

NUMBERED LOTS = 134
LETTERED LOTS = 7
OPEN SPACE LOTS = 18
NET AREA = 27.03 ACRES
GROSS AREA = 36.75 ACRES

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

SHEET 1 OF 15 SHEETS

TRACT NO. 36658-1

BEING A SUBDIVISION OF PARCEL 1 AND LOTS "P", "Q", "R", "S", "RR", "SS", "TT", AND "UU" OF
PARCEL MAP NO. 36657, FILED IN BOOK 245, PAGES 70-87, INCLUSIVE OF PARCEL MAPS, RECORDS OF
RIVERSIDE COUNTY; IN SECTION 20 OF TOWNSHIP 5 SOUTH, RANGE 3 WEST S.B.M.

adkan
ENGINEERS

JUNE 2017

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 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 "G" INCLUSIVE. THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

WE HEREBY RETAIN LOTS 135 THROUGH 152, INCLUSIVE, INDICATED AS "OPEN SPACE" LOTS, AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: STORM DRAIN EASEMENT LYING WITHIN LOTS 139, 146 AND 147, INCLUSIVE. THE DEDICATION IS FOR DRAINAGE AND MAINTENANCE PURPOSES.

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY

BY: *Darren Warren*
TITLE: VICE PRESIDENT, LAND ACQUISITION AND DEVELOPMENT

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 CALIFORNIA
COUNTY OF _____

ON AUG-17-2022 BEFORE ME, CRESIDA DIAZ A NOTARY PUBLIC,
PERSONALLY APPEARED DARREN WARREN

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/IT/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

PRINT NAME CRESIDA DIAZ

SIGNATURE *Cresida Diaz*

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2394854

MY COMMISSION EXPIRES: FEB. 25, 2026

MY PRINCIPAL PLACE OF BUSINESS IS ORANGE COUNTY

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:

THE UNITED STATES OF AMERICA, HOLDER OF AN EASEMENT FOR DITCHES AND CANALS RESERVED IN DOCUMENT RECORDED NOVEMBER 29, 1915 IN BOOK 7, PAGE 82 OF PATENTS, RIVERSIDE COUNTY RECORDS.

ALICE O. HANSEN AND A. A. HANSEN, OWNERS OF 1/2 INTEREST IN ALL OIL AND MINERAL RIGHTS PER DEED RECORDED NOVEMBER 4, 1920 IN BOOK 537, PAGE 292 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.

RANCH DEVELOPMENT CORPORATION, OWNER OF 50% OF ALL OIL, GAS, MINERAL, URANIUM AND OTHER HYDROCARBON SUBSTANCES PER DEED RECORDED FEBRUARY 9, 1956 IN BOOK 1860, PAGE 508 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY.

SOUTHERN CALIFORNIA EDISON COMPANY, OWNER OF ALL URANIUM, THORIUM AND OTHER FISSIONABLE MATERIALS, ALL OIL, GAS, PETROLEUM, ASPHALTUM, AND OTHER HYDROCARBON SUBSTANCES AND OTHER MINERALS AND MINERAL ORES PER DEED RECORDED JUNE 2, 1997, AS INSTRUMENT NO. 193338 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY.

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, HOLDER OF A EASEMENT FOR STORM DRAIN, FLOOD CONTROL, DRAINAGE AND INCIDENTAL PURPOSES RECORDED APRIL 13, 2022 AS DOCUMENT NO. 2022-0174727 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY.

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, HOLDER OF A EASEMENT FOR INGRESS AND EGRESS, MAINTENANCE AND INCIDENTAL PURPOSES RECORDED APRIL 13, 2022 AS DOCUMENT NO. 2022-0174732 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY.

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, HOLDER OF A EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES RECORDED APRIL 13, 2022 AS DOCUMENT NO. 2022-0174733 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY.

NOTICE OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE HOMELAND/ROMOLAND LINE A SUB-WATERSHED 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. UPON INCORPORATION, THE CITY ADOPTED COUNTY ORDINANCE 460 AND THE PROJECT IS THEREFORE SUBJECT TO ALL PROVISIONS OF THIS ORDINANCE.

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 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.

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 VAN DAELE DEVELOPMENT COMPANY ON JUNE 20, 2017. 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: August 16, 2022

Edy P. Adkison
EDY P. ADKISON L.S. 5390
EXPIRATION DATE: 9-30-2022



CITY ENGINEER/SURVEYOR 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. 36658, APPROVED BY THE MENIFEE CITY COUNCIL ON OCTOBER 21, 2015, 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 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 OCTOBER 21, 2015. THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES.

I HEREBY ALSO 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: _____

BY: DANIEL PADILLA, R.C.E. 67008/P.L.S. 9481
DEPUTY PUBLIC WORKS DIRECTOR
CITY ENGINEER/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 TRACT MAP 36658-1 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 STREET 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 LOT "A" (GOLDEN NUGGET STREET), LOT "B" (LUNA PEAK ROAD), LOT "C" (STONECLIFF COURT), LOT "D" (CHAMBERS AVENUE), LOT "E" (PICKET RANGE WAY), LOT "F" (CIRCLESTONE DRIVE), AND LOT "G" (SUMMER CREEK DRIVE).

THE EASEMENT FOR STORM DRAIN PURPOSES WITHIN LOTS 139, 146 AND 147 AS DEDICATED WITHIN THE OWNER'S STATEMENT, IS HEREBY ACCEPTED SUBJECT TO IMPROVEMENTS.

DATE: _____, 20____

CITY CLERK, CITY OF MENIFEE
RIVERSIDE COUNTY, CALIFORNIA

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 104,400.00 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: August 23 2022

CASH OR SURETY TAX BOND
MATTHEW JENNINGS
COUNTY TAX COLLECTOR

THIS CERTIFICATION EXCLUDES ANY
SUPPLEMENTAL TAX ASSESSMENTS NOT
YET EXTENDED

BY: *Matthew Jennings* DEPUTY

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 104,400.00.

MATTHEW JENNINGS
COUNTY TAX COLLECTOR

DATE: August 23, 2022

BY: *Matthew Jennings* DEPUTY

THIS CERTIFICATION EXCLUDES ANY
SUPPLEMENTAL TAX ASSESSMENTS NOT
YET EXTENDED

TRACT NO. 36658-1

BEING A SUBDIVISION OF PARCEL 1 AND LOTS "P", "Q", "R", "S", "RR", "SS", "TT", AND "UU" OF
PARCEL MAP NO. 36657, FILED IN BOOK 245, PAGES 70-87, INCLUSIVE OF PARCEL MAPS, RECORDS OF
RIVERSIDE COUNTY; IN SECTION 20 OF TOWNSHIP 5 SOUTH, RANGE 3 WEST S.B.M.

JUNE 2017

adkan
ENGINEERSBOUNDARY SHEETNOTE

DRAINAGE EASEMENTS SHALL BE KEPT
FREE OF BUILDINGS AND OBSTRUCTIONS.

SEE SHEET 5 FOR SHEET INDEX MAP,
EASEMENT NOTES AND VICINITY MAP.

BASIS OF BEARINGS

SEE SHEET 15 FOR BASIS OF BEARINGS
AND GPS CONTROL.



GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.

SURVEYOR'S NOTES

- - INDICATES FOUND MONUMENT AS NOTED
- ⊙ - INDICATES FOUND 1"IP & LS 5390 TAG, FLUSH PER PM NO. 36657, PMB 245/70-87
- - INDICATES SET 1"IP & LS 5390 TAG, FLUSH

SET 1"IP & LS 5390 TAG, FLUSH AT ALL LOT CORNERS,
ANGLE POINTS IN SIDE OR REAR LOT LINES, AND ANGLE POINTS
IN SIDE OR REAR LOT LINES, EXCEPT AS NOTED.

SET LEAD & LS 5390 TAG, IN TOP OF CURB FOR BC'S, EC'S, PCC'S,
PRC'S AND CORNER CUTBACKS PROJECTED PERPENDICULAR OR
RADIAL FROM CENTERLINE.

SET LEAD & LS 5390 TAG, IN TOP OF CURB SIDE LOT
LINES PROJECTED.

