

NUMBERED PARCELS: 6
LETTERED LOTS: 13
GROSS ACREAGE: 158.72
NET ACREAGE: 139.69

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

SHEET 1 OF 9 SHEETS

PARCEL MAP NO. 33739

BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER AND A PORTION OF THE WEST HALF OF THE
SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN

PROACTIVE ENGINEERING CONSULTANTS, INC.

JUNE, 2021

FOR FINANCE AND CONVEYANCE PURPOSES ONLY

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____
AT ____ .M. IN BOOK _____ OF PARCEL
MAPS, AT PAGES _____, AT THE
REQUEST OF THE CITY CLERK OF THE CITY OF
MENIFEE. NO. _____
FEE _____
PETER ALDANA
ASSESSOR-COUNTY CLERK-RECORDER

BY: _____, DEPUTY
SUBDIVISION GUARANTEE
FIRST AMERICAN TITLE COMPANY
ORDER NO. 5072691-A

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN
HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO
SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN
WITHIN THE DISTINCTIVE BORDER LINE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:
LOT 'A' (GARBANI ROAD), LOT 'B' (SCOTT ROAD), LOTS 'C' AND 'D' (VIA CANTALENA), LOTS 'E' THROUGH
'H', INCLUSIVE, AND LOT 'M' (VIA TOSCANA), LOTS 'I' THROUGH 'L', INCLUSIVE, (HALEBLIAN ROAD), THE
DEDICATION IS FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

AS A CONDITION OF DEDICATION OF LOT 'A' (GARBANI ROAD), LOT 'B' (SCOTT ROAD), LOTS 'C' AND 'D'
(VIA CANTALENA), LOTS 'E' THROUGH 'H', INCLUSIVE, AND LOT 'M' (VIA TOSCANA), LOTS 'I' THROUGH 'L',
INCLUSIVE, (HALEBLIAN ROAD). THE OWNERS OF PARCELS 1 THOUGH 6, INCLUSIVE, ABUTTING THESE
ROADS AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT AS SHOWN HEREON. ANY
CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS
DEDICATION AS TO THE PART VACATED.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:
TO EASTERN MUNICIPAL WATER DISTRICT ("DISTRICT"), A PUBLIC AGENCY ORGANIZED AND EXISTING UNDER
AND BY VIRTUE OF THE MUNICIPAL WATER DISTRICT LAW OF 1911, ITS SUCCESSORS AND ASSIGNS, A
PERPETUAL EASEMENT AND RIGHT OF WAY TO CONSTRUCT, MAINTAIN, ENLARGE, RECONSTRUCT, REMOVE
AND REPLACE, OPERATE, INSPECT, REPAIR, IMPROVE AND RELOCATE WATER FACILITIES AND TEMPORARY
CONSTRUCTION EASEMENT, ALL AS SHOWN ON THIS MAP WITHIN THE SUBDIVISION AND DESIGNATED AS

(B) "EASEMENT FOR WATER PIPELINE AND ACCESS PURPOSES" HEREON, AND (C) "EASEMENT FOR SEWER
PIPELINE, WATER PIPELINE AND ACCESS PURPOSES" TOGETHER WITH THE RIGHT OF ACCESS TO AND FROM
SAID EASEMENT FOR THE PURPOSE OF EXERCISING THE RIGHTS GRANTED IN SAID EASEMENT. OWNER
RETAINS THE RIGHT TO USE THE EASEMENT AREA PROVIDED THAT OWNER SHALL NOT CONSTRUCT OR
ERECT BUILDINGS, MASONRY WALLS, MASONRY FENCES AND OTHER STRUCTURES OR IMPROVEMENTS, OR
PLANT OR GROW TREES OR SHRUBS, OR CHANGE THE SURFACE GRADE OR INSTALL PRIVATELY-OWNED
PIPELINES WITHOUT THE PRIOR WRITTEN CONSENT OF DISTRICT.

WE HEREBY RESERVE EASEMENT (A) AS SHOWN HEREON FOR ACCESS INGRESS AND EGRESS PURPOSES,
FOR THE SOLE BENEFIT OF OURSELVES, OUR HEIRS, OUR SUCCESSORS, AND ASSIGNEES.

EPC HOLDINGS 781 LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: _____

PRINTED NAME: JOHN C. TROUTMAN

TITLE: VICE PRESIDENT

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 _____)
COUNTY OF _____)

ON _____, BEFORE ME, _____, A NOTARY PUBLIC,
(INSERT NAME)

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

NAME PRINTED _____ SIGNATURE _____
MY COMMISSION NO: _____ MY COMMISSION EXPIRES _____
MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY.

EASTERN MUNICIPAL WATER DISTRICT'S ACCEPTANCE STATEMENT

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

SHEILA ZELAYA, BOARD SECRETARY OF THE EASTERN MUNICIPAL
WATER DISTRICT AND THE BOARD OF DIRECTORS THEREOF

DATE _____

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 EPC HOLDINGS 781 LLC, IN JUNE 2021. 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. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE
CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

CHARLES J. MOORE, L.S. 9106

DATE



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. 33739,
APPROVED BY THE MENIFEE CITY COUNCIL ON AUGUST 9TH, 2017 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 AUGUST 9TH, 2017.

DATE: _____, 20____

BY: _____
NICOLAS FIDLER, RCE 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 THAT THIS MAP IS TECHNICALLY CORRECT.

DATED: _____, 20 ____

BY: _____
STEVEN E. STRAPAC, P.L.S. 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 PARCEL MAP NO. 33739, 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 EASEMENT FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES LOT 'A' (GARBANI ROAD),
LOT 'B' (SCOTT ROAD), LOTS 'C' AND 'D' (VIA CANTALENA), LOTS 'E' THROUGH 'H', INCLUSIVE,
AND LOT 'M' (VIA TOSCANA), LOTS 'I' THROUGH 'L', INCLUSIVE, (HALEBLIAN ROAD).

THE OFFER OF DEDICATION OF ABUTTERS RIGHTS OF ACCESS ALONG LOT 'A' (GARBANI ROAD),
LOT 'B' (SCOTT ROAD), LOTS 'C' AND 'D' (VIA CANTALENA), LOTS 'E' THROUGH 'H', INCLUSIVE,
AND LOT 'M' (VIA TOSCANA), LOTS 'I' THROUGH 'L', INCLUSIVE, (HALEBLIAN ROAD).

DATED _____, 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 \$_____.

DATED: _____, 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.

DATED: _____, 20 ____

CASH OR SURETY TAX BOND
MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

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

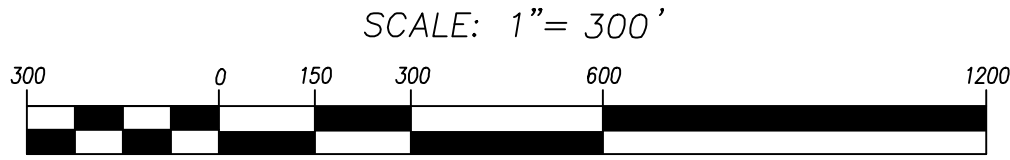
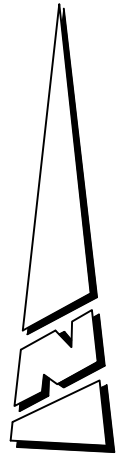
PARCEL MAP NO. 33739

BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER AND A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN

PROACTIVE ENGINEERING CONSULTANTS, INC.

JUNE, 2021

SHEET 2 OF 9 SHEETS
SEE SHEET 3 FOR EASEMENT
NOTES.



