

440/42

TRACT NO. 32101

BEING A SUBDIVISION OF PORTIONS OF PARCELS 31 THROUGH 33, INCLUSIVE, OF PARCEL MAP 21838, IN BOOK 146, PAGES 1 THROUGH 26, INCLUSIVE, OF PARCEL MAPS; ALSO BEING A PORTION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 4874, RECORDED JUNE 24, 2005, AS INSTRUMENT NO. 2005-0501831, OFFICIAL RECORDS OF RIVERSIDE COUNTY, LYING IN SECTION 36, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS JUNE, 2014

RECORDER'S STATEMENT

FILED THIS 18th DAY OF AUGUST, 2015, AT 1:10 P.M., IN BOOK 446 OF MAPS AT PAGES 42-49, AT THE REQUEST OF THE CITY CLERK OF THE CITY OF MENIFEE.
FEE \$ 24.00
NUMBER 2015-0367463

PETER ALDANA, ASSESSOR - COUNTY CLERK - RECORDER
BY: Nancy Henson J. Alborn DEPUTY

SUBDIVISION GUARANTEE:
FIRST AMERICAN TITLE INSURANCE COMPANY

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 A PUBLIC RIGHT OF WAY FOR PUBLIC PURPOSES: LOT "A" THROUGH LOT "M", INCLUSIVE. THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

AS A CONDITION OF DEDICATION OF LOT "B", BRIGGS ROAD, THE OWNERS OF LOTS 29 THROUGH 31, AND LOTS 34 THROUGH 57, 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 CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: ABUTTERS' RIGHTS OF ACCESS ALONG DOMENIGONI PARKWAY. THE OWNERS OF LOTS 1, 58, 59, 68, 69, 72 THROUGH 87, INCLUSIVE, 199, 201 AND 202 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 CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS A REGIONAL TRAIL FOR PUBLIC PURPOSES: A 20' REGIONAL TRAIL OVER LOTS 87 AND 198. THE DEDICATION IS FOR CONSTRUCTION AND MAINTENANCE OF COMMUNITY TRAIL FACILITIES IN FAVOR OF THE CITY OF MENIFEE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: DRAINAGE EASEMENTS OVER LOTS 34 AND 201. THE DEDICATION IS FOR DRAINAGE AND MAINTENANCE PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: STORM DRAIN EASEMENTS, OVER LOTS 106 AND 130. THE DEDICATION IS FOR FLOOD CONTROL PURPOSES FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

WE HEREBY GRANT IN FEE TITLE LOT 198, PARK SITE, AND LOTS 199 THROUGH 202, INCLUSIVE, FOR OPEN SPACE PURPOSES, TO THE CITY OF MENIFEE AS SHOWN HEREON.

LOTS 34 THROUGH 48, INCLUSIVE, AND LOTS 55 THROUGH 64, INCLUSIVE, WILL REMAIN NOT DEVELOPABLE UNTIL THE EASEMENTS DESCRIBED IN INSTRUMENT NO. 86-240453, RECORDED SEPTEMBER 30, 1986 AND INSTRUMENT NO. 10279, RECORDED FEBRUARY 2, 1968 HAVE BEEN ABANDONED BY RECORDED NOTICE.

OWNER:

DIAMOND BROTHERS FIVE PARTNERSHIP, LP, A CALIFORNIA LIMITED PARTNERSHIP

George Chiao-Tung Chang
GEORGE CHIAO-TUNG CHANG, GENERAL PARTNER

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 THE DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF SANBERNARDINO

ON JULY 23 2015 BEFORE ME, BHAVESH R. PATEL, A NOTARY PUBLIC, PERSONALLY APPEARED GEORGE CHIAO-TUNG CHANG, GENERAL PARTNER, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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.

