

RECORDING REQUESTED BY
CITY OF MENIFEE

When recorded, return to:

City Clerk
For
The Engineering Dept.
29844 Haun Road
Menifee, CA 92586

No Fee, Government Code Section 6103
Benefit of City of Menifee

NOTICE OF LOT LINE ADJUSTMENT NO. 24-001

RECORD OWNERS	EXISTING PARCELS (Assessor Parcel Numbers)
PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY	340-610-001 THRU 340-610-033, 340-580-001 THRU 340-580-044 340-581-001 THRU 340-581-002 & 340-581-003 THRU 340-581-004 340-590-001 THRU 340-590-033, 340-591-001 THRU 340-591-022 340-600-001 THRU 340-600-003, 340-601-001 THRU 340-601-007 340-602-001 THRU 340-602-008, 340-603-001 THRU 340-603-043
CITY OF MENIFEE	340-580-045, 340-580-046

LEGAL DESCRIPTION OF ADJUSTED PARCELS

See attached Legal Description - Exhibit "A"

SIGNATURE(S) OF RECORDED OWNER(S) (Must be Notarized)

Print Name/Title: DARREN WARREN, VP OF LAND ACQUISITION & DEVELOPMENT

Signature: 

Print Name/Title: ARMANDO G. VILLA/ CITY MANAGER

Signature:

Print Name/Title:

Signature:

Print Name/Title:

Signature:

CITY ENGINEER'S APPROVAL – CITY OF MENIFEE

This document reviewed by City Engineer.

Signature:

Alberto Paiva, RCE: 53534

Date:

CITY CLERK ATTEST – CITY OF MENIFEE

Signature:

Print Name:

Date:

NOTARY ACKNOWLEDGEMENT

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 June 10, 2024 before me, Taylor Colleen Block, Notary Public
(Date) (Name and Title of officer)

personally appeared Darren Warren, who
(Name(s) of signer(s))

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 and official seal

{SEAL}

Taylor Colleen Block
Notary Public

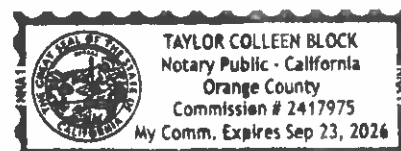


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL "A"

PORTIONS OF PARCEL 1 OF PARCEL MAP NO. 38627 RECORDED IN PARCEL MAP BOOK 257, PAGES 98 THROUGH 102, INCLUSIVE, TOGETHER WITH PORTIONS OF LOTS 198 AND 200 OF TRACT MAP NO. 32101 RECORDED IN MAP BOOK 446, PAGES 42 THROUGH 49, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN SECTION 36, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL 1;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 1 SOUTH 89° 18' 47" EAST, A DISTANCE OF 991.04 FEET;

THENCE NORTH 00° 41' 18" EAST, A DISTANCE OF 56.80 FEET;

THENCE NORTH 37° 55' 52" WEST, A DISTANCE OF 175.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 48.00 FEET TO WHICH A RADIAL LINE BEARS SOUTH 74° 21' 53" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83° 24' 18", A DISTANCE OF 69.88 FEET;

THENCE NORTH 09° 02' 26" WEST, A DISTANCE OF 20.25 FEET;

THENCE NORTH 36° 32' 13" WEST, A DISTANCE OF 69.30 FEET TO A POINT HENCEFORTH REFERRED TO AS "POINT A";

THENCE NORTH 89° 54' 24" WEST, A DISTANCE OF 333.28 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 272.00 FEET TO WHICH A RADIAL LINE BEARS SOUTH 78° 13' 09" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21° 58' 20", A DISTANCE OF 104.31 FEET;

THENCE NORTH 33° 45' 11" EAST, A DISTANCE OF 278.97 FEET;

THENCE SOUTH 36° 58' 50" EAST, A DISTANCE OF 572.87 FEET;

THENCE SOUTH 89° 31' 15" EAST, A DISTANCE OF 36.71 FEET;

THENCE SOUTH 38° 25' 43" EAST, A DISTANCE OF 162.14 FEET;

PREPARED BY: RTM ENGINEERING CONSULTANTS
357 N. SHERIDAN STREET, STE. 117
CORONA, CA 92878

DATE PREPARED: JUNE 4, 2024

SHEET 1 OF 7

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL "A" (CONTINUED)

