

WHEN RECORDED MAIL TO:

CITY OF MENIFEE
29844 HAUN ROAD
MENIFEE, CA 92586

**MAIL COPY OF QUITCLAIM AND
TAX STATEMENTS TO:**

PULTE HOME COMPANY, LLC
27401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691

No FEE (Gov. Code 6103)

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE
The undersigned grantor declares Documentary
Transfer Tax \$ None

APN: ADJACENT TO 350-220-018 AND 019,
330-230-044 AND 045, AND 335-070-058

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **CITY OF MENIFEE, A MUNICIPAL CORPORATION**, does hereby REMISE, RELEASE and FOREVER QUITCLAIM to **PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY** all right, title and interest in and to a portion of **real property** conveyed to the County of Riverside by Deed recorded September 27, 1950 in Book 1207, Page 293, of Official Records of the County of Riverside, State of California.

The real property in the City of Menifee, County of Riverside, State of California, described as follows:

SEE ATTACHED EXHIBITS "A" AND "B" ATTACHED HERETO AND MADE A PART THEREOF

Department Use Only

By: _____
Armando G. Villa, City Manager, City of Menifee

Attests:

By: _____
Stephanie Roseen, City Clerk, City of Menifee

**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL "A"

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

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A DEED TO THE COUNTY OF RIVERSIDE PER DOCUMENT RECORDED SEPTEMBER 27, 1950 IN BOOK 1207, PAGE 293 OF OFFICIAL RECORDS OF SAID COUNTY, IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 17;

THENCE SOUTH 89°09'40" EAST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 36.19 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°09'40" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 46.03 FEET TO A LINE PARALLEL WITH AND DISTANT WESTERLY 50.00 FEET, MEASURED A RIGHT ANGLES, FROM THE CENTERLINE OF GOETZ ROAD IN LOTS "J", "K" AND "W" AS SHOWN IN PARCEL MAP NO. 36657 PER MAP FILED IN BOOK 245, PAGES 70 THROUGH 87, INCLUSIVE, OF PARCEL MAPS, RECORDS OF SAID COUNTY;

THENCE NORTH 14°03'49" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 54.92 FEET TO A LINE THAT IS CONCENTRIC WITH AND DISTANT WESTERLY 50.00 FEET, MEASURED RADIALLY FROM SAID GOETZ ROAD CENTERLINE, ALSO BEING THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 1,350.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE AND SAID CONCENTRIC LINE, THROUGH A CENTRAL ANGLE OF 3°25'48", AN ARC LENGTH OF 80.82 FEET TO A POINT IN THE NORTHWESTERLY LINE DESCRIBED IN SAID DEED, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 570.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 63°30'30" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID NORTHWESTERLY LINE, THROUGH A CENTRAL ANGLE OF 7°06'17", AN ARC LENGTH OF 70.68 FEET;

THENCE SOUTH 33°35'47" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 83.10 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 2,695 SQUARE FEET, MORE OR LESS.

PARCEL "B"

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A DEED TO THE COUNTY OF RIVERSIDE PER DOCUMENT RECORDED SEPTEMBER 27, 1950 IN BOOK 1207, PAGE 293 OF OFFICIAL RECORDS OF

SAID COUNTY, IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT "Y" OF PARCEL MAP NO. 36657 PER MAP FILED IN BOOK 245, PAGES 70 THROUGH 87, INCLUSIVE, OF PARCEL MAPS, RECORDS OF SAID COUNTY, ALSO BEING A POINT IN THE WESTERLY LINE DESCRIBED IN SAID DEED, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 570.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 76°10'05" EAST;

THENCE NORTHERLY ALONG SAID CURVE AND SAID WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 0°56'08", AN ARC LENGTH OF 9.31 FEET;

THENCE THE FOLLOWING FIVE (5) COURSES ALONG SAID WESTERLY LINE;