ALL MONUMENTS SHALL BE SET IN ACCORDANCE WITH RIVERSIDE
COUNTY ORDINANCE 461.10 AND THE MONUMENT AGREEMENT FOR
THIS MAP.

- M - INDICATES MEASURED DATA
() - INDICATES RECORD DATA PER REFERENCE LISTED BELOW
(R1) - INDICATES RECORD DATA PER RS 141/52-63
(R2) - INDICATES RECORD DATA PER RS 111/77-78
(R3) - INDICATES RECORD DATA PER PM NO. 11167, PMB 50/98-99
(R4) - INDICATES RECORD DATA PER TRACT NO. 18041-1, MB 128/35-38
(R5) - INDICATES RECORD DATA PER PM NO. 14801, PMB 81/35
(R6) - INDICATES RECORD DATA PER PM NO. 13384, PMB 89/96-100
(R7) - INDICATES RECORD DATA PER TRACT NO. 29025, MB 286/16-17
(R8) - INDICATES RECORD DATA PER PM NO. 20285, PMB 132/25-27
(R9) - INDICATES RECORD DATA PER TRACT NO. 28504-2, MB 359/17-21
(R10) - INDICATES RECORD DATA PER LLA NO. 4506, DOC.
NO. 2002-506724 O.R.
[] - INDICATES RECORD AND MEASURED DATA PER PM NO. 36657,
PMB 245/70-87

ENVIRONMENTAL CONSTRAINT NOTE

ENVIRONMENT 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 LOTS.

NOTE

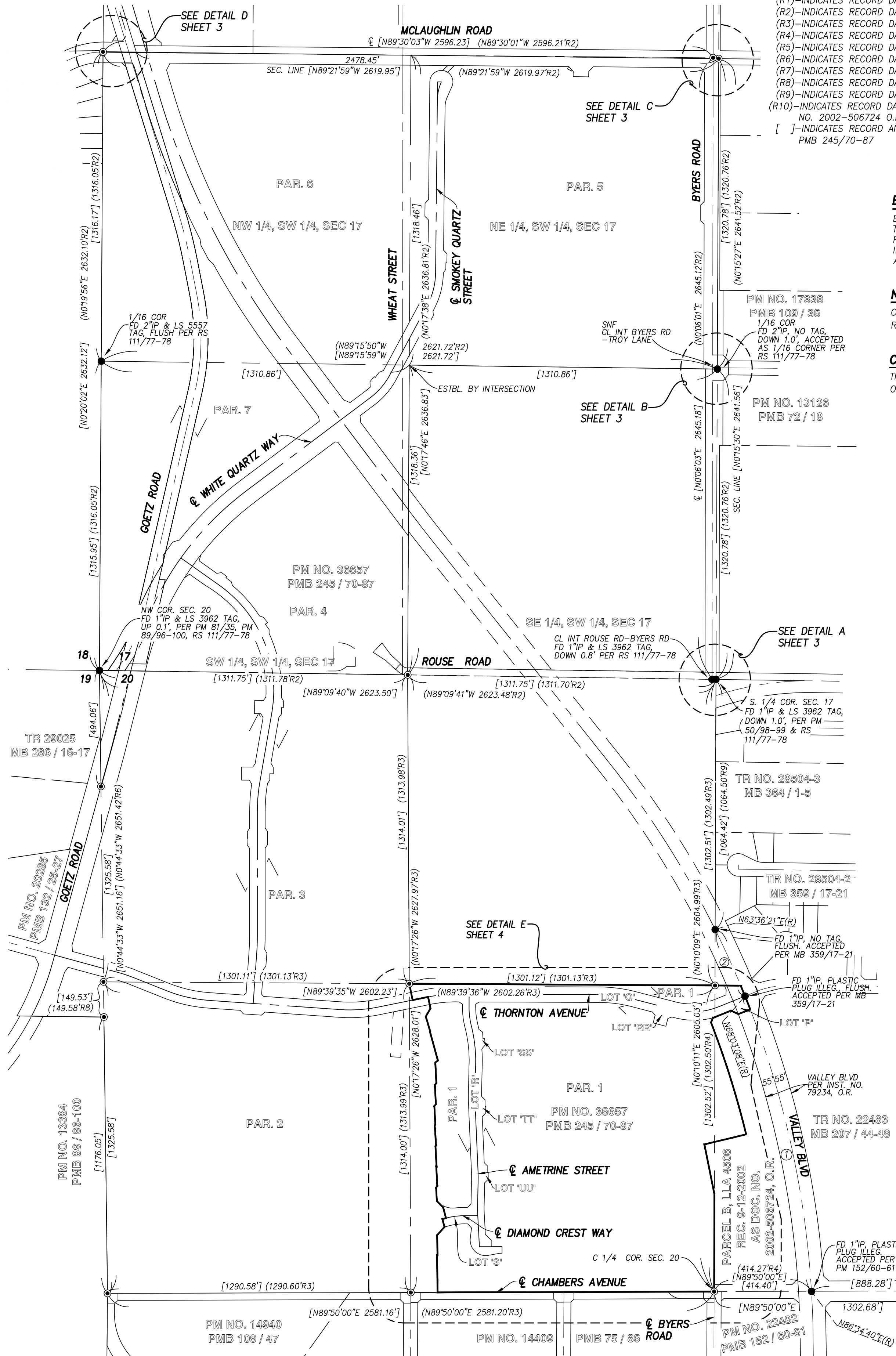
C.C.R.'S PER INST. NO. _____
REC. _____, O.R.

CFD NOTE:

THIS MAP IS WITHIN THE BOUNDARY
OF CFD 2015-02.

COURSE DATA

- ① $\Delta=18^{\circ}31'32''$ $R=4000.00'$ $L=1293.34'$
 $(\Delta=18^{\circ}31'24''$ $R=4000.00'$ $L=1293.17'R9)$
- ② $\Delta=4^{\circ}26'47''$ $R=4000.00'$ $L=310.41'$
 $(\Delta=4^{\circ}26'40''$ $R=4000.00'$ $L=310.41'R9)$



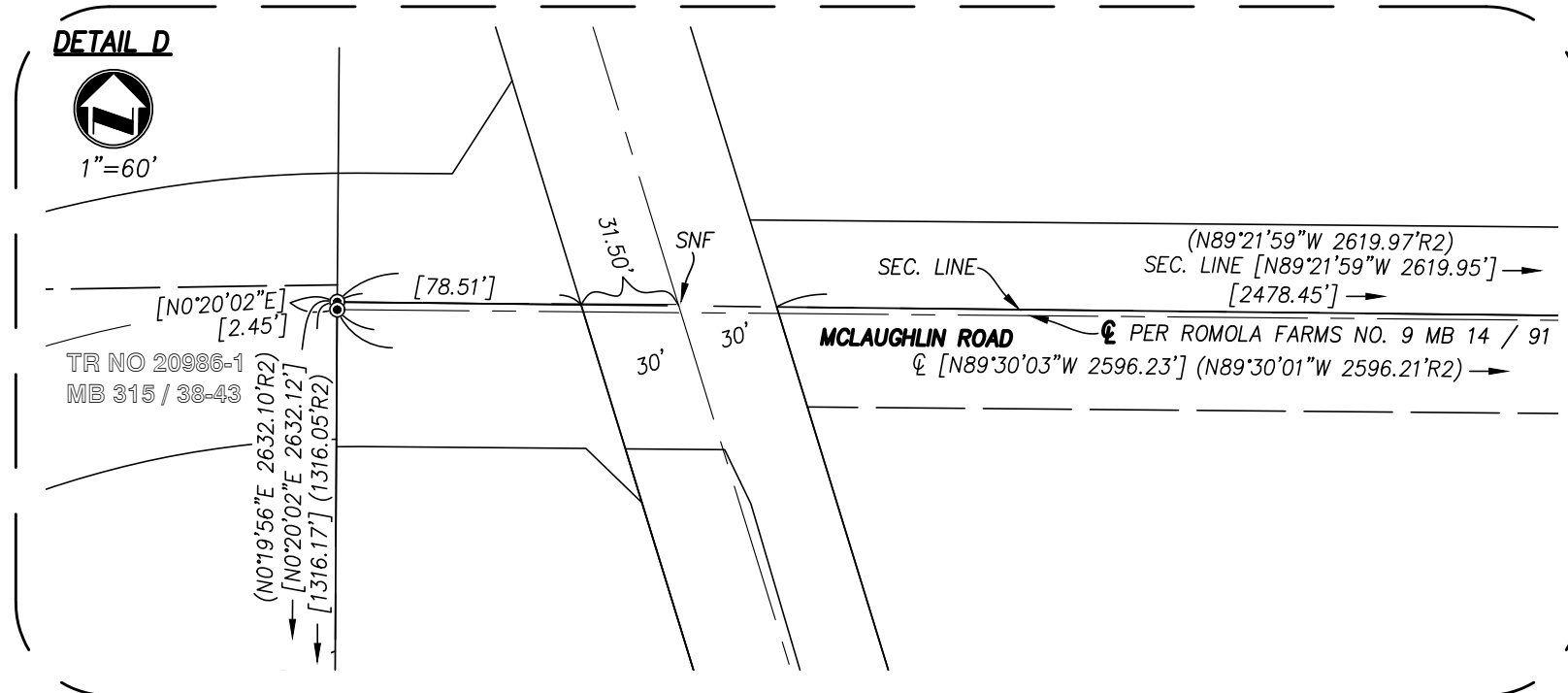
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ENGINEERS

