

NUMBERED LOTS RESIDENTIAL: = 109
NUMBERED LOTS OPEN SPACE: = 14
LETTERED LOTS: = 16
GROSS ACRES: = 48.043 AC.
NET ACRES: = 36.730 AC.

TRACT NO. 31194-1

BEING A SUBDIVISION OF LOT 1 OF PARCEL MAP No. 38248, FILED IN BOOK 257, PAGES 1 THROUGH 6, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN SECTIONS 15 AND 16, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN HUNSAKER AND ASSOCIATES, INC. FEBRUARY 2005

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2024.
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 INSURANCE COMPANY #6814811

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" (GRASSY KNOLL DRIVE), LOT "B" (DUSKY DRIVE), LOT "C" (VELVETEEN WAY), LOT "D" (FEATHER LEAF DRIVE), LOT "E" (OAK VISTA DRIVE), LOT "F" (GLOAMING CIRCLE), LOT "G" (EQUINOX ROAD), LOT "H" (BRIGHT SKY DRIVE), LOT "I" (WILD RYE DRIVE), LOT "J" (BUMBLEBEE WAY), LOT "K" (CRESCENT MOON COURT), LOT "L" (LIGHTSOME CIRCLE), LOT "M" (WINDBLOWN CIRCLE), LOT "N" (SPRING BREEZE COURT), LOT "O" (LACEWING COURT) AND LOT "P" (GREEN BLADE COURT), INCLUSIVE. THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: ABUTTER'S RIGHTS OF ACCESS ALONG GOLDEN MEADOWS PARKWAY. THE OWNERS OF LOTS 61 THROUGH 63, INCLUSIVE, LOTS 73 THROUGH 84, INCLUSIVE, AND LOTS 113 THROUGH 122, INCLUSIVE, ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS DEDICATION AS TO THE PART VACATED.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: WITHIN LOTS 35 THROUGH 40, INCLUSIVE, AND LOTS 110, 112, AND 113, AND A PORTION OF LOT 111. THE DEDICATION IS FOR DRAINAGE PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: WITHIN LOTS 111, 112, AND 113. THE DEDICATION IS FOR STORM DRAIN AND MAINTENANCE OF FLOOD CONTROL FACILITY PURPOSES.

WE ALSO HEREBY RETAIN LOT 110 FOR PRIVATE PARK PURPOSES, AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, AND ASSIGNEES AS SHOWN HEREON.

WE ALSO HEREBY RETAIN LOT 111 FOR OPEN SPACE CHANNEL PURPOSES, AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, AND ASSIGNEES AS SHOWN HEREON.

WE ALSO HEREBY RETAIN LOTS 112 AND 113 FOR BASIN PURPOSES, AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, AND ASSIGNEES AS SHOWN HEREON.

WE ALSO HEREBY RETAIN OPEN SPACE LOTS 114 THROUGH 123, INCLUSIVE, AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, AND ASSIGNEES AS SHOWN HEREON.

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 FACILITIES, ALL AS SHOWN ON THIS MAP WITHIN THE SUBDIVISION AND DESIGNATED SEWER 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 DISTRICT.

GOLDEN HILL COUNTRY, LLC, A FLORIDA LIMITED LIABILITY COMPANY

GOLDEN MEADOWLAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY

JOHN C. TROUTMAN - VICE PRESIDENT

JOHN C. TROUTMAN - VICE PRESIDENT

BENEFICIARY

WESTERN ALLIANCE BANK, an ARIZONA CORPORATION, BENEFICIARY UNDER DEED OF TRUST RECORDED AUGUST 2, 2021 AS INSTRUMENT NUMBER 2021-0460954 OF OFFICIAL RECORDS.

STEVEN A. STREHLOW, VICE PRESIDENT

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 GOLDEN HILL COUNTRY, LLC AND GOLDEN MEADOWLAND, LLC ON OCTOBER 4, 2018. 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 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: _____, 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. 31194, APPROVED BY THE MENIFEE CITY COUNCIL ON APRIL 10, 2007 AND EXTENDED THROUGH LOCAL AND STATE ACTIONS THROUGH OCTOBER 10, 2024 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 APRIL 29, 2021.

DATE: _____, 2024



ALBERTO PAIVA, R.C.E. 53534, CIVIL 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



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

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.

BY: SHEILA ZELAYA - BOARD SECRETARY OF THE EASTERN MUNICIPAL WATER DISTRICT AND THE BOARD OF DIRECTORS THEREOF DATED: _____, 2024

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 31194-1 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(S) FOR STREET AND PUBLIC UTILITY PURPOSES LOT "A" (GRASSY KNOLL DRIVE), LOT "B" (DUSKY DRIVE), LOT "C" (VELVETEEN WAY), LOT "D" (FEATHER LEAF DRIVE), LOT "E" (OAK VISTA DRIVE), LOT "F" (GLOAMING CIRCLE), LOT "G" (EQUINOX ROAD), LOT "H" (BRIGHT SKY DRIVE), LOT "I" (WILD RYE DRIVE), LOT "J" (BUMBLEBEE WAY), LOT "K" (CRESCENT MOON COURT), LOT "L" (LIGHTSOME CIRCLE), LOT "M" (WINDBLOWN CIRCLE), LOT "N" (SPRING BREEZE COURT), LOT "O" (LACEWING COURT) AND LOT "P" (GREEN BLADE COURT).

THE EASEMENT(S) FOR DRAINAGE PURPOSES OVER LOTS 35 THROUGH 40, INCLUSIVE AND LOTS 110, 112, AND 113, AND A PORTION OF LOT 111. ACCEPTED AND SUBJECT TO IMPROVEMENTS.

THE EASEMENTS FOR STORM DRAIN AND MAINTENANCE OF FLOOD CONTROL FACILITY PURPOSES OVER LOTS 111, 112 AND 113. ACCEPTED AND SUBJECT TO IMPROVEMENTS.

DATE: _____, 2024

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

SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENTS & SIGNATURE OMISSIONS.

TRACT NO. 31194-1

BEING A SUBDIVISION OF LOT 1 OF PARCEL MAP No. 38248, FILED IN BOOK 257, PAGES 1 THROUGH 6, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN SECTIONS 15 AND 16, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN HUNSAKER AND ASSOCIATES, INC. FEBRUARY 2005

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPETING 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, _____
(INSERT NAME AND TITLE OF THE OFFICER)

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 COMMISSION EXPIRES _____.

MY COMMISSION NUMBER IS _____.

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

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 "PPBF", "ESRW" AND "MLFP" NAD 83 (NSRS2007) 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 0.99990294. CALCULATIONS ARE MADE AT THE 1/4 CORNER SECTIONS 9 & 16, TOWNSHIP 6 SOUTH, RANGE 3 WEST, S.B.M., WITH COORDINATES OF: N: 2,183,627.998 E: 6,273,375.746 USING AN ELEVATION OF 1506.29 FEET.

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 ABSOLUTE RIGHT TO FISH AS PROVIDED BY SECTION 26, ARTICLE 1 OF THE CONSTITUTION OF THE STATE OF CALIFORNIA AS RESERVED IN THE PATENT FROM THE STATE OF CALIFORNIA TO NEWTON BRADLEY, RECORDED NOVEMBER 26, 1917 IN BOOK 7, PAGE 307 OF PATENT, RIVERSIDE COUNTY, CALIFORNIA.

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPETING 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, _____
(INSERT NAME AND TITLE OF THE OFFICER)

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 COMMISSION EXPIRES _____.

MY COMMISSION NUMBER IS _____.

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

NOTES:

LOTS 1 THROUGH 109, INCLUSIVE, ARE FOR SINGLE FAMILY RESIDENTIAL PURPOSES.

LOT 110 IS FOR PRIVATE PARK SITE PURPOSES.

LOT 111 IS FOR OPEN SPACE / CHANNEL PURPOSES.

LOTS 112 AND 113 ARE FOR DETENTION BASIN PURPOSES.

LOTS 114 THROUGH 123, INCLUSIVE, ARE FOR OPEN SPACE / LANDSCAPE PURPOSES.

LOTS "A" THROUGH "P", INCLUSIVE ARE FOR STREET PURPOSES.

ABBREVIATIONS:

C#	CURVE DATA NUMBER	NW1/4	NORTHWEST ONE-QUARTER
c	CALCULATED	P.M.	PARCEL MAP
C.R.	CORNER RECORD	P.M.B.	PARCEL MAP BOOK
CL	CENTERLINE	PP	PLASTIC PLUG
COR.	CORNER	R#	MAP REFERENCE
DN.	DOWN	(R)	RADIAL LINE
E 1/4	EAST ONE-QUARTER	R.3W.	RANGE 3 WEST
E:	EASTING	R.C.E.	REGISTERED CIVIL ENGINEER
EST.	ESTABLISHED	REF.	REFERENCE
FD.	FOUND	RIV. Co. TRANS.	RIVERSIDE COUNTY TRANSPORTATION
I.P.	IRON PIPE	RW	RIGHT OF WAY
INT.	INTERSECTION	SEC.	SECTION
L#	LINE DATA NUMBER	SFN	SEARCH, FOUND NOTHING
L.S.	LICENSE SURVEYOR	SW1/4	SOUTHWEST ONE-QUARTER
M#	MONUMENT NUMBER	T.6S.	TOWNSHIP 6 SOUTH
M.B.	MAP BOOK	T.M.	TRACT MAP
MON.	MONUMENT	W/	WITH
N 1/4	NORTH ONE-QUARTER	W1/4	WEST ONE-QUARTER
N:	NORTHING		
No.	NUMBER		

LEGEND:

- PROJECT BOUNDARY LINE
- - - EXISTING RIGHT OF WAY LINE
- EXISTING LOT LINE
- - - - EXISTING EASEMENT LINE
- NEW LOT LINE
- ||||| INDICATES RESTRICTED ACCESS PER P.M.B. 257/1-6.

TRACT NO. 31194-1

BEING A SUBDIVISION OF LOT 1 OF PARCEL MAP No. 38248, FILED IN BOOK 257, PAGES 1 THROUGH 6, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN SECTIONS 15 AND 16, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN HUNSAKER AND ASSOCIATES, INC. FEBRUARY 2005

BOUNDARY AND GPS CONTROL MAP

SURVEYOR'S NOTES:

- ▲ CONTROL STATION AS INDICATED.
- FOUND MONUMENT AS INDICATED.
- INDICATES FOUND 1" I.P. W/TAG STAMPED "L.S. 7874", (RIV. CO. STD. TYPE "A" MON.) PER P.M.B. 257/1-6
- ⊙ INDICATES FOUND 1" I.P. W/TAG STAMPED "L.S. 7874", (RIV. CO. STD. TYPE "D" MON.) PER P.M.B. 257/1-6
- SFN INDICATES SEARCH, FOUND NOTHING, SET NOTHING.
- 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.

SET LEAD & TAG STAMPED "L.S. 7874", IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "E") ON SIDE LOT LINE PROJECTED.

SET LEAD & TAG STAMPED "L.S. 7874", IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "E") 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.

ALL MONUMENTS ARE SET AND TAGGED PER ORDINANCE 461.21

c INDICATES CALCULATED PER REFERENCE SHOWN.

DRAINAGE EASEMENT - NO BUILDING, OBSTRUCTIONS, OR ENCROACHMENTS BY LANDFILLS ARE ALLOWED.

||||| INDICATES RESTRICTED ACCESS PER P.M.B. 257/1-6.

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

RECORD DATA NOTES:

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

- R1 INDICATES P.M. 11334, P.M.B. 54/22-23.
- R2 INDICATES P.M. 15973, P.M.B. 92/71.
- R3 INDICATES P.M. 10490, P.M.B. 48/44.
- R4 INDICATES TR. 30142-1, M.B. 433/38-49.
- R5 INDICATES P.M. 8433, P.M.B. 38/33.
- R6 INDICATES P.M. 13717, P.M.B. 67/22.
- R7 INDICATES P.M. 10413, P.M.B. 90/55.
- R8 INDICATES TR. 29636, M.B. 423/87-93.
- R9 INDICATES P.M. 38248, P.M.B. 257/1-6.

EASEMENT NOTES:

- 1 A PUBLIC STORM DRAIN EASEMENT FOR FOR CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACILITY PURPOSES IN FAVOR OF THE CITY OF MENEFEE, AS DEDICATED AND SHOWN HEREON.
- 2 AN EASEMENT FOR PUBLIC SEWER PURPOSES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, AS DEDICATED AND SHOWN HEREON.
- 3 AN EASEMENT FOR PUBLIC DRAINAGE PURPOSES IN FAVOR OF THE CITY OF MENEFEE, AS DEDICATED AND SHOWN HEREON.