1. TANGENT TO LAST SAID CURVE, NORTH 12°53'47" EAST, A DISTANCE OF 962.05 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 970.00 FEET;
2. NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°51'00", AN ARC LENGTH OF 403.77 FEET;
3. TANGENT TO LAST SAID CURVE, NORTH 10°57'13" WEST, A DISTANCE OF 144.23 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 1,970.00 FEET;
4. NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°09'00", AN ARC LENGTH OF 211.46 FEET;
5. TANGENT TO LAST SAID CURVE, NORTH 17°06'13" WEST, A DISTANCE OF 672.43 FEET TO A LINE PARALLEL WITH AND DISTANT SOUTHERLY 44.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF MCLAUGHLIN ROAD AS SHOWN IN SAID PARCEL MAP NO. 36657;

THENCE SOUTH 89°30'03" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 31.97 FEET;

THENCE SOUTH 25°51'24" EAST, A DISTANCE OF 19.39 FEET TO A LINE PARALLEL AND DISTANT WESTERLY 67.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF GOETZ ROAD IN LOTS "D" AND "I" AS SHOWN IN SAID PARCEL MAP NO. 36657;

THENCE SOUTH 16°26'44" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 135.81 FEET TO A LINE CONCENTRIC WITH AND DISTANT WESTERLY 67.00 FEET, MEASURED RADially, FROM SAID GOETZ ROAD CENTERLINE, ALSO BEING THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 3,467.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE AND SAID CONCENTRIC LINE, THROUGH A CENTRAL ANGLE OF 7°59'30", AN ARC LENGTH OF 483.57 FEET TO THE EASTERLY LINE DESCRIBED IN AFORESAID DEED;

THENCE NON-TANGENT TO LAST SAID CURVE, SOUTH 17°06'13" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 25.44 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 2,030.00 FEET;

THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID EASTERLY LINE;

1. SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°09'00", AN ARC LENGTH OF 217.90FEET;
2. TANGENT TO LAST SAID CURVE, SOUTH 10°57'13" EAST, A DISTANCE OF 144.23 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 1,030.00 FEET;
3. SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°51'00", AN ARC LENGTH OF 428.75FEET;
4. TANGENT TO LAST SAID CURVE, SOUTH 12°53'47" WEST, A DISTANCE OF 695.51 FEET TO THE NORTHWESTERLY LINE OF LOT "GG" OF SAID PARCEL MAP NO. 36657;

THENCE SOUTH 35°27'16" WEST ALONG THE SOUTHWESTERLY PROLONGATION OF SAID NORTHWESTERLY LINE, A DISTANCE OF 17.33 FEET TO THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT "GG";

THENCE SOUTH 2°41'12" EAST ALONG SAID PROLONGATION LINE, A DISTANCE OF 24.75 FEET TO AFORESAID EASTERLY LINE;

THENCE SOUTH 12°53'47" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 10.19 FEET A LINE CONCENTRIC WITH AND DISTANT NORTHWESTERLY 50.00 FEET, MEASURED RADIALY FROM THE CENTERLINE OF GOETZ ROAD IN LOTS "J", "K", AND "W" OF SAID PARCEL MAP NO. 36657, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,350.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 57°14'26" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID CONCENTRIC LINE, THROUGH A CENTRAL ANGLE OF 9°55'46", AN ARC LENGTH OF 233.96 FEET TO THE POINT OF BEGINNING;

CONTAINING 2.83 ACRES, MORE OR LESS.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

