

NUMBERED PARCELS - 3
LETTERED LOTS - 4
GROSS AREA - 5.26 ACRES
NET AREA - 3.62 ACRES

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

PARCEL MAP NO. 37380

BEING A SUBDIVISION OF PARCEL 'C' OF LOT LINE ADJUSTMENT NO. 17-005 AS DESCRIBED IN GRANT DEED RECORDED JULY 19, 2018 AS INSTRUMENT NO. 2018-0291909, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN TOWNSHIP 5 SOUTH, RANGE 3 WEST, SECTION 12, S.B.M.

PLUMB LINE SURVEYING, INC.

APRIL 2019

SHEET 1 OF 3 SHEET

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOTS "A" THROUGH "D", INCLUSIVE. THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR: A RECIPROCAL ACCESS AND PARKING EASEMENT FOR ON-SITE CIRCULATION AND ACCESS TO AND FROM STATE HIGHWAY 74 AND BRIGGS ROAD, AND UTILITY, DRAINAGE, AND MAINTENANCE EASEMENT OVER: PARCELS 1 THROUGH 3, INCLUSIVE. THE EASEMENT IS BLANKET IN NATURE

WE ALSO HEREBY DEDICATE TO THE CITY OF MENIFEE THE MAINTENANCE AND ACCESS EASEMENT OVER PARCEL 2 AND PARCEL 3, FOR DRAINAGE PURPOSES, AS SHOWN HEREON

BRIGGS & 74, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____
DANIEL L. STEPHENSON

ITS: MANAGER

NOTARY ACKNOWLEDGEMENT

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

STATE OF CALIFORNIA

COUNTY OF _____

ON _____, BEFORE ME, _____ A NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS 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 FORGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND. MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY

SIGNATURE _____ 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 INTERESTS HAVE BEEN OMITTED:

EASEMENT FOR POLES, SUPPORT, WIRES, AND INCIDENTAL PURPOSES IN FAVOR OF THE SOUTHERN SIERRAS POWER COMPANY RECORDED APRIL 11, 1928 IN BOOK 758, PAGE 180 OF DEEDS, OFFICIAL RECORDS OF RIVERSIDE COUNTY

EASEMENT FOR POLES, ANCHORS, WIRES, CABLES, WIRES, FIXTURES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA TELEPHONE COMPANY RECORDED DECEMBER 5, 1936 IN BOOK 303, PAGE 577, OFFICIAL RECORDS OF RIVERSIDE COUNTY

EASEMENT FOR SLOPE AND INCIDENTAL PURPOSES IN FAVOR OF STATE OF CALIFORNIA RECORDED MAY 12, 1970 AS INSTRUMENT NO. 44270, OFFICIAL RECORDS OF RIVERSIDE COUNTY

EASEMENT FOR TEMPORARY DRAINAGE IN FAVOR OF BRIGGS & 74, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, RECORDED JULY 14, 2023 AS DOCUMENT NO. 2023-0205766, OFFICIAL RECORDS OF RIVERSIDE COUNTY

EASEMENT FOR GRADING AND IMPROVEMENTS IN FAVOR OF BRIGGS & 74, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, RECORDED AUGUST 30, 2024 AS DOCUMENT NO. 2024-0262462, OFFICIAL RECORDS OF RIVERSIDE COUNTY

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

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

MENIFEE CITY CLERK STATEMENT

THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS CITY COUNCIL, HEREBY APPROVES THE PARCEL MAP 37380 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 EASEMENTS FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "C" (STATE HIGHWAY 74), AND LOT "D" (BRIGGS ROAD).

THE RECIPROCAL ACCESS AND PARKING EASEMENT FOR ON-SITE CIRCULATION AND ACCESS TO AND FROM STATE HIGHWAY 74 AND BRIGGS ROAD, AND UTILITY, DRAINAGE, AND MAINTENANCE EASEMENT OVER: PARCELS 1 THROUGH 3, INCLUSIVE, BLANKET IN NATURE, HEREBY ACCEPTED, SUBJECT TO IMPROVEMENTS.

THE MAINTENANCE AND ACCESS EASEMENT OVER PARCEL 2 AND PARCEL 3, FOR DRAINAGE PURPOSES, HEREBY ACCEPTED, SUBJECT TO IMPROVEMENTS.

