

NUMBERED LOTS = 104
OPEN SPACE LOTS = 17
LETTERED LOTS = 8
NET AREA = 18.08 ACRES
GROSS AREA = 26.22 ACRES

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

SHEET 1 OF 11 SHEETS

TRACT NO. 36658-3

BEING A SUBDIVISION OF PARCEL 3 AND LOTS "M", "N", "U", "LL", "MM", AND "NN" 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:
FIRST AMERICAN TITLE COMPANY
ORDER NO. NHSC-6720444

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" THROUGH "H" INCLUSIVE. THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: STORM DRAIN EASEMENT LYING WITHIN LOT 8, INCLUSIVE. THE DEDICATION IS FOR DRAINAGE AND MAINTENANCE PURPOSES.

WE HEREBY RETAIN LOTS 105 THROUGH 121, INCLUSIVE, INDICATED AS "OPEN SPACE" LOTS, 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 RESERVED AS AN EASEMENT FOR PRIVATE PURPOSES: PRIVATE DRAINAGE EASEMENT LYING WITHIN LOT 9, AS SHOWN HEREON, FOR THE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

LOTS 68, 69, 70, 71, 72, AND 114 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.

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY

BY: DARREN WARREN
TITLE: VICE PRESIDENT, LAND ACQUISITION AND DEVELOPMENT

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/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 _____

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:

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.

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.

W.G JENKINS, HOLDER OF EASEMENT FOR PIPELINES, DITCHES, FLUMES AND APPURTENANCES PER DOCUMENT
RECORDED JANUARY 22, 1930 IN BOOK 836, PAGE 512 OF DEEDS, RIVERSIDE COUNTY RECORDS.

ROMOLA INCORPORATED, HOLDER OF EASEMENTS FOR PIPELINES AND DITCHES PER DOCUMENTS RECORDED FEBRUARY
11, 1930 IN BOOK 839, PAGE 180 AND FEBRUARY 24, 1930 IN BOOK 841, PAGE 337, BOTH OF DEEDS, RIVERSIDE
COUNTY RECORDS.

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.

EASTERN MUNICIPAL WATER DISTRICT, HOLDER OF AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES,
RECORDED OCTOBER 19, 2021 AS DOCUMENT NO. 2021-0616691 OF OFFICIAL RECORDS, RECORDS OF
RIVERSIDE COUNTY.

EASTERN MUNICIPAL WATER DISTRICT, HOLDER OF AN EASEMENT FOR WATER AND INCIDENTAL PURPOSES,
RECORDED OCTOBER 19, 2021 AS DOCUMENT NO. 2021-0616692 OF OFFICIAL RECORDS, RECORDS OF
RIVERSIDE COUNTY.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES,
RECORDED JANUARY 04, 2023 AS DOCUMENT NO. 2023-0001698 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES,
RECORDED JANUARY 04, 2023 AS DOCUMENT NO. 2023-0001704 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

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.

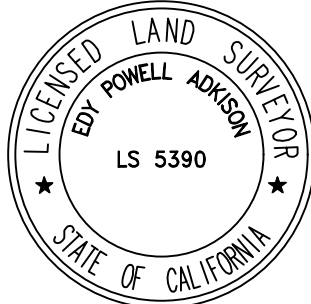
NOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE 460, PAYMENT OF THE DRAINAGE FEES SHALL
BE PAID WITH CASHIER'S CHECK OR MONEY ORDER ONLY AT THE TIME OF ISSUANCE OF THE GRADING OR BUILDING PERMIT
FOR SAID PARCELS, WHICHEVER OCCURS FIRST, AND THAT THE OWNER OF EACH PARCEL, AT THE TIME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

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



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS 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. AND THAT ALL IMPROVEMENTS HAVE
BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO
AGREEMENT WITH THE CITY OF MENIFEE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME
FOR COMPLETING THE SAME AS MAY BE REQUIRED BY THE CONDITIONS OF APPROVAL DATED OCTOBER 21, 2015.

DATE: _____

BY: _____
NICOLAS FIDLER, RCE 61069
CITY ENGINEER, CITY OF MENIFEE



CITY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY
STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND THAT I AM SATISFIED THIS
MAP IS TECHNICALLY CORRECT.

DATE: _____, 20____

BY: _____
STEVEN E. STRAPAC, PLS 8566
CITY SURVEYOR, CITY OF MENIFEE



MENIFEE CITY CLERK CERTIFICATE

THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS CITY COUNCIL, HEREBY APPROVES THE
TRACT MAP 36658-3 AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR PUBLIC STREET AND PUBLIC
UTILITY PURPOSES. THE COUNCIL DECLARES THE ACCEPTANCE OF THE OFFERS IS TO VEST TITLE IN THE CITY ON
BEHALF OF THE PUBLIC FOR SAID PURPOSES BUT THAT SAID STREET SHALL NOT BECOME PART OF THE CITY
MAINTAINED STREET SYSTEM UNTIL ACCEPTED BY THE CITY PURSUANT TO SECTION 941 OF THE STREETS AND
HIGHWAYS CODE.

THE EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES LOT "A" (BRONZITE WAY), LOT "B" (GOLDSTONE DRIVE),
LOT "C" (LONE OAK DRIVE), LOT "D" (SANDS DRIVE), LOT "E" (BRECCIA WAY), LOT "F" (DENALI PEAK ROAD), LOT "G"
(BUTTE DRIVE), AND LOT "H" (FELSIC DRIVE).

LOTS 68, 69, 70, 71, 72, AND 114 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 EASEMENT FOR STORM DRAIN AND MAINTENANCE PURPOSES WITHIN LOT 8 IS HEREBY ACCEPTED, SUBJECT TO
IMPROVEMENTS.

