

LOT SUMMARY:

NUMBERED LOTS: 65  
LETTERED LOTS: 7  
GROSS AREA: 16.17 AC.  
NET AREA: 10.81 AC.

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

SHEET 1 OF 6 SHEETS

TRACT NO. 37409-3

BEING A SUBDIVISION OF LOTS 10 AND "Z" OF TRACT MAP NO. 37391 RECORDED IN BOOK 493, PAGES 82 THROUGH 91, INCLUSIVE, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. LOCATED IN SECTION 22, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.  
RTM ENGINEERING CONSULTANTS  
NOVEMBER, 2021

RECORDER'S STATEMENT

FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
AT \_\_\_\_\_ .M. IN BOOK \_\_\_\_\_ OF MAPS,  
AT PAGES \_\_\_\_\_ - \_\_\_\_\_, AT THE REQUEST OF  
CITY CLERK OF THE CITY OF MENIFEE.  
NO. \_\_\_\_\_  
FEE \_\_\_\_\_  
PETER ALDANA  
ASSESSOR - COUNTY CLERK - RECORDER  
BY: \_\_\_\_\_, DEPUTY  
SUBDIVISION GUARANTEE: LENNAR TITLE, INC.,  
AGENT FOR DOMA TITLE INSURANCE, INC.  
ORDER NO. 192002-001715

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. EXCEPTING THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES; LOT "A" (PERCUSSION ROAD), LOT "B" (TIMPANI PLACE), LOT "C" (PASEO LEGADO), LOT "D" (BALLAD BOULEVARD), LOT "E" (GLOCKENSPIEL COURT), LOT "F" (XAPHOON COURT), AND LOT "G" (MARIMBA COURT). THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LYING OVER ALL OF LOTS 60 THROUGH 64, INCLUSIVE, INDICATED HEREON AS "LANDSCAPE". THE DEDICATION IS FOR LANDSCAPE AND MAINTENANCE PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LYING OVER ALL OF LOT 65, INDICATED HEREON AS "O.S. PARK". THE DEDICATION IS FOR PUBLIC PARK/RECREATIONAL PURPOSES.

WE HEREBY RESERVE AN EASEMENT FOR PUBLIC UTILITY PURPOSES, LYING WITHIN "LANDSCAPE" LOT 61, AS SHOWN HEREON, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES.

WE HEREBY RETAIN LOTS 60 THROUGH 64, INCLUSIVE, INDICATED HEREON AS "LANDSCAPE", FOR LANDSCAPE AND MAINTENANCE PURPOSES, AS SHOWN HEREON, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES.

WE HEREBY RETAIN LOT 65, INDICATED HEREON AS "O.S. PARK", FOR PARK/RECREATIONAL PURPOSES, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES.

KL LB BUY 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

OPTIONEE

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

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

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

BENEFICIARY

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

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

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

NOTARY ACKNOWLEDGMENT

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

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

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

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

WITNESS MY HAND.

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

SIGNATURE OMISSIONS

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

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

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

A MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR LEGADO, RECORDED ON NOVEMBER 21, 2024, PER INSTRUMENT NO. 2024-0359193 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 THE REQUEST OF THE FLEMING FAMILY LIMITED PARTNERSHIP, ON DECEMBER 29, 2016. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE \_\_\_\_\_, 20\_\_\_\_, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: \_\_\_\_\_, 20\_\_\_\_.  
ROBERT SCIOBLUME, P.L.S. NO. 9154



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 37409, APPROVED BY THE MENIFEE CITY COUNCIL ON JUNE 3, 2020, AND ANY APPROVED ALTERATION THEREOF, AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AGREEMENT WITH THE CITY OF MENIFEE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME AS MAY BE REQUIRED BY THE CONDITIONS OF APPROVAL DATED JUNE 3, 2020.

