

NUMBER LOTS: = 4
LETTERED LOTS: = 1
GROSS ACRES: = 15.114 AC.
NET ACRES: = 14.174 AC.

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

TRACT MAP No. 38219

BEING A SUBDIVISION OF A PORTION OF PARCEL 8, OF PARCEL MAP NO. 6252, FILED IN BOOK 17, PAGE 3 OF PARCEL MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN SECTION 33, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN HUNSAKER AND ASSOCIATES, INC. MAY 2022

FOR CONDOMINIUM PURPOSES

SHEET 1 OF 7 SHEETS

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2024,

AT _____ M. IN BOOK _____ OF TRACT 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 INSURANCE COMPANY #7008227

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOT "A" (BRADLEY ROAD). THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

AS A CONDITION OF DEDICATION OF LOT "A" (BRADLEY ROAD), THE OWNERS OF LOTS 1, 2 AND 4 ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL, ALSO EXCEPTING ONE (118.23 FOOT) AND ONE (28.06 FOOT) ACCESS OPENING FOR LOTS 1 THROUGH 4, INCLUSIVE, AS SHOWN HEREON. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS DEDICATION AS TO THE PART VACATED.

WE HEREBY RETAIN THE "PRIVATE ROAD EASEMENTS" (WOODSON DRIVE, RUBICON ROAD, VERNAL ROAD, TORREY ROAD, MONARCH ROAD AND TALLAC DRIVE) AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP AS SHOWN HEREON.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE PRIVATE ROAD EASEMENTS (WOODSON DRIVE, RUBICON ROAD, VERNAL ROAD, TORREY ROAD, MONARCH ROAD AND TALLAC DRIVE) SHOWN HEREON. THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN THE "PRIVATE ROAD EASEMENTS".

WE HEREBY RESERVE THE RECIPROCAL ACCESS EASEMENT FOR INGRESS, EGRESS ACCESS AS SHOWN HEREON, FOR THE SOLE 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 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 THE DISTRICT.

RICHMOND AMERICAN HOMES OF MARYLAND, INC., a Maryland corporation

EDGAR GOMEZ
VICE PRESIDENT – PROJECT MANAGEMENT

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 (insert name)

PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY 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 COMMISSION EXPIRES ON _____
MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY.
MY COMMISSION NUMBER IS _____

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: _____, 2024

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 THE 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: _____, 2024

CASH OR SURETY TAX BOND
MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

MENIFEE CITY CLERK CERTIFICATE

THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS CITY COUNCIL, HEREBY APPROVES THE TRACT MAP 38219 AND ACCEPTS THE OFFER(S) OF DEDICATION MADE HEREON FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES. THE COUNCIL DECLARES THE ACCEPTANCE OF THE OFFER(S) IS TO VEST TITLE IN THE CITY ON BEHALF OF THE PUBLIC FOR SAID PURPOSES BUT THAT SAID STREET(S) 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 "A" (BRADLEY ROAD).

THE DEDICATION OF PRIVATE ROAD EASEMENTS (WOODSON DRIVE, RUBICON ROAD, VERNAL ROAD, TORREY ROAD, MONARCH ROAD AND TALLAC DRIVE) FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS 1 THROUGH 4, INCLUSIVE AND ACCEPTED AND SUBJECT TO IMPROVEMENTS

DATED: _____, 2024

SARAH MANWARING
CITY CLERK, CITY OF MENIFEE,
RIVERSIDE COUNTY, CALIFORNIA

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:

ALL OIL AND MINERAL RIGHTS IN, ON, AND UNDER THE SAME WITHOUT ANY RIGHTS OF INGRESS AND EGRESS OR TO ENTER UPON THE SURFACE OF ANY OF SAID SECTION FOR THE PURPOSE OF TAKING OR MINING ANY SUCH RESERVED OIL AS RESERVED IN DEED FROM GEORGE D. NEWPORT, AND DOROTHEA K. NEWPORT, HUSBAND AND WIFE, RECORDED NOVEMBER 29, 1957 IN BOOK 2185, PAGE 189 OF OFFICIAL RECORDS, RECORDED JULY 21, 1978 AS INSTRUMENT NO. 151664 OF OFFICIAL RECORDS, AND RECORDED MARCH 24, 2022 AS INSTRUMENT NO. 2022-0143219, OF OFFICIAL RECORDS, ALL OF RIVERSIDE COUNTY, CALIFORNIA.

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.

DATE: _____

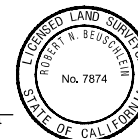
SHEILA ZELAYA BOARD SECRETARY OF THE EASTERN MUNICIPAL WATER DISTRICT AND THE BOARD OF DIRECTORS THEREOF.

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 RICHMOND AMERICAN HOMES OF MARYLAND, INC., A MARYLAND CORPORATION ON MAY 6, 2022. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS WILL BE SET, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATE: _____, 2024

ROBERT N. BEUSCHLEIN, L.S. 7874



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. 38219, APPROVED BY THE MENIFEE CITY COUNCIL ON FEBRUARY 2, 2021, 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 MAY 31, 2022.

DATE: _____, 2024



BY: ALBERTO PAIVA, R.C.E. 53534
CITY ENGINEER, CITY OF MENIFEE

CITY SURVEYOR'S STATEMENT

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

DATE: _____, 2024

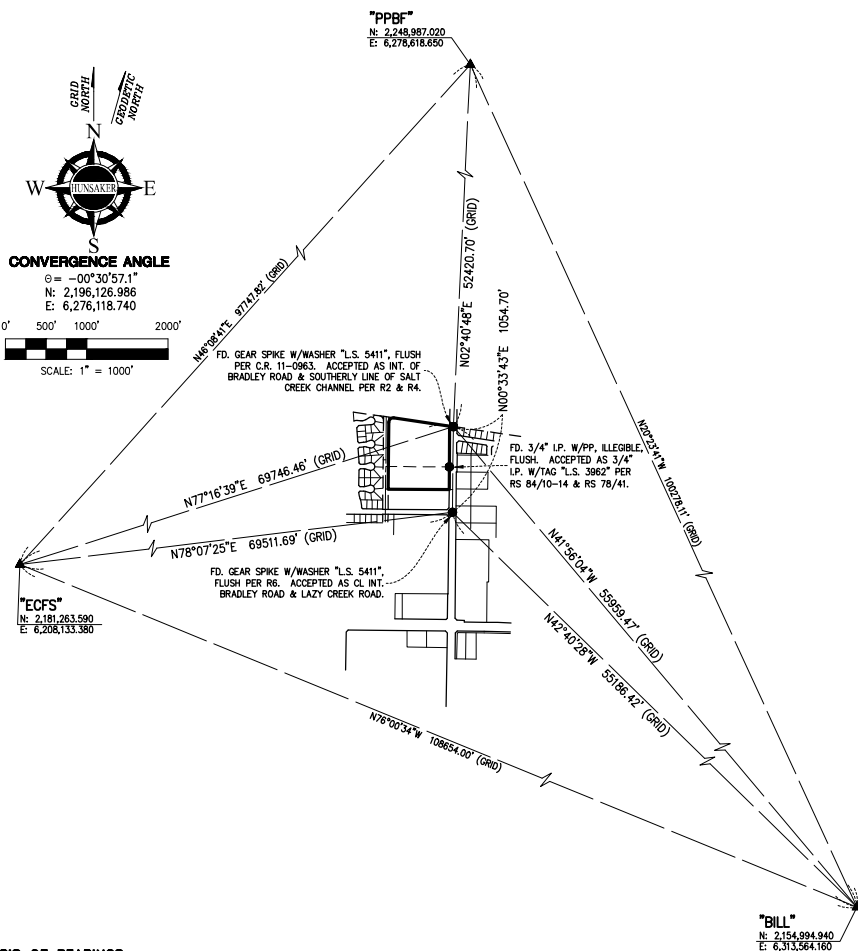


BY: STEVEN E. STRAPAC, P.L.S. 8566
CITY SURVEYOR, CITY OF MENIFEE

TRACT MAP No. 38219

BEING A SUBDIVISION OF A PORTION OF PARCEL 8, OF PARCEL MAP NO. 6252, FILED IN BOOK 17, PAGE 3 OF PARCEL MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN SECTION 33, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN
HUNSAKER AND ASSOCIATES, INC. MAY 2022