THENCE SOUTH 72° 33' 25" EAST, A DISTANCE OF 58.55 FEET;

THENCE SOUTH 17° 26' 35" WEST, A DISTANCE OF 35.15 FEET TO SAID SOUTHERLY LINE OF SAID PARCEL 1;

THENCE EASTERLY ALONG SAID SOUTHERLY LINE SOUTH 89° 18' 47" EAST, A DISTANCE OF 890.14 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL 1;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL 1 NORTH 00° 35' 59" EAST, A DISTANCE OF 215.18 FEET;

THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH 08° 39' 13" WEST, A DISTANCE OF 200.48 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1979.00 FEET;

THENCE CONTINUING NORTHERLY ALONG SAID EASTERLY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08° 27' 38", A DISTANCE OF 292.22 FEET;

THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH 17° 06' 51" WEST, A DISTANCE OF 101.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1521.00 FEET;

THENCE CONTINUING NORTHERLY ALONG SAID EASTERLY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 56' 24", A DISTANCE OF 396.60 FEET;

THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH 02° 10' 27" WEST, A DISTANCE OF 198.16 FEET;

THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH 00° 04' 28" EAST, A DISTANCE OF 69.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1459.00 FEET;

THENCE CONTINUING NORTHERLY ALONG SAID EASTERLY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 52' 30", A DISTANCE OF 378.78 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1476.00 FEET TO WHICH A RADIAL LINE BEARS SOUTH 73° 06' 23" WEST;

THENCE CONTINUING NORTHERLY ALONG SAID EASTERLY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07° 04' 17", A DISTANCE OF 182.16 FEET;

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL "A" (CONTINUED)

THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH 23° 57' 54" WEST, A DISTANCE OF 27.57 FEET;

THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH 24° 37' 51" EAST, A DISTANCE OF 39.31 FEET TO A POINT OF CUSP OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1924.19 FEET TO WHICH A RADIAL LINE BEARS SOUTH 22° 54' 13" EAST, SAID CURVE ALSO BEING THE NORTHWESTERLY LINE OF SAID PARCEL 1 AND THE SOUTHEASTERLY RIGHT-OF-WAY OF DOMENIGONI PARKWAY (76.00 FEET SOUTHEASTERLY HALF WIDTH);

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE AND SOUTHEASTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32° 43' 16", A DISTANCE OF 1098.89 FEET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE AND SOUTHEASTERLY RIGHT-OF-WAY LINE SOUTH 34° 22' 31" WEST, A DISTANCE OF 703.47 FEET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE SOUTH 56° 14' 59" EAST, A DISTANCE OF 139.66 FEET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE SOUTH 33° 45' 01" WEST, A DISTANCE OF 103.55 FEET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE NORTH 56° 14' 59" WEST, A DISTANCE OF 140.79 FEET TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE;

THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE AND SOUTHEASTERLY RIGHT-OF-WAY LINE SOUTH 34° 22' 31" WEST, A DISTANCE OF 263.35 FEET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE NORTH 79° 22' 34" EAST, A DISTANCE OF 32.47 FEET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE SOUTH 55° 37' 23" EAST, A DISTANCE OF 10.24 FEET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE SOUTH 24° 55' 13" EAST, A DISTANCE OF 103.97 FEET;

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL "A" (CONTINUED)

THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE SOUTH 15° 16' 28" WEST, A DISTANCE OF 81.81 FEET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE NORTH 74° 54' 36" WEST, A DISTANCE OF 60.37 FEET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE SOUTH 13° 00' 08" WEST, A DISTANCE OF 99.35 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 48.00 FEET TO WHICH A RADIAL LINE BEARS SOUTH 13° 00' 08" EAST;

THENCE CONTINUING WESTERLY ALONG SAID NORTHWESTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 68° 37' 30", A DISTANCE OF 57.50 FEET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE NORTH 55° 37' 22" WEST, A DISTANCE OF 25.77 FEET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE AND SOUTHEASTERLY RIGHT-OF-WAY LINE SOUTH 34° 22' 31" WEST, A DISTANCE OF 248.40 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 52.91 ACRES, MORE OR LESS.

EXHIBIT "B": ATTACHED HERETO AND MADE A PART THEREOF.

SUBJECT TO: COVENANTS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAY AND EASEMENTS OF RECORD, IF ANY.

