

LOT SUMMARY:

NUMBERED LOTS: 93
LETTERED LOTS: 7
GROSS AREA: 23.35 AC.
NET AREA: 15.61 AC.

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

SHEET 1 OF 7 SHEETS

TRACT NO. 37409-1

BEING A SUBDIVISION OF LOTS 9, "D", AND "Y" OF TRACT MAP NO. 37391 RECORDED IN BOOK 493, PAGES 82 THROUGH 91, INCLUSIVE, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. LOCATED IN SECTION 22, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

RTM ENGINEERING CONSULTANTS

NOVEMBER, 2021

RECORDER'S STATEMENT

FILED THIS ____ DAY OF _____, 20____,
AT _____ .M. IN BOOK _____ OF MAPS,
AT PAGES _____ - _____, AT THE REQUEST OF
CITY CLERK OF THE CITY OF MENIFEE.
NO. _____
FEE _____
PETER ALDANA
ASSESSOR - COUNTY CLERK - RECORDER
BY: _____, DEPUTY
SUBDIVISION GUARANTEE: LENNAR TITLE, INC.,
AGENT FOR DOMA TITLE INSURANCE, INC.
ORDER NO. 192002-001713

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" (BALLAD BOULEVARD), LOT "B" (BONGO WAY), LOT "C" (MARACAS WAY), LOT "D" (PERCUSSION ROAD), LOT "E" (GONG STREET), LOT "F" (TUMBADORA DRIVE), AND LOT "G" (GLOCKENSPIEL COURT). THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LYING OVER ALL OF LOTS 87 THROUGH 91, INCLUSIVE, AND LOT 93, 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 92, AS SHOWN HEREON. THE DEDICATION IS FOR WATER QUALITY, DETENTION BASIN, AND MAINTENANCE PURPOSES.

WE HEREBY RESERVE AN EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES, LYING OVER ALL OF "WATER QUALITY / DETENTION BASIN" LOT 92, AS SHOWN HEREON, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES.

WE HEREBY RETAIN LOT 92, 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 87 THROUGH 91, INCLUSIVE, AND LOT 93, INDICATED HEREON AS "LANDSCAPE", FOR LANDSCAPE AND MAINTENANCE PURPOSES, AS SHOWN HEREON, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES.

KL LB BUY 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

NAME: NATHAN HOLT

TITLE: AUTHORIZED SIGNATORY

OPTIONEE

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

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

BY: _____

NAME: GEOFFREY SMITH

TITLE: VICE PRESIDENT

BENEFICIARY

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

BY: _____

PRINT NAME: _____

TITLE: _____

BY: _____

PRINT NAME: _____

TITLE: _____

NOTARY ACKNOWLEDGMENT

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

STATE OF _____

COUNTY OF _____

ON _____ BEFORE ME, _____, A NOTARY PUBLIC,

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

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

WITNESS MY HAND.

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 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. 2024-0058263 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. 2024-0079917 OF OFFICIAL RECORDS.

A MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR LEGADO, RECORDED ON NOVEMBER 21, 2024, PER INSTRUMENT NO. 2024-0359193 OF OFFICIAL RECORDS.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF THE FLEMING FAMILY LIMITED PARTNERSHIP, ON DECEMBER 29, 2016. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE _____, 20____, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: _____, 20____

ROBERT SCIOPLUME, P.L.S. NO. 9154



CITY ENGINEER'S STATEMENT

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

DATE: _____, 20____

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



CITY SURVEYOR'S STATEMENT

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

DATE: _____, 20____

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



MENIFEE CITY CLERK CERTIFICATE

THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS CITY COUNCIL, HEREBY APPROVES THE TRACT MAP 37409-1 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" (BALLAD BOULEVARD), LOT "B" (BONGO WAY), LOT "C" (MARACAS WAY), LOT "D" (PERCUSSION ROAD), LOT "E" (GONG STREET), LOT "F" (TUMBADORA DRIVE), AND LOT "G" (GLOCKENSPIEL COURT).

