

NUMBERED LOTS: 183 (LOTS 63-85, 102-112, 150-152, AND 161-305, INCLUSIVE)
LETTERED LOTS: 26 (LOTS "A"- "D", "F"- "R", "T"- "W", "Y", "Z", AND "CC"- "EE", INCLUSIVE)
PHASE 1 TOTAL AREA: 47.64 ACRES

IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT MAP NO. 37131-1

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 3 WEST,
SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

EXCEL ENGINEERING

FEBRUARY 2023

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 \$_____.

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 THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF THE FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: _____, 20____.
CASH OR SURETY TAX BOND
MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY _____
DEPUTY

MENIFEE CITY CLERK CERTIFICATE

THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS CITY COUNCIL, HEREBY APPROVES THE TRACT MAP 37131-1 AND ACCEPTS THE OFFER(S) OF DEDICATION MADE HEREON FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES. THE COUNCIL DECLARES THE ACCEPTANCE OF THE OFFER(S) IS TO VEST TITLE IN THE CITY ON BEHALF OF THE PUBLIC FOR SAID PURPOSES BUT THAT SAID STREET(S) 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 SHOWN HEREON AS LOT "CC" (OLD NEWPORT ROAD) AND LOT "DD" (TRES LAGOS DRIVE),

THE EASEMENTS FOR DRAINAGE PURPOSES OVER LOTS "U", "T" AND "EE".

THE DEDICATION OF PRIVATE STREET AND PRIVATE ACCESS EASEMENTS FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS "A" THROUGH "D" AND "R",

THE DEDICATION OF PRIVATE ACCESS EASEMENTS FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS "F" THROUGH "Q",

THE EASEMENT FOR RECIPROCAL ACCESS OVER A PORTION OF LOT "Y" SHOWN HEREON, FOR INGRESS, EGRESS AND EMERGENCY VEHICLE ACCESS.

DATED _____, 20____
KAY VINSON
ACTING CITY CLERK, CITY OF MENIFEE
RIVERSIDE COUNTY, CALIFORNIA

SHEET 1 OF 16 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: LENNAR TITLE
ORDER NO. 192002-001466, DATED FEBRUARY 14, 2023

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 STEVEN S. BENSON, ON JULY OF 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 SAID MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATE: _____, 2023

MICHAEL D. LEVIN, L.S. 6896



CITY ENGINEER/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 MAP 37131-1 AS FILED, AMENDED, AND APPROVED BY THE MENIFEE CITY COUNCIL ON _____, 20____, THE EXPIRATION DATE BEING _____, 202____, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: _____, 202____

BY: _____
DANIEL PADILLA, P.E. 67008 & P.L.S. 9481
DEPUTY PUBLIC WORKS DIRECTOR
CITY ENGINEER/SURVEYOR, CITY OF MENIFEE



OWNERS STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON, (EXCEPT THAT PORTION SHOWN AS "NOT A PART", IF APPLICABLE): 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 "CC" (OLD NEWPORT ROAD) AND "DD" (TRES LAGOS DRIVE), INCLUSIVE. THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

AS A CONDITION OF DEDICATION OF LOTS "CC" (OLD NEWPORT ROAD), AND LOT "DD" (TRES LAGOS DRIVE), THE OWNERS OF LOTS "T", "U", AND "EE", ABUTTING THESE HIGHWAYS 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 TO THE PART VACATED.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: ABUTTERS' RIGHTS OF ACCESS ALONG OLD NEWPORT ROAD AND TRES LAGOS DRIVE. THE OWNERS OF LOTS "CC" AND "DD" ABUTTING THESE HIGHWAYS 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 TO THE PART VACATED.

WE HEREBY DEDICATE TO THE CITY OF MENIFEE AN EASEMENT BLANKET IN NATURE ACROSS LOTS "U", "T", AND "EE" FOR LANDSCAPE AND DRAINAGE PURPOSES.

WE HEREBY RETAIN (LOTS "A" THROUGH "D", AND "R", INCLUSIVE) INDICATED AS "PRIVATE STREETS" (LOTS "F" THROUGH "Q") INDICATED AS "PRIVATE ACCESS" AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN (LOTS "V", "W", "Y" AND "Z") INDICATED AS "PRIVATE COMMON AREAS" AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

TOGETHER WITH THIS DEDICATION: THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE PRIVATE STREET AND PRIVATE ACCESS EASEMENTS SHOWN HEREON. THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN THE "PRIVATE STREET" AND "PRIVATE ACCESS" EASEMENTS.

WE HEREBY RESERVE THE RECIPROCAL ACCESS EASEMENT OVER A PORTION OF LOT "Y" FOR UTILITIES, INGRESS, EGRESS AND EMERGENCY ACCESS AS SHOWN HEREON, FOR THE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES.

TOGETHER WITH THE FOLLOWING: WE HEREBY DEDICATE TO THE CITY OF MENIFEE THE RECIPROCAL ACCESS EASEMENT SHOWN HEREON, FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES ACCESS.

AG EHC II (LEN) CA 1, L.P., A DELAWARE LIMITED PARTNERSHIP

BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY,
ITS AUTHORIZED AGENT

BY _____ DATE _____
STEVEN S. BENSON, ITS MANAGER

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 _____) SS
COUNTY OF _____)

ON _____, BEFORE ME, _____
A NOTARY PUBLIC, PERSONALLY APPEARED _____,
_____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

SIGNATURE _____
NOTARY PUBLIC IN AND FOR SAID STATE

PRINT NAME _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

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:

EASEMENT GRANTED TO SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA FOR PIPELINES AND INCIDENTAL PURPOSES, DOCUMENT RECORDED AUGUST 20, 1958 IN BOOK 2320, PAGE 458 OF OFFICIAL RECORDS. (THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.)

EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 26, 1978 AS INSTRUMENT NO. 203652, OF OFFICIAL RECORDS.

EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 10, 1979 AS INSTRUMENT NO. 169507, OF OFFICIAL RECORDS.

EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 22, 1981 AS INSTRUMENT NO. 94452, OF OFFICIAL RECORDS. (TO BE QUITCLAIMED)

EASEMENT GRANTED TO EASTERN MUNICIPAL WATER DISTRICT FOR WATER, RIGHT OF WAY AND INCIDENTAL PURPOSES RECORDED MARCH 11, 1988 AS INSTRUMENT NO. 64642, OF OFFICIAL RECORDS.

EASEMENT GRANTED TO EASTERN MUNICIPAL WATER DISTRICT FOR WATER, RIGHT OF WAY AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 17, 2001 AS INSTRUMENT NO. 2001-449760, OF OFFICIAL RECORDS.

EASEMENT GRANTED TO EASTERN MUNICIPAL WATER DISTRICT FOR WATER, RIGHT OF WAY AND INCIDENTAL PURPOSES, RECORDED AUGUST 14, 2002 AS INSTRUMENT NO. 2002-447568, OF OFFICIAL RECORDS.

EASEMENT GRANTED TO SOUTHERN CALIFORNIA GAS COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 05, 2023 AS INSTRUMENT NO. 2023-0002774, OF OFFICIAL RECORDS.

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

TRACT MAP NO. 37131-1

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 3 WEST,
SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

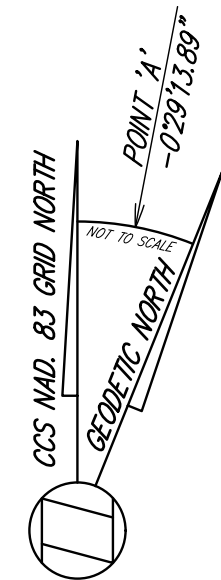
EXCEL ENGINEERING FEBRUARY 2023

PROCEDURE OF SURVEY SHEET

TRACT 29837
MB 363 / 65-73

SHEET 2 OF 16 SHEETS

GPS CONTINUOUSLY
OPERATING REFERENCE
STATION: MLFP
NORTHING: 2,279,469.86
EASTING: 6,237,663.01



SCALE 1" = 300'
COMBINED SCALE FACTOR
AT POINT 'A' = 0.99990403
GROUND DISTANCE = GRID
DISTANCE / 0.99990403

SURVEYOR'S NOTE

THERE IS NO RECORD OF A
RECORDED RIGHT-OF-WAY EASEMENT
FOR THE PUBLIC ROAD KNOWN AS
BRIGGS ROAD, WITHIN THE SUBDIVISION
BOUNDARY SHOWN HEREON. TITLE
NOTES THE RIGHT OF THE PUBLIC
WITHIN EXISTING ROADS, STREETS OR
ALLEYS. THE ASSESSOR'S MAPPING
HAS SHOWN BRIGGS ROAD WITH A 60'
RIGHT-OF-WAY, CENTERED ON THE
SECTION LINE. THEREFORE, TO
PERPETUATE THE PUBLIC'S RIGHT TO
BRIGGS ROAD, THIS MAP SHOWS
BRIGGS ROAD AS AN EXISTING 60'
RIGHT-OF-WAY CENTERED ON THE
SECTION LINE.

EXISTING EASEMENTS

EASEMENT GRANTED TO SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA FOR PIPELINES AND
INCIDENTAL PURPOSES, DOCUMENT RECORDED AUGUST 20, 1958 IN BOOK 2320, PAGE 458 OF OFFICIAL
RECORDS. (THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.)

- EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL
PURPOSES, RECORDED SEPTEMBER 26, 1978 AS INSTRUMENT NO. 203652, OF OFFICIAL RECORDS.
- EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL
PURPOSES, RECORDED AUGUST 10, 1979 AS INSTRUMENT NO. 169507, OF OFFICIAL RECORDS.
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PURPOSES, RECORDED JANUARY 05, 2023 AS INSTRUMENT NO. 2023-0002774, OF OFFICIAL RECORDS.

LEGEND

- FOUND MONUMENT AS NOTED
- ⊙ SET 2" x 24" IRON PIPE WITH TAG STAMPED "LS 6896"
- SET 1" x 18" IRON PIPE WITH TAG STAMPED "LS 6896"
- SET COTTON GIN SPIKE WITH WASHER STAMPED "LS 6896"
- () RECORD DATA AS NOTED HEREON.
- [] RECORD DATA PER ROS BK. 86, PG. 93, REC. 10/12/1990,
AS FILE NO. 376801
- < > RECORD DATA PER MB 411, PGS. 69-99, REC. 10/23/2006,
AS FILE NO. 2006-077728
- { } RECORD DATA PER PMB 146, PGS. 1-26, REC. 10/27/1989,
AS FILE NO. 309121
- /// ACCESS RIGHTS RELINQUISHED AS SHOWN HEREON
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- RIGHT-OF-WAY LINE
- STREET CENTERLINE
- EASEMENT LINE
- SHEET BREAK-LINE
- SY SHEET NUMBER REFERENCES (SEE SHEETS 3 - 5)
- 305 LAST HOUSE LOT

NOTES

- UNLESS OTHERWISE SHOWN ON THIS MAP
A. SET A 1" IRON PIPE WITH TAG LS 6896, FLUSH AT ALL LOT CORNERS, ANGLE POINTS IN SIDE OR
REAR LOT LINES, AND ANGLE POINTS IN SUBDIVISION BOUNDARY
B. SET LEAD AND TAG LS 6896 IN TOP OF CURB AT THE INTERSECTION OF THE PROJECTION OF THE
SIDE LOT LINES AND A 9.75 FOOT OFFSET TO ROW ON 56 FOOT WIDE STREETS; AN 11.75 FOOT
OFFSET TO ROW ON 60 FOOT WIDE STREETS; AND A 13.75 FOOT OFFSET TO ROW ON 64 FOOT
WIDE STREETS.
C. SET LEAD AND TAG LS 6896 IN TOP OF CURB FOR BC'S, EC'S, PCC'S, PRC'S AND CORNER
CUTBACKS AT THE INTERSECTION OF THE PROJECTION OF THE SIDE LOT LINES AND A 9.75 FOOT
OFFSET TO ROW ON 56 FOOT WIDE STREETS; AN 11.75 FOOT OFFSET TO ROW ON 60 FOOT WIDE
STREETS; AND A 13.75 FOOT OFFSET TO ROW ON 64 FOOT WIDE STREETS.
- ALL MONUMENTS SHOWN AS SET IN ACCORDANCE WITH THE MONUMENT AGREEMENT FOR THIS MAP.
ALL MONUMENTS ARE SET AND TAGGED PER ORDINANCE 461.21.
- THE TOTAL AREA WITHIN THE SUBDIVISION MAP BOUNDARY: 79.68 ACRES.
- ALL STREETS, DRAINAGE, STREET LIGHTS, STREET SIGNAGE AND STRIPING IMPROVEMENTS WITHIN THE
INTERIOR OF THIS SUBDIVISION DESIGNATED AS PRIVATE SHALL REMAIN PRIVATE AND BE MAINTAINED
BY AN INDIVIDUAL HOMEOWNERS ASSOCIATION/MASTER HOMEOWNERS ASSOCIATION.
- CC&R'S PER INSTRUMENT NO. _____ RECORDED _____
- THIS MAP IS WITHIN THE BOUNDARY OF CFD 2015-2, CFD 2017-1 AND/OR OTHER CFDs
APPROVED BY THE CITY ENGINEER.

