

NUMBERED PARCELS: 2  
GROSS AREA: 5.363 ACRES

# IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA PARCEL MAP NO. 38324

SHEET 1 OF 4 SHEETS

BEING A SUBDIVISION OF PARCEL A AS SHOWN ON NOTICE OF LOT LINE ADJUSTMENT NO. LLA 13-004, AS EVIDENCED BY DOCUMENT RECORDED JANUARY 31, 2014 AS INSTRUMENT NO. 2014-0044597 AND RE-RECORDED ON MARCH 31, 2014 AS INSTRUMENT NO. 2014-0116283, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

JOSEPH C. TRUXAW AND ASSOCIATES, INC.  
MICHAEL P. HERNANDEZ, P.L.S. 9281 JUNE 2022

### RECORDER'S STATEMENT:

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
AT \_\_\_\_\_ .M. 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  
ORDER NO. NCS-1141348-ONT1

### 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 OWNERS OF PARCELS 1 AND 2, ABUTTING NEW HUB DRIVE AND HAUN ROAD AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL AND AT APPROVED DRIVEWAY LOCATIONS, AS SHOWN HEREON.

WE HEREBY DEDICATE TO THE PUBLIC, THE PARCEL OWNERS, SUCCESSORS, AND ASSIGNEES OF PARCELS 1 AND 2, AN EASEMENT FOR RECIPROCAL ACCESS PURPOSES FOR ON-SITE CIRCULATION AND ACCESS TO AND FROM NEW HUB DRIVE AND HAUN ROAD OVER AND ACROSS PARCELS 1 AND 2, AS SHOWN HEREON.

WE ALSO HEREBY DEDICATE TO THE CITY OF MENIFEE AN EASEMENT FOR FIRE AND EMERGENCY ACCESS VEHICLES PURPOSES, AS SHOWN HEREON.

CHICK-FIL-A  
A GEORGIA CORPORATION  
(owner)

NAME: KATHERINE LIGHT TITLE: DIRECTOR

### 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 TO THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF \_\_\_\_\_ )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_, NOTARY PUBLIC,

PERSONALLY APPEARED \_\_\_\_\_ AND \_\_\_\_\_ 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  
SIGNATURE \_\_\_\_\_ IN \_\_\_\_\_ COUNTY.

(PRINT NAME) MY COMMISSION EXPIRES: \_\_\_\_\_

### TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THE 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: \_\_\_\_\_, 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.

DATED: \_\_\_\_\_, 20\_\_\_\_.

CASH OR SURETY TAX BOND  
MATTHEW JENNINGS  
COUNTY TAX COLLECTOR

BY: \_\_\_\_\_, DEPUTY

### MENIFEE CITY CLERK CERTIFICATE

THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS CITY COUNCIL, HEREBY APPROVES PARCEL MAP NO. 38324 AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON.

WE HEREBY ACCEPT THE RESTRICTED ACCESS: THE OWNERS OF PARCELS 1 AND 2, ABUTTING NEW HUB DRIVE AND HAUN ROAD AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL AND AT APPROVED DRIVEWAY LOCATIONS.

WE ALSO HEREBY ACCEPT THE RECIPROCAL ACCESS EASEMENT ON BEHALF OF THE PUBLIC FOR ON-SITE CIRCULATION AND ACCESS TO AND FROM NEW HUB DRIVE AND HAUN ROAD.

WE ALSO HEREBY ACCEPT THE FIRE AND EMERGENCY ACCESS VEHICLES EASEMENT.

DATED: \_\_\_\_\_, 20\_\_\_\_. BY: \_\_\_\_\_

KAY VINSON,  
ACTING CITY CLERK, CITY OF MENIFEE

### 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 CHICK-FIL-A ON JUNE 2021. 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: \_\_\_\_\_, 20\_\_\_\_

MICHAEL P. HERNANDEZ  
P.L.S. 9281



### CITY ENGINEER'S STATEMENT

I, DANIEL PADILLA, HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, ADMINISTRATIVELY APPROVED ON JUNE 30, 2022, OR APPROVED ALTERATIONS THEREOF, THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND TITLE 7 OF THE CITY OF MENIFEE MUNICIPAL CODE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH TO MY BEST KNOWLEDGE AND BELIEF. I HAVE EXAMINED THIS MAP, AND TO MY BEST KNOWLEDGE AND BELIEF, I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATE: \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_  
DANIEL PADILLA, R.C.E. 67008/P.L.S. 9841  
DEPUTY DIRECTOR OF PUBLIC WORKS DIRECTOR  
CITY ENGINEER/SURVEYOR, CITY OF MENIFEE



### NOTE:

SEE SHEET 2 FOR VICINITY MAP, SIGNATURE OMISSIONS, RECORD DATA NOTES AND MONUMENT NOTES.

