

LOT SUMMARY:

NUMBERED LOTS: 51  
LETTERED LOTS: 4  
GROSS AREA: 13.11 AC.  
NET AREA: 8.11 AC.

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

SHEET 1 OF 7 SHEETS

TRACT NO. 37408-2

BEING A SUBDIVISION OF LOTS 3, "C", AND "V" OF TRACT MAP NO. 37391 RECORDED IN BOOK 493, PAGES 82 THROUGH 91, INCLUSIVE,  
OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.  
LOCATED IN SECTION 22, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

RTM ENGINEERING CONSULTANTS

NOVEMBER, 2021

RECORDER'S STATEMENT

FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
AT \_\_\_\_\_ .M. IN BOOK \_\_\_\_\_ OF MAPS,  
AT PAGES \_\_\_\_\_ - \_\_\_\_\_, AT THE REQUEST OF  
CITY CLERK OF THE CITY OF MENIFEE.  
NO. \_\_\_\_\_  
FEE \_\_\_\_\_  
PETER ALDANA  
ASSESSOR - COUNTY CLERK - RECORDER  
BY: \_\_\_\_\_, DEPUTY  
SUBDIVISION GUARANTEE: LENNAR TITLE, INC.,  
AGENT FOR DOMA TITLE INSURANCE, INC.  
ORDER NO. 192002-001710

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. EXCEPTING THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOT "A" (ROCKABILLY ROAD), LOT "B" (TWO CELLOS WAY), LOT "C" (BANJO STREET), AND LOT "D" (COWBELL COURT). THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LYING OVER ALL OF LOTS 50 AND 51, INDICATED HEREON AS "LANDSCAPE". THE DEDICATION IS FOR LANDSCAPE AND MAINTENANCE PURPOSES.

WE HEREBY RESERVE AN EASEMENT FOR PUBLIC UTILITY PURPOSES, LYING WITHIN "LANDSCAPE" LOT 50, AS SHOWN HEREON, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES.

WE HEREBY RETAIN LOTS 50 AND 51, INDICATED HEREON AS "LANDSCAPE", FOR LANDSCAPE PURPOSES FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES.

KL LB BUY 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
NAME: NATHAN HOLT  
TITLE: AUTHORIZED SIGNATORY

OPTIONEE

MEMORANDUM OF OPTION AGREEMENT WITH LENNAR HOMES OF CALIFORNIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (OPTIONEE), BY DOCUMENT RECORDED MARCH 29, 2024 AS INSTRUMENT NO. 2024-0092410, OF OFFICIAL RECORDS.

LENNAR HOMES OF CALIFORNIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
NAME: GEOFFREY SMITH  
TITLE: VICE PRESIDENT

BENEFICIARY

BLC FLEMING LLC, A DELAWARE LIMITED LIABILITY COMPANY, BENEFICIARY UNDER DEEDS OF TRUST RECORDED MARCH 29, 2024 AS INSTRUMENT NO. 2024-0092082, OF OFFICIAL RECORDS.

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_

NOTARY ACKNOWLEDGMENT

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

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC,

PERSONALLY APPEARED \_\_\_\_\_, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY.  
SIGNATURE \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ MY COMMISSION NUMBER: \_\_\_\_\_

SIGNATURE OMISSIONS

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

THE PERPETUAL AND EXCLUSIVE RIGHT TO ALL UNDERGROUND WATER, SUBJECT ONLY TO THE RIGHT OF THE OWNER TO DIG OR DRILL WELLS AND TAKE SUCH WATER THEREFROM AS MAY BE REASONABLY NECESSARY FOR DOMESTIC USE AND WATERING OF STOCK ON SAID LAND, BUT NOT ELSEWHERE, AND FOR NO OTHER PURPOSES, AS RESERVED BY THE TEMESCAL WATER COMPANY IN DEED RECORDED JANUARY 13, 1920 IN BOOK 516, PAGE 120 OF DEEDS.

AN EXISTING EASEMENT FOR PUBLIC UTILITIES, IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY, RECORDED ON MAY 18, 1928, IN BOOK 767, PAGE 131 OF DEEDS.

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 THE FLEMING FAMILY LIMITED PARTNERSHIP, ON DECEMBER 29, 2016. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE \_\_\_\_\_, 2024, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: \_\_\_\_\_, 20\_\_\_\_.

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



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 37408, APPROVED BY THE MENIFEE CITY COUNCIL ON JUNE 3, 2020, AND ANY APPROVED ALTERATION THEREOF, AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AGREEMENT WITH THE CITY OF MENIFEE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME AS MAY BE REQUIRED BY THE CONDITIONS OF APPROVAL DATED JUNE 3, 2020.

DATE: \_\_\_\_\_, 20\_\_\_\_.

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



CITY SURVEYOR'S STATEMENT

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

DATE: \_\_\_\_\_, 20\_\_\_\_.

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



MENIFEE CITY CLERK CERTIFICATE

THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS CITY COUNCIL, HEREBY APPROVES THE TRACT MAP 37408-2 AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES. THE COUNCIL DECLARES THE ACCEPTANCE OF THE OFFERS IS TO VEST TITLE IN THE CITY ON BEHALF OF THE PUBLIC FOR SAID PURPOSES BUT THAT SAID STREETS 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 DEDICATIONS ARE:

THE EASEMENTS FOR STREET AND PUBLIC UTILITY PURPOSES LOT "A" (ROCKABILLY ROAD), LOT "B" (TWO CELLOS WAY), LOT "C" (BANJO STREET), AND LOT "D" (COWBELL COURT).

THE EASEMENTS FOR LANDSCAPE AND MAINTENANCE PURPOSES OVER ALL OF LOTS 50 AND 51, INDICATED HEREON AS "LANDSCAPE" ARE HEREBY ACCEPTED, SUBJECT TO IMPROVEMENTS.