NOTES:

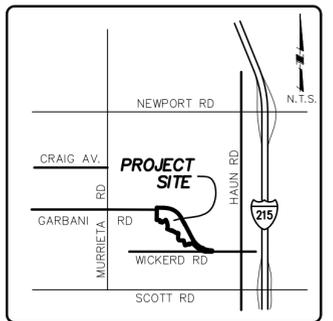
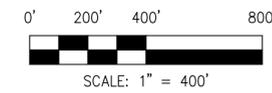
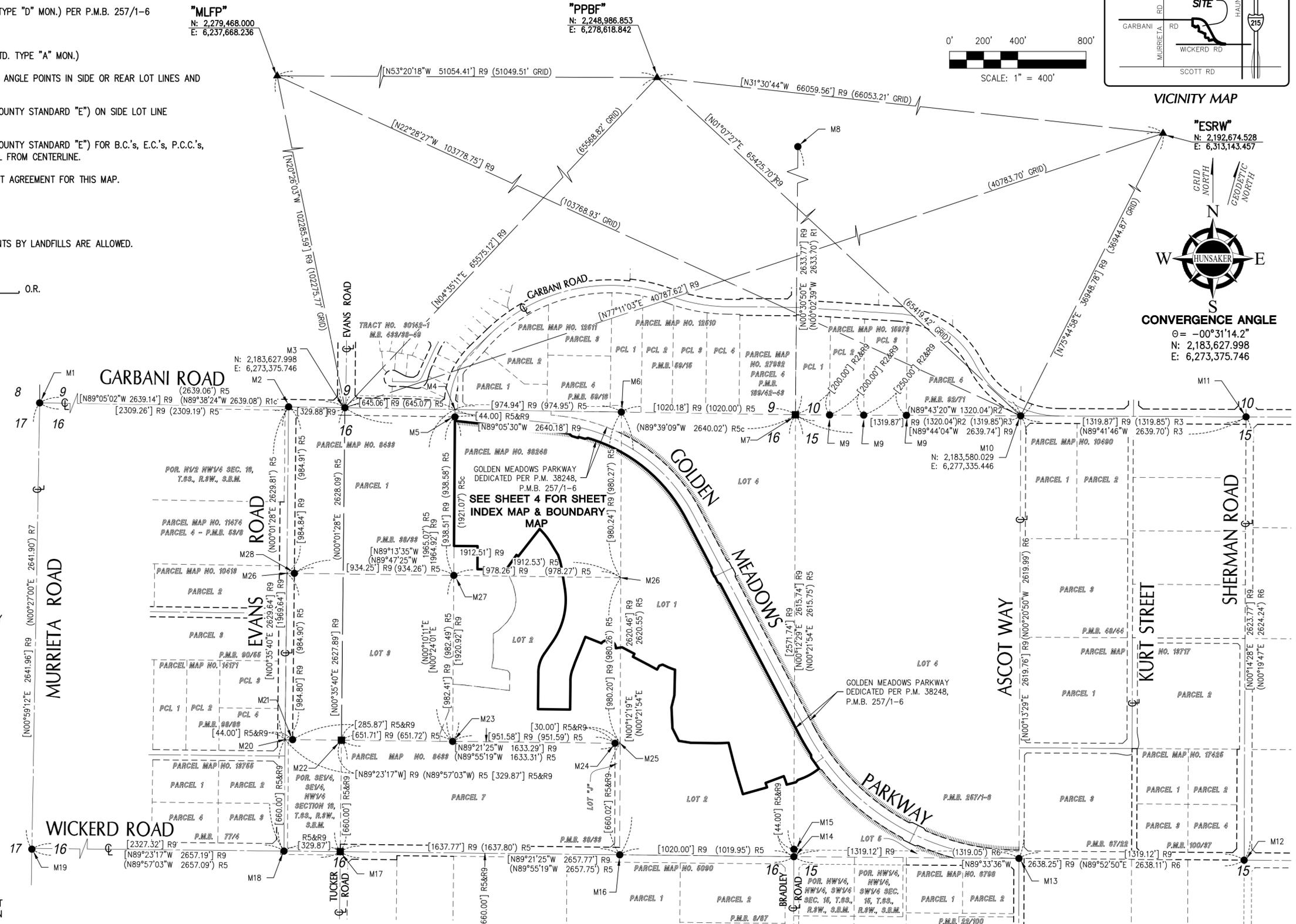
SEE SHEET 2 FOR BASIS OF BEARINGS NOTE.
 SEE SHEET 4 FOR SHEET INDEX AND BOUNDARY MAP.
 SEE SHEET 5 FOR LINE TABLES FOR SHEETS 5 THROUGH 16, INCLUSIVE.
 SEE SHEET 16 FOR CURVE TABLES FOR SHEETS 5 THROUGH 16, INCLUSIVE.
 SEE SHEETS 5 THROUGH 16, INCLUSIVE, FOR MAP SHEETS.

CFD NOTE:

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

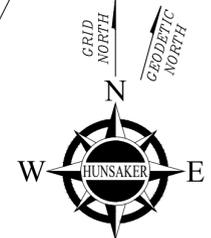
ENVIRONMENTAL CONSTRAINT NOTE:

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE AT THE CITY OF MENEFEE PUBLIC WORKS AND ENGINEERING DEPARTMENT, IN E.C.S. BOOK _____, PAGE _____



VICINITY MAP

"ESRW"
N: 2,192,674.528
E: 6,313,143.457



CONVERGENCE ANGLE

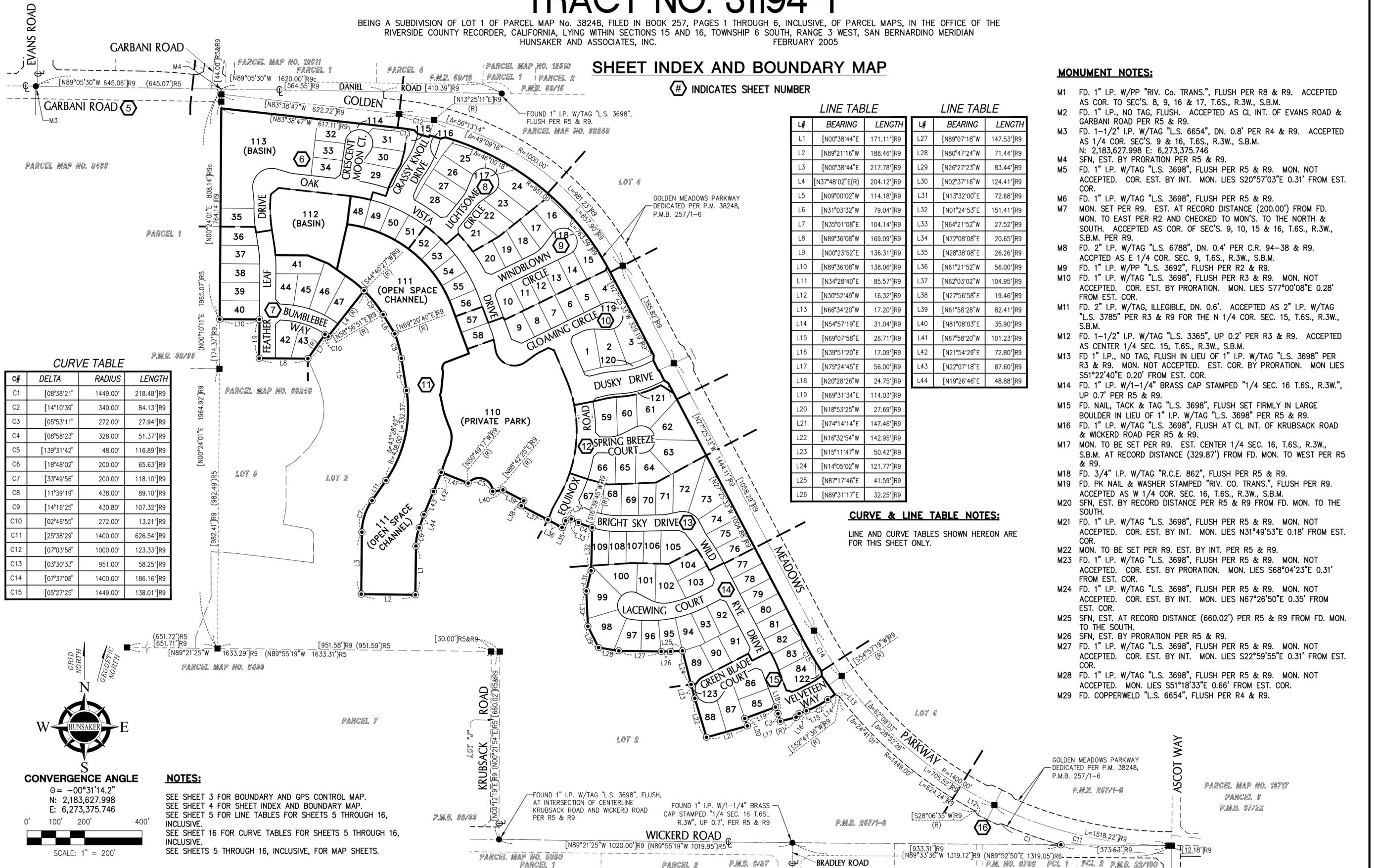
$\theta = -00^{\circ}31'14.2''$
N: 2,183,627.998
E: 6,273,375.746

TRACT NO. 31194-1

BEING A SUBDIVISION OF LOT 1 OF PARCEL MAP No. 38248, FILED IN BOOK 257, PAGES 1 THROUGH 6, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN SECTIONS 15 AND 16, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN
HUNSAKER AND ASSOCIATES, INC. FEBRUARY 2005

SHEET INDEX AND BOUNDARY MAP

INDICATES SHEET NUMBER



CURVE TABLE

C#	DELTA	RADIUS	LENGTH
C1	[08°38'21"	1449.00'	218.48']R9
C2	[14°10'39"	340.00'	84.13']R9
C3	[05°53'11"	272.00'	27.94']R9
C4	[08°58'23"	328.00'	51.37']R9
C5	[139°31'42"	48.00'	116.89']R9
C6	[18°48'02"	200.00'	65.63']R9
C7	[33°49'56"	200.00'	118.10']R9
C8	[11°39'19"	438.00'	89.10']R9
C9	[14°16'25"	430.80'	107.32']R9
C10	[02°46'55"	272.00'	13.21']R9
C11	[25°38'29"	1400.00'	626.54']R9
C12	[07°03'58"	1000.00'	123.33']R9
C13	[03°30'33"	951.00'	58.25']R9
C14	[07°37'08"	1400.00'	186.16']R9
C15	[05°27'25"	1449.00'	138.01']R9

LINE TABLE

L#	BEARING	LENGTH
L1	[N00°38'44"E	171.11']R9
L2	[N89°21'16"W	188.46']R9
L3	[N00°38'44"E	217.78']R9
L4	[N37°48'02"E(R)	204.12']R9
L5	[N09°00'02"W	114.18']R9
L6	[N31°03'32"W	79.04']R9
L7	[N35°01'08"E	104.14']R9
L8	[N89°36'08"W	169.09']R9
L9	[N00°23'52"E	136.31']R9
L10	[N89°36'08"W	138.06']R9
L11	[N34°28'40"E	85.57']R9
L12	[N30°52'49"W	16.32']R9
L13	[N66°34'20"W	17.20']R9
L14	[N54°57'19"E	31.04']R9
L15	[N69°07'58"E	26.71']R9
L16	[N39°51'20"E	17.09']R9
L17	[N75°24'45"E	56.00']R9
L18	[N20°28'26"W	24.75']R9
L19	[N69°31'34"E	114.03']R9
L20	[N18°53'25"W	27.69']R9
L21	[N74°14'14"E	147.46']R9
L22	[N16°32'54"W	142.95']R9
L23	[N15°11'47"W	50.42']R9
L24	[N14°05'02"W	121.77']R9
L25	[N87°17'46"E	41.59']R9
L26	[N89°31'17"E	32.25']R9

LINE TABLE

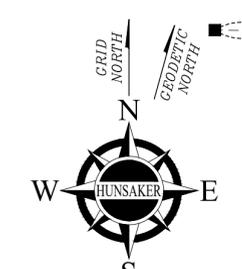
L#	BEARING	LENGTH
L27	[N89°07'18"W	147.53']R9
L28	[N80°47'24"W	71.44']R9
L29	[N26°27'23"W	83.44']R9
L30	[N02°37'16"W	124.41']R9
L31	[N13°32'00"E	72.68']R9
L32	[N01°24'53"E	151.41']R9
L33	[N64°21'52"W	27.52']R9
L34	[N72°08'08"E	20.65']R9
L35	[N28°38'08"E	26.26']R9
L36	[N61°21'52"W	56.00']R9
L37	[N62°03'02"W	104.95']R9
L38	[N27°56'58"E	19.46']R9
L39	[N61°58'28"W	82.41']R9
L40	[N81°08'03"E	35.90']R9
L41	[N67°58'20"W	101.23']R9
L42	[N21°54'29"E	72.80']R9
L43	[N22°07'18"E	87.60']R9
L44	[N19°26'46"E	48.88']R9

CURVE & LINE TABLE NOTES:

LINE AND CURVE TABLES SHOWN HEREON ARE FOR THIS SHEET ONLY.

MONUMENT NOTES:

- M1 FD. 1" I.P. W/PP "RIV. Co. TRANS.", FLUSH PER R8 & R9. ACCEPTED AS COR. TO SEC'S. 8, 9, 16 & 17, T.6S., R.3W., S.B.M.
- M2 FD. 1" I.P., NO TAG, FLUSH. ACCEPTED AS CL INT. OF EVANS ROAD & GARBANI ROAD PER R5 & R9.
- M3 FD. 1-1/2" I.P. W/TAG "L.S. 6654", DN. 0.8' PER R4 & R9. ACCEPTED AS 1/4 COR. SEC'S. 9 & 16, T.6S., R.3W., S.B.M. N: 2,183,627.998 E: 6,273,375.746
- M4 SFN, EST. BY PRORATION PER R5 & R9.
- M5 FD. 1" I.P. W/TAG "L.S. 3698", FLUSH PER R5 & R9. MON. NOT ACCEPTED. COR. EST. BY INT. MON. LIES S20°57'03"E 0.31' FROM EST. COR.
- M6 FD. 1" I.P. W/TAG "L.S. 3698", FLUSH PER R5 & R9.
- M7 MON. SET PER R9. EST. AT RECORD DISTANCE (200.00') FROM FD. MON. TO EAST PER R2 AND CHECKED TO MON'S. TO THE NORTH & SOUTH. ACCEPTED AS COR. OF SEC'S. 9, 10, 15 & 16, T.6S., R.3W., S.B.M. PER R9.
- M8 FD. 2" I.P. W/TAG "L.S. 6788", DN. 0.4' PER C.R. 94-38 & R9. ACCEPTED AS E 1/4 COR. SEC. 9, T.6S., R.3W., S.B.M.
- M9 FD. 1" I.P. W/PP "L.S. 3692", FLUSH PER R2 & R9.
- M10 FD. 1" I.P. W/TAG "L.S. 3698", FLUSH PER R3 & R9. MON. NOT ACCEPTED. COR. EST. BY PRORATION. MON. LIES S77°00'08"E 0.28' FROM EST. COR.
- M11 FD. 2" I.P. W/TAG, ILLEGIBLE, DN. 0.6'. ACCEPTED AS 2" I.P. W/TAG "L.S. 3785" PER R3 & R9 FOR THE N 1/4 COR. SEC. 15, T.6S., R.3W., S.B.M.
- M12 FD. 1-1/2" I.P. W/TAG "L.S. 3365", UP 0.2' PER R3 & R9. ACCEPTED AS CENTER 1/4 SEC. 15, T.6S., R.3W., S.B.M.
- M13 FD. 1" I.P., NO TAG, FLUSH IN LIEU OF 1" I.P. W/TAG "L.S. 3698" PER R3 & R9. MON. NOT ACCEPTED. EST. COR. BY PRORATION. MON LIES S51°22'40"E 0.20' FROM EST. COR.
- M14 FD. 1" I.P. W/1-1/4" BRASS CAP STAMPED "1/4 SEC. 16 T.6S., R.3W.", UP 0.7' PER R5 & R9.
- M15 FD. NAIL, TACK & TAG "L.S. 3698", FLUSH SET FIRMLY IN LARGE BOULDER IN LIEU OF 1" I.P. W/TAG "L.S. 3698" PER R5 & R9.
- M16 FD. 1" I.P. W/TAG "L.S. 3698", FLUSH AT CL INT. OF KRUBSACK ROAD & WICKERD ROAD PER R5 & R9.
- M17 MON. TO BE SET PER R9. EST. CENTER 1/4 SEC. 16, T.6S., R.3W., S.B.M. AT RECORD DISTANCE (329.87') FROM FD. MON. TO WEST PER R5 & R9.
- M18 FD. 3/4" I.P. W/TAG "R.C.E. 862", FLUSH PER R5 & R9.
- M19 FD. PK NAIL & WASHER STAMPED "RIV. CO. TRANS.", FLUSH PER R9. ACCEPTED AS W 1/4 COR. SEC. 16, T.6S., R.3W., S.B.M.
- M20 SFN, EST. BY RECORD DISTANCE PER R5 & R9 FROM FD. MON. TO THE SOUTH.
- M21 FD. 1" I.P. W/TAG "L.S. 3698", FLUSH PER R5 & R9. MON. NOT ACCEPTED. COR. EST. BY INT. MON. LIES N31°49'53"E 0.18' FROM EST. COR.
- M22 MON. TO BE SET PER R9. EST. BY INT. PER R5 & R9.
- M23 FD. 1" I.P. W/TAG "L.S. 3698", FLUSH PER R5 & R9. MON. NOT ACCEPTED. COR. EST. BY PRORATION. MON. LIES S68°04'23"E 0.31' FROM EST. COR.
- M24 FD. 1" I.P. W/TAG "L.S. 3698", FLUSH PER R5 & R9. MON. NOT ACCEPTED. COR. EST. BY INT. MON. LIES N67°26'50"E 0.35' FROM EST. COR.
- M25 SFN, EST. AT RECORD DISTANCE (660.02') PER R5 & R9 FROM FD. MON. TO THE SOUTH.
- M26 SFN, EST. BY PRORATION PER R5 & R9.
- M27 FD. 1" I.P. W/TAG "L.S. 3698", FLUSH PER R5 & R9. MON. NOT ACCEPTED. COR. EST. BY INT. MON. LIES S22°59'55"E 0.31' FROM EST. COR.
- M28 FD. 1" I.P. W/TAG "L.S. 3698", FLUSH PER R5 & R9. MON. NOT ACCEPTED. MON. LIES S51°18'33"E 0.66' FROM EST. COR.
- M29 FD. COPPERWELD "L.S. 6654", FLUSH PER R4 & R9.



CONVERGENCE ANGLE
 $\theta = -00^{\circ}31'14.2''$
 N: 2,183,627.998
 E: 6,273,375.746

SCALE: 1" = 200'

NOTES:
 SEE SHEET 3 FOR BOUNDARY AND GPS CONTROL MAP.
 SEE SHEET 4 FOR SHEET INDEX AND BOUNDARY MAP.
 SEE SHEET 5 FOR LINE TABLES FOR SHEETS 5 THROUGH 16, INCLUSIVE.
 SEE SHEET 16 FOR CURVE TABLES FOR SHEETS 5 THROUGH 16, INCLUSIVE.
 SEE SHEETS 5 THROUGH 16, INCLUSIVE, FOR MAP SHEETS.

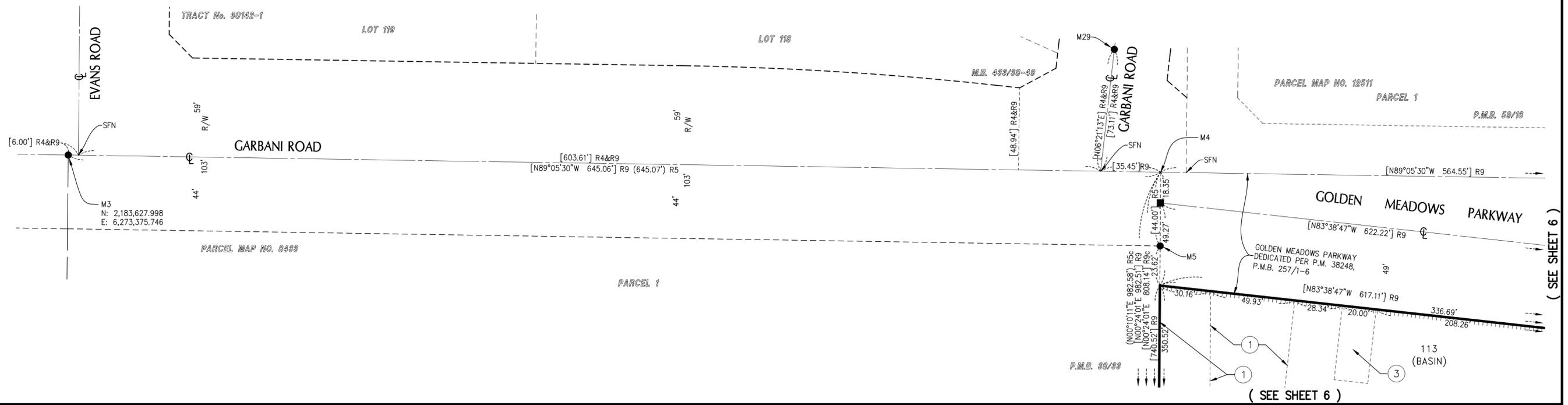
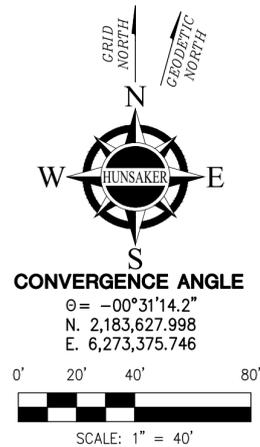
TRACT NO. 31194-1

BEING A SUBDIVISION OF LOT 1 OF PARCEL MAP No. 38248, FILED IN BOOK 257, PAGES 1 THROUGH 6, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN SECTIONS 15 AND 16, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN HUNSAKER AND ASSOCIATES, INC. FEBRUARY 2005

NOTES:

SEE SHEET 3 FOR BOUNDARY AND GPS CONTROL MAP.
SEE SHEET 4 FOR SHEET INDEX AND BOUNDARY MAP.
SEE SHEET 5 FOR LINE TABLES FOR SHEETS 5 THROUGH 16, INCLUSIVE.
SEE SHEET 16 FOR CURVE TABLES FOR SHEETS 5 THROUGH 16, INCLUSIVE.
SEE SHEETS 5 THROUGH 16, INCLUSIVE, FOR MAP SHEETS.

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE					
L#	BEARING	LENGTH	L#	BEARING	LENGTH	L#	BEARING	LENGTH	L#	BEARING	LENGTH	L#	BEARING	LENGTH	L#	BEARING	LENGTH	L#	BEARING	LENGTH			
L1	[N57°12'52"W	17.28'] R9	L26	[N54°57'19"E	7.57'	L51	[N06°21'13"E	44.44'	L76	[N23°57'26"E(R)	68.00'	L101	[N73°26'26"W	16.03'	L126	[N28°38'08"E	98.81'	L151	[N54°40'09"E	50.00'	L176	[N19°11'32"E	11.01'
L2	[N04°42'13"E	17.71'] R9	L27	[N54°57'19"E	31.04'	L52	[N83°38'47"W	20.00'	L77	[N39°08'21"E(R)	28.00'	L102	[N13°35'03"W	40.00'	L127	[N28°38'08"E	6.49'	L152	[N19°39'49"W	47.24'	L177	[N15°54'41"W	10.80'
L3	[N13°14'02"W	37.12'	L28	[N03°31'03"W	17.20'] R9	L53	[N89°36'08"W	40.36'	L78	[N47°08'49"E(R)	28.00'	L103	[N78°54'46"E(R)	33.00'	L128	[N20°49'14"E	36.77'	L153	[N89°36'08"W	55.59'	L178	[N05°27'50"E	7.52'
L4	[N13°14'02"W	16.20'	L29	[N25°50'03"W	40.00'] R9	L54	[N69°46'17"W	38.64'	L79	[N02°14'51"W	19.53'	L104	[N42°32'24"E	16.85'	L129	[N78°26'32"E	40.99'	L154	[N89°36'08"W	15.23'	L179	[N05°42'00"W	20.80'
L5	[N75°10'31"W	36.28'	L30	[N75°39'02"E	17.48'] R9	L55	[N20°13'43"E	20.00'	L80	[N51°38'32"W	28.00'	L105	[N76°24'57"E	78.14'	L130	[N65°10'12"W	21.99'	L155	[N76°24'57"E	35.79'	L180	[N05°42'00"W	2.71'
L6	[N08°28'20"E	16.71'	L31	[N73°22'10"W	40.00'] R9	L56	[N69°46'17"W	30.96'	L81	[N83°44'55"E	21.36'	L106	[N63°17'32"E	27.30'	L131	[N26°43'07"E	70.81'	L156	[N76°24'57"E	30.98'	L181	[N16°37'50"E	6.56'] R9
L7	[N39°04'55"E	14.53'	L32	[N44°16'29"W	18.38'] R9	L57	[N89°36'08"W	9.22'	L82	[N02°46'51"E(R)	43.48'	L107	[N64°09'57"E	28.48'	L132	[N50°55'16"E(R)	28.00'	L157	[N01°20'13"W(R)	28.00'	L182	[N16°37'50"E	86.15'
L8	[N76°36'07"W	16.74'	L33	[N16°37'50"E	23.16'	L58	[N05°42'00"W	40.99'	L83	[N62°58'43"E(R)	28.00'	L108	[N64°09'57"E	31.54'	L133	[N54°44'48"E(R)	28.00'	L158	[N07°17'39"W(R)	28.00'	L183	[N64°09'57"E	3.06'] R9
L9	[N05°51'29"W	13.00'	L34	[N16°37'50"E	29.72'	L59	[N73°20'23"W	65.37'	L84	[N71°38'53"W	21.07'	L109	[N64°09'57"E	14.21'	L134	[N17°34'27"E	21.21'	L159	[N28°38'08"E	55.88'	L184	[N54°57'19"E(R)] R9	88.00'
L10	[N30°52'49"W	16.32'] R9	L35	[N66°02'34"W	80.00'	L60	[N84°35'04"W(R)	28.00'	L85	[N21°53'02"E	20.01'	L110	[N57°12'52"W	52.70'	L135	[N27°25'33"W	56.00'	L160	[N44°33'07"W	37.61'	L185	[N25°41'08"E	0.69'] R9
L11	[N66°34'20"W	17.20'] R9	L36	[N54°23'58"E	17.34'	L61	[N88°39'32"W(R)	28.00'	L86	[N26°16'28"W	28.00'	L111	[N89°19'17"W(R)	33.00'	L136	[N72°25'33"W	21.21'	L161	[N45°26'53"E	20.00'	L186	[N25°41'08"E	116.85'] R9
L12	[N54°57'19"E	31.04'] R9	L37	[N23°57'26"E	22.80'	L62	[N08°57'25"W	49.12'	L87	[N26°16'28"W(R)	20.00'	L112	[N88°54'03"W	72.06'	L137	[N11°00'17"W(R)	28.00'	L162	[N44°33'07"W	37.62'	L187	[N87°17'46"E	41.59'] R9
L13	[N69°07'58"E	26.71'] R9	L38	[N31°17'00"E	26.73'	L63	[N47°38'52"E	22.03'	L88	[N32°17'01"E	37.16'	L113	[N80°16'50"W(R)	33.00'	L138	[N09°12'56"E(R)	20.00'	L163	[N05°36'52"E	12.51'	L188	[N81°08'03"E	35.90'] R9
L14	[N39°51'20"E	17.09'] R9	L39	[N35°56'13"W	20.94'	L64	[N85°06'08"W	22.96'	L89	[N81°14'55"E	37.82'	L114	[N48°06'46"E	18.92'	L139	[N27°25'33"W	28.00'	L164	[N70°29'07"E	33.92'	L189	[N62°03'02"W	104.95'] R9
L15	[N75°24'45"E(R)	56.00'] R9	L40	[N35°54'58"E	50.00'	L65	[N85°06'08"W	29.73'	L90	[N09°39'41"W	40.99'	L115	[N01°05'57"E	28.00'	L140	[N70°17'39"W	21.99'	L165	[N70°29'07"E	9.14'	L190	[N61°58'28"W	82.41'] R9
L16	[N20°28'26"W	24.75'] R9	L41	[N41°44'31"E(R)	22.38'	L66	[N85°06'08"W	69.48'	L91	[N68°06'58"W	37.25'	L116	[N42°07'18"W	20.44'	L141	[N66°50'16"E(R)	28.00'	L166	[N05°40'33"E	63.16'	L191	[N67°58'20"W	101.23'] R9
L17	[N18°53'25"W	27.69'] R9	L42	[N13°14'02"W	22.89'	L67	[N04°53'52"E	28.00'	L92	[N12°19'50"W	66.91'	L117	[N88°54'03"W	23.56'	L142	[N27°25'33"W(R)	20.00'	L167	[N68°50'52"E	86.05'	L192	[N21°54'29"E	72.80'] R9
L18	[N64°21'52"W	27.52'] R9	L43	[N13°14'02"W	20.92'	L68	[N42°21'08"W	20.36'	L93	[N67°35'47"W	21.16'	L118	[N88°54'03"W	29.72'	L143	[N82°12'29"E	18.94'	L168	[N89°31'17"E	32.25'] R9	L193	[N22°07'18"E	87.60'] R9
L19	[N72°08'08"E	20.65'] R9	L44	[N81°40'50"W(R)	20.00'	L69	[N08°57'25"W	19.79'	L94	[N67°22'32"E	33.00'	L119	[N85°27'20"W	50.00'	L144	[N82°12'29"E	12.45'	L169	[N69°07'58"E	24.22'	L194	[N19°26'46"E	48.88'] R9
L20	[N28°38'08"E	26.26'] R9	L45	[N81°40'50"W	28.06'	L70	[N50°57'52"E	35.69'	L95	[N18°26'45"E	19.86'	L120	[N89°19'14"E	27.28'	L145	[N76°54'18"W	18.08'	L170	[N21°54'32"E	24.09'	L195	[N34°28'40"E	85.57'] R9
L21	[N61°21'52"W	56.00'] R9	L46	[N81°40'50"W	28.00'	L71	[N53°25'44"E	40.99'	L96	[N63°43'32"E	32.15'	L121	[N62°48'24"W(R)	33.00'	L146	[N20°52'02"W	40.00'	L171	[N43°54'23"E	33.64'	L196	[N09°00'02"W	114.18'] R9
L22	[N27°56'58"E	19.46'] R9	L47	[N52°24'59"E	20.88'	L72	[N18°59'26"E	52.37'	L97	[N63°43'32"E	34.64'	L122	[N16°39'49"W	20.79'	L147	[N69°07'58"E	67.56'	L172	[N46°05'37"W	20.00'	L197	[N31°03'32"W	79.04'] R9
L23	[N82°28'07"E	16.42'] R9	L48	[N09°35'14"E(R)	28.00'	L73	[N28°35'53"E(R)	28.00'	L98	[N83°44'33"W(R)	41.02'	L123	[N64°21'52"W	68.32'	L148	[N65°40'39"E	25.74'	L173	[N21°54'32"E	24.25'	L198	[N68°07'13"W	76.65'] R9
L24	[N64°18'52"W	38.00'] R9	L49	[N14°47'55"W	55.31'	L74	[N06°29'06"W	17.34'	L99	[N07°54'42"E	14.00'	L124	[N25°38'08"E	28.00'	L149	[N24°19'21"W	24.00'	L174	[N11°44'39"W	20.89'	L199	[N08°57'25"W	49.12'] R9
L25	[N35°02'41"W	80.00'] R9	L50	[N75°12'05"E	24.00'	L75	[N23°57'26"E	27.03'	L100	[N68°24'41"E(R)	33.00'	L125	[N64°21'52"W	19.18'	L150	[N19°19'00"E(R)	28.00'	L175	[N12°02'13"W	17.82'	L200	[N70°02'32"E	97.69'] R9

