

NUMBERED LOTS = 80
PARK LOT & DETENTION BASIN LOT = 2
LETTERED LOTS = 12
NET AREA = 19.77 ACRES
GROSS AREA = 30.00 ACRES

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

SHEET 1 OF 8 SHEETS

TRACT NO. 36803

BEING A SUBDIVISION OF THE WEST 30 ACRES OF THE NORTHWEST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 3 WEST, S.B.M. AS SHOWN
BY UNITED STATES GOVERNMENT SURVEY.

adkan
ENGINEERS

OCTOBER 2020

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 RIGHT, TITLE OR INTEREST IN AND TO, THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP, AND THAT EXCEPT AS SHOWN ON THIS MAP AND STATEMENTS MAKE A PART THEREOF, WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID PROPERTY, AND WE CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE BOLD BORDER LINES.

WE ALSO HEREBY RETAIN LOTS "E" THROUGH "L" FOR PRIVATE STREET PURPOSES AS SHOWN ON THIS MAP
WE ALSO HEREBY DEDICATE BLANKET EASEMENTS FOR PUBLIC PURPOSES ACROSS AND UNDER LOTS "G" THROUGH "L" FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AND FOR THE ACCESS OF AUTHORIZED EMPLOYEES AND PERSONNEL OF THE CITY OF MENIFEE AND PUBLIC UTILITY COMPANIES AND THEIR OFFICIAL VEHICLES ONLY WHEN ACTING IN THEIR OFFICIAL CAPACITY FOR THE PURPOSE OF INSPECTION, MAINTENANCE, OR THE RENDERING OF MUNICIPAL SERVICES IN ACCORDANCE WITH THIS GRANT. THE CITY OF MENIFEE SHALL NOT BE CALLED UPON TO MAINTAIN OR CONTRIBUTE TO THE MAINTENANCE OF ANY PART OF PORTION OF THE IMPROVEMENTS PLACED OR TO BE PLACED ON OR UNDER LOTS "G" THROUGH "L".

WE ALSO HEREBY DEDICATE AS AN EASEMENT FOR PUBLIC PURPOSES LOTS "A" THROUGH "D" TO THE CITY OF MENIFEE FOR STREET AND PUBLIC UTILITIES PURPOSES AS SHOWN ON THIS MAP. OWNERS OF SAID LOTS ABUTTING SAID ROAD WILL HAVE NO RIGHT OF DIRECT ACCESS WHATSOEVER TO SAID ROAD, EXCEPT AT PROPOSED PRIVATE STREETS AS SHOWN ON THE FOLLOWING MAP, AND GENERAL EASEMENT OF TRAVEL WHICH BELONGS TO THE PUBLIC.

WE HEREBY RETAIN LOT 81, INDICATED AS "PARK" LOT, AS SHOWN HEREON, FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, AND ASSIGNEES.

WE HEREBY RETAIN LOT 82, INDICATED AS "DETENTION BASIN" LOTS, AS SHOWN HEREON, FOR THE PURPOSE OF COLLECTION, WATER QUALITY TREATMENT, AND CONVEYANCE OF STORM AND DRAINAGE WATERS. SAID LOT SHALL BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND. THE DRAINAGE FACILITIES WITHIN THIS EASEMENT, BOTH SURFACE AND SUBSURFACE, SHALL BE PRIVATELY MAINTAINED, EXCEPT WHERE INDICATED ON THE FOLLOWING EASEMENTS, AND THE CITY OF MENIFEE SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE THEREOF.

WE HEREBY DEDICATE EASEMENT "1" LYING WITHIN LOTS 1 THROUGH 4, 29, 30, AND 49-52, INCLUSIVE FOR PUBLIC TRAIL PURPOSES.

WE HEREBY DEDICATE EASEMENT "2" LYING WITHIN LOTS 4, 82, "G" AND "H" FOR THE INSTALLATION AND MAINTENANCE OF A PUBLIC STORM DRAIN FOR THE PURPOSES OF CONVEYING STORM AND DRAINAGE WATERS DERIVING FROM ADJACENT SUBDIVIDED LANDS. SAID EASEMENT SHALL BE KEPT OPEN AND FREE FROM BUILDINGS OF STRUCTURES OF ANY KIND.

WE HEREBY RETAIN EASEMENT "3" LYING WITHIN LOT 82 FOR THE PURPOSES OF THE INSTALLATION AND MAINTENANCE OF A PRIVATE SEWER LINE,. THE CITY OF MENIFEE SHALL NOT BE CALLED UPON TO MAINTAIN OR CONTRIBUTE TO THE MAINTENANCE OF ANY PART OF THE SEWER IMPROVEMENTS PLACED OR TO BE PLACED ON OR UNDER THIS EASEMENT.