DATE: _____, 20____

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

SIGNATURE OMISSIONS-CONTINUED

EASEMENT FOR GRADING AND IMPROVEMENTS IN FAVOR OF BRIGGS & 74, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, RECORDED AUGUST 30, 2024 AS DOCUMENT NO. 2024-0262463, OFFICIAL RECORDS OF RIVERSIDE COUNTY

RECIPROCAL ACCESS EASEMENT AND OPERATIONS AGREEMENT IN FAVOR OF BRIGGS & 74, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, JOHN D. MOTTE, LEON E. MOTTE, AND YVONNE JOHNSON, SUCCESSOR CO-TRUSTEES OF THE JOHN V. MOTTE AND EVELYN E. MOTTE, 1976 FAMILY TRUST, DATED JUNE 24, 1976, AND MOTTE HISTORICAL MUSEUM, INC., A §501(C)(3) PUBLIC CHARITY RECORDED AUGUST 30, 2024 AS DOCUMENT NO. 2024-0262464, OFFICIAL RECORDS OF RIVERSIDE COUNTY

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____, AT _____, M.
IN BOOK _____ OF PARCEL 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
SUBDIVISION GUARANTEE NUMBER: NHSC-6436822

SOILS REPORT

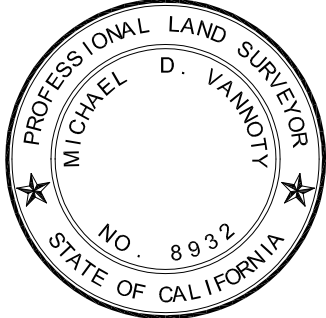
PURSUANT TO THE PROVISIONS OF SECTION 66490 OF THE SUBDIVISION MAP ACT, A PRELIMINARY SOILS REPORT WAS PREPARED BY GEOCON WEST, INC., REGISTERED IN THE SATE OF CALIFORNIA, PROJECT NO. T2765-22-01, DATED APRIL 24, 2017 WHICH IS ON FILE IN THE OFFICE OF THE CITY ENGINEER, CITY OF MENIFEE.

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 BRIGGS & 74, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY ON JANUARY, 2019. I HEREBY STATE THAT ALL THE 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 SAID MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: _____, 20____

BY: _____
MICHAEL D. VANNOTY, P.L.S. 8932



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES, 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 COMPETING THE SAME AS MAY BE REQUIRED BY THE CONDITIONS OF APPROVAL DATED SEPTEMBER 11, 2019.

DATE: _____, 20____

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



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF PARCEL MAP 37380 AS FILED, AMENDED, AND APPROVED BY THE CITY OF MENIFEE AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: _____, 20____

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



SECTION 12, T.5S., R.3W.

- | | | |
|-----|--|------|
| ● | INDICATES FOUND MONUMENT AS NOTED | |
| ○ | INDICATES SET 1" IP, PLASTIC PLUG STAMPED "PLS 8932", FLUSH, OR NAIL & TAG STAMPED "PLS 8932" IN CONCRETE | |
| SFN | INDICATES SEARCHED, FOUND NOTHING | |
| | ALL MONUMENTS SHOWN AS "SET" ARE SET PER RIVERSIDE COUNTY ORDINANCE 461.21, AND IN ACCORDANCE FOR THIS WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THIS MAP | |
| R1 | INDICATES RECORD DATA PER MB 14/44-46 | |
| R2 | INDICATES RECORD DATA PER RS 78/40 | |
| R3 | INDICATES RECORD DATA PER RS 148/28-30 | GPS |
| R4 | INDICATES RECORD DATA PER RS 69/56 | N:22 |
| R5 | INDICATES RECORD DATA PER RS 63/99-100 | E:62 |
| | | GRI |
| R6 | INDICATES RECORD DATA PER PM 56/24 | |
| R7 | INDICATES RECORD DATA PER PM 98/19 | |
| R8 | INDICATES RECORD DATA PER RS 145/49-50 | |
| R9 | INDICATES RECORD DATA PER RS 62/30 | |
| R10 | INDICATES RECORD DATA PER MB 15/98-100 | |

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CC583, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "MLFP", "P584", AND "BILL" NAD 83 (2011) EPOCH 2010.00 AS SHOWN HEREON. QUOTED BEARINGS AND DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES, MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.99991077. CALCULATIONS ARE MADE AT FOUND MONUMENT 2 WITH COORDINATES OF N: 2217822.480, E: 6292191.523, USING AN ELEVATION OF 1,563.6 FEET