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL "B"

PORTIONS OF PARCEL 1 OF PARCEL MAP NO. 38627 RECORDED IN PARCEL MAP BOOK 257, PAGES 98 THROUGH 102, INCLUSIVE, TOGETHER WITH PORTIONS OF LOT 200 OF TRACT MAP NO. 32101 RECORDED IN MAP BOOK 446, PAGES 42 THROUGH 49, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN SECTION 36, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL 1;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL 1, SOUTH 89° 18' 47" EAST, A DISTANCE OF 991.04 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 00° 41' 18" EAST, A DISTANCE OF 56.80 FEET;

THENCE NORTH 37° 55' 52" WEST, A DISTANCE OF 175.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 48.00 FEET TO WHICH A RADIAL LINE BEARS SOUTH 74 ° 21' 53" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83° 24' 18", A DISTANCE OF 69.88 FEET;

THENCE NORTH 09° 02' 26" WEST, A DISTANCE OF 20.25 FEET;

THENCE NORTH 36° 32' 13" WEST, A DISTANCE OF 69.30 FEET TO AFOREMENTIONED "POINT A";

THENCE SOUTH 89° 54' 24" EAST, A DISTANCE OF 30.70 FEET;

THENCE NORTH 53° 01' 10" EAST, A DISTANCE OF 62.50 FEET;

THENCE SOUTH 36° 58' 50" EAST, A DISTANCE OF 209.17 FEET;

THENCE SOUTH 89° 31' 15" EAST, A DISTANCE OF 36.71 FEET;

THENCE SOUTH 38° 25' 43" EAST, A DISTANCE OF 162.14 FEET;

THENCE SOUTH 72° 33' 25" EAST, A DISTANCE OF 58.55 FEET;

THENCE SOUTH 17° 26' 35" WEST, A DISTANCE OF 35.15 FEET TO SAID SOUTHERLY LINE OF SAID PARCEL 1;

PREPARED BY: RTM ENGINEERING CONSULTANTS
357 N. SHERIDAN STREET, STE. 117
CORONA, CA 92878

DATE PREPARED: JUNE 4, 2024

SHEET 5 OF 7

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL "B" (CONTINUED)

THENCE WESTERLY ALONG SAID SOUTHERLY LINE NORTH 89° 18' 47" WEST, A DISTANCE OF 183.56 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 0.93 ACRES, MORE OR LESS.

EXHIBIT "B": ATTACHED HERETO AND MADE A PART THEREOF.

SUBJECT TO: COVENANTS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAY AND EASEMENTS OF RECORD, IF ANY.

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL "C"

PORTIONS OF PARCEL 1 OF PARCEL MAP NO. 38627 RECORDED IN PARCEL MAP BOOK 257, PAGES 98 THROUGH 102, INCLUSIVE, TOGETHER WITH PORTIONS OF LOTS 198 AND 200 OF TRACT MAP NO. 32101 RECORDED IN MAP BOOK 446, PAGES 42 THROUGH 49, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN SECTION 36, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AFOREMENTIONED "POINT A";

THENCE NORTH 89° 54' 24" WEST, A DISTANCE OF 333.28 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 272.00 FEET TO WHICH A RADIAL LINE BEARS SOUTH 78° 13' 09" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21° 58' 20", A DISTANCE OF 104.31 FEET;

THENCE NORTH 33° 45' 11" EAST, A DISTANCE OF 278.97 FEET;

THENCE SOUTH 36° 58' 50" EAST, A DISTANCE OF 363.70 FEET TO THE NORTHWESTERLY LINE OF PARCEL "A" DESCRIBED HEREON;


THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE, SOUTH 53° 01' 10" WEST, A DISTANCE OF 62.50 FEET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE, NORTH 89° 54' 24" WEST, A DISTANCE OF 30.70 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 1.70 ACRES, MORE OR LESS.

EXHIBIT "B": ATTACHED HERETO AND MADE A PART THEREOF.

SUBJECT TO: COVENANTS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAY AND EASEMENTS OF RECORD, IF ANY.


ROBERT SCIPIOBLUME
P.L.S. NO. 9154

6/4/24
DATE



PREPARED BY: RTM ENGINEERING CONSULTANTS
357 N. SHERIDAN STREET, STE. 117
CORONA, CA 92878

DATE PREPARED: JUNE 4, 2024

SHEET 7 OF 7

LOCATED IN SECTION 36, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M



EXHIBIT "B" PLAT

LOCATED IN SECTION 36, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M

T.M. 32102-1
M.B. 475/10-21

PARCEL "A"

52.91 AC.

PARCEL 1

P.M. 38627

P.M.B. 257/98-102

PARCEL "C"

1.70 AC.

LOT 198

T.M. 32101

M.B. 446/42-49

"POINT A"
PARCEL "C"
P.O.B.