DATE: _____, 20____

STEPHANIE ROSEEN
ACTING 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

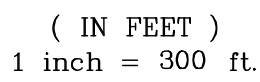
DATE: _____, 20____

BY: _____, DEPUTY

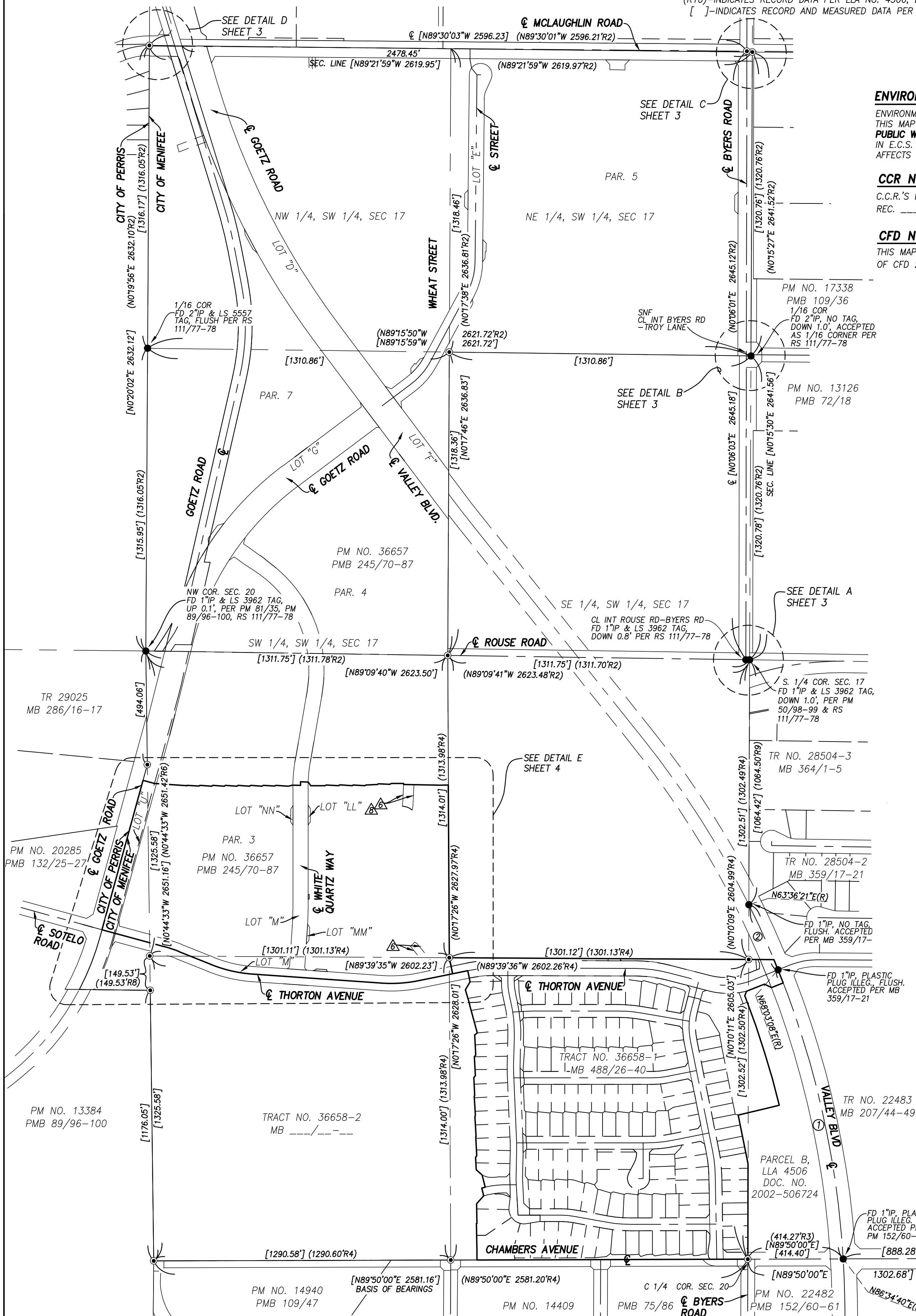
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ENGINEERS

BOUNDARY SHEET

SEE SHEET 11 FOR BASIS OF BEARINGS
AND GPS CONTROL.



THIS MAP IS WITHIN THE BOUNDARY
OF CFD 2015-2.



BEING A SUBDIVISION OF PARCEL 3 AND LOTS "M", "N", "U", "LL", "MM", AND "NN" 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

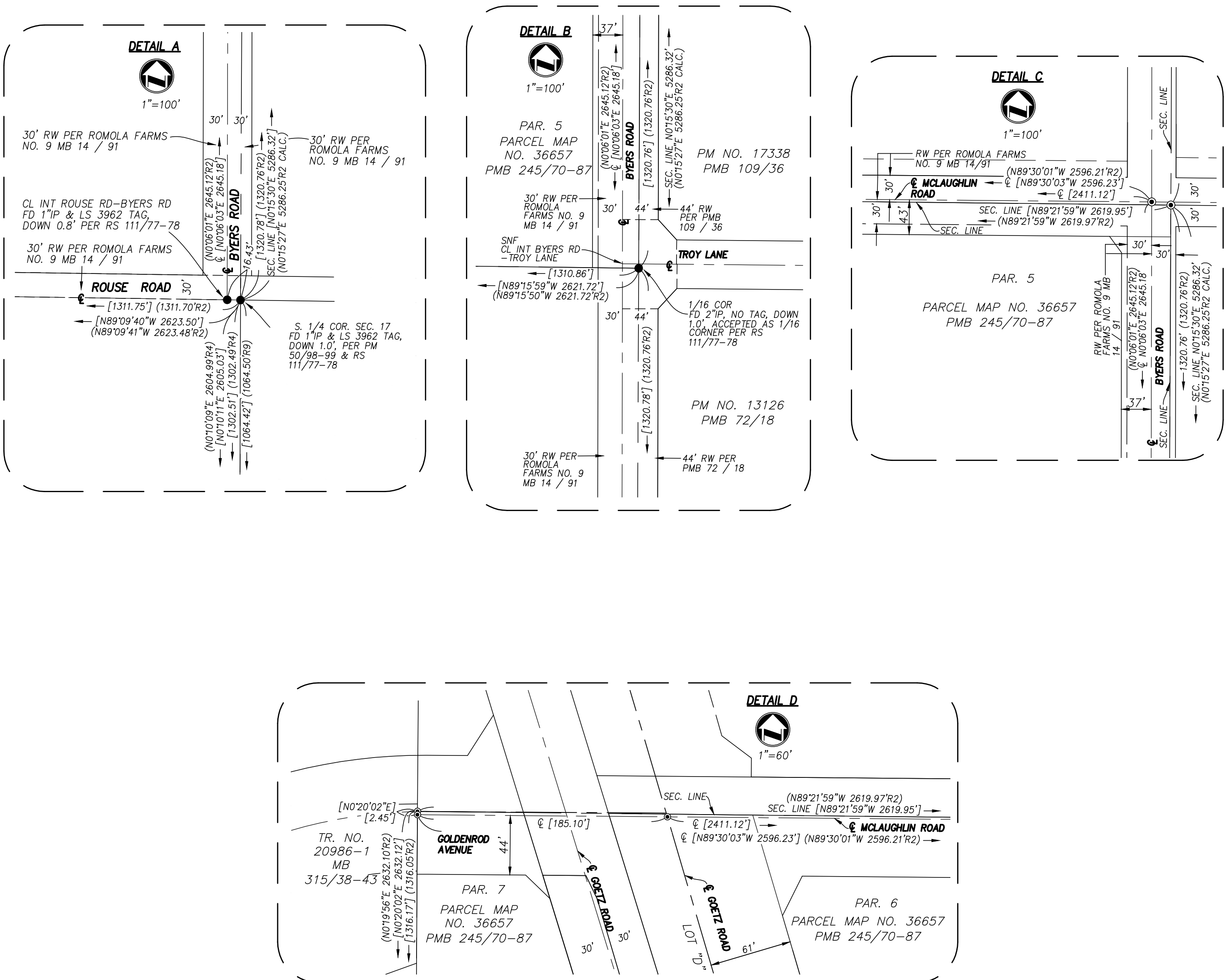
(FROM SHEET 2)

*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,
EASEMENT NOTES AND VICINITY MAP.

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



NOTE:

DRAINAGE EASEMENTS SHALL BE KEPT
FREE OF BUILDINGS AND OBSTRUCTIONS.