DATE: \_\_\_\_\_, 20\_\_\_\_.

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

TAX COLLECTOR'S CERTIFICATE

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

DATE: \_\_\_\_\_, 20\_\_\_\_.

MATTHEW JENNINGS,  
COUNTY TAX COLLECTOR

BY: \_\_\_\_\_ DEPUTY

TAX BOND CERTIFICATE

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

DATE: \_\_\_\_\_, 20\_\_\_\_.

CASH OR SURETY TAX BOND  
MATTHEW JENNINGS,  
COUNTY TAX COLLECTOR

BY: \_\_\_\_\_ DEPUTY

TRACT NO. 37408-2

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LOCATED IN SECTION 22, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

RTM ENGINEERING CONSULTANTS

NOVEMBER, 2021

NOTARY ACKNOWLEDGMENT

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STATE OF \_\_\_\_\_,

COUNTY OF \_\_\_\_\_,

ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC,

PERSONALLY APPEARED \_\_\_\_\_, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

MY PRINCIPAL PLACE OF BUSINESS IS IN

SIGNATURE \_\_\_\_\_

\_\_\_\_\_ COUNTY.

MY COMMISSION EXPIRES: \_\_\_\_\_,

PRINT NAME: \_\_\_\_\_

MY COMMISSION NUMBER: \_\_\_\_\_,

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STATE OF \_\_\_\_\_,

COUNTY OF \_\_\_\_\_,

ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC,

PERSONALLY APPEARED \_\_\_\_\_, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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STATE OF \_\_\_\_\_,

COUNTY OF \_\_\_\_\_,

ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC,

PERSONALLY APPEARED \_\_\_\_\_, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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MY PRINCIPAL PLACE OF BUSINESS IS IN

SIGNATURE \_\_\_\_\_

\_\_\_\_\_ COUNTY.

MY COMMISSION EXPIRES: \_\_\_\_\_,

PRINT NAME: \_\_\_\_\_

MY COMMISSION NUMBER: \_\_\_\_\_,

SHEET INDEX:

NO.	DESCRIPTION
3	SURVEYOR'S NOTES
	BASIS OF BEARINGS
	EASEMENT NOTES
	MONUMENT NOTES
	VICINITY MAP
	INDEX MAP
4	BOUNDARY SHEET
	CONVERGENCE ARROW
5-6	MAPPING SHEETS
7	DETAILS