OWNER:
FPG SUN MENIFEE 80 LLC, A MICHIGAN LIMITED LIABILITY COMPANY

WILLIAM RAFFOUL
AUTHORIZED SIGNATORY

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 _____ 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(ES), 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 _____

SIGNATURE _____

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: _____

MY COMMISSION EXPIRES: _____

MY PRINCIPAL PLACE OF BUSINESS IS _____ 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:

AN EASEMENT IN FAVOR OF UNITED STATES OF AMERICA FOR DITCHES AND CANALS RECORDED MAY 10, 1924 IN BOOK 9 OF PATENTS, PAGE 29. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

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.

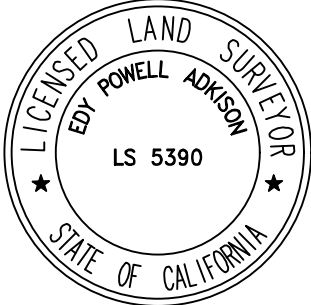
NOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE 460, PAYMENT OF THE DRAINAGE FEES SHALL BE PAID WITH CASHIER'S CHECK OR MONEY ORDER ONLY AT THE TIME OF ISSUANCE OF THE GRADING OR BUILDING PERMIT FOR SAID PARCELS, WHICHEVER OCCURS FIRST, AND THAT THE OWNER OF EACH PARCEL, AT THE TIME 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 FPG SUN MENIFEE 80 LLC ON OCTOBER 8, 2020. 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: _____

EDY P. ADKISON L.S. 5390
EXPIRATION DATE: 9-30-2024



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. 36803, 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.

DATE: _____

BY: _____
DANIEL 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 FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 36803 AS FILED, AMENDED AND APPROVED BY THE MENIFEE CITY COUNCIL ON OCTOBER 21, 2015. THE EXPIRATION DATE BEING DECEMBER 7, 2023, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: _____, 20 ____

BY: _____
DANIEL PADILLA, PLS 9841
DEPUTY PUBLIC WORKS DIRECTOR
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 TRACT MAP NO. 36803 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" (HOLLAND ROAD), LOT "B" (EVANS ROAD), LOT "C" (CORSON AVENUE), AND LOT "D" (ESTRELLA WAY).

THE EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOT "E" (RIGEL STREET), LOT "F" (ESTRELLA WAY), LOT "G" (ANTARES STREET), LOT "H" (VESPER WAY), LOT "I" (VEGA STREET) LOT "J" (NEBULA COURT), LOT "K" (ZENITH COURT) THROUGH LOT "L" (ASTER WAY), INCLUSIVE INDICATED AS PRIVATE STREETS AS DEDICATED WITHIN THE OWNER'S STATEMENT, ARE HEREBY ACCEPTED, SUBJECT TO IMPROVEMENTS.

THE EASEMENT FOR STORM DRAIN PURPOSES WITHIN LOTS 4, 82, "G" (ANTARES STREET) AND "H" (VESPER WAY) AS DEDICATED WITHIN THE OWNER'S STATEMENT, IS HEREBY ACCEPTED, SUBJECT TO IMPROVEMENTS.

THE EASEMENT FOR TRAIL PURPOSES WITHIN LOTS 1 THROUGH 4, INCLUSIVE, 29, 30 AND 49 THROUGH 52, INCLUSIVE. AS DEDICATED WITHIN THE OWNER'S STATEMENT, ARE 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 \$ _____ 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

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 \$ _____.

DATED: _____, 20 ____

MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

SURVEYOR'S NOTES

- -INDICATES FOUND MONUMENT AS NOTED
- -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 AND ANGLE POINTS IN SUBDIVISION BOUNDARY, EXCEPT AS NOTED.

SET LEAD & LS 5390 TAG, IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "E") FOR BCS, ECS, PCCS, PRCS, AND CORNER CUTBACKS PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE.

SET LEAD & LS 5390 TAG, IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "E") ON SIDE LOT LINES PROJECTED.

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 REFERENCE LISTED BELOW
- (R1) -INDICATES RECORD DATA PER RS 151/81
- (R2) -INDICATES RECORD DATA PER TR. 30064, MB 369/84-100
- (R3) -INDICATES RECORD DATA PER PM 11396, PMB 53/45
- (R4) -INDICATES RECORD DATA PER TR. 28793, MB 465/47-53

BASIS OF BEARINGS

SEE SHEET 3 FOR BASIS OF BEARINGS AND GPS CONTROL.

SEE SHEET 4 FOR SHEET INDEX MAP, EASEMENT NOTES AND VICINITY MAP.

