

LOT SUMMARY:

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

SHEET 1 OF 5 SHEETS

NUMBERED PARCELS: 1
GROSS AREA: 53.23 AC.
NET AREA: 53.23 AC.

PARCEL MAP NO. 38627

BEING A SUBDIVISION OF LOTS 1 THROUGH 197, INCLUSIVE, A PORTION OF LETTERED LOT "A", AND ALL OF LETTERED LOTS "B" THROUGH "M", INCLUSIVE, OF TRACT NO. 32101, IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 446, PAGES 42 THROUGH 49, INCLUSIVE, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. LOCATED IN SECTION 36, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

K & A ENGINEERING, INC.

DECEMBER, 2022

FOR FINANCE PURPOSES ONLY. A FUTURE SUBDIVISION MAP OR LAND USE ENTITLEMENT OR PERMIT SHALL BE REQUIRED PRIOR TO DEVELOPMENT OF THIS PROPERTY. THIS MAP DOES NOT REMOVE ANY CONDITIONS OF APPROVAL FOR SEPARATE LAND USE ENTITLEMENTS OR PERMITS OR TENTATIVE MAPS APPROVED FOR THIS LAND.

RECORDER'S STATEMENT

FILED THIS 1st DAY OF March, 2024, AT 10:34 A.M. IN BOOK 257 OF PARCEL MAPS, AT PAGES 98 - 102, AT THE REQUEST OF CITY CLERK OF THE CITY OF MENIFEE. NO. 2024-0058000 FEE \$17.00 PETER ALDANA ASSESSOR - COUNTY CLERK - RECORDER BY: Elena Gromova DEPUTY SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY ORDER NO. NHSC-7017700

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 PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE 30' EASEMENT LYING WITHIN PARCEL 1, AS SHOWN HEREON. THE DEDICATION IS FOR PUBLIC ACCESS AND PUBLIC UTILITY PURPOSES.

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

BY: [Signature] NAME: DARREN WARREN TITLE: VICE PRESIDENT OF LAND ACQUISITION AND DEVELOPMENT

NOTARY ACKNOWLEDGMENT

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

STATE OF California COUNTY OF Orange ON February 13, 2024 BEFORE ME, Taylor Colleen Block, A NOTARY PUBLIC, PERSONALLY APPEARED Darren Warren, 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: Taylor Colleen Block MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY. MY COMMISSION EXPIRES: 9-23-2026 PRINT NAME: Taylor Colleen Block MY COMMISSION NUMBER: 2417915

SIGNATURE OMISSIONS

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

- SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, OWNER OF AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED AUGUST 12, 1949 IN BOOK 1101, PAGE 245 OF OFFICIAL RECORDS. AMENDED IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, RECORDED AUGUST 12, 1987, AS INSTRUMENT NO. 233675 OF OFFICIAL RECORDS.
SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, OWNER OF AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 2, 1958 IN BOOK 2341, PAGE 353 OF OFFICIAL RECORDS. AMENDED IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, RECORDED AUGUST 12, 1987, AS INSTRUMENT NO. 233675 OF OFFICIAL RECORDS.
SOUTHERN CALIFORNIA EDISON COMPANY, OWNER OF AN EASEMENT FOR ELECTRIC LINES, TELEPHONE LINES, CABLES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 2, 1968, AS INSTRUMENT NO. 10279 OF OFFICIAL RECORDS.
SOUTHERN CALIFORNIA EDISON COMPANY, OWNER OF AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 30, 1896, AS INSTRUMENT NO. 86-240453 OF OFFICIAL RECORDS.
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AUGUST 18, 2015 AS INSTRUMENT NO. 2015-0367464 OF OFFICIAL RECORDS. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED ASSIGNMENT OF DECLARANT'S RIGHTS RECORDED JANUARY 19, 2024 AS INSTRUMENT NO. 2024-0018256 OF OFFICIAL RECORDS.

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 AND RELEASE OF THE CITY OF MENIFEE'S FEE INTEREST BACK TO THE ORIGINAL FEE OWNER WHO DEDICATED TO THE CITY THE FOLLOWING:

- THOSE PORTIONS OF AN EASEMENT FOR FLOOD CONTROL PURPOSES FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES OVER LOTS 106 AND 130, DEDICATED TO THE CITY OF MENIFEE AND ACCEPTED, PER TRACT MAP 32101, RECORDED IN BOOK 446, PAGES 42 THROUGH 49, INCLUSIVE, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, WITHIN THE BOUNDARY OF THIS PARCEL MAP.
THOSE PORTIONS OF EASEMENTS FOR DRAINAGE AND MAINTENANCE PURPOSES OVER LOTS 34 AND 201, DEDICATED TO THE CITY OF MENIFEE AND ACCEPTED, PER TRACT MAP 32101, RECORDED IN BOOK 446, PAGES 42 THROUGH 49, INCLUSIVE, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, WITHIN THE BOUNDARY OF THIS PARCEL MAP.
THOSE PORTIONS OF A 20 FEET WIDE REGIONAL TRAIL OVER LOTS 87 AND 198 FOR CONSTRUCTION AND MAINTENANCE OF COMMUNITY TRAIL FACILITIES, DEDICATED TO THE CITY OF MENIFEE AND ACCEPTED, PER TRACT MAP 32101, RECORDED IN BOOK 446, PAGES 42 THROUGH 49, INCLUSIVE, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, WITHIN THE BOUNDARY OF THIS PARCEL MAP.
A PORTION OF LETTERED LOT "A", AND ALL OF LETTERED LOTS "B" THROUGH "M", INCLUSIVE, FOR STREET AND PUBLIC UTILITY PURPOSES, DEDICATED TO THE CITY OF MENIFEE AND ACCEPTED, SUBJECT TO IMPROVEMENTS, PER TRACT MAP 32101, RECORDED IN BOOK 446, PAGES 42 THROUGH 49, INCLUSIVE, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, WITHIN THE BOUNDARY OF THIS PARCEL MAP.
ABUTTERS' RIGHTS OF ACCESS ALONG BRIGGS ROAD. THE OWNERS OF LOTS 29 THROUGH 31, AND LOTS 34 THROUGH 57, INCLUSIVE, ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL, PER TRACT MAP 32101, RECORDED IN BOOK 446, PAGES 42 THROUGH 49, INCLUSIVE, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, WITHIN THE BOUNDARY OF THIS PARCEL MAP.
ABUTTERS' RIGHTS OF ACCESS ALONG DOMENIGONI PARKWAY. THE OWNERS OF LOTS 1, 58, 59, 68, 69, 72 THROUGH 87, INCLUSIVE, 199, 201, AND 202 ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL, PER TRACT MAP 32101, RECORDED IN BOOK 446, PAGES 42 THROUGH 49, INCLUSIVE, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, WITHIN THE BOUNDARY OF THIS PARCEL MAP.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND WAS COMPILED FROM RECORD DATA IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, ON DECEMBER 6, 2022 AND 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 THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 2/12, 2024 ROBERT SCIOBLOM, P.L.S. NO. 9154



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND THAT IT COMPLIES WITH THE CITY OF MENIFEE MUNICIPAL CODES, REGULATIONS, PERMITS, AND ANY AND ALL CITY APPROVALS.

DATE: February 22, 2024 BY: [Signature] 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: FEBRUARY 20th, 2024 BY: [Signature] STEVEN E. STRAPAC, P.L.S. NO. 8566 CITY SURVEYOR, CITY OF MENIFEE, CALIFORNIA

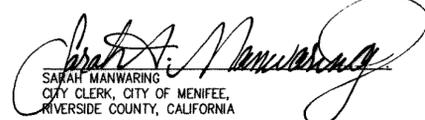


MENIFEE CITY CLERK CERTIFICATE

THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS CITY COUNCIL, HEREBY APPROVES THE PARCEL MAP NO. 38627.

THE 30' EASEMENT LYING WITHIN PARCEL 1, FOR PUBLIC ACCESS AND PUBLIC UTILITY PURPOSES AS SHOWN HEREON, IS HEREBY ACCEPTED.

DATE: February 21, 2024 BY: [Signature] SARAH MANWARING, 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 \$157,800.00

DATE: FEBRUARY 15, 2024 BY: [Signature] MATTHEW JENNINGS, COUNTY TAX COLLECTOR DEPUTY

THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$157,800.00 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: FEBRUARY 15, 2024 BY: [Signature] MATTHEW JENNINGS, COUNTY TAX COLLECTOR DEPUTY

THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED

SEE SHEET 3 FOR INDEX MAP, EASEMENT NOTES, SURVEYOR'S NOTES, BASIS OF BEARINGS, GPS DIAGRAM, AND VICINITY MAP.

PARCEL MAP NO. 38627

BEING A SUBDIVISION OF LOTS 1 THROUGH 197, INCLUSIVE, A PORTION OF LETTERED LOT "A", AND ALL OF LETTERED LOTS "B" THROUGH "M", INCLUSIVE, OF TRACT NO. 32101, IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 446, PAGES 42 THROUGH 49, INCLUSIVE, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. LOCATED IN SECTION 36, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

K & A ENGINEERING, INC.

