

NUMBERED LOTS: 123 (LOTS 1-62, 86-101, 113-149, AND 153-160, INCLUSIVE)  
LETTERED LOTS: 8 (LOTS "E", "S", "X", "AA", "BB", AND "FF"- "HH", INCLUSIVE)  
PHASE 2 TOTAL AREA: 32.04 ACRES

IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT MAP NO. 37131-2**

SHEET 1 OF 11 SHEETS

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

EXCEL ENGINEERING JUNE 2023

**OWNERS 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 "BB" (BRIGGS ROAD) AND LOT "HH" (TRES LAGOS DRIVE), INCLUSIVE. THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

AS A CONDITION OF DEDICATION OF LOT "BB" (BRIGGS ROAD), AND LOT "HH" (TRES LAGOS DRIVE), THE OWNERS OF LOTS "AA" AND "GG", ABUTTING THESE HIGHWAYS AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS DEDICATION AS TO THE PART VACATED.

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

WE HEREBY RETAIN LOTS "AA" AND "GG" FOR OPEN SPACE PURPOSES FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES.

WE HEREBY RETAIN LOT "E" (ADRIFT LANE) AND LOT "S" (WATERLINE DRIVE) INDICATED AS "PRIVATE STREETS" AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES, WITHIN THIS TRACT MAP.

WE HEREBY RETAIN LOTS "FF" AND "X" INDICATED AS "PRIVATE COMMON AREAS" AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES, WITHIN THIS TRACT MAP.

TOGETHER WITH THIS DEDICATION, THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE PRIVATE STREETS LOT "E" (ADRIFT LANE) AND LOT "S" (WATERLINE DRIVE) SHOWN HEREON. THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN THE "PRIVATE STREETS".

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

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

BY: STEVEN S. BENSON, ITS MANAGER

**NOTARY ACKNOWLEDGEMENT**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT, TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF ) SS  
COUNTY OF )

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

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

SIGNATURE \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR SAID STATE

PRINT NAME \_\_\_\_\_

MY COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY.

**SIGNATURE OMISSIONS**

PURSUANT TO SECTION 664.36 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTEREST HAVE BEEN OMITTED:

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

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

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

EASEMENT GRANTED TO LEWIS HOMES OF CALIFORNIA, A CALIFORNIA PARTNERSHIP FOR WATER WELL AND INCIDENTAL PURPOSES, RECORDED OCTOBER 7, 1980 AS INSTRUMENT NO. 183606, OF OFFICIAL RECORDS.

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

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

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

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

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

EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 15, 2023 AS INSTRUMENT NO. 2023-0171570, OF OFFICIAL RECORDS.

**TAX COLLECTOR'S CERTIFICATE**

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

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

MATTHEW JENNINGS, COUNTY TAX COLLECTOR

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

**TAX BOND CERTIFICATE**

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

DATE: \_\_\_\_\_, 20\_\_\_\_.  
CASH OR SURETY TAX BOND  
MATTHEW JENNINGS  
COUNTY TAX COLLECTOR

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

**MENIFEE CITY CLERK CERTIFICATE**

THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS CITY COUNCIL, HEREBY APPROVES THE TRACT MAP 37131-2 AND ACCEPTS THE OFFER(S) OF DEDICATION MADE HEREON FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES. THE COUNCIL DECLARES THE ACCEPTANCE OF THE OFFER(S) IS TO VEST TITLE IN THE CITY ON BEHALF OF THE PUBLIC FOR SAID PURPOSES BUT THAT SAID STREET(S) SHALL NOT BECOME PART OF THE CITY MAINTAINED STREET SYSTEM UNTIL ACCEPTED BY THE CITY PURSUANT TO SECTION 941 OF THE STREETS AND HIGHWAYS CODE.

THE EASEMENTS FOR STREET AND PUBLIC UTILITY PURPOSES SHOWN HEREON AS LOT "BB" (BRIGGS ROAD) AND LOT "HH" (TRES LAGOS DRIVE),

THE EASEMENTS FOR LANDSCAPE AND DRAINAGE PURPOSES OVER LOTS "AA", AND "GG", ACCEPTED SUBJECT TO IMPROVEMENTS.

THE DEDICATION OF PRIVATE STREETS FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOT "E" (ADRIFT LANE) AND LOT "S" (WATERLINE DRIVE), ACCEPTED SUBJECT TO IMPROVEMENTS.

DATED \_\_\_\_\_, 20\_\_\_\_.

STEPHANIE ROSEEN  
ACTING CITY CLERK, CITY OF MENIFEE  
RIVERSIDE COUNTY, CALIFORNIA

**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: LENMAR TITLE  
ORDER: 192002-001466

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF STEVEN S. BENSON, ON JULY OF 2021. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT SAID MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATE: \_\_\_\_\_, 2023

MICHAEL D. LEVIN, L.S. 6896



**CITY ENGINEER'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. 2016-285 (TM37131), APPROVED BY THE MENIFEE CITY COUNCIL ON DATE MAY 20, 2020, AND ANY APPROVED ALTERATION THEREOF. AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIER 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 20, 2020.

DATE: \_\_\_\_\_, 202\_\_\_\_

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: \_\_\_\_\_, 202\_\_\_\_

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

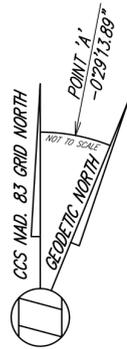


# TRACT MAP NO. 37131-2

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

EXCEL ENGINEERING JUNE 2023  
PROCEDURE OF SURVEY SHEET

TRACT 29837  
MB 363 / 65-73



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

**POINT 'B'**  
FOUND 1-1/4" IRON PIPE WITH DISK,  
ILLEGIBLE, RECORD PER PMB 146/1-26 AND  
MB 489/24-39, ACCEPTED AS NORTHWEST  
CORNER OF SECTION 1, T6S, R3W, SBM

**BASIS OF BEARINGS**

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

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

FOUND 1" IRON PIPE WITH PLASTIC  
PLUG, RCE, RECORD PER PMB  
146/1-26 & MB 363/65-73,  
ACCEPTED AS NORTHEAST CORNER  
OF THE SOUTHEAST 1/4, SOUTHEAST  
1/4 OF SECTION 36, T5S, R3W, SBM

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS  
SURVEY IS THE CENTERLINE OF  
OLD NEWPORT ROAD BEING I.E.:  
NORTH 89°28'44" WEST AS SHOWN  
ON MB 489, PAGES 24-39.

**CFD NOTE**

THIS MAP IS WITHIN THE BOUNDARY  
OF CFD NO. 2015-2.

**CC&RS NOTE**

C.C.R.'S PER INST. NO. 2023-0087752,  
RECORDED MARCH 28, 2023, OF O.R.

