

NUMBERED LOTS = 116
OPEN SPACE LOTS = 16
LETTERED LOTS = 11
NET AREA = 31.96 ACRES
GROSS AREA = 41.75 ACRES

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

SHEET 1 OF 13 SHEETS

TRACT NO. 36658-2

BEING A SUBDIVISION OF PARCEL 2 AND LOTS "O", "T", AND "V" OF PARCEL MAP NO. 36657, FILED IN BOOK 245, PAGES 70-87, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY; IN SECTION 20 OF TOWNSHIP 5 SOUTH, RANGE 3 WEST S.B.M.

adkan
ENGINEERS

JUNE 2017

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____ AT _____M.,
IN BOOK _____ OF MAPS, AT PAGES _____,
AT THE REQUEST OF THE CITY CLERK OF THE CITY OF MENIFEE.
NO. _____
FEE _____

PETER ALDANA, ASSESSOR-COUNTY CLERK- RECORDER

BY: _____, DEPUTY

SUBDIVISION GUARANTEE:
FIDELITY NATIONAL TITLE COMPANY

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOTS "A" AND "J". THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

WE HEREBY RETAIN LOTS "B" THROUGH "I", INCLUSIVE, AND LOT "K" INDICATED AS "PRIVATE STREETS", AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOTS "B" THROUGH "I", INCLUSIVE, AND LOT "K". THE DEDICATION IS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LYING WITHIN LOT 118. THE DEDICATION IS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

WE HEREBY RETAIN LOTS 117 THROUGH 132, INCLUSIVE, INDICATED AS "OPEN SPACE" LOTS, AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES.

THE REAL PROPERTY DESCRIBED BELOW IS RETAINED AS EASEMENTS FOR PRIVATE PURPOSES: PRIVATE STORM DRAIN EASEMENTS LYING WITHIN LOTS 111 AND 132, AS SHOWN HEREON FOR STORM DRAIN PURPOSES FOR THE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES.

THE REAL PROPERTY DESCRIBED BELOW IS RETAINED AS AN EASEMENT FOR PRIVATE PURPOSES: PRIVATE ACCESS EASEMENT LYING WITHIN LOT 118, AS SHOWN HEREON FOR PRIVATE ACCESS PURPOSES FOR THE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES.

LOTS 7 AND 118 WILL REMAIN NOT DEVELOPABLE UNTIL THE EASEMENTS DESCRIBED INSTRUMENT NO. 11982 OF OFFICIAL RECORDS RECORDED DECEMBER 29, 1961 AND RESERVED IN INSTRUMENT NO. 67448 OF OFFICIAL RECORDS RECORDED MARCH 12, 1987 HAVE BEEN ABANDONED BY RECORD NOTICE.

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, WATER, AND RECYCLED WATER FACILITIES, ALL AS SHOWN ON THIS MAP WITHIN THE SUBDIVISION AND DESIGNATED "SEWER, WATER, AND RECYCLED 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.

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY

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

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 CALIFORNIA
COUNTY OF _____

ON March 13, 2023 BEFORE ME, Taylor Colleen Block A NOTARY PUBLIC,
PERSONALLY APPEARED Darren Warren

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

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

WITNESS MY HAND

PRINT NAME Taylor Colleen Block

SIGNATURE *Taylor Colleen Block*

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2417975

MY COMMISSION EXPIRES: September 23, 2026

MY PRINCIPAL PLACE OF BUSINESS IS Orange COUNTY

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS
AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

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

FRONTIER SUCCESSOR IN INTEREST TO: CALIFORNIA WATER AND TELEPHONE COMPANY, HOLDER OF EASEMENT FOR POLE LINES,
CONDUITS AND UNDERGROUND FACILITIES PER DOCUMENT RECORDED DECEMBER 29, 1961 AS INSTRUMENT NO. 111982 OF
OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS.

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

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

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

E&P INDUSTRIAL INVESTMENT COMPANY, HOLDER OF EASEMENTS PER DOCUMENT RECORDED NOVEMBER 21, 1969 AS INST. NO.
120107 OF OFFICIAL RECORDS. SAID EASEMENTS ARE LOCATED OFF-SITE.

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, HOLDER OF A STORM DRAIN EASEMENT, PER
DOCUMENT RECORDED APRIL 13, 2022 AS DOCUMENT NO. 2022-0174728 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, HOLDER OF A STORM DRAIN EASEMENT, PER
DOCUMENT RECORDED APRIL 13, 2022 AS DOCUMENT NO. 2022-0174734 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, HOLDER OF A STORM DRAIN EASEMENT, PER
DOCUMENT RECORDED APRIL 13, 2022 AS DOCUMENT NO. 2022-0174729 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

SOUTHERN CALIFORNIA EDISON COMPANY, AN EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES, RECORDED JULY 6, 1977
AS INSTRUMENT NO. 125764 OF OFFICIAL RECORDS. NOT PLOTTABLE FROM RECORD.

NOTICE OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE HOMELAND/ROMOLAND LINE A SUB-WATERSHED AREA
DRAINAGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION
10.25 OF ORDINANCE 460 AND SECTION 66483, ET SEQ., OF THE GOVERNMENT CODE AND THAT SAID PROPERTY IS SUBJECT TO
FEES FOR SAID DRAINAGE AREA. UPON INCORPORATION, THE CITY ADOPTED COUNTY ORDINANCE 460 AND THE PROJECT IS
THEREFORE SUBJECT TO ALL PROVISIONS OF THIS ORDINANCE.

NOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE 460, PAYMENT OF THE DRAINAGE FEES SHALL
BE PAID WITH CASHIER'S CHECK OR MONEY ORDER ONLY AT THE TIME OF ISSUANCE OF THE GRADING OR BUILDING PERMIT
FOR SAID PARCELS, WHICHEVER OCCURS FIRST, AND THAT THE OWNER OF EACH PARCEL, AT THE TIME OF ISSUANCE OF EITHER
THE GRADING OR BUILDING PERMIT, SHALL PAY THE FEE REQUIRED AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE
ACTUAL PERMIT.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN
CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST
OF VAN DALE DEVELOPMENT COMPANY ON JUNE 20, 2017. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE
CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS
OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO
ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE
CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 3-2-2023

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



CITY ENGINEER/SURVEYOR STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS
SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 36658, APPROVED BY THE
MENIFEE CITY COUNCIL ON OCTOBER 21, 2015, AND ANY APPROVED ALTERATION THEREOF. THAT THE PLANS FOR
THE DRAINS, DRAINAGE WORKS AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOODS
HAVE BEEN APPROVED. THAT A COMPLETE SET OF PLANS FOR THE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS
HAS BEEN FILED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND
APPROVED AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR
THAT THE SUBDIVIDER HAS ENTERED INTO AGREEMENT WITH THE CITY OF MENIFEE COVERING COMPLETION OF ALL
IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME AS MAY BE REQUIRED BY THE CONDITIONS
OF APPROVAL DATED OCTOBER 21, 2015. THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP
ACT AND LOCAL ORDINANCES.

I HEREBY ALSO STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND THAT I AM
SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATE: _____

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



MENIFEE CITY CLERK CERTIFICATE

THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS CITY COUNCIL, HEREBY APPROVES THE
TRACT MAP 36658-2 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.

FOR STREET AND PUBLIC UTILITY PURPOSES LOT "A" (WHITE QUARTZ WAY) AND LOT "J" (DIAMOND CREST WAY).

THE EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR
EMERGENCY VEHICLES WITHIN LOT "C" (GREYTHORNE DRIVE), LOT "D" (LAPIS DRIVE), LOT "E" (ZEOLITE ROAD), LOT
"F" (SAND WEDGE DRIVE), LOT "G" (ELK HILL DRIVE), LOT "H" (RIVER PEAK DRIVE), AND LOT "I" (DESERT SAGE
DRIVE), INCLUSIVE, AND LOT "K" INDICATED AS PRIVATE STREETS AS DEDICATED WITHIN THE OWNER'S STATEMENT,
ARE HEREBY ACCEPTED.

THE EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR
EMERGENCY VEHICLES LYING WITHIN LOT 118 INDICATED AS PRIVATE STREETS AS DEDICATED WITHIN THE OWNER'S
STATEMENT, IS HEREBY ACCEPTED.

LOTS 7 AND 118 WILL REMAIN NOT DEVELOPABLE UNTIL THE EASEMENTS DESCRIBED INSTRUMENT NO. 11982 OF OFFICIAL
RECORDS RECORDED DECEMBER 29, 1961 AND RESERVED IN INSTRUMENT NO. 67448 OF OFFICIAL RECORDS RECORDED MARCH
12, 1987 HAVE BEEN ABANDONED BY RECORD NOTICE.

DATE: _____ 20____

CITY CLERK, CITY OF MENIFEE
RIVERSIDE COUNTY, CALIFORNIA

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 129,700.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD
OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY,
MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP
WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY
APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: MARCH 21, 2023

CASH OR SURETY TAX BOND

MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: *Matthew Jennings*, DEPUTY

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS
AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES,
OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES
NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 129,700.00.

MATTHEW JENNINGS
COUNTY TAX COLLECTOR

DATE: MARCH 21, 2023

BY: *Matthew Jennings*, 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.

DATE: _____

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

TRACT NO. 36658-2

BEING A SUBDIVISION OF PARCEL 2 AND LOTS "O", "T", AND "V" OF PARCEL MAP NO. 36657, FILED IN BOOK 245, PAGES 70-87, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY; IN SECTION 20 OF TOWNSHIP 5 SOUTH, RANGE 3 WEST S.B.M.

adkan
ENGINEERS

JUNE 2017

BOUNDARY SHEET

NOTES:

DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

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

SEE SHEET 11 FOR BASIS OF BEARINGS AND GPS CONTROL DIAGRAM.

SURVEYOR'S NOTES

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

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

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

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

DATE OF SURVEY JUNE 20, 2017

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

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

ENVIRONMENTAL CONSTRAINT NOTE:

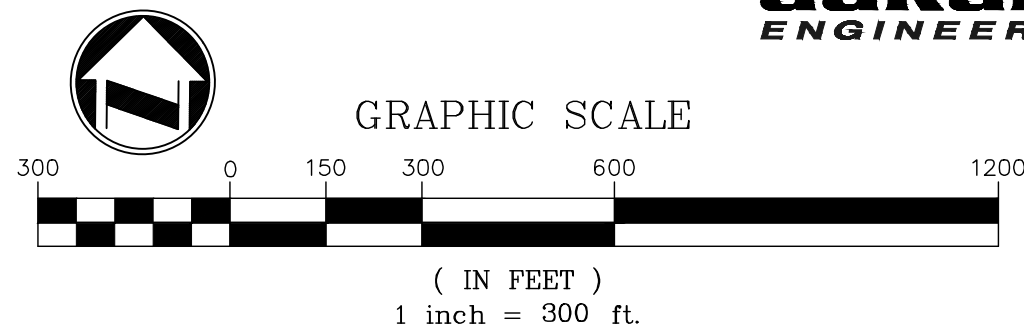
ENVIRONMENT CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE AT THE CITY OF MENIFEE PUBLIC WORKS AND ENGINEERING DEPARTMENT IN E.C.S. BOOK _____, PAGE _____, THIS AFFECTS ALL LOTS.