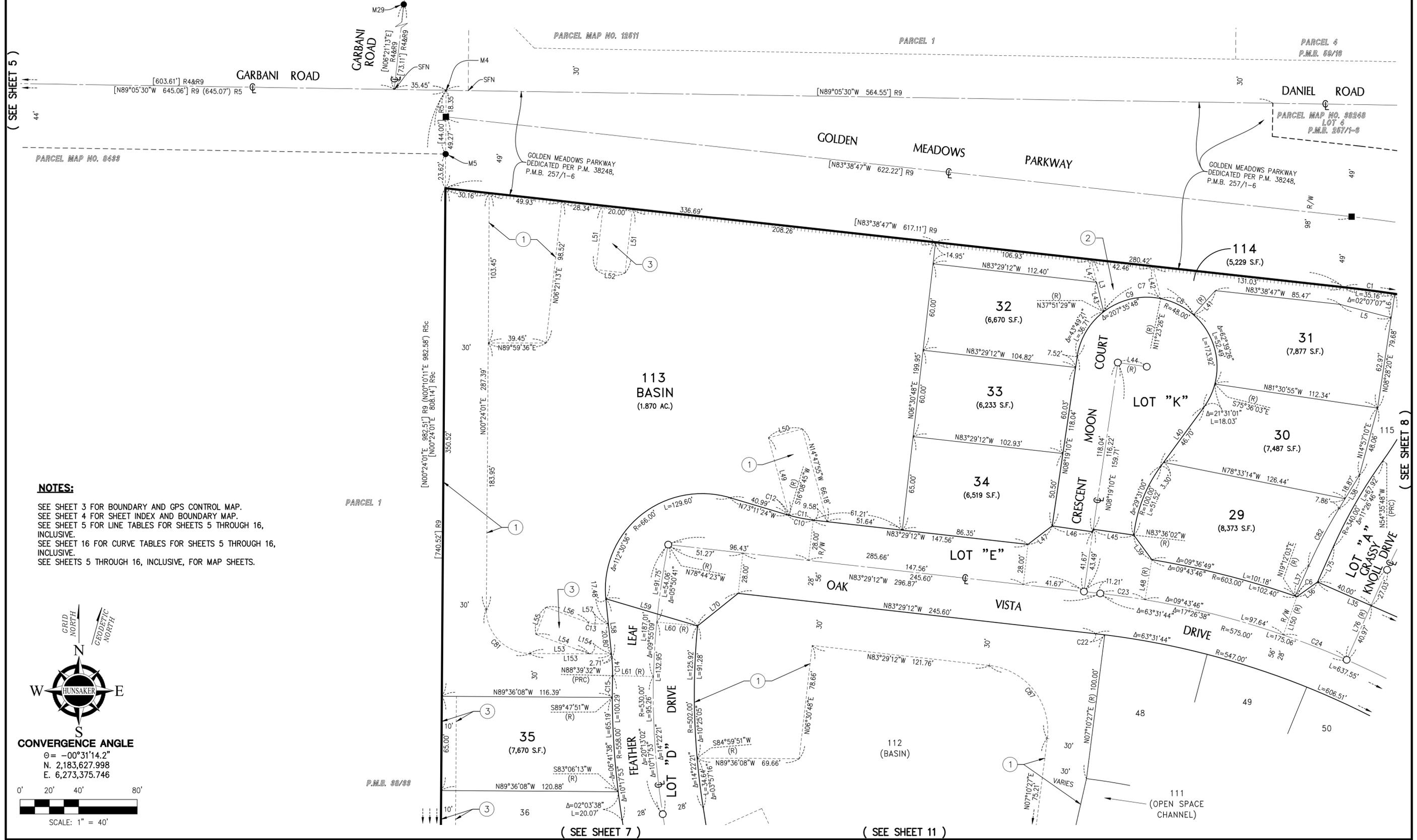


TRACT NO. 31194-1

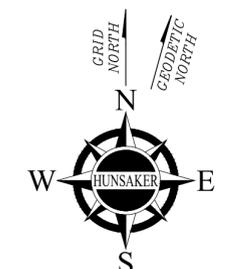
BEING A SUBDIVISION OF LOT 1 OF PARCEL MAP No. 38248, FILED IN BOOK 257, PAGES 1 THROUGH 6, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN SECTIONS 15 AND 16, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN HUNSAKER AND ASSOCIATES, INC. FEBRUARY 2005

(SEE SHEET 5)

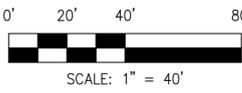
(SEE SHEET 8)



NOTES:
 SEE SHEET 3 FOR BOUNDARY AND GPS CONTROL MAP.
 SEE SHEET 4 FOR SHEET INDEX AND BOUNDARY MAP.
 SEE SHEET 5 FOR LINE TABLES FOR SHEETS 5 THROUGH 16, INCLUSIVE.
 SEE SHEET 16 FOR CURVE TABLES FOR SHEETS 5 THROUGH 16, INCLUSIVE.
 SEE SHEETS 5 THROUGH 16, INCLUSIVE, FOR MAP SHEETS.



CONVERGENCE ANGLE
 $\theta = -00^{\circ}31'14.2''$
 N. 2,183,627.998
 E. 6,273,375.746

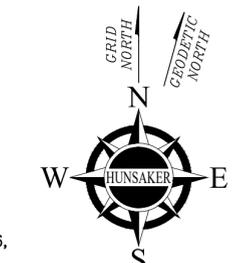


(SEE SHEET 7)

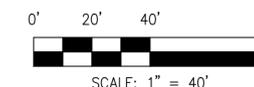
(SEE SHEET 11)

TRACT NO. 31194-1

BEING A SUBDIVISION OF LOT 1 OF PARCEL MAP No. 38248, FILED IN BOOK 257, PAGES 1 THROUGH 6, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN SECTIONS 15 AND 16, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN HUNSAKER AND ASSOCIATES, INC. FEBRUARY 2005

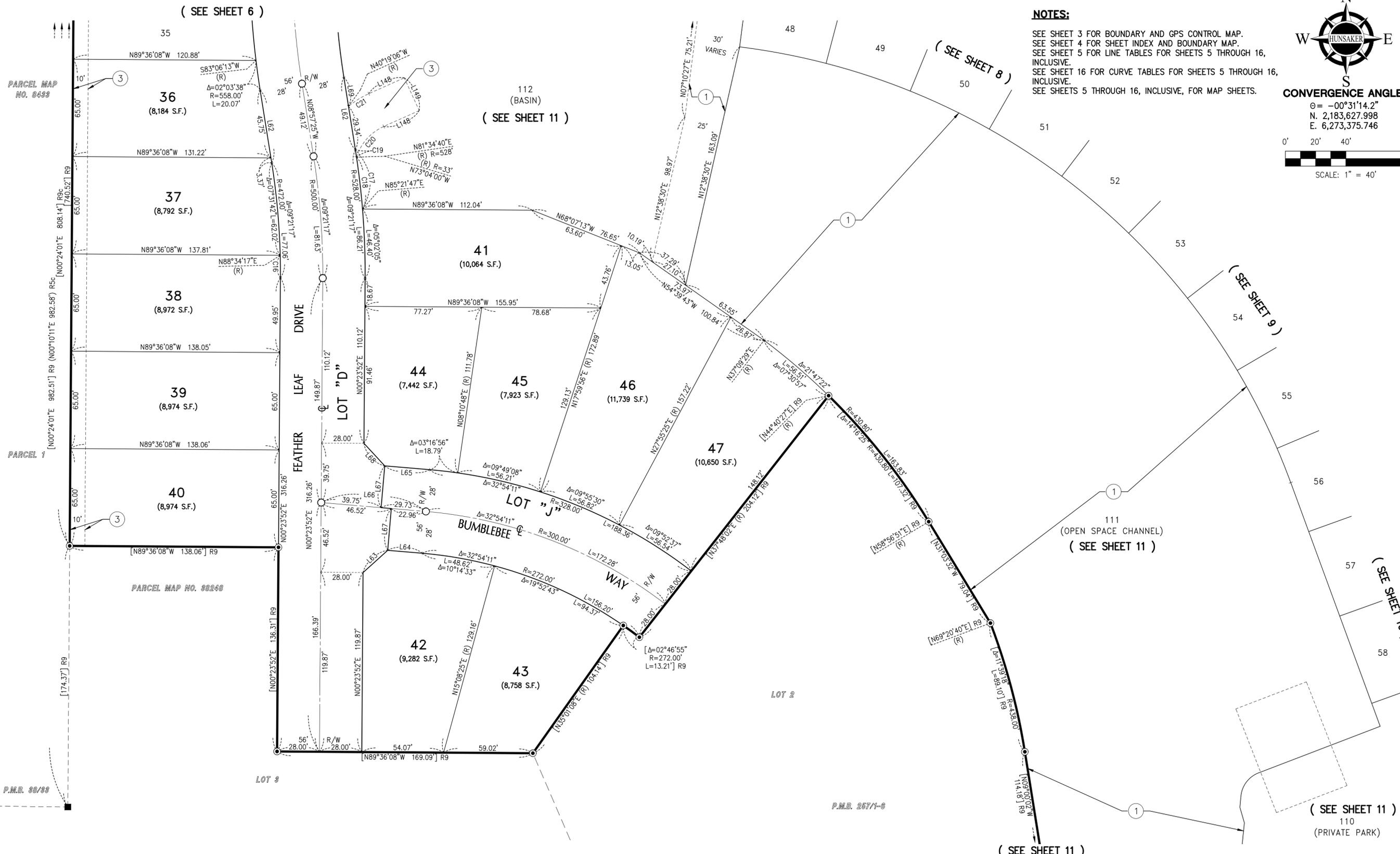


CONVERGENCE ANGLE
 $\theta = -00^{\circ}31'14.2''$
N. 2,183,627.998
E. 6,273,375.746



NOTES:

SEE SHEET 3 FOR BOUNDARY AND GPS CONTROL MAP.
SEE SHEET 4 FOR SHEET INDEX AND BOUNDARY MAP.
SEE SHEET 5 FOR LINE TABLES FOR SHEETS 5 THROUGH 16, INCLUSIVE.
SEE SHEET 16 FOR CURVE TABLES FOR SHEETS 5 THROUGH 16, INCLUSIVE.
SEE SHEETS 5 THROUGH 16, INCLUSIVE, FOR MAP SHEETS.



(SEE SHEET 6)

(SEE SHEET 11)

(SEE SHEET 8)

(SEE SHEET 9)

(SEE SHEET 10)

(SEE SHEET 11)
110
(PRIVATE PARK)

PARCEL MAP NO. 8499

PARCEL 1

PARCEL MAP NO. 38248

P.M.B. 38/99

P.M.B. 267/1-6

(SEE SHEET 11)

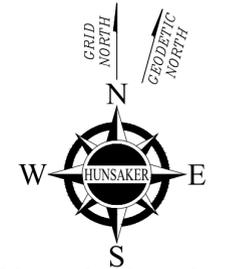
TRACT NO. 31194-1

BEING A SUBDIVISION OF LOT 1 OF PARCEL MAP No. 38248, FILED IN BOOK 257, PAGES 1 THROUGH 6, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN SECTIONS 15 AND 16, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN HUNSAKER AND ASSOCIATES, INC. FEBRUARY 2005

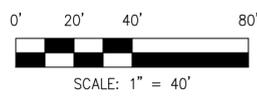
NOTES:

SEE SHEET 3 FOR BOUNDARY AND GPS CONTROL MAP.
SEE SHEET 4 FOR SHEET INDEX AND BOUNDARY MAP.
SEE SHEET 5 FOR LINE TABLES FOR SHEETS 5 THROUGH 16, INCLUSIVE.
SEE SHEET 16 FOR CURVE TABLES FOR SHEETS 5 THROUGH 16, INCLUSIVE.
SEE SHEETS 5 THROUGH 16, INCLUSIVE, FOR MAP SHEETS.