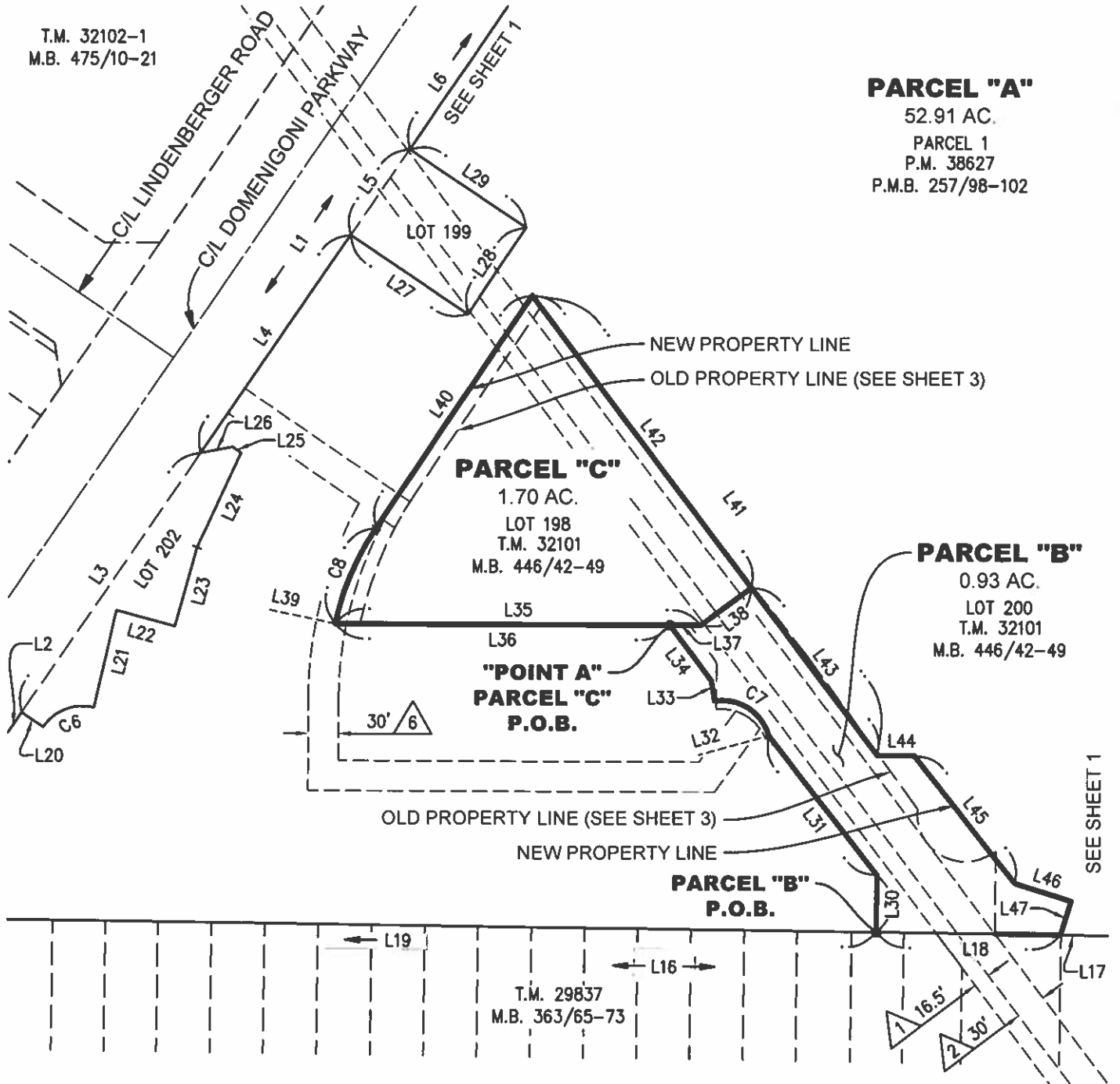
PARCEL "B"