FOR CONDOMINIUM PURPOSES



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 "BILL", "ECFS" AND "PPBF" NAD 83 (NSRS2011) EPOCH 2010.00 AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES, MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCES BY A COMBINATION FACTOR OF 0.99991068. CALCULATIONS ARE MADE AT THE FD 3/4" I.P. W/PP, ILLEGIBLE, FLUSH. ACCEPTED AS 3/4" I.P. W/TAG "L.S. 3962" PER RS 84/10-14 & RS 78/41, WITH COORDINATES OF: N: 2,196,126.986 E: 6,276,118.740 USING AN ELEVATION OF 1418.53 FEET. (NAVD88)

MONUMENT NOTES -- GPS TIES:

- ▲ CONTROL STATION AS INDICATED.
- FOUND MONUMENT AS INDICATED.

LEGEND:

- PROJECT BOUNDARY LINE
- - - EXISTING RIGHT OF WAY LINE
- - - EXISTING LOT LINE
- - - EASEMENT LINE
- NEW LOT LINE
- ||||| INDICATES RESTRICTED ACCESS
- ⊙ INDICATES CENTERLINE
- Ⓢ INDICATES PLOTTED EASEMENT AS INDICATED IN EASEMENT NOTES.

EASEMENT NOTES:

- ① AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES AS SHOWN HEREON. DEDICATED HEREON.
- ② A RESERVATION FOR RECIPROCAL ACCESS AND PRIVATE UTILITY PURPOSES IN FAVOR OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES AS SHOWN HEREON. RESERVED HEREON.
- ③ AN EASEMENT FOR SEWER, INGRESS, EGRESS, AND INCIDENTAL PURPOSES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, AS SHOWN HEREON. DEDICATED HEREON.
- ④ AN EASEMENT FOR WATER, INGRESS, EGRESS, AND INCIDENTAL PURPOSES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, AS SHOWN HEREON. DEDICATED HEREON.

ALL OIL AND MINERAL RIGHTS IN, ON, AND UNDER THE SAME WITHOUT ANY RIGHTS OF INGRESS AND EGRESS OR TO ENTER UPON THE SURFACE OF ANY OF SAID SECTION FOR THE PURPOSE OF TAKING OR MINING ANY SUCH RESERVED OIL AS RESERVED IN DEED FROM GEORGE D. NEWPORT, AND DOROTHEA K. NEWPORT, HUSBAND AND WIFE, RECORDED NOVEMBER 29, 1957 IN BOOK 2185, PAGE 189 OF OFFICIAL RECORDS, RECORDED JULY 21, 1978 AS INSTRUMENT No. 151664 OF OFFICIAL RECORDS, AND RECORDED MARCH 24, 2022 AS INSTRUMENT No. 2022-0143219, OF OFFICIAL RECORDS, ALL OF RIVERSIDE COUNTY, CALIFORNIA.

INDEX MAP NOTES:

SEE SHEET 3 FOR BOUNDARY MAP, SURVEYOR'S NOTES & RECORD DATA NOTES.
SEE SHEET 4 FOR MAP SHEET.
SEE SHEETS 5 THROUGH 7 FOR DETAILS "A" THROUGH "K".

ABBREVIATIONS:

C#	CURVE DATA NUMBER	O.R.	OFFICIAL RECORD
B.C.'s	BEGIN CURVE	P.C.C.'s	POINT OF COMPOUND CURVE
c	CALCULATED	P.M.	PARCEL MAP
C.R.	CORNER RECORD	P.M.B.	PARCEL MAP BOOK
C.S.	COUNTY SURVEY	P.R.C.'s	POINT OF REVERSE CURVE
CL	CENTERLINE	PCL	PARCEL
DN.	DOWN	POR.	PORTION
E.C.'s	END CURVE	PP	PLASTIC PLUG
E	EASTING	R#	MAP REFERENCE
ESMT.	EASEMENT	R.C.E.	REGISTERED CIVIL ENGINEER
EST.	ESTABLISHED	R.S.B.	RECORD OF SURVEY BOOK
FD.	FOUND	RAD	RADIAL
I.P.	IRON PIPE	RCFC WCD	RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT
INST. No.	INSTRUMENT NUMBER	RD#	RADIAL DATA NUMBER
INT.	INTERSECTION	REC.	RECORDED
L#	LINE DATA NUMBER	REF.	REFERENCE
L.S.	LICENSE SURVEYOR	RIV. CO. STD.	RIVERSIDE COUNTY STANDARD
MB	MAP BOOK	SFN	SEARCH, FOUND NOTHING
N/T	NAIL & TAG	TC	TOP OF CURB
N	NORTHING	TR	TRACT
No.	NUMBER	W/	WITH

TRACT MAP No. 38219

BEING A SUBDIVISION OF A PORTION OF PARCEL 8, OF PARCEL MAP NO. 6252, FILED IN BOOK 17, PAGE 3 OF PARCEL MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN SECTION 33, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN

HUNSAKER AND ASSOCIATES, INC.

MAY 2022

FOR CONDOMINIUM PURPOSES

SURVEYOR'S NOTES:

- ▲ CONTROL STATION AS INDICATED.
- FOUND MONUMENT AS INDICATED.
- INDICATES SET 1" I.P. W/TAG STAMPED "L.S. 7874", FLUSH (RIV. CO. STD. TYPE "A" MON.)
- SET 1" I.P. W/TAG STAMPED "L.S. 7874", FLUSH AT ALL LOT CORNERS, ANGLE POINTS IN SIDE OR REAR LOT LINES AND ANGLE POINTS IN SUBDIVISION BOUNDARY, UNLESS OTHERWISE NOTED.
- SET LEAD & TAG STAMPED "L.S. 7874", IN TOP OF CURB (RIV. CO. STD. "E") ON SIDE LOT LINE PROJECTED.
- SET LEAD & TAG STAMPED "L.S. 7874", IN TOP OF CURB (RIV. CO. STD. "E") FOR B.C.'S, E.C.'S, P.C.C.'S, P.R.C.'S AND CORNER CUTBACKS PERPENDICULAR OR RADIAL TO THE CENTERLINE.
- ALL MONUMENTS SHOWN AS "SET" IN ACCORDANCE WITH THE MONUMENT AGREEMENT FOR THIS MAP.
- ALL MONUMENTS ARE SET AND TAGGED PER RIVERSIDE COUNTY ORDINANCE 461.21
- INDICATES CALCULATED PER REFERENCE SHOWN.
- DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

||||| INDICATES RESTRICTED ACCESS

C.C.&R.'S PER INST. No. _____, RECORDED _____, 202_____, O.R.