MENIFEE ROAD

**SURVEYOR'S LEGEND**

- FOUND MONUMENT AS NOTED
- ⊙ SET 2" x 24" IRON PIPE WITH TAG STAMPED "LS 6896"
- SET 1" x 18" IRON PIPE WITH TAG STAMPED "LS 6896" FLUSH IN ASPHALT AT STREET CENTERLINE INTERSECTION
- SET COTTON GIN SPIKE WITH WASHER STAMPED "LS 6896" FLUSH IN ASPHALT AT STREET CENTERLINE
- ( ) RECORD AND MEASURED DATA PER MB 489, PGS. 24-39, REC. 03/28/2023 AS FILE NO. 2023-0087751, UNLESS OTHERWISE NOTED HEREON.
- [ ] RECORD DATA PER ROS BK. 86, PG. 93, REC. 10/12/1990, AS FILE NO. 376801
- < > RECORD DATA PER MB 411, PGS. 69-99, REC. 10/23/2006, AS FILE NO. 2006-077728
- { } RECORD DATA PER PMB 146, PGS. 1-26, REC. 10/27/1989, AS FILE NO. 309121
- /// ACCESS RIGHTS RELINQUISHED AS SHOWN HEREON
- SUBDIVISION BOUNDARY
- RIGHT-OF-WAY LINE
- STREET CENTERLINE
- EASEMENT LINE
- - - LOT LINE PER MB 489/24-39
- - - RIGHT-OF-WAY LINE PER MB 489/24-39
- ⓧ SHEET NUMBER REFERENCES (SEE SHEETS 3 - 5)
- Ⓣ LAST HOUSE LOT

**SURVEYOR'S NOTES OLD NEWPORT ROAD**

- UNLESS OTHERWISE SHOWN ON THIS MAP
  - SET A 1" IRON PIPE WITH TAG LS 6896, FLUSH AT ALL LOT CORNERS, ANGLE POINTS IN SIDE OR REAR LOT LINES, AND ANGLE POINTS IN SUBDIVISION BOUNDARY
  - SET LEAD AND TAG LS 6896 IN TOP OF CURB AT THE INTERSECTION OF THE PROJECTION OF THE SIDE LOT LINES AND A 9.75 FOOT OFFSET TO ROW ON 56 FOOT WIDE STREETS; AN 11.75 FOOT OFFSET TO ROW ON 60 FOOT WIDE STREETS; AND A 13.75 FOOT OFFSET TO ROW ON 64 FOOT WIDE STREETS.
  - SET LEAD AND TAG LS 6896 IN TOP OF CURB FOR BC'S, EC'S, PCC'S, PRC'S AND CORNER CUTBACKS AT THE INTERSECTION OF THE PROJECTION OF THE SIDE LOT LINES AND A 9.75 FOOT OFFSET TO ROW ON 56 FOOT WIDE STREETS; AN 11.75 FOOT OFFSET TO ROW ON 60 FOOT WIDE STREETS; AND A 13.75 FOOT OFFSET TO ROW ON 64 FOOT WIDE STREETS.
- ALL MONUMENTS SHOWN AS SET IN ACCORDANCE WITH THE MONUMENT AGREEMENT FOR THIS MAP. ALL MONUMENTS ARE SET AND TAGGED PER ORDINANCE 461.21.
- THE TOTAL AREA WITHIN THE SUBDIVISION MAP BOUNDARY: 79.68 ACRES.
- ALL STREETS, DRAINAGE, STREET LIGHTS, STREET SIGNAGE AND STRIPING IMPROVEMENTS WITHIN THE INTERIOR OF THIS SUBDIVISION DESIGNATED AS PRIVATE SHALL REMAIN PRIVATE AND BE MAINTAINED BY AN INDIVIDUAL HOMEOWNERS ASSOCIATION/MASTER HOMEOWNERS ASSOCIATION.
- THIS MAP IS WITHIN THE BOUNDARY OF CFD 2015-2, CFD 2017-1 AND/OR OTHER CFDs APPROVED BY THE CITY ENGINEER.
- THERE IS NO RECORD OF A RECORDED RIGHT-OF-WAY EASEMENT FOR THE PUBLIC ROAD KNOWN AS BRIGGS ROAD, WITHIN THE SUBDIVISION BOUNDARY SHOWN HEREON. TITLE NOTES THE RIGHT OF THE PUBLIC WITHIN EXISTING ROADS, STREETS OR ALLEYS. THE ASSESSOR'S MAPPING HAS SHOWN BRIGGS ROAD WITH A 60' RIGHT-OF-WAY, CENTERED ON THE SECTION LINE. THEREFORE, TO PERPETUATE THE PUBLIC'S RIGHT TO BRIGGS ROAD, THIS MAP SHOWS BRIGGS ROAD AS AN EXISTING 60' RIGHT-OF-WAY CENTERED ON THE SECTION LINE.

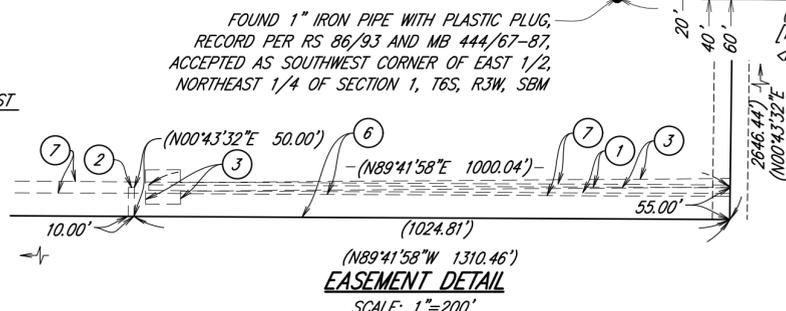
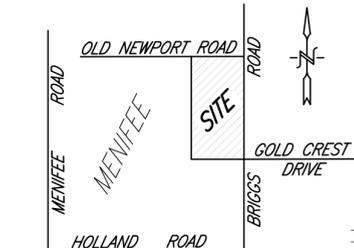
**ENVIRONMENTAL CONSTRAINT NOTE**

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

**EASEMENT NOTES**

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



FOUND 1" IRON PIPE WITH TAG,  
RECORD PER RS 86/93, PMB  
146/1-26, MB 363/67-87, MB  
411/69-100, AND MB 489/24-39,  
ACCEPTED AS NORTHEAST CORNER  
OF SECTION 1, T6S, R3W, SBM

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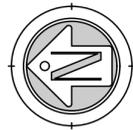
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# TRACT MAP NO. 37131-2

