

NUMBERED LOTS = 151
OPEN SPACE LOTS = 15
LETTERED LOTS = 12
NET AREA = 27.01 ACRES
GROSS AREA = 39.12 ACRES

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

SHEET 1 OF 12 SHEETS

TRACT NO. 36658-5

BEING A SUBDIVISION OF PARCEL 5 AND LOTS "A", "B", "F", "G", "Z", "AA", "BB", AND "CC" OF PARCEL MAP NO. 36657, FILED IN BOOK 245, PAGES 70-87, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY; IN SECTIONS 17 & 20 OF TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.



JUNE 2017

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: LOTS "J" (MCLAUGHLIN ROAD) AND "K" (BYERS ROAD). THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

WE HEREBY RETAIN LOT "A" (GRETE DRIVE), LOT "B" (MARYGOLD FIELDS DRIVE), LOT "C" (BLACK OPAL WAY), LOT "D" (BOULDER DRIVE), LOT "E" (GREAT ROCK COURT), LOT "F" (LIMESTONE DRIVE), LOT "G" (MAPLE MOUNTAIN DRIVE), LOT "H" (VIOLANE DRIVE), AND LOT "I" (SMOKEY QUARTZ STREET), INCLUSIVE, INDICATED AS "PRIVATE STREETS", AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY DEDICATE IN FAVOR OF THE CITY OF MENIFEE, IN FEE, LOT 156, INDICATED AS "OPEN SPACE AND BASIN" SHOWN HEREON, FOR OPEN SPACE AND BASIN PURPOSES, AS PART OF COMMUNITY FACILITIES DISTRICT NO. 2017-1.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOT "A" (GRETE DRIVE), LOT "B" (MARYGOLD FIELDS DRIVE), LOT "C" (BLACK OPAL WAY), LOT "D" (BOULDER DRIVE), LOT "E" (GREAT ROCK COURT), LOT "F" (LIMESTONE DRIVE), LOT "G" (MAPLE MOUNTAIN DRIVE), LOT "H" (VIOLANE DRIVE), AND LOT "I" (SMOKEY QUARTZ STREET), INCLUSIVE, THE DEDICATION IS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

WE HEREBY RETAIN LOTS 152 THROUGH 155, INCLUSIVE, AND LOTS 157 THROUGH 166, INCLUSIVE, INDICATED AS "OPEN SPACE" LOTS, AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS RESERVED AS EASEMENTS FOR PRIVATE PURPOSES: PRIVATE STORM DRAIN EASEMENTS LYING WITHIN LOT 87 AND LOTS "A", "B" AND "H", AS SHOWN HEREON FOR STORM DRAIN PURPOSES FOR THE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES.

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 SEWER, WATER, AND RECYCLED WATER FACILITIES, ALL AS SHOWN ON THIS MAP WITHIN THE SUBDIVISION AND DESIGNATED "SEWER, WATER, AND RECYCLED WATER EASEMENT" HEREON, 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 THE 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.

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY

BY: DARREN WARREN
TITLE: VICE PRESIDENT, 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

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

PRINT NAME _____

SIGNATURE _____

MY COMMISSION NO. IS: _____

MY COMMISSION EXPIRES: _____

MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY

SIGNATURE OMISSIONS

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

THE UNITED STATES OF AMERICA, HOLDER OF AN EASEMENT FOR DITCHES AND CANALS RESERVED IN DOCUMENT RECORDED NOVEMBER 29, 1915 IN BOOK 7, PAGE 82 OF PATENTS, RIVERSIDE COUNTY RECORDS.

W.G JENKINS, HOLDER OF EASEMENT FOR PIPELINES, DITCHES, FLUMES AND APPURTENANCES PER DOCUMENT RECORDED JANUARY 22, 1930 IN BOOK 836, PAGE 512 OF DEEDS, RIVERSIDE COUNTY RECORDS.

ROMOLA INCORPORATED, HOLDER OF EASEMENT FOR PIPELINES AND DITCHES PER DOCUMENT RECORDED FEBRUARY 11, 1930 IN BOOK 839, PAGE 180 OF DEEDS, RIVERSIDE COUNTY RECORDS.

ROMOLA INCORPORATED, HOLDER OF EASEMENT FOR PIPELINES AND DITCHES PER DOCUMENT RECORDED FEBRUARY 24, 1930 IN BOOK 841, PAGE 337, OF DEEDS, RIVERSIDE COUNTY RECORDS.

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, HOLDER OF A STORM DRAIN EASEMENT RECORDED APRIL 13, 2022 AS DOCUMENT NO. 2022-0174730, RECORDS OF RIVERSIDE COUNTY.

NOTICE OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE HOMELAND/ROMOLAND LINE A SUB-WATERSHED AREA DRAINAGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION 10.25 OF ORDINANCE 460 AND SECTION 66483, ET SEQ. OF THE GOVERNMENT CODE AND THAT SAID PROPERTY IS SUBJECT TO FEES FOR SAID DRAINAGE AREA. UPON INCORPORATION, THE CITY ADOPTED COUNTY ORDINANCE 460 AND THE PROJECT IS THEREFORE SUBJECT TO ALL PROVISIONS OF THIS ORDINANCE.

NOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE 460, PAYMENT OF THE DRAINAGE FEES SHALL BE PAID WITH CASHIER'S CHECK OR MONEY ORDER ONLY AT THE TIME OF ISSUANCE OF THE GRADING OR BUILDING PERMIT FOR SAID PARCELS, WHICHEVER OCCURS FIRST, AND THAT THE OWNER OF EACH PARCEL, AT THE TIME OF ISSUANCE OF EITHER THE GRADING OR BUILDING PERMIT, SHALL PAY THE FEE REQUIRED AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT.

EASTERN MUNICIPAL WATER DISTRICT'S ACCEPTANCE STATEMENT

I HEREBY STATE THAT THE EASEMENTS DEDICATED ON THIS MAP TO THE EASTERN MUNICIPAL WATER DISTRICT ARE 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: _____

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 \$ _____.

MATTHEW JENNINGS
COUNTY TAX COLLECTOR

DATE: _____, 20____

BY: _____, DEPUTY

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____ AT _____.M.,
IN BOOK _____ OF 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

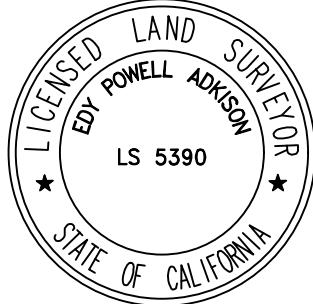
SUBDIVISION GUARANTEE:
FIRST AMERICAN TITLE COMPANY
NHSC-6720450

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 VAN DAEL DEVELOPMENT COMPANY ON JUNE 20, 2017. 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 JUNE 20, 2027, 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____

EDY P. ADKISON L.S. 5390
EXPIRATION DATE: 9-30-2024



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. 36658, APPROVED BY THE MENIFEE CITY COUNCIL ON OCTOBER 21, 2015, 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 IMPROVEMENT AND SPECIFYING THE TIME FOR COMPLETING THE SAME AS MAY BE REQUIRED BY THE CONDITIONS OF APPROVAL DATED OCTOBER 21, 2015.

DATE: _____

BY: ALBERTO PAIVA, R.C.E. 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, PLS 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 36658-5 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 STREET 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 STREET AND PUBLIC UTILITY PURPOSES LOT "J" (MCLAUGHLIN ROAD) AND LOT "K" (BYERS ROAD).

THE EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOT "A" (GRETE DRIVE), LOT "B" (MARYGOLD FIELDS DRIVE), LOT "C" (BLACK OPAL WAY), LOT "D" (BOULDER DRIVE), LOT "E" (GREAT ROCK COURT), LOT "F" (LIMESTONE DRIVE), AND LOT "G" (MAPLE MOUNTAIN DRIVE), LOT "H" (VIOLANE DRIVE), AND LOT "I" (SMOKEY QUARTZ STREET), INCLUSIVE, INDICATED AS PRIVATE STREETS AS DEDICATED WITHIN THE OWNER'S STATEMENT, ARE HEREBY ACCEPTED.

THE OFFER OF DEDICATION OF LOT 156 FOR OPEN SPACE AND BASIN PURPOSES, AS PART OF COMMUNITY FACILITY DISTRICT NO. 2017-1, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH CITY STANDARDS.

DATE: _____, 20____

STEPHANIE ROSEEN
ACTING CITY CLERK, CITY OF MENIFEE
RIVERSIDE COUNTY, CALIFORNIA

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:

THOSE PORTIONS OF LOT "F", SMOKEY QUARTZ STREET; LOT "BB", SMOKEY QUARTZ STREET; LOT "CC", SMOKEY QUARTZ STREET; LOT "AA", MCLAUGHLIN ROAD; AND LOT "Z", BYERS ROAD PER PARCEL MAP NO. 36657, RECORDED IN BOOK 245 OF PARCEL MAPS, AT PAGES 70 THROUGH 87, INCLUSIVE, WITHIN THE BOUNDARY OF THIS PARCEL MAP.

THOSE PORTIONS OF THAT EASEMENT FOR DRAINAGE AND MAINTENANCE PURPOSES PER PARCEL MAP NO. 36657, RECORDED IN BOOK 245 OF PARCEL MAPS, AT PAGES 70 THROUGH 87, INCLUSIVE, LYING WITHIN LOT 154 AND LOT "D" AS SHOWN HEREON.