DATE: \_\_\_\_\_, 20\_\_\_\_.  
BY: \_\_\_\_\_  
ALBERTO PAIVA, R.C.E. NO. 53534  
CITY ENGINEER, CITY OF MENIFEE, CALIFORNIA



CITY SURVEYOR'S STATEMENT

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

DATE: \_\_\_\_\_, 20\_\_\_\_.  
BY: \_\_\_\_\_  
STEVEN E. STRAPAC, L.S. NO. 8566  
CITY SURVEYOR, CITY OF MENIFEE, CALIFORNIA



MENIFEE CITY CLERK CERTIFICATE

THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS CITY COUNCIL, HEREBY APPROVES THE TRACT MAP 37409-3 AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES. THE COUNCIL DECLARES THE ACCEPTANCE OF THE OFFERS IS TO VEST TITLE IN THE CITY ON BEHALF OF THE PUBLIC FOR SAID PURPOSES BUT THAT SAID STREETS SHALL NOT BECOME PART OF THE CITY MAINTAINED STREET SYSTEM UNTIL ACCEPTED BY THE CITY PURSUANT TO SECTION 941 OF THE STREETS AND HIGHWAYS CODE.

SAID DEDICATIONS ARE:

THE EASEMENTS FOR STREET AND PUBLIC UTILITY PURPOSES LOT "A" (PERCUSSION ROAD), LOT "B" (TIMPANI PLACE), LOT "C" (PASEO LEGADO), LOT "D" (BALLAD BOULEVARD), LOT "E" (GLOCKENSPIEL COURT), LOT "F" (XAPHOON COURT), AND LOT "G" (MARIMBA COURT).

THE EASEMENTS FOR LANDSCAPE AND MAINTENANCE PURPOSES OVER ALL OF LOTS 60 THROUGH 64, INCLUSIVE, ARE HEREBY ACCEPTED, SUBJECT TO IMPROVEMENTS.

THE EASEMENT FOR PARK/RECREATIONAL PURPOSES OVER ALL OF LOT 65, IS HEREBY ACCEPTED, SUBJECT TO IMPROVEMENTS.

DATE: \_\_\_\_\_, 20\_\_\_\_.  
STEPHANIE ROSEEN, CITY CLERK,  
CITY OF MENIFEE, RIVERSIDE COUNTY, CALIFORNIA

TAX COLLECTOR'S CERTIFICATE

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

DATE: \_\_\_\_\_, 20\_\_\_\_.  
MATTHEW JENNINGS,  
COUNTY TAX COLLECTOR  
BY: \_\_\_\_\_ DEPUTY

TAX BOND CERTIFICATE

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

DATE: \_\_\_\_\_, 20\_\_\_\_.  
CASH OR SURETY TAX BOND  
MATTHEW JENNINGS,  
COUNTY TAX COLLECTOR  
BY: \_\_\_\_\_ DEPUTY

TRACT NO. 37409-3

BEING A SUBDIVISION OF LOTS 10 AND "Z" OF TRACT MAP NO. 37391 RECORDED IN BOOK 493, PAGES 82 THROUGH 91, INCLUSIVE,  
OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. LOCATED IN SECTION 22, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.  
RTM ENGINEERING CONSULTANTS NOVEMBER, 2021

NOTARY ACKNOWLEDGMENT

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

STATE OF \_\_\_\_\_,  
COUNTY OF \_\_\_\_\_,  
ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC,  
PERSONALLY APPEARED \_\_\_\_\_, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.  
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.  
WITNESS MY HAND. MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY.  
SIGNATURE \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ MY COMMISSION NUMBER: \_\_\_\_\_

NOTARY ACKNOWLEDGMENT

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

STATE OF \_\_\_\_\_,  
COUNTY OF \_\_\_\_\_,  
ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC,  
PERSONALLY APPEARED \_\_\_\_\_, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.  
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.  
WITNESS MY HAND. MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY.  
SIGNATURE \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ MY COMMISSION NUMBER: \_\_\_\_\_