NOTE:

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

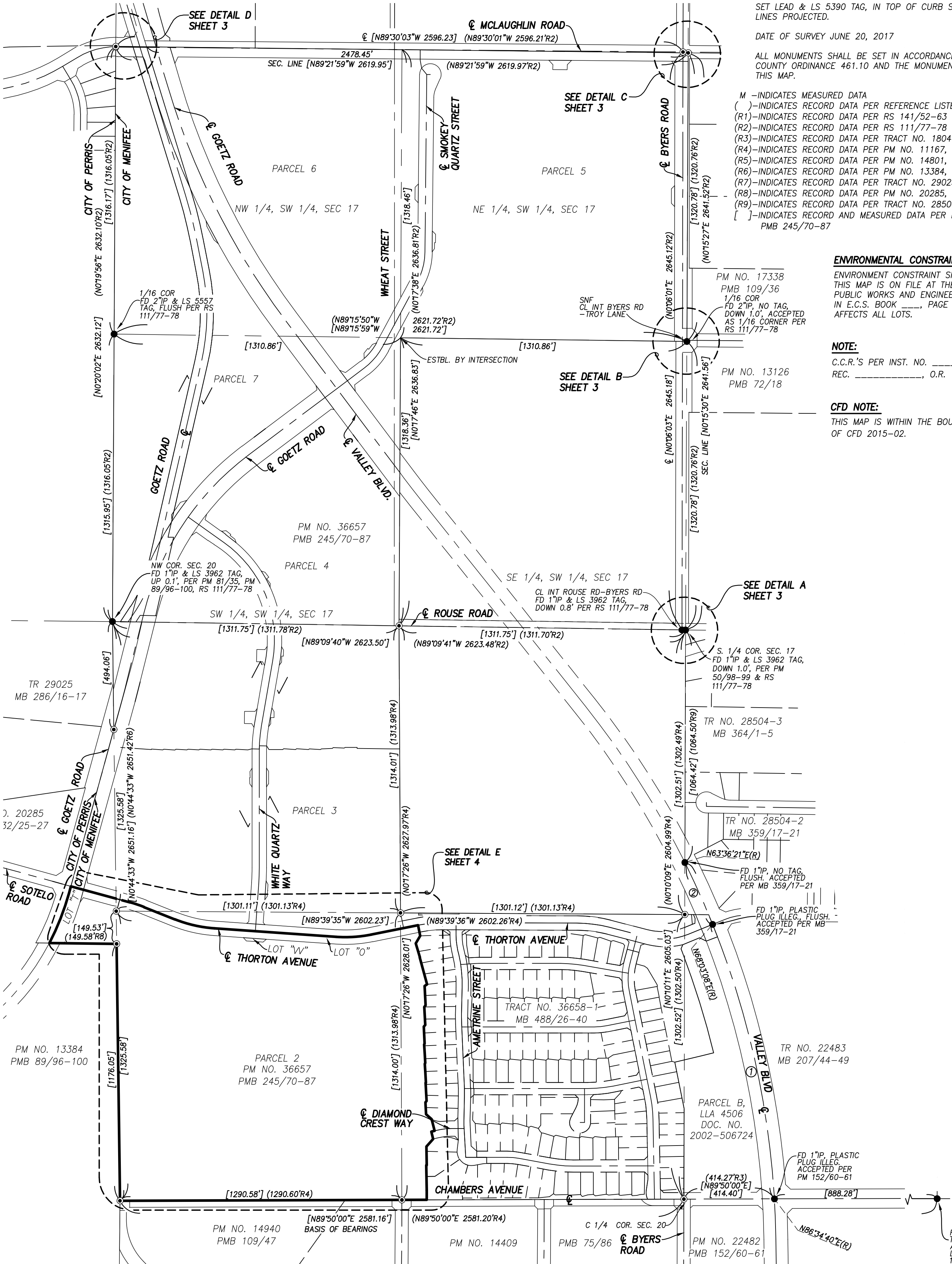
CFD NOTE:

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



COURSE DATA:

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



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BEING A SUBDIVISION OF PARCEL 2 AND LOTS "O", "T", AND "V" OF PARCEL MAP NO. 36657, FILED IN BOOK 245, PAGES 70-87, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY; IN SECTION 20 OF TOWNSHIP 5 SOUTH, RANGE 3 WEST S.B.M.

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JUNE 2017

NOTES:

DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

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

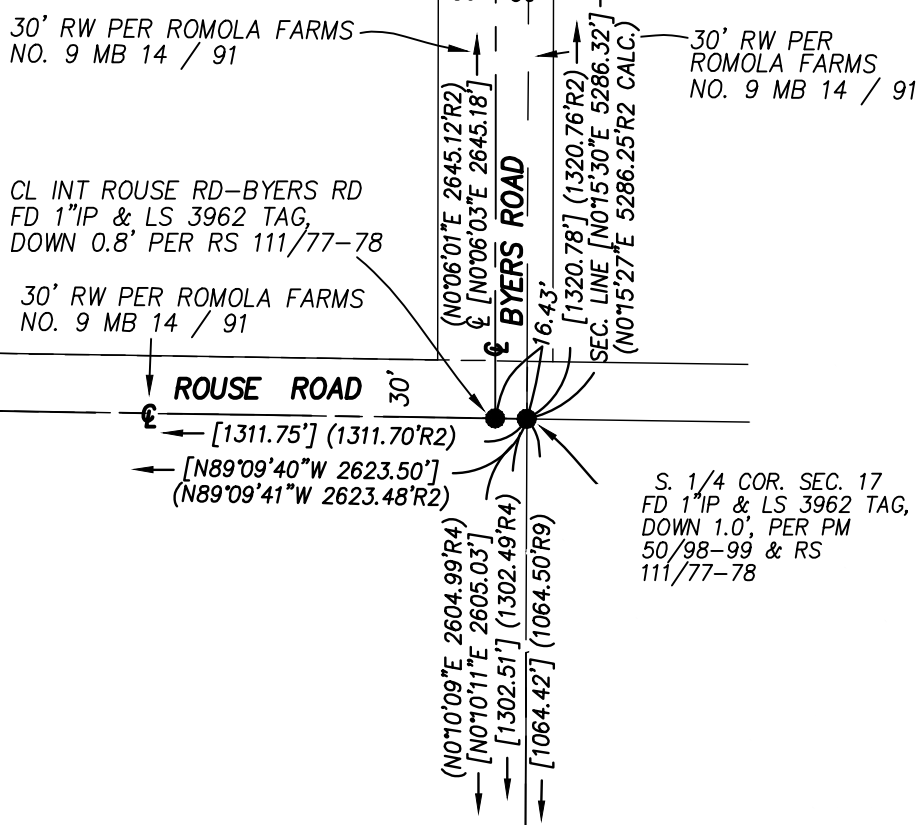
SEE SHEET 5 FOR SHEET INDEX MAP, VICINITY MAP AND EASEMENT NOTES.

SEE SHEET 11 FOR BASIS OF BEARINGS AND GPS CONTROL DIAGRAM.

DETAIL "A"



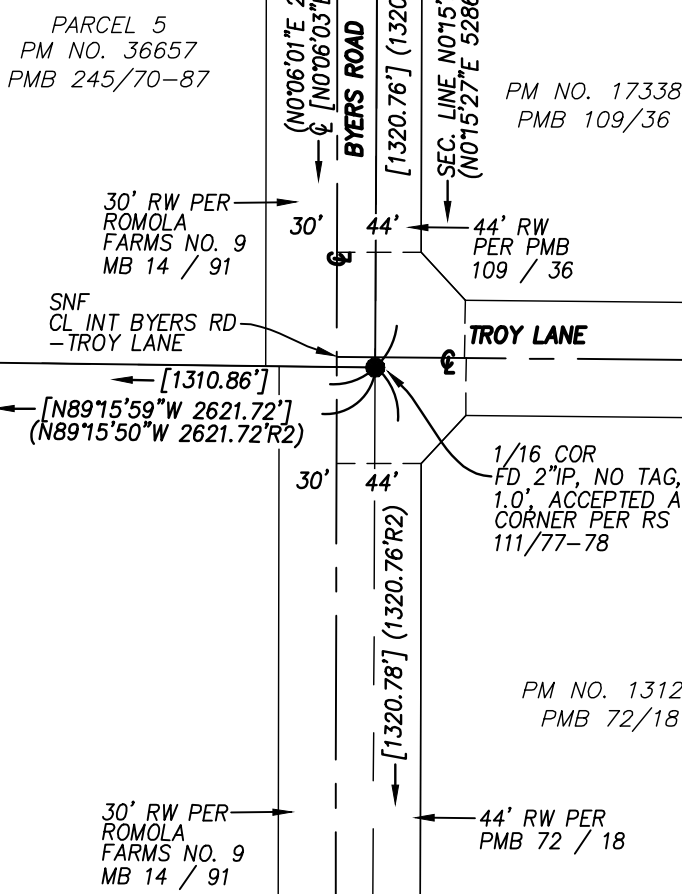
1"=100'



DETAIL "B"



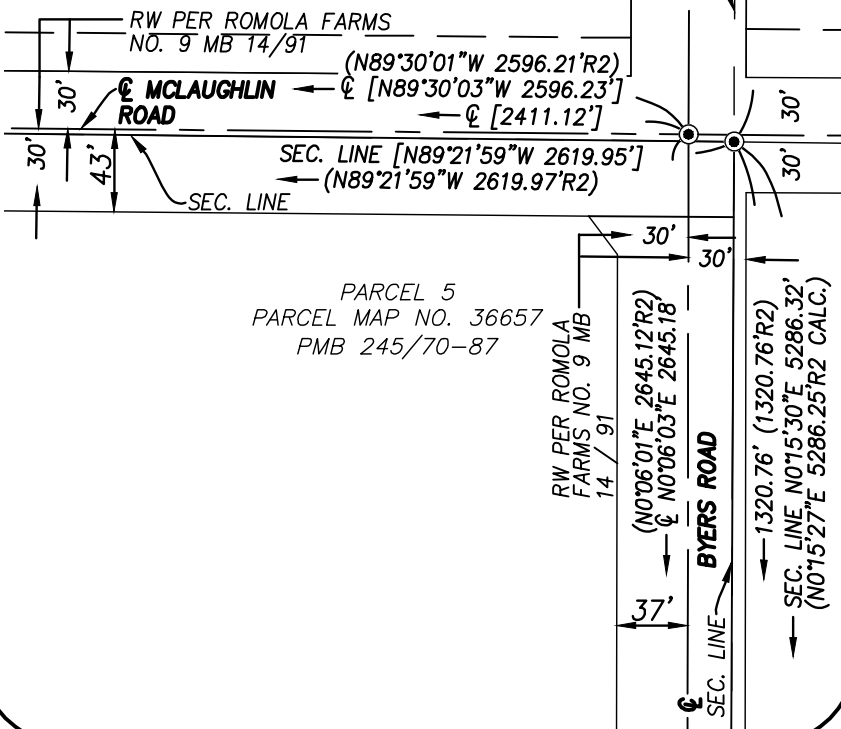
1"=100'



DETAIL "C"