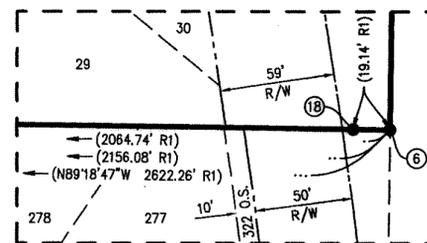
DECEMBER, 2022

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BOUNDARY SHEET

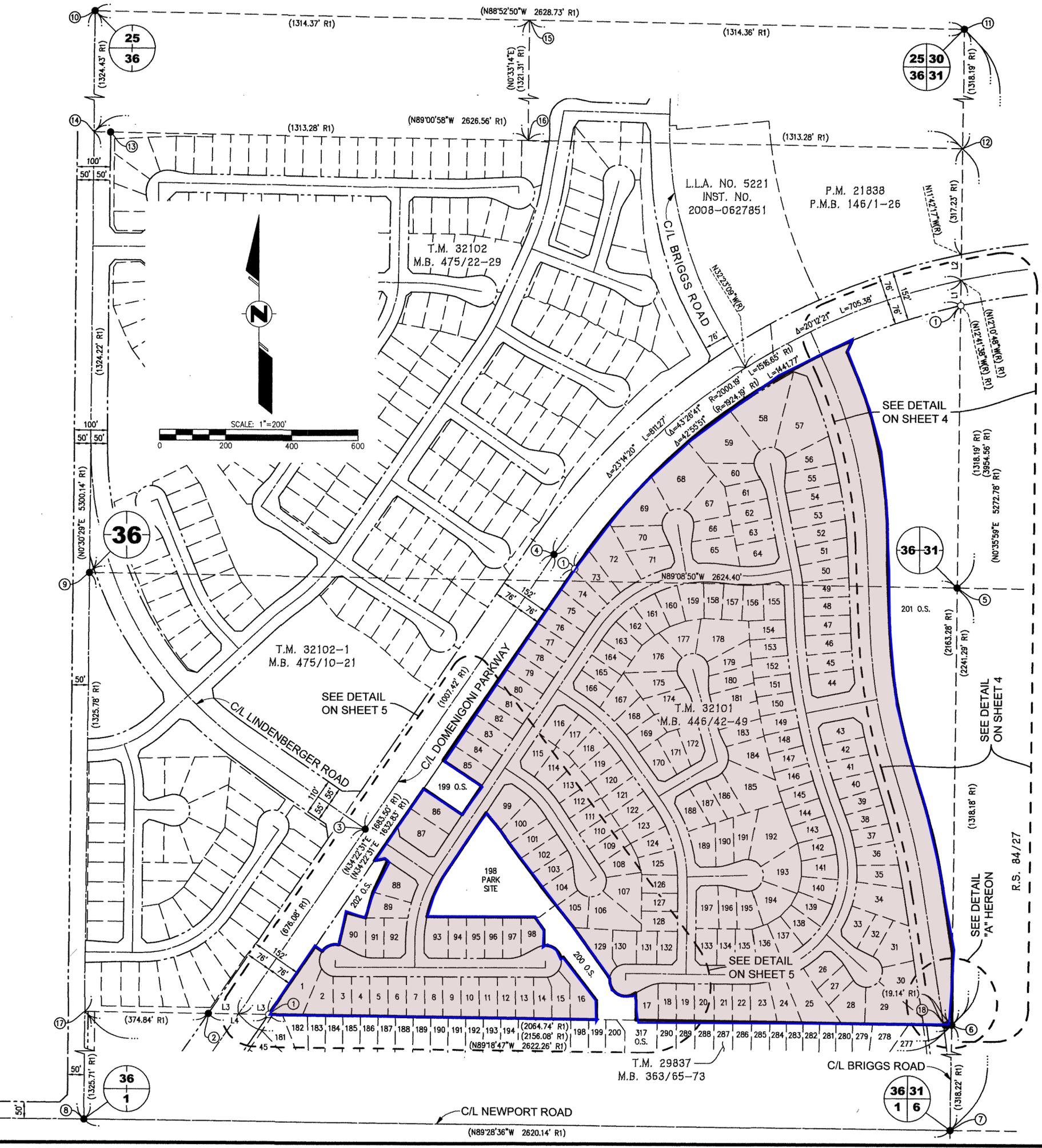
MONUMENT NOTES PER M.B. 446/42-49:

- ① SEARCHED, NOTHING FOUND. SET 1" I.P., W/TAG "L.S. 9154", FLUSH.
- ② FOUND 1 1/2" I.P., W/NAIL AND TACK, TAGGED "CO. SURVEYOR", DN. 0.5" IN DIRT, ACCEPTED AS NORTH 1/4 CORNER OF SECTION 36 PER PARCEL MAP 21838 P.M.B. 146/1-26.
- ③ FOUND 1 1/4" BRASS DISC, FLUSH, STAMPED "RIV CO TRANS, 103+75.00, NP C/L INT, 10+00 LIND", PER RIV. CO. R/W MAP 929-DD. ACCEPTED AS C/L INT. DOMENIGONI & REALIGNED LINDENBERGER.
- ④ FOUND 1" I.P., "RIV. CO. TRANS.", DN. 0.30", PER RIV. CO. R/W MAP 929-DD.
- ⑤ FOUND 1" I.P., W/WOOD PLUG W/NAIL, IN LIEU OF 1 1/2" I.P., "RIV. CO. SURV.", PER P.M.B. 146/1-26. ACCEPTED AS QUARTER CORNER OF SECTION 36. SET TAG "L.S. 5529".
- ⑥ FOUND 1" I.P., "R.C.E. 14232", FLUSH, PER P.M.B. 146/1-26.
- ⑦ FOUND 1" I.P., W/NAIL AND TAG ILLEG., DN. 1.2", IN LIEU OF 1" I.P., W/TAG "L.S. 4230", PER P.M.B. 146/1-26. ACCEPTED AS S.E. CORNER OF SECTION 36. SET TAG "L.S. 5529".
- ⑧ FOUND 1" I.P., W/SQUARE HEAD, DN. 1.2", IN LIEU OF 1" I.P., W/TAG "RIV. CO. SURV.", PER P.M.B. 146/1-26. ACCEPTED AS QUARTER CORNER OF SECTION 36. SET TAG "L.S. 5529".
- ⑨ FOUND 1" I.P., W/PLASTIC PLUG "RIV. CO. TRANS" W/X-TIES, FLUSH, PER T.B. 108/71 AND RIV. CO. R/W MAP 929-DD. ACCEPTED AS CENTER QUARTER CORNER OF SECTION 36.
- ⑩ FOUND 1 1/4" I.P., "RIV. CO. SURV", DN. 0.8", IN LIEU OF 1" I.P., W/TAG "RCFC&WCD", PER P.M.B. 146/1-26, P.M.B. 136/3-4, AND R.S. 70/26-33. ACCEPTED AS QUARTER CORNER OF SECTION 36.
- ⑪ FOUND 3/4" I.P., W/PLASTIC PLUG "RCFC&WCD", DN. 0.6", PER R.S. 70/26-33 AND P.M.B. 146/1-26. ACCEPTED AS N.E. CORNER OF SECTION 36.
- ⑫ SEARCHED, NOTHING FOUND. ESTABLISHED BY INTERSECTION.
- ⑬ FOUND 1" I.P., W/PLASTIC PLUG "R.C.E. 14232, DN. 0.2", PER P.M.B. 146/1-26. S89°01'09"E 0.22'. HELD FOR EAST-WEST LINE.
- ⑭ SEARCHED, NOTHING FOUND. ESTABLISHED BY INTERSECTION.
- ⑮ SEARCHED, NOTHING FOUND. ESTABLISHED BY PRORATION.
- ⑯ SEARCHED, NOTHING FOUND. HELD RECORD DISTANCE PER L.L.A. 4874, RECORDED JULY 24, 2005 AS INST. NO. 2005-0501831, OR.
- ⑰ TO BE SET PER TRACT MAP 32102-1, M.B. 475/10-21.
- ⑱ FOUND 1" I.P., W/PLASTIC PLUG ILLEG., DN. 0.3", IN LIEU OF 1" I.P., W/TAG "R.C.E. 14232", PER PM 146/1-26.



DETAIL "A"
SCALE: 1"=60'

NO.	BEARING	LENGTH
L1	(N0°35'59"E R1)	(78.01' R1)
L2	(N0°35'59"E R1)	(77.85' R1)
L3	(N89°18'47"W R1)	(91.34' R1)
L4	(N89°18'47"W R1)	(182.68' R1)



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SHEET INDEX:

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

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

SHEET 3 OF 5 SHEETS

PARCEL MAP NO. 38627

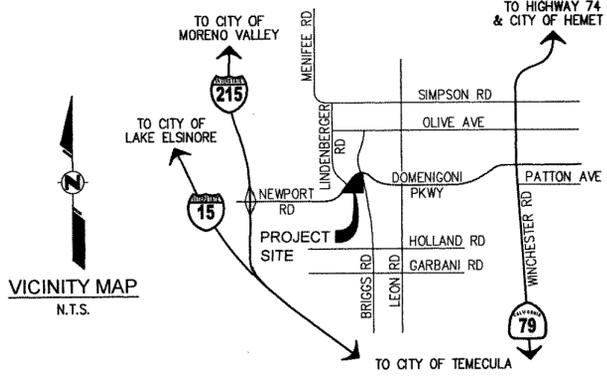
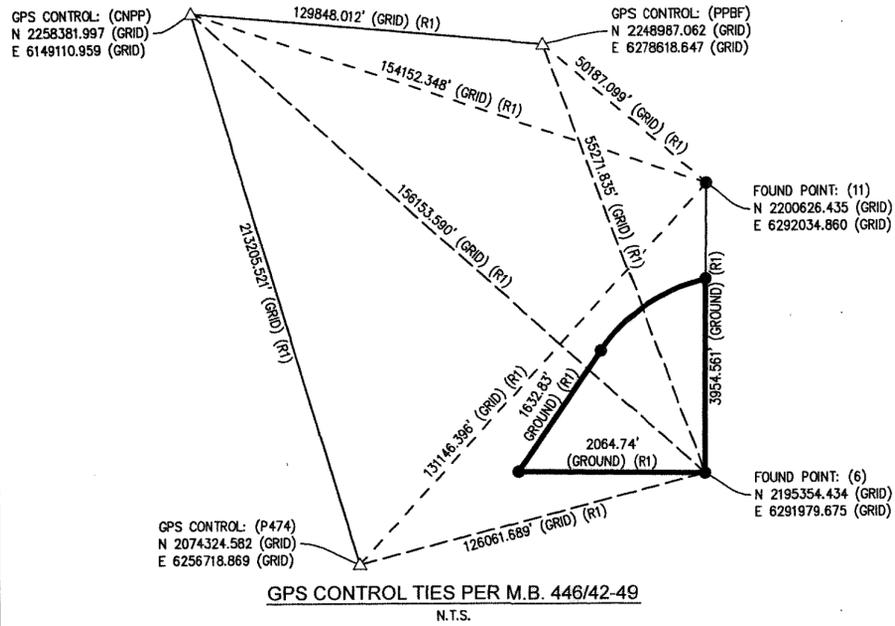
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K & A ENGINEERING, INC.

