

NUMBER OF PARCELS = 7
TOTAL ACREAGE = 10.41 ACRES

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

PARCEL MAP NO. 37873

BEING A SUBDIVISION OF LOTS "A" AND "B" OF LOT LINE ADJUSTMENT LLA 20-001, AS EVIDENCED BY DOCUMENT
RECORDED AUGUST 10, 2020, AS DOCUMENT NO. 2020-0361437 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA, WITHIN SECTION 3, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN

FOR FINANCING PURPOSES

DRC ENGINEERING, INC.

DECEMBER, 2019

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.

WE HEREBY DEDICATE TO THE CITY OF MENIFEE AN EASEMENT BLANKET IN NATURE ACROSS PARCELS 1 THROUGH 7, INCLUSIVE, FOR DRAINAGE PURPOSES.

WE HEREBY RESERVE AN EASEMENT BLANKET IN NATURE ACROSS PARCELS 1 THROUGH 7, INCLUSIVE, FOR RECIPROCAL ACCESS, PRIVATE UTILITIES AND PARKING FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES.

WE HEREBY DEDICATE TO THE CITY OF MENIFEE A RECIPROCAL ACCESS EASEMENT BLANKET IN NATURE ACROSS PARCELS 1 THROUGH 7, INCLUSIVE, FOR INGRESS, EGRESS AND EMERGENCY VEHICLE ACCESS.

THE OWNERS OF PARCEL 1, PARCEL 2, PARCEL 3, AND PARCEL 4 ABUTTING NEWPORT ROAD DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL AND AT APPROVED DRIVEWAY LOCATIONS, AS SHOWN HEREON. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED.

CENTER POINTE LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: TOURMALINE MANAGEMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY

ITS: MANAGER

BY: _____

NAME: JONATHAN CHENG

ITS: PRESIDENT

ABANDONMENT NOTE

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

THE RELINQUISHMENT OF ACCESS OPENING RETAINED ON PARCEL MAP 36299-1 RECORDED IN BOOK 238 OF PARCEL MAPS, PAGES 88 THROUGH 93 INCLUSIVE, WITHIN THIS PARCEL MAP.

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 REAL 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: _____, 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

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 PARCEL MAP NO. 37873 APPROVED BY THE MENIFEE CITY COUNCIL ON OCTOBER, 20, 2020 AND ANY APPROVED ALTERATION THEREOF. THAT THE PLANS FOR THE DRAINS, DRAINAGE WORKS AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS HAS 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 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 _____.

DATED: _____, 20_____

BY: YOLANDA MACALALAD, R.C.E. 68190
CITY ENGINEER, CITY OF MENIFEE

RECORDER’S STATEMENT

FILED THIS _____ DAY OF _____, 2021
AT _____ 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

SURVEYOR’S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LJC ENTERPRISES., IN JANUARY, 2020. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE 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.

Jake W. Lapper
JAKE W. LAPPER
PLS 9303
1/29/2021
DATE



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.

DATED: _____, 20_____

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

MENIFEE CITY CLERK CERTIFICATE

THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS CITY COUNCIL, HEREBY APPROVES THE PARCEL MAP 37873 AND ACCEPTS THE BLANKET RECIPROCAL ACCESS EASEMENT.

THE EASEMENT FOR DRAINAGE PURPOSES BLANKET IN NATURE ACROSS PARCELS 1 THROUGH 7, INCLUSIVE, IS HEREBY ACCEPTED.

THE EASEMENT FOR RECIPROCAL ACCESS BLANKET IN NATURE ACROSS PARCELS 1 THROUGH 7, INCLUSIVE, FOR INGRESS, EGRESS AND EMERGENCY VEHICLE ACCESS IS HEREBY ACCEPTED.

THE CITY COUNCIL DID ACCEPT THE RESTRICTED ACCESS: THE OWNERS OF PARCEL 1, PARCEL 2, PARCEL 3, AND PARCEL 4, ABUTTING NEWPORT ROAD AND DURING SUCH TIME WILL HAVE NO RIGHT OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL AND AT APPROVED DRIVEWAY LOCATIONS.

DATE: _____, 20_____ CITY CLERK, CITY OF MENIFEE
RIVERSIDE COUNTY, CALIFORNIA

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

PARCEL MAP NO. 37873

BEING A SUBDIVISION OF LOTS "A" AND "B" OF LOT LINE ADJUSTMENT LLA 20-001, AS EVIDENCED BY DOCUMENT
RECORDED AUGUST 10, 2020, AS DOCUMENT NO. 2020-0361437 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA, WITHIN SECTION 3, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN

FOR FINANCING PURPOSES

DRC ENGINEERING, INC.