THE EASEMENTS FOR LANDSCAPE AND MAINTENANCE PURPOSES OVER ALL OF LOTS 87 THROUGH 91, INCLUSIVE, AND LOT 93, ARE HEREBY ACCEPTED, SUBJECT TO IMPROVEMENTS.

THE EASEMENT FOR WATER QUALITY, DETENTION BASIN, AND MAINTENANCE PURPOSES OVER ALL OF LOT 92 IS HEREBY ACCEPTED, SUBJECT TO IMPROVEMENTS.

DATE: _____, 20____

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

TAX COLLECTOR'S CERTIFICATE

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

DATE: _____, 20____

MATTHEW JENNINGS,
COUNTY TAX COLLECTOR

BY: _____ DEPUTY

TAX BOND CERTIFICATE

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

DATE: _____, 20____

CASH OR SURETY TAX BOND
MATTHEW JENNINGS,
COUNTY TAX COLLECTOR

BY: _____ DEPUTY

TRACT NO. 37409-1

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

NOTARY ACKNOWLEDGMENT

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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.
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PRINT NAME: _____ MY COMMISSION EXPIRES: _____
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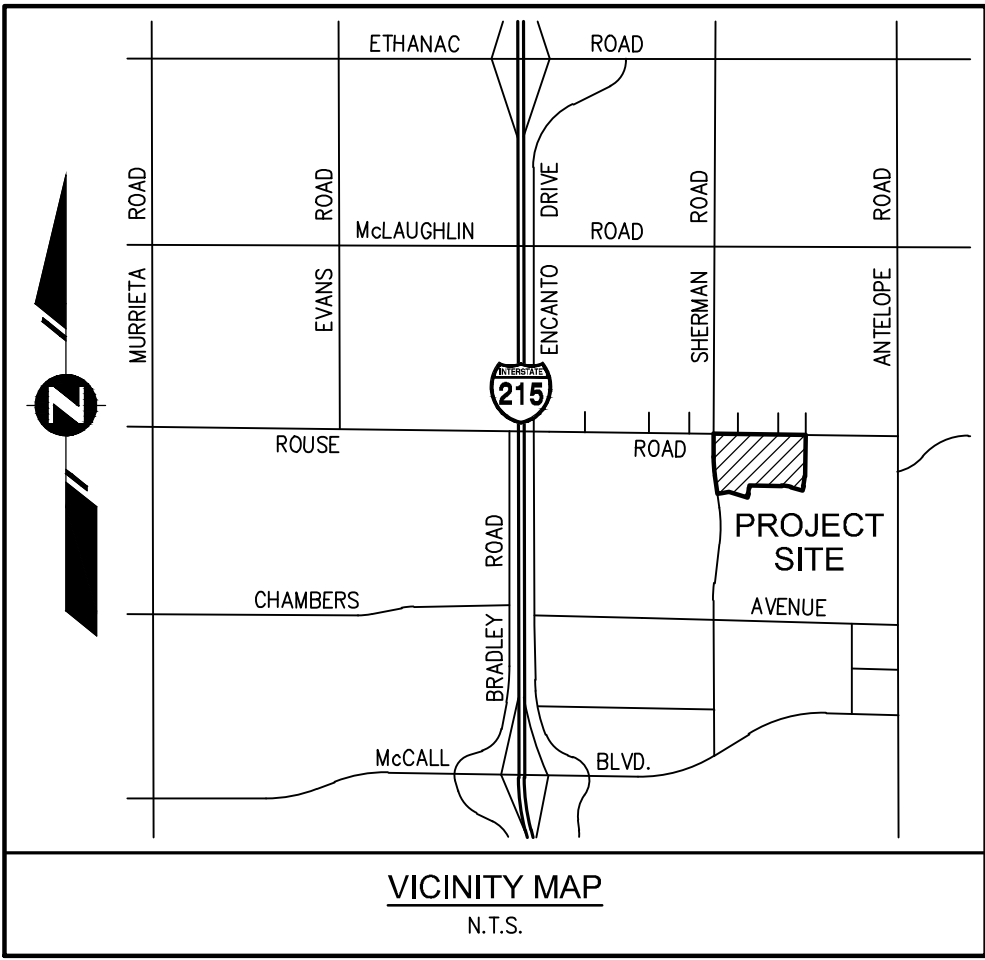
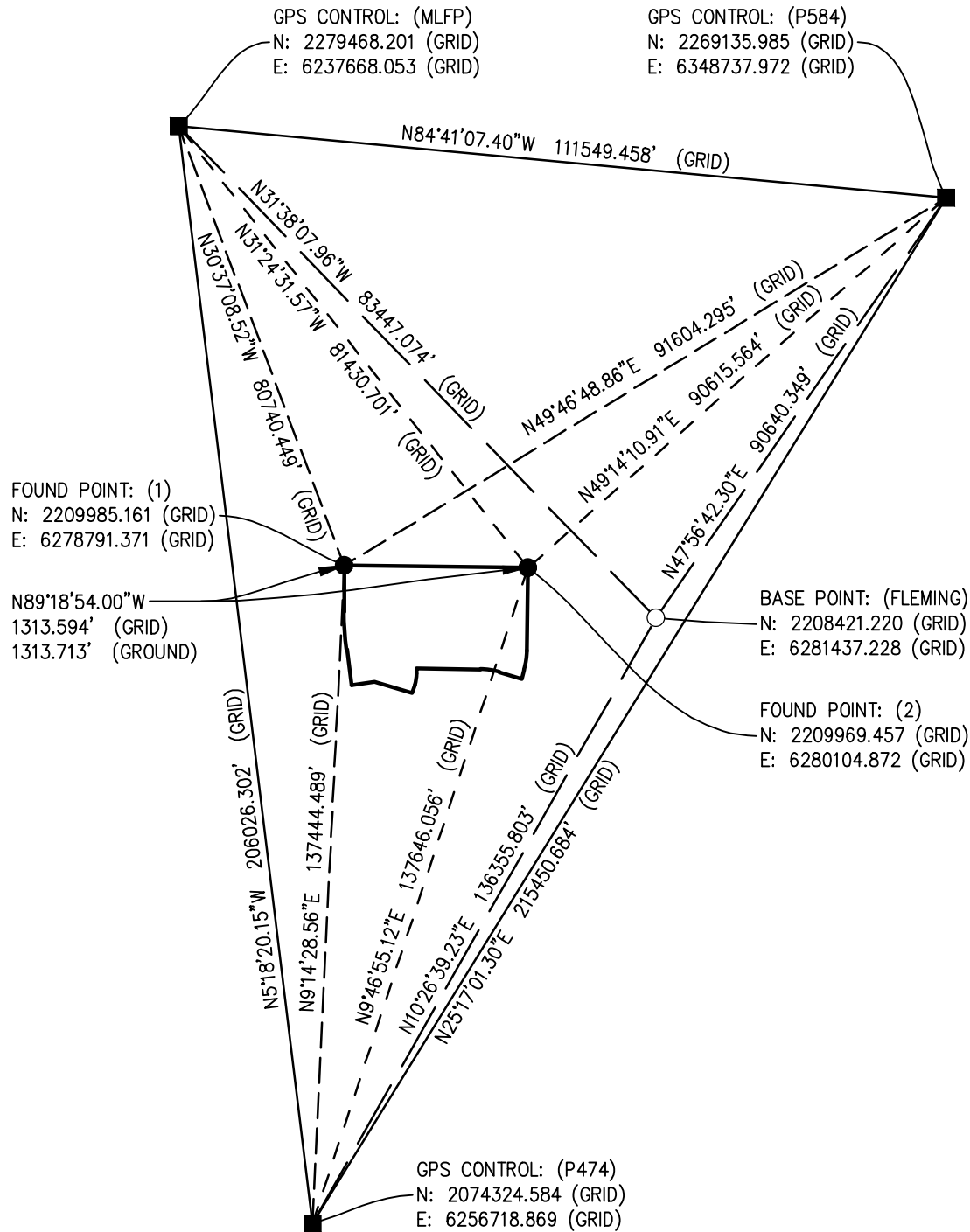
STATE OF _____,
COUNTY OF _____,
ON _____, BEFORE ME, _____, A NOTARY PUBLIC,
PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR 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.
SIGNATURE _____ MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.
PRINT NAME: _____ MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER: _____