NOTARY ACKNOWLEDGMENT

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

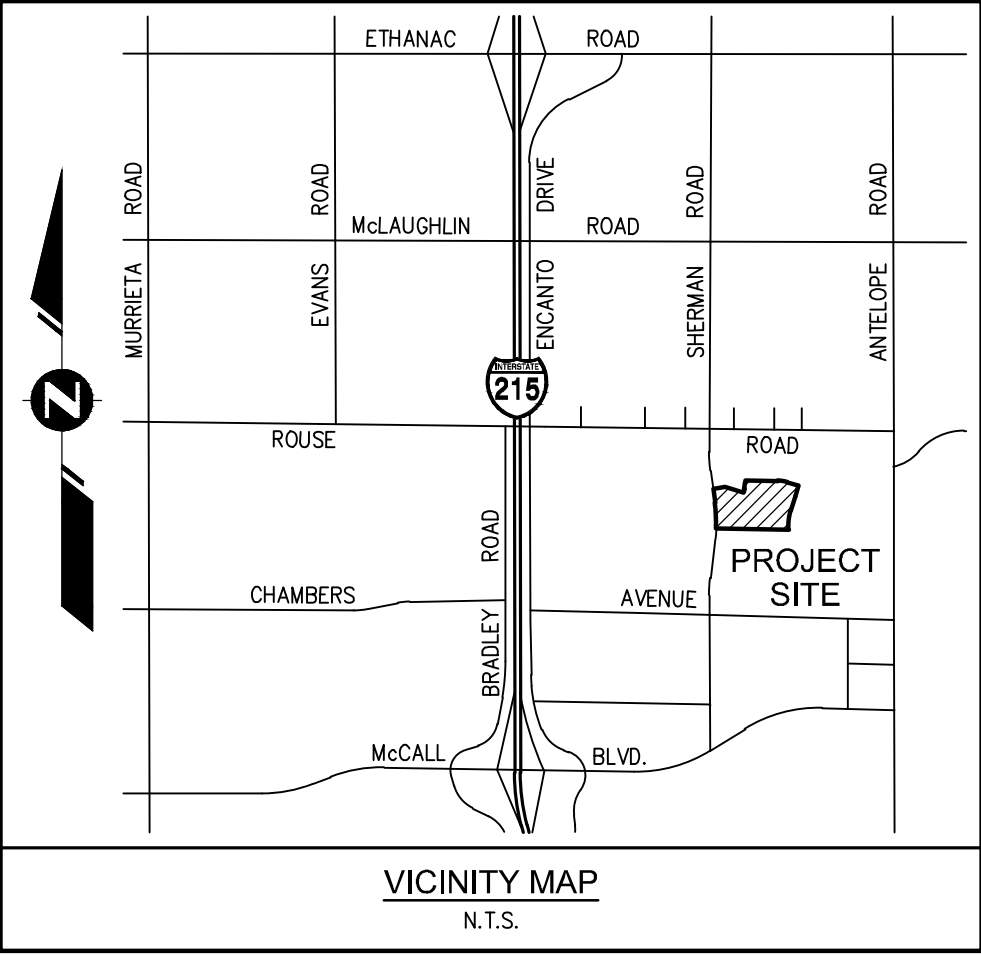
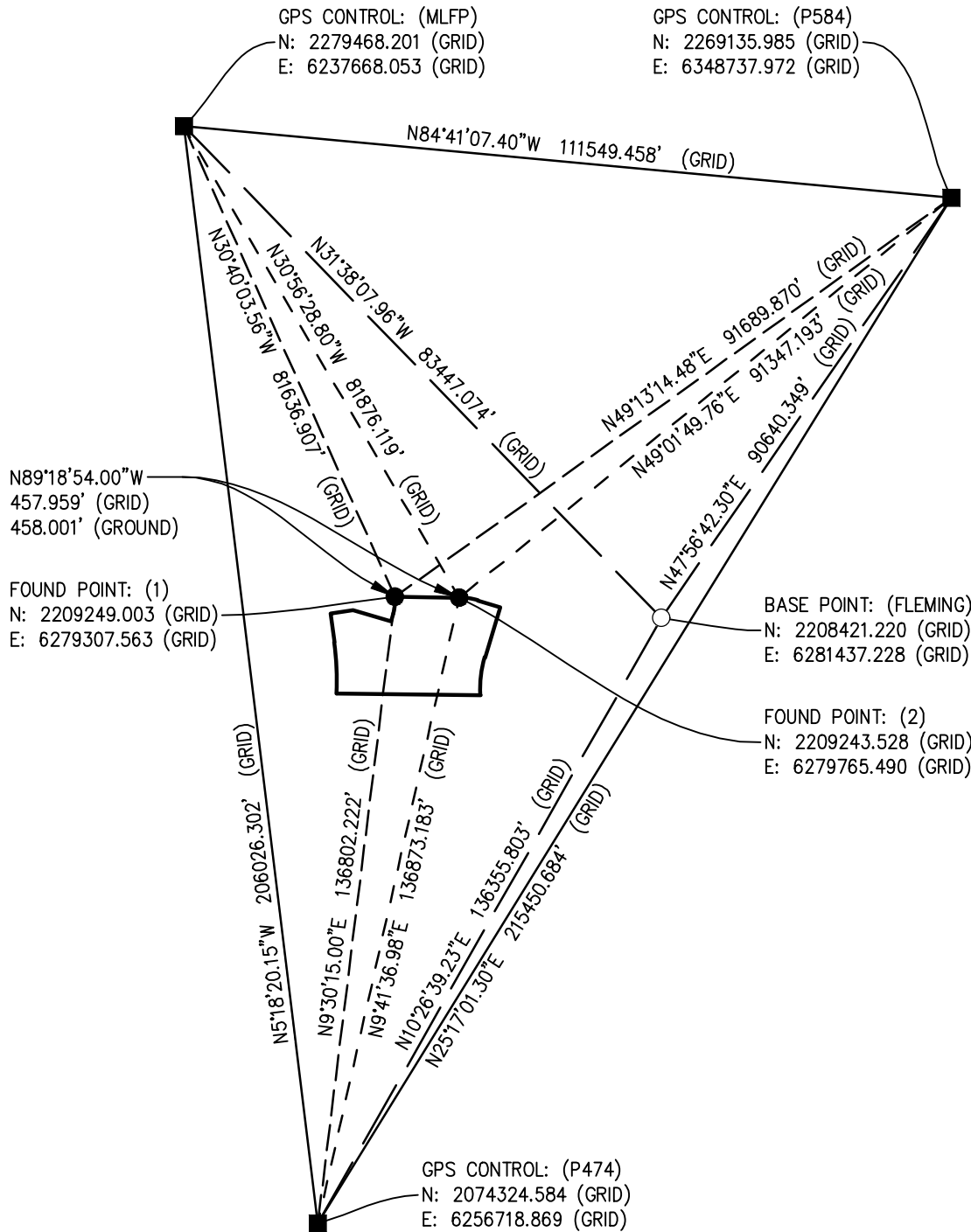
STATE OF \_\_\_\_\_,  
COUNTY OF \_\_\_\_\_,  
ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC,  
PERSONALLY APPEARED \_\_\_\_\_, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.  
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.  
WITNESS MY HAND. MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY.  
SIGNATURE \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ MY COMMISSION NUMBER: \_\_\_\_\_