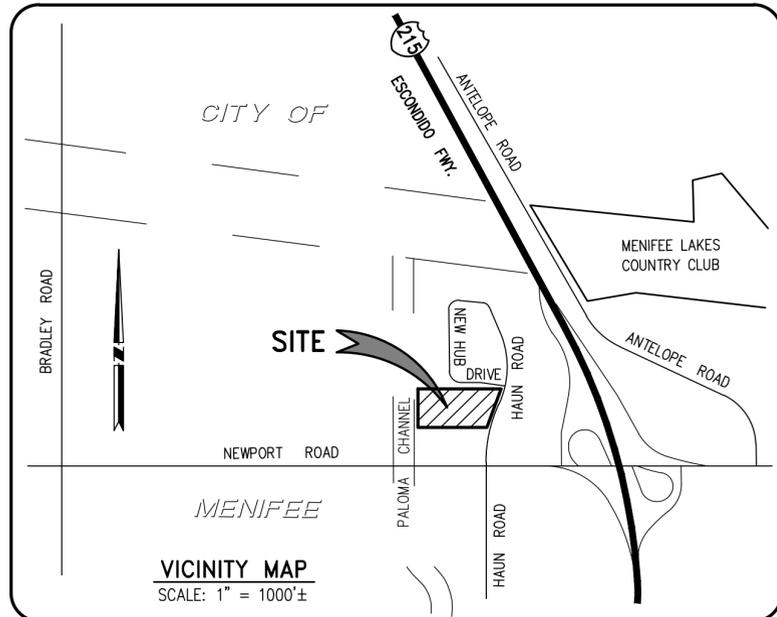
IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**PARCEL MAP NO. 38324**

**NOTE:**

SEE SHEET 3 FOR DETAILS OF PARCELS 1 AND 2.  
SEE SHEET 4 FOR PLOTTING OF EXISTING AND PROPOSED EASEMENTS.

BEING A SUBDIVISION OF PARCEL A AS SHOWN ON NOTICE OF LOT LINE ADJUSTMENT NO. LLA 13-004, AS EVIDENCED BY DOCUMENT RECORDED JANUARY 31, 2014 AS INSTRUMENT NO. 2014-0044597 AND RE-RECORDED ON MARCH 31, 2014 AS INSTRUMENT NO. 2014-0116283, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

JOSEPH C. TRUXAW AND ASSOCIATES, INC.  
MICHAEL P. HERNANDEZ, P.L.S. 9281 JUNE 2022



**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:

ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM HIGHWAY, EXCEPT THE GENERAL EASEMENT OF TRAVEL, HAVE BEEN DEDICATED OR RELINQUISHED ON THE MAP OF PARCEL MAP NO. 22233 ON FILE IN BOOK 187, PAGE 9 THROUGH 14, INCLUSIVE OF PARCEL MAPS.

AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES AS SHOWN OR DEDICATED ON MAP OF PARCEL MAP NO. 22233 RECORDED JANUARY 26, 1996 AND ON FILE IN BOOK 187, PAGES 9 THROUGH 14, INCLUSIVE OF PARCEL MAPS.

EASTERN MUNICIPAL WATER DISTRICT, HOLDER OF AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES AS DISCLOSED BY DEED RECORDED OCTOBER 17, 2018 AS INSTRUMENT NO. 2018-0410292, OF OFFICIAL RECORDS.

**RECORD DATA NOTE:**

(R) = RECORD DATA PER RECORD OF SURVEY, IN BOOK 143, PAGE 73 OF RECORD OF SURVEYS.  
(R1) = RECORD DATA PER PARCEL MAP NO. 22233, IN BOOK 187, PAGES 9 THROUGH 14, INCLUSIVE OF PARCEL MAPS.

**ENVIRONMENTAL CONSTRAINT NOTE:**

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, IN E.C.S. BOOK 27, PAGE 25, THIS AFFECTS ALL PARCELS.