PREPARED BY ME OR UNDER MY DIRECTION

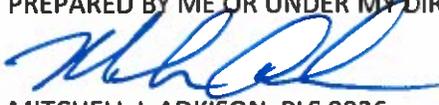
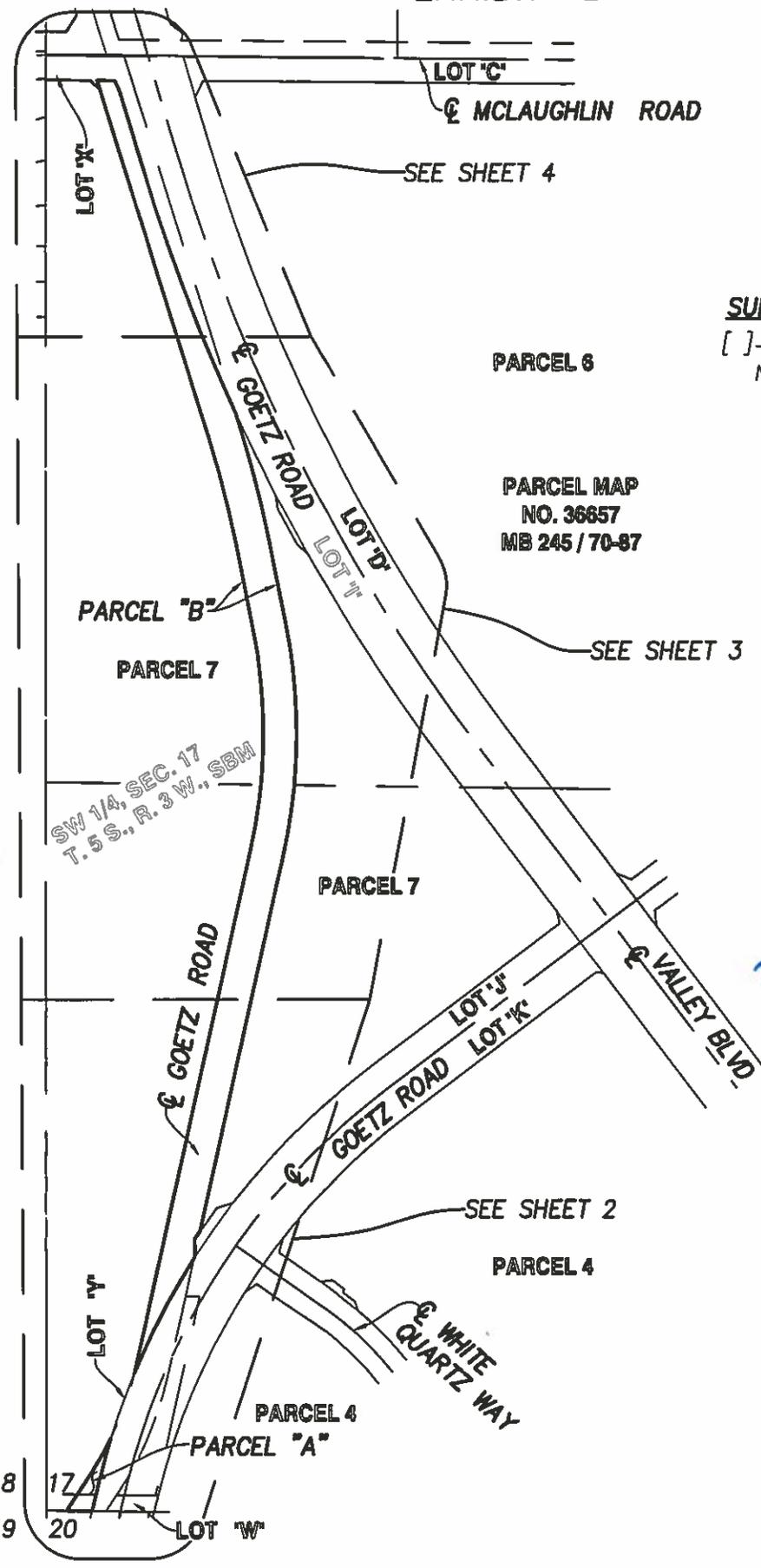
 4-23-21
MITCHELL J. ADKISON, PLS 8936



EXHIBIT "B"



1"=300'

SURVEYOR'S NOTES

[]-INDICATES RECORD DATA PER PM NO. 36657, PMB 245/70-87



PREPARED BY ME OR UNDER MY DIRECTION

MITCHELL J. ADKISON, PLS 8936

4-23-21

SCALE: 1"=300'
JN: 9282
CLIENT: VAN DAELE
DATE EXHIBIT PREPARED: 4-21-2021

PLAT PREPARED BY:

adkan
ENGINEERS

Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 · Fax:(951) 688-0599

EXHIBIT "B"



