

NUMBERED LOTS – 4
LETTERED LOTS – 3
GROSS AREA – 377,688 S.F./8.671 ACRES
NET AREA – 328,930 S.F./7.551 ACRES

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" (MENIFEE ROAD), "B" (MENIFEE ROAD) AND "C" (MENIFEE ROAD). THE DEDICATIONS ARE FOR STREET AND PUBLIC UTILITY PURPOSES.

HERITAGE SQUARE MENIFEE, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____

PRINT NAME: DANIEL L. STEPHENSON

TITLE: _____MANAGER_____

BENEFICIARY

PACIFIC WESTERN BANK UNDER DEED OF TRUST RECORDED APRIL 22, 2015 AS INSTRUMENT NO. 2015-0162627 OF OFFICIAL RECORDS.

MODIFIED BY INSTRUMENT NO. 2017-0180788, DATED MAY 5, 2017.

MODIFIED BY INSTRUMENT NO. 2018-0179561, DATED MAY 9, 2018.

MODIFIED BY INSTRUMENT NO. 2021-0309339, DATED MAY 19, 2021.

BY: _____BY: _____

PRINT NAME: _____PRINT NAME: _____

TITLE: _____TITLE: _____

BENEFICIARY

FIRST AMERICAN TITLE INSURANCE CO., A CALIFORNIA CORPORATION UNDER DEED OF TRUST RECORDED NOVEMBER 17, 2023 AS INSTRUMENT NO. 2023-0346684 OF OFFICIAL RECORDS.

BY: _____BY: _____

PRINT NAME: _____PRINT NAME: _____

TITLE: _____TITLE: _____

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NO THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF _____

COUNTY OF _____

ON _____BEFORE ME, _____, A NOTARY OF 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

PRINT NAME

MY COMMISSION EXPIRES _____.

MY COMMISSION NUMBER _____.

MY PRINICPAL PLACE OF BUSINESS IS _____COUNTY.

PARCEL MAP NO. 37624

BEING A SUBDIVISION OF LOTS 968 AND 969 TOGETHER WITH A PORTION OF LOTS 966 AND 967 OF ROMOLAND FARMS NO. 10 PER MAP FILED IN BOOK 15, PAGES 29 THROUGH 31, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY LYING WITHIN SECTION 23, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

SPIRO LAND SURVEYING JANUARY 2024

ABANDONMENT OF PUBLIC STREETS & PUBLIC EASEMENTS

PURSUANT TO SECTION 66434 AND 66499.20 1/2 OF THE SUBDIVISION MAP ACT, THE APPROVAL AND RECORDATION OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING:

THOSE PORTIONS OF AN EASEMENT FOR PUBLIC ROAD, DRAINAGE, INCLUDING PUBLIC UTILITY, PUBLIC SERVICES AND INCIDENTAL PURPOSES, RECORDED AUGUST 7, 1981 AS INSTRUMENT NO. 81-0150847, O.R., WITHIN THIS PARCEL MAP.

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 POLE LINE, CONDUITS AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY PER BOOK 656, PAGE 559 OF DEEDS, RECORDED DECEMBER 1, 1925, RECORDS OF RIVERSIDE COUNTY.

EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT PER INSTRUMENT NO. 11708, O. R., RECORDED JANUARY 29, 1964, RECORDS OF RIVERSIDE COUNTY.

EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY PER INSTRUMENT NO. 2013-0363572, O. R., RECORDED JULY 29, 2013, RECORDS OF RIVERSIDE COUNTY.

EASEMENT FOR UTILITY DISTRIBUTION LINES AND SERVICE FACILITIES IN FAVOR OF SOUTHERN CALIFORNIA EDISON RECORDED NOVEMBER 16, 2021 AS INSTRUMENT NO. 2021-0681010 OF OFFICIAL RECORDS.

MINERAL RIGHTS TO ALL OIL, MINERALS AND OTHER HYDROCARBON SUBSTANCES, WITHOUT HOWEVER, THE RIGHT TO ENTER UPON THE SURFACE OF, IN, UNDER OR ACROSS THE SAME AND SUBSURFACE TO A DEPTH OF 500 FEET MEASURED IN A VERTICAL DIRECTION FROM THE EARTH'S SURFACE OF SAID LAND FOR EXPLORATION, DEVELOPING, EXTRACTING OR REMOVING ANY OIL, GAS OR OTHER HYDROCARBON OR MINERALS FOUND THEREIN.

AN EASEMENT FOR UTILITY DISTRIBUTION LINES SERVICE FACILITIES IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY, RECORDED MAY 11, 1928 IN BOOK 765 OF DEEDS, PAGE 183, RECORDS OF RIVERSIDE COUNTY.

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED JULY 31, 1947 IN BOOK 854, PAGE 390, RECORDS OF RIVERSIDE COUNTY.

THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "TEMPORARY DRAINAGE EASEMENT" RECORDED APRIL 30, 2018 AS INSTRUMENT NO. 2018-0166493, RECORDS OF RIVERSIDE COUNTY.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED AUGUST 24, 2020 AS INSTRUMENT NO. 2020-0389143, RECORDS OF RIVERSIDE COUNTY.

AN EASEMENT FOR UTILITY DISTRIBUTION LINES SERVICE FACILITIES IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, RECORDED JULY 8, 2020 AS INSTRUMENT NO. 2020-0296834, RECORDS OF RIVERSIDE COUNTY.

EASEMENT FOR INGRESS, EGRESS AND UTILITY DISTRIBUTION IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT RECORDED FEBRUARY 23, 2024 AS INSTRUMENT NO. 2024-0049793 OF OFFICIAL RECORDS.

MENIFEE CITY CLERK CERTIFICATE

THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS CITY COUNCIL, HEREBY APPROVES THE PARCEL MAP 37624 AND ACCEPTS THE OFFER(S) OF EASEMENT 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" (MENIFEE ROAD), "B" (MENIFEE ROAD) AND "C" (MENIFEE ROAD).