SURVEYOR'S NOTES

THIS PARCEL MAP CONTAINS 158.72 GROSS ACRES
AND 139.69 NET ACRES.

CALC. - CALCULATED
DN. - DOWN
ESTAB. - ESTABLISHED
FD. - FOUND
INT. - INTERSECTION
SNF - SEARCHED, NOTHING FOUND
REC. - RECORDED
BK - BOOK & PAGE
- RESTRICTED ACCESS RIGHTS.

- (A) R/W DEDICATED & ACCEPTED AS NOTED
- (B) R/W DEDICATED & NOT ACCEPTED AS NOTED

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING
"N89°20'16"W" BEING THE CENTERLINE OF SCOTT ROAD, AS
SHOWN ON PARCEL MAP 6449, P.M.B. 19/24, RECORDS OF
RIVERSIDE COUNTY.

MONUMENT NOTES

SET A 1" IRON PIPE TAGGED "LS 9106", DN. 0.1' OR LEAD, TACK, &
TAG "LS 9106" AT ALL LOT CORNERS, ANGLE POINTS IN SIDE OR
REAR LOT LINES, AND ANGLE POINTS IN SUBDIVISION BOUNDARY,
UNLESS OTHERWISE NOTED.

SET LEAD, TACK, & TAG "LS 9106" FLUSH IN TOP OF CURB ON SIDE
LOT LINES PROJECTED (RIV. CO. STD. "E").

SET LEAD, TACK, & TAG "LS 9106" FLUSH IN TOP OF CURB FOR BCs,
ECs, PCCs, PRCs, & CORNER CUTBACKS PROJECTED PERPENDICULAR
OR RADIAL FROM CENTERLINE (RIV. CO. STD. "E").

ALL MONUMENTS SHOWN AS "SET" SHALL BE SET IN ACCORDANCE
WITH COUNTY ORDINANCE 461.10 AND IN ACCORDANCE WITH THE
TERMS OF THE MONUMENTATION AGREEMENT FOR THIS MAP.

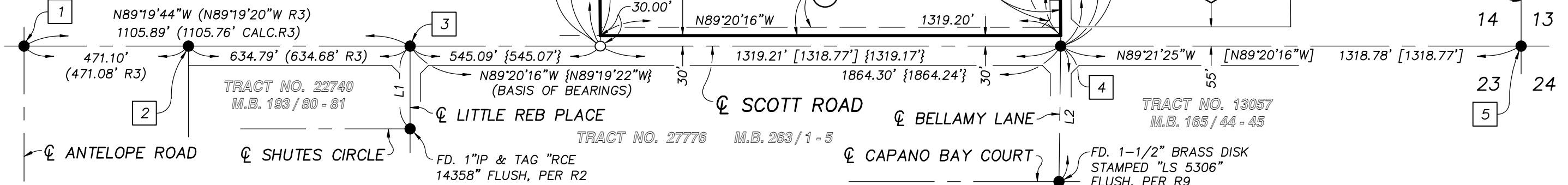
- - FOUND MONUMENT AS NOTED.
- - 1" IRON PIPE TAGGED "LS 9106" TO BE SET FLUSH, UNLESS
OTHERWISE NOTED.
- [1] - FOUND 1"IP & PLASTIC PLUG STAMPED "RIV CO TRANS" NO
REFERENCE, IN LIEU OF 2" BRASS DISK STAMPED "CAL. DEPT. OF
TRANS. P.I. ANTELOPE RD. & SCOTT RD. ACCEPTED AS Q
INTERSECTION OF SCOTT ROAD & ANTELOPE ROAD, PER R3
- [2] - SNF, ESTABLISHED NW CORNER OF R3 PER TIES, PER CORNER
RECORD 10-0502. 1"IP & TAG "LS 9106" TO BE SET FLUSH
- [3] - SNF, ESTABLISHED Q INTERSECTION PER TIES PER COUNTY TIE
BOOK 85-112. 1"IP & TAG "LS 9106" TO BE SET FLUSH
- [4] - FOUND STEEL ROD, DN. 0.8', ACCEPTED AS REMNANT OF 1-1/2"
BRASS DISK STAMPED "LS 5306" PER R2. 1"IP & TAG "LS 9106"
TO BE SET FLUSH
- [5] - FOUND 1"IP & ILLEGIBLE PLASTIC PLUG, DN. 0.2' & TIES PER
CORNER RECORD 10-0501. ACCEPTED AS Q INTERSECTION, PER MB
340/38-44. TAG "LS 9106" TO BE SET
- [6] - FD. 1"IP & TAG "RCE 28946", DN. 0.1' ACCEPTED AS Q
INTERSECTION, PER R10
- [7] - FOUND 1"IP & PLASTIC PLUG "LS 5820" FLUSH, PER R11
- [8] - FOUND 1"IP & ILLEGIBLE PLASTIC PLUG, DN. 0.2', IN LIEU OF
PLASTIC PLUG RCE 24102. ACCEPTED AS Q INTERSECTION & NORTH
1/4 CORNER, SECTION 14, PER R11. TAG "LS 9106" TO BE SET
- [9] - FOUND 1"IP & PLASTIC PLUG "LS 6935" FLUSH, NO REFERENCE,
ACCEPTED AS Q INTERSECTION, PER R12
- [10] - SNF, ESTABLISHED AT RECORD DISTANCE PER REFERENCE AS
NOTED ALONG Q HALEBLIAN ROAD
- [11] - FD. 1"IP & TAG "RCE 28946", DN. 0.1', NO REFERENCE, ACCEPTED
AS Q INTERSECTION, PER R10

RECORD REFERENCES

- () - RECORD DATA AS NOTED
- [] - RECORD DATA PER R1
- { } - RECORD DATA PER R2
- R1 - PARCEL MAP NO. 6449, PMB 19/24
- R2 - TRACT NO. 27776, MB 263/1-5
- R3 - TRACT NO. 22740, MB 193/80-81
- R4 - PARCEL MAP NO. 12480, PMB 65/66
- R5 - PARCEL MAP NO. 12577, PMB 65/59
- R6 - PARCEL MAP NO. 12983, PMB 66/24
- R7 - PARCEL MAP NO. 12701, PMB 70/99
- R8 - PARCEL MAP NO. 13794, PMB 76/85
- R9 - TRACT NO. 13057, MB 165/44-45
- R10 - TRACT NO. 31383, MB 402/90-99
- R11 - TRACT MAP NO. 29074-1, MB 308/33-37
- R12 - TRACT NO. 28206-1, MB 428/6-11
- R13 - DEED REC. 9/13/1949 IN BK 1107/503
- R14 - DEED REC. 9/20/1949 IN BK 1109/280

LINE TABLE (THIS SHEET ONLY)			
NO.	BEARING	DISTANCE	
L1	N00°39'53"E {N00°40'53"E}	236.70'	{236.67'}
L2	N01°25'53"E {N01°26'52"E R9}	387.74'	M.&R9