THOSE PORTIONS OF THAT STORM DRAIN EASEMENT FOR DRAINAGE AND MAINTENANCE PURPOSES PER DOCUMENT RECORDED APRIL 13, 2022 AS DOCUMENT NO. 2022-0174730, RECORDS OF RIVERSIDE COUNTY, LYING WITHIN LOT 7 AND LOT 159 AS SHOWN HEREON.

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. 36658-5

BEING A SUBDIVISION OF PARCEL 5 AND LOTS "A", "B", "F", "G", "Z", "AA", "BB", AND "CC" OF PARCEL MAP NO. 36657, FILED IN BOOK 245, PAGES 70-87, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY; IN SECTIONS 17 & 20 OF TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

adkan
ENGINEERS

JUNE 2017

BOUNDARY SHEET



GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.

NOTE

DRAINAGE EASEMENTS SHALL BE KEPT
FREE OF BUILDINGS AND OBSTRUCTIONS.

SEE SHEET 6 FOR SHEET INDEX MAP,
EASEMENT NOTES AND VICINITY MAP.

BASIS OF BEARINGS

SEE SHEET 5 FOR BASIS OF BEARINGS
AND GPS CONTROL DIAGRAM.

SURVEYOR'S NOTES

- -INDICATES FOUND MONUMENT AS NOTED
- -INDICATES SET 1"IP & LS 5390 TAG, FLUSH
- ⊙ -INDICATES FOUND 1"IP & LS 5390 TAG, FLUSH PER PM NO. 36657, PMB 245/70-87
- M -INDICATES MEASURED DATA
- () -INDICATES RECORD DATA PER REFERENCE LISTED BELOW
- (R2) -INDICATES RECORD DATA PER RS 111/77-78
- (R3) -INDICATES RECORD DATA PER TRACT NO. 18041-1, MB 128/35-38
- (R4) -INDICATES RECORD DATA PER PM NO. 11167, PM 50/98-99
- (R5) -INDICATES RECORD DATA PER PM NO. 14801, PM 81/35
- (R6) -INDICATES RECORD DATA PER PM NO. 13384, PM 89/96-100
- (R8) -INDICATES RECORD DATA PER PM NO. 20285, PM NO. 132/25-27
- (R9) -INDICATES RECORD DATA PER TRACT NO. 28504-2, MB 359/17-21
- [] -INDICATES RECORD AND MEASURED DATA PER PM NO. 36657, PMB 245/70-87

CONTAINS 39.12 ACRES, GROSS

SET 1"IP & LS 5390 TAG, FLUSH AT ALL LOT CORNERS,
ANGLE POINTS IN SIDE OR REAR LOT LINES, AND ANGLE
POINTS IN SIDE OR REAR LOT LINES, EXCEPT AS NOTED.

SET LEAD & LS 5390 TAG, IN TOP OF CURB SIDE LOT
LINES PROJECTED.

ALL MONUMENTS SHALL BE SET IN ACCORDANCE WITH
RIVERSIDE COUNTY ORDINANCE 461.10 AND THE
MONUMENT AGREEMENT FOR THIS MAP.

ENVIRONMENTAL CONSTRAINT NOTE

ENVIRONMENT 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

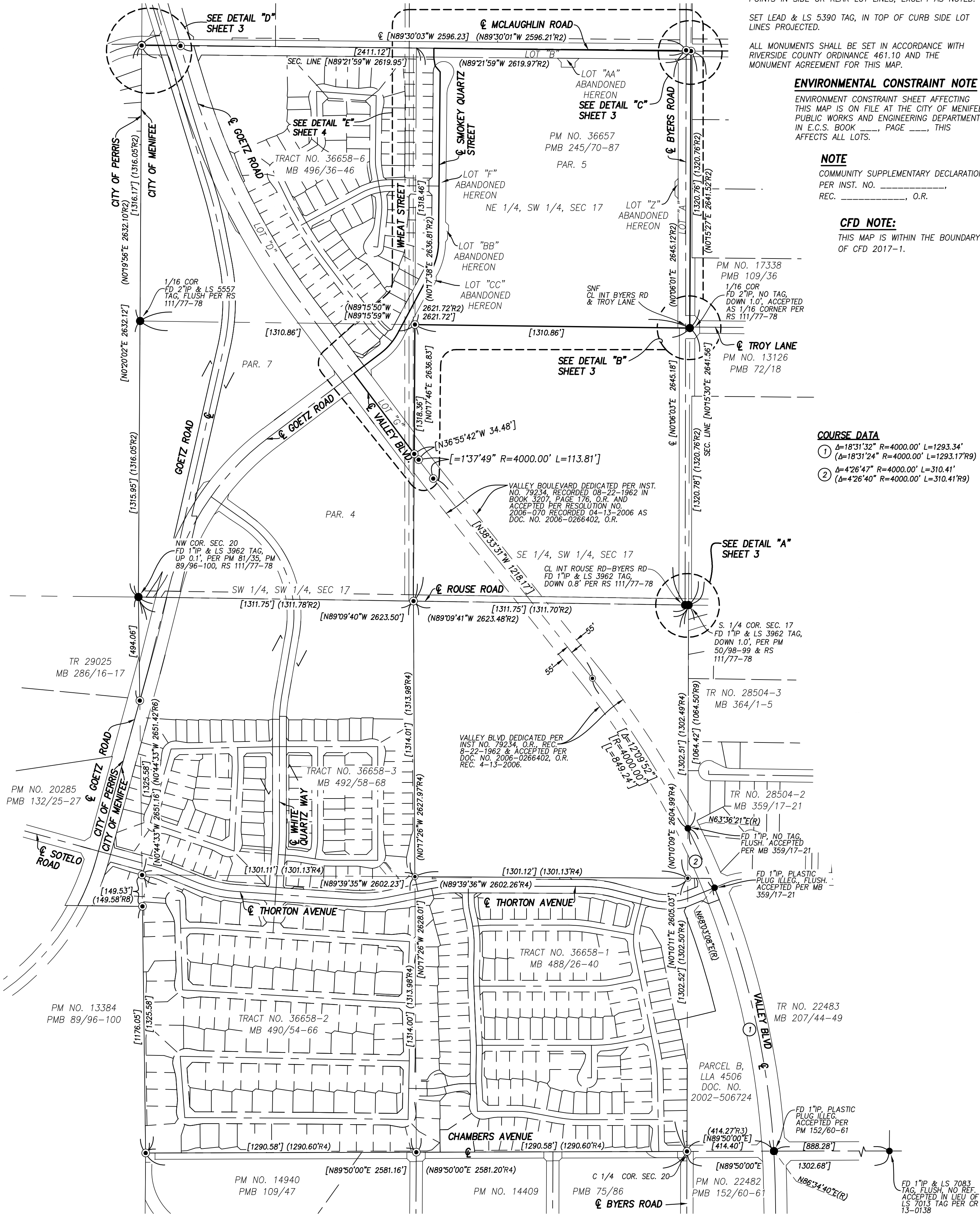
COMMUNITY SUPPLEMENTARY DECLARATION
PER INST. NO. _____,
REC. _____, O.R.

CFD NOTE:

THIS MAP IS WITHIN THE BOUNDARY
OF CFD 2017-1.

COURSE DATA

- ① $\Delta=18^{\circ}31'32''$ $R=4000.00'$ $L=1293.34'$
 $(\Delta=18^{\circ}31'24''$ $R=4000.00'$ $L=1293.17'R9)$
- ② $\Delta=4^{\circ}26'47''$ $R=4000.00'$ $L=310.41'$
 $(\Delta=4^{\circ}26'40''$ $R=4000.00'$ $L=310.41'R9)$



TRACT NO. 36658-5

BEING A SUBDIVISION OF PARCEL 6 AND LOTS "C", "D", "E", "DD", AND "EE" OF PARCEL MAP NO. 36657, FILED IN BOOK 245, PAGES 70-87, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY; IN SECTIONS 17 & 20 OF TOWNSHIP 5 SOUTH, RANGE 3 WEST S.B.M.

JUNE 2017

NOTE:

DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

SEE SHEET 2 FOR SURVEYOR'S NOTES, ENVIRONMENTAL CONSTRAINT NOTE, C.C.R.'S NOTE, AND CFD NOTE.