TRACT NO. 37409-3

BEING A SUBDIVISION OF LOTS 10 AND "Z" OF TRACT MAP NO. 37391 RECORDED IN BOOK 493, PAGES 82 THROUGH 91, INCLUSIVE, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. LOCATED IN SECTION 22, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

RTM ENGINEERING CONSULTANTS

NOVEMBER, 2021



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "MLFP", "P584", AND "P474" NAD83 (2011) (EPOCH:2010) (NSRS2007) AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.99990988. CALCULATIONS ARE MADE AT CONTROL POINT "FLEMING" WITH COORDINATES OF:  
N: 2208421.220 (GRID), E: 6281437.228 (GRID), USING AN ELEVATION OF 1513.248' (NGVD29').

SURVEYOR'S NOTES AND LEGEND:

- ( ) INDICATES MEASURED AND RECORD DATA PER TRACT MAP NO. 37391, M.B. 493/82-91.
  - [ ] INDICATES MEASURED AND RECORD DATA PER TRACT MAP NO. 37408-4, M.B. 499/16-22.
  - (X) INDICATES MONUMENT NUMBER AS DESCRIBED IN MONUMENT NOTES.
  - INDICATES FOUND 1" I.D. X 18" I.P. WITH BRASS TAG "L.S. 9154", FLUSH, PER TRACT MAP NO. 37391, M.B. 493/82-91.
  - INDICATES FOUND 1" I.P. WITH BRASS TAG "L.S. 9154", FLUSH, PER TRACT MAP NO. 37408-4, M.B. 499/16-22.
  - INDICATES SET 1" I.P. WITH BRASS TAG "L.S. 9154", FLUSH, AT ALL LOT CORNERS, ANGLE POINTS IN SIDE OR REAR LOT LINES, AND ANGLE POINTS IN SUBDIVISION BOUNDARY.
- SET LEAD AND BRASS TAG "L.S. 9154", IN TOP OF CURB ON SIDE LOT LINES PROJECTED.
- SET LEAD AND BRASS TAG "L.S. 9154", IN TOP OF CURB FOR B.C.s, E.C.s, P.C.C.s, P.R.C.s, AND CORNER CUTBACKS PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE.
- ALL MONUMENTS SHOWN AS "SET" IN ACCORDANCE WITH THE MONUMENT AGREEMENT FOR THIS MAP.