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
"BILL", "P584", AND "MLFP" NAD 83 (NSRS2011) EPOCH 2017.50 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 0.99990403. CALCULATIONS ARE MADE
AT POINT 'A' WITH COORDINATES OF:
N: 2194036.48, E: 6291967.92, USING AN ELEVATION OF 1438.48.

ENVIRONMENTAL CONSTRAINT NOTE

ENVIRONMENTAL CONSTRAINTS SHEET AFFECTING THIS MAP IS ON
FILE IN THE OFFICE OF THE CITY OF MENIFEE PUBLIC WORKS AND
ENGINEERING DEPARTMENT, IN E.C.S. BOOK _____, PAGE _____

VICINITY MAP
NOT TO SCALE

APN: 364-190-005
SCALE: 1"=200'

FOUND 1" IRON PIPE WITH PLASTIC
PLUG, RCE, RECORD PER PMB
146/1-26 & MB 363/65-73,
ACCEPTED AS NORTHEAST CORNER
OF THE SOUTHEAST 1/4, SOUTHEAST
1/4 OF SECTION 36, T6S, R3W, SBM

GPS CONTINUOUSLY
OPERATING REFERENCE
STATION: P584
NORTHING: 2,269,135.98
EASTING: 6,348,737.97

POINT 'B'
FOUND 1-1/4" IRON PIPE WITH DISK,
ILLEGIBLE, RECORD PER PMB 146/1-26,
ACCEPTED AS NORTHWEST CORNER OF
SECTION 1, T6S, R3W, SBM

BASIS OF BEARINGS
{N89°28'44"W 5237.50'
N89°28'44"W 5237.78' (GROUND)
N89°28'44"W 5237.28' (GRID)

FOUND PK NAIL, NO RECORD, ACCEPTED AS
NORTHWEST CORNER OF THE EAST 1/2 OF THE
NORTHEAST 1/4 OF SECTION 1, T6S, R3W, SBM,
REPLACED PER LEGEND.

POINT 'A'
FOUND 1" IRON PIPE WITH TAG,
RECORD PER RS 86/93, PMB
146/1-26, MB 363/67-87, AND
MB 411/69-100, ACCEPTED AS
NORTHEAST CORNER OF SECTION 1,
T6S, R3W, SBM

NW 1/4
SEC. 6
T6S, R2W, SBM

EAST 1/2, NE 1/4 OF
SECTION 1
T6S, R3W, SBM
79.68 ACRES GROSS
75.51 ACRES NET

FOUND 3/4" IRON PIPE, BENT, NO RECORD,
NOT ACCEPTED, POINT BEING ON THE
SOUTHERLY SUBDIVISION BOUNDARY LINE.

GPS CONTINUOUSLY
OPERATING REFERENCE
STATION: BILL
NORTHING: 2,154,994.96
EASTING: 6,313,564.16

FOUND 1" IRON PIPE WITH DISK, ILLEGIBLE,
RECORD PER MB 444/67-87, ACCEPTED
AS EASTERLY 1/4 CORNER OF SECTION 1,
T6S, R3W, SBM

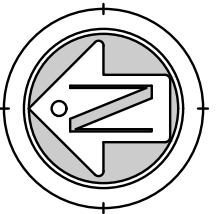
SE 1/4
SEC. 1
T6S, R3W, SBM

SCALE: 1" = 300'
0 300 600 900 1200

TRACT MAP NO. 37131-1

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 3 WEST,
SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

EXCEL ENGINEERING FEBRUARY 2023
PHASING SHEET

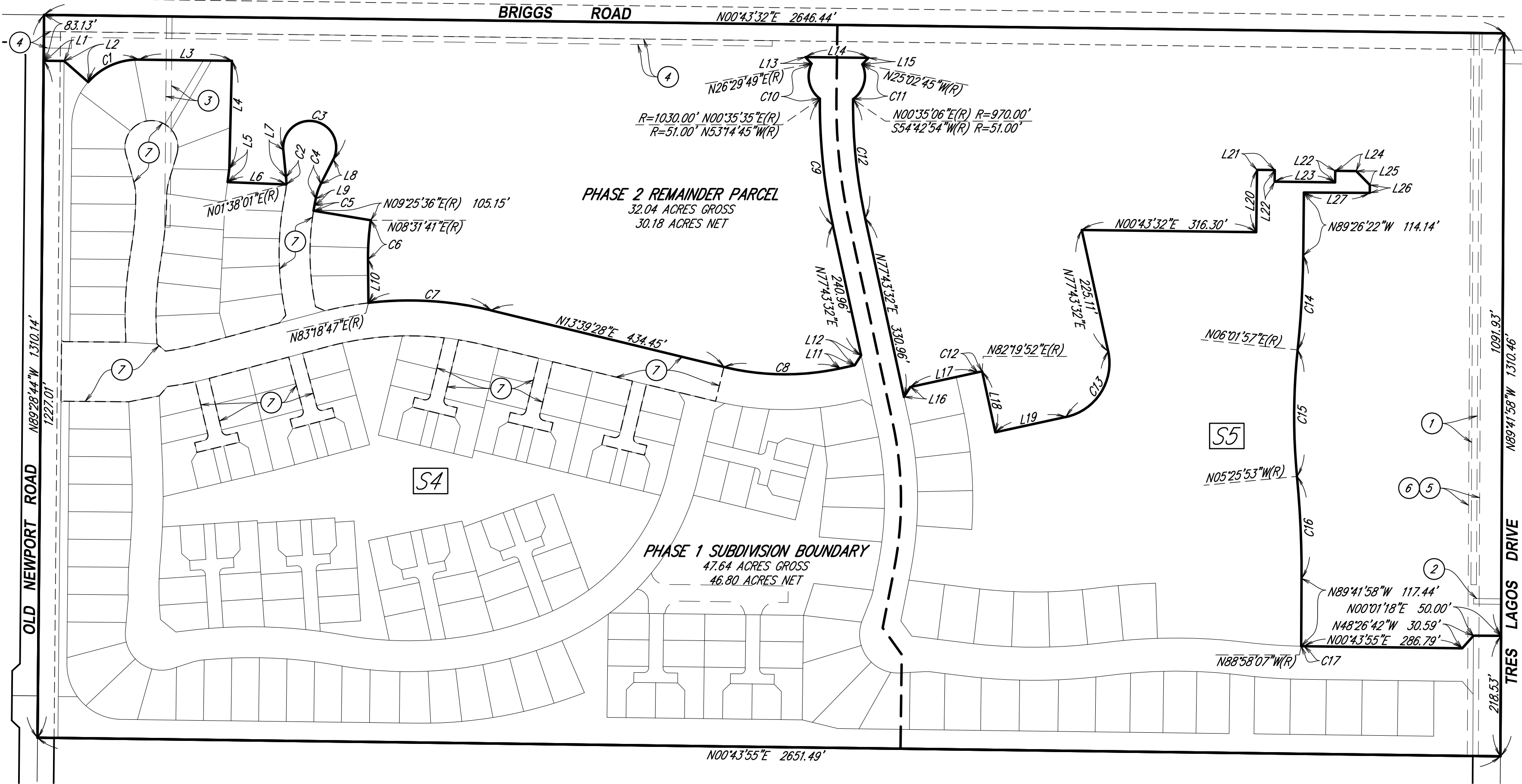


SCALE: 1"=150'

SEE SHEET 2 FOR BASIS OF BEARINGS,
SURVEYOR'S NOTES, MONUMENT NOTES,
AND EASEMENT NOTES.

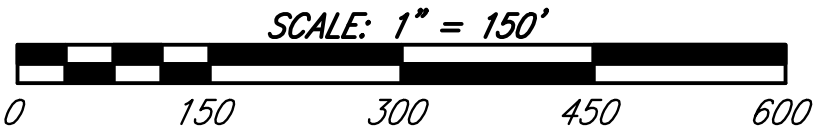
LEGEND

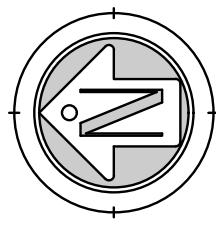
- SHEET NUMBER REFERENCES (SEE SHEETS 4 AND 5)
- SUBDIVISION/PHASE BOUNDARY
- INTERIOR LOT/RIGHT-OF-WAY LINE
- STREET CENTERLINE
- EASEMENT LINE
- SHEET BREAK-LINE



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N00°31'16"E	37.00'
L2	N41°19'54"E(R)	58.23'
L3	N00°43'32"E	168.73'
L4	N88°36'53"W	195.53'
L5	N82°39'36"W	24.52'
L6	N02°18'50"E	106.49'
L7	N84°20'40"E	49.99'
L8	N63°01'47"W	49.99'
L9	N79°20'34"W	11.85'
L10	N89°28'35"E	78.97'
L11	N12°16'28"W	26.93'
L12	N57°16'28"W	21.21'
L13	N46°58'04"E	16.37'
L14	N00°43'32"E	114.50'
L15	N45°31'01"W	16.37'
L16	N57°16'28"W	21.21'
L17	N12°16'28"W	125.00'
L18	N77°43'32"E	112.68'
L19	N12°16'28"W	130.97'
L20	N89°16'28"W	113.00'
L21	N00°43'32"E	32.21'
L22	N89°16'28"W	21.00'
L23	N00°43'32"E	109.62'
L24	N00°43'32"E	37.91'
L25	N45°30'47"E	35.28'
L26	N89°41'58"W	14.28'
L27	N00°18'02"E	119.53'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	49°26'07"	120.00'	103.54'
C2	07°17'21"	100.00'	12.72'
C3	212°37'33"	48.00'	178.13'
C4	16°18'46"	100.00'	28.47'
C5	01°13'50"	472.00'	10.14'
C6	09°03'06"	450.00'	71.09'
C7	20°20'41"	630.00'	223.70'
C8	25°55'56"	470.00'	212.72'
C9	12°51'31"	1030.00'	231.16'
C10	79°44'34"	51.00'	70.98'
C11	79°44'10"	51.00'	70.97'
C12	12°51'35"	970.00'	217.71'
C13	90°00'00"	100.00'	157.08'
C14	05°18'25"	1852.00'	171.54'
C15	11°27'50"	1148.00'	229.70'
C16	05°43'55"	1852.00'	185.28'
C17	00°17'58"	970.00'	5.07'





SCALE: 1"=100'

SEE SHEET 2 FOR BASIS OF BEARINGS,
SURVEYOR'S NOTES, MONUMENT NOTES,
AND EASEMENT NOTES.

