

NUMBER OF LOTS: 134
NUMBER OF LETTERED LOTS: 10
TOTAL ACREAGE: 48.00 AC.
(A PORTION OF TRACT MAP NO. 29835)

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

TRACT NO. 29835-4

BEING A SUBDIVISION OF A PORTION OF SECTIONS 14 AND 23, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ALONG WITH THOSE PORTIONS OF LOTS 1688, 1695, LOTS "W" AND "Y" OF ROMOLA FARMS NO. 15, AS SHOWN BY MAP ON FILE IN BOOK 15, PAGES 98, 99, AND 100 OF MAPS, ALONG WITH PORTIONS OF PARCELS 3, 8 AND LOT "F" OF PARCEL MAP NO. 15905, ON FILE IN PARCEL MAP BOOK 98, PAGE 59, ALONG WITH PARCEL B OF LOT LINE ADJUSTMENT NO. 4895, RECORDED JUNE 30, 2005 AS INSTRUMENT NO. 2005-0520051, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY

KWC ENGINEERS

OCTOBER 2020

SHEET 1 OF 12 SHEETS

RECORDER'S STATEMENT

FILED THIS ____ DAY OF _____, 20____
AT ____ .M. IN BOOK _____
OF 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 COMPANY

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME INTEREST IN 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 "J", INCLUSIVE. THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

AS A CONDITION LOT "I" (ROUSE ROAD), LOT "J" AND LOT "H" (PALOMAR ROAD) AND (GADGET DRIVE), THE OWNERS OF LOTS 3 THROUGH 8, 40 THROUGH 55, 102, 123, 124 AND 125, 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 DEDICATION AS THE PART VACATED.

WE HEREBY RETAIN OPEN SPACE LOTS 124, 125, 126, 127, 128, 129, 132 AND 133 HEREON FOR PRIVATE USE AND SLOPE PURPOSES, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES.

WE HEREBY RETAIN OPEN SPACE LOTS 130 AND 134 HEREON FOR DRAINAGE PURPOSES, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES.

WE HEREBY RETAIN OPEN SPACE LOT 131 FOR WATER QUALITY BASIN PURPOSES, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES.

THE REAL PROPERTY BELOW IS DEDICATED AS AN EASEMENT TO THE CITY OF MENIFEE:

LANDSCAPE EASEMENTS OVER LOTS 124, 125, 126, 129, 130 AND 131. DEDICATION IS FOR LANDSCAPE & MAINTENANCE PURPOSES.

LANDSCAPE EASEMENTS LYING WITHIN LOTS 3 THROUGH 8, AND 40 THROUGH 45. DEDICATION IS FOR LANDSCAPE & MAINTENANCE PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: TO EASTERN MUNICIPAL WATER DISTRICT ("DISTRICT"), A PUBLIC AGENCY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE MUNICIPAL WATER DISTRICT LAW OF 1911, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT AND RIGHT OF WAY TO CONSTRUCT, MAINTAIN, ENLARGE, RECONSTRUCT, REMOVE AND REPLACE, OPERATE, INSPECT, REPAIR, IMPROVE AND RELOCATE SEWER, WATER, AND RECYCLED WATER FACILITIES, ALL AS SHOWN ON THIS MAP WITHIN THE SUBDIVISION AND DESIGNATED "EASEMENT A" HEREON, TOGETHER WITH THE RIGHT OF ACCESS TO AND FROM SAID EASEMENT FOR THE PURPOSE OF EXERCISING THE RIGHTS GRANTED IN SAID EASEMENT. OWNER RETAINS THE RIGHT TO USE THE EASEMENT AREA PROVIDED THAT OWNER SHALL NOT CONSTRUCT OR ERECT BUILDINGS, MASONRY WALLS, MASONRY FENCES AND OTHER STRUCTURES OR IMPROVEMENTS, OR PLANT OR GROW TREES OR SHRUBS, OR CHANGE THE SURFACE GRADE OR INSTALL PRIVATELY-OWNED PIPELINES WITHOUT THE PRIOR WRITTEN CONSENT OF DISTRICT.

UNDERWOOD INV, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: KB HOME COASTAL INC. ITS MANAGING MEMBER

SCOTT HANSEN
VP OF FORWARD PLANNING

EASTERN MUNICIPAL WATER DISTRICT'S ACCEPTANCE STATEMENT:

I HEREBY STATE THAT THE EASEMENTS DEDICATED ON THIS MAP TO THE EASTERN MUNICIPAL WATER DISTRICT ARE HEREBY ACCEPTED AND THE DISTRICT CONSENTS TO THE RECORDATION THEREOF BY ITS DULY AUTHORIZED OFFICER.

DATE: _____
SHEILA ZELAYA
BOARD SECRETARY OF THE EASTERN MUNICIPAL WATER DISTRICT AND THE BOARD OF DIRECTORS THEREOF.

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 _____
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 _____ COUNTY.
SIGNATURE: _____ MY COMMISSION EXPIRES: _____
PRINT NAME: _____ MY COMMISSION NUMBER: _____

NOTICE OF DRAINAGE FEES:

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE HOMOLAND/ROMOLAND AREA DRAINAGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION 10.25 OF ORDINANCE 460 AND SECTION 66483, ET SEQ. OF THE GOVERNMENT CODE AND THAT SAID PROPERTY IS SUBJECT TO FEES FOR SAID DRAINAGE AREA. NOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE 460, PAYMENT OF THE DRAINAGE FEES SHALL BE PAID WITH CASHIER'S CHECK OR MONEY ORDER ONLY TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AT THE TIME OF ISSUANCE OF THE GRADING OR BUILDING PERMIT FOR SAID PARCELS, WHICHEVER OCCURS FIRST, AND THAT THE OWNER OF EACH PARCEL, AT THE TIME OF ISSUANCE OF EITHER THE GRADING OR BUILDING PERMIT, SHALL PAY THE FEE REQUIRED AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT.

TAX COLLECTOR'S CERTIFICATE:

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST 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 PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING 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 _____, 20____.
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 BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF KB HOMES, ON OCTOBER 2018. 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 SAID 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 COMPLETED AS SHOWN.

DATED: _____

THOMAS M. CASELDINE
L.S. 9029



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. 29835, APPROVED BY THE MENIFEE CITY COUNCIL ON JULY 10, 2019, AND ANY APPROVED ALTERATION THEREOF. THAT ALL 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 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 AUGUST 17, 2020.

DATED: _____ 20 ____

BY: _____
DANIEL A. PADILLA, RCE 67008
DEPUTY PUBLIC WORKS DIRECTOR/CITY
ENGINEER, CITY OF MENIFEE

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'S CERTIFICATE:

THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS CITY COUNCIL, HEREBY APPROVES THE TRACT MAP NO. 29835-4 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 HIGHWAY CODE.

THE EASEMENTS FOR STREET AND PUBLIC UTILITY PURPOSES: LOTS "A" (TORRO COURT), LOT "B" (ONCORE DRIVE), LOT "C" (PATCHES DRIVE), LOT "D" (HOPSCOTCH DRIVE), LOT "E" (BLACKJACK DRIVE), LOT "F" (KODIAK COURT), LOT "G" (BLACKJACK DRIVE), LOT "H" (PALOMAR ROAD), LOT "I" (ROUSE ROAD), LOT "J" (PALOMAR ROAD).

ACCEPT RESTRICTED ACCESS RIGHTS TO LOTS 3 THROUGH 8, 40 THROUGH 55, 102, 123, 124 AND 125, ABUTTING ROUSE ROAD, PALOMAR ROAD AND GADGET DRIVE.

THE EASEMENTS FOR LANDSCAPE & MAINTENANCE PURPOSES LYING OVER LOTS 124, 125, 126, 129 AND 131 ARE HEREBY ACCEPTED, SUBJECT TO IMPROVEMENTS.

THE EASEMENTS FOR LANDSCAPE & MAINTENANCE PURPOSES LYING WITHIN LOTS 3 THROUGH 8, AND 40 THROUGH 45 ARE HEREBY ACCEPTED, SUBJECTED TO IMPROVEMENTS.

DATED: _____
CITY CLERK, CITY OF MENIFEE,
RIVERSIDE COUNTY, CALIFORNIA

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. THEIR INTEREST BEING SUCH THAT IT CANNOT RIPEN INTO A FEE:

AN EASEMENT IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY FOR POLE LINES, CONDUITS, UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 5, 1927 IN BOOK 716, PAGE 187 OF DEEDS.

AN EASEMENT IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY FOR POLE LINES, CONDUITS, UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 18, 1928 IN BOOK 765, PAGE 308 OF DEEDS.

AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION FOR POLE LINES, CONDUITS, UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 16, 1979 AS INSTRUMENT NO. 148469, OF OFFICIAL RECORDS.

AN OFFER OF DEDICATION IN FAVOR OF COUNTY OF RIVERSIDE ON BEHALF OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT FOR FLOOD CONTROL EASEMENT FOR THE CONSTRUCTION, USE, REPAIR, RECONSTRUCTION, INSPECTION, OPERATION AND MAINTENANCE OF FLOOD CONTROL FACILITIES, AND ALL APPURTENANT WORKS, INCLUDING INGRESS AND EGRESS THERETO AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 13, 2007 AS INSTRUMENT NO. 2007-0580457, OF OFFICIAL RECORDS. QUITCLAIMED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PER QUITCLAIM DEED RECORDED NOVEMBER 14, 2014 AS INSTRUMENT NO. 2014-0437002, AND CERTIFICATE OF ACCEPTANCE, RECORDED NOVEMBER 14, 2014 AS INSTRUMENT NO. 2014-0436994, OF OFFICIAL RECORDS.

AN EASEMENT IN FAVOR OF HOMELAND/ROMOLAND ADP, INC., A DELAWARE CORPORATION FOR THE CONSTRUCTION, USE, REPAIR, RECONSTRUCTION, INSPECTION, OPERATION AND MAINTENANCE OF SLOPES ADJACENT TO THE MDP LINE A-2 FLOOD CONTROL CHANNEL AND ITS APPURTENANT WORKS, INCLUDING INGRESS AND EGRESS THERETO AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 13, 2007 AS INSTRUMENT NO. 2007-0580458 OF OFFICIAL RECORDS. CONVEYED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PER ASSIGNMENT OF EASEMENT RECORDED NOVEMBER 14, 2014 AS INSTRUMENT NOS. 2014-0437291, 2014-0437292 AND 2014-0437293, OF OFFICIAL RECORDS

AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY FOR FACILITIES, RECORDED MAY 12, 2021 AS INSTRUMENT NO. 2021-0293575 OF OFFICIAL RECORDS.

