

NUMBER OF PARCELS: 2  
LETTERED LOTS: 2  
NET AREA: 3.32 AC.  
GROSS AREA: 3.80 AC.

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

# PARCEL MAP NO. 37992

BEING A SUBDIVISION OF A PORTION OF LOT 93 OF RAMOLA FARMS,  
AS SHOWN BY MAP ON FILE IN BOOK 12, PAGE 71 OF MAPS,  
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING IN SECTION 11,  
TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

**adkan**  
ENGINEERS

SEPTEMBER 2021

SHEET 1 OF 5 SHEETS

## RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_, M.,  
IN BOOK \_\_\_\_\_ OF PARCEL MAPS, AT PAGES \_\_\_\_\_,  
AT THE REQUEST OF THE 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: LOT "A" AND LOT "B". THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

WE HEREBY RETAIN THE "PRIVATE ROAD EASEMENT" AS SHOWN HEREON FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND PARCEL OWNERS WITHIN THIS PARCEL MAP.

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

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

MOTTE COUNTRY PLAZA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_, DATE: \_\_\_\_\_, 20\_\_\_\_  
LEON E. MOTTE, MANAGER

BY: \_\_\_\_\_, DATE: \_\_\_\_\_, 20\_\_\_\_  
JOHN D. MOTTE, MANAGER

## 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 \_\_\_\_\_, 20\_\_\_\_, 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/HEY 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 \_\_\_\_\_

SIGNATURE \_\_\_\_\_

MY COMMISSION NO. IS: \_\_\_\_\_

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:

FLOYD WATSON ET AL, HOLDER OF AN EASEMENT FOR PIPES AND INCIDENTAL PURPOSES RECORDED OCTOBER 22, 1925 IN BOOK 652 OF DEEDS, PAGE 452, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS BLANKET IN NATURE.

SOUTHERN CALIFORNIA EDISON, SUCCESSOR IN INTEREST TO THE SOUTHERN SIERRAS POWER COMPANY, AN EASEMENT FOR EITHER POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES RECORDED APRIL 11, 1928 IN BOOK 758 OF DEEDS, PAGE 178, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

WATSON WATER COMPANY, HOLDER OF AN EASEMENT FOR PIPES AND INCIDENTAL PURPOSES RECORDED JULY 19, 1933 IN BOOK 129, PAGE 50 OF OFFICIAL RECORDS, SAID EASEMENT IS BLANKET IN NATURE.

GEORGE MAULHARDT, HOLDER OF AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES RECORDED JUNE 21, 1957 IN BOOK 2107, PAGE 80 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS BLANKET IN NATURE.

SOUTHERN CALIFORNIA EDISON, HOLDER OF AN EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES RECORDED DECEMBER 12, 1984 AS INSTRUMENT NO. 265635, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SOUTHERN CALIFORNIA EDISON, HOLDER OF AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES RECORDED OCTOBER 31, 1978 AS INSTRUMENT NO. 229737, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. EASEMENT TO BE OUTCLAIMED.

FRONTIER COMMUNICATIONS, SUCCESSOR IN INTEREST TO THE PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED MAY 17, 1979 AS INSTRUMENT NO. 101549, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. EASEMENT TO BE OUTCLAIMED.

UNITED CALIFORNIA BANK, A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF CALIFORNIA, AS GUARDIAN OF THE ESTATE OF SUSAN MAULHARDT, A MINOR, OWNER OF AN UNDIVIDED ONE-HALF INTEREST OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS, AS RESERVED BY DEED RECORDED FEBRUARY 7, 1966 AS INSTRUMENT NO. 13632, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THOMAS MAULHARDT, A SINGLE MAN, OWNER OF AN UNDIVIDED ONE-HALF INTEREST OF AS TO AN UNDIVIDED ONE-HALF INTEREST ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS, AS RESERVED BY DEED RECORDED FEBRUARY 7, 1966 AS INSTRUMENT NO. 13633, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

## 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 MOTTE COUNTRY PLAZA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY ON SEPTEMBER 9, 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 PARCEL 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: 9-30-24



## 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 PARCEL MAP NO. 37992 AS FILED, AMENDED, AND APPROVED BY THE MENIFEE CITY COUNCIL ON OCTOBER 21, 2015, THE EXPIRATION DATE BEING JUNE 25, 2024, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

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

BY: \_\_\_\_\_  
DANIEL PADILLA, P.E. 67008, P.L.S. 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 PARCEL MAP NO. 37992 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 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" AND LOT "B", (HIGHWAY 74/ETHANAC ROAD) ARE HEREBY NOT ACCEPTED.

THE DEDICATION OF PRIVATE ROAD EASEMENTS FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN PARCEL 2, 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 \$ \_\_\_\_\_ 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: \_\_\_\_\_, 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 \$ \_\_\_\_\_.

MATTHEW JENNINGS  
COUNTY TAX COLLECTOR

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

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

## EASTERN MUNICIPAL WATER DISTRICT'S ACCEPTANCE STATEMENT

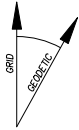
I HEREBY STATE THAT THE EASEMENTS DEDICATED ON THIS MAP TO THE EASTERN MUNICIPAL WATER DISTRICT ARE HEREBY ACCEPTED AND THE DISTRICT CONSENTS TO THE RECORDATION THEREOF BY ITS DULY AUTHORIZED OFFICER.