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

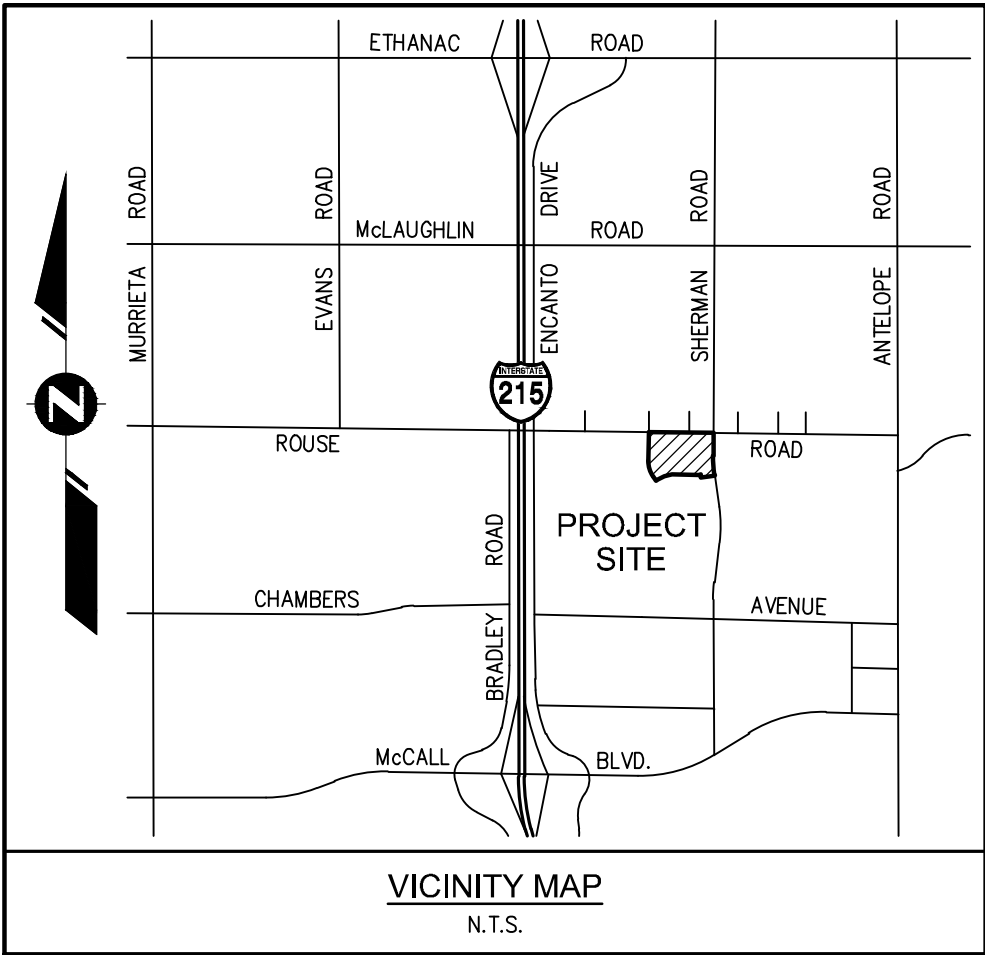
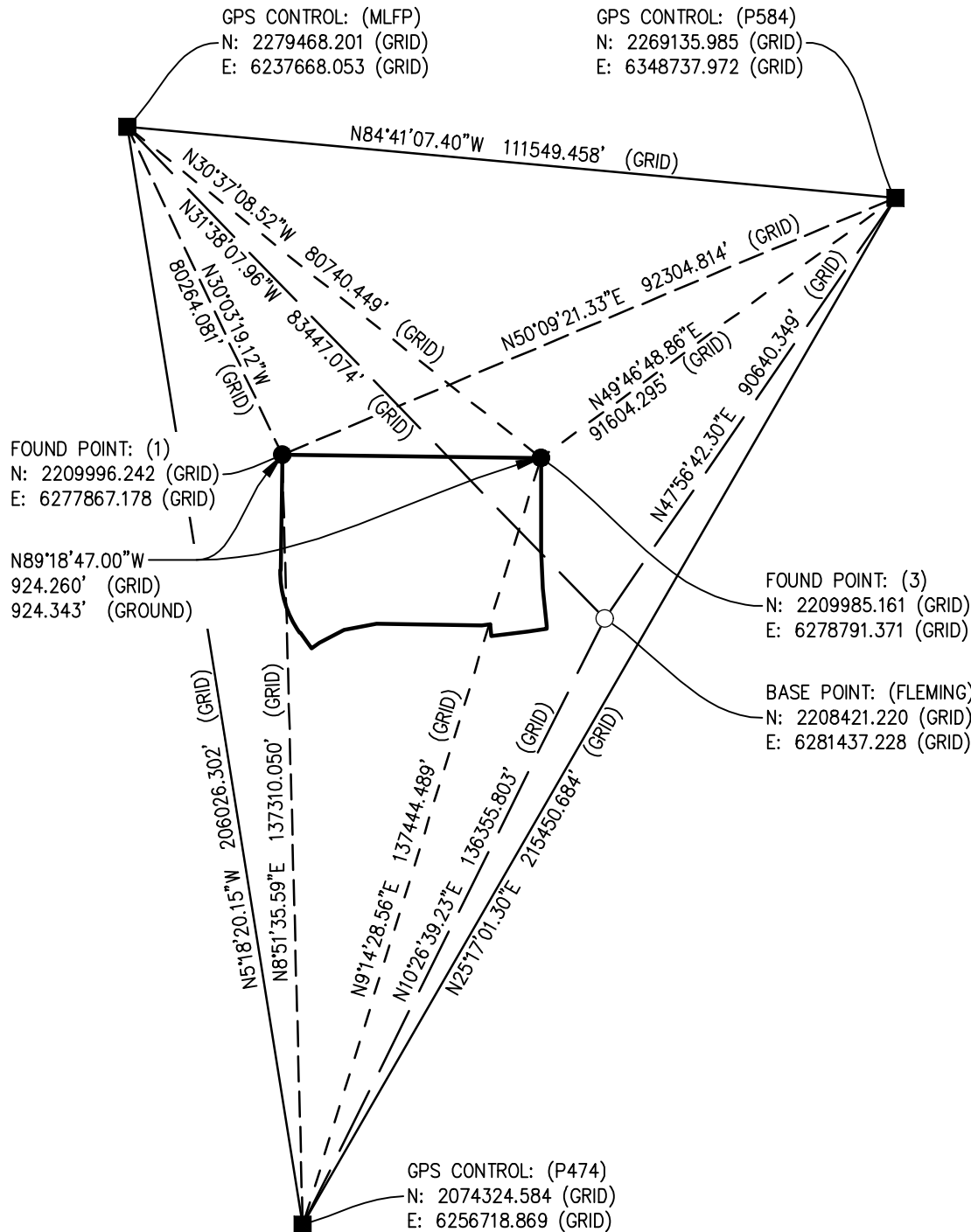
# TRACT NO. 37408-2

BEING A SUBDIVISION OF LOTS 3, "C", AND "V" OF TRACT MAP NO. 37391 RECORDED IN BOOK 493, PAGES 82 THROUGH 91, INCLUSIVE,  
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LOCATED IN SECTION 22, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

RTM ENGINEERING CONSULTANTS

NOVEMBER, 2021

SHEET 3 OF 7 SHEETS



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 "MLFP", "P584", AND "P474" NAD83 (2011) (EPOCH:2010) (NSRS2007) AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.99990988. CALCULATIONS ARE MADE AT CONTROL POINT "FLEMING" WITH COORDINATES OF:  
N: 2208421.220 (GRID), E: 6281437.228 (GRID), USING AN ELEVATION OF 1513.248' (NGVD29').

SURVEYOR'S NOTES AND LEGEND:

- [ ] INDICATES MEASURED AND RECORD DATA PER PARCEL MAP NO. 37379, P.M.B. 250/47-51.
  - ( ) INDICATES MEASURED AND RECORD DATA PER TRACT MAP NO. 37391, M.B. 493/82-91.
  - < > INDICATES MEASURED AND RECORD DATA PER TRACT MAP NO. 37408-1, M.B. \_\_\_\_/\_\_\_\_-\_\_\_\_.
  - (X) INDICATES MONUMENT NUMBER AS DESCRIBED IN MONUMENT NOTES.
  - INDICATES FOUND MONUMENT AS NOTED.
  - ⦿ INDICATES FOUND 1" I.D. X 18" I.P. WITH BRASS TAG "L.S. 9154", FLUSH, PER TRACT MAP NO. 37391, M.B. 493/82-91.
  - ▲ INDICATES FOUND 1" I.P. WITH BRASS TAG "L.S. 9154", FLUSH, PER TRACT MAP NO. 37408-1, M.B. \_\_\_\_/\_\_\_\_-\_\_\_\_.
  - INDICATES SET 1" I.P. WITH BRASS TAG "L.S. 9154", FLUSH, AT ALL LOT CORNERS, ANGLE POINTS IN SIDE OR REAR LOT LINES, AND ANGLE POINTS IN SUBDIVISION BOUNDARY.
- SET LEAD AND BRASS TAG "L.S. 9154", IN TOP OF CURB ON SIDE LOT LINES PROJECTED.
- SET LEAD AND BRASS TAG "L.S. 9154", IN TOP OF CURB FOR B.C.s, E.C.s, P.C.C.s, P.R.C.s, AND CORNER CUTBACKS PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE.
- ALL MONUMENTS SHOWN AS "SET" IN ACCORDANCE WITH THE MONUMENT AGREEMENT FOR THIS MAP.