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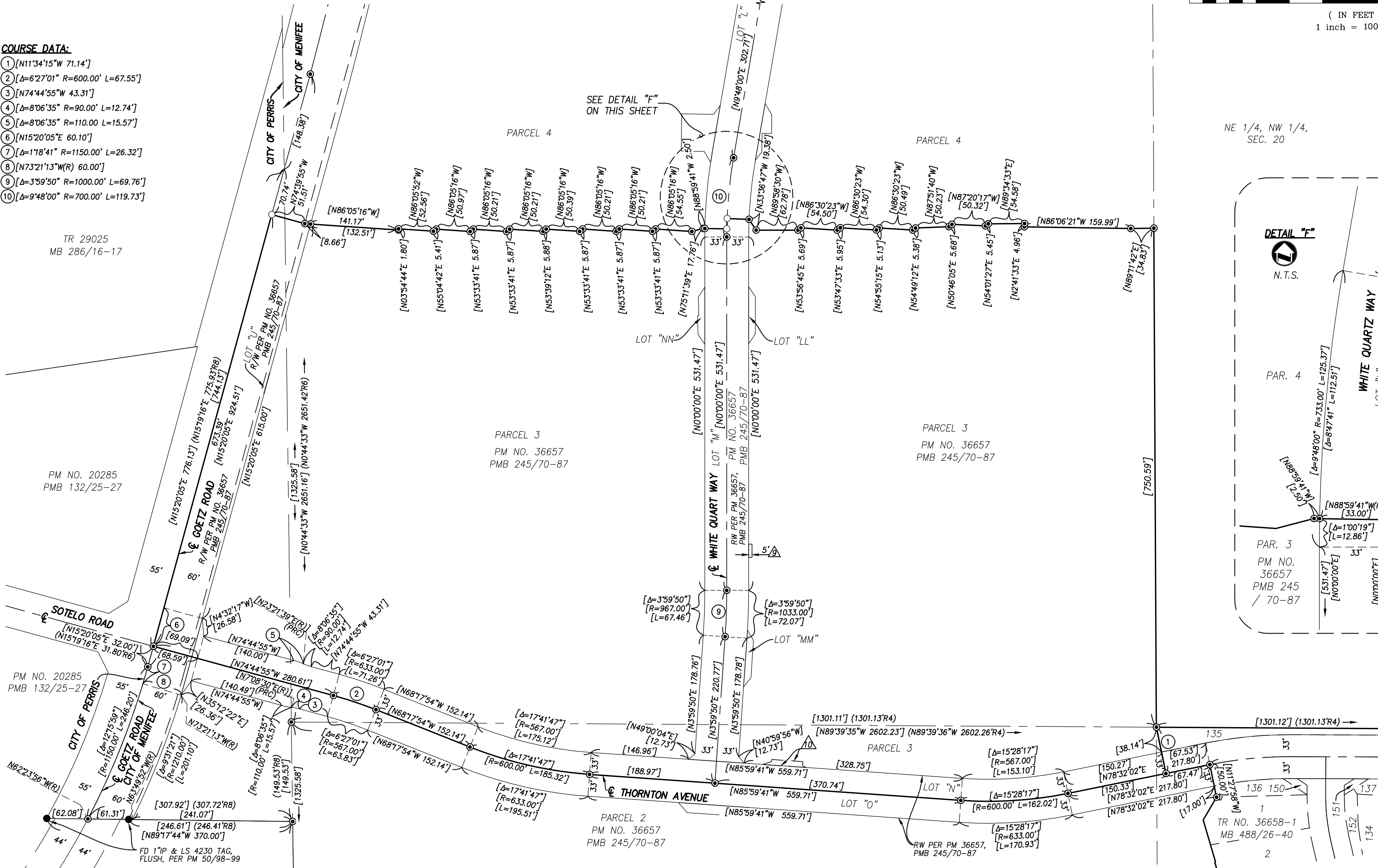
SEE SHEET 11 FOR BASIS OF BEARINGS
AND GPS CONTROL DIAGRAM.

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(R) 60.00']
- ⑨ [Δ=3°59'50" R=1000.00' L=69.76']
- ⑩ [Δ=9°48'00" R=700.00' L=119.73']

TR 29025
MB 286/16-17

PM NO. 20285
PMB 132/25-27



DETAIL "E"
(FROM SHEET 2)

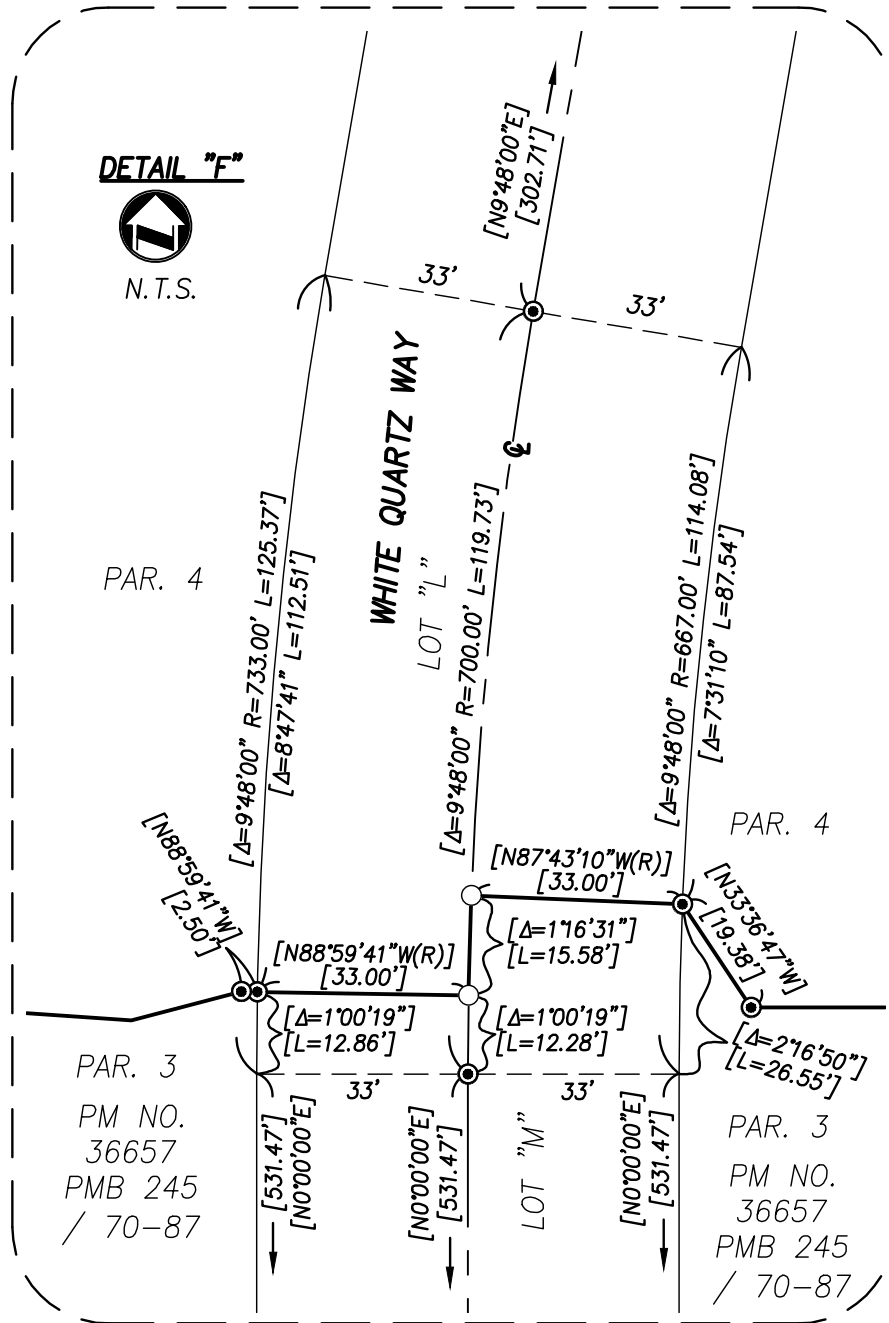


GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

NE 1/4, NW 1/4,
SEC. 20



TRACT NO. 36658-3

BEING A SUBDIVISION OF PARCEL 3 AND LOTS "M", "N", "U", "LL", "MM", AND "NN" OF
PARCEL MAP NO. 36657, FILED IN BOOK 245, PAGES 70-87, INCLUSIVE OF PARCEL MAPS,
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JUNE 2017