TRACT NO. 37409-1

BEING A SUBDIVISION OF LOTS 9, "D", AND "Y" OF TRACT MAP NO. 37391 RECORDED IN BOOK 493, PAGES 82 THROUGH 91, INCLUSIVE, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. LOCATED IN SECTION 22, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

RTM ENGINEERING CONSULTANTS

NOVEMBER, 2021



BASIS OF BEARINGS:

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

SURVEYOR'S NOTES AND LEGEND:

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

EASEMENT NOTES

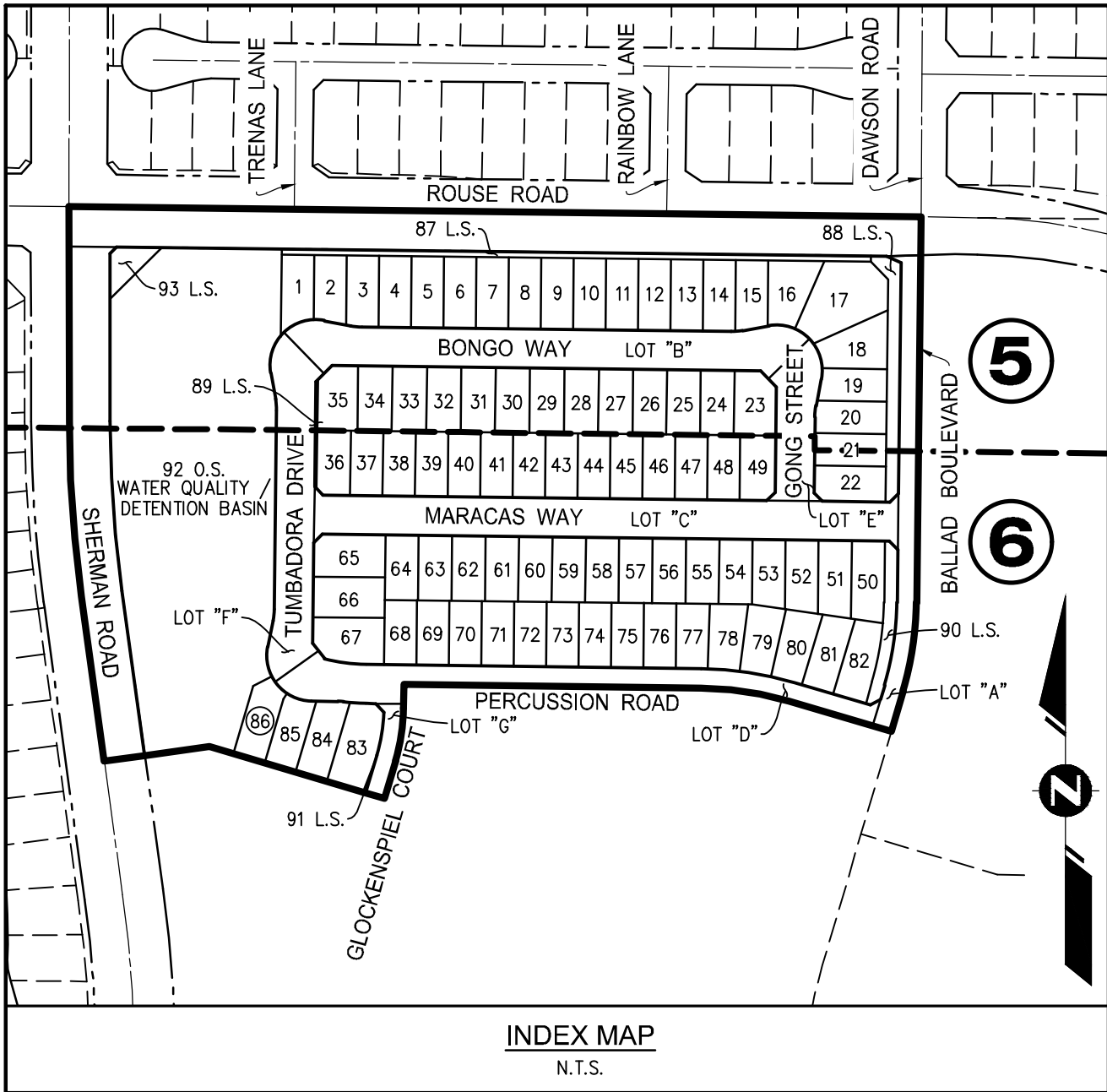
- INDICATES THE PERPETUAL AND EXCLUSIVE RIGHT TO ALL UNDERGROUND WATER, SUBJECT ONLY TO THE RIGHT OF THE OWNER TO DIG OR DRILL WELLS AND TAKE SUCH WATER THEREFROM AS MAY BE REASONABLY NECESSARY FOR DOMESTIC USE AND WATERING OF STOCK ON SAID LAND, BUT NOT ELSEWHERE, AND FOR NO OTHER PURPOSES, AS RESERVED BY THE TEMESCAL WATER COMPANY IN DEED RECORDED JANUARY 13, 1920 IN BOOK 516, PAGE 120 OF DEEDS. BLANKET IN NATURE.
 - INDICATES AN EXISTING EASEMENT FOR PUBLIC UTILITY PURPOSES, IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY, RECORDED ON MAY 18, 1928, IN BOOK 767, PAGE 131, OF DEEDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
 - INDICATES 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. 2024-0058263 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 19, 2024, PER INSTRUMENT NO. 2024-0079917 OF OFFICIAL RECORDS.
 - INDICATES A MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR LEGADO, RECORDED ON NOVEMBER 21, 2024, PER INSTRUMENT NO. 2024-0359193 OF OFFICIAL RECORDS.
- [A] INDICATES AN EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES, RESERVED HEREON.
- [B] INDICATES A PUBLIC EASEMENT FOR LANDSCAPE AND MAINTENANCE PURPOSES, DEDICATED HEREON.
- [C] INDICATES A PUBLIC EASEMENT FOR WATER QUALITY, DETENTION BASIN, AND MAINTENANCE PURPOSES, DEDICATED HEREON.