Bhavesh R. Patel MY COMMISSION NO.: 1971679

SIGNATURE
BHAVESH R. PATEL

PRINT NAME

MY COMMISSION EXPIRES: MARCH 30 2016

MY PRINCIPAL PLACE OF BUSINESS IS SANBERNARDINO COUNTY.

ABANDONMENT NOTE

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

THAT CERTAIN 100' ROAD EASEMENT WITHIN PARCELS 32 AND 33 OF PARCEL MAP 21838, KNOWN AS BRIGGS ROAD, RECORDED IN BOOK 146 OF PARCEL MAPS AT PAGES 1 THROUGH 26 INCLUSIVE, DEDICATED AND ACCEPTED BY SAID PARCEL MAP, WITHIN THE BOUNDARY OF THIS TRACT MAP.

THOSE PORTIONS OF THOSE CERTAIN EASEMENT DEEDS FOR PERPETUAL SLOPE AND DRAINAGE PURPOSES RECORDED 4/15/2004 AS DOC. 2004-0274332 AND DOC. 2004-0274333, O.R., WITHIN THE BOUNDARY OF THIS TRACT MAP.

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 13,400.00 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: July 28, 2015

CASH OR SURETY TAX BOND

DON KENT

COUNTY TAX COLLECTOR

BY: Susan S. [Signature] DEPUTY

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 DIAMOND BROTHERS FIVE PARTNERSHIP ON AUGUST 28, 2013. 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: JULY 24, 2015

Matthew E. Webb

MATTHEW E. WEBB
L.S. 5529



CITY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE. 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: 4 AUGUST, 2015

BY: Dennis W. Janda

DENNIS JANDA, P.L.S. 6359
CITY SURVEYOR, CITY OF MENIFEE



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 32101, APPROVED BY THE RIVERSIDE COUNTY BOARD OF SUPERVISORS ON MARCH 29, 2005, AND ANY APPROVED ALTERATION THEREOF. THAT THE PLANS FOR THE DRAINS, DRAINAGE WORKS AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOODS HAVE BEEN APPROVED. THAT A COMPLETE SET OF PLANS FOR THE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS HAVE BEEN FILED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVISION 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 MARCH 29, 2005.

DATE: AUGUST 7, 2015

Jonathan G. Smith
JONATHAN G. SMITH, R.C.E. 61253
CITY ENGINEER, CITY OF MENIFEE



MENIFEE CITY CLERK CERTIFICATE

THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS CITY COUNCIL, HEREBY APPROVES THE TRACT MAP NO. 32101 AND ACCEPTS THE OFFERS 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 STREETS SHALL NOT BECOME PART OF THE CITY MAINTAINED STREET SYSTEM UNTIL ACCEPTED BY RESOLUTION OF THIS CITY.

FOR STREET AND PUBLIC UTILITY PURPOSES: LOT A (DOMENIGONI PARKWAY), LOT B (BRIGGS ROAD), LOT C (BEACHSTONE WAY), LOT D (SILVERSTONE COURT), LOT E (STARLIGHT WAY), LOT F (QUAILROCK DRIVE), LOT G (FELSPAR COURT), LOT H (CALIFA CIRCLE), LOT I (CALLE CANTE), LOT J (WOODLAKE CIRCLE), LOT K (ALDEA COURT), LOT L (VILLAGO WAY), AND LOT M (CONTESSA COURT). SUBJECT TO IMPROVEMENTS.

THE EASEMENT FOR DRAINAGE PURPOSES OVER LOTS 106 AND 130 FOR FLOOD CONTROL PURPOSES FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES IS HEREBY ACCEPTED.

THE EASEMENTS FOR STORM DRAIN OVER LOTS 34 AND 201 FOR DRAINAGE AND MAINTENANCE PURPOSES IS HEREBY ACCEPTED.

THE DEDICATION OF OPEN SPACE PURPOSES LOTS 199 THROUGH 202 INCLUSIVE IN FEE IS HEREBY ACCEPTED.

