

LOT SUMMARY:

NUMBERED LOTS: 18
LETTERED LOTS: 28
GROSS AREA: 331.00 AC.
NET AREA: 302.79 AC.

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

SHEET 1 OF 9 SHEETS

TRACT NO. 37391

BEING A SUBDIVISION OF PARCEL "A" OF CERTIFICATE OF COMPLIANCE NO. COM 16-001, RECORDED MAY 26, 2016 AS INSTRUMENT NO. 2016-0215840, TOGETHER WITH LOTS "B" THROUGH "F", INCLUSIVE, AND LOT "I" AS SHOWN ON PARCEL MAP NO. 37379, RECORDED IN PARCEL MAP BOOK 250, PAGES 47 THROUGH 51, INCLUSIVE, TOGETHER WITH PARCELS "A" AND "B" OF LOT LINE ADJUSTMENT 22-003, RECORDED SEPTEMBER 7, 2022 AS INSTRUMENT NO. 2022-0385984, DEED RECORDED SEPTEMBER 12, 2022 AS INSTRUMENT NO. 2022-0390847 AND DEED RECORDED SEPTEMBER 13, 2022 AS INSTRUMENT NO. 2022-0392201, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. LOCATED IN SECTION 22, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

K & A ENGINEERING, INC.

APRIL, 2021

THIS TRACT MAP IS FOR CONVEYANCE AND FINANCING PURPOSES ONLY AND THE PARCELS CREATED ARE NOT BUILDABLE

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: CHICAGO TITLE COMPANY

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: LOTS "A" THROUGH "Z", INCLUSIVE, AND LOTS "AA" AND "BB", FOR STREET, TRAIL, OVER-CROSSING LANDING, AND PUBLIC UTILITY PURPOSES.

WE HEREBY RETAIN LOT 8, INDICATED HEREON AS "PARK", FOR PARK PURPOSES, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES, FOR FUTURE DEDICATION TO THE CITY.

BLC FLEMING LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: BRISTOL LAND COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY ITS AUTHORIZED AGENT

BY: _____ PRINT NAME: JOHN PATTERSON TITLE: AUTHORIZED SIGNATORY & AGENT

BY: _____ PRINT NAME: NOAH SHIH TITLE: AUTHORIZED SIGNATORY & AGENT

THE FLEMING FAMILY LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP

BY: MANAGER OF F&N LLC, GENERAL PARTNER A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____ PRINT NAME: FRED FLEMING TITLE: MANAGER OF F&N LLC

NOTARY ACKNOWLEDGMENT

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

STATE OF _____ COUNTY OF _____ ON _____ BEFORE ME, _____, A NOTARY PUBLIC,

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

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

WITNESS MY HAND. MY PRINCIPAL PLACE OF BUSINESS IS IN SIGNATURE _____ COUNTY. MY COMMISSION EXPIRES: _____ PRINT NAME: _____ MY COMMISSION NUMBER: _____

NOTARY ACKNOWLEDGMENT

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

STATE OF _____ COUNTY OF _____ ON _____ BEFORE ME, _____, A NOTARY PUBLIC,

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

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

WITNESS MY HAND. MY PRINCIPAL PLACE OF BUSINESS IS IN SIGNATURE _____ COUNTY. MY COMMISSION EXPIRES: _____ PRINT NAME: _____ MY COMMISSION NUMBER: _____

NOTARY ACKNOWLEDGMENT

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

STATE OF _____ COUNTY OF _____ ON _____ BEFORE ME, _____, A NOTARY PUBLIC,

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

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

WITNESS MY HAND. MY PRINCIPAL PLACE OF BUSINESS IS IN SIGNATURE _____ COUNTY. MY COMMISSION EXPIRES: _____ PRINT NAME: _____ MY COMMISSION NUMBER: _____

SIGNATURE OMISSIONS

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

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

AN EASEMENT FOR PUBLIC UTILITY PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY AND GENERAL TELEPHONE COMPANY OF CALIFORNIA, RECORDED ON DECEMBER 29, 1967, PER INSTRUMENT NO. 115508 OF OFFICIAL RECORDS.

AN EXISTING EASEMENT FOR SEWER PURPOSES, IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, RECORDED ON MARCH 15, 2018, PER INSTRUMENT NO. 2018-098436, AND FIRST AMENDMENT TO GRANT OF EASEMENTS RECORDED APRIL 22, 2019 PER INSTRUMENT NO. 2019-0136060 OF OFFICIAL RECORDS.

AN EXISTING EASEMENT FOR SEWER PURPOSES, IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, RECORDED ON OCTOBER 22, 2018, PER INSTRUMENT NO. 2018-416665 OF OFFICIAL RECORDS.

EXISTING EASEMENT FOR PUBLIC UTILITY PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED ON JUNE 7, 2022, PER INSTRUMENT NO. 2022-0259238 OF OFFICIAL RECORDS.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT 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 ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT SAID 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 SCIOPLUME, 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. 37391, 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: NICOLAS FIDLER, R.C.E. NO. 61069 CITY ENGINEER, CITY OF MENIFEE



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



MENIFEE CITY CLERK CERTIFICATE

THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS CITY COUNCIL, HEREBY APPROVES THE TRACT MAP 37391 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.

THE EASEMENTS FOR STREET, TRAIL, OVER-CROSSING LANDING, AND PUBLIC UTILITY PURPOSES LOTS "A" THROUGH "G" INCLUSIVE (ROUSE ROAD), LOTS "H" THROUGH "J" INCLUSIVE (ANTELOPE ROAD), LOTS "K" THROUGH "Q" INCLUSIVE (CHAMBERS AVENUE), LOTS "R" THROUGH "U" INCLUSIVE (ENCANTO DRIVE), LOTS "V" THROUGH "Z" INCLUSIVE (SHERMAN ROAD), AND LOTS "AA" AND "BB" (SHERMAN ROAD).

DATE: _____, 20___ 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

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:

AN EXISTING EASEMENT FOR PUBLIC UTILITY, PUBLIC SERVICE AND DRAINAGE FACILITY PURPOSES, IN FAVOR OF THE COUNTY OF RIVERSIDE, RECORDED ON FEBRUARY 19, 1963, PER INSTRUMENT NO. 17312 OF OFFICIAL RECORDS, PARTIAL ABANDONMENT WITHIN THIS TRACT MAP.

AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT FOR PUBLIC DRAINAGE AND FLOWAGE PURPOSES, IN FAVOR OF THE COUNTY OF RIVERSIDE, RECORDED ON JUNE 29, 1988, PER INSTRUMENT NO. 180001 OF OFFICIAL RECORDS, WITHIN THIS TRACT MAP.

AN EXISTING EASEMENT FOR PUBLIC STREET AND UTILITY PURPOSES, IN FAVOR OF THE CITY OF MENIFEE, AS SHOWN ON PARCEL MAP NO. 37379, RECORDED IN PARCEL MAP BOOK 250, PAGES 47 THROUGH 51, INCLUSIVE, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, PARTIAL ABANDONMENT WITH THIS TRACT MAP.

NO.	DESCRIPTION
2	SURVEYOR'S NOTES BASIS OF BEARINGS EASEMENT NOTES MONUMENT NOTES VICINITY MAP INDEX MAP
3	BOUNDARY SHEET CONVERGENCE ARROW
4-8	MAPPING SHEETS
9	DETAILS

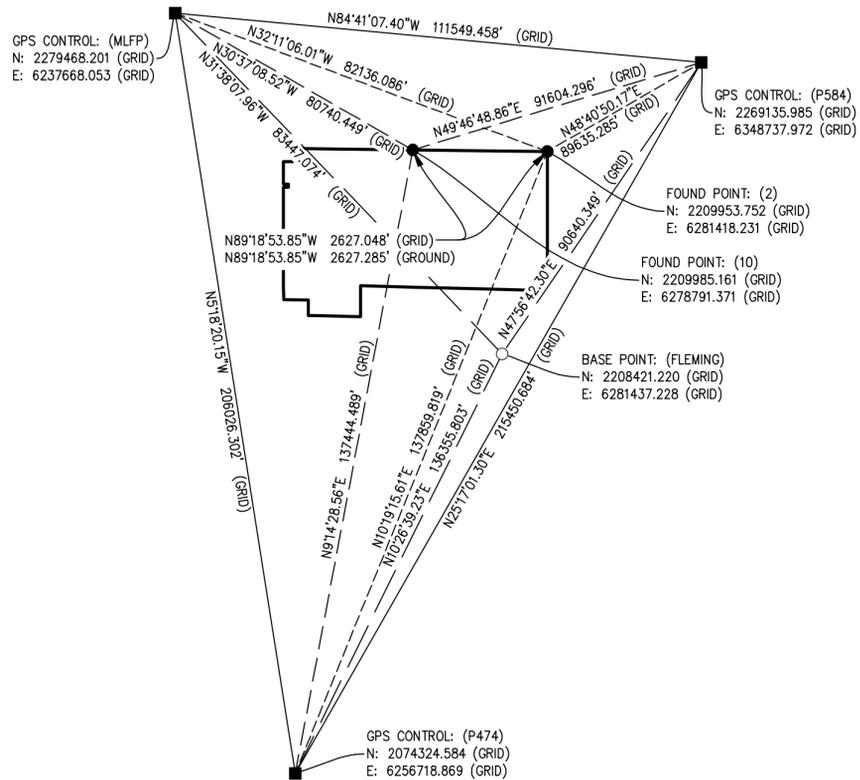
TRACT NO. 37391

BEING A SUBDIVISION OF PARCEL "A" OF CERTIFICATE OF COMPLIANCE NO. COM 16-001, RECORDED MAY 26, 2016 AS INSTRUMENT NO. 2016-0215840, TOGETHER WITH LOTS "B" THROUGH "F", INCLUSIVE, AND LOT "I" AS SHOWN ON PARCEL MAP NO. 37379, RECORDED IN PARCEL MAP BOOK 250, PAGES 47 THROUGH 51, INCLUSIVE, TOGETHER WITH PARCELS "A" AND "B" OF LOT LINE ADJUSTMENT 22-003, RECORDED SEPTEMBER 7, 2022 AS INSTRUMENT NO. 2022-0385984, DEED RECORDED SEPTEMBER 12, 2022 AS INSTRUMENT NO. 2022-0390847 AND DEED RECORDED SEPTEMBER 13, 2022 AS INSTRUMENT NO. 2022-0392201, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. LOCATED IN SECTION 22, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

K & A ENGINEERING, INC.