DECEMBER, 2022

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INDEX SHEET



SURVEYOR'S NOTES:

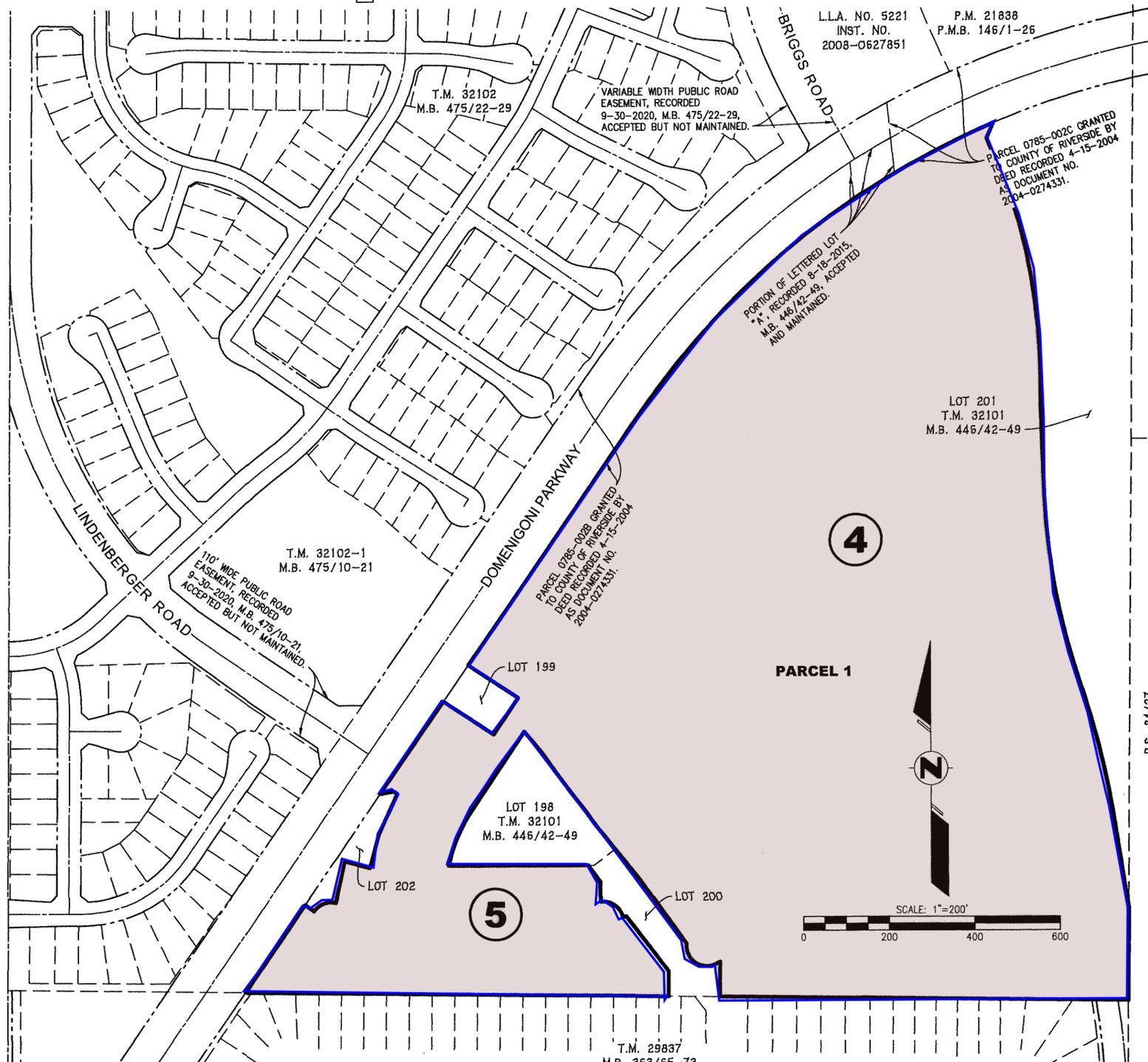
- (R1) INDICATES RECORD DATA PER TRACT MAP NO. 32101, M.B. 446/42-49.
 - O.S. INDICATES OPEN SPACE.
 - (X) INDICATES MONUMENT NUMBER AS DESCRIBED IN MONUMENT NOTES HEREON.
 - INDICATES FOUND MONUMENT AS NOTED HEREON.
 - INDICATES SET 1" I.P. WITH "L.S. 9154" TAG, FLUSH AT ALL PARCEL CORNERS, ANGLE POINTS IN SIDE OR REAR LOT LINES, AND ANGLE POINTS IN SUBDIVISION BOUNDARY.
- WHERE WALLS EXIST, SET NAIL AND TAG "L.S. 9154" ON TOP OF WALL IN LIEU OF 1" I.P.
SET LEAD AND TAG "L.S. 9154", IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "E") ON SIDE LOT LINES PROJECTED.
SET LEAD AND TAG "L.S. 9154", IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "E") FOR B.C.s, E.C.s, P.C.C.s, P.R.C.s, AND CORNER CUTBACKS PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE.
ALL MONUMENTS SHOWN AS "SET" IN ACCORDANCE WITH THE MONUMENT AGREEMENT FOR THIS MAP.
ALL MONUMENTS ARE SET AND TAGGED PER ORDINANCE 461.21.
TOTAL AREA = 53.23 ACRES GROSS

