

LOT SUMMARY:

NUMBERED LOTS: 125
LETTERED LOTS: 8
GROSS AREA: 45.88 AC.
NET AREA: 36.73 AC.

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

SHEET 1 OF 8 SHEETS

TRACT NO. 37408-3

BEING A SUBDIVISION OF LOTS 1 AND "A" 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, SAN BERNARDINO BASE AND MERIDIAN.

RTM ENGINEERING CONSULTANTS

NOVEMBER, 2021

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" (ROCKABILLY ROAD), LOT "B" (FIDDLE LANE), LOT "C" (KEYBOARD COURT), LOT "D" (TWIST STREET), LOT "E" (PENNYWHISTLE WAY), LOT "F" (LUTE LANE), LOT "G" (ZITHER WAY), AND LOT "H" (DUET DRIVE). THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LYING WITHIN LOTS 116 AND 117, INDICATED AS "O.S.", AND LYING OVER ALL OF LOTS 120 THROUGH 125, 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 "WATER QUALITY / DETENTION BASIN" LOT 119, AS SHOWN HEREON. THE DEDICATION IS FOR WATER QUALITY, DETENTION BASIN, AND MAINTENANCE PURPOSES.

WE HEREBY RESERVE AN EASEMENT FOR PUBLIC UTILITY PURPOSES, LYING WITHIN "WATER QUALITY / DETENTION BASIN" LOT 119, AS SHOWN HEREON, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES.

WE HEREBY RESERVE AN EASEMENT FOR STORM DRAIN PURPOSES, LYING WITHIN "LANDSCAPE" LOT 120, AS SHOWN HEREON, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES.

WE HEREBY RESERVE AN EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES, LYING OVER ALL OF "WATER QUALITY / DETENTION BASIN" LOT 119, AS SHOWN HEREON, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES.

WE HEREBY RETAIN LOT 119, INDICATED HEREON AS "WATER QUALITY / DETENTION BASIN", FOR WATER QUALITY, DETENTION BASIN, AND MAINTENANCE PURPOSES, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES.

WE HEREBY RETAIN LOTS 120 THROUGH 125, 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 116, INDICATED HEREON AS "RECREATION CENTER", FOR RECREATION CENTER PURPOSES, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES.

WE HEREBY RETAIN LOT 117, INDICATED HEREON AS "PARK", FOR PARK PURPOSES, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES.

WE HEREBY RETAIN LOT 118, INDICATED HEREON AS "OPEN SPACE", FOR OPEN SPACE 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: _____ BY: _____
PRINT NAME: _____ PRINT NAME: _____
TITLE: _____ 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. MY PRINCIPAL PLACE OF BUSINESS IS IN
SIGNATURE _____ COUNTY.
MY COMMISSION EXPIRES: _____
PRINT NAME: _____ 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.

AN EXISTING EASEMENT FOR PUBLIC UTILITY PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED ON JUNE 7, 2022, PER INSTRUMENT NO. 2022-0259238 OF OFFICIAL RECORDS.

AN EXISTING IRREVOCABLE OFFER OF DEDICATION FOR A NON-EXCLUSIVE EASEMENT FOR CONSTRUCTION AND INCIDENTAL PURPOSES, IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, RECORDED ON MARCH 1, 2024, PER INSTRUMENT NO. 2024-0058258 OF OFFICIAL RECORDS.

AN EXISTING IRREVOCABLE OFFER OF DEDICATION FOR A NON-EXCLUSIVE EASEMENT FOR CONSTRUCTION AND INCIDENTAL PURPOSES, IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, RECORDED ON MARCH 1, 2024, PER INSTRUMENT NO. 2024-0058260 OF OFFICIAL RECORDS.

AN EXISTING IRREVOCABLE OFFER OF DEDICATION FOR A NON-EXCLUSIVE EASEMENT FOR CONSTRUCTION AND INCIDENTAL PURPOSES, IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, RECORDED ON MARCH 1, 2024, PER INSTRUMENT NO. 2024-0058264 OF OFFICIAL RECORDS.

AN EXISTING IRREVOCABLE OFFER OF DEDICATION FOR A NON-EXCLUSIVE EASEMENT FOR CONSTRUCTION AND INCIDENTAL PURPOSES, IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, RECORDED ON MARCH 19, 2024, PER INSTRUMENT NO. 2024-0079875 OF OFFICIAL RECORDS.

AN EXISTING IRREVOCABLE OFFER OF DEDICATION FOR A NON-EXCLUSIVE EASEMENT FOR CONSTRUCTION AND INCIDENTAL PURPOSES, IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, RECORDED ON MARCH 19, 2024, PER INSTRUMENT NO. 2024-0079899 OF OFFICIAL RECORDS.

AN EXISTING IRREVOCABLE OFFER OF DEDICATION FOR A NON-EXCLUSIVE EASEMENT FOR CONSTRUCTION AND INCIDENTAL PURPOSES, IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, RECORDED ON MARCH 19, 2024, PER INSTRUMENT NO. 2024-0079925 OF OFFICIAL RECORDS.

AN EXISTING NON-EXCLUSIVE TEMPORARY CONSTRUCTION EASEMENT AND RIGHTS-OF-WAY FOR CONSTRUCTION AND INCIDENTAL PURPOSES, IN FAVOR OF BLC FLEMING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ITS SUCCESSORS, CONTRACTORS, AND ASSIGNS, RECORDED ON FEBRUARY 4, 2022, PER INSTRUMENT NO. 2022-0061259 OF OFFICIAL RECORDS.

AN EXISTING NON-EXCLUSIVE TEMPORARY CONSTRUCTION EASEMENT AND RIGHTS-OF-WAY FOR CONSTRUCTION AND INCIDENTAL PURPOSES, IN FAVOR OF BLC FLEMING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ITS SUCCESSORS, CONTRACTORS, AND ASSIGNS, RECORDED ON FEBRUARY 16, 2024, PER INSTRUMENT NO. 2024-0043629 OF OFFICIAL RECORDS.