DECEMBER, 2019

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

MY COMMISSION EXPIRES _____
MY COMMISSION NUMBER _____

(NAME PRINTED)

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
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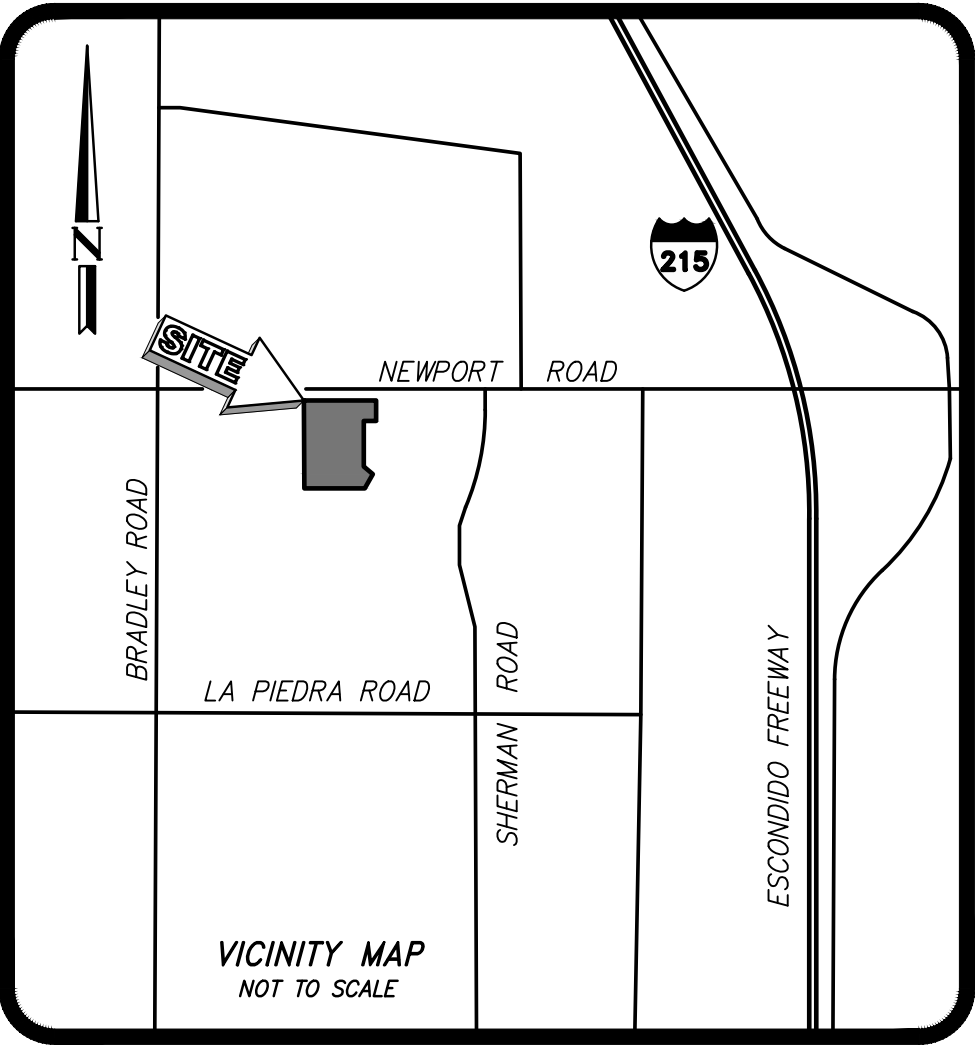
WITNESS MY HAND:

SIGNATURE _____

MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY

MY COMMISSION EXPIRES _____
MY COMMISSION NUMBER _____

(NAME PRINTED)



SIGNATURE OMISSION NOTES

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND /OR OTHER INTEREST HAVE BEEN OMITTED:

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED SEPTEMBER 24, 2015 AS INSTRUMENT NO. 2015-0423856 OF OFFICIAL RECORDS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED SEPTEMBER 25, 2015 AS INSTRUMENT NO. 2015-0426079 OF OFFICIAL RECORDS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED SEPTEMBER 14, 2016 AS INSTRUMENT NO. 2016-0397300 OF OFFICIAL RECORDS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED NOVEMBER 16, 2017 AS INSTRUMENT NO. 2017-0481527 OF OFFICIAL RECORDS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JULY 12, 2019 AS INSTRUMENT NO. 2019-0256150 OF OFFICIAL RECORDS.