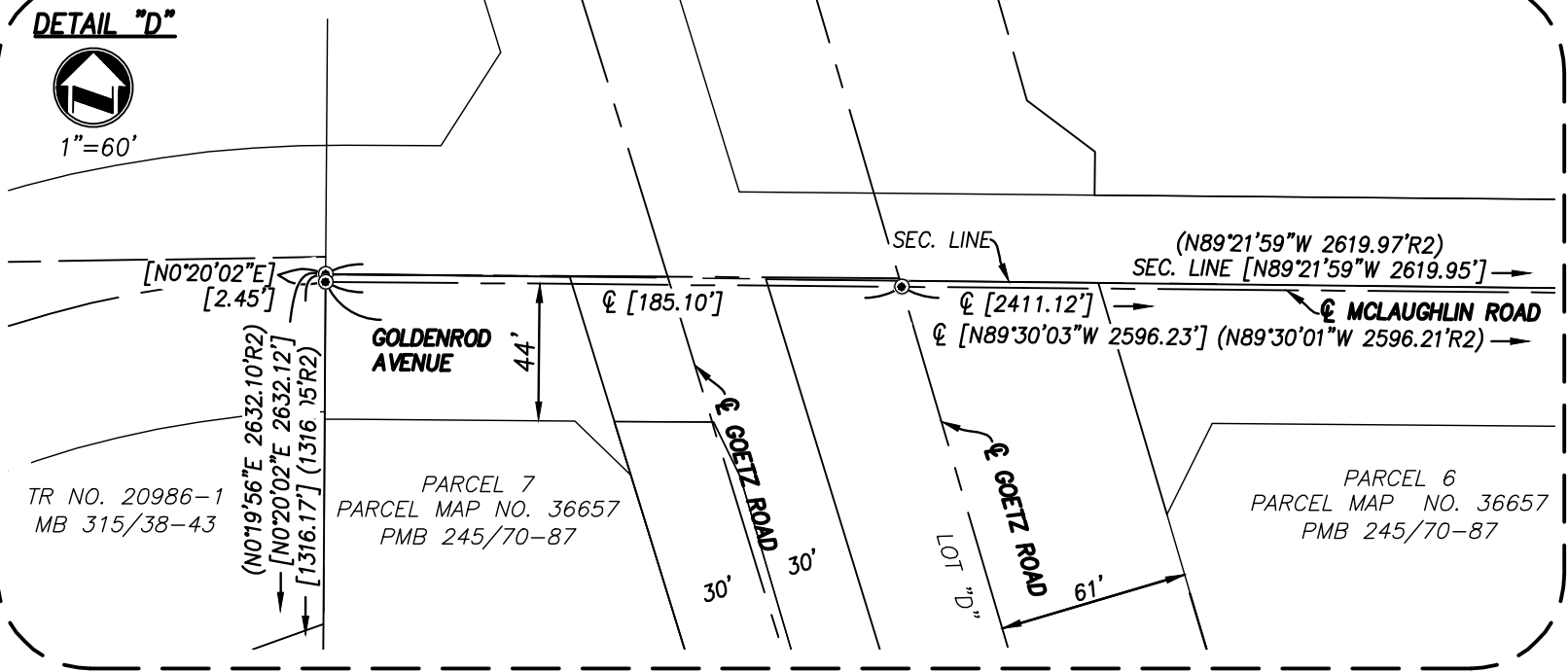
1"=100'



DETAIL "D"



1"=60'



TRACT NO. 36658-2

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JUNE 2017

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BOUNDARY DETAIL SHEET

DETAIL "E"
(FROM SHEET 2)



GRAPHIC SCALE



NOTES:

DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

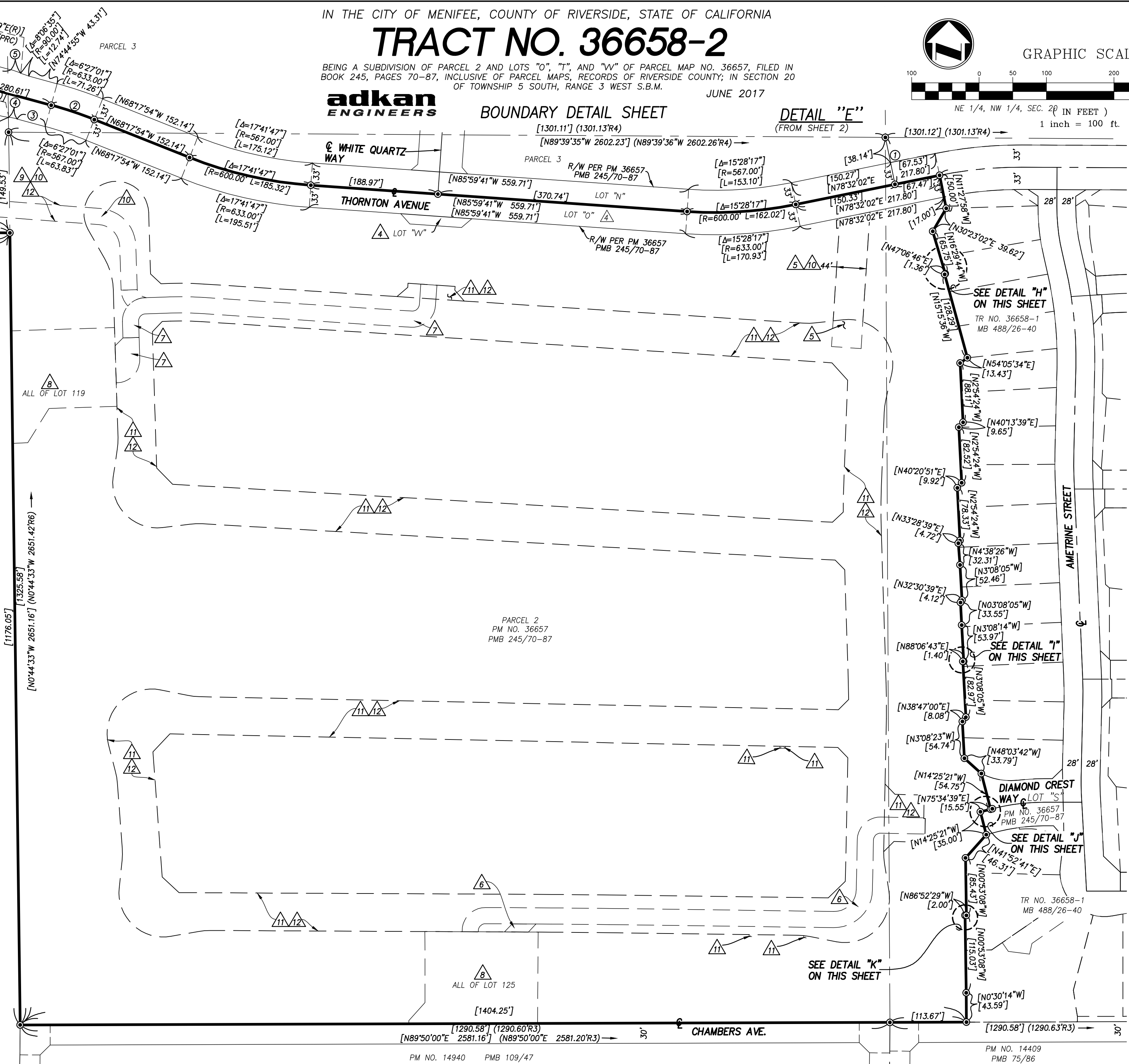
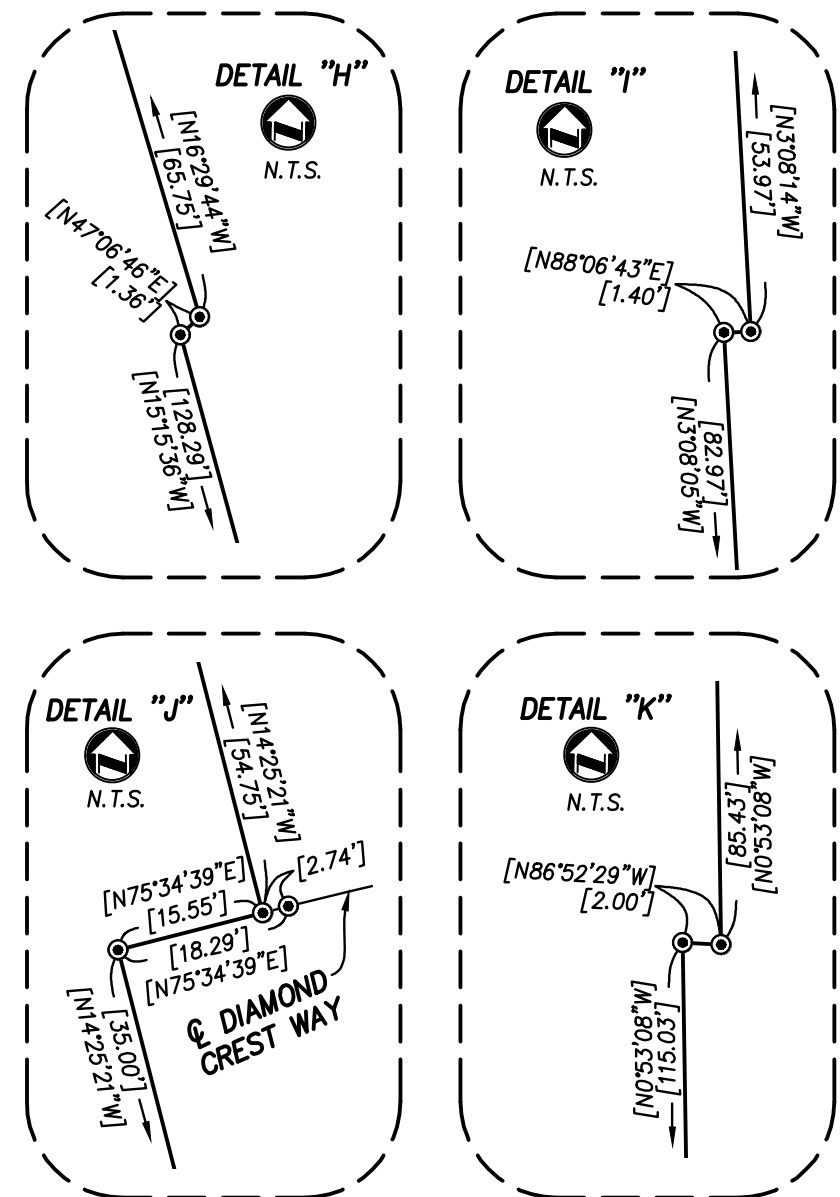
SEE SHEET 2 FOR SURVEYOR'S NOTES, ENVIRONMENTAL CONSTRAINT NOTE, C.C.R.'S NOTE, AND CFD NOTE.

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

SEE SHEET 11 FOR BASIS OF BEARINGS AND GPS CONTROL DIAGRAM.

COURSE DATA:

- ① [N11°34'15"W 71.14']
- ② [Δ=6°27'01" R=600.00' L=67.55']
- ③ [N74°44'55"W 43.31']
- ④ [Δ=8°06'35" R=90.00' L=12.74']
- ⑤ [Δ=8°06'35" R=110.00' L=15.57']
- ⑥ [N15°20'05"E 60.10']
- ⑦ [Δ=1°18'41" R=1150.00' L=26.32']
- ⑧ [N73°21'13"W 60.00']



PM NO. 14940 PMB 109/47

PM NO. 14409
PMB 75/86

TRACT NO. 36658-2

BEING A SUBDIVISION OF PARCEL 2 AND LOTS "O", "T", AND "V" OF PARCEL MAP NO. 36657, FILED IN BOOK 245, PAGES 70-87, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY; IN SECTION 20 OF TOWNSHIP 5 SOUTH, RANGE 3 WEST S.B.M.

JUNE 2017

adkan
ENGINEERS

SHEET INDEX MAP



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft. NE 1/4, NW 1/4, SEC. 20

NOTES:

DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

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

SEE SHEET 11 FOR BASIS OF BEARINGS AND GPS CONTROL DIAGRAM.

EASEMENT NOTES:

1 THE UNITED STATES OF AMERICA, HOLDER OF RIGHTS OF WAY FOR DITCHES AND CANALS, RESERVED IN DOCUMENT RECORDED NOVEMBER 29, 1915 IN BOOK 7, PAGE 82 OF PATENTS, RECORDS OF RIVERSIDE COUNTY. NOT PLOTTABLE FROM RECORD.

2 CALIFORNIA WATER AND TELEPHONE COMPANY, HOLDER OF AN EASEMENT FOR POLE LINES, CONDUITS, OR UNDERGROUND FACILITIES PER DOCUMENT RECORDED DECEMBER 29, 1961 AS INST. NO. 111982 OF OFFICIAL RECORDS.

3 E&P INDUSTRIAL INVESTMENT COMPANY, HOLDER OF EASEMENTS PER DOCUMENT RECORDED NOVEMBER 21, 1969 AS INST. NO. 120107 OF OFFICIAL RECORDS. SAID EASEMENTS ARE LOCATED OFF-SITE.