EASEMENT NOTES

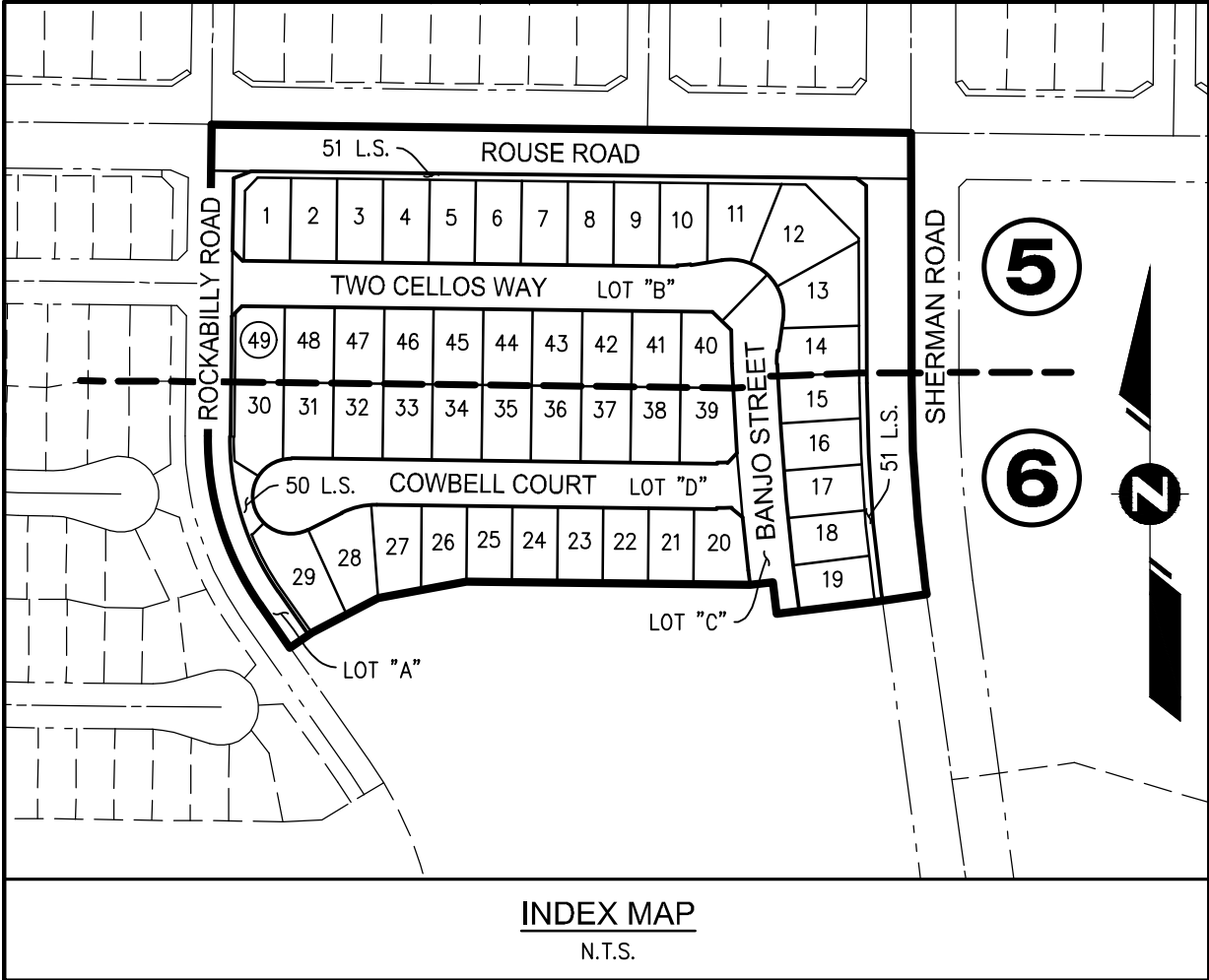
- INDICATES THE PERPETUAL AND EXCLUSIVE RIGHT TO ALL UNDERGROUND WATER, SUBJECT ONLY TO THE RIGHT OF THE OWNER TO DIG OR DRILL WELLS AND TAKE SUCH WATER THEREFROM AS MAY BE REASONABLY NECESSARY FOR DOMESTIC USE AND WATERING OF STOCK ON SAID LAND, BUT NOT ELSEWHERE, AND FOR NO OTHER PURPOSES, AS RESERVED BY THE TEMESCAL WATER COMPANY IN DEED RECORDED JANUARY 13, 1920 IN BOOK 516, PAGE 120 OF DEEDS. BLANKET IN NATURE.
- INDICATES AN EXISTING EASEMENT FOR PUBLIC ROAD, DRAINAGE, PUBLIC UTILITY, AND PUBLIC SERVICE PURPOSES, IN FAVOR OF THE COUNTY OF RIVERSIDE, RECORDED ON JANUARY 13, 2003, PER INSTRUMENT NO. 2003-024054 OF OFFICIAL RECORDS.
- INDICATES AN EXISTING EASEMENT FOR PUBLIC UTILITY PURPOSES, IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY, RECORDED ON MAY 18, 1928, IN BOOK 767, PAGE 131, OF DEEDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
- INDICATES AN EASEMENT FOR PUBLIC UTILITY PURPOSES, RESERVED HEREON.