**MONUMENT NOTES:**

- 31 - FOUND MAG NAIL & ALUMINUM WASHER, STAMPED "LS 8231" PER CORNER RECORD 2018-0017. ACCEPTED AS S 1/4 CORNER, SECTION 34, T.5S., R.3W., S.B.M.
- 39 - FOUND 1" IRON PIPE WITH PLASTIC CAP, STAMPED "LS 7038" PER (R), DOWN 0.2' IN ASPHALT.
- 49 - FOUND 1" IRON PIPE, OPEN. NO REFERENCE. ACCEPTED AS CENTERLINE B.C., DOWN 0.1' IN ASPHALT.
- 50 - FOUND 1" IRON PIPE WITH PLASTIC CAP, ILLEGIBLE. NO REFERENCE. ACCEPTED AS CENTER LINE P.R.C., FLUSH IN ASPHALT.
- 57 - FOUND LEAD, BRASS TACK & TAG, STAMPED "LS 5390" PER (R). ACCEPTED AS POINT ON PROLONGATION OF PARCEL LINE, S67°24'23"E 11.75' FROM RIGHT OF WAY, FLUSH ON TOP OF CURB.
- 58 - FOUND 1" IRON PIPE WITH PLASTIC CAP, NO STAMP. NO REFERENCE. ACCEPTED AS CENTER LINE INTERSECTION, FLUSH IN ASPHALT.
- 66 - FOUND 1" IRON PIPE WITH PLASTIC CAP, ILLEGIBLE. NO REFERENCE. ACCEPTED AS CENTER LINE B.C., FLUSH IN ASPHALT.
- 67 - FOUND 1" IRON PIPE WITH PLASTIC CAP, ILLEGIBLE. NO REFERENCE. ACCEPTED AS CENTER LINE E.C., FLUSH IN ASPHALT.
- 68 - FOUND 1" IRON PIPE WITH PLASTIC CAP, ILLEGIBLE. NO REFERENCE. ACCEPTED AS CENTER LINE ANGLE POINT, FLUSH IN ASPHALT.
- 69 - FOUND LEAD, TACK & BRASS TAG STAMPED "LS 4230" PER (R). ACCEPTED AS POINT ON PROLONGATION OF PARCEL LINE, N33°07'56"E 11.12' FROM RIGHT-OF-WAY, FLUSH ON TOP OF CURB.
- 80 - FOUND LEAD, BRASS TACK & TAG, STAMPED "LS 5390". NO REFERENCE. N00°36'03"W 10.77' FROM RIGHT OF WAY, FLUSH ON TOP OF CURB.
- 89 - FOUND 1" IRON PIPE WITH PLASTIC CAP, STAMPED "LS 5390". NO REFERENCE. ACCEPTED AS POINT ON SOUTHERLY PROLONGATION OF WESTERLY LINE OF PARCEL MAP NO. 22233 PER (R1). S00°36'06"E 0.12' FROM RIGHT OF WAY.

**MONUMENT NOTES: (continued)**

- 94 - FOUND 1" IRON PIPE WITH PLASTIC CAP, STAMPED "LS 5390". NO REFERENCE. ACCEPTED AS RIGHT OF WAY B.C., UP 0.2' IN DIRT.
- 95 - FOUND 1" IRON PIPE, OPEN. NO REFERENCE. ACCEPTED POINT ON PARCEL LINE. N33°07'56"E 0.09' FROM PARCEL CORNER, DOWN 0.4' IN DIRT.
- 97 - FOUND 1" IRON PIPE & TAG, STAMPED "LS 4230" PER (R). ACCEPTED PARCEL CORNER, FLUSH IN DIRT.
- 99 - FOUND 1" IRON PIPE WITH PLASTIC PLUG, STAMPED "LS 5390" PER (R). ACCEPTED AS PARCEL CORNER, FLUSH.
- 100 - FOUND 1" IRON PIPE WITH PLASTIC PLUG, STAMPED "LS 5390" PER (R). ACCEPTED AS PARCEL CORNER, FLUSH.
- 101 - FOUND 1" IRON PIPE WITH PLASTIC PLUG, STAMPED "LS 5390" PER (R). ACCEPTED AS PARCEL CORNER, FLUSH.
- 102 - FOUND 1" IRON PIPE WITH PLASTIC PLUG, STAMPED "LS 5390" PER (R). ACCEPTED AS PARCEL CORNER, UP 0.1'.
- 104 - FOUND 1" IRON PIPE WITH PLASTIC PLUG, STAMPED "LS 5390" PER (R). ACCEPTED AS PARCEL CORNER, UP 0.1'.
- 110 - FOUND 1" IRON PIPE WITH PLASTIC PLUG, STAMPED "LS 5390" PER (R). ACCEPTED AS PARCEL CORNER.
- 111 - FOUND LEAD, BRASS TACK & TAG, STAMPED "LS 5390" PER (R). ACCEPTED PARCEL CORNER, FLUSH IN TOP OF CURB.
- 113 - FOUND 1" IRON PIPE WITH PLASTIC PLUG, STAMPED "LS 5390" PER (R). ACCEPTED AS PARCEL CORNER.
- 118 - FOUND LEAD, TACK & BRASS TAG, STAMPED "LS 5390. NO REFERENCE. N11°38'22"E 10.80' FROM RIGHT-OF-WAY, FLUSH.
- 157 - FOUND 1" IRON PIPE W/ PLASTIC CAP "LS 5390" PER (R). ACCEPTED AS PARCEL CORNER, DOWN 0.10' IN DIRT.
- 163 - FOUND 1" IRON PIPE W/ PLASTIC CAP "LS 5390" PER (R). ACCEPTED AS P.R.C. ON PARCEL LINE, FLUSH IN DIRT.