APRIL, 2021

THIS TRACT MAP IS FOR CONVEYANCE AND FINANCING PURPOSES ONLY AND THE PARCELS CREATED ARE NOT BUILDABLE



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:

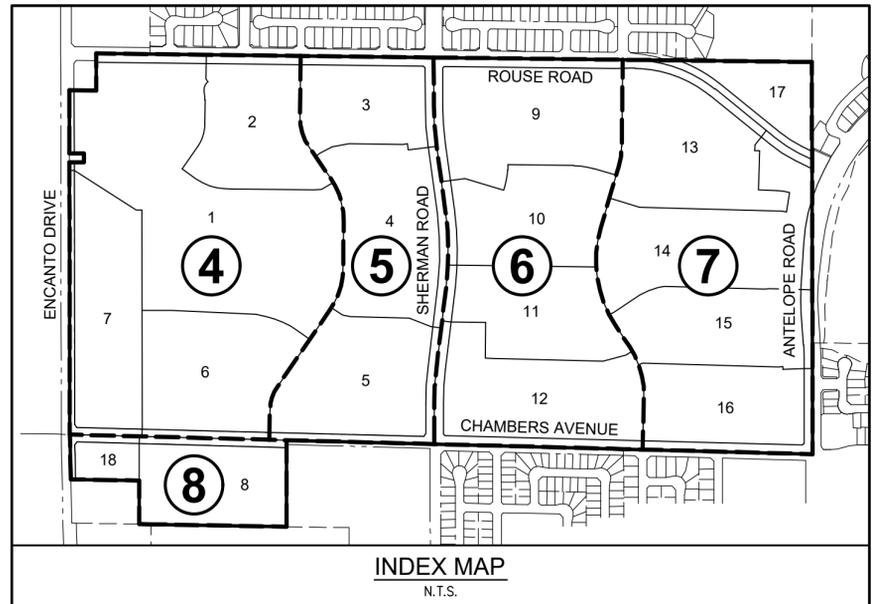
- (R1) INDICATES RECORD DATA PER TRACT MAP NO. 30161, M.B. 329/71-77.
 - (R2) INDICATES RECORD DATA PER CERTIFICATE OF COMPLIANCE NO. COM 16-003 AS INST. NO. 2016-0297522.
 - (R3) INDICATES RECORD DATA PER CALTRANS RIGHT-OF-WAY MAP NO. 204-430.
 - (R4) INDICATES RECORD DATA PER GRANT DEED AS INST. NO. 57703.
 - (R5) INDICATES RECORD DATA PER CERTIFICATE OF PARCEL MERGER NO. MER 16-001 AS INST. NO. 2016-0165380.
 - (R6) INDICATES RECORD DATA PER TRACT MAP NO. 19781, M.B. 186/31-40.
 - (R7) INDICATES RECORD DATA PER RECORD OF SURVEY R.S. 127/96.
 - (R8) INDICATES RECORD DATA PER TRACT MAP NO. 27093, M.B. 270/32-34.
 - (R9) INDICATES RECORD DATA PER CERTIFICATE OF COMPLIANCE NO. COM 16-001 AS INST. NO. 2016-0215840.
 - (R10) INDICATES RECORD DATA PER TRACT MAP NO. 29835-1, M.B. 470/69-76.
 - (R11) INDICATES MEASURED AND RECORD DATA PER PARCEL MAP NO. 37379, P.M.B. 250/47-51.
 - (R12) INDICATES RECORD DATA PER TRACT MAP NO. 29835-2, M.B. 478/70-80.
 - (R13) INDICATES MEASURED AND RECORD DATA PER LOT LINE ADJUSTMENT NO. L.L.A. 22-003 AS INST. NO. 2022-0385984.
 - (X) INDICATES MONUMENT NUMBER AS DESCRIBED IN MONUMENT NOTES.
 - (E) INDICATES EASEMENT NUMBER AS DESCRIBED IN EASEMENT NOTES.
 - INDICATES FOUND MONUMENT AS NOTED.
 - INDICATES FOUND 1" I.P., W/TAG "L.S. 9154", FLUSH, PER P.M.B. 250/47-51.
 - INDICATES SET 1" I.D. X 18" I.P. AND TAG "L.S. 9154", FLUSH, AT ALL LOT CORNERS, ANGLE POINTS IN SIDE OR REAR LOT LINES, AND ANGLE POINTS IN SUBDIVISION BOUNDARY. (RIVERSIDE CO. STD. "A" MONUMENT)
- ALL MONUMENTS ARE SET AND TAGGED IN ACCORDANCE WITH THE RIVERSIDE COUNTY ORDINANCE NO. 461.10.
- ALL MONUMENTS SHOWN AS "SET" ARE SET PER RIVERSIDE COUNTY ORDINANCE 461.21, AND IN ACCORDANCE FOR THIS WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THIS MAP.

EASEMENT NOTES

- 1 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 ROAD PURPOSES, AS DEDICATED ON ROMOLA FARMS NO. 14, RECORDED ON NOVEMBER 1, 1927, IN MAP BOOK 16, PAGES 36 THROUGH 38, INCLUSIVE, OF OFFICIAL RECORDS.
- 3 INDICATES 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. NOT PLOTTABLE FROM RECORD.
- △ INDICATES AN EXISTING EASEMENT FOR PUBLIC UTILITY, PUBLIC SERVICE AND DRAINAGE FACILITY PURPOSES, IN FAVOR OF THE COUNTY OF RIVERSIDE, RECORDED ON FEBRUARY 19, 1963, PER INSTRUMENT NO. 17312 OF OFFICIAL RECORDS. SEE MAP FOR PARTIAL ABANDONMENT HEREON.
- △ INDICATES AN EXISTING EASEMENT FOR PUBLIC UTILITY PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY AND GENERAL TELEPHONE COMPANY OF CALIFORNIA, RECORDED ON DECEMBER 29, 1967, PER INSTRUMENT NO. 115508 OF OFFICIAL RECORDS.
- △ INDICATES AN EXISTING EASEMENT FOR PUBLIC ROAD PURPOSES, IN FAVOR OF THE COUNTY OF RIVERSIDE, ACCEPTED BY RESOLUTION RECORDED ON SEPTEMBER 17, 1981, PER INSTRUMENT NO. 175777 OF OFFICIAL RECORDS.
- △ INDICATES AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT FOR PUBLIC DRAINAGE AND FLOWAGE PURPOSES, IN FAVOR OF THE COUNTY OF RIVERSIDE, RECORDED ON JUNE 29, 1988, PER INSTRUMENT NO. 180001 OF OFFICIAL RECORDS. ABANDONED HEREON.
- △ 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 ROAD PURPOSES, IN FAVOR OF THE CITY OF MENIFEE, RECORDED ON MARCH 15, 2018, PER INSTRUMENT NO. 2018-098436, AND FIRST AMENDMENT TO GRANT OF EASEMENTS RECORDED APRIL 22, 2019 PER INSTRUMENT NO. 2019-0136060 OF OFFICIAL RECORDS.
- △ INDICATES AN EXISTING TEMPORARY CONSTRUCTION EASEMENT FOR ROAD PURPOSES, IN FAVOR OF THE CITY OF MENIFEE, RECORDED ON MARCH 15, 2018, PER INSTRUMENT NO. 2018-098436, AND FIRST AMENDMENT TO GRANT OF EASEMENTS RECORDED APRIL 22, 2019 PER INSTRUMENT NO. 2019-0136060 OF OFFICIAL RECORDS.
- △ INDICATES AN EXISTING EASEMENT FOR DRAINAGE PURPOSES, IN FAVOR OF THE CITY OF MENIFEE, RECORDED ON MARCH 15, 2018, PER INSTRUMENT NO. 2018-098436, AND FIRST AMENDMENT TO GRANT OF EASEMENTS RECORDED APRIL 22, 2019 PER INSTRUMENT NO. 2019-0136060 OF OFFICIAL RECORDS.
- △ INDICATES AN EXISTING EASEMENT FOR SEWER PURPOSES, IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, RECORDED ON OCTOBER 22, 2018, PER INSTRUMENT NO. 2018-416665 OF OFFICIAL RECORDS.
- △ INDICATES AN EXISTING EASEMENT FOR DRAINAGE PURPOSES, IN FAVOR OF THE CITY OF MENIFEE, RECORDED ON APRIL 22, 2019, PER INSTRUMENT NO. 2019-136060 OF OFFICIAL RECORDS.
- △ INDICATES AN EXISTING EASEMENT FOR ACCESS PURPOSES, AS RETAINED ON PARCEL MAP NO. 37379, RECORDED ON DECEMBER 30, 2020, IN PARCEL MAP BOOK 250, PAGES 47 THROUGH 51, INCLUSIVE, OF OFFICIAL RECORDS.
- △ INDICATES AN EXISTING EASEMENT FOR PUBLIC UTILITY PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED ON JUNE 7, 2022, PER INSTRUMENT NO. 2022-0259238 OF OFFICIAL RECORDS.

C.F.D. NOTE:

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



MONUMENT NOTES

- ① FOUND 1" I.P., W/TAG "L.S. 9154", FLUSH, PER P.M.B. 250/47-51. ACCEPTED AS THE NORTHWEST CORNER OF SECTION 22.
- ② FOUND 1-1/2" I.P., W/TAG "L.S. 3962", UP 1.5', PER P.M.B. 63/96 & P.M.B. 98/59. ACCEPTED AS THE CENTERLINE INTERSECTION OF ROUSE ROAD AND ANTELOPE ROAD, AND ALSO BEING THE NORTHEAST CORNER SECTION 22.
- ③ FOUND 1" I.P., W/TAG "L.S. 3365", FLUSH, NO REFERENCE. NOT ACCEPTED. NOTHING SET.
- ④ FOUND 1" I.P., W/TAG "L.S. 3365", DN. 0.4', NO REFERENCE. ACCEPTED AS THE NORTHWEST CORNER OF LOT "U".
- ⑤ FOUND 1" I.P., W/TAG "R.C.E. 16889", FLUSH, PER R.S. 127/96. ACCEPTED AS THE SOUTH 1/4 CORNER OF SECTION 22.
- ⑥ FOUND 1" I.P., W/PLUG "R.C.E. 20508", DN. 0.5', PER M.B. 329/71-77. ACCEPTED AS THE CENTERLINE INTERSECTION OF ROUSE ROAD AND MYLES COURT.
- ⑦ FOUND 1" I.P., W/PLUG "R.C.E. 20508", DN. 0.5', PER M.B. 329/71-77. ACCEPTED AS THE CENTERLINE INTERSECTION OF ROUSE ROAD AND TRUMBLE ROAD.
- ⑧ FOUND 1" I.P., W/PLUG "R.C.E. 20508", FLUSH, PER M.B. 329/71-77. ACCEPTED AS THE CENTERLINE INTERSECTION OF ROUSE ROAD AND BRADY LANE.
- ⑨ FOUND 1" I.P., W/PLUG "R.C.E. 20508", FLUSH, PER M.B. 329/71-77. ACCEPTED AS THE CENTERLINE INTERSECTION OF ROUSE ROAD AND SUNSHINE LANE.
- ⑩ FOUND 1" I.P., NO TAG, SET "L.S. 9154" 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.
- ⑪ FOUND 1" I.P., NO TAG, DN. 1.0', IN LIEU OF 1" I.P. W/TAG "L.S. 3698", PER M.B. 186/31-40. ACCEPTED AS THE CENTERLINE OF CHAMBERS AVENUE, BOUNDARY OF SAID TRACT, AND ALSO BEING THE SOUTH 1/16 CORNER OF THE NORTHEAST 1/4 SECTION 22.
- ⑫ FOUND 1" I.P., W/TAG "L.S. 3698", DN. 0.3', PER M.B. 186/31-40. ACCEPTED AS THE CENTERLINE INTERSECTION OF CHAMBERS AVENUE AND AVENIDA HALAGO.
- ⑬ FOUND 1" I.P., W/TAG "L.S. 9154", FLUSH, PER P.M.B. 250/47-51. ACCEPTED AS THE CENTERLINE INTERSECTION OF CHAMBERS AVENUE AND SHERMAN ROAD, ALSO BEING THE CENTER OF SECTION 22.
- ⑭ FOUND 2" I.P., W/TAG "R.C.E. 21687", FLUSH, NO REFERENCE, N47°43'46"E 0.15'. NOT ACCEPTED. NOTHING SET.
- ⑮ FOUND GEAR SPIKE AND WASHER, STAMPED "R.C.E. 21687", FLUSH, NO REFERENCE. ACCEPTED AS THE RIGHT-OF-WAY CORNER.
- ⑯ FOUND 1" I.P., W/TAG "L.S. 9154", FLUSH, PER P.M.B. 250/47-51. ACCEPTED AS THE SOUTHWEST CORNER OF SECTION 22.
- ⑰ FOUND 1" I.P., W/TAG "L.S. 9154", FLUSH, PER P.M.B. 250/47-51. ACCEPTED AS THE WEST QUARTER CORNER OF SECTION 22.
- ⑱ FOUND WELL MONUMENT, 2.5" BRASS DISC, STAMPED "CAL DIV HWY - 664+86.57 EC", DN. 1.0', PER CALTRANS RIGHT-OF-WAY MAP NO. 204-430. ACCEPTED AS ENCANTO DRIVE CENTERLINE E.C.
- ⑲ FOUND WELL MONUMENT, 2.5" BRASS DISC, STAMPED "CAL DIV HWY - 662+46.59 BC", DN. 1.0', PER CALTRANS RIGHT-OF-WAY MAP NO. 204-430. ACCEPTED AS ENCANTO DRIVE CENTERLINE E.C.
- ⑳ FOUND WELL MONUMENT, 2.5" BRASS DISC, STAMPED "CAL DIV HWY - 654+67.07 EC", DN. 1.1', PER CALTRANS RIGHT-OF-WAY MAP NO. 204-430. ACCEPTED AS ENCANTO DRIVE CENTERLINE E.C.
- ㉑ FOUND 2" I.P., W/TAG "R.C.E. 21687", FLUSH, NO REFERENCE. ACCEPTED AS THE BOUNDARY CORNER.
- ㉒ FOUND GEAR SPIKE AND WASHER, STAMPED "R.C.E. 21687", FLUSH, NO REFERENCE, N00°00'10"W 0.16'. NOT ACCEPTED. NOTHING SET.
- ㉓ FOUND 3/4" I.P., W/TAG "L.S. 3962", DN. 0.5', PER P.M.B. 6/16 & P.M.B. 98/59. ACCEPTED AS THE CENTERLINE INTERSECTION OF CHAMBERS AVENUE AND ANTELOPE ROAD, AND ALSO BEING THE EAST 1/4 CORNER SECTION 22.
- ㉔ FOUND 2" I.P., W/TAG "R.C.E. 21687", DN. 0.3', NO REFERENCE. ACCEPTED AS THE BOUNDARY CORNER.
- ㉕ FOUND NAIL AND TAG "L.S. 9154", FLUSH IN FOOTING, PER P.M.B. 250/47-51. ACCEPTED.
- ㉖ FOUND 1" I.P., W/TAG "L.S. 4230", FLUSH, PER M.B. 270/32-34. ACCEPTED AS THE CENTERLINE INTERSECTION OF CHAMBERS AVENUE AND CHATHAM LANE.
- ㉗ FOUND 1" I.P., W/TAG "L.S. 4230", FLUSH, PER M.B. 270/32-34. ACCEPTED AS THE CENTERLINE INTERSECTION OF CHAMBERS AVENUE AND CONCORD LANE.
- ㉘ FOUND 1" I.P., W/TAG "R.C.E. 20508", DN. 0.2', PER M.B. 329/71-77. NO'41°06'E 0.06'. NOT ACCEPTED. NOTHING SET.
- ㉙ FOUND 1" I.P., W/TAG "R.C.E. 20508", DN. 0.2', PER M.B. 329/71-77. NO'41°06'E 0.08'. NOT ACCEPTED. NOTHING SET.
- ㉚ FOUND 1" I.P., W/TAG "R.C.E. 20508", DN. 0.3', PER M.B. 329/71-77. NO'41°06'E 0.10'. NOT ACCEPTED. NOTHING SET.

ENVIRONMENTAL CONSTRAINT NOTE:

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

NOTE:
SEE SHEET 2 FOR 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

SHEET 3 OF 9 SHEETS

TRACT NO. 37391

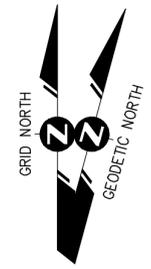
BEING A SUBDIVISION OF PARCEL "A" OF CERTIFICATE OF COMPLIANCE NO. COM 16-001, RECORDED MAY 26, 2016 AS INSTRUMENT NO. 2016-0215840, TOGETHER WITH LOTS "B" THROUGH "F", INCLUSIVE, AND LOT "I" AS SHOWN ON PARCEL MAP NO. 37379, RECORDED IN PARCEL MAP BOOK 250, PAGES 47 THROUGH 51, INCLUSIVE, TOGETHER WITH PARCELS "A" AND "B" OF LOT LINE ADJUSTMENT 22-003, RECORDED SEPTEMBER 7, 2022 AS INSTRUMENT NO. 2022-0385984, DEED RECORDED SEPTEMBER 12, 2022 AS INSTRUMENT NO. 2022-0390847 AND DEED RECORDED SEPTEMBER 13, 2022 AS INSTRUMENT NO. 2022-0392201, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. LOCATED IN SECTION 22, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

K & A ENGINEERING, INC.

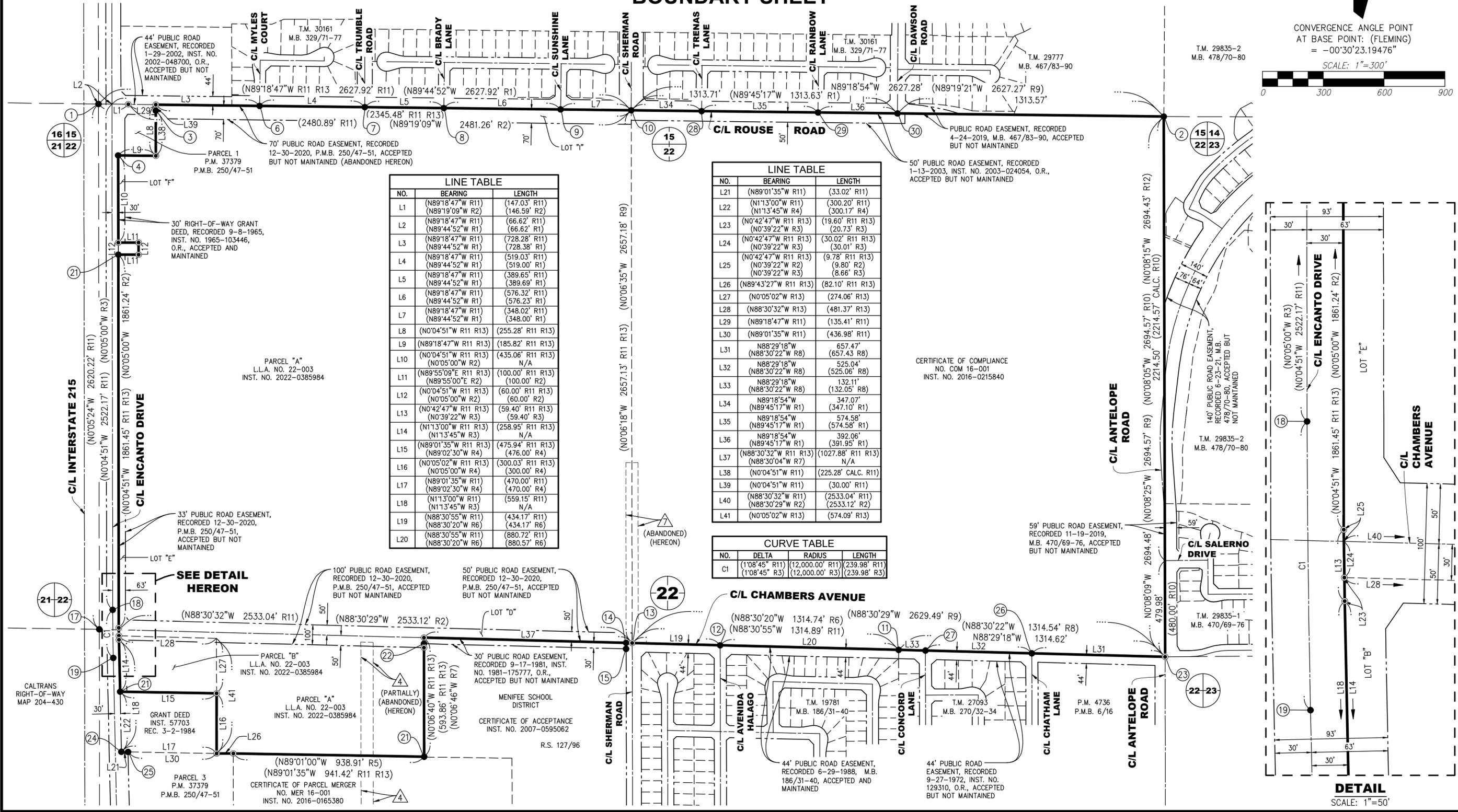
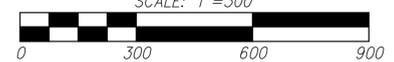
APRIL, 2021

THIS TRACT MAP IS FOR CONVEYANCE AND FINANCING PURPOSES ONLY AND THE PARCELS CREATED ARE NOT BUILDABLE

BOUNDARY SHEET



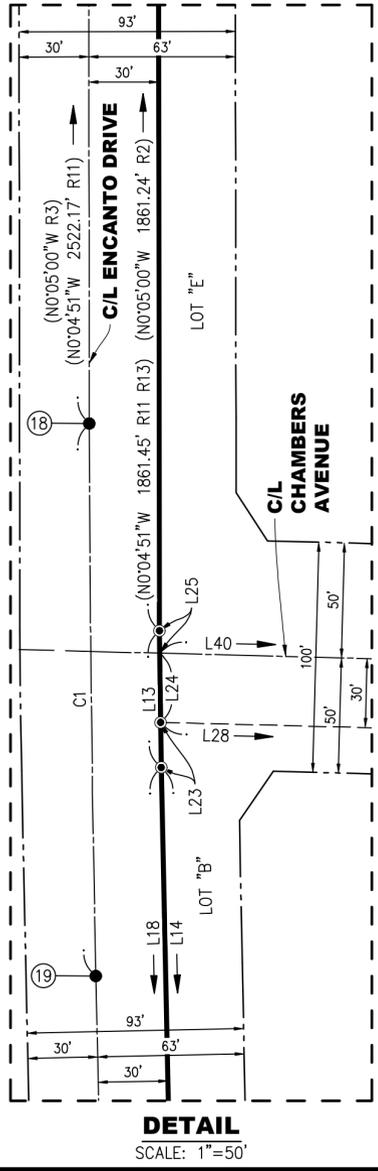
CONVERGENCE ANGLE POINT AT BASE POINT: (FLEMING) = -00°30'23.19476"