NOTE:

DECLARATION OF COVENANTS PER INSTRUMENT NO. \_\_\_\_\_, RECORDED \_\_\_\_ - \_\_\_\_ - 20 \_\_\_\_.

C.F.D. NOTE:

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



MONUMENT NOTES

- FOUND 1" I.P., W/PLASTIC PLUG "R.C.E. 20508", FLUSH, PER M.B. 329/71-77. ACCEPTED AS THE CENTERLINE INTERSECTION OF ROUSE ROAD AND BRADY LANE. USED AS WESTERLY BASIS OF BOUNDARY POINT 1.
- FOUND 1" I.P., W/PLASTIC PLUG "R.C.E. 20508", FLUSH, PER M.B. 329/71-77. ACCEPTED AS THE CENTERLINE INTERSECTION OF ROUSE ROAD AND SUNSHINE LANE.
- FOUND 1" I.P., NO TAG, SET "L.S. 9154" BRASS TAG, FLUSH, IN LIEU OF 1" I.P. W/PLUG "R.C.E. 20508", PER M.B. 329/71-77. ACCEPTED AS THE CENTERLINE INTERSECTION OF ROUSE ROAD AND SHERMAN ROAD, AND ALSO BEING THE NORTH 1/4 CORNER SECTION 22. USED AS EASTERLY BASIS OF BOUNDARY POINT 3.

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 112. THIS AFFECTS ALL LOTS.

NOTE:  
SEE SHEET 3 FOR SURVEYOR'S NOTES,  
EASEMENT NOTES, MONUMENT NOTES,  
ENVIRONMENTAL CONSTRAINT NOTE, AND  
BASIS OF BEARINGS.

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

# TRACT NO. 37408-2

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RTM ENGINEERING CONSULTANTS NOVEMBER, 2021

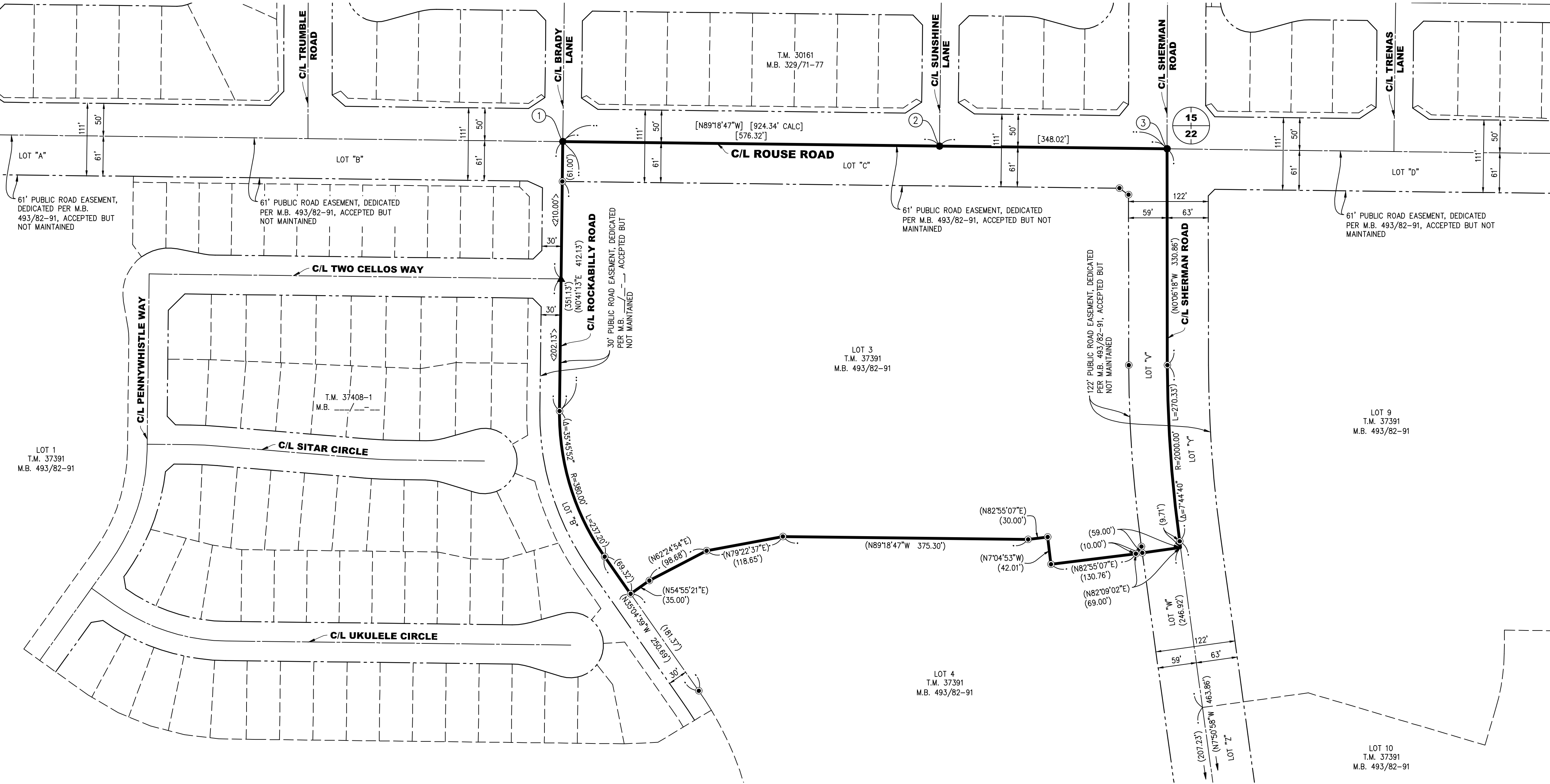
## BOUNDARY SHEET

SHEET 4 OF 7 SHEETS



CONVERGENCE ANGLE POINT  
AT BASE POINT: (FLEMING)  
= -00°30'23.19476"

SCALE: 1"=100'



NOTE:  
SEE SHEET 3 FOR SURVEYOR'S NOTES,  
EASEMENT NOTES, MONUMENT NOTES,  
ENVIRONMENTAL CONSTRAINT NOTE, AND  
BASIS OF BEARINGS.