ASSIGNMENT OF DECLARANT'S RIGHTS FOR MENIFEE TOWN CENTER RECORDED SEPTEMBER 17, 2019 AS INSTRUMENT NO. 2019-0363505, OF OFFICIAL RECORDS.

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AUGUST 05, 2019 AS INSTRUMENT NO. 2019-0293314 OF OFFICIAL RECORDS.

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED NOVEMBER 25, 2019 AS INSTRUMENT NO. 2019-0486327 OF OFFICIAL RECORDS.

FOR FINANCE PURPOSES ONLY. A FUTURE SUBDIVISIONS MAP OR LAND USE ENTITLEMENT, OR PERMIT SHALL BE REQUIRED PRIOR TO DEVELOPMENT OF THIS PROPERTY. THIS MAP DOES NOT REMOVE ANY CONDITIONS OF APPROVAL FOR SEPARATE LAND USE ENTITLEMENTS OR PERMITS OR TENTATIVE MAPS APPROVED FOR THIS LAND.

SEC. 3, T. 6 S., R. 3 W., S.B.M.

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

PARCEL MAP NO. 37873

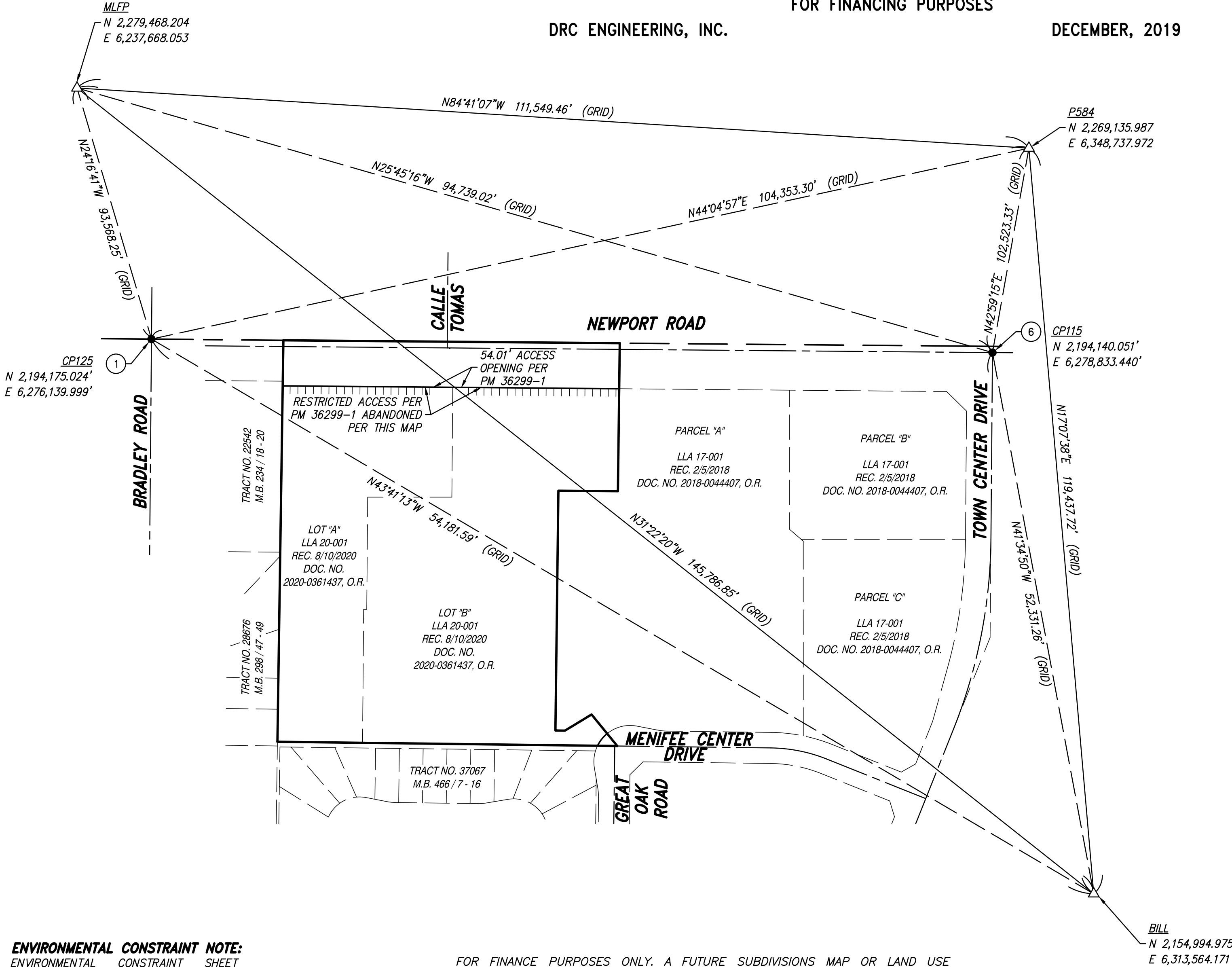
BEING A SUBDIVISION OF LOTS "A" AND "B" OF LOT LINE ADJUSTMENT LLA 20-001, AS EVIDENCED BY DOCUMENT RECORDED AUGUST 10, 2020, AS DOCUMENT NO. 2020-0361437 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WITHIN SECTION 3, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN

FOR FINANCING PURPOSES

DRC ENGINEERING, INC.