NO.	BEARING	LENGTH
L1	(N89°18'47"W R11)	(147.03' R11)
L2	(N89°19'09"W R2)	(146.59' R2)
L3	(N89°18'47"W R11)	(66.62' R1)
L4	(N89°44'52"W R1)	(66.62' R1)
L5	(N89°18'47"W R11)	(728.28' R11)
L6	(N89°44'52"W R1)	(728.38' R1)
L7	(N89°18'47"W R11)	(519.03' R11)
L8	(N89°44'52"W R1)	(519.00' R1)
L9	(N89°18'47"W R11)	(389.65' R11)
L10	(N89°44'52"W R1)	(389.69' R1)
L11	(N89°18'47"W R11)	(576.32' R11)
L12	(N89°44'52"W R1)	(576.23' R1)
L13	(N89°18'47"W R11)	(348.02' R11)
L14	(N89°44'52"W R1)	(348.00' R1)
L15	(N0°04'51"W R11 R13)	(255.28' R11 R13)
L16	(N89°18'47"W R11 R13)	(185.82' R11 R13)
L17	(N0°04'51"W R11 R13)	(435.06' R11 R13)
L18	(N0°05'00"W R2)	N/A
L19	(N89°55'09"E R11 R13)	(100.00' R11 R13)
L20	(N89°55'00"E R2)	(100.00' R2)
L21	(N0°04'51"W R11 R13)	(60.00' R11 R13)
L22	(N0°05'00"W R2)	(60.00' R2)
L23	(N0°42'47"W R11 R13)	(59.40' R11 R13)
L24	(N0°39'22"W R3)	(59.40' R3)
L25	(N1°13'00"W R11 R13)	(258.95' R11 R13)
L26	(N1°13'45"W R3)	N/A
L27	(N89°01'35"W R11 R13)	(475.94' R11 R13)
L28	(N89°02'30"W R4)	(476.00' R4)
L29	(N0°05'02"W R11 R13)	(300.03' R11 R13)
L30	(N0°05'00"W R4)	(300.00' R4)
L31	(N89°01'35"W R11)	(470.00' R11)
L32	(N89°02'30"W R4)	(470.00' R4)
L33	(N1°13'00"W R11)	(559.15' R11)
L34	(N1°13'45"W R3)	N/A
L35	(N88°30'55"W R11)	(434.17' R11)
L36	(N88°30'20"W R6)	(434.17' R6)
L37	(N88°30'55"W R11)	(880.72' R11)
L38	(N88°30'20"W R6)	(880.57' R6)

NO.	BEARING	LENGTH
L21	(N89°01'35"W R11)	(33.02' R11)
L22	(N1°13'00"W R11)	(300.20' R11)
L23	(N1°13'45"W R4)	(300.17' R4)
L24	(N0°42'47"W R11 R13)	(19.60' R11 R13)
L25	(N0°39'22"W R3)	(20.73' R3)
L26	(N0°42'47"W R11 R13)	(30.02' R11 R13)
L27	(N0°39'22"W R3)	(30.01' R3)
L28	(N0°42'47"W R11 R13)	(9.78' R11 R13)
L29	(N0°39'22"W R2)	(9.80' R2)
L30	(N0°39'22"W R3)	(8.66' R3)
L31	(N89°43'27"W R11 R13)	(82.10' R11 R13)
L32	(N0°05'02"W R13)	(274.06' R13)
L33	(N88°30'32"W R13)	(481.37' R13)
L34	(N89°18'47"W R11)	(135.41' R11)
L35	(N89°01'35"W R11)	(436.98' R11)
L36	(N88°29'18"W)	657.47'
L37	(N88°30'22"W R8)	(657.43' R8)
L38	(N88°29'18"W)	525.04'
L39	(N88°30'22"W R8)	(525.06' R8)
L40	(N88°29'18"W)	132.11'
L41	(N88°30'22"W R8)	(132.05' R8)
L42	(N89°18'54"W)	347.07'
L43	(N89°45'17"W R1)	(347.10' R1)
L44	(N89°18'54"W)	574.58'
L45	(N89°45'17"W R1)	(574.58' R1)
L46	(N89°18'54"W)	392.06'
L47	(N89°45'17"W R1)	(391.95' R1)
L48	(N88°30'32"W R11 R13)	(1027.88' R11 R13)
L49	(N88°30'04"W R7)	N/A
L50	(N0°04'51"W R11)	(225.28' CALC. R11)
L51	(N0°04'51"W R11)	(30.00' R11)
L52	(N88°30'32"W R11)	(2533.04' R11)
L53	(N88°30'29"W R2)	(2533.12' R2)
L54	(N0°05'02"W R13)	(574.09' R13)

NO.	DELTA	RADIUS	LENGTH
C1	(1°08'45" R11)	(12,000.00' R11)	(239.98' R11)
C1	(1°08'45" R3)	(12,000.00' R3)	(239.98' R3)



DETAIL
SCALE: 1"=50'

NOTE:

SEE SHEET 2 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. 37391

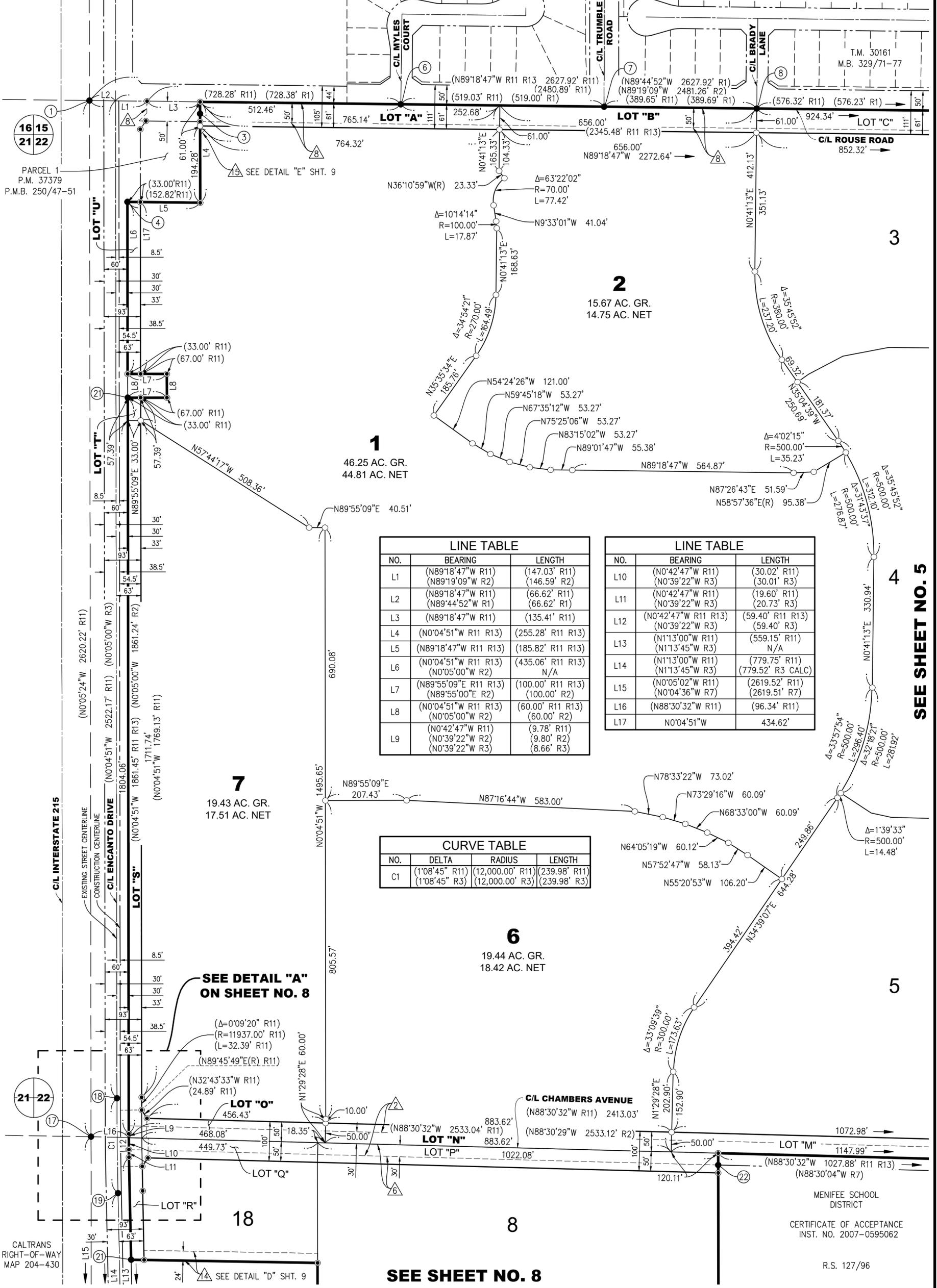
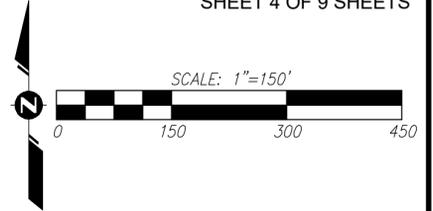
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K & A ENGINEERING, INC.

APRIL, 2021

THIS TRACT MAP IS FOR CONVEYANCE AND FINANCING PURPOSES ONLY AND THE PARCELS CREATED ARE NOT BUILDABLE

SHEET 4 OF 9 SHEETS



LINE TABLE		
NO.	BEARING	LENGTH
L1	(N89°18'47"W R11) (N89°19'09"W R2)	(147.03' R11) (146.59' R2)
L2	(N89°18'47"W R11) (N89°44'52"W R1)	(66.62' R11) (66.62' R1)
L3	(N89°18'47"W R11)	(135.41' R11)
L4	(N0°04'51"W R11 R13)	(255.28' R11 R13)
L5	(N89°18'47"W R11 R13)	(185.82' R11 R13)
L6	(N0°04'51"W R11 R13) (N0°05'00"W R2)	(435.06' R11 R13) N/A
L7	(N89°55'09"E R11 R13) (N89°55'00"E R2)	(100.00' R11 R13) (100.00' R2)
L8	(N0°04'51"W R11 R13) (N0°05'00"W R2)	(60.00' R11 R13) (60.00' R2)
L9	(N0°42'47"W R11) (N0°39'22"W R2) (N0°39'22"W R3)	(9.78' R11) (9.80' R2) (8.66' R3)

LINE TABLE		
NO.	BEARING	LENGTH
L10	(N0°42'47"W R11) (N0°39'22"W R3)	(30.02' R11) (30.01' R3)
L11	(N0°42'47"W R11) (N0°39'22"W R3)	(19.60' R11) (20.73' R3)
L12	(N0°42'47"W R11 R13) (N0°39'22"W R3)	(59.40' R11 R13) (59.40' R3)
L13	(N1°13'00"W R11) (N1°13'45"W R3)	(559.15' R11) N/A
L14	(N1°13'00"W R11) (N1°13'45"W R3)	(779.75' R11) (779.52' R3 CALC)
L15	(N0°05'02"W R11) (N0°04'36"W R7)	(2619.52' R11) (2619.51' R7)
L16	(N88°30'32"W R11)	(96.34' R11)
L17	N0°04'51"W	434.62'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	(1°08'45" R11) (1°08'45" R3)	(12,000.00' R11) (12,000.00' R3)	(239.98' R11) (239.98' R3)

SEE SHEET NO. 5

SEE DETAIL "A" ON SHEET NO. 8

SEE SHEET NO. 8

CERTIFICATE OF ACCEPTANCE
INST. NO. 2007-0595062

R.S. 127/96

NOTE:

SEE SHEET 2 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

SHEET 6 OF 9 SHEETS

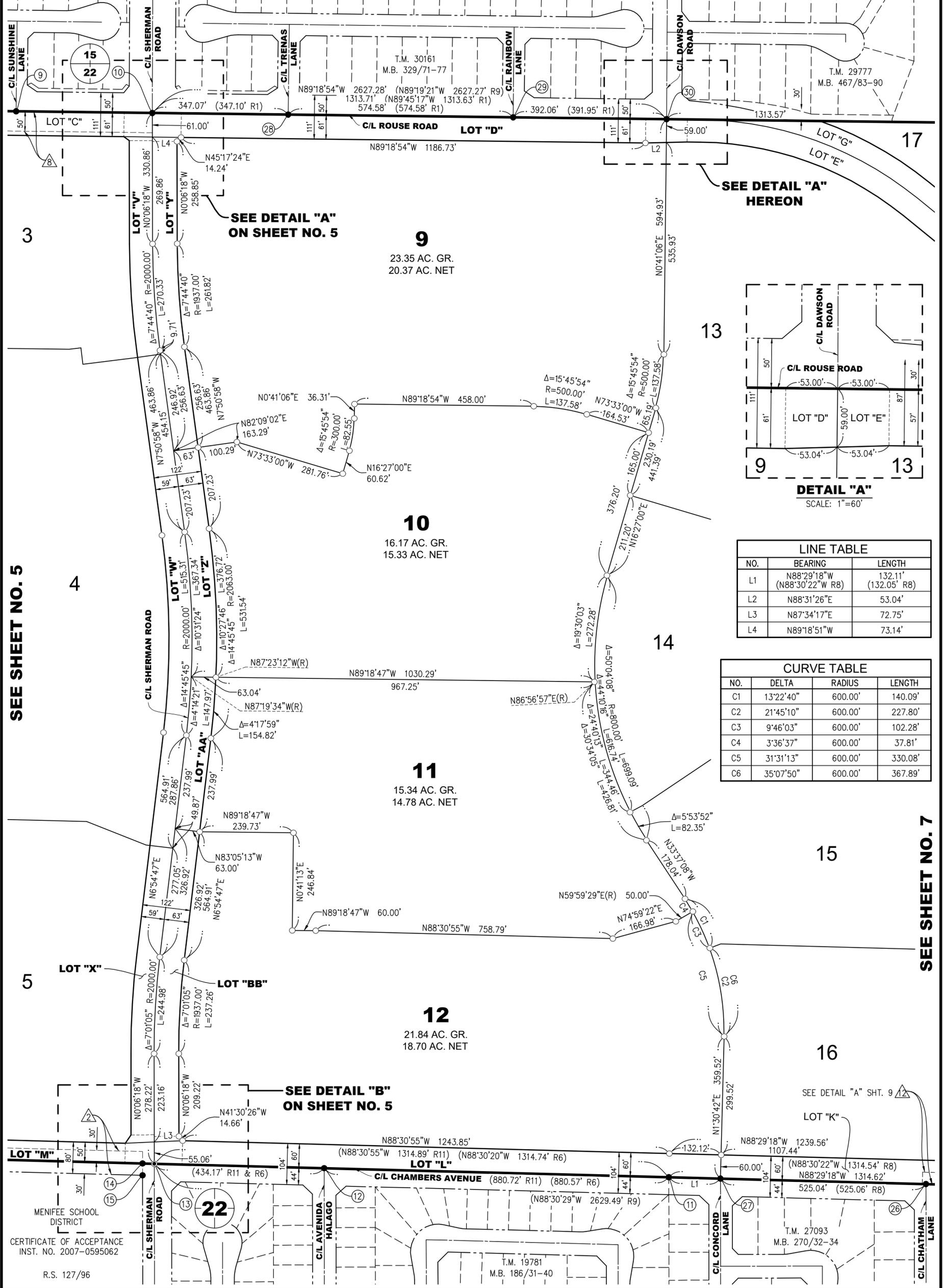
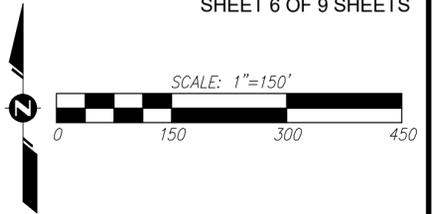
TRACT NO. 37391

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K & A ENGINEERING, INC.

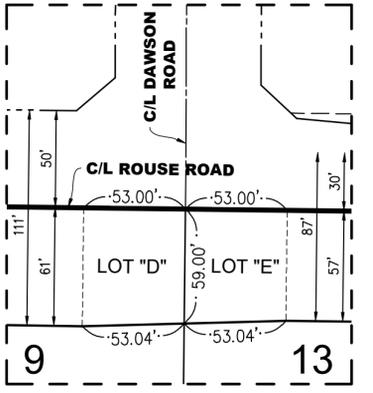
APRIL, 2021

THIS TRACT MAP IS FOR CONVEYANCE AND FINANCING PURPOSES ONLY AND THE PARCELS CREATED ARE NOT BUILDABLE



SEE DETAIL "A" ON SHEET NO. 5

SEE DETAIL "A" HEREON



DETAIL "A"
SCALE: 1"=60'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N88°29'18"W (N88°30'22"W R8)	132.11' (132.05' R8)
L2	N88°31'26"E	53.04'
L3	N87°34'17"E	72.75'
L4	N89°18'51"W	73.14'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	13°22'40"	600.00'	140.09'
C2	21°45'10"	600.00'	227.80'
C3	9°46'03"	600.00'	102.28'
C4	3°36'37"	600.00'	37.81'
C5	31°31'13"	600.00'	330.08'
C6	35°07'50"	600.00'	367.89'

SEE SHEET NO. 5

SEE SHEET NO. 7

CERTIFICATE OF ACCEPTANCE
INST. NO. 2007-0595062
R.S. 127/96

SEE DETAIL "A" SHT. 9

NOTE:

SEE SHEET 2 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

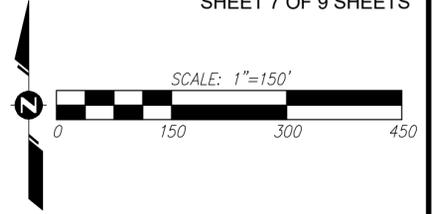
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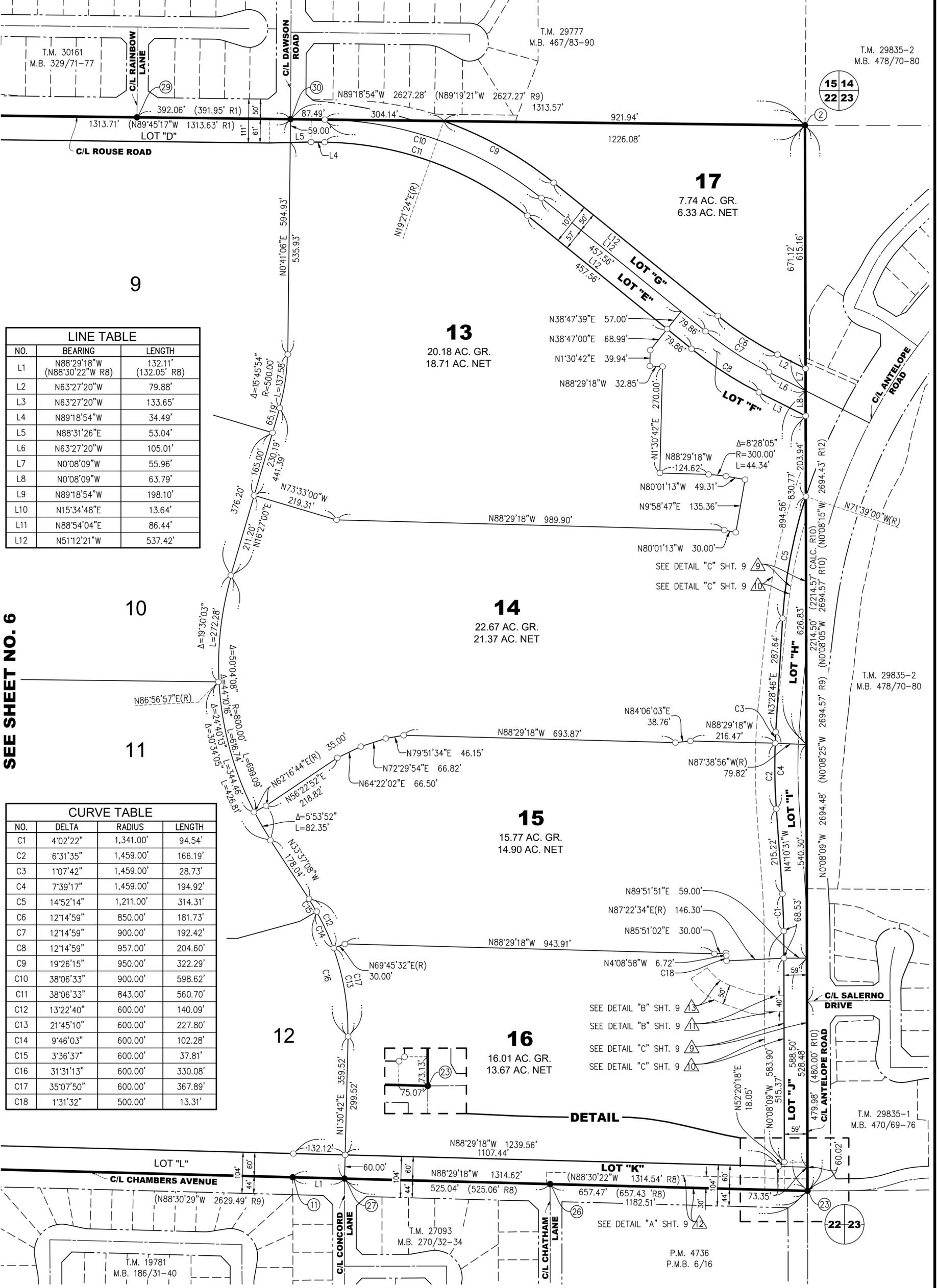
K & A ENGINEERING, INC.

APRIL, 2021

SHEET 7 OF 9 SHEETS



THIS TRACT MAP IS FOR CONVEYANCE AND FINANCING PURPOSES ONLY AND THE PARCELS CREATED ARE NOT BUILDABLE



LINE TABLE		
NO.	BEARING	LENGTH
L1	N88°29'18"W (N88°30'22"W R8)	132.11' (132.05' R8)
L2	N63°27'20"W	79.88'
L3	N63°27'20"W	133.65'
L4	N89°18'54"W	34.49'
L5	N88°31'26"E	53.04'
L6	N63°27'20"W	105.01'
L7	N0°08'09"W	55.96'
L8	N0°08'09"W	63.79'
L9	N89°18'54"W	198.10'
L10	N15°34'48"E	13.64'
L11	N88°54'04"E	86.44'
L12	N51°12'21"W	537.42'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	4°02'22"	1,341.00'	94.54'
C2	6°31'35"	1,459.00'	166.19'
C3	1°07'42"	1,459.00'	28.73'
C4	7°39'17"	1,459.00'	194.92'
C5	14°52'14"	1,211.00'	314.31'
C6	12°14'59"	850.00'	181.73'
C7	12°14'59"	900.00'	192.42'
C8	12°14'59"	957.00'	204.60'
C9	19°26'15"	950.00'	322.29'
C10	38°06'33"	900.00'	598.62'
C11	38°06'33"	843.00'	560.70'
C12	13°22'40"	600.00'	140.09'
C13	21°45'10"	600.00'	227.80'
C14	9°46'03"	600.00'	102.28'
C15	3°36'37"	600.00'	37.81'
C16	31°31'13"	600.00'	330.08'
C17	35°07'50"	600.00'	367.89'
C18	1°31'32"	500.00'	13.31'