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

EXCEL ENGINEERING JUNE 2023  
PHASING SHEET

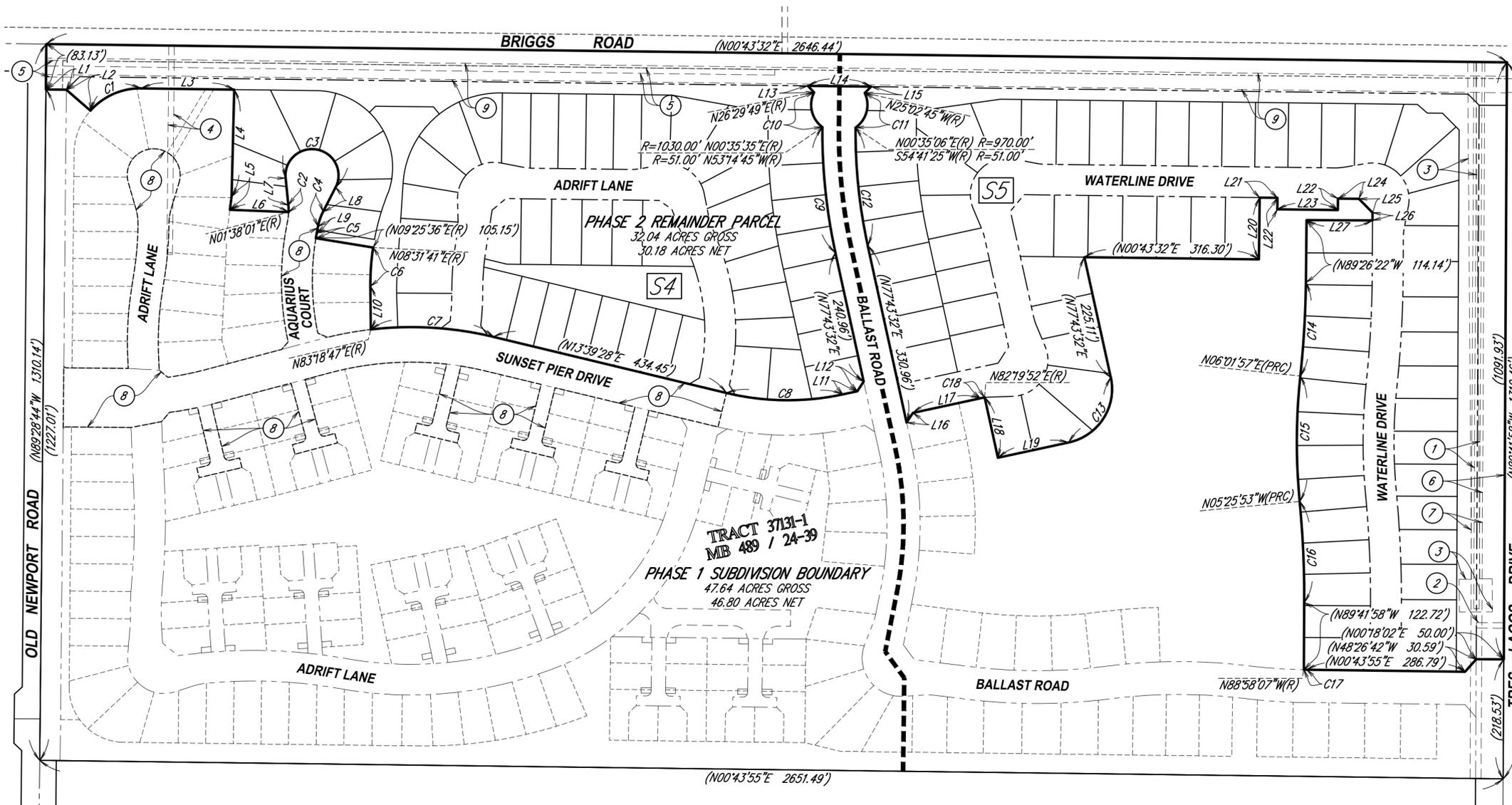


SCALE: 1"=150'

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

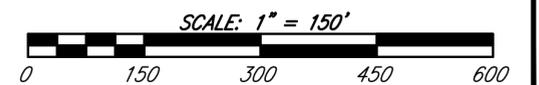
**LEGEND**

- S5 INDEX SHEET NUMBER REFERENCES (SEE SHEETS 4 AND 5)
- ( ) RECORD AND MEASURED DATA PER MB 489, PGS. 24-39, REC. 03/28/2023 AS FILE NO. 2023-0087751, UNLESS OTHERWISE NOTED HEREON.
- SUBDIVISION/PHASE BOUNDARY
- INTERIOR LOT LINE
- - - - - RIGHT-OF-WAY LINE
- - - - - STREET CENTERLINE
- - - - - EASEMENT LINE
- - - - - EXISTING LOT LINE PER MB 489/24-39
- - - - - EXISTING RIGHT-OF-WAY LINE PER MB 489/24-39
- SHEET BREAK-LINE



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

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	(49°26'07"	120.00'	103.54')
C2	(07°17'21"	100.00'	12.72')
C3	(212°37'33"	48.00'	178.13')
C4	(16°18'46"	100.00'	28.47')
C5	(01°13'50"	472.00'	10.14')
C6	(09°03'06"	450.00'	71.09')
C7	(20°20'41"	630.00'	223.70')
C8	(25°55'56"	470.00'	212.72')
C9	(12°52'03"	1030.00'	231.32')
C10	(79°44'34"	51.00'	70.98')
C11	(79°44'10"	51.00'	70.97')
C12	(12°51'35"	970.00'	217.71')
C13	(90°00'00"	100.00'	157.08')
C14	(05°18'25"	1852.00'	171.54')
C15	(11°27'50"	1148.00'	229.70')
C16	(05°43'55"	1852.00'	185.28')
C17	(00°17'58"	970.00'	5.07')
C18	(04°36'20"	100.00'	8.04')