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

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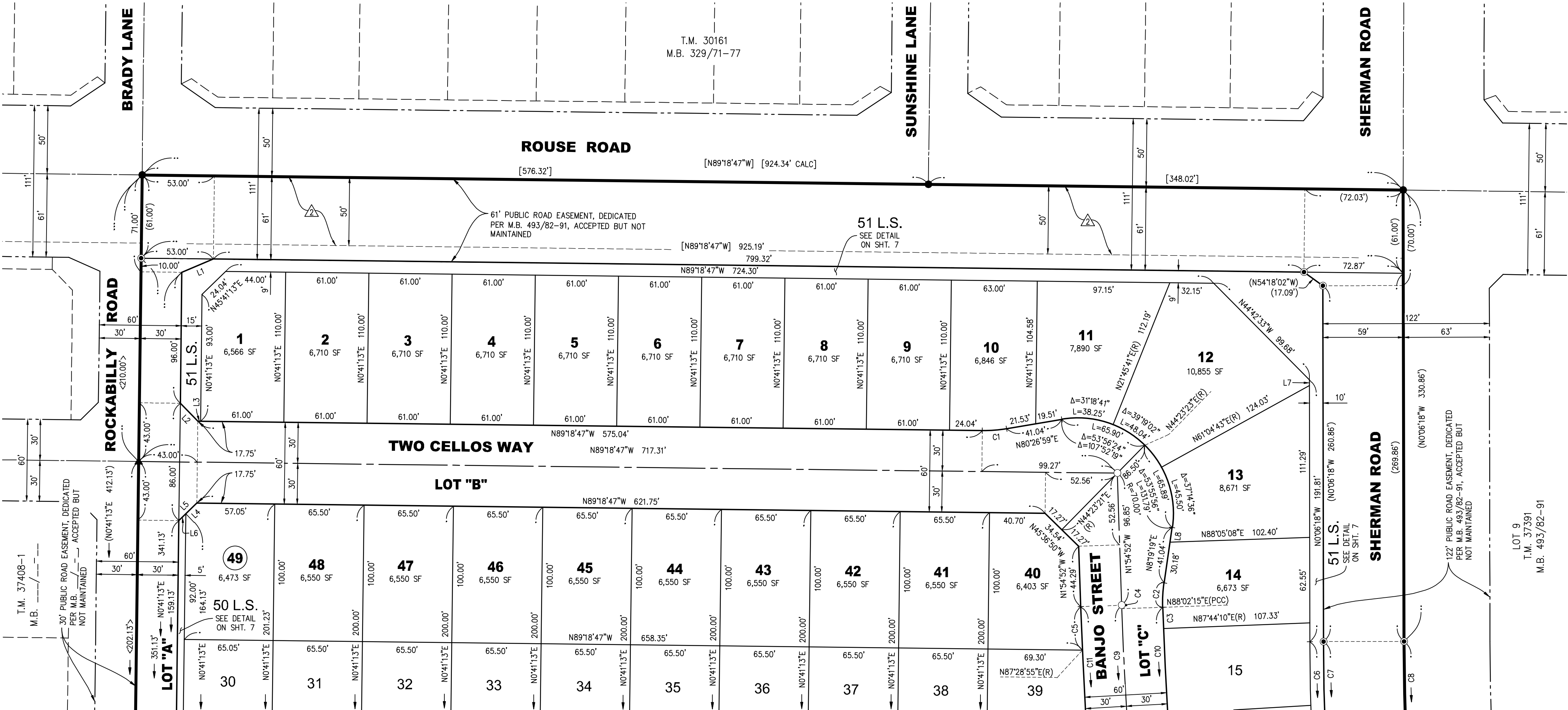
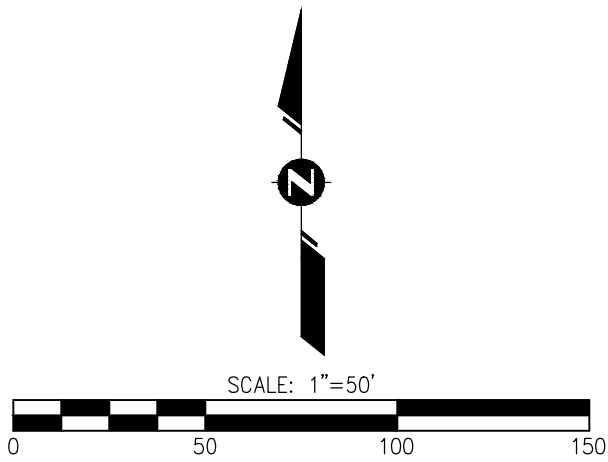
RTM ENGINEERING CONSULTANTS