DECLARATION OF COVENANTS:

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

C.F.D. NOTE:

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



MONUMENT NOTES

- FOUND 1" I.P., NO TAG, SET "L.S. 9154" BRASS TAG, FLUSH, IN LIEU OF 1" I.P. W/PLASTIC PLUG "R.C.E. 20508", PER M.B. 329/71-77. ACCEPTED AS THE CENTERLINE INTERSECTION OF ROUSE ROAD AND SHERMAN ROAD, AND ALSO BEING THE NORTH 1/4 CORNER SECTION 22.
- FOUND 1" I.P., W/BRASS TAG "R.C.E. 20508", DN. 0.3', IN LIEU OF 1" I.P. W/PLASTIC PLUG "R.C.E. 26457", DN. 1.5', PER M.B. 329/71-77. NO'41'06"E 0.10'. NOT ACCEPTED. NOTHING SET.
- FOUND 1" I.P., W/BRASS TAG "R.C.E. 20508", DN. 0.2', PER M.B. 329/71-77. NO'41'06"E 0.06'. NOT ACCEPTED. NOTHING SET.
- FOUND 1" I.P., W/BRASS TAG "R.C.E. 20508", DN. 0.2', PER M.B. 329/71-77. NO'41'06"E 0.08'. NOT ACCEPTED. NOTHING SET.