SHEILA ZELAYA, BOARD SECRETARY OF THE EASTERN  
MUNICIPAL WATER DISTRICT AND THE BOARD OF  
DIRECTORS THEREOF.

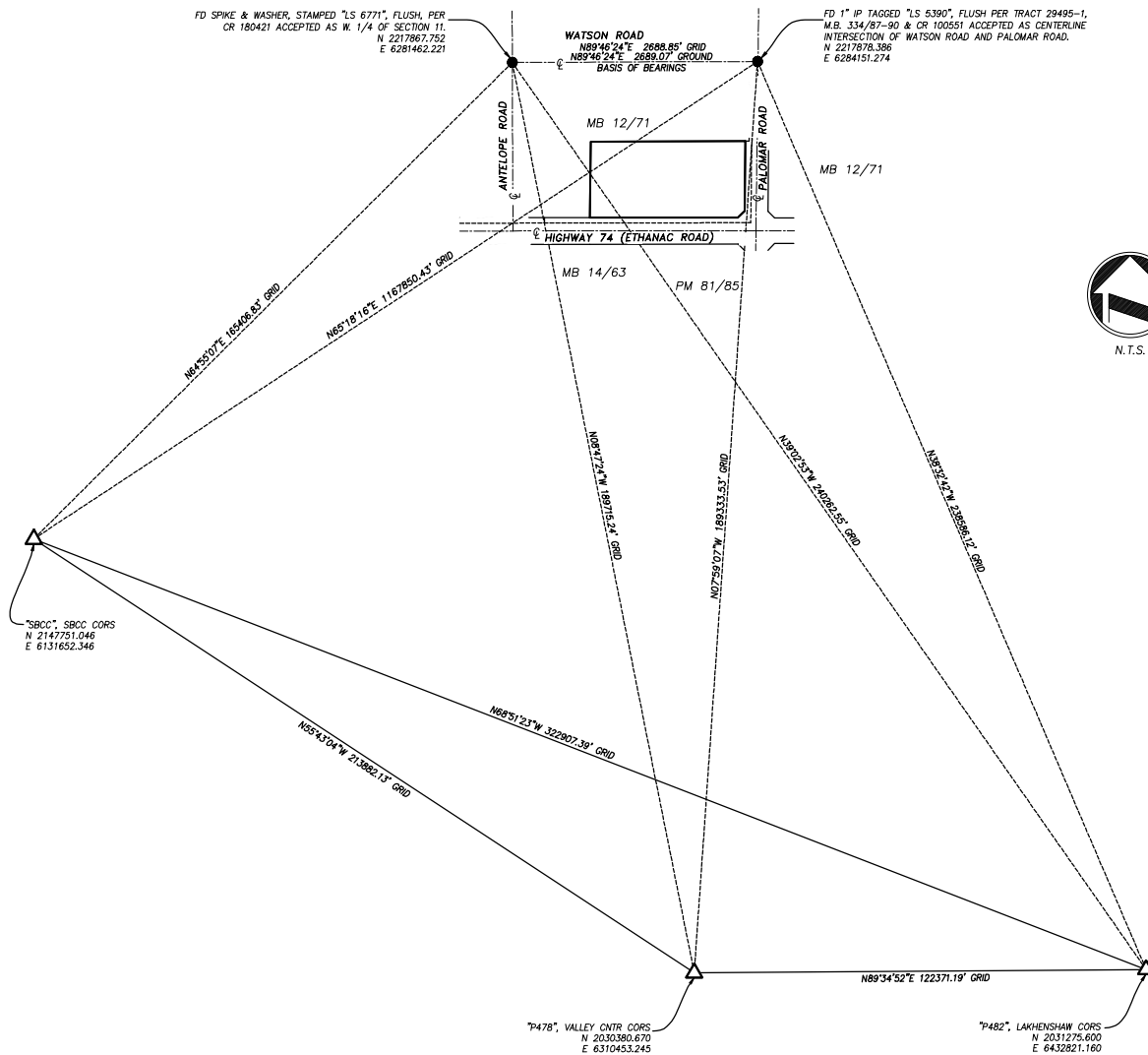
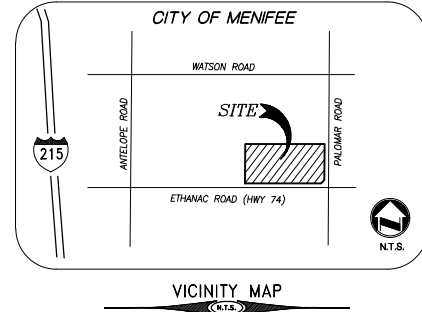
DATE: \_\_\_\_\_

BEING A SUBDIVISION OF A PORTION OF LOT 93 OF RAMOLA FARMS, AS SHOWN BY MAP  
ON FILE IN BOOK 12, PAGE 71 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA,  
LYING IN SECTION 11, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

SEPTEMBER 2021



THE BASES OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCSB3, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "F478", "F482", AND "SB0C" NAID 83(NR82S011) EPOCH 2010.00 AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MARKS 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 0.99991484. CALCULATIONS ARE MADE AT 1"= 100' TAGGED "LS 5390", FLUSH PER TRACT 29495-1, MB 334/87-90 WITH COORDINATES OF N: 2217878.386, E: 6284151.274, USING AN ELEVATION OF 1478.95.