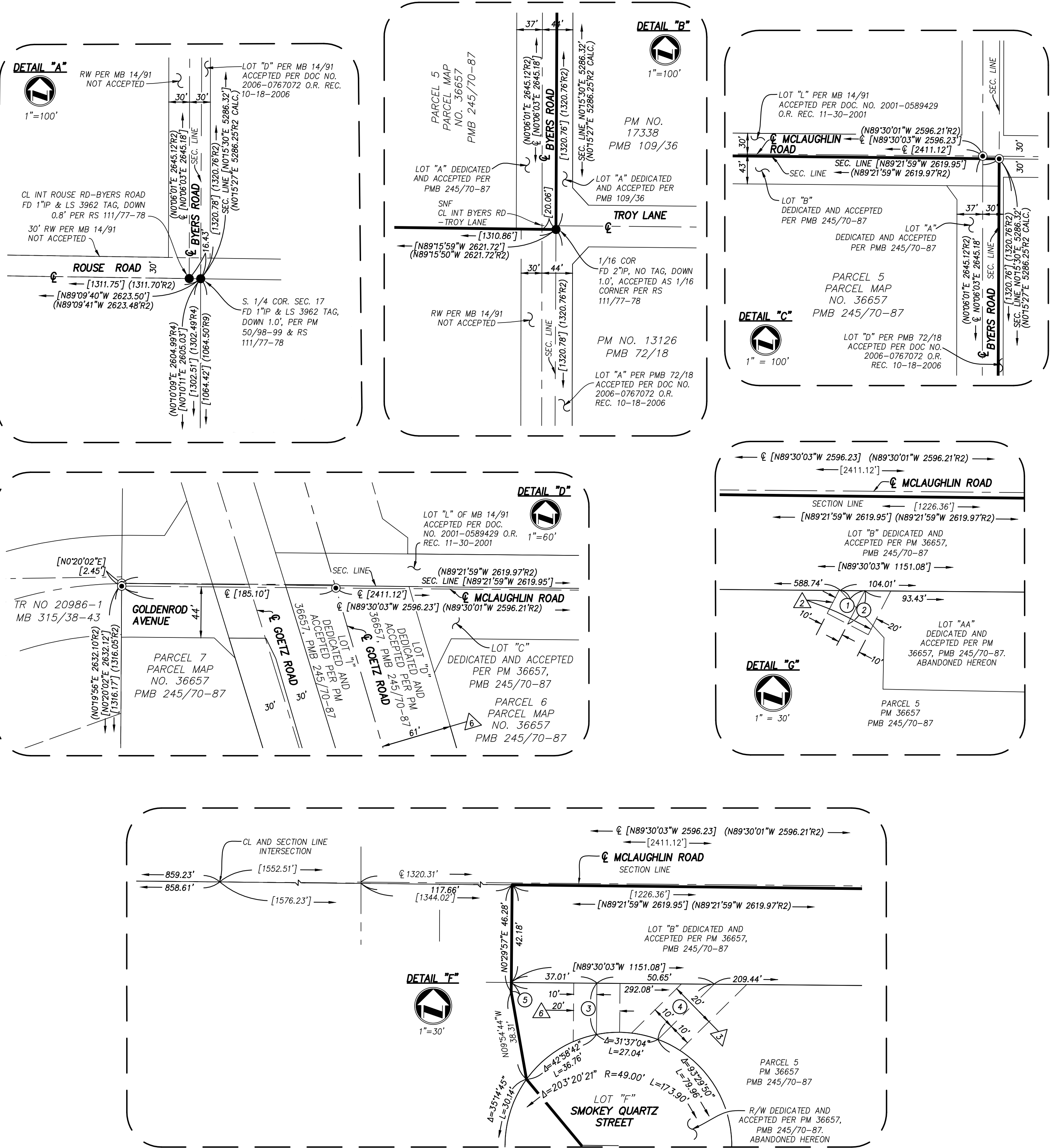
SEE SHEET 5 FOR BASIS OF BEARINGS AND GPS CONTROL DIAGRAM

SEE SHEET 6 FOR SHEET INDEX MAP, EASEMENT NOTES AND VICINITY MAP.

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COURSE DATA

- 1 N89°30'03"W 10.57'
- 2 N27°16'53"E 16.18'
- 3 N00°35'23"W 22.14'
- 4 N45°29'53"E 34.02'
- 5 N00°29'57"E 4.10'



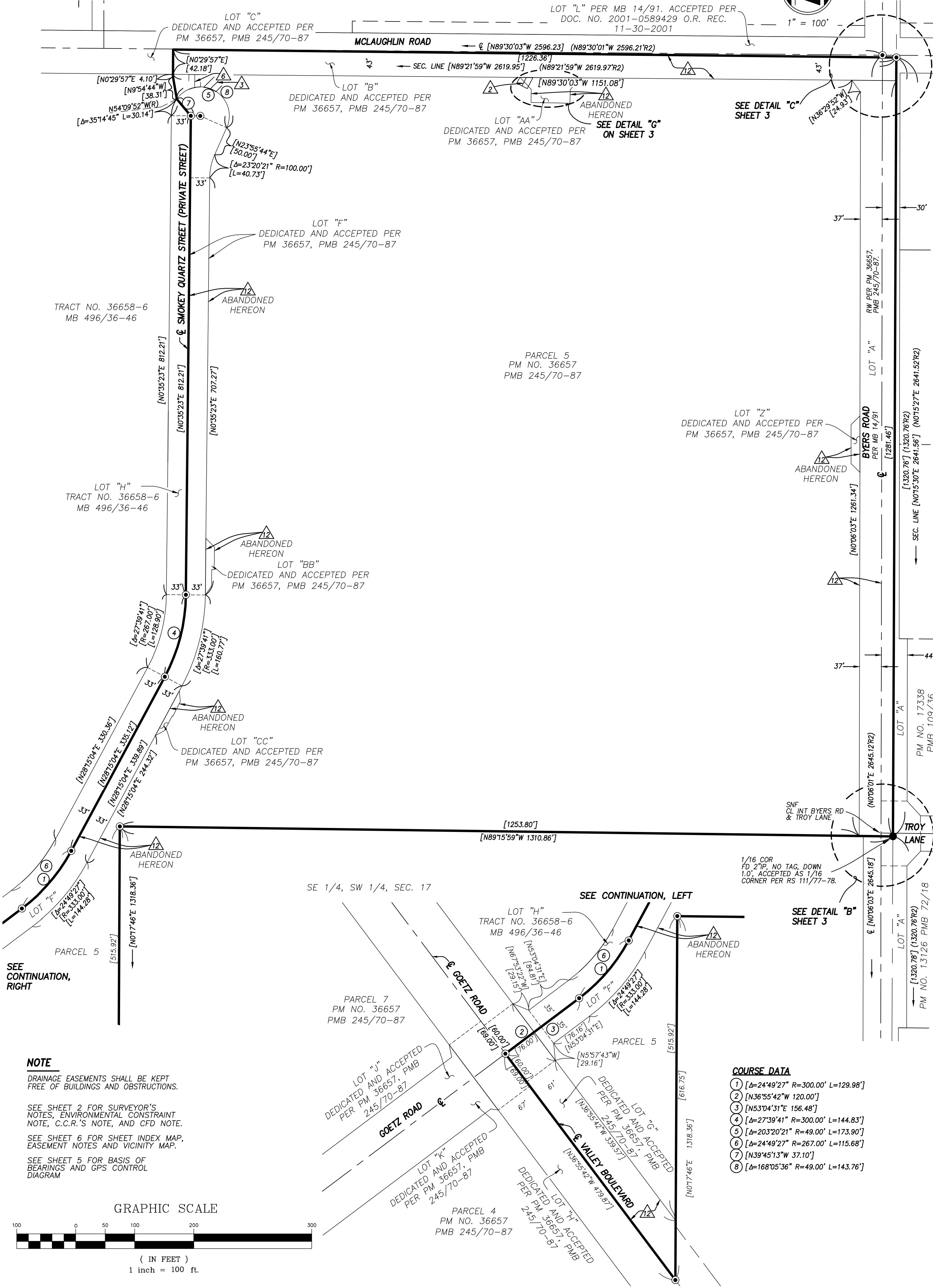
TRACT NO. 36658-5

BEING A SUBDIVISION OF PARCEL 5 AND LOTS "A", "B", "F", "G", "Z", "AA", "BB", AND "CC" OF PARCEL MAP NO. 36657, FILED IN BOOK 245, PAGES 70-87, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY; IN SECTIONS 17 & 20 OF TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

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DETAIL E

JUNE 2017



TRACT NO. 36658-5

BEING A SUBDIVISION OF PARCEL 5 AND LOTS "A", "B", "F", "G", "Z", "AA", "BB", AND "CC" OF PARCEL MAP NO. 36657, FILED IN BOOK 245, PAGES 70-87, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY; IN SECTIONS 17 & 20 OF TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

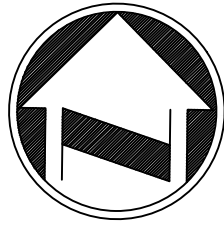
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GPS CONTROL DIAGRAM
NOT TO SCALE