EASEMENT NOTES

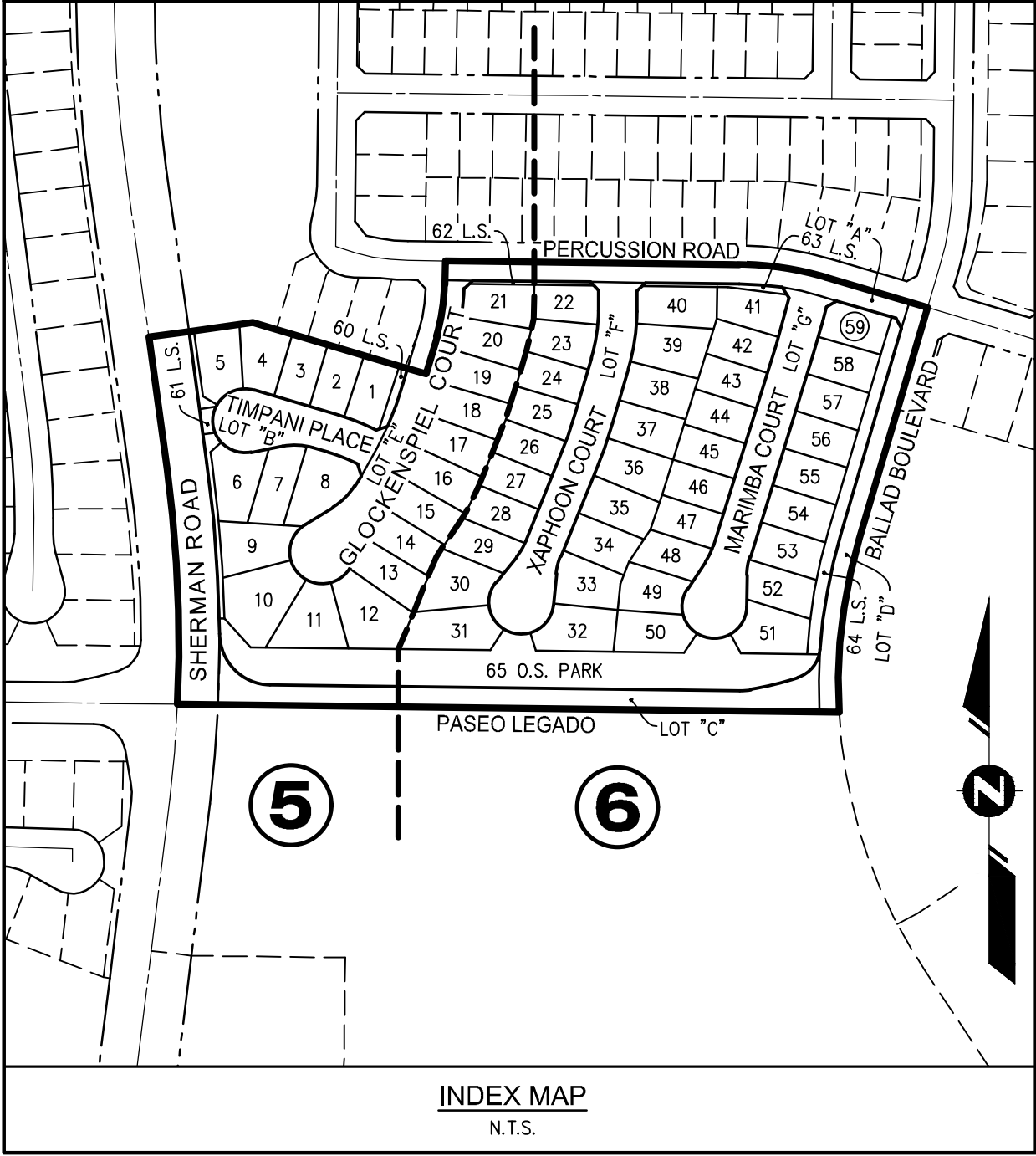
- INDICATES THE PERPETUAL AND EXCLUSIVE RIGHT TO ALL UNDERGROUND WATER, SUBJECT ONLY TO THE RIGHT OF THE OWNER TO DIG OR DRILL WELLS AND TAKE SUCH WATER THEREFROM AS MAY BE REASONABLY NECESSARY FOR DOMESTIC USE AND WATERING OF STOCK ON SAID LAND, BUT NOT ELSEWHERE, AND FOR NO OTHER PURPOSES, AS RESERVED BY THE TEMESCAL WATER COMPANY IN DEED RECORDED JANUARY 13, 1920 IN BOOK 516, PAGE 120 OF DEEDS. BLANKET IN NATURE.
  - INDICATES AN EXISTING EASEMENT FOR PUBLIC UTILITY PURPOSES, IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY, RECORDED ON MAY 18, 1928, IN BOOK 767, PAGE 131, OF DEEDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
  - INDICATES A MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR LEGADO, RECORDED ON NOVEMBER 21, 2024, PER INSTRUMENT NO. 2024-0359193 OF OFFICIAL RECORDS.
- [A] INDICATES AN EASEMENT FOR PUBLIC UTILITY PURPOSES, RESERVED HEREON.
- [B] INDICATES A PUBLIC EASEMENT FOR LANDSCAPE AND MAINTENANCE PURPOSES, DEDICATED HEREON.
- [C] INDICATES A PUBLIC EASEMENT FOR PARK/RECREATIONAL PURPOSES, DEDICATED HEREON.

