. 2, MAP BOOK 13/20
- R2 INDICATES ROMOLA FARMS No. 10, MAP BOOK 15/29-31
- R3 INDICATES ROMOLA FARMS No. 15, MAP BOOK 15/98-100
- R4 INDICATES RECORDS OF SURVEY, BOOK 69/56
- R5 INDICATES RECORDS OF SURVEY, BOOK 116/98-100
- R6 INDICATES RECORDS OF SURVEY, BOOK 119/18-22
- R7 INDICATES PARCEL MAP 32062, PARCEL MAP BOOK 221/25-29
- R8 INDICATES RECORDS OF SURVEY, BOOK 145/49-50
- R9 INDICATES INSTRUMENT No. 2003-283189, O.R.
- R10 INDICATES INSTRUMENT No. 2015-0157535, O.R.
- R11 INDICATES INSTRUMENT No. 2024-0274047, O.R.

NOTES:

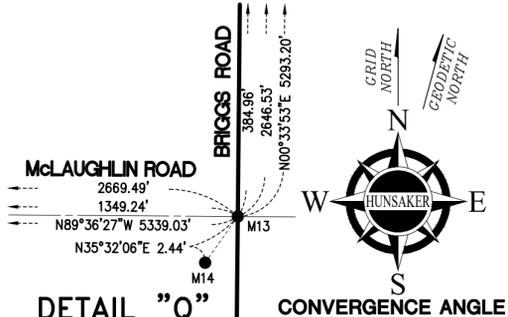
- SEE SHEET 2 FOR SIGNATURE OMISSIONS, EASEMENT NOTES, AND ABANDONMENT NOTE.
- SEE SHEET 4 FOR BOUNDARY MAP, LEGEND, ABBREVIATIONS, AND DETAIL "P".
- SEE SHEET 5 FOR DETAILS "A", "B", AND "D".
- SEE SHEET 6 FOR DETAIL "C".
- SEE SHEET 7 FOR DETAIL "E".
- SEE SHEET 8 FOR SHEET INDEX.
- SEE SHEETS 9 THROUGH 12, INCLUSIVE, FOR LOT MAPS.
- SEE SHEET 11 FOR DETAIL "L".
- SEE SHEET 13 FOR DETAILS "I", "R", AND "S".
- SEE SHEET 14 FOR DETAILS "F", AND "H".
- SEE SHEET 15 FOR DETAILS "G", AND "M".
- SEE SHEET 16 FOR DETAILS "J", AND "N".
- SEE SHEET 17 FOR DETAILS "K", AND "O".
- SEE SHEET 18 FOR DETAILS "T", AND "U".
- SEE SHEET 19 FOR DETAILS "V", "W", "X", AND "Y".
- SEE SHEET 20 FOR DETAIL "Z".
- SEE SHEET 21 FOR DETAILS "AA", "BB", "CC", & "DD".
- CURVE & LINE TABLES SHOWN HEREON ARE FOR THIS SHEET ONLY, UNLESS OTHERWISE NOTED.

GPS TIES

SURVEYOR'S NOTES:

- ▲ C.O.R.S. STATION AS INDICATED.
- FOUND MONUMENT AS INDICATED.
- INDICATES SET 1" I.P. W/BRASS TAG STAMPED "L.S. 7874", FLUSH.
- SET 1" I.P. W/BRASS TAG STAMPED "L.S. 7874", FLUSH AT ALL LOT CORNERS, ANGLE POINTS IN SIDE OR REAR LOT LINES, AND ANGLE POINTS IN SUBDIVISION BOUNDARY.
- SET LEAD AND BRASS TAG STAMPED "L.S. 7874", IN TOP OF CURB ON SIDE LOT LINES PROJECTED.
- SET LEAD AND BRASS TAG STAMPED "L.S. 7874", IN TOP OF CURB BC'S, EC'S, PCC'S, PRC'S AND CORNER CUTBACKS PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE.
- ALL MONUMENTS SHOWN AS "SET" IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENT AGREEMENT FOR THIS MAP.

GPS C.O.R.S. STA. "BILL"
(2010 EPOCH)
N=2154994.976
E=6313564.170



CONVERGENCE ANGLE

$\theta = -00^{\circ}29'48.5''$
N=2,215,216.936
E=6,286,829.087



SCALE: 1" = 5'

TRACT No. 38303

BEING A SUBDIVISION OF A PORTION OF ROMOLA FARMS NO. 2, AS SHOWN ON A MAP ON FILE IN BOOK 13, PAGE 20 OF MAPS, A PORTION OF ROMOLA FARMS NO. 10, AS SHOWN ON A MAP ON FILE IN BOOK 15, PAGES 29 THROUGH 31, INCLUSIVE, OF MAPS, A PORTION OF ROMOLA FARMS NO. 15, AS SHOWN ON A MAP ON FILE IN BOOK 15, PAGES 98 THROUGH 100, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN.

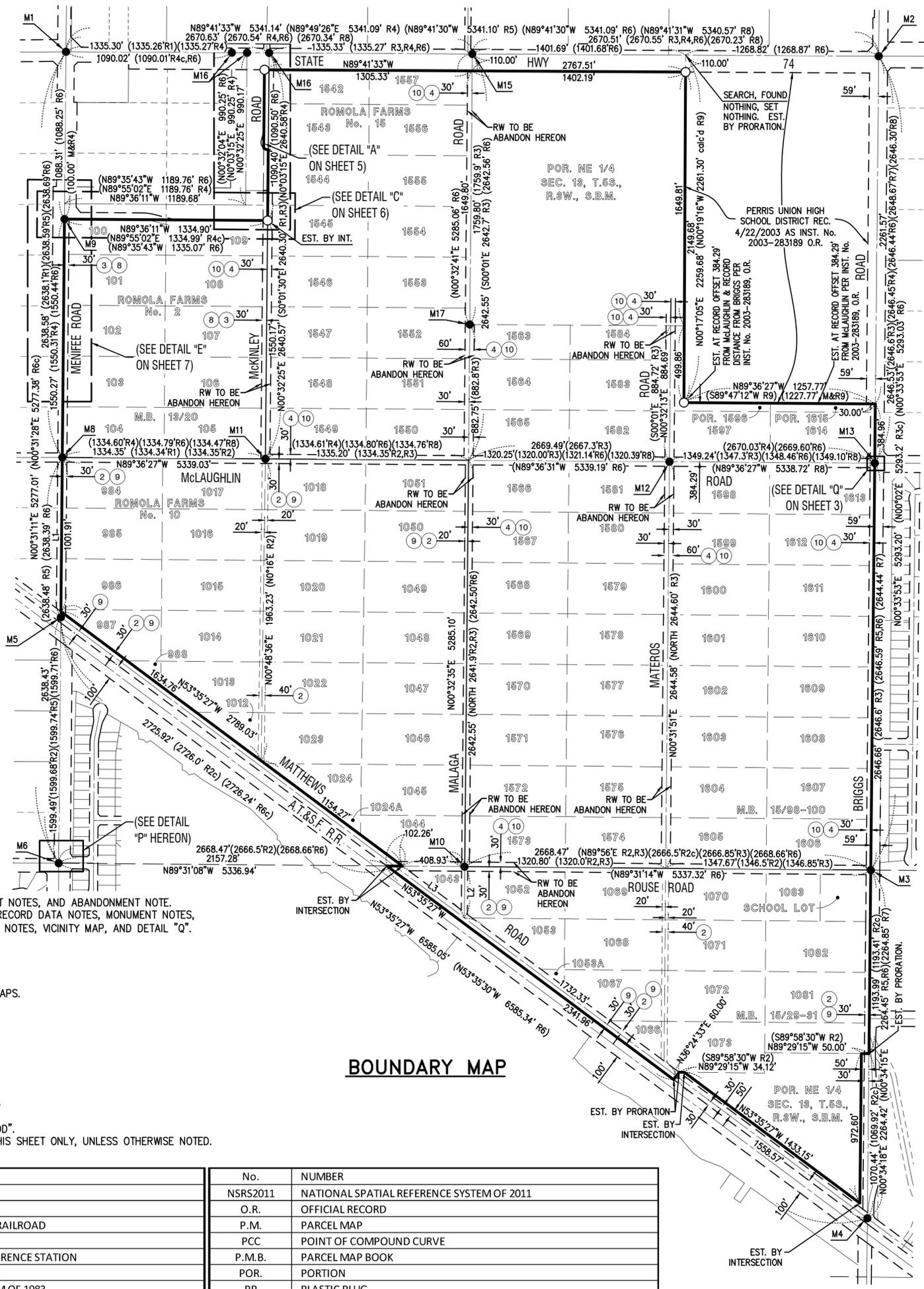
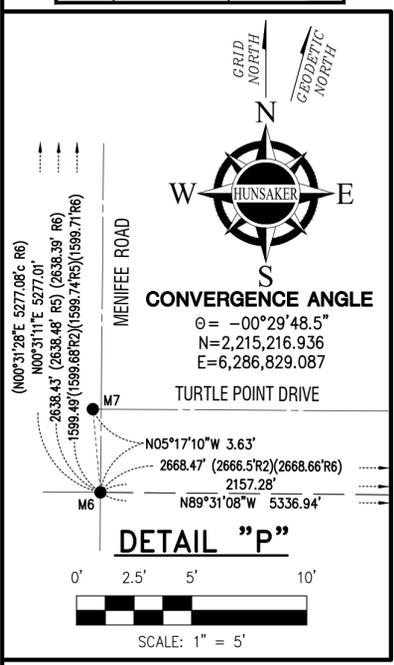
HUNSAKER AND ASSOCIATES, INC.

MARCH 2016



LINE TABLE

L#	BEARING	LENGTH
L1	N00°31'11"E	1038.94'
	(N0°03'W)	1038.52' R2)
	(N00°31'32"E	1038.74' R5)
	(N00°31'28"E	1038.68' R6)
L2	N00°28'11"E	333.42'
	(N00°25'38"E	333.44' R6)
L3	N5°35'27"W	568.23'
	(N5°40'8"W	566.2' R2)



BOUNDARY MAP

NOTES:
 SEE SHEET 2 FOR SIGNATURE OMISSIONS, EASEMENT NOTES, AND ABANDONMENT NOTE.
 SEE SHEET 3 FOR GPS TIES, BASIS OF BEARINGS, RECORD DATA NOTES, MONUMENT NOTES, C.C.R.'S NOTE, E.C.S. NOTE, CFD NOTE, SURVEYOR'S NOTES, VICINITY MAP, AND DETAIL "Q".
 SEE SHEET 5 FOR DETAILS "A", "B", AND "D".
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 SEE SHEET 11 FOR DETAIL "L".
 SEE SHEET 13 FOR DETAILS "I", "R", AND "S".
 SEE SHEET 14 FOR DETAILS "F", AND "H".
 SEE SHEET 15 FOR DETAILS "G", AND "M".
 SEE SHEET 16 FOR DETAILS "J", AND "N".
 SEE SHEET 17 FOR DETAILS "K", AND "O".
 SEE SHEET 18 FOR DETAILS "T", AND "U".
 SEE SHEET 19 FOR DETAILS "V", "W", "X", AND "Y".
 SEE SHEET 20 FOR DETAIL "Z".
 SEE SHEET 21 FOR DETAILS "AA", "BB", "CC", & "DD".
 CURVE & LINE TABLES SHOWN HEREON ARE FOR THIS SHEET ONLY, UNLESS OTHERWISE NOTED.

ABBREVIATIONS:

C#	CURVE DATA NUMBER	No.	NUMBER
#	NUMBER	NSRS2011	NATIONAL SPATIAL REFERENCE SYSTEM OF 2011
Δ=	DELTA =	O.R.	OFFICIAL RECORD
A.T.&S.F. R.R.	ATCHISON, TOPEKA & SANTA FE RAILROAD	P.M.	PARCEL MAP
AC.	ACREAGE	PCC	POINT OF COMPOUND CURVE
C.O.R.S.	CONTINUOUSLY OPERATING REFERENCE STATION	P.M.B.	PARCEL MAP BOOK
c	CALCULATED	POR.	PORTION
CCS83	CALIFORNIA COORDINATE SYSTEM OF 1983	PP	PLASTIC PLUG
C.L.	CENTERLINE	PRC	POINT OF REVERSE CURVE
DN.	DOWN	PVMT.	PAVEMENT
E.	EASTING	R#	MAP REFERENCE
E'LY	EASTERLY	R.#W.	RANGE (NUMBER) WEST
ESMT.	EASEMENT	R=	RADIUS =
EST.	ESTABLISHED	RAD	RADIAL
FD.	FOUND	RCFC&WCD	RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT
GPS	GLOBAL POSITIONING SYSTEM	RD#	RADIAL DATA NUMBER
HWY	HIGHWAY	REC.	RECORDED
I.P.	IRON PIPE	REF.	REFERENCE
INST. No.	INSTRUMENT NUMBER	RIV. CO. STD.	RIVERSIDE COUNTY STANDARD
INT.	INTERSECTION	R.S.B.	RECORD OF SURVEY BOOK
L#	LINE DATA NUMBER	RW	RIGHT OF WAY
L.S.	LICENSE SURVEYOR	S.B.M.	SAN BERNARDINO MERIDIAN
L=	LENGTH =	SEC.	SECTION
M#	MONUMENT REFERENCE NUMBER	S'LY	SOUTHERLY
M&R#	MEASURED & RECORD DATE PER REFERENCE NUMBER	STA.	STATION
M.B.	MAP BOOK	T.#S.	TOWNSHIP (NUMBER) SOUTH
N:	NORTHING	W/	WITH
NAD 83	NORTH AMERICAN DATUM OF 1983	X-GUTTER	CROSS GUTTER
NE	NORTHEAST	X-TIES	CROSS TIES
N'LY	NORTHERLY		

LEGEND:

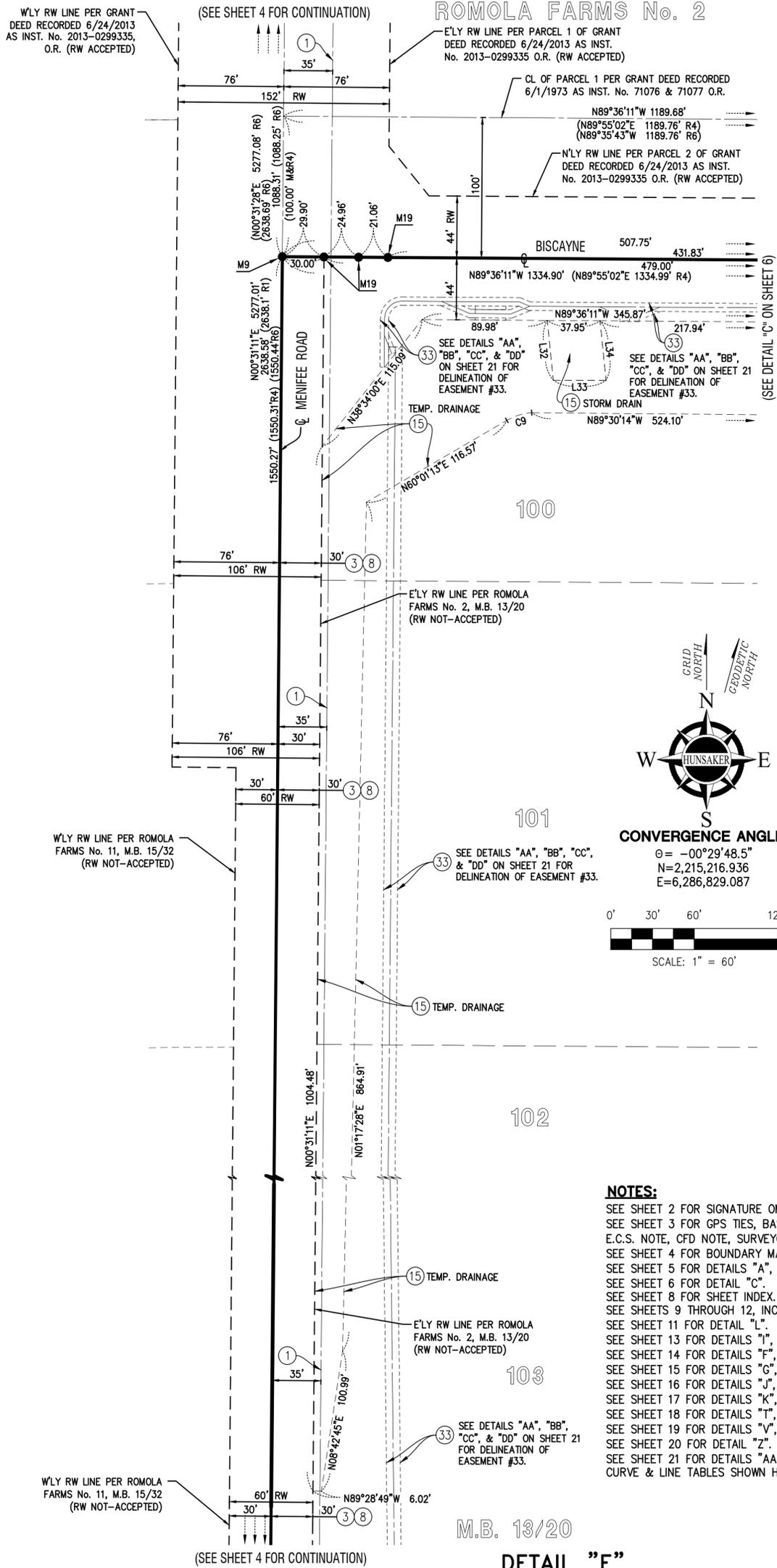
- PROJECT BOUNDARY LINE
- - - EXISTING RIGHT OF WAY LINE
- - - EXISTING LOT LINE
- - - EASEMENT LINE
- - - NEW LOT LINE
- ⊙ INDICATES CENTERLINE
- ⊙ INDICATES PLOTTED EASEMENT AS SHOWN IN EASEMENT NOTES ON SHEET 2.