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 _____, PAGE _____

CFD NOTE:

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

RECORD DATA NOTES:

- () INDICATES RECORD DATA AS NOTED.
- [] INDICATES RECORD AND MEASURED DATA AS NOTED.

- R1 INDICATES TR 30040-2, MB 382/83-86.
- R2 INDICATES P.M. 6252, P.M.B. 17/3.
- R3 INDICATES R.S.B. 78/41.
- R4 INDICATES TR 17630-3, MB 165/54-56.
- R5 INDICATES R.S.B. 84/10-14.
- R6 INDICATES C.R. 11-0962.
- R7 INDICATES C.R. 11-0963.
- R8 INDICATES INST. No. 1990-202004, O.R.

LEGEND:

- PROJECT BOUNDARY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING LOT LINE
- EASEMENT LINE
- NEW LOT LINE

- ||||| INDICATES RESTRICTED ACCESS
- INDICATES CENTERLINE

- ⊙ INDICATES PLOTTED EASEMENT AS INDICATED IN EASEMENT NOTES.

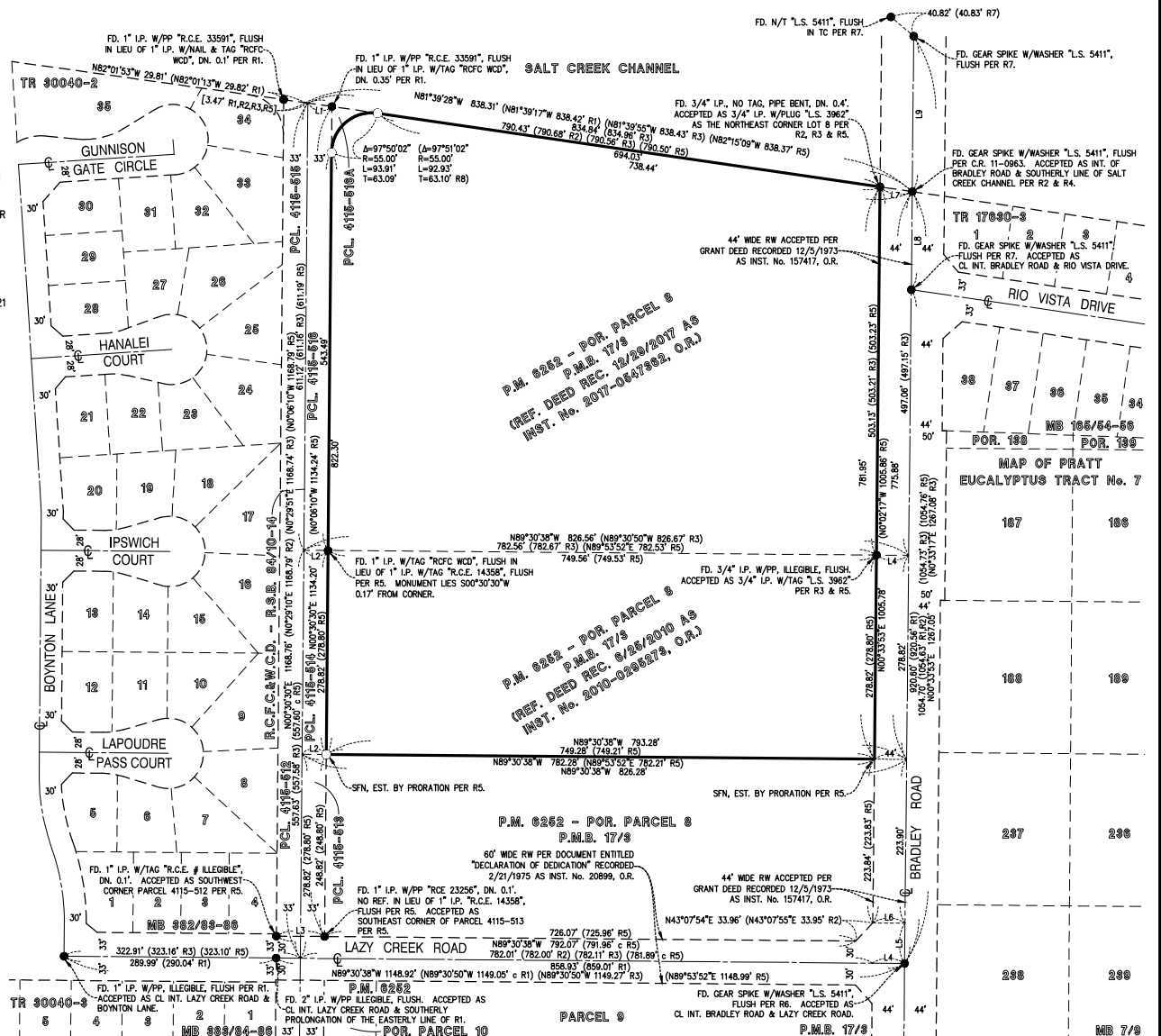
INDEX MAP NOTES:

SEE SHEET 2 FOR GPS TIES, BASIS OF BEARINGS, MONUMENT NOTES - GPS TIES, EASEMENT NOTES, LEGEND & ABBREVIATIONS. SEE SHEET 4 FOR MAP SHEET.

SEE SHEETS 5 THROUGH 7 FOR DETAILS "A" THROUGH "K".



LINE	BEARING	LENGTH
L1	N81°39'28\"W [33.31\" R1, R5]	
	(N82°01'13\"W R1)	
L2	N89°30'38\"W [33.00\" R5]	
	(N89°53'52\"E R5)	
L3	N89°30'38\"W [66.00\" R5]	
	(N89°53'52\"E R5)	
L4	N89°30'38\"W [44.00\" R5]	
	(N00°33'53\"E [54.92\" R2]	
	(N0°33'19\"E R2)	
L6	N89°26'07\"W [44.00\" R2]	
L7	N81°39'28\"W [44.41\" R5]	
	(N00°33'53\"E [134.09\" R5]	
	(N00°33'19\"E [134.07\" R1]	
L8	(N00°02'17\"W [134.13\" R5]	
	(N00°02'17\"W [134.08\" R7]	
L9	N00°33'53\"E [212.35\" R3]	
	(N00°33'17\"E R3)	
	(212.34\" R7)	