THE DEDICATION FOR PARK PURPOSES LOT 198 IN FEE AS SHOWN HEREON IS HEREBY ACCEPTED.

THE DEDICATION OF A 20' REGIONAL TRAIL OVER LOTS 87 AND 198 FOR CONSTRUCTION AND MAINTENANCE OF COMMUNITY TRAIL FACILITIES IS HEREBY ACCEPTED.

LOTS 34 THROUGH 48, INCLUSIVE, AND LOTS 55 THROUGH 64, INCLUSIVE, WILL REMAIN NOT DEVELOPABLE UNTIL THE EASEMENTS DESCRIBED IN INSTRUMENT NO. 86-240453, RECORDED SEPTEMBER 30, 1986 AND INSTRUMENT NO. 10279, RECORDED FEBRUARY 2, 1968 HAVE BEEN ABANDONED BY RECORDED NOTICE.

DATE: August 5, 2015, 2015

J. Bennett
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 \$ 13,400.00.

DATE: July 28, 2015

DON KENT
COUNTY TAX COLLECTOR

BY: Susan S. [Signature] DEPUTY

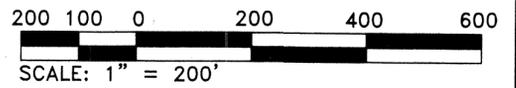
446/43

SURVEYOR'S NOTES

IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, CALIFORNIA

SHEET 2 OF 8 SHEETS

TRACT NO. 32101



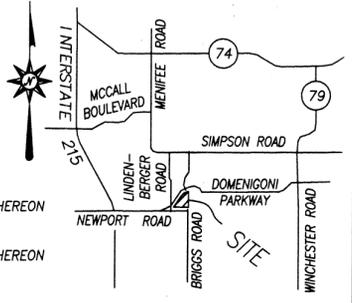
BEING A SUBDIVISION OF PORTIONS OF PARCELS 31 THROUGH 33, INCLUSIVE, OF PARCEL MAP 21838, IN BOOK 146, PAGES 1 THROUGH 26, INCLUSIVE, OF PARCEL MAPS; ALSO BEING A PORTION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 4874, RECORDED JUNE 24, 2005, AS INSTRUMENT NO. 2005-0501831, OFFICIAL RECORDS OF RIVERSIDE COUNTY, LYING IN SECTION 36, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS JUNE, 2014

EASEMENT NOTES

ENVIRONMENTAL CONSTRAINT SHEET NOTE

AN ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE CITY SURVEYOR'S OFFICE OF THE CITY OF MENIFEE IN E.C.S. BOOK _____ PAGE _____. THIS AFFECTS ALL LOTS.