LINE DATA TABLE:

- ① N0°51'47"E 20.01' (N0°16'29"E 20.01'R4)
- ② N0°29'38"E 30.02' (N0°16'29"E 30.01'R4)
- ③ N0°28'31"E 30.02' (N0°43'27"E 30.00'R4)

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ENGINEERS

BEING A SUBDIVISION OF THE WEST 30 ACRES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 3 WEST, S.B.M., AS SHOWN BY UNITED STATES GOVERNMENT SURVEY.

OCTOBER 2020

BOUNDARY ESTABLISHMENT SHEET



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

NOTE

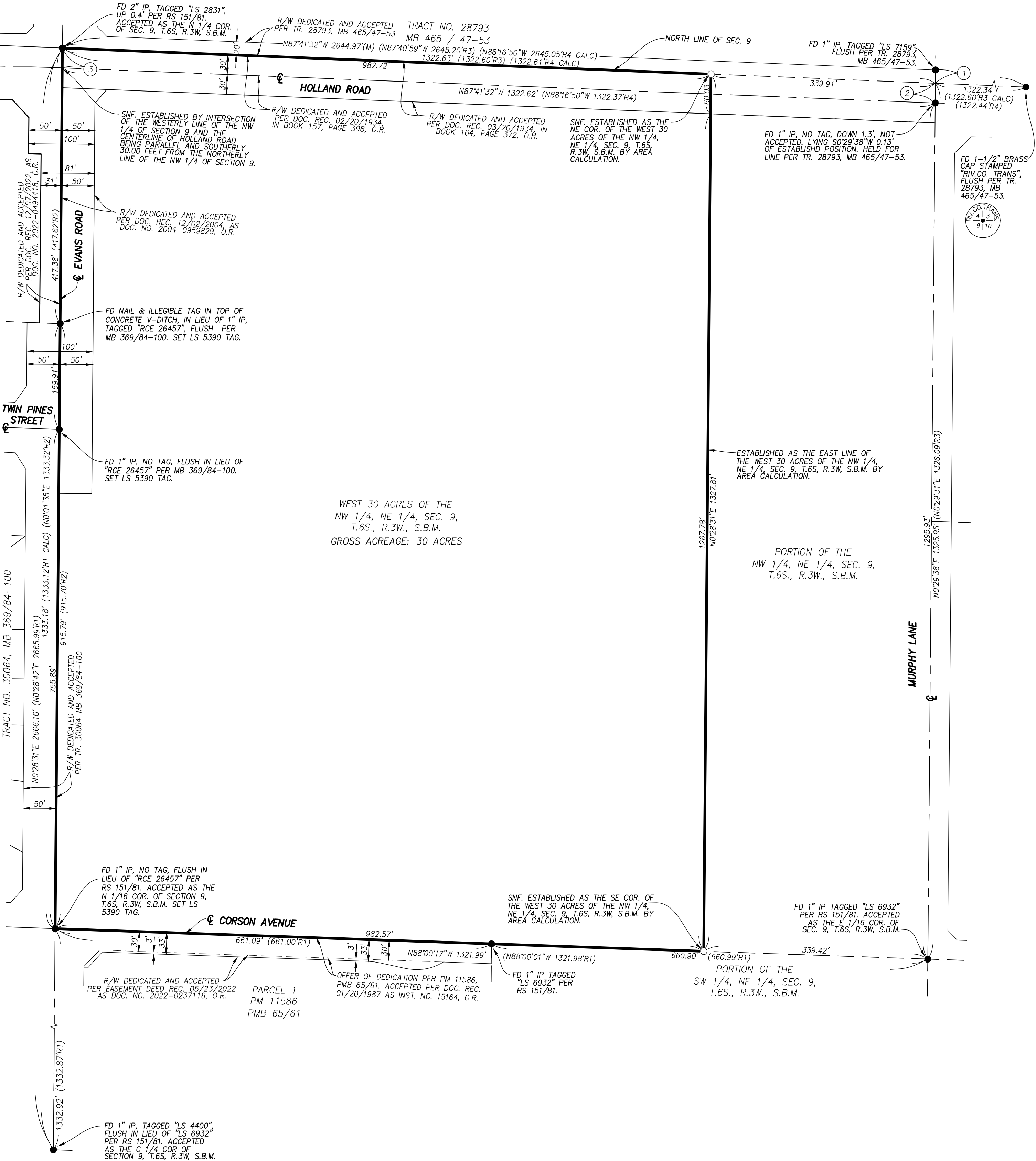
DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

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.