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. 192002-001711

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 2024, 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. 37408, 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 37408-3 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" (ROCKABILLY ROAD), LOT "B" (FIDDLE LANE), LOT "C" (KEYBOARD COURT), LOT "D" (TWIST STREET), LOT "E" (PENNYWHISTLE WAY), LOT "F" (LUTE LANE), LOT "G" (ZITHER WAY), AND LOT "H" (DUET DRIVE).

THE EASEMENT FOR WATER QUALITY, DETENTION BASIN, AND MAINTENANCE PURPOSES OVER ALL OF LOT 119, IS HEREBY ACCEPTED, SUBJECT TO IMPROVEMENTS.

THE EASEMENTS FOR LANDSCAPE AND MAINTENANCE PURPOSES LYING WITHIN LOTS 116 AND 117, AND LYING OVER ALL OF LOTS 120 THROUGH 125, INCLUSIVE, ARE HEREBY ACCEPTED, SUBJECT TO IMPROVEMENTS.

DATE: _____, 20____.

STEPHANIE ROSEEN, ACTING 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. 37408-3

BEING A SUBDIVISION OF LOTS 1 AND "A" 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, SAN BERNARDINO BASE AND MERIDIAN.

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

SIGNATURE _____

_____ COUNTY.

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.

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WITNESS MY HAND.

MY PRINCIPAL PLACE OF BUSINESS IS IN

SIGNATURE _____

_____ COUNTY.

MY COMMISSION EXPIRES: _____,

PRINT NAME: _____

MY COMMISSION NUMBER: _____,

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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

SIGNATURE _____

_____ COUNTY.

MY COMMISSION EXPIRES: _____,

PRINT NAME: _____

MY COMMISSION NUMBER: _____,

SHEET INDEX:

NO.	DESCRIPTION
4	BOUNDARY SHEET
	CONVERGENCE ARROW
5-8	MAPPING SHEETS

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

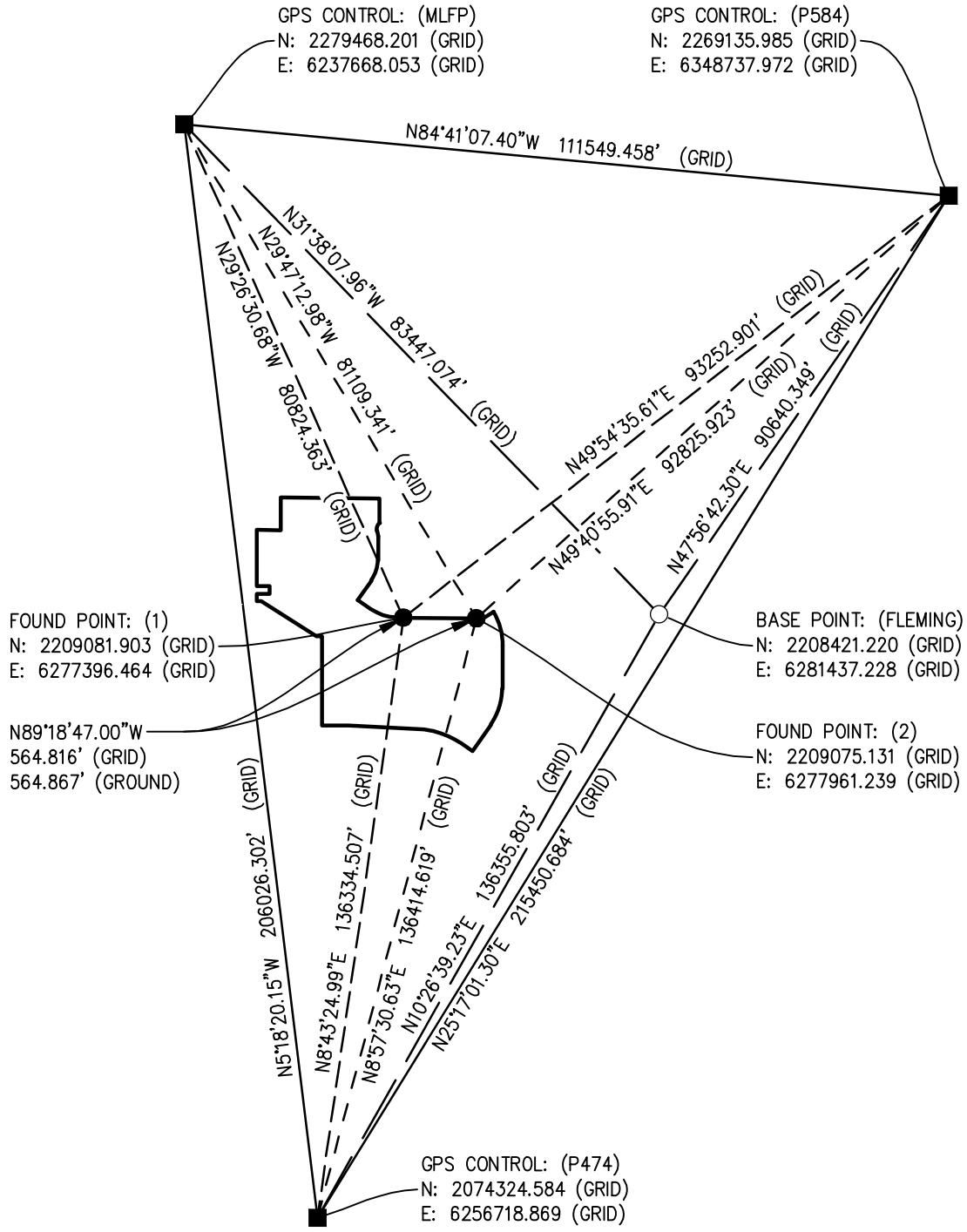
SHEET 3 OF 8 SHEETS

TRACT NO. 37408-3

BEING A SUBDIVISION OF LOTS 1 AND "A" 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, SAN BERNARDINO BASE AND MERIDIAN.