### GPS CONTROL DIAGRAM

**EASEMENT NOTES:**

- 1 FLOYD WATSON ET AL, HOLDER OF AN EASEMENT FOR PIPES AND INCIDENTAL PURPOSES RECORDED OCTOBER 22, 1955 IN BOOK 452 OF DEEDS, PAGE 452, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS BLANKET IN NATURE.
- 2 SOUTHERN CALIFORNIA EDISON, SUCCESSOR IN INTEREST TO THE SOUTHERN SERPENT POWER COMPANY, AN EASEMENT FOR EITHER POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES RECORDED APRIL 11, 1928 IN BOOK 758 OF DEEDS, PAGE 178, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 3 WATSON WATER COMPANY, HOLDER OF AN EASEMENT FOR PIPES AND INCIDENTAL PURPOSES RECORDED JULY 19, 1933 IN BOOK 123, PAGE 50 OF OFFICIAL RECORDS. SAID EASEMENT IS BLANKET IN NATURE.
- 4 GEORGE MAULHARDT, HOLDER OF AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES RECORDED JUNE 21, 1987 IN BOOK 2107, PAGE 80 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS BLANKET IN NATURE.
- 5 EASTERN MUNICIPAL WATER DISTRICT, HOLDER OF AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES RECORDED JUNE 29, 1981 AS INSTRUMENT NO. 121219, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 6 SOUTHERN CALIFORNIA EDISON, HOLDER OF AN EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES RECORDED DECEMBER 12, 1984 AS INSTRUMENT NO. 265635, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 7 EASTERN MUNICIPAL WATER DISTRICT, HOLDER OF AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES RECORDED MAY 2, 1985 AS INSTRUMENT NO. 33533, OF OFFICIAL RECORDS.
- 8 FRONTIER COMMUNICATIONS, SUCCESSOR IN INTEREST TO THE PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED MAY 17, 1979 AS INSTRUMENT NO. 101549, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 9 SOUTHERN CALIFORNIA EDISON, HOLDER OF AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES RECORDED OCTOBER 31, 1978 AS INSTRUMENT NO. 229237, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**EASEMENT NOTES (CONT.):**

- 10 UNITED CALIFORNIA BANK, A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF CALIFORNIA, AS GUARDIAN OF THE ESTATE OF SUSAN MAULHARDT, A MINOR, OWNER OF AN UNDIVIDED ONE-HALF INTEREST OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS, AS RESERVED BY DEED RECORDED FEBRUARY 7, 1966 AS INSTRUMENT NO. 13632, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 11 THOMAS MAULHARDT, A SINGLE MAN, OWNER OF AN UNDIVIDED ONE-HALF INTEREST OF AS TO AN UNDIVIDED ONE-HALF INTEREST ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS, AS RESERVED BY DEED RECORDED FEBRUARY 7, 1966 AS INSTRUMENT NO. 13633, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- (A) PRIVATE ROAD EASEMENTS FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES, DEDICATED HEREON.
- (B) PRIVATE ROAD EASEMENT, RETAINED HEREON.
- (C) SEWER EASEMENT IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT DEDICATED HEREON.
- (D) WATER EASEMENT IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT DEDICATED HEREON.

IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**PARCEL MAP NO. 37992**

BEING A SUBDIVISION OF A PORTION OF LOT 83 OF RAMOLA FARMS, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGE 71 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING IN SECTION 11, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.84.

**adkan**  
**ENGINEERS**

SEPTEMBER 2021

SHEET 3 OF 5 SHEETS

**SURVEYOR'S NOTES:**

- INDICATES FOUND MONUMENT AS NOTED  
▲ INDICATES CORP CONTROL STATION  
○ INDICATES SET 1"IP & LS 5390 TAG, FLUSH

SET LEAD & LS 5390 TAG IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "C") FOR BCs, ECs, AND CORNER OUTBACKS PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE, EXCEPT AS NOTED.

SET 1" IP WITH "LS 5390" TAG, FLUSH AT ALL LOT CORNERS, ANGLE POINTS IN SIDE OR REAR LOT LINES, AND ANGLE POINTS IN SUBDIVISION BOUNDARY.