TRACT NO. 29835-4

BEING A SUBDIVISION OF A PORTION OF SECTIONS 14 AND 23, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ALONG WITH THOSE PORTIONS OF LOTS 1688, 1695, LOTS "W" AND "Y" OF ROMOLA FARMS NO. 15, AS SHOWN BY MAP ON FILE IN BOOK 15, PAGES 98, 99, AND 100 OF MAPS, ALONG WITH PORTIONS OF PARCELS 3, 8 AND LOT "F" OF PARCEL MAP NO. 15905, ON FILE IN PARCEL MAP BOOK 98, PAGE 59, ALONG WITH PARCEL B OF LOT LINE ADJUSTMENT NO. 4895, RECORDED JUNE 30, 2005 AS INSTRUMENT NO. 2005-0520051, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY

KWC ENGINEERS

OCTOBER 2020

ESTABLISHMENT SHEET

10 11

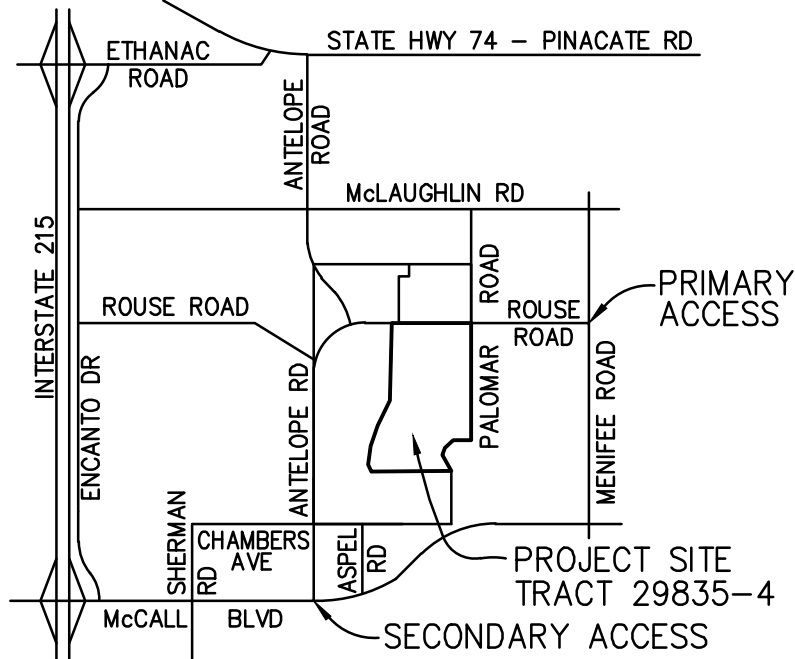
15 14

MONUMENT DESCRIPTION:

- M1 = FOUND 3/4" I.P. W/ RCFC & WCD BRASS TAG, DN. 0.2' PER R.S. 148/62-68
M2 = FOUND 1" I.P. WITH ILLEGIBLE PLUG, FLUSH ACCEPTED AS POSITION OF 1" I.P. W/ L.S. 6810 PLUG, PER RS 148/62-68 AND RS 126/60.
M3 = FOUND 2 1/2" I.P. W/ LS 5266 TAG, DN. 7" ACCEPTED AS POSITION OF 2" IP W/ LS 5266 TAG, PER RS 148/62-68 AND RS 131/82-84.
M4 = FOUND 3/4" I.P. WITH RCFC & WCD TAG, DN. 1.2', PER R.S. 148/62-68.
M5 = FOUND 3/4" I.P. WITH RCFC & WCD TAG, DN. 0.1', PER R.S. 148/62-68.
M6 = FOUND 3/4" I.P. WITH RCFC & WCD TAG, DN. 0.1', PER R.S. 148/62-68.
M7 = FOUND 1.5" I.P., L.S. 3962 TAG, UP 1.0', PER R.S. 148/62-68 AND PMB 98/59.
M8 = FOUND 3/4" I.P., W/ RCFC & WCD TAG, FLUSH, PER R.S. 148/62-68.
M9 = FOUND 3/4" I.P., WITH RCFC & WCD TAG, DN. 0.6', PER R.S. 148/62-68.
M10 = FOUND 3/4" I.P., W/ L.S. 3962 TAG, DN. 0.7', ACCEPTED AS WEST 1/4 CORNER, SECTION 23, PER PMB 98/59.
M11 = FOUND 2" BRASS DISK STAMPED "RIV. CO. SURV. CNTR SEC. 23 1975", UP. 0.5' PER R.S. 148/ 62-68 AND R.S. 65/35-36.
M12 = FOUND 3/4" I.P., W/ PLASTIC PLUG, ILLEGIBLE, FLUSH, ACCEPTED FOR POSITION AS 3/4" I.P., TAGGED L.S. 3962, PER P.M.B. 98/59.
M13 = FOUND 1" I.P., W/ TAG L.S. 4693, FLUSH, ACCEPTED AS NORTHEAST 1/4 CORNER, SECTION 23 PER M.B. 377/44-53 AND M.B. 395/43-44.
M14 = INDICATES FOUND 1" X 18" I.P., TAGGED L.S. 9029, (RIV. CO. STD. "B" MON.) FLUSH WITH SURFACE PER TRACT NO. 29835-2, M.B. 478 / 70-80.

NOTES:

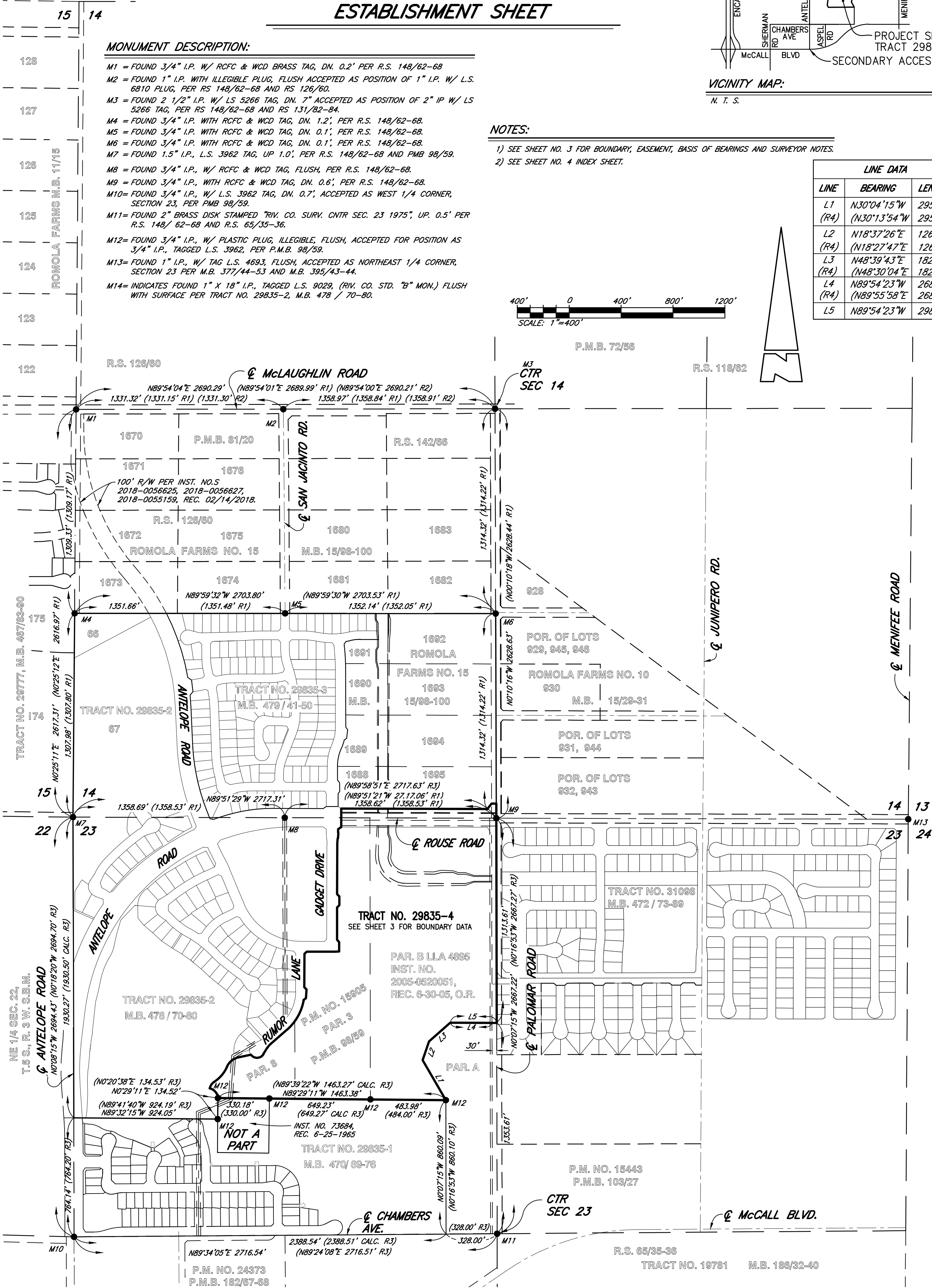
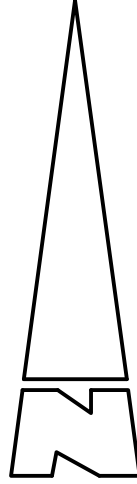
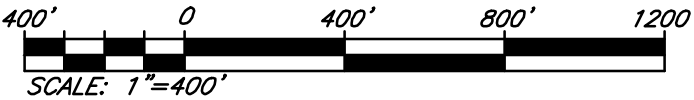
- 1) SEE SHEET NO. 3 FOR BOUNDARY, EASEMENT, BASIS OF BEARINGS AND SURVEYOR NOTES.
2) SEE SHEET NO. 4 INDEX SHEET.