0.93 AC.

LOT 200

T.M. 32101

M.B. 446/42-49



SCALE: 1"=150'

rtm
engineering consultants

357 N. Sheridan St.
Suite 117
Corona, CA 92878
Phone: 951.279.1800
Fax: 951.279.4380

DATE PREPARED: JUNE 4, 2024

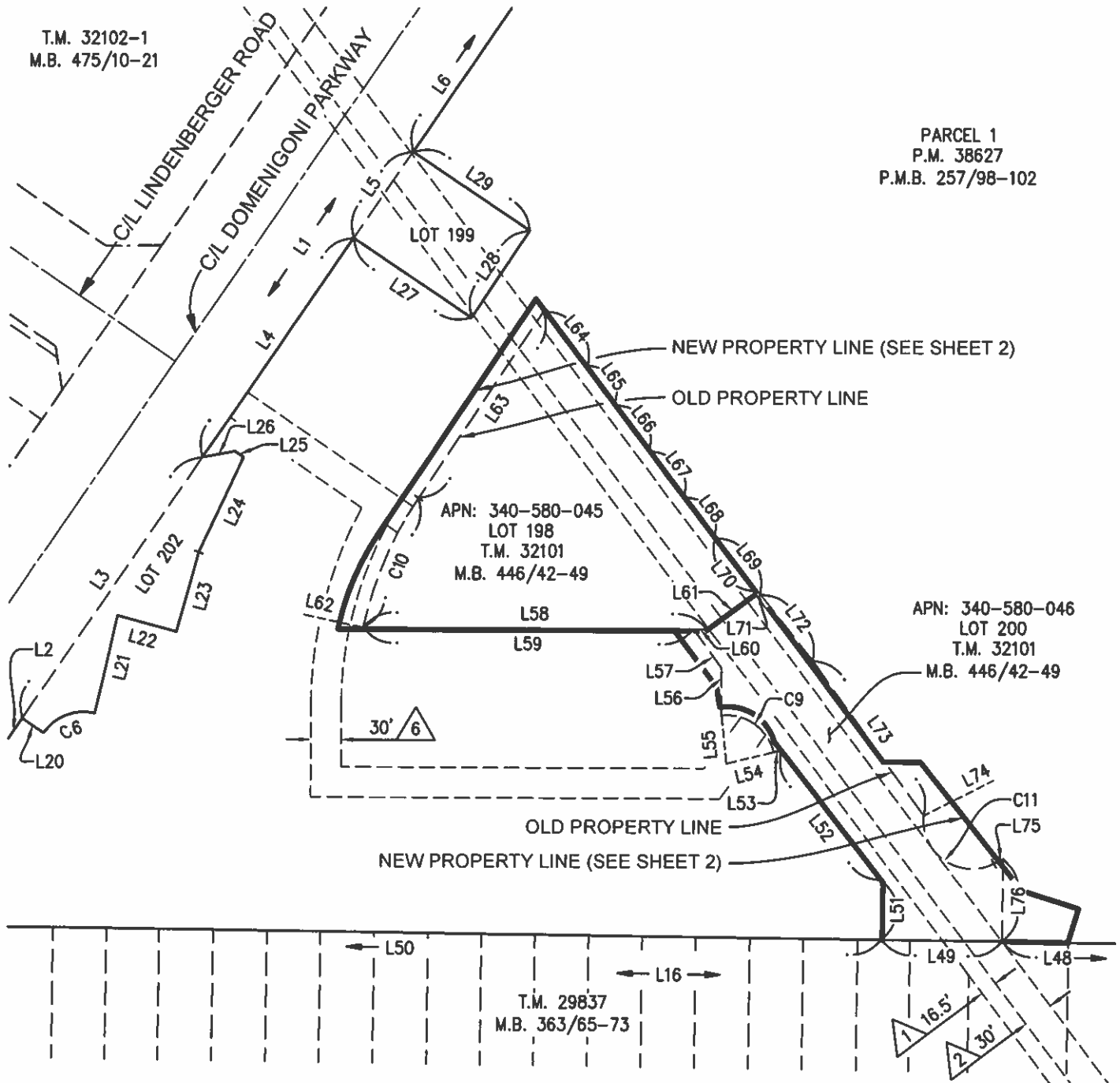
SHEET 2 OF 5

EXHIBIT "B" PLAT

LOCATED IN SECTION 36, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M

T.M. 32102-1
M.B. 475/10-21

PARCEL 1
P.M. 38627
P.M.B. 257/98-102



357 N. Sheridan St.
Suite 117
Corona, CA 92878
Phone: 951.279.1800
Fax: 951.279.4380

DATE PREPARED: JUNE 4, 2024

SHEET 3 OF 5

EXHIBIT "B"