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

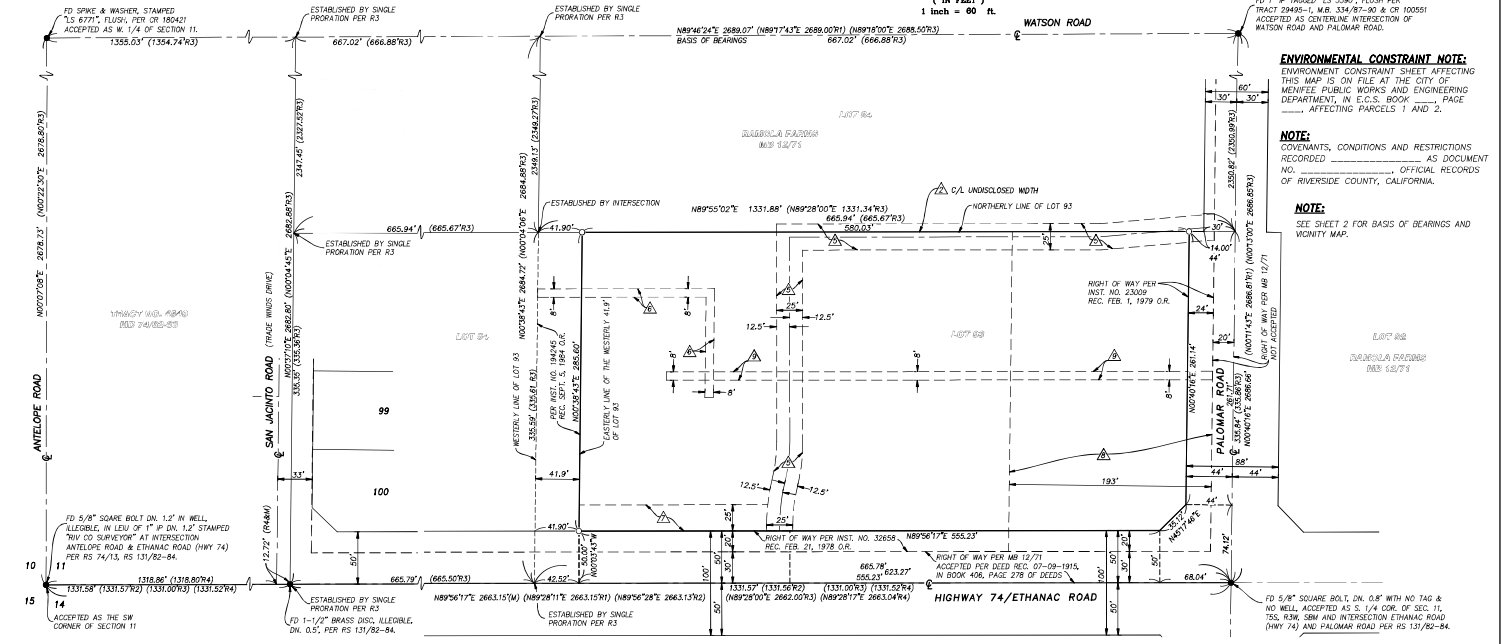
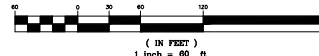
ALL MONUMENTS SHALL BE SET IN ACCORDANCE WITH RIVERSIDE COUNTY ORDINANCE 461.21 AND THE MONUMENT AGREEMENT FOR THIS MAP.

- (R1) INDICATES RECORD DATA PER TRACT NO. 29495-6, M.B. 386/31-33  
(R2) INDICATES RECORD DATA PER RS 131/82-84  
(R3) INDICATES RECORD AND CALCULATED DATA PER RAMOLA FARMS, M.B. 12/71  
(R4) INDICATES RECORD AND CALCULATED DATA PER TRACT NO. 4540, M.B. 74/62-63  
(R&M) INDICATES RECORD AND MEASURED

DATES OF SURVEY: SEPTEMBER 2, 2021



GRAPHIC SCALE



**ENVIRONMENTAL CONSTRAINT NOTE:**  
ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE AT THE CITY OF MENIFEE PUBLIC WORKS AND ENGINEERING DEPARTMENT, IN E.G.S. BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, AFFECTING PARCELS 1 AND 2.

**NOTE:**  
COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED \_\_\_\_\_ AS DOCUMENT NO. \_\_\_\_\_, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**NOTE:**  
SEE SHEET 2 FOR BASIS OF BEARINGS AND VICINITY MAP.

# EASEMENT NOTES:

1. FLOYD WATSON ET AL., HOLDER OF AN EASEMENT FOR PIPES AND INCIDENTAL PURPOSES RECORDED OCTOBER 22, 1925 IN BOOK 452 OF DEEDS, PAGE 452, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS BLANKET IN NATURE.

2. SOUTHERN CALIFORNIA EDISON, SUCCESSOR IN INTEREST TO THE SOUTHERN SIERRAS POWER COMPANY, AN EASEMENT FOR EITHER POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES RECORDED APRIL 11, 1928 IN BOOK 798 OF DEEDS, PAGE 178, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

3. WATSON WATER COMPANY, HOLDER OF AN EASEMENT FOR PIPES AND INCIDENTAL PURPOSES RECORDED JULY 18, 1933 IN BOOK 128, PAGE 50 OF OFFICIAL RECORDS. SAID EASEMENT IS BLANKET IN NATURE.

4. GEORGE MAULHARDT, HOLDER OF AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES RECORDED JUNE 21, 1937 IN BOOK 2107, PAGE 80 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS BLANKET IN NATURE.

5. EASTERN MUNICIPAL WATER DISTRICT, HOLDER OF AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES RECORDED JUNE 29, 1981 AS INSTRUMENT NO. 127219, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

6. SOUTHERN CALIFORNIA EDISON, HOLDER OF AN EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES RECORDED DECEMBER 12, 1984 AS INSTRUMENT NO. 266255, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

7. EASTERN MUNICIPAL WATER DISTRICT, HOLDER OF AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES RECORDED MAY 2, 1985 AS INSTRUMENT NO. 93530, OF OFFICIAL RECORDS.