RTM ENGINEERING CONSULTANTS

NOVEMBER, 2021



BASIS OF BEARINGS:

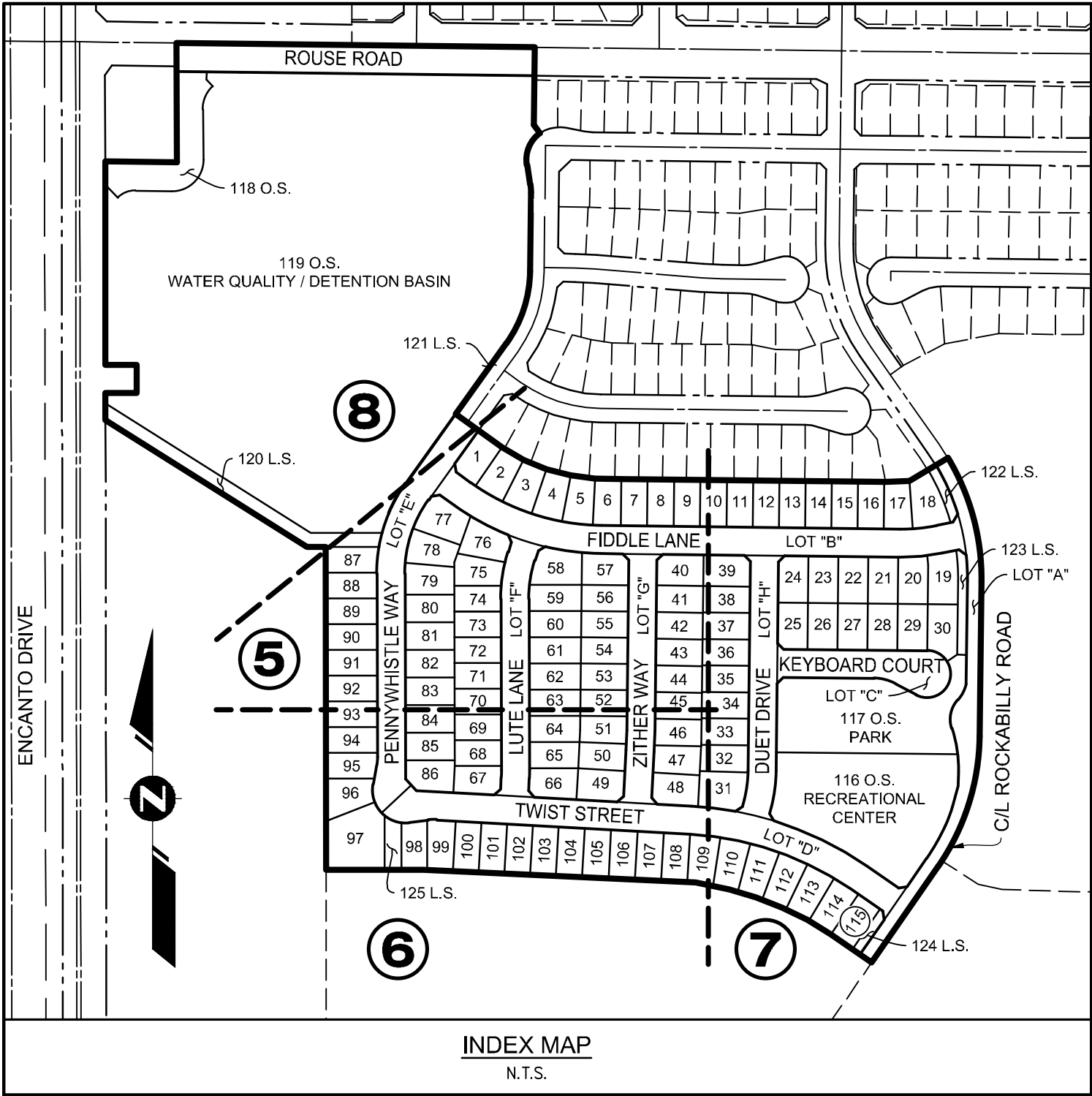
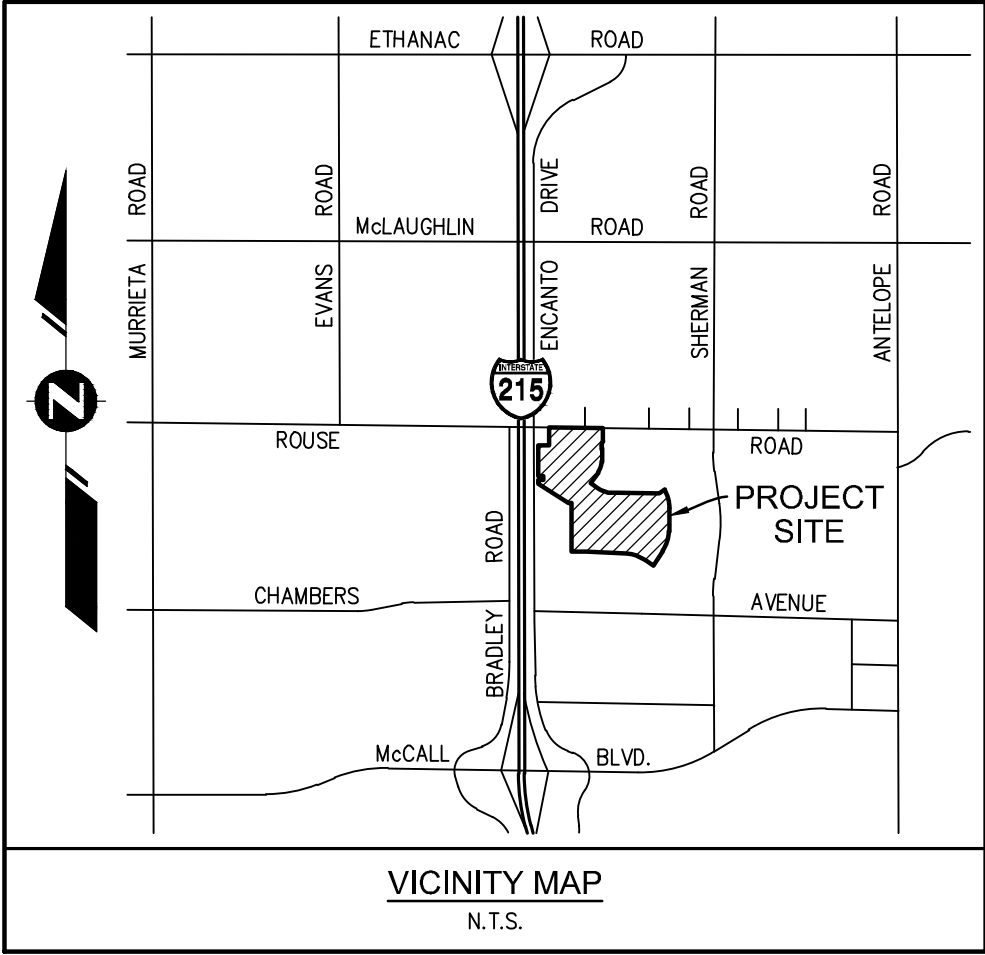
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "MLFP", "P584", AND "P474" NAD83 (2011) (EPOCH:2010) (NSRS2007) AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE 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 PARCEL MAP NO. 37379, P.M.B. 250/47-51.
- () INDICATES MEASURED AND RECORD DATA PER TRACT MAP NO. 37391, M.B. 493/82-91.
- < > INDICATES MEASURED AND RECORD DATA PER TRACT MAP NO. 37408-1, M.B. ____/____-____.
- (X) INDICATES MONUMENT NUMBER AS DESCRIBED IN MONUMENT NOTES.
- ▲ INDICATES FOUND MONUMENT AS NOTED.
- 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 P.M.B. 250/47-51.
- 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 ROAD, DRAINAGE, PUBLIC UTILITY, AND PUBLIC SERVICE PURPOSES, IN FAVOR OF THE COUNTY OF RIVERSIDE, RECORDED ON JANUARY 13, 2003, PER INSTRUMENT NO. 2003-024054 OF OFFICIAL RECORDS.
- INDICATES AN EXISTING EASEMENT FOR PUBLIC UTILITY PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED ON JUNE 7, 2022, PER INSTRUMENT NO. 2022-0259238 OF OFFICIAL RECORDS.
- 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 AN EXISTING IRREVOCABLE OFFER OF DEDICATION FOR A NON-EXCLUSIVE EASEMENT FOR CONSTRUCTION AND INCIDENTAL PURPOSES, IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, RECORDED ON MARCH 1, 2024, PER INSTRUMENT NO. 2024-0058258 OF OFFICIAL RECORDS.
- INDICATES AN EXISTING IRREVOCABLE OFFER OF DEDICATION FOR A NON-EXCLUSIVE EASEMENT FOR CONSTRUCTION AND INCIDENTAL PURPOSES, IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, RECORDED ON MARCH 1, 2024, PER INSTRUMENT NO. 2024-0058260 OF OFFICIAL RECORDS.
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- INDICATES AN EASEMENT FOR PUBLIC UTILITY PURPOSES, RESERVED HEREON.
- INDICATES AN EASEMENT FOR STORM DRAIN PURPOSES, RESERVED HEREON.
- INDICATES AN EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES, RESERVED HEREON.
- INDICATES A PUBLIC EASEMENT FOR LANDSCAPE AND MAINTENANCE PURPOSES, DEDICATED HEREON.
- INDICATES A PUBLIC EASEMENT FOR WATER QUALITY, DETENTION BASIN, AND MAINTENANCE PURPOSES, DEDICATED HEREON.