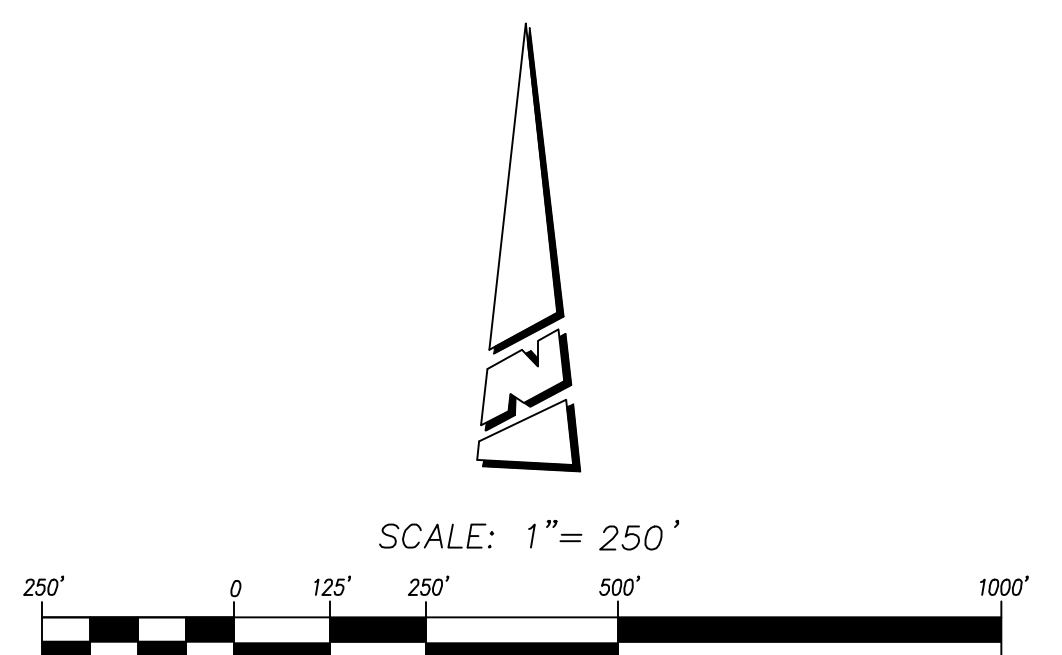
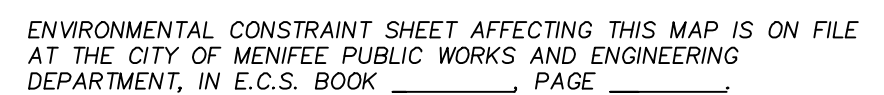
SNF, ESTAB. SOUTH 1/4
CORNER BY SINGLE
PROPORTION, PER R2.



PARCEL MAP NO. 33739

PROACTIVE ENGINEERING CONSULTANTS, INC.

SHEET 3 OF 9 SHEETS
SEE SHEET 2 FOR SURVEYORS
NOTES, BASIS OF BEARING
AND MONUMENT NOTES.



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

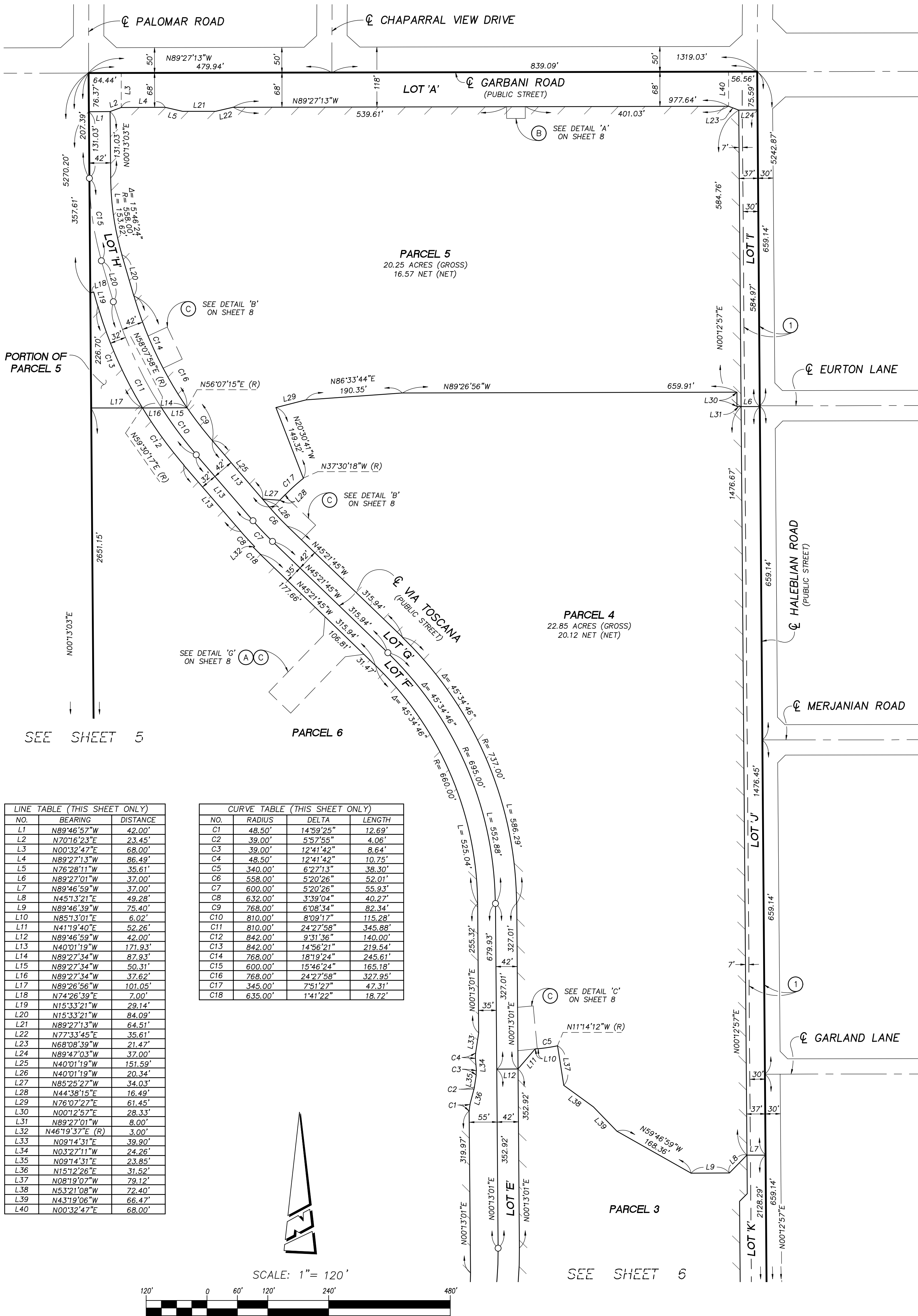
PARCEL MAP NO. 33739

BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER AND A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN

PROACTIVE ENGINEERING CONSULTANTS, INC.

JUNE, 2021

SHEET 4 OF 9 SHEETS
SEE SHEET 2 FOR SURVEYORS
NOTES, BASIS OF BEARING AND
MONUMENT NOTES SEE SHEET
3 FOR EASEMENT NOTES.

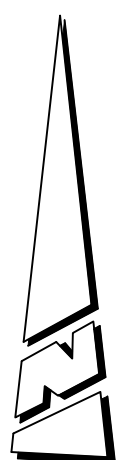


PARCEL MAP NO. 33739

JUNE, 2021

[illegible]

CURVE TABLE (THIS SHEET ONLY)			
NO.	RADIUS	DELTA	LENGTH
C1	842.00'	9°31'36"	140.00'
C2	810.00'	24°27'58"	345.88'
C3	810.00'	8°09'17"	115.28'
C4	768.00'	6°08'34"	82.34'
C5	558.00'	5°20'26"	52.01'
C6	600.00'	5°20'26"	55.93'
C7	632.00'	3°39'04"	40.27'
C8	695.00'	2°15'59"	257.96'
C9	600.00'	2°32'11"	242.98'
C10	600.00'	45°12'16"	473.38'
C11	600.00'	0°19'35"	3.42'
C12	345.00'	7°51'27"	47.31'
C13	635.00'	1°41'22"	18.72'
C14	48.50'	12°41'42"	10.75'
C15	39.00'	12°41'42"	8.64'
C16	39.00'	5°57'55"	4.06'
C17	48.50'	14°59'25"	12.69'
C18	49.50'	7°30'45"	6.49'
C19	67.00'	7°30'45"	8.78'
C20	568.00'	6°45'07"	66.93'
C21	48.50'	12°41'00"	10.74'
C22	250.50'	11°47'02"	51.52'
C23	49.00'	46°23'45"	39.68'
C24	568.00'	0°59'05"	9.76'



A diagram of a 600-foot runway. The runway is represented by a horizontal bar divided into segments. The segments are labeled with distances: 150', 0, 75', 150', 300', and 600'. The segments are colored in a repeating pattern of black and white. The first 150 feet is black, the next 75 feet is white, the next 75 feet is black, the next 150 feet is white, and the final 150 feet is black.