4 EASEMENTS DEDICATED ON THE MAP FOR LOTS T, W AND O OF PARCEL MAP NO. 36657, MB 245/70-87 FOR: PUBLIC STREET AND PUBLIC UTILITY AND INCIDENTAL PURPOSES.

5 EASTERN MUNICIPAL WATER DISTRICT, HOLDER OF AN EASEMENT FOR NON-EXCLUSIVE PUBLIC SERVICE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 28, 2020 AS INSTRUMENT NO. 2020-0460479 OF OFFICIAL RECORDS.

6 RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, HOLDER OF A STORM DRAIN EASEMENT FOR STORM DRAIN, FLOOD CONTROL, DRAINAGE AND INCIDENTAL PURPOSES, RECORDED APRIL 13, 2022 AS INSTRUMENT NO. 2022-0174728 OF OFFICIAL RECORDS.

7 RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, HOLDER OF AN EASEMENT FOR STORM DRAIN, FLOOD CONTROL, DRAINAGE AND INCIDENTAL PURPOSES, RECORDED APRIL 13, 2022 AS INSTRUMENT NO. 2022-0174734 OF OFFICIAL RECORDS.

8 RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, HOLDER OF AN EASEMENT FOR STORM DRAIN, DRAINAGE, AND INCIDENTAL PURPOSES RECORDED APRIL 13, 2022 AS INSTRUMENT NO. 2022-0174729.

9 PRIVATE ACCESS EASEMENT, RETAINED HEREON.

10 PRIVATE STORM DRAIN EASEMENT, RETAINED HEREON.

11 SEWER, WATER, AND RECYCLED WATER EASEMENT IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, DEDICATED HEREON.

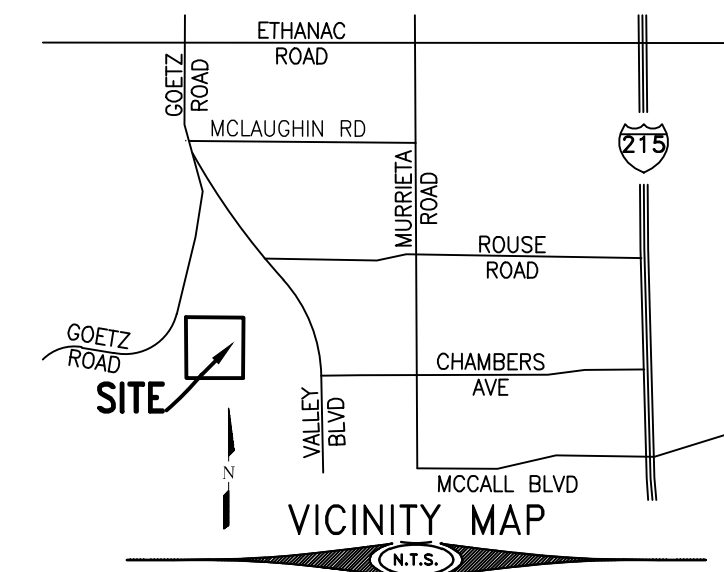
12 EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, AND EMERGENCY VEHICLE ACCESS, DEDICATED HEREON

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

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

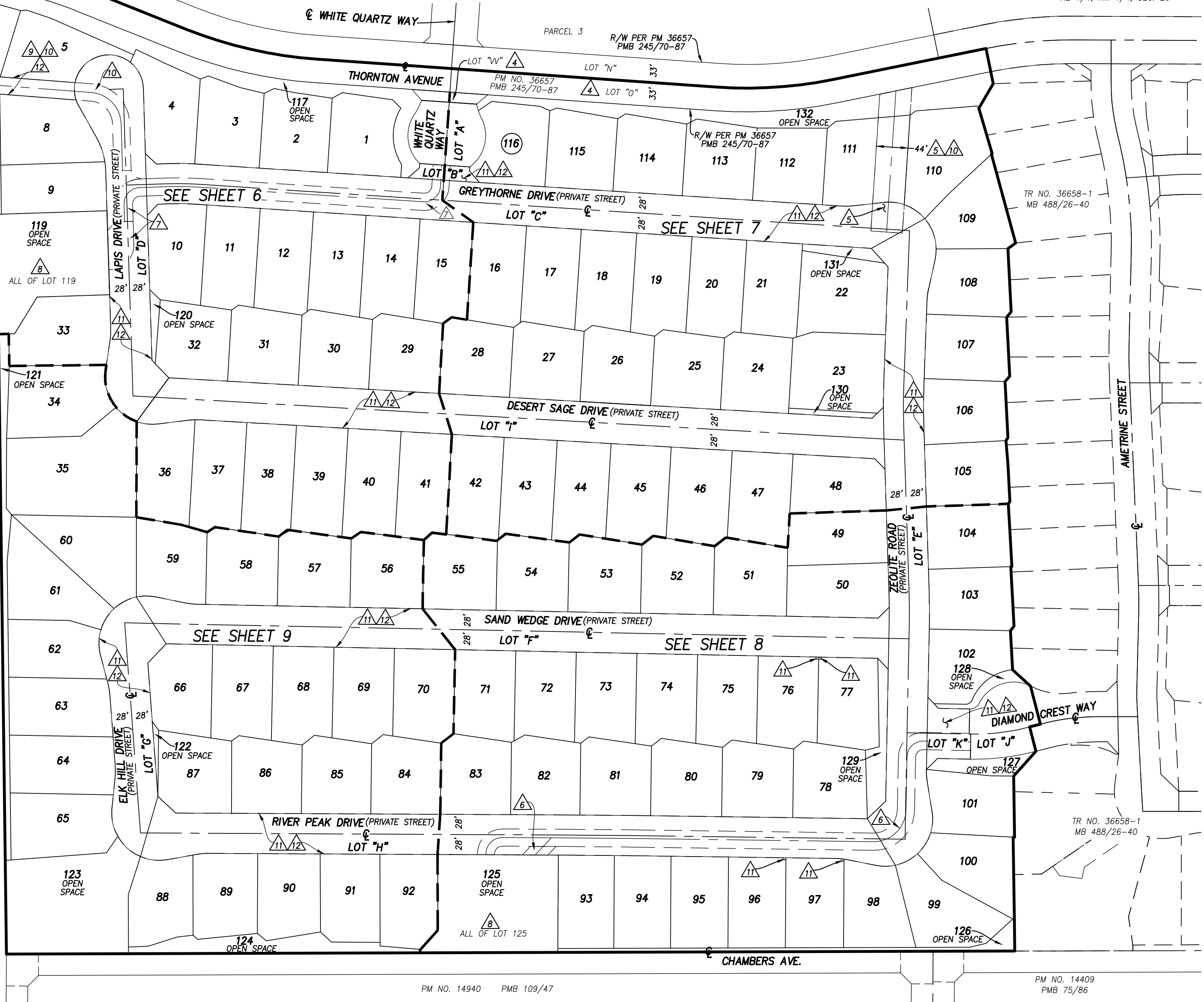
SOUTHERN CALIFORNIA EDISON COMPANY, OWNER OF ALL URANIUM, THORIUM AND OTHER FISSIONABLE MATERIALS, ALL OIL, GAS, PETROLEUM, ASPHALTUM, AND OTHER HYDROCARBON SUBSTANCES AND OTHER MINERALS AND MINERAL ORES PER DEED RECORDED JUNE 2, 1997, AS INSTRUMENT NO. 193338 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE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

16 SOUTHERN CALIFORNIA EDISON COMPANY, AN EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES, RECORDED JULY 6, 1977 AS INSTRUMENT NO. 125764 OF OFFICIAL RECORDS. NOT PLOTTABLE FROM RECORD.



PARCEL 3
PM NO. 36657
PMB 245/70-87

PM NO. 13384
PMB 89/96-100
PARCEL 11



PM NO. 14940 PMB 109/47

PM NO. 14409
PMB 75/86

TRACT NO. 36658-2

BEING A SUBDIVISION OF PARCEL 2 AND LOTS "O", "T", AND "V" OF PARCEL MAP NO. 36657, FILED IN BOOK 245, PAGES 70-87, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, IN SECTION 20 OF TOWNSHIP 5 SOUTH, RANGE 3 WEST S.B.M.

JUNE 2017

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GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

NOTE

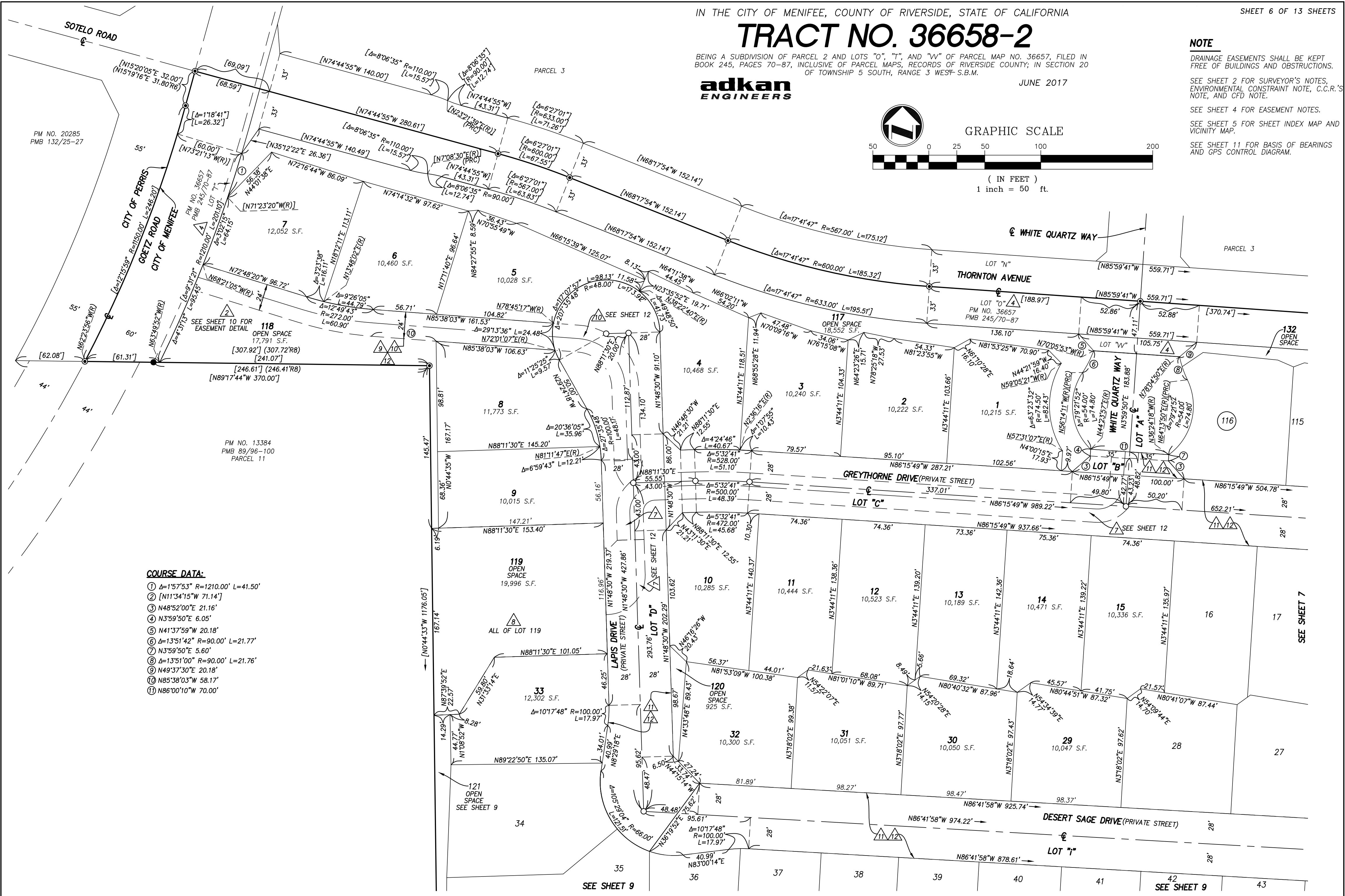
DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

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

SEE SHEET 4 FOR EASEMENT NOTES.