FOR CONDOMINIUM PURPOSES

L#	BEARING	LENGTH	C#	DELTA	RADIUS	LENGTH
L1	N00°33'53"E	28.06'	C4	10°02'58"	30.00'	5.26'
L2	N00°33'53"E	24.00'	C5	82°50'29"	25.00'	36.15'
L3	N00°33'53"E	6.34'	C6	87°04'41"	53.00'	80.55'
L4	N89°26'07"W	18.00'	C7	21°00'10"	53.00'	19.43'
L5	N00°33'53"E	82.00'	C8	26°10'32"	53.00'	24.21'
L6	N00°33'53"E	24.18'	C9	39°53'59"	53.00'	36.91'
L7	N00°33'53"E	19.33'	C12	90°00'00"	2.50'	3.83'
L8	N00°33'53"E	11.95'	C13	82°08'59"	5.00'	7.17'
L11	N29°26'07"W	13.59'	C14	07°51'01"	320.00'	43.84'
L12	N89°29'53"W	16.48'	C15	07°51'01"	21.00'	37.13'
L13	N00°33'53"E	47.51'	C16	90°00'00"	20.00'	31.42'
L14	N89°22'21"W	16.48'	C17	90°00'00"	64.00'	100.53'
L15	N30°33'53"E	13.59'	C21	42°53'28"	64.00'	47.91'
L16	N89°22'04"W	16.47'	C22	90°00'00"	56.00'	87.96'
L17	H48°08'59"E	5.73'	C23	32°36'29"	56.00'	31.87'
L18	N89°22'21"W	15.28'	C24	27°17'01"	56.00'	26.67'
L19	N89°29'53"W	15.28'	C25	30°06'29"	56.00'	29.43'
L20	N00°33'53"E	5.09'	C28	40°26'17"	28.00'	19.76'
L21	N00°33'53"E	2.00'	C29	33°02'04"	56.00'	32.29'
L24	N00°33'53"E	8.50'	C30	29°42'56"	56.00'	29.04'
L25	N89°26'07"W	3.32'	C31	27°15'00"	56.00'	26.63'
L26	N00°33'53"E	24.77'	C33	35°19'31"	44.00'	27.13'
L27	N89°26'07"W	15.28'				
L28	N89°26'07"W	32.43'				
L29	N00°33'53"E	[212.357R3]				
	(N00°33'17"E	R3)				
		(212.347R7)				
	N00°33'53"E	134.09'				
	(N00°33'19"E	134.07R1)				
L30	(N00°02'17"W	134.13R5)				
		(134.08R7)				
L31	N81°39'28"W	44.41'				
L32	N89°30'38"W	44.00'				
L33	N39°46'57"E	33.21'				
L34	N46°33'23"W	28.66'				

LEGEND:

— PROJECT BOUNDARY LINE

--- EXISTING RIGHT OF WAY LINE

- - - EXISTING LOT LINE








----- EASEMENT LINE

— NEW LOT LINE

||||| INDICATES RESTRICTED ACCESS

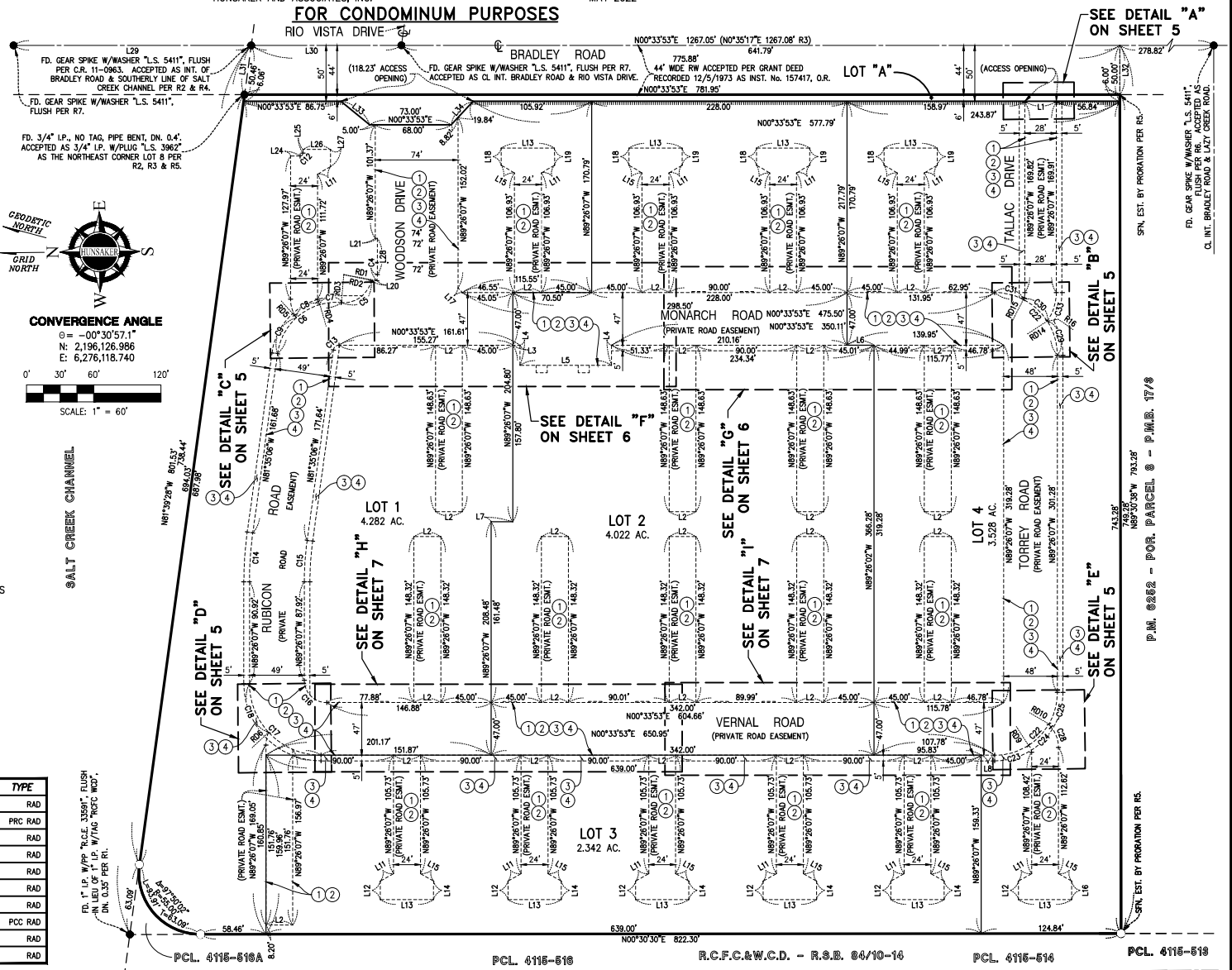
⊙ INDICATES CENTERLINE

INDICATES PLOTTED EASEMENT INDICATED IN EASEMENT NOTES

 PROJECT BOUNDARY LINE
 EXISTING RIGHT OF WAY LINE
 EXISTING LOT LINE
 EASEMENT LINE
 NEW LOT LINE
 INDICATES RESTRICTED ACCESS
 INDICATES CENTERLINE
 INDICATES PLOTTED EASEMENT AS
 INDICATED IN EASEMENT NOTES.

SEE SHEET 2 FOR GPS TIES, BASIS OF BEARINGS, MONUMENT NOTES - GPS TIES, EASEMENT NOTES, LEGEND & ABBREVIATIONS. SEE SHEET 3 FOR BOUNDARY MAP, SURVEYOR'S NOTES & RECORD DATA NOTES. SEE SHEETS 5 THROUGH 7 FOR DETAILS "A" THROUGH "K".