44 SHEETS

9
13745
SHEET 33

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

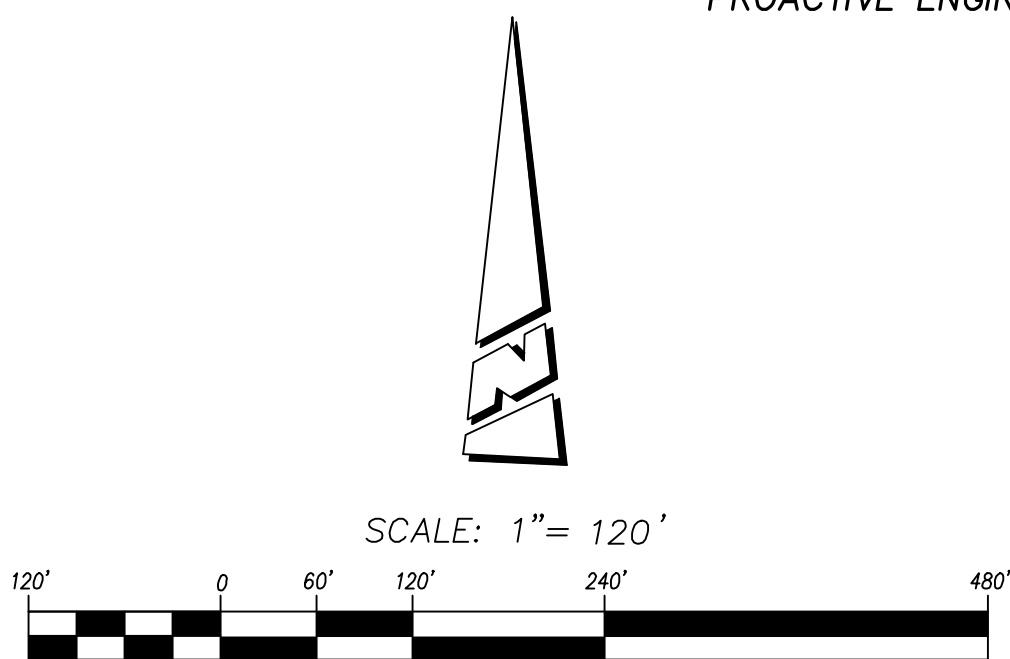
PARCEL MAP NO. 33739

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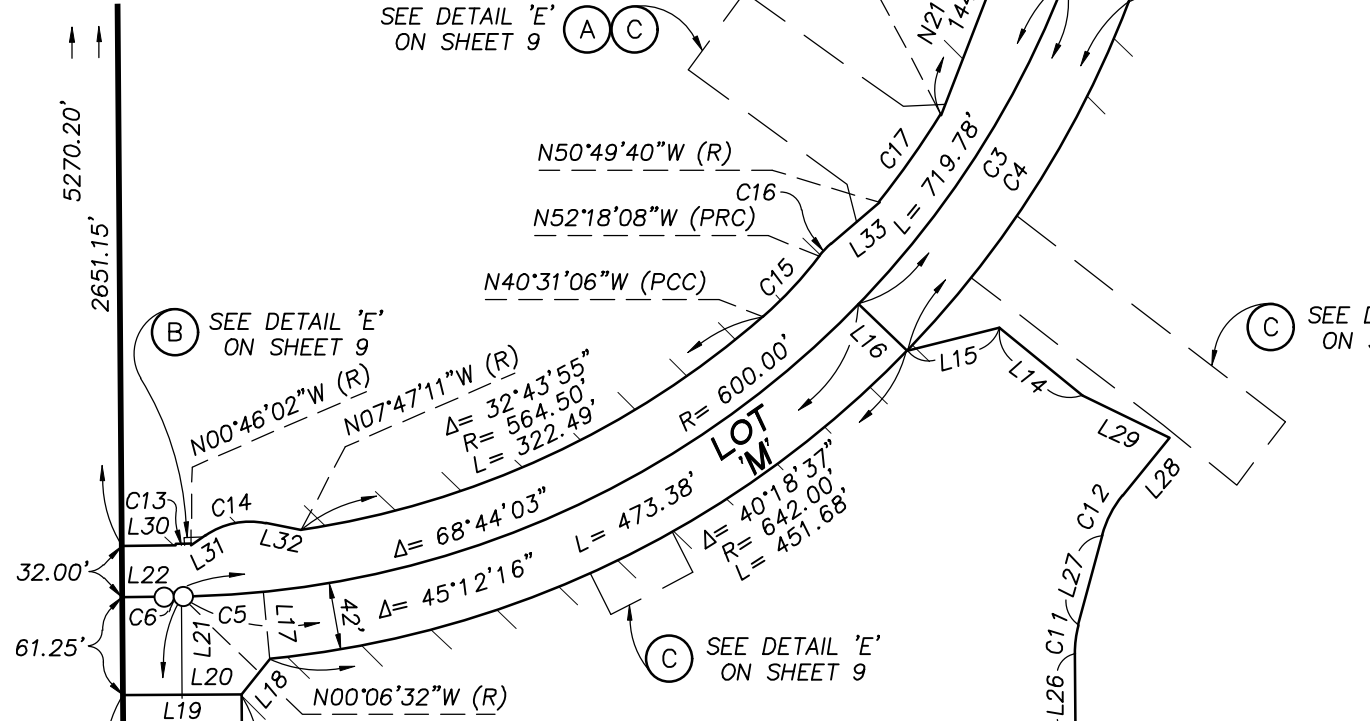
JUNE, 2021

SHEET 6 OF 9 SHEETS
SEE SHEET 2 FOR SURVEYORS
NOTES, BASIS OF BEARING AND
MONUMENT NOTES SEE SHEET
3 FOR EASEMENT NOTES.