MONUMENT NOTES

- FOUND 1" I.P., W/BRASS TAG "L.S. 9154", FLUSH, PER M.B. 493/82-91. ACCEPTED AS LOT 1 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 1 PROPERTY CORNER PER SAID MAP. USED AS EASTERLY BASIS OF BOUNDARY POINT 2.
- FOUND 1" I.P., W/BRASS TAG "L.S. 9154", FLUSH, PER P.M.B. 250/47-51. ACCEPTED AS THE NORTHWEST CORNER OF SECTION 22.
- FOUND 1" I.P., W/BRASS TAG "L.S. 3365", FLUSH, NO REFERENCE. NOT ACCEPTED. NOTHING SET.
- FOUND 1" I.P., W/PLASTIC PLUG "R.C.E. 20508", DN. 0.5", PER M.B. 329/71-77. ACCEPTED AS THE CENTERLINE INTERSECTION OF ROUSE ROAD AND MYLES COURT.
- FOUND 1" I.P., W/PLASTIC PLUG "R.C.E. 20508", DN. 0.5", PER M.B. 329/71-77. ACCEPTED AS THE CENTERLINE INTERSECTION OF ROUSE ROAD AND TRUMBLE ROAD.
- FOUND 1" I.P., W/PLASTIC PLUG "R.C.E. 20508", FLUSH, PER M.B. 329/71-77. ACCEPTED AS THE CENTERLINE INTERSECTION OF ROUSE ROAD AND BRADY LANE.

NOTE:

DECLARATION OF COVENANTS PER INSTRUMENT NO. _____, RECORDED ____ - ____ - 20____.

C.F.D. NOTE:

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

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 122. THIS AFFECTS ALL LOTS.