DRAINAGE EASEMENTS SHALL BE KEPT
FREE OF BUILDINGS AND OBSTRUCTIONS.

SEE SHEET 5 FOR SHEET INDEX MAP,
EASEMENT NOTES AND VICINITY MAP.

SEE SHEET 15 FOR BASIS OF BEARINGS
AND GPS CONTROL DIAGRAM



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JUNE 2017

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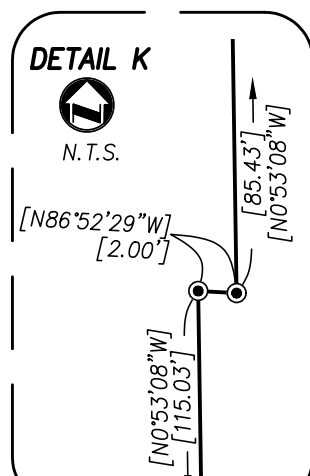
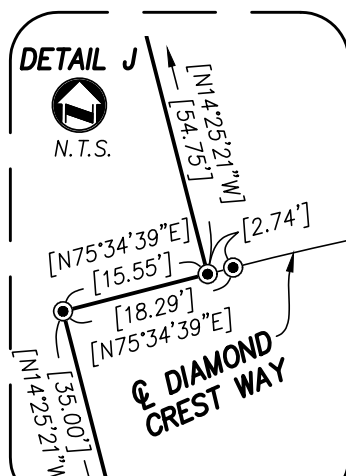
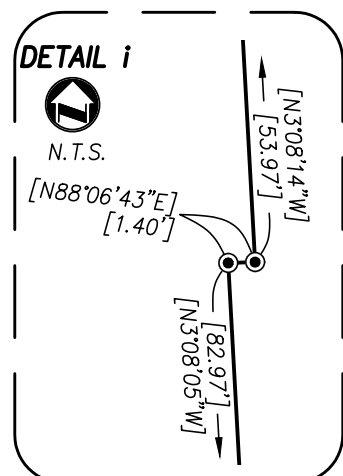
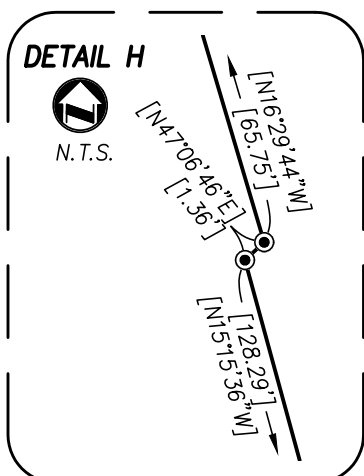
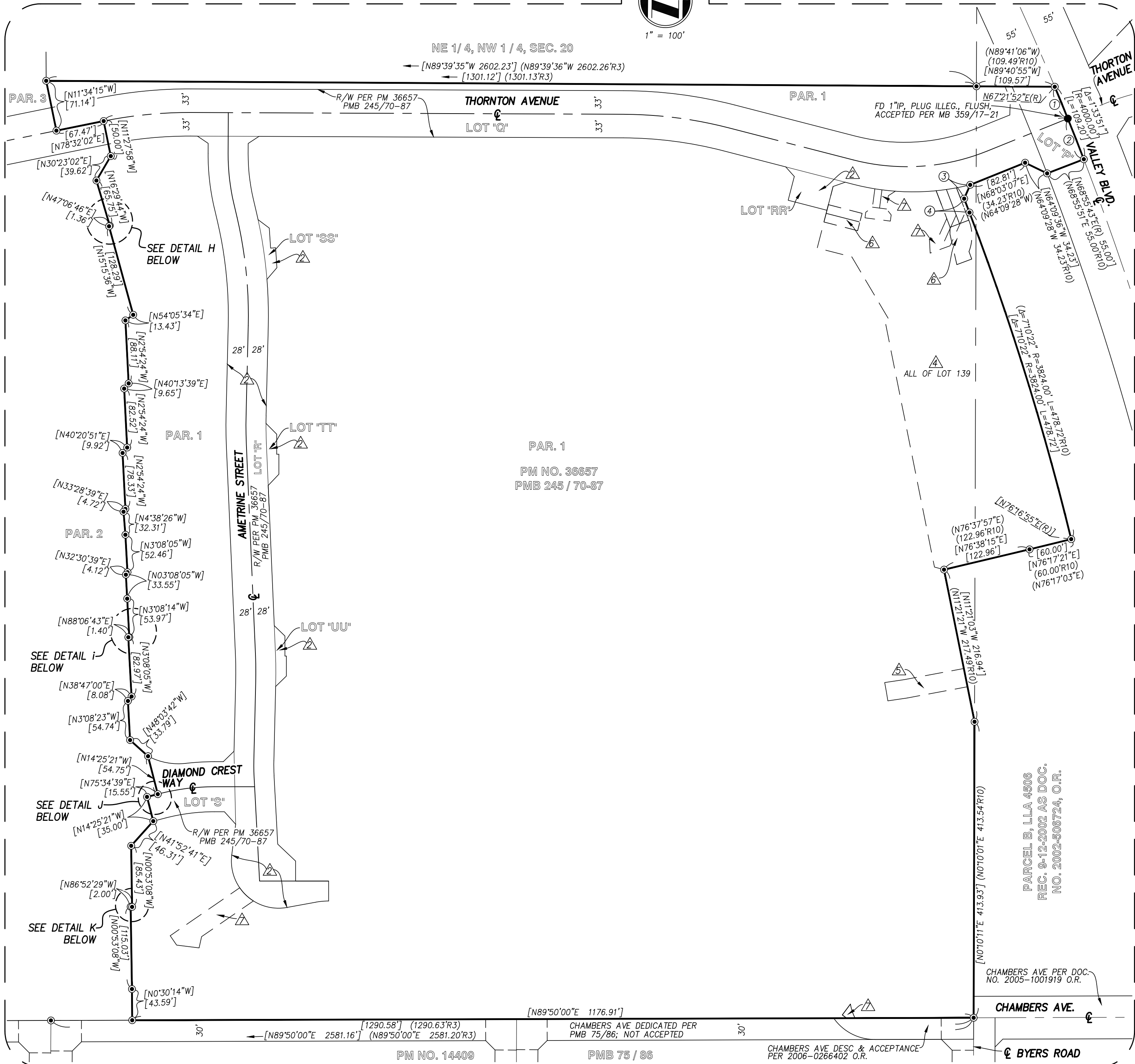
- ① $\Delta=0^{\circ}41'15''$ $R=4000.00'$ $L=48.00'$
 $(\Delta=0^{\circ}41'15''$ $R=4000.00'$ $L=48.00'R_9)$
- ② $\Delta=0^{\circ}52'36''$ $R=4000.00'$ $L=61.20'$
- ③ $[N23^{\circ}34'50''E$ $21.02']$
 $(N23^{\circ}34'58''E$ $21.02'R_{10})$
- ④ $[N20^{\circ}53'27''W$ $20.83']$
 $(N20^{\circ}53'19''W)$ $(20.83'R_{10})$

SEE SHEET 2 FOR SURVEYOR'S NOTES, ENVIRONMENTAL
CONSTRAINT NOTE, C.C.R.'S NOTE, AND CFD NOTE.