DECEMBER, 2019

SHEET 3 OF 5 SHEETS



MONUMENT AND BOUNDARY ESTABLISHMENT NOTES

- ① NORTHWEST CORNER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN – FOUND MAG NAIL AND WASHER STAMPED "LS 8231", PER CORNER RECORD 18-0016, FLUSH.
- ② SEARCHED, NOTHING FOUND. ESTABLISHED BY HOLDING RECORD DATA PER PARCEL MAP NO. 36299-1, P.M.B. 238/88-93.
- ③ INTERSECTION OF THE NORTH LINE OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN AND CALLE TOMAS – FOUND MAG NAIL AND WASHER STAMPED "LS 8231", PER CORNER RECORD 18-0018, FLUSH.
- ④ CENTERLINE INTERSECTION OF CALLE TOMAS AND NEWPORT ROAD – FOUND MAG NAIL AND WASHER STAMPED "LS 8231", PER CORNER RECORD 18-0018, FLUSH.
- ⑤ NORTH 1/4 CORNER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN – FOUND MAG NAIL AND WASHER STAMPED "LS 8231", PER CORNER RECORD 18-0017, FLUSH.
- ⑥ CENTERLINE INTERSECTION OF NEWPORT ROAD AND TOWN CENTER DRIVE – FOUND MAG NAIL AND WASHER STAMPED "LS 8231", PER CORNER RECORD 18-0017, FLUSH.
- ⑦ SEARCHED, FOUND NOTHING. ESTABLISHED BY HOLDING RECORD DATA PER LOT LINE ADJUSTMENT NO. LLA 20-001, RECORDED AUGUST 10, 2020 AS DOCUMENT NO. 2020-0361437 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

SURVEYOR'S NOTES

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROLS STATIONS "BILL", "MLFP", AND "P584" NAD 83 (2011) EPOCH 2010.0 AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE 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 0.999909268033037. CALCULATIONS ARE MADE AT "CP115" (MONUMENT ⑥) WITH COORDINATES OF: N: 2,194,140.051' & E: 6,278,833.440'; USING AN ELEVATION OF 1,426.306'.

- INDICATES FOUND MONUMENT AS NOTED.
- ⊙ INDICATES SET 2" IRON PIPE TAGGED "LS 9303"
- INDICATES SET 1" IRON PIPE TAGGED "LS 9303"
- INDICATES SET LEAD, TACK AND TAG STAMPED "LS 9303"

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.

(...) INDICATES RECORD DATA PER PARCEL MAP NO. 36299-1, P.M.B. 238/88-93, UNLESS OTHERWISE NOTED.

[...] INDICATES RECORD DATA PER LOT LINE ADJUSTMENT LLA 20-001, RECORDED AUGUST 10, 2020 AS DOC. NO. 2020-0361437, O.R., RIVERSIDE CO.

{...} INDICATES RECORD DATA PER LOT LINE ADJUSTMENT LLA 17-001, RECORDED 02/05/2018 AS DOC. NO. 2018-0044407, O.R., RIVERSIDE CO.

M&R INDICATES MEASURED DATA AND RECORD DATA ARE THE SAME.

EC INDICATES EXAGGERATED FOR CLARITY.

||| INDICATES ACCESS RIGHTS RESTRICTED.

CC&RS FOR THIS MAP PER DOC. NO. _____ REC. _____ O.R., RIVERSIDE CO.

THIS PARCEL MAP CONTAINS 10.41 ACRES (GROSS), MORE OR LESS.

THIS MAP IS WITHIN THE BOUNDARY OF CFD _____.

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 _____, PAGE _____. THIS AFFECTS ALL PARCELS.

FOR FINANCE PURPOSES ONLY. A FUTURE SUBDIVISIONS MAP OR LAND USE ENTITLEMENT, OR PERMIT SHALL BE REQUIRED PRIOR TO DEVELOPMENT OF THIS PROPERTY. THIS MAP DOES NOT REMOVE ANY CONDITIONS OF APPROVAL FOR SEPARATE LAND USE ENTITLEMENTS OR PERMITS OR TENTATIVE MAPS APPROVED FOR THIS LAND.

