

NUMBER LOTS: = 4  
LETTERED LOTS: = 2  
GROSS ACRES: = 206.804 AC.

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

SHEET 1 OF 6 SHEETS

# PARCEL MAP No. 38248

BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, TOGETHER WITH PORTIONS OF PARCELS 2 THROUGH 6, INCLUSIVE AND LOT 8 AND LOTS "B" THROUGH AND "H", INCLUSIVE, AND LOT "K" OF PARCEL MAP NO. 8433, FILED IN BOOK 38, PAGE 33 OF PARCEL MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN SECTIONS 15 AND 16, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN  
HUNSAKER AND ASSOCIATES, INC. FEBRUARY 2005

## FOR FINANCING AND CONVEYANCE PURPOSES ONLY

### 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 OF THIS MAP. THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED FOR PUBLIC PURPOSES: LOT "A" & LOT "B". THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

AS A CONDITION OF DEDICATION OF LOT "A" (GOLDEN MEADOWS PARKWAY) AND LOT "B" (EVANS ROAD), THE OWNERS OF LOTS 1 THROUGH 4, INCLUSIVE, ABUTTING THESE HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL, ALSO EXCEPTING A (89.64 FOOT) ACCESS OPENING FOR LOT 3, AND A (902.38 FOOT) ACCESS OPENING FOR LOT 4, AS SHOWN HEREON. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS DEDICATION AS TO THE PART VACATED.

GOLDEN HILL COUNTRY, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

GOLDEN MEADOWLAND, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

BY: HILL COUNTRY S.A., LTD.  
a Texas limited partnership,  
sole Member

BY: RICHLAND MEADOWLAND, LTD.,  
a Texas limited partnership,  
sole Member

BY: RICHLAND STONE OAK, INC.,  
a Texas corporation,  
General Partner

BY: RICHLAND PROPERTIES, INC.,  
a Texas corporation,  
General Partner

JOHN C. TROUTMAN – VICE PRESIDENT

JOHN C. TROUTMAN – VICE PRESIDENT

### BENEFICIARY

WESTERN ALLIANCE BANK, an ARIZONA CORPORATION, BENEFICIARY UNDER DEED OF TRUST RECORDED AUGUST 2, 2021 AS INSTRUMENT NUMBER 2021-0460954, OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

Print Name & Title

### NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPETING 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, \_\_\_\_\_

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 \_\_\_\_\_ THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE OF NOTARY PUBLIC

MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY, STATE OF \_\_\_\_\_  
MY COMMISSION NUMBER IS \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

### 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 ABSOLUTE RIGHT TO FISH AS PROVIDED BY SECTION 26, ARTICLE 1 OF THE CONSTITUTION OF THE STATE OF CALIFORNIA AS RESERVED TO THE STATE OF CALIFORNIA RECORDED NOVEMBER 26, 1917 IN BOOK 7, PAGE 307 OF PATENT, RIVERSIDE COUNTY, CALIFORNIA.

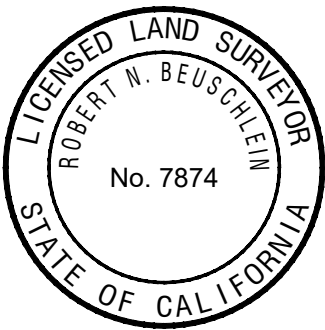
AN EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF RIVERSIDE ROYALE LAND CO., RECORDED NOVEMBER 29, 1977 AS INSTRUMENT No. 236884, OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

### 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 RICHLAND MEADOWLAND, LTD., HILL COUNTRY S.A., LTD., GOLDEN HILL COUNTRY, LLC AND GOLDEN MEADOWLAND, LLC ON OCTOBER 4, 2018. 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 WILL BE SET, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATE: MARCH 8, 2023

*Robert N. Beuschlein*  
ROBERT N. BEUSCHLEIN, L.S. 7874



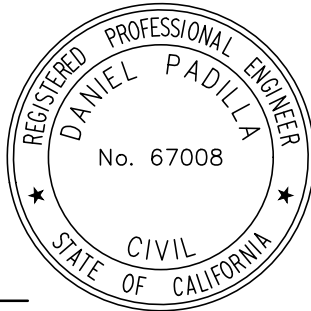
### CITY ENGINEER'S/CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF PARCEL MAP No. 38248, APPROVED BY THE MENIFEE CITY COUNCIL ON FEBRUARY 2, 2021, 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 MAY 31, 2022. THE 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: \_\_\_\_\_, 2023

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



### NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPETING 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, \_\_\_\_\_

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 \_\_\_\_\_ THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE OF NOTARY PUBLIC

MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY, STATE OF \_\_\_\_\_  
MY COMMISSION NUMBER IS \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

### RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023,

AT \_\_\_\_\_, M. IN BOOK \_\_\_\_\_ OF PARCEL MAPS,

AT PAGES \_\_\_\_\_, AT THE REQUEST OF  
THE CITY CLERK OF THE CITY OF MENIFEE.

NO. \_\_\_\_\_

FEE \_\_\_\_\_

PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER

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

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE  
INSURANCE COMPANY #6627275

### 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: \_\_\_\_\_, 2023

MATT 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: \_\_\_\_\_, 2023

CASH OR SURETY BOND  
MATT 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 PARCEL MAP 38248 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.

FOR STREET AND PUBLIC UTILITY PURPOSES LOT "A" (GOLDEN MEADOWS PARKWAY).

THE CITY OF MENIFEE HEREBY REJECTS THE FOLLOWING OFFER OF DEDICATION. LOT "B" (EVANS ROAD).

DATED: \_\_\_\_\_, 2023

KAY VINSON  
ACTING CITY CLERK, CITY OF MENIFEE,  
RIVERSIDE COUNTY, CALIFORNIA

### ABANDONMENT NOTE

PURSUANT TO SECTIONS 66434 AND 66499.20.2 OF THE SUBDIVISION MAP ACT, THE APPROVAL AND RECORDATION OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING:

LOT "B" (GARBANI ROAD) LOTS "C" THROUGH "G", INCLUSIVE, (KRUBSACK ROAD) AND LOT "H" (WICKERD ROAD), AND LOT "K" (EVANS ROAD) FOR STREET AND PUBLIC UTILITY PURPOSES, AS DEDICATED TO THE COUNTY OF RIVERSIDE ON THE MAP OF PARCEL MAP No. 8433, ON FILE IN BOOK 38, PAGE 33 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITHIN THE BOUNDARY OF THIS TRACT MAP, ABANDONED HEREON.

PARCEL MAP No. 38248

BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, TOGETHER WITH PORTIONS OF PARCELS 2 THROUGH 6, INCLUSIVE AND LOT 8 AND LOTS "B" THROUGH AND "H", INCLUSIVE, AND LOT "K" OF PARCEL MAP NO. 8433, FILED IN BOOK 38, PAGE 33 OF PARCEL MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN SECTIONS 15 AND 16, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN  
HUNSAKER AND ASSOCIATES, INC. FEBRUARY 2005

FOR FINANCING AND CONVEYANCE PURPOSES ONLY

MONUMENT NOTES:

- M1 FD. 1" I.P. W/PP "RIV. Co. TRANS.", FLUSH PER R8. ACCEPTED AS COR. TO SEC'S. 8, 9, 16 & 17, T.6S., R.3W., S.B.M.
- M2 FD. 1" I.P., NO TAG, FLUSH. ACCEPTED AS CL INT. OF EVANS ROAD & GARBANI ROAD PER R5.
- M3 FD. 1-1/2" I.P. W/TAG "L.S. 6654", DN. 0.8' PER R4. ACCEPTED AS 1/4 COR. SEC'S. 9 & 16, T.6S., R.3W., S.B.M.  
N: 2,183,627.998 E: 6,273,375.746
- M4 SFN, EST. BY PRORATION PER R5.
- M5 FD. 1" I.P. W/TAG "L.S. 3698", FLUSH PER R5. MON. NOT ACCEPTED. COR. EST. BY INT. MON. LIES S20°57'03"E 0.31' FROM EST. COR. (SEE DETAIL "M5" HEREON)
- M6 FD. 1" I.P. W/TAG "L.S. 3698", FLUSH PER R5.
- M7 SFN, EST. AT RECORD DISTANCE (200.00') FROM FD. MON. TO EAST PER R2 AND CHECKED TO MON'S. TO THE NORTH & SOUTH. ACCEPTED AS COR. OF SEC'S. 9, 10, 15 & 16, T.6S., R.3W., S.B.M.
- M8 FD. 2" I.P. W/TAG "L.S. 6788", DN. 0.4' PER C.R. 94-38. ACPTED AS E 1/4 COR. SEC. 9, T.6S., R.3W., S.B.M.
- M9 FD. 1" I.P. W/PP "L.S. 3692", FLUSH PER R2.
- M10 FD. 1" I.P. W/TAG "L.S. 3698", FLUSH PER R3. MON. NOT ACCEPTED. COR. EST. BY PRORATION. MON. LIES S77°00'08"E 0.28' FROM EST. COR. (SEE DETAIL "M10" HEREON)
- M11 FD. 2" I.P. W/TAG, ILLEGIBLE, DN. 0.6'. ACCEPTED AS 2" I.P. W/TAG "L.S. 3785" PER R3 FOR THE N 1/4 COR. SEC. 15, T.6S., R.3W., S.B.M.
- M12 FD. 1-1/2" I.P. W/TAG "L.S. 3365", UP 0.2' PER R3. ACCEPTED AS CENTER 1/4 SEC. 15, T.6S., R.3W., S.B.M.
- M13 FD 1" I.P., NO TAG, FLUSH IN LIEU OF 1" I.P. W/TAG "L.S. 3698" PER R3. MON. NOT ACCEPTED. EST. COR. BY PRORATION. MON LIES S51°22'40"E 0.20' FROM EST. COR. (SEE DETAIL "M13" HEREON)
- M14 FD. 1" I.P. W/1-1/4" BRASS CAP STAMPED "1/4 SEC. 16 T.6S., R.3W.", UP 0.7' PER R5.
- M15 FD. NAIL, TACK & TAG "L.S. 3698", FLUSH SET FIRMLY IN LARGE BOULDER IN LIEU OF 1" I.P. W/TAG "L.S. 3698" PER R5.
- M16 FD. 1" I.P. W/TAG "L.S. 3698", FLUSH AT CL INT. OF KRUBSACK ROAD & WICKERD ROAD PER R5.
- M17 SFN, EST. CENTER 1/4 SEC. 16, T.6S., R.3W., S.B.M. AT RECORD DISTANCE (329.87') FROM FD. MON. TO WEST PER R5.
- M18 FD. 3/4" I.P. W/TAG "R.C.E. 862", FLUSH PER R5.
- M19 FD. PK NAIL & WASHER STAMPED "RIV. CO. TRANS.", FLUSH. NO REF. ACCEPTED AS W 1/4 COR. SEC. 16, T.6S., R.3W., S.B.M.
- M20 SFN, EST. BY RECORD DISTANCE PER R5 FROM FD. MON. TO THE SOUTH.
- M21 FD. 1" I.P. W/TAG "L.S. 3698", FLUSH PER R5. MON. NOT ACCEPTED. COR. EST. BY INT. MON. LIES N31°49'53"E 0.18' FROM EST. COR. (SEE DETAIL "M21" HEREON)
- M22 SFN, EST. BY INT. PER R5.
- M23 FD. 1" I.P. W/TAG "L.S. 3698", FLUSH PER R5. MON. NOT ACCEPTED. COR. EST. BY PRORATION. MON. LIES S68°04'23"E 0.31' FROM EST. COR. (SEE DETAIL "M23" HEREON)
- M24 FD. 1" I.P. W/TAG "L.S. 3698", FLUSH PER R5. MON. NOT ACCEPTED. COR. EST. BY INT. MON. LIES N67°26'50"E 0.35' FROM EST. COR. (SEE DETAIL "M24" HEREON)
- M25 SFN, EST. AT RECORD DISTANCE (660.02') PER R5 FROM FD. MON. TO THE SOUTH.
- M26 SFN, EST. BY PRORATION PER R5.
- M27 FD. 1" I.P. W/TAG "L.S. 3698", FLUSH PER R5. MON. NOT ACCEPTED. COR. EST. BY INT. MON. LIES S22°59'55"E 0.31' FROM EST. COR. (SEE DETAIL "M27" HEREON)
- M28 FD. 1" I.P. W/TAG "L.S. 3698", FLUSH PER R5. MON. NOT ACCEPTED. MON. LIES S51°18'33"E 0.66' FROM EST. COR. (SEE DETAIL "M28" HEREON)
- M29 FD. COPPERWELD "L.S. 6654", FLUSH PER R4.

NOTES:

SEE SHEET 2 FOR MONUMENT NOTES, ABBREVIATIONS, LEGEND AND VICINITY MAP.  
SEE SHEET 3 FOR BOUNDARY & GPS CONTROL MAP AND EASEMENT NOTES.  
SEE SHEET 4 FOR LOT MAP.  
SEE SHEET 5 FOR DETAILS "A", "B" & "C".  
SEE SHEET 6 FOR DETAILS "D" & "E", CURVE TABLES & LINE TABLES FOR SHEETS 4 THROUGH 6, INCLUSIVE.

ABBREVIATIONS:

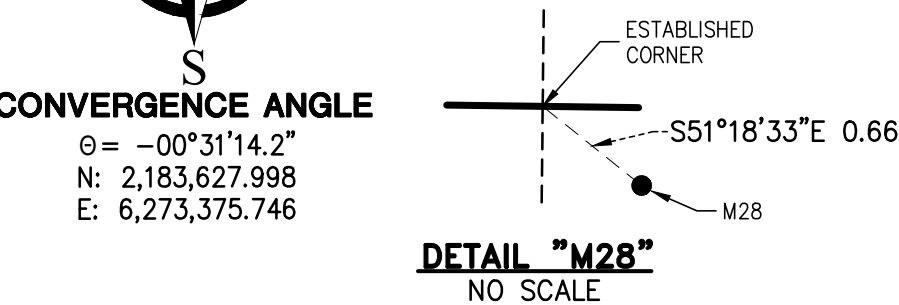
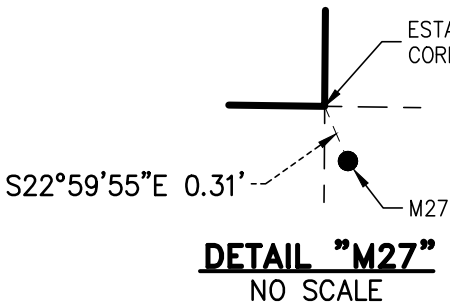
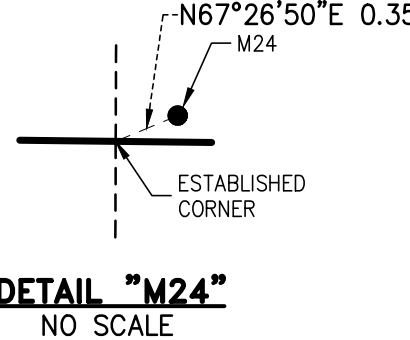
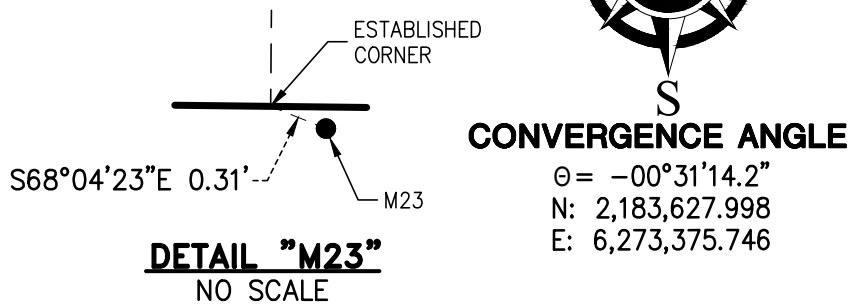
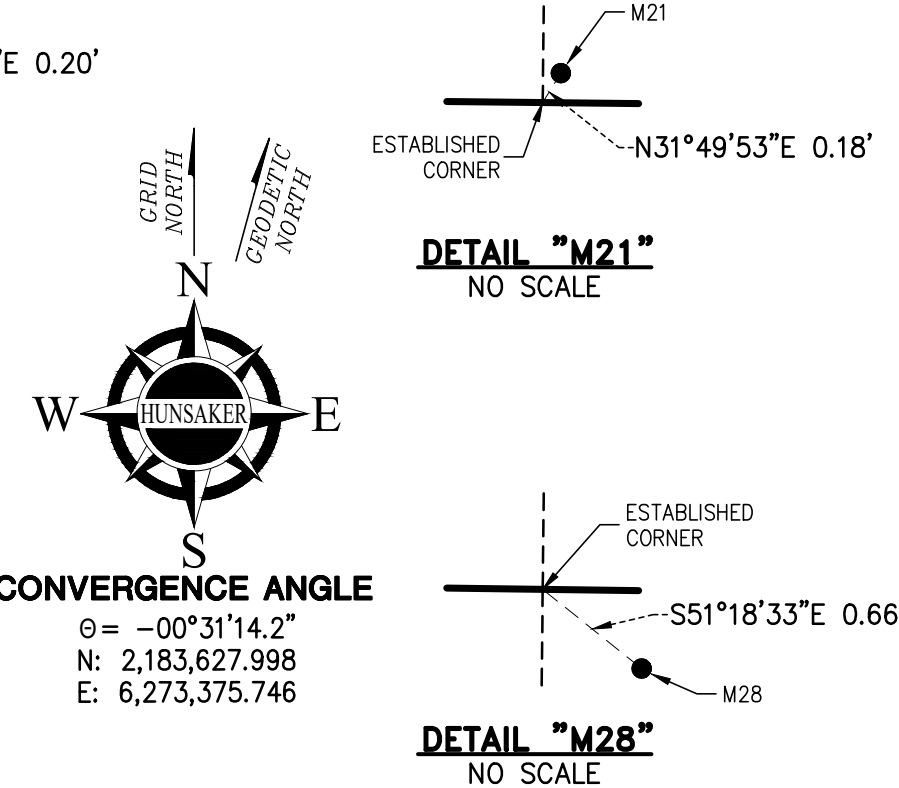
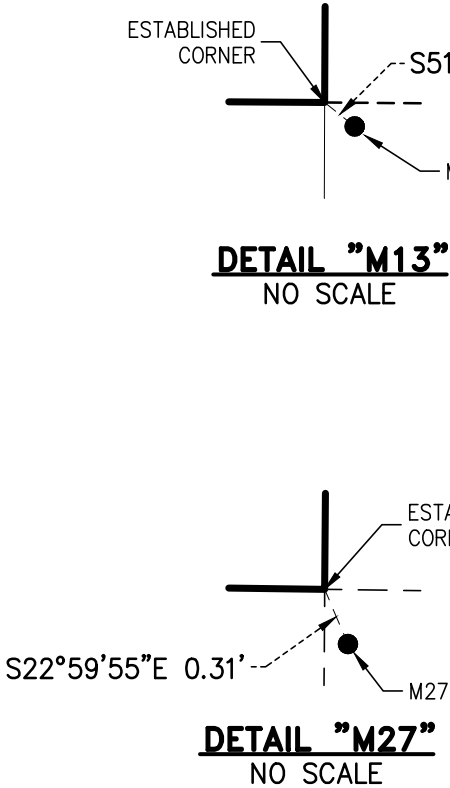
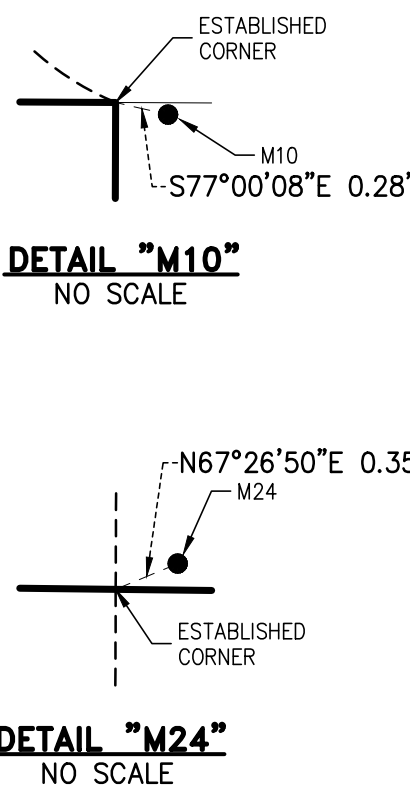
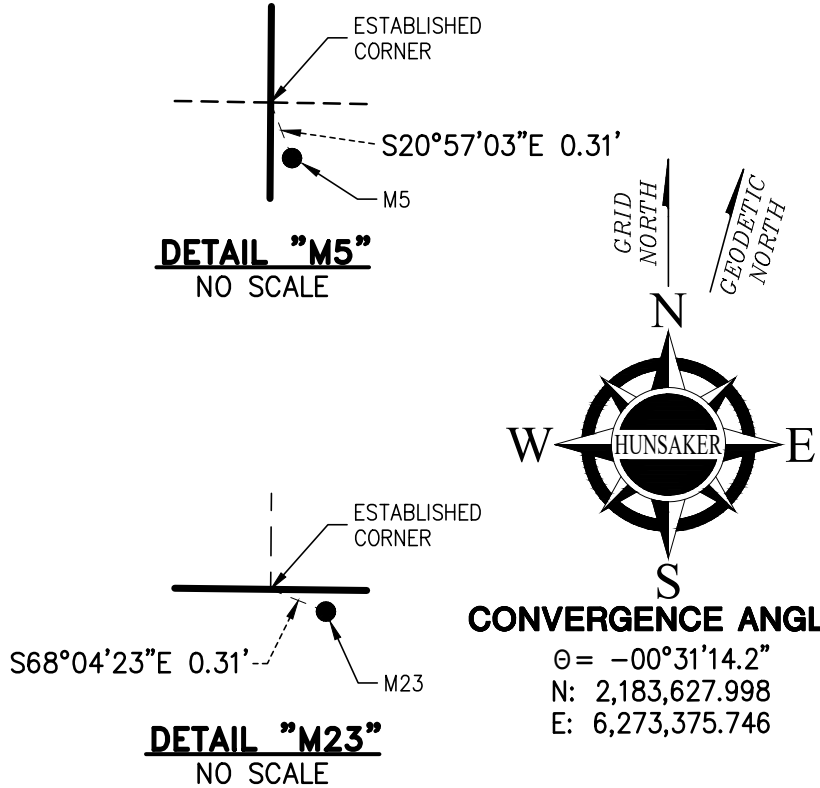
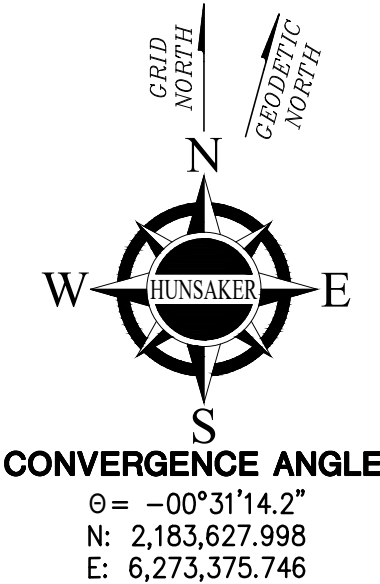
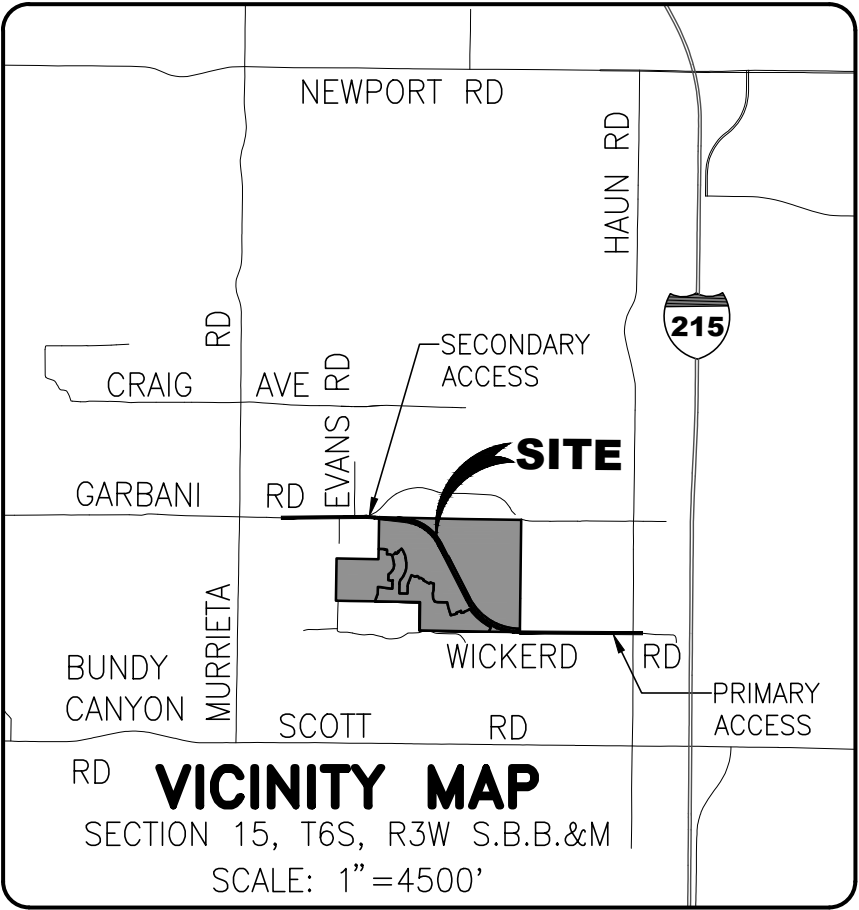
C#	CURVE DATA NUMBER	NW1/4	NORTHWEST ONE-QUARTER
c	CALCULATED	P.M.	PARCEL MAP
C.R.	CORNER RECORD	P.M.B.	PARCEL MAP BOOK
CL	CENTERLINE	PP	PLASTIC PLUG
COR.	CORNER	R#	MAP REFERENCE
DN.	DOWN	( R )	RADIAL LINE
E 1/4	EAST ONE-QUARTER	R.3W.	RANGE 3 WEST
E:	EASTING	R.C.E.	REGISTERED CIVIL ENGINEER
EST.	ESTABLISHED	REF.	REFERENCE
FD.	FOUND	RIV. Co. TRANS.	RIVERSIDE COUNTY TRANSPORTATION
I.P.	IRON PIPE	RW	RIGHT OF WAY
INT.	INTERSECTION	SEC.	SECTION
L#	LINE DATA NUMBER	SFN	SEARCH, FOUND NOTHING
L.S.	LICENSE SURVEYOR	SW1/4	SOUTHWEST ONE-QUARTER
M#	MONUMENT NUMBER	T.6S.	TOWNSHIP 6 SOUTH
M.B.	MAP BOOK	T.M.	TRACT MAP
MON.	MONUMENT	W/	WITH
N 1/4	NORTH ONE-QUARTER	W1/4	WEST ONE-QUARTER
N:	NORTHING		
No.	NUMBER		