8. FRONTIER COMMUNICATIONS, SUCCESSOR IN INTEREST TO THE PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED MAY 17, 1979 AS INSTRUMENT NO. 101549, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

9. SOUTHERN CALIFORNIA EDISON, HOLDER OF AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES RECORDED OCTOBER 31, 1978 AS INSTRUMENT NO. 229737, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

10. UNITED CALIFORNIA BANK, A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF CALIFORNIA, AS GUARDIAN OF THE ESTATE OF SUSAN MAULHARDT, A MINOR, OWNER OF AN UNDIVIDED ONE-HALF INTEREST OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS, AS RESERVED BY DEED RECORDED FEBRUARY 7, 1968 AS INSTRUMENT NO. 13632, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

11. THOMAS MAULHARDT, A SINGLE MAN, OWNER OF AN UNDIVIDED ONE-HALF INTEREST OF "AS TO AN UNDIVIDED ONE-HALF INTEREST ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS, AS RESERVED BY DEED RECORDED FEBRUARY 7, 1968 AS INSTRUMENT NO. 13632, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

(A) PRIVATE ROAD EASEMENTS FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES, DEDICATED HEREON.

(B) PRIVATE ROAD EASEMENT, RETAINED HEREON.

(C) SEWER EASEMENT IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT DEDICATED HEREON.

(D) WATER EASEMENT IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT DEDICATED HEREON.

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

## PARCEL MAP NO. 37992

BEING A SUBDIVISION OF A PORTION OF LOT 93 OF RAMOLA FARMS, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGE 71 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING IN SECTION 11, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

adkan  
ENGINEERS

SEPTEMBER 2021

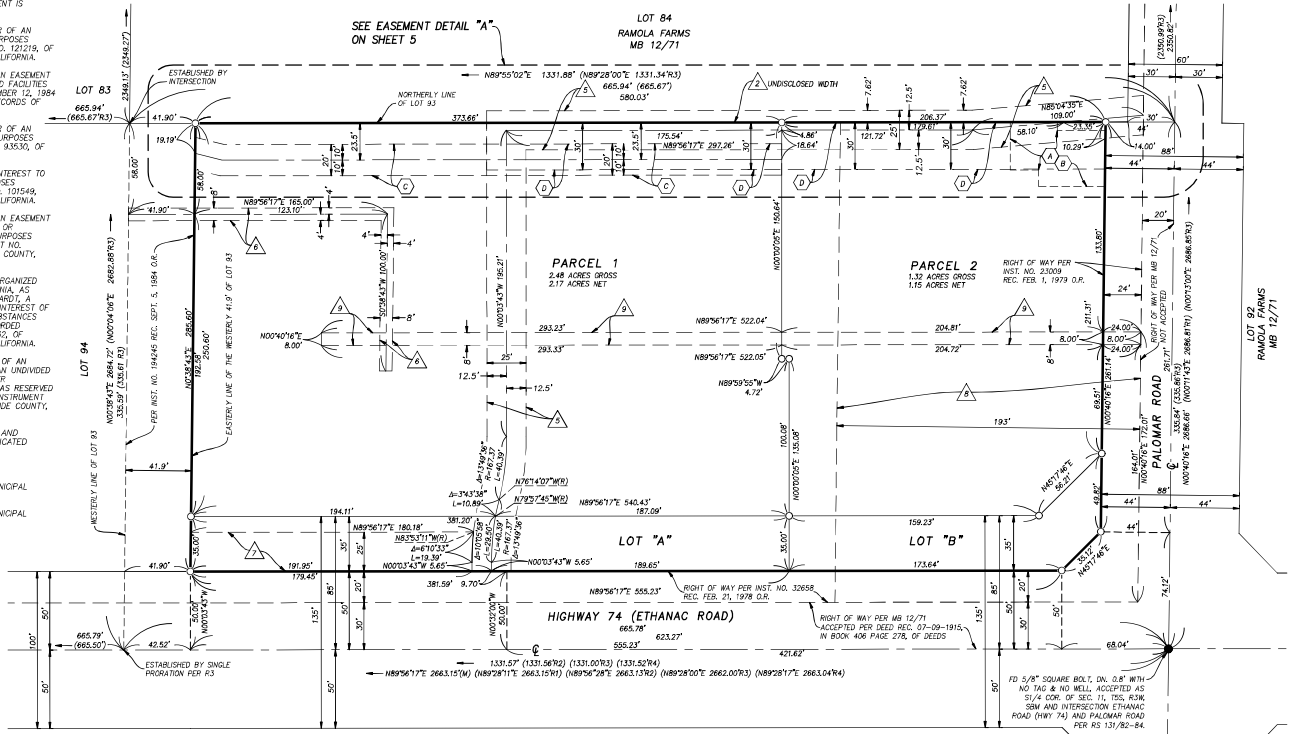
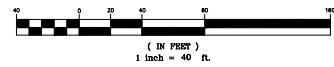
SHEET 4 OF 5 SHEETS



### NOTE:

SEE SHEET 2 FOR BASIS OF BEARINGS AND VICINITY MAP. SEE SHEET 3 FOR SURVEYOR'S NOTES, ENVIRONMENTAL CONSTRAINT NOTE, C.C.R.'S NOTE, AND C.D. NOTE.