CURVE TABLE (THIS SHEET ONLY)			
NO.	RADIUS	DELTA	LENGTH
C1	340.00'	6°27'13"	38.30'
C2	695.00'	21°15'59"	257.96'
C3	600.00'	23°12'11"	242.98'
C4	642.00'	23°12'11"	259.99'
C5	600.00'	4°53'39"	51.25'
C6	600.00'	0°19'35"	3.42'
C7	48.50'	15°38'31"	13.24'
C8	561.50'	5°06'13"	50.02'
C9	50.00'	29°08'35"	25.43'
C10	66.50'	29°08'35"	33.82'
C11	66.50'	15°29'20"	17.98'
C12	66.50'	24°10'17"	28.05'
C13	568.00'	0°59'05"	9.76'
C14	49.00'	46°23'45"	39.68'
C15	250.50'	11°47'02"	51.52'
C16	48.50'	12°41'00"	10.74'
C17	568.00'	6°45'07"	66.93'
C18	67.00'	7°30'45"	8.78'
C19	49.50'	7°30'45"	6.49'
C20	48.50'	14°59'25"	12.69'
C21	39.00'	5°57'55"	4.06'
C22	39.00'	12°41'42"	8.64'
C23	48.50'	12°41'42"	10.75'

SEE SHEET 5

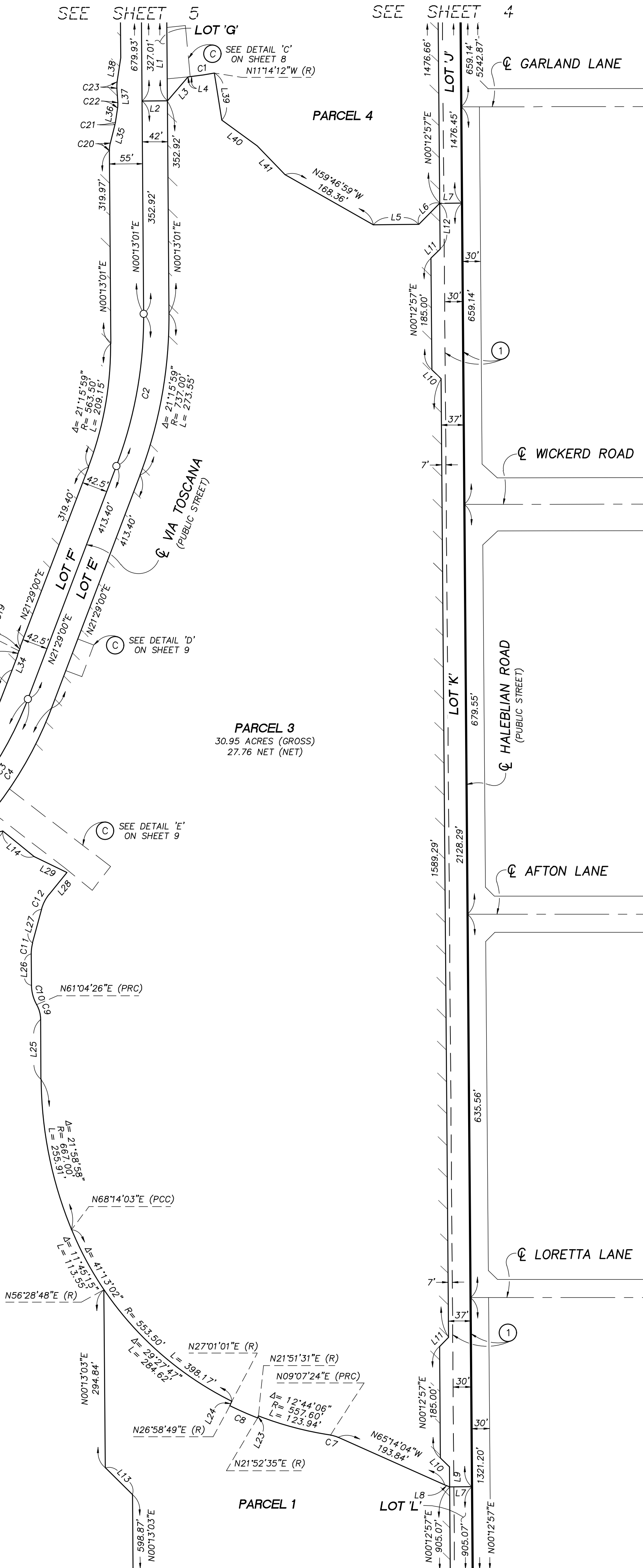


PARCEL 2

LINE TABLE (THIS SHEET ONLY)		
NO.	BEARING	DISTANCE
L1	N00°13'01"E	327.01'
L2	N89°46'59"W	42.00'
L3	N41°19'40"E	52.26'
L4	N85°13'01"E	6.02'
L5	N89°46'39"W	75.40'
L6	N45°13'21"E	49.28'
L7	N89°46'59"W	37.00'
L8	N67°17'15"W	8.66'
L9	N00°12'57"E	33.07'
L10	N44°47'03"W	21.21'
L11	N45°12'57"E	21.21'
L12	N00°12'57"E	75.93'
L13	N44°46'57"W	63.64'
L14	N50°07'22"W	66.96'
L15	N76°45'01"E	59.57'
L16	N45°18'48"W (R)	42.00'
L17	N05°00'12"W (R)	42.00'
L18	N39°37'15"E	28.35'
L19	N89°46'57"W	74.00'
L20	N89°46'57"W	37.00'
L21	N00°13'03"E	61.26'
L22	N89°46'57"W	33.58'
L23	N24°25'42"E	3.90'
L24	N24°25'42"E	8.01'
L25	N00°13'01"E	99.37'
L26	N00°13'01"E	52.18'
L27	N15°42'21"E	58.03'
L28	N39°52'38"E	46.38'
L29	N63°13'26"W	60.57'
L30	N89°46'57"W	33.58'
L31	N55°56'35"E	11.00'
L32	N77°39'41"W	22.37'
L33	N50°22'53"E	39.83'
L34	N21°29'00"E	24.63'
L35	N15°12'26"E	31.52'
L36	N09°14'31"E	23.85'
L37	N03°27'11"W	24.26'
L38	N09°14'31"E	39.90'
L39	N08°19'07"W	79.12'
L40	N53°21'08"W	72.40'
L41	N43°19'06"W	66.47'