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

TRACT MAP NO. 37131-1

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 3 WEST,
SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

SHEET 4 OF 16 SHEETS

SHEET INDEX - NORTH

EXCEL ENGINEERING

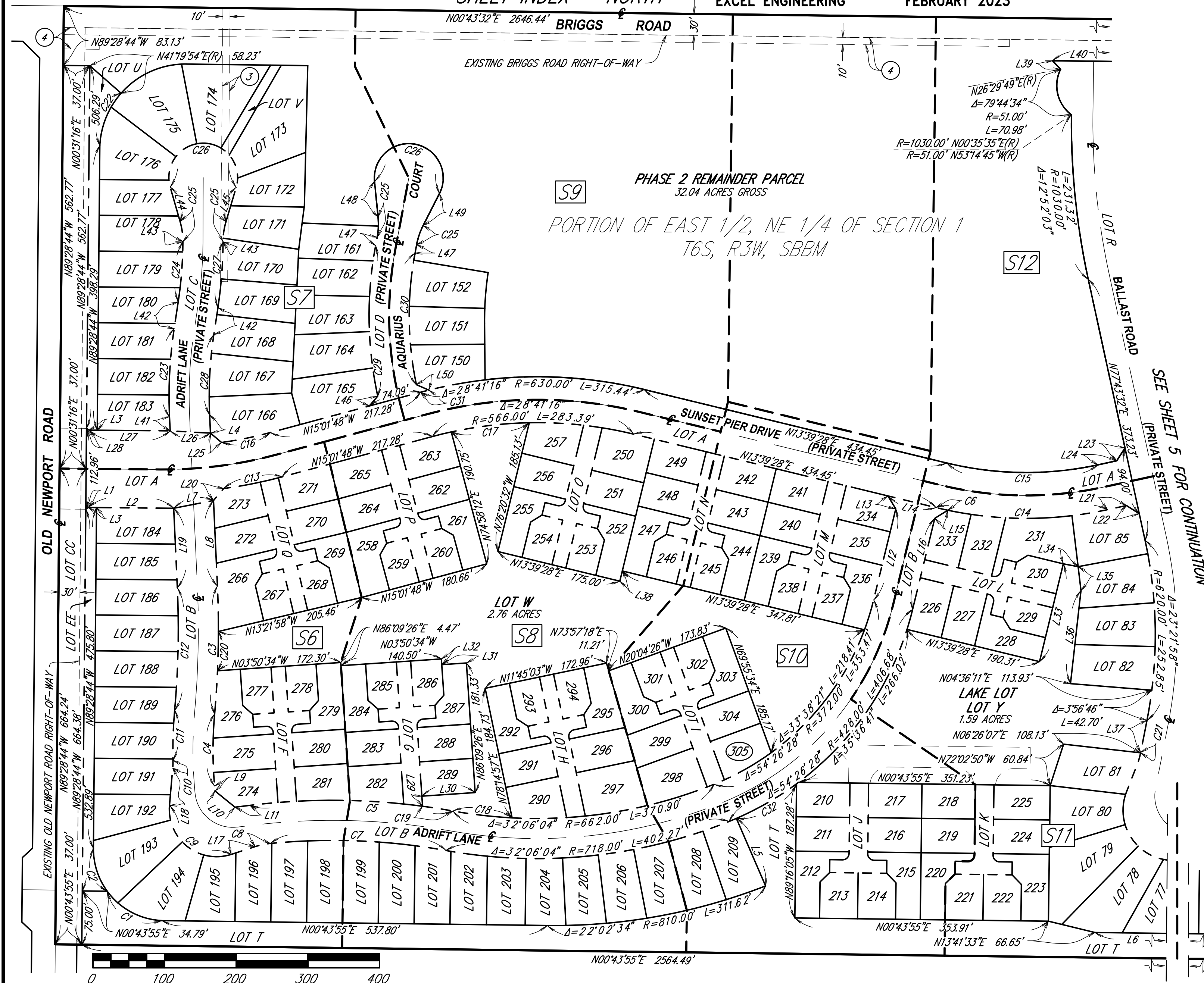
FEBRUARY 2023

LEGEND

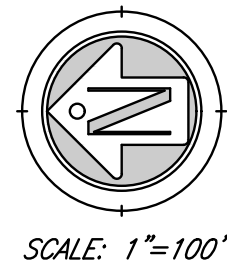
- SHEET NUMBER REFERENCES (SEE THIS SHEET AND SHEET 5)
- ACCESS RIGHTS RELINQUISHED AS SHOWN HEREON
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- RIGHT-OF-WAY LINE
- STREET CENTERLINE
- EASEMENT LINE
- SHEET BREAK-LINE

LINE DATA TABLE			LINE DATA TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N34°43'41"W	4.30'	L28	N35°46'12"E	4.30'
L2	N00°31'16"E	119.18'	L29	N86°09'26"E	14.10'
L3	N00°31'16"E	11.49'	L30	N03°50'34"W	74.50'
L4	N87°23'15"E	25.59'	L31	N03°50'34"W	34.50'
L5	N66°35'57"E	102.63'	L32	N86°09'26"E	8.00'
L6	N00°43'55"E	709.05'	L33	N76°20'32"W	140.50'
L7	N11°01'29"W	56.61'	L34	N10°50'23"E	20.99'
L8	N87°23'15"E	119.45'	L35	N83°08'47"E	33.51'
L9	N85°00'10"E	6.83'	L36	N83°33'53"W	130.86'
L10	N39°00'10"E	35.97'	L37	N78°54'30"W	45.48'
L11	N06°59'50"W	21.04'	L38	N76°20'32"W	14.68'
L12	N76°20'32"W	130.91'	L39	N46°58'04"E	16.37'
L13	N58°39'28"E	21.21'	L40	N00°43'32"E	114.50'
L14	N13°39'28"E	69.05'	L41	N87°23'15"E	19.85'
L15	N31°50'58"W	21.40'	L42	N81°22'02"W	38.09'
L16	N76°20'32"W	130.91'	L43	N89°45'33"W	0.45'
L17	N18°00'12"W	35.16'	L44	N73°55'40"E	49.99'
L18	N85°01'29"W	52.20'	L45	N73°26'47"W	49.99'
L19	N87°23'15"E	111.17'	L46	N49°29'32"W	18.17'
L20	N49°43'34"W	21.98'	L47	N79°20'34"W	11.85'
L21	N12°16'28"W	26.93'	L48	N84°20'40"E	49.99'
L22	N32°43'32"E	21.21'	L49	N63°01'47"W	49.99'
L23	N57°16'28"W	21.21'	L50	N23°42'07"E	18.93'
L24	N12°16'28"W	26.93'	L51	N89°16'05"W	108.26'
L25	N40°02'10"E	20.33'	L52	N89°16'05"W	103.82'
L26	N03°14'35"E	56.29'	L53	N00°43'55"E	51.25'
L27	N00°31'16"E	113.26'	L54	N49°32'14"E	30.37'

CURVE DATA TABLE				CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH	NO.	DELTA	RADIUS	LENGTH
C1	51°14'54"	100.09'	89.53'	C18	07°11'06"	662.00'	83.02'
C2	36°37'30"	100.09'	63.98'	C19	02°36'16"	948.00'	43.09'
C3	07°43'00"	1328.00'	178.86'	C20	02°22'03"	1328.00'	54.88'
C4	10°06'04"	572.00'	100.84'	C21	00°23'02"	100.00'	0.67'
C5	17°11'50"	948.00'	284.54'	C22	38°25'22"	120.00'	80.47'
C6	01°49'08"	534.00'	16.95'	C23	11°14'43"	628.00'	123.26'
C7	15°48'09"	892.00'	246.02'	C24	08°23'31"	572.00'	83.78'
C8	12°24'03"	100.00'	21.64'	C25	16°18'46"	100.00'	28.47'
C9	112°58'44"	66.00'	130.14'	C26	212°37'33"	48.00'	178.13'
C10	06°14'10"	100.00'	10.88'	C27	08°23'31"	628.00'	91.98'
C11	06°21'53"	628.00'	69.76'	C28	11°14'43"	572.00'	112.27'
C12	07°43'00"	1272.00'	171.31'	C29	22°56'50"	528.00'	211.47'
C13	07°30'45"	634.00'	83.13'	C30	22°26'43"	472.00'	184.90'
C14	25°55'56"	534.00'	241.69'	C31	01°04'27"	630.00'	11.81'
C15	25°55'56"	470.00'	212.72'	C32	12°59'52"	428.00'	97.09'
C16	06°57'40"	570.00'	69.25'	C33	01°14'51"	970.00'	21.12'
C17	11°07'07"	566.00'	109.84'	C34	01°20'26"	1030.00'	24.10'



SEE SHEET 5 FOR CONTINUATION



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

SHEET 5 OF 16 SHEETS

TRACT MAP NO. 37131-1

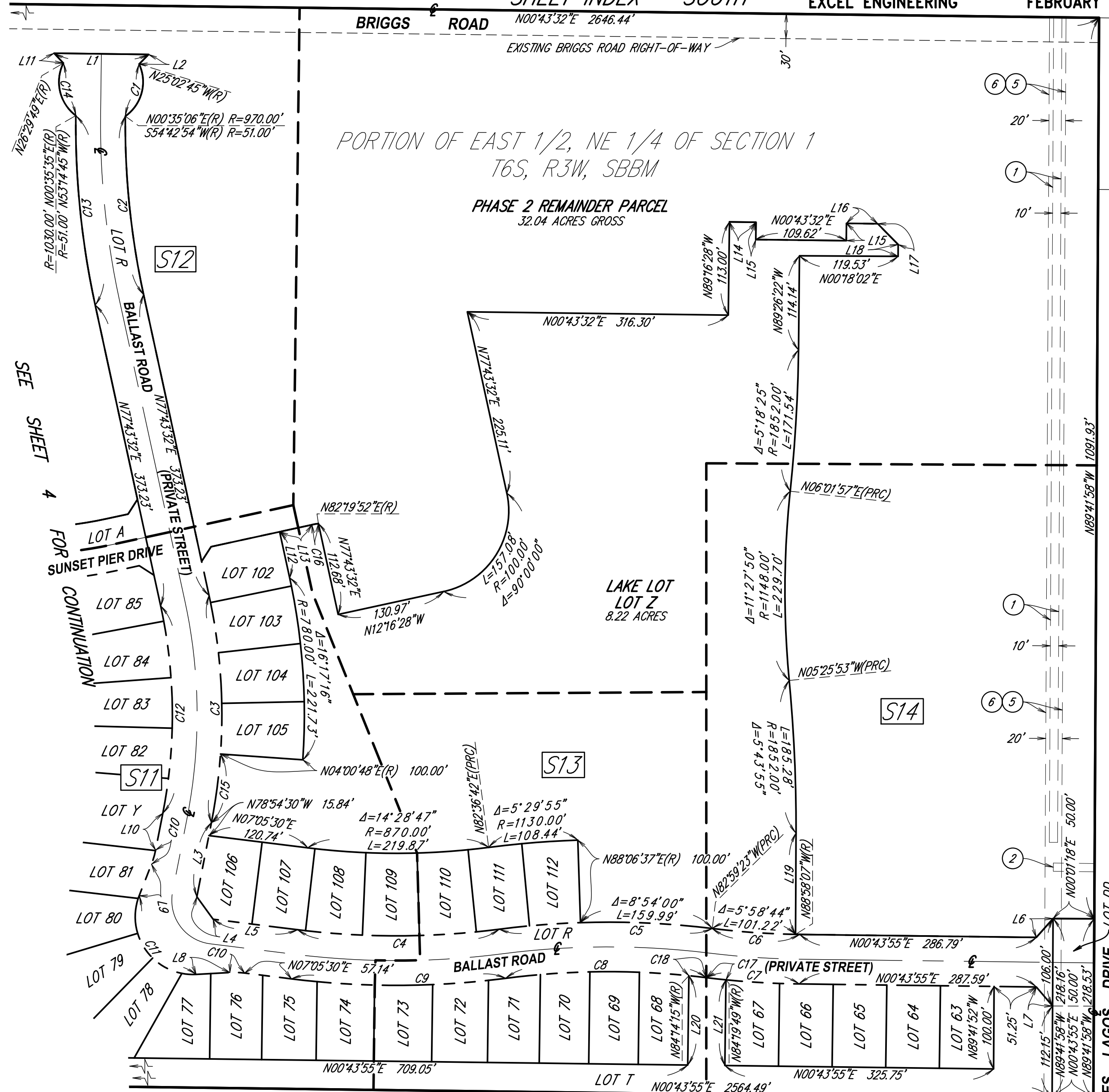
THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 3 WEST,
SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