RDJ	BEARING	RADIUS	TYPE	RJ	BEARING	RADIUS	TYPE
RD1	S10°36'S11°W	30'	RAD	RD11	S49°33'23"E	8'	RAD
RD2	S12°39'06"W	25'	RAD	RD12	N39°52'24"W	15' 28"	PRC RAD
RD3	N84°30'25"W	25' 53"	PRC RAD	RD13	N26°42'54"W	15'	RAD
RD4	N74°29'25"E	53'	RAD	RD14	S32°28'11"W	56'	RAD
RD5	N48°18'53"E	53'	RAD	RD15	S62°11'07"E	56'	RAD
RD6	N42°19'36"W	64'	RAD	RD16	S35°53'24"W	44'	RAD
RD7	N68°09'25"W	64'	RAD	RD17	S33°43'10"W	6'	RAD
RD8	N24°28'36"E	28'	RAD	RD18	S17°26'30"W	6' 16"	PCC RAD
RD9	S57°57'24"W	56'	RAD	RD19	S04°15'28"E	15'	RAD
RD10	S30°40'22"W	56'	RAD	RD20	N04°02'51"E	15'	RAD



TRACT MAP No. 38219

BEING A SUBDIVISION OF A PORTION OF PARCEL 8, OF PARCEL MAP NO. 6252, FILED IN BOOK 17, PAGE 3 OF PARCEL MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN SECTION 33, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN HUNSAKER AND ASSOCIATES, INC. MAY 2022

FOR CONDOMINIUM PURPOSES

CURVE DATA

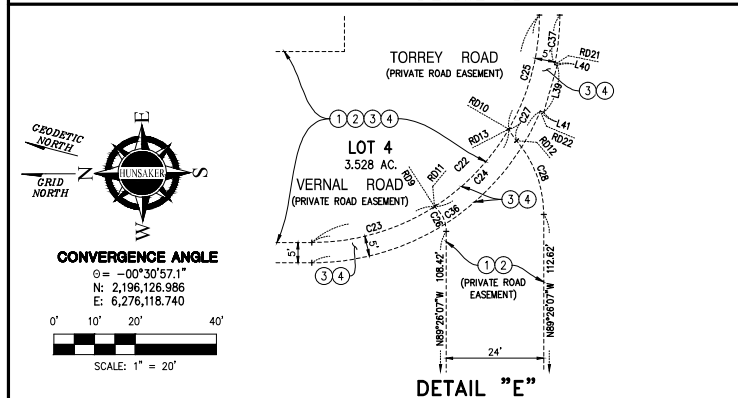
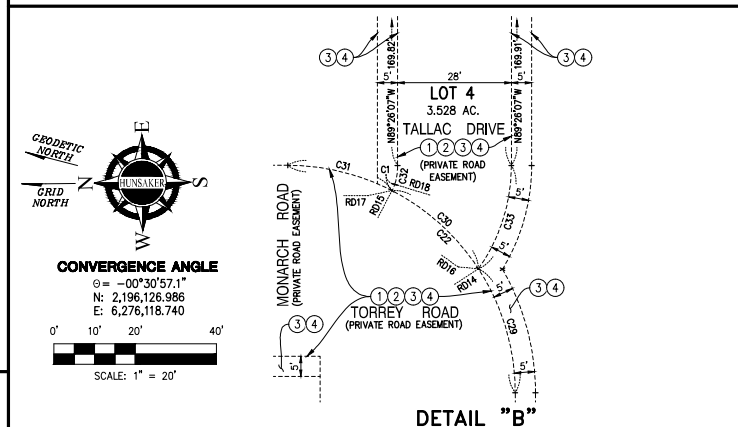
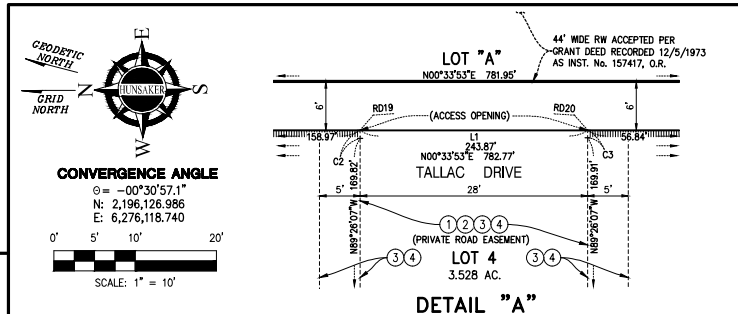
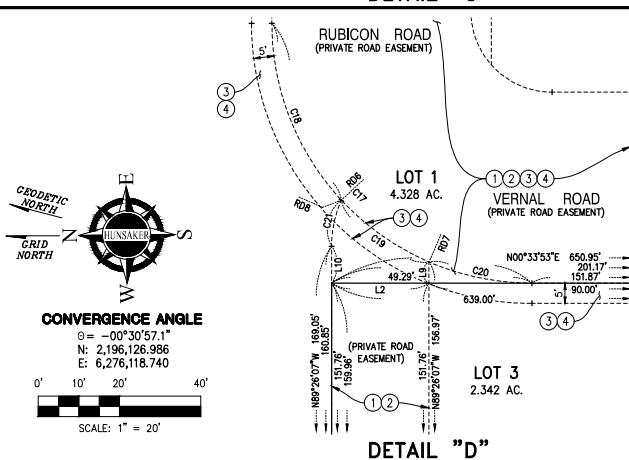
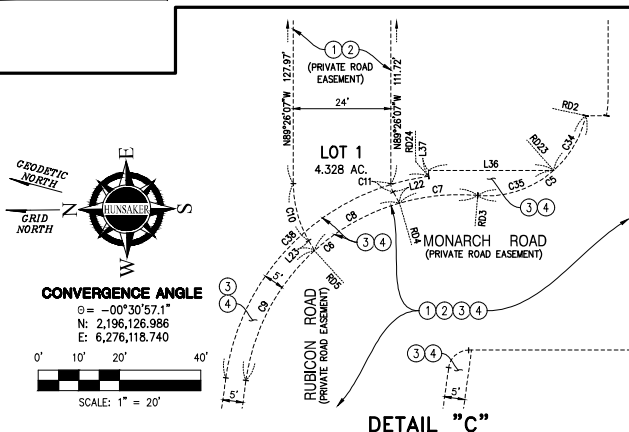
CD	DELTA	RADIUS	LENGTH
C1	16°16'40"	6.00'	1.70'
C2	03°49'21"	15.00'	1.00'
C3	03°28'59"	15.00'	0.91'
C5	82°50'29"	25.00'	36.15'
C6	87°04'41"	53.00'	80.55'
C7	21°00'10"	53.00'	19.43'
C8	26°10'32"	53.00'	24.21'
C9	39°53'59"	53.00'	36.91'
C10	30°04'37"	28.00'	14.70'
C11	30°04'37"	4.00'	2.10'
C17	90°00'00"	64.00'	100.53'
C18	42°53'28"	64.00'	47.91'
C19	23°49'50"	64.00'	26.62'
C20	23°16'42"	64.00'	26.00'
C21	23°54'43"	28.00'	11.69'
C22	90°00'00"	56.00'	87.96'
C23	32°36'29"	56.00'	31.87'
C24	27°17'01"	56.00'	26.67'
C25	30°06'29"	56.00'	29.43'
C26	50°07'16"	8.00'	7.00'
C27	13°09'30"	15.00'	3.44'
C28	40°26'17"	28.00'	19.76'
C29	33°02'04"	56.00'	32.29'
C30	29°42'56"	56.00'	29.04'
C31	27°15'00"	56.00'	26.63'
C32	16°52'37"	16.00'	4.71'
C33	35°19'31"	44.00'	27.13'
C34	36°26'52"	25.00'	15.90'
C35	46°23'37"	25.00'	20.25'
C36	67°09'39"	61.00'	71.50'
C37	11°32'52"	61.00'	12.29'
C38	74°40'52"	58.00'	75.60'