BASIS OF BEARINGS PER M.B. 446/42-49:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "P474", "CNPP", AND "PPBF", NAD83 (NSRS 2007) 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 0.9999911223. CALCULATIONS ARE MADE AT POINT NO. "11", NORTHEAST CORNER OF SECTION 36 WITH COORDINATES OF:
N: 2200626.435 (GRID), E: 6292034.860 (GRID), USING AN ELEVATION OF 1441.82

EASEMENT NOTES:

- ⚠ 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.
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- A INDICATES A PUBLIC ACCESS AND PUBLIC UTILITY PURPOSES EASEMENT, DEDICATED HEREON.



NOTE:
 SEE SHEET 2 FOR BOUNDARY AND MONUMENT NOTES.
 SEE SHEET 3 FOR INDEX MAP, EASEMENT NOTES, SURVEYOR'S NOTES, BASIS OF BEARINGS, GPS DIAGRAM, AND VICINITY MAP.

IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP NO. 38627

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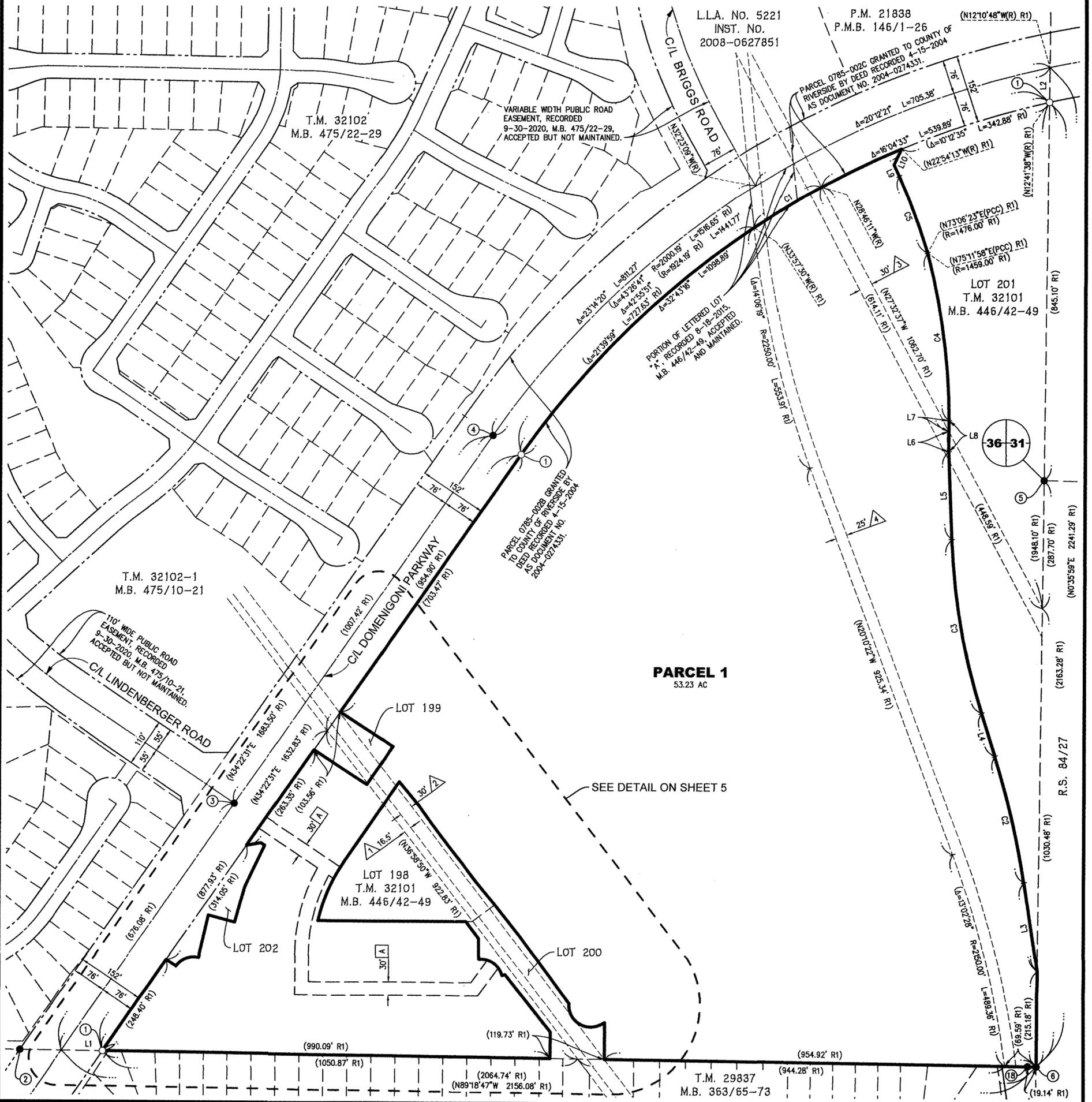
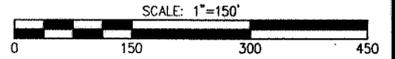
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Copy