TRACT NO. 36803

BEING A SUBDIVISION OF THE WEST 30 ACRES OF THE NORTHWEST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 3 WEST, S.B.M., AS SHOWN
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OCTOBER 2020

NOTE

DRAINAGE EASEMENTS SHALL BE KEPT
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SEE SHEET 2 FOR SURVEYOR'S NOTES,
ENVIRONMENTAL CONTROL NOTE, C.C.R.'S
NOTE, AND CFD NOTE.

SEE SHEET 4 FOR SHEET INDEX MAP,
EASEMENT NOTES AND VICINITY MAP.

GPS CONTROL DIAGRAM

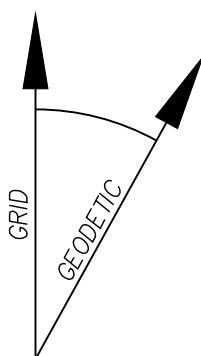
NOT TO SCALE

BASIS OF BEARINGS

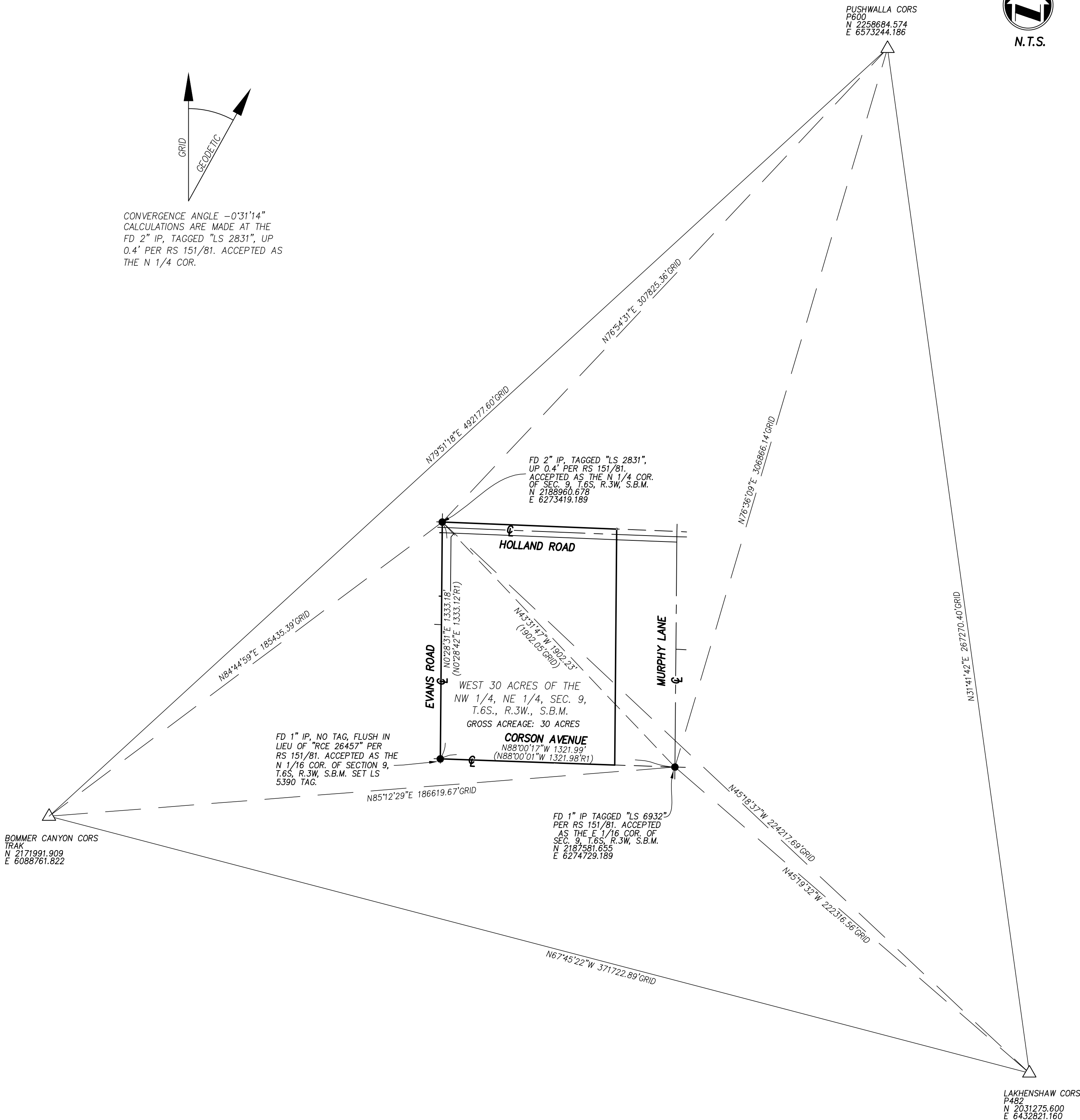
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE
SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "P482", "P600", AND
"TRAK" NAD 83(2011) EPOCH 2010.00 AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS
MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE
AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES
UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE
GROUND DISTANCE BY A COMBINATION FACTOR OF 0.99990508. CALCULATIONS ARE MADE AT
2" IP, TAGGED "LS 2831", UP 0.4' PER RS 151/81 WITH COORDINATES OF: N: 2188960.678,
E: 6273419.189, USING AN ELEVATION OF 1492.50.