SEE SHEET 5 FOR SHEET INDEX MAP AND VICINITY MAP.

SEE SHEET 11 FOR BASIS OF BEARINGS AND GPS CONTROL DIAGRAM.



COURSE DATA:

- ① $\Delta=1^{\circ}57'53''$ $R=1210.00'$ $L=41.50'$
- ② $[N11^{\circ}34'15''W\ 71.14']$
- ③ $N48^{\circ}52'00''E\ 21.16'$
- ④ $N3^{\circ}59'50''E\ 6.05'$
- ⑤ $N41^{\circ}37'59''W\ 20.18'$
- ⑥ $\Delta=13^{\circ}51'42''$ $R=90.00'$ $L=21.77'$
- ⑦ $N3^{\circ}59'50''E\ 5.60'$
- ⑧ $\Delta=13^{\circ}51'00''$ $R=90.00'$ $L=21.76'$
- ⑨ $N49^{\circ}37'30''E\ 20.18'$
- ⑩ $N85^{\circ}38'03''W\ 58.17'$
- ⑪ $N86^{\circ}00'10''W\ 70.00'$

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

TRACT NO. 36658-2

BEING A SUBDIVISION OF PARCEL 2 AND LOTS "O", "T", AND "V" OF PARCEL MAP NO. 36657, FILED IN BOOK 245, PAGES 70-87, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, IN SECTION 20 OF TOWNSHIP 5 SOUTH, RANGE 3 WEST S.B.M.

JUNE 2017

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GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

NOTES:

DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

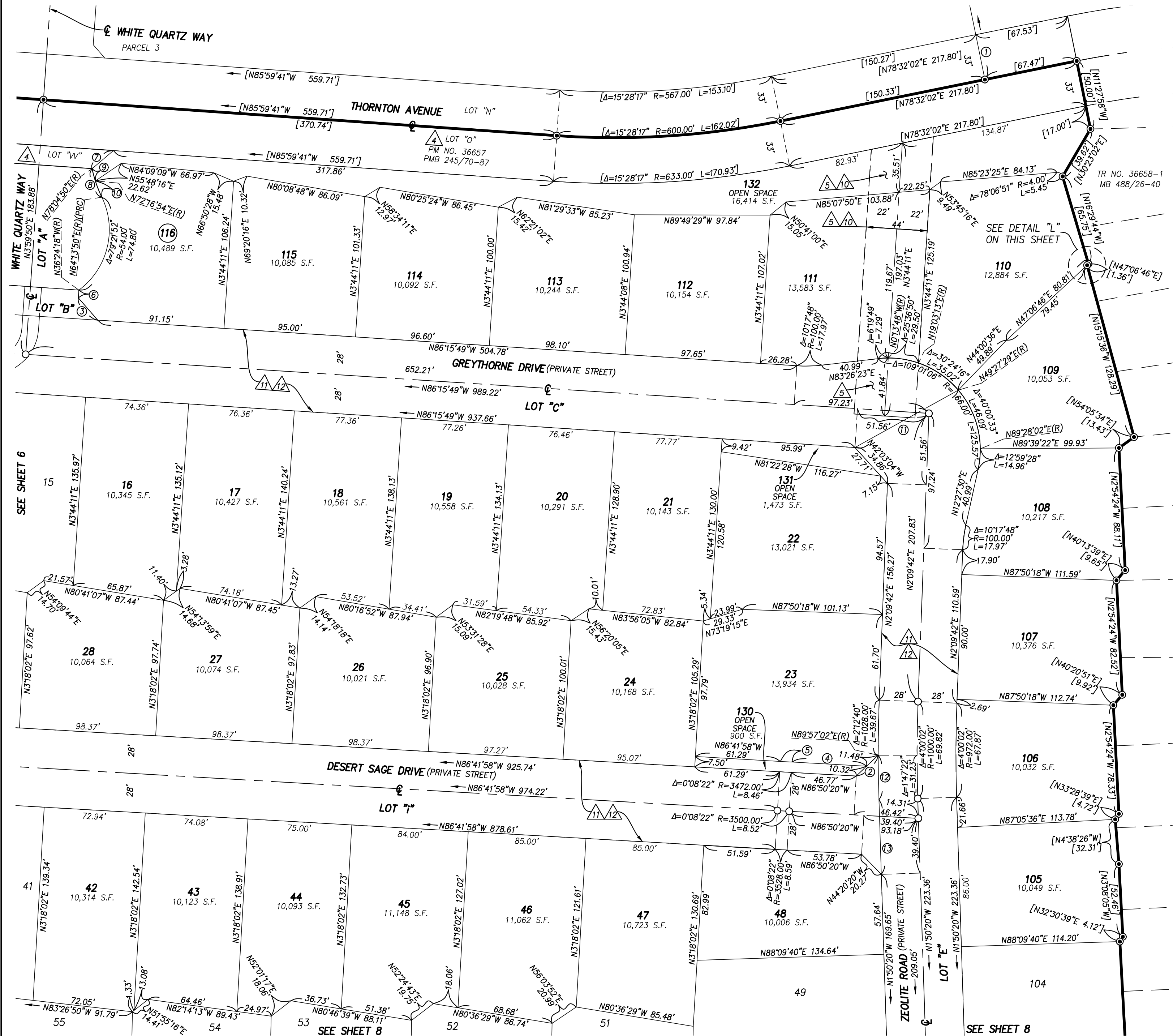
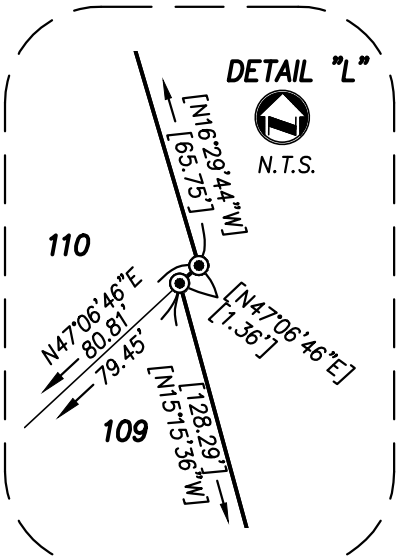
SEE SHEET 2 FOR SURVEYOR'S NOTES, ENVIRONMENTAL CONSTRAINT NOTE, C.C.R.'S NOTE, AND CFD NOTE.

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

SEE SHEET 11 FOR BASIS OF BEARINGS AND GPS CONTROL DIAGRAM.

COURSE DATA:

- ① N11°34'15"W 71.14'
- ② N46°33'21"E 21.80'
- ③ N41°08'00"W 21.26'
- ④ N86°50'20"W 53.86'
- ⑤ Δ=0°08'22" R=3464.50' L=8.44'
- ⑥ N3°59'50"E 5.60'
- ⑦ N49°37'30"E 20.18'
- ⑧ Δ=13°51'00" R=90.00' L=21.76'
- ⑨ Δ=5°48'17" R=90.00' L=9.12'
- ⑩ Δ=8°03'04" R=90.00' L=12.65'
- ⑪ N60°57'52"E 85.12'
- ⑫ Δ=1°47'21" R=1028.00' L=32.10'
- ⑬ N1°50'20"W 53.72'





GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

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

TRACT NO. 36658-2

BEING A SUBDIVISION OF PARCEL 2 AND LOTS "O", "T", AND "V" OF PARCEL MAP NO. 36657,
FILED IN BOOK 245, PAGES 70-87, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY;
IN SECTION 20 OF TOWNSHIP 5 SOUTH, RANGE 3 WEST S.B.M.

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JUNE 2017

NOTES:

DRAINAGE EASEMENTS SHALL BE KEPT
FREE OF BUILDINGS AND OBSTRUCTIONS.