TRACT No. 38303

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HUNSAKER AND ASSOCIATES, INC.

MARCH 2016



NOTES:

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LINE TABLE

L#	BEARING	LENGTH
L32	N05°49'23"W	42.73'
L33	N89°48'01"W	37.94'
L34	N05°49'23"W	42.60'

CURVE TABLE

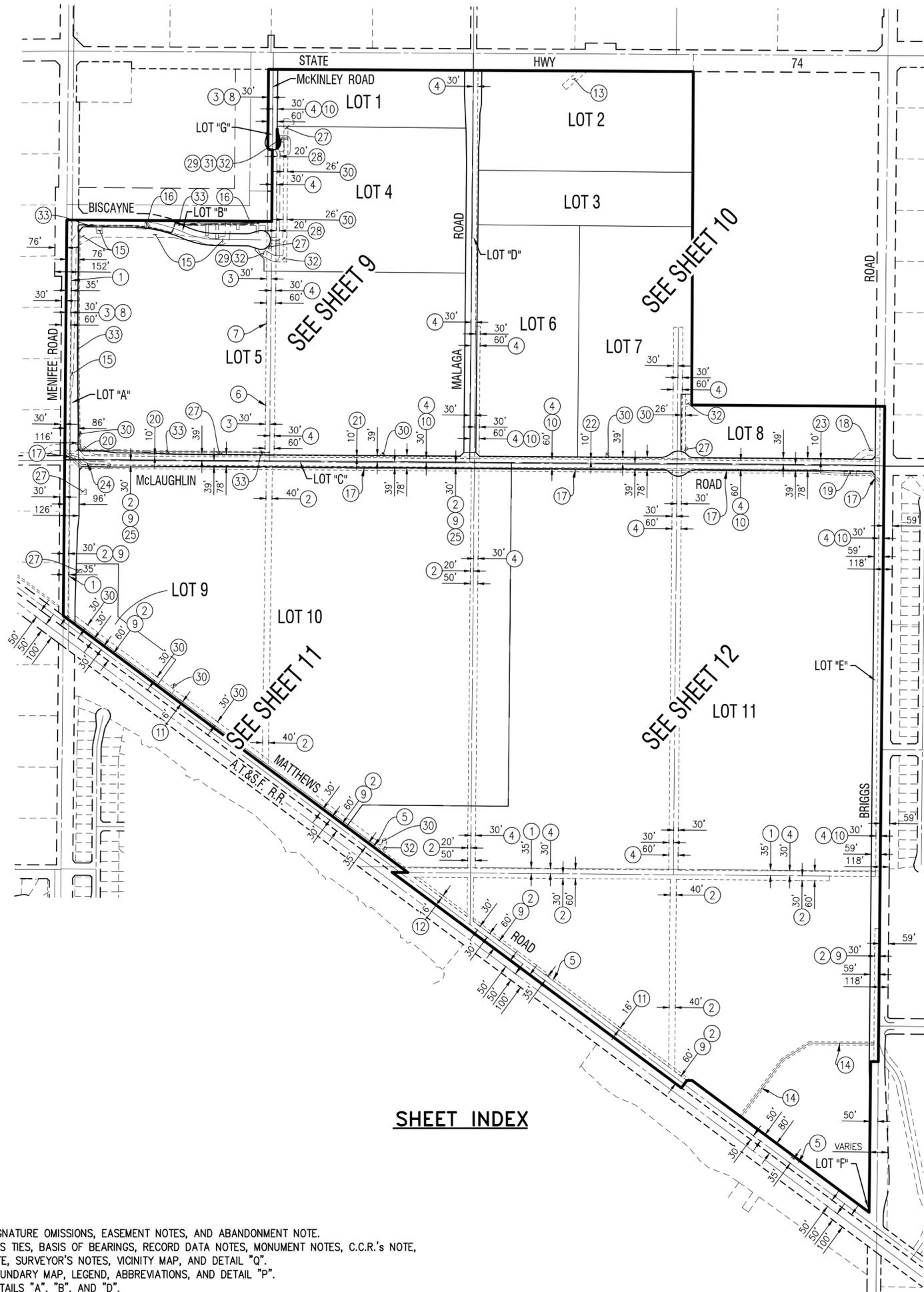
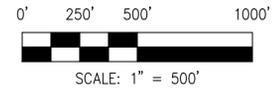
C#	DELTA	RADIUS	LENGTH
C9	26°04'53"	41.40'	18.85'

TRACT No. 38303

BEING A SUBDIVISION OF A PORTION OF ROMOLA FARMS NO. 2, AS SHOWN ON A MAP ON FILE IN BOOK 13, PAGE 20 OF MAPS, A PORTION OF ROMOLA FARMS NO. 10, AS SHOWN ON A MAP ON FILE IN BOOK 15, PAGES 29 THROUGH 31, INCLUSIVE, OF MAPS, A PORTION OF ROMOLA FARMS NO. 15, AS SHOWN ON A MAP ON FILE IN BOOK 15, PAGES 98 THROUGH 100, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN.

HUNSAKER AND ASSOCIATES, INC.

MARCH 2016



SHEET INDEX

NOTES:

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HUNSAKER AND ASSOCIATES, INC.

MARCH 2016

LINE TABLE

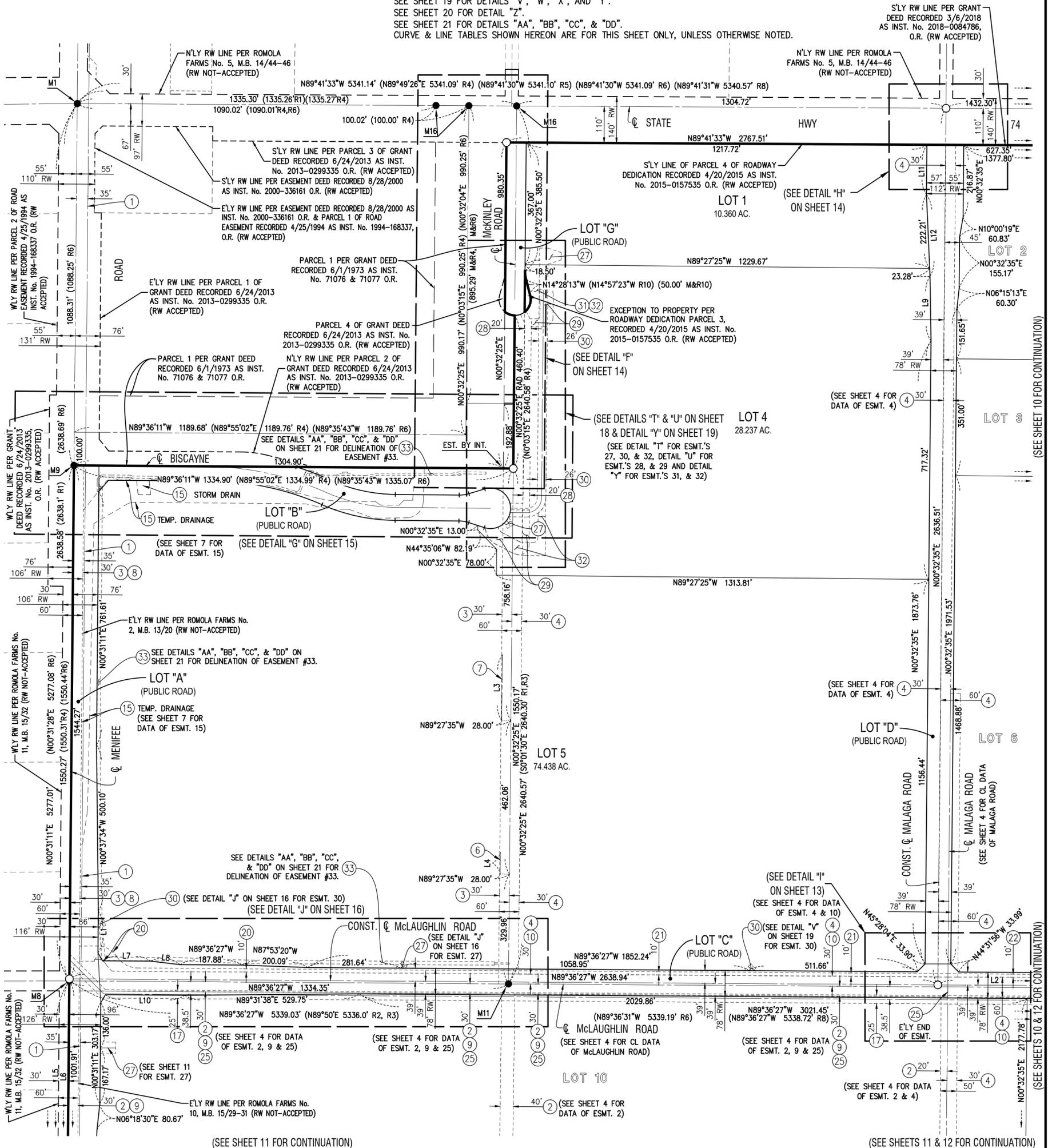
L#	BEARING	LENGTH
L1	N00°31'11"E	125.67'
L2	N89°36'27"W	1359.10'
L3	N00°32'25"E	198.00'
L4	N00°32'25"E	66.00'
L5	N00°31'11"E	2638.43'
	(N00°31'32"E 2638.48' R5)	
	(N00°31'28"E 2638.39' R6)	
L6	N00°31'11"E	1038.94'
	(N0°03'W 1038.52' R2)	
	(N00°31'32"E 1038.74' R5)	
	(N00°31'28"E 1038.68' R6)	

LINE TABLE

L#	BEARING	LENGTH
L7	N89°36'27"W	146.37'
L8	N83°13'41"W	90.00'
L9	N00°51'38"W	194.49'
L10	N89°36'27"W	241.31'
L11	N00°32'35"E	150.11'
L12	N02°32'52"W	245.49'

NOTES:

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(SEE SHEET 11 FOR CONTINUATION)

(SEE SHEETS 11 & 12 FOR CONTINUATION)

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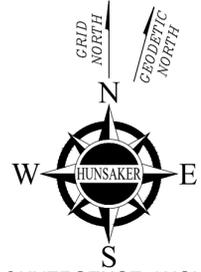
MARCH 2016

LINE TABLE

L#	BEARING	LENGTH
L1	N89°41'33"W	60.97'
L2	N49°18'14"E	183.74'
L3	N40°41'46"W	40.00'
L4	N49°18'14"E	137.73'
L5	N88°09'05"W	223.43'
L6	N00°33'53"E	2646.66'
	(N0°02'E 2646.6' R3)	
	(N00°33'53"E 2646.59' R5,R6)	
L7	(N00°05'43"W 2644.44' R7)	
	N89°36'27"W	70.00'
L8	N89°41'33"W	1217.72'
L9	N89°41'33"W	1304.72'
L10	N00°32'35"E	150.11'
L11	N02°32'52"W	245.49'
L12	N00°51'38"W	194.49'

NOTES:

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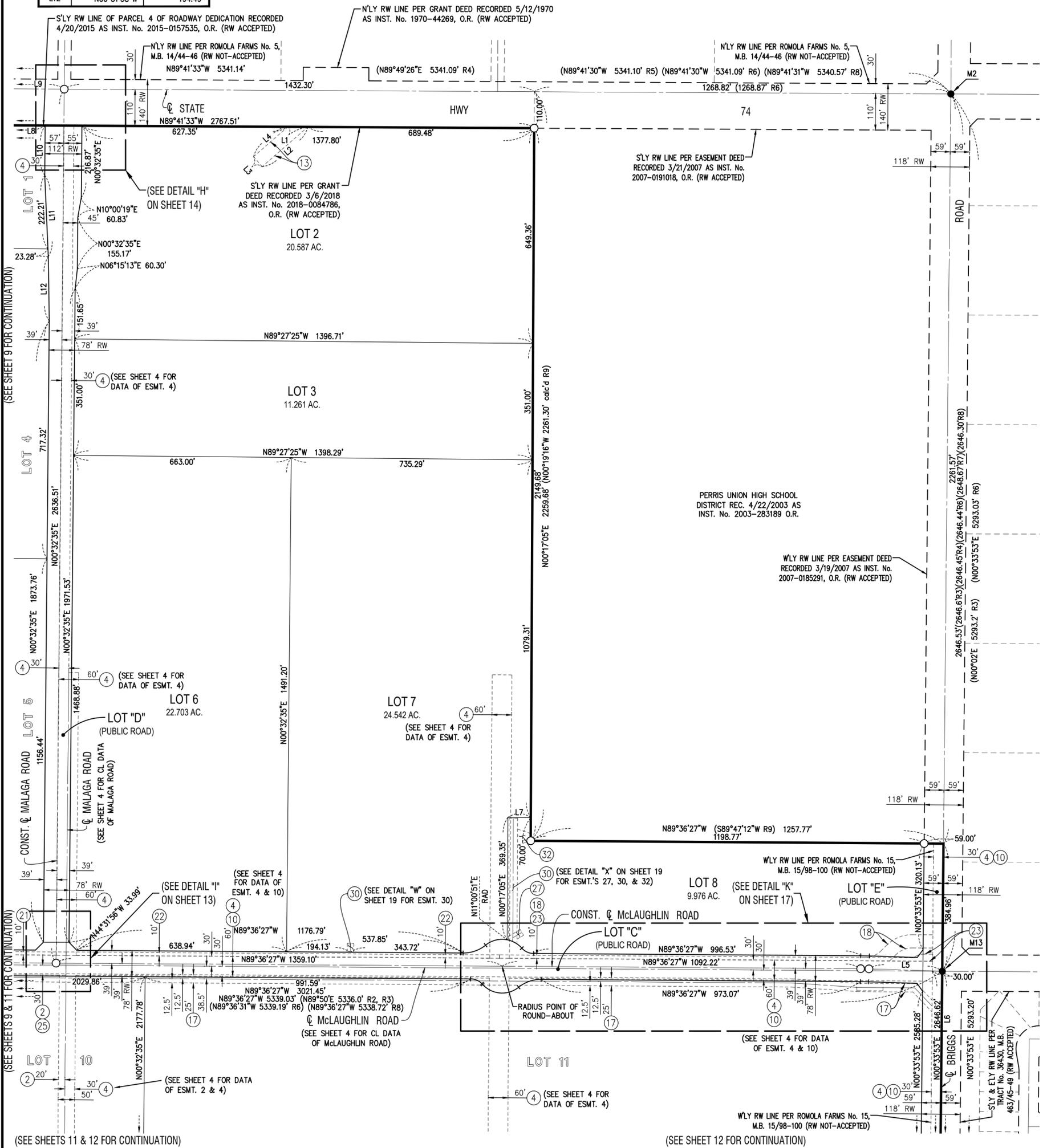


CONVERGENCE ANGLE

$\theta = -00^{\circ}29'48.5''$
 $N = 2,215,216.936$
 $E = 6,286,829.087$



SCALE: 1" = 200'



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HUNSAKER AND ASSOCIATES, INC.