VICINITY MAP NOT TO SCALE

SEE DETAIL "C" ON SHEET 3

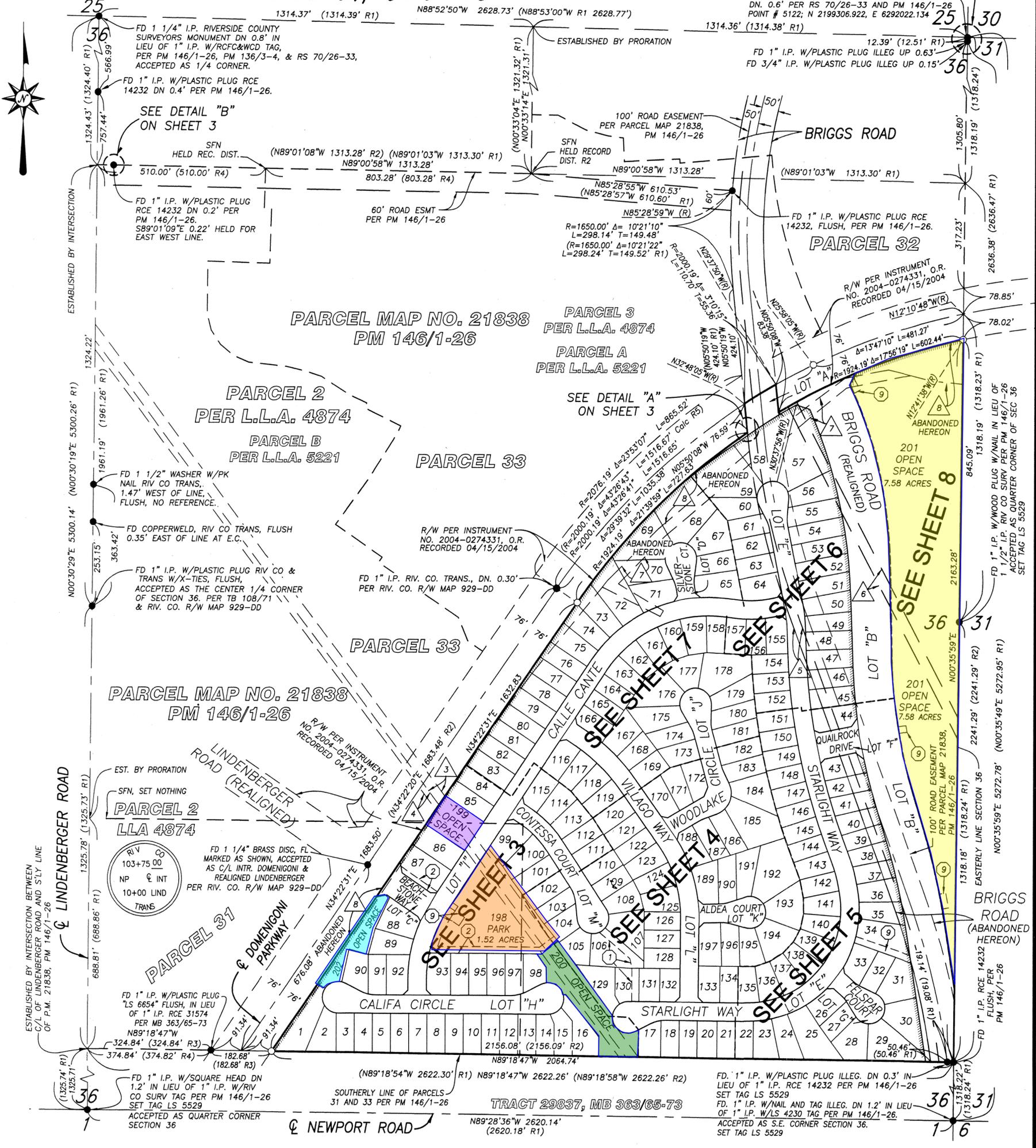
FD 3/4" I.P. W/PLASTIC PLUG RCFC&WCD DN. 0.6' PER RS 70/26-33 AND PM 146/1-26 POINT # 5122; N 2199306.922, E 6292022.134