**LEGEND:**

B.C. - BEGINNING OF CURVE  
E.C. - END OF CURVE  
P.R.C. - POINT OF REVERSE CURVE

**SET MONUMENT NOTES**

- A SET 1" IRON PIPE WITH CEMENT PLUG, TACK AND TAG, STAMPED "P.L.S. 9281", DOWN 0.04' IN DIRT.
- B SET 1" IRON PIPE WITH CEMENT PLUG, TACK AND TAG, STAMPED "P.L.S. 9281", DOWN 0.05' IN DIRT.
- C SET 1" IRON PIPE WITH CEMENT PLUG, TACK AND TAG, STAMPED "P.L.S. 9281", DOWN 0.35' IN DIRT.
- D SET 1" IRON PIPE WITH CEMENT PLUG, TACK AND TAG, STAMPED "P.L.S. 9281", DOWN 0.7' IN DIRT.
- E SET LEAD, TACK AND TAG, STAMPED "P.L.S. 9281", FLUSH IN CONCRETE.
- F SET 1" IRON PIPE WITH CEMENT PLUG, TACK AND TAG, STAMPED "P.L.S. 9281", DOWN 0.03' IN DIRT.

NUMBERED PARCELS: 2  
GROSS AREA: 5.363 ACRES

# IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA PARCEL MAP NO. 38324

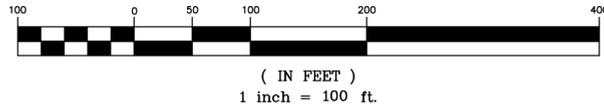
SHEET 3 OF 4 SHEETS

BEING A SUBDIVISION OF PARCEL A AS SHOWN ON NOTICE OF LOT LINE ADJUSTMENT NO. LLA 13-004, AS EVIDENCED BY DOCUMENT RECORDED JANUARY 31, 2014 AS INSTRUMENT NO. 2014-0044597 AND RE-RECORDED ON MARCH 31, 2014 AS INSTRUMENT NO. 2014-0116283, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

JOSEPH C. TRUXAW AND ASSOCIATES, INC.  
MICHAEL P. HERNANDEZ, P.L.S. 9281 JUNE 2022

DETAIL OF PARCELS 1 AND 2

GRAPHIC SCALE



LINE DATA TABLE

LINE	BEARING	DISTANCE	
L1	N78°21'38"W	14.49'	(N78°22'39"W 14.48' R) (N78°22'04"W 14.49' R1)
L2	N33°07'56"E	52.85'	(N33°08'24"E 52.74' R) (N33°07'30"E 52.89' R1)
L3	N79°24'57"E	41.26'	(N79°24'53"E 41.26' R) (N79°25'24"E 41.26' R1)
L4	N89°23'57"E	132.08'	(N88°23'53"E 132.11' R) (N88°24'22"E 132.10' R1)
L5	N30°01'38"W	34.49'	(N29°55'30"W 34.56' R) (N29°55'07"W 34.56' R1)
L6	N67°24'23"W	50.91'	(N67°26'06"W 50.97' R)
L7	N89°53'08"E	93.35'	(N89°53'43"E 93.29' R)
L8	N78°21'38"W	90.05'	(N78°22'39"W 90.05' R) (N78°22'04"W 90.05' R1)

**MONUMENTATION NOTES:**

- INDICATES FOUND MONUMENT, AS NOTED.
- INDICATES SEARCHED FOUND NOTHING.
- Ⓐ INDICATES SET MONUMENTS, AS NOTED.