# TRACT MAP NO. 37131-2

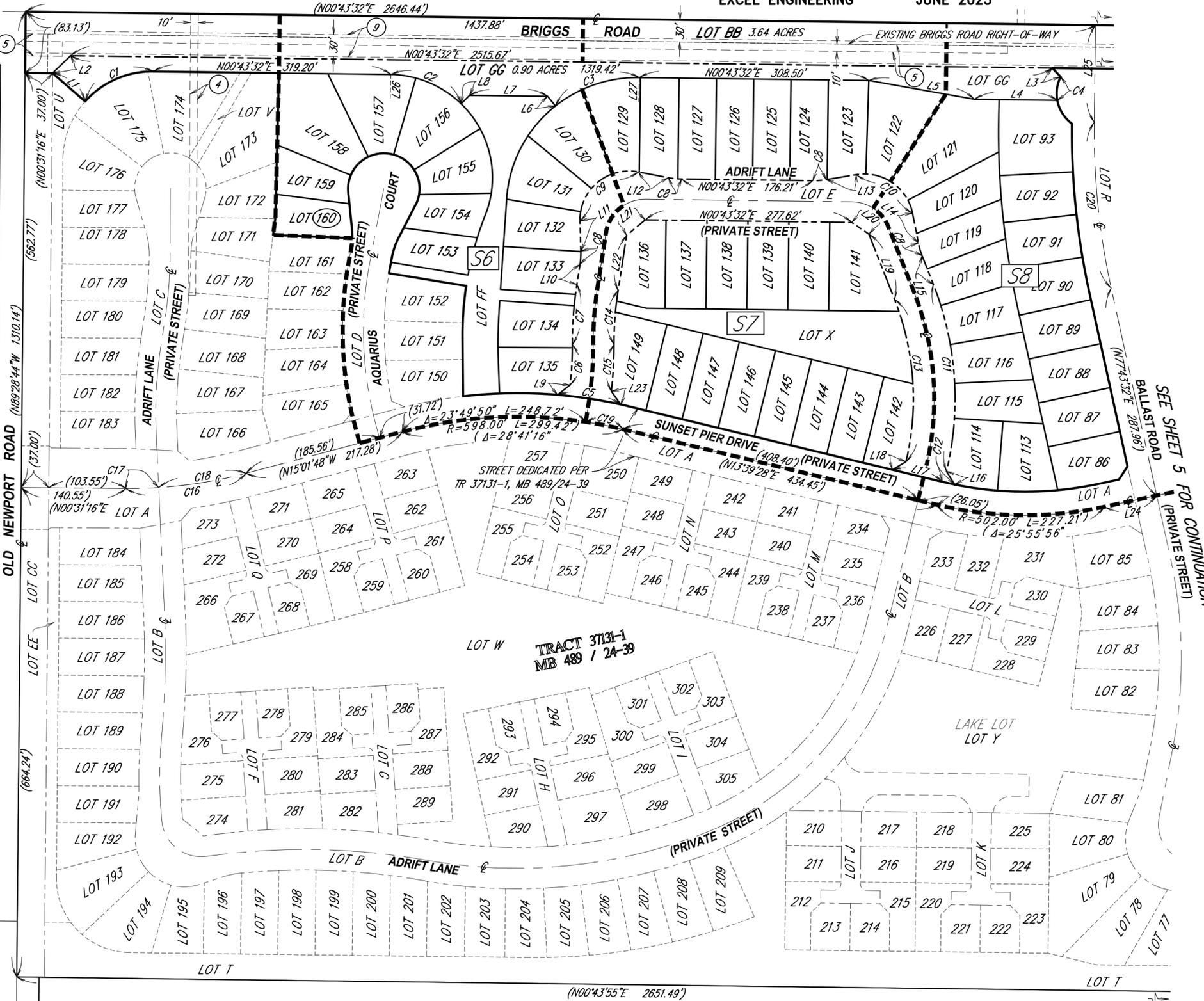
BEING A SUBDIVISION OF A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

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

INDEX SHEET - NORTH

EXCEL ENGINEERING JUNE 2023

SCALE: 1"=100'



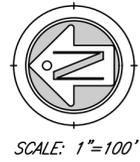
**LEGEND**

- SHEET NUMBER REFERENCES (SEE THIS SHEET AND SHEET 5)
- ( ) RECORD AND MEASURED DATA PER MB 489, PGS. 24-39, REC. 03/28/2023 AS FILE NO. 2023-0087751, UNLESS OTHERWISE NOTED HEREON.
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- - - RIGHT-OF-WAY LINE
- - - STREET CENTERLINE
- - - EASEMENT LINE
- - - EXISTING LOT LINE PER MB 489/24-39
- - - EXISTING RIGHT-OF-WAY LINE PER MB 489/24-39
- SHEET BREAK-LINE

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	(N41°19'54"E(R)	58.23'
L2	N44°22'36"W	33.88'
L3	(N46°58'04"E	16.37'
L4	N00°43'32"E	111.46'
L5	N10°13'08"E	144.17'
L6	N51°19'06"E	16.92'
L7	N00°37'24"E	105.05'
L8	N45°36'36"W	16.01'
L9	N38°31'48"W	21.54'
L10	N81°16'28"W	27.53'
L11	N88°25'43"E	40.99'
L12	N11°01'21"E	40.99'
L13	N09°34'17"W	40.99'
L14	N79°01'21"E	40.99'
L15	N68°43'32"E	41.77'
L16	N58°25'40"E	20.88'
L17	N13°39'28"E	69.26'
L18	N30°57'23"W	21.36'
L19	N68°43'32"E	94.91'
L20	N34°43'32"E	27.96'
L21	N40°16'28"W	32.80'
L22	N81°16'28"W	75.80'
L23	N54°46'31"E	22.03'
L24	(N12°16'28"W	71.93'
L25	N89°16'28"W	131.87'
L26	N88°32'00"W(R)	140.00'
L27	N89°09'45"W(R)	176.00'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	(49°26'07"	120.00'	103.54'
C2	42°55'24"	140.00'	104.88'
C3	39°31'08"	176.00'	121.39'
C4	36°49'29"	51.00'	32.78'
C5	07°49'24"	630.00'	86.02'
C6	06°38'47"	472.00'	54.75'
C7	08°54'41"	528.00'	82.12'
C8	10°17'49"	100.00'	17.97'
C9	102°35'38"	66.00'	118.18'
C10	88°35'38"	66.00'	102.05'
C11	34°35'54"	428.00'	258.45'
C12	02°02'40"	470.00'	16.77'
C13	34°32'55"	372.00'	224.31'
C14	08°54'41"	472.00'	73.41'
C15	06°53'40"	528.00'	63.53'
C16	(15°33'04"	602.00'	163.39'
C17	(04°12'16"	602.00'	44.18'
C18	(11°20'48"	602.00'	119.22'
C19	04°51'26"	598.00'	50.70'
C20	(13°00'00"	1000.00'	226.89'