LINE TABLE		
NO.	BEARING	LENGTH
L1	(N89°18'47"W R1)	(91.34' R1)
L2	(N0°35'59"E R1)	(78.01' R1)
L3	(N8°39'13"W R1)	(200.48' R1)
L4	(N17°06'51"W R1)	(101.69' R1)
L5	(N2°10'27"W R1)	(198.16' R1)
L6	(N0°04'28"E R1)	(45.11' R1)
L7	(N0°04'28"E R1)	(24.19' R1)
L8	(N0°04'28"E R1)	(69.30' R1)
L9	(N23°57'54"W R1)	(27.57' R1)
L10	(N24°37'51"E R1)	(39.31' R1)

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	511°19"	(1,924.19' R1)	174.25'
C2	(8°27'38" R1)	(1,979.00' R1)	(292.22' R1)
C3	(14°56'24" R1)	(1,521.00' R1)	(396.60' R1)
C4	(14°52'30" R1)	(1,459.00' R1)	(378.78' R1)
C5	(7°04'17" R1)	(1,476.00' R1)	(182.16' R1)



Copy

257/102

PARCEL MAP NO. 38627

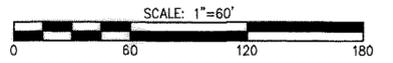
BEING A SUBDIVISION OF LOTS 1 THROUGH 197, INCLUSIVE, A PORTION OF LETTERED LOT "A", AND ALL OF LETTERED LOTS "B" THROUGH "M", INCLUSIVE, OF TRACT NO. 32101, IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 446, PAGES 42 THROUGH 49, INCLUSIVE, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. LOCATED IN SECTION 36, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

K & A ENGINEERING, INC.

DECEMBER, 2022

FOR FINANCE PURPOSES ONLY. A FUTURE SUBDIVISION MAP OR LAND USE ENTITLEMENT OR PERMIT SHALL BE REQUIRED PRIOR TO DEVELOPMENT OF THIS PROPERTY. THIS MAP DOES NOT REMOVE ANY CONDITIONS OF APPROVAL FOR SEPARATE LAND USE ENTITLEMENTS OR PERMITS OR TENTATIVE MAPS APPROVED FOR THIS LAND.