EASEMENT NOTES

- ① EASEMENT SHOWN OR DEDICATED ON THE MAP OF ROMOLA FARMS NO. 5 FOR ROAD AND INCIDENTAL PURPOSES, RECORDED IN BOOK 14, PAGES 44 AND 45 OF MAPS, RIVERSIDE COUNTY RECORDS
 - ② EASEMENT FOR POLES, SUPPORT, WIRES, AND INCIDENTAL PURPOSES IN FAVOR OF THE SOUTHERN SIERRAS POWER COMPANY RECORDED APRIL 11, 1928 IN BOOK 758, PAGE 180 OF DEEDS, OFFICIAL RECORDS OF RIVERSIDE COUNTY. [WIDTH UNKNOWN]
 - ③ EASEMENT FOR POLES, ANCHORS, WIRES, CABLES, WIRES, FIXTURES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA TELEPHONE COMPANY RECORDED DECEMBER 5, 1936 IN BOOK 303, PAGE 577, OFFICIAL RECORDS OF RIVERSIDE COUNTY
 - ④ EASEMENT FOR SLOPE AND INCIDENTAL PURPOSES IN FAVOR OF STATE OF CALIFORNIA RECORDED MAY 12, 1970 AS INSTRUMENT NO. 44270, OFFICIAL RECORDS OF RIVERSIDE COUNTY
 - ⑤ ACCEPTED R/W PER RESOLUTION OF THE BOARD OF SUPERVISORS RECORDED 1-14-1953 IN BK. 1431, PG. 569, O.R.
 - ⑥ A MAINTENANCE AND ACCESS EASEMENT DEDICATED HEREON TO THE CITY OF MENIFEE FOR DRAINAGE PURPOSES.
- A RECIPROCAL ACCESS AND PARKING EASEMENT FOR ON-SITE CIRCULATION AND ACCESS TO AND FROM STATE HIGHWAY 74 AND BRIGGS ROAD, AND UTILITY, DRAINAGE, AND MAINTENANCE EASEMENT OVER: PARCELS 1 THROUGH 3, INCLUSIVE. THE EASEMENT IS BLANKET IN NATURE