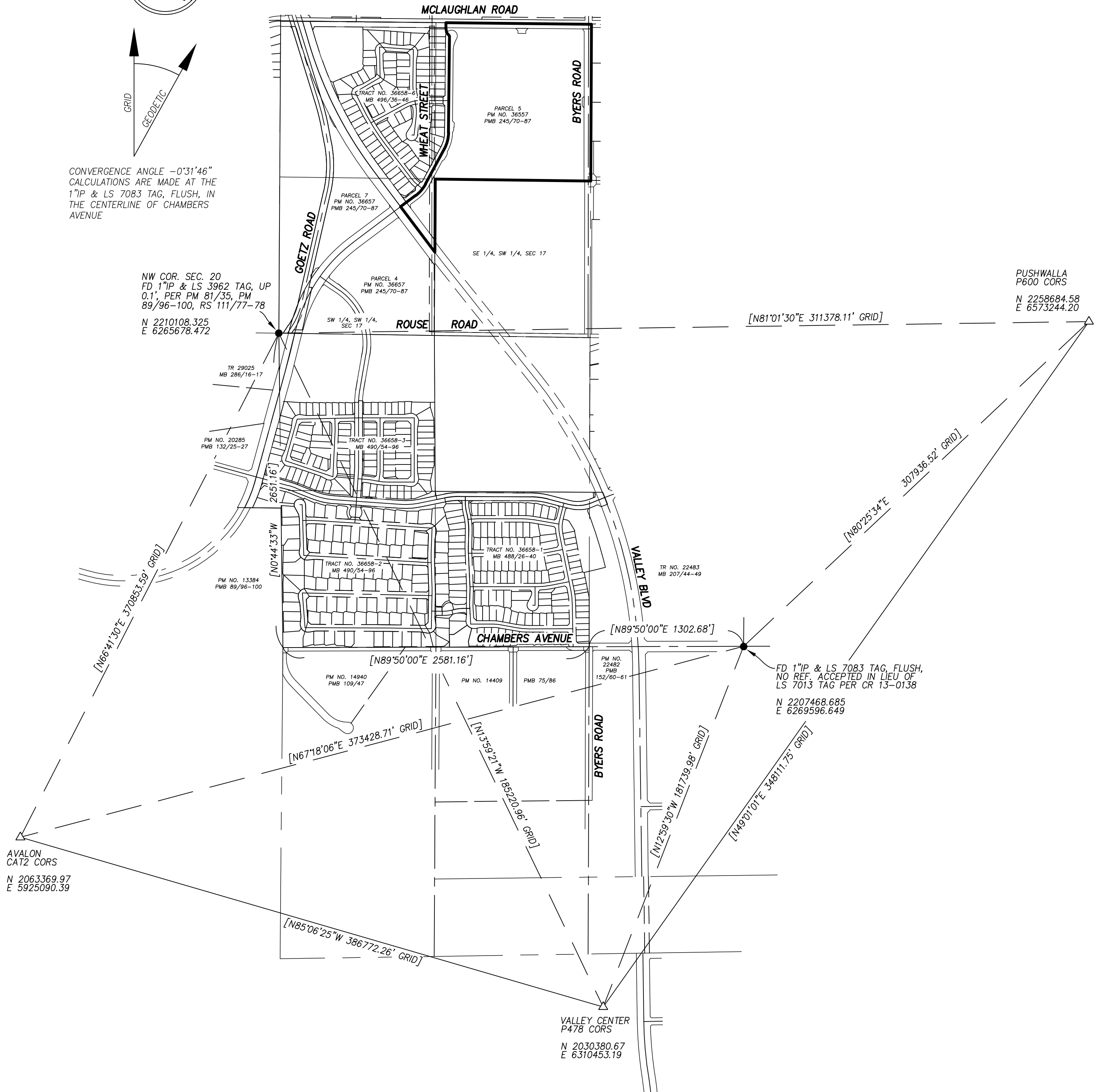
JUNE 2017

SEE SHEET 2 FOR SURVEYOR'S NOTES,
ENVIRONMENTAL CONSTRAINT NOTE, C.C.R.'S
NOTE, AND CFD NOTE.

SEE SHEET 6 FOR SHEET INDEX MAP,
EASEMENT NOTES AND VICINITY MAP.



CONVERGENCE ANGLE $-0^{\circ}31'46''$
CALCULATIONS ARE MADE AT THE
1"IP & LS 7083 TAG, FLUSH, IN
THE CENTERLINE OF CHAMBERS
AVENUE

**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 CAT2, P478, AND P600 NAD83(NSRS2007) AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN ON 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 0.99991110. CALCULATIONS ARE MADE AT THE 1"IP & LS 7083 TAG, FLUSH, IN THE CENTERLINE OF CHAMBERS AVENUE WITH COORDINATES OF N. 2,207,468.685, E. 6,269,596.649, USING AN ELEVATION OF 1,461.70'.

TRACT NO. 36658-5

BEING A SUBDIVISION OF PARCEL 5 AND LOTS "A", "B", "F", "G", "Z", "AA", "BB", AND "CC" OF PARCEL MAP NO. 36657, FILED IN BOOK 245, PAGES 70-87, INCLUSIVE OF, PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY; IN SECTIONS 17 & 20 OF TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

adkan
ENGINEERS

INDEX SHEET

JUNE 2017

NOTE

DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

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SEE SHEET 5 FOR BASIS OF BEARINGS AND GPS CONTROL DIAGRAM

SHEET 6 OF 12 SHEETS



EASEMENT NOTES

- 1 THE UNITED STATES OF AMERICA, HOLDER OF AN EASEMENT FOR DITCHES AND CANALS RESERVED IN DOCUMENT RECORDED NOVEMBER 29, 1915 IN BOOK 7, PAGE 82 OF PATENTS, RIVERSIDE COUNTY RECORDS.
- 2 AN EASEMENT FOR DRAINAGE AND MAINTENANCE PURPOSES, DEDICATED PER PARCEL MAP NO. 36657, PMB 245/70-87, ABANDONED HEREON.
- 3 AN EASEMENT FOR DRAINAGE AND MAINTENANCE PURPOSES, DEDICATED PER PARCEL MAP NO. 36657, PMB 245/70-87.
- 4 RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, HOLDER OF A STORM DRAIN EASEMENT PER IRREVOCABLE OFFER OF DEDICATED RECORDED APRIL 13, 2022, AS DOCUMENT NO. 2022-0174730, OF OFFICIAL RECORDS.
- 5 PRIVATE STORM DRAIN EASEMENT RESERVED HEREON.
- 6 EASTERN MUNICIPAL WATER DISTRICT, HOLDER OF A SEWER EASEMENT PER DOCUMENT RECORDED SEPTEMBER 28, 2020 AS DOCUMENT NO. 2020-0460480 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- 7 SEWER, WATER AND RECYCLED WATER EASEMENT, DEDICATED HEREON.
- 8 EASEMENT FOR PUBLIC UTILITIES DRAINAGE AND EMERGENCY ACCESS, DEDICATED HEREON.
- 9 W.G. JENKINS, HOLDER OF EASEMENT FOR PIPELINES, DITCHES, FLUMES, AND WATER CONDUITS PER DOCUMENT RECORDED JANUARY 22, 1930 IN BOOK 836, PAGE 512 OF DEEDS. NOT PLOTTABLE FROM THE RECORD.
- 10 ROMOLA INCORPORATED, HOLDER OF AN EASEMENT FOR PIPELINES AND DITCHES RESERVED PER DOCUMENT RECORDED FEBRUARY 11, 1930 IN BOOK 839, PAGE 180 OF DEEDS. NOT PLOTTABLE FROM THE RECORD.
- 11 ROMOLA INCORPORATED, HOLDER OF AN EASEMENT FOR PIPELINES AND DITCHES RESERVED PER DOCUMENT RECORDED FEBRUARY 24, 1930 IN BOOK 841, PAGE 337 OF DEEDS. NOT PLOTTABLE FROM THE RECORD.
- 12 AN EASEMENT FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES DEDICATED AND ACCEPTED PER PARCEL MAP NO. 36657, PMB 245/70-87.

30' R/W PER MB 14/91. NOT ACCEPTED.

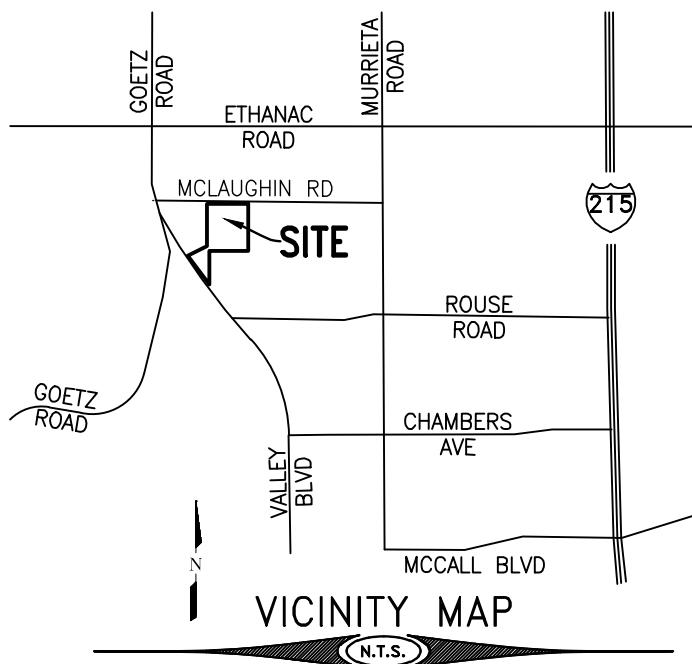
30' 44' R/W DEDICATED PER MB 109/36
ACCEPTED PER PMB 109/36
O.R. REC. 10-18-2006



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



BEING A SUBDIVISION OF PARCEL 5 AND LOTS "A", "B", "F", "G", "Z", "AA", "BB", AND "CC" OF PARCEL
MAP NO. 36657, FILED IN BOOK 245, PAGES 70-87, INCLUSIVE OF PARCEL MAPS, RECORDS OF
RIVERSIDE COUNTY; IN SECTIONS 17 & 20 OF TOWNSHIP 5 SOUTH, RANGE 3 WEST S.B.M.