MARCH 2016

LINE TABLE

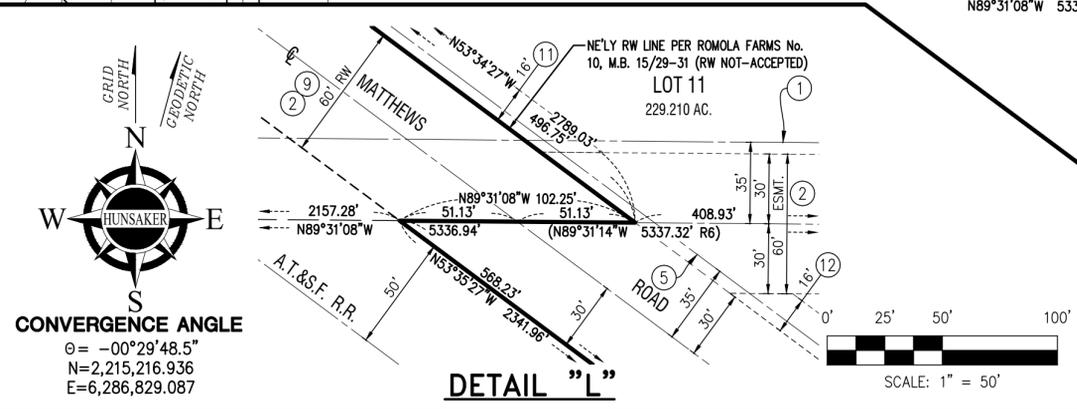
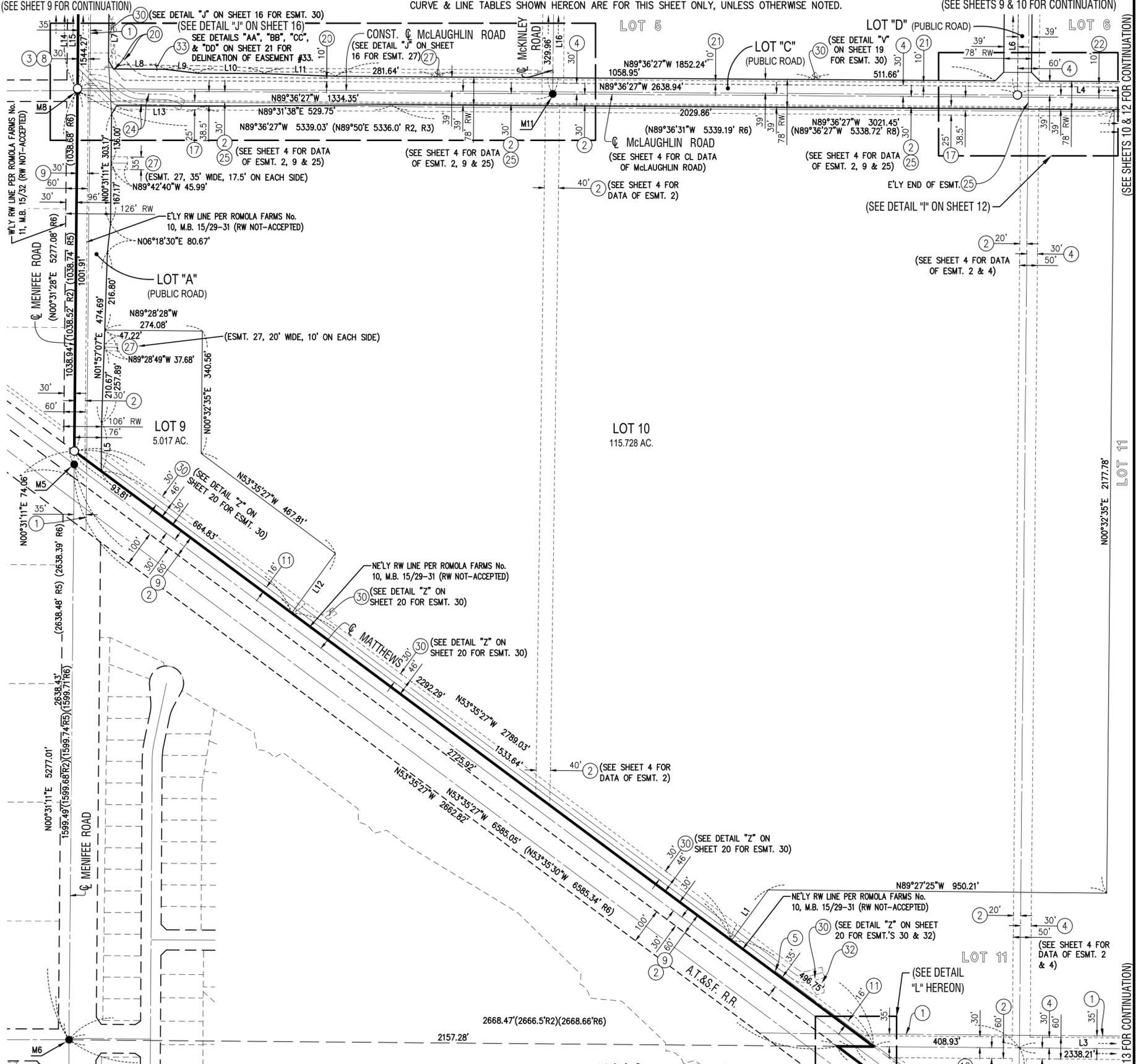
L#	BEARING	LENGTH
L1	N36°24'45"E	174.99'
L2	N00°28'11"E	333.42'
	(N00°25'38"E	333.44' R6)
L3	N89°31'08"W	2668.47'
	(N89°56'E	2666.5' R2)
	(N89°56'E	2666.85' R3)
L4	N89°31'14"W	2668.66' R6)
	(N89°31'14"W	2668.66' R6)
L5	N89°36'27"W	1359.10'
L6	N00°31'11"E	134.17'
L7	N00°32'25"E	2636.51'
L8	N89°36'27"W	146.37'

LINE TABLE

L#	BEARING	LENGTH
L9	N83°13'41"W	90.00'
L10	N89°36'27"W	187.88'
L11	N87°53'20"W	200.09'
L12	N36°24'33"E	206.00'
L13	N89°36'27"W	241.31'
L14	N00°31'11"E	2638.58'
	(2638.1' R1)	
L15	(2638.69' R6)	
	N00°31'11"E	1550.27'
L16	(1550.31' R4)	
	(1550.44' R6)	
L17	N00°32'25"E	1550.17'

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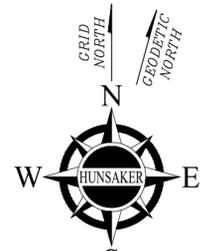
MARCH 2016

LINE TABLE

L#	BEARING	LENGTH
L1	N36°24'45"E	174.99'
L2	N58°26'18"E	207.80'
L3	N00°28'11"E	333.42'
	(N00°25'38"E	333.44' R6)
L4	N89°31'08"W	408.93'
L5	N88°09'05"W	223.43'
L6	N00°34'18"W	335.48'
L7	N89°25'19"W	390.59'
L8	N02°23'29"W	122.14'

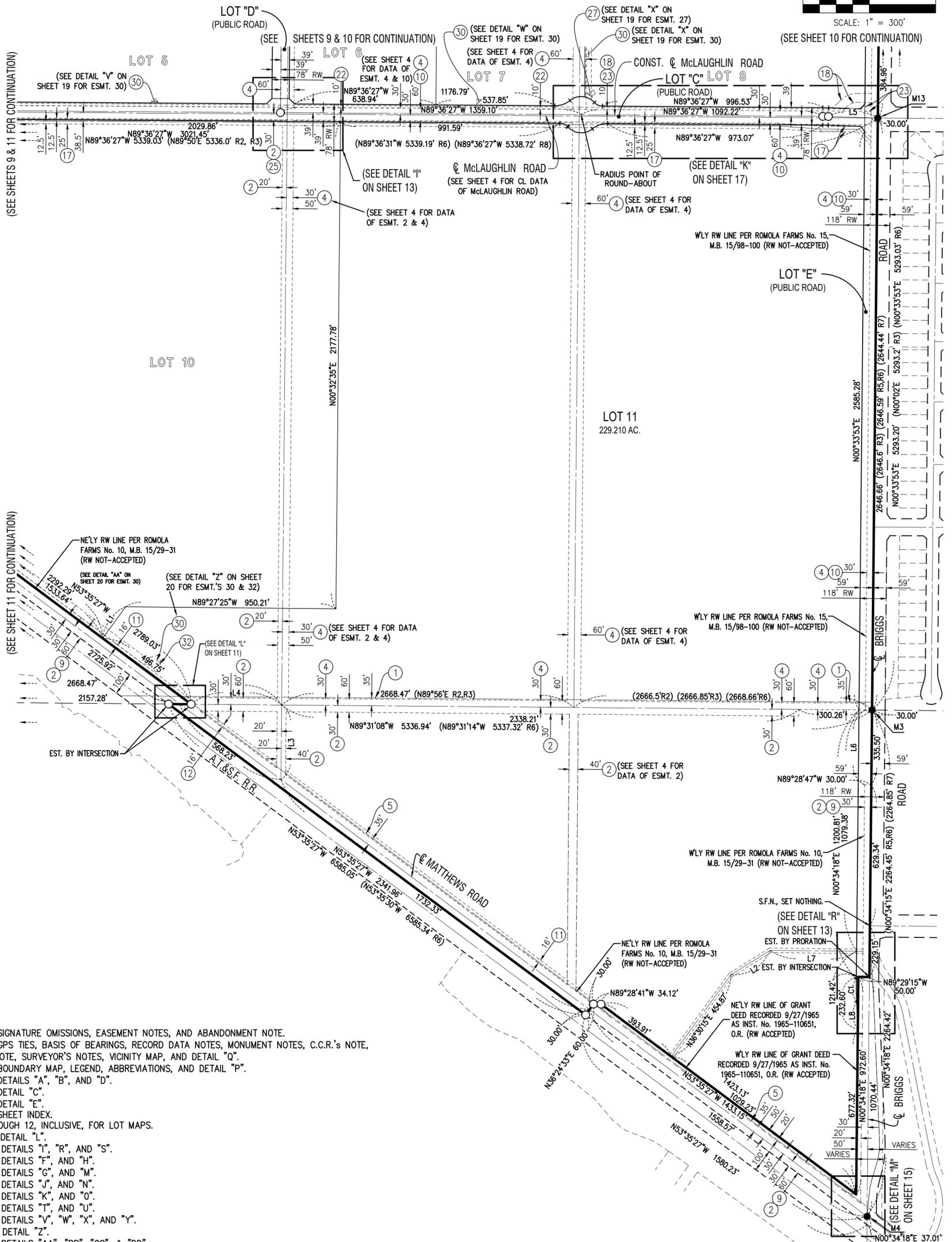
CURVE TABLE

C#	DELTA	RADIUS	LENGTH
C1	02°57'47"	2009.00'	103.90'



CONVERGENCE ANGLE
 $\theta = -00^{\circ}29'48.5''$
 $N = 2,215,216.936$
 $E = 6,286,829.087$

SCALE: 1" = 300'



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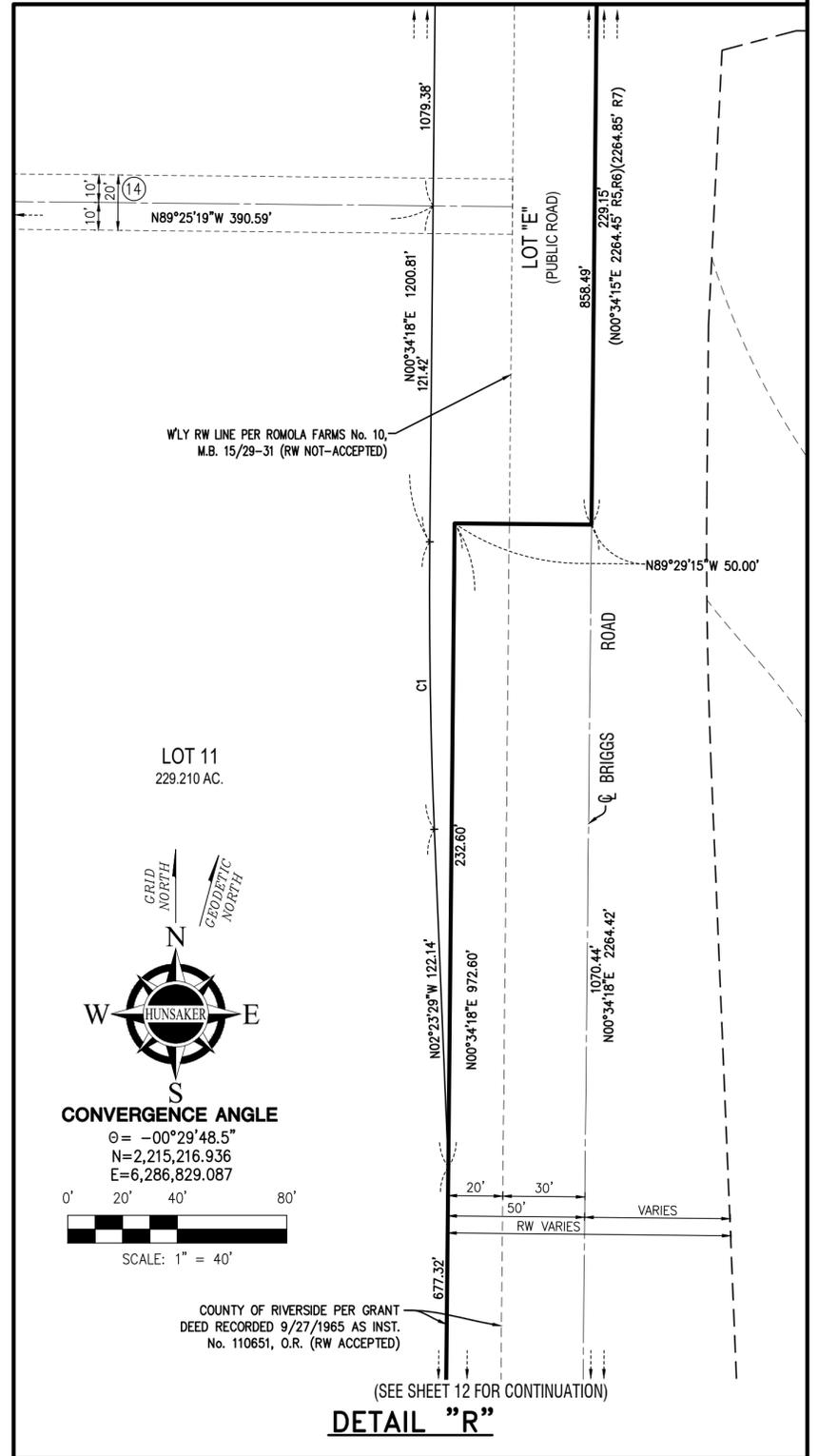
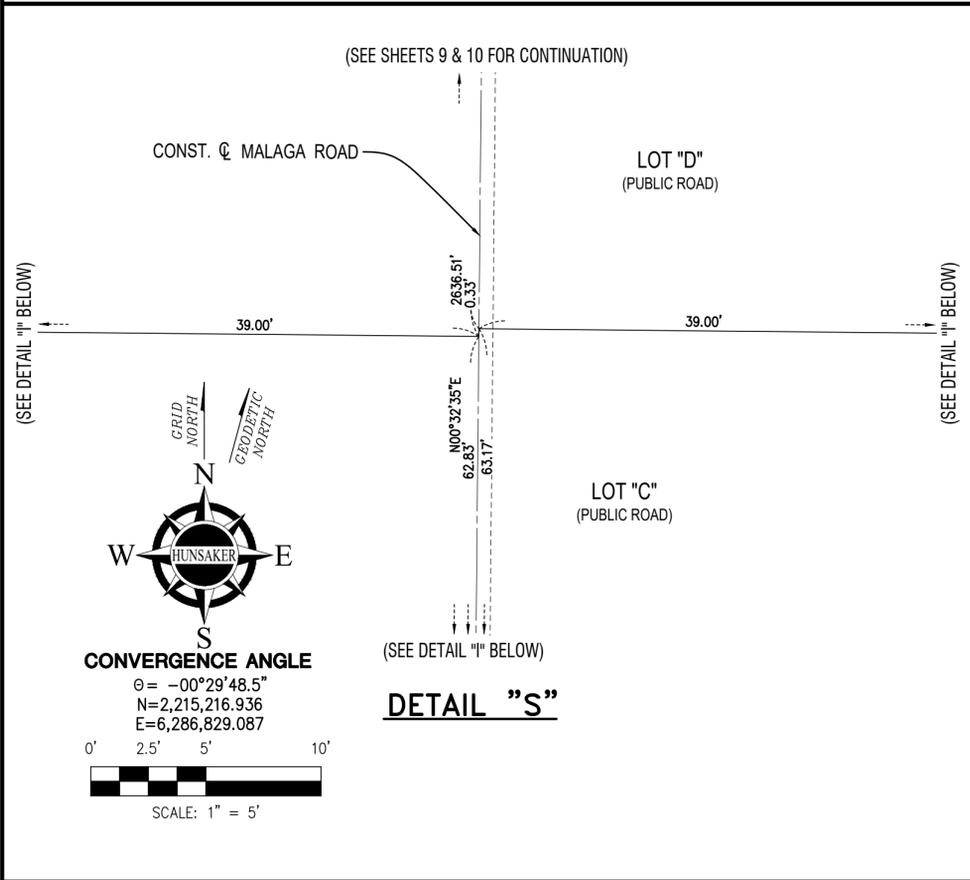
MARCH 2016

LINE TABLE

L#	BEARING	LENGTH
L1	N00°32'35"E	2636.51'
L2	N00°32'35"E	1873.76'
L3	N00°32'35"E	1971.53'
L4	N44°31'56"W	33.99'