DECLARATION OF COVENANTS:

DECLARATION OF COVENANTS PER INSTRUMENT NO. 2024-0359193, RECORDED NOVEMBER 21, 2024.

C.F.D. NOTE:

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



MONUMENT NOTES

- FOUND 1" I.P., W/BRASS TAG "L.S. 9154", FLUSH, PER M.B. 493/82-91. ACCEPTED AS LOT 10 PROPERTY CORNER PER SAID MAP. USED AS WESTERLY BASIS OF BOUNDARY POINT (1).
- FOUND 1" I.P., W/BRASS TAG "L.S. 9154", FLUSH, PER M.B. 493/82-91. ACCEPTED AS LOT 10 PROPERTY CORNER PER SAID MAP. USED AS EASTERLY BASIS OF BOUNDARY POINT (2).

ENVIRONMENTAL CONSTRAINT NOTE:

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE AT THE CITY OF MENIFEE PUBLIC WORKS AND ENGINEERING DEPARTMENT, IN E.C.S. BOOK 100, PAGE 130. THIS AFFECTS ALL LOTS.

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

**TRACT NO. 37409-3**

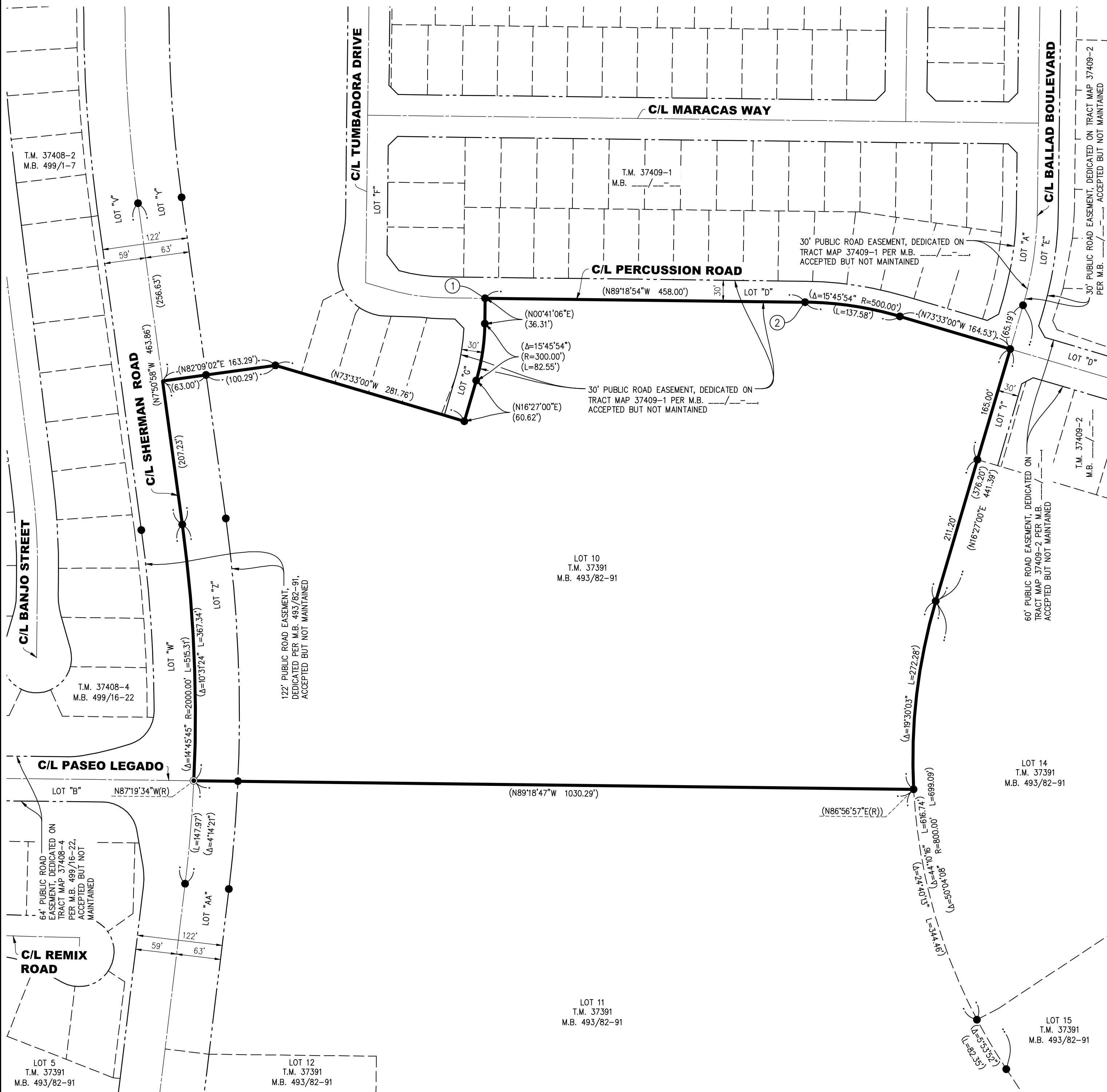
BEING A SUBDIVISION OF LOTS 10 AND "Z" OF TRACT MAP NO. 37391 RECORDED IN BOOK 493, PAGES 82 THROUGH 91, INCLUSIVE, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. LOCATED IN SECTION 22, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