SEE SHEET NO. 6

DETAIL

15 14
22 23

22 23

13
20.18 AC. GR.
18.71 AC. NET

14
22.67 AC. GR.
21.37 AC. NET

15
15.77 AC. GR.
14.90 AC. NET

16
16.01 AC. GR.
13.67 AC. NET

17
7.74 AC. GR.
6.33 AC. NET

SEE DETAIL "B" SHT. 9
SEE DETAIL "B" SHT. 9
SEE DETAIL "C" SHT. 9
SEE DETAIL "C" SHT. 9

SEE DETAIL "C" SHT. 9
SEE DETAIL "C" SHT. 9

SEE DETAIL "A" SHT. 9
P.M. 4736
P.M.B. 6/16

T.M. 29835-2
M.B. 478/70-80

T.M. 29835-2
M.B. 478/70-80

T.M. 29835-1
M.B. 470/69-76

T.M. 30161
M.B. 329/71-77

T.M. 29777
M.B. 467/83-90

T.M. 27093
M.B. 270/32-34

T.M. 19781
M.B. 186/31-40

NOTE:

SEE SHEET 2 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

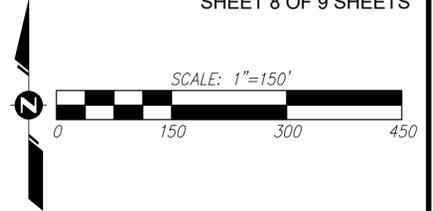
TRACT NO. 37391

BEING A SUBDIVISION OF PARCEL "A" OF CERTIFICATE OF COMPLIANCE NO. COM 16-001, RECORDED MAY 26, 2016 AS INSTRUMENT NO. 2016-0215840, TOGETHER WITH LOTS "B" THROUGH "F", INCLUSIVE, AND LOT "I" AS SHOWN ON PARCEL MAP NO. 37379, RECORDED IN PARCEL MAP BOOK 250, PAGES 47 THROUGH 51, INCLUSIVE, TOGETHER WITH PARCELS "A" AND "B" OF LOT LINE ADJUSTMENT 22-003, RECORDED SEPTEMBER 7, 2022 AS INSTRUMENT NO. 2022-0385984, DEED RECORDED SEPTEMBER 12, 2022 AS INSTRUMENT NO. 2022-0390847 AND DEED RECORDED SEPTEMBER 13, 2022 AS INSTRUMENT NO. 2022-0392201, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. LOCATED IN SECTION 22, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

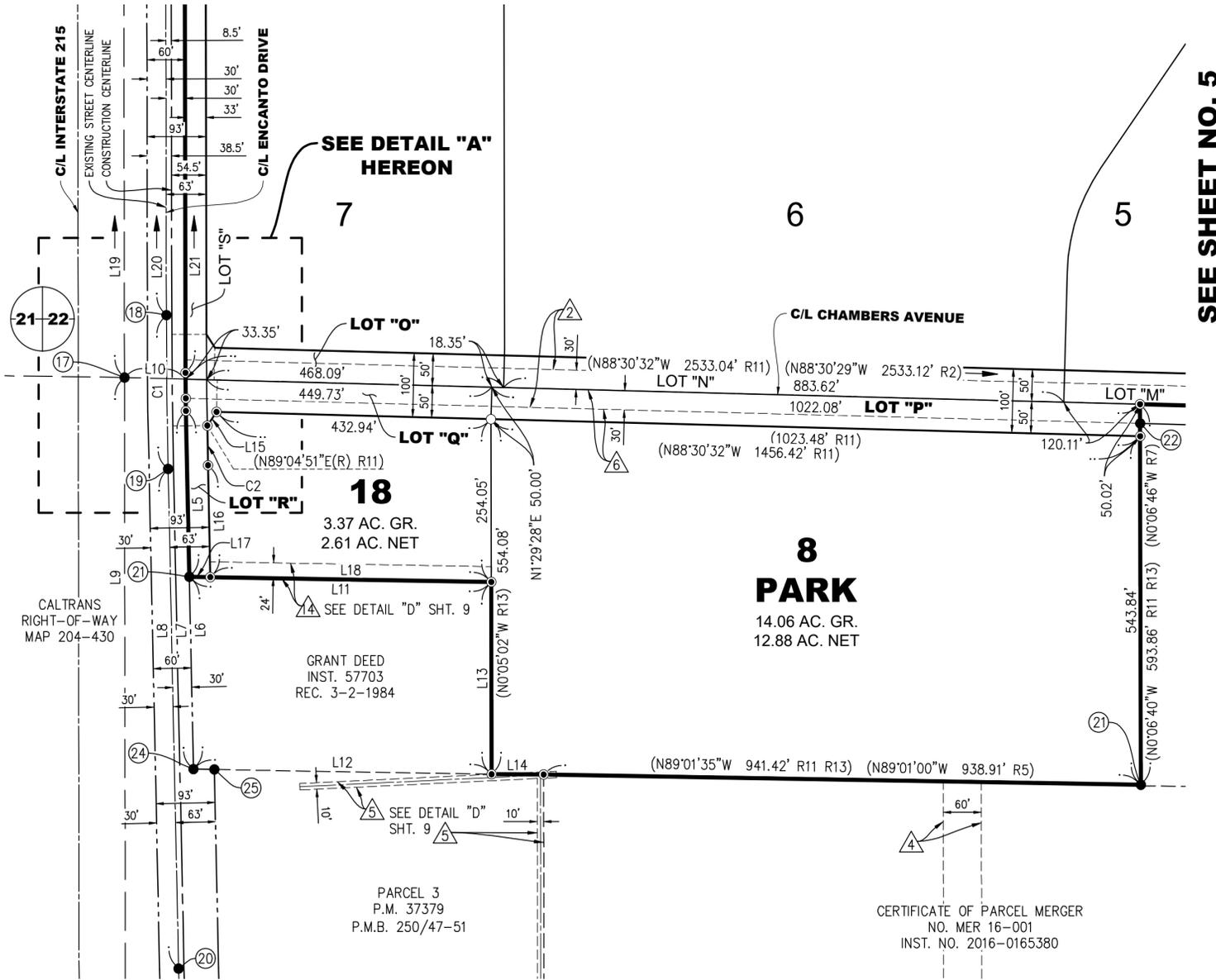
K & A ENGINEERING, INC.

APRIL, 2021

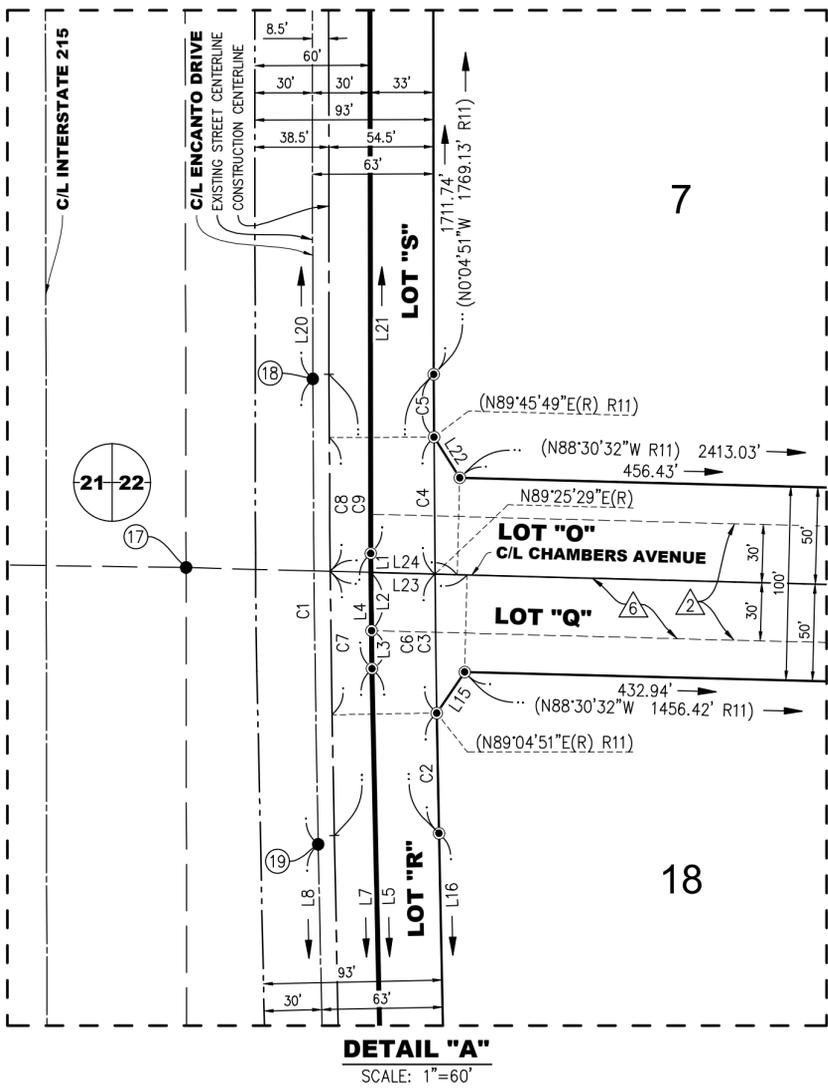
THIS TRACT MAP IS FOR CONVEYANCE AND FINANCING PURPOSES ONLY AND THE PARCELS CREATED ARE NOT BUILDABLE



SEE SHEET NO. 4



SEE SHEET NO. 5



DETAIL "A"
SCALE: 1"=60'

LINE TABLE		
NO.	BEARING	LENGTH
L1	(N0°42'47"W R11 R13) (N0°39'22"W R2) (N0°39'22"W R3)	(9.78' R11 R13) (9.80' R2) (8.66' R3)
L2	(N0°42'47"W R11 R13) (N0°39'22"W R3)	(30.02' R11 R13) (30.01' R3)
L3	(N0°42'47"W R11 R13) (N0°39'22"W R3)	(19.60' R11 R13) (20.73' R3)
L4	(N0°42'47"W R11 R13) (N0°39'22"W R3)	(59.40' R11 R13) (59.40' R3)
L5	(N1°13'00"W R11 R13) (N1°13'45"W R3)	(258.95' R11 R13) N/A
L6	(N1°13'00"W R11) (N1°13'45"W R4)	(300.20' R11) (300.17' R4)
L7	(N1°13'00"W R11) (N1°13'45"W R3)	(559.15' R11) N/A
L8	(N1°13'00"W R11) (N1°13'45"W R3)	(779.75' R11) (779.52' R3 CALC)
L9	(N0°05'02"W R11) (N0°04'36"W R7)	(2,619.52' R11) (2,619.51' R7)
L10	(N88°30'32"W R11)	(96.34' R11)
L11	(N89°01'35"W R11 R13) (N89°02'30"W R4)	(475.94' R11 R13) (476.00' R4)
L12	(N89°01'35"W R11) (N89°02'30"W R4)	(470.00' R11) (470.00' R4)
L13	(N0°05'02"W R11 R13) (N0°05'00"W R4)	(300.03' R11 R13) (300.00' R4)
L14	(N89°43'27"W R11 R13)	(82.10' R11 R13)
L15	(N34°25'51"E R11)	(25.72' R11)
L16	(N1°13'00"W R11)	(174.64' R11)
L17	(N89°01'35"W R11)	(33.03' R11)
L18	(N89°01'35"W R11)	(442.91' R11)
L19	(N0°05'24"W R11)	(2,620.22' R11)
L20	(N0°04'51"W R11) (N0°05'00"W R3)	(2,522.17' R11) N/A
L21	(N0°04'51"W R11 R13) (N0°05'00"W R2)	(1861.45' R11 R13) (1861.24' R2)
L22	(N32°43'33"W R11)	(24.89' R11)
L23	(N88°30'32"W R11)	(71.32' R11)
L24	(N88°30'32"W R11)	(66.19' R11)