RADIAL DATA

RD	BEARING	RADIUS	TYPE
RD2	S12°39'06"W	25'	RAD
RD3	N84°30'25"W	25'/53'	PRC RAD
RD4	N74°29'25"E	53'	RAD
RD5	N48°18'53"E	53'	RAD
RD6	N42°19'36"W	64'	RAD
RD7	N66°09'25"W	64'	RAD
RD8	N24°28'36"E	28'	RAD
RD9	S57°57'24"W	56'	RAD
RD10	S30°40'22"W	56'	RAD
RD11	S49°33'23"E	8'	RAD
RD12	N39°52'24"W	15'/28'	PRC RAD
RD13	N26°42'54"W	15'	RAD
RD14	S32°28'11"E	56'	RAD
RD15	S62°11'07"E	56'	RAD
RD16	S35°53'24"W	44'	RAD
RD17	S33°43'10"W	6'	RAD
RD18	S17°26'30"W	6'/16"	PCC RAD
RD19	S03°15'28"E	15'	RAD
RD20	N04°02'51"E	15'	RAD
RD21	S12°06'45"W	61'	RAD
RD22	S23°24'14"W	61'	RAD
RD23	S49°05'58"W	25'	RAD
RD24	N83°05'46"E	58'	RAD

LINE DATA

L#	BEARING	LENGTH
L1	N00°33'53"E	28.06'
L2	N00°33'53"E	24.00'
L9	N89°26'07"W	5.21'
L10	N89°26'07"W	9.09'
L22	N60°29'16"E	3.23'
L23	N60°29'16"E	2.84'
L36	N00°33'53"E	30.79'
L37	N89°26'07"W	1.47'
L39	N73°18'31"W	12.00'
L40	N16°41'29"E	0.65'
L41	N16°41'29"E	0.87'



LEGEND:

- PROJECT BOUNDARY LINE
- - - EXISTING RIGHT OF WAY LINE
- - - EXISTING LOT LINE
- - - EASEMENT LINE
- NEW LOT LINE
- ||||| INDICATES RESTRICTED ACCESS
- INDICATES CENTERLINE

- ⊙ INDICATES PLOTTED EASEMENT AS INDICATED IN EASEMENT NOTES.

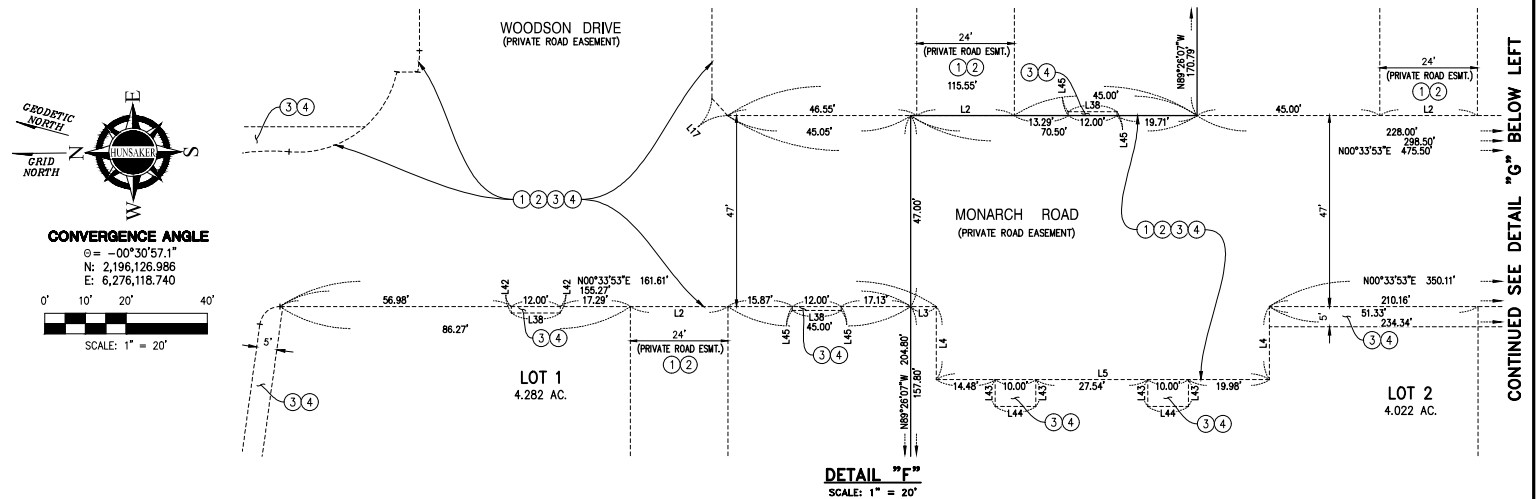
INDEX MAP NOTES:

SEE SHEET 2 FOR GPS TIES, BASIS OF BEARINGS, MONUMENT NOTES – GPS TIES, EASEMENT NOTES, LEGEND & ABBREVIATIONS.
 SEE SHEET 3 FOR BOUNDARY MAP, SURVEYOR'S NOTES & RECORD DATA NOTES.
 SEE SHEET 4 FOR MAP SHEET.

TRACT MAP No. 38219

BEING A SUBDIVISION OF A PORTION OF PARCEL 8, OF PARCEL MAP NO. 6252, FILED IN BOOK 17, PAGE 3 OF PARCEL MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN SECTION 33, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN HUNSAKER AND ASSOCIATES, INC. MAY 2022

FOR CONDOMINIUM PURPOSES



LINE DATA

L#	BEARING	LENGTH	L#	BEARING	LENGTH
L2	N00°33'53"E	24.00'	L35	N89°26'07"W	0.72'
L3	N00°33'53"E	6.34'	L38	N00°33'53"E	12.00'
L4	N89°26'07"W	18.00'	L42	N89°26'07"W	1.63'
L5	N00°33'53"E	82.00'	L43	N89°26'07"W	6.63'
L6	N00°33'53"E	24.18'	L44	N00°33'53"E	10.00'
L17	N48°08'59"E	5.73'	L45	N89°26'07"W	1.00'