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ENGINEERS

INDEX MAP



GRAPHIC SCALE



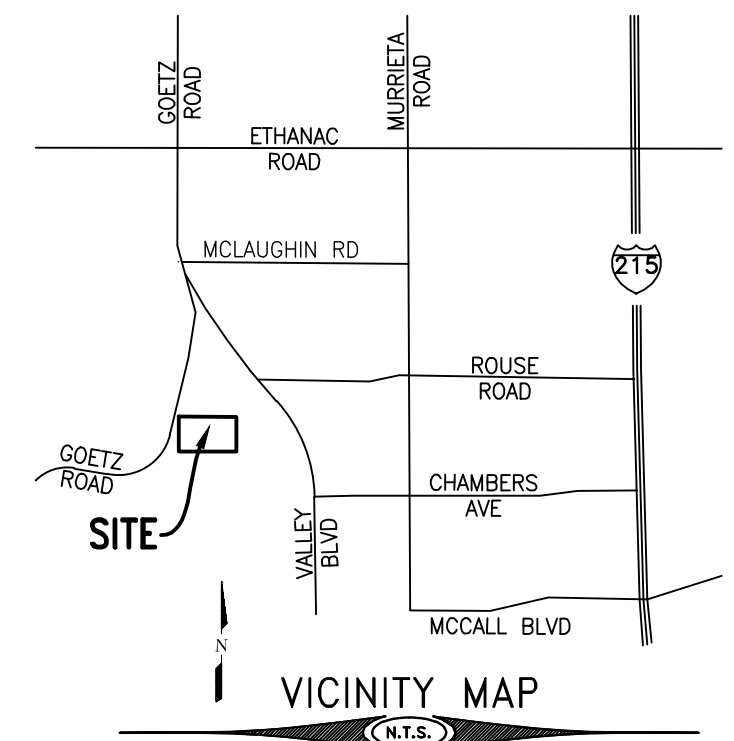
(IN FEET)
1 inch = 100 ft.

NOTE:

DRAINAGE EASEMENTS SHALL BE KEPT
FREE OF BUILDINGS AND OBSTRUCTIONS.

SEE SHEET 2 FOR SURVEYOR'S NOTES,
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NOTE, AND CFD NOTE.

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



NE 1/4, NW 1/4,
SEC. 20

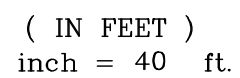
EASEMENT NOTES:

- 1 THE UNITED STATES OF AMERICA, HOLD 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 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.
- 3 PRIVATE STORM DRAIN, RESERVED HEREON.
- 4 CALIFORNIA WATER AND TELEPHONE COMPANY, HOLDER OF AN EASEMENT FOR POLE LINES, CONDUITS, OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED DECEMBER 29, 1961 AS INST. NO. 111982 OF OFFICIAL RECORDS.
- 5 EASEMENT FOR PUBLIC UTILITY PURPOSES RESERVED IN VACATION OF GOETZ ROAD PER DOCUMENT RECORDED MARCH 12, 1987 AS INST. NO. 67448 OF OFFICIAL RECORDS.
- 6 EASEMENT FOR SEWER AND INCIDENTAL PURPOSES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT RECORDED OCTOBER 19, 2021 AS INST. NO. 2021-0616691 OF OFFICIAL RECORDS.
- 7 EASEMENT FOR WATER AND INCIDENTAL PURPOSES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT RECORDED OCTOBER 19, 2021 AS INST. NO. 2021-0616692 OF OFFICIAL RECORDS.
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- 9 SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED JANUARY 04, 2023 AS DOCUMENT NO. 2023-0001698 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
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adkan
ENGINEERS



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,
EASEMENT NOTES AND VICINITY MAP.

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

COURSE DATA:

- ① $\Delta = 02^{\circ}16'50''$ $R = 667.00'$ $L = 26.55'$
- ② $\Delta = 1^{\circ}00'19''$ $R = 733.00'$ $L = 12.86'$
- ③ $\Delta = 1^{\circ}00'19''$ $R = 700.00'$ $L = 12.28'$
- ④ $\Delta = 1^{\circ}16'31''$ $R = 700.00'$ $L = 15.58'$
- ⑤ $N 33^{\circ}41'24''W$ $18.03'$
- ⑥ $N 89^{\circ}42'34''E$ $8.00'$