VICINITY MAP:

N. T. S.

LINE DATA		
LINE	BEARING	LENGTH
L1	N30°04'15"W	295.87'
(R4)	(N30°13'54"W)	295.87'
L2	N18°37'26"E	126.80'
(R4)	(N18°27'47"E)	126.80'
L3	N48°39'43"E	182.08'
(R4)	(N48°30'04"E)	182.08'
L4	N89°54'23"W	268.00'
(R4)	(N89°55'58"E)	268.00'
L5	N89°54'23"W	298.00'



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

TRACT NO. 29835-4

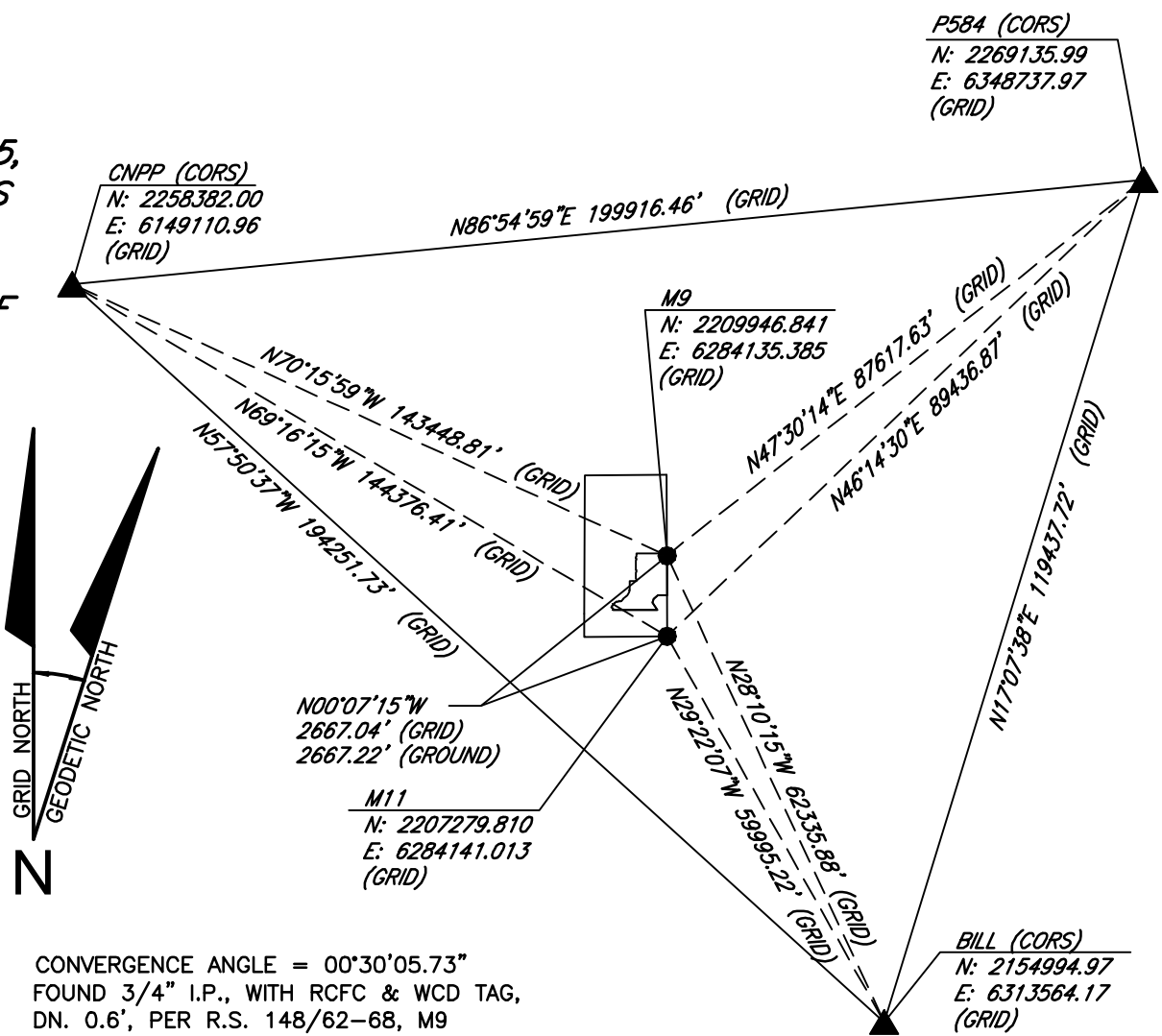
BEING A SUBDIVISION OF A PORTION OF SECTIONS 14 AND 23, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ALONG WITH THOSE PORTIONS OF LOTS 1688, 1695, LOTS "W" AND "Y" OF ROMOLA FARMS NO. 15, AS SHOWN BY MAP ON FILE IN BOOK 15, PAGES 98, 99, AND 100 OF MAPS, ALONG WITH PORTIONS OF PARCELS 3, 8 AND LOT "F" OF PARCEL MAP NO. 15905, ON FILE IN PARCEL MAP BOOK 98, PAGE 59, ALONG WITH PARCEL B OF LOT LINE ADJUSTMENT NO. 4895, RECORDED JUNE 30, 2005 AS INSTRUMENT NO. 2005-0520051, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY

KWC ENGINEERS OCTOBER 2020
BOUNDARY AND GPS CONTROL MAP

SHEET 3 OF 12 SHEETS

LINE DATA			LINE DATA		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N18°37'26"E	126.80'	L13	[N0°10'15"E	208.00']
L2	N48°39'43"E	182.08'	L14	[N42°51'15"W	20.52']
L3	N89°54'23"W	298.00'	L15	[N0°00'00"E	59.43']
L4	N54°56'24"E	33.01'	L16	[N86°35'41"E	25.23']
L5	N89°49'44"E	30.00'	L17	[N89°49'45"W	183.00']
L6	N0°10'16"W	78.19'	L18	[N47°08'45"E	20.52']
L7	[N0°03'04"W	118.00']	L19	[N43°37'43"W	20.76']
L8	[N55°10'44"E	24.69']	L20	[N3°48'14"E	56.01']
L9	[N0°10'15"E	22.00']	L21	[N51°10'21"E	19.84']
L10	[N42°51'15"W	20.52']	L22	[N48°47'51"E	141.34']
L11	[N0°10'15"E	56.00']	L23	[N32°29'10"E	50.00']
L12	[N43°11'46"E	20.52']	L24	[N77°57'01"E	82.82']

CURVE DATA			
CURVE	DELTA	RADIUS	LENGTH
C1	4°14'26"	1476.00'	109.24'
C2	15°42'41"	1021.00'	279.98'
C3	7°24'07"	300.00'	38.76'
C4	7°24'07"	300.00'	38.76'
C5	[39°01'27"	328.00'	223.40']
C6	[16°18'41"	100.00'	28.47']
C7	[110°50'23"	48.00'	92.86']
C8	[54°13'12"	105.00'	99.36']
C9	[33°20'58"	220.00'	128.05']
C10	[46°03'42"	64.88'	52.16']
C11	[49°01'20"	65.00'	55.61']
C12	[31°26'11"	80.00'	43.89']



CONVERGENCE ANGLE = 00°30'05.73"
FOUND 3/4" I.P., WITH RCFC & WCD TAG,
DN. 0.6", PER R.S. 148/62-68, M9

SURVEYOR'S NOTES:

- INDICATES SET 1" X 18" I.P., TAGGED L.S. 9029, FLUSH (RIV. CO. STD. "B" MON.) WITH SURFACE AT ALL BOUNDARY CORNERS (UNLESS NOTED OTHERWISE).
 - INDICATES FOUND MONUMENT AS INDICATED.
- SET 1" I.P. WITH "L.S. 9029" TAG, FLUSH, AT ALL LOT CORNERS, ANGLE POINTS IN SIDE OR REAR LOT LINES, AND ANGLE POINTS IN SUBDIVISION BOUNDARY.
- SET LEAD AND TAG "L.S. 9029" IN TOP OF CURB (RIVERSIDE CO. STD. "E") FOR BCs, ECs, PCCs, PRCS, AND CORNER CUTBACKS PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE.
- SET STEEL PIN AND TAG "L.S. 9029" ON TOP OF CURB AT ALL SIDE LOT LINES PROJECTED PER RIVERSIDE CO. STD. "E".

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.

INDICATES ACCESS RIGHTS RESTRICTED.

C.C.&R.S FOR THIS MAP RECORDED 11/19/2019 AS INSTRUMENT NO. 2019-0477428, O.R., FIRST AMENDMENT RECORDED 12/20/2019 AS INSTRUMENT NO. 2019-0529436, O.R., SECOND AMENDMENT RECORDED 02/13/2020 AS INSTRUMENT NO. 2020-0067519, O.R., AND SUPPLEMENTARY MASTER DECLARATION RECORDED _____, AS INSTRUMENT NO. _____ O.R. RIVERSIDE CO.

THIS TRACT CONTAINS 48.00 ACRES.

DRAINAGE EASEMENTS - NO BUILDINGS, OBSTRUCTIONS, OR ENCROACHMENTS BY LANDFILLS ARE ALLOWED.

CFD NOTE: THIS MAP IS WITHIN THE BOUNDARY OF CFD NO. 2015-1.