DATED: _____2024

STEPHANIE ROSEEN
ACTING CITY CLERK, CITY OF MENIFEE
COUNTY OF RIVERSIDE, 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 \$ _____.

DATED: _____2024

MATTHEW JENNINGS, COUNTY TAX COLLECTOR

BY: _____, DEPUTY

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 COMPLETING THE SAME AS MAY BE REQUIRED BY THE CONDITIONS OF APPROVAL DATED _____.

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 37624 AS FILED, AMENDED, AND APPROVED BY THE CITY OF MENIFEE AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: _____20__

BY: _____

STEVEN E. STRAPAC, PLS 8566
CITY SURVEYOR, CITY OF MENIFEE, CALIFORNIA



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.

DATED: _____2024

CASH OR SURETY TAX BOND
MATTHEW JENNINGS
COUNTY TAX COLLECTOR

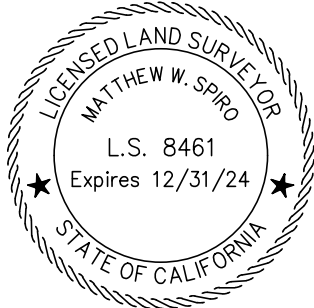
BY: _____DEPUTY

SURVEYOR’S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASE ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF HERITAGE SQUARE MENIFEE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN JANUARY OF 2024. 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

DATED: _____2024

MATTHEW W. SPIRO L.S. 8461
EXPIRATION DATE: 12/31/24



PARCEL MAP NO. 37624

BEING A SUBDIVISION OF LOTS 968 AND 969 TOGETHER WITH A PORTION OF LOTS 966 AND 967 OF ROMOLAND FARMS NO. 10 PER MAP FILED IN BOOK 15, PAGES 29 THROUGH 31, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY LYING WITHIN SECTION 23, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.
SPIRO LAND SURVEYING JANUARY 2024

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 NO THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF _____
COUNTY OF _____

ON _____ BEFORE ME, _____, A NOTARY OF 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

PRINT NAME

MY COMMISSION EXPIRES _____.

MY COMMISSION NUMBER _____.

MY PRINCIPAL PLACE OF BUSINESS IS _____COUNTY.

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 NO THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF _____
COUNTY OF _____

ON _____ BEFORE ME, _____, A NOTARY OF 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

PRINT NAME

MY COMMISSION EXPIRES _____.

MY COMMISSION NUMBER _____.

MY PRINCIPAL PLACE OF BUSINESS IS _____COUNTY.

SURVEYOR'S NOTES:

- FOUND MONUMENTS AS NOTED.
- ▲ CONTROL STATION AS NOTED.
- SET 1" IP WITH "LS 8461" TAG AND/OR LEAD AND TAG IN CONCRETE, FLUSH ON THE BOUNDARY AT ALL CORNERS, ANGLE POINTS, BCs, ECs, PCCs AND PRCs.
- SET 1" IP WITH "LS 8461" TAG AND/OR LEAD AND TAG IN CONCRETE, FLUSH SHOWN AS SET ON PM 37624-1 (R5), WERE NOT SET AS OF THE RECORDING OF THIS MAP. THESE POSITIONS WERE ESTABLISHED PER RECORD.

SET 1" IP WITH "LS 8461" TAG AND/OR LEAD AND TAG IN CONCRETE ON THE INTERIOR AT ALL CORNERS, ANGLE POINTS, BCs, ECs, PCCs AND PRCs.

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURED PER PARCEL MAP NO. 37624-1, MAP BOOK 248, PAGES 100-103 (R5), UNLESS OTHER WISE NOTED.

ALL MONUMENTS SHOWN AS "SET" IN ACCORDANCE WITH THE MONUMENT AGREEMENT FOR THIS MAP

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CSRS (CALIFORNIA SPATIAL REFERENCE CENTER), ZONE 6, BASED LOCAL ON CONTROL STATIONS "BILL", "PPBF" AND "MLFP", CSRS EPOCH 2107.50 (NAD83) AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND/OR 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 DISTANCE BY A COMBINATION FACTOR OF 0.999950071. CALCULATIONS ARE MADE AT POINT ② WITH COORDINATES OF N:2207299.548 E:6286763.899 ELEVATION OF 1466.7'

RECORD MAPS:

- (R1) = RECORD DATA PER R.S. BOOK 65, PAGES 35-36
(R2) = RECORD DATA PER TRACT NO. 30705-1, MAP BOOK 377, PAGES 44-53
(R3) = RECORD DATA PER R.S. BOOK 148, PAGES 62-68 (ALL DISTANCES GRID)
(R4) = RECORD DATA PER ROMOLA FARMS NO. 10, MAP BOOK 15, PAGES 29-31
(R5) = RECORD DATA PER PARCEL MAP NO. 37924-1, MAP BOOK 248, PAGES 100-103

CFD NOTE:

THIS MAP IS WITHIN THE BOUNDARIES OF CFD 2015-2.