N.T.S.



CONVERGENCE ANGLE $-0^{\circ}31'14''$
CALCULATIONS ARE MADE AT THE
FD 2" IP, TAGGED "LS 2831", UP
0.4' PER RS 151/81. ACCEPTED AS
THE N 1/4 COR.



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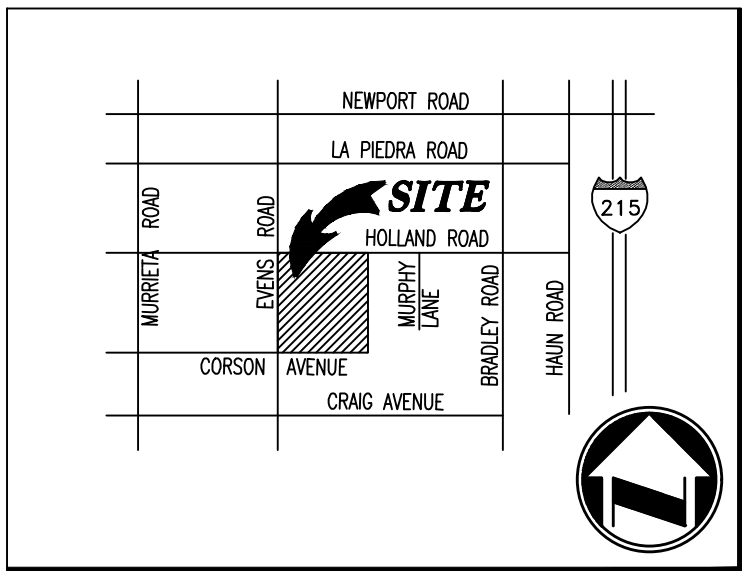
OCTOBER 2020

NOTE

DRAINAGE EASEMENTS SHALL BE KEPT
FREE OF BUILDINGS AND OBSTRUCTIONS.

CITY OF MENIFEE
COUNTY OF RIVERSIDE

SHEET INDEX MAP



VICINITY MAP



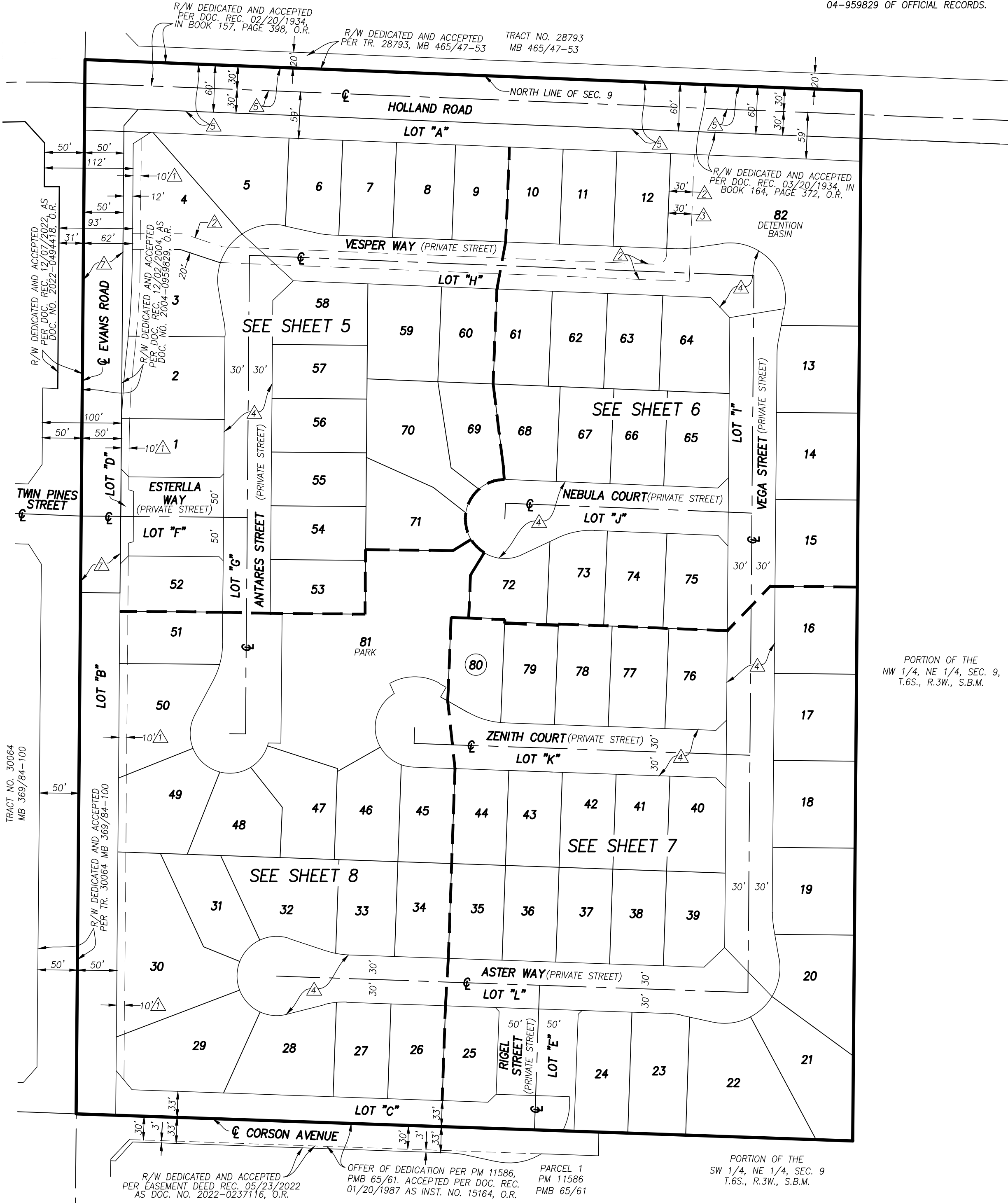
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