PLAT

LOCATED IN SECTION 36, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M

LINE TABLE		
NO.	BEARING	LENGTH
L1	(N34°22'31"E)	(1,632.83')
L2	(N34°22'31"E)	(248.40')
L3	(N34°22'31"E)	(314.05')
L4	(N34°22'31"E)	(263.35')
L5	(N34°22'31"E)	(103.56')
L6	(N34°22'31"E)	(703.47')
L7	(N22°54'13"W(R))	(R=1,924.19')
L8	(N24°37'51"E)	(39.31')
L9	(N23°57'54"W)	(27.57')
L10	(N73°06'23"E(R)) (N75°11'58"E(R))	(R=1,476.00') (R=1,459.00')
L11	(N0°04'28"E)	(69.30')
L12	(N2°10'27"W)	(198.16')
L13	(N17°06'51"W)	(101.69')
L14	(N8°39'13"W)	(200.48')
L15	(N0°35'59"E)	(215.18')
L16	(N89°18'47"W)	(2,064.74')
L17	(N89°18'47"W)	890.14'
L18	(N89°18'47"W)	183.56'

LINE TABLE		
NO.	BEARING	LENGTH
L19	(N89°18'47"W)	991.04'
L20	(N55°37'22"W(R))	(25.77')
L21	(N13°00'08"E(R))	(99.35')
L22	(N74°54'36"W)	(60.37')
L23	(N15°16'28"E)	(81.81')
L24	(N24°55'13"E)	(103.97')
L25	(N55°37'23"W)	(10.24')
L26	(N79°22'34"E)	(32.47')
L27	(N56°14'59"W)	(140.79')
L28	(N33°45'01"E)	(103.55')
L29	(N56°14'59"W)	(139.66')
L30	N0°41'18"E	56.80'
L31	N37°55'52"W	175.97'
L32	N74°21'53"E(R)	R=48.00'
L33	N9°02'26"W(R)	20.25'
L34	N36°32'13"W	69.30'
L35	N89°54'24"W	363.98'
L36	N89°54'24"W	333.28'
L37	N89°54'24"W	30.70'
L38	N53°01'10"E	62.50'
L39	N78°13'09"W(R)	R=272.00'
L40	N33°45'11"E	278.97'
L41	N36°58'50"W	572.87'
L42	N36°58'50"W	363.70'
L43	N36°58'50"W	209.17'
L44	N89°31'15"W	36.71'
L45	N38°25'43"W	162.14'
L46	N72°33'25"W	58.55'
L47	N17°26'35"E	35.15'

LINE TABLE		
NO.	BEARING	LENGTH
L48	(N89°18'47"W)	(954.92')
L49	(N89°18'47"W)	(119.73')
L50	(N89°18'47"W)	(990.09')
L51	(N0°08'37"E)	(58.94')
L52	(N37°56'02"W)	(162.84')
L53	(N76°18'13"E)	(7.46')
L54	(N76°17'32"E(R))	(R=48.00')
L55	(N5°33'07"W(R))	(R=48.00')
L56	(N0°00'14"E)	(46.61')
L57	(N35°52'36"W)	(47.72')
L58	(N89°54'34"W)	(340.16')
L59	(N89°54'34"W)	(326.84')
L60	(N89°54'34"W)	(13.32')
L61	(N53°01'10"E)	(62.50')
L62	(N77°52'47"W(R))	(R=372.00')
L63	(N33°45'01"E)	(222.71')
L64	(N39°22'55"W)	(69.06')
L65	(N34°32'34"W)	(47.17')
L66	(N36°42'57"W)	(57.10')
L67	(N37°34'05"W)	(57.16')
L68	(N36°26'10"W)	(50.07')
L69	(N38°47'25"W)	(71.90')
L70	(N38°47'25"W)	(68.11')
L71	(N38°47'25"W)	(3.80')
L72	(N38°19'56"W)	(83.68')
L73	(N35°49'11"W)	(188.84')
L74	(N84°22'21"W(R))	(R=48.00')
L75	(N62°52'47"E)	(10.27')
L76	(N0°28'35"E)	(81.82')