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	(1°08'45" R11) (1°08'45" R3)	(12,000.00' R11) (12,000.00' R3)	(239.98' R11) (239.98' R3)
C2	(0°17'51" R11)	(11,937.00' R11)	(61.99' R11)
C3	(0°20'38" R11)	(11,937.00' R11)	(71.64' R11)
C4	(0°20'20" R11)	(11,937.00' R11)	(70.62' R11)
C5	(0°09'20" R11)	(11,937.00' R11)	(32.39' R11)
C6	(1°08'09" R11)	(11,937.00' R11)	(236.64' R11)
C7	(0°21'12" R11)	(11,991.50' R11)	(73.94' R11)
C8	(0°19'46" R11)	(11,991.50' R11)	(68.97' R11)
C9	(1°08'09" R11)	(11,991.50' R11)	(237.72' R11)

NOTE:

SEE SHEET 2 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. 37391

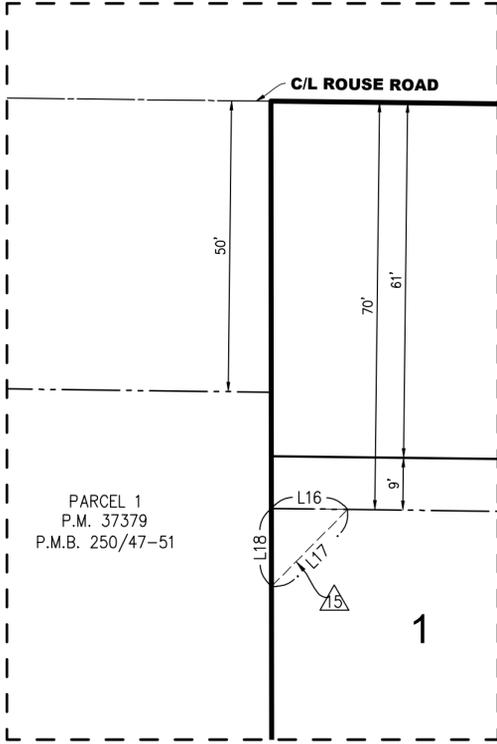
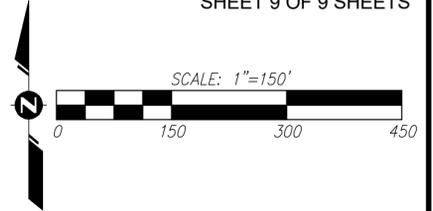
BEING A SUBDIVISION OF PARCEL "A" OF CERTIFICATE OF COMPLIANCE NO. COM 16-001, RECORDED MAY 26, 2016 AS INSTRUMENT NO. 2016-0215840, TOGETHER WITH LOTS "B" THROUGH "F", INCLUSIVE, AND LOT "I" AS SHOWN ON PARCEL MAP NO. 37379, RECORDED IN PARCEL MAP BOOK 250, PAGES 47 THROUGH 51, INCLUSIVE, TOGETHER WITH PARCELS "A" AND "B" OF LOT LINE ADJUSTMENT 22-003, RECORDED SEPTEMBER 7, 2022 AS INSTRUMENT NO. 2022-0385984, DEED RECORDED SEPTEMBER 12, 2022 AS INSTRUMENT NO. 2022-0390847 AND DEED RECORDED SEPTEMBER 13, 2022 AS INSTRUMENT NO. 2022-0392201, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. LOCATED IN SECTION 22, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

K & A ENGINEERING, INC.

APRIL, 2021

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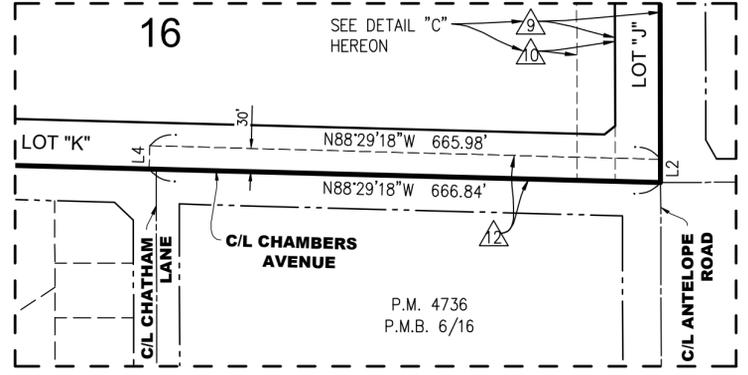
SHEET 9 OF 9 SHEETS



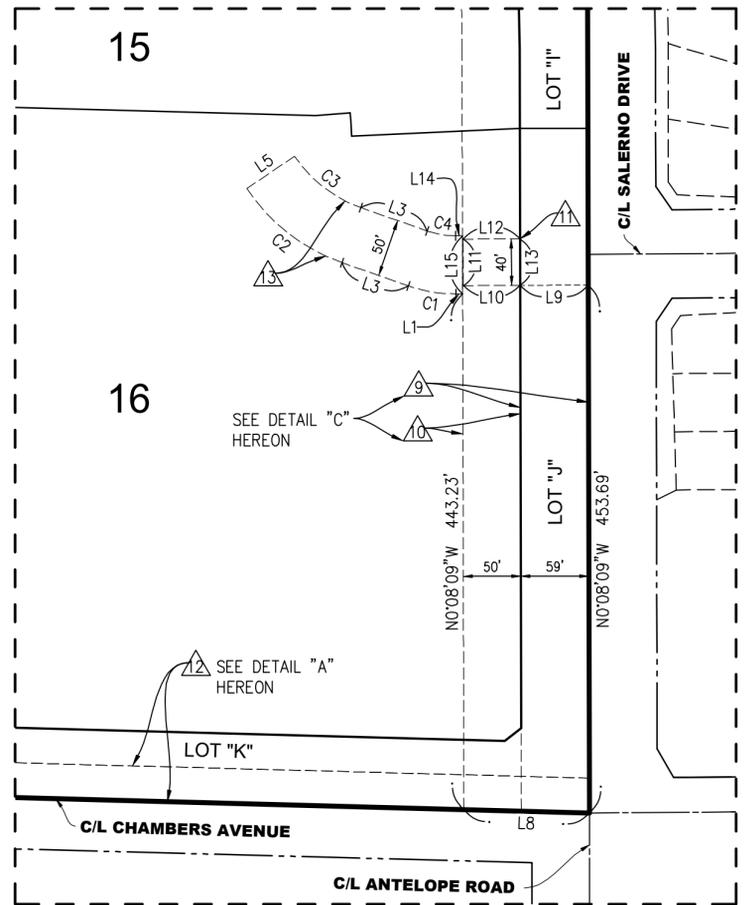
DETAIL "E"
SCALE: 1"=20'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	19°17'48"	125.00'	42.10'
C2	36°49'57"	165.00'	106.07'
C3	36°49'57"	115.00'	73.93'
C4	19°17'48"	75.00'	25.26'

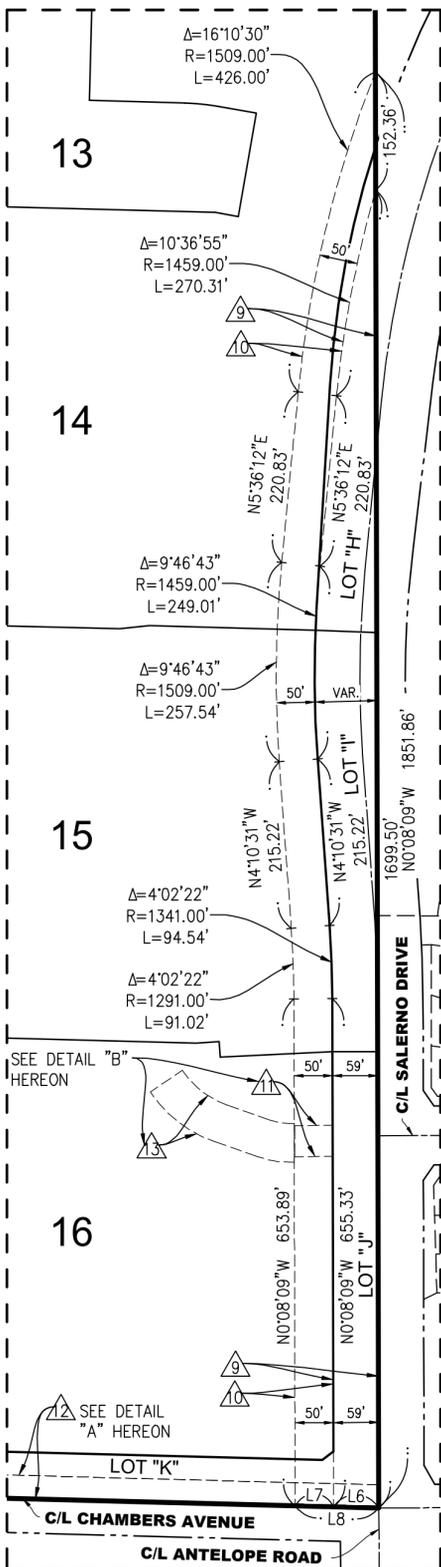
LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°51'51"E	5.91'
L2	N0°08'09"W	30.01'
L3	N70°50'21"W	60.94'
L4	N1°30'42"E	30.00'
L5	N55°59'36"E	50.00'
L6	N88°29'18"W	59.02'
L7	N88°29'18"W	50.02'
L8	N88°29'18"W	109.05'
L9	N89°51'51"E	59.00'
L10	N89°34'19"E	49.32'
L11	N0°25'41"W	40.00'
L12	N89°34'19"E	49.52'
L13	N0°08'09"W	40.00'
L14	N89°51'51"E	5.91'
L15	N0°08'09"W	50.00'
L16	N89°18'47"W	13.27'
L17	N45°00'00"E	18.73'
L18	N0°04'51"W	13.40'



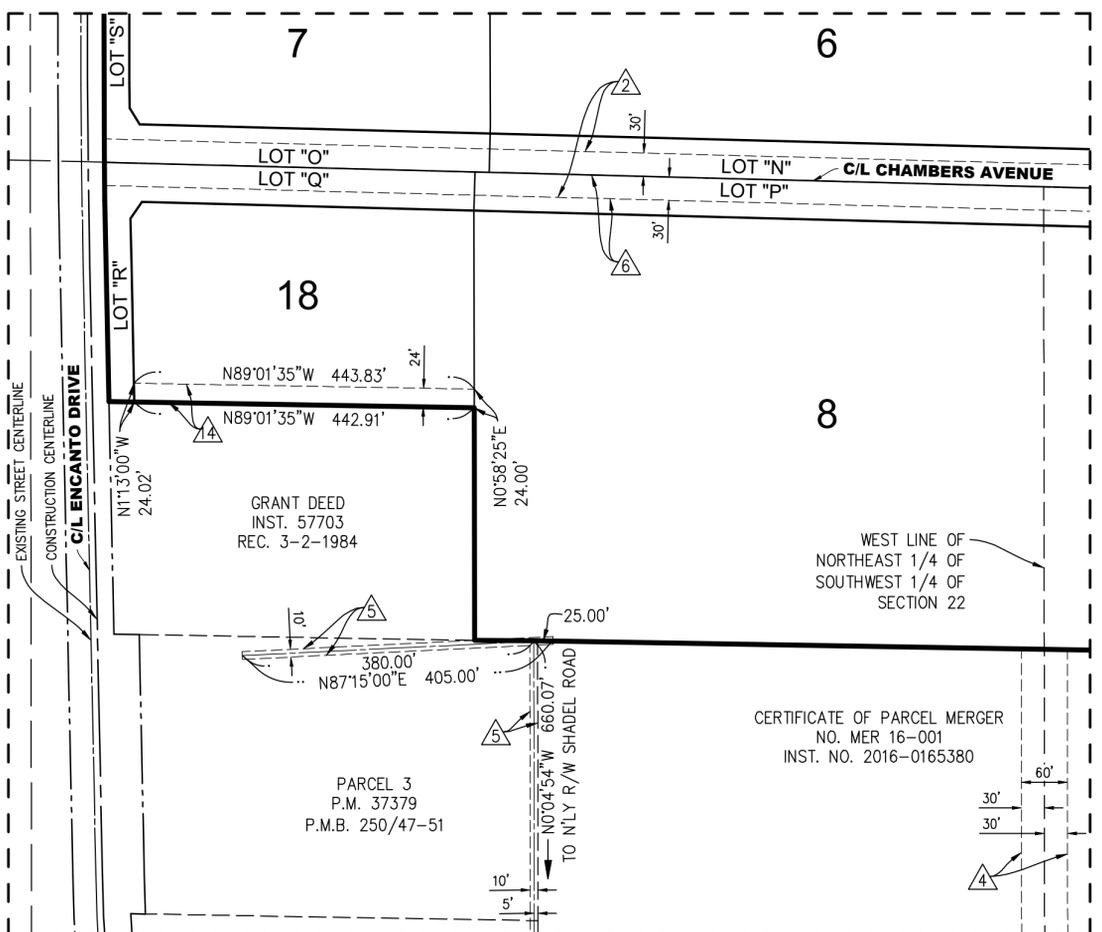
DETAIL "A"
SCALE: 1"=150'