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 129. 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. 37409-1

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RTM ENGINEERING CONSULTANTS NOVEMBER, 2021

SHEET 4 OF 7 SHEETS

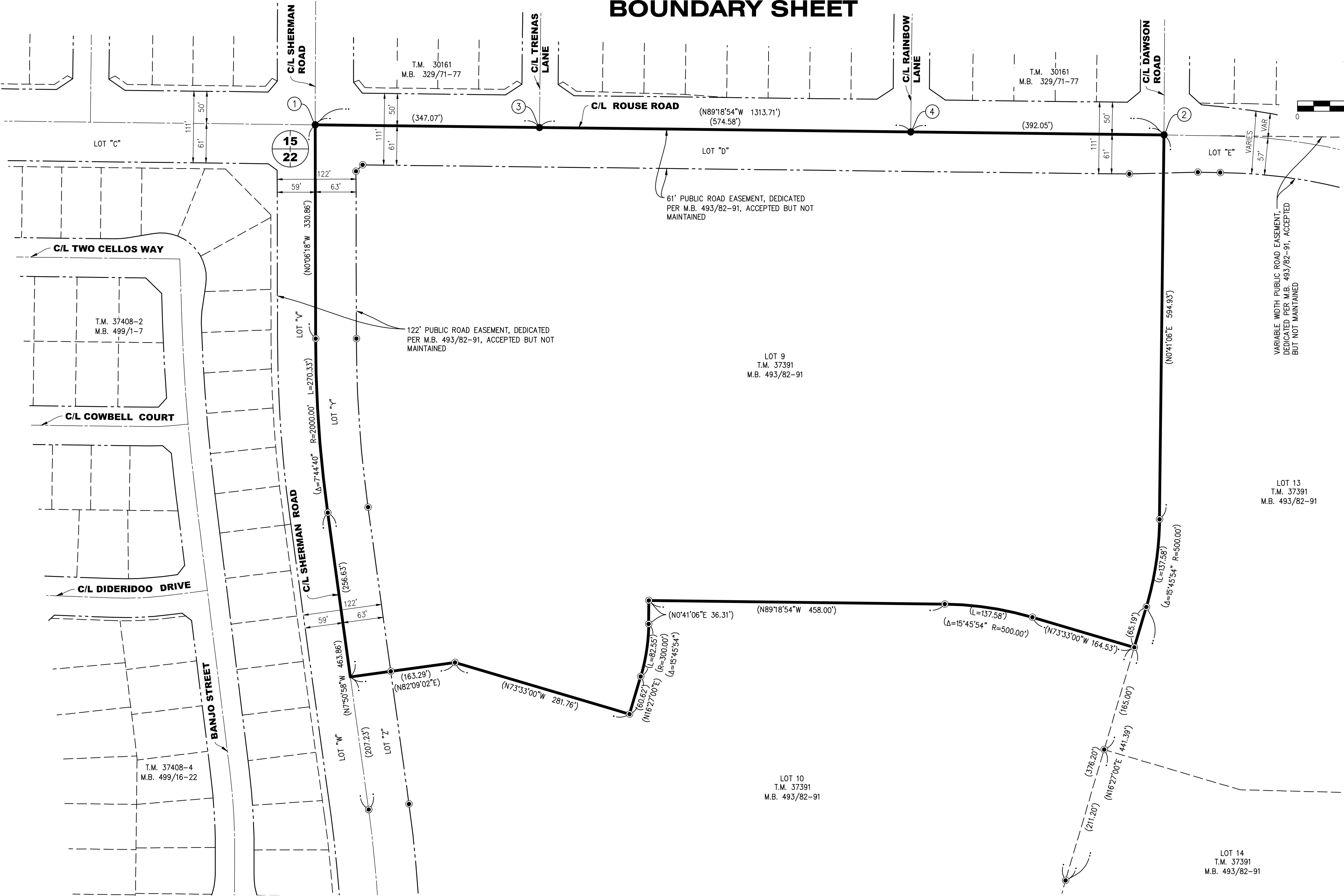


CONVERGENCE ANGLE POINT
AT BASE POINT: (FLEMING)
= -00°30'23.19476"