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

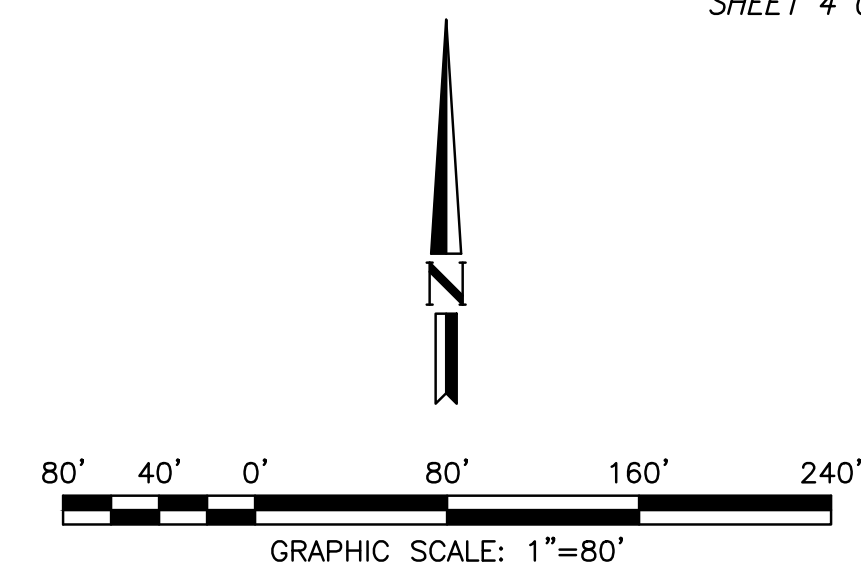
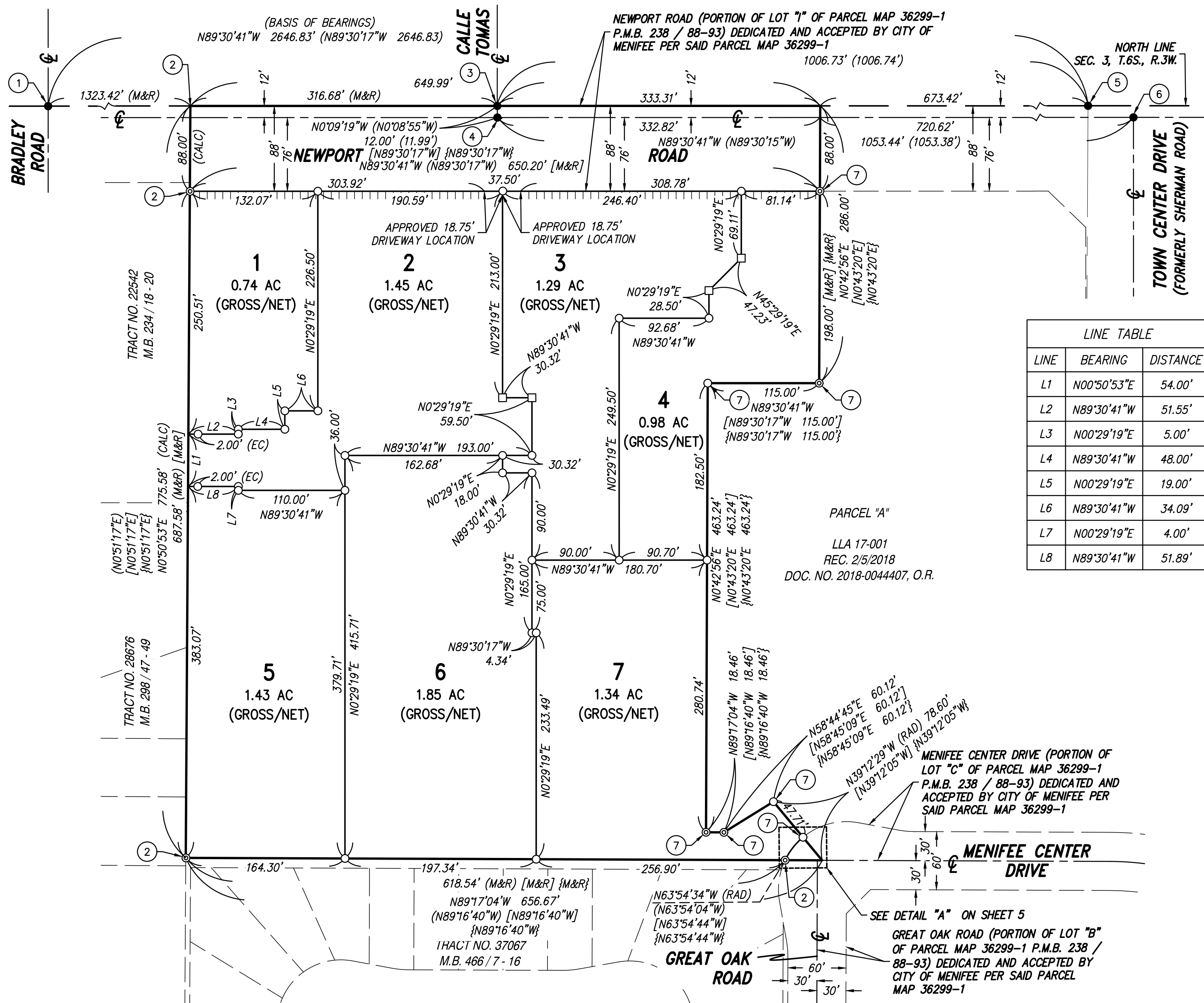
PARCEL MAP NO. 37873