GRAPHIC SCALE



MB 14/63

PM 81/85

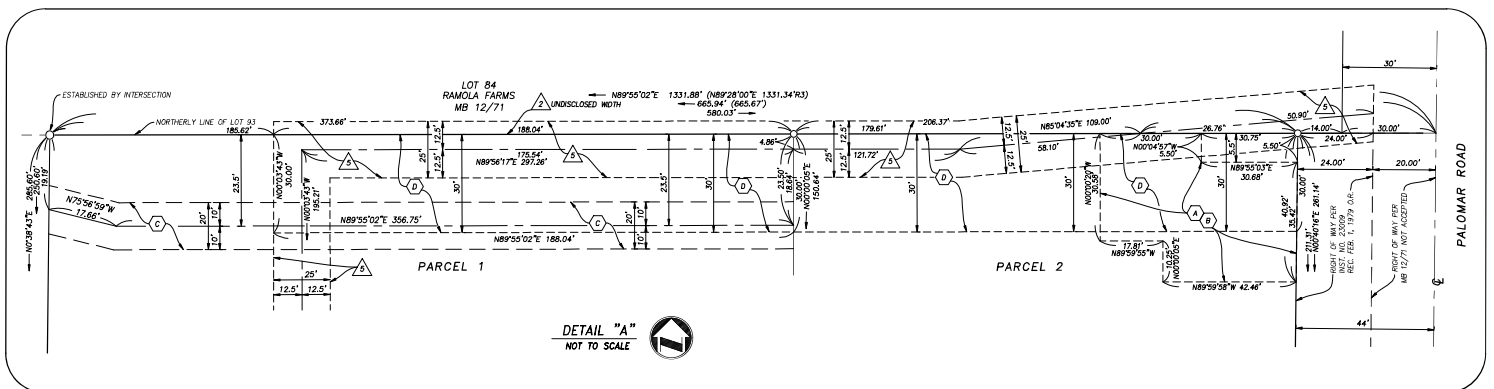
**NOTE:**

SEE SHEET 2 FOR BASIS OF BEARINGS AND VICINITY MAP.  
SEE SHEET 3 FOR SURVEYOR'S NOTES, ENVIRONMENTAL  
CONSTRAINT NOTE, C.C.R.'S NOTE, AND CFD NOTE

**adken**  
ENGINEERS

SEPTEMBER 2021

### EASEMENT DETAILS



**EASEMENT NOTES:**

FLOYD WATSON ET AL, HOLDER OF AN EASEMENT FOR  
PIPES AND INCIDENTAL PURPOSES RECORDED OCTOBER 22,  
1925 IN BOOK 652 OF DEEDS, PAGE 452, RECORDS OF  
RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS  
BLANKET IN NATURE.

2 SOUTHERN CALIFORNIA EDISON, SUCCESSOR IN INTEREST  
TO THE SOUTHERN SIERRAS POWER COMPANY, AN  
EASEMENT FOR EITHER POLE LINES, CONDUITS OR  
UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES  
RECORDED APRIL 11, 1928 IN BOOK 758 OF DEEDS, PAGE

3 WATSON WATER COMPANY, HOLDER OF AN EASEMENT FOR  
PIPES AND INCIDENTAL PURPOSES RECORDED JULY 19,  
1933 IN BOOK 129, PAGE 50 OF OFFICIAL RECORDS. SAID  
EASEMENT IS BLANKET IN NATURE.

4 GEORGE MAULHARDT, HOLDER OF AN EASEMENT FOR  
PIPELINES AND INCIDENTAL PURPOSES RECORDED JUNE 21,  
1957 IN BOOK 2107, PAGE 80 OF OFFICIAL RECORDS OF  
RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS  
BLANKET IN NATURE.

EASTERN MUNICIPAL WATER DISTRICT, HOLDER OF AN  
EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES  
RECORDED JUNE 29, 1981 AS INSTRUMENT NO. 121219, OF  
OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

6 SOUTHERN CALIFORNIA EDISON, HOLDER OF AN EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES RECORDED DECEMBER 12, 1984 AS INSTRUMENT NO. 265635, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

7 EASTERN MUNICIPAL WATER DISTRICT, HOLDER OF AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES RECORDED MAY 2, 1985 AS INSTRUMENT NO. 93530, OF OFFICIAL RECORDS.

FRONTIER COMMUNICATIONS, SUCCESSOR IN INTEREST TO  
THE PUBLIC UTILITIES AND INCIDENTAL PURPOSES  
RECORDED MAY 17, 1979 AS INSTRUMENT NO. 101549,  
OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

9 SOUTHERN CALIFORNIA EDISON, HOLDER OF AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES RECORDED OCTOBER 31, 1978 AS INSTRUMENT NO. 229737, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY,

UNITED CALIFORNIA BANK, A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF CALIFORNIA, AS GUARDIAN OF THE ESTATE OF SUSAN MAULHARDT, A MINOR, OWNER OF AN UNDIVIDED ONE-HALF INTEREST OF

ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS, AS RESERVED BY DEED RECORDED FEBRUARY 7, 1966 AS INSTRUMENT NO. 13632, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

11 THOMAS MULHARDT, A SINGLE MAN, OWNER OF AN UNDIVIDED ONE-HALF INTEREST OF AS TO AN UNDIVIDED ONE-HALF INTEREST ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS, AS RESERVEE BY DEED RECORDED FEBRUARY 7, 1966 AS INSTRUMENT NO. 13633, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

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**A** PRIVATE ROAD EASEMENTS FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES, DEDICATED HEREON.