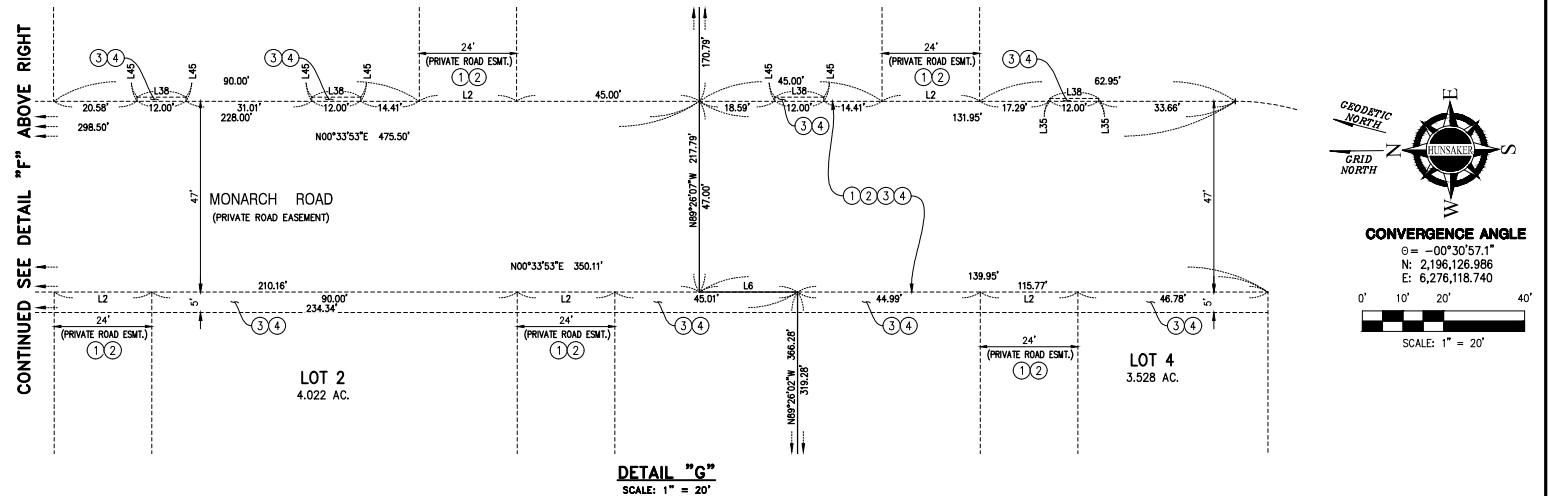
LINE DATA

LEGEND:

- PROJECT BOUNDARY LINE
- - - EXISTING RIGHT OF WAY LINE
- - - EXISTING LOT LINE
- - - EASEMENT LINE
- ||||| NEW LOT LINE
- ⊕ INDICATES PLOTTED EASEMENT AS INDICATED IN EASEMENT NOTES.

INDEX MAP NOTES:

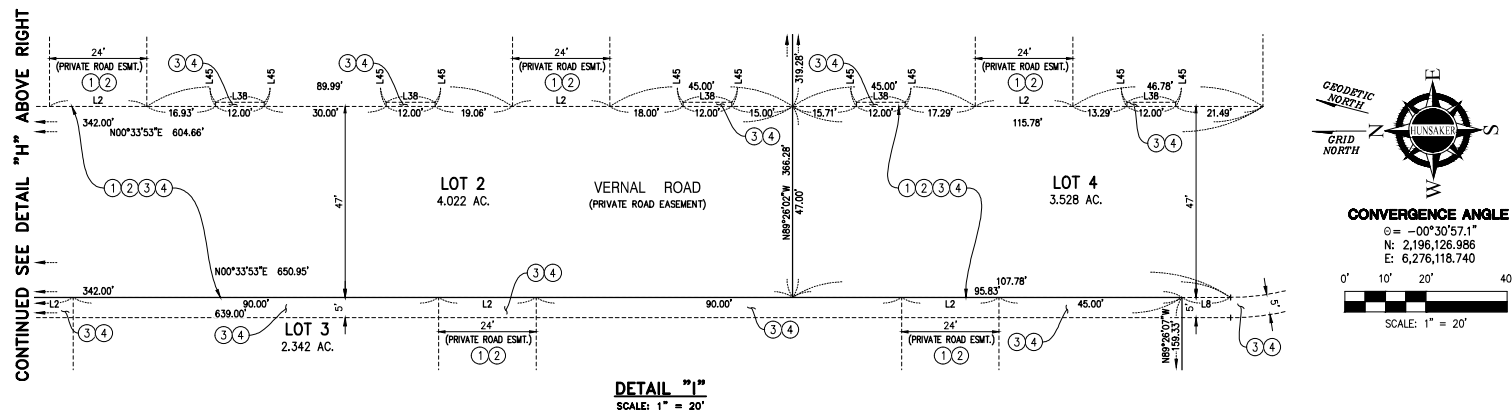
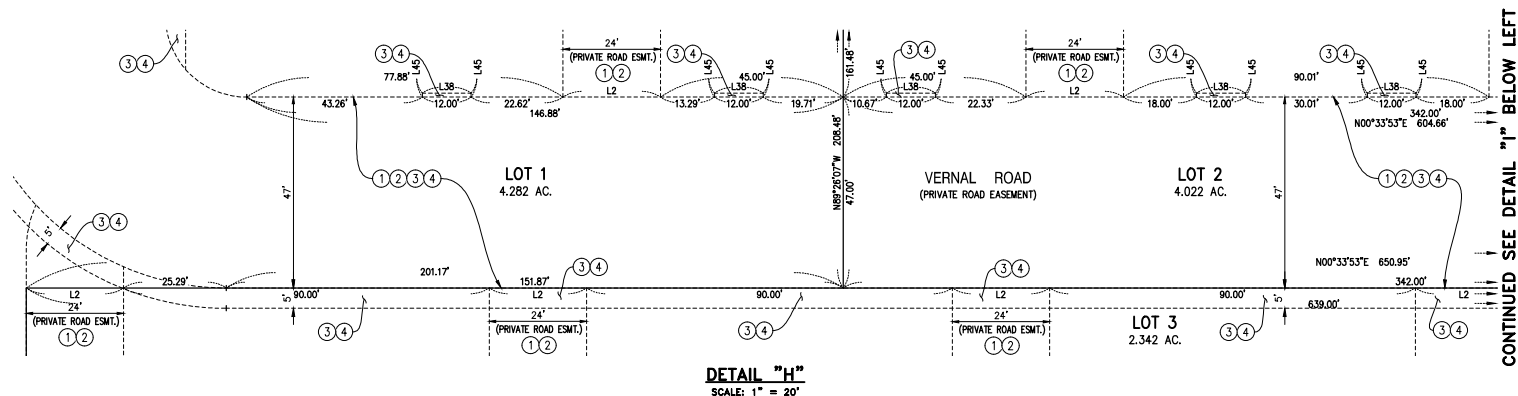
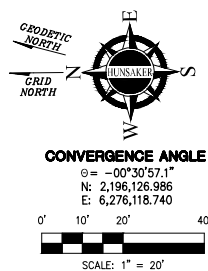
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TRACT MAP No. 38219

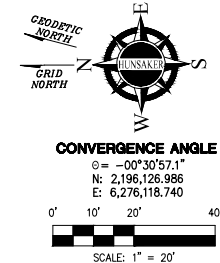
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HUNSAKER AND ASSOCIATES, INC. MAY 2022

FOR CONDOMINIUM PURPOSES



LINE DATA

L#	BEARING	LENGTH
L2	N00°33'53"E	24.00'
L8	N00°33'53"E	11.95'
L38	N00°33'53"E	12.00'
L45	N89°26'07"W	1.00'



LEGEND:

- PROJECT BOUNDARY LINE
- - - EXISTING RIGHT OF WAY LINE
- - - EXISTING LOT LINE
- - - EASEMENT LINE
- NEW LOT LINE
- ||||| INDICATES RESTRICTED ACCESS
- ⊙ INDICATES CENTERLINE

INDEX MAP NOTES:

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 SEE SHEET 3 FOR BOUNDARY MAP, SURVEYOR'S NOTES & RECORD DATA NOTES.
 SEE SHEET 4 FOR MAP SHEET.

- # INDICATES PLOTTED EASEMENT AS INDICATED IN EASEMENT NOTES.