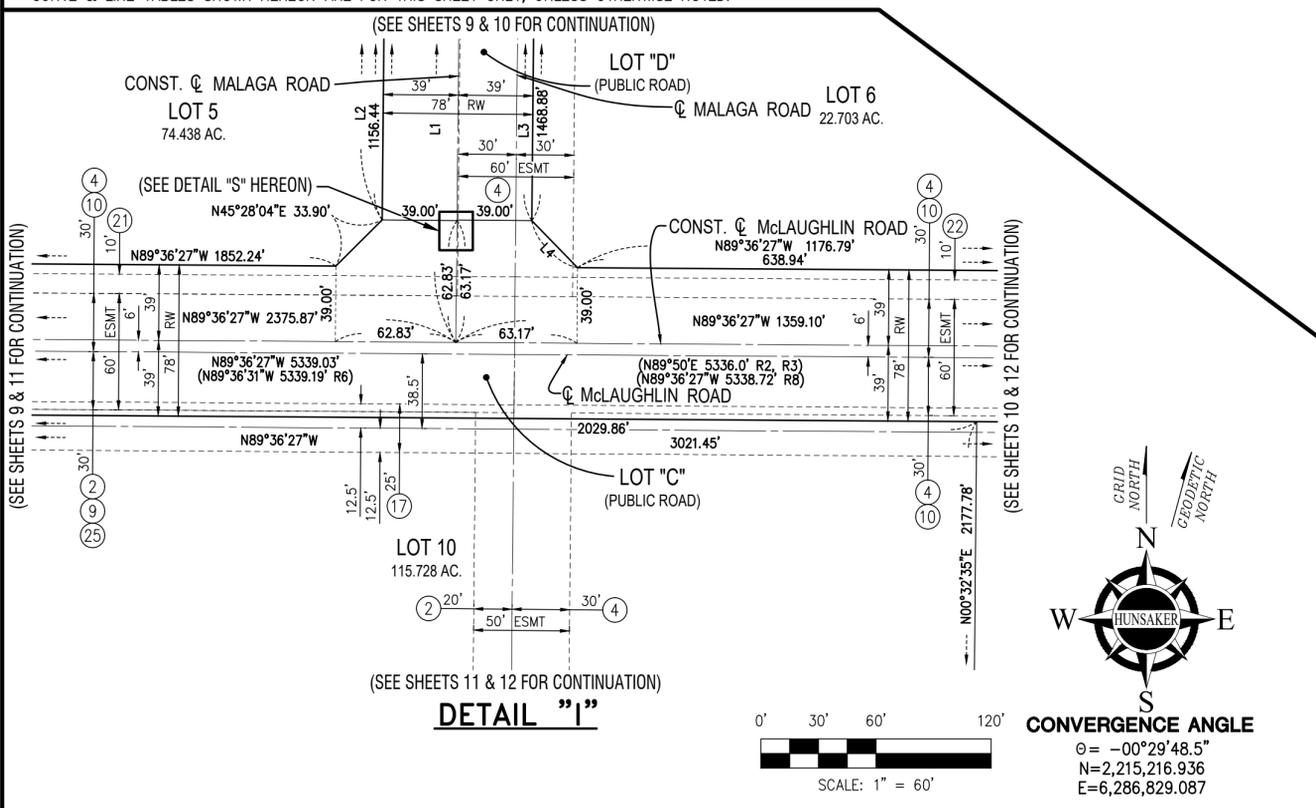
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C#	DELTA	RADIUS	LENGTH
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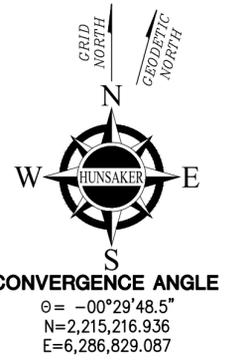
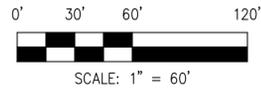
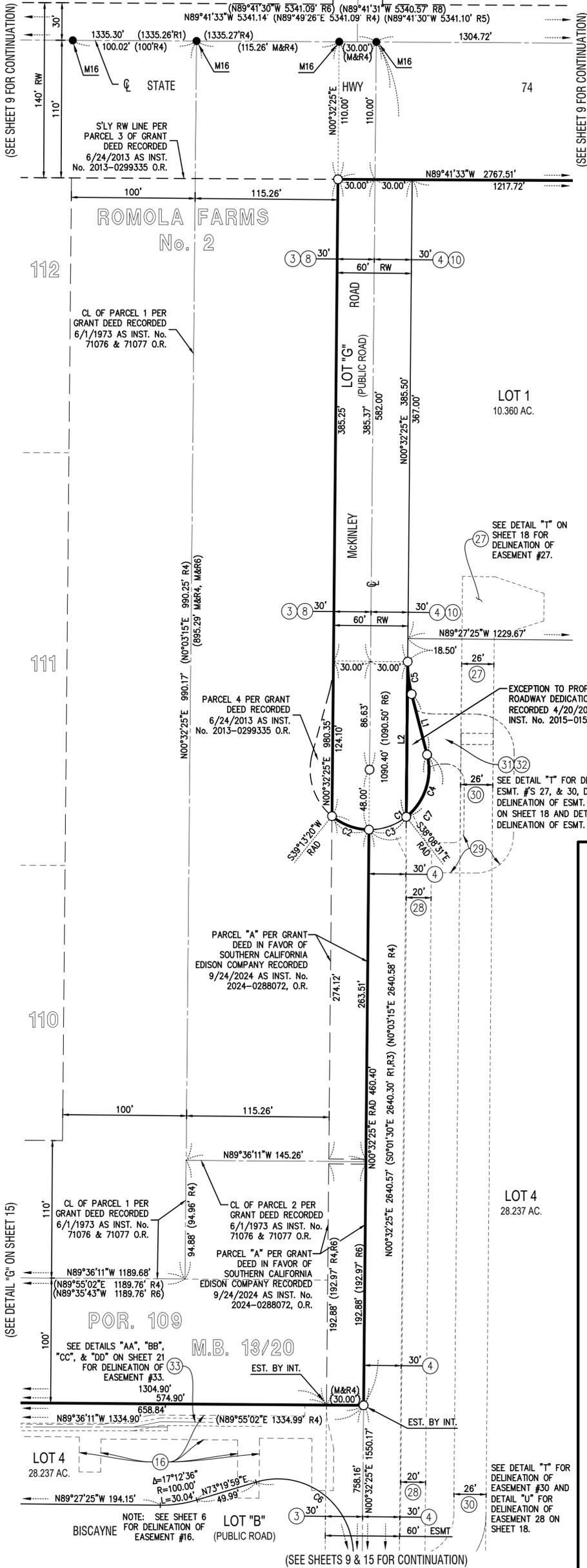


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HUNSAKER AND ASSOCIATES, INC.

MARCH 2016



CURVE TABLE

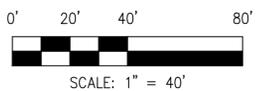
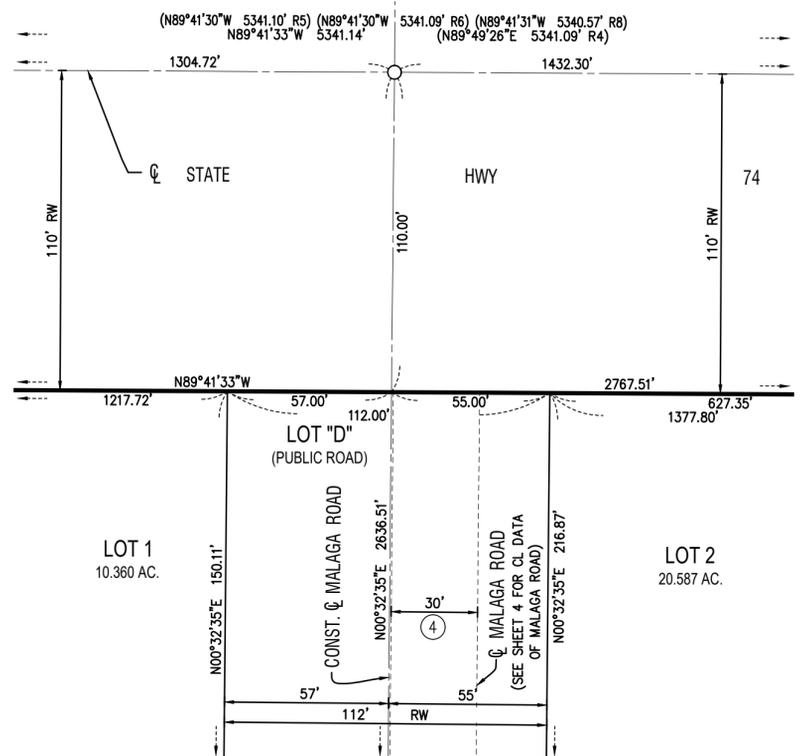
C#	DELTA	RADIUS	LENGTH
C1	143°41'33"	48.00'	120.38'
C2	38°40'55"	48.00'	32.40'
C3	38°40'56"	48.00'	32.41'
C4	(66°19'42"	48.00'	55.57' M&R10)
C5	(15°00'38"	100.00'	26.20' M&R10)
C6	214°25'12"	61.00'	288.28'
C7	105°00'38"	48.00'	87.98'

LINE TABLE

L#	BEARING	LENGTH
L1	N14°28'13"W	(50.00' M&R10)
	(N14°57'23"W R10)	
L2	N00°32'25"E	(124.10' M&R10)
	(S00°03'15"W R10)	

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DETAIL "F"

NOTE: SEE SHEET 6 FOR DELINEATION OF EASEMENT #16.

SEE DETAIL "T" FOR DELINEATION OF EASEMENT #30 AND DETAIL "U" FOR DELINEATION OF EASEMENT 28 ON SHEET 18.

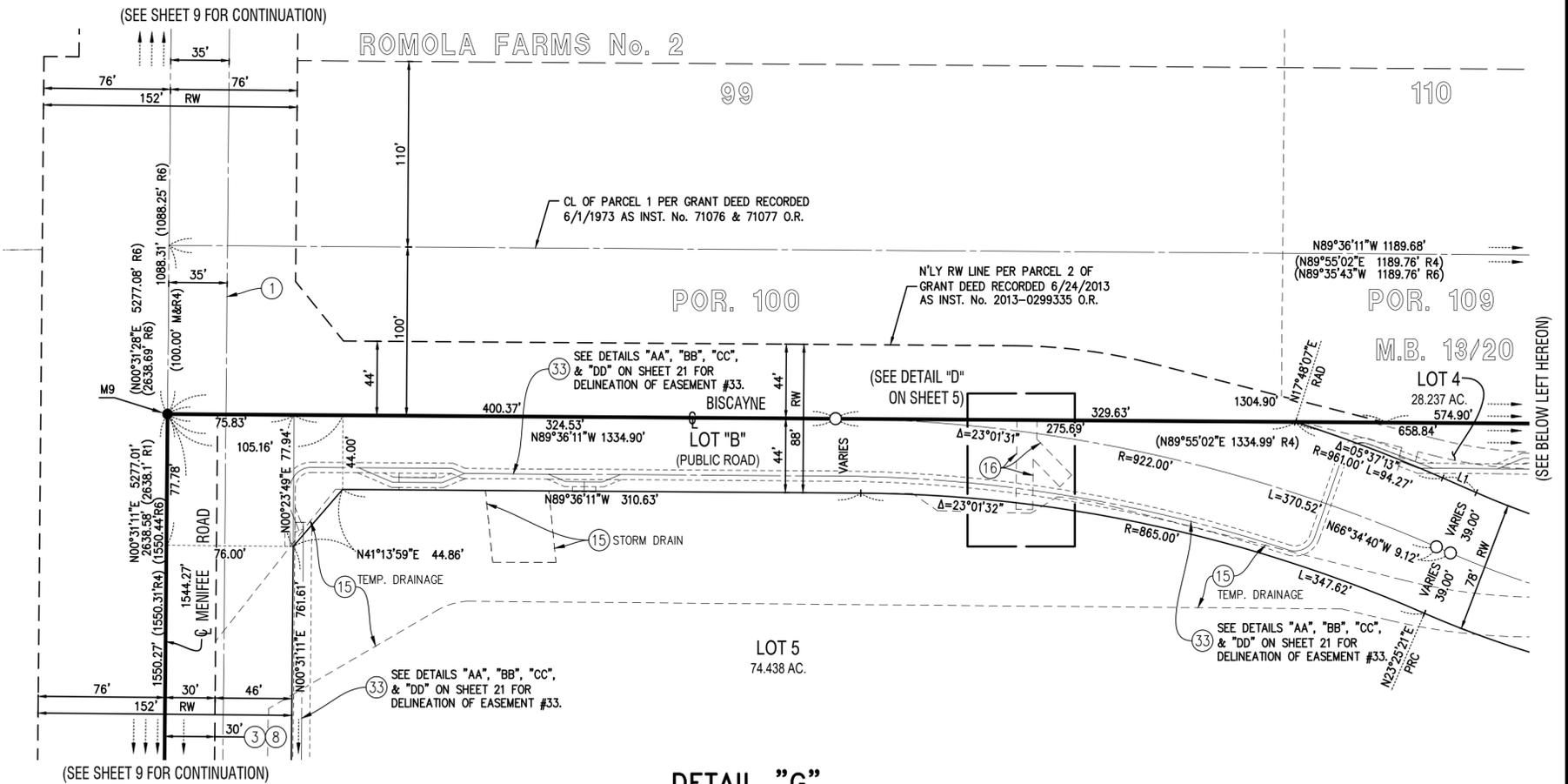
(SEE SHEETS 9 & 15 FOR CONTINUATION)

TRACT No. 38303

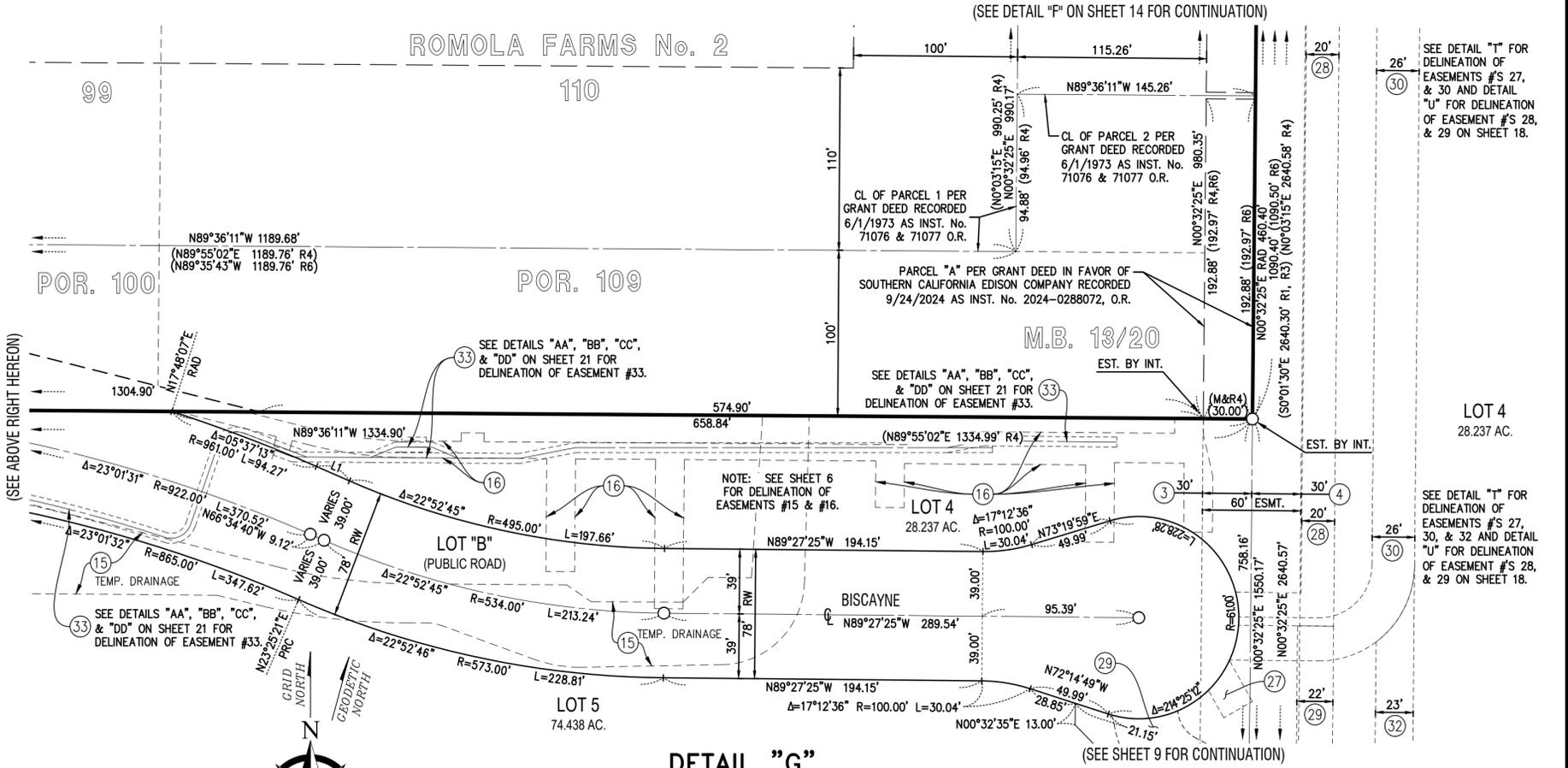
BEING A SUBDIVISION OF A PORTION OF ROMOLA FARMS NO. 2, AS SHOWN ON A MAP ON FILE IN BOOK 13, PAGE 20 OF MAPS, A PORTION OF ROMOLA FARMS NO. 10, AS SHOWN ON A MAP ON FILE IN BOOK 15, PAGES 29 THROUGH 31, INCLUSIVE, OF MAPS, A PORTION OF ROMOLA FARMS NO. 15, AS SHOWN ON A MAP ON FILE IN BOOK 15, PAGES 98 THROUGH 100, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN.

HUNSAKER AND ASSOCIATES, INC.

MARCH 2016



DETAIL "G"



DETAIL "G"

CONVERGENCE ANGLE

$\theta = -00^{\circ}29'48.5''$
 $N = 2,215,216.936$
 $E = 6,286,829.087$

SCALE: 1" = 60'

L#	BEARING	LENGTH
L1	N66°34'40"W	21.91'

NOTES:

SEE SHEET 4 FOR SIGNATURE OMISSIONS, EASEMENT NOTES, AND ABANDONMENT NOTE.

SEE SHEET 3 FOR GPS TIES, BASIS OF BEARINGS, RECORD DATA NOTES, MONUMENT NOTES, C.C.R.'s NOTE, E.C.S. NOTE, CFD NOTE, SURVEYOR'S NOTES, VICINITY MAP, AND DETAIL "O".

SEE SHEET 4 FOR BOUNDARY MAP, LEGEND, ABBREVIATIONS, AND DETAIL "P".

SEE SHEET 5 FOR DETAILS "A", "B", AND "D".

SEE SHEET 6 FOR DETAIL "C".

SEE SHEET 7 FOR DETAIL "E".

SEE SHEET 8 FOR SHEET INDEX.

SEE SHEETS 9 THROUGH 12, INCLUSIVE, FOR LOT MAPS.

SEE SHEET 11 FOR DETAIL "L".

SEE SHEET 13 FOR DETAILS "I", "R", AND "S".

SEE SHEET 14 FOR DETAILS "F", AND "H".

SEE SHEET 16 FOR DETAILS "J", AND "N".

SEE SHEET 17 FOR DETAILS "K", AND "O".