1"=100'

SW 1/4, SEC 17
T. 5 S., R. 3 W., SBM

PARCEL 7
PARCEL MAP
NO. 36657
MB 245 / 70-87

SEE DETAIL BELOW

PARCEL "B"
2.83 ACRES

563.30'30"E(R), R=570.00'
N72.30'23"W(R), R=1350.00'

576.10'05"E(R), R=570.00'
N67.10'12"W(R), R=1350.00'

Δ=9.55.46"
R=1350.00'
L=233.96'

INST. NO. 2850498
8-19-1991

N'LY LINE, S'LY 390.00'
SW 1/4, SW 1/4, SEC
17, T5S, R3W, SBM

DETAIL



N.T.S.

ROUSE ROAD PER MB
14/91 NOT ACCEPTED,
ABANDONED PER PM
36657, PMB 245/70-87

PER O.R. 1207 / 293
CO. SURVEYOR'S MAP 700-EE

LOT 'GG'
PM. NO. 36657
PAR. 7

SEE SHEET 3

GOETZ ROAD

GOETZ ROAD

PARCEL 4

WHITE QUARTZ WAY

PERRIS BLVD. PER MB 14/91 NOT ACCEPTED,
ABANDONED PER PM 36657, PMB 245/70-87

CITY OF PERRIS
CITY OF MENIFEE

P.O.C.
PAR. "A"
SW COR.
SEC. 17

T.P.O.B.

PARCEL "A"
2,695 SQ.FT.

LOT 'Y'
P.O.B.
PAR. "B"

LOT 'W'

- COURSE DATA**
- ① S89°09'40"E 36.19'
 - ② [S89°09'40"E 46.03']
 - ③ N14°03'49"E 54.92'
 - ④ Δ=3°25'48" R=1350.00' L=80.82'
 - ⑤ Δ=0°56'08" R=570.00' L=9.31'
 - ⑥ S35°27'16"W 17.33'
 - ⑦ S2°41'12"E 24.75'
 - ⑧ [S12°53'47"W 10.19']

- EASEMENT NOTES**
- ① SOUTHERN SIERRAS POWER COMPANY, HOLDER OF EASEMENT FOR POLE LINES AND CONDUIT REC. 5-11-1928, BOOK 765, PAGE 185 OF DEEDS.
 - ③ SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY AND COMMUNICATION SYSTEM REC. 9-12-2002 INST. NO. 2002-506480 O.R.
 - ④ SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY AND COMMUNICATION SYSTEM REC. 9-12-2002 INST. NO. 2002-506481 O.R.

EXHIBIT "B"

SEE SHEET 4



1"=100'

SW 1/4, SEC 17
T. 5 S., R. 3 W., SBM

PARCEL "B"
2.83 ACRES

PARCEL 7

PARCEL MAP
NO. 36657
MB 245 / 70-87

PARCEL 6

PARCEL 7

COURSE DATA

- ① S17°06'13"E 25.44'
- ② Δ=7°59'30" R=3467.00' L=483.57'