FOUND MONUMENT LEGEND

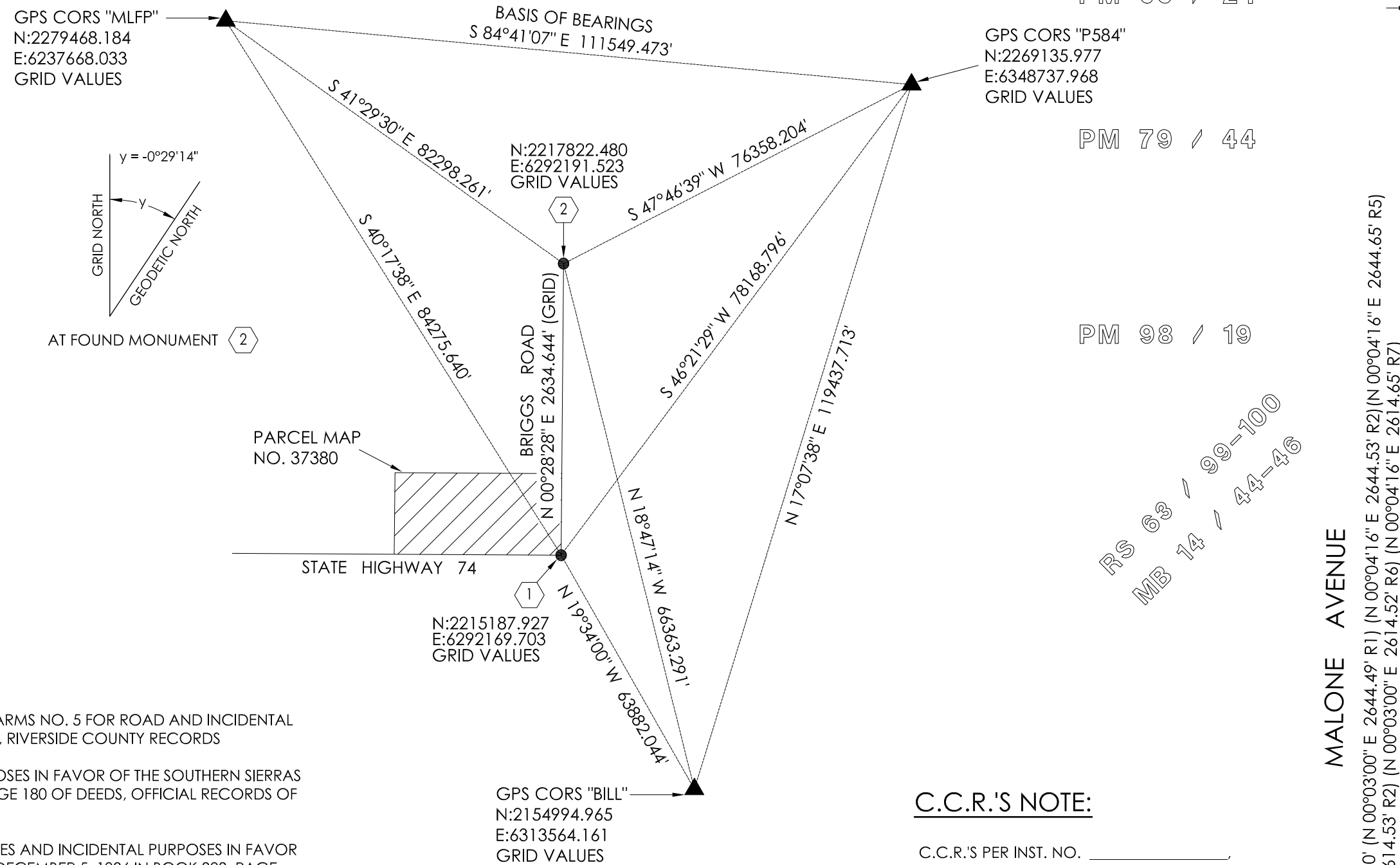
- 1 FD. 1 1/4" OD IP WITH 60D NAIL, IN WELL, DN 1.5', PER RS 148/28-30, 145/49-50. SET TAG "PLS 8932"
- 2 FD. NAIL AND TAG "LS 3962", IN GRANITE ROCK, DOWN 1.1', PER RS 78/40, RS 148/28-30 FOUND ILLEGIBLE TAG.
- 3 FD. 3/4" IP. CONCRETE CORE, DOWN 2.5'. ACCEPTED AS 3/4" IP TAGGED "LS 3698" PER RS 78/40, RS 63/99-100, RS 62/30, PM 211/97-98, PM 98/19, PM 79/44, PM 56/24. SET 1" IP, PLASTIC PLUG STAMPED "PLS 8932" FLUSH OVER EXISTING PIPE.
- 4 3/4" IP, OPEN, DN 2.2'. ACCEPTED AS 3/4" IP TAGGED "LS 3962" PER RS 78/40, PM 98/19, PM 79/44, PM 56/24. SET 1" IP, PLASTIC PLUG STAMPED "PLS 8932" FLUSH OVER EXISTING PIPE.
- 5 FD. BOATSPIKE AND WASHER, ILLEGIBLE, DN 0.33, ACCEPTED AS BOATSPIKE AND WASHER STAMPED "LS 3670" PER RS 145/49-50, RS 69/56. SET TAG "PLS 8932"
- 6 FD. 3/4" IP, TAGGED "LS 3670", DN 0.75, PER RS 69/56

IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE COUNTY , STATE OF CALIFORNIA
PARCEL MAP NO. 37380

BEING A SUBDIVISION OF PARCEL 'C' OF LOT LINE ADJUSTMENT NO. 17-005 AS DESCRIBED IN GRANT DEED RECORDED JULY 19, 2018 AS INSTRUMENT NO. 2018-0291909, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN TOWNSHIP 5 SOUTH, RANGE 3 WEST, SECTION 12, S.B.M.

PLUMB LINE SURVEYING, INC. APRIL 2019

BOUNDARY CONTROL MAP



C.C.R.'S NOTE:

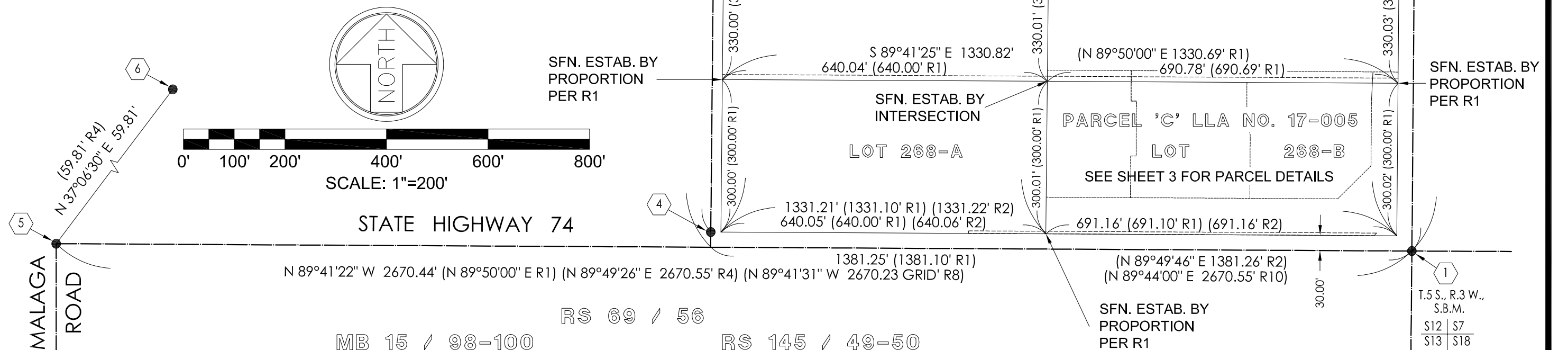
C.C.R.'S PER INST. NO. _____
REC. _____ - _____ - 20_____, O.R.

CONTROL TIES

NOT TO SCALE

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 137. AFFECTING PARCEL 1 THROUGH PARCEL 3, INCLUSIVE.



PARCEL MAP NO. 37380

BEING A SUBDIVISION OF PARCEL 'C' OF LOT LINE ADJUSTMENT NO. 17-005 AS DESCRIBED IN GRANT DEED RECORDED JULY 19, 2018 AS INSTRUMENT NO. 2018-0291909, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN TOWNSHIP 5 SOUTH, RANGE 3 WEST, SECTION 12, S.B.M.

PLUMB LINE SURVEYING, INC.

APRIL 2019

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°41'22" W	24.93'
L2	N 00°28'28" E	24.93'
L3	N 89°41'22" W	19.89'
L4	N 89°31'32" W	10.00'
L5	N 89°41'25" W	30.00'
L6	N 00°32'48" E	30.00'
L7	N 00°18'38" E	1.00'
L8	N 45°23'32" E	34.94'
L9	N 44°18'01" W	9.17'
L10	N 00°18'38" E	21.80'
L11	N 89°41'25" W	30.00'

CURVE TABLE

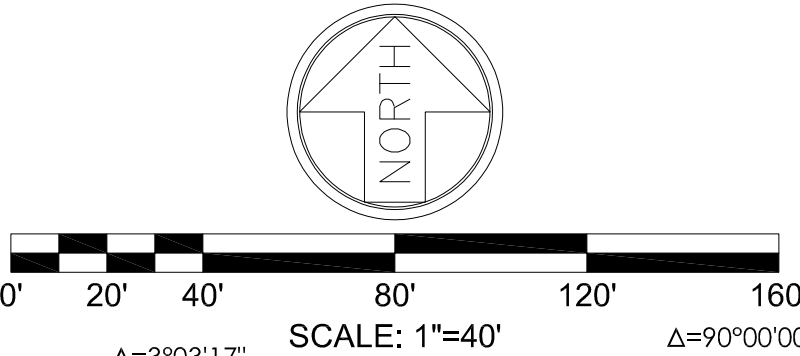
CURVE	DELTA	RADIUS	LENGTH
C1	89°51'10"	25.00'	39.20'

NOTE:

SEE SHEET 2 FOR BASIS OF BEARINGS, MONUMENT NOTES, SURVEYORS NOTES AND EASEMENT NOTES

PARCEL 'B' LLA NO. 17-005

LOT 269



PARCEL 'A' LLA NO. 17-005
LOT 267

NORTHERLY LINE OF PARCEL 'D' OF LLA NO. 17-005, SHOWN FOR REFERENCE ONLY

ACCESS AND IMPROVEMENT EASEMENT PER DOC. NO. 2024-0262462, REC. 8-30-2024

NORTHERLY LINE OF SOUTHERLY 22' OF LOT 269. ALSO NORTHERLY LINE OF PARCEL 'C' OF LLA NO. 17-005

RECIPROCAL ACCESS EASEMENT AND OPERATIONS AGREEMENT PER DOC. NO. 2024-0262464, REC. 8-30-2024. LOCATION IS APPROXIMATE

SCALE: 1"=40'

PUBLIC ROAD AND UTILITY EASEMENT PER DOC. NO. 2025-0029099, REC. 1-29-2025

PARCEL 1
1.25 AC (GROSS)
0.98 AC (NET)