NOVEMBER, 2021

SHEET 5 OF 7 SHEETS

LINE TABLE		
NO.	BEARING	LENGTH
L1	N67°11'18"E	25.08'
L2	N44°18'47"W	18.38'
L3	N89°18'47"W	2.00'
L4	N45°41'13"E	11.31'
L5	N45°41'13"E	18.38'
L6	N45°41'13"E	7.07'
L7	N0°06'18"W	4.15'
L8	N8°19'19"E	10.86'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	10°14'14"	100.00'	17.87'
C2	10°17'04"	100.00'	17.95'
C3	0°18'05"	2,970.00'	15.62'
C4	0°02'53"	3,000.00'	2.52'
C5	0°36'13"	3,030.00'	31.93'
C6	7°44'40"	2,069.00'	279.66'
C7	(7°44'40")	(2,059.00')	(278.31')
C8	(7°44'40")	(2,000.00')	(270.33')
C9	5°10'01"	3,000.00'	270.54'
C10	5°07'08"	2,970.00'	265.34'
C11	5°10'01"	3,030.00'	273.25'



SEE SHEET 6

NOTE:  
SEE SHEET 3 FOR SURVEYOR'S NOTES,  
EASEMENT NOTES, MONUMENT NOTES,  
ENVIRONMENTAL CONSTRAINT NOTE, AND  
BASIS OF BEARINGS.

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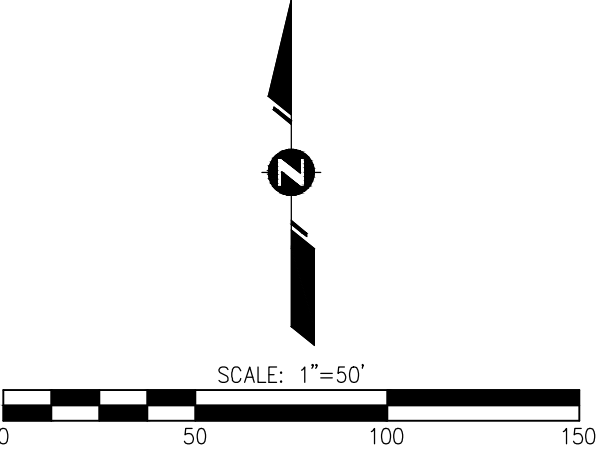
RTM ENGINEERING CONSULTANTS