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

SHEET 5 OF 11 SHEETS

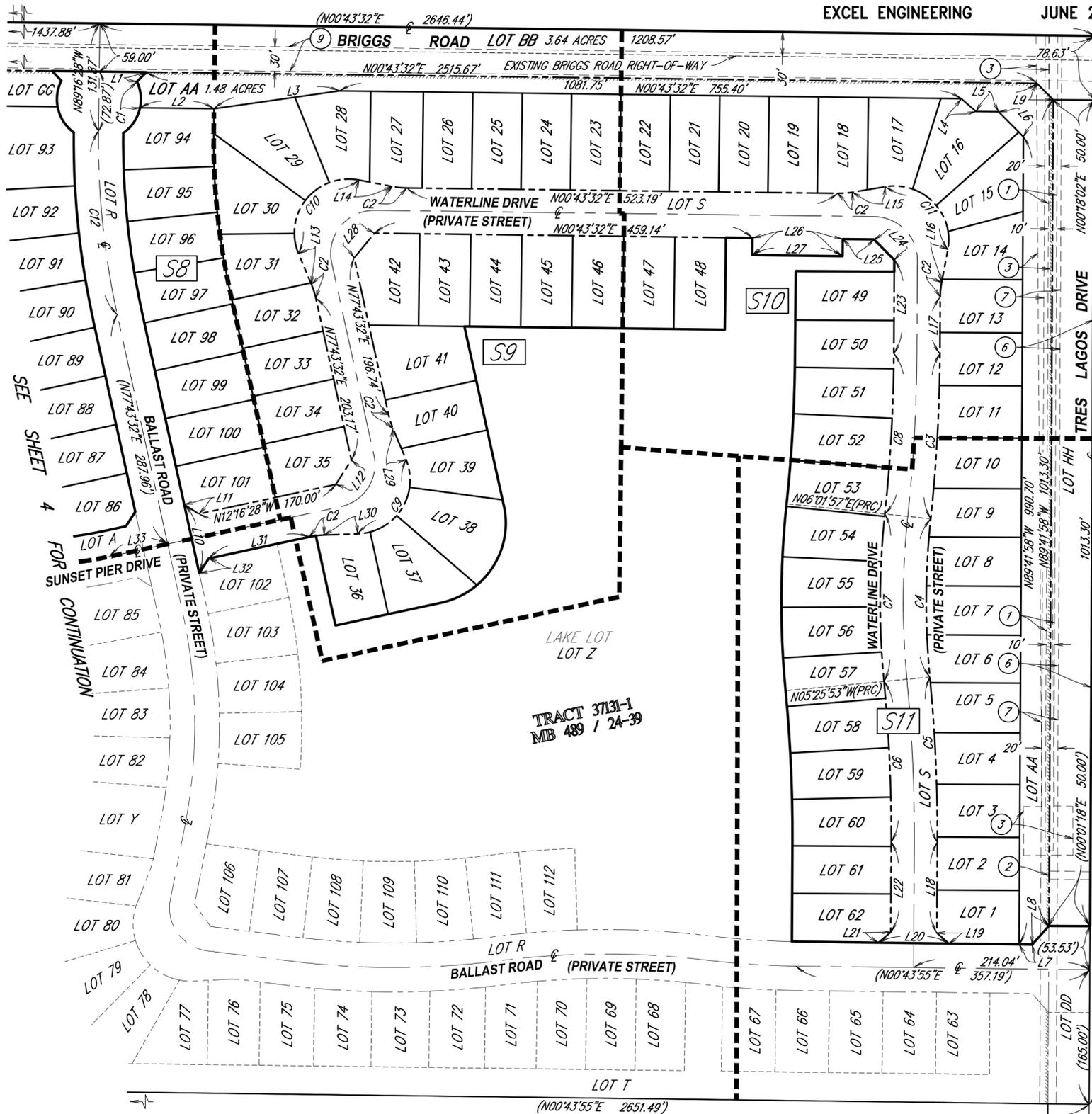
# TRACT MAP NO. 37131-2

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

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

INDEX SHEET - SOUTH

EXCEL ENGINEERING JUNE 2023



**LEGEND**

- S1 SHEET NUMBER REFERENCES (SEE THIS SHEET AND SHEET 4)
- ( ) RECORD AND MEASURED DATA PER MB 489, PGS. 24-39, REC. 03/28/2023 AS FILE NO. 2023-0087751, UNLESS OTHERWISE NOTED HEREON.
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- - - RIGHT-OF-WAY LINE
- - - STREET CENTERLINE
- - - EASEMENT LINE
- - - EXISTING LOT LINE PER MB 489/24-39
- - - EXISTING RIGHT-OF-WAY LINE PER MB 489/24-39
- - - SHEET BREAK-LINE

**LINE DATA TABLE**

NO.	BEARING	LENGTH
L1	(N45°31'01"W	16.37'
L2	N00°43'32"E	89.95'
L3	N08°09'22"W	154.01'
L4	N41°33'00"E	23.71'
L5	N00°43'32"E	27.49'
L6	N45°30'47"E	42.93'
L7	N00°43'55"E	15.86'
L8	(N48°26'42"W	30.59')
L9	N45°30'47"E	28.39'
L10	N77°43'32"E	86.00'
L11	N32°43'32"E	21.21'
L12	N57°16'28"W	35.36'
L13	N67°25'43"E	39.00'
L14	N1°01'21"E	40.99'
L15	N09°34'17"W	40.75'
L16	N79°24'10"W	40.99'
L17	N89°41'58"W	69.50'
L18	N89°41'58"W	111.21'
L19	N41°23'59"E	19.71'
L20	N00°43'55"E	85.90'
L21	N40°25'44"W	19.85'
L22	N89°41'58"W	110.57'
L23	N89°41'58"W	114.68'
L24	N45°30'47"E	35.28'
L25	N00°43'32"E	37.91'
L26	N89°16'28"W	21.00'
L27	N00°43'32"E	109.62'
L28	N50°46'28"W	39.13'
L29	N67°25'44"E	40.99'
L30	N01°58'40"W	40.99'
L31	(N12°16'28"W	125.00')
L32	(N57°16'28"W	21.21')
L33	(N12°16'28"W	71.93')

**CURVE DATA TABLE**

NO.	DELTA	RADIUS	LENGTH
C1	36°49'29"	51.00'	32.78'
C2	10°17'49"	100.00'	17.97'
C3	05°43'55"	2028.00'	202.89'
C4	11°27'50"	972.00'	194.48'
C5	05°43'55"	2028.00'	202.89'
C6	05°43'55"	1972.00'	197.28'
C7	11°27'50"	1028.00'	205.69'
C8	05°43'55"	1972.00'	197.28'
C9	110°35'36"	66.00'	127.39'
C10	123°35'38"	66.00'	142.37'
C11	110°10'07"	66.00'	126.91'
C12	(13°00'00"	1000.00'	226.89')