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CONTROL DIAGRAM

(FROM SHEET 2)


$$1'' = 100'$$


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ENGINEERS

JUNE 2017

SHEET INDEX MAP

EASEMENT NOTES

- 1 THE UNITED STATES OF AMERICA, HOLDER OF RIGHTS OF WAY FOR DITCHES AND CANALS, RESERVED IN DOCUMENT RECORDED NOVEMBER 29, 1915 IN BOOK 7, PAGE 82 OF PATENTS, RECORDS OF RIVERSIDE COUNTY. NOT PLOTTABLE FROM THE RECORD.
- 2 THE CITY OF MENIFEE, HOLDER OF AN EASEMENT FOR PUBLIC ROAD, PUBLIC UTILITY, AND PUBLIC PURPOSES PER PARCEL MAP NO. 36657, PMB 245/70-87.
- 3 THE COUNTY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR PUBLIC ROAD, PUBLIC UTILITY, AND PUBLIC PURPOSES PER PARCEL MAP NO. 22482, PMB 152/60-61.
- 4 RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, HOLDER OF A STORM DRAIN EASEMENT, RECORDED 4-13-2022 AS INST. NO. 2022-0174732, O.R.
- 5 RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, HOLDER OF AN ACCESS AND MAINTENANCE EASEMENT RECORDED 4-13-2022 AS INST. NO. 2022-0174727, O.R.
- 6 RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, HOLDER OF A STORM DRAIN EASEMENT PER INST. NO. 2022-0174733, O.R.
- 7 STORM DRAIN EASEMENT, DEDICATED HEREON
- 8 ALICE O. HANSEN AND A. A. HANSEN, OWNERS OF 1/2 INTEREST IN ALL OIL AND MINERAL RIGHTS PER DEED RECORDED NOVEMBER 4, 1920 IN BOOK 537, PAGE 292 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.
- 9 RANCH DEVELOPMENT CORPORATION, OWNER OF 50% OF ALL OIL, GAS, MINERAL, URANIUM AND OTHER HYDROCARBON SUBSTANCES PER DEED RECORDED FEBRUARY 9, 1956 IN BOOK 1860, PAGE 508 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY.
- 10 SOUTHERN CALIFORNIA EDISON COMPANY, OWNER OF ALL URANIUM, THORIUM AND OTHER FISSIONABLE MATERIALS, ALL OIL, GAS, PETROLEUM, ASPHALTUM, AND OTHER HYDROCARBON SUBSTANCES AND OTHER MINERALS AND MINERAL ORES PER DEED RECORDED JUNE 2, 1997, AS INSTRUMENT NO. 193338 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY.

NOTE

DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

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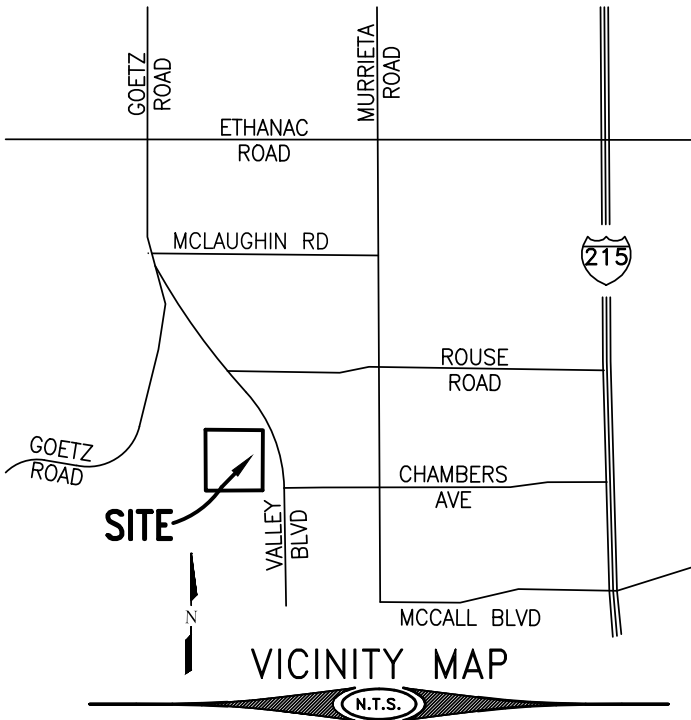
SEE SHEET 15 FOR BASIS OF BEARINGS AND GPS CONTROL DIAGRAM



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



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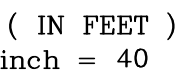
JUNE 2017

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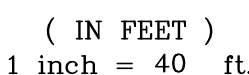
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adkan
ENGINEERS

JUNE 2017



GRAPHIC SCALE



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1 inch = 40 ft.

NOTE

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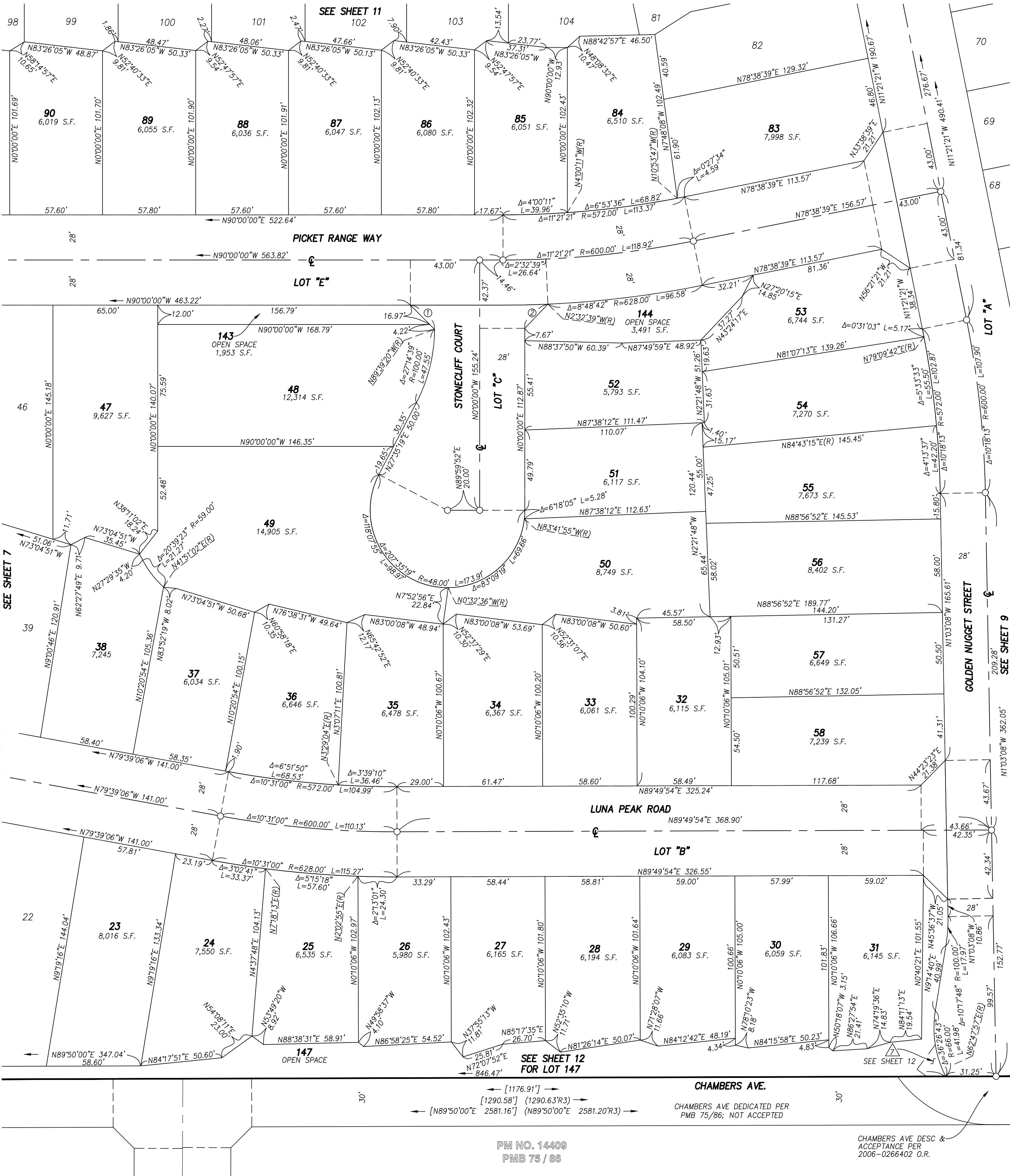
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COURSE DATA

- ① N45°00'00"W 21.19'
- ② N43°43'40"E 20.74'



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SEE SHEET 5 FOR SHEET INDEX MAP, EASEMENT
NOTES AND VICINITY MAP.