NOVEMBER, 2021

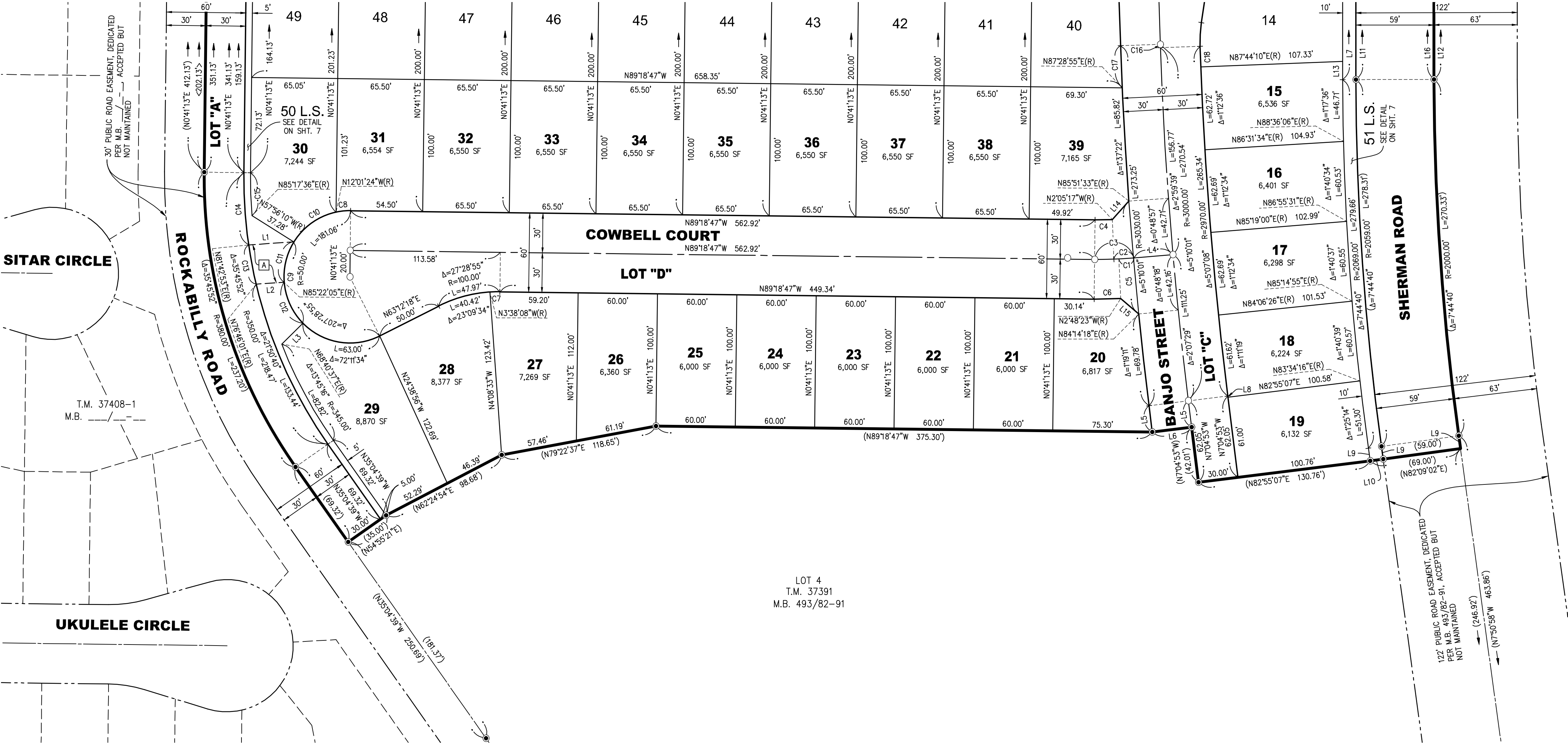
SHEET 6 OF 7 SHEETS

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	2°09'01"	300.00'	11.26'
C2	2°52'07"	300.00'	15.02'
C3	5°38'37"	300.00'	29.55'
C4	2°46'30"	270.00'	13.08'
C5	1°37'15"	3,030.00'	85.72'
C6	3°29'36"	330.00'	20.12'
C7	4°19'21"	100.00'	7.55'
C8	12°42'37"	50.00'	11.09'
C9	76°39'58"	50.00'	66.90'
C10	45°54'46"	50.00'	40.07'
C11	36°41'45"	50.00'	32.02'
C12	39°58'13"	50.00'	34.88'
C13	4°56'52"	350.00'	30.22'
C14	8°58'20"	350.00'	54.81'
C15	5°23'37"	345.00'	32.48'
C16	0°02'53"	3,000.00'	2.52'
C17	0°36'13"	3,030.00'	31.93'
C18	0°18'05"	2,970.00'	15.62'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N86°05'08"E	34.19'
L2	N86°05'08"E	21.05'
L3	N45°23'52"E(R)	22.35'
L4	N85°02'36"E(R)	29.83'
L5	N7°04'53"W	20.03'
L6	(N82°55'07"E)	(30.00')
L7	N0°06'18"W	191.81'
L8	N7°04'53"W	1.05'
L9	(N7°50'58"W)	(9.71')
L10	(N82°09'02"E)	(10.00')
L11	(N0°06'18"W)	(260.86')
L12	(N0°06'18"W)	(330.86')
L13	N0°06'18"W	13.82'
L14	N41°53'08"E	18.71'
L15	N49°17'03"W	17.90'
L16	(N0°06'18"W)	269.86'



SEE SHEET 5





NOTE:  
SEE SHEET 3 FOR SURVEYOR'S NOTES,  
EASEMENT NOTES, MONUMENT NOTES,  
ENVIRONMENTAL CONSTRAINT NOTE, AND  
BASIS OF BEARINGS.

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

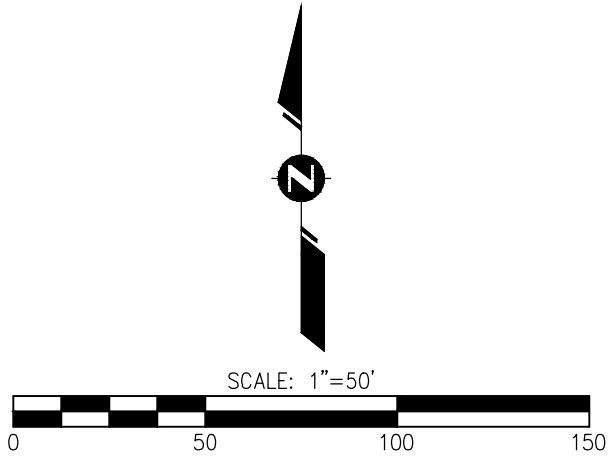
# TRACT NO. 37408-2

BEING A SUBDIVISION OF LOTS 3, "C", AND "V" OF TRACT MAP NO. 37391 RECORDED IN BOOK 493, PAGES 82 THROUGH 91, INCLUSIVE,  
OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.  
LOCATED IN SECTION 22, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

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SHEET 7 OF 7 SHEETS



# ENVIRONMENTAL CONSTRAINT SHEET

ENVIRONMENTAL CONTSTRAINT NOTES: (BOOK 100 PAGE 112)

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.

THIS PROPERTY IS SUBJECT TO THE MITIGATION MONITORING AND REPORTING PLAN ADOPTED AS PART OF THE ENVIRONMENTAL IMPACT REPORT FOR THE PROJECT ON FILE WITH THE COMMUNITY DEVELOPMENT DEPARTMENT.

THE REQUIRED WATER SYSTEM, INCLUDING FIRE HYDRANTS, SHALL BE INSTALLED AND ACCEPTED BY THE APPROPRIATE WATER AGENCY PRIOR TO ANY COMBUSTIBLE BUILDING MATERIAL PLACED ON AN INDIVIDUAL LOT.

## NOTICE OF AIRPORT IN VICINITY:

THE PROPERTY IS PRESENTLY LOCATED IN THE VICINITY OF AN AIRPORT, WITHIN WHAT IS KNOWN AS AN AIRPORT INFLUENCE AREA. FOR THAT REASON, THE PROPERTY MAY BE SUBJECT TO SOME OF THE ANNOYANCES OR INCONVENIENCES ASSOCIATED WITH PROXIMITY TO AIRPORT OPERATIONS (FOR EXAMPLE: NOISE, VIBRATION AND ODORS). INDIVIDUAL SENSITIVITIES TO THOSE ANNOYANCES CAN VARY FROM PERSON TO PERSON. YOU MAY WISH TO CONSIDER WHAT AIRPORT ANNOYANCE, IF ANY, ARE ASSOCIATED WITH THE PROPERTY BEFORE YOU COMPLETE YOUR PURCHASE AND DETERMINE WHETHER THEY ARE ACCEPTABLE TO YOU. BUSINESS & PROFESSIONS CODE 11010 12(A).

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

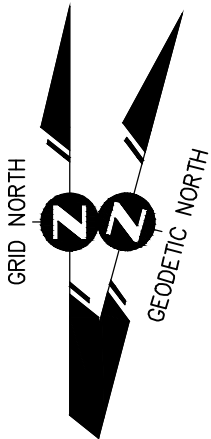
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SHEET 1 OF 1 SHEET



CONVERGENCE ANGLE POINT  
AT BASE POINT: (FLEMING)  
= -00°30'23.19476"

SCALE: 1"=100'