**PARCEL AREAS:**

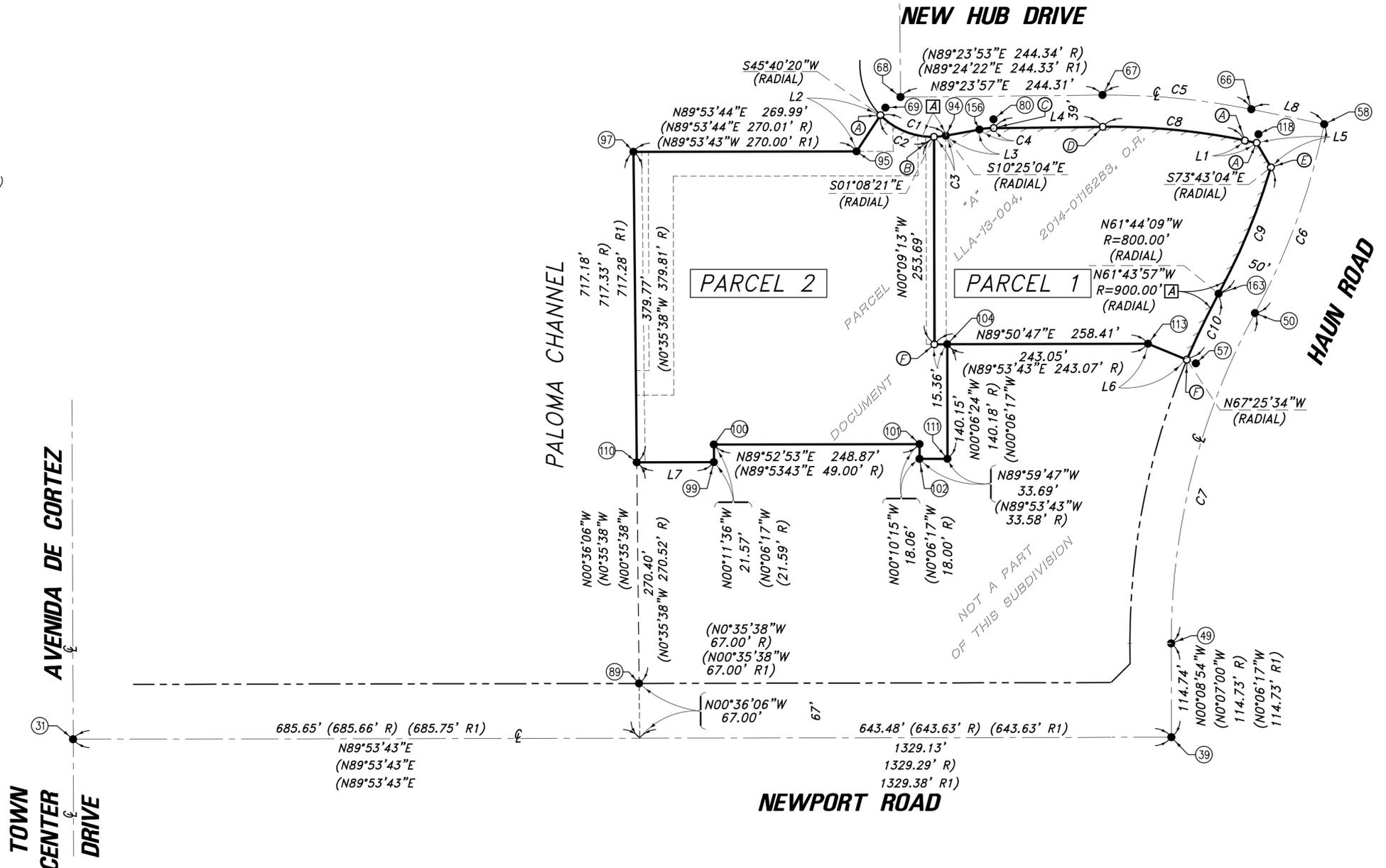
PARCEL 1 = 2.229 ACRES  
PARCEL 2 = 3.134 ACRES

CURVE DATA TABLE

CURVE	DELTA	RADIUS	LENGTH	
C1	55°15'23"	88.00'	86.40'	(86.43' R) (86.49' R1)
C2	46°48'41"	88.00'	71.90'	
C3	09°26'42"	88.00'	14.51'	
C4	09°59'00"	100.00'	17.42'	(17.42' R & R1)
C5	12°13'38"	850.00'	181.39'	(181.35' R) (181.38 R1)
C6	16°37'32"	850.00'	246.65'	(246.65' R) (246.69' R1)
C7	28°21'55"	850.00'	420.81'	(420.89' R) (420.82' R1)
C8	12°13'38"	811.00'	173.07'	(173.03' R) (173.06' R1)
C9	11°58'55"	800.00'	167.30'	(167.19' R) (167.25' R1)
C10	05°41'37"	900.00'	89.44'	(89.51' R)

**NOTE:**

SEE SHEET 2 FOR MONUMENT NOTES.  
SEE SHEET 4 FOR PLOTTING OF  
EXISTING AND PROPOSED EASEMENTS.





# ENVIRONMENTAL CONSTRAINT SHEET

NUMBERED PARCELS: 2  
GROSS AREA: 5.363 ACRES

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

LINE DATA TABLE

SHEET 1 OF 1 SHEETS

## PARCEL MAP NO. 38324

BEING A SUBDIVISION OF PARCEL A AS SHOWN ON NOTICE OF LOT LINE ADJUSTMENT NO. LLA 13-004, AS EVIDENCED BY DOCUMENT RECORDED JANUARY 31, 2014 AS INSTRUMENT NO. 2014-0044597 AND RE-RECORDED ON MARCH 31, 2014 AS INSTRUMENT NO. 2014-0116283, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

JOSEPH C. TRUXAW AND ASSOCIATES, INC.