EASEMENT NOTES

- △ TRAIL EASEMENT, DEDICATED HEREON.
- △ STORM DRAIN EASEMENT, DEDICATED HEREON.
- △ PRIVATE SEWER EASEMENT, RETAINED HEREON.
- △ PUBLIC UTILITY AND DRAINAGE, RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES, DEDICATED HEREON.
- △ AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR PUBLIC ROADWAY AND PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 20, 1934 AS BOOK 157, PAGE 398, AND BY DEED RECORDED MARCH 20, 1934 IN BOOK 164, PAGE 372, BOTH OF OFFICIAL RECORDS.
- △ AN EASEMENT IN FAVOR OF UNITED STATES OF AMERICA FOR DITCHES AND CANALS RECORDED MAY 10, 1924 IN BOOK 9 OF PATENTS, PAGE 29. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- △ AN OFFER OF DEDICATION IN FAVOR OF THE COUNTY OF RIVERSIDE FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 02, 2004 AS INSTRUMENT NO. 04-959829 OF OFFICIAL RECORDS.



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

SEE SHEET 3 FOR BASIS OF BEARINGS
AND GPS CONTROL.

SEE SHEET 4 FOR SHEET INDEX MAP,
EASEMENT NOTES AND VICINITY MAP.

COURSE DATA

- ① N87°41'32"W 7.78'
- ② Δ=37°55'33" L=46.34'
- ③ Δ=19°29'36" L=23.82'
- ④ Δ=18°10'39" L=22.21'

NOTE

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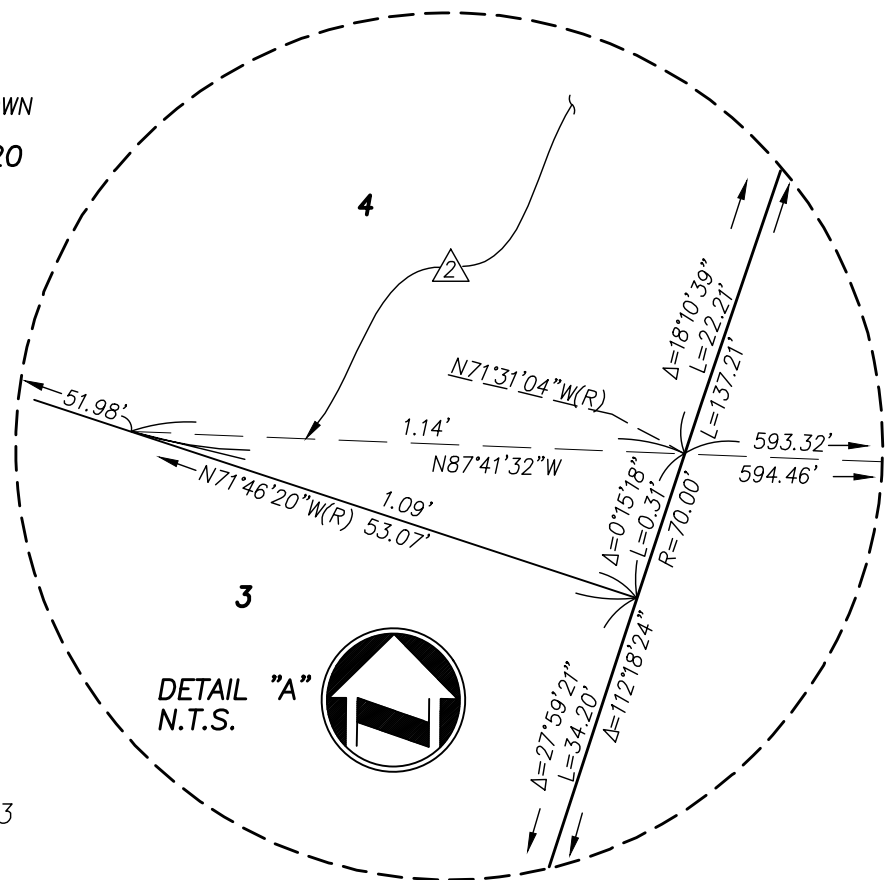