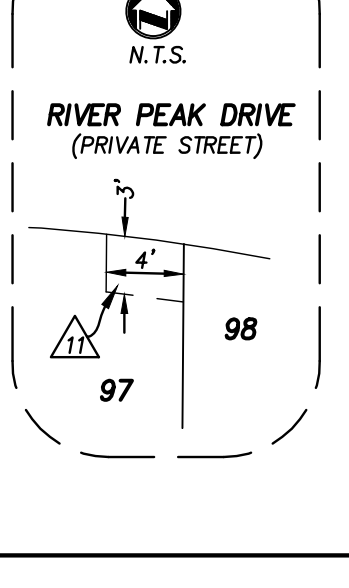
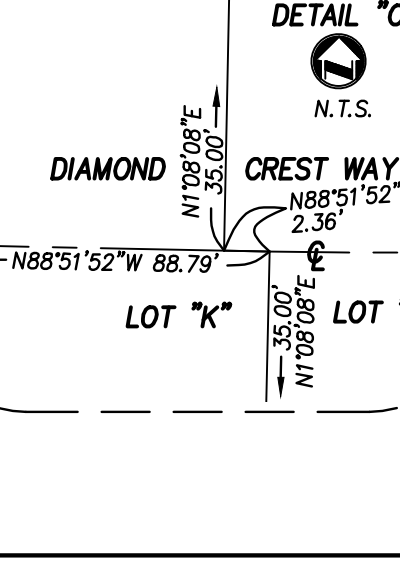
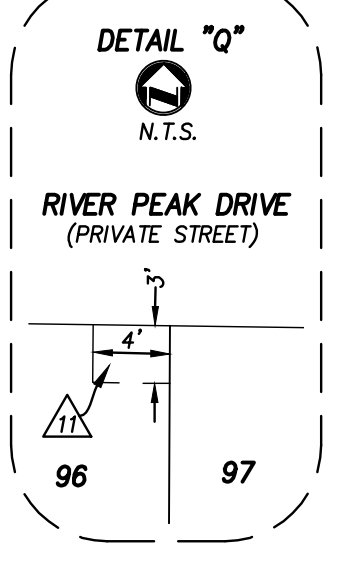
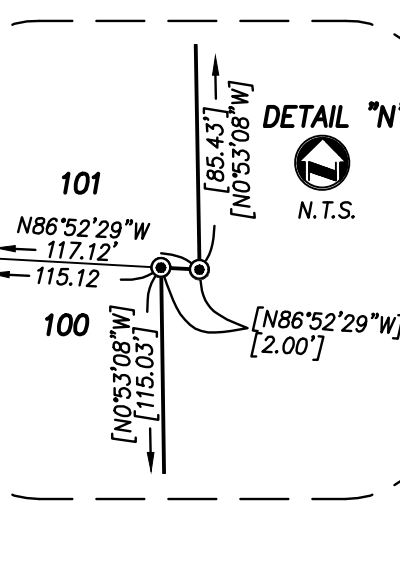
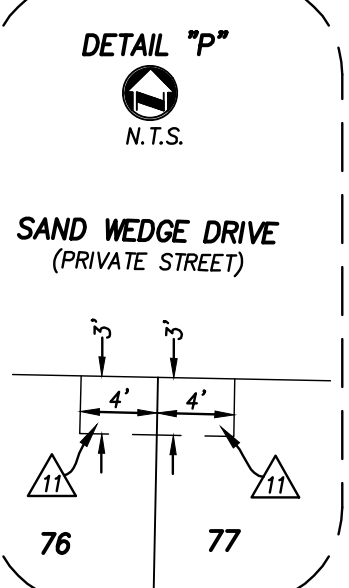
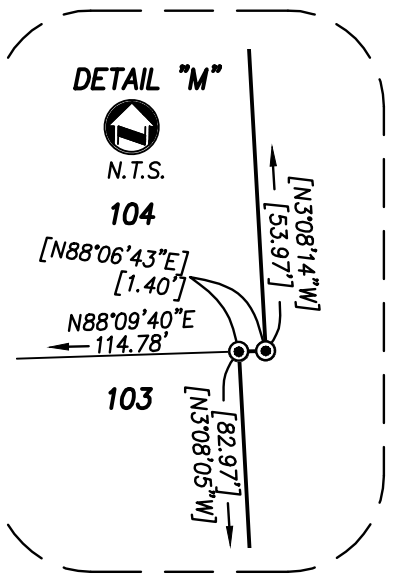
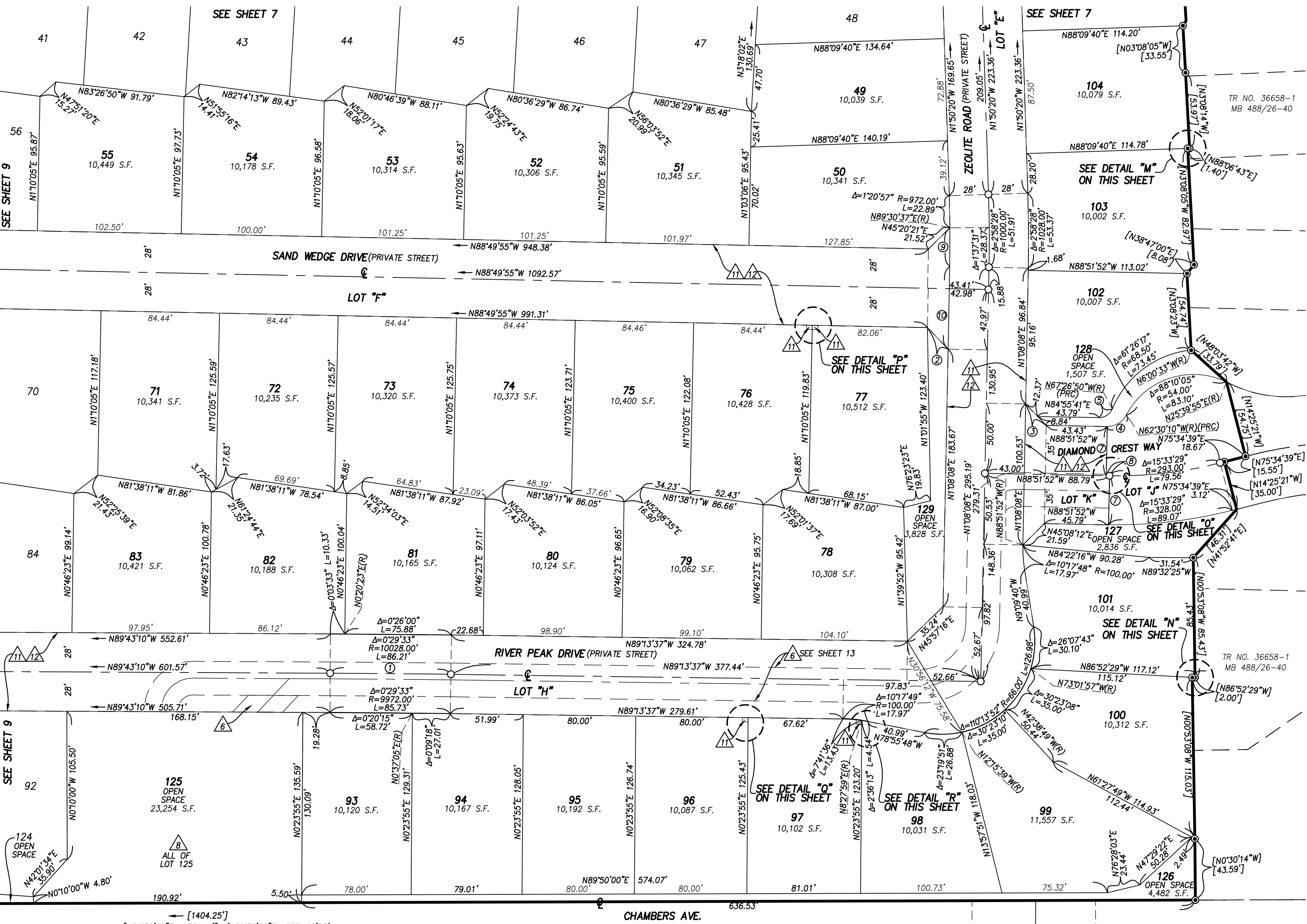
SEE SHEET 2 FOR SURVEYOR'S NOTES,
ENVIRONMENTAL CONSTRAINT NOTE, C.C.R.'S
NOTE, AND CFD NOTE.

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

SEE SHEET 11 FOR BASIS OF BEARINGS
AND GPS CONTROL DIAGRAM.

COURSE DATA:

- ① $\Delta=0^{\circ}29'33''$ $R=10000.00'$ $L=85.97'$
- ② $N43^{\circ}50'54''W$ 21.21'
- ③ $N43^{\circ}51'52''W$ 21.21'
- ④ $\Delta=63^{\circ}38'18''$ $R=15.00'$ $L=16.66'$
- ⑤ $N75^{\circ}34'39''E$ 18.67'
- ⑥ $\Delta=68^{\circ}33'58''$ $R=10.00'$ $L=11.97'$
- ⑦ $N1^{\circ}08'08''E$ 35.00'
- ⑧ $N88^{\circ}51'52''W$ 2.36'
- ⑨ $\Delta=1^{\circ}37'58''$ $R=972.00'$ $L=27.57'$
- ⑩ $N1^{\circ}08'08''E$ 58.86'



TRACT NO. 36658-2

BEING A SUBDIVISION OF PARCEL 2 AND LOTS "O", "T", AND "V" OF PARCEL MAP NO. 36657, FILED IN BOOK 245, PAGES 70-87, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY; IN SECTION 20 OF TOWNSHIP 5 SOUTH, RANGE 3 WEST S.B.M.

JUNE 2017

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GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

COURSE DATA:

① N87°39'52"E 22.57'

NOTES:

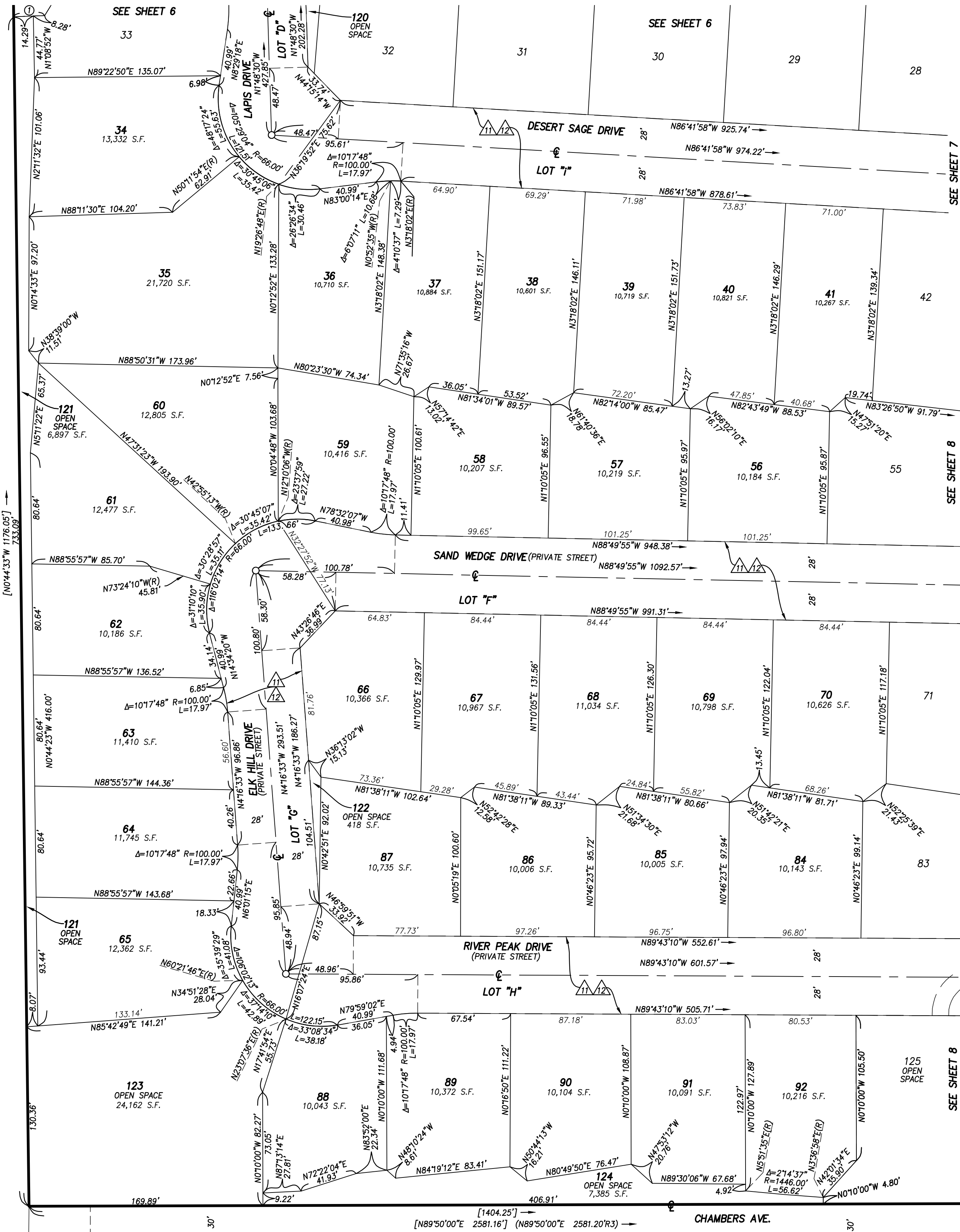
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SEE SHEET 11 FOR BASIS OF BEARINGS AND GPS CONTROL DIAGRAM.