# TRACT MAP NO. 37131-2

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

EXCEL ENGINEERING JUNE 2023

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

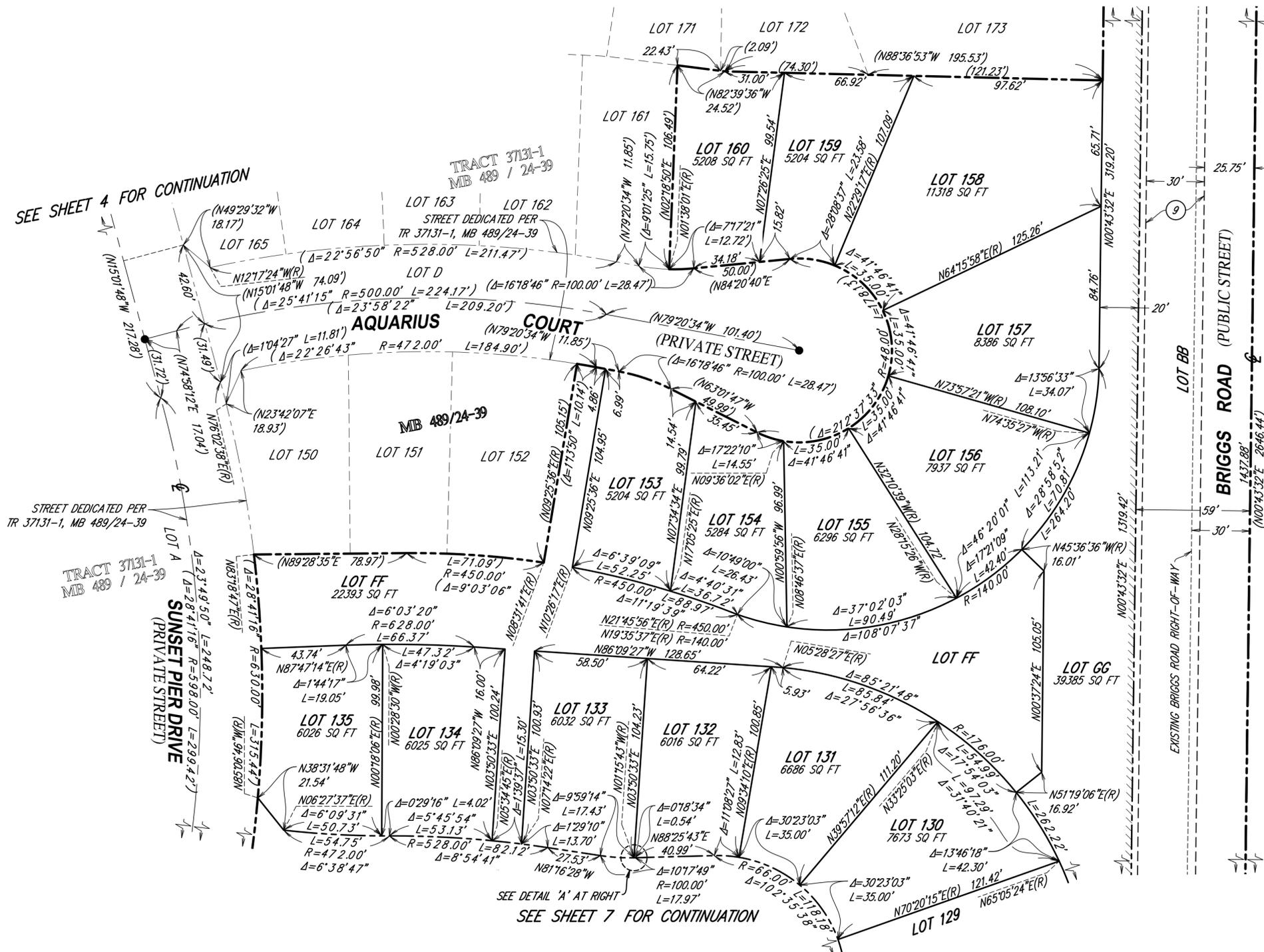


SCALE: 1"=40'

SEE SHEET 4 FOR CONTINUATION

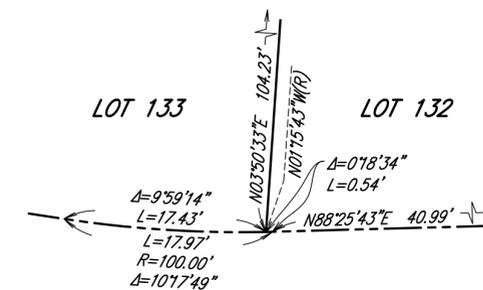
### LEGEND

- FOUND COTTON GIN SPIKE WITH WASHER STAMPED "LS 6896" FLUSH IN ASPHALT AT STREET CENTERLINE PER MB 489/24-39
- ( ) RECORD AND MEASURED DATA PER MB 489, PGS. 24-39, REC. 03/28/2023 AS FILE NO. 2023-0087751, UNLESS OTHERWISE NOTED HEREON.
- ACCESS RIGHTS RELINQUISHED AS SHOWN HEREON
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- RIGHT-OF-WAY LINE
- STREET CENTERLINE
- LOT LINE PER MB 489/24-39
- RIGHT-OF-WAY LINE PER MB 489/24-39

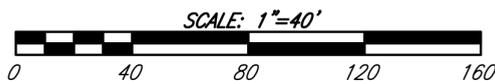


SEC. 6 T6S R2W

SEE SHEET 7 FOR CONTINUATION



DETAIL 'A'  
SCALE: 1"=10'



# TRACT MAP NO. 37131-2

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

EXCEL ENGINEERING JUNE 2023



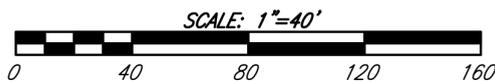
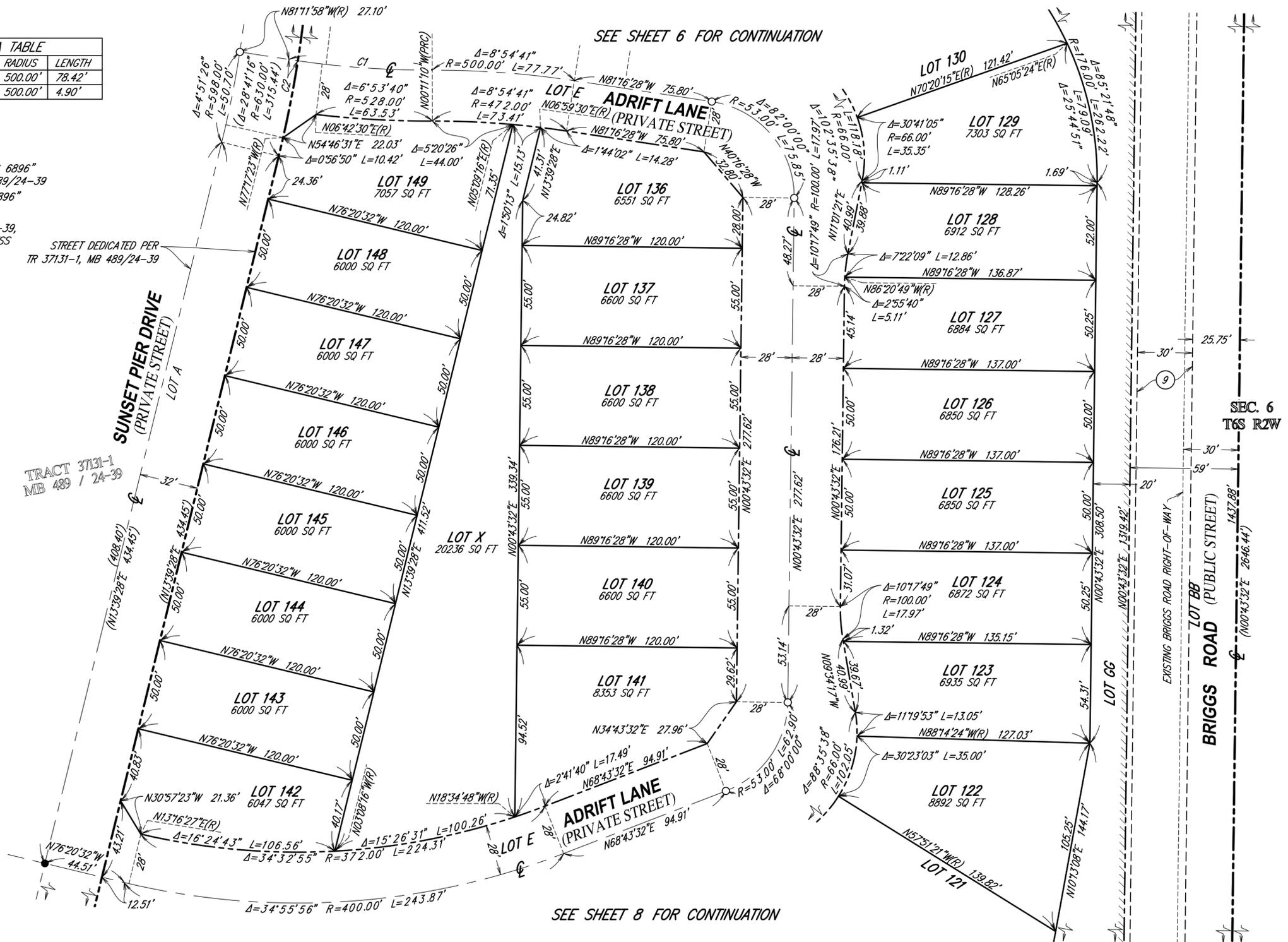
SCALE: 1"=40'