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

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

TRACT NO. 36658-3

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JUNE 2017

adkan
ENGINEERS

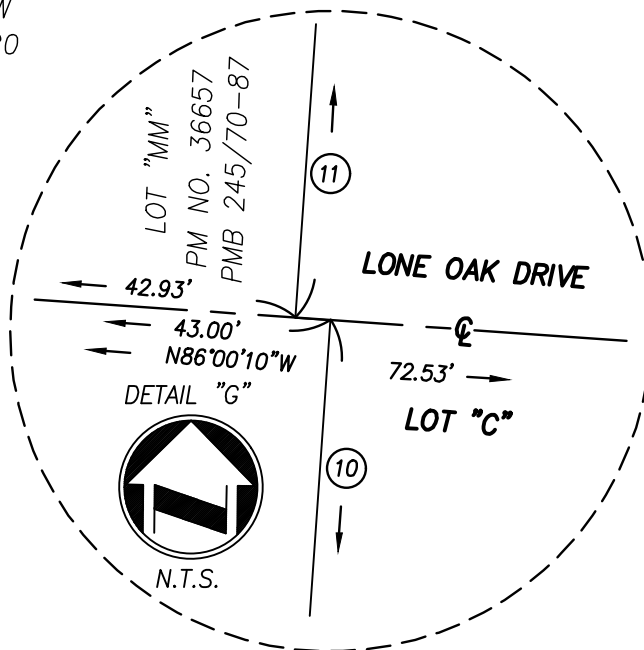
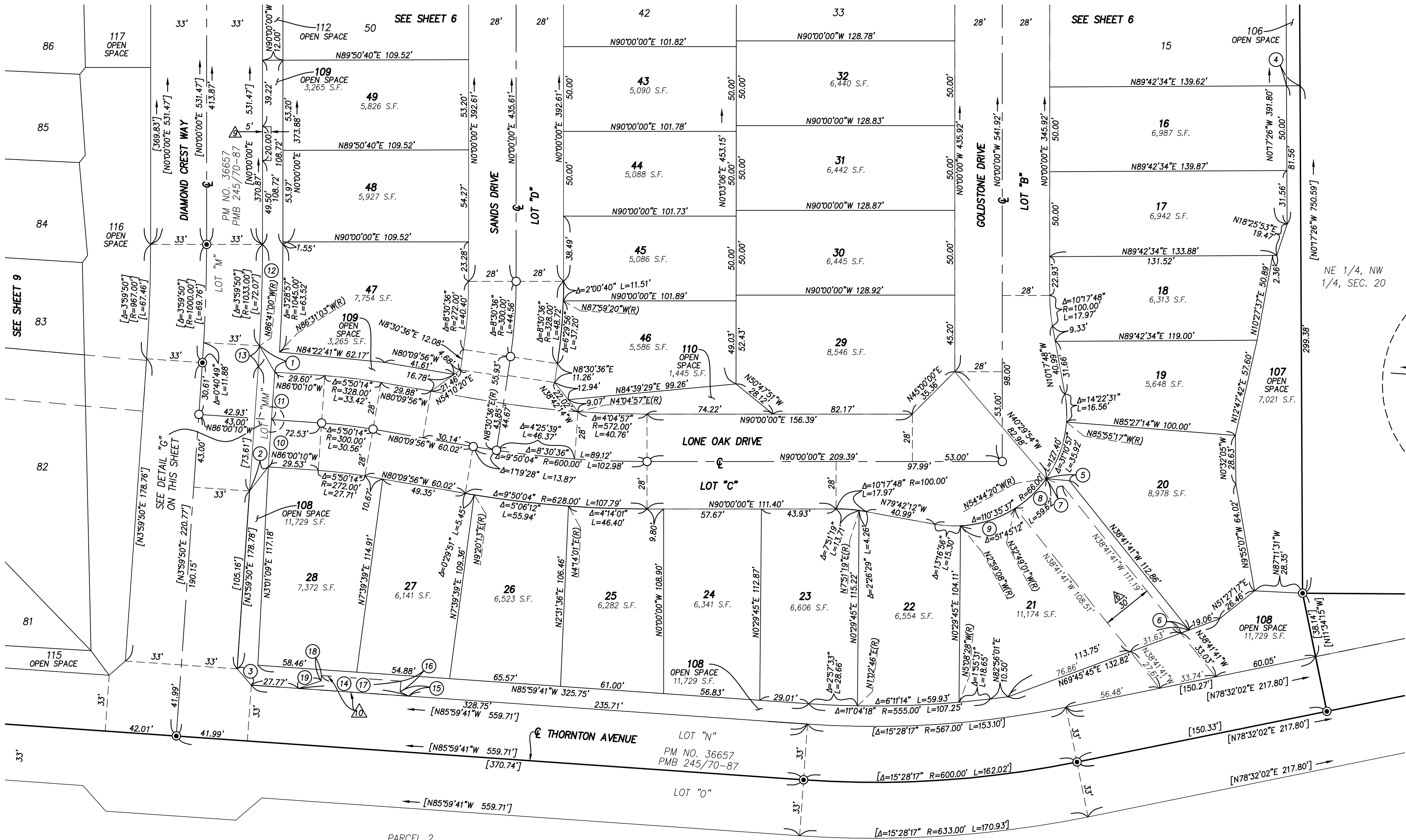
NOTE:

DRAINAGE EASEMENTS SHALL BE KEPT
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SEE SHEET 5 FOR SHEET INDEX MAP,
EASEMENT NOTES AND VICINITY MAP.

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



COURSE DATA:

- 1 N29°54'06"W 17.93'
- 2 N37°41'14"E 18.03'
- 3 [N40°59'56"W 12.73']
- 4 N89°42'34"E 8.00'
- 5 N84°58'48"W 13.84'
- 6 N69°45'45"E 5.27'
- 7 N66°18'07"W 10.79'
- 8 Δ=21°55'20" R=66.00' L=25.25'
- 9 Δ=51°45'12" R=66.00' L=34.36'
- 10 N69°45'45"E 5.27'
- 11 N66°18'07"W 10.79'
- 12 Δ=21°55'20" R=66.00' L=25.25'
- 13 Δ=51°45'12" R=66.00' L=34.36'
- 14 N85°59'41"W 65.27'
- 15 N63°29'41"W 5.63'
- 16 N4°00'19"E 6.34'
- 17 N85°59'41"W 47.00'
- 18 N4°00'19"E 3.09'
- 19 N71°30'19"E 14.15'

PARCEL 2
PM NO. 36657
PMB 245/70-87



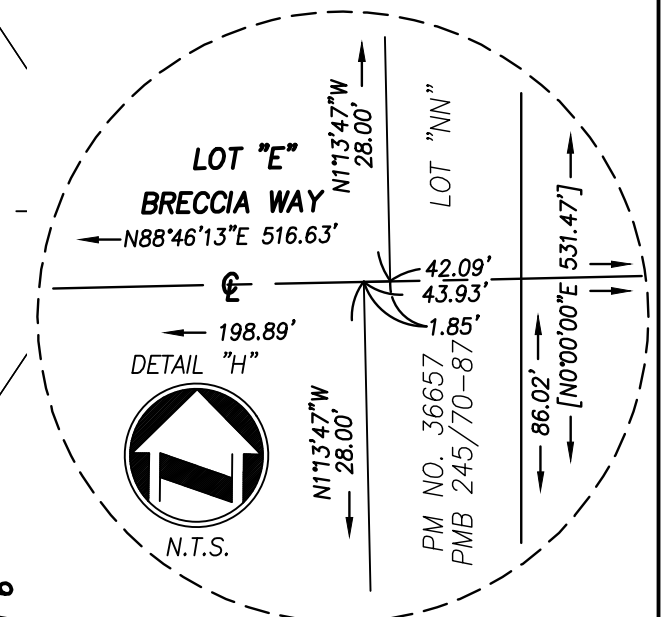
GRAPHIC SCALE

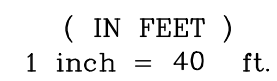
(IN FEET)
1 inch = 40 ft.**adkan**
ENGINEERSBEING A SUBDIVISION OF PARCEL 3 AND LOTS "M", "N", "U", "LL", "MM", AND "NN" OF
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JUNE 2017

TRACT NO. 36658-3

PARCEL 4
PM NO. 36657
PMB 245/70-87**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 5 FOR SHEET INDEX MAP,
EASEMENT NOTES AND VICINITY MAP.SEE SHEET 11 FOR BASIS OF BEARINGS
AND GPS CONTROL DIAGRAM.**COURSE DATA:**

- ① $\Delta=2'16''50''$ $R=667.00'$ $L=26.55'$
- ② $\Delta=1'00''19''$ $R=733.00'$ $L=12.86'$
- ③ $\Delta=1'00''19''$ $R=700.00'$ $L=12.28'$
- ④ $\Delta=1'16''31''$ $R=700.00'$ $L=15.58'$
- ⑤ $\Delta=3'59''47''$ $R=300.00'$ $L=20.92'$
- ⑥ $\Delta=3'59''47''$ $R=272.00'$ $L=18.97'$
- ⑦ $\Delta=3'59''47''$ $R=328.00'$ $L=22.88'$
- ⑧ $\Delta=107'33''33''$ $R=66.00'$ $L=123.90'$





BEING A SUBDIVISION OF PARCEL 3 AND LOTS "M", "N", "U", "LL", "MM", AND "NN" 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.