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

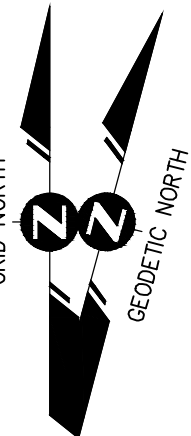
IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 37408-3

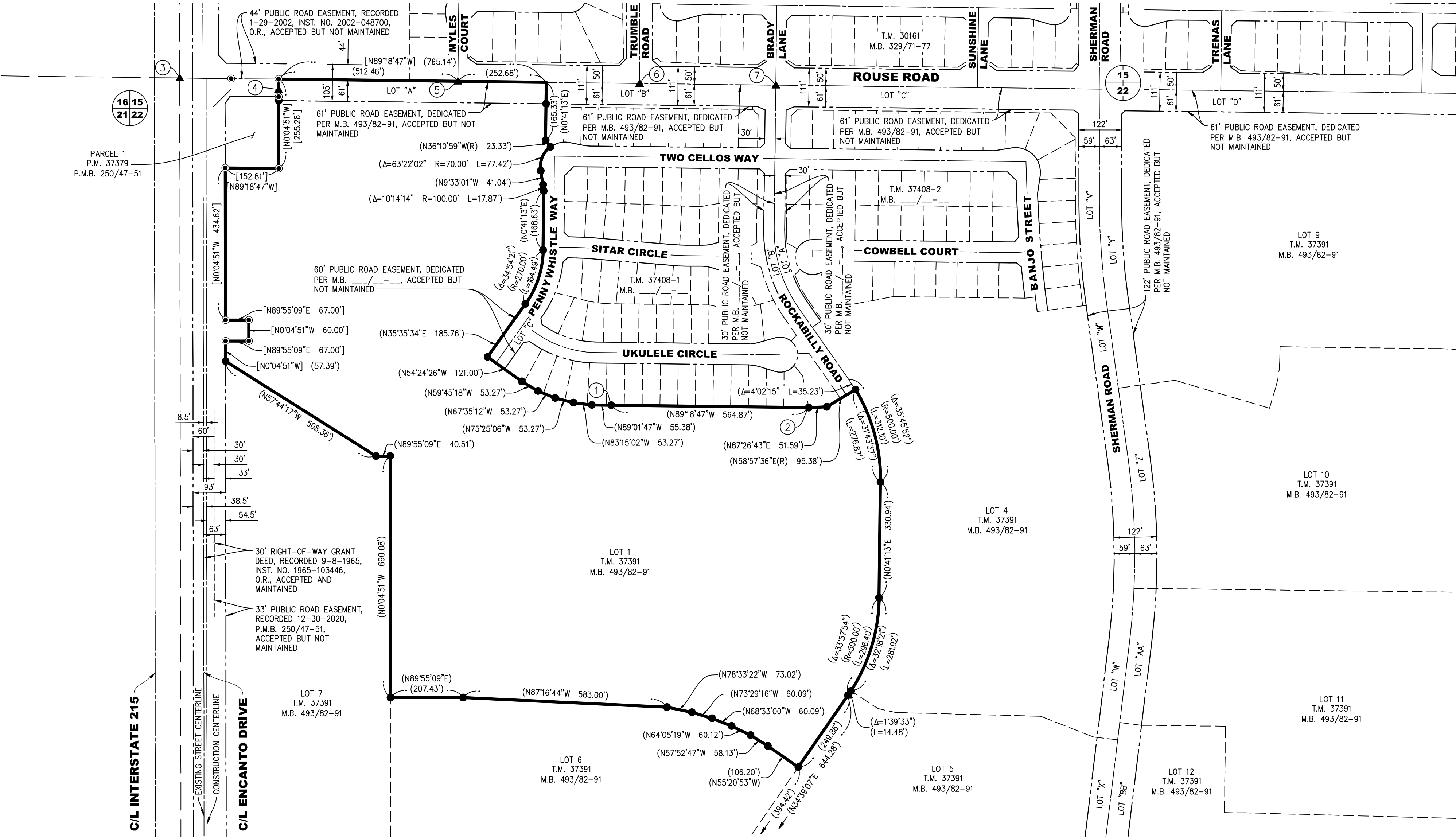
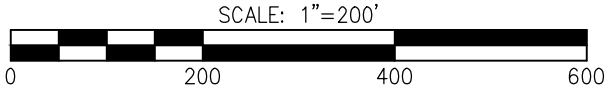
BEING A SUBDIVISION OF LOTS 1 AND "A" OF TRACT MAP NO. 37391 RECORDED IN BOOK 493, PAGES 82 THROUGH 91, INCLUSIVE, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. LOCATED IN SECTION 22, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN.

RTM ENGINEERING CONSULTANTS NOVEMBER, 2021

BOUNDARY SHEET



CONVERGENCE ANGLE POINT
AT BASE POINT: (FLEMING)
= -00°30'23.19476"



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

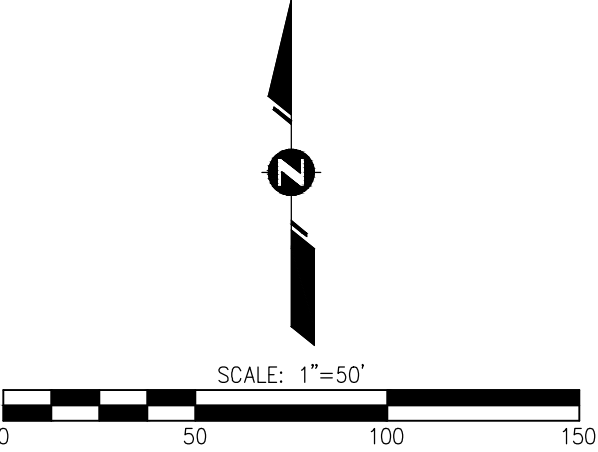
IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 37408-3