PARCEL 2
1.69 AC (GROSS)
1.30 AC (NET)

PARCEL 3
2.10 AC (GROSS)
1.34 AC (NET)

RECIPROCAL ACCESS EASEMENT AND OPERATIONS AGREEMENT PER DOC. NO. 2024-0262464, REC. 8-30-2024. LOCATION IS APPROXIMATE

RECIPROCAL ACCESS EASEMENT AND OPERATIONS AGREEMENT PER DOC. NO. 2024-0262464, REC. 8-30-2024. LOCATION IS APPROXIMATE

ACCESS AND IMPROVEMENT EASEMENT PER DOC. NO. 2024-0262463, REC. 8-30-2024

GRANT DEED TO RIVERSIDE COUNTY REC. JUN. 22, 1994 AS INST. NO. 253036

GRANT DEED TO RIVERSIDE COUNTY REC. SEP. 28, 1966 AS INST. NO. 96186

BRIGGS ROAD (FORMERLY ALCANTES ROAD)

STATE HIGHWAY 74

T.5 S., R.3 W.,
S.B.M.
S12 | S7
S13 | S18

ENVIRONMENTAL CONSTRAINT SHEET

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

SHEET 1 OF 1 SHEET

SURVEYOR'S NOTES

- INDICATES FOUND MONUMENT AS NOTED
 - INDICATES SET 1" IP, PLASTIC PLUG STAMPED "PLS 8932", FLUSH
 - SFN INDICATES SEARCHED, FOUND NOTHING
- ALL MONUMENTS SHOWN AS "SET" ARE SET PER RIVERSIDE COUNTY ORDINANCE 461.21, AND IN ACCORDANCE FOR THIS WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THIS MAP
- R1 INDICATES RECORD DATA PER MB 14/44-46
 - R2 INDICATES RECORD DATA PER RS 78/40
 - R3 INDICATES RECORD DATA PER RS 148/28-30
 - R4 INDICATES RECORD DATA PER RS 69/56
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 - R6 INDICATES RECORD DATA PER PM 56/24
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 - R8 INDICATES RECORD DATA PER RS 145/49-50
 - R9 INDICATES RECORD DATA PER RS 62/30
 - R10 INDICATES RECORD DATA PER MB 15/98-100

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 "BILL" NAD 83 (2011) EPOCH 2010.00 AS SHOWN HEREON. QUOTED BEARINGS AND DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES, MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.99991077. CALCULATIONS ARE MADE AT FOUND MONUMENT 2 WITH COORDINATES OF N: 2217822.480, E: 6292191.523, USING AN ELEVATION OF 1,563.6 FEET

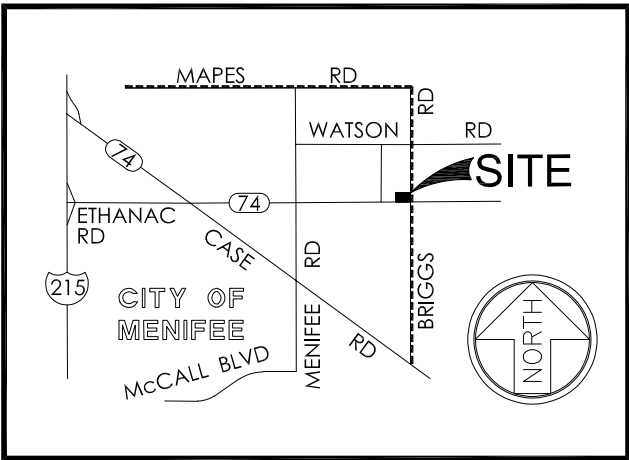
QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE.

EASEMENT NOTES

- ① EASEMENT SHOWN OR DEDICATED ON THE MAP OF ROMOLA FARMS NO. 5 FOR ROAD AND INCIDENTAL PURPOSES, RECORDED IN BOOK 14, PAGES 44 AND 45 OF MAPS, RIVERSIDE COUNTY RECORDS
 - ② EASEMENT FOR POLES, SUPPORT, WIRES, AND INCIDENTAL PURPOSES IN FAVOR OF THE SOUTHERN SIERRAS POWER COMPANY RECORDED APRIL 11, 1928 IN BOOK 758, PAGE 180 OF DEEDS, OFFICIAL RECORDS OF RIVERSIDE COUNTY. (WIDTH UNKNOWN)
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 - ④ EASEMENT FOR SLOPE AND INCIDENTAL PURPOSES IN FAVOR OF STATE OF CALIFORNIA RECORDED MAY 12, 1970 AS INSTRUMENT NO. 44270, OFFICIAL RECORDS OF RIVERSIDE COUNTY
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 - ⑥ A MAINTENANCE AND ACCESS EASEMENT DEDICATED HEREON TO THE CITY OF MENIFEE FOR DRAINAGE PURPOSES.
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FOUND MONUMENT LEGEND