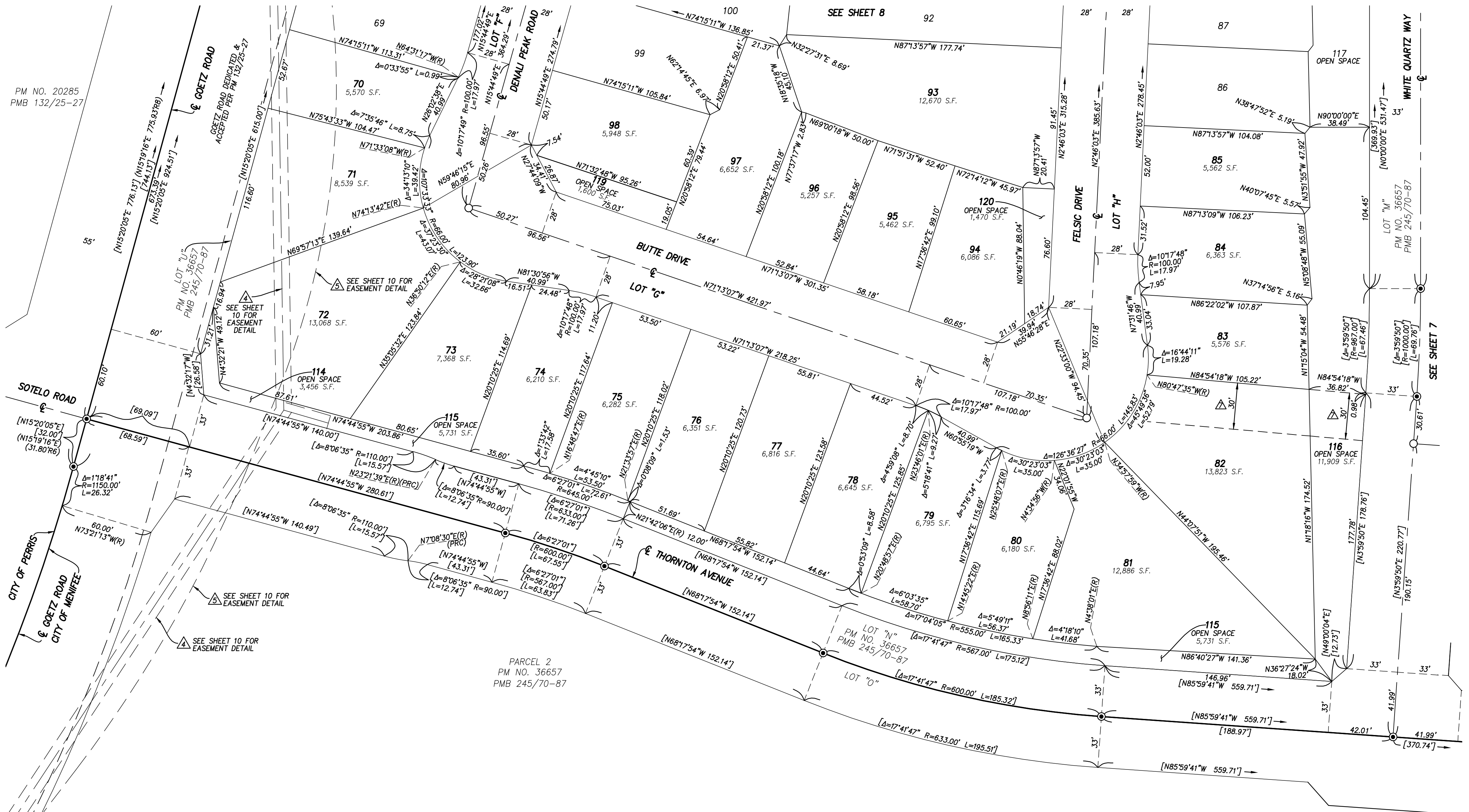
JUNE 2017

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,
EASEMENT NOTES AND VICINITY MAP.

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



TRACT NO. 36658-3

BEING A SUBDIVISION OF PARCEL 3 AND LOTS "M", "N", "U", "LL", "MM", AND "NN" 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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EASEMENT DETAIL

(FROM SHEETS 8 & 9)



GRAPHIC SCALE



(IN FEET)
1 inch = 25 ft.

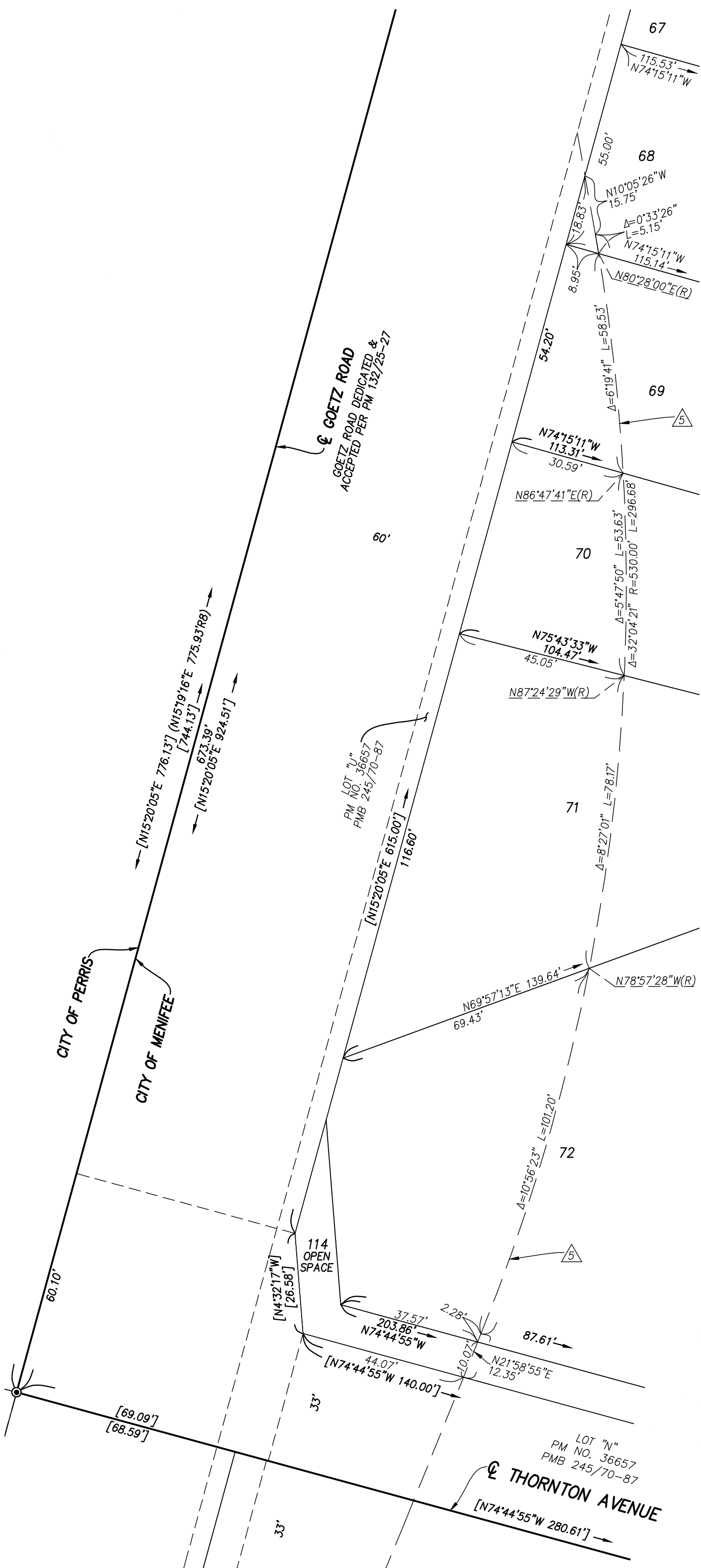
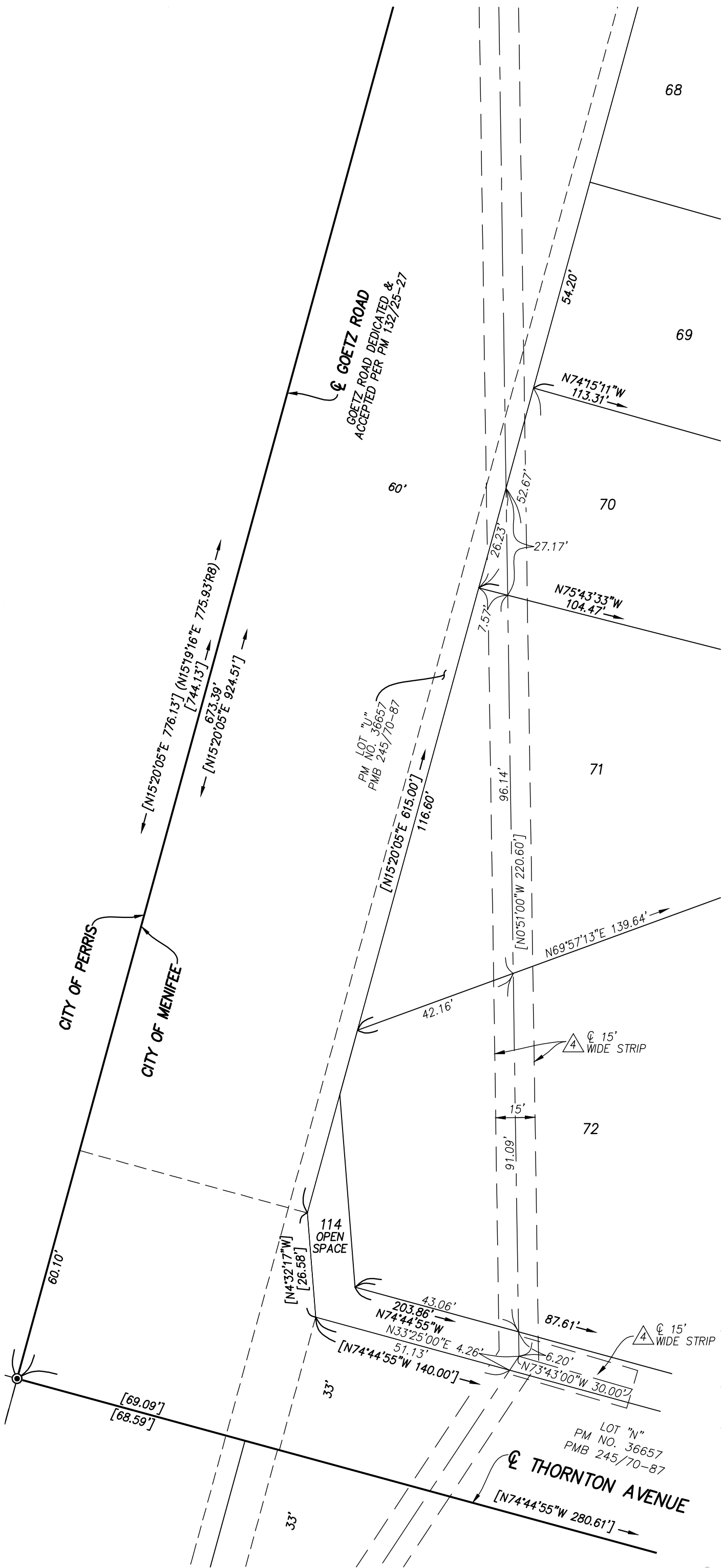
NOTE:

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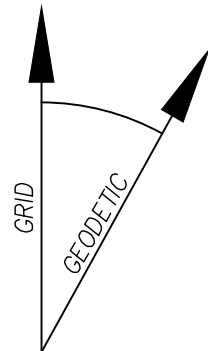
GPS CONTROL DIAGRAM

N.T.S.

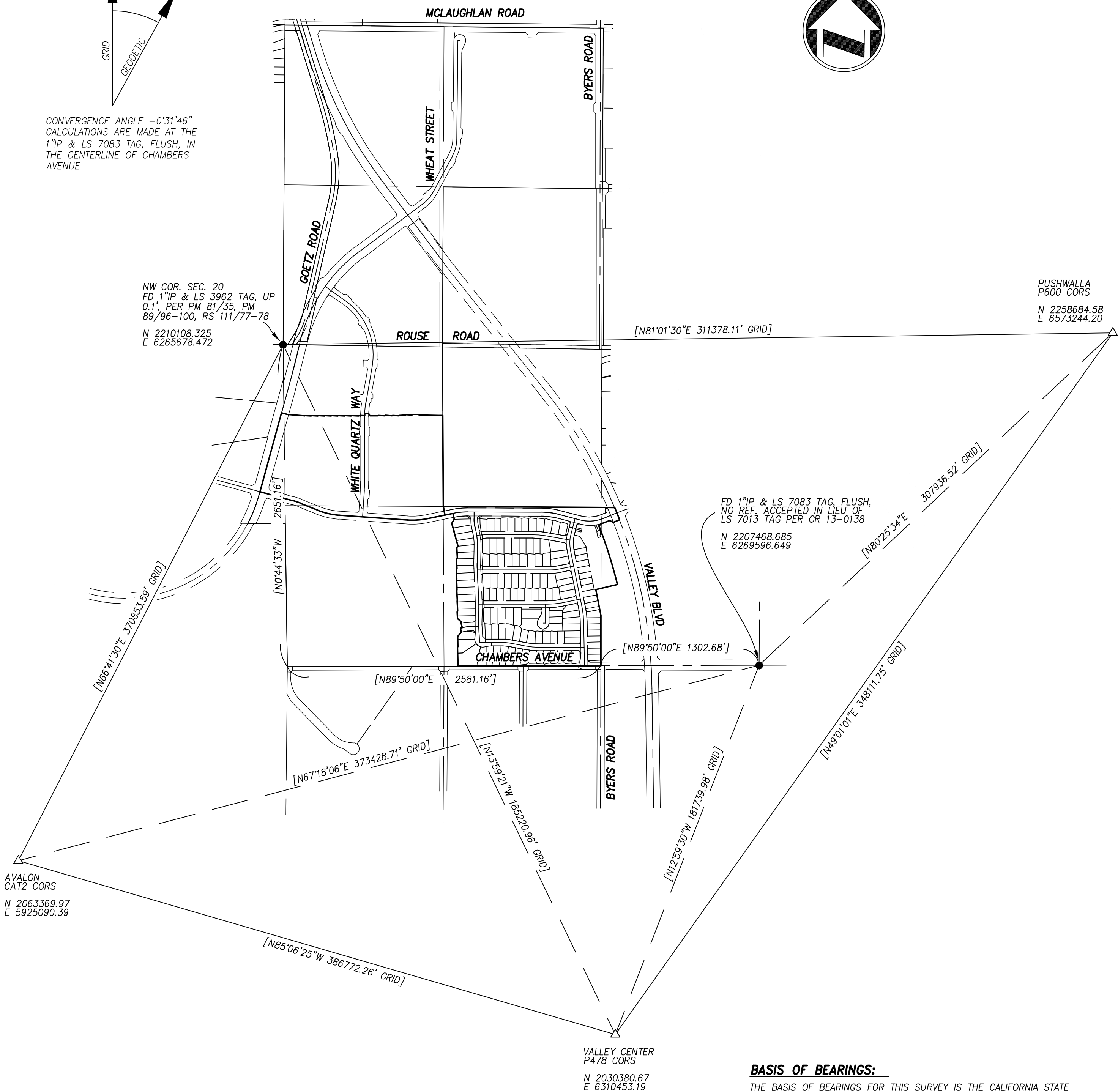
NOTE:

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C.C.R.'S NOTE, AND CFD NOTE.