SEE SHEET 2 FOR BASIS OF BEARINGS,
SURVEYOR'S NOTES, MONUMENT NOTES,
AND EASEMENT NOTES.

SHEET INDEX - SOUTH

EXCEL ENGINEERING

FEBRUARY 2023



LEGEND

- SHEET NUMBER REFERENCES (SEE THIS SHEET AND SHEET 4)
- ACCESS RIGHTS RELINQUISHED AS SHOWN HEREON
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- RIGHT-OF-WAY LINE
- STREET CENTERLINE
- EASEMENT LINE
- SHEET BREAK-LINE

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N00°43'32"E	114.50'
L2	N45°31'01"W	16.37'
L3	N78°54'30"W	91.42'
L4	N54°05'30"E	33.64'
L5	N07°05'30"E	103.07'
L6	N48°26'42"E	30.59'
L7	N49°32'14"E	30.37'
L8	N03°08'43"W	41.04'
L9	N68°40'17"W	41.04'
L10	N78°54'30"W	45.48'
L11	N46°58'04"E	16.37'
L12	N77°43'32"E	57.27'
L13	N12°16'28"W	40.00'
L14	N00°43'32"E	32.21'
L15	N89°16'28"W	21.00'
L16	N00°43'32"E	37.91'
L17	N45°30'47"E	35.28'
L18	N89°41'58"W	14.28'
L19	N89°41'58"W	122.72'
L20	N89°16'05"W	108.26'
L21	N89°16'05"W	103.82'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	79°44'10"	51.00'	70.97'
C2	12°51'35"	970.00'	217.71'
C3	23°21'58"	680.00'	277.31'
C4	14°28'47"	970.00'	245.14'
C5	14°23'54"	1030.00'	258.84'
C6	06°16'42"	970.00'	106.29'
C7	06°16'42"	1030.00'	112.87'
C8	14°23'54"	970.00'	243.76'
C9	14°28'47"	1030.00'	260.30'
C10	10°14'13"	100.00'	17.87'
C11	114°28'26"	70.00'	139.86'
C12	23°21'58"	620.00'	252.85'
C13	12°52'03"	1030.00'	231.32'
C14	79°44'34"	51.00'	70.98'
C15	07°04'42"	680.00'	84.01'
C16	04°36'20"	100.00'	8.04'
C17	01°20'26"	1030.00'	24.10'
C18	01°14'51"	970.00'	21.12'


SCALE: 1"=40'

EXCEL ENGINEERING

FEBRUARY 2023

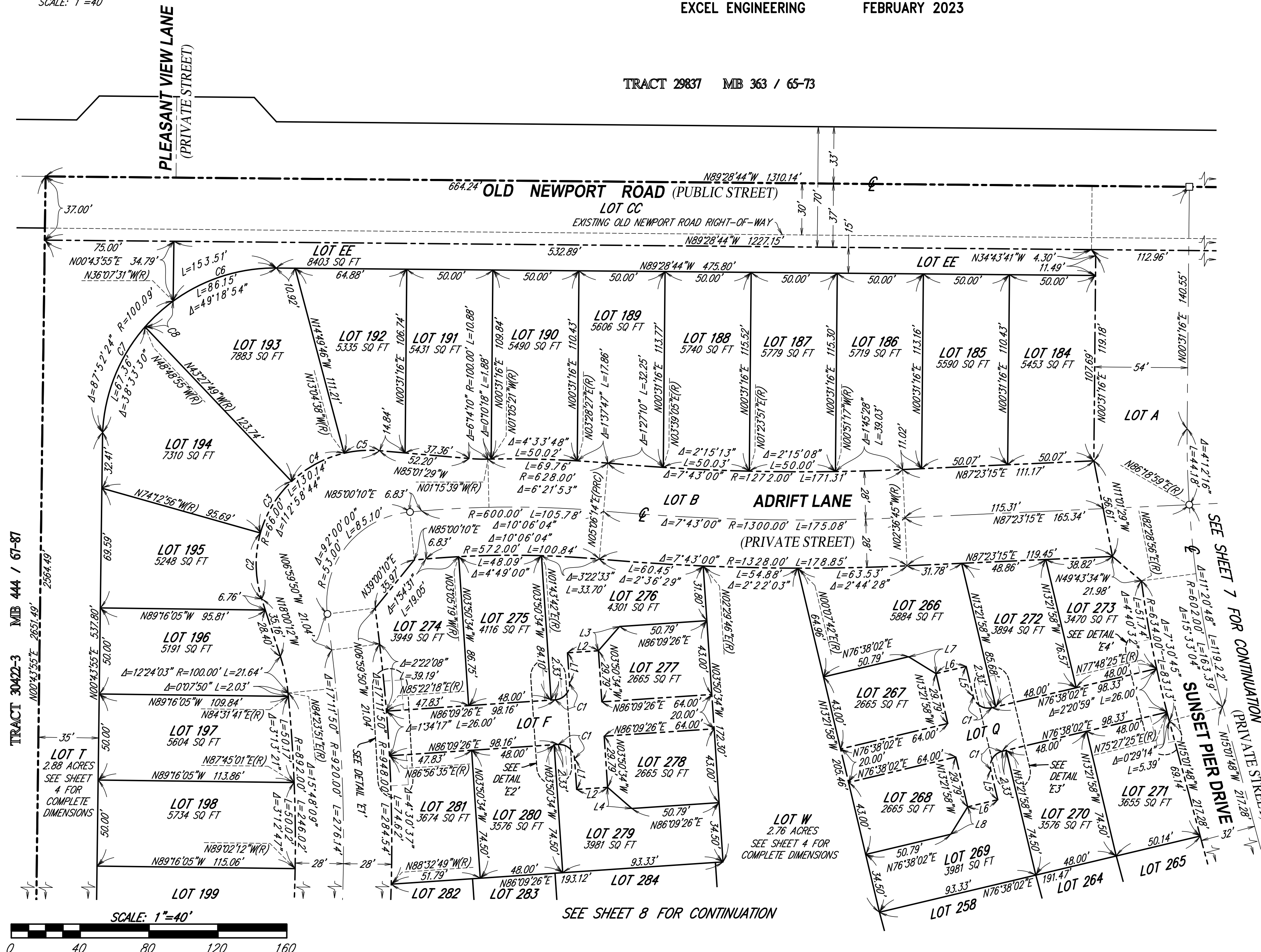
TRACT 29837 MIB 363 / 65-73

LEGEND

- ☐ SET 1" x 18" IRON PIPE WITH TAG STAMPED "LS 6896"
 FLUSH IN ASPHALT AT STREET CENTERLINE INTERSECTION
☐ SET COTTON GIN SPIKE WITH WASHER STAMPED "LS 6896"
 FLUSH IN ASPHALT AT STREET CENTERLINE
 ACCESS RIGHTS RELINQUISHED AS SHOWN HEREON
 - - - - - SUBDIVISION BOUNDARY
 _____ INTERIOR LOT LINE
 - - - - - RIGHT-OF-WAY LINE
 _____ STREET CENTERLINE
 - - - - - EASEMENT LINE

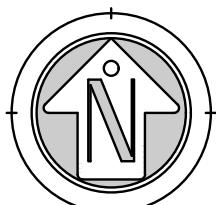
LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N03°50'34"W	17.79'
L2	N86°09'26"E	18.00'
L3	N41°09'26"E	18.68'
L4	N48°50'34"W	18.68'
L5	N13°21'58"W	17.79'
L6	N76°38'02"E	18.00'
L7	N58°22'11"W	18.68'
L8	N31°38'15"E	18.68'

NO.	DELTA	RADIUS	LENGTH
C1	90°00'00"	9.00'	14.14'
C2	33°47'16"	66.00'	38.92'
C3	30°45'07"	66.00'	35.42'
C4	30°23'11"	66.00'	35.00'
C5	18°03'10"	66.00'	20.80'
C6	36°37'30"	100.09'	63.98'
C7	51°14'54"	100.09'	89.53'
C8	12°41'24"	100.09'	22.17'



TRACT MAP NO. 37131-1

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 3 WEST,
SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.