- (R1) INDICATES RECORD OR CALCULATED DATA PER R.S. 148/62-68
- (R2) INDICATES RECORD OR CALCULATED DATA PER R.S. 131/82-84
- (R3) INDICATES RECORD OR CALCULATED DATA PER P.M. 15905, 98/59
- (R4) INDICATES RECORD PER INST. NO. 2005-0659741, REC. 08-12-2005, O.R.
- SFN INDICATES SEARCHED, FOUND NOTHING
- [] INDICATES RECORD & MEASURED DATA PER TRACT 29835-2, M.B. 478/70-80
- R&M INDICATES RECORD AND MEASURED PER REFERENCE

EASEMENT NOTES:

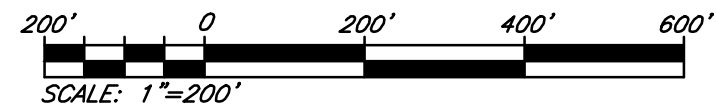
- AN EASEMENT IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY FOR POLE LINES, CONDUITS, UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 5, 1927 IN BOOK 716, PAGE 187 OF DEEDS. (PLOTTED HEREON)
- AN EASEMENT IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY FOR POLE LINES, CONDUITS, UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 18, 1928 IN BOOK 765, PAGE 308 OF DEEDS. (NOT PLOTTABLE PER RECORD)
- AN EASEMENT IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, A MUNICIPAL CORPORATION, RECORDED JUNE 25, 1965 AS INSTRUMENT NO. 73685, OF OFFICIAL RECORDS (PLOTTED HEREON)
- AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY FOR FACILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 12, 2021 AS INSTRUMENT NO. 2021-0293575, O.R. (NON-PLOTTABLE)
- AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION FOR POLE LINES, CONDUITS, UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 16, 1979 AS INSTRUMENT NO. 148469, OF OFFICIAL RECORDS. (PLOTTED HEREON)
- AN EASEMENT IN FAVOR OF COUNTY OF RIVERSIDE, A POLITICAL SUBDIVISION, FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES AND INCIDENTAL PURPOSES, RECORDED AUGUST 8, 2007 AS INSTRUMENT NO. 2007-0510605, OF OFFICIAL RECORDS. (PLOTTED HEREON)
- AN EASEMENT IN FAVOR OF COUNTY OF RIVERSIDE, A POLITICAL SUBDIVISION, FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES AND INCIDENTAL PURPOSES, RECORDED AUGUST 8, 2007 AS INSTRUMENT NO. 2007-0510606, OF OFFICIAL RECORDS. (PLOTTED HEREON)
- AN OFFER OF DEDICATION IN FAVOR OF COUNTY OF RIVERSIDE ON BEHALF OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT FOR FLOOD CONTROL, EASEMENT FOR THE CONSTRUCTION, USE, REPAIR, RECONSTRUCTION, INSPECTION, OPERATION AND MAINTENANCE OF FLOOD CONTROL FACILITIES, AND ALL APPURTENANT WORKS, INCLUDING INGRESS AND EGRESS THERETO AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 13, 2007 AS INSTRUMENT NO. 2007-0580457, OF OFFICIAL RECORDS. QUITCLAIMED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PER QUITCLAIM DEED RECORDED NOVEMBER 14, 2014 AS INSTRUMENT NO. 2014-0437002, AND CERTIFICATE OF ACCEPTANCE, RECORDED NOVEMBER 14, 2014 AS INSTRUMENT NO. 2014-0436994, OF OFFICIAL RECORDS. (PLOTTED HEREON)
- AN EASEMENT IN FAVOR OF HOMELAND/ROMOLAND ADP, CORPORATION, A DELAWARE CORPORATION FOR THE CONSTRUCTION, USE, REPAIR, RECONSTRUCTION, INSPECTION, OPERATION AND MAINTENANCE OF SLOPES ADJACENT TO THE MDP LINE A-2 FLOOD CONTROL CHANNEL AND ITS APPURTENANT WORKS, INCLUDING INGRESS AND EGRESS THERETO AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 13, 2007 AS INSTRUMENT NO. 2007-0580458 OF OFFICIAL RECORDS. CONVEYED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PER ASSIGNMENT OF EASEMENT RECORDED NOVEMBER 14, 2014 AS INSTRUMENT NOS. 2014-0437291, 2014-0437292 AND 2014-0437293, OF OFFICIAL RECORDS
- AN EASEMENT IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 31, 2018 AS INSTRUMENT NO. 2018-0428939, O.R.
- AN EASEMENT IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT FOR PIPELINE, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 4, 2019 AS INSTRUMENT NO. 2019-0499096, O.R.
- AN EASEMENT IN FAVOR OF THE CITY OF MENIFEE FOR PUBLIC ROAD, UTILITIES, DRAINAGE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 17, 2020 AS INSTRUMENT NO. 2020-0441179, O.R.

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 _____.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM CCSB3, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "CNPP", "BILL" AND "P584" NAD 83 (NSRS2011) EPOCH 2010 AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THE RECORD REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THE 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 0.999932514. CALCULATIONS ARE MADE AT FD. 1" I.P. W/ 2" BRASS DISC STAMPED "CTR. SEC. 23 RIV. CO. SURV. JULY 1975", UP 0.4" PER R.S. 128/32 AND M.B. 378/12-27 WITH COORDINATES OF N: 2,207,279.810, E: 6,284,141.013, USING AN ELEVATION OF 1579.75.



NOTE:

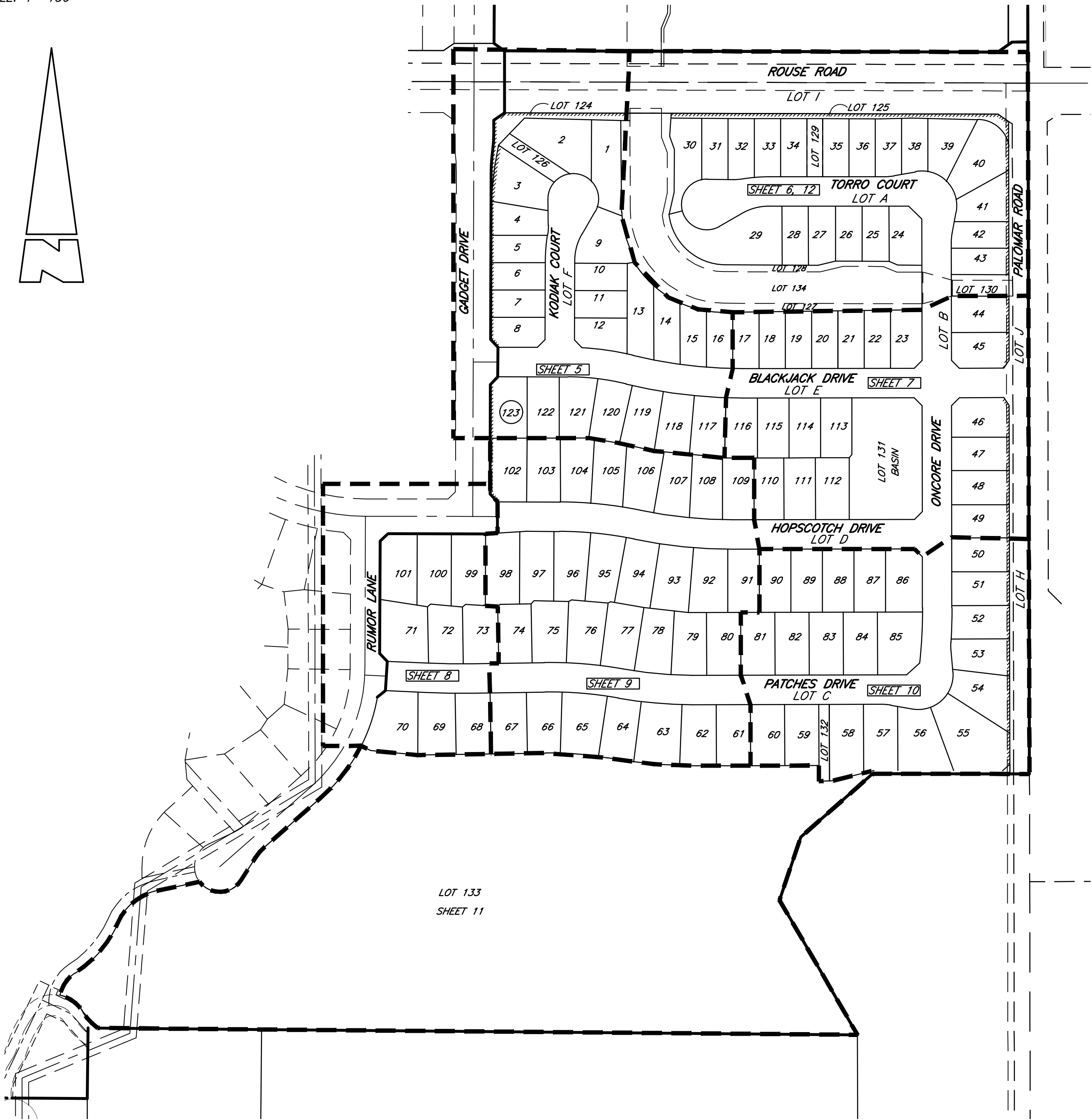
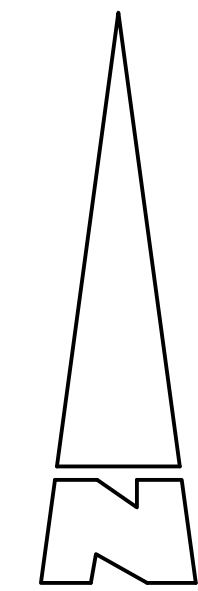
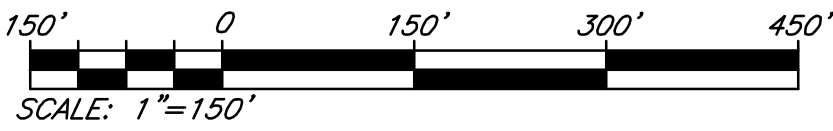
SEE SHEET NO. 2 FOR MONUMENT NOTES.