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SHEET 5 OF 8 SHEETS



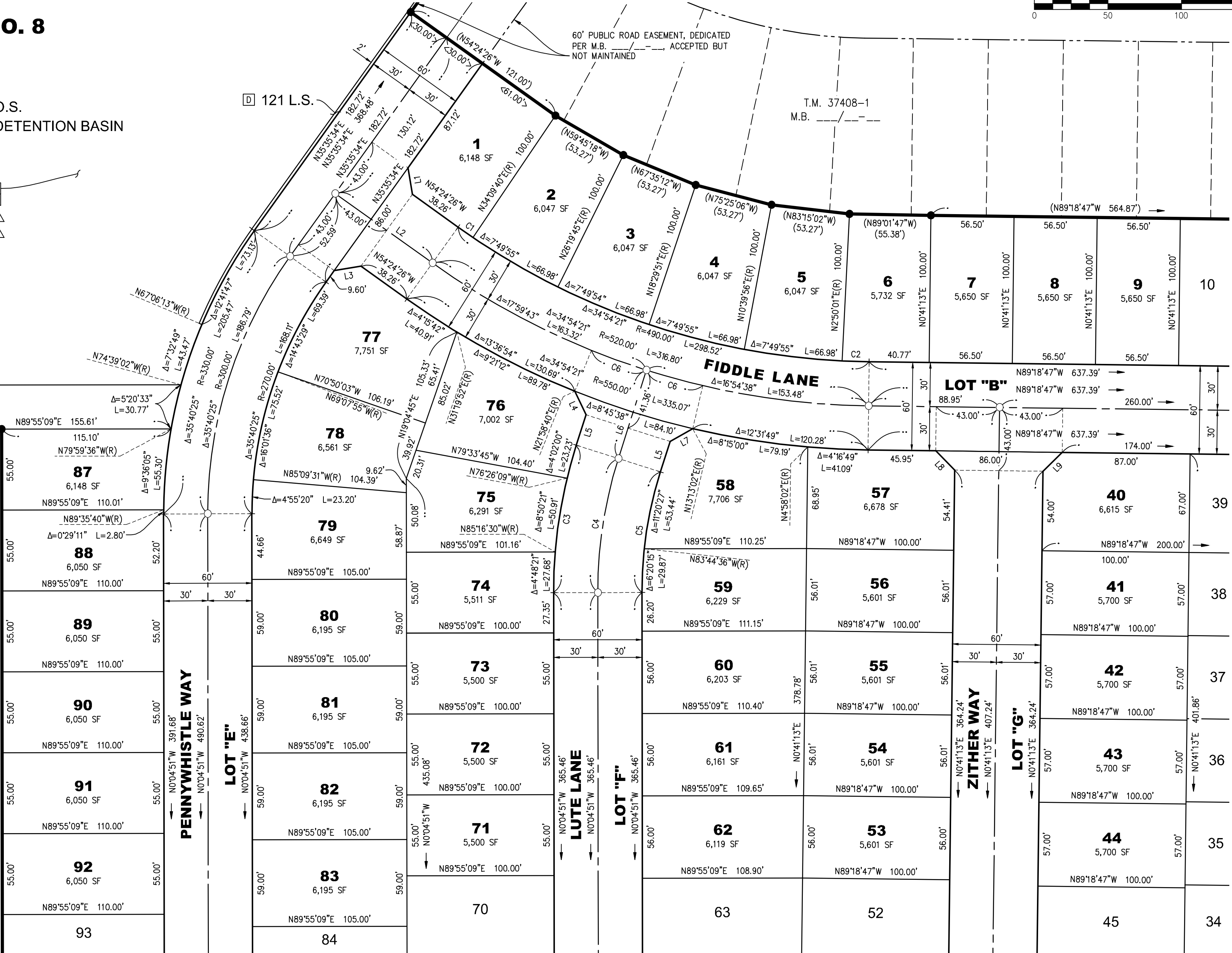
SEE SHEET NO. 8

119 O.S.
WATER QUALITY / DETENTION BASIN

LINE TABLE		
NO.	BEARING	LENGTH
L1	N9°24'26"W	18.38'
L2	N54°24'26"W	81.26'
L3	N80°35'34"E	18.38'
L4	N25°12'44"W	17.67'
L5	N17°35'51"E(R)	21.69'
L6	N17°35'51"E(R)	63.04'
L7	N60°24'26"E	17.67'
L8	N44°18'47"W	18.38'
L9	N45°41'13"E	18.38'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	1°25'54"	490.00'	12.24'
C2	2°08'48"	490.00'	18.36'
C3	17°40'42"	330.00'	101.82'
C4	17°40'42"	300.00'	92.56'
C5	17°40'42"	270.00'	83.31'
C6	4°22'49"	520.00'	39.75'

LOT 7
T.M. 37391
M.B. 493/82-91



SEE SHEET NO. 6

SEE SHEET NO. 7

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

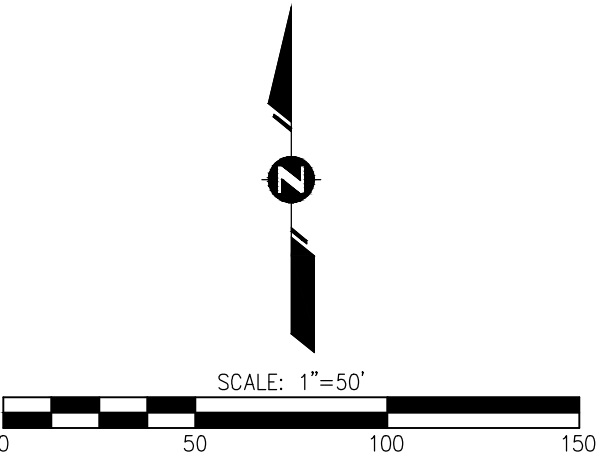
IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 37408-3

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RTM ENGINEERING CONSULTANTS NOVEMBER, 2021

SHEET 6 OF 8 SHEETS



SEE SHEET NO. 5

LINE TABLE		
NO.	BEARING	LENGTH
L1	N46°32'26"E(R)	86.22'
L2	N48°10'58"E	18.38'
L3	N3°10'58"E	26.15'
L4	N3°10'58"E	69.15'
L5	N41°49'02"W	18.38'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	10°14'14"	100.00'	17.87'
C2	53°36'56"	70.00'	65.50'
C3	53°35'42"	70.00'	65.48'
C4	107°12'38"	70.00'	130.98'
C5	3°15'49"	270.00'	15.38'
C6	3°15'49"	300.00'	17.09'
C7	3°15'49"	330.00'	18.80'
C8	2°29'45"	970.00'	42.25'
C9	2°29'45"	1,000.00'	43.56'
C10	2°29'45"	1,030.00'	44.87'