NOVEMBER, 2021

# BOUNDARY SHEET

CONVERGENCE ANGLE POINT  
AT BASE POINT: (FLEMING)  
=  $-00^{\circ}30'23.19476''$

SCALE: 1"=100'

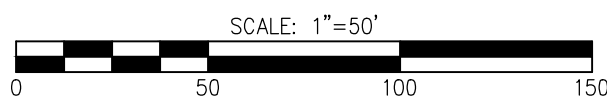


SEE SHEET 3 FOR SURVEYOR'S NOTES,  
EASEMENT NOTES, MONUMENT NOTES,  
ENVIRONMENTAL CONSTRAINT NOTE, AND  
BASIS OF BEARINGS.

SHEET 5 OF 6 SHEETS

BEING A SUBDIVISION OF LOTS 10 AND "Z" OF TRACT MAP NO. 37391 RECORDED IN BOOK 493, PAGES 82 THROUGH 92, INCLUSIVE, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. LOCATED IN SECTION 22, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

NOVEMBER, 2021



LINE TABLE		
NO.	BEARING	LENGTH
L1	N46°14'36"E	18.20'
L2	N46°14'36"E	11.06'
L3	N46°14'36"E	7.14'
L4	N00°41'06"E	6.31'
L5	N44°18'54"W	7.07'
L6	N16°27'00"E	12.79'
L7	N22°09'56"E	13.35'
L8	N16°27'00"E	23.58'
L9	N73°33'00"W	13.38'
L10	N70°28'27"E	18.97'
L11	N70°28'27"E	14.48'
L12	N70°28'27"E	4.49'
L13	N31°25'04"E	10.34'
L14	N15°44'31"W	19.06'
L15	N82°09'02"E	8.00'