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CALIFORNIA, WITHIN SECTION 3, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN

FOR FINANCING PURPOSES

DRC ENGINEERING, INC.

DECEMBER, 2019



PARCEL MAP NO. 37873

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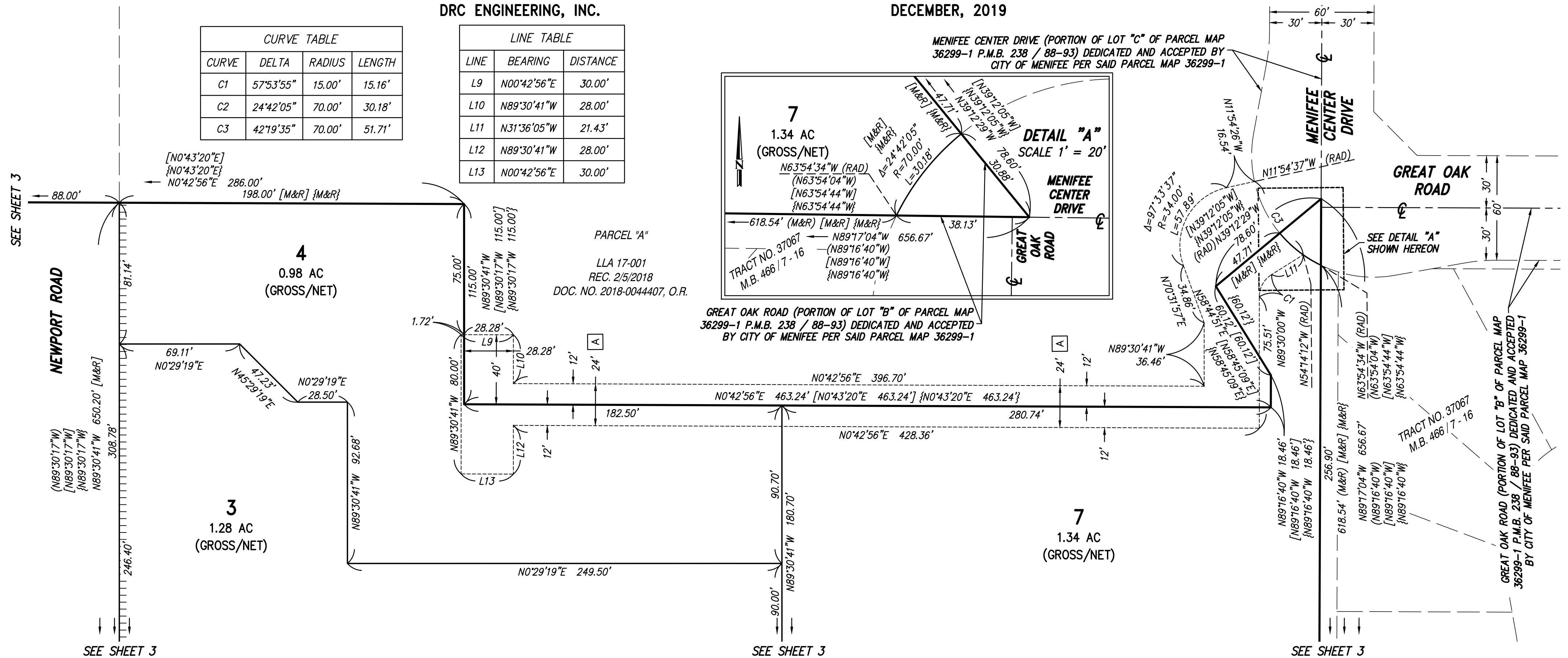
FOR FINANCING PURPOSES