**B** PRIVATE ROAD EASEMENT, RETAINED HEREON.

**G** SEWER EASEMENT IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT DEDICATED HEREON.

**D WATER EASEMENT IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT DEDICATED HEREON.**

# ENVIRONMENTAL CONSTRAINTS SHEET

SHEET 4 OF 5 SHEETS

## EASEMENT NOTES:

1. FRONT MATTHEW ET AL, HOLDER OF AN EASEMENT FOR PIPES AND INCIDENTAL PURPOSES RECORDED OCTOBER 22, 1925 IN BOOK 652 OF DEEDS, PAGE 482, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS BLANKET IN NATURE.

2. SOUTHERN CALIFORNIA EDISON, SUCCESSOR IN INTEREST TO THE SOUTHERN SIERRAS POWER COMPANY, AN EASEMENT FOR EITHER POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES RECORDED APRIL 11, 1928 IN BOOK 758 OF DEEDS, PAGE 178, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

3. WATSON WATER COMPANY, HOLDER OF AN EASEMENT FOR PIPES AND INCIDENTAL PURPOSES RECORDED JULY 10, 1933 IN BOOK 129, PAGE 50 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS BLANKET IN NATURE.

4. GEORGE MAULHARDT, HOLDER OF AN EASEMENT FOR PIPES AND INCIDENTAL PURPOSES RECORDED JUNE 21, 1957 IN BOOK 2107, PAGE 80 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS BLANKET IN NATURE.

5. EASTERN MUNICIPAL WATER DISTRICT, HOLDER OF AN EASEMENT FOR PIPES AND INCIDENTAL PURPOSES RECORDED JUNE 29, 1981 AS INSTRUMENT NO. 121219, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

6. SOUTHERN CALIFORNIA EDISON, HOLDER OF AN EASEMENT FOR PIPES AND INCIDENTAL PURPOSES RECORDED DECEMBER 12, 1984 AS INSTRUMENT NO. 266616, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

7. EASTERN MUNICIPAL WATER DISTRICT, HOLDER OF AN EASEMENT FOR PIPES AND INCIDENTAL PURPOSES RECORDED MAY 2, 1985 AS INSTRUMENT NO. 33535, OF OFFICIAL RECORDS.

8. FRONTIER COMMUNICATIONS, SUCCESSOR IN INTEREST TO THE PUBLIC UTILITIES AND INCORPORAL PURPOSES RECORDED MAY 17, 1979 AS INSTRUMENT NO. 101548, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

9. SOUTHERN CALIFORNIA EDISON, HOLDER OF AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES RECORDED OCTOBER 31, 1978 AS INSTRUMENT NO. 229222, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

10. UNITED CALIFORNIA BANK, A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF CALIFORNIA, AS GUARDIAN OF THE ESTATE OF SUSAN MAULHARDT, A MINOR, OWNER OF AN UNDIVIDED ONE-HALF INTEREST OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS, AS RESERVED BY DEED RECORDED FEBRUARY 7, 1966 AS INSTRUMENT NO. 13632, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

11. THOMAS MAULHARDT, A SINGLE MAN, OWNER OF AN UNDIVIDED ONE-HALF INTEREST OF AS TO AN UNDIVIDED ONE-HALF INTEREST ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS, AS RESERVED BY DEED RECORDED FEBRUARY 7, 1966 AS INSTRUMENT NO. 13633, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

(A) PRIVATE ROAD EASEMENTS FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES, DEDICATED HEREON.

(B) PRIVATE ROAD EASEMENT, RETAINED HEREON.

(C) SEWER EASEMENT IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT DEDICATED HEREON.

(D) WATER EASEMENT IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT DEDICATED HEREON.

## SURVEYOR'S NOTES:

● INDICATES FOUND MONUMENT AS NOTED

▲ INDICATES SET TOP IN S 5300 TAG, FLUSH

○ INDICATES SET TOP IN S 5300 TAG, FLUSH

SET LEAD & L/S 6300 TAG IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "C") FOR BCK, ECK, AND CORNER OUTKUTS PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE, EXCEPT AS NOTED.

SET 1" IP WITH "S 5300" TAG, FLUSH AT ALL LOT CORNERS, ANGLE POINTS IN SIDE OR REAR LOT LINES, AND ANGLE POINTS IN SUBDIVISION BOUNDARY.

SET LEAD AND "S 5300 TAG" IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "C") ON SIDE LOT LINES PROJECTED.

ALL MONUMENTS SHALL BE SET IN ACCORDANCE WITH RIVERSIDE COUNTY ORDINANCE 401.11 AND THE MONUMENT AGREEMENT FOR THIS MAP.

(R1) INDICATES RECORD DATA PER TRACT NO. 20495-6, M.B. 386/21-33

(R2) INDICATES RECORD DATA PER RS 131/82-84

(R3) INDICATES RECORD AND CALCULATED DATA PER RAMOLA FARMS, MB. 12/71

(R4) INDICATES RECORD AND CALCULATED DATA PER TRACT NO. 4543, M.B. 74/62-63

(R4M) INDICATES RECORD AND MEASURED

DATES OF SURVEY: SEPTEMBER 9, 2021

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

## PARCEL MAP NO. 37992

BEING A SUBDIVISION OF A PORTION OF LOT 93 OF RAMOLA FARMS, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGE 71 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING IN SECTION 11, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

SEPTEMBER 2021

adkan ENGINEERS



GRAPHIC SCALE

( IN FEET )

1 inch = 40 ft.