TRACT NO. 29835-4

BEING A SUBDIVISION OF A PORTION OF SECTIONS 14 AND 23, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ALONG WITH THOSE PORTIONS OF LOTS 1688, 1695, LOTS "W" AND "Y" OF ROMOLA FARMS NO. 15, AS SHOWN BY MAP ON FILE IN BOOK 15, PAGES 98, 99, AND 100 OF MAPS, ALONG WITH PORTIONS OF PARCELS 3, 8 AND LOT "F" OF PARCEL MAP NO. 15905, ON FILE IN PARCEL MAP BOOK 98, PAGE 59, ALONG WITH PARCEL B OF LOT LINE ADJUSTMENT NO. 4895, RECORDED JUNE 30, 2005 AS INSTRUMENT NO. 2005-0520051, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY

KWC ENGINEERS OCTOBER 2020

INDEX MAP SHEET



LEGEND:

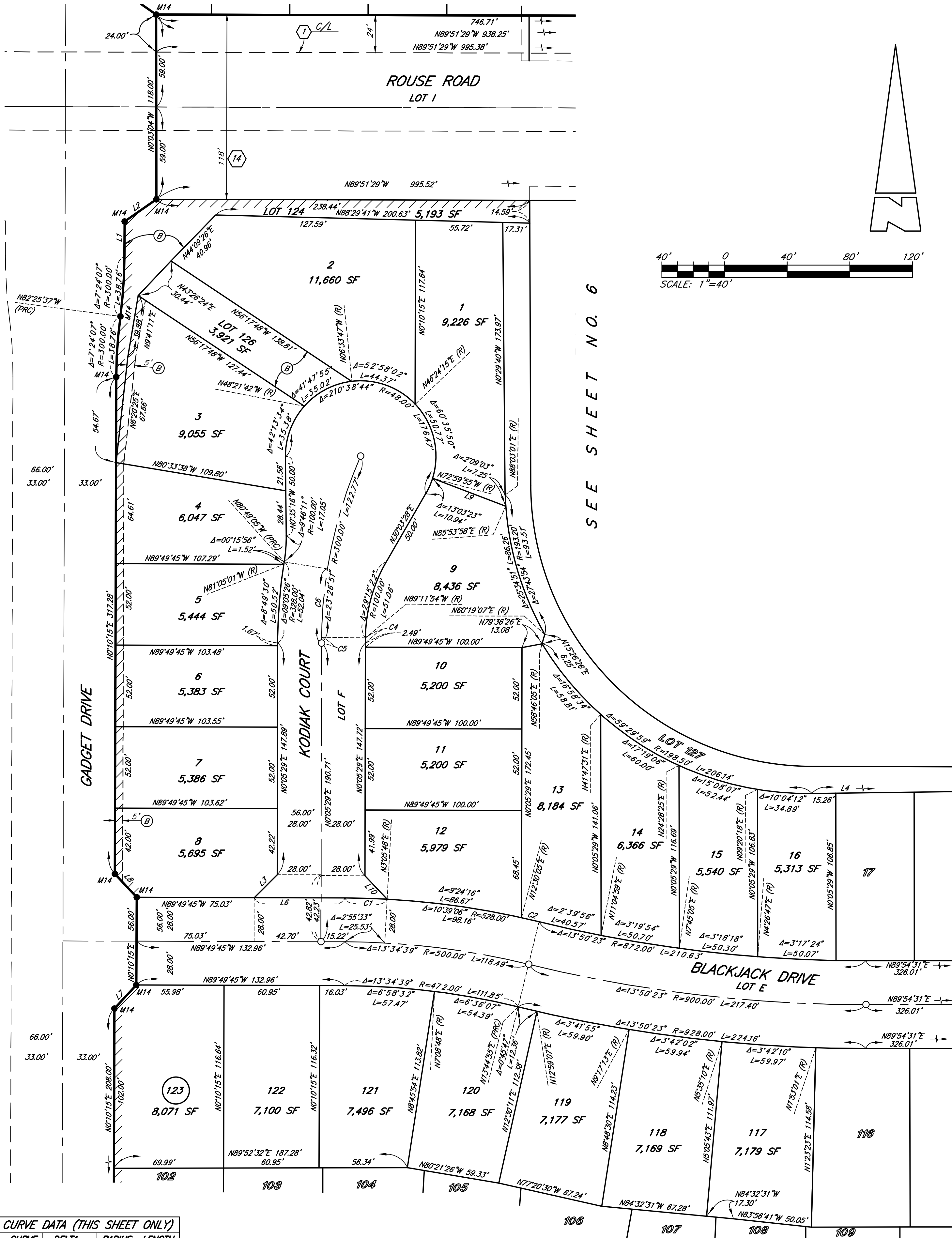
--- SHEET BOUNDARY

TRACT NO. 29835-4

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KWC ENGINEERS

OCTOBER 2020



CURVE DATA (THIS SHEET ONLY)			
CURVE	DELTA	RADIUS	LENGTH
C1	2°55'33"	528.00'	26.96'
C2	1°14'50"	528.00'	11.49'
C3	29°15'22"	100.00'	51.06'
C4	0°42'37"	272.00'	3.37'
C5	0°42'37"	300.00'	3.72'
C6	9°05'26"	300.00'	47.60'

LINE DATA (THIS SHEET ONLY)		
LINE	BEARING	LENGTH
L1	N10°10'15"E	22.00'
L2	N55°10'44"E	24.69'

LINE	BEARING	LENGTH
L3	N44°54'31"E	20.81'
L4	N89°16'06"E	375.28'
L5	N89°40'05"W	176.53'
L6	N89°49'45"W	57.93'
L7	N43°11'46"E	20.52'

LINE	BEARING	LENGTH
L8	N42°51'15"W	20.52'
L9	N69°04'42"W	50.10'
L10	N43°24'06"W	20.65'

SEE SHEET NO. 9

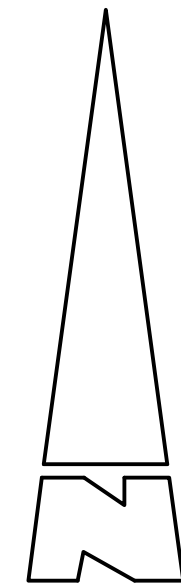
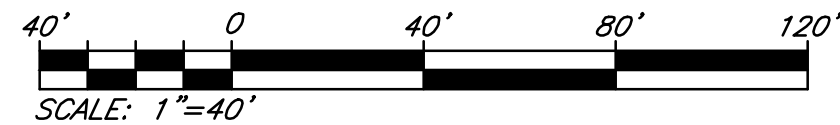
SEE SHEET NO. 7

TRACT NO. 29835-4

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KWC ENGINEERS

OCTOBER 2020

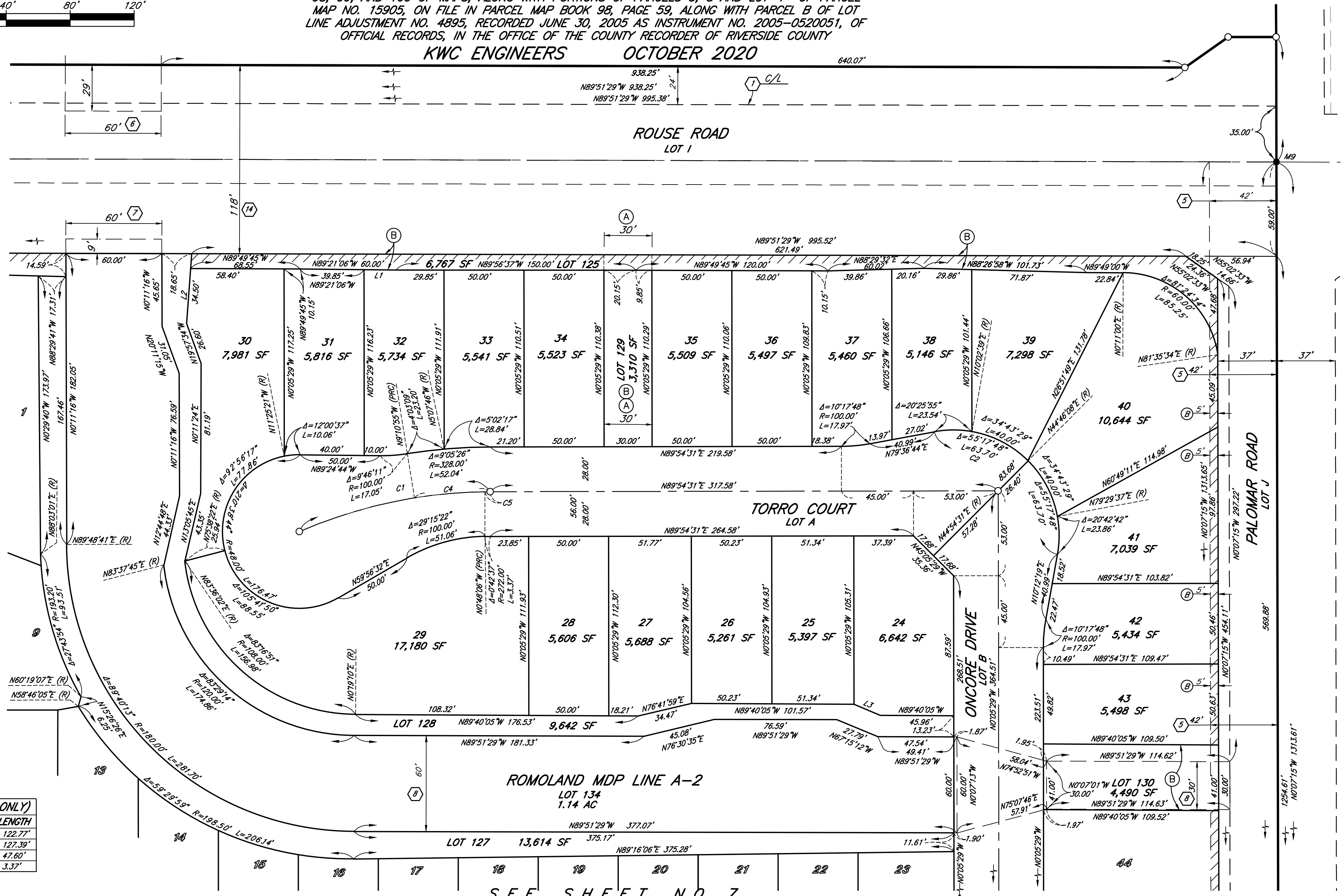


SEE SHEET NO. 5

SEE SHEET NO. 7

LINE DATA (THIS SHEET ONLY)		
LINE	BEARING	LENGTH
L1	N89°21'06"W	20.15'
L2	N4°11'43"E	43.84'
L3	N67°10'05"W	17.84'

CURVE DATA (THIS SHEET ONLY)			
CURVE	DELTA	RADIUS	LENGTH
C1	23°26'51"	300.00'	122.77'
C2	110°35'35"	66.00'	127.39'
C3	9°05'26"	300.00'	47.60'
C4	0°38'38"	300.00'	3.37'