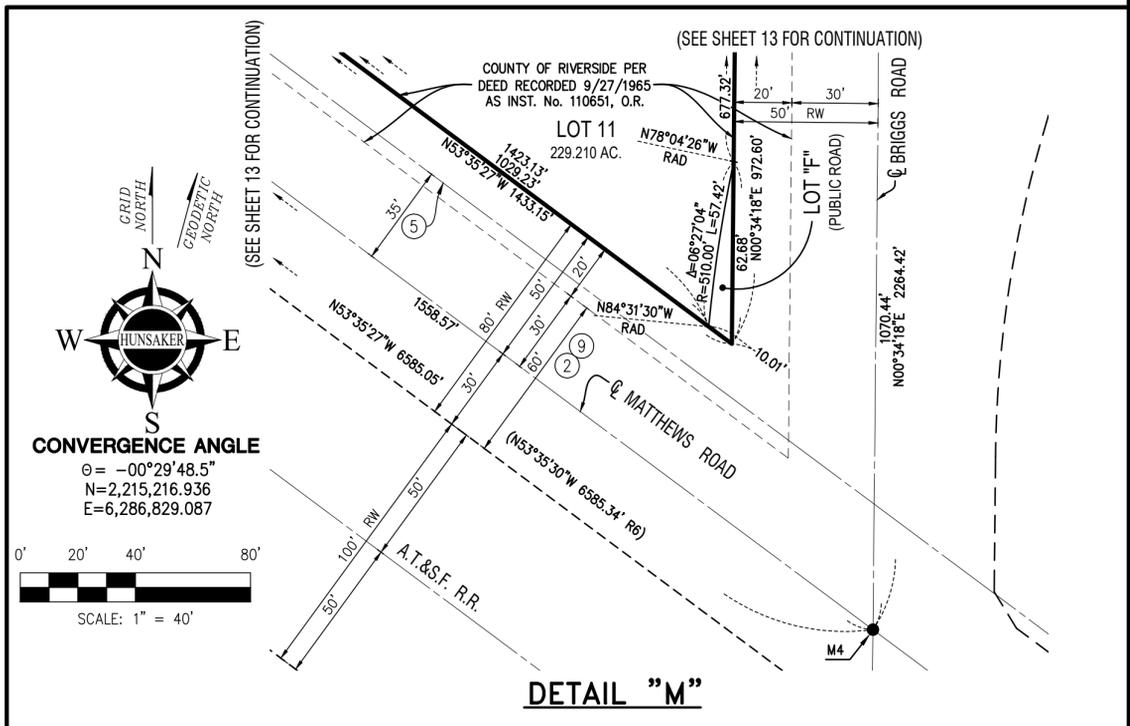
SEE SHEET 18 FOR DETAILS "T", AND "U".

SEE SHEET 19 FOR DETAILS "V", "W", "X", AND "Y".

SEE SHEET 20 FOR DETAIL "Z".

SEE SHEET 21 FOR DETAILS "AA", "BB", "CC", & "DD".

CURVE & LINE TABLES SHOWN HEREON ARE FOR THIS SHEET ONLY, UNLESS OTHERWISE NOTED.



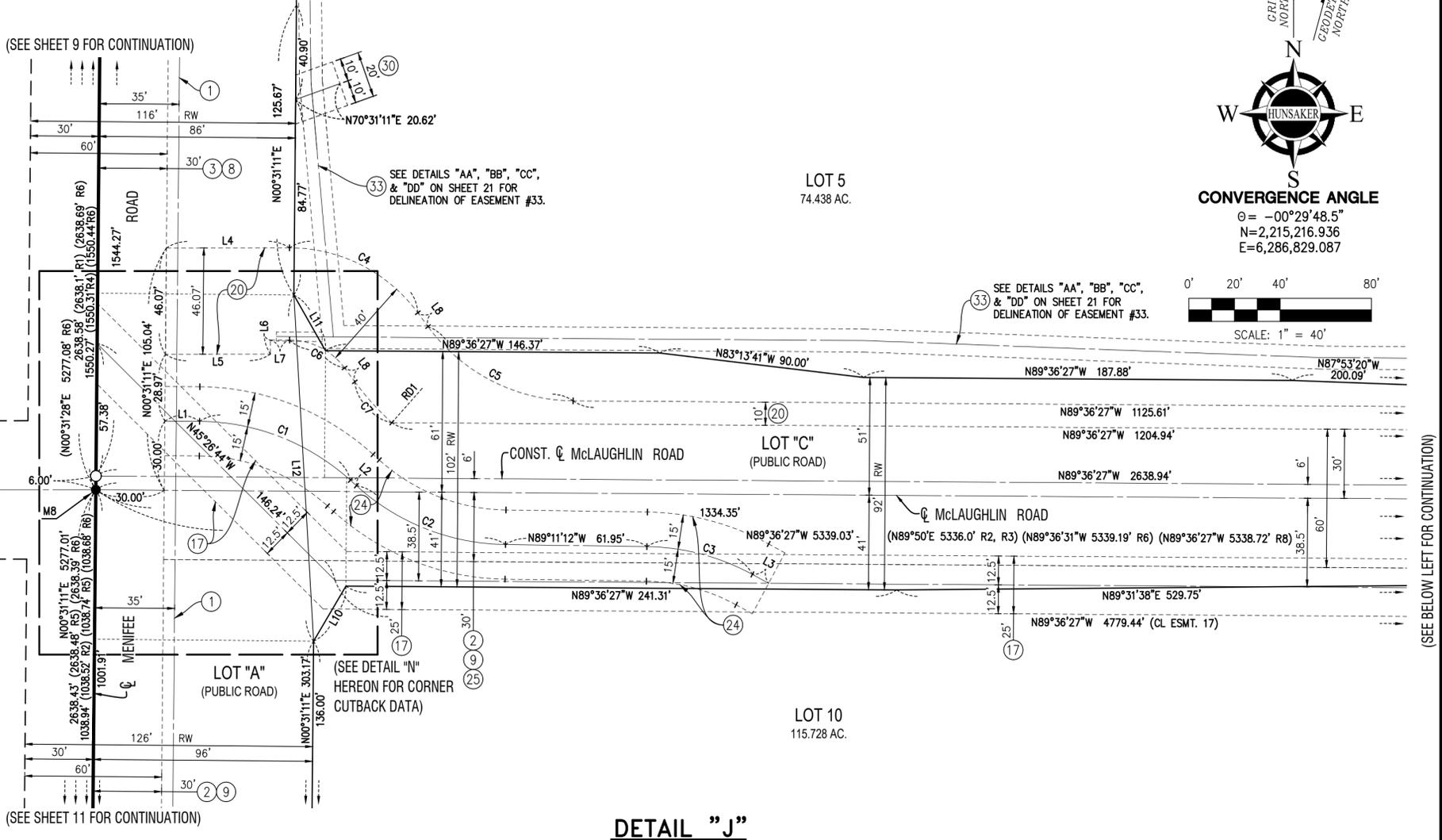
DETAIL "M"

TRACT No. 38303

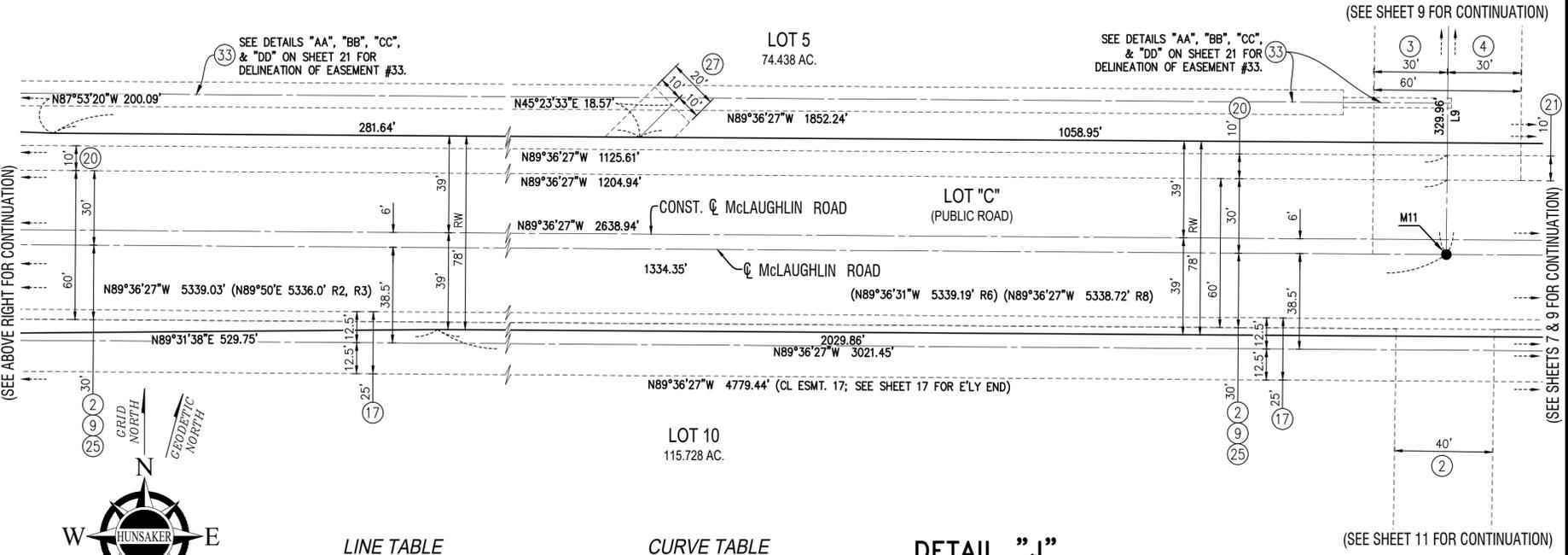
BEING A SUBDIVISION OF A PORTION OF ROMOLA FARMS NO. 2, AS SHOWN ON A MAP ON FILE IN BOOK 13, PAGE 20 OF MAPS, A PORTION OF ROMOLA FARMS NO. 10, AS SHOWN ON A MAP ON FILE IN BOOK 15, PAGES 29 THROUGH 31, INCLUSIVE, OF MAPS, A PORTION OF ROMOLA FARMS NO. 15, AS SHOWN ON A MAP ON FILE IN BOOK 15, PAGES 98 THROUGH 100, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN.

HUNSAKER AND ASSOCIATES, INC.

MARCH 2016



DETAIL "J"



DETAIL "J"

CONVERGENCE ANGLE
 $\theta = -00^{\circ}29'48.5''$
 $N = 2,215,216.936$
 $E = 6,286,829.087$

SCALE: 1" = 40'

LINE TABLE

L#	BEARING	LENGTH
L1	N89°36'09"W	15.20'
L2	N48°08'31"W	3.60'
L3	N61°33'40"W	8.10'
L4	N89°54'59"E	53.89'
L5	N89°54'59"E	46.01'
L6	N00°05'01"W	6.07'
L7	N89°54'59"E	8.37'
L8	N36°42'36"W	7.49'
L9	N00°32'35"E	1550.17'
L10	N30°40'53"E	27.76'
L11	N29°49'53"W	27.81'
L12	N03°17'42"W	150.31'

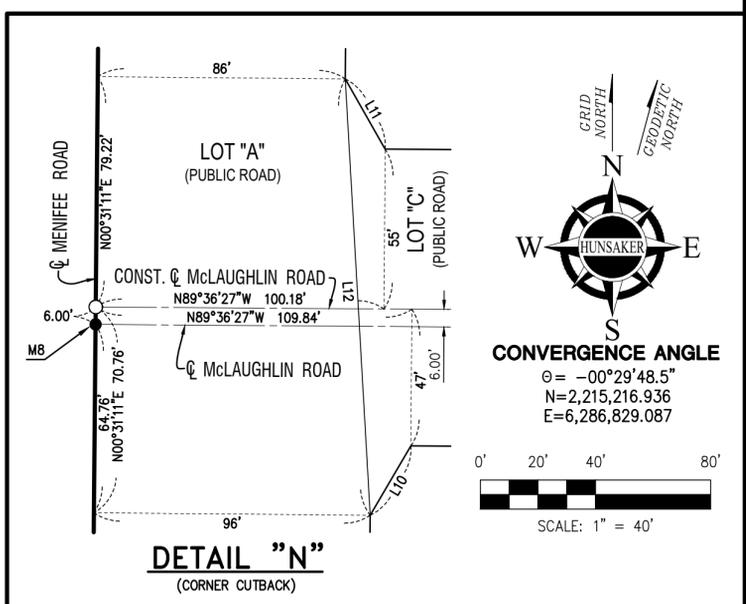
CURVE TABLE

C#	DELTA	RADIUS	LENGTH
C1	41°27'38"	100.00'	72.36'
C2	41°02'41"	100.00'	71.64'
C3	27°37'32"	100.00'	48.22'
C4	53°22'25"	70.00'	65.21'
C5	52°53'51"	80.00'	73.86'
C6	53°22'25"	30.00'	27.95'
C7	11°29'16"	120.00'	24.06'

RADIAL TABLE

RD#	BEARING	RADIUS
RD1	S41°48'08"W	120.00'

NOTES:
 SEE SHEET 2 FOR SIGNATURE OMISSIONS, EASEMENT NOTES, AND ABANDONMENT NOTE.
 SEE SHEET 3 FOR GPS TIES, BASIS OF BEARINGS, RECORD DATA NOTES, MONUMENT NOTES, C.C.R.'s NOTE, E.C.S. NOTE, CFD NOTE, SURVEYOR'S NOTES, VICINITY MAP, AND DETAIL "Q".
 SEE SHEET 4 FOR BOUNDARY MAP, LEGEND, ABBREVIATIONS, AND DETAIL "P".
 SEE SHEET 5 FOR DETAILS "A", "B", AND "D".
 SEE SHEET 6 FOR DETAIL "C".
 SEE SHEET 7 FOR DETAIL "E".
 SEE SHEET 8 FOR SHEET INDEX.
 SEE SHEETS 9 THROUGH 12, INCLUSIVE, FOR LOT MAPS.
 SEE SHEET 11 FOR DETAIL "L".
 SEE SHEET 13 FOR DETAILS "I", "R", AND "S".
 SEE SHEET 14 FOR DETAILS "F", AND "H".
 SEE SHEET 15 FOR DETAILS "G", AND "M".
 SEE SHEET 17 FOR DETAILS "K", AND "O".
 SEE SHEET 18 FOR DETAILS "T", AND "U".
 SEE SHEET 19 FOR DETAILS "V", "W", "X", AND "Y".
 SEE SHEET 20 FOR DETAIL "Z".
 SEE SHEET 21 FOR DETAILS "AA", "BB", "CC", & "DD".
 CURVE & LINE TABLES SHOWN HEREON ARE FOR THIS SHEET ONLY, UNLESS OTHERWISE NOTED.



CONVERGENCE ANGLE
 $\theta = -00^{\circ}29'48.5''$
 $N = 2,215,216.936$
 $E = 6,286,829.087$

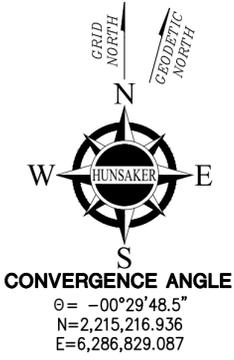
SCALE: 1" = 40'

TRACT No. 38303

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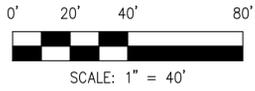
HUNSAKER AND ASSOCIATES, INC.