LEGEND:

- PROJECT BOUNDARY LINE  
- - - EXISTING RIGHT OF WAY LINE  
— EXISTING LOT LINE  
- - - EXISTING EASEMENT LINE  
— NEW LOT LINE  
||||| INDICATES RESTRICTED ACCESS

RECORD DATA NOTES:

- ( ) INDICATES RECORD DATA AS NOTED.  
[ ] INDICATES RECORD AND MEASURED DATA AS NOTED.
- R1 INDICATES P.M. 11334, P.M.B. 54/22-23.  
R2 INDICATES P.M. 15973, P.M.B. 92/71.  
R3 INDICATES P.M. 10490, P.M.B. 48/44.  
R4 INDICATES T.M. 30142-1, M.B. 433/38-49.  
R5 INDICATES P.M. 8433, P.M.B. 38/33.  
R6 INDICATES P.M. 13717, P.M.B. 67/22.  
R7 INDICATES P.M. 10413, P.M.B. 90/55.  
R8 INDICATES T.M. 29636, M.B. 423/87-93.





# PARCEL MAP No. 38248

BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, TOGETHER WITH PORTIONS OF PARCELS 2 THROUGH 6, INCLUSIVE AND LOT 8 AND LOTS "B" THROUGH AND "H", INCLUSIVE, AND LOT "K" OF PARCEL MAP NO. 8433, FILED IN BOOK 38, PAGE 33 OF PARCEL MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN SECTIONS 15 AND 16, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN  
HUNSAKER AND ASSOCIATES, INC. FEBRUARY 2005

## FOR FINANCING AND CONVEYANCE PURPOSES ONLY BOUNDARY & GPS CONTROL MAP

### SURVEYOR'S NOTES:

▲ CONTROL STATION AS INDICATED.

● FOUND MONUMENT AS INDICATED.

SFN INDICATES SEARCH, FOUND NOTHING, SET NOTHING, UNLESS OTHERWISE INDICATED.

○ INDICATES SET 1" I.P. W/TAG STAMPED "L.S. 7874", FLUSH (RIV. CO. STD. TYPE "A" MON.)

SET LEAD & TAG STAMPED "L.S. 7874", IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "E") FOR B.C.'s, E.C.'s, P.C.C.'s, P.R.C.'s AND CORNER CUTBACKS PERPENDICULAR OR RADIAL TO THE CENTERLINE AT AN OFFSET OF 20.75 FEET FROM THE RIGHT OF WAY LINE ALONG GOLDEN MEADOWS PARKWAY, UNLESS OTHERWISE NOTED.

ALL MONUMENTS SHOWN AS "SET" IN ACCORDANCE WITH THE MONUMENT AGREEMENT FOR THIS MAP.

ALL MONUMENTS ARE SET AND TAGGED PER ORDINANCE 461.21

◦ INDICATES CALCULATED PER REFERENCE SHOWN.

DRAINAGE EASEMENT – NO BUILDING, OBSTRUCTIONS, OR ENCROACHMENTS BY LANDFILLS ARE ALLOWED.

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE AT THE CITY OF MENIFEE PUBLIC WORKS AND ENGINEERING DEPARTMENT, IN E.C.S. BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

### 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 "PPBF", "ESRW" AND "MLFP" NAD 83 (NSRS2007) 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 DISTANCES BY A COMBINATION FACTOR OF 0.99990294. CALCULATIONS ARE MADE AT THE ¼ CORNER SECTIONS 9 & 16, TOWNSHIP 6 SOUTH, RANGE 3 WEST, S.B.M., WITH COORDINATES OF: N: 2,183,627.998 E: 6,273,375.746 USING AN ELEVATION OF 1506.29 FEET.

### RECORD DATA NOTES:

( ) INDICATES RECORD DATA AS NOTED.

[ ] INDICATES RECORD AND MEASURED DATA AS NOTED.