LOT 7
T.M. 37391
M.B. 493/82-91

LOT 6
T.M. 37391
M.B. 493/82-91

SEE SHEET NO. 7

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

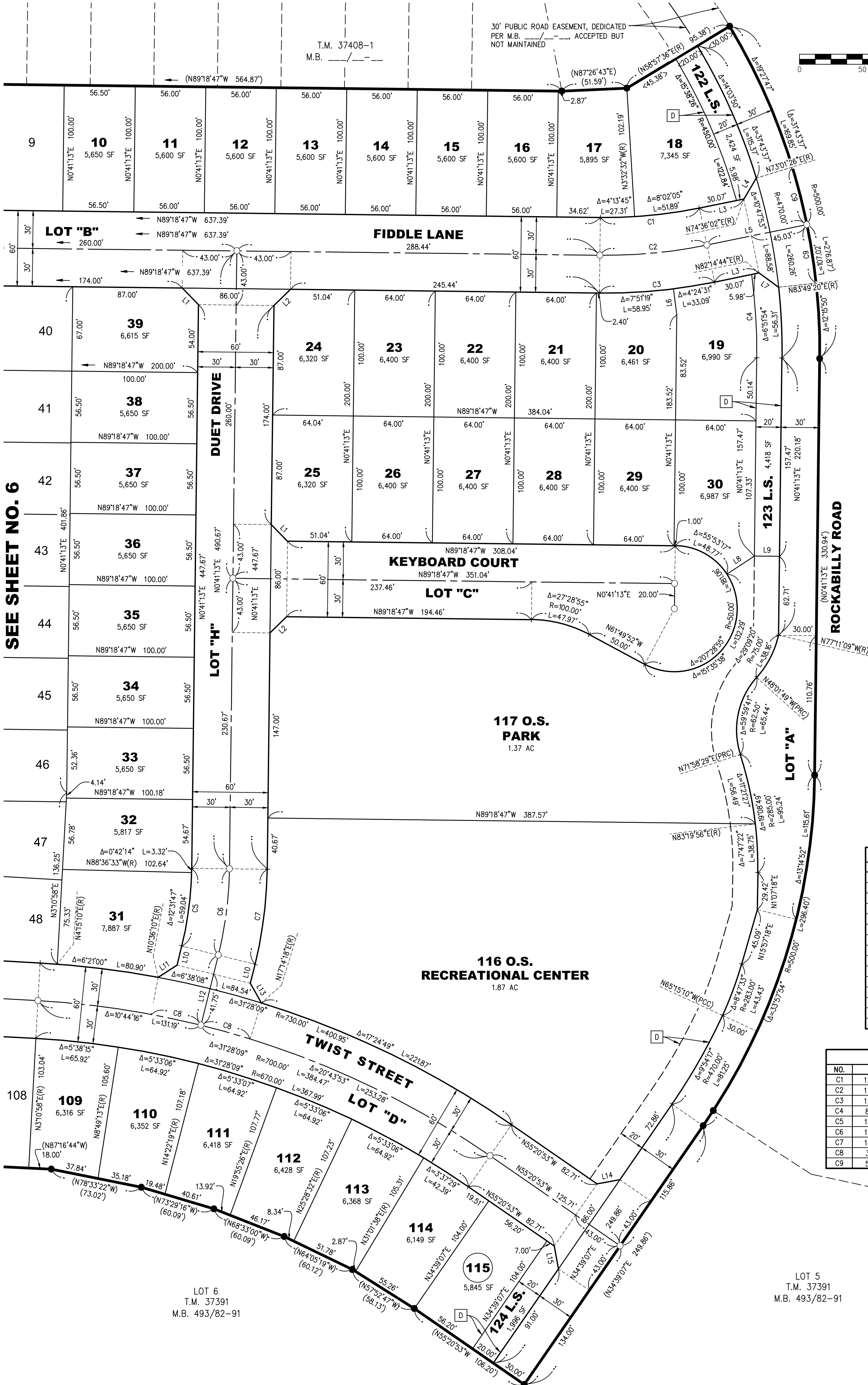
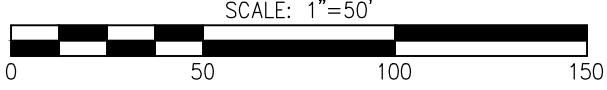
SHEET 7 OF 8 SHEETS

TRACT NO. 37408-3

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RTM ENGINEERING CONSULTANTS

NOVEMBER, 2021



LOT 4
T.M. 37391
M.B. 493/82-91

LINE TABLE		
NO.	BEARING	LENGTH
L1	N44°18'47"W	18.38'
L2	N45°41'13"E	18.38'
L3	N78°25'23"E	36.05'
L4	N30°43'25"E	19.23'
L5	N78°25'23"E(R)	81.07'
L6	N71°06'06"W(R)	20.71'
L7	N53°52'39"W	19.23'
L8	N56°34'30"E(R)	26.09'
L9	N89°18'47"W	20.00'
L10	N13°55'14"E	15.58'
L11	N57°15'42"E	17.84'
L12	N13°55'14"E(R)	57.33'
L13	N29°25'14"W	17.84'
L14	N79°39'07"E	18.38'
L15	N10°20'53"W	18.38'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	12°15'50"	370.00'	79.20'
C2	12°15'50"	400.00'	85.62'
C3	12°15'50"	430.00'	92.04'
C4	8°26'29"	450.00'	66.30'
C5	13°14'01"	270.00'	62.36'
C6	13°14'01"	300.00'	69.29'
C7	13°14'01"	330.00'	76.22'
C8	3°19'04"	700.00'	40.53'
C9	5°23'57"	500.00'	47.12'