- ① FD. 1 1/4" OD IP WITH 60D NAIL, IN WELL, DN 1.5', PER RS 148/28-30, 145/49-50. SET TAG "PLS 8932"
- ② FD. NAIL AND TAG "LS 3962", IN GRANITE ROCK, DOWN 1.1', PER RS 78/40, RS 148/28-30 FOUND ILLEGIBLE TAG.
- ③ FD. 3/4" IP, CONCRETE CORE, DOWN 2.5'. ACCEPTED AS 3/4" IP TAGGED "LS 3698" PER RS 78/40, RS 63/99-100, RS 62/30, PM 211/97-98, PM 98/19, PM 79/44, PM 56/24. SET 1" IP, PLASTIC PLUG STAMPED "PLS 8932" FLUSH OVER EXISTING PIPE.
- ④ 3/4" IP, OPEN, DN 2.2'. ACCEPTED AS 3/4" IP TAGGED "LS 3962" PER RS 78/40, PM 98/19, PM 79/44, PM 56/24. SET 1" IP, PLASTIC PLUG STAMPED "PLS 8932" FLUSH OVER EXISTING PIPE.
- ⑤ FD. BOATSPIKE AND WASHER, ILLEGIBLE, DN 0.33, ACCEPTED AS BOATSPIKE AND WASHER STAMPED "LS 3670" PER RS 145/49-50, RS 69/56. SET TAG "PLS 8932"
- ⑥ FD. 3/4" IP, TAGGED "LS 3670", DN 0.75, PER RS 69/56



VICINITY MAP
NOT TO SCALE

CONTROL TIES

NOT TO SCALE

PLUMB LINE SURVEYING, INC.

APRIL 2019

GPS CORS "MLFP"
N:2279468.184
E:6237668.033
GRID VALUES

BASIS OF BEARINGS
S 84°41'07" E 111549.473'

GPS CORS "P584"
N:2269135.977
E:6348737.968
GRID VALUES

PM 56 / 24

PM 79 / 44

PM 98 / 19

RS 63 / 99-100
MB 14 / 44-46

0' 100' 200' 400' 600' 800'
SCALE: 1"=200'

ENVIRONMENTAL CONSTRAINT NOTE (FILED IN BOOK 100 PAGE 137):

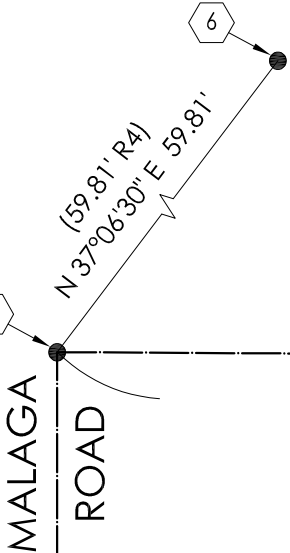
THIS PROPERTY IS SUBJECT TO LIGHTING RESTRICTIONS AS REQUIRED BY THE MENIFEE MUNICIPAL CODE CHAPTER 6.01, THE "DARK SKY ORDINANCE", WHICH ARE INTENDED TO REDUCE THE EFFECTS OF NIGHT LIGHTING ON THE MOUNT PALOMAR OBSERVATORY. ALL PROPOSED OUTDOOR LIGHTING SYSTEMS SHALL BE IN CONFORMANCE WITH THE DARK SKY ORDINANCE.

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

THIS PROPERTY IS PRESENTLY LOCATED IN THE VICINITY OF AN AIRPORT, WITHIN WHAT IS KNOWN AS AN AIRPORT INFLUENCE AREA. FOR THAT REASON, THE PROPERTY MAY BE SUBJECT TO SOME OF THE ANNOYANCES OR INCONVENIENCES ASSOCIATED WITH PROXIMITY TO AIRPORT OPERATIONS (FOR EXAMPLE: NOISE, VIBRATION, OR ODORS).