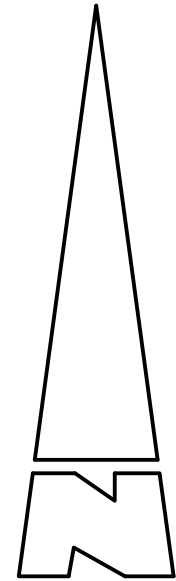
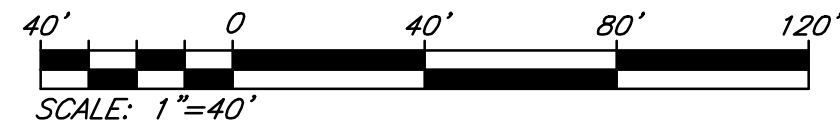


TRACT NO. 29835-4

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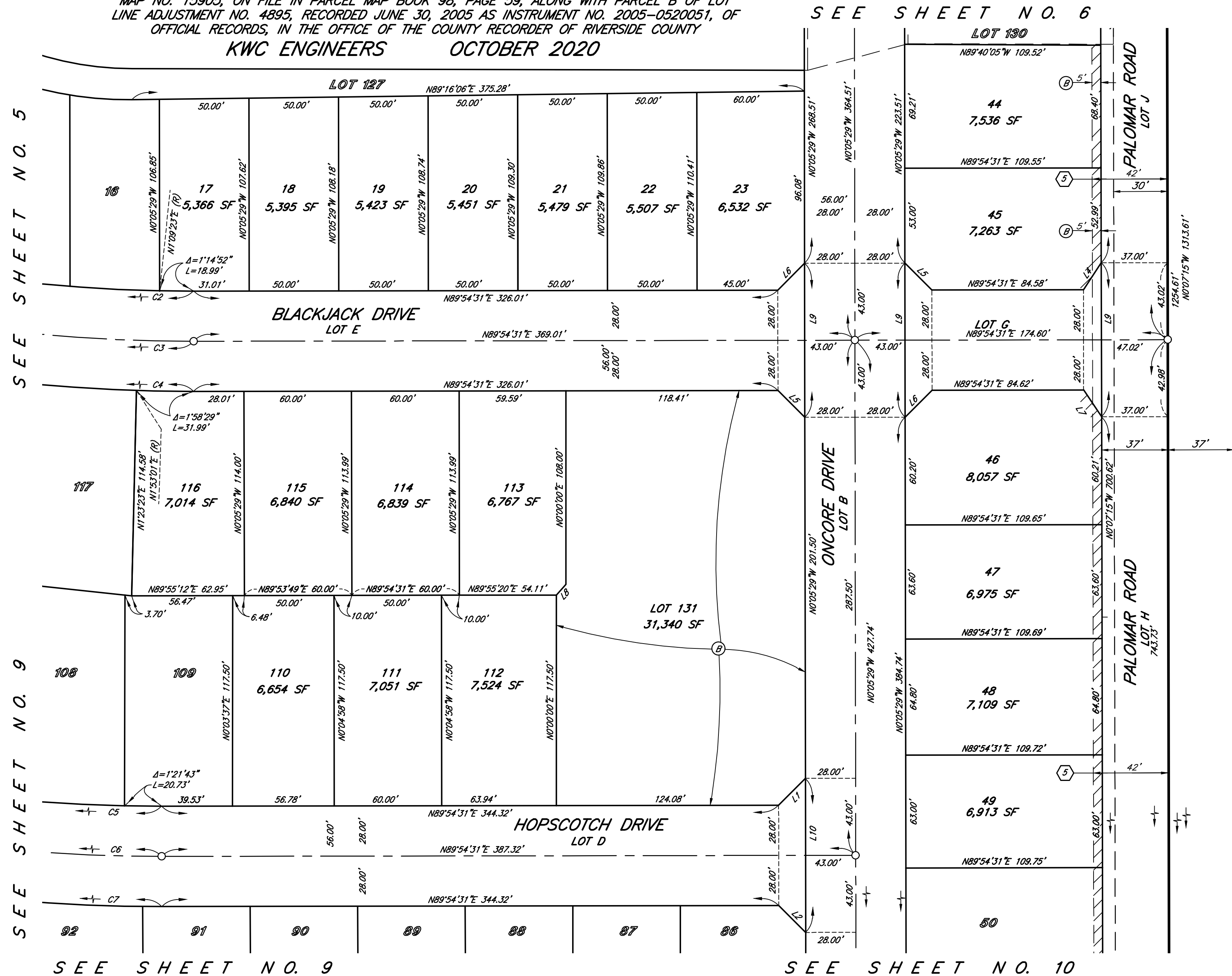
KWC ENGINEERS

OCTOBER 2020



LINE DATA (THIS SHEET ONLY)		
LINE	BEARING	LENGTH
L1	N44°54'31"E	21.21'
L2	N45°05'29"W	21.21'
L3	N41°24'56"E	8.01'
L4	N33°35'23"E	18.03'
L5	N45°05'29"W	21.21'
L6	N44°54'31"E	21.21'
L7	N33°47'26"W	18.02'
L8	N46°24'56"E	8.01'
L9	N0°07'15"W	86.00'
L10	N0°07'15"W	86.00'

CURVE DATA (THIS SHEET ONLY)			
CURVE	DELTA	RADIUS	LENGTH
C1	23°26'51"	300.00'	122.77'
C2	14°56'01"	872.00'	227.28'
C3	13°50'23"	900.00'	217.40'
C4	13°50'23"	928.00'	224.16'
C5	11°41'22"	872.00'	177.90'
C6	11°41'21"	900.00'	183.61'
C7	11°41'21"	928.00'	189.33'

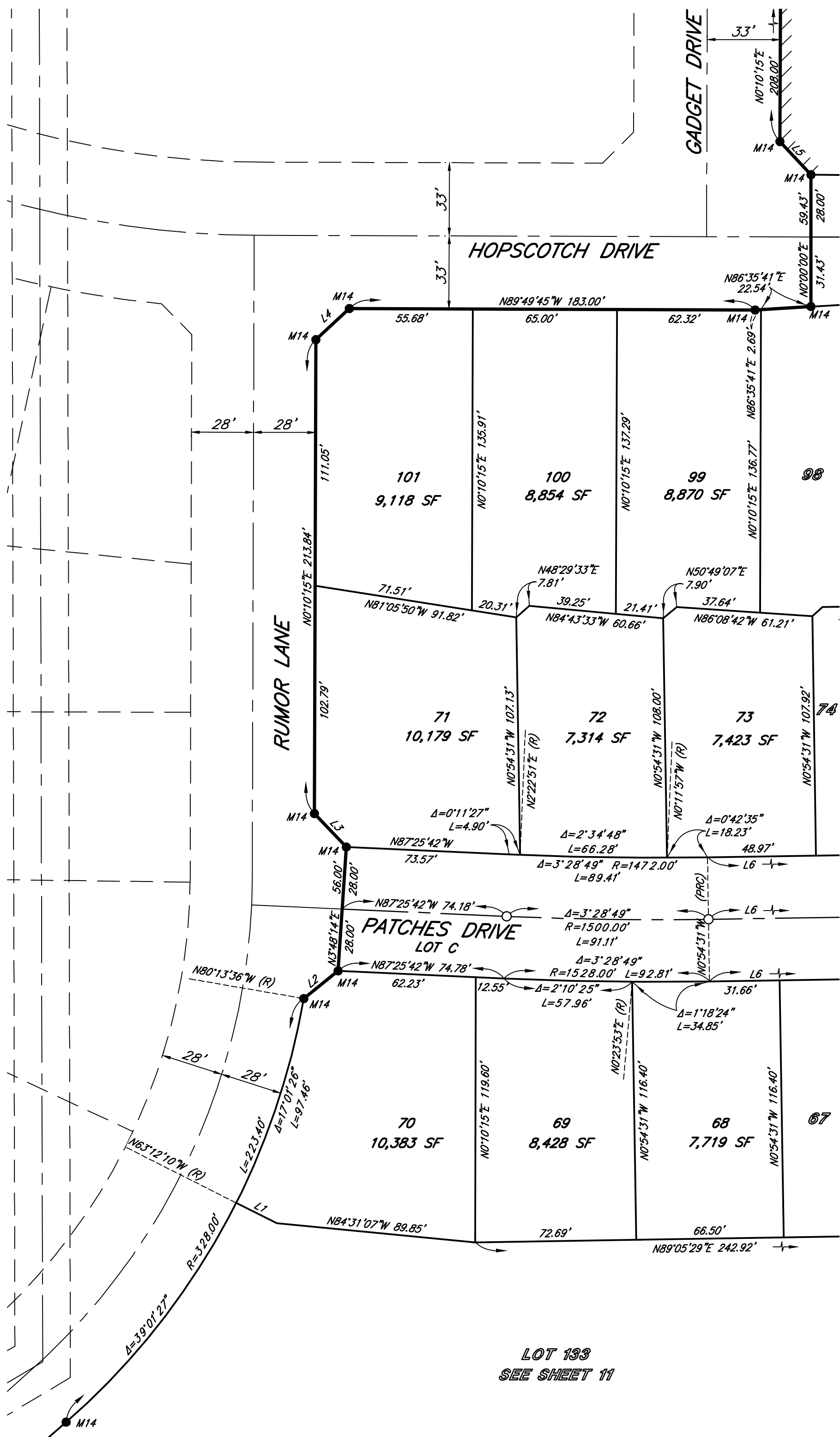


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KWC ENGINEERS OCTOBER 2020

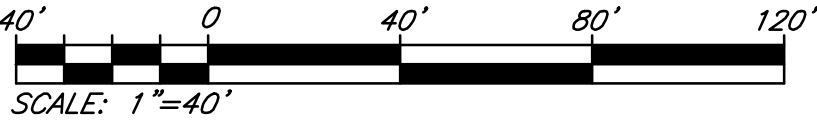
SEE SHEET NO. 5



SEE SHEET NO. 9

SEE SHEET NO. 11

LINE DATA (THIS SHEET ONLY)		
LINE	BEARING	LENGTH
L1	N63°21'28"W	20.46'
L2	N51°10'21"E	19.84'
L3	N43°37'43"W	20.76'
L4	N47°08'45"E	20.52'
L5	N42°51'15"W	20.52'
L6	N89°05'29"E	135.39'