DECEMBER, 2019

DRC ENGINEERING, INC.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	57°53'55"	15.00'	15.16'
C2	24°42'05"	70.00'	30.18'
C3	42°19'35"	70.00'	51.71'

LINE TABLE		
LINE	BEARING	DISTANCE
L9	N00°42'56"E	30.00'
L10	N89°30'41"W	28.00'
L11	N31°36'05"W	21.43'
L12	N89°30'41"W	28.00'
L13	N00°42'56"E	30.00'



EASEMENT NOTES

- A NON-PLOTTABLE BLANKET EASEMENT IN FAVOR OF THE CITY OF MENIFEE FOR PUBLIC RECIPROCAL ACCESS AND INCIDENTAL PURPOSES SHOWN ON PARCEL MAP NO. 36299-1 AS PER MAP FILED IN BOOK 238, PAGES 88 THROUGH 93, INCLUSIVE OF PARCEL MAPS.
- [A] COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED SEPTEMBER 24, 2015 AS INSTRUMENT NO. 2015-0423856 OF OFFICIAL RECORDS.
- DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED SEPTEMBER 25, 2015 AS INSTRUMENT NO. 2015-0426079 OF OFFICIAL RECORDS.
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- DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JULY 12, 2019 AS INSTRUMENT NO. 2019-0256150 OF OFFICIAL RECORDS.
- ASSIGNMENT OF DECLARANT'S RIGHTS FOR MENIFEE TOWN CENTER RECORDED SEPTEMBER 17, 2019 AS INSTRUMENT NO. 2019-0363505 OF OFFICIAL RECORDS.

EASEMENT NOTES (CONTINUED)

- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AUGUST 5, 2019 AS INSTRUMENT NO. 2019-293314 OF OFFICIAL RECORDS. (NOT PLOTTABLE)
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED NOVEMBER 25, 2019 AS INSTRUMENT NO. 2019-0486327 OF OFFICIAL RECORDS. (NOT PLOTTABLE)
- ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM NEWPORT ROAD EXCEPT AT APPROVED ACCESS LOCATIONS, HAVE BEEN DEDICATED OR RELINQUISHED ON THE MAP OF PARCEL MAP 36299-1 ON FILE IN BOOK 238, PAGE 88 THROUGH 93, OF PARCEL MAPS, ABANDONED HEREON.

(DEDICATED HEREON AS)
- AN EASEMENT FOR RECIPROCAL ACCESS BLANKET IN NATURE ACROSS PARCELS 1 THROUGH 7, INCLUSIVE, FOR INGRESS, EGRESS AND EMERGENCY VEHICLE ACCESS, DEDICATED HEREON.
- AN EASEMENT FOR DRAINAGE PURPOSES BLANKET IN NATURE ACROSS PARCELS 1 THROUGH 7, INCLUSIVE, DEDICATED HEREON.

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ENVIRONMENTAL CONSTRAINTS SHEET