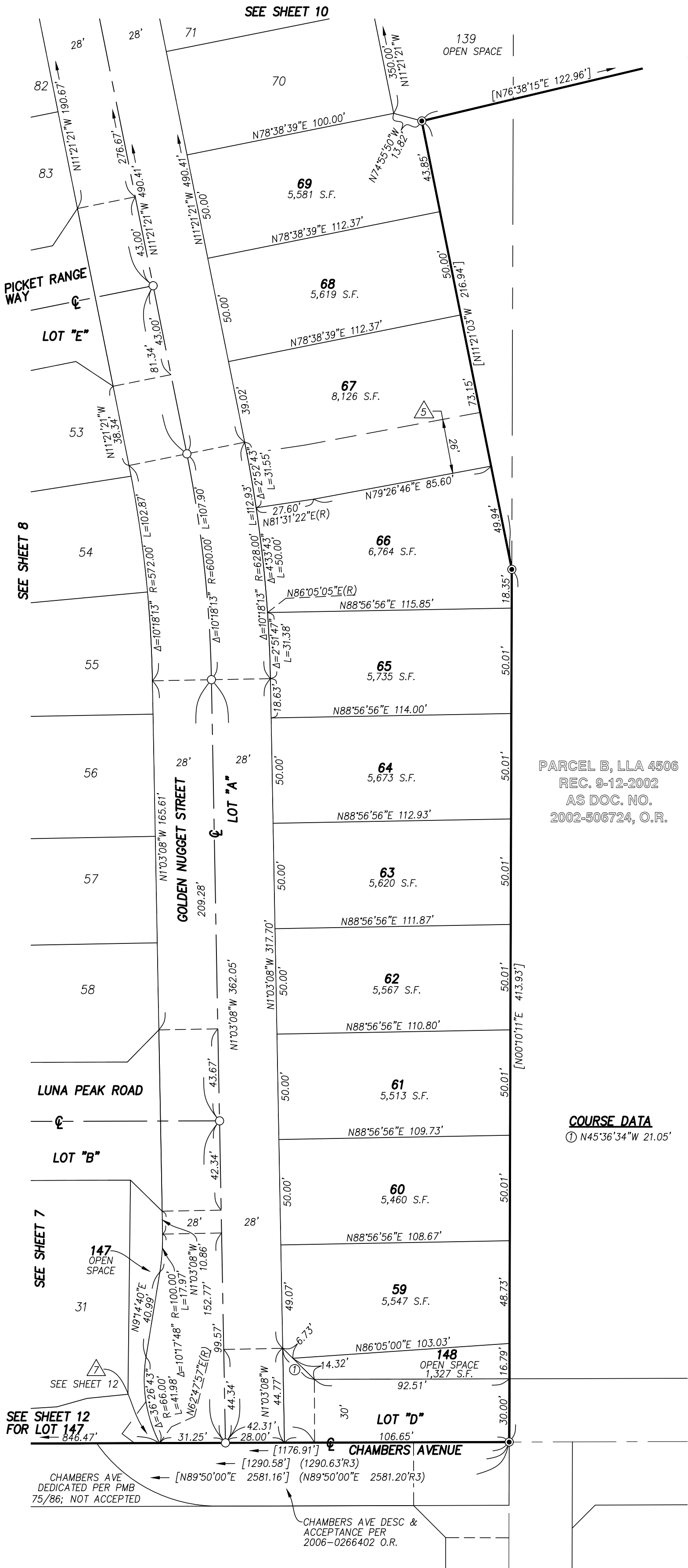
SEE SHEET 15 FOR BASIS OF BEARINGS AND
GPS CONTROL DIAGRAM



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



TRACT NO. 36658-1

BEING A SUBDIVISION OF PARCEL 1 AND LOTS "P", "Q", "R", "S", "RR", "SS", "TT", AND "UU" OF
PARCEL MAP NO. 36657, FILED IN BOOK 245, PAGES 70-87, INCLUSIVE OF PARCEL MAPS, RECORDS OF
RIVERSIDE COUNTY; IN SECTION 20 OF TOWNSHIP 5 SOUTH, RANGE 3 WEST S.B.M.

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JUNE 2017

NOTE

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CONTROL DIAGRAM

COURSE DATA

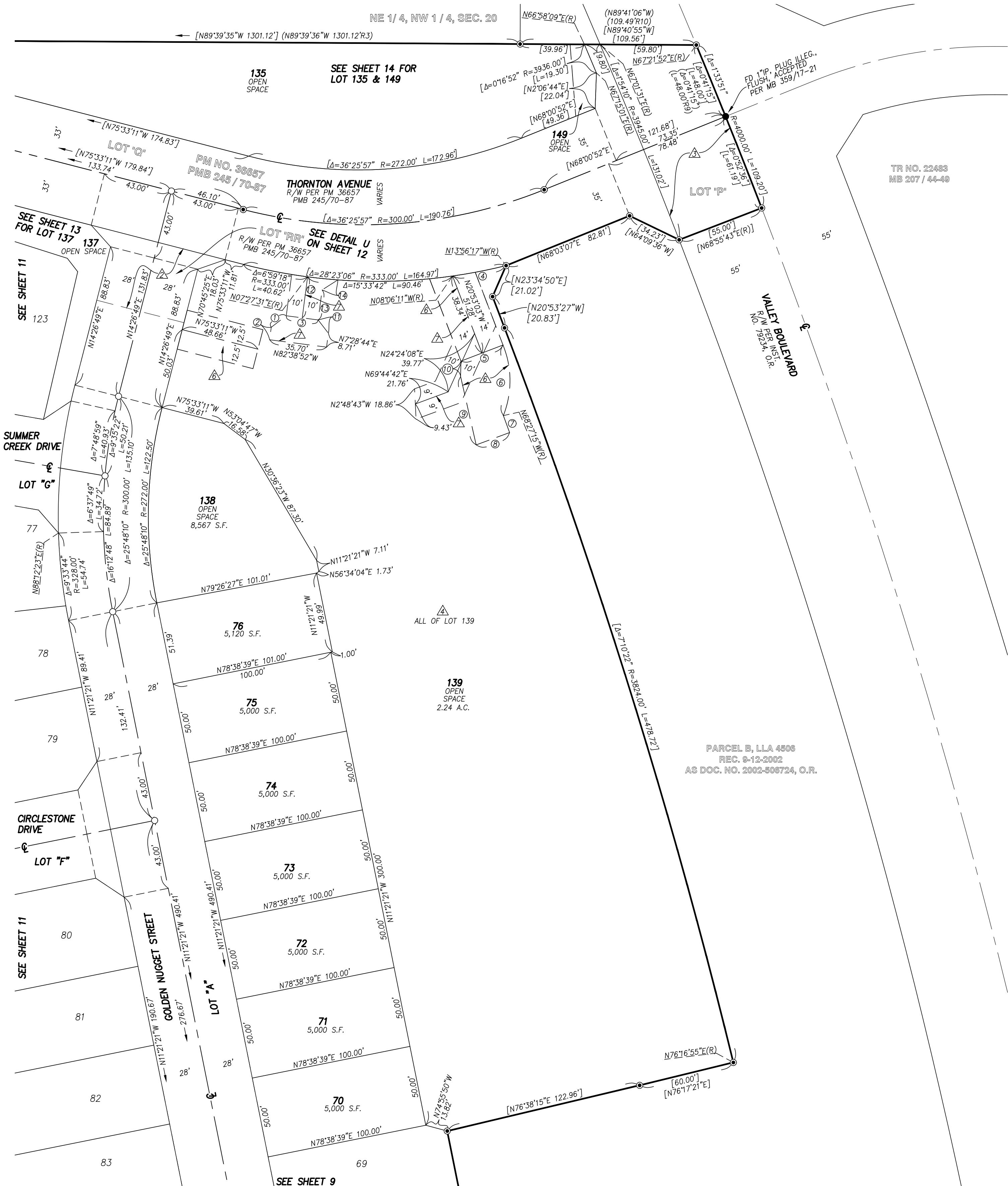
- ① N52°28'44"E 11.77'
- ② N7°28'44"E 7.84'
- ③ N82°31'16"W 20.00'
- ④ Δ=5°50'05" R=333.00' L=33.91'
- ⑤ N69°06'57"E 28.00'
- ⑥ Δ=43°40'07" R=59.00' L=44.97'
- ⑦ N20°15'18"W 11.23'
- ⑧ N69°44'42"E 22.19'
- ⑨ N12°46'57"W 43.59'
- ⑩ N1°09'49"E 9.61'
- ⑪ N37°31'16"W 10.43'
- ⑫ N7°28'44"E 25.72'
- ⑬ N7°28'44"E 18.82'
- ⑭ N57°28'44"E 11.59'