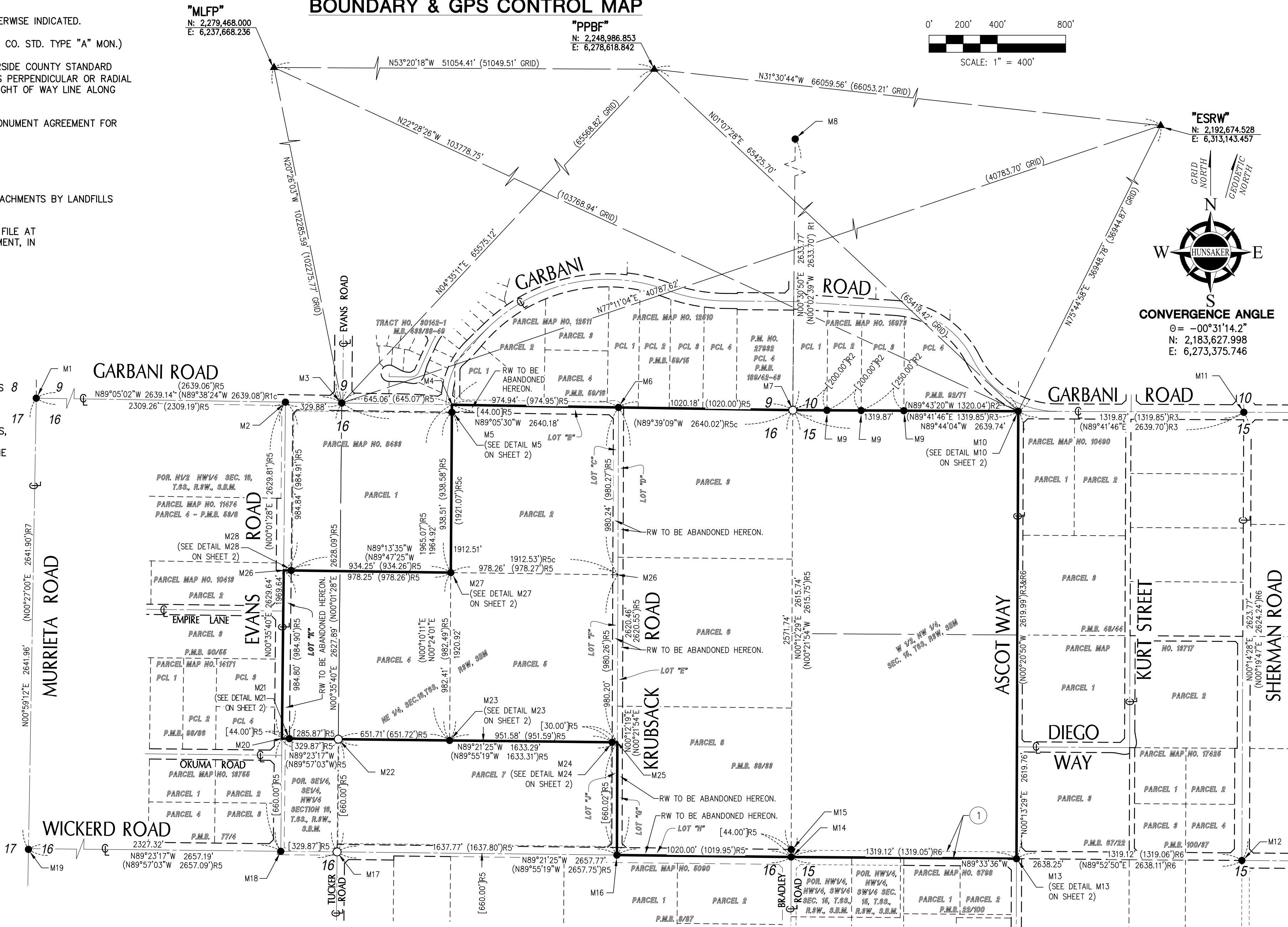
R1 INDICATES P.M. 11334, P.M.B. 54/22–23.  
R2 INDICATES P.M. 15973, P.M.B. 92/71.  
R3 INDICATES P.M. 10490, P.M.B. 48/44.  
R4 INDICATES T.M. 30142–1, M.B. 433/38–49.  
R5 INDICATES P.M. 8433, P.M.B. 38/33.  
R6 INDICATES P.M. 13717, P.M.B. 67/22.  
R7 INDICATES P.M. 10413, P.M.B. 90/55.  
R8 INDICATES T.M. 29636, M.B. 423/87–93.

### EASEMENT NOTES:

AN EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF RIVERSIDE ROYALE LAND CO., A LIMITED PARTNERSHIP, AND ELMER M. HANSON AND MARY BETHE HANSON, HUSBAND AND WIFE, RECORDED NOVEMBER 29, 1977 AS INSTRUMENT NO. 236884, OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

### NOTES:

SEE SHEET 2 FOR MONUMENT NOTES, ABBREVIATIONS, LEGEND AND VICINITY MAP.  
SEE SHEET 3 FOR BOUNDARY & GPS CONTROL MAP AND EASEMENT NOTES.  
SEE SHEET 4 FOR LOT MAP.  
SEE SHEET 5 FOR DETAILS "A", "B" & "C".  
SEE SHEET 6 FOR DETAILS "D" & "E", CURVE TABLES & LINE TABLES FOR SHEETS 4 THROUGH 6, INCLUSIVE.

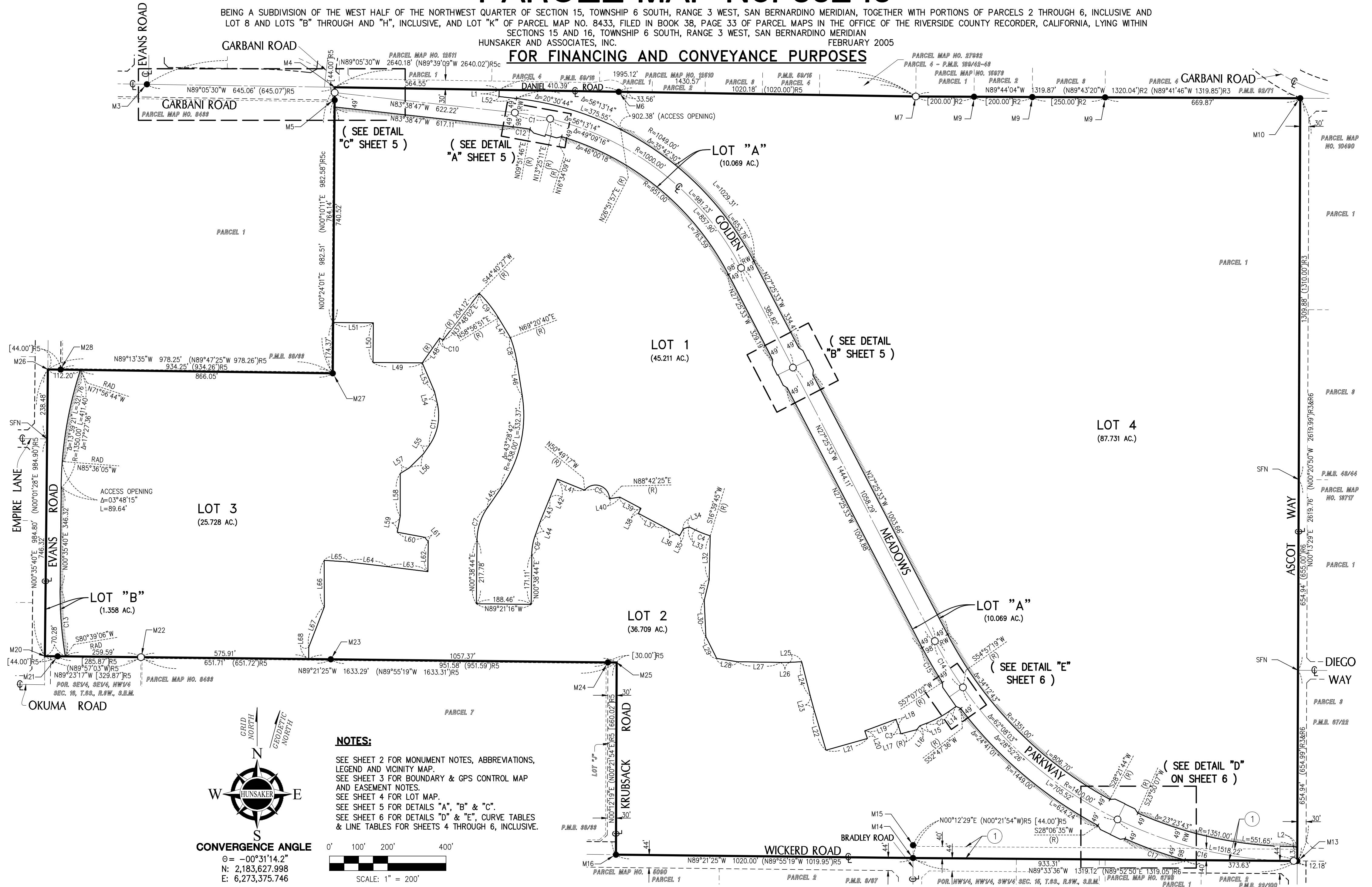


# PARCEL MAP No. 38248

BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, TOGETHER WITH PORTIONS OF PARCELS 2 THROUGH 6, INCLUSIVE AND LOT 8 AND LOTS "B" THROUGH AND "H", INCLUSIVE, AND LOT "K" OF PARCEL MAP NO. 8433, FILED IN BOOK 38, PAGE 33 OF PARCEL MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN SECTIONS 15 AND 16, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN

HUNSAKER AND ASSOCIATES, INC. FEBRUARY 2005

FOR FINANCING AND CONVEYANCE PURPOSES



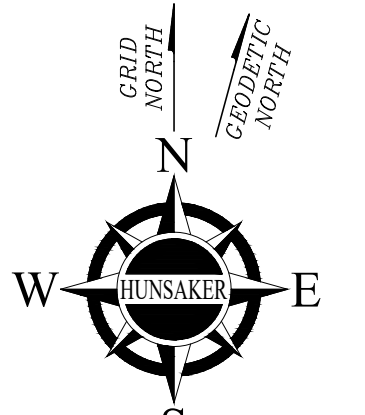
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HUNSAKER AND ASSOCIATES, INC. FEBRUARY 2005

## FOR FINANCING AND CONVEYANCE PURPOSES ONLY

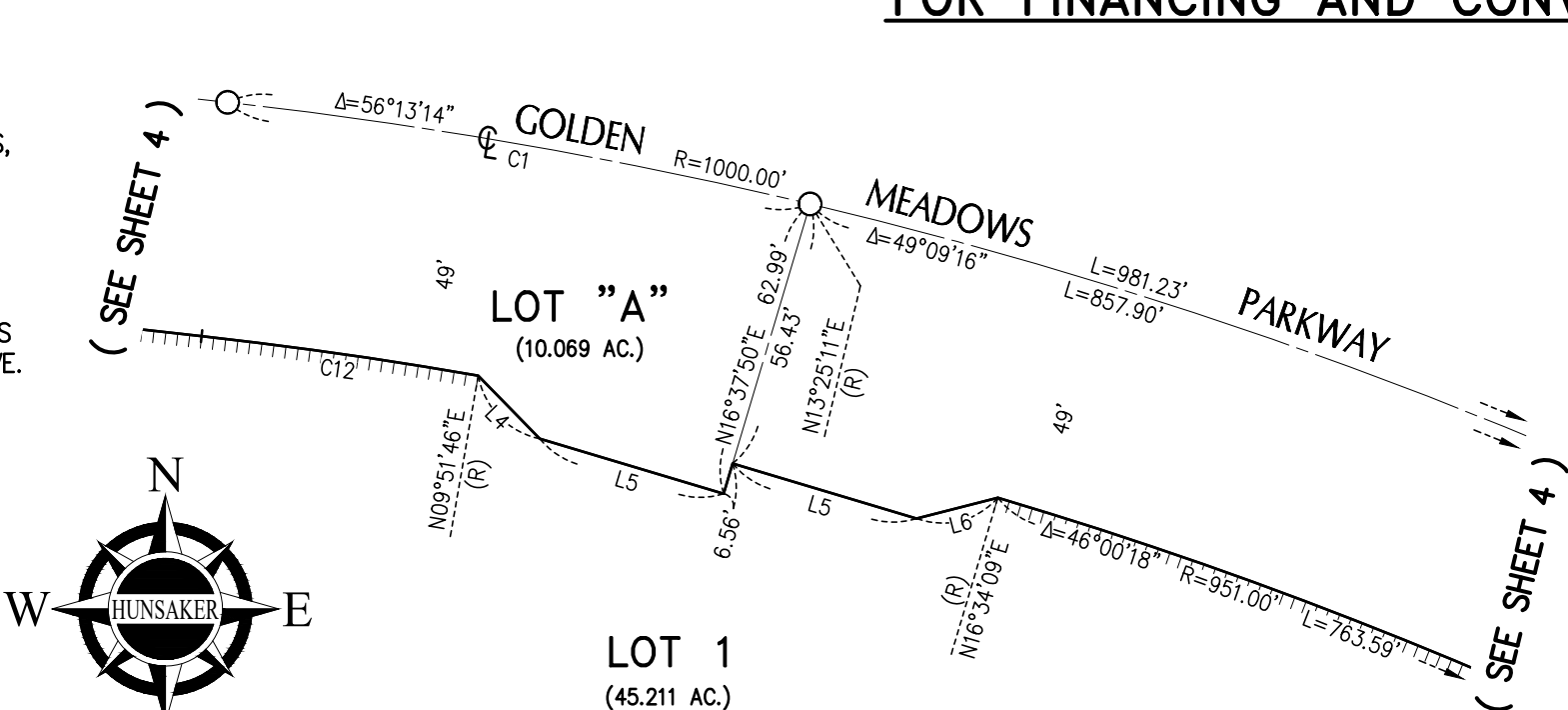
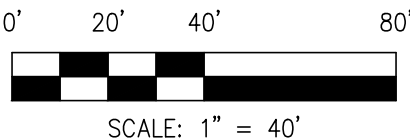
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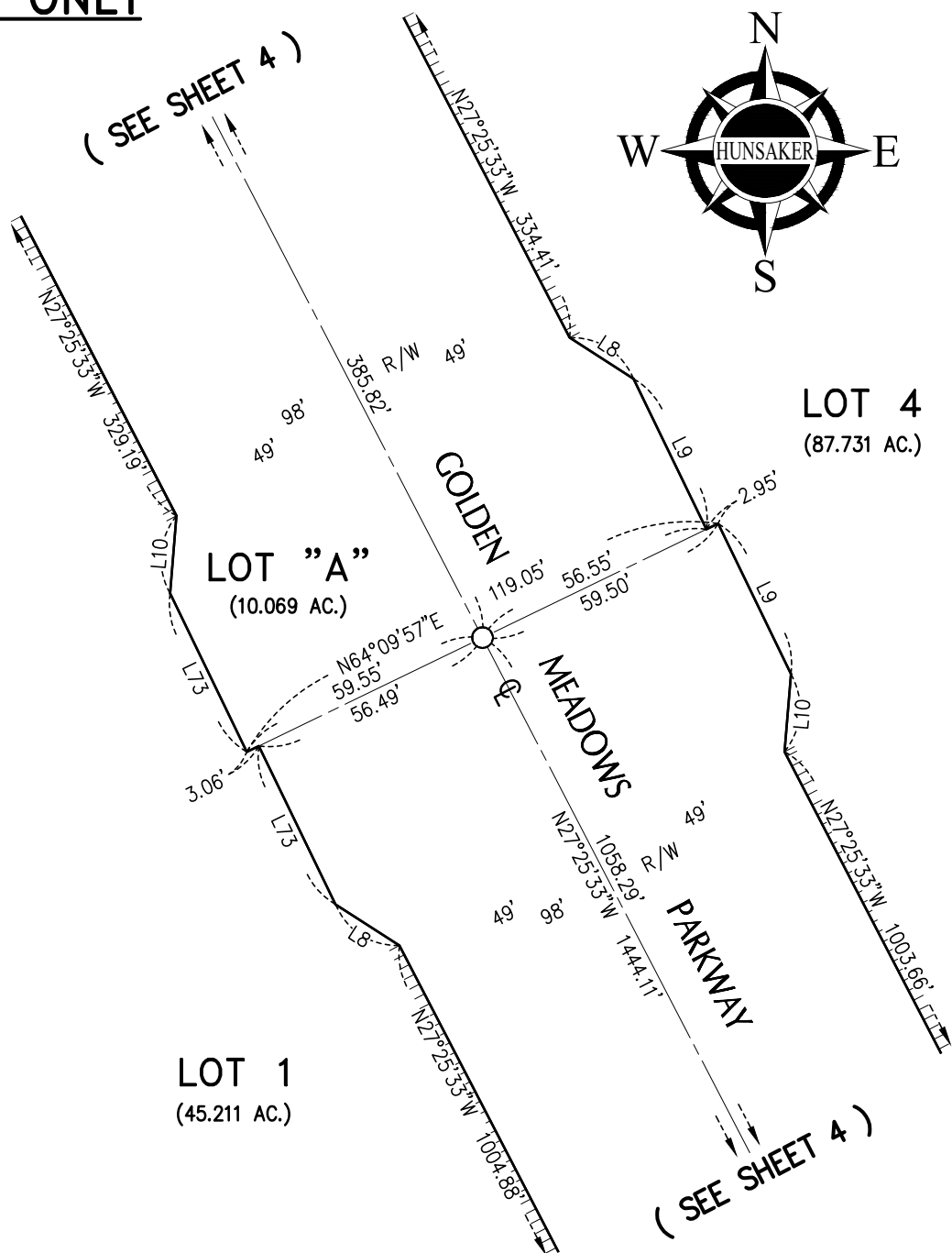