SEE SHEET 7

SEE SHEET 5



SEE SHEET 4

SEE SHEET 7

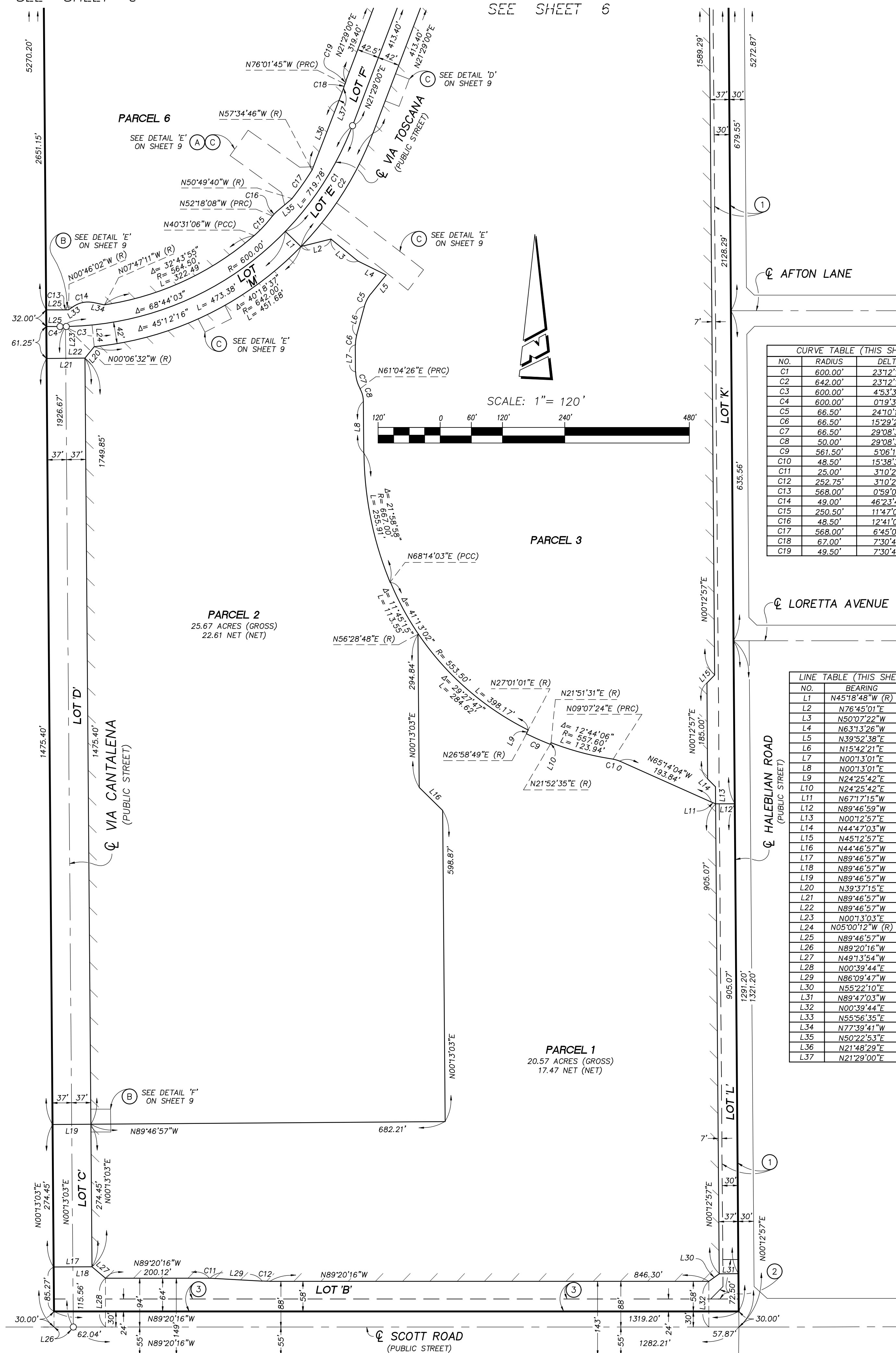
PARCEL MAP NO. 33739

JUNE, 2021

SHEET 7 OF 9 SHEETS
SEE SHEET 2 FOR SURVEYORS
NOTES, BASIS OF BEARING AND
MONUMENT NOTES SEE SHEET
3 FOR EASEMENT NOTES.

SEE SHEET 5

SEE SHEET 6



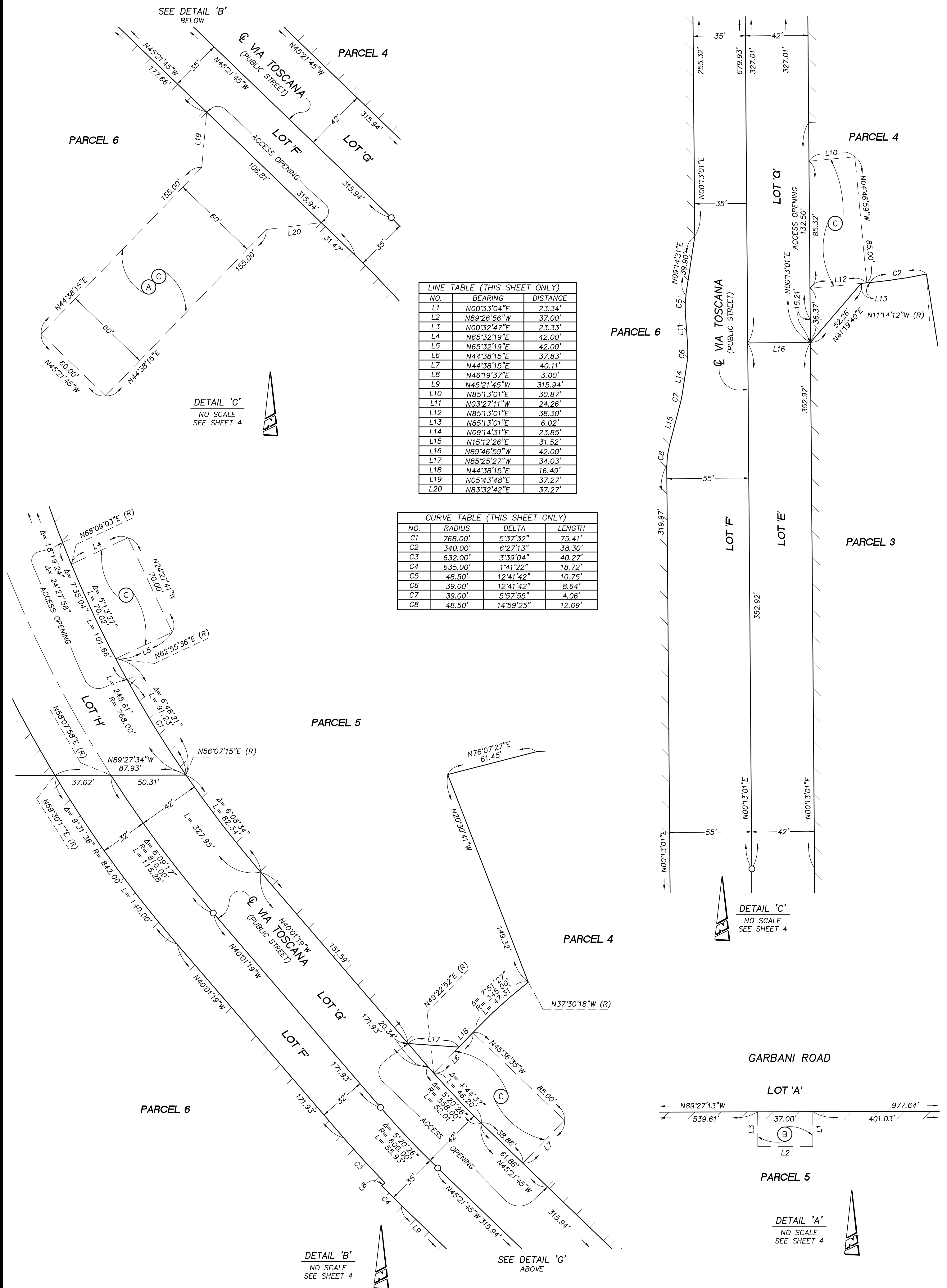
CURVE TABLE (THIS SHEET ONLY)			
NO.	RADIUS	DELTA	LENGTH
C1	600.00'	23°12'11"	242.98'
C2	642.00'	23°12'11"	259.99'
C3	600.00'	4°53'39"	51.25'
C4	600.00'	0°19'35"	3.42'
C5	66.50'	24°10'17"	28.05'
C6	66.50'	15°29'20"	17.98'
C7	66.50'	29°08'35"	33.82'
C8	50.00'	29°08'35"	25.43'
C9	561.50'	5°06'13"	50.02'
C10	48.50'	15°38'31"	13.24'
C11	25.00'	3°10'29"	1.39'
C12	252.75'	3°10'29"	14.00'
C13	568.00'	0°59'05"	9.76'
C14	49.00'	46°23'45"	39.68'
C15	250.50'	11°47'02"	51.52'
C16	48.50'	12°41'00"	10.74'
C17	568.00'	6°45'07"	66.93'
C18	67.00'	7°30'45"	8.78'
C19	49.50'	7°30'45"	6.49'