PARCEL MAP NO. 38248



CONVERGENCE ANGLE
 $\theta = -00^{\circ}31'14.2''$
 N. 2,183,627.998
 E. 6,273,375.746



(SEE SHEET 6)

(SEE SHEET 6)

(SEE SHEET 9)

(SEE SHEET 9)

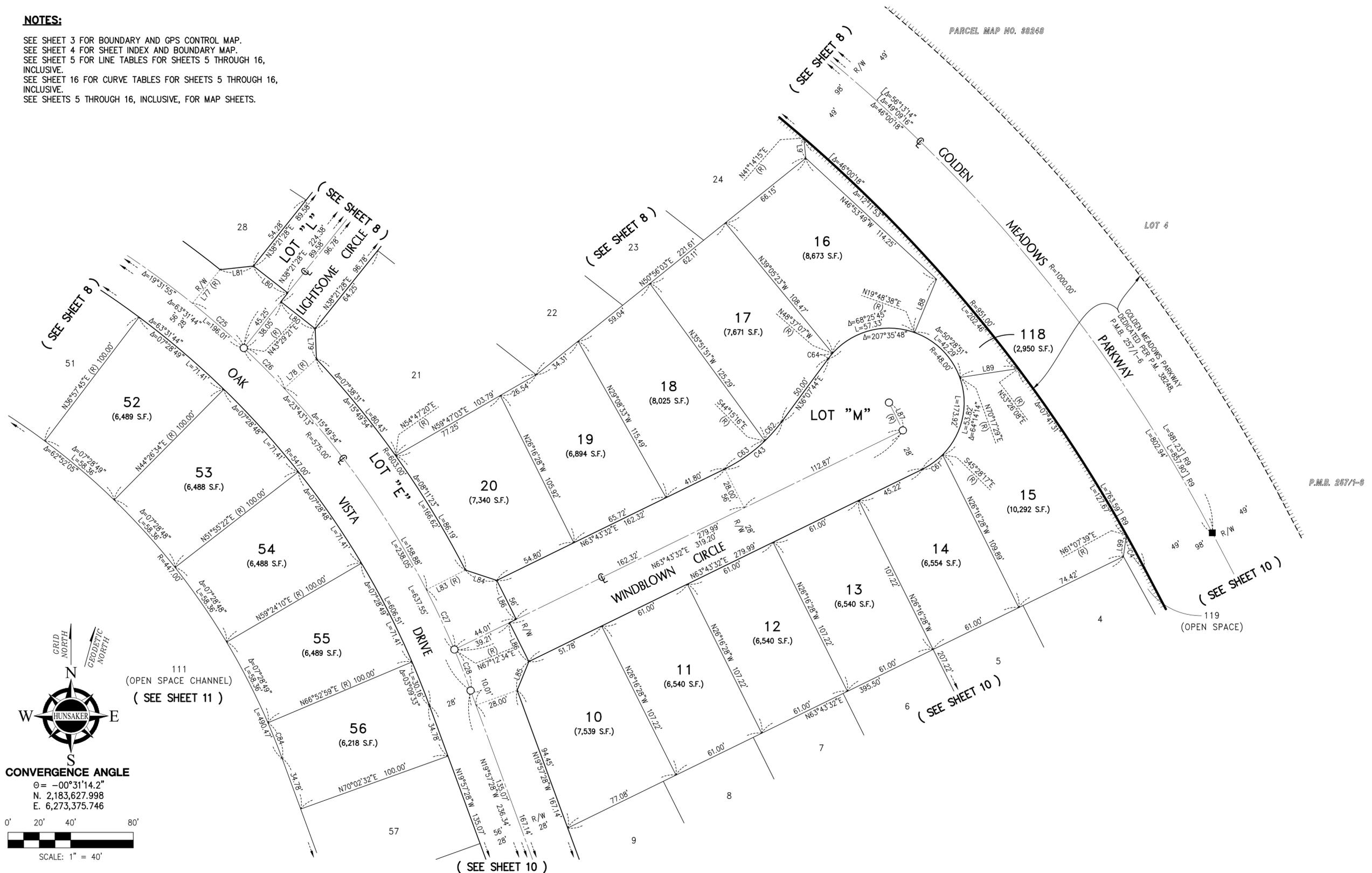
(SEE SHEETS 7 & 11)

TRACT NO. 31194-1

BEING A SUBDIVISION OF LOT 1 OF PARCEL MAP No. 38248, FILED IN BOOK 257, PAGES 1 THROUGH 6, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN SECTIONS 15 AND 16, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN HUNSAKER AND ASSOCIATES, INC. FEBRUARY 2005

NOTES:

SEE SHEET 3 FOR BOUNDARY AND GPS CONTROL MAP.
SEE SHEET 4 FOR SHEET INDEX AND BOUNDARY MAP.
SEE SHEET 5 FOR LINE TABLES FOR SHEETS 5 THROUGH 16, INCLUSIVE.
SEE SHEET 16 FOR CURVE TABLES FOR SHEETS 5 THROUGH 16, INCLUSIVE.
SEE SHEETS 5 THROUGH 16, INCLUSIVE, FOR MAP SHEETS.

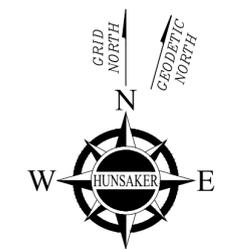
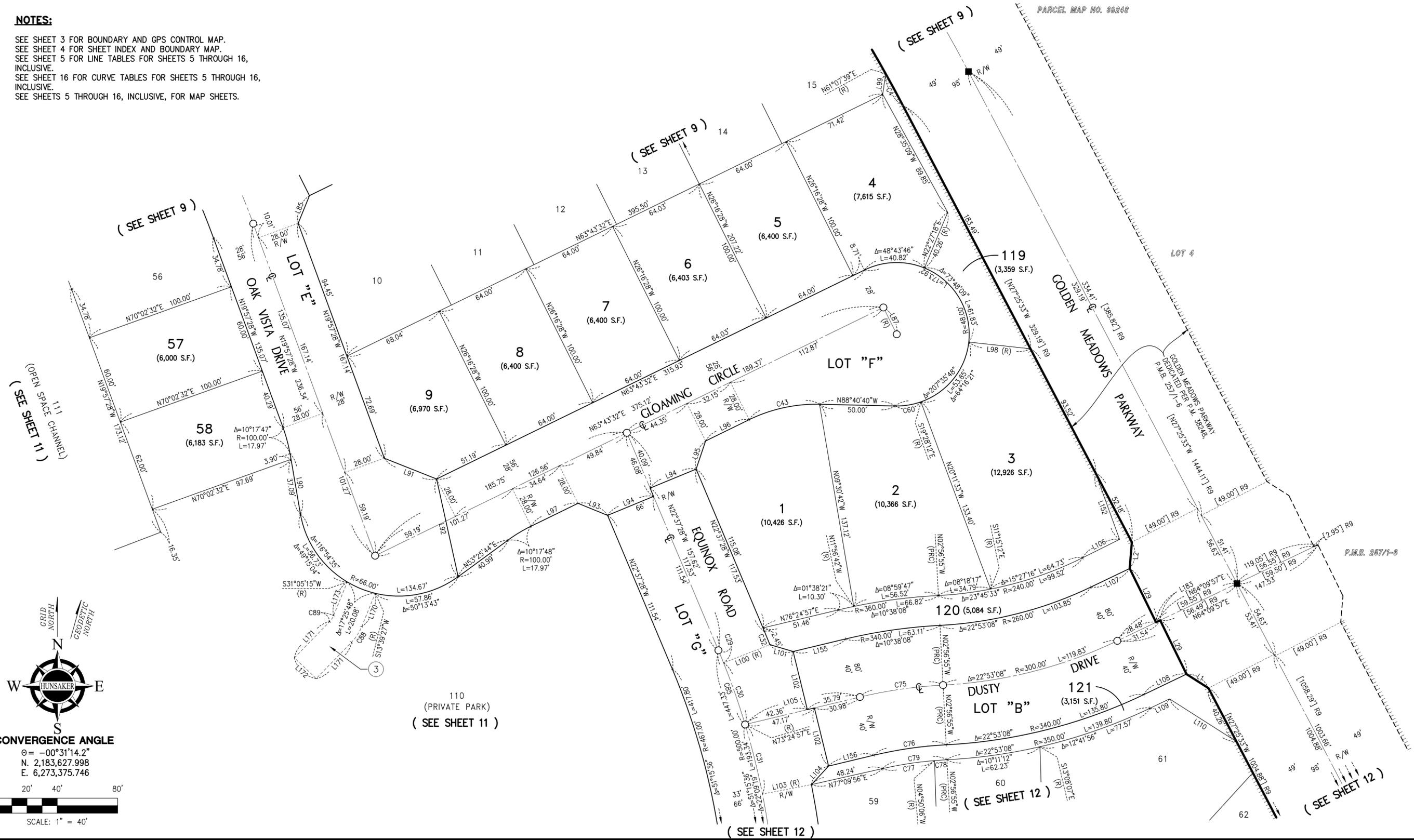


TRACT NO. 31194-1

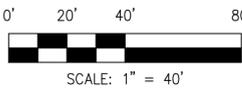
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NOTES:

SEE SHEET 3 FOR BOUNDARY AND GPS CONTROL MAP.
SEE SHEET 4 FOR SHEET INDEX AND BOUNDARY MAP.
SEE SHEET 5 FOR LINE TABLES FOR SHEETS 5 THROUGH 16, INCLUSIVE.
SEE SHEET 16 FOR CURVE TABLES FOR SHEETS 5 THROUGH 16, INCLUSIVE.
SEE SHEETS 5 THROUGH 16, INCLUSIVE, FOR MAP SHEETS.



CONVERGENCE ANGLE
 $\theta = -00^{\circ}31'14.2''$
 N. 2,183,627.998
 E. 6,273,375.746

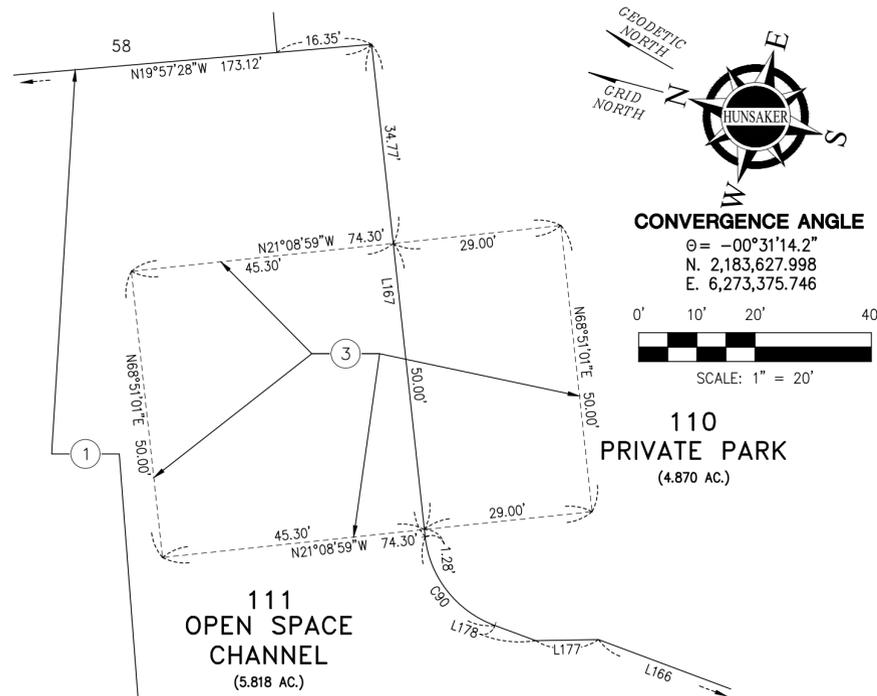


TRACT NO. 31194-1

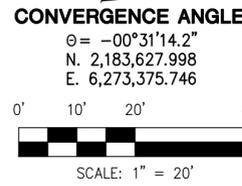
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NOTES:

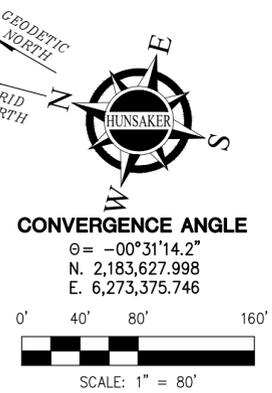
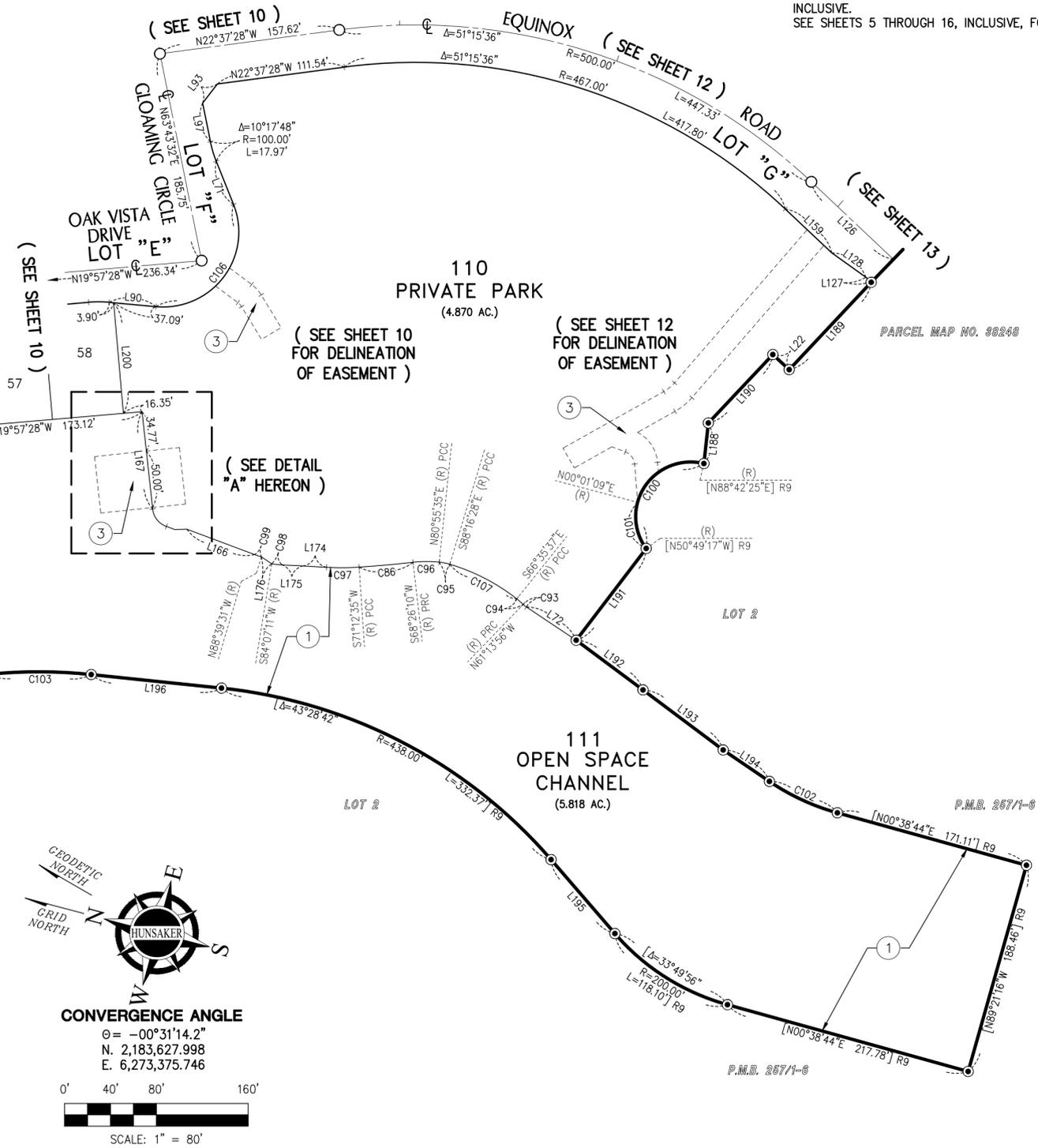
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SEE SHEET 16 FOR CURVE TABLES FOR SHEETS 5 THROUGH 16, INCLUSIVE.
SEE SHEETS 5 THROUGH 16, INCLUSIVE, FOR MAP SHEETS.



DETAIL "A"
SCALE: 1" = 20'



110 PRIVATE PARK
(4.870 AC.)

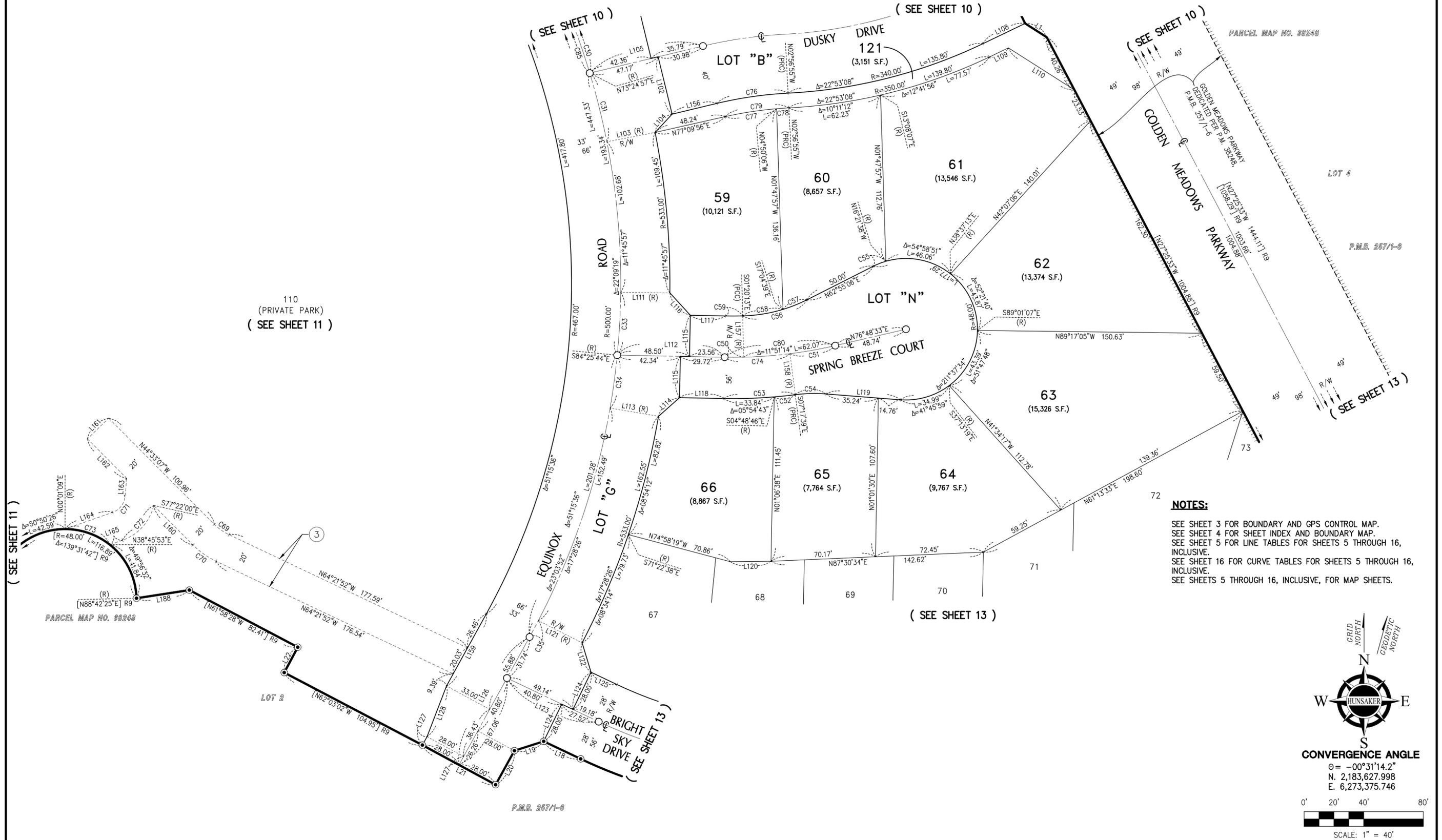


CONVERGENCE ANGLE
 $\theta = -00^{\circ}31'14.2''$
N. 2,183,627.998
E. 6,273,375.746

SCALE: 1" = 80'

TRACT NO. 31194-1

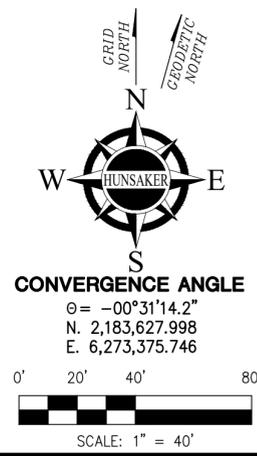
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110
(PRIVATE PARK)
(SEE SHEET 11)

NOTES:

- SEE SHEET 3 FOR BOUNDARY AND GPS CONTROL MAP.
- SEE SHEET 4 FOR SHEET INDEX AND BOUNDARY MAP.
- SEE SHEET 5 FOR LINE TABLES FOR SHEETS 5 THROUGH 16, INCLUSIVE.
- SEE SHEET 16 FOR CURVE TABLES FOR SHEETS 5 THROUGH 16, INCLUSIVE.
- SEE SHEETS 5 THROUGH 16, INCLUSIVE, FOR MAP SHEETS.

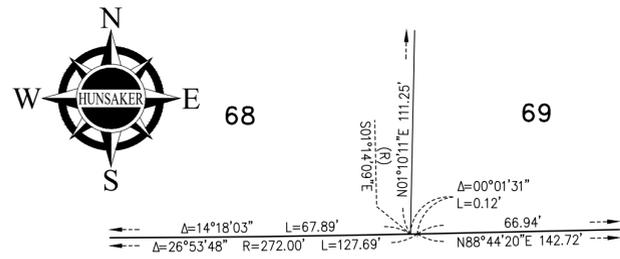


TRACT NO. 31194-1

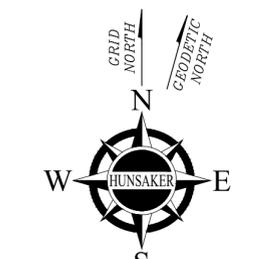
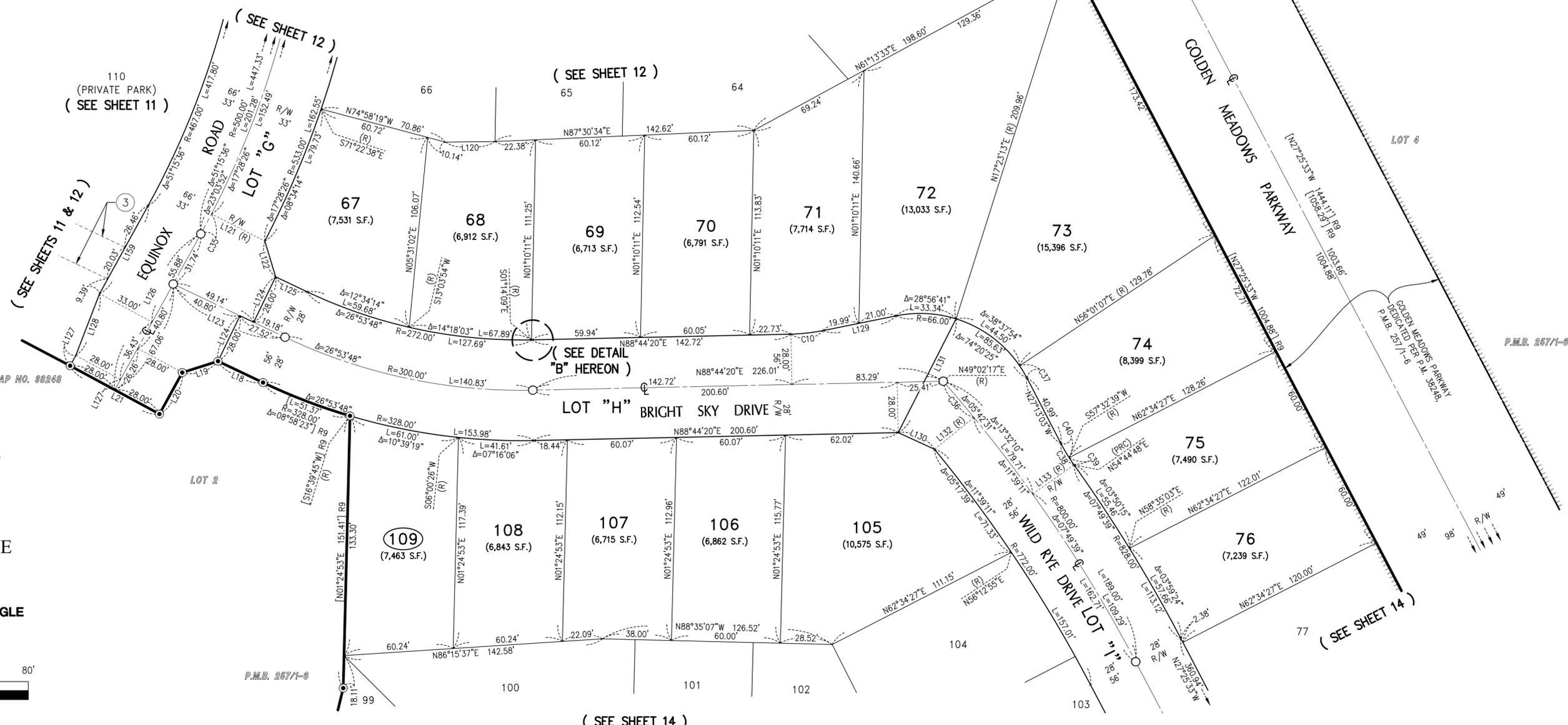
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NOTES:

SEE SHEET 3 FOR BOUNDARY AND GPS CONTROL MAP.
SEE SHEET 4 FOR SHEET INDEX AND BOUNDARY MAP.
SEE SHEET 5 FOR LINE TABLES FOR SHEETS 5 THROUGH 16, INCLUSIVE.
SEE SHEET 16 FOR CURVE TABLES FOR SHEETS 5 THROUGH 16, INCLUSIVE.
SEE SHEETS 5 THROUGH 16, INCLUSIVE, FOR MAP SHEETS.