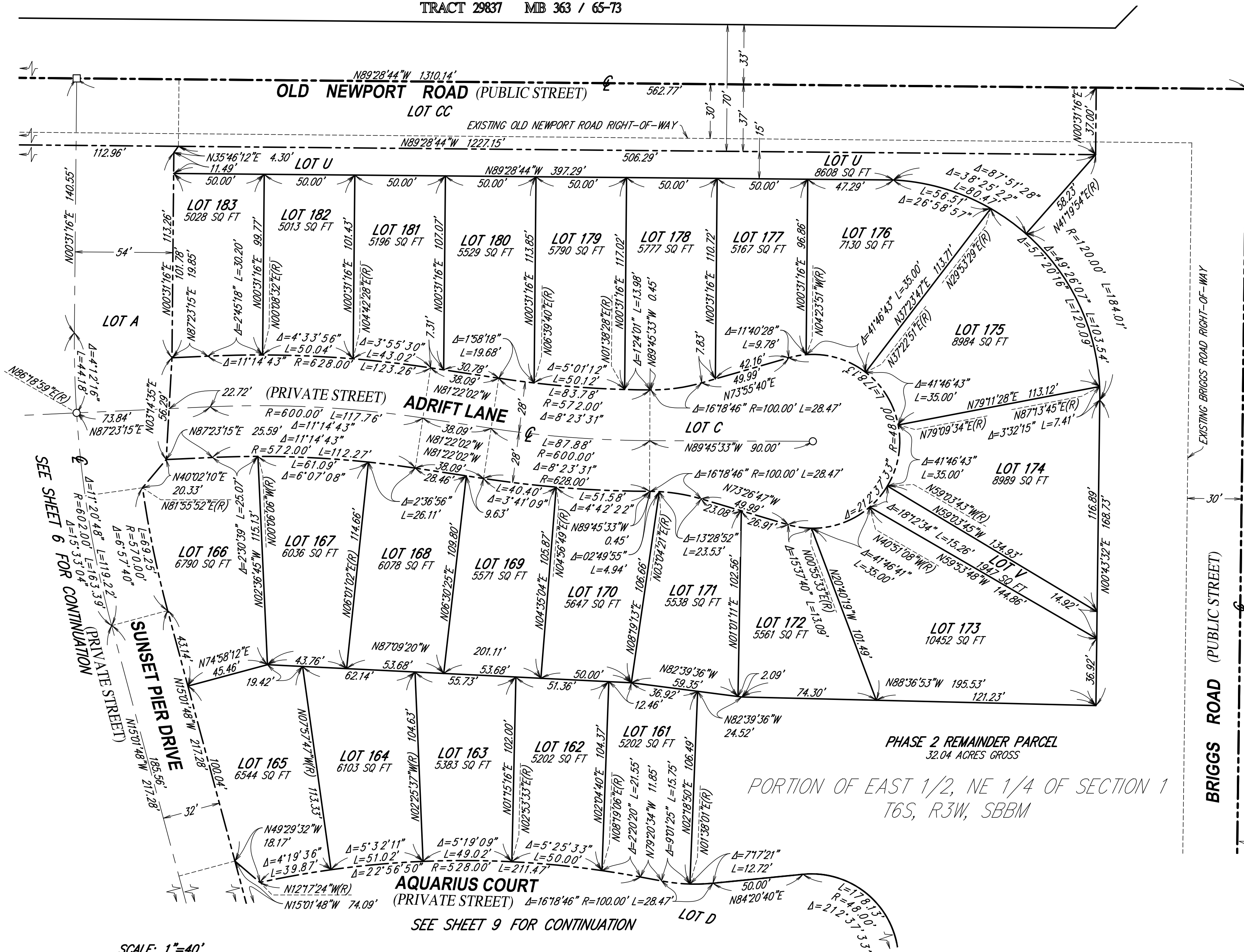
SCALE: 1"=40'

TRACT 29837 MB 363 / 65-73

EXCEL ENGINEERING

FEBRUARY 2023

SEC. 31
T6S R2W



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

TRACT MAP NO. 37131-1

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 3 WEST,
SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

SHEET 8 OF 16 SHEETS

SEE SHEET 2 FOR BASIS OF BEARINGS,
SURVEYOR'S NOTES, MONUMENT NOTES,
AND EASEMENT NOTES.
SEE SHEETS 15 AND 16 FOR 'E' DETAILS.



SCALE: 1"=40'

EXCEL ENGINEERING

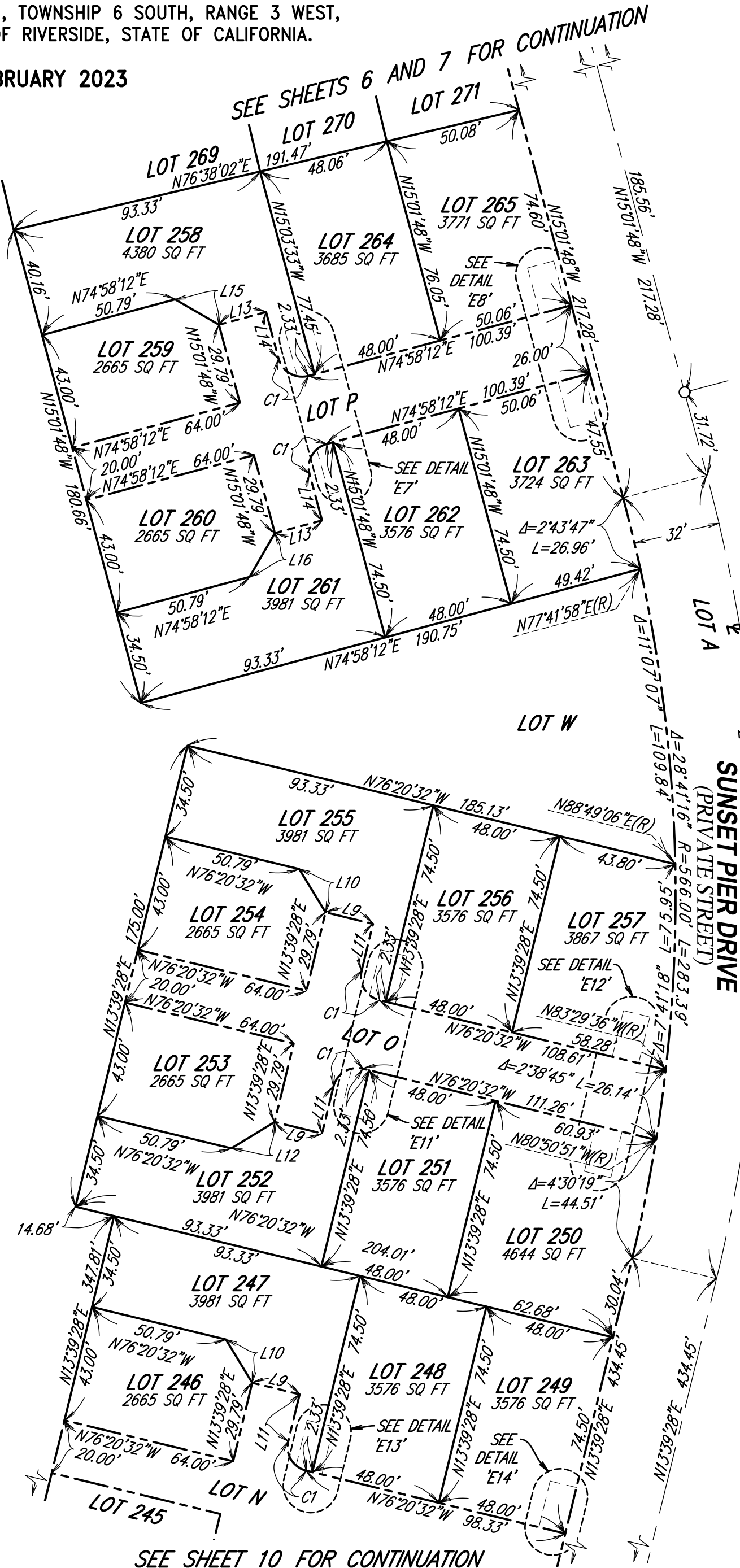
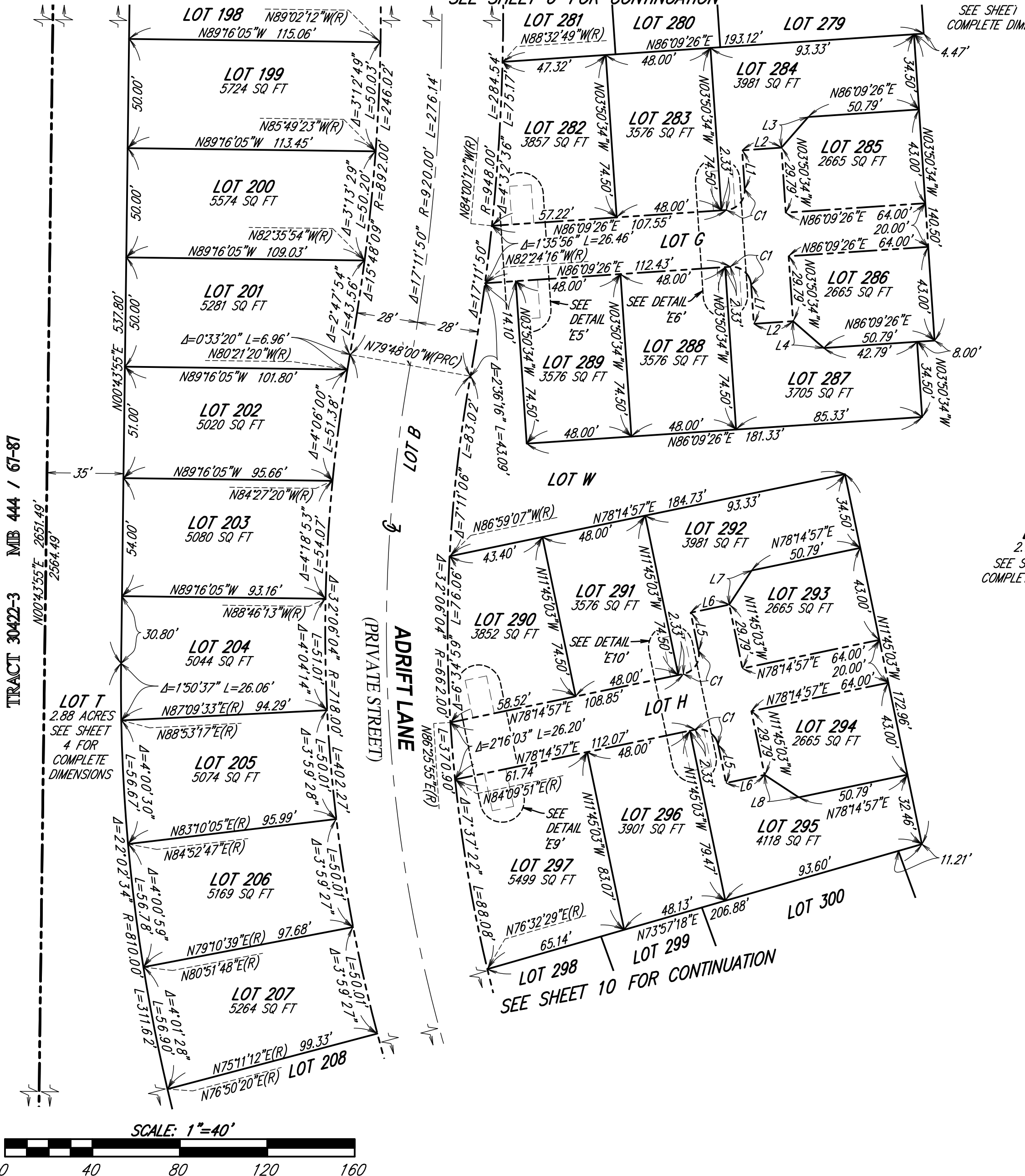
FEBRUARY 2023

LEGEND

- SET COTTON GIN SPIKE WITH WASHER STAMPED "LS 6896" FLUSH IN ASPHALT AT STREET CENTERLINE
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- RIGHT-OF-WAY LINE
- STREET CENTERLINE
- EASEMENT LINE

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N03°50'34"W	17.79'
L2	N86°09'26"E	18.00'
L3	N41°09'26"E	18.68'
L4	N48°50'34"W	18.68'
L5	N11°45'03"W	17.79'
L6	N78°14'57"E	18.00'
L7	N33°14'57"E	18.68'
L8	N56°45'03"W	18.68'
L9	N76°20'32"W	18.00'
L10	N31°20'32"W	18.68'
L11	N13°39'28"E	17.79'
L12	N58°39'28"E	18.68'
L13	N74°58'12"E	18.00'
L14	N15°01'48"W	17.79'
L15	N60°02'01"W	18.68'
L16	N29°58'25"E	18.68'

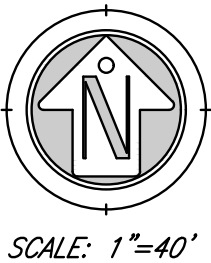
CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	90°00'00"	9.00'	14.14'



TRACT MAP NO. 37131-1

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 3 WEST,
SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