EASEMENT NOTES: (PLOTTED ON SHEETS 3 & 4)

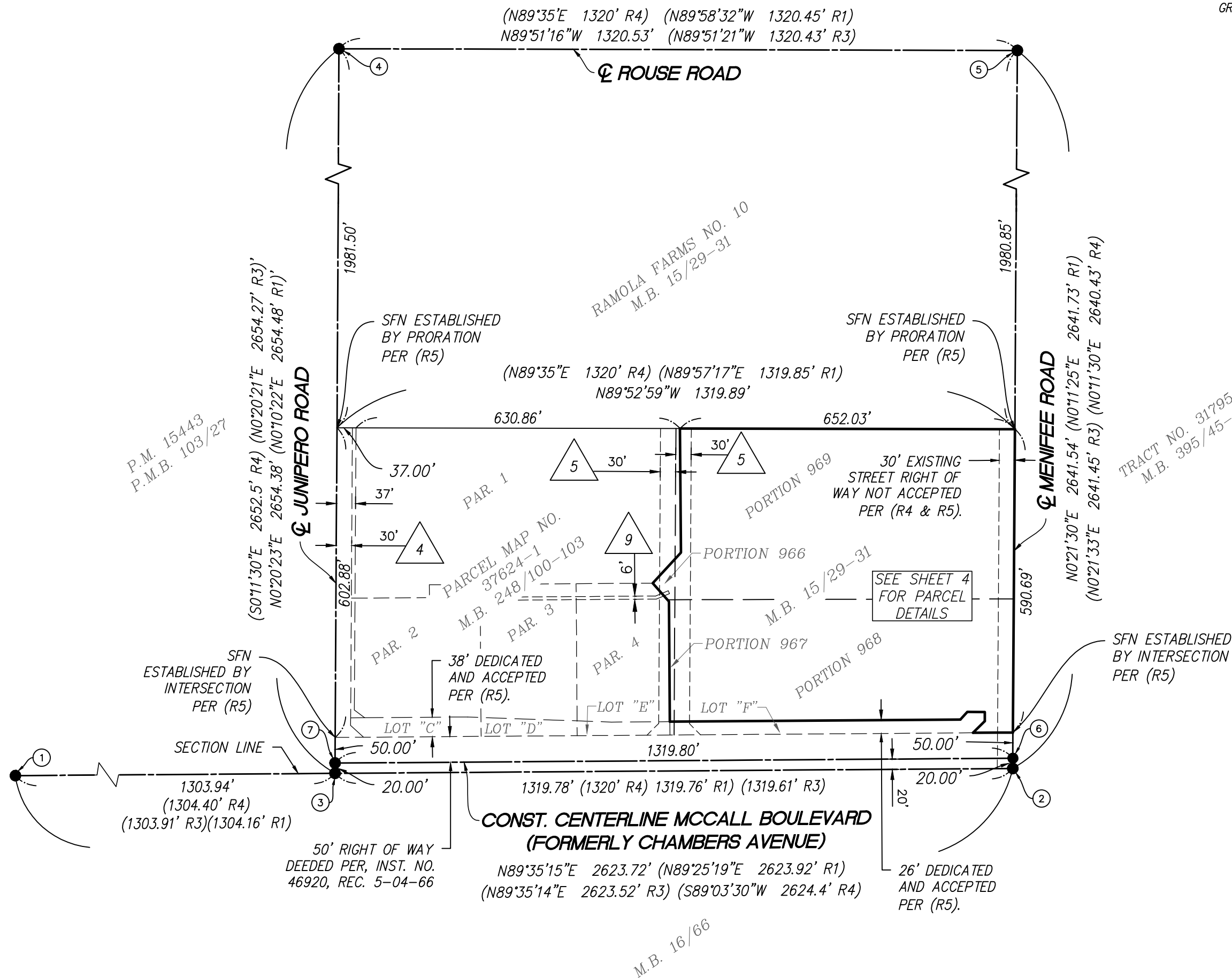
- EASEMENT FOR POLE LINE, CONDUITS AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY PER BOOK 656, PAGE 559 OF DEEDS, RECORDED DECEMBER 1, 1925, RECORDS OF RIVERSIDE COUNTY.
- EASEMENT FOR POLE LINE, CONDUITS AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY PER BOOK 765, PAGE 183 OF DEEDS, RECORDED MAY 11, 1928, RECORDS OF RIVERSIDE COUNTY. NOT PLOTTED.
- EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT PER INSTRUMENT NO. 11708, O. R., RECORDED JANUARY 29, 1964, RECORDS OF RIVERSIDE COUNTY.
- EASEMENT FOR PUBLIC ROADS, UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF RIVERSIDE COUNTY PER INSTRUMENT NO. 14203, O. R., RECORDED JANUARY 19, 1979, RECORDS OF RIVERSIDE COUNTY.
- EASEMENT FOR PUBLIC ROAD, DRAINAGE PURPOSES AND INCIDENTAL PURPOSES IN FAVOR OF RIVERSIDE COUNTY PER INSTRUMENT NO. 81-150847, O. R., RECORDED AUGUST 7, 1981, RECORDS OF RIVERSIDE COUNTY. ABANDONED HEREON.
- EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY PER INSTRUMENT NO. 2013-0363572, O. R., RECORDED JULY 29, 2013, RECORDS OF RIVERSIDE COUNTY.

- THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN DOCUMENT ENTITLED "TEMPORARY DRAINAGE EASEMENT" RECORDED APRIL 30, 2018 AS INSTRUMENT NO. 2018-0166493. MODIFICATIONS RECORDED AUGUST 24, 2020 AS INSTRUMENT NO. 2020-0389143 OF OFFICIAL RECORDS. NOT PLOTTED.
- EASEMENT FOR UTILITY DISTRIBUTION LINES AND SERVICE FACILITIES IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY RECORDED JULY 8, 2020 AS INSTRUMENT NO. 2020-0296834 OF OFFICIAL RECORDS. NOT PLOTTED.
 - EASEMENT FOR UTILITY DISTRIBUTION LINES AND SERVICE FACILITIES IN FAVOR OF SOUTHERN CALIFORNIA EDISON RECORDED NOVEMBER 16, 2021 AS INSTRUMENT NO. 2021-0681010 OF OFFICIAL RECORDS.
 - COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED JULY 31, 1947 AS BOOK 854, PAGE 390 OF OFFICIAL RECORDS.
 - MINERAL RIGHTS TO ALL OIL, MINERALS AND OTHER HYDROCARBON SUBSTANCES, WITHOUT HOWEVER, THE RIGHT TO ENTER UPON THE SURFACE OF, IN, UNDER OR ACROSS THE SAME AND SUBSURFACE TO A DEPTH OF 500 FEET MEASURED IN A VERTICAL DIRECTION FROM THE EARTH'S SURFACE OF SAID LAND FOR EXPLORATION, DEVELOPING, EXTRACTING OR REMOVING ANY OIL, GAS OR OTHER HYDROCARBON OR MINERALS FOUND THEREIN.
 - EASEMENT FOR INGRESS, EGRESS AND UTILITY DISTRIBUTION IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT RECORDED FEBRUARY 23, 2024 AS INSTRUMENT NO. 2024-0049793 OF OFFICIAL RECORDS.