SCALE: 1"=100'



BOUNDARY SHEET



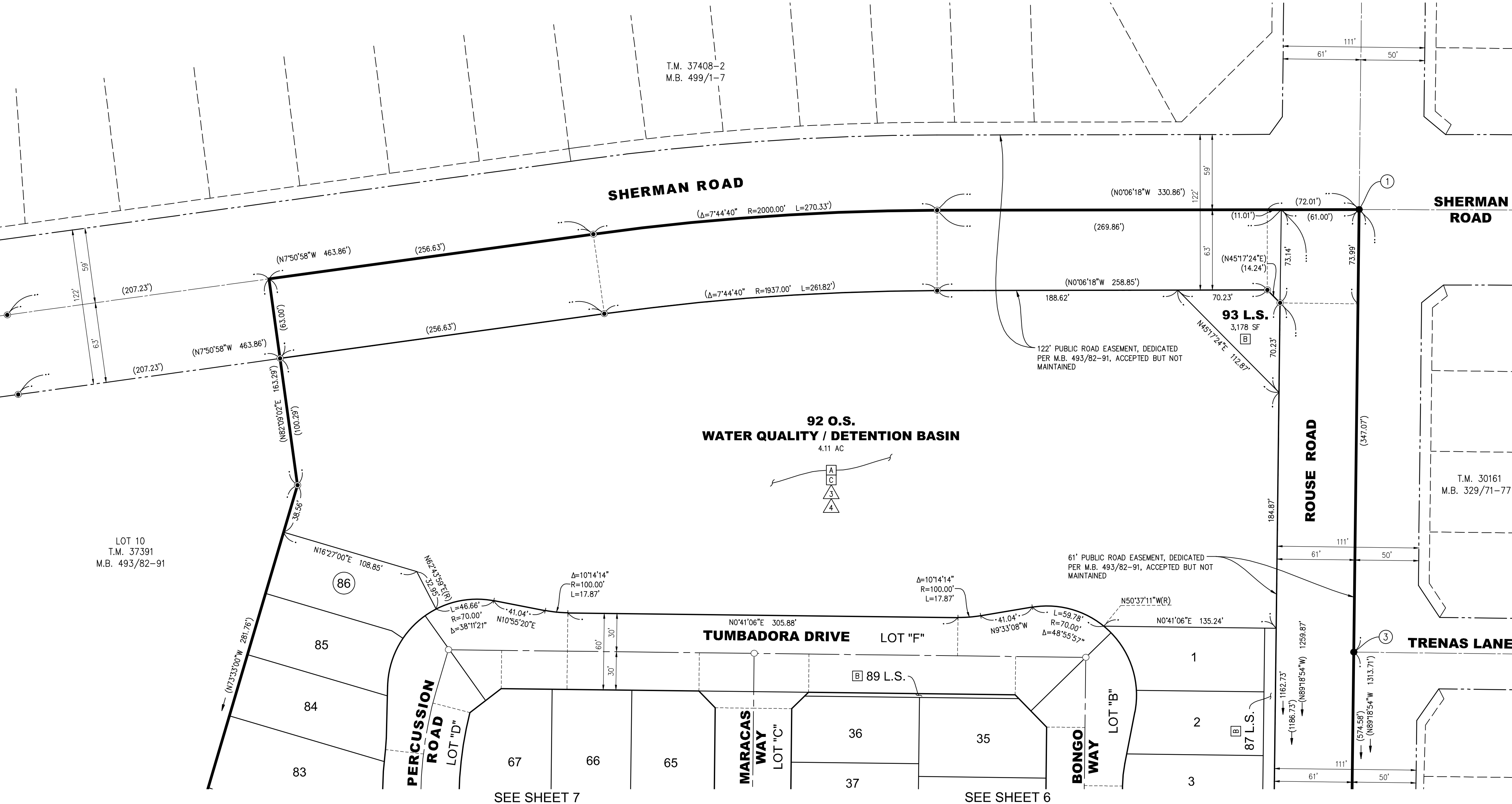
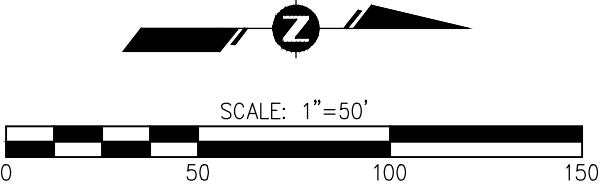
NOTE:
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EASEMENT NOTES, MONUMENT NOTES,
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SHEET 5 OF 7 SHEETS