- 1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "P474", "CNPP" & "PPBF" 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 DISTANCE BY A COMBINATION FACTOR OF 0.99991223. CALCULATIONS ARE MADE AT POINT # 5122; NORTHEAST CORNER OF SECTION 36 WITH COORDINATES OF N 2200626.435, E 6292034.860, USING AN ELEVATION OF 1441.62.
2. O INDICATES SET 1" I.P. WITH METAL DISC, TAGGED LS 5529, FLUSH.
3. ● INDICATES FOUND MONUMENTS AS NOTED.
4. (R1) INDICATES RECORD DATA PER PARCEL MAP 21838, PM 146/1-26.
5. (R2) INDICATES RECORD DATA PER LLA 4874, RECORDED 07/24/2005 AS INSTRUMENT NO. 2005-0501831, O.R.
6. (R3) INDICATES RECORD DATA PER TRACT NO. 29837, MB 363/65-73
7. (R4) INDICATES RECORD DATA PER L.L.A. 5221, INST.# 2008-0627851 REC. 11/26/2008
8. (R5) INDICATES RECORD DATA PER RIV. CO. TRANS. DEPT. R/W MAP 929-DD CONVERTED TO GROUND DISTANCES BY MULTIPLYING GRID DISTANCES BY A COMBINATION FACTOR OF 1.0009270
9. TOTAL AREA = 64.02 ACRES GROSS.
10. ALL MONUMENTS SHOWN AS "SET" ARE SET PER RIVERSIDE COUNTY ORDINANCE 461.21, AND IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THIS MAP.
11. // INDICATES RESTRICTED ACCESS.
12. SET 1" I.P. TAGGED "L.S. 5529", FLUSH, AT ALL LOT CORNERS, ANGLE POINTS IN SIDE OR REAR LOT LINES, AND ANGLE POINTS IN SUBDIVISION BOUNDARY.
13. SET LEAD AND TAG "L.S. 5529" IN TOP OF CURB (RIVERSIDE CO. STD. "E") FOR BCS, ECS, PCCs PRCs, AND CORNER CUTBACKS PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE.
14. SET STEEL PIN AND TAG "L.S. 5529" ON TOP OF CURB AT ALL SIDE LOT LINES PROJECTED PER RIVERSIDE CO. STD. "E".
15. C.C.&R.S PER INSTRUMENT NO. 2015-0367464 RECORDED 08/18/2015

- 1 A STORM DRAIN EASEMENT DEDICATED TO PUBLIC USE, AS SHOWN HEREON, FOR FLOOD CONTROL PURPOSES FOR CONSTRUCTION & MAINTENANCE OF DRAINAGE FACILITIES.
2 A COMMUNITY TRAIL EASEMENT DEDICATED TO PUBLIC USE, AS SHOWN HEREON, FOR CONSTRUCTION & MAINTENANCE OF COMMUNITY TRAIL FACILITIES.
3 AN EASEMENT TO SOUTHERN CALIFORNIA GAS COMPANY FOR PIPELINE PURPOSES PER BOOK 2341, PAGE 353, REC. 10/02/1958, AND AMENDED BY INSTRUMENT NO. 233675, O.R., IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, RECORDED 08/12/1987.
4 AN EASEMENT TO SOUTHERN CALIFORNIA GAS COMPANY FOR PIPELINE PURPOSES PER BOOK 1101, PAGE 245, REC. 08/12/1949, AND AMENDED BY INSTRUMENT NO. 233675, O.R., IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, RECORDED 08/12/1987.
5 AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR THE PURPOSE OF CONVEYING ELECTRIC ENERGY AND APPURTENANCES RECORDED 09/30/1986, AS INSTRUMENT NO. 86-240453, O.R.
6 AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR THE PURPOSE OF CONVEYING ELECTRIC ENERGY AND APPURTENANCES RECORDED 02/02/1988, AS INSTRUMENT NO. 10279, O.R.
7 AN EASEMENT TO THE PUBLIC FOR DRAINAGE PURPOSES RECORDED 04/15/2004, AS INSTRUMENT NO. 2004-0274333, O.R., ABANDONED HEREON
8 AN EASEMENT TO THE PUBLIC FOR SLOPE PURPOSES RECORDED 04/15/2004, AS INSTRUMENT NO. 2004-0274332, O.R., ABANDONED HEREON
9 A DRAINAGE EASEMENT DEDICATED TO PUBLIC USE FOR DRAINAGE & MAINTENANCE PURPOSES, AS SHOWN HEREON.

NOTE: DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS. SEE SHEET 8 FOR GPS CONTROL TIES.

16. For ECS Sheet, see ECS 100-016



SEE SHEET 8

SEE SHEET 7

SEE SHEET 6

SEE SHEET 5

SEE SHEET 4

SEE SHEET 3

SEE SHEET 2

SEE SHEET 1

CITY