PARCEL MAP NO. 37624

BEING A SUBDIVISION OF LOTS 968 AND 969 TOGETHER WITH A PORTION OF LOTS 966 AND 967 OF ROMOLAND FARMS NO. 10 PER MAP FILED IN BOOK 15, PAGES 29 THROUGH 31, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY LYING WITHIN SECTION 23, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

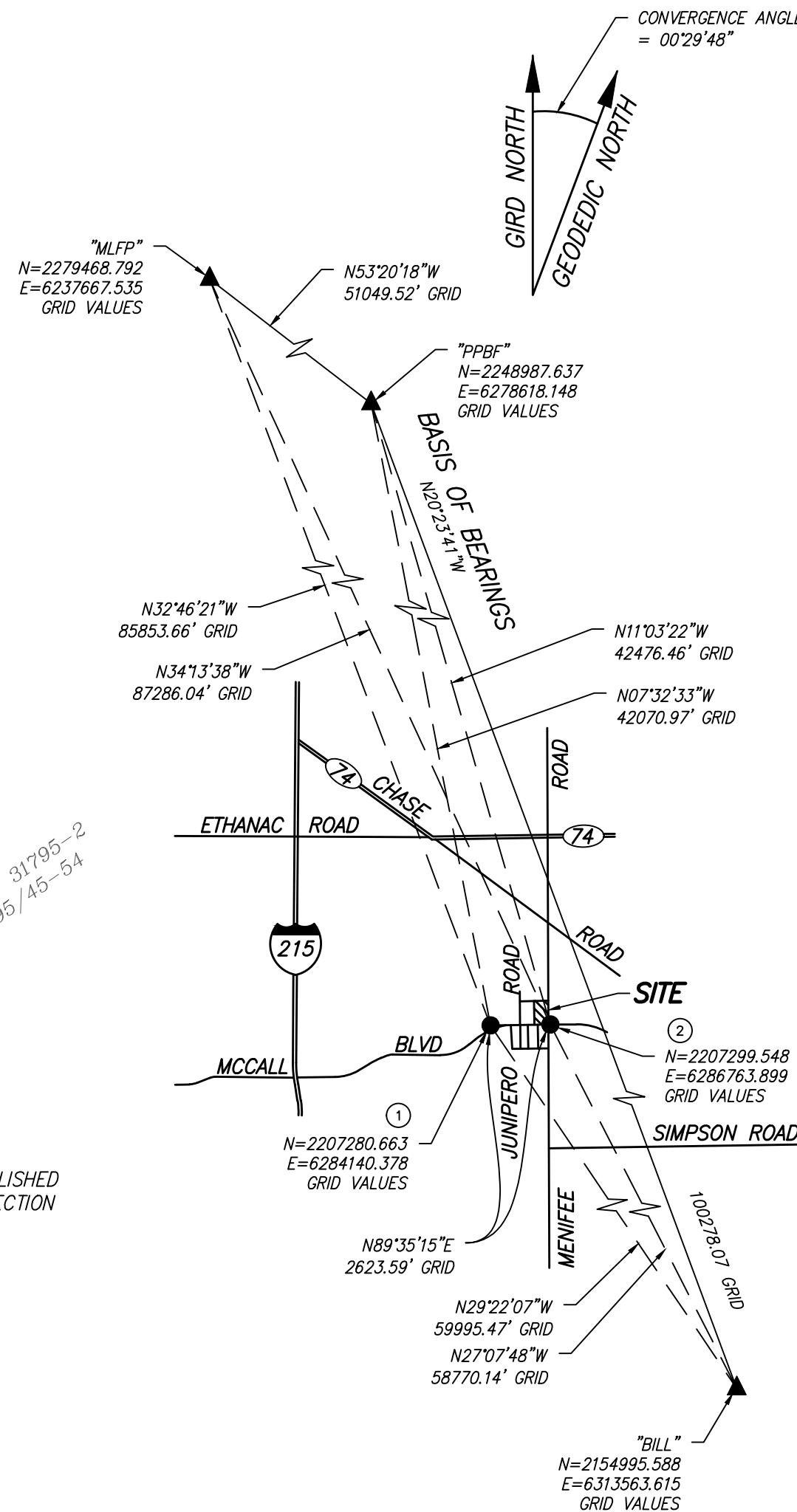
SPIRO LAND SURVEYING JANUARY 2024

BOUNDARY ESTABLISHMENT**MONUMENT NOTES:**

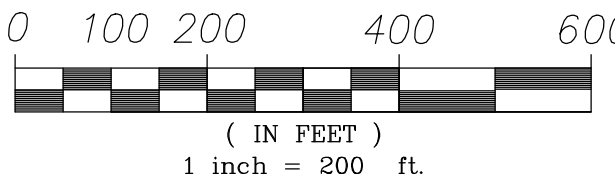
- FOUND 1" BRASS DISC STAMPED " CNTR. SEC. 23" IN LIEU OF A 2" BRASS DISC STAMPED "RIVCO SURV. CNTR. SEC. 23", UP 0.5', PER RS 148/62-68 & PARCEL MAP NO. 37624-1, P.M.B. 248/100-103.
- FOUND 2" IRON PIPE, NO TAG, FLUSH, IN LIEU OF "RCE 28946" TAG PER RS 148/62-63 & PM 37624-1, P.M.B. 248/100-103. SET "LS 8461" TAG.
- FOUND 3/4" IRON PIPE, NO TAG, FLUSH, IN LIEU OF "RCE 28946" TAG PER RS 148/62-63 & PM 37624-1, P.M.B. 248/100-103. SET "LS 8461" TAG.
- FOUND 1" IRON PIPE, WITH LS7566 IN LIEU OF A 3/4" IRON PIPE WITH RCFC & WCD TAG PER RS 148/62-63 & PM 37624-1, P.M.B. 248/100-103.