NOTE:
SEE SHEET 3 FOR SURVEYOR'S NOTES,
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BASIS OF BEARINGS.

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

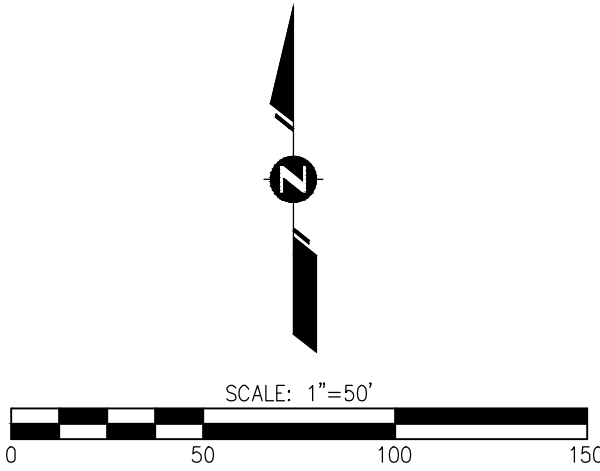
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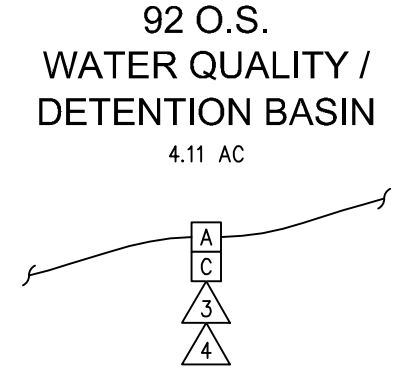
SHEET 6 OF 7 SHEETS

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	10°14'14"	100.00'	17.87'
C2	3°25'13"	100.00'	5.97'
C3	6°49'01"	100.00'	11.90'
C4	14°19'59"	70.00'	17.51'
C5	14°01'57"	70.00'	17.15'
C6	55°12'44"	70.00'	67.45'
C7	55°15'43"	70.00'	67.52'
C8	110°28'27"	70.00'	134.97'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N0°41'06"E	9.00'
L2	N80°26'52"E	2.23'
L3	N10°55'20"E	7.95'
L4	N45°41'06"E	18.38'
L5	N44°18'54"W	18.38'
L6	N89°18'54"W	7.00'
L7	N45°41'06"E	18.38'
L8	N79°04'40"W	7.58'
L9	N45°41'06"E	4.24'
L10	N44°18'54"W	4.24'
L11	N44°18'54"W	14.14'
L12	N44°18'54"W	18.38'
L13	N45°41'06"E	31.11'
L14	N45°41'06"E	35.36'



SEE SHEET 5



SEE SHEET 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. 37409-1

BEING A SUBDIVISION OF LOTS 9, "D", AND "Y" OF TRACT MAP NO. 37391 RECORDED IN BOOK 493, PAGES 82 THROUGH 91, INCLUSIVE,
OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. LOCATED IN SECTION 22, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

RTM ENGINEERING CONSULTANTS NOVEMBER, 2021

SHEET 7 OF 7 SHEETS