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



CONVERGENCE ANGLE $-0^{\circ}31'46''$
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'.

ENVIRONMENTAL CONSTRAINT SHEET

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

TRACT NO. 36658-3

BEING A SUBDIVISION OF PARCEL 3 AND LOTS "M", "N", "U", "LL", "MM", AND "NN" OF
PARCEL MAP NO. 36657, FILED IN BOOK 245, PAGES 70-87, INCLUSIVE OF PARCEL MAPS,
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JUNE 2017

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ENGINEERS



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

NOTE

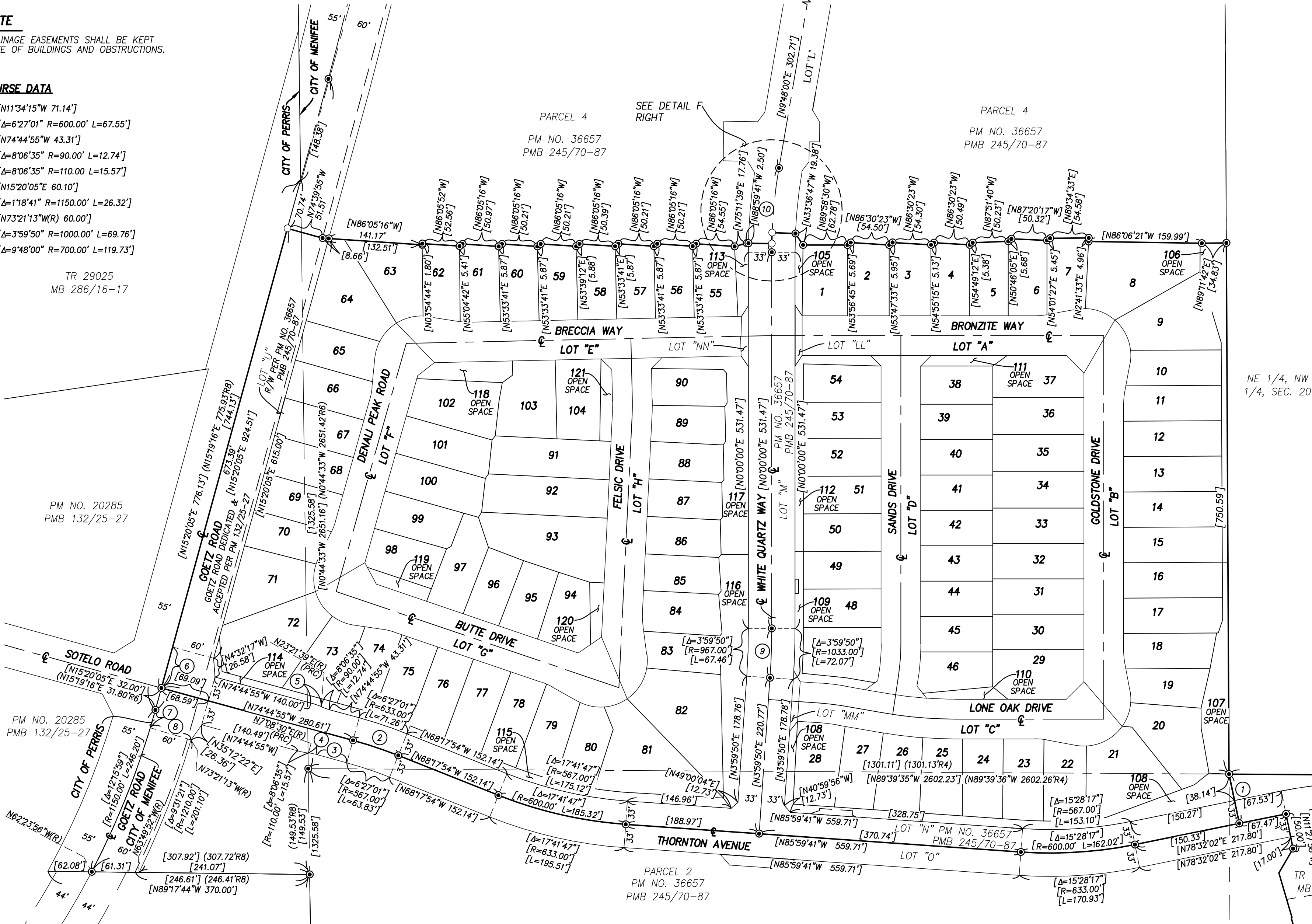
DRAINAGE EASEMENTS SHALL BE KEPT
FREE OF BUILDINGS AND OBSTRUCTIONS.

COURSE DATA

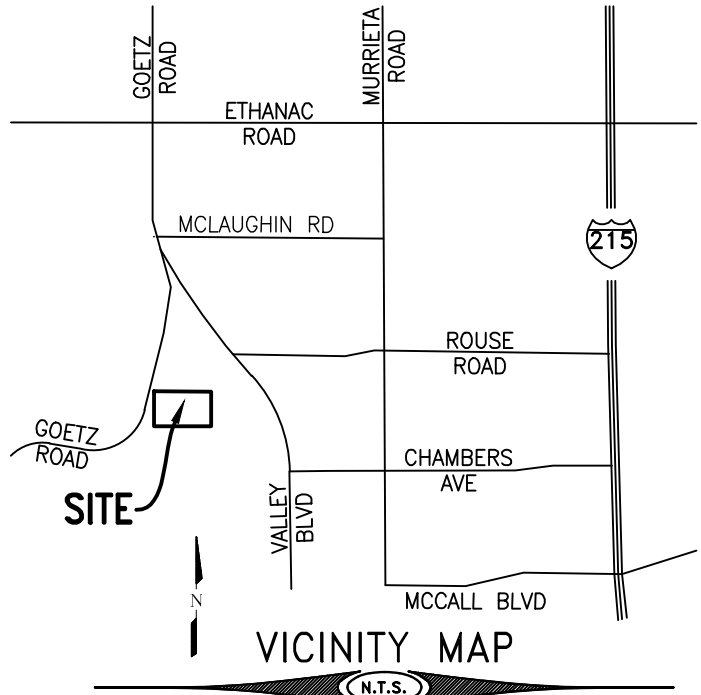
- 1) [N11°34'15"W 71.14']
- 2) [Δ=6°27'01" R=600.00' L=67.55']
- 3) [N74°44'55"W 43.31']
- 4) [Δ=8°06'35" R=90.00' L=12.74']
- 5) [Δ=8°06'35" R=110.00' L=15.57']
- 6) [N15°20'05"E 60.10']
- 7) [Δ=1°18'41" R=1150.00' L=26.32']
- 8) [N73°21'13"W(R) 60.00']
- 9) [Δ=3°59'50" R=1000.00' L=69.76']
- 10) [Δ=9°48'00" R=700.00' L=119.73']

TR 29025
MB 286/16-17

PM NO. 20285
PMB 132/25-27



SHEET 1 OF 1 SHEETS



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 MATERIALS BEING
PLACED ON AN INDIVIDUAL LOT.

NE 1/4, NW
1/4, SEC. 20