- FOUND 3/4" IRON PIPE WITH ILLEGIBLE TAG, IN LIEU OF 1" IRON PIPE WITH SPIKE PER PM 37624-1, P.M.B. 248/100-103.
- FOUND 2" IRON PIPE WITH RCE 28946 TAG, FLUSH, PER RS 148/62-63 & PM 37624-1, P.M.B. 248/100-103.
- FOUND NAIL WITH "RIVCO SURV." TAG IN LIEU OF 3/4" IRON PIPE WITH RCFC & WCD TAG PER PM 37624-1, P.M.B. 248/100-103.

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 121. (AFFECTING ALL LOTS)

**VICINITY MAP AND CONTROL TIES:**

NOT TO SCALE



SECTION 23, T.5S., R.3W.

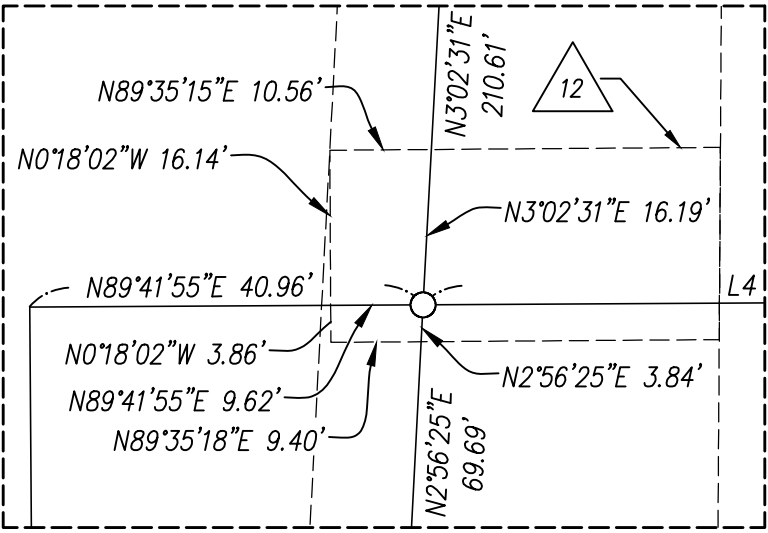
IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 37624

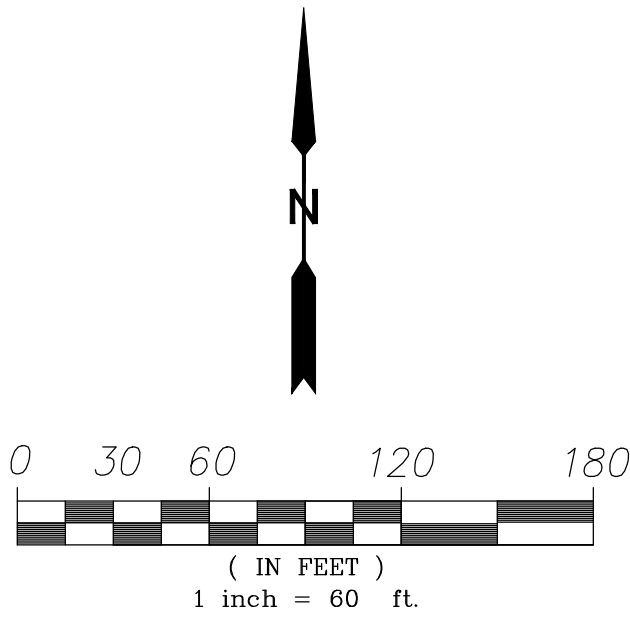
BEING A SUBDIVISION OF LOTS 968 AND 969 TOGETHER WITH A PORTION OF LOTS 966 AND 967 OF ROMOLAND FARMS NO. 10 PER MAP FILED IN BOOK 15, PAGES 29 THROUGH 31, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY LYING WITHIN SECTION 23, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

SPIRO LAND SURVEYING JANUARY 2024

RAMOLA FARMS NO.
10 M.B. 15/29-31



DETAIL "B"
SCALE: 1" = 20'



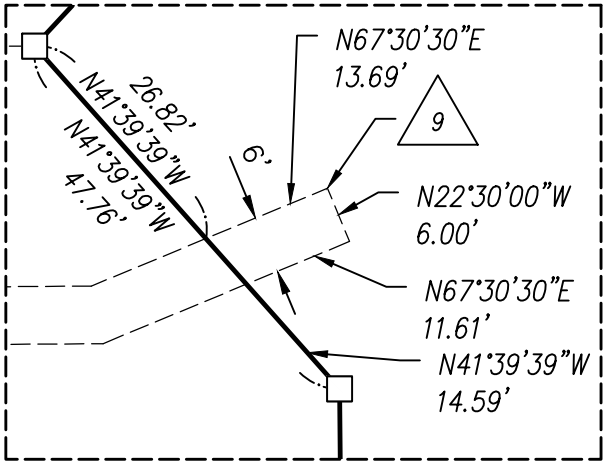
SURVEYOR'S NOTES:

- FOUND MONUMENTS AS NOTED.
- ▲ CONTROL STATION AS NOTED.
- SET 1" IP WITH "LS 8461" TAG AND/OR LEAD AND TAG IN CONCRETE, FLUSH ON THE BOUNDARY AT ALL CORNERS, ANGLE POINTS, BCs, ECs, PCCs AND PRCs.
- SET 1" IP WITH "LS 8461" TAG AND/OR LEAD AND TAG IN CONCRETE, FLUSH SHOWN AS SET ON PM 37624-1 (R5), WERE NOT SET AS OF THE RECORDING OF THIS MAP. THESE POSITIONS WERE ESTABLISHED PER RECORD.
- SET 1" IP WITH "LS 8461" TAG AND/OR LEAD AND TAG IN CONCRETE ON THE INTERIOR AT ALL CORNERS, ANGLE POINTS, BCs, ECs, PCCs AND PRCs.
- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURED PER PARCEL MAP NO. 37624-1, MAP BOOK 248, PAGES 100-103 (R5), UNLESS OTHER WISE NOTED.
- ALL MONUMENTS SHOWN AS "SET" IN ACCORDANCE WITH THE MONUMENT AGREEMENT FOR THIS MAP

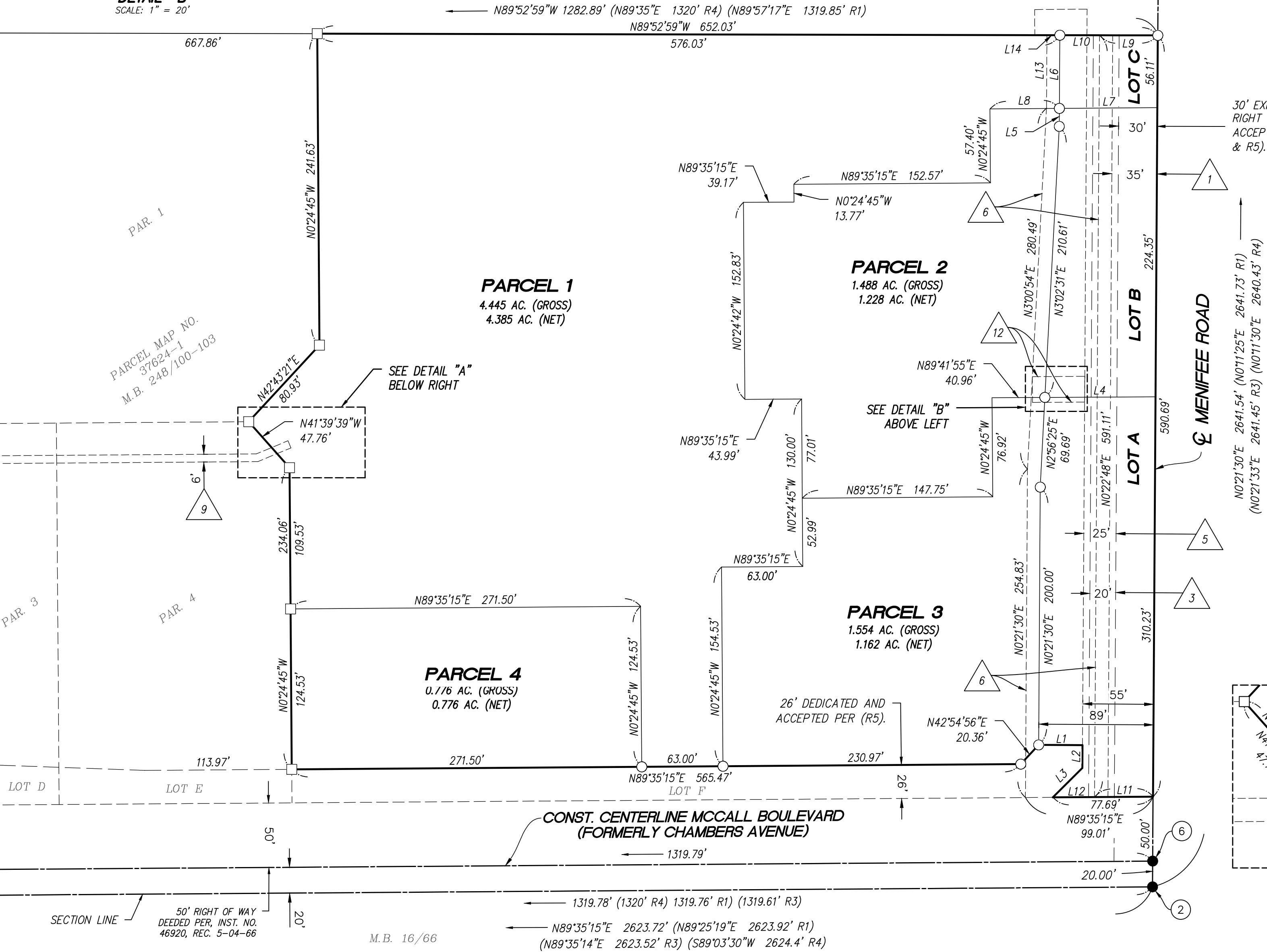
C.C.R.'S NOTE

C.C.R.'S PER INSTRUMENT NO. 2020-0250277, O. R., RECORDED JUNE 11, 2020 &
C.C.R.'S PER INSTRUMENT NO. _____, O. R., RECORDED _____

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N89°38'30"W	34.00'
L2	N00°21'30"E	17.67'
L3	N44°58'18"E	32.30'
L4	N89°41'55"E	85.87'
L5	N00°21'30"E	13.95'
L6	N00°21'30"E	56.81'
L7	N89°35'15"E	76.01'
L8	N89°35'15"E	53.83'
L9	N89°52'59"E	45.19'
L10	N89°52'59"E	30.81'
L11	N89°35'15"E	45.42'
L12	N89°35'15"E	32.27'
L13	N0°21'30"E	56.64'
L14	N89°52'59"E	10.00'



DETAIL "A"
SCALE: 1" = 20'



M.B. 16/66

ENVIRONMENTAL CONSTRAINT SHEET

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

SHEET 1 OF 1 SHEETS

SURVEYOR'S NOTES:

- FOUND MONUMENTS AS NOTED.
- ▲ CONTROL STATION AS NOTED.
- SET 1" IP WITH "LS 8461" TAG AND/OR LEAD AND TAG IN CONCRETE, FLUSH ON THE BOUNDARY AT ALL CORNERS, ANGLE POINTS, BCs, ECs, PCCs AND PRCs.
- SET 1" IP WITH "LS 8461" TAG AND/OR LEAD AND TAG IN CONCRETE, FLUSH SHOWN AS SET ON PM 37624-1 (R5), WERE NOT SET AS OF THE RECORDING OF THIS MAP. THESE POSITIONS WERE ESTABLISHED PER RECORD.