GRAPHIC SCALE



(IN FEET)
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COURSE DATA

- ① $\Delta=1^{\circ}46'23''$ $R=328.00'$ $L=10.15'$
- ② $\Delta=56^{\circ}30'57''$ E 20.78'
- ③ $\Delta=9^{\circ}35'22''$ $R=300.00'$ $L=50.21'$



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

NE 1/4, NW 1/4, SEC. 20

← [N89°39'35"W 1301.12'] (N89°39'36"W 1301.13'R3) →



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NOTE

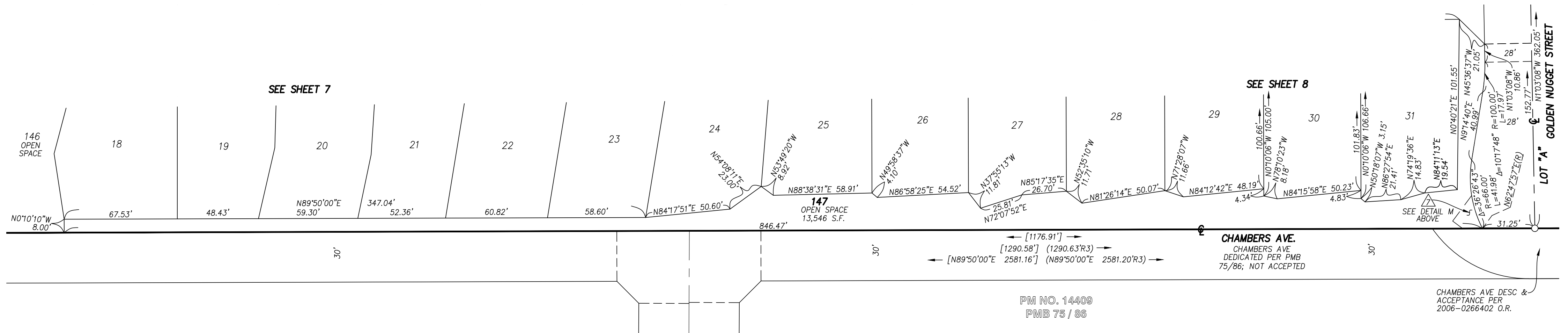
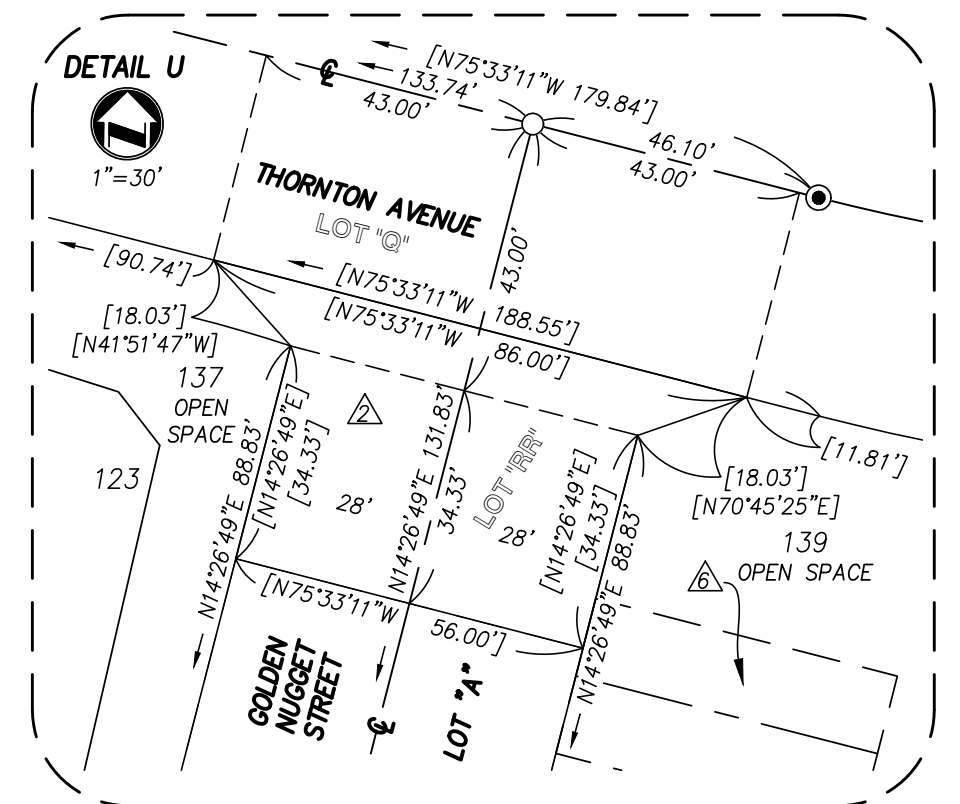
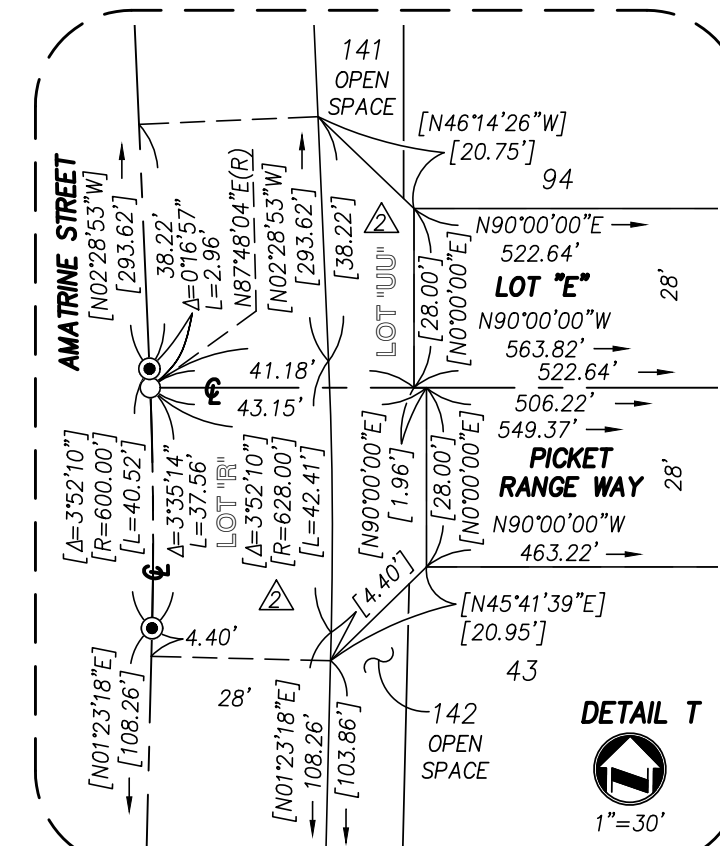
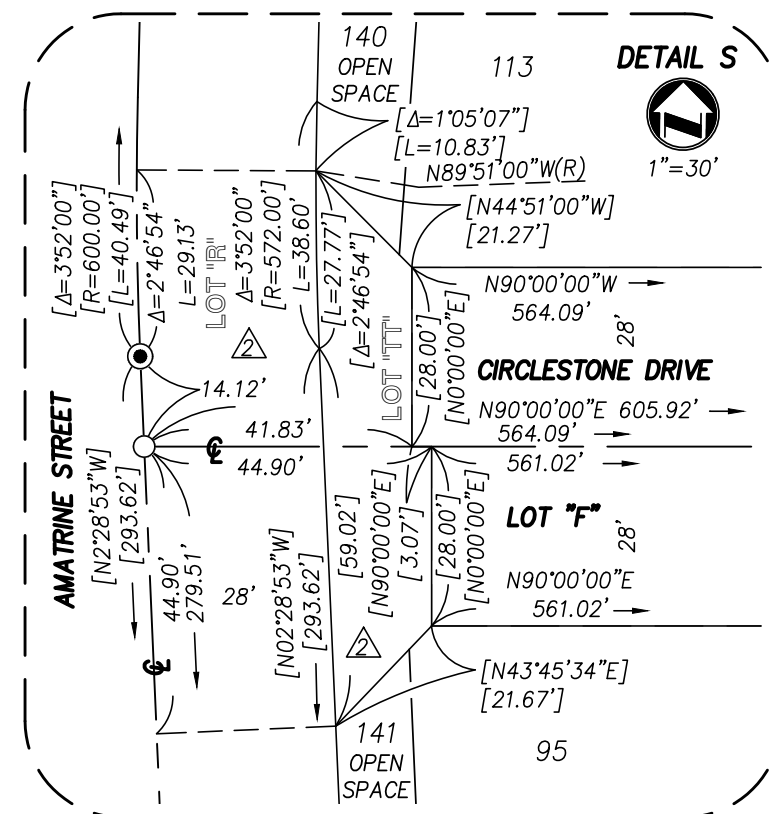
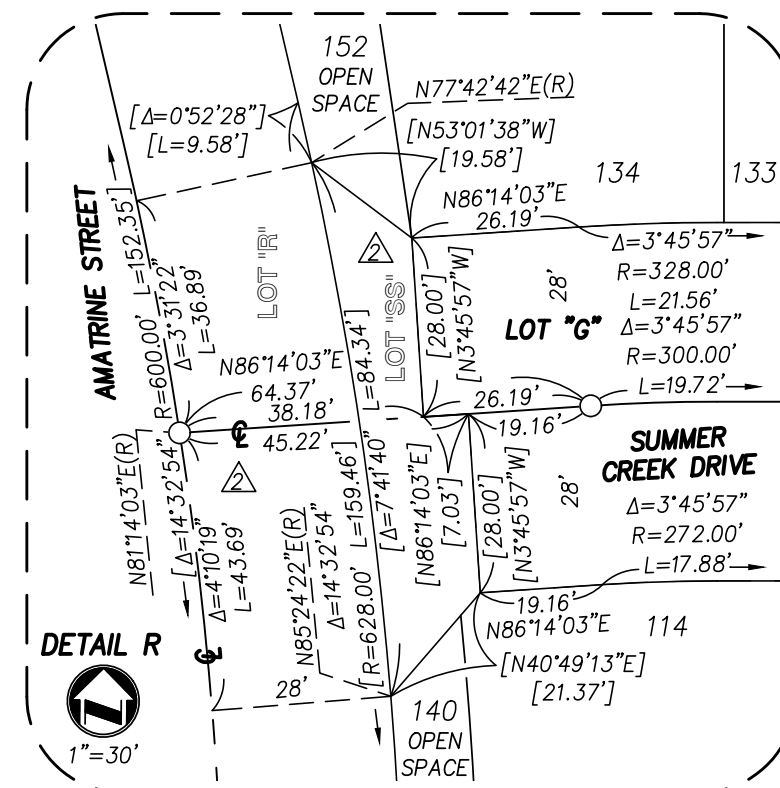
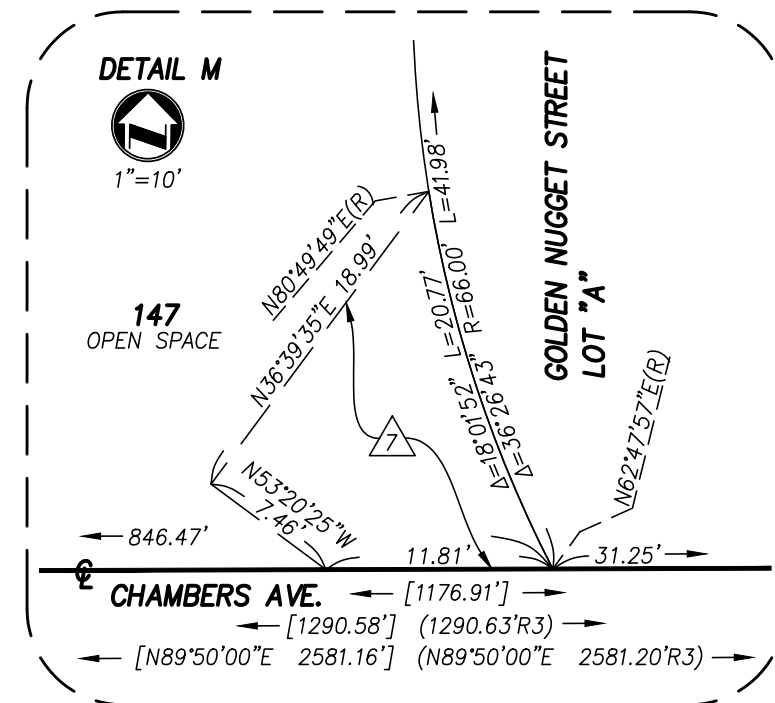
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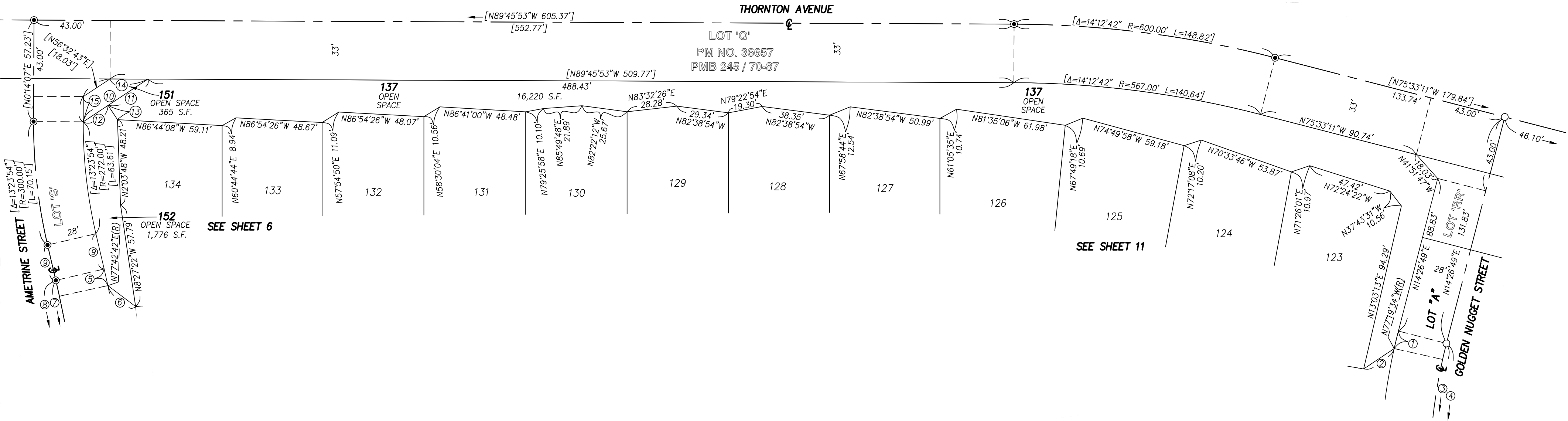
GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