LINE TABLE (THIS SHEET ONLY)		
NO.	BEARING	DISTANCE
L1	N45°18'48"W (R)	42.00'
L2	N76°45'01"E	59.57'
L3	N50°07'22"W	66.96'
L4	N63°13'26"W	60.57'
L5	N39°52'38"E	46.38'
L6	N15°42'21"E	58.03'
L7	N00°13'01"E	52.18'
L8	N00°13'01"E	99.37'
L9	N24°25'42"E	8.01'
L10	N24°25'42"E	3.90'
L11	N67°17'15"W	8.66'
L12	N89°46'59"W	37.00'
L13	N00°12'57"E	33.07'
L14	N44°47'03"W	21.21'
L15	N45°12'57"E	21.21'
L16	N44°46'57"W	63.64'
L17	N89°46'57"W	74.00'
L18	N89°46'57"W	74.00'
L19	N89°46'57"W	74.00'
L20	N39°37'15"E	28.35'
L21	N89°46'57"W	74.00'
L22	N89°46'57"W	37.00'
L23	N00°13'03"E	61.26'
L24	N05°00'12"W (R)	42.00'
L25	N89°46'57"W	33.58'
L26	N89°20'16"W	37.00'
L27	N49°13'54"W	33.91'
L28	N00°39'44"E	94.00'
L29	N86°09'47"W	100.65'
L30	N55°22'10"E	24.60'
L31	N89°47'03"W	37.00'
L32	N00°39'44"E	88.00'
L33	N55°56'35"E	11.00'
L34	N77°39'41"W	22.37'
L35	N50°22'53"E	39.83'
L36	N21°48'29"E	144.15'
L37	N21°29'00"E	24.63'

PARCEL MAP NO. 33739

JUNE, 2021

SHEET 8 OF 9 SHEETS
SEE SHEET 2 FOR SURVEYORS
NOTES, BASIS OF BEARING AND
MONUMENT NOTES SEE SHEET
3 FOR EASEMENT NOTES.



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

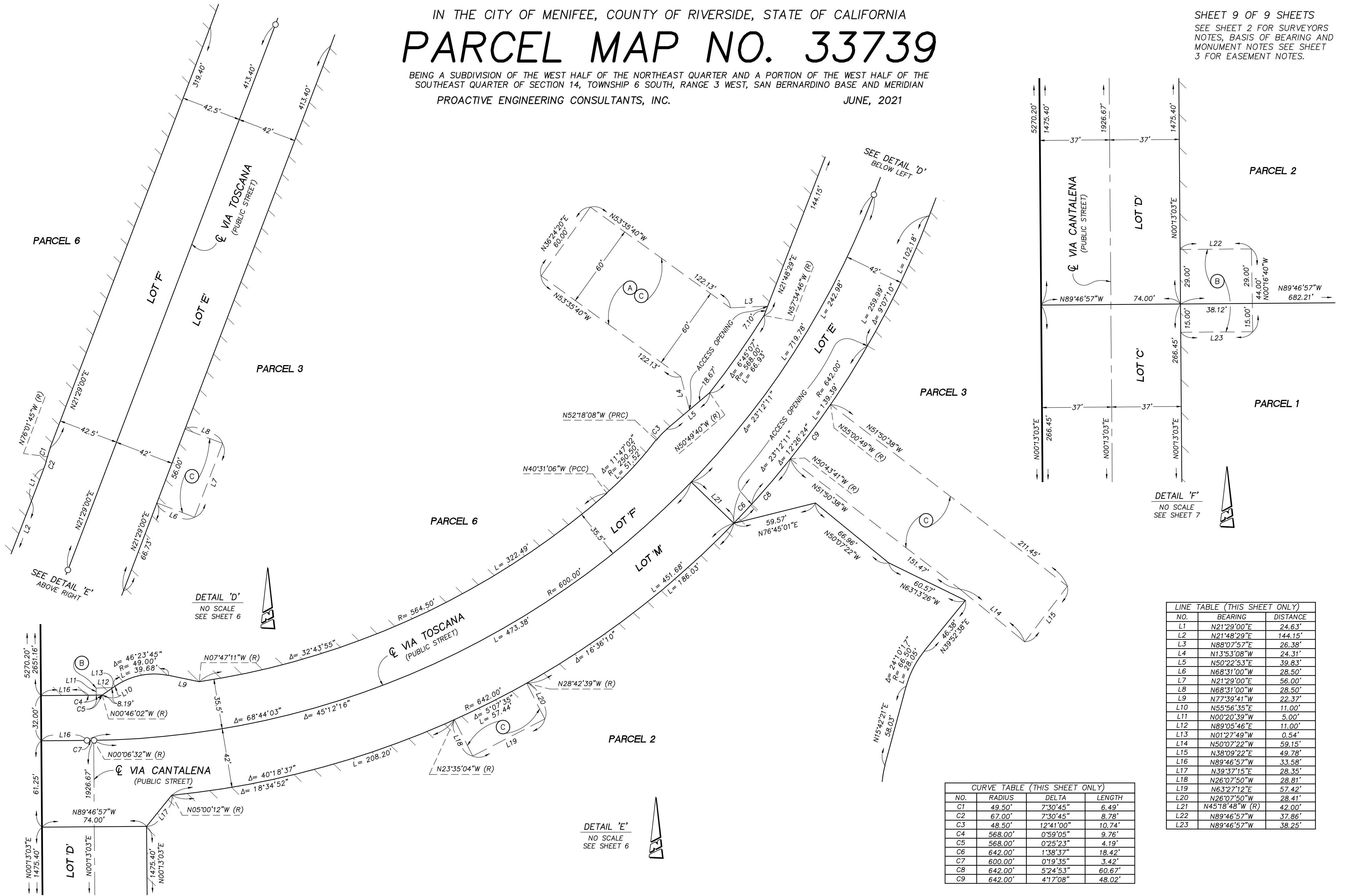
PARCEL MAP NO. 33739

BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER AND A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN

PROACTIVE ENGINEERING CONSULTANTS, INC.

JUNE, 2021

SHEET 9 OF 9 SHEETS
SEE SHEET 2 FOR SURVEYORS
NOTES, BASIS OF BEARING AND
MONUMENT NOTES SEE SHEET
3 FOR EASEMENT NOTES.



LINE TABLE (THIS SHEET ONLY)		
NO.	BEARING	DISTANCE
L1	N21°29'00"E	24.63'
L2	N21°48'29"E	144.15'
L3	N88°07'57"E	26.38'
L4	N13°53'08"W	24.31'
L5	N50°22'53"E	39.83'
L6	N68°31'00"W	28.50'
L7	N21°29'00"E	56.00'
L8	N68°31'00"W	28.50'
L9	N77°39'41"W	22.37'
L10	N55°56'35"E	11.00'
L11	N00°20'39"W	5.00'
L12	N89°05'46"E	11.00'
L13	N01°27'49"W	0.54'
L14	N50°07'22"W	59.15'
L15	N38°09'22"E	49.78'
L16	N89°46'57"W	33.58'
L17	N39°37'15"E	28.35'
L18	N26°07'50"W	28.81'
L19	N63°27'12"E	57.42'
L20	N26°07'50"W	28.41'
L21	N45°18'48"W (R)	42.00'
L22	N89°46'57"W	37.86'
L23	N89°46'57"W	38.25'

CURVE TABLE (THIS SHEET ONLY)			
NO.	RADIUS	DELTA	LENGTH
C1	49.50'	7°30'45"	6.49'
C2	67.00'	7°30'45"	8.78'
C3	48.50'	12°41'00"	10.74'
C4	568.00'	0°59'05"	9.76'
C5	568.00'	0°25'23"	4.19'
C6	642.00'	1°38'37"	18.42'
C7	600.00'	0°19'35"	3.42'
C8	642.00'	5°24'53"	60.67'
C9	642.00'	4°17'08"	48.02'