GRAPHIC SCALE



(IN FEET)

1 inch = 40 ft.



TRACT NO. 28793
MB 465/47-53



TRACT NO. 36803

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COURSE DATA

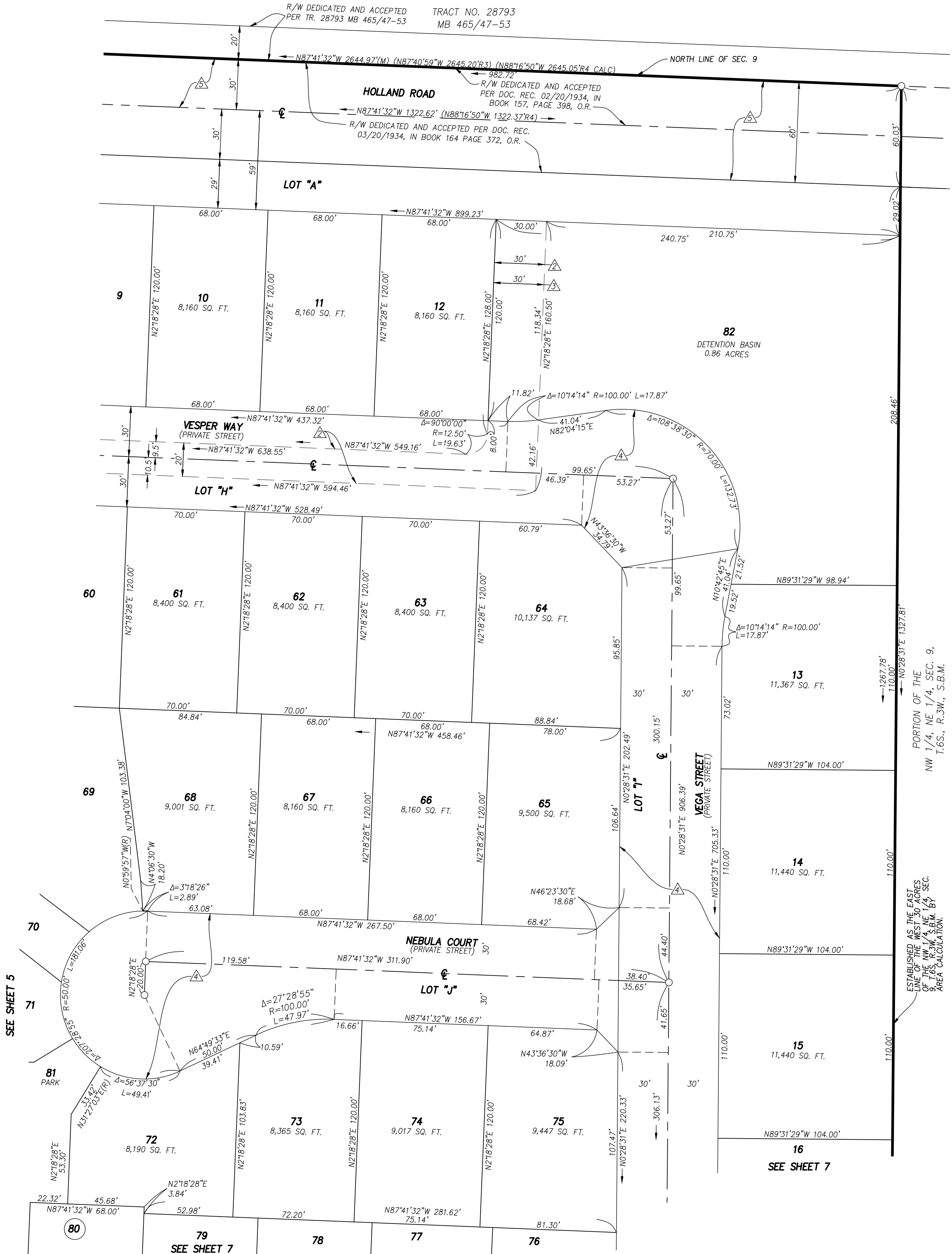
- ① $\Delta=70^{\circ}59'00''$ $R=44.50'$ $L=55.13'$
② $\Delta=24^{\circ}28'28''$ $R=35.00'$ $L=14.95'$
③ $\Delta=87^{\circ}41'32''$ $W 1.50'$