PM NO. 13384
PMB 89/96-100
PARCEL 11



TRACT NO. 36658-2

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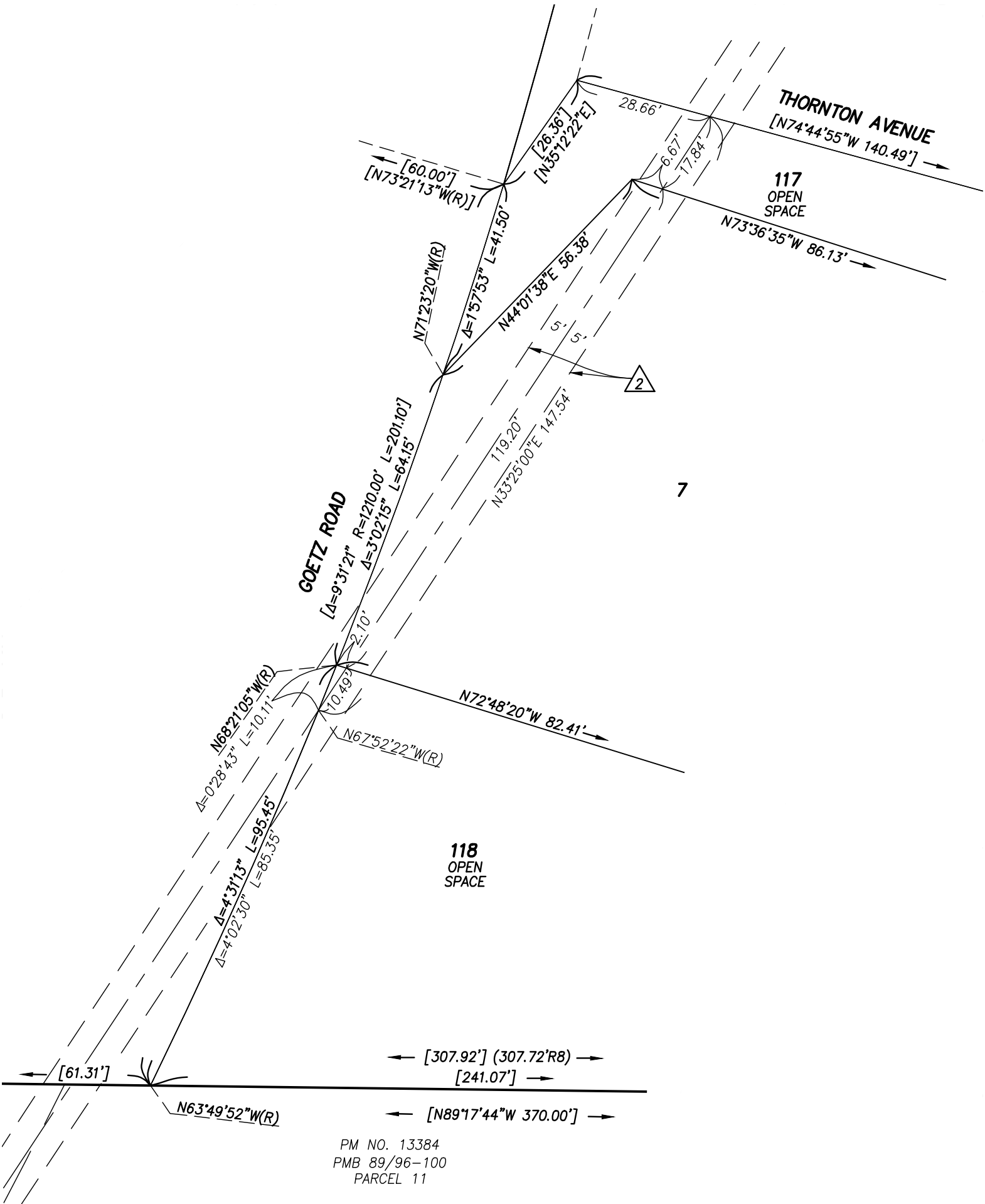
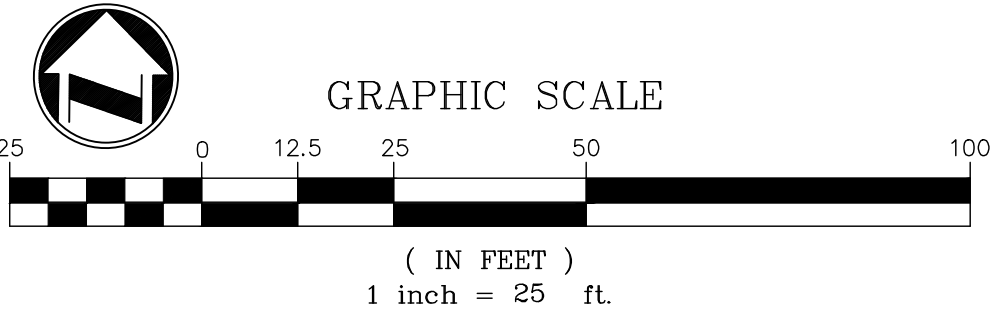
EASEMENT DETAIL
(FROM SHEET 6)

NOTES:
DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

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

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

SEE SHEET 11 FOR BASIS OF BEARINGS AND GPS CONTROL DIAGRAM.



TRACT NO. 36658-2

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GPS CONTROL DIAGRAM

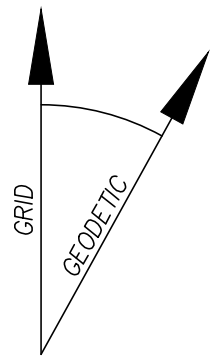
NOT TO SCALE

NOTES:

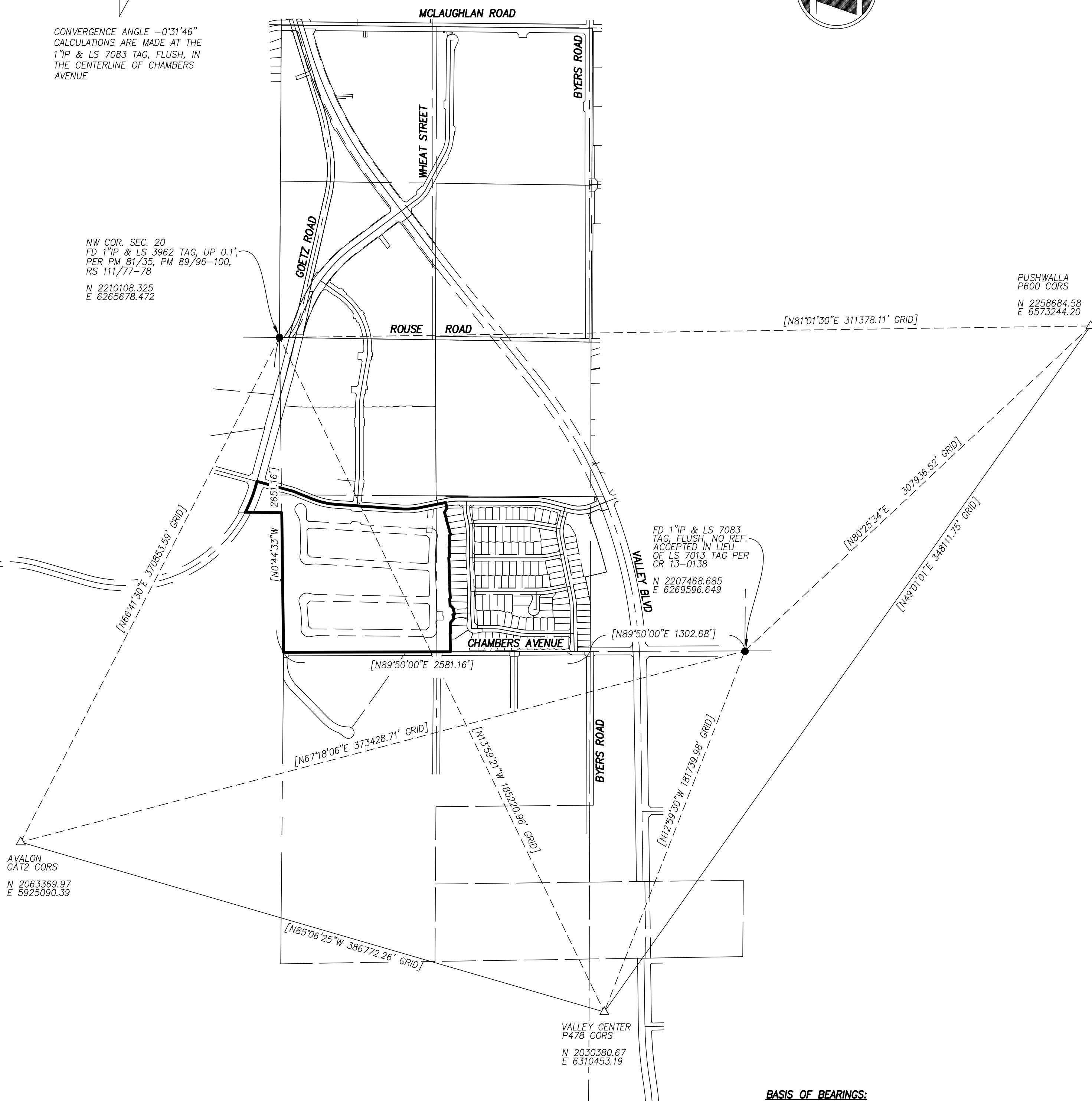
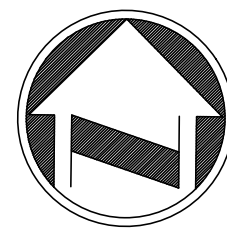
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SEE SHEET 5 FOR SHEET INDEX MAP, VICINITY MAP AND EASEMENT NOTES.



CONVERGENCE ANGLE -0°31'46"
CALCULATIONS ARE MADE AT THE
1"IP & LS 7083 TAG, FLUSH, IN
THE CENTERLINE OF CHAMBERS
AVENUE

**BASIS OF BEARINGS:**

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

TRACT NO. 36658-2

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EASEMENT DETAIL

NOTES:

DRAINAGE EASEMENTS SHALL BE KEPT
FREE OF BUILDINGS AND OBSTRUCTIONS.

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

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

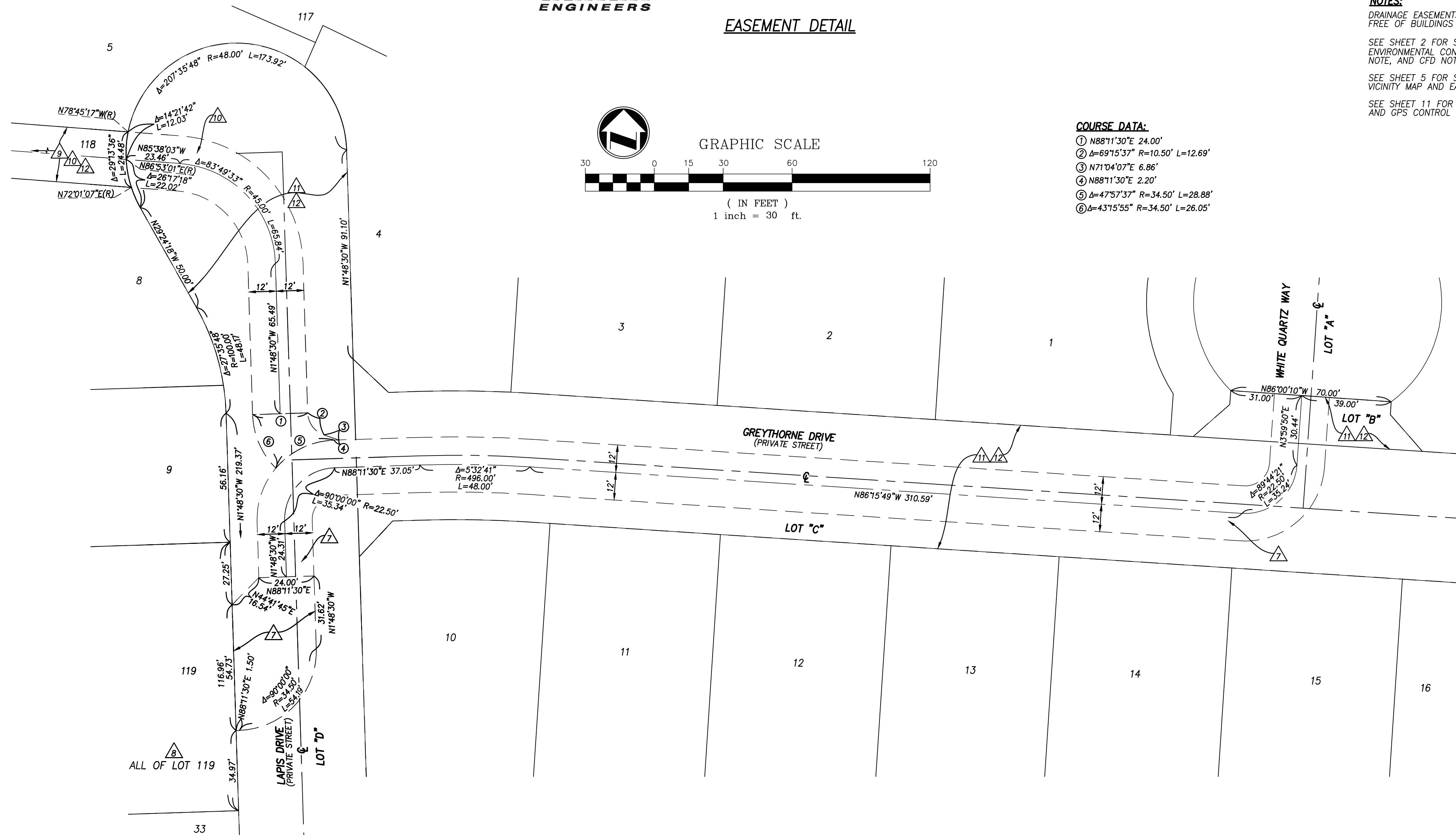
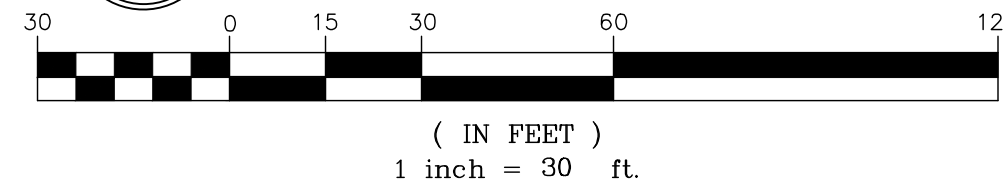
SEE SHEET 11 FOR BASIS OF BEARINGS
AND GPS CONTROL DIAGRAM.