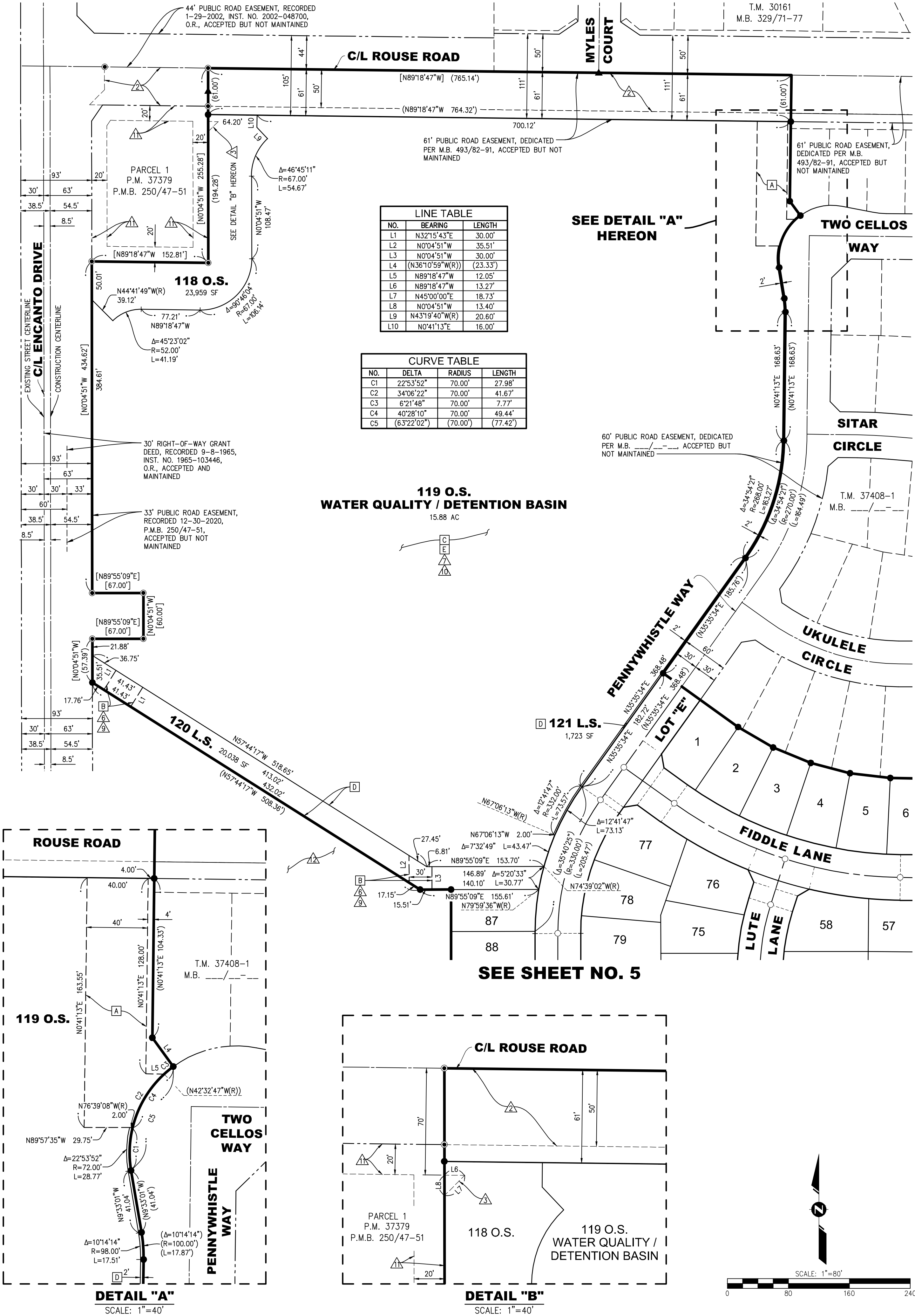
LOT 5
T.M. 37391
M.B. 493/82-91

LOT 6
T.M. 37391
M.B. 493/82-91

TRACT NO. 37408-3

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RTM ENGINEERING CONSULTANTS NOVEMBER, 2021



ENVIRONMENTAL CONSTRAINT SHEET

ENVIRONMENTAL CONTSTRAINT NOTES: (BOOK 100 PAGE 122)

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.

THIS PROPERTY IS SUBJECT TO THE MITIGATION MONITORING AND REPORTING PLAN ADOPTED AS PART OF THE ENVIRONMENTAL IMPACT REPORT FOR THE PROJECT ON FILE WITH THE COMMUNITY DEVELOPMENT DEPARTMENT.

THE REQUIRED WATER SYSTEM, INCLUDING FIRE HYDRANTS, SHALL BE INSTALLED AND ACCEPTED BY THE APPROPRIATE WATER AGENCY PRIOR TO ANY COMBUSTIBLE BUILDING MATERIAL PLACED ON AN INDIVIDUAL LOT.

NOTICE OF AIRPORT IN VICINITY:

THE PROPERTY IS PRESENTLY LOCATED IN THE VICINITY OF AN AIRPORT, WITHIN WHAT IS KNOWN AS AN AIRPORT INFLUENCE AREA. FOR THAT REASON, THE PROPERTY MAY BE SUBJECT TO SOME OF THE ANNOYANCES OR INCONVENIENCES ASSOCIATED WITH PROXIMITY TO AIRPORT OPERATIONS (FOR EXAMPLE: NOISE, VIBRATION AND ODORS). INDIVIDUAL SENSITIVITIES TO THOSE ANNOYANCES CAN VARY FROM PERSON TO PERSON. YOU MAY WISH TO CONSIDER WHAT AIRPORT ANNOYANCE, IF ANY, ARE ASSOCIATED WITH THE PROPERTY BEFORE YOU COMPLETE YOUR PURCHASE AND DETERMINE WHETHER THEY ARE ACCEPTABLE TO YOU. BUSINESS & PROFESSIONS CODE 11010 12(A).

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

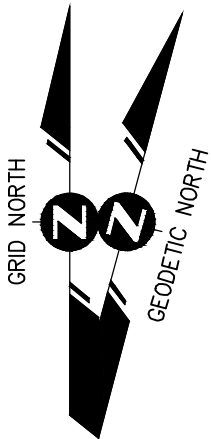
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RTM ENGINEERING CONSULTANTS

NOVEMBER, 2021

SHEET 1 OF 1 SHEET



CONVERGENCE ANGLE POINT
AT BASE POINT: (FLEMING)
= -00°30'23.19476"

SCALE: 1"=200'