SET 1" IP WITH "LS 8461" TAG AND/OR LEAD AND TAG IN CONCRETE ON THE INTERIOR AT ALL CORNERS, ANGLE POINTS, BCs, ECs, PCCs AND PRC.

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURED PER PARCEL MAP NO. 37624-1, MAP BOOK 248, PAGES 100-103 (R5), UNLESS OTHER WISE NOTED.

ALL MONUMENTS SHOWN AS "SET" IN ACCORDANCE WITH THE MONUMENT AGREEMENT FOR THIS MAP

ALL MONUMENTS ARE SET AND TAGGED PER ORDINANCE 461.21

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CSRS (CALIFORNIA SPATIAL REFERENCE CENTER), ZONE 6, BASED LOCAL ON CONTROL STATIONS "BILL", "PPBF" AND "MLFP", CSRS EPOCH 2107.50 (NAD83) AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND/OR 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 DISTANCE BY A COMBINATION FACTOR OF 0.999950071. CALCULATIONS ARE MADE AT POINT 2 WITH COORDINATES OF N:2207299.548 E:6286763.899 ELEVATION OF 1466.7'

EASEMENT NOTES:

- EASEMENT FOR POLE LINE, CONDUITS AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY PER BOOK 656, PAGE 559 OF DEEDS, RECORDED DECEMBER 1, 1925, RECORDS OF RIVERSIDE COUNTY.
- EASEMENT FOR POLE LINE, CONDUITS AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY PER BOOK 765, PAGE 183 OF DEEDS, RECORDED MAY 11, 1928, RECORDS OF RIVERSIDE COUNTY. NOT PLOTTED.
- EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT PER INSTRUMENT NO. 11708, O. R., RECORDED JANUARY 29, 1964, RECORDS OF RIVERSIDE COUNTY.
- EASEMENT FOR PUBLIC ROADS, UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF RIVERSIDE COUNTY PER INSTRUMENT NO. 14203, O. R., RECORDED JANUARY 19, 1979, RECORDS OF RIVERSIDE COUNTY.
- EASEMENT FOR PUBLIC ROAD, DRAINAGE PURPOSES AND INCIDENTAL PURPOSES IN FAVOR OF RIVERSIDE COUNTY PER INSTRUMENT NO. 81-150847, O. R., RECORDED AUGUST 7, 1981, RECORDS OF RIVERSIDE COUNTY. ABANDONED HEREON.
- EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY PER INSTRUMENT NO. 2013-0363572, O. R., RECORDED JULY 29, 2013, RECORDS OF RIVERSIDE COUNTY.
- THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN DOCUMENT ENTITLED "TEMPORARY DRAINAGE EASEMENT" RECORDED APRIL 30, 2018 AS INSTRUMENT NO. 2018-0166493. MODIFICATIONS RECORDED AUGUST 24, 2020 AS INSTRUMENT NO. 2020-0389143 OF OFFICIAL RECORDS. NOT PLOTTED.
- EASEMENT FOR UTILITY DISTRIBUTION LINES AND SERVICE FACILITIES IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY RECORDED JULY 8, 2020 AS INSTRUMENT NO. 2020-0296834 OF OFFICIAL RECORDS. NOT PLOTTED.
- EASEMENT FOR UTILITY DISTRIBUTION LINES AND SERVICE FACILITIES IN FAVOR OF SOUTHERN CALIFORNIA EDISON RECORDED NOVEMBER 16, 2021 AS INSTRUMENT NO. 2021-0681010 OF OFFICIAL RECORDS.
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED JULY 31, 1947 AS BOOK 854, PAGE 390 OF OFFICIAL RECORDS.
- MINERAL RIGHTS TO ALL OIL, MINERALS AND OTHER HYDROCARBON SUBSTANCES, WITHOUT HOWEVER, THE RIGHT TO ENTER UPON THE SURFACE OF, IN, UNDER OR ACROSS THE SAME AND SUBSURFACE TO A DEPTH OF 500 FEET MEASURED IN A VERTICAL DIRECTION FROM THE EARTH'S SURFACE OF SAID LAND FOR EXPLORATION, DEVELOPING, EXTRACTING OR REMOVING ANY OIL, GAS OR OTHER HYDROCARBON OR MINERALS FOUND THEREIN.
- EASEMENT FOR INGRESS, EGRESS AND UTILITY DISTRIBUTION IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT RECORDED FEBRUARY 23, 2024 AS INSTRUMENT NO. 2024-0049793 OF OFFICIAL RECORDS.