### CONVERGENCE ANGLE

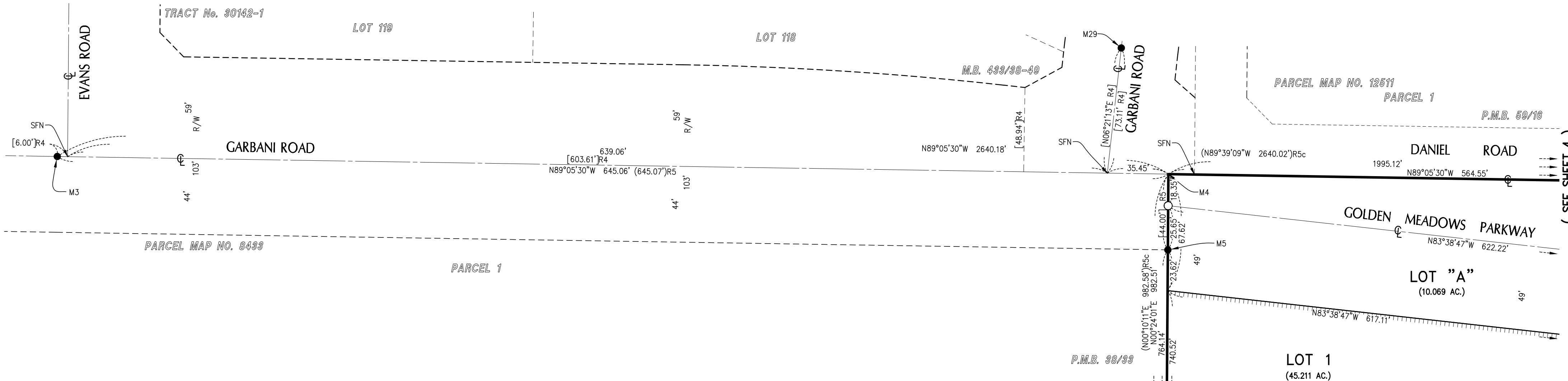
$\theta = -00^{\circ}31'14.2''$   
N: 2,183,627.998  
E: 6,273,375.746



**DETAIL "A"**  
SCALE: 1" = 40'



**DETAIL "B"**  
SCALE: 1" = 40'



**DETAIL "C"**  
SCALE: 1" = 40'

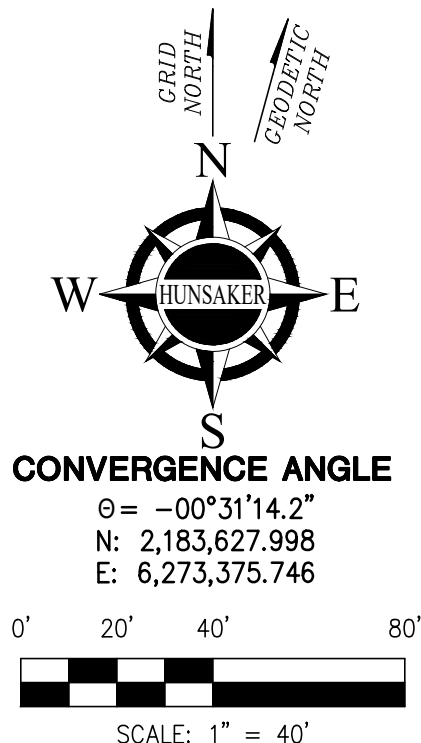
# PARCEL MAP No. 38248

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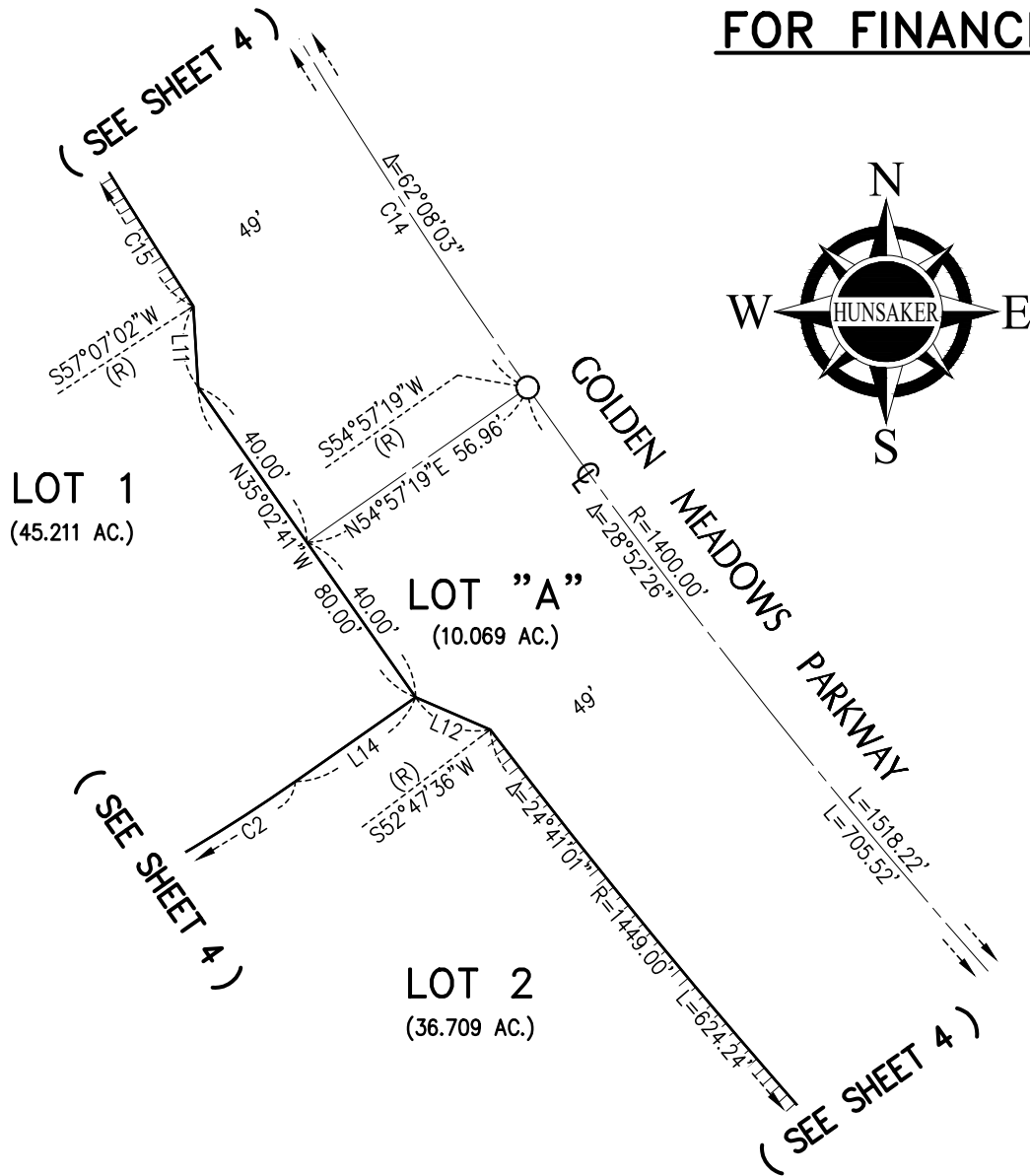
**NOTES:**