JUNE 2017

NOTE

DRAINAGE EASEMENTS SHALL BE KEPT
FREE OF BUILDINGS AND OBSTRUCTIONS

SEE SHEET 2 FOR SURVEYOR'S NOTES,
ENVIRONMENTAL CONSTRAINT NOTE,
C.C.R.'S NOTE, AND CFD NOTE.

SEE SHEET 6 FOR SHEET INDEX MAP,
EASEMENT NOTES AND VICINITY MAP.

SEE SHEET 5 FOR BASIS OF BEARINGS
AND GPS CONTROL DIAGRAM.

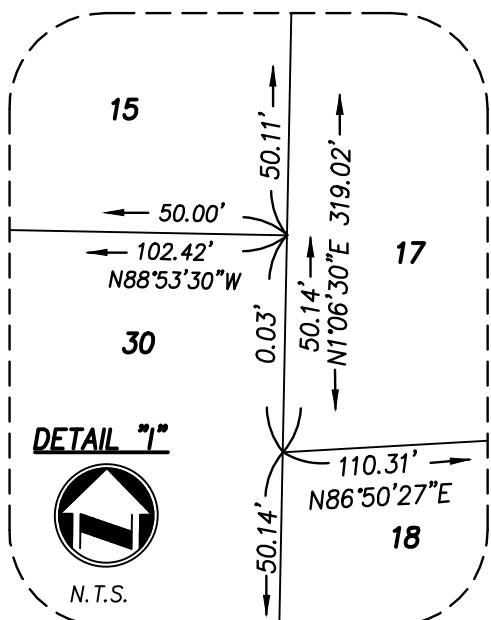
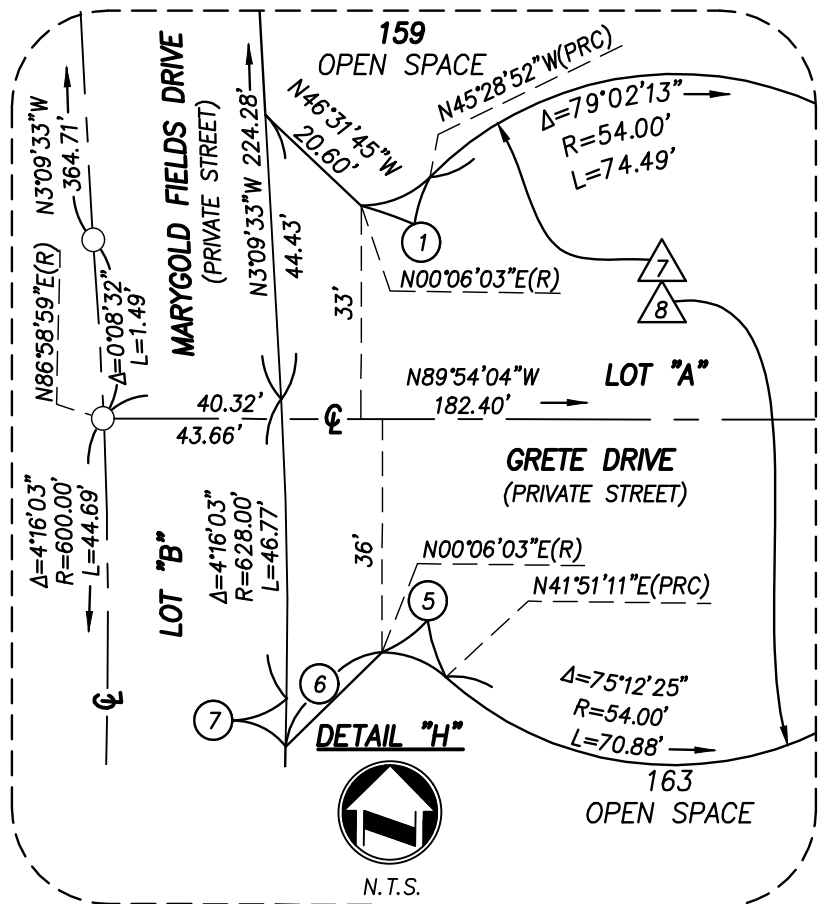
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GRAPHIC SCALE

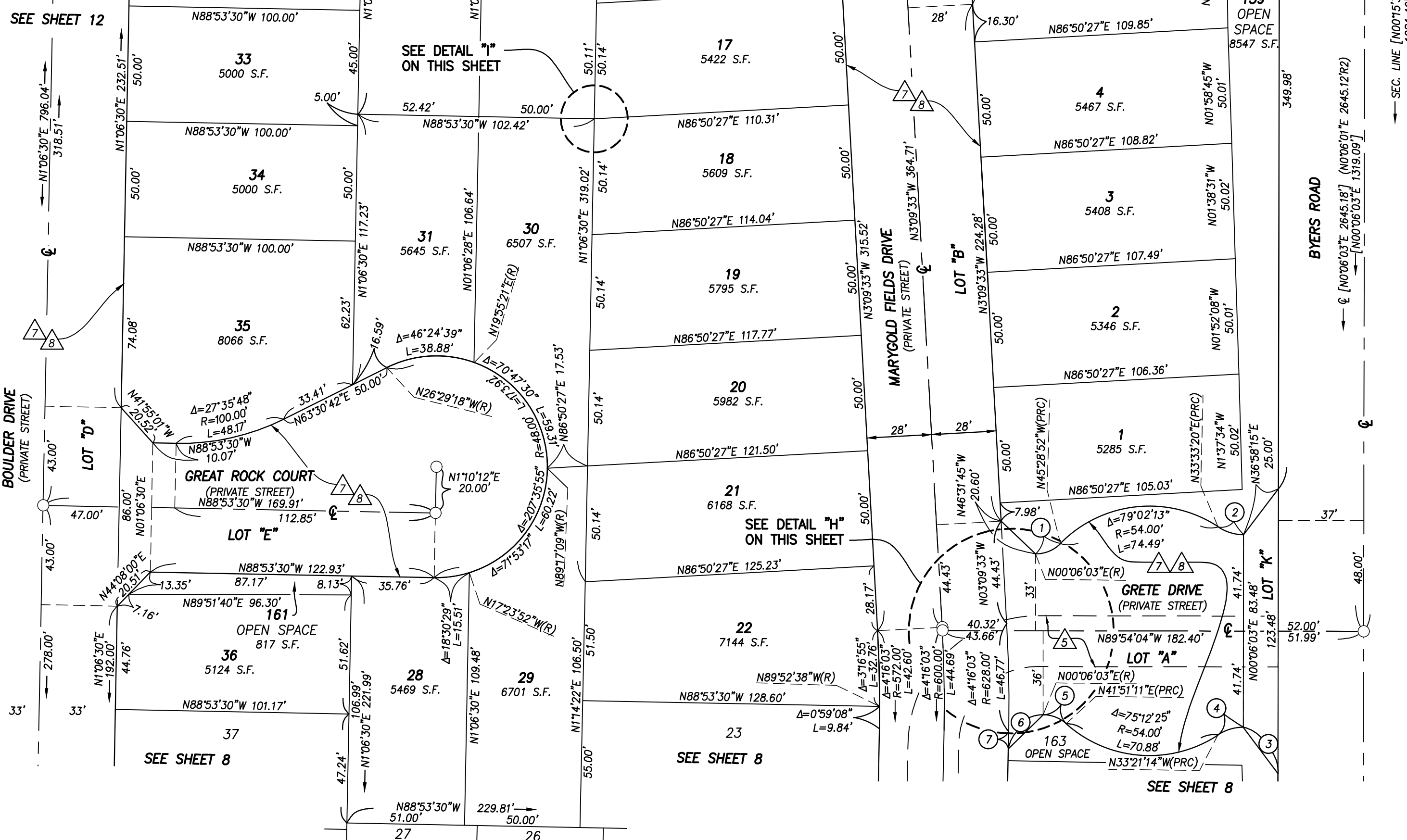
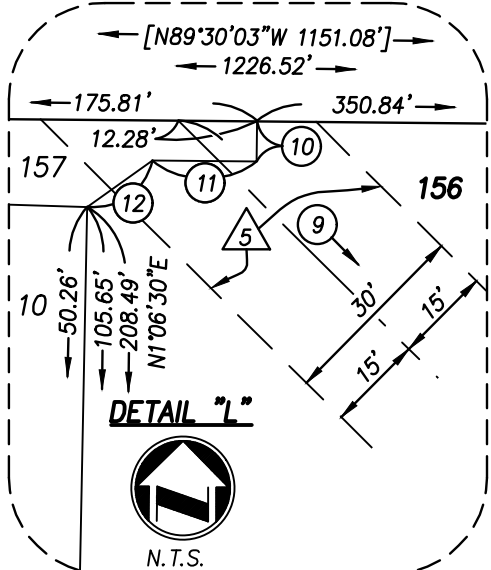


(IN FEET)
1 inch = 40 ft.