EXCEL ENGINEERING FEBRUARY 2023

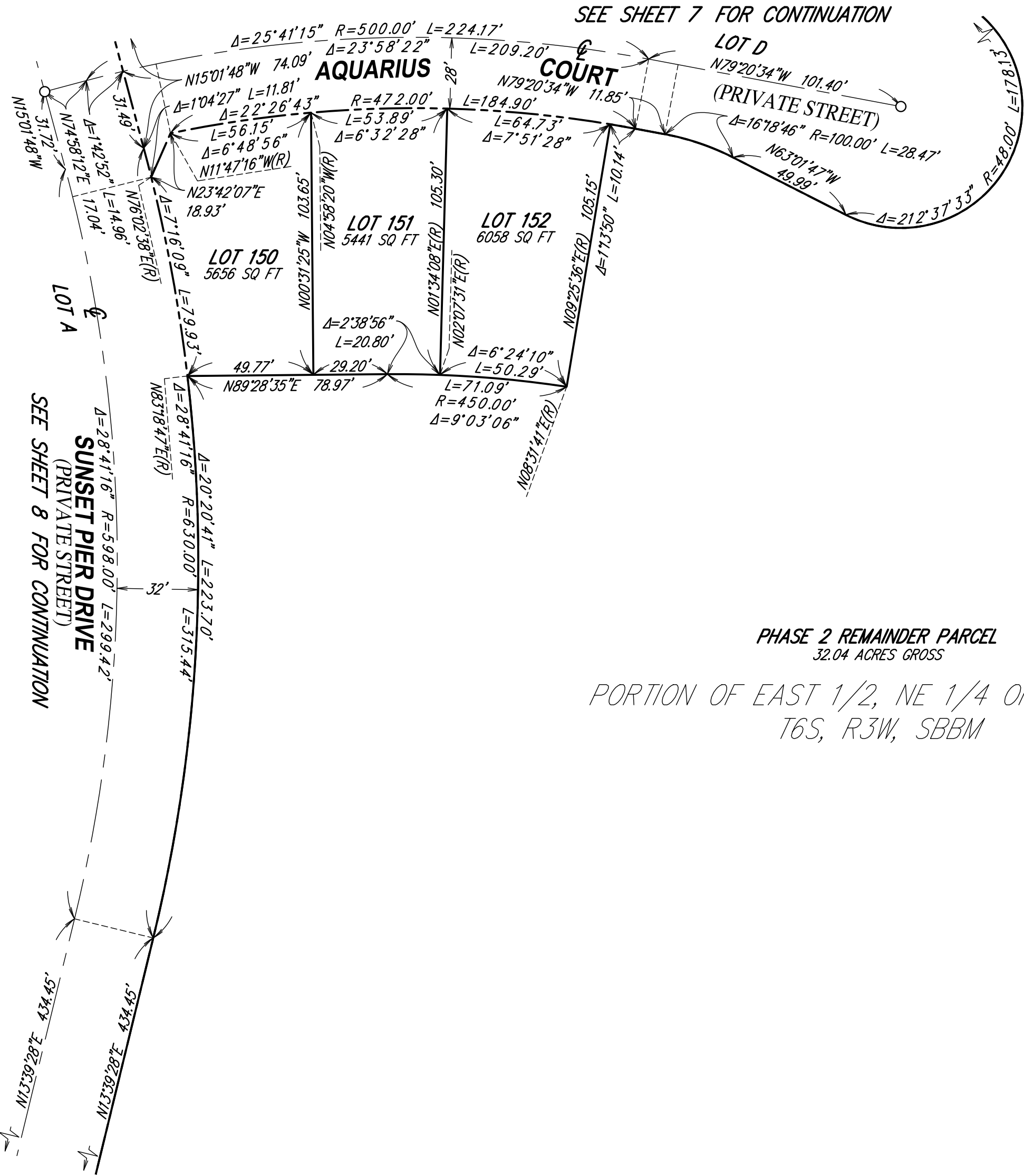


SEE SHEET 2 FOR BASIS OF BEARINGS,
SURVEYOR'S NOTES, MONUMENT NOTES,
AND EASEMENT NOTES.

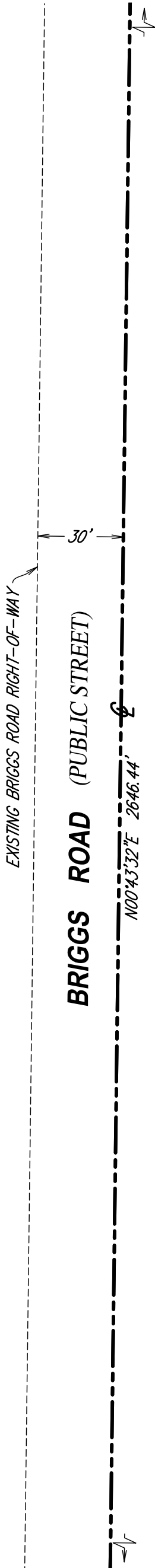
LEGEND

- SET COTTON GIN SPIKE WITH WASHER
STAMPED "LS 6896" FLUSH IN ASPHALT
AT STREET CENTERLINE
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- - - RIGHT-OF-WAY LINE
- STREET CENTERLINE

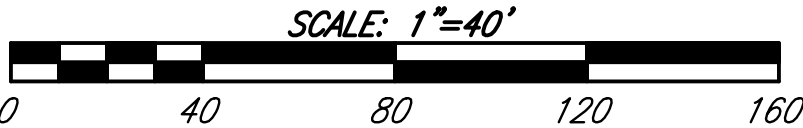
CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	08°59'11"	500.00'	78.42'
C2	00°33'42"	500.00'	4.90'

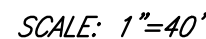


PHASE 2 REMAINDER PARCEL
32.04 ACRES GROSS
PORTION OF EAST 1/2, NE 1/4 OF SECTION 1
T6S, R3W, SBBM



SEC. 6
T6S R2W





THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 3 WEST,
SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

SHEET 10 OF 16 SHEETS

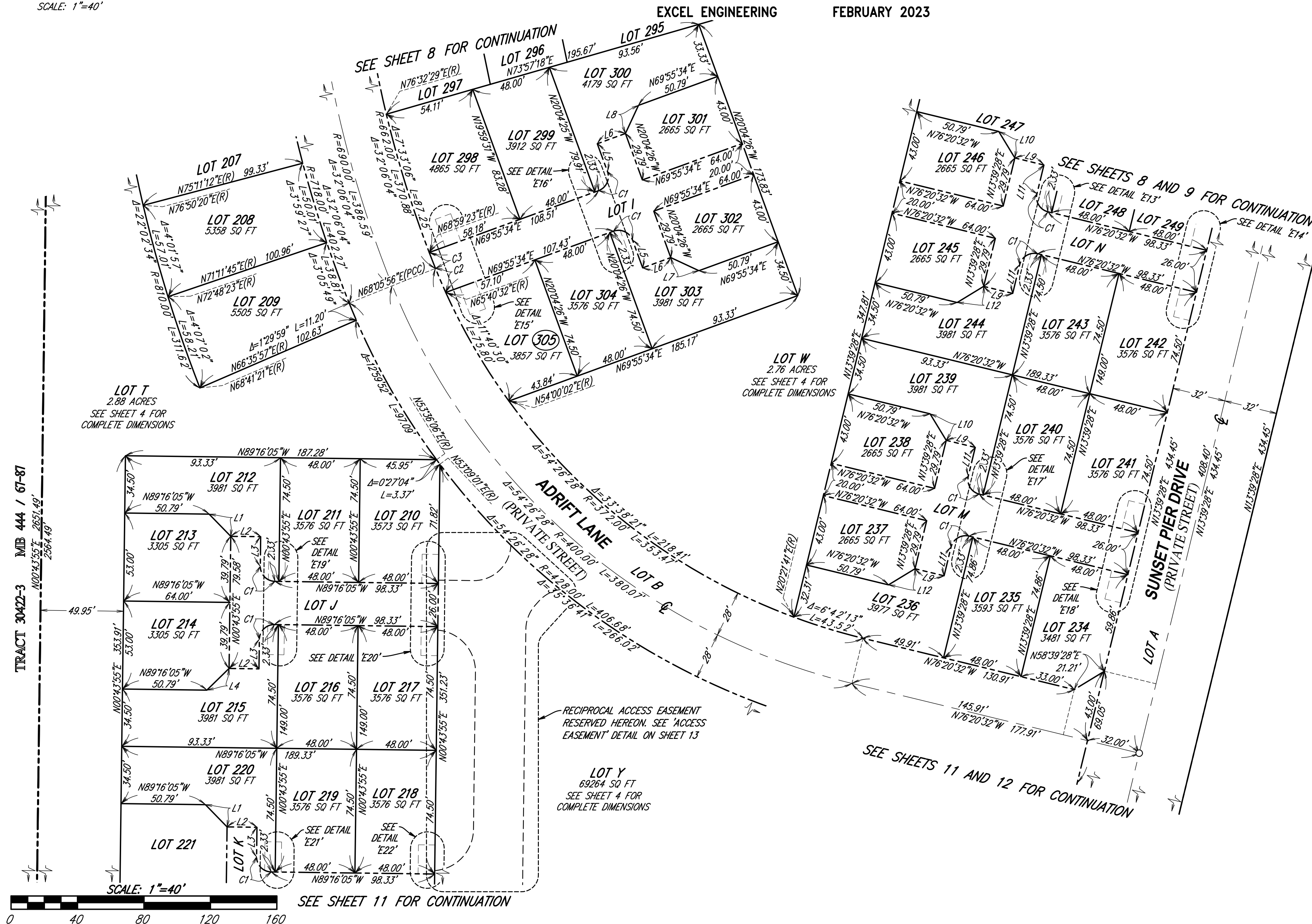
SEE SHEET 2 FOR BASIS OF BEARINGS,
SURVEYOR'S NOTES, MONUMENT NOTES,
AND EASEMENT NOTES.
SEE SHEETS 15 AND 16 FOR 'E' DETAILS.

LEGEND

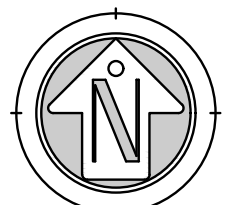
- SET COTTON GIN SPIKE WITH WASHER
STAMPED "LS 6896" FLUSH IN ASPHALT
AT STREET CENTERLINE
- SUBDIVISION BOUNDARY
- ===== INTERIOR LOT LINE
- RIGHT-OF-WAY LINE
- STREET CENTERLINE
- EASEMENT LINE

<i>NO.</i>	<i>BEARING</i>	<i>LENGTH</i>
<i>L1</i>	<i>N44°16'05"W</i>	<i>18.68'</i>
<i>L2</i>	<i>N89°16'05"W</i>	<i>18.00'</i>
<i>L3</i>	<i>N00°43'55"E</i>	<i>17.79'</i>
<i>L4</i>	<i>N45°43'55"E</i>	<i>18.68'</i>
<i>L5</i>	<i>N20°04'26"W</i>	<i>17.79'</i>
<i>L6</i>	<i>N69°55'34"E</i>	<i>18.00'</i>
<i>L7</i>	<i>N65°04'26"W</i>	<i>18.68'</i>
<i>L8</i>	<i>N24°55'34"E</i>	<i>18.68'</i>
<i>L9</i>	<i>N76°20'32"W</i>	<i>18.00'</i>
<i>L10</i>	<i>N31°20'32"W</i>	<i>18.68'</i>
<i>L11</i>	<i>N13°39'28"E</i>	<i>17.79'</i>
<i>L12</i>	<i>N58°39'28"E</i>	<i>18.68'</i>

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	90°00'00"	9.00'	14.14'
C2	02°25'24"	372.00'	15.73'
C3	00°53'27"	662.00'	10.29'



TRACT MAP NO. 37131-1

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 3 WEST,
SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

SCALE: 1"=40'

SEE SHEET 2 FOR BASIS OF BEARINGS,
SURVEYOR'S NOTES, MONUMENT NOTES,
AND EASEMENT NOTES.
SEE SHEETS 15 AND 16 FOR 'E' DETAILS.