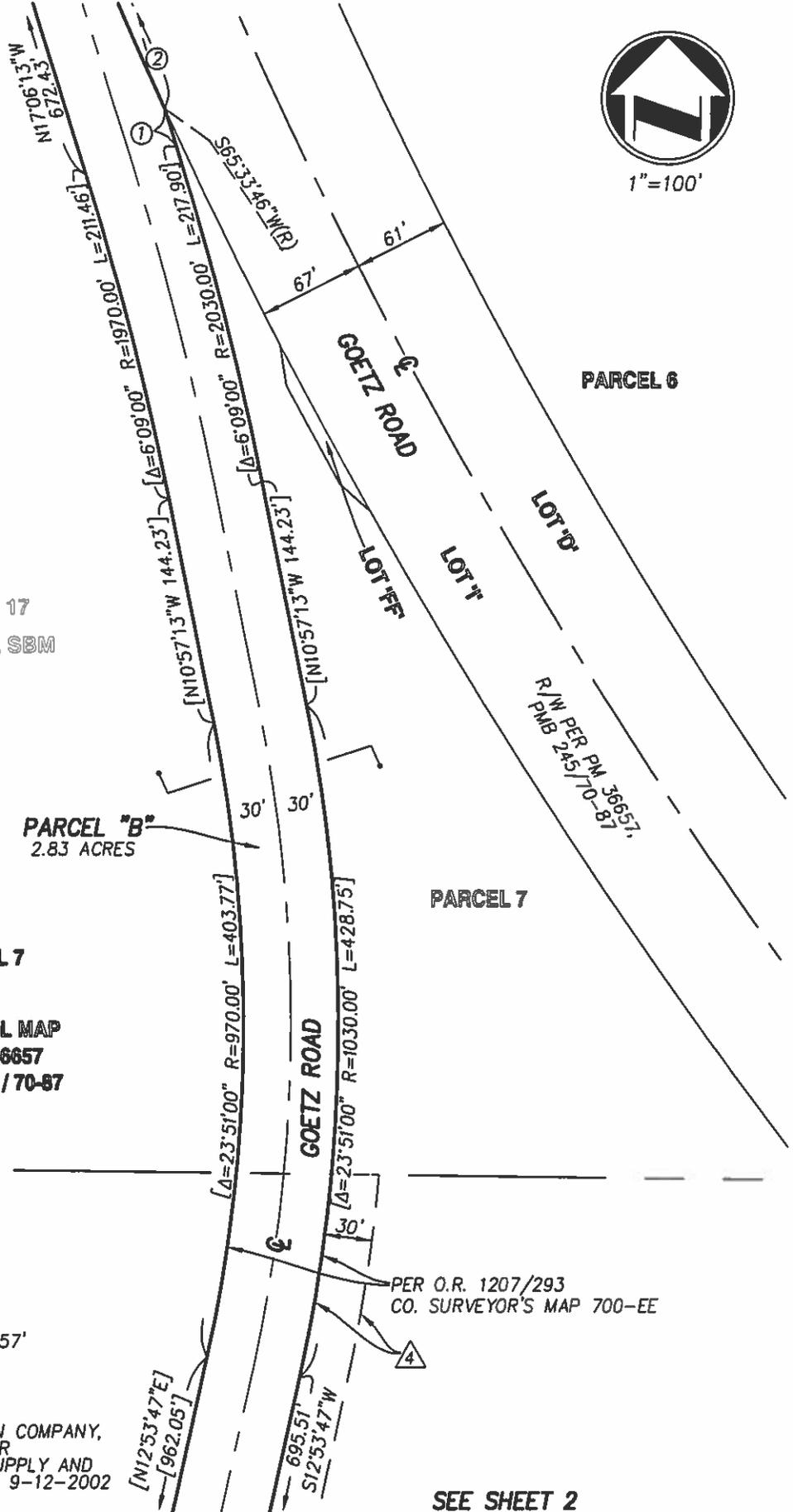
EASEMENT NOTES



SOUTHERN CALIFORNIA EDISON COMPANY,
HOLDER OF AN EASEMENT FOR
UNDERGROUND ELECTRICAL SUPPLY AND
COMMUNICATION SYSTEM REC. 9-12-2002
INST. NO. 2002-506481 O.R.