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

PARCEL MAP NO. 37873

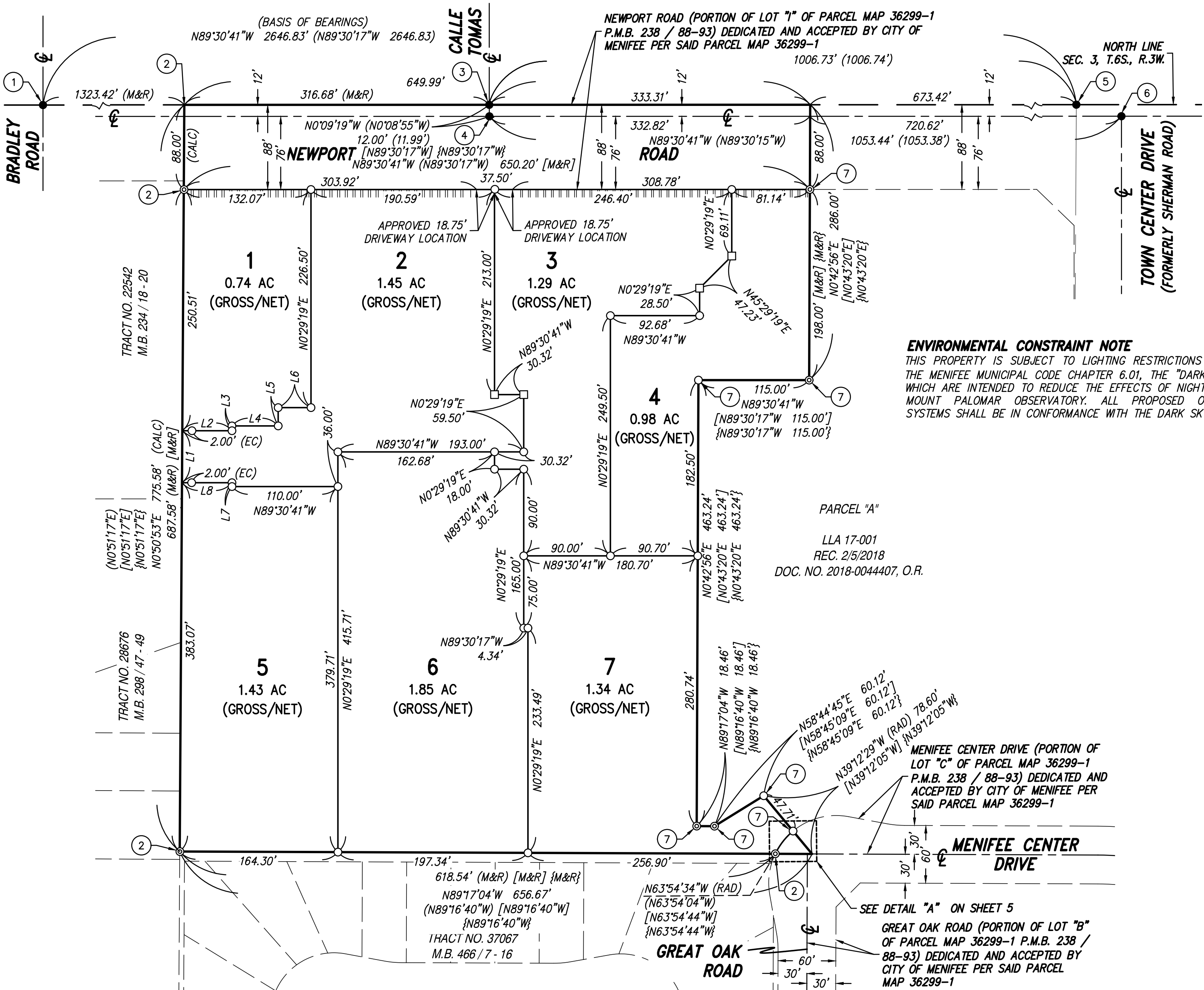
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FOR FINANCING PURPOSES

DRC ENGINEERING, INC.

DECEMBER, 2019

SHEET 1 OF 1 SHEET



MONUMENT AND BOUNDARY ESTABLISHMENT NOTES

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- ② SEARCHED, NOTHING FOUND. ESTABLISHED BY HOLDING RECORD DATA PER PARCEL MAP NO. 36299-1, P.M.B. 238/88-93.
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- ⑦ SEARCHED, FOUND NOTHING. ESTABLISHED BY HOLDING RECORD DATA PER LOT LINE ADJUSTMENT NO. LLA 20-001, RECORDED AUGUST 10, 2020 AS DOCUMENT NO. 2020-0361437 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

SURVEYOR'S NOTES

- INDICATES FOUND MONUMENT AS NOTED.
 - ⊙ INDICATES SET 2" IRON PIPE TAGGED "LS 9303"
 - INDICATES SET 1" IRON PIPE TAGGED "LS 9303"
 - INDICATES SET LEAD, TACK AND TAG STAMPED "LS 9303"
 - (...) INDICATES RECORD DATA PER PARCEL MAP NO. 36299-1, P.M.B. 238/88-93, UNLESS OTHERWISE NOTED.
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 - M&R INDICATES MEASURED DATA AND RECORD DATA ARE THE SAME.
 - EC INDICATES EXAGGERATED FOR CLARITY.
 - ||| INDICATES ACCESS RIGHTS RESTRICTED.
- THIS PARCEL MAP CONTAINS 10.41 ACRES (GROSS), MORE OR LESS.

FOR FINANCE PURPOSES ONLY. A FUTURE SUBDIVISIONS MAP OR LAND USE ENTITLEMENT, OR PERMIT SHALL BE REQUIRED PRIOR TO DEVELOPMENT OF THIS PROPERTY. THIS MAP DOES NOT REMOVE ANY CONDITIONS OF APPROVAL FOR SEPARATE LAND USE ENTITLEMENTS OR PERMITS OR TENTATIVE MAPS APPROVED FOR THIS LAND.

SEC. 3, T. 6 S., R. 3 W., S.B.M.