DETAIL "B"
SCALE: 1"=100'



DETAIL "C"
SCALE: 1"=150'



DETAIL "D"
SCALE: 1"=150'

CERTIFICATE OF PARCEL MERGER
NO. MER 16-001
INST. NO. 2016-0165380

PARCEL 3
P.M. 37379
P.M.B. 250/47-51

GRANT DEED
INST. 57703
REC. 3-2-1984

WEST LINE OF
NORTHEAST 1/4 OF
SOUTHWEST 1/4 OF
SECTION 22

ENVIRONMENTAL CONSTRAINT SHEET

ENVIRONMENTAL CONSTRAINT NOTES:

THIS PROPERTY IS SUBJECT TO LIGHTING RESTRICTIONS AS REQUIRED BY MENEFEE 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 MENEFEE 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.

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

TRACT NO. 37391

BEING A SUBDIVISION OF PARCEL "A" OF CERTIFICATE OF COMPLIANCE NO. COM 16-001, RECORDED MAY 26, 2016 AS INSTRUMENT NO. 2016-0215840, TOGETHER WITH LOTS "B" THROUGH "F", INCLUSIVE, AND LOT "I" AS SHOWN ON PARCEL MAP NO. 37379, RECORDED IN PARCEL MAP BOOK 250, PAGES 47 THROUGH 51, INCLUSIVE, TOGETHER WITH PARCELS "A" AND "B" OF LOT LINE ADJUSTMENT 22-003, RECORDED SEPTEMBER 7, 2022 AS INSTRUMENT NO. 2022-0385984, DEED RECORDED SEPTEMBER 12, 2022 AS INSTRUMENT NO. 2022-0390847 AND DEED RECORDED SEPTEMBER 13, 2022 AS INSTRUMENT NO. 2022-0392201, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. LOCATED IN SECTION 22, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

K & A ENGINEERING, INC.

APRIL, 2021

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NOTICE OF AIRPORT IN VICINITY:

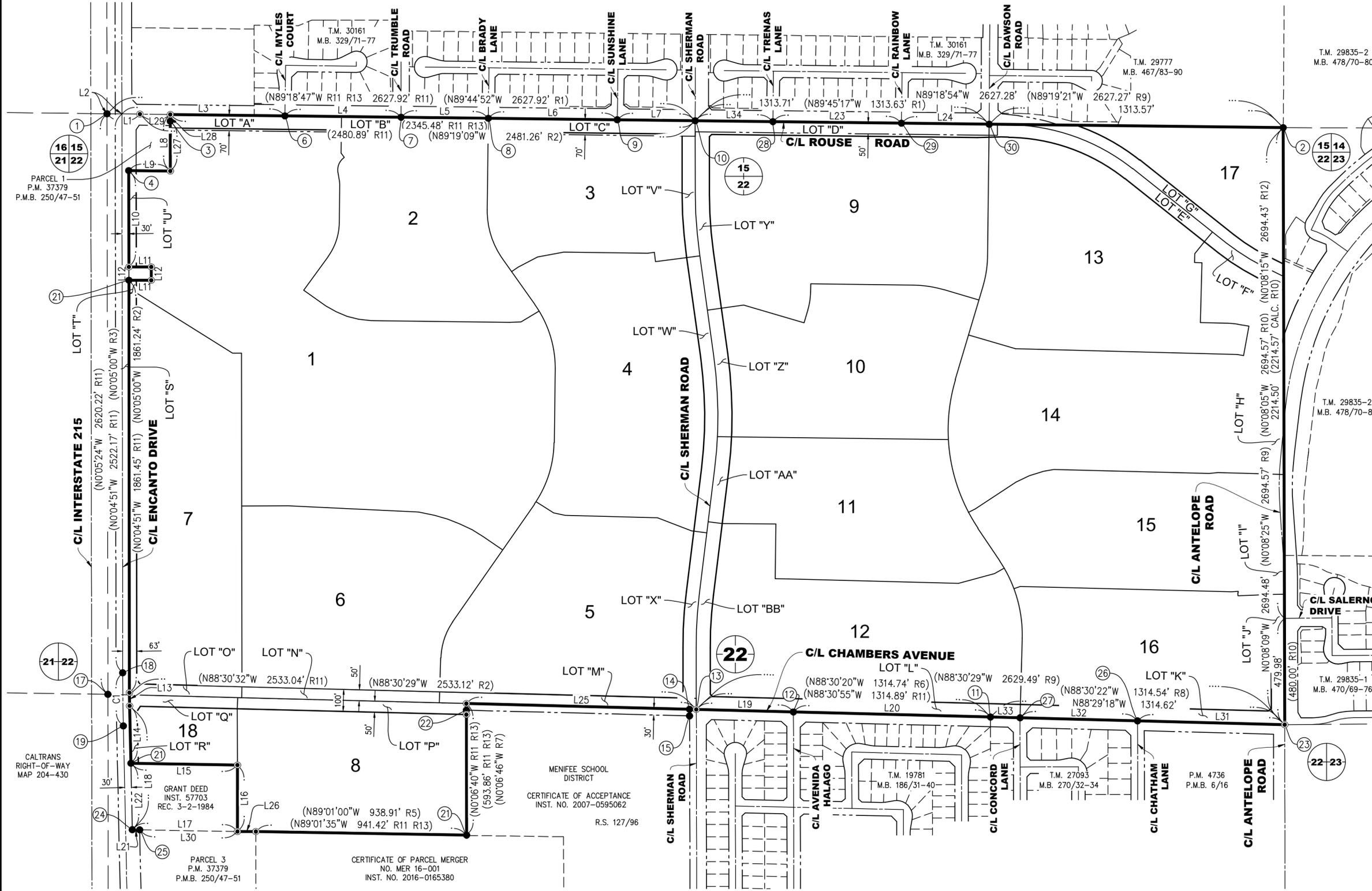
THE PROPERTY IS PRESENTLY LOCATED IN THE VICINITY OF AN AIRPORT, WITHIN WHAT IS KNOWN AS AN AIRPORT INFLUENCE AREA. FOR THAT REASON, THE PROPERTY MAY BE SUBJECT TO SOME OF THE ANNOYANCES OR INCONVENIENCES ASSOCIATED WITH PROXIMITY TO AIRPORT OPERATIONS (FOR EXAMPLE: NOISE, VIBRATION AND ODORS). INDIVIDUAL 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).

SHEET 1 OF 1 SHEETS



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

SCALE: 1"=300'



LINE TABLE		
NO.	BEARING	LENGTH
L1	(N89°18'47"W R11) (N89°19'09"W R2)	(147.03' R11) (146.59' R2)
L2	(N89°18'47"W R11) (N89°44'52"W R1)	(66.62' R11) (66.62' R1)
L3	(N89°18'47"W R11) (N89°44'52"W R1)	(728.28' R11) (728.38' R1)
L4	(N89°18'47"W R11) (N89°44'52"W R1)	(519.03' R11) (519.00' R1)
L5	(N89°18'47"W R11) (N89°44'52"W R1)	(389.65' R11) (389.69' R1)
L6	(N89°18'47"W R11) (N89°44'52"W R1)	(576.32' R11) (576.23' R1)
L7	(N89°18'47"W R11) (N89°44'52"W R1)	(348.02' R11) (348.00' R1)
L8	(N0°04'51"W R11 R13)	(255.28' R11 R13)
L9	(N89°18'47"W R11 R13)	(185.82' R11 R13)
L10	(N0°04'51"W R11 R13) (N0°05'00"W R2)	(435.06' R11 R13) N/A
L11	(N89°55'09"E R11 R13) (N89°55'00"E R2)	(100.00' R11 R13) (100.00' R2)
L12	(N0°04'51"W R11 R13) (N0°05'00"W R2)	(60.00' R11 R13) (60.00' R2)
L13	(N0°42'47"W R11 R13) (N0°39'22"W R3)	(59.40' R11 R13) (59.40' R3)
L14	(N1°13'00"W R11 R13) (N1°13'45"W R3)	(258.95' R11 R13) N/A
L15	(N89°01'35"W R11 R13) (N89°02'30"W R4)	(475.94' R11 R13) (476.00' R4)
L16	(N0°05'02"W R11 R13) (N0°05'00"W R4)	(300.03' R11 R13) (300.00' R4)
L17	(N89°01'35"W R11) (N89°02'30"W R4)	(470.00' R11) (470.00' R4)
L18	(N1°13'00"W R11) (N1°13'45"W R3)	(559.15' R11) N/A
L19	(N88°30'55"W R11) (N88°30'20"W R6)	(434.17' R11) (434.17' R6)
L20	(N88°30'55"W R11) (N88°30'20"W R6)	(880.72' R11) (880.57' R6)
L21	(N89°01'35"W R11)	(33.02' R11)
L22	(N1°13'00"W R11) (N1°13'45"W R4)	(300.20' R11) (300.17' R4)
L23	(N89°18'54"W (N89°45'17"W R1)	574.58' (574.58' R1)
L24	(N89°18'54"W (N89°45'17"W R1)	392.06' (391.95' R1)
L25	(N88°30'32"W R11 R13) (N88°30'04"W R7)	(1027.88' R11 R13) N/A
L26	(N89°43'27"W R11 R13)	(82.10' R11 R13)
L27	(N0°04'51"W R11)	(225.28' CALC. R11)
L28	(N0°04'51"W R11)	(30.00' R11)
L29	(N89°18'47"W R11)	(135.41' R11)
L30	(N89°01'35"W R11)	(436.98' R11)
L31	(N88°29'18"W (N88°30'22"W R8)	657.47' (657.43' R8)
L32	(N88°29'18"W (N88°30'22"W R8)	525.04' (525.06' R8)
L33	(N88°29'18"W (N88°30'22"W R8)	132.11' (132.05' R8)
L34	(N89°18'54"W (N89°45'17"W R1)	347.07' (347.10' R1)

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	(1°08'45" R11) (1°08'45" R3)	(12,000.00' R11) (12,000.00' R3)	(239.98' R11) (239.98' R3)