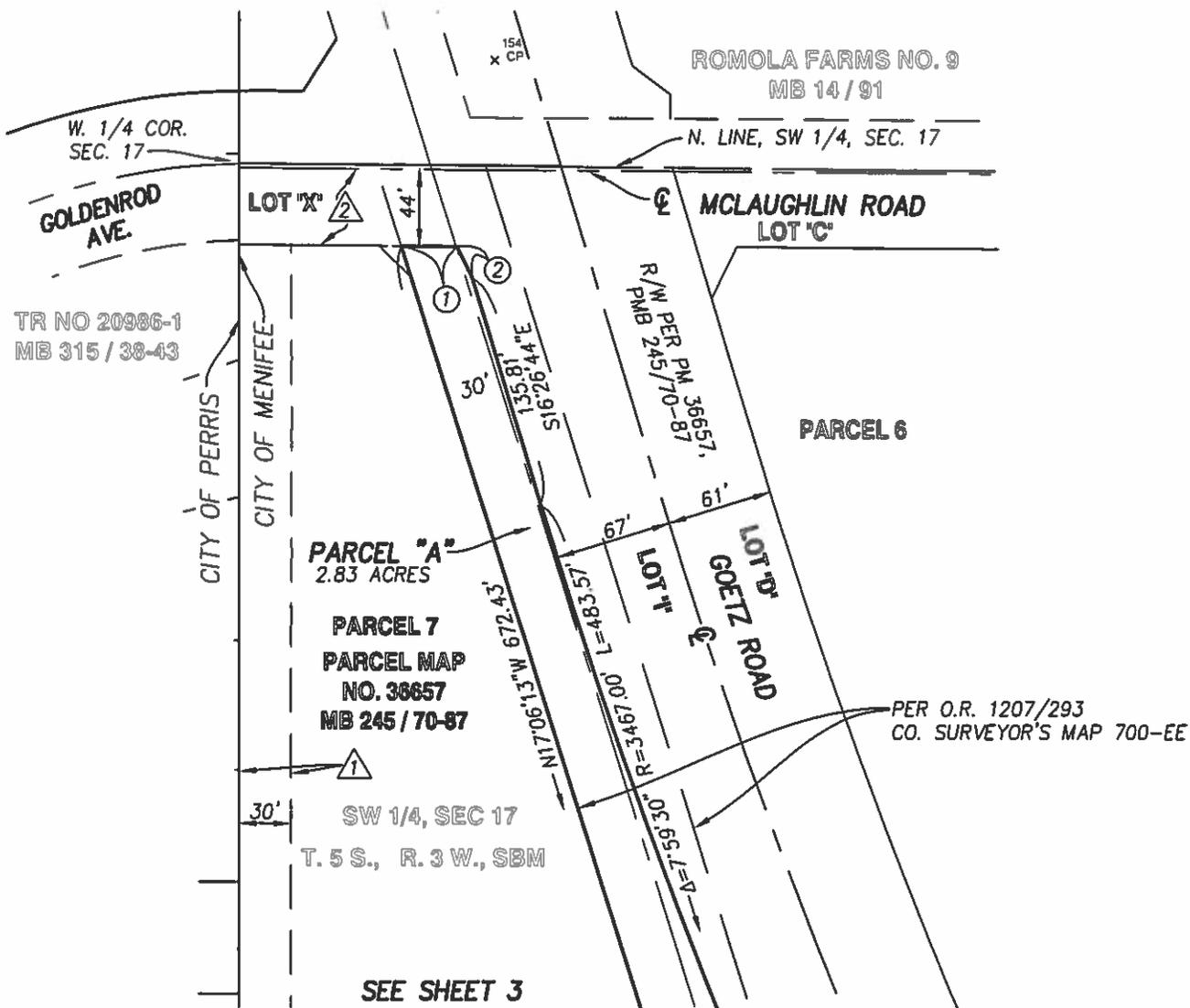
PER O.R. 1207/293
CO. SURVEYOR'S MAP 700-EE

SEE SHEET 2





1"=100'



COURSE DATA

- ① S89°30'03"E 31.97'
- ② S25°51'24"E 19.39'

EASEMENT NOTES

- ① SOUTHERN SIERRAS POWER COMPANY, HOLDER OF EASEMENT FOR POLE LINES AND CONDUIT REC. 5-11-1928, BOOK 765, PAGE 185 OF DEEDS.
- ② EASEMENT FOR PUBLIC ROAD, PUBLIC UTILITY, AND PUBLIC SERVICES REC. 8-15-2001 INST. NO. 2001-390541, O.R.