MICHAEL P. HERNANDEZ, P.L.S. 9281

JUNE 2022

### MONUMENTATION NOTES:

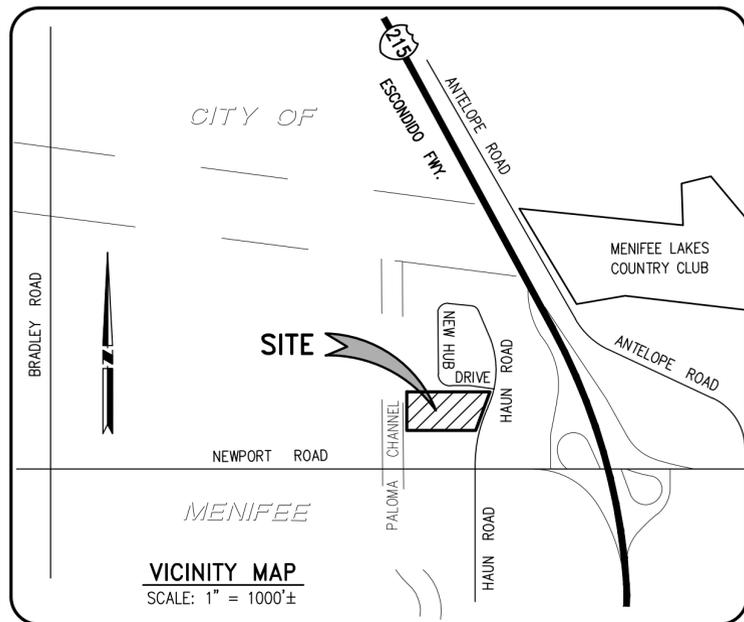
- INDICATES FOUND MONUMENT, AS NOTED.
- INDICATES SEARCHED FOUND NOTHING.
- Ⓐ INDICATES SET MONUMENTS, AS NOTED.

LINE	BEARING	DISTANCE
L1	N78°21'38"W	14.49'
L2	N33°07'56"E	52.85'
L3	N79°24'57"E	41.26'
L4	N89°23'57"E	132.08'
L5	N30°01'38"W	34.49'
L6	N67°24'23"W	50.91'
L7	N89°53'08"E	93.35'
L8	N78°21'38"W	90.05'

(N78°22'39"W 14.48' R) (N78°22'04"W 14.49' R1)  
(N33°08'24"E 52.74' R) (N33°07'30"E 52.89' R1)  
(N79°24'53"E 41.26' R) (N79°25'24"E 41.26' R1)  
(N88°23'53"E 132.11' R) (N88°24'22"E 132.10' R1)  
(N29°55'30"W 34.56' R) (N29°55'07"W 34.56' R1)  
(N67°26'06"W 50.97' R)  
(N89°53'43"E 93.29' R)  
(N89°53'43"E 93.35' R)  
(N78°22'39"W 90.05' R) (N78°22'04"W 90.05' R1)

### SET MONUMENT NOTES

- Ⓐ SET 1" IRON PIPE WITH CEMENT PLUG, TACK AND TAG, STAMPED "P.L.S. 9281", DOWN 0.04' IN DIRT.
- Ⓑ SET 1" IRON PIPE WITH CEMENT PLUG, TACK AND TAG, STAMPED "P.L.S. 9281", DOWN 0.05' IN DIRT.
- Ⓒ SET 1" IRON PIPE WITH CEMENT PLUG, TACK AND TAG, STAMPED "P.L.S. 9281", DOWN 0.35' IN DIRT.
- Ⓓ SET 1" IRON PIPE WITH CEMENT PLUG, TACK AND TAG, STAMPED "P.L.S. 9281", DOWN 0.7' IN DIRT.
- Ⓔ SET LEAD, TACK AND TAG, STAMPED "P.L.S. 9281", FLUSH IN CONCRETE.
- Ⓕ SET 1" IRON PIPE WITH CEMENT PLUG, TACK AND TAG, STAMPED "P.L.S. 9281", DOWN 0.03' IN DIRT.



VICINITY MAP  
SCALE: 1" = 1000'±

### GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

### NOTE:

"THIS PROPERTY IS SUBJECT TO LIGHTING RESTRICTIONS AS REQUIRED BY THE MENIFEE MUNICIPAL CODE CHAPTER 6.01, THE "DARK SKY ORDINANCE", 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 THE DARK SKY ORDINANCE."

### CURVE DATA TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	55°15'23"	88.00'	86.40'
C2	46°48'41"	88.00'	71.90'
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### MONUMENT NOTES