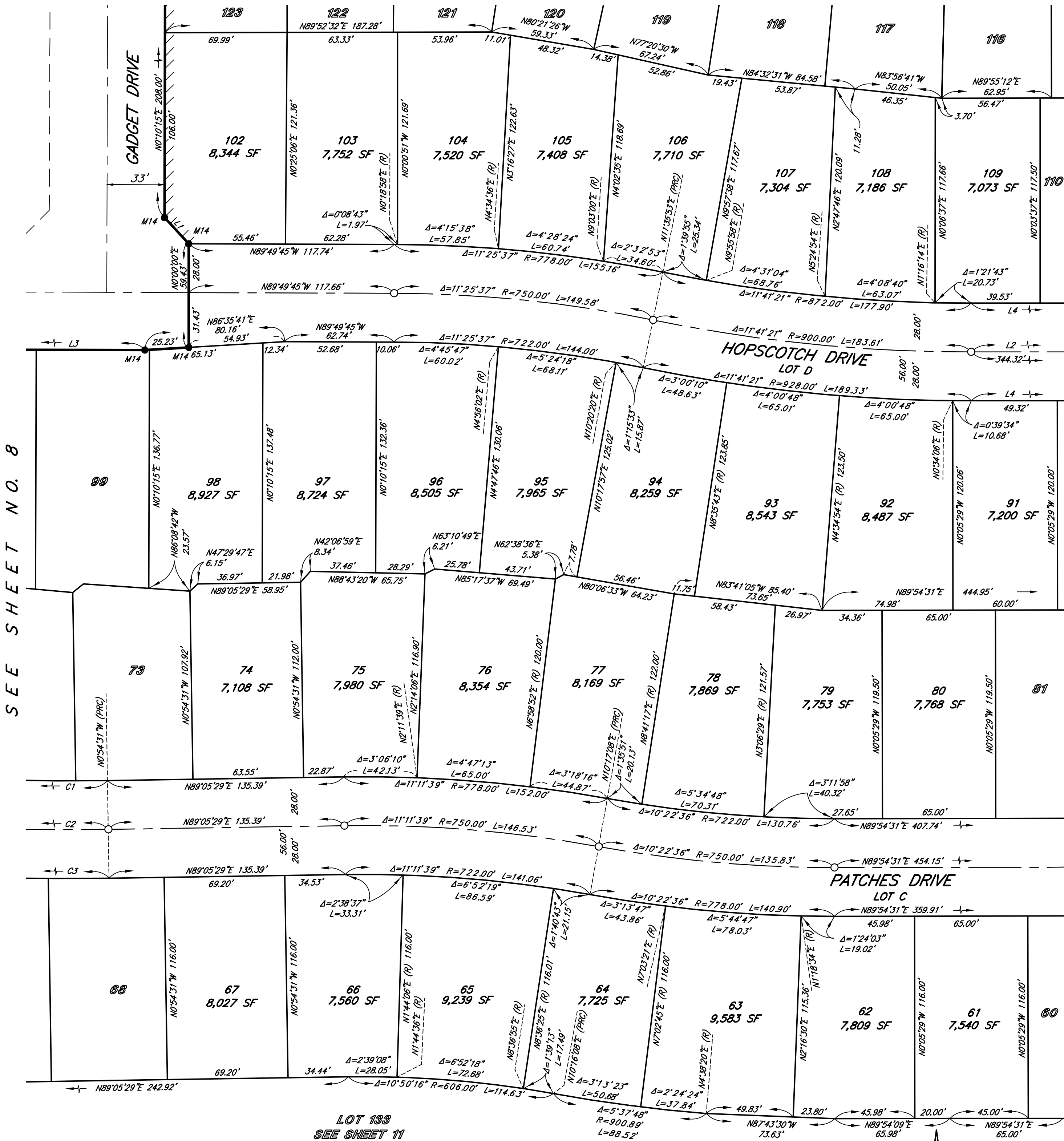
TRACT NO. 29835-4

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KWC ENGINEERS

OCTOBER 2020

SEE SHEET NO. 5

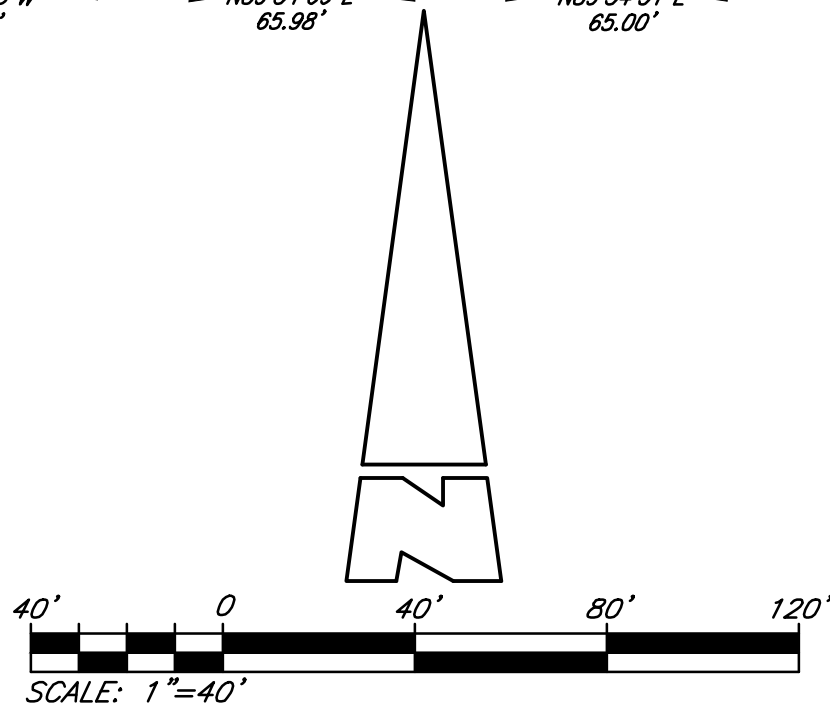


SEE SHEET NO. 8

SEE SHEET NO. 10

LINE DATA (THIS SHEET ONLY)		
LINE	BEARING	LENGTH
L1	N42°51'15"W	20.52'
L2	N89°54'31"E	387.32'
L3	N89°49'45"W	183.00'
L4	N89°54'31"E	344.32'

CURVE DATA (THIS SHEET ONLY)			
CURVE	DELTA	RADIUS	LENGTH
C1	3°28'50"	1472.00'	89.41'
C2	3°28'50"	1500.00'	91.11'
C3	3°28'50"	1528.00'	92.81'



TRACT NO. 29835-4

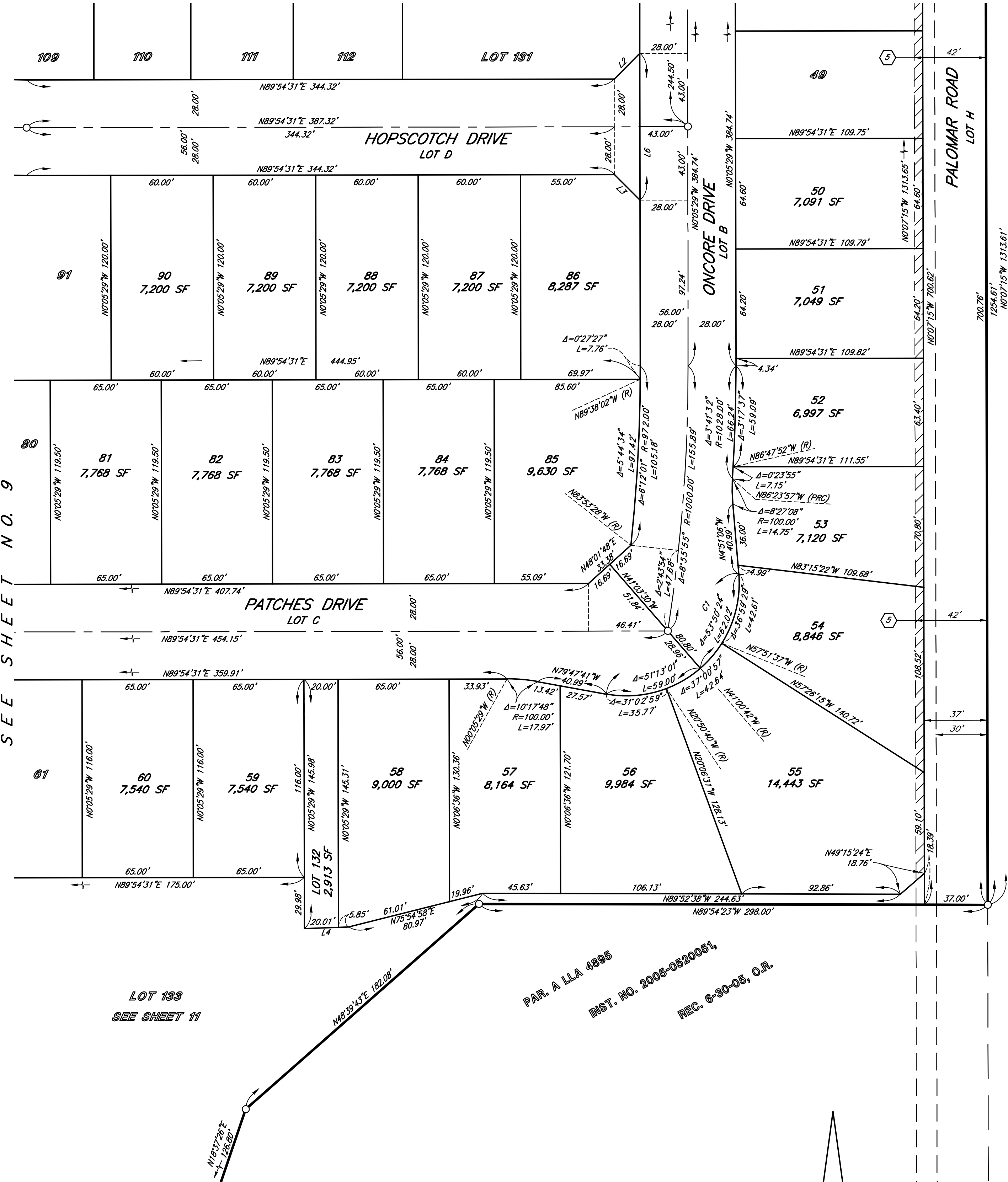
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KWC ENGINEERS

OCTOBER 2020

SEE SHEET NO. 7

SEE SHEET NO. 7



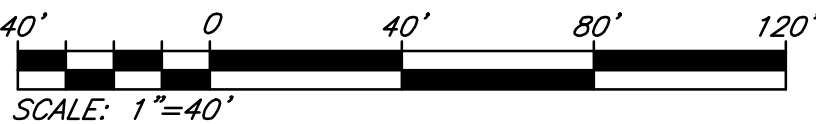
LOT 133
SEE SHEET 11

PAR. A LLA 4895
INST. NO. 2005-0520051
REC. 6-30-05, O.R.