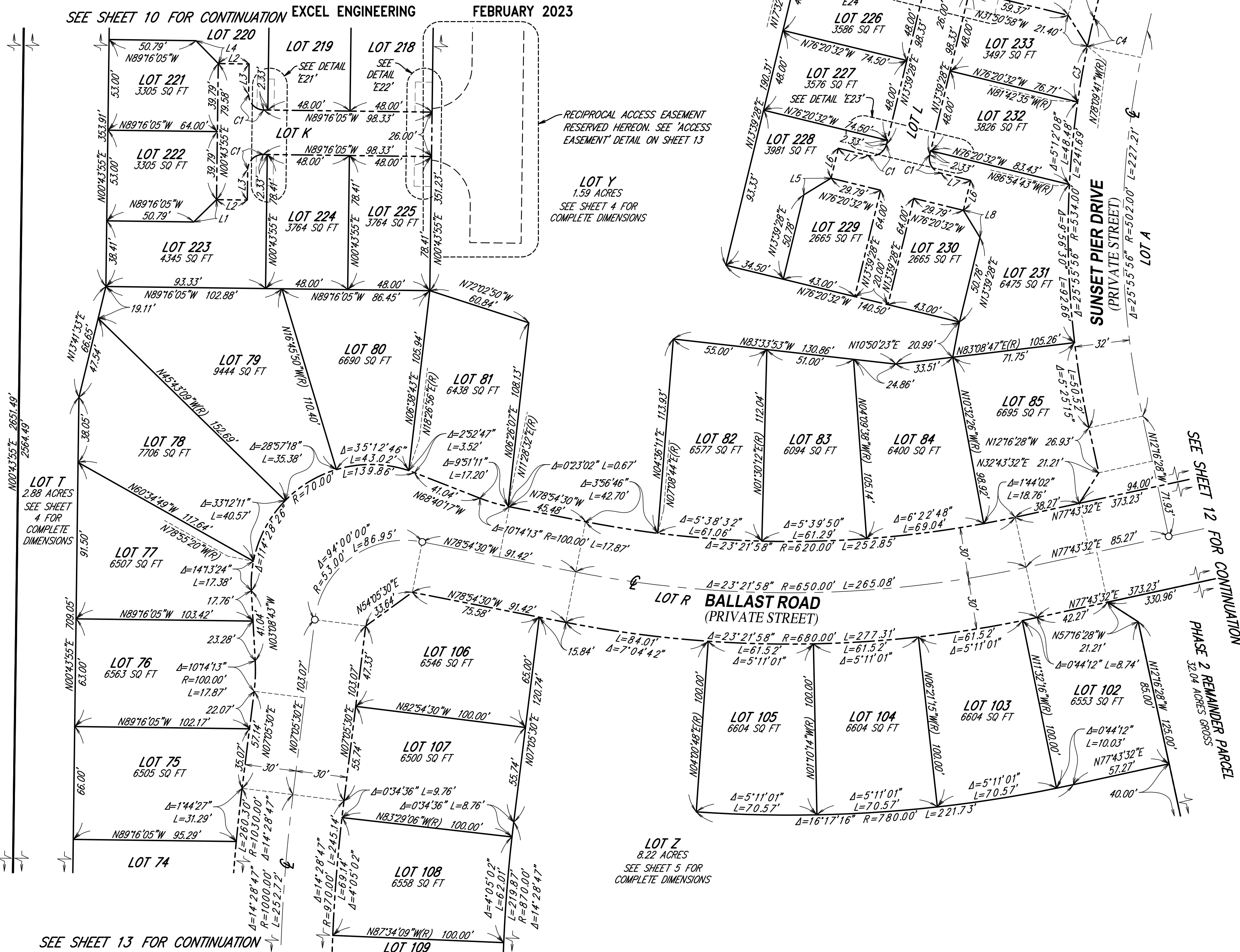
LEGEND

- SET COTTON GIN SPIKE WITH WASHER
STAMPED "LS 6896" FLUSH IN ASPHALT
AT STREET CENTERLINE
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- RIGHT-OF-WAY LINE
- STREET CENTERLINE
- EASEMENT LINE

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N45°43'55"E	18.68'
L2	N89°16'05"W	18.00'
L3	N00°43'55"E	17.79'
L4	N44°16'05"W	18.68'
L5	N58°39'28"E	18.68'
L6	N13°39'28"E	18.00'
L7	N76°20'32"W	17.79'
L8	N31°19'18"W	18.68'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	90°00'00"	9.00'	14.14'
C2	03°52'52"	428.00'	28.99'
C3	03°32'55"	534.00'	33.07'
C4	01°49'08"	534.00'	16.95'

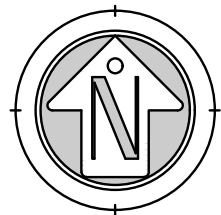
TRACT 30422-3 MB 444 / 67-87

LOT T
2.88 ACRES
SEE SHEET 4 FOR
COMPLETE
DIMENSIONS

SCALE: 1"=40'



SEE SHEET 13 FOR CONTINUATION



SCALE: 1"=40'

TRACT MAP NO. 37131-1

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 3 WEST,
SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

EXCEL ENGINEERING

FEBRUARY 2023

SEE SHEET 2 FOR BASIS OF BEARINGS,
SURVEYOR'S NOTES, MONUMENT NOTES,
AND EASEMENT NOTES.

LEGEND

- SET COTTON GIN SPIKE WITH WASHER
STAMPED "LS 6896" FLUSH IN ASPHALT
AT STREET CENTERLINE
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- - - RIGHT-OF-WAY LINE
- - - STREET CENTERLINE

SEE SHEET 10 FOR CONTINUATION

SEE SHEET 11 FOR CONTINUATION

LOT A
SUNSET PIER DRIVE
(PRIVATE STREET)

Δ=25°55'56" R=502.00' L=227.21'
Δ=25°55'56" R=470.00' L=212.72'

N12°16'28"W 26.93'
N57°16'28"W 21.21'

N77°43'32"E 373.23'
N77°43'32"E 287.96'
N77°43'32"E 373.23'
330.96'

BALLAST ROAD
(PRIVATE STREET)
LOT R

PHASE 2 REMAINDER PARCEL
32.04 ACRES GROSS

PORTION OF EAST 1/2, NE 1/4 OF SECTION 1
T6S, R3W, SBBM

Δ=12°52'03" R=1030.00' L=231.32'
Δ=13°00'00" R=1000.00' L=226.89'
Δ=12°51'35" R=970.00' L=217.71'

R=1030.00' N00°35'35"E(R)
R=51.00' N53°14'45"W(R)
R=970.00' N00°35'06"E(R)
R=51.00' S54°42'54"W(R)

L=70.98'
R=51.00'
Δ=79°44'34"
N26°29'49"E(R)
N89°16'28"W 72.87'
N25°02'45"W(R)
Δ=79°44'10"
R=51.00'
L=70.97'

N46°58'04"E 16.37'
57.25'
114.50'
57.25'
N00°43'32"E
N45°51'01"W 16.37'

EXISTING BRIGGS ROAD RIGHT-OF-WAY

BRIGGS ROAD (PUBLIC STREET)

N00°43'32"E 2846.44'

SEC. 6
T6S R2W

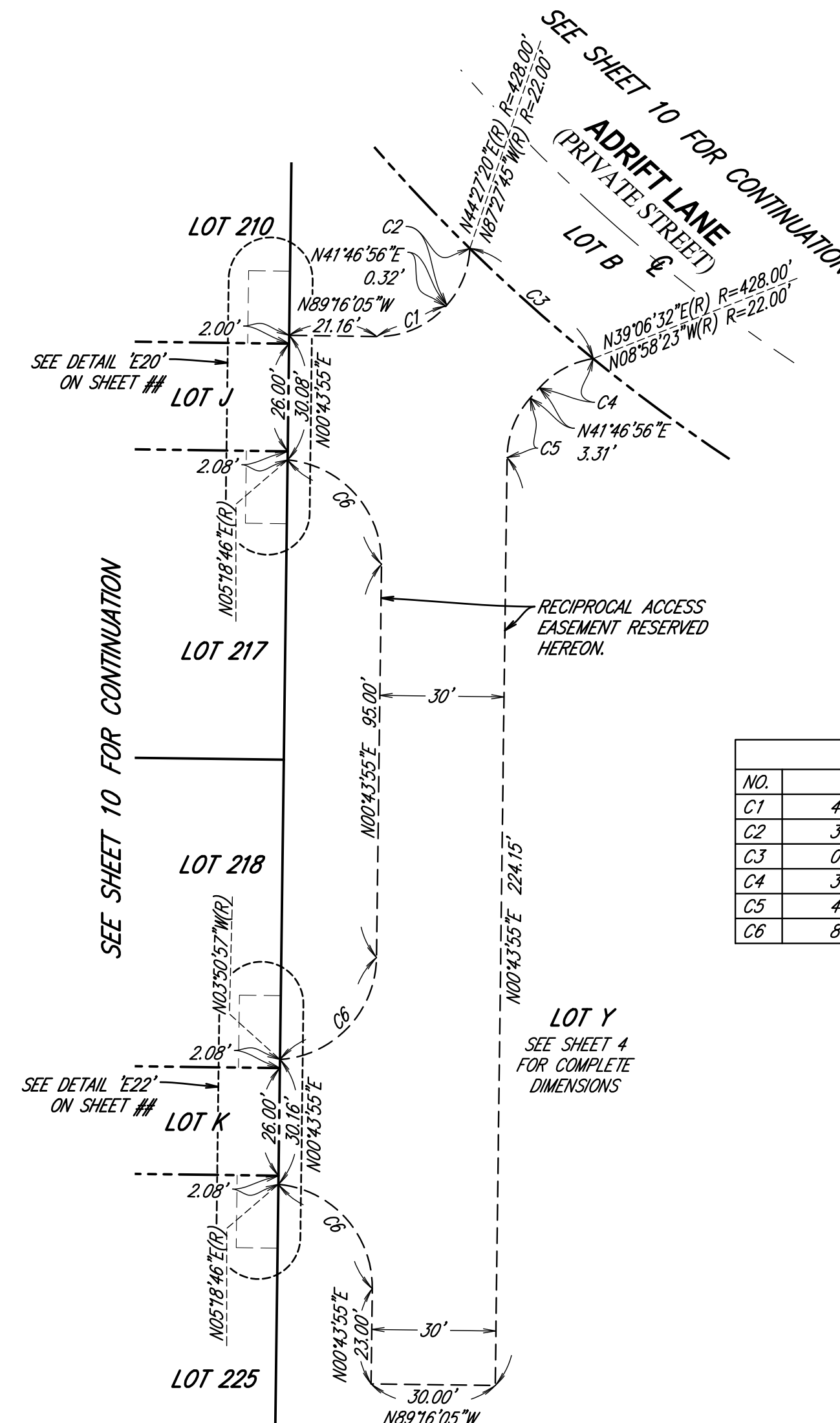
SCALE: 1"=40'



SEE SHEET 2 FOR BASIS OF BEARINGS,
SURVEYOR'S NOTES, MONUMENT NOTES,
AND EASEMENT NOTES.
SEE SHEETS 15 AND 16 FOR 'E' DETAILS.