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	(32°43'16")	(1,924.19')	(1,098.89')
C2	(7°04'17")	(1,476.00')	(182.16')
C3	(14°52'30")	(1,459.00')	(378.78')
C4	(14°56'24")	(1,521.00')	(396.60')
C5	(8°27'38")	(1,979.00')	(292.22')
C6	(68°37'30")	(48.00')	(57.50')
C7	83°24'18"	48.00'	69.88'
C8	21°58'20"	272.00'	104.31'
C9	(81°50'39")	(48.00')	(68.57')
C10	(21°37'48")	(372.00')	(140.44')
C11	(122°44'52")	(48.00')	(102.83')



357 N. Sheridan St.
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DATE PREPARED: JUNE 4, 2024

SHEET 4 OF 5

EXHIBIT "B"
PLAT

LOCATED IN SECTION 36, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M

EASEMENT NOTES:

- ① INDICATES AN EXISTING EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, RECORDED AUGUST 12, 1949, IN BOOK 1101, PAGE 245, OF OFFICIAL RECORDS. SUBJECT TO AN AMENDMENT TO RIGHT-OF-WAY BY AND BETWEEN SOUTHERN CALIFORNIA GAS COMPANY, SUCCESSOR BY MERGER WITH SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA AND THE LUSK COMPANY, RECORDED AUGUST 12, 1987, AS INSTRUMENT NO. 233675, OF OFFICIAL RECORDS.
- ② INDICATES AN EXISTING EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, RECORDED OCTOBER 2, 1958, IN BOOK 2341, PAGE 353, OF OFFICIAL RECORDS. SUBJECT TO AN AMENDMENT TO RIGHT-OF-WAY BY AND BETWEEN SOUTHERN CALIFORNIA GAS COMPANY, SUCCESSOR BY MERGER WITH SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA AND THE LUSK COMPANY, RECORDED AUGUST 12, 1987, AS INSTRUMENT NO. 233675, OF OFFICIAL RECORDS.
- ③ INDICATES AN EXISTING EASEMENT FOR ELECTRIC LINES, TELEPHONE LINES, CABLES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED FEBRUARY 2, 1968, AS INSTRUMENT NO. 10279, OF OFFICIAL RECORDS.
- ④ 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 SEPTEMBER 30, 1986, AS INSTRUMENT NO. 86-240453, OF OFFICIAL RECORDS.
- 5 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)
- ⑥ INDICATES AN EXISTING EASEMENT FOR PUBLIC ACCESS AND PUBLIC UTILITY PURPOSES, IN FAVOR OF THE CITY OF MENIFEE, AS SHOWN ON PARCEL MAP NO. 38627, RECORDED IN BOOK 257, PAGES 98 THROUGH 102, INCLUSIVE, OF OFFICIAL RECORDS.

NOTES

NO DWELLINGS OR STRUCTURES LYING WITHIN AFFECTED AREA OF PARCELS.

THE PROPOSED LOT LINE WILL NOT LATERALLY INTERSECT A GRADED MANUFACTURED SLOPE.

NO DRAINAGE FROM THE TRIBUTARY AREA ABOVE A MANUFACTURED SLOPE WILL SHEET FLOW OVER THE SLOPE FACE.

RECORD OWNERS

PARCEL 1 OF PARCEL MAP NO. 38627.
P.M.B. 257/98-102.

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY.

LOTS 198 AND 200 OF TRACT MAP NO. 32101.
M.B. 446/42-49.

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

AREAS

PARCEL "A" = 52.91 AC.
PARCEL "B" = 0.93 AC.
PARCEL "C" = 1.70 AC.

LEGEND

- — — — — OLD PROPERTY LINE
————— NEW PROPERTY LINE
————— EXISTING LOT LINE TO REMAIN
() — INDICATES RECORD DATA PER
PARCEL MAP NO. 38627
P.M.B. 257/98-102
P.O.B. — INDICATES POINT OF BEGINNING
P.O.C. — INDICATES POINT OF COMMENCEMENT
T.P.O.B. — INDICATES TRUE POINT OF BEGINNING
P.L. — INDICATES PROPERTY LINE



357 N. Sheridan St.
Suite 117
Corona, CA 92878
Phone: 951.279.1800
Fax: 951.279.4380

DATE PREPARED: JUNE 4, 2024

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