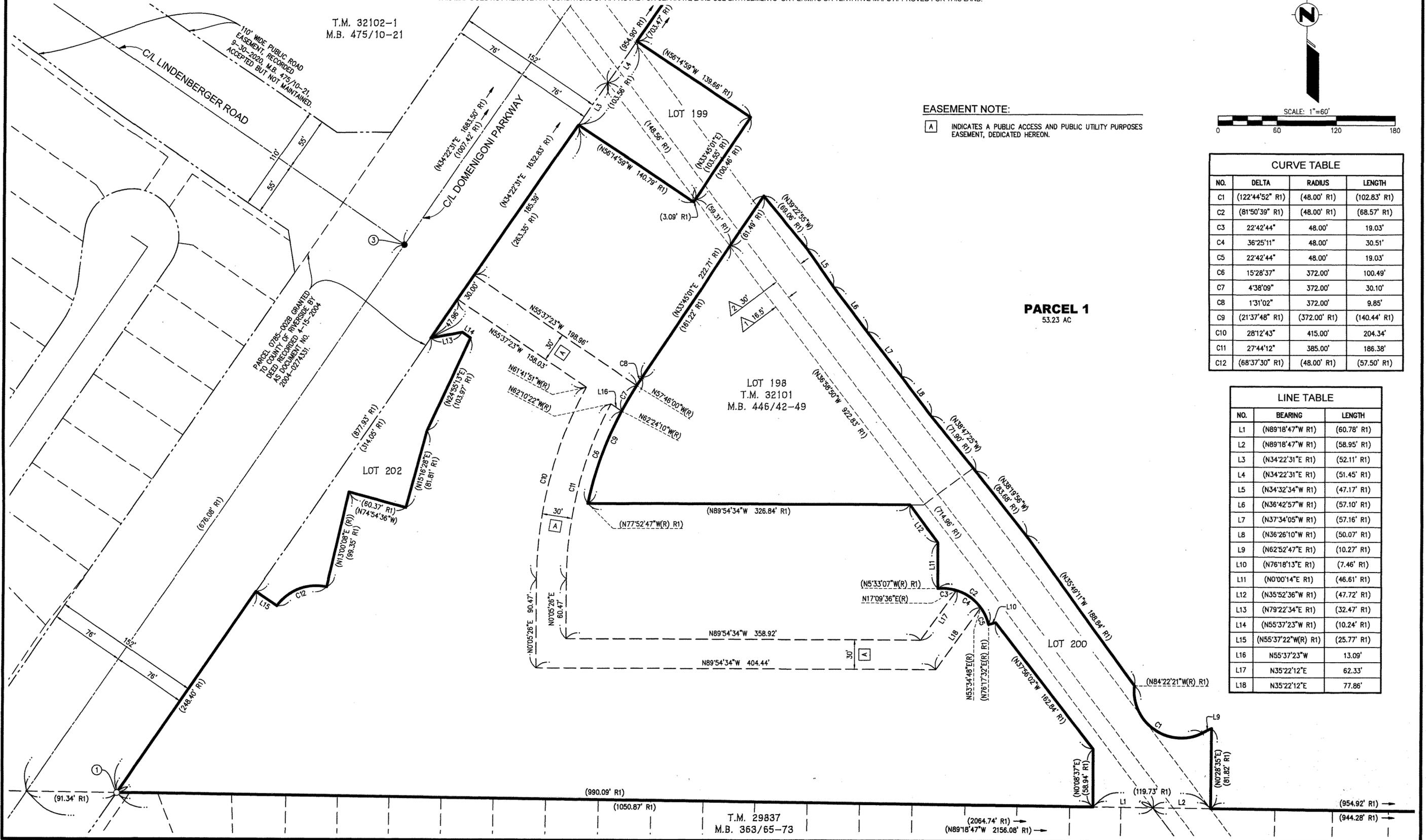
NOTE:
SEE SHEET 2 FOR BOUNDARY AND MONUMENT NOTES.
SEE SHEET 3 FOR INDEX MAP, EASEMENT NOTES, SURVEYOR'S NOTES, BASIS OF BEARINGS, GPS DIAGRAM, AND VICINITY MAP.



EASEMENT NOTE:
[A] INDICATES A PUBLIC ACCESS AND PUBLIC UTILITY PURPOSES EASEMENT, DEDICATED HEREON.

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	(122°44'52" R1)	(48.00' R1)	(102.83' R1)
C2	(81°50'39" R1)	(48.00' R1)	(68.57' R1)
C3	22°42'44"	48.00'	19.03'
C4	36°25'11"	48.00'	30.51'
C5	22°42'44"	48.00'	19.03'
C6	15°28'37"	372.00'	100.49'
C7	4°38'09"	372.00'	30.10'
C8	1°31'02"	372.00'	9.85'
C9	(21°37'48" R1)	(372.00' R1)	(140.44' R1)
C10	28°12'43"	415.00'	204.34'
C11	27°44'12"	385.00'	186.38'
C12	(68°37'30" R1)	(48.00' R1)	(57.50' R1)

LINE TABLE		
NO.	BEARING	LENGTH
L1	(N89°18'47"W R1)	(60.78' R1)
L2	(N89°18'47"W R1)	(58.95' R1)
L3	(N34°22'31"E R1)	(52.11' R1)
L4	(N34°22'31"E R1)	(51.45' R1)
L5	(N34°32'34"W R1)	(47.17' R1)
L6	(N36°42'57"W R1)	(57.10' R1)
L7	(N37°34'05"W R1)	(57.16' R1)
L8	(N36°26'10"W R1)	(50.07' R1)
L9	(N62°52'47"E R1)	(10.27' R1)
L10	(N76°18'13"E R1)	(7.46' R1)
L11	(N0°00'14"E R1)	(46.61' R1)
L12	(N35°52'36"W R1)	(47.72' R1)
L13	(N79°22'34"E R1)	(32.47' R1)
L14	(N55°37'23"W R1)	(10.24' R1)
L15	(N55°37'22"W(R) R1)	(25.77' R1)
L16	N55°37'23"W	13.09'
L17	N35°22'12"E	62.33'
L18	N35°22'12"E	77.86'



PARCEL 1
53.23 AC

LOT 198
T.M. 32101
M.B. 446/42-49

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

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

(2064.74' R1)
(N89°18'47"W 2156.08' R1)

(954.92' R1)
(944.28' R1)