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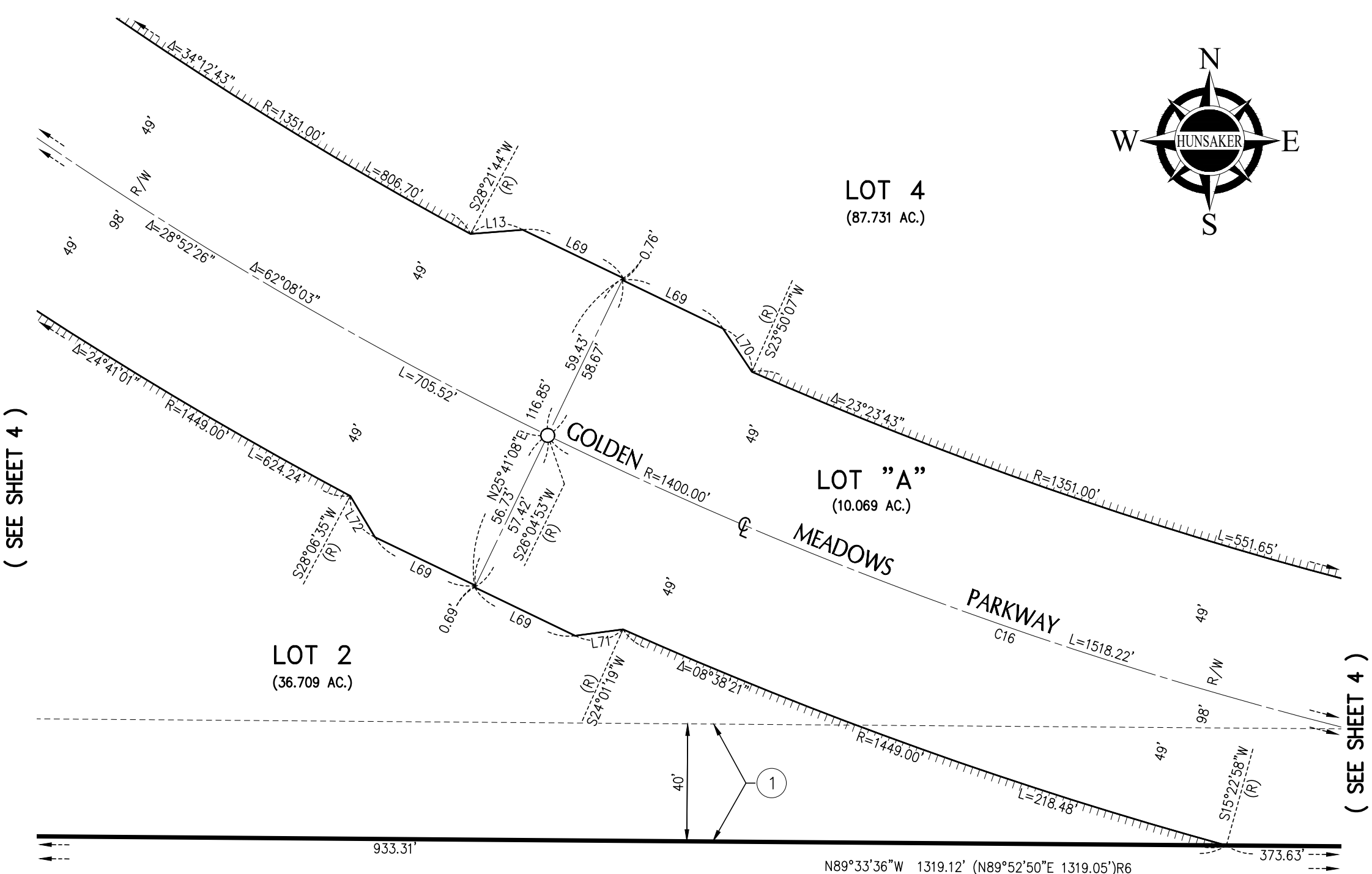
**CONVERGENCE ANGLE**

$\Theta = -00^{\circ}31'14.2''$   
N: 2,183,627.998  
E: 6,273,375.746



**DETAIL "E"**

SCALE: 1" = 40'



**DETAIL "D"**

SCALE: 1" = 40'

CURVE TABLE			
C#	DELTA	RADIUS	LENGTH
C1	07°03'58"	1000.00'	123.33'
C2	14°10'39"	340.00'	84.13'
C3	05°53'11"	272.00'	27.94'
C4	08°58'23"	328.00'	51.37'
C5	139°31'42"	48.00'	116.89'
C6	18°48'02"	200.00'	65.63'
C7	33°49'56"	200.00'	118.10'
C8	11°39'19"	438.00'	89.10'
C9	14°16'25"	430.80'	107.32'
C10	02°46'55"	272.00'	13.21'
C11	47°35'47"	180.00'	149.53'
C12	03°30'33"	951.00'	58.25'
C13	09°56'34"	1350.00'	234.27'
C14	07°37'08"	1400.00'	186.16'
C15	05°27'25"	1449.00'	138.01'
C16	25°38'29"	1400.00'	626.54'
C17	08°38'21"	1449.00'	218.48'

LINE TABLE		
L#	BEARING	LENGTH
L1	N00°54'30"E	22.93'
L2	N89°33'36"W	11.99'
L3	N00°13'29"E	49.00'
L4	N44°16'29"W	18.38'
L5	N73°22'10"W	40.00'
L6	N75°39'02"E	17.48'
L7	N81°39'59"E	24.99'
L8	N57°12'52"W	17.28'
L9	N25°50'03"W	38.00'
L10	N04°42'13"E	17.71'
L11	N03°31'03"W	17.20'
L12	N66°34'20"W	17.20'
L13	N85°26'35"E	17.85'
L14	N54°57'19"E	31.04'
L15	N69°07'58"E	26.71'
L16	N39°51'20"E	17.09'
L17	N75°24'45"E	56.00'
L18	N20°28'26"W	24.75'
L19	N69°31'34"E	114.03'
L20	N18°53'25"W	27.69'
L21	N74°14'14"E	147.46'
L22	N16°32'54"W	142.95'
L23	N15°11'47"W	50.42'
L24	N14°05'02"W	121.77'
L25	N87°17'46"E	41.59'

LINE TABLE		
L#	BEARING	LENGTH
L26	N89°31'17"E	32.25'
L27	N89°07'18"W	147.53'
L28	N80°47'24"W	71.44'
L29	N26°27'23"W	83.44'
L30	N02°37'16"W	124.41'
L31	N13°32'00"E	72.68'
L32	N01°24'53"E	151.41'
L33	N64°21'52"W	27.52'
L34	N72°08'08"E	20.65'
L35	N28°38'08"E	26.26'
L36	N61°21'52"W	56.00'
L37	N62°03'02"W	104.95'
L38	N27°56'58"E	19.46'
L39	N61°58'28"W	82.41'
L40	N81°08'03"E	35.90'
L41	N67°58'20"W	101.23'
L42	N21°54'29"E	72.80'
L43	N22°07'18"E	87.60'
L44	N19°26'46"E	48.88'
L45	N34°28'40"E	85.57'
L46	N09°00'02"W	114.18'
L47	N31°03'32"W	79.04'
L48	N35°01'08"E	104.14'
L49	N89°36'08"W	169.09'
L50	N00°23'52"E	136.31'

LINE TABLE		
L#	BEARING	LENGTH
L51	N89°36'08"W	138.06'
L52	N83°38'47"W	59.95'
L53	N23°04'11"W	107.45'
L54	N13°07'07"W	42.03'
L55	N34°28'40"E	35.62'
L56	N45°09'29"E	69.87'
L57	N58°23'26"E	36.17'
L58	NORTH	146.60'
L59	N10°28'56"E	56.00'
L60	N79°31'04"W	95.72'
L61	N39°26'10"W	19.32'
L62	N00°38'44"E	103.08'
L63	N82°55'40"W	137.87'
L64	N83°08'59"W	137.11'
L65	N86°12'17"W	83.18'
L66	N00°08'14"W	160.04'
L67	N21°09'17"E	147.69'
L68	N00°38'35"E	41.33'
L69	N64°18'52"W	38.00'
L70	N33°50'47"W	17.74'
L71	N82°28'07"E	16.42'
L72	N30°52'49"W	16.32'
L73	N25°50'03"W	40.00'



# ENVIRONMENTAL CONSTRAINT SHEET

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

SHEET 1 OF 1 SHEET

## PARCEL MAP No. 38248

BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, TOGETHER WITH PORTIONS OF PARCELS 2 THROUGH 6, INCLUSIVE AND LOT 8 AND LOTS "B" THROUGH AND "H", INCLUSIVE, AND LOT "K" OF PARCEL MAP NO. 8433, FILED IN BOOK 38, PAGE 33 OF PARCEL MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN SECTIONS 15 AND 16, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN

HUNSAKER AND ASSOCIATES, INC.

FEBRUARY 2005

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