ENVIRONMENTAL CONSTRAINT SHEET

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

TRACT MAP No. 38219

BEING A SUBDIVISION OF A PORTION OF PARCEL 8, OF PARCEL MAP NO. 6252, FILED IN BOOK 17, PAGE 3 OF PARCEL MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN SECTION 33, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN HUNSAKER AND ASSOCIATES, INC. MAY 2022

FOR CONDOMINIUM PURPOSES

SHEET 1 OF 1 SHEET

NUMBER LOTS: = 4
LETTERED LOTS: = 1
GROSS ACRES: = 15.114 AC.
NET ACRES: = 14.174 AC.

ENVIRONMENTAL CONSTRAINT NOTES:

THE ENVIRONMENTAL CONSTRAINT INFORMATION SHOWN ON THESE MAP SHEETS ARE FOR INFORMATIONAL PURPOSES DESCRIBING CONDITIONS AS OF THE DATE OF FILING, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST. THIS INFORMATION IS DERIVED FROM PUBLIC RECORDS OR REPORTS, AND DOES NOT IMPLY THE CORRECTNESS OR SUFFICIENCY OF THOSE RECORDS OR REPORTS BY THE PREPARER OF THESE MAP SHEETS.

THIS PROPERTY IS SUBJECT TO LIGHTING RESTRICTIONS AS REQUIRED BY MENIFEE MUNICIPAL CODE CHAPTER 6.01: DARK SKY; LIGHT POLLUTION, 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 6.01: DARK SKY; LIGHT POLLUTION.

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.

EASEMENT NOTES:

- 1 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES AS SHOWN HEREON. DEDICATED HEREON.
- 2 A RESERVATION FOR RECIPROCAL ACCESS AND PRIVATE UTILITY PURPOSES IN FAVOR OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES AS SHOWN HEREON. RESERVED HEREON.
- 3 AN EASEMENT FOR SEWER, INGRESS, EGRESS, AND INCIDENTAL PURPOSES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, AS SHOWN HEREON. DEDICATED HEREON.
- 4 AN EASEMENT FOR WATER, INGRESS, EGRESS, AND INCIDENTAL PURPOSES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, AS SHOWN HEREON. DEDICATED HEREON.

ALL OIL AND MINERAL RIGHTS IN, ON, AND UNDER THE SAME WITHOUT ANY RIGHTS OF INGRESS AND EGRESS OR TO ENTER UPON THE SURFACE OF ANY OF SAID SECTION FOR THE PURPOSE OF TAKING OR MINING ANY SUCH RESERVED OIL AS RESERVED IN DEED FROM GEORGE D. NEWPORT, AND DOROTHEA K. NEWPORT, HUSBAND AND WIFE, RECORDED NOVEMBER 29, 1957 IN BOOK 2185, PAGE 189 OF OFFICIAL RECORDS, RECORDED JULY 21, 1978 AS INSTRUMENT No. 151664 OF OFFICIAL RECORDS, AND RECORDED MARCH 24, 2022 AS INSTRUMENT No. 2022-0143219, OF OFFICIAL RECORDS, ALL OF RIVERSIDE COUNTY, CALIFORNIA.

LEGEND:

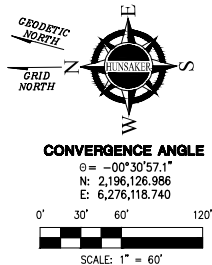
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- EASEMENT LINE
- NEW LOT LINE
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- INDICATES CENTERLINE
- INDICATES PLOTTED EASEMENT AS INDICATED IN EASEMENT NOTES.

PREPARED BY:

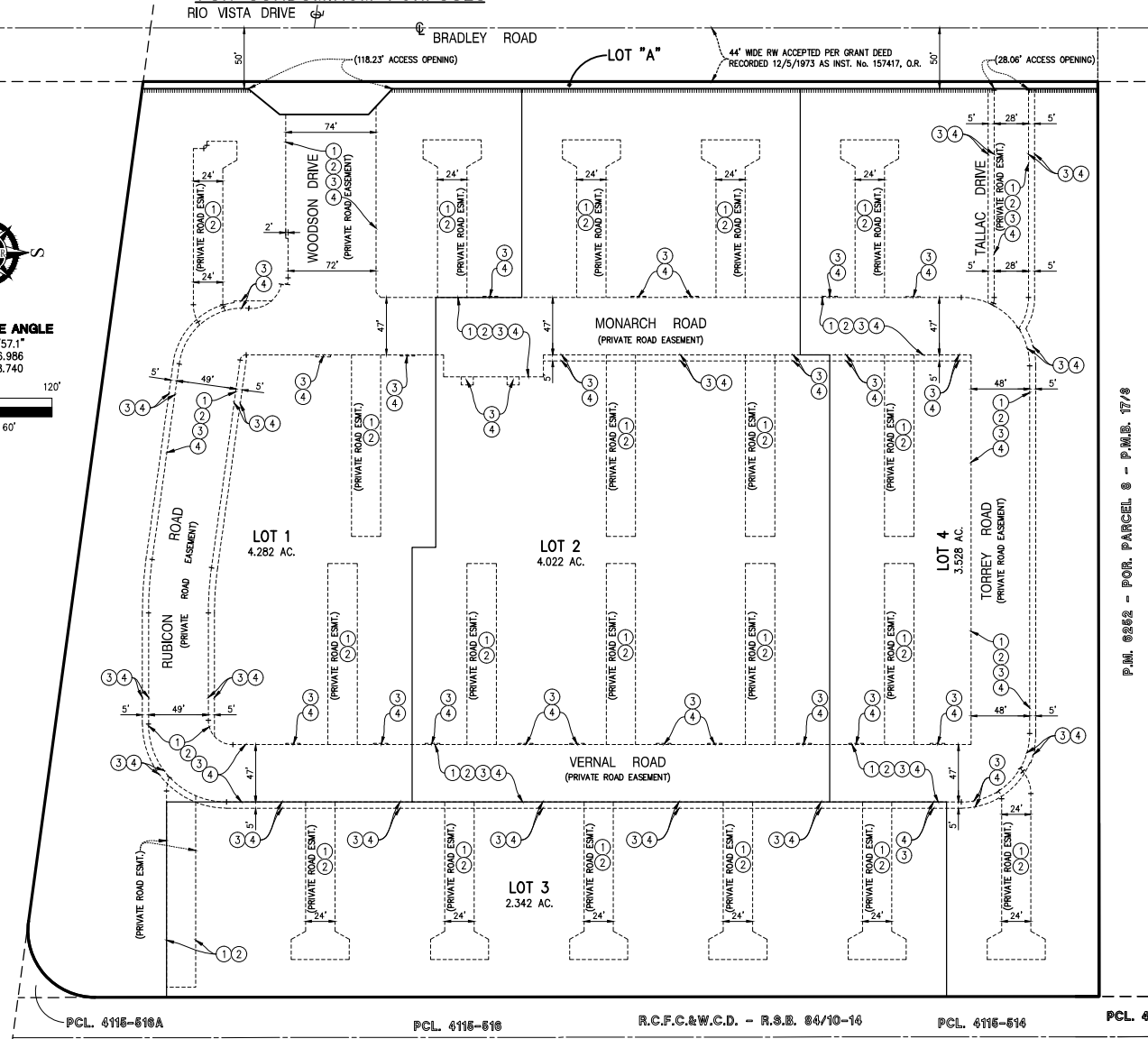
DATE: _____, 2024



ROBERT N. BEUSCHLEIN, L.S. 7874



SALT CREEK CHANNEL



P.M. 6862 - POR. PARCEL 8 - P.M.B. 17/9