MARCH 2016



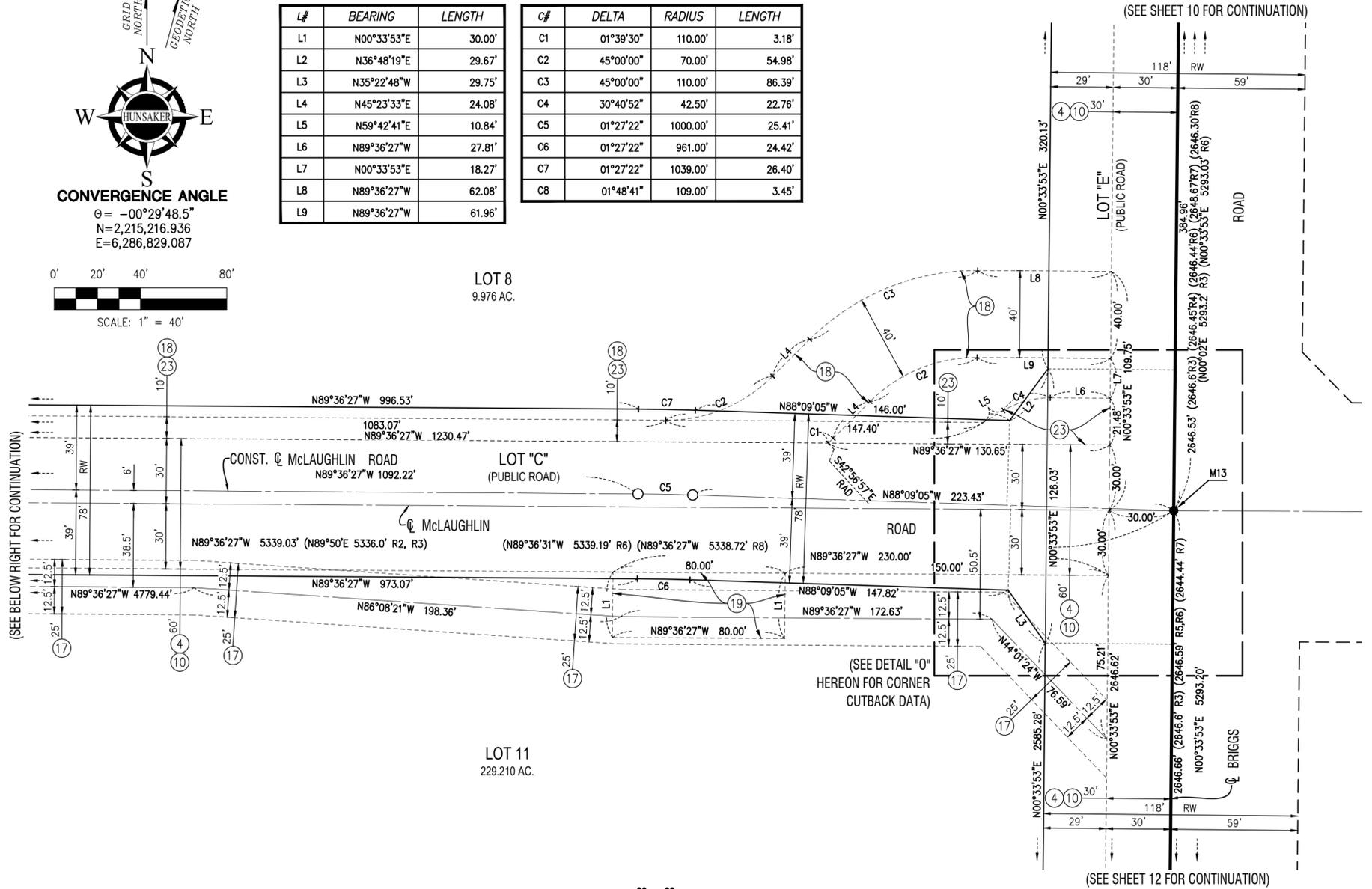
L#	BEARING	LENGTH
L1	N00°33'53\"E	30.00'
L2	N36°48'19\"E	29.67'
L3	N35°22'48\"W	29.75'
L4	N45°23'33\"E	24.08'
L5	N59°42'41\"E	10.84'
L6	N89°36'27\"W	27.81'
L7	N00°33'53\"E	18.27'
L8	N89°36'27\"W	62.08'
L9	N89°36'27\"W	61.96'

C#	DELTA	RADIUS	LENGTH
C1	01°39'30\"	110.00'	3.18'
C2	45°00'00\"	70.00'	54.98'
C3	45°00'00\"	110.00'	86.39'
C4	30°40'52\"	42.50'	22.76'
C5	01°27'22\"	1000.00'	25.41'
C6	01°27'22\"	961.00'	24.42'
C7	01°27'22\"	1039.00'	26.40'
C8	01°48'41\"	109.00'	3.45'

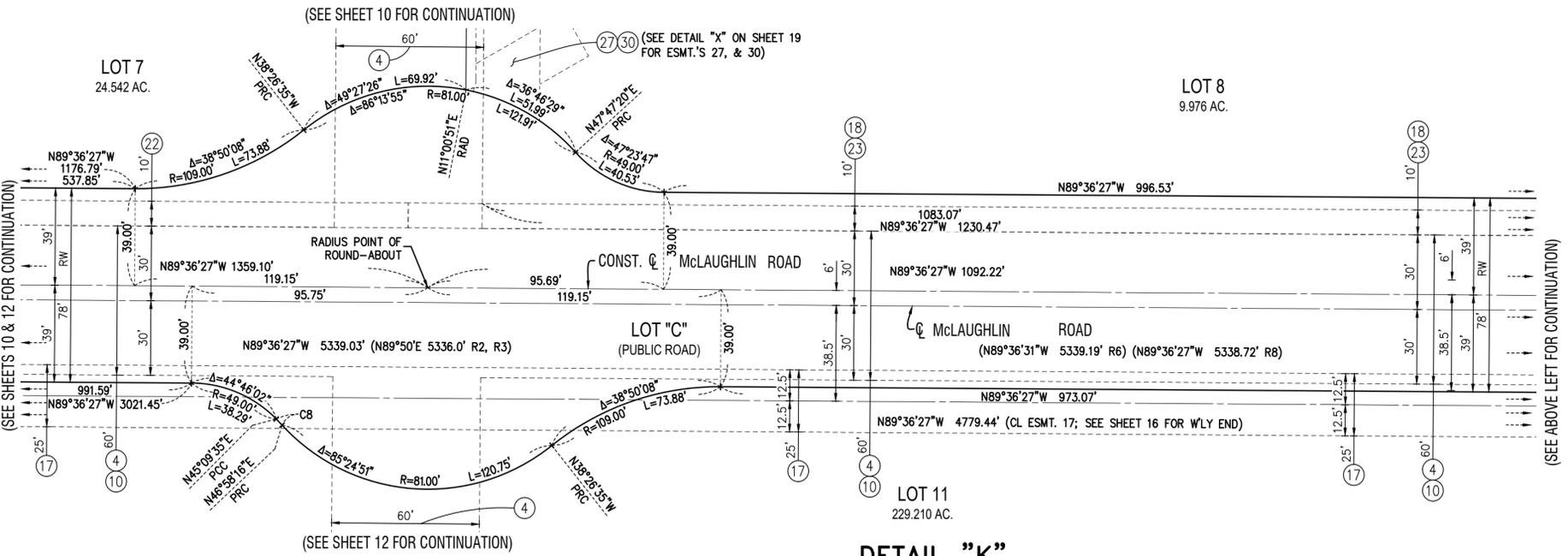


LOT 8
9.976 AC.

LOT 11
229.210 AC.



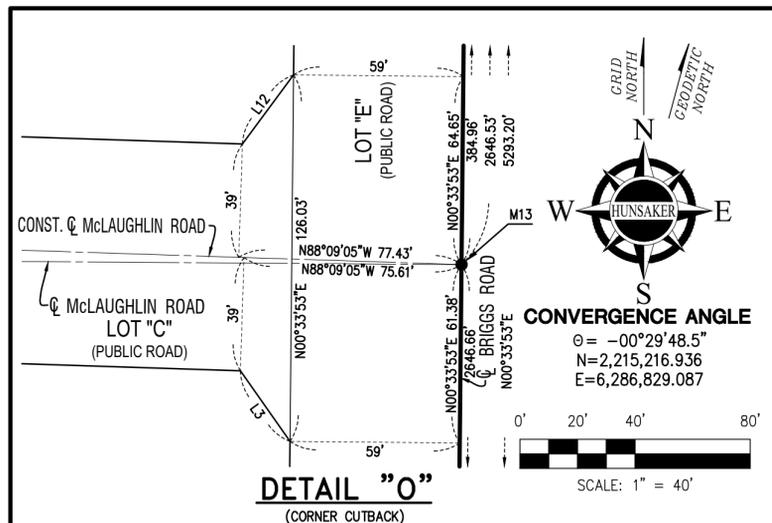
DETAIL "K"



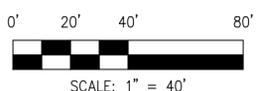
DETAIL "K"

NOTES:

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DETAIL "O"
(CORNER CUTBACK)

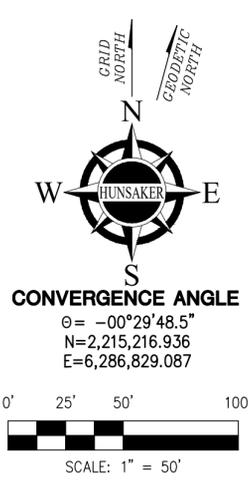
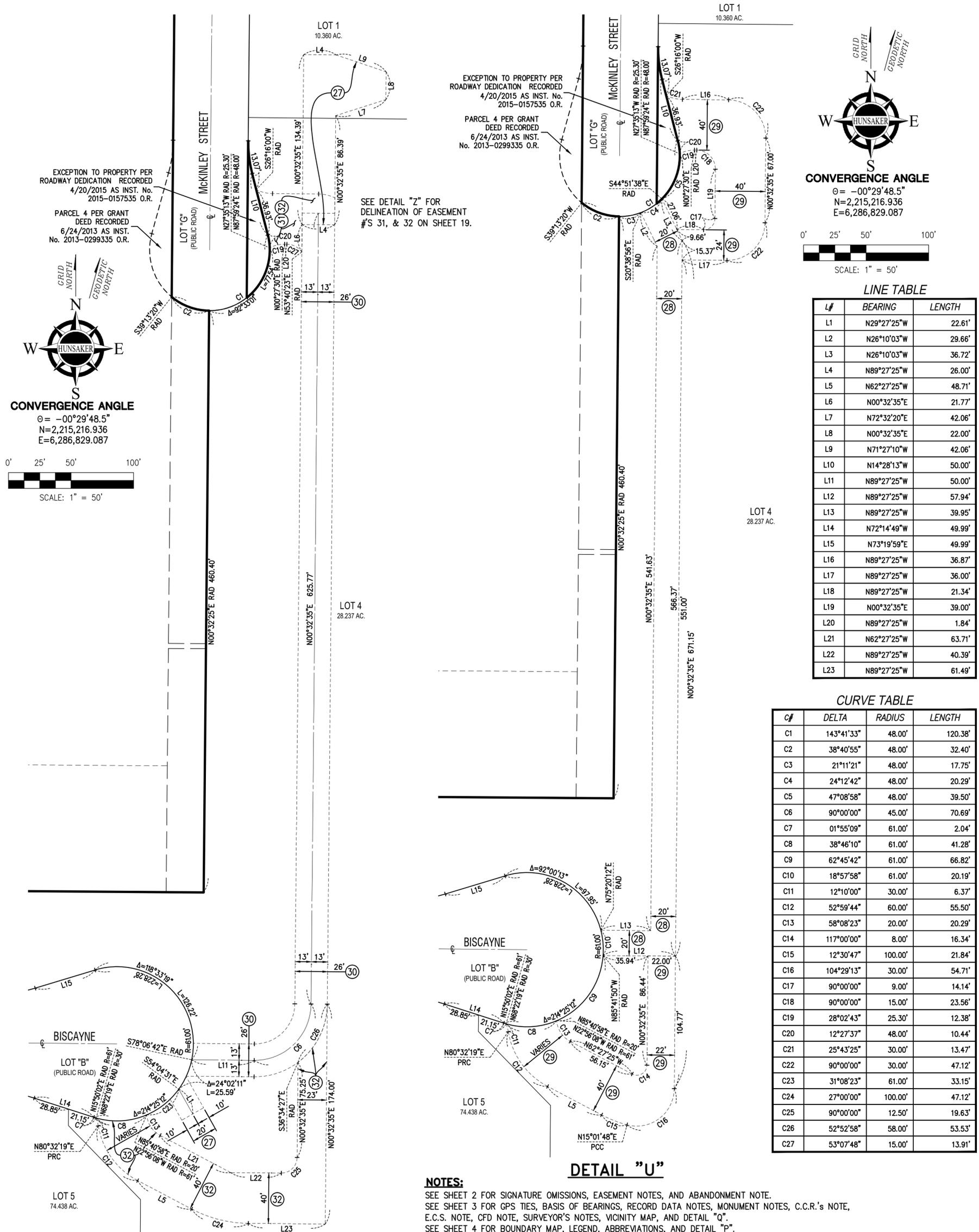


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BEING A SUBDIVISION OF A PORTION OF ROMOLA FARMS NO. 2, AS SHOWN ON A MAP ON FILE IN BOOK 13, PAGE 20 OF MAPS, A PORTION OF ROMOLA FARMS NO. 10, AS SHOWN ON A MAP ON FILE IN BOOK 15, PAGES 29 THROUGH 31, INCLUSIVE, OF MAPS, A PORTION OF ROMOLA FARMS NO. 15, AS SHOWN ON A MAP ON FILE IN BOOK 15, PAGES 98 THROUGH 100, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN.

HUNSAKER AND ASSOCIATES, INC.

MARCH 2016



LINE TABLE

L#	BEARING	LENGTH
L1	N29°27'25"W	22.61'
L2	N26°10'03"W	29.66'
L3	N26°10'03"W	36.72'
L4	N89°27'25"W	26.00'
L5	N62°27'25"W	48.71'
L6	N00°32'35"E	21.77'
L7	N72°32'20"E	42.06'
L8	N00°32'35"E	22.00'
L9	N71°27'10"W	42.06'
L10	N14°28'13"W	50.00'
L11	N89°27'25"W	50.00'
L12	N89°27'25"W	57.94'
L13	N89°27'25"W	39.95'
L14	N72°14'49"W	49.99'
L15	N73°19'59"E	49.99'
L16	N89°27'25"W	36.87'
L17	N89°27'25"W	36.00'
L18	N89°27'25"W	21.34'
L19	N00°32'35"E	39.00'
L20	N89°27'25"W	1.84'
L21	N62°27'25"W	63.71'
L22	N89°27'25"W	40.39'
L23	N89°27'25"W	61.49'

CURVE TABLE

C#	DELTA	RADIUS	LENGTH
C1	143°41'33"	48.00'	120.38'
C2	38°40'55"	48.00'	32.40'
C3	21°11'21"	48.00'	17.75'
C4	24°12'42"	48.00'	20.29'
C5	47°08'58"	48.00'	39.50'
C6	90°00'00"	45.00'	70.69'
C7	01°55'09"	61.00'	2.04'
C8	38°46'10"	61.00'	41.28'
C9	62°45'42"	61.00'	66.82'
C10	18°57'58"	61.00'	20.19'
C11	12°10'00"	30.00'	6.37'
C12	52°59'44"	60.00'	55.50'
C13	58°08'23"	20.00'	20.29'
C14	117°00'00"	8.00'	16.34'
C15	12°30'47"	100.00'	21.84'
C16	104°29'13"	30.00'	54.71'
C17	90°00'00"	9.00'	14.14'
C18	90°00'00"	15.00'	23.56'
C19	28°02'43"	25.30'	12.38'
C20	12°27'37"	48.00'	10.44'
C21	25°43'25"	30.00'	13.47'
C22	90°00'00"	30.00'	47.12'
C23	31°08'23"	61.00'	33.15'
C24	27°00'00"	100.00'	47.12'
C25	90°00'00"	12.50'	19.63'
C26	52°52'58"	58.00'	53.53'
C27	53°07'48"	15.00'	13.91'

DETAIL "T"

DETAIL "U"