COURSE DATA

- ① $A=45^{\circ}34'56''$ $R=15.00'$ $L=11.93'$
- ② $A=33^{\circ}27'17''$ $R=20.00'$ $L=11.68'$
- ③ $N36^{\circ}46'08''W$ $25.00'$
- ④ $A=33^{\circ}27'17''$ $R=20.00'$ $L=11.68'$
- ⑤ $A=41^{\circ}45'08''$ $R=15.00'$ $L=10.93'$
- ⑥ $N45^{\circ}36'17''E$ $21.03'$
- ⑦ $N01^{\circ}06'30''E$ $7.56'$
- ⑧ $A=21^{\circ}12'59''$ $R=65.00'$ $L=24.44'$
- ⑨ $N45^{\circ}16'46''W$ $44.44'$
- ⑩ $N00^{\circ}29'53''E$ $6.28'$
- ⑪ $N89^{\circ}30'07''W$ $16.29'$
- ⑫ $N54^{\circ}31'18''E$ $12.62'$



NOTE

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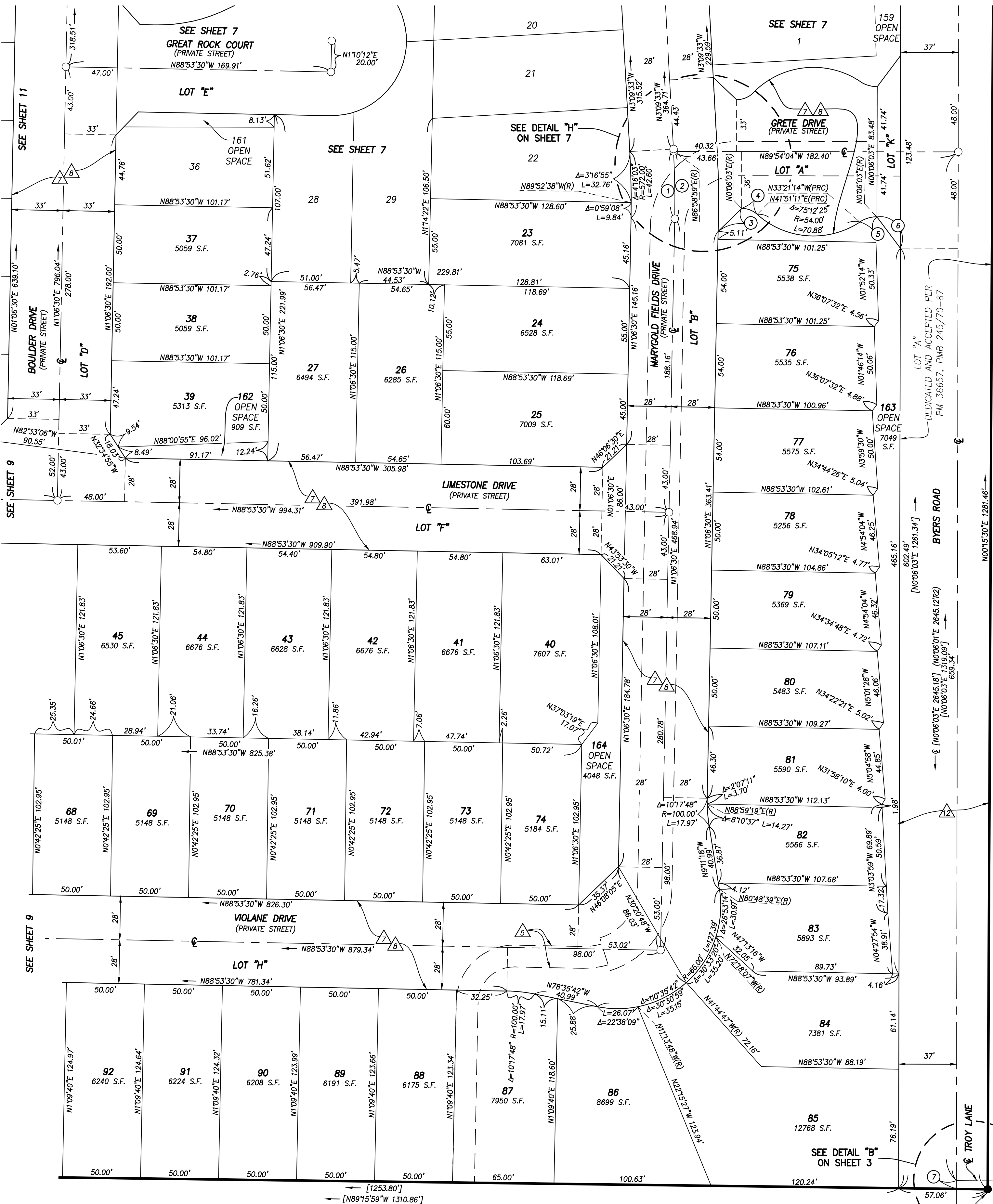
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(IN FEET)
1 inch = 40 ft.



COURSE DATA

- | | |
|--|--|
| ① $\Delta=4^{\circ}16'03''$ $R=600.00'$ $L=44.69'$ | ⑤ $\Delta=33^{\circ}27'17''$ $R=20.00'$ $L=11.68'$ |
| ② $\Delta=4^{\circ}07'31''$ $R=600.00'$ $L=43.20'$ | ⑥ $N36^{\circ}46'08''W$ 25.00' |
| ③ $N45^{\circ}36'17''E$ 21.03' | ⑦ $N50^{\circ}05'44''E$ 19.54' |
| ④ $\Delta=41^{\circ}45'08''$ $R=15.00'$ $L=10.93'$ | |

1/16 COR FD. 2" IP, NO TAG,
DOWN 1.0', ACCEPTED AS 1/16
CORNER PER RS 111/77-78.

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

TRACT NO. 36658-5

BEING A SUBDIVISION OF PARCEL 5 AND LOTS "A", "B", "F", "G", "Z", "AA", "BB", AND "CC" OF PARCEL
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RIVERSIDE COUNTY; IN SECTIONS 17 & 20 OF TOWNSHIP 5 SOUTH, RANGE 3 WEST S.B.M.

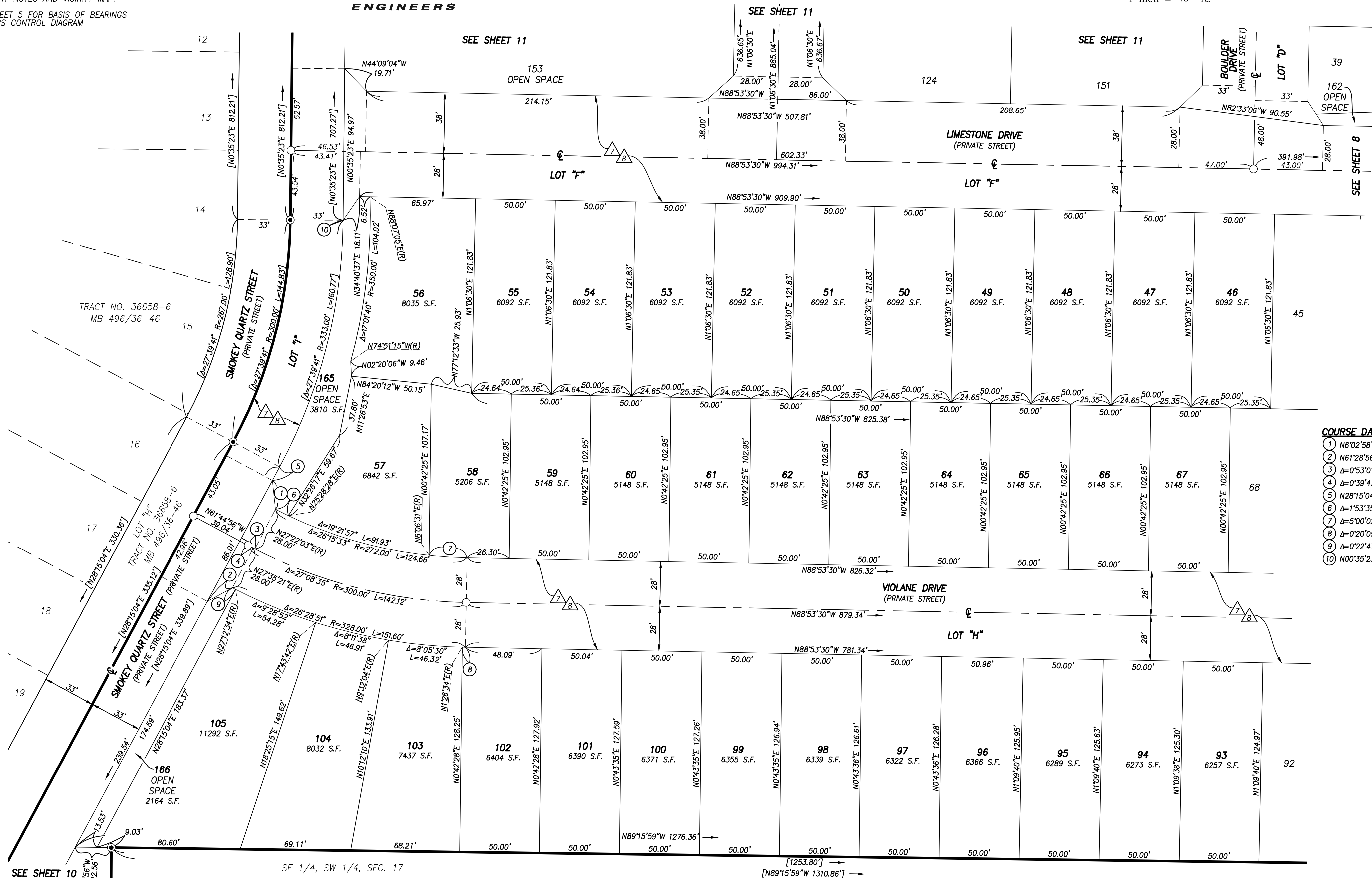
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JUNE 2017