SEE SHEET NO. 11

LINE DATA (THIS SHEET ONLY)		
LINE	BEARING	LENGTH
L1	N00°00'00"W	108.00'
L2	N44°54'31"E	21.21'
L3	N45°05'29"W	21.21'
L4	N87°59'14"E	25.86'
L5	N41°24'56"E	8.01'
L6	N07°05'29"W	86.00'

CURVE DATA (THIS SHEET ONLY)			
CURVE	DELTA	RADIUS	LENGTH
C1	105°03'25"	66.00'	121.02'



TRACT NO. 29835-4

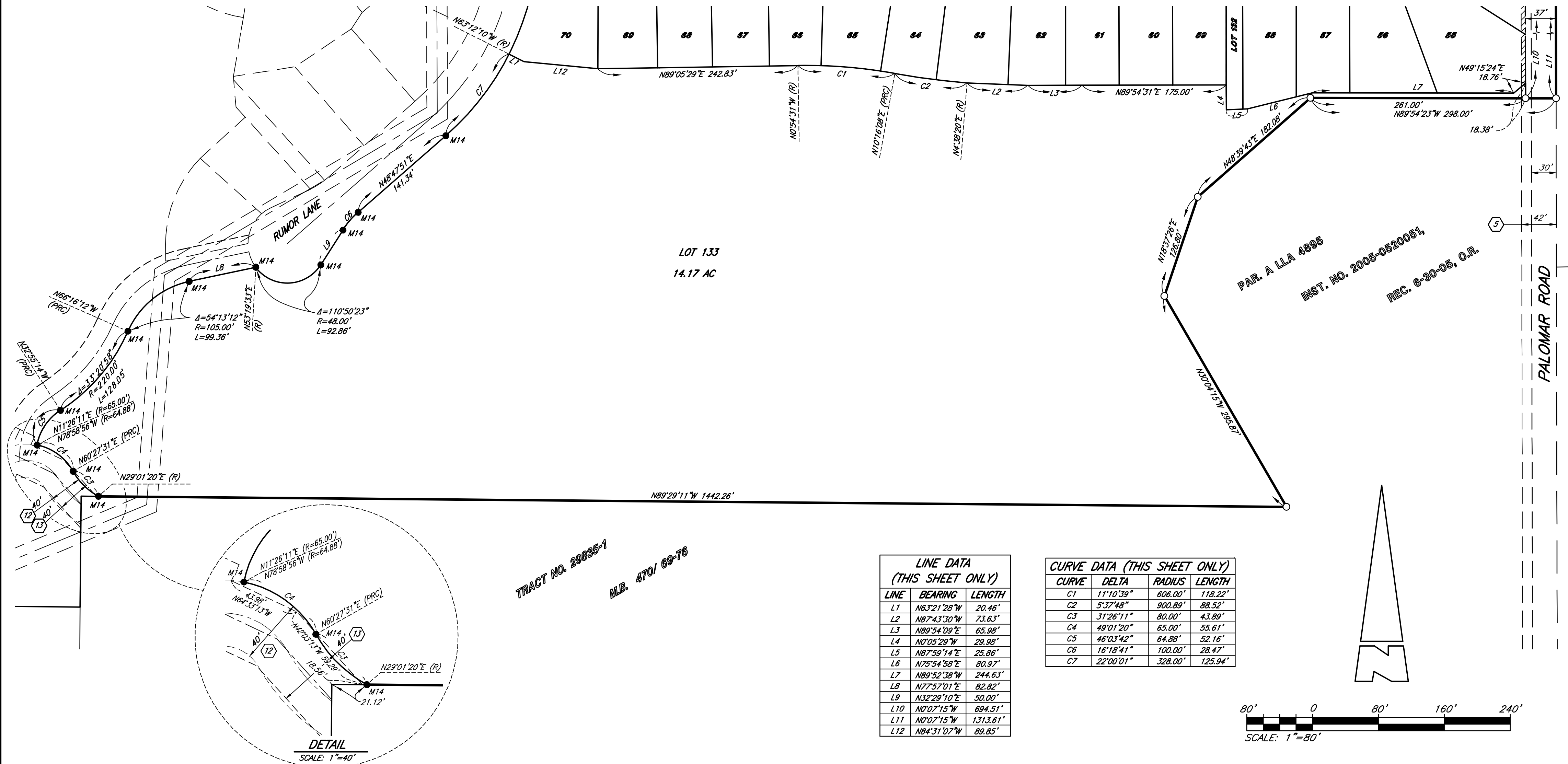
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SEE SHEET NO. 8

SEE SHEET NO. 9

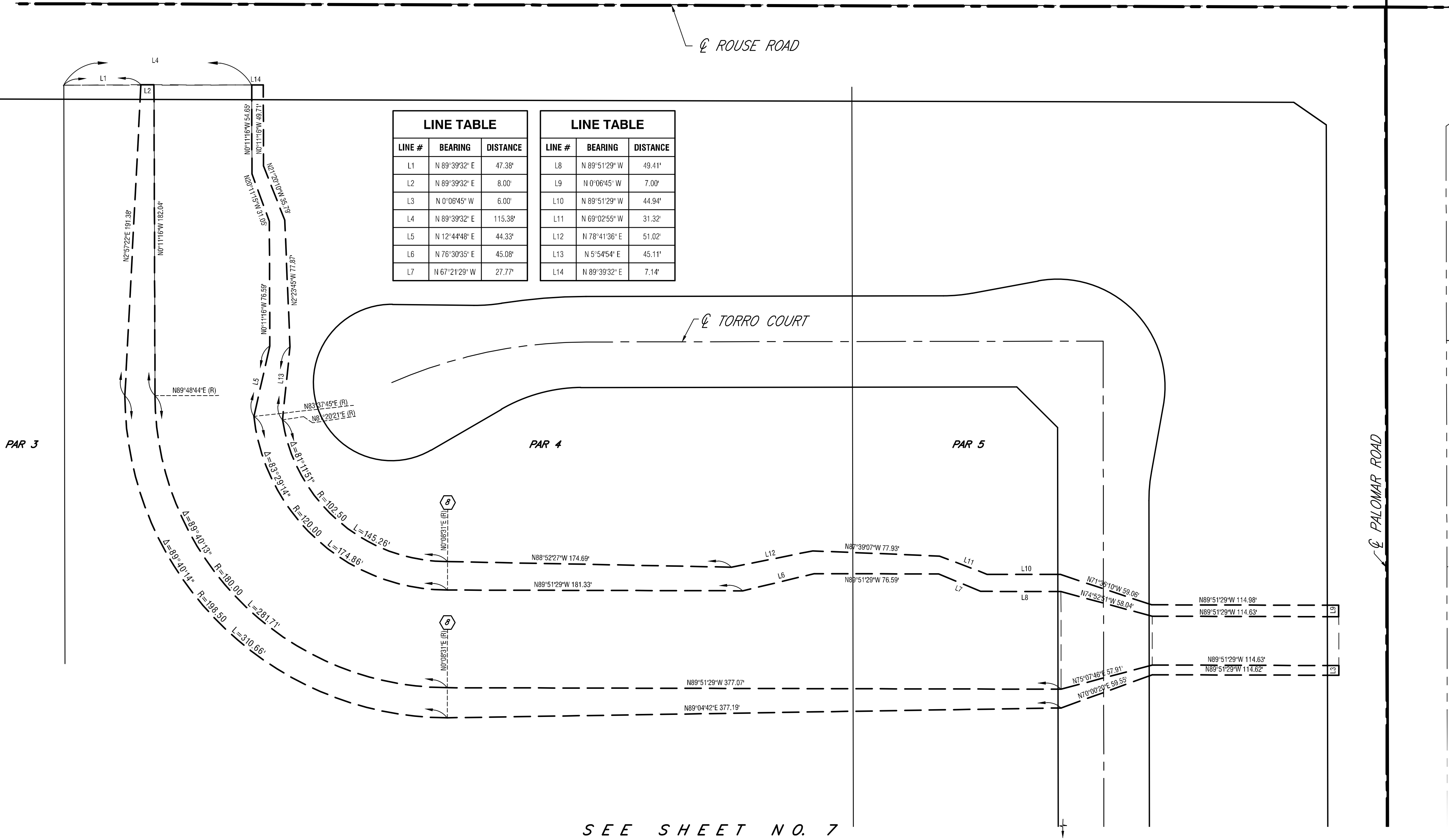
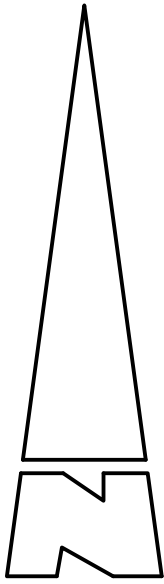
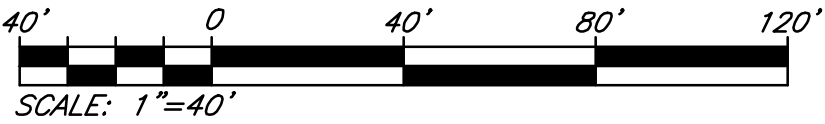
SEE SHEET NO. 10



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KWC ENGINEERS OCTOBER 2020



SEE SHEET NO. 7