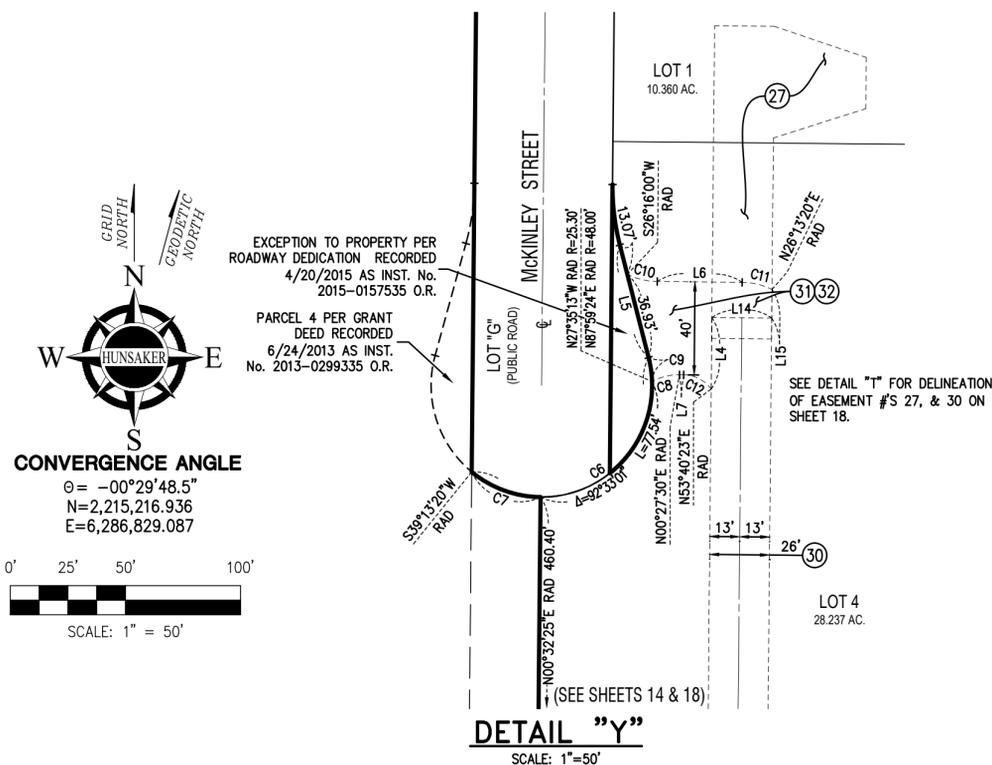
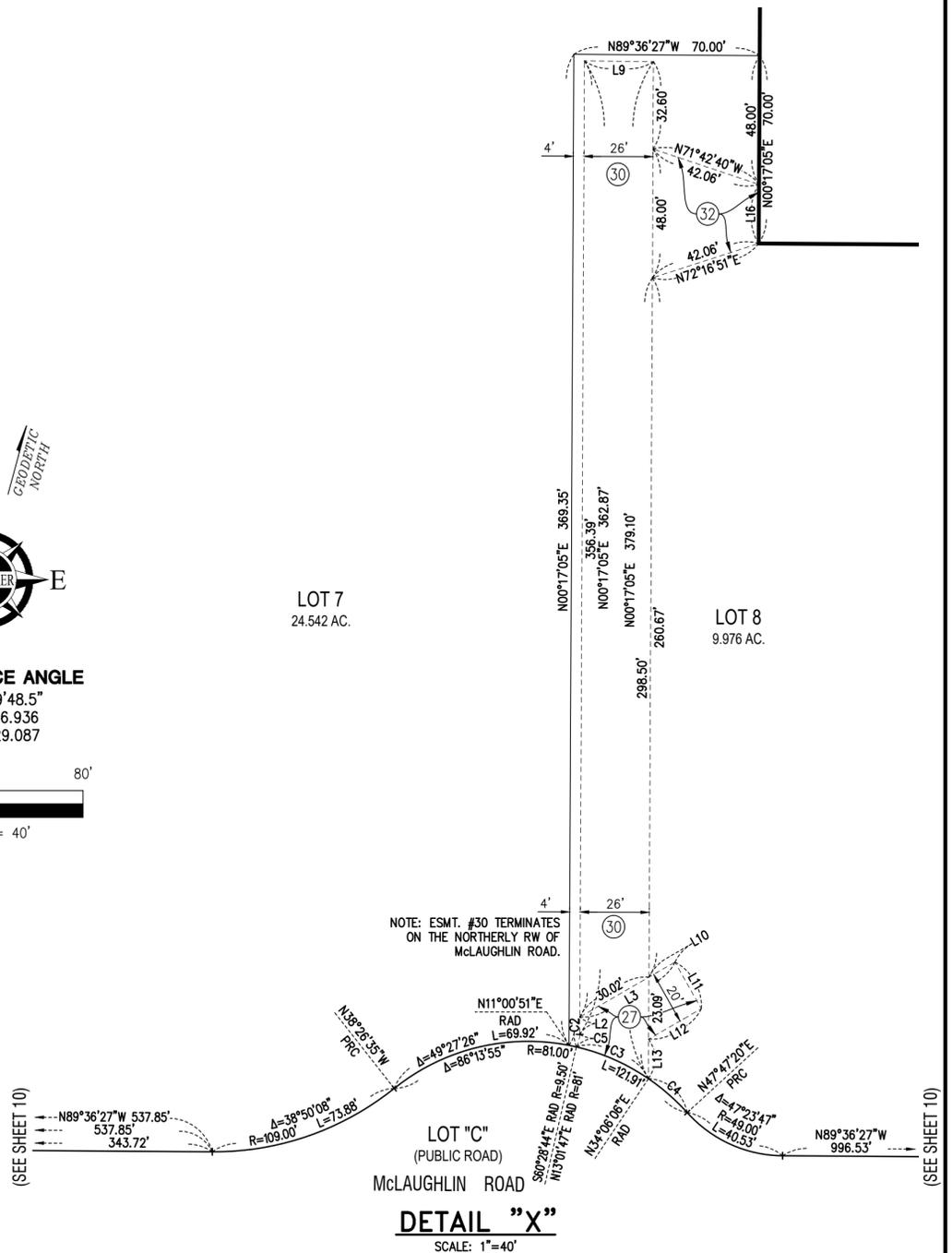
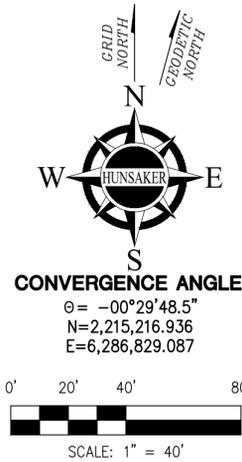
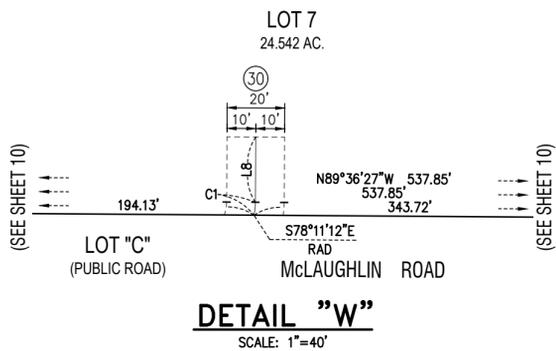
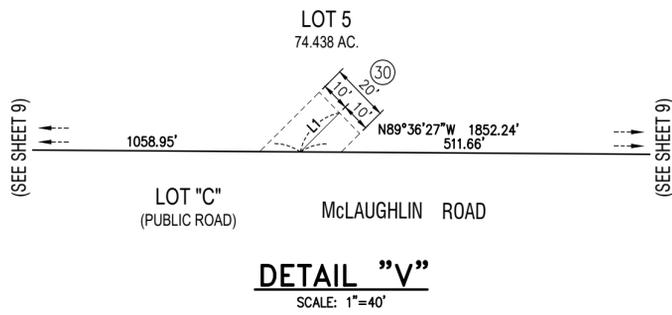
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TRACT No. 38303

BEING A SUBDIVISION OF A PORTION OF ROMOLA FARMS NO. 2, AS SHOWN ON A MAP ON FILE IN BOOK 13, PAGE 20 OF MAPS, A PORTION OF ROMOLA FARMS NO. 10, AS SHOWN ON A MAP ON FILE IN BOOK 15, PAGES 29 THROUGH 31, INCLUSIVE, OF MAPS, A PORTION OF ROMOLA FARMS NO. 15, AS SHOWN ON A MAP ON FILE IN BOOK 15, PAGES 98 THROUGH 100, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN.

HUNSAKER AND ASSOCIATES, INC.

MARCH 2016



LINE TABLE

L#	BEARING	LENGTH
L1	N45°23'33"E	19.07'
L2	N00°17'05"E	6.48'
L3	N60°17'05"E	41.30'
L4	N00°32'35"E	30.77'
L5	N14°28'13"W	50.00'
L6	N89°27'25"W	36.87'
L7	N89°27'25"W	1.84'
L8	N00°23'33"E	22.47'

LINE TABLE

L#	BEARING	LENGTH
L9	N89°27'25"W	26.00'
L10	N60°17'05"E	11.28'
L11	N29°42'55"W	20.00'
L12	N60°17'05"E	22.83'
L13	N00°17'05"E	14.74'
L14	N89°27'25"W	26.00'
L15	N00°32'35"E	12.27'
L16	N00°17'05"E	22.00'

CURVE TABLE

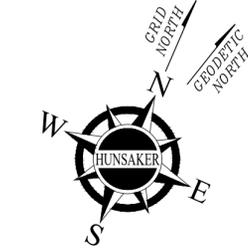
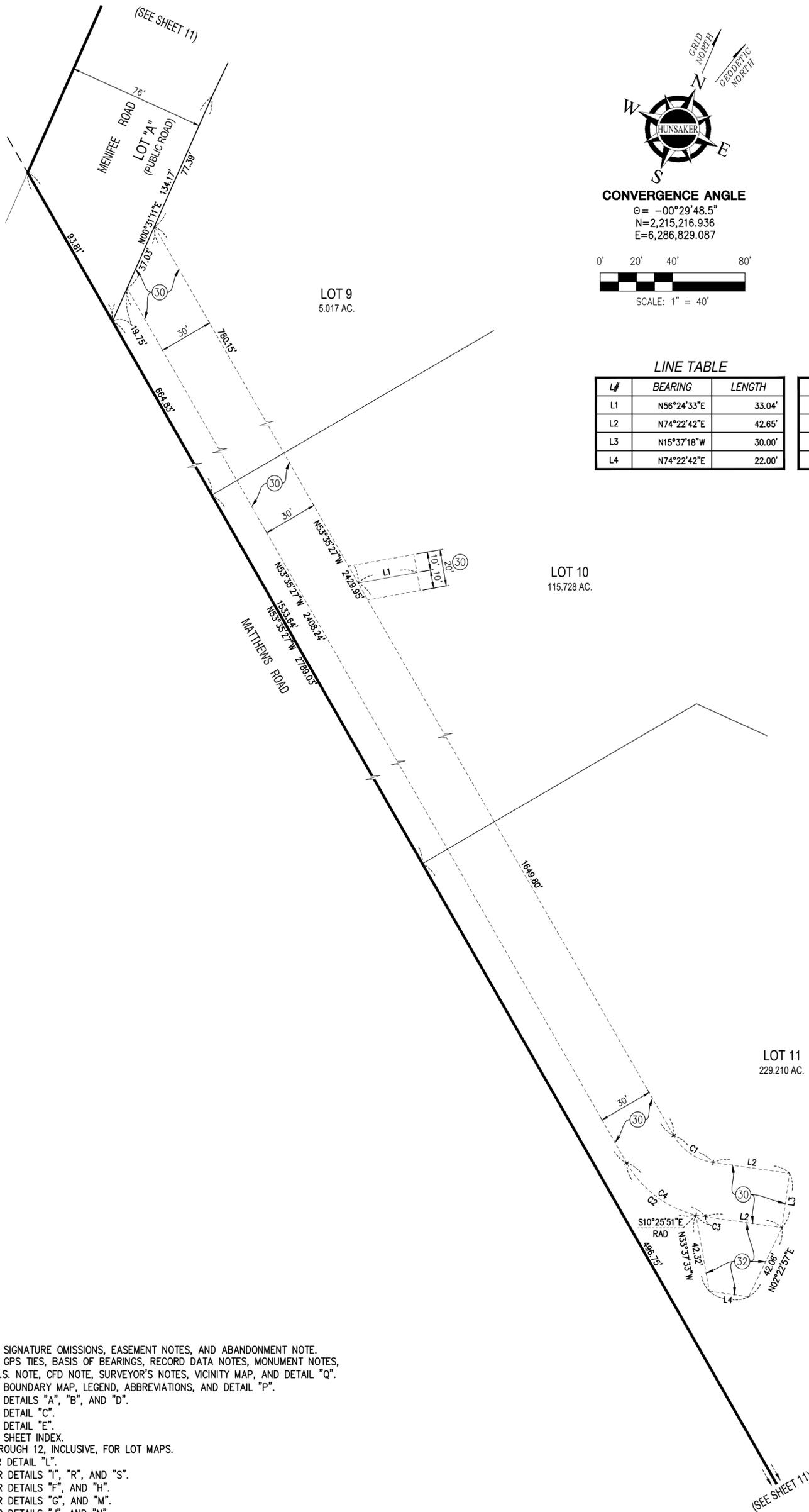
C#	DELTA	RADIUS	LENGTH
C1	11°25'15"	22.50'	4.48'
C2	02°00'56"	81.00'	2.85'
C3	21°04'19"	81.00'	29.79'
C4	13°41'14"	81.00'	19.35'
C5	29°14'11"	9.50'	4.85'
C6	143°41'33"	48.00'	120.38'
C7	38°40'55"	48.00'	32.40'
C8	28°02'43"	25.30'	12.38'
C9	12°27'37"	48.00'	10.44'
C10	25°43'25"	30.00'	13.47'
C11	25°40'45"	30.00'	13.45'
C12	53°07'48"	15.00'	13.91'

NOTES:

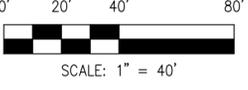
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 HUNSAKER AND ASSOCIATES, INC. MARCH 2016



CONVERGENCE ANGLE
 $\theta = -00^{\circ}29'48.5''$
 $N = 2,215,216.936$
 $E = 6,286,829.087$



LINE TABLE

L#	BEARING	LENGTH
L1	N56°24'33"E	33.04'
L2	N74°22'42"E	42.65'
L3	N15°37'18"W	30.00'
L4	N74°22'42"E	22.00'

CURVE TABLE

C#	DELTA	RADIUS	LENGTH
C1	52°01'51"	30.00'	27.24'
C2	46°50'24"	60.00'	49.05'
C3	05°11'27"	60.00'	5.44'
C4	52°01'51"	60.00'	54.49'

DETAIL "Z"
 SCALE: 1"=40'

NOTES:
 SEE SHEET 2 FOR SIGNATURE OMISSIONS, EASEMENT NOTES, AND ABANDONMENT NOTE.
 SEE SHEET 3 FOR GPS TIES, BASIS OF BEARINGS, RECORD DATA NOTES, MONUMENT NOTES, C.C.R.'s NOTE, E.C.S. NOTE, CFD NOTE, SURVEYOR'S NOTES, VICINITY MAP, AND DETAIL "Q".
 SEE SHEET 4 FOR BOUNDARY MAP, LEGEND, ABBREVIATIONS, AND DETAIL "P".
 SEE SHEET 5 FOR DETAILS "A", "B", AND "D".
 SEE SHEET 6 FOR DETAIL "C".
 SEE SHEET 7 FOR DETAIL "E".
 SEE SHEET 8 FOR SHEET INDEX.
 SEE SHEETS 9 THROUGH 12, INCLUSIVE, FOR LOT MAPS.
 SEE SHEET 11 FOR DETAIL "L".
 SEE SHEET 13 FOR DETAILS "I", "R", AND "S".
 SEE SHEET 14 FOR DETAILS "F", AND "H".
 SEE SHEET 15 FOR DETAILS "G", AND "M".
 SEE SHEET 16 FOR DETAILS "J", AND "N".
 SEE SHEET 17 FOR DETAILS "K", AND "O".
 SEE SHEET 18 FOR DETAILS "T", AND "U".
 SEE SHEET 19 FOR DETAILS "V", "W", "X", AND "Y".
 SEE SHEET 21 FOR DETAILS "AA", "BB", "CC", & "DD".
 CURVE & LINE TABLES SHOWN HEREON ARE FOR THIS SHEET ONLY, UNLESS OTHERWISE NOTED.

TRACT No. 38303

BEING A SUBDIVISION OF A PORTION OF ROMOLA FARMS NO. 2, AS SHOWN ON A MAP ON FILE IN BOOK 13, PAGE 20 OF MAPS, A PORTION OF ROMOLA FARMS NO. 10, AS SHOWN ON A MAP ON FILE IN BOOK 15, PAGES 29 THROUGH 31, INCLUSIVE, OF MAPS, A PORTION OF ROMOLA FARMS NO. 15, AS SHOWN ON A MAP ON FILE IN BOOK 15, PAGES 98 THROUGH 100, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN.

HUNSAKER AND ASSOCIATES, INC.

MARCH 2016

LINE TABLE

L#	BEARING	LENGTH
L1	N00°31'11"E	125.67'
L2	N29°49'53"W	27.81'
L3	N89°36'27"W	146.37'
L4	N83°13'41"W	90.00'
L5	(N89°36'11"W 82.60' M&R11)	
L6	(N89°27'35"W 81.42' M&R11)	
L7	(N89°36'18"W 47.61' M&R11)	
L8	(N69°27'24"W 11.32' M&R11)	
L9	(N69°27'24"W 21.14' M&R11)	
L10	(S19°10'32"E 47.07' M&R11)	
L11	(N89°36'11"W 50.23' M&R11)	
L12	(N67°06'11"W 7.81' M&R11)	
L13	(N89°35'39"W 56.24' M&R11)	
L14	(N89°36'09"W 28.32' M&R11)	
L15	(S00°23'49"W 11.94' M&R11)	
L16	(S00°23'49"W 22.49' M&R11)	
L17	(S22°05'39"E 8.84' M&R11)	
L18	(S22°05'39"E 5.41' M&R11)	

LINE TABLE

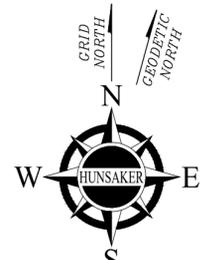
L#	BEARING	LENGTH
L19	(S67°06'11"E 22.21' M&R11)	
L20	(S89°36'11"E 3.83' M&R11)	
L21	(S89°36'11"E 25.84' M&R11)	
L22	(N67°53'49"E 14.37' M&R11)	
L23	(S67°06'11"E 11.54' M&R11)	
L24	(S89°36'11"E 11.00' M&R11)	
L25	(N67°53'49"E 11.54' M&R11)	
L26	(S89°36'11"E 22.00' M&R11)	
L27	(N19°10'32"E 3.00' M&R11)	
L28	(N69°27'24"W 40.71' M&R11)	
L29	(S20°32'36"W 2.82' M&R11)	
L30	(N69°27'24"W 22.00' M&R11)	
L31	(N67°53'49"E 16.77' M&R11)	
L32	(S89°36'11"E 18.50' M&R11)	
L33	(S89°36'11"E 15.00' M&R11)	
L34	(S89°28'49"E 4.65' M&R11)	
L35	(N89°36'27"W 25.00' M&R11)	
L36	(N05°04'15"W 111.13' M&R11)	

CURVE TABLE

C#	DELTA	RADIUS	LENGTH
C1	(91°22'04"	12.50'	19.93' M&R11)
C2	(88°52'53"	12.50'	19.39' M&R11)
C3	(90°00'02"	12.50'	19.64' M&R11)

NOTES:

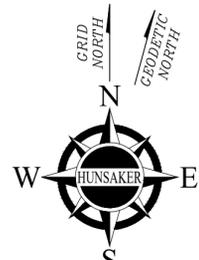
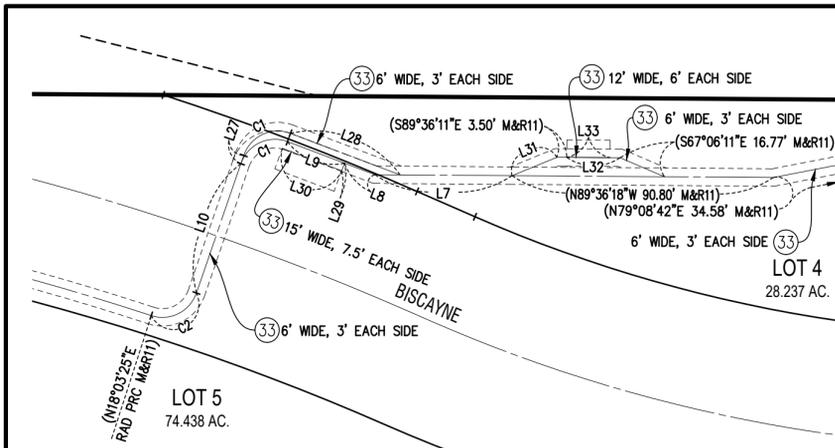
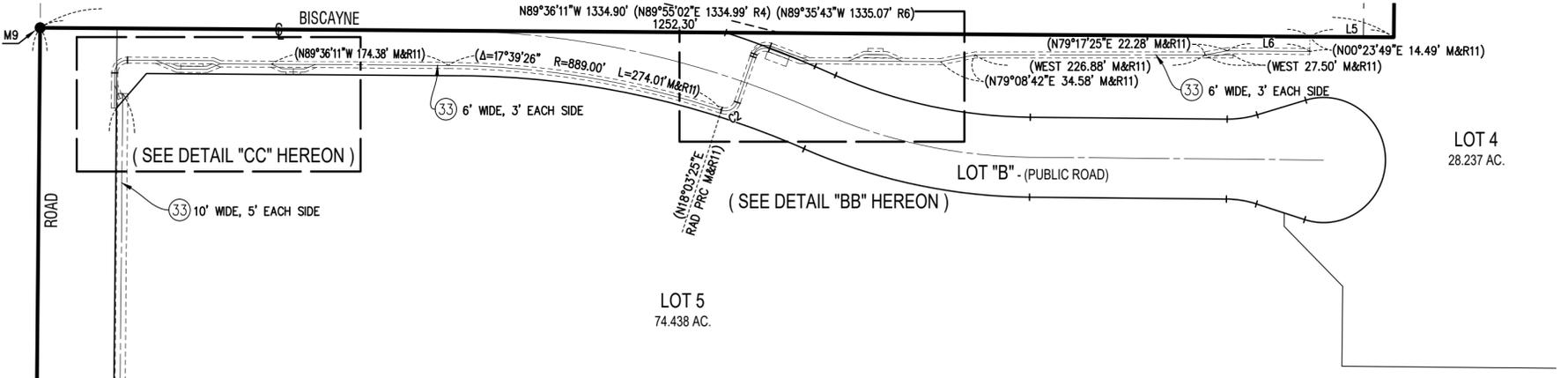
SEE SHEET 2 FOR SIGNATURE OMISSIONS, EASEMENT NOTES, AND ABANDONMENT NOTE.
 SEE SHEET 3 FOR GPS TIES, BASIS OF BEARINGS, RECORD DATA NOTES, MONUMENT NOTES, C.C.R.'s NOTE, E.C.S. NOTE, CFD NOTE, SURVEYOR'S NOTES, VICINITY MAP, AND DETAIL "Q".
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 SEE SHEET 18 FOR DETAILS "T", AND "U".
 SEE SHEET 19 FOR DETAILS "V", "W", "X", AND "Y".
 SEE SHEET 20 FOR DETAIL "Z".
 CURVE & LINE TABLES SHOWN HEREON ARE FOR THIS SHEET ONLY, UNLESS OTHERWISE NOTED.



CONVERGENCE ANGLE
 $\theta = -00^{\circ}29'48.5''$
 $N = 2,215,216.936$
 $E = 6,286,829.087$

0' 50' 100' 200'

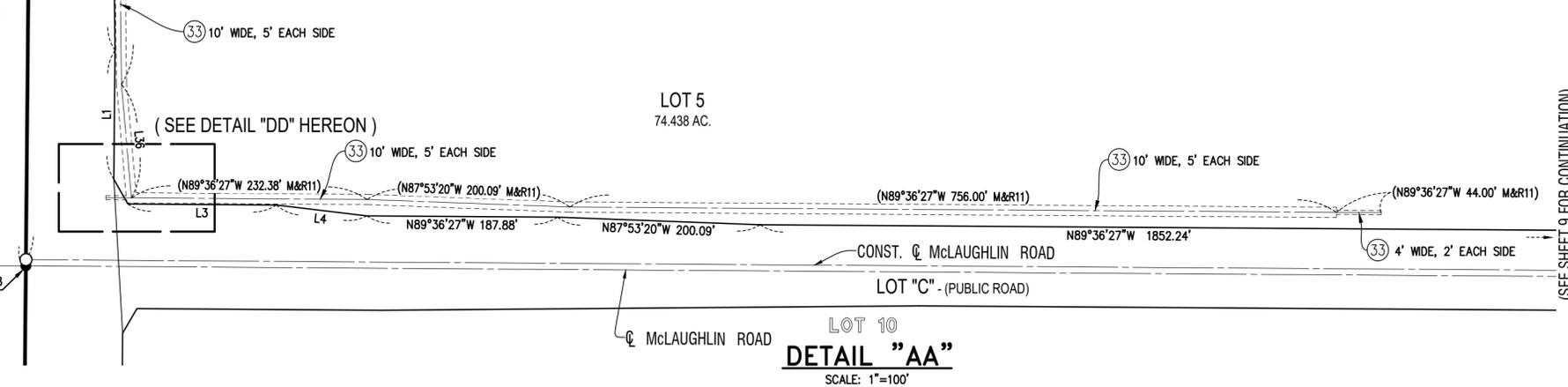
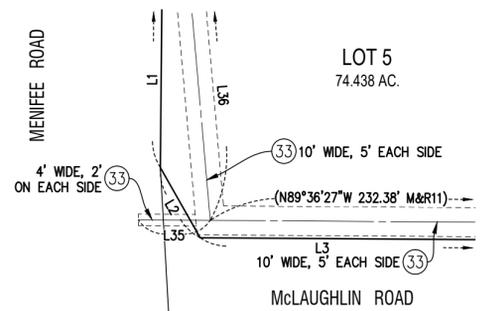
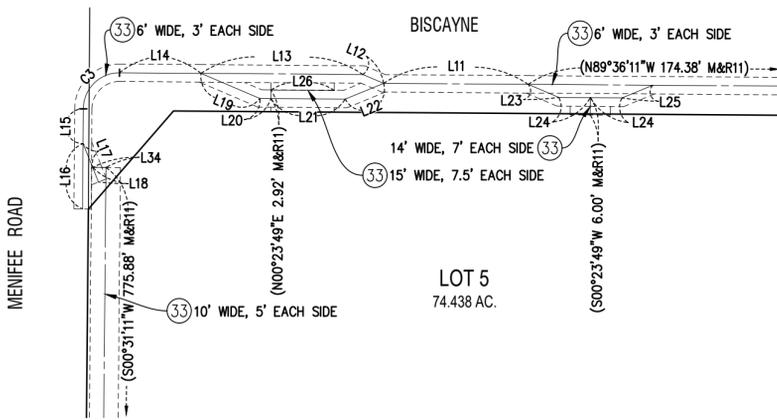
SCALE: 1" = 100'



CONVERGENCE ANGLE
 $\theta = -00^{\circ}29'48.5''$
 $N = 2,215,216.936$
 $E = 6,286,829.087$

0' 20' 40' 80'

SCALE: 1" = 40'



(SEE SHEET 9 FOR CONTINUATION)

ENVIRONMENTAL CONSTRAINT SHEET

NUMBER LOTS: = 11
LETTERED LOTS: = 7
GROSS ACRES: = 594.567 AC.
NET ACRES: = 552.142 AC.

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

SHEET 1 OF 1 SHEETS

TRACT No. 38303

BEING A SUBDIVISION OF A PORTION OF ROMOLA FARMS NO. 2, AS SHOWN ON A MAP ON FILE IN BOOK 13, PAGE 20 OF MAPS, A PORTION OF ROMOLA FARMS NO. 10, AS SHOWN ON A MAP ON FILE IN BOOK 15, PAGES 29 THROUGH 31, INCLUSIVE, OF MAPS, A PORTION OF ROMOLA FARMS NO. 15, AS SHOWN ON A MAP ON FILE IN BOOK 15, PAGES 98 THROUGH 100, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN.

HUNSAKER AND ASSOCIATES, INC.

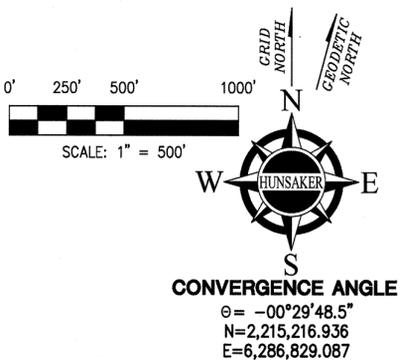
MARCH 2016

ENVIRONMENTAL CONSTRAINT NOTES: (FILED IN BOOK 100, PAGE 114)

NO PERMITS ALLOWING ANY GRADING, CONSTRUCTION, OR SURFACE ALTERATIONS SHALL BE ISSUED WHICH EFFECT THE DELINEATED CONSTRAINT AREAS OF GRANITE HILL (I.E., PLANNING AREA 7B AS SHOWN ON FIGURE 2-1 OF THE MENIFEE VALLEY SPECIFIC PLAN, DATED SEPTEMBER 2023) WITHOUT FURTHER INVESTIGATION AND/OR MITIGATION AS DIRECTED BY THE CITY OF MENIFEE PLANNING DIVISION. THIS CONSTRAINT AFFECTS LOTS AS SHOWN ON THE ENVIRONMENTAL CONSTRAINTS SHEET.

THIS PROPERTY IS SUBJECT TO LIGHTING RESTRICTIONS AS REQUIRED BY MENIFEE MUNICIPAL CODE CHAPTER 6 (ORDINANCE No. 2009-024), WHICH ARE INTENDED TO REDUCE THE EFFECTS OF NIGHT LIGHTING ON THE MOUNT PALOMAR OBSERVATORY. ALL PROPOSED OUTDOOR LIGHTING SYSTEMS SHALL BE IN CONFORMANCE WITH MENIFEE MUNICIPAL CODE CHAPTER 6.

THE PROPERTY IS SUBJECT TO THE MITIGATION MONITORING AND REPORTING PLAN ADOPTED AS PART OF THE MENIFEE VALLEY SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE PROJECT ON FILE WITH THE COMMUNITY DEVELOPMENT DEPARTMENT (STATE CLEARINGHOUSE No. 2022030233).



PREPARED BY:

DATE: Oct 9 2024



Robert N. Beuschlein
ROBERT N. BEUSCHLEIN, L.S. 7874

EASEMENT NOTES:

- # INDICATES PLOTTED EASEMENT.
- 1 AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY, RECORDED MAY 5, 1927 IN BOOK 716 OF DEEDS, PAGE 187, RIVERSIDE COUNTY, CALIFORNIA.
- 2 AN EASEMENT FOR PUBLIC UTILITY PURPOSES, IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY, RECORDED MAY 11, 1928 IN BOOK 765 OF DEEDS, PAGE 183, RIVERSIDE COUNTY, CALIFORNIA.
- 3 AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY, RECORDED MAY 11, 1928 IN BOOK 767 OF DEEDS, PAGE 12, RIVERSIDE COUNTY, CALIFORNIA.
- 4 AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY, RECORDED MAY 18, 1928 IN BOOK 765 OF DEEDS, PAGE 308, RIVERSIDE COUNTY, CALIFORNIA.
- 5 AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF NEVADA - CALIFORNIA ELECTRIC CORPORATION, RECORDED JULY 16, 1940 IN BOOK 467, PAGE 591 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
- 6 AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, RECORDED OCTOBER 28, 1960 AS DOCUMENT No. 93241 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
- 7 AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, RECORDED DECEMBER 2, 1960 AS DOCUMENT No. 102488 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
- 8 AN EASEMENT FOR PUBLIC STREET PURPOSES, IN FAVOR OF THE CITY OF MENIFEE, SUCCESSOR IN INTEREST TO THE COUNTY OF RIVERSIDE, AS OFFERED FOR DEDICATION ON THE RECORDED MAP OF ROMOLA FARMS No. 2 IN BOOK 13, PAGE 20 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 9 AN EASEMENT FOR PUBLIC STREET PURPOSES, IN FAVOR OF THE CITY OF MENIFEE, SUCCESSOR IN INTEREST TO THE COUNTY OF RIVERSIDE, AS OFFERED FOR DEDICATION ON THE RECORDED MAP OF ROMOLA FARMS No. 10 IN BOOK 15, PAGES 29 THROUGH 31, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 10 A RESOLUTION OF VACATION OF JUNIPERO ROAD, MCKINLEY ROAD, MATEROS ROAD AND RUSSEL ROAD LOCATED IN ROMOLA FARMS No. 10 RECORDED FEBRUARY 6, 1962 AS INSTRUMENT No. 11656 OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
- 10 AN EASEMENT FOR PUBLIC STREET PURPOSES, IN FAVOR OF THE CITY OF MENIFEE, SUCCESSOR IN INTEREST TO THE COUNTY OF RIVERSIDE, AS OFFERED FOR DEDICATION ON THE RECORDED MAP OF ROMOLA FARMS No. 15 IN BOOK 15, PAGES 98 THROUGH 100, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 11 AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED JANUARY 18, 1968 AS DOCUMENT No. 5035 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
- 12 AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED MAY 2, 1968 AS DOCUMENT No. 40832 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
- 13 AN EASEMENT FOR PUBLIC DRAINAGE PURPOSES, IN FAVOR OF STATE OF CALIFORNIA, RECORDED DECEMBER 22, 1970 AS DOCUMENT No. 128117 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
- 14 AN EASEMENT FOR SEWAGE TRANSMISSION, INGRESS AND EGRESS PURPOSES, IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, RECORDED MARCH 25, 2004 AS DOCUMENT No. 2004-0209691 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
- 15 AN EASEMENT FOR TEMPORARY DRAINAGE, AND STORM DRAIN PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED JULY 8, 2008 AS INSTRUMENT No. 2008-0369884 AND 1ST AMENDMENT RECORDED AUGUST 29, 2024 AS INSTRUMENT No. 2024-0260310, BOTH OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
- 16 AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED OCTOBER 15, 2008 AS INSTRUMENT No. 2008-0553432 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
- 17 AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED NOVEMBER 10, 2008 AS INSTRUMENT No. 2008-0595864 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
- 18 AN EASEMENT FOR FLOOD CONTROL PURPOSES, IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT, RECORDED NOVEMBER 18, 2009 AS INSTRUMENT No. 2009-0597449 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
- 19 AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED JUNE 30, 2010 AS INSTRUMENT No. 2010-0303637 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
- 20 AN EASEMENT FOR FLOOD CONTROL AND DRAINAGE PURPOSES, IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT, RECORDED DECEMBER 3, 2014 AS INSTRUMENT No. 2014-0461597 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
- 21 AN EASEMENT FOR FLOOD CONTROL AND DRAINAGE PURPOSES, IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT, RECORDED DECEMBER 3, 2014 AS INSTRUMENT No. 2014-0461598 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
- 22 AN EASEMENT FOR FLOOD CONTROL AND DRAINAGE PURPOSES, IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT, RECORDED DECEMBER 3, 2014 AS INSTRUMENT No. 2014-0461599 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

LEGEND:

- PROJECT BOUNDARY LINE
- - - EXISTING RIGHT OF WAY LINE
- - - EXISTING LOT LINE
- - - EASEMENT LINE
- NEW LOT LINE
- ⊙ INDICATES CENTERLINE
- # INDICATES PLOTTED EASEMENT AS SHOWN IN EASEMENT NOTES HEREON.

EASEMENT NOTES:

- # INDICATES PLOTTED EASEMENT.
- 23 AN EASEMENT FOR FLOOD CONTROL AND DRAINAGE PURPOSES, IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT, RECORDED DECEMBER 3, 2014 AS INSTRUMENT No. 2014-0461600 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
- 24 AN EASEMENT FOR A PERMANENT NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED OCTOBER 4, 2019 AS INSTRUMENT No. 2019-0399910 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
- 25 AN EASEMENT FOR PIPELINE PURPOSES, IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, RECORDED OCTOBER 4, 1967 AS INSTRUMENT No. 87484 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
- 26 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN FAVOR OF PACIFIC DEVELOPMENT COMPANY, ITS SUCCESSORS OR ASSIGNS, RECORDED OCTOBER 2, 1928 IN BOOK 781 OF DEEDS, PAGE 254, NOVEMBER 21, 1927 IN BOOK 744 OF DEEDS, PAGE 281 AND MAY 15, 1928 IN BOOK 766 OF DEEDS, PAGE 132, RIVERSIDE COUNTY, CALIFORNIA. SURVEYOR'S NOTE: THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE RECORD.
- 27 AN EASEMENT FOR PUBLIC DRAINAGE PURPOSES IN FAVOR OF THE CITY OF MENIFEE, AS DEDICATED AND SHOWN HEREON.
- 28 AN EASEMENT FOR PUBLIC SEWER PURPOSES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, AS DEDICATED AND SHOWN HEREON.
- 29 AN EASEMENT FOR ACCESS PURPOSES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, AS DEDICATED AND SHOWN HEREON.
- 30 A PUBLIC STORM DRAIN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACILITY PURPOSES IN FAVOR OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, AS DEDICATED AND SHOWN HEREON.
- 31 AN EASEMENT FOR ACCESS PURPOSES IN FAVOR OF THE CITY OF MENIFEE, AS DEDICATED AND SHOWN HEREON.
- 32 AN ACCESS EASEMENT FOR INGRESS AND EGRESS TO AND FROM STORM DRAIN EASEMENT, IN FAVOR OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, AS DEDICATED AND SHOWN HEREON.
- 33 AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED SEPTEMBER 11, 2024 AS INSTRUMENT No. 2024-0274047 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