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



COURSE DATA

- ① N6°02'58"W 18.16'
- ② N61°28'56"E 17.93'
- ③ Δ=0°53'01" R=300.00' L=4.63'
- ④ Δ=0°39'43" R=300.00' L=3.47'
- ⑤ N28°15'04"E 9.58'
- ⑥ Δ=1°53'35" R=272.00' L=8.99'
- ⑦ Δ=5°00'02" R=272.00' L=23.74'
- ⑧ Δ=0°20'05" R=328.00' L=1.92'
- ⑨ Δ=0°22'47" R=328.00' L=2.17'
- ⑩ N00°35'23"E 0.15'

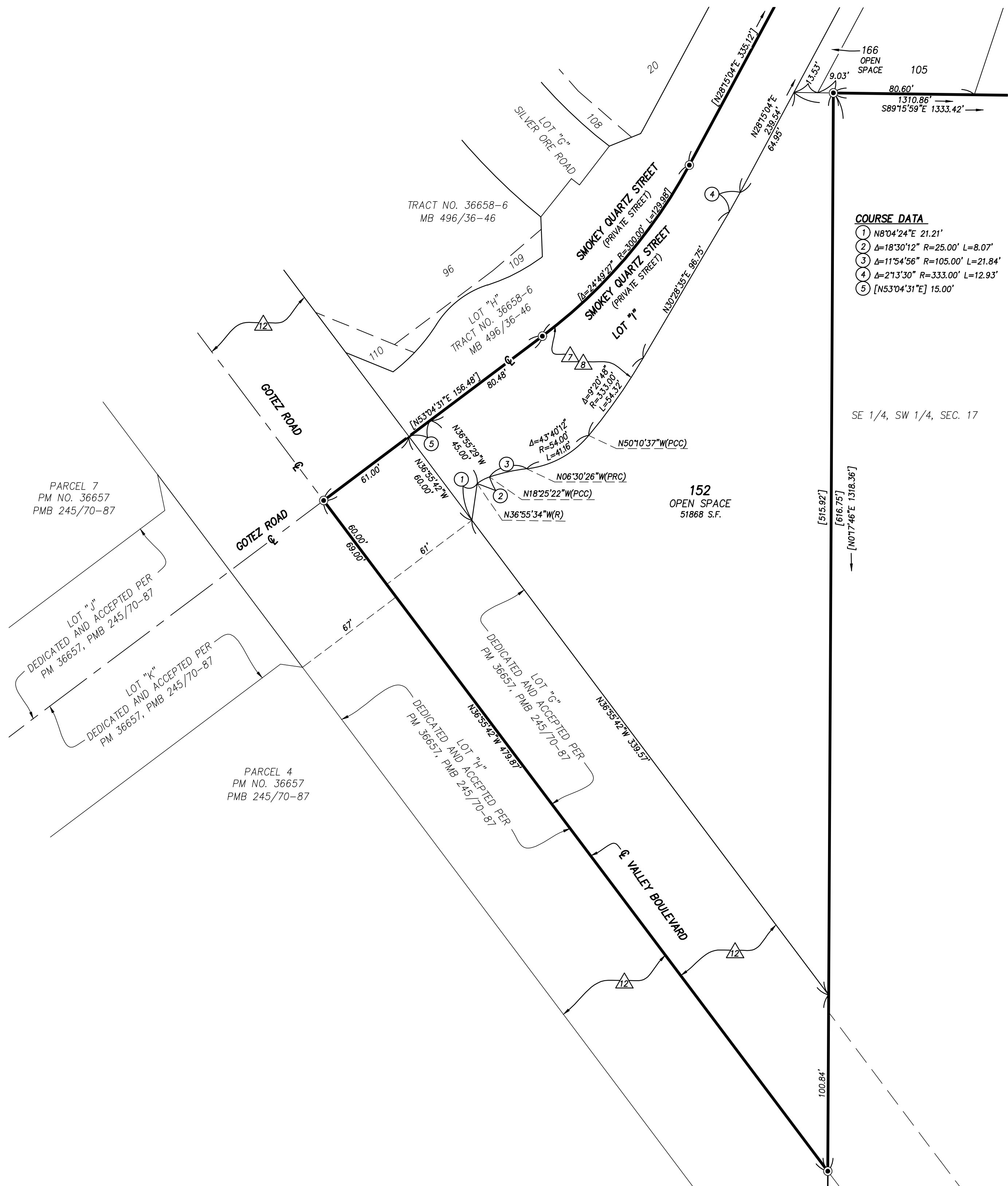
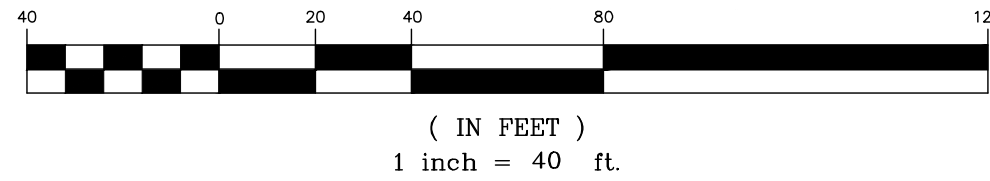
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SEE SHEET 12

JUNE 2017

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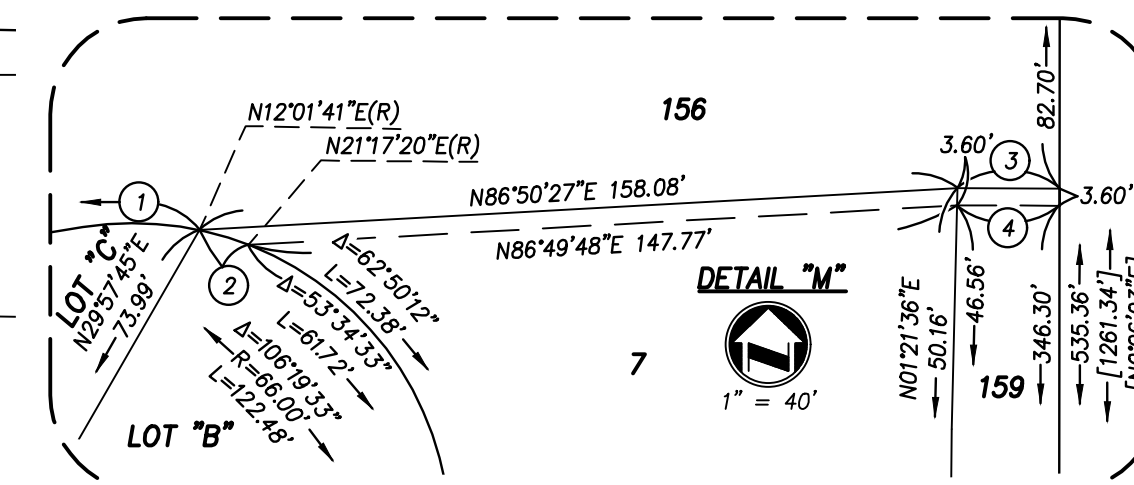
SEE SHEET 5 FOR BASIS OF BEARINGS
AND GPS CONTROL DIAGRAM