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

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

**LEGEND**

- FOUND COTTON GIN SPIKE WITH WASHER STAMPED "LS 6896" FLUSH IN ASPHALT AT STREET CENTERLINE PER MB 489/24-39
- SET COTTON GIN SPIKE WITH WASHER STAMPED "LS 6896" FLUSH IN ASPHALT AT STREET CENTERLINE
- ( ) RECORD AND MEASURED DATA PER MB 489, PGS. 24-39, REC. 03/28/2023 AS FILE NO. 2023-0087751, UNLESS OTHERWISE NOTED HEREON.
- /// ACCESS RIGHTS RELINQUISHED AS SHOWN HEREON
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- - - RIGHT-OF-WAY LINE
- STREET CENTERLINE





# TRACT MAP NO. 37131-2

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

EXCEL ENGINEERING JUNE 2023



SCALE: 1"=40'

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

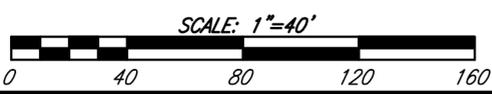
SEE SHEET 8 FOR CONTINUATION

SEE SHEET 8 FOR CONTINUATION



### LEGEND

- SET COTTON GIN SPIKE WITH WASHER STAMPED "LS 6896" FLUSH IN ASPHALT AT STREET CENTERLINE
- ( ) RECORD AND MEASURED DATA PER MB 489, PGS. 24-39, REC. 03/28/2023 AS FILE NO. 2023-0087751, UNLESS OTHERWISE NOTED HEREON.
- ACCESS RIGHTS RELINQUISHED AS SHOWN HEREON
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- RIGHT-OF-WAY LINE
- STREET CENTERLINE



SEE SHEET 10 FOR CONTINUATION

# TRACT MAP NO. 37131-2

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

EXCEL ENGINEERING JUNE 2023

SEE SHEET 9 FOR CONTINUATION

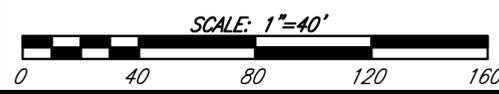
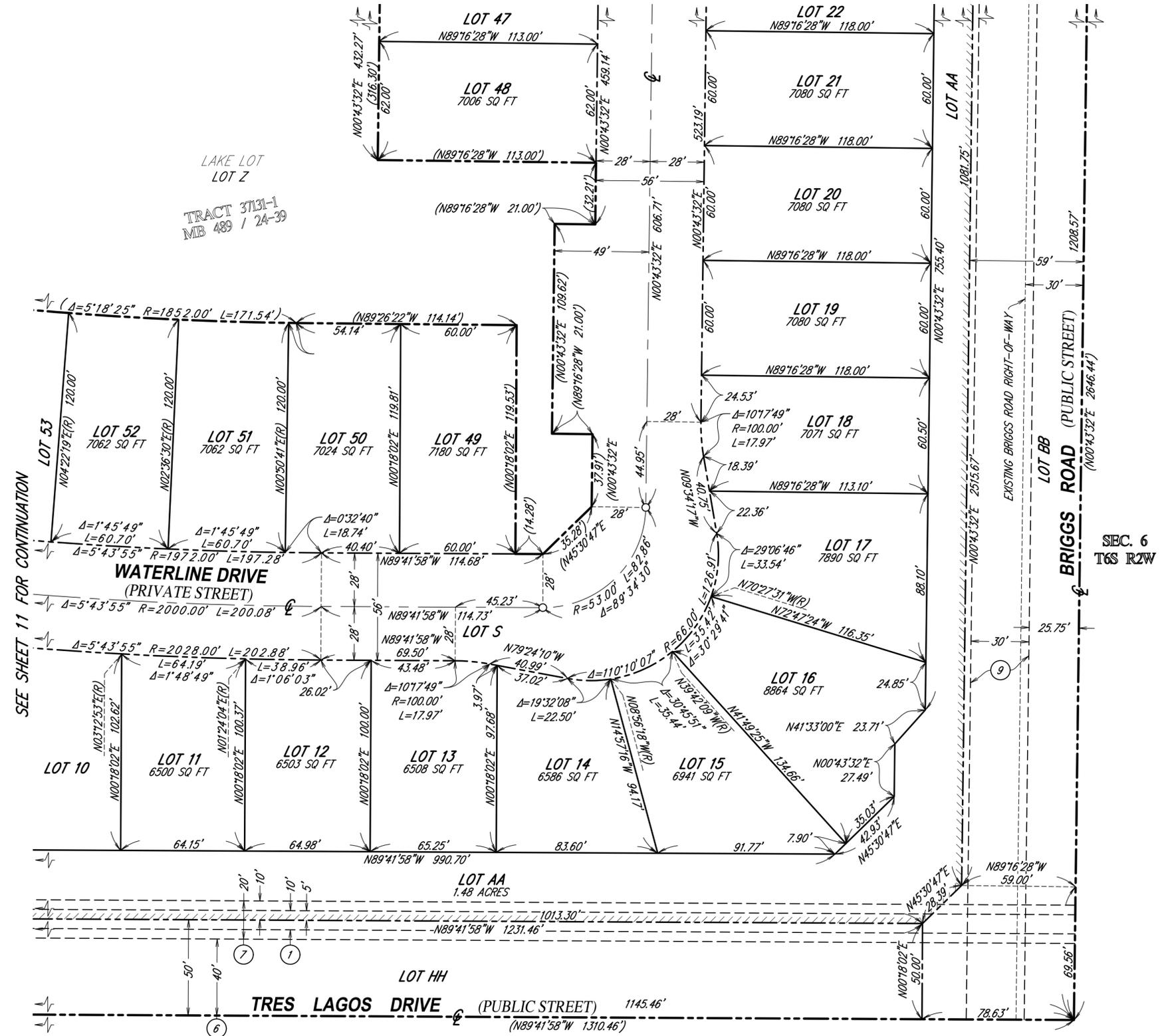
SEE SHEET 2 FOR BASIS OF BEARINGS, SURVEYOR'S NOTES, MONUMENT NOTES, AND EASEMENT NOTES.