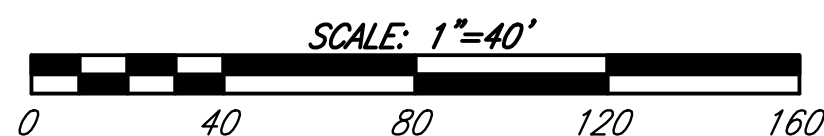
FEBRUARY 2023

- - - - - SUBDIVISION BOUNDARY
 _____ INTERIOR LOT LINE
 - - - - - RIGHT-OF-WAY LINE
 _____ STREET CENTERLINE
 - - - - - EASEMENT LINE



NO.	DELTA	RADIUS	LENGTH
C1	48°56'58"	22.00'	18.80'
C2	39°14'41"	22.00'	15.07'
C3	05°20'47"	428.00'	39.94'
C4	39°14'41"	22.00'	15.07'
C5	41°03'02"	22.00'	15.76'
C6	85°25'09"	25.00'	37.27'

SEE SHEETS 10 & 11 FOR LOCATION
'ACCESS EASEMENT' DETAIL
SCALE: 1"=30'

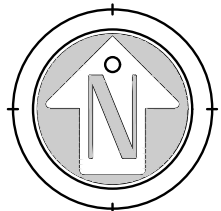


TRACT MAP NO. 37131-1

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 3 WEST,
SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

EXCEL ENGINEERING

FEBRUARY 2023



SCALE: 1"=40'

SEE SHEET 13 FOR CONTINUATION

LOT Z
8.22 ACRES
SEE SHEET 5 FOR
COMPLETE DIMENSIONS

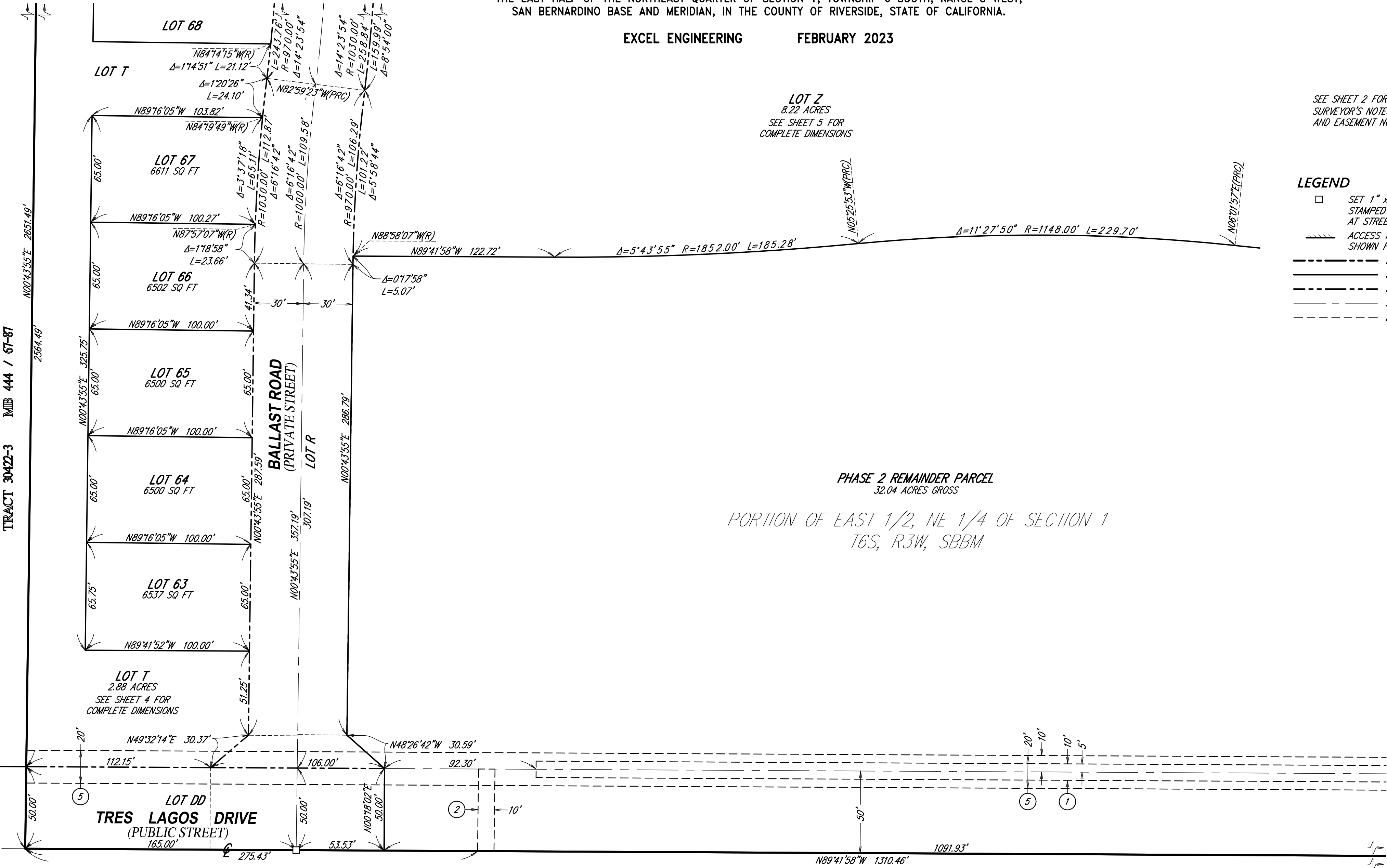
SEE SHEET 2 FOR BASIS OF BEARINGS,
SURVEYOR'S NOTES, MONUMENT NOTES,
AND EASEMENT NOTES.

LEGEND

- SET 1" x 18" IRON PIPE WITH TAG
STAMPED "LS 6896" FLUSH IN ASPHALT
AT STREET CENTERLINE INTERSECTION
- ACCESS RIGHTS RELINQUISHED AS
SHOWN HEREON
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- - - RIGHT-OF-WAY LINE
- STREET CENTERLINE
- - - EASEMENT LINE

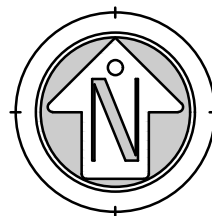
PHASE 2 REMAINDER PARCEL
32.04 ACRES GROSS

PORTION OF EAST 1/2, NE 1/4 OF SECTION 1
T6S, R3W, SBBM



SCALE: 1"=40'





SCALE: 1"=30'

SEE SHEET 2 FOR BASIS OF BEARINGS,
SURVEYOR'S NOTES, MONUMENT NOTES,
AND EASEMENT NOTES.

LEGEND

- INTERIOR LOT LINE
- RIGHT-OF-WAY LINE
- STREET CENTERLINE
- EASEMENT LINE

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

TRACT MAP NO. 37131-1

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 3 WEST,
SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

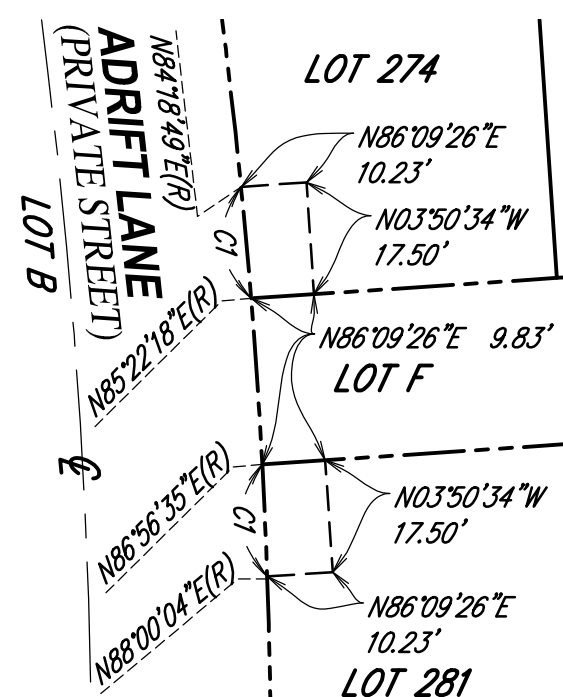
EXCEL ENGINEERING

FEBRUARY 2023

DETAILS FOR RECIPROCAL PARKING ACCESS EASEMENTS RESERVED HEREON

CURVE DATA TABLE

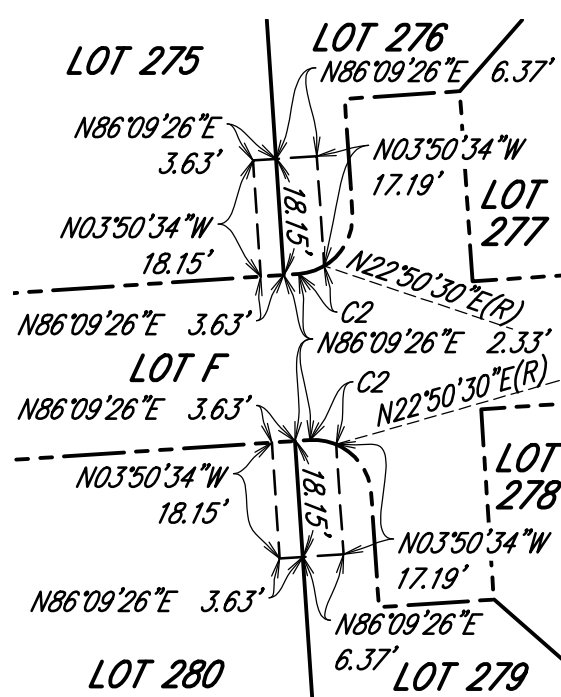
NO.	DELTA	RADIUS	LENGTH
C1	01°03'29"	948.00'	17.51'
C2	26°41'03"	9.00'	4.19'
C3	01°34'57"	634.00'	17.51'
C4	00°29'14"	634.00'	5.39'



SEE SHEET 6 FOR LOCATION

DETAIL 'E1'

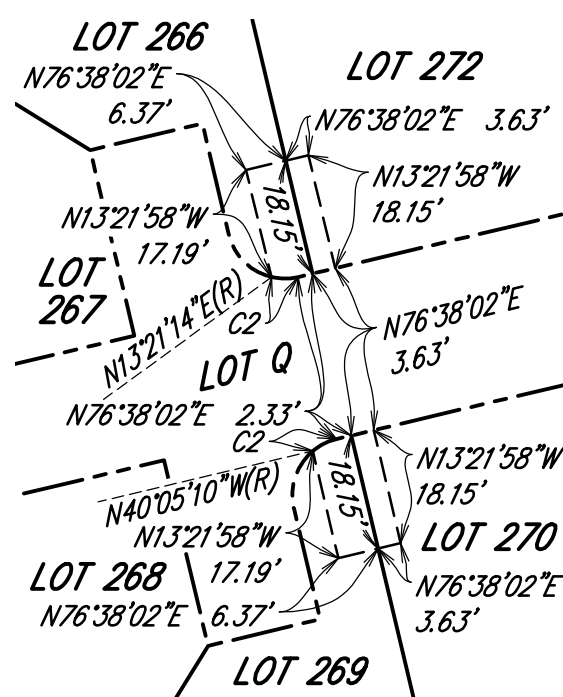
SCALE: 1"=30'



SEE SHEET 6 FOR LOCATION

DETAIL 'E2'

SCALE: 1"=30'



SEE SHEET 6 FOR LOCATION

DETAIL 'E3'

SCALE: 1"=30'