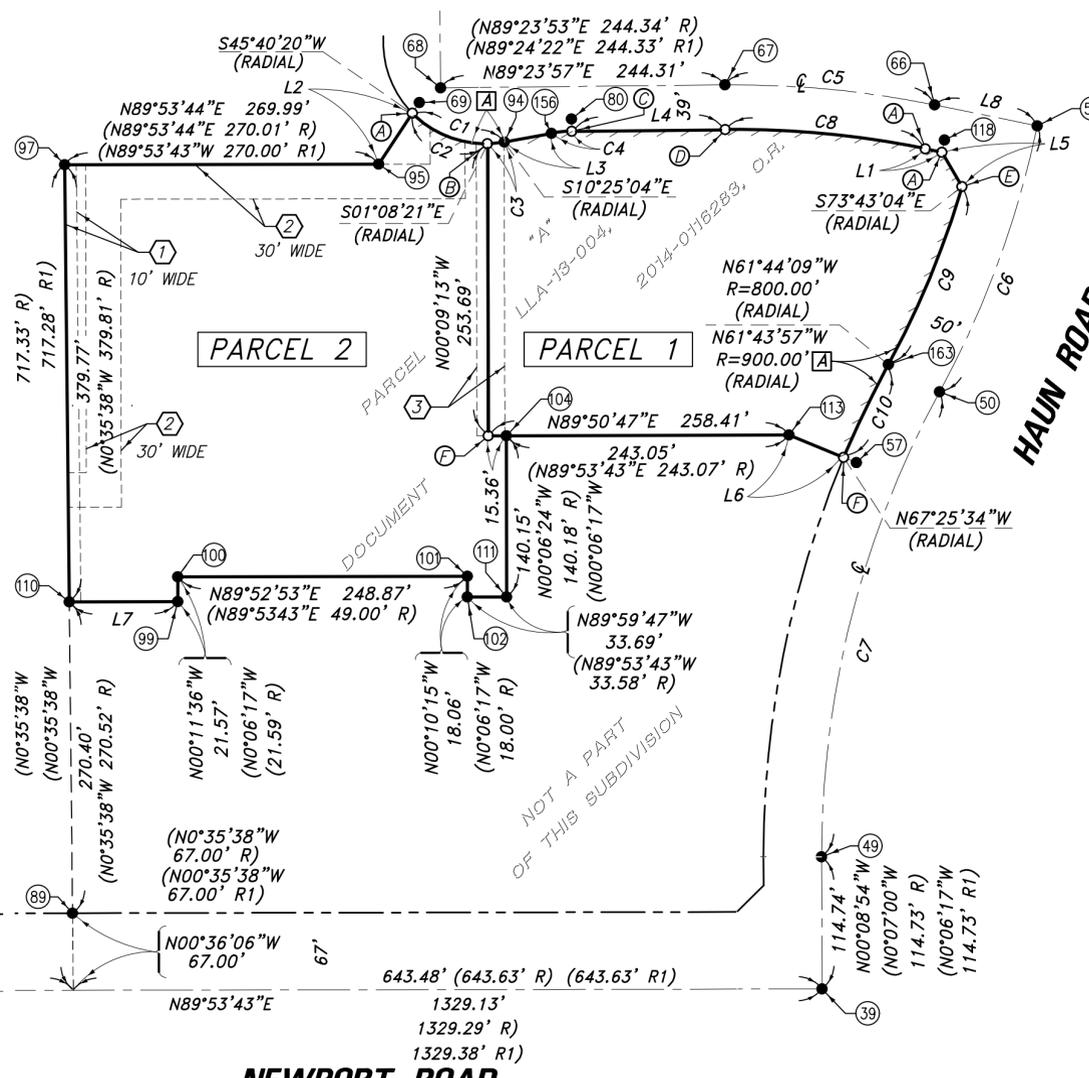
- Ⓒ1 - FOUND MAG NAIL & ALUMINUM WASHER, "LS 8231", PER CORNER RECORD 2018-0017, ACCEPTED AS S 1/4 CORNER, SECTION 34, T. 5 S. R. 3 W.
- Ⓒ9 - FOUND 1" IRON PIPE WITH PLASTIC CAP, "LS 7038", PER (R), DOWN 0.2' IN ASPHALT.
- Ⓒ49 - FOUND 1" IRON PIPE, OPEN, NO REFERENCE, ACCEPTED AS CENTER LINE B.C., DOWN 0.1' IN ASPHALT.
- Ⓒ50 - FOUND 1" IRON PIPE WITH PLASTIC CAP, ILLEGIBLE, NO REFERENCE, ACCEPTED AS CENTER LINE P.R.C. FLUSH IN ASPHALT.
- Ⓒ57 - FOUND LEAD, (BRASS) TACK & "LS 5390" TAG, PER (R), ACCEPTED AS POINT ON PROLONGATION OF PARCEL LINE, S67°24'23"E 11.75' FROM RIGHT OF WAY, FLUSH ON TOP OF CURB.
- Ⓒ58 - FOUND 1" IRON PIPE WITH PLASTIC CAP, NO STAMP, NO REFERENCE, ACCEPTED AS CENTER LINE INTERSECTION, FLUSH IN ASPHALT.
- Ⓒ66 - FOUND 1" IRON PIPE WITH PLASTIC CAP, ILLEGIBLE, NO REFERENCE, ACCEPTED AS CENTER LINE B.C. FLUSH IN ASPHALT.
- Ⓒ67 - FOUND 1" IRON PIPE WITH PLASTIC CAP, ILLEGIBLE, NO REFERENCE, ACCEPTED AS CENTER LINE E.C. FLUSH IN ASPHALT.
- Ⓒ68 - FOUND 1" IRON PIPE WITH PLASTIC CAP, ILLEGIBLE, NO REFERENCE, ACCEPTED AS CENTER LINE ANGLE POINT, FLUSH IN ASPHALT.
- Ⓒ69 - FOUND LEAD & (BRASS) "LS 4230" TAG, PER (R), ACCEPTED AS POINT ON PROLONGATION OF PARCEL LINE, N33°07'56"E 11.12' FROM RIGHT OF WAY, FLUSH ON TOP OF CURB.
- Ⓒ80 - FOUND LEAD, BRASS TACK & TAG, "LS 5390", NO REFERENCE, N00°36'03"W 10.77" FROM RIGHT OF WAY, FLUSH ON TOP OF CURB.
- Ⓒ89 - FOUND 1" IRON PIPE WITH PLASTIC CAP, "LS 5390", NO REFERENCE, ACCEPTED AS POINT ON SOUTHERLY PROLONGATION OF WESTERLY LINE PARCEL MAP NO. 22233, PER (R1), S00°36'06"E 0.12' FROM RIGHT OF WAY.
- Ⓒ94 - FOUND 1" IRON PIPE WITH PLASTIC CAP, "LS 5390", NO REFERENCE, ACCEPTED AS RIGHT OF WAY B.C. UP 0.2' IN DIRT.
- Ⓒ95 - FOUND 1" IRON PIPE, OPEN, NO REFERENCE, ACCEPTED POINT ON PARCEL LINE, N33°07'56"E 0.09' FROM PARCEL CORNER, DOWN 0.4' IN DIRT.
- Ⓒ97 - FOUND 1" IRON PIPE & "LS 4230" TAG, PER (R), ACCEPTED PARCEL CORNER, FLUSH IN DIRT.
- Ⓒ99 - FOUND 1" IRON PIPE WITH PLASTIC PLUG, "LS 5390", PER (R), ACCEPTED AS PARCEL CORNER, FLUSH.
- Ⓒ100 - FOUND 1" IRON PIPE WITH PLASTIC PLUG, "LS 5390", PER (R), ACCEPTED AS PARCEL CORNER, FLUSH.