COURSE DATA:

- ① $N88^{\circ}11'30''E$ 24.00'
- ② $\Delta=69^{\circ}15'37''$ $R=10.50'$ $L=12.69'$
- ③ $N71^{\circ}04'07''E$ 6.86'
- ④ $N88^{\circ}11'30''E$ 2.20'
- ⑤ $\Delta=47^{\circ}57'37''$ $R=34.50'$ $L=28.88'$
- ⑥ $\Delta=43^{\circ}15'55''$ $R=34.50'$ $L=26.05'$



GRAPHIC SCALE



BEING A SUBDIVISION OF PARCEL 2 AND LOTS "O", "T", AND "W" OF PARCEL MAP NO. 36657,
FILED IN BOOK 245, PAGES 70-87, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY;
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JUNE 2017

EASEMENT DETAIL



GRAPHIC SCALE



(IN FEET)

$$1 \text{ inch} = 40 \text{ ft.}$$

NOTES:

DRAINAGE
DRAINAGE EASEMENTS SHALL BE KEPT
FREE OF BUILDINGS AND OBSTRUCTIONS.

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

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

SEE SHEET 11 FOR BASIS OF BEARINGS
AND GPS CONTROL DIAGRAM.



ENVIRONMENTAL CONSTRAINT SHEET

SHEET 1 OF 1 SHEETS

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

TRACT NO. 36658-2

BEING A SUBDIVISION OF PARCEL 2 AND LOTS "O", "T", AND "V" OF PARCEL MAP NO. 36657, FILED IN BOOK 245, PAGES 70-87, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY; IN SECTION 20 OF TOWNSHIP 5 SOUTH, RANGE 3 WEST S.B.M.

JUNE 2017

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ENGINEERS



GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft. NE 1/4, NW 1/4, SEC. 20

COURSE DATA

- 1 [N11°34'15"W 71.14']
- 2 [Δ=6°27'01" R=600.00' L=67.55']
- 3 [N74°44'55"W 43.31']
- 4 [Δ=8°06'35" R=90.00' L=12.74']
- 5 [Δ=8°06'35" R=110.00' L=15.57']
- 6 [N15°20'05"E 60.10']
- 7 [Δ=1°18'41" R=1150.00' L=26.32']
- 8 N73°21'13"W(R) 60.00'

NOTE

DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

PM NO. 13384
PMB 89/96-100
PARCEL 11

ENVIRONMENT CONSTRAINT NOTES

THIS PROPERTY IS SUBJECT TO LIGHTING RESTRICTIONS AS REQUIRED BY MENIFEE MUNICIPAL CODE CHAPTER 6 (ORDINANCE NO. 2009-024), 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 MENIFEE MUNICIPAL CODE CHAPTER 6.

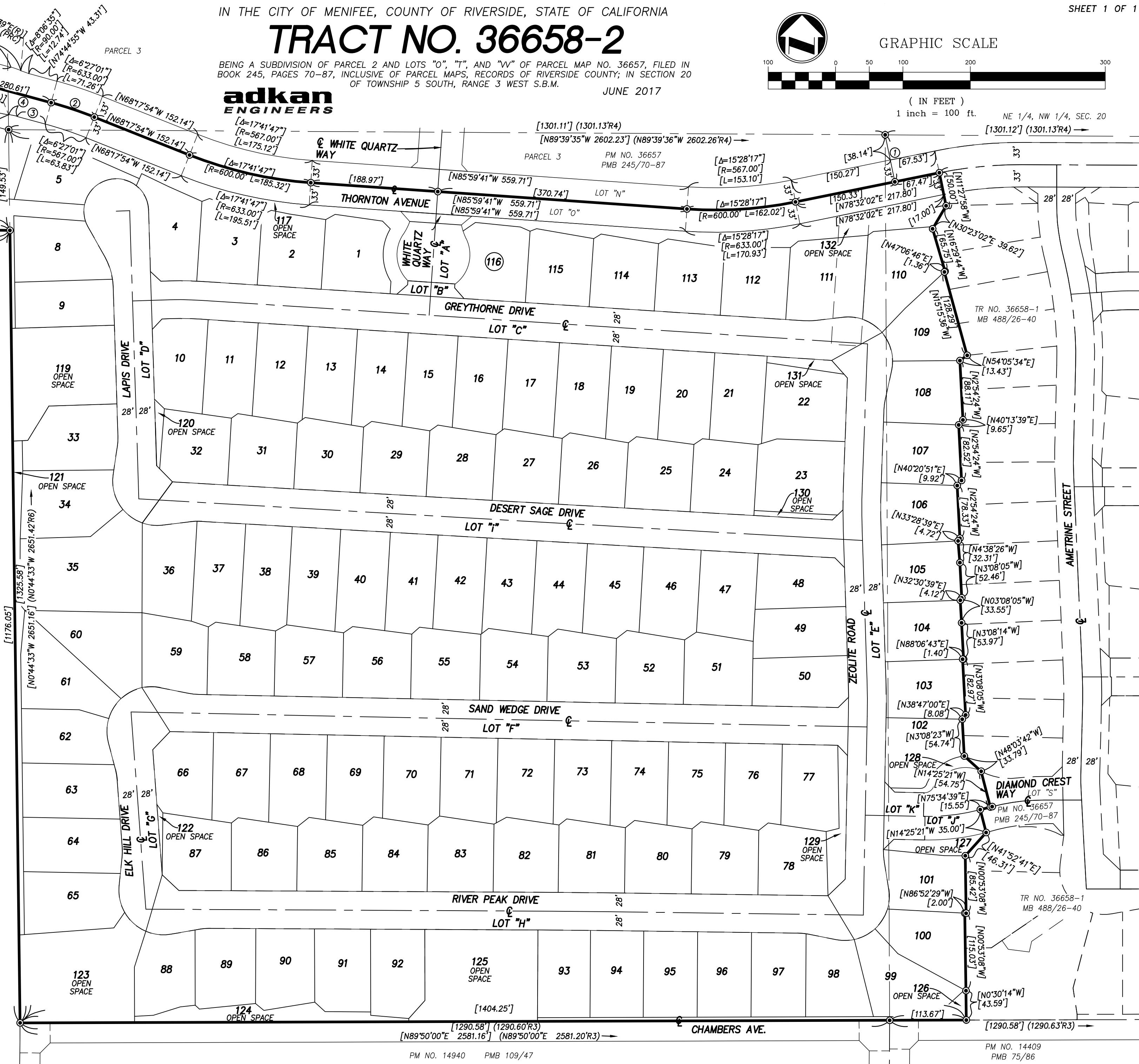
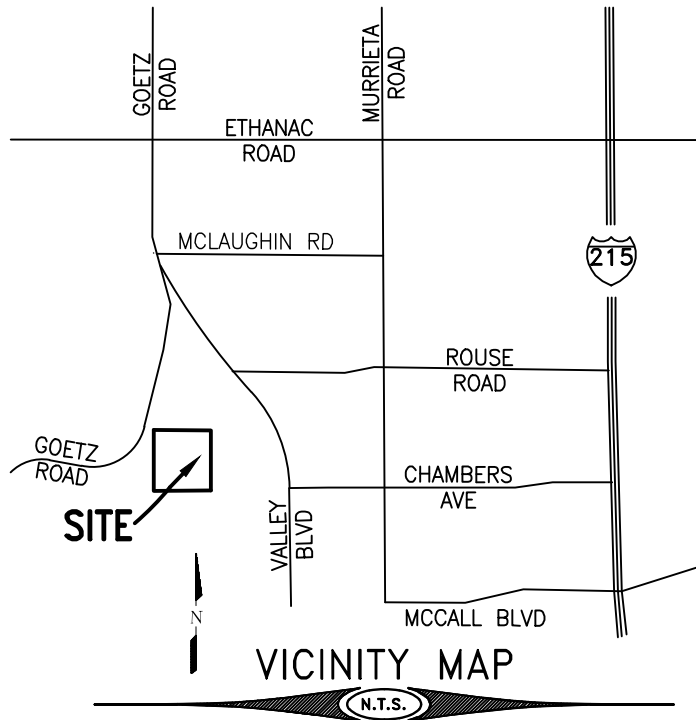
THE REQUIRED WATER SYSTEM, INCLUDING FIRE HYDRANTS, SHALL BE INSTALLED AND ACCEPTED BY THE APPROPRIATE WATER AGENCY PRIOR TO ANY COMBUSTIBLE BUILDING MATERIAL BEING PLACED ON INDIVIDUAL LOTS.

THE LAND DIVISION IS LOCATED IN THE "VERY HIGH FIRE HAZARDOUS FIRE AREA" OF RIVERSIDE COUNTY AS SHOWN ON A MAP ON FILE WITH THE CLERK OF THE BOARD OF SUPERVISORS. ANY GATE PROVIDED ACCESS FROM A ROAD TO A DRIVEWAY SHALL COMPLY WITH THE SPECIAL CONSTRUCTION PROVISIONS CONTAINED IN RIVERSIDE COUNTY ORDINANCE 787.9, CHAPTER 7A CBC, RESIDENTIAL CODE SECTION 337 FOR (APN335-070-055-4)

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 35 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, A 38 FEET TURNING RADIUS SHALL BE USED.

GATE(S) SHALL BE AUTOMATIC MINIMUM 24 FEET IN WIDTH. GATE ACCESS SHALL BE EQUIPPED WITH A RAPID ENTRY SYSTEM. PLANS SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION. AUTOMATIC/MANUAL GATE PINS SHALL BE RATED WITH SHEAR PIN FORCE, NOT TO EXCEED 30" POUNDS. AUTOMATIC GATES SHALL BE EQUIPPED WITH EMERGENCY BACKUP POWER. GATES ACTIVATED BY THE RAPID ENTRY SYSTEM SHALL REMAIN OPEN UNTIL CLOSED BY THE RAPID ENTRY SYSTEM.

PRIOR TO THE ISSUANCE OF A GRADING PERMIT, THE DEVELOPER SHALL PREPARE AND SUBMIT TO THE FIRE DEPARTMENT FOR APPROVAL A FIRE PROTECTION/VEGETATION MANAGEMENT THAT SHOULD INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS: A) FUEL MODIFICATION TO REDUCE FIRE LOADING. B) APPROPRIATE FIRE BREAKS ACCORDING TO FUEL LOAD, SLOPE AND TERRAIN. C) NONFLAMMABLE WALLS ALONG COMMON BOUNDARIES BETWEEN REAR YARDS AND OPEN SPACE AREAS SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 1500'. E) A HOMEOWNER'S ASSOCIATION OR APPROPRIATE DISTRICT SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL FIRE PROTECTION MEASURES WITHIN THE OPEN SPACE AREAS. ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENTS SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.



PM NO. 14940 PMB 109/47

PM NO. 14409
PMB 75/86