MONUMENT NOTES:

- FOUND 1" BRASS DISC STAMPED "CNTR. SEC. 23" IN LIEU OF A 2" BRASS DISC STAMPED "RIVCO SURV. CNTR. SEC. 23", UP 0.5', PER RS 148/62-68 & PARCEL MAP NO. 37624-1, P.M.B. 248/100-103.
- FOUND 2" IRON PIPE, NO TAG, FLUSH, PER RS 148/62-63 & PM 37624-1, P.M.B. 248/100-103.
- FOUND 3/4" IRON PIPE, NO TAG, FLUSH, PER RS 148/62-63 & PM 37624-1, P.M.B. 248/100-103.
- FOUND 1" IRON PIPE, WITH LS7566 IN LIEU OF A 3/4" IRON PIPE WITH RCFC & WCD TAG PER RS 148/62-63 & PM 37624-1, P.M.B. 248/100-103.
- FOUND 3/4" IRON PIPE WITH ILLEGIBLE TAG, IN LIEU OF 1" IRON PIPE WITH SPIKE PER PM 37624-1, P.M.B. 248/100-103.
- FOUND 2" IRON PIPE WITH RCE 28946 TAG, FLUSH, PER RS 148/62-63 & PM 37624-1, P.M.B. 248/100-103.
- FOUND NAIL WITH "RIVCO SURV." TAG IN LIEU OF 3/4" IRON PIPE WITH RCFC & WCD TAG PER PM 37624-1, P.M.B. 248/100-103.

PARCEL MAP NO. 37624

BEING A SUBDIVISION OF LOTS 968 AND 969 TOGETHER WITH A PORTION OF LOTS 966 AND 967 OF ROMOLAND FARMS NO. 10 PER MAP FILED IN BOOK 15, PAGES 29 THROUGH 31, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY LYING WITHIN SECTION 23, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

SPIRO LAND SURVEYING JANUARY 2024

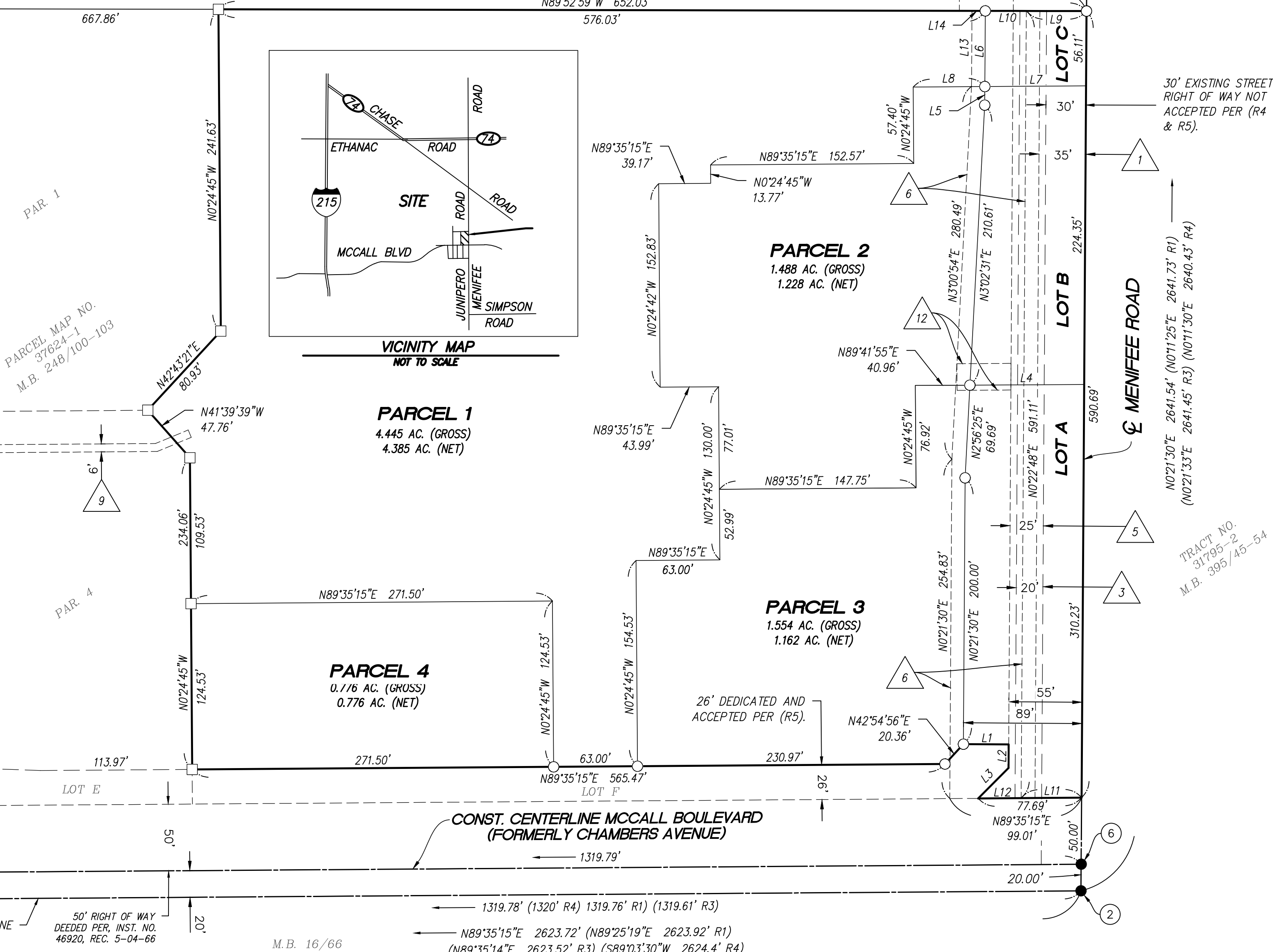
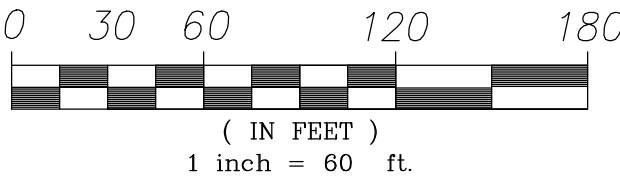
RAMOLA FARMS NO.
10 M.B. 15/29-31

ENVIRONMENTAL CONSTRAINT NOTES: (FILED IN BOOK 100 PAGE 121)

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

2. MITIGATION MONITORING PLAN - "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."

3. AIRPORT IN VICINITY - "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)."



SECTION 23, T.5S., R.3W.