### EASEMENT NOTES:

- ① AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES AS SHOWN OR DEDICATED ON MAP OF PARCEL MAP NO. 22233 RECORDED JANUARY 26, 1996 AND ON FILE IN BOOK 187, PAGES 9 THROUGH 14, INCLUSIVE OF PARCEL MAPS.
- ② THE TERMS, PROVISIONS AND SEWER EASEMENT CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT DEED" RECORDED OCTOBER 17, 2018 AS INSTRUMENT NO. 2018-0410292, OF OFFICIAL RECORDS.
- ③ 24' WIDE EASEMENT TO THE CITY OF MENIFEE FOR FIRE ACCESS PURPOSES AS SHOWN HEREON.
- ④ ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM HIGHWAY, EXCEPT THE GENERAL EASEMENT OF TRAVEL, HAVE BEEN DEDICATED OR RELINQUISHED ON THE MAP OF PARCEL MAP NO. 22233 ON FILE IN BOOK 187, PAGES 9 THROUGH 14, INCLUSIVE OF PARCEL MAPS.
- ⑤ THE EFFECT OF AN ENVIRONMENTAL CONSTRAINT NOTE AFFECTING SAID MAP ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, IN E.C.S. BOOK 27, PAGE(S) 25.
- ⑤ WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

### MONUMENT NOTES (continued)

- Ⓒ101 - FOUND 1" IRON PIPE WITH PLASTIC PLUG, "LS 5390", PER (R), ACCEPTED AS PARCEL CORNER, FLUSH.
- Ⓒ102 - FOUND 1" IRON PIPE WITH PLASTIC PLUG, "LS 5390", PER (R), ACCEPTED AS PARCEL CORNER, UP 0.1'.
- Ⓒ104 - FOUND 1" IRON PIPE WITH PLASTIC PLUG, "LS 5390", PER (R), ACCEPTED AS PARCEL CORNER, UP 0.1'.
- Ⓒ110 - FOUND 1" IRON PIPE WITH PLASTIC PLUG, "LS 5390", PER (R), ACCEPTED AS PARCEL CORNER.
- Ⓒ111 - FOUND LEAD, BRASS TACK & TAG, "LS 5390", NO REFERENCE, ACCEPTED PARCEL CORNER, FLUSH IN TOP OF CURB.
- Ⓒ113 - FOUND 1" IRON PIPE WITH PLASTIC PLUG, "LS 5390", PER (R), ACCEPTED AS PARCEL CORNER.
- Ⓒ118 - FOUND LEAD, TACK & BRASS TAG, "LS 5390", NO REFERENCE, N11°38'22"E 10.80' FROM RIGHT-OF-WAY, FLUSH.



TOWN CENTER DRIVE

AVENIDA DE CORTEZ

### NEWPORT ROAD

### PARCEL AREAS:

PARCEL 1 = 2.229 ACRES  
PARCEL 2 = 3.134 ACRES

### NOTE:

Ⓐ APPROVED DRIVEWAY LOCATION.

### LEGEND:

- B.C. - BEGINNING OF CURVE
- E.C. - END OF CURVE
- P.R.C. - POINT OF REVERSE CURVE
- INDICATES RESTRICTED ACCESS RIGHTS.