GRAPHIC SCALE

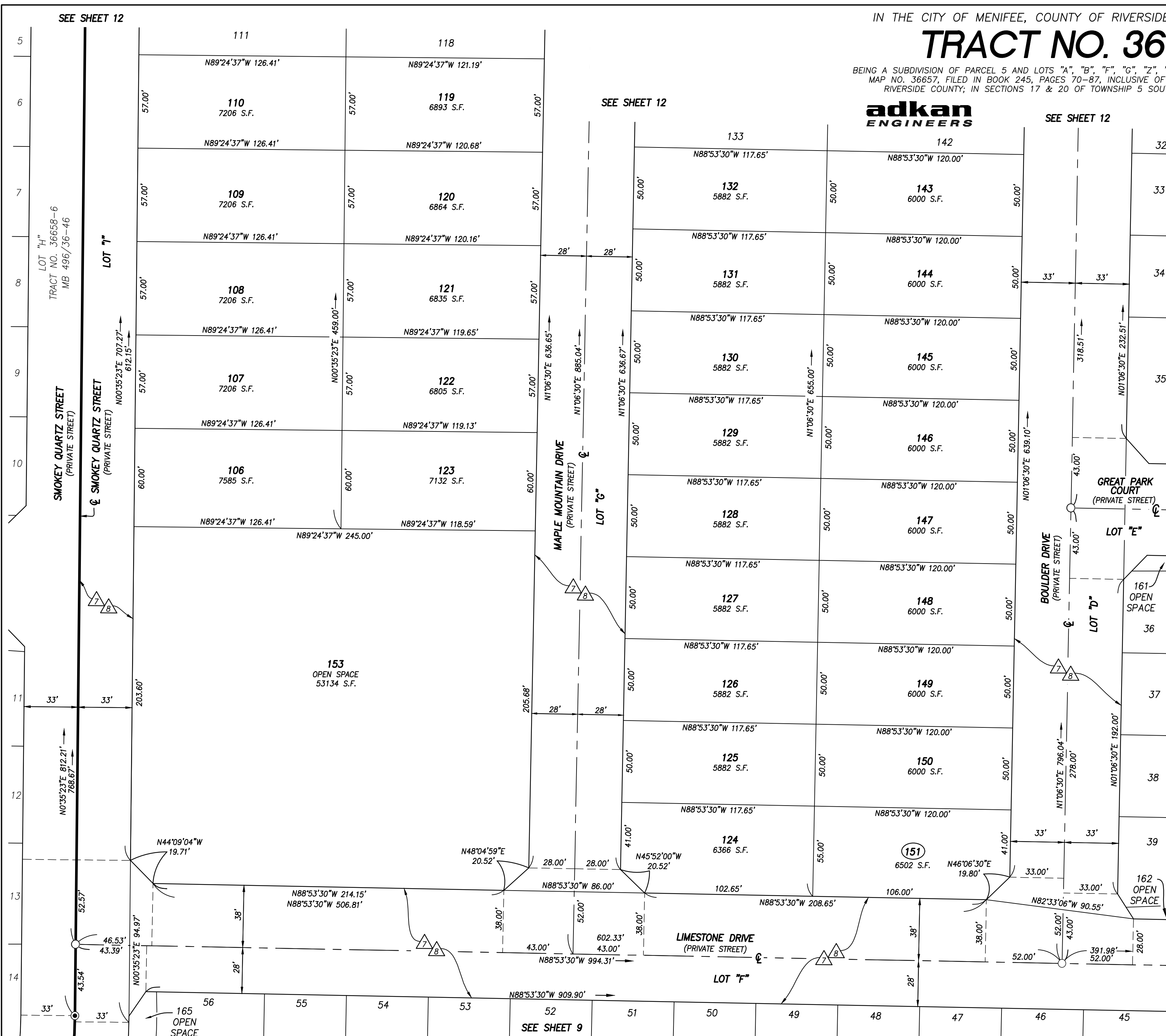


(IN FEET)
1 inch = 40 ft.

**COURSE DATA**

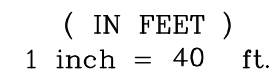
- ① Δ=21°13'04" R=66.00' L=24.44'
- ② Δ=09°15'37" R=66.00' L=10.67'
- ③ N89°54'04"W 21.24'
- ④ N89°54'04"W 21.32'

SEE SHEET 12



SEE SHEET 2 FOR SURVEYOR'S NOTES,
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COURSE DATA

| Station | Bearing | Distance | Area |
|---------|--------------------------------|----------|------|
| 1 | N88°53'30"W | 16.00' | |
| 2 | Δ=23°20'20" R=100.00' L=40.73' | | |
| 3 | Δ=25°37'46" R=49.00' L=21.92' | | |
| 4 | Δ=50°57'26" R=49.00' L=43.58' | | |
| 5 | N54°31'18"E | 12.52' | |
| 6 | N89°30'07"W | 16.29' | |
| 7 | N00°29'53"E | 6.28' | |
| 8 | N89°24'37"W | 16.00' | |
| 9 | N00°35'23"E | 22.14' | |
| 10 | N45°29'53"E | 34.02' | |
| 11 | [N00°29'57"E 4.10'] | | |
| 12 | Δ=68°54'42" R=49.00' L=58.93' | | |
| 13 | Δ=42°58'42" R=49.00' L=36.76' | | |
| 14 | Δ=25°56'00" R=49.00' L=322.18' | | |
| 15 | Δ=05°41'04" R=49.00' L=4.86' | | |
| 16 | N01°06'30"E | 5.45' | |
| 17 | Δ=14°47'14" R=49.00' L=12.65' | | |
| 18 | Δ=12°21'52" R=49.00' L=10.57' | | |
| 19 | Δ=40°12'51" R=56.00' L=39.30' | | |
| 20 | Δ=10°17'01" R=56.00' L=3.59' | | |
| 21 | N01°06'30"E | 1.06' | |
| 22 | Δ=12°34'48" R=20.00' L=4.39' | | |
| 23 | Δ=26°42'33" R=56.00' L=26.11' | | |
| 24 | Δ=10°15'23" R=56.00' L=10.02' | | |
| 25 | Δ=40°12'51" R=56.00' L=39.30' | | |

DETAIL "J"

DETAIL "K"

DETAIL "L"

ENVIRONMENTAL CONSTRAINT SHEET

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

TRACT NO. 36658-5

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ENGINEERS

INDEX SHEET

JUNE 2017

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SHEET 1 OF 1 SHEET



SE 1/4, SW 1/4, SEC. 17

EASEMENT NOTES

- 1 THE UNITED STATES OF AMERICA, HOLDER OF AN EASEMENT FOR DITCHES AND CANALS RESERVED IN DOCUMENT RECORDED NOVEMBER 29, 1915 IN BOOK 7, PAGE 82 OF PATENTS, RIVERSIDE COUNTY RECORDS.
- 2 AN EASEMENT FOR DRAINAGE AND MAINTENANCE PURPOSES, DEDICATED PER PARCEL MAP NO. 36657, PMB 245/70-87, ABANDONED HEREON.
- 3 AN EASEMENT FOR DRAINAGE AND MAINTENANCE PURPOSES, DEDICATED PER PARCEL MAP NO. 36657, PMB 245/70-87.
- 4 RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, HOLDER OF A STORM DRAIN EASEMENT PER IRREVOCABLE OFFER OF DEDICATED RECORDED APRIL 13, 2022, AS DOCUMENT NO. 2022-0174730, OF OFFICIAL RECORDS.
- 5 PRIVATE STORM DRAIN EASEMENT RESERVED HEREON.
- 6 EASTERN MUNICIPAL WATER DISTRICT, HOLDER OF A SEWER EASEMENT PER DOCUMENT RECORDED SEPTEMBER 28, 2020 AS DOCUMENT NO. 2020-0460480 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- 7 SEWER, WATER AND RECYCLED WATER EASEMENT, DEDICATED HEREON.
- 8 EASEMENT FOR PUBLIC UTILITIES DRAINAGE AND EMERGENCY ACCESS, DEDICATED HEREON.
- 9 W.G. JENKINS, HOLDER OF EASEMENT FOR PIPELINES, DITCHES, FLUMES, AND WATER CONDUITS PER DOCUMENT RECORDED JANUARY 22, 1930 IN BOOK 836, PAGE 512 OF DEEDS. NOT PLOTTABLE FROM THE RECORD.
- 10 ROMOLA INCORPORATED, HOLDER OF AN EASEMENT FOR PIPELINES AND DITCHES RESERVED PER DOCUMENT RECORDED FEBRUARY 11, 1930 IN BOOK 839, PAGE 180 OF DEEDS. NOT PLOTTABLE FROM THE RECORD.
- 11 ROMOLA INCORPORATED, HOLDER OF AN EASEMENT FOR PIPELINES AND DITCHES RESERVED PER DOCUMENT RECORDED FEBRUARY 24, 1930 IN BOOK 841, PAGE 337 OF DEEDS. NOT PLOTTABLE FROM THE RECORD.
- 12 AN EASEMENT FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES DEDICATED AND ACCEPTED PER PARCEL MAP NO. 36657, PMB 245/70-87.

ENVIRONMENT CONSTRAINT NOTES

THIS PROPERTY IS SUBJECT TO LIGHTING RESTRICTIONS AS REQUIRED BY MENIFEE MUNICIPAL CODE CHAPTER 6, 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 REQUIRED WATER SYSTEM, INCLUDING FIRE HYDRANTS, SHALL BE INSTALLED AND ACCEPTED BY THE APPROPRIATE WATER AGENCY PRIOR TO ANY COMBUSTIBLE BUILDING MATERIALS BEING PLACED ON AN INDIVIDUAL LOT.

30' R/W PER MB 14/91. NOT ACCEPTED.

NOTICE OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE HOMELAND/ROMOLAND LINE A SUB-WATERSHED AREA DRAINAGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION 10.25 OF ORDINANCE 460 AND SECTION 66483, ET SEQ. OF THE GOVERNMENT CODE AND THAT SAID PROPERTY IS SUBJECT TO FEES FOR SAID DRAINAGE AREA. UPON INCORPORATION, THE CITY ADOPTED COUNTY ORDINANCE 460 AND THE PROJECT IS THEREFORE SUBJECT TO ALL PROVISIONS OF THIS ORDINANCE.

NOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE 460, PAYMENT OF THE DRAINAGE FEES SHALL BE PAID WITH CASHIER'S CHECK OR MONEY ORDER ONLY AT THE TIME OF ISSUANCE OF THE GRADING OR BUILDING PERMIT FOR SAID PARCELS, WHICHEVER OCCURS FIRST, AND THAT THE OWNER OF EACH PARCEL, AT THE TIME OF ISSUANCE OF EITHER THE GRADING OR BUILDING PERMIT, SHALL PAY THE FEE REQUIRED AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT.

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.