SCALE: 1"=40'

**LEGEND**

- SET COTTON GIN SPIKE WITH WASHER STAMPED "LS 6896" FLUSH IN ASPHALT AT STREET CENTERLINE
- ( ) RECORD AND MEASURED DATA PER MB 489, PGS. 24-39, REC. 03/28/2023 AS FILE NO. 2023-0087751, UNLESS OTHERWISE NOTED HEREON.
- ACCESS RIGHTS RELINQUISHED AS SHOWN HEREON
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- RIGHT-OF-WAY LINE
- STREET CENTERLINE



SEC. 6  
T6 R2W

# TRACT MAP NO. 37131-2

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

EXCEL ENGINEERING JUNE 2023

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



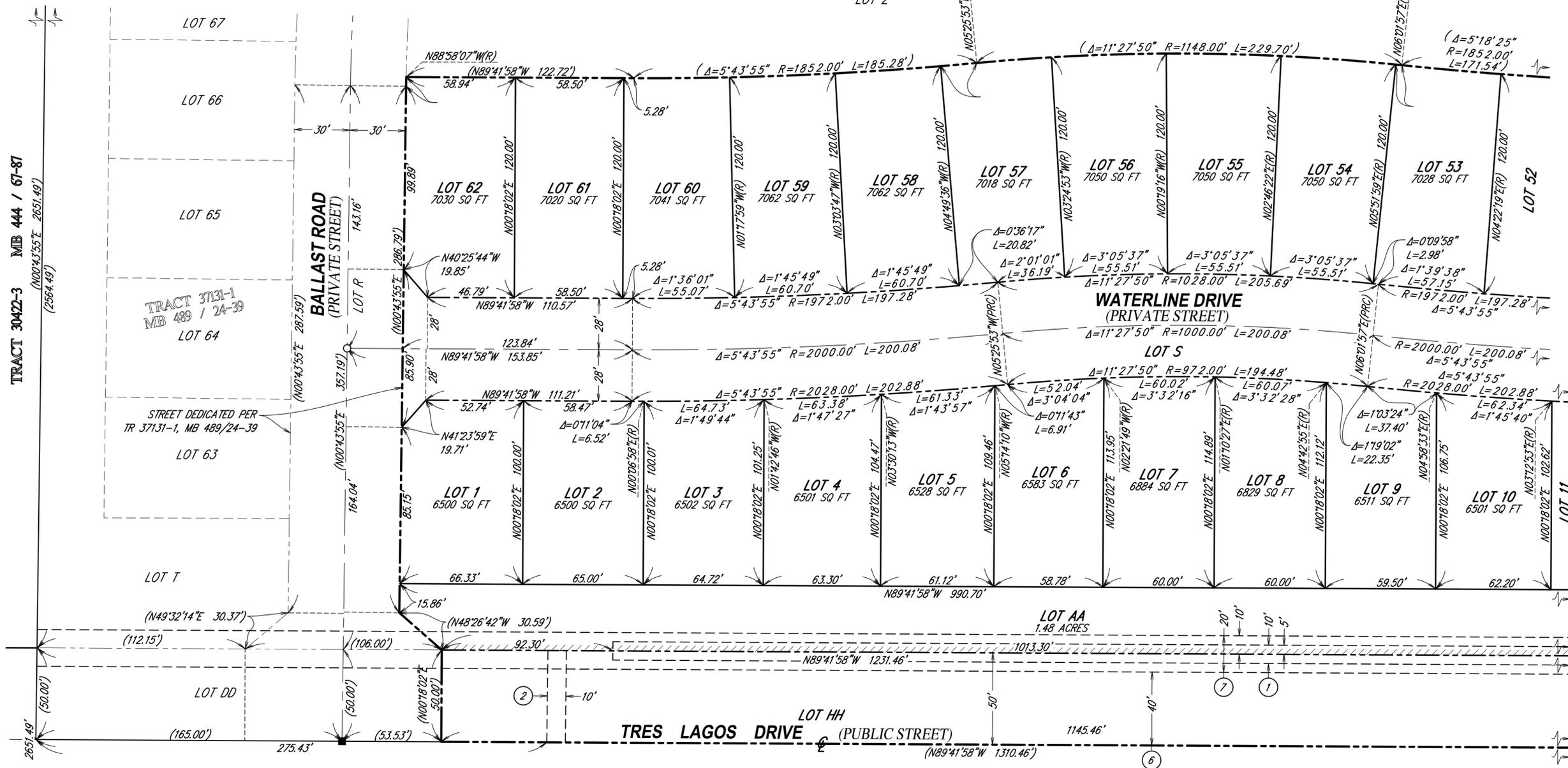
SCALE: 1"=40'

**LEGEND**

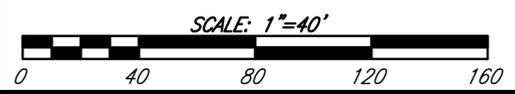
- FOUND 1" x 18" IRON PIPE WITH TAG STAMPED "LS 6896" FLUSH IN ASPHALT AT STREET CENTERLINE PER MB 489/24-39
- SET COTTON GIN SPIKE WITH WASHER STAMPED "LS 6896" FLUSH IN ASPHALT AT STREET CENTERLINE
- ( ) RECORD AND MEASURED DATA PER MB 489, PGS. 24-39, REC. 03/28/2023 AS FILE NO. 2023-0087751, UNLESS OTHERWISE NOTED HEREON.
- /// ACCESS RIGHTS RELINQUISHED AS SHOWN HEREON
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- RIGHT-OF-WAY LINE
- STREET CENTERLINE
- LOT LINE PER MB 489/24-39
- RIGHT-OF-WAY LINE PER MB 489/24-39

TRACT 37131-1  
MB 489 / 24-39

LAKE LOT  
LOT Z



SEE SHEET 10 FOR CONTINUATION



ENVIRONMENTAL CONSTRAINT SHEET

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

SHEET 1 OF 1 SHEETS

TRACT MAP NO. 37131-2

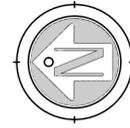
BEING A SUBDIVISION OF A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

EXCEL ENGINEERING JUNE 2023

NUMBERED LOTS: 123 (LOTS 1-62, 86-101, 113-149, AND 153-160, INCLUSIVE)  
 LETTERED LOTS: 8 (LOTS "E", "S", "X", "AA", "BB", AND "FF"- "HH", INCLUSIVE)  
 PHASE 2 TOTAL AREA: 32.04 ACRES

LEGEND

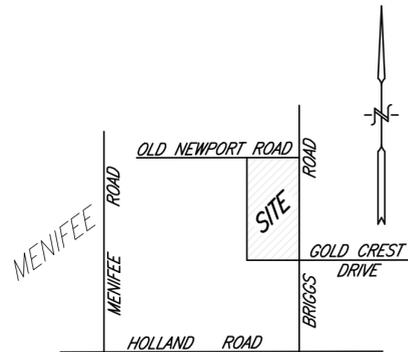