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



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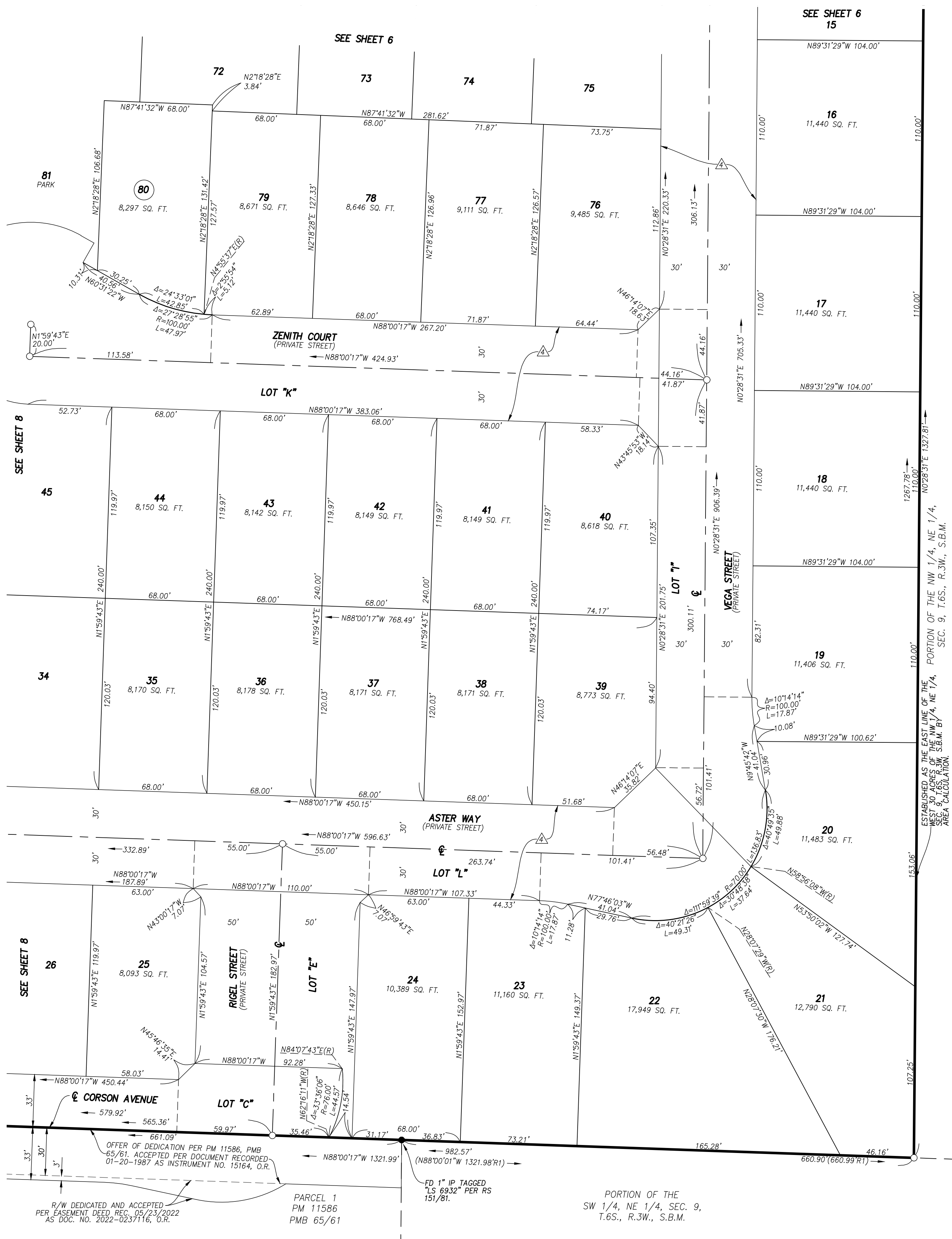
GRAPHIC SCALE



(IN FEET)
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NOTE

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GRAPHIC SCALE



(IN FEET)
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