ENVIRONMENTAL CONSTRAINT STATEMENT:

THE ENVIRONMENTAL CONSTRAINT INFORMATION SHOWN ON THIS MAP SHEET IS 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 THIS MAP SHEET



STATE HIGHWAY 74

MB 15 / 98-100

RS 69 / 56

RS 145 / 49-50

MALONE AVENUE

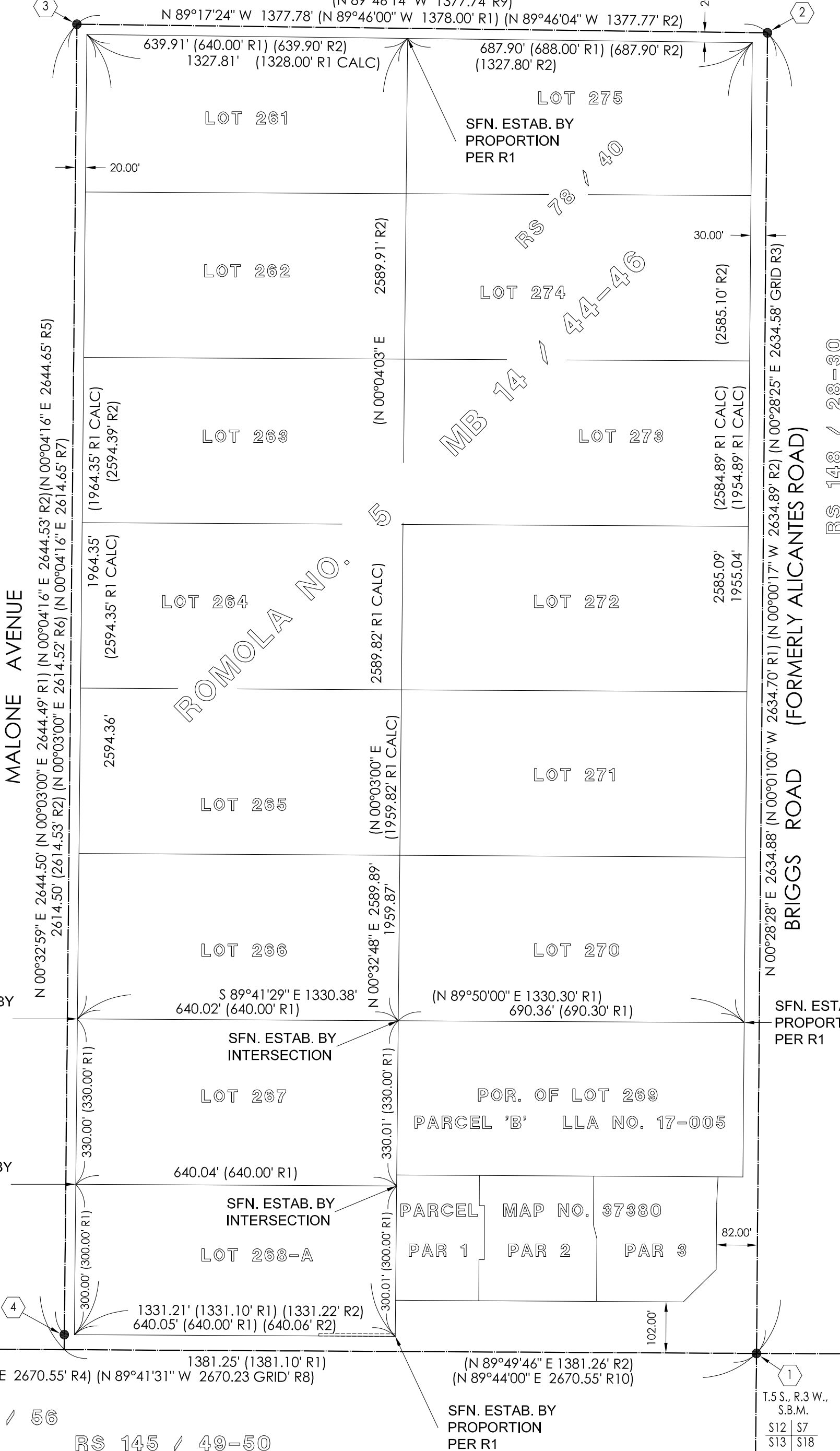
RS 62 / 30

RS 62 / 30

MB 14 / 44-46

WATSON ROAD

(N 89°46'14" W 1377.74' R9)



BRIGGS ROAD (FORMERLY ALCANTARES ROAD)

RS 148 / 28-30
MB 14 / 44-46

T.S.S., R.3 W.,
S.B.M.
S12 / S7
S13 / S18