DETAIL "B"
SCALE: 1" = 2'



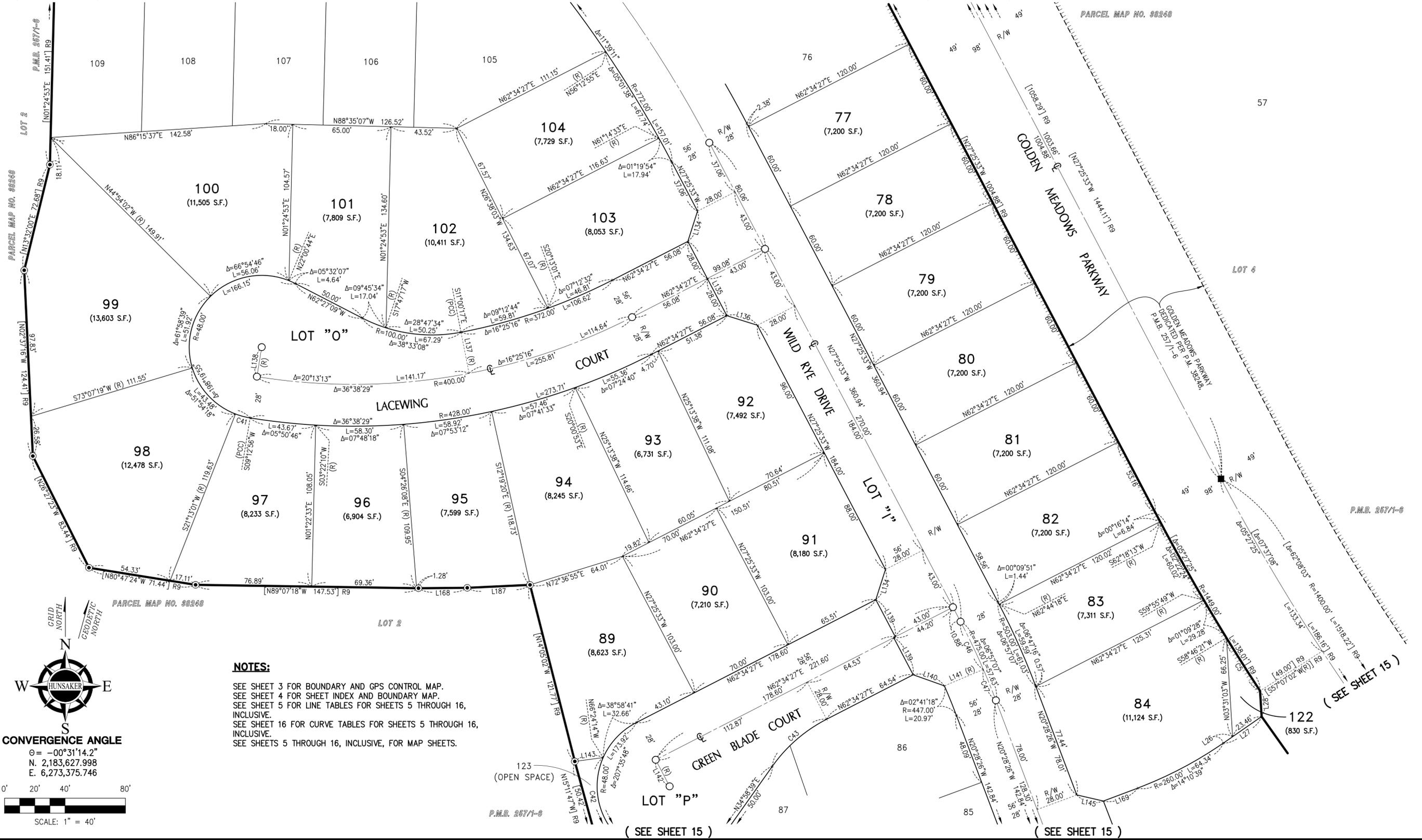
CONVERGENCE ANGLE
θ = -00°31'14.2"
N. 2,183,627.998
E. 6,273,375.746
SCALE: 1" = 40'

TRACT NO. 31194-1

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(SEE SHEET 13)

(SEE SHEET 13)



NOTES:

SEE SHEET 3 FOR BOUNDARY AND GPS CONTROL MAP.
 SEE SHEET 4 FOR SHEET INDEX AND BOUNDARY MAP.
 SEE SHEET 5 FOR LINE TABLES FOR SHEETS 5 THROUGH 16, INCLUSIVE.
 SEE SHEET 16 FOR CURVE TABLES FOR SHEETS 5 THROUGH 16, INCLUSIVE.
 SEE SHEETS 5 THROUGH 16, INCLUSIVE, FOR MAP SHEETS.

GRID NORTH
 GEODESIC NORTH

CONVERGENCE ANGLE
 $\theta = -00^{\circ}31'14.2''$
 N. 2,183,627.998
 E. 6,273,375.746

SCALE: 1" = 40'

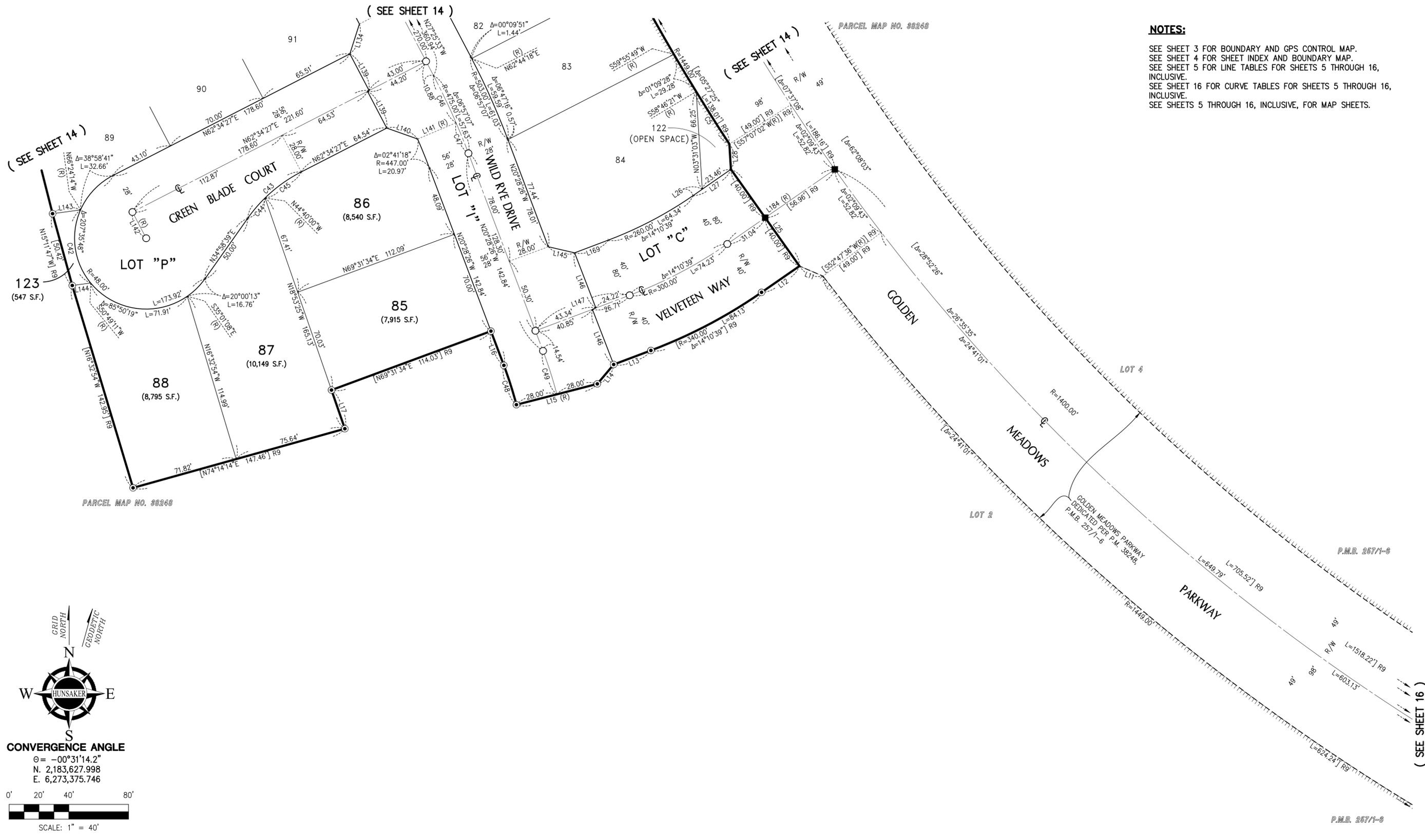
(SEE SHEET 15)

(SEE SHEET 15)

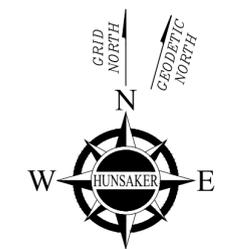
(SEE SHEET 15)

TRACT NO. 31194-1

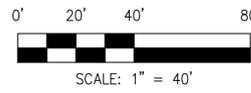
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NOTES:
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 SEE SHEET 4 FOR SHEET INDEX AND BOUNDARY MAP.
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 SEE SHEETS 5 THROUGH 16, INCLUSIVE, FOR MAP SHEETS.



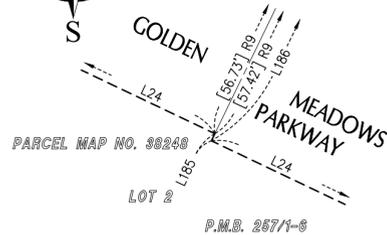
CONVERGENCE ANGLE
 $\theta = -00^{\circ}31'14.2''$
 N. 2,183,627.998
 E. 6,273,375.746



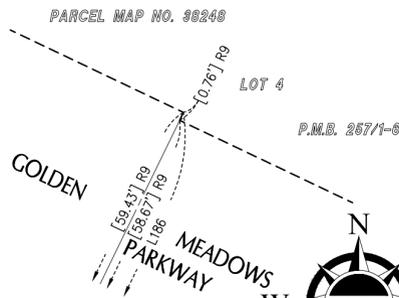
(SEE SHEET 16)

TRACT NO. 31194-1

BEING A SUBDIVISION OF LOT 1 OF PARCEL MAP No. 38248, FILED IN BOOK 257, PAGES 1 THROUGH 6, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN SECTIONS 15 AND 16, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN HUNSAKER AND ASSOCIATES, INC. FEBRUARY 2005



DETAIL "C"
SCALE: 1" = 10'

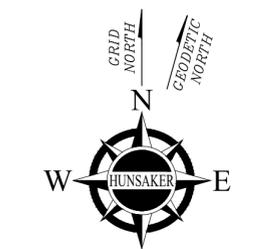
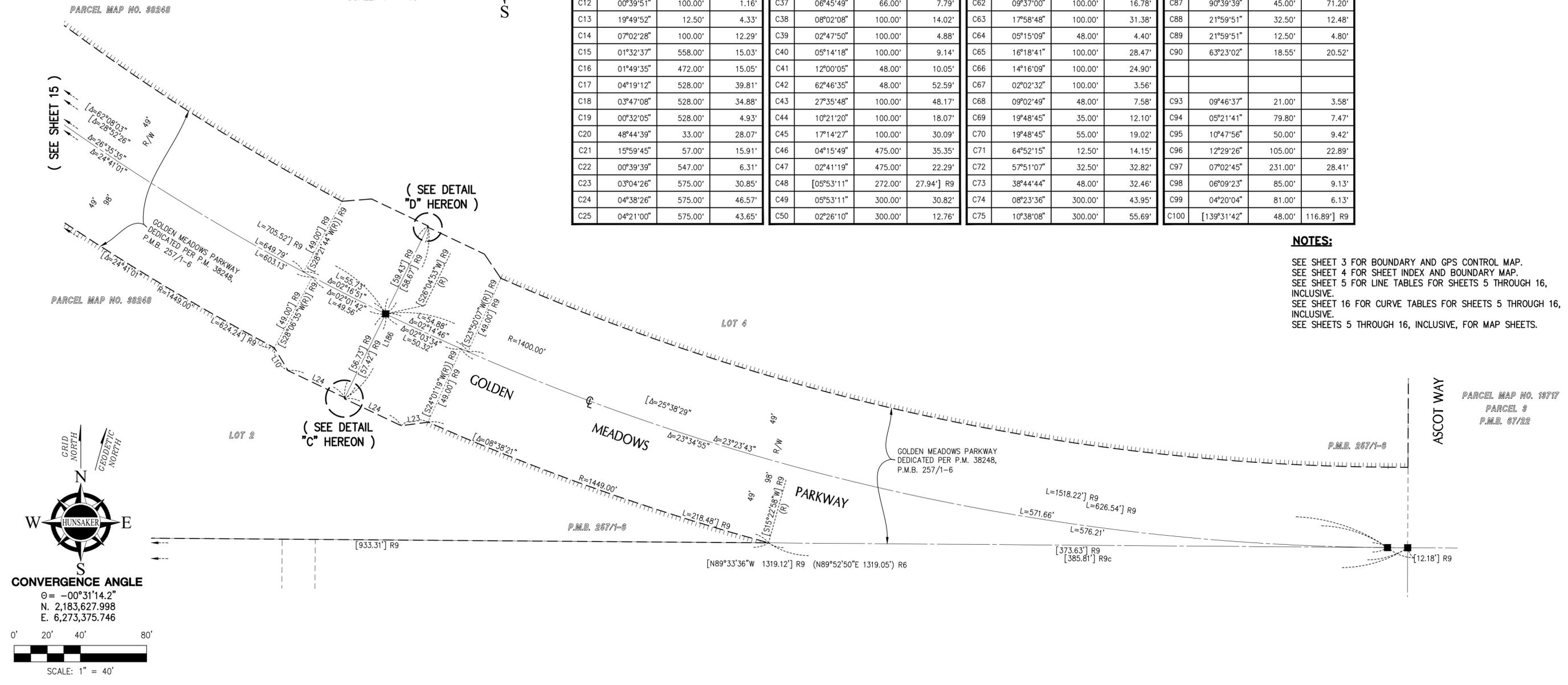


DETAIL "D"
SCALE: 1" = 10'