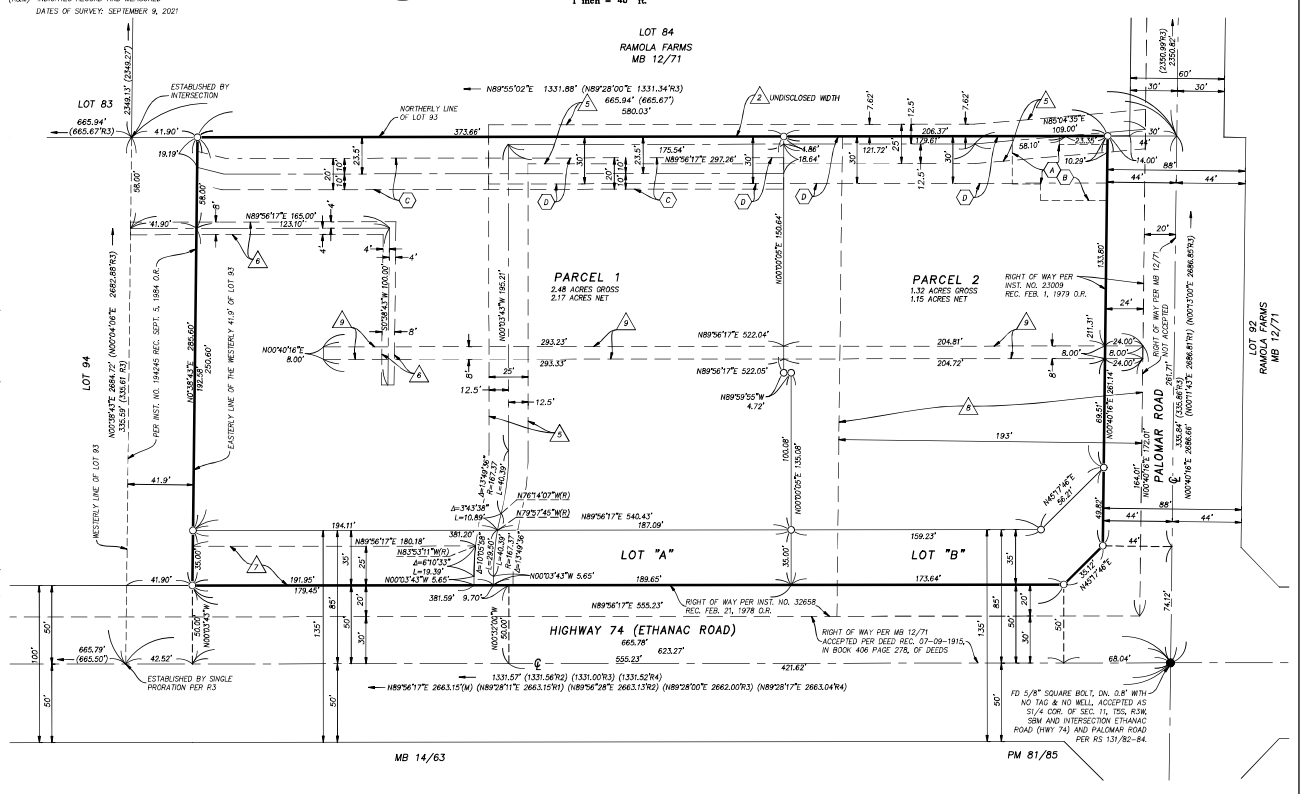
## ENVIRONMENTAL CONSTRAINT NOTES:

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 NIGHT PALMARI OBSERVATORY. ALL PROPOSED OUTDOOR LIGHTING SYSTEMS SHALL BE IN CONFORMANCE WITH THE DARK SKY ORDINANCE.

ACCESS WILL NOT HAVE AN UP OR DOWNGRADE OF MORE THAN 15% ACCESS WILL NOT BE LESS THAN 24 FEET IN WIDTH PER THE 2019 C.D. AND WILL HAVE A VERTICAL CLEARANCE OF 15'. ACCESS WILL BE DESIGNED TO WITHSTAND THE WEIGHT OF 75 THOUSAND POUNDS OVER 2 AXLES. ACCESS WILL HAVE A TURNING RADIUS OF 38 FEET CAPABLE OF ACCOMMODATING FIRE APPARATUS.

GATE ENTRANCES SHALL BE AT LEAST TWO FEET WIDER THAN THE WIDTH OF THE TRAFFIC LANES SERVING THAT GATE. ANY GATE PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 30 FEET SETBACK FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. HERE A ONE-WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATE ENTRANCE, 38 FEET TURNING RADIUS SHALL BE USED.

THE REQUIRED WATER SYSTEM, INCLUDING FIRE HYDRANTS, SHALL BE INSTALLED AND ACCEPTED BY THE APPROPRIATE WATER AGENCY PRIOR TO ANY COMBUSTIBLE BUILDING MATERIAL PLACED ON AN INDIVIDUAL LOT. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A WATER SYSTEM FOR FIRE PROTECTION MUST BE PROVIDED.



MB 14/63

PM 81/85