ENVIRONMENTAL CONSTRAINTS MAP

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

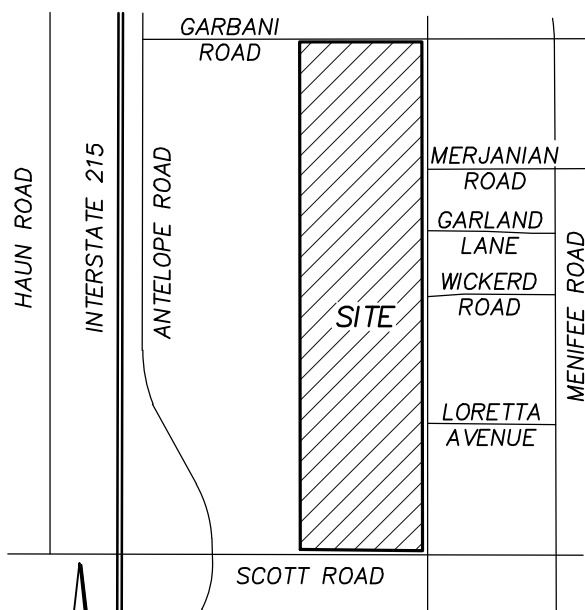
SHEET 1 OF 1 SHEET

PARCEL MAP NO. 33739

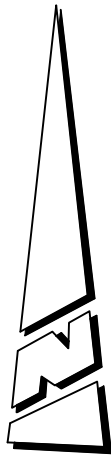
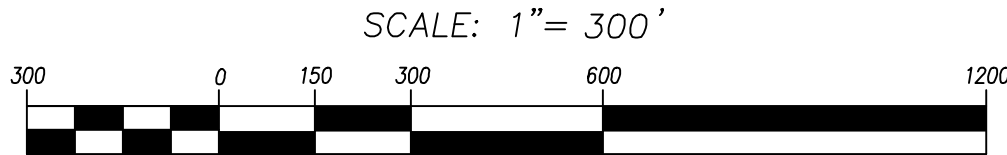
BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER AND A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN

PROACTIVE ENGINEERING CONSULTANTS, INC.

JUNE, 2021



VICINITY MAP
NO SCALE



ENVIRONMENTAL CONSTRAINT NOTES

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

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING "N89°20'16\"W" BEING THE CENTERLINE OF SCOTT ROAD, AS SHOWN ON PARCEL MAP 6449, P.M.B. 19/24, RECORDS OF RIVERSIDE COUNTY.

MONUMENT NOTES

SET A 1" IRON PIPE TAGGED "LS 9106", DN. 0.1' OR LEAD, TACK, & TAG "LS 9106" AT ALL LOT CORNERS, ANGLE POINTS IN SIDE OR REAR LOT LINES, AND ANGLE POINTS IN SUBDIVISION BOUNDARY, UNLESS OTHERWISE NOTED.

SET LEAD, TACK, & TAG "LS 9106" FLUSH IN TOP OF CURB ON SIDE LOT LINES PROJECTED (RIV. CO. STD. "E").

SET LEAD, TACK, & TAG "LS 9106" FLUSH IN TOP OF CURB FOR BCs, ECs, PCCs, PRCs, & CORNER CUTBACKS PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE (RIV. CO. STD. "E").

ALL MONUMENTS SHOWN AS "SET" SHALL BE SET IN ACCORDANCE WITH COUNTY ORDINANCE 461.10 AND IN ACCORDANCE WITH THE TERMS OF THE MONUMENTATION AGREEMENT FOR THIS MAP.

- - FOUND MONUMENT AS NOTED.
- - 1" IRON PIPE TAGGED "LS 9106" TO BE SET FLUSH, UNLESS OTHERWISE NOTED.
- 1 - FOUND 1"IP & PLASTIC PLUG STAMPED "RIV CO TRANS" NO REFERENCE, IN LIEU OF 2" BRASS DISK STAMPED "CAL. DEPT. OF TRANS. P.I. ANTELOPE RD. & SCOTT RD. ACCEPTED AS Q INTERSECTION OF SCOTT ROAD & ANTELOPE ROAD, PER R3
- 2 - SNF, ESTABLISHED NW CORNER OF R3 PER TIES, PER CORNER RECORD 10-0502. 1"IP & TAG "LS 9106" TO BE SET FLUSH
- 3 - SNF, ESTABLISHED Q INTERSECTION PER TIES PER COUNTY TIE BOOK 85-112. 1"IP & TAG "LS 9106" TO BE SET FLUSH
- 4 - FOUND STEEL ROD, DN. 0.8', ACCEPTED AS REMNANT OF 1-1/2" BRASS DISK STAMPED "LS 5306" PER R2. 1"IP & TAG "LS 9106" TO BE SET FLUSH
- 5 - FOUND 1"IP & ILLEGIBLE PLASTIC PLUG, DN. 0.2' & TIES PER CORNER RECORD 10-0501. ACCEPTED AS Q INTERSECTION, PER MB 340/38-44. TAG "LS 9106" TO BE SET
- 6 - FD. 1"IP & TAG "RCE 28946", DN. 0.1' ACCEPTED AS Q INTERSECTION, PER R10
- 7 - FOUND 1"IP & PLASTIC PLUG "LS 5820" FLUSH, PER R11
- 8 - FOUND 1"IP & ILLEGIBLE PLASTIC PLUG, DN. 0.2', IN LIEU OF PLASTIC PLUG RCE 24102. ACCEPTED AS Q INTERSECTION & NORTH 1/4 CORNER, SECTION 14, PER R11. TAG "LS 9106" TO BE SET
- 9 - FOUND 1"IP & PLASTIC PLUG "LS 6935" FLUSH, NO REFERENCE, ACCEPTED AS Q INTERSECTION, PER R12
- 10 - SNF, ESTABLISHED AT RECORD DISTANCE PER REFERENCE AS NOTED ALONG Q HALEBLIAN ROAD
- 11 - FD. 1"IP & TAG "RCE 28946", DN. 0.1', NO REFERENCE, ACCEPTED AS Q INTERSECTION, PER R10

RECORD REFERENCES

- () - RECORD DATA AS NOTED
- [] - RECORD DATA PER R1
- { } - RECORD DATA PER R2
- R1 - PARCEL MAP NO. 6449, PMB 19/24
- R2 - TRACT NO. 27776, MB 263/1-5
- R3 - TRACT NO. 22740, MB 193/80-81
- R4 - PARCEL MAP NO. 12480, PMB 65/66
- R5 - PARCEL MAP NO. 12577, PMB 65/59
- R6 - PARCEL MAP NO. 12983, PMB 66/24
- R7 - PARCEL MAP NO. 12701, PMB 70/99
- R8 - PARCEL MAP NO. 13794, PMB 76/85
- R9 - TRACT NO. 13057, MB 165/44-45
- R10 - TRACT NO. 31383, MB 402/90-99
- R11 - TRACT MAP NO. 29074-1, MB 308/33-37
- R12 - TRACT NO. 28206-1, MB 428/6-11
- R13 - DEED REC. 9/13/1949 IN BK 1107/503
- R14 - DEED REC. 9/20/1949 IN BK 1109/280

LINE TABLE (THIS SHEET ONLY)			
NO.	BEARING	DISTANCE	
L1	N00°39'53"E {N00°40'53"E}	236.70'	{236.67'}
L2	N01°25'53"E (N01°26'52"E R9)	387.74'	M.&R9

SNF, ESTAB. SOUTH 1/4 CORNER BY SINGLE PROPORTION, PER R2.