CURVE TABLE			CURVE TABLE			CURVE TABLE			CURVE TABLE			CURVE TABLE					
C#	DELTA	RADIUS	LENGTH	C#	DELTA	RADIUS	LENGTH	C#	DELTA	RADIUS	LENGTH	C#	DELTA	RADIUS	LENGTH		
C1	[03°30'33"]	951.00'	58.25'	R9	C26	03°39'27"	575.00'	36.71'	C51	05°53'48"	300.00'	30.87'	C76	10°38'08"	260.00'	48.26'	
C2	01°23'26"	951.00'	23.09'		C27	04°13'52"	575.00'	42.46'	C52	02°28'53"	328.00'	14.21'	C77	07°59'57"	250.00'	34.90'	
C3	02°01'29"	951.00'	33.60'		C28	02°49'58"	575.00'	28.43'	C53	08°23'36"	328.00'	48.05'	C78	01°53'11"	250.00'	8.23'	
C4	01°26'48"	951.00'	24.01'		C29	01°02'09"	500.00'	9.04'	C54	11°50'19"	100.00'	20.66'	C79	09°53'08"	250.00'	43.13'	
C5	01°39'19"	1449.00'	41.87'		C30	05°00'15"	500.00'	43.67'	C55	10°43'16"	48.00'	8.98'	C80	14°17'24"	300.00'	74.82'	
C6	00°06'57"	603.00'	1.22'		C31	05°29'50"	500.00'	47.97'	C56	25°44'41"	100.00'	44.93'	C81	90°00'09"	30.00'	47.13'	
C7	79°36'01"	48.00'	66.69'		C32	01°02'09"	533.00'	9.64'	C57	10°00'15"	100.00'	17.46'	C82	07°19'33"	350.00'	44.75'	
C8	30°21'06"	48.00'	25.43'		C33	04°53'33"	500.00'	42.69'	C58	15°44'26"	100.00'	27.47'	C83	00°19'06"	603.00'	3.35'	
C9	49°14'55"	48.00'	41.26'		C34	04°08'53"	500.00'	36.20'	C59	02°26'10"	272.00'	11.57'	C84	03°09'33"	447.00'	24.65'	
C10	10°17'48"	100.00'	17.97'		C35	01°26'32"	500.00'	12.59'	C60	20°47'32"	48.00'	17.42'	C85	06°02'25"	500.00'	52.71'	
C11	09°37'57"	100.00'	16.81'		C36	01°53'00"	800.00'	26.29'	C61	19°11'48"	48.00'	16.08'	C86	02°46'26"	973.00'	47.10'	
C12	00°39'51"	100.00'	1.16'		C37	06°45'49"	66.00'	7.79'	C62	09°37'00"	100.00'	16.78'	C87	90°39'39"	45.00'	71.20'	
C13	19°49'52"	12.50'	4.33'		C38	08°02'08"	100.00'	14.02'	C63	17°58'48"	100.00'	31.38'	C88	21°59'51"	32.50'	12.48'	
C14	07°02'28"	100.00'	12.29'		C39	02°47'50"	100.00'	4.88'	C64	05°15'09"	48.00'	4.40'	C89	21°59'51"	12.50'	4.80'	
C15	01°32'37"	558.00'	15.03'		C40	05°14'18"	100.00'	9.14'	C65	16°18'41"	100.00'	28.47'	C90	63°23'02"	18.55'	20.52'	
C16	01°49'35"	472.00'	15.05'		C41	12°00'05"	48.00'	10.05'	C66	14°16'09"	100.00'	24.90'					
C17	04°19'12"	528.00'	39.81'		C42	62°46'35"	48.00'	52.59'	C67	02°02'32"	100.00'	3.56'					
C18	03°47'08"	528.00'	34.88'		C43	27°35'48"	100.00'	48.17'	C68	09°02'49"	48.00'	7.58'	C93	09°46'37"	21.00'	3.58'	
C19	00°32'05"	528.00'	4.93'		C44	10°21'20"	100.00'	18.07'	C69	19°48'45"	35.00'	12.10'	C94	05°21'41"	79.80'	7.47'	
C20	48°44'39"	33.00'	28.07'		C45	17°14'27"	100.00'	30.09'	C70	19°48'45"	55.00'	19.02'	C95	10°47'56"	50.00'	9.42'	
C21	15°59'45"	57.00'	15.91'		C46	04°15'49"	475.00'	35.35'	C71	64°52'15"	12.50'	14.15'	C96	12°29'26"	105.00'	22.89'	
C22	00°39'39"	547.00'	6.31'		C47	02°41'19"	475.00'	22.29'	C72	57°51'07"	32.50'	32.82'	C97	07°02'45"	231.00'	28.41'	
C23	03°04'26"	575.00'	30.85'		C48	[05°53'11"]	272.00'	27.94'	C73	38°44'44"	48.00'	32.46'	C98	06°09'23"	85.00'	9.13'	
C24	04°38'26"	575.00'	46.57'		C49	05°53'11"	300.00'	30.82'	C74	08°23'36"	300.00'	43.95'	C99	04°20'04"	81.00'	6.13'	
C25	04°21'00"	575.00'	43.65'		C50	02°26'10"	300.00'	12.76'	C75	10°38'08"	300.00'	55.69'	C100	[139°31'42"]	48.00'	116.89'	R9

NOTES:
SEE SHEET 3 FOR BOUNDARY AND GPS CONTROL MAP.
SEE SHEET 4 FOR SHEET INDEX AND BOUNDARY MAP.
SEE SHEET 5 FOR LINE TABLES FOR SHEETS 5 THROUGH 16, INCLUSIVE.
SEE SHEET 16 FOR CURVE TABLES FOR SHEETS 5 THROUGH 16, INCLUSIVE.
SEE SHEETS 5 THROUGH 16, INCLUSIVE, FOR MAP SHEETS.



CONVERGENCE ANGLE
θ = -00°31'14.2"
N. 2,183,627.998
E. 6,273,375.746

0' 20' 40' 80'

SCALE: 1" = 40'

PARCEL MAP NO. 19717
PARCEL 3
P.M.B. 87/82

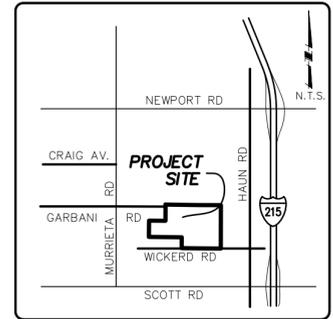
ENVIRONMENTAL CONSTRAINT SHEET

NUMBERED LOTS RESIDENTIAL: = 109
 NUMBERED LOTS OPEN SPACE: = 14
 LETTERED LOTS: = 16
 GROSS ACRES: = 48.943 AC.
 NET ACRES: = 35.739 AC.

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

TRACT NO. 31194-1

BEING A SUBDIVISION OF LOT 1 OF PARCEL MAP No. 38248, FILED IN BOOK 257, PAGES 1 THROUGH 6, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN SECTIONS 15 AND 16, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN HUNSAKER AND ASSOCIATES, INC. FEBRUARY 2005



VICINITY MAP

EASEMENT NOTES:

- 1 A PUBLIC STORM DRAIN EASEMENT FOR FOR CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACILITY PURPOSES IN FAVOR OF THE CITY OF MENEFEE, AS DEDICATED AND SHOWN HEREON.
- 2 AN EASEMENT FOR PUBLIC SEWER PURPOSES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, AS DEDICATED AND SHOWN HEREON.
- 3 AN EASEMENT FOR PUBLIC DRAINAGE PURPOSES IN FAVOR OF THE CITY OF MENEFEE, AS DEDICATED AND SHOWN HEREON.

ENVIRONMENTAL CONSTRAINT NOTES:

THIS PROPERTY IS SUBJECT TO LIGHTING RESTRICTIONS AS REQUIRED BY THE MENEFEE 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 MENEFEE MUNICIPAL CODE CHAPTER 6.

PORTIONS OF THIS SITE, AS DELINEATED ON THE ECS MAP AND AS INDICATED IN COUNTY SLOPE STABILITY REPORT (SSR) No. 675, CONTAIN AREAS OF POTENTIAL ROCKFALL HAZARDS. THESE AREAS MUST BE ASSESSED BY THE PROJECT ENGINEERING GEOLOGIST AND/OR GEOTECHNICAL ENGINEER AND APPROPRIATELY MITIGATED DURING SITE GRADING. ALL SLOPES MUST BE MAINTAINED BY THE PROPERTY OWNER TO PROTECT AGAINST EROSION AND FUTURE POTENTIAL ROCKFALL.

THE PROPOSED GRADING OF THIS SITE IS ANTICIPATED TO GENERATE A SIGNIFICANT AMOUNT OF OVERSIZE ROCK THAT MUST BE MANAGED AS PART OF SITE GRADING. DISPOSAL OF OVERSIZED ROCK MUST BE DONE IN ACCORDANCE WITH THE UNIFORM BUILDING CODE (UBC) AND CALIFORNIA BUILDING CODE (CBC).

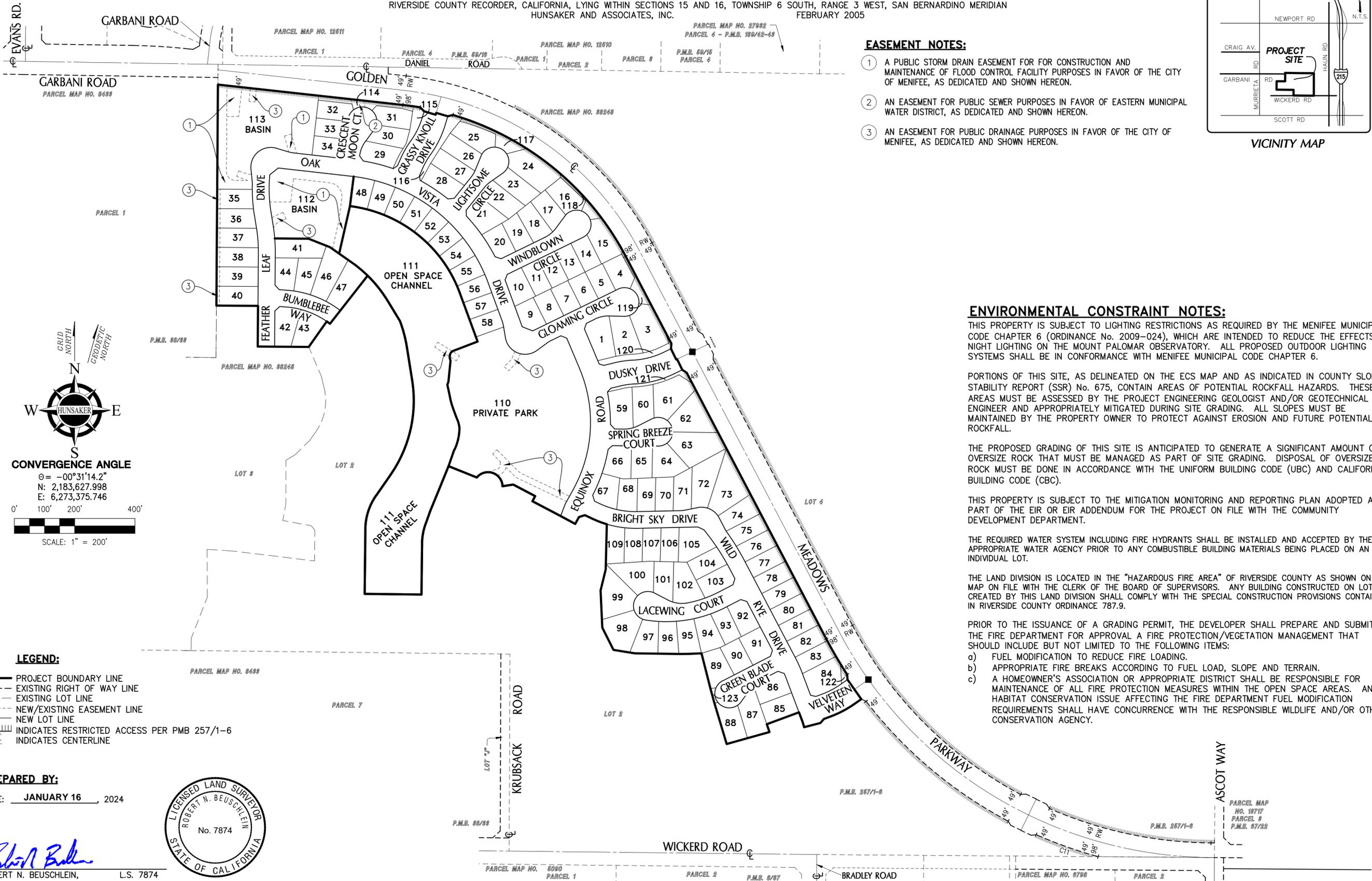
THIS PROPERTY IS SUBJECT TO THE MITIGATION MONITORING AND REPORTING PLAN ADOPTED AS PART OF THE EIR OR EIR ADDENDUM FOR THE PROJECT ON FILE WITH THE COMMUNITY DEVELOPMENT DEPARTMENT.

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

THE LAND DIVISION IS LOCATED IN THE "HAZARDOUS FIRE AREA" OF RIVERSIDE COUNTY AS SHOWN ON A MAP ON FILE WITH THE CLERK OF THE BOARD OF SUPERVISORS. ANY BUILDING CONSTRUCTED ON LOTS CREATED BY THIS LAND DIVISION SHALL COMPLY WITH THE SPECIAL CONSTRUCTION PROVISIONS CONTAINED IN RIVERSIDE COUNTY ORDINANCE 787.9.

PRIOR TO THE ISSUANCE OF A GRADING PERMIT, THE DEVELOPER SHALL PREPARE AND SUBMIT TO THE FIRE DEPARTMENT FOR APPROVAL A FIRE PROTECTION/VEGETATION MANAGEMENT THAT SHOULD INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS:

- a) FUEL MODIFICATION TO REDUCE FIRE LOADING.
- b) APPROPRIATE FIRE BREAKS ACCORDING TO FUEL LOAD, SLOPE AND TERRAIN.
- c) A HOMEOWNER'S ASSOCIATION OR APPROPRIATE DISTRICT SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL FIRE PROTECTION MEASURES WITHIN THE OPEN SPACE AREAS. ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENTS SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.



- LEGEND:**
- PROJECT BOUNDARY LINE
 - - - EXISTING RIGHT OF WAY LINE
 - - - EXISTING LOT LINE
 - - - NEW/EXISTING EASEMENT LINE
 - NEW LOT LINE
 - ||||| INDICATES RESTRICTED ACCESS PER PMB 257/1-6
 - ⊙ INDICATES CENTERLINE

PREPARED BY:
 DATE: JANUARY 16, 2024

Robert N. Beuschlein
 ROBERT N. BEUSCHLEIN, L.S. 7874