LINE TABLE (CONT.)		
NO.	BEARING	LENGTH
L16	N59°56'39"W(R)	26.04'
L17	N82°09'02"E	26.71'
L18	N82°09'02"E	19.41'
L19	N48°12'37"E(R)	22.32'
L20	N88°53'32"E(R)	8.00'
L21	N89°18'47"W	49.30'
L22	N61°56'57"W	19.50'
L23	(N16°27'00"E)	84.20'
L24	N07°50'58"W	16.85'
L25	N89°18'47"E	122.38'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	107°01"	300.00'	5.85'
C2	6°25'39"	50.00'	5.61'
C3	1°33'08"	330.00'	8.94'
C4	0°57'09"	300.00'	4.99'
C5	6°08'29"	100.00'	10.72'
C6	19°51'56"	50.00'	17.33'
C7	3°34'07"	50.00'	3.12'
C8	47°59'03"	50.00'	41.87'
C9	71°50'44"	50.00'	62.70'
C10	20°17'34"	50.00'	17.71'
C11	0°39'16"	2,063.00'	23.56'
C12	0°57'09"	300.00'	4.99'
C13	68°05'13"	50.00'	59.42'
C14	10°01'37"	100.00'	17.50'
C15	60°01'31"	50.00'	52.38'

NO.	DELTA	RADIUS	LENGTH
C16	8'03"42"	50.00'	7.04'
C17	8'47"26"	493.00'	75.64'
C18	11'36"03"	300.00'	60.74'
C19	10'38"54"	300.00'	55.75'
C20	7'47"30"	570.00'	77.52'
C21	3'22"01"	600.00'	35.26'
C22	4'25"29"	600.00'	46.33'
C23	10'38"54"	270.00'	50.18'
C24	10'52"19"	330.00'	62.62'
C25	88'51"34"	80.00'	124.07'
C26	49'39"20"	50.00'	43.33'
C27	6'30"11"	50.00'	55.00'





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

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

SHEET 6 OF 6 SHEETS

# TRACT NO. 37409-3

BEING A SUBDIVISION OF LOTS 10 AND "Z" OF TRACT MAP NO. 37391 RECORDED IN BOOK 493, PAGES 82 THROUGH 91, INCLUSIVE,  
OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. LOCATED IN SECTION 22, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

RTM ENGINEERING CONSULTANTS

NOVEMBER, 2021

LINE TABLE		
NO.	BEARING	LENGTH
L1	N73°33'00"W	13.00'
L2	N28°33'00"W	18.38'
L3	N73°33'00"W	7.00'
L4	N60°22'20"E	18.73'
L5	N14°17'40"E	67.85'
L6	N33°24'18"W	19.23'
L7	N33°24'18"W	6.00'
L8	N33°24'18"W	13.23'
L9	N89°18'54"W	16.51'
L10	N45°41'06"E	7.07'
L11	N45°41'06"E	11.31'
L12	N45°41'06"E	18.38'
L13	N44°18'54"W	18.38'
L14	N44°18'54"W	11.31'
L15	N44°18'54"W	7.07'
L16	N46°14'36"E	7.14'
L17	N16°27'00"E	18.38'
L18	N16°27'00"E	13.53'
L19	N22°09'56"E	2.98'
L20	N22°09'56"E	9.75'
L21	N89°18'47"W	19.50'
L22	N34°10'56"E	7.84'
L23	N01°02'19"E	12.47'
L24	N33°33'33"E	13.54'
L25	N05°54'19"E	3.87'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	5°23'57"	500.00'	47.12'
C2	2°09'20"	500.00'	18.81'
C3	2°09'20"	470.00'	17.68'
C4	5°23'57"	470.00'	44.29'
C5	7°33'17"	470.00'	61.97'
C6	1°23'36"	1,030.00'	25.05'
C7	0°36'50"	970.00'	10.39'
C8	2°01'18"	100.00'	3.53'
C9	3°09'24"	100.00'	5.51'
C10	3°11'57"	330.00'	18.42'
C11	4°23'13"	270.00'	20.67'
C12	2°11'45"	330.00'	12.65'
C13	68°05'13"	50.00'	59.42'
C14	10°01'37"	100.00'	17.50'
C15	1°35'16"	100.00'	2.77'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C16	14°40'21"	100.00'	25.61'
C17	13°06'13"	100.00'	22.87'
C18	14°14'19"	100.00'	24.85'
C19	8°03'42"	50.00'	7.04'
C20	3°00'16"	970.00'	50.86'
C21	3°00'16"	1,000.00'	52.44'
C22	3°00'16"	1,030.00'	54.01'
C23	15°45'54"	270.00'	74.29'
C24	15°45'54"	300.00'	82.55'
C25	15°45'54"	330.00'	90.80'
C26	5°42'56"	770.00'	76.81'
C27	5°42'56"	800.00'	79.80'
C28	5°42'56"	830.00'	82.80'
C29	16°15'37"	100.00'	28.38'