COURSE DATA

- ① $\Delta=1'46'23''$ $R=328.00'$ $L=10.15'$
- ② $N56'15'57''E$ 20.69'
- ③ $\Delta=9'40'33''$ $R=300.00'$ $L=50.66'$
- ④ $\Delta=25'48'10''$ $R=300.00'$ $L=135.10'$
- ⑤ $\Delta=0'52'28''$ $R=628.00'$ $L=9.58'$
- ⑥ $N53'01'38''W$ 19.58'
- ⑦ $\Delta=3'55'33''$ $R=600.00'$ $L=41.11'$
- ⑧ $\Delta=14'32'55''$ $R=600.00'$ $L=152.35'$
- ⑨ $N13'09'47''W$ 20.46'
- ⑩ $N56'32'43''E$ 43.68'
- ⑪ $N56'32'43''E$ 26.88'
- ⑫ $N56'32'43''E$ 16.80'
- ⑬ $N33'27'17''W$ 9.62'
- ⑭ $N89'45'53''W$ 21.34'
- ⑮ $N0'14'07''E$ 14.23'



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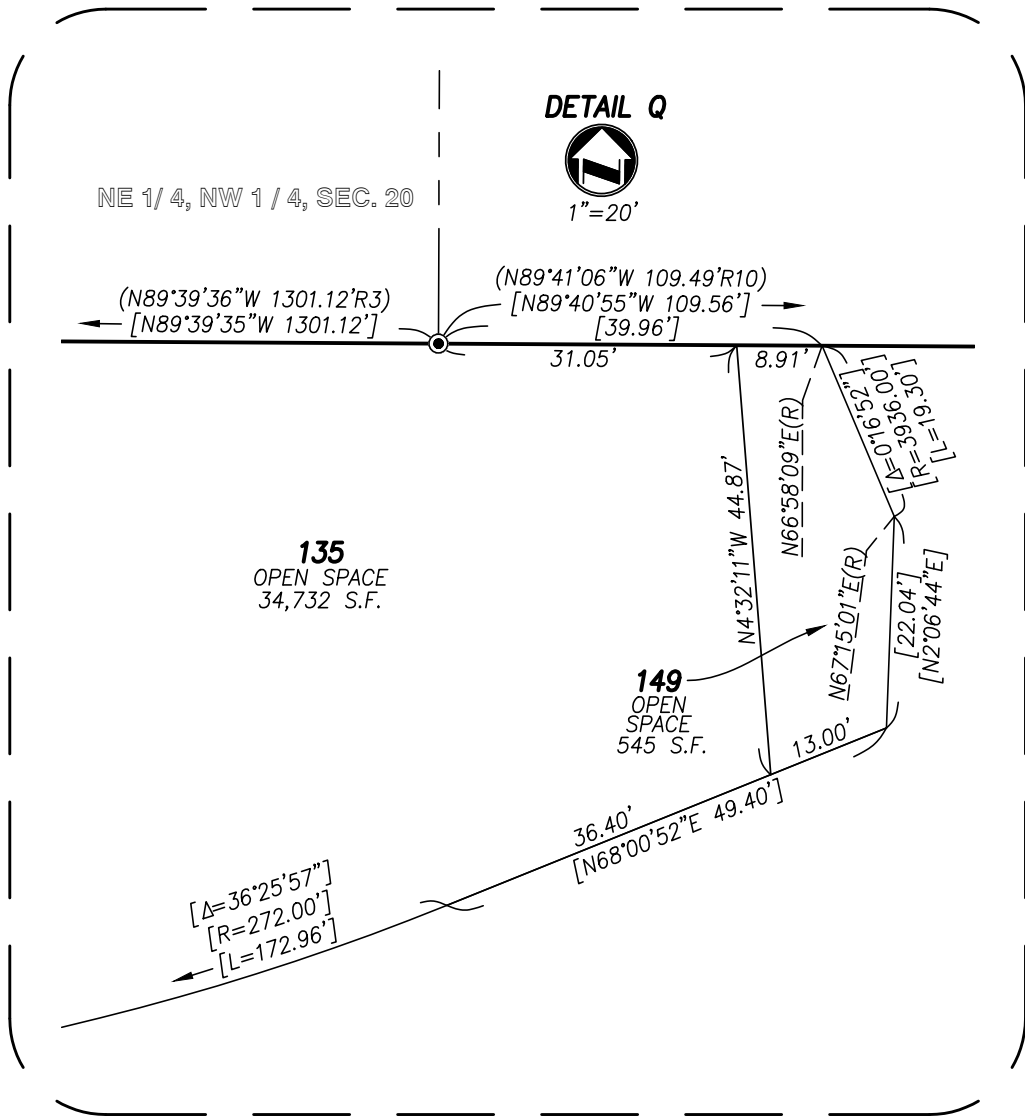
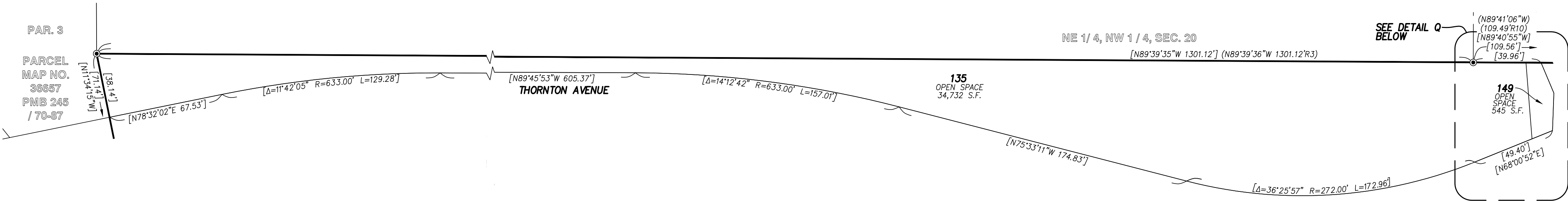
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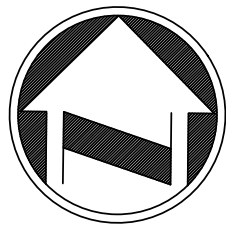
GPS CONTROL DIAGRAM

NOT TO SCALE

JUNE 2017

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CONVERGENCE ANGLE $-0^{\circ}31'46''$
CALCULATIONS ARE MADE AT THE
1"IP & LS 7083 TAG, FLUSH, IN
THE CENTERLINE OF CHAMBERS
AVENUE

NW COR. SEC. 20
FD 1"IP & LS 3962 TAG, UP 0.1',
PER PM 81/35, PM 89/96-100,
RS 111/77-78

N 2210108.325
E 6265678.472

PUSHWALLA
P600 CORS

N 2258684.58
E 6573244.20

[N81°01'30"E 311378.11' GRID]

[N80°25'34"E 307936.52' GRID]

[N49°01'01"E 348111.75' GRID]

FD 1"IP & LS 7083
TAG, FLUSH, NO REF.
ACCEPTED IN LIEU
OF LS 7013 TAG PER
CR 13-0138

N 2207468.685
E 6269596.649

VALLEY BLVD

[N89°50'00"E 1302.68']

CHAMBERS AVENUE

[N89°50'00"E 2581.16']

[N67°18'06"E 373428.71' GRID]

[N85°06'25"W 386772.26' GRID]

VALLEY CENTER
P478 CORS

N 2030380.67
E 6310453.19

AVALON
CAT2 CORS

N 2063369.97
E 5925090.39

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE
PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON
CONTROL STATIONS CAT2, P478, AND P600 NAD83(NSRS2007) AS
SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID.
QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS
ARE AS SHOWN ON 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 0.99991110. CALCULATIONS ARE MADE AT THE
1"IP & LS 7083 TAG, FLUSH, IN THE CENTERLINE OF CHAMBERS
AVENUE WITH COORDINATES OF N. 2,207,468.685, E. 6,269,596.649,
USING AN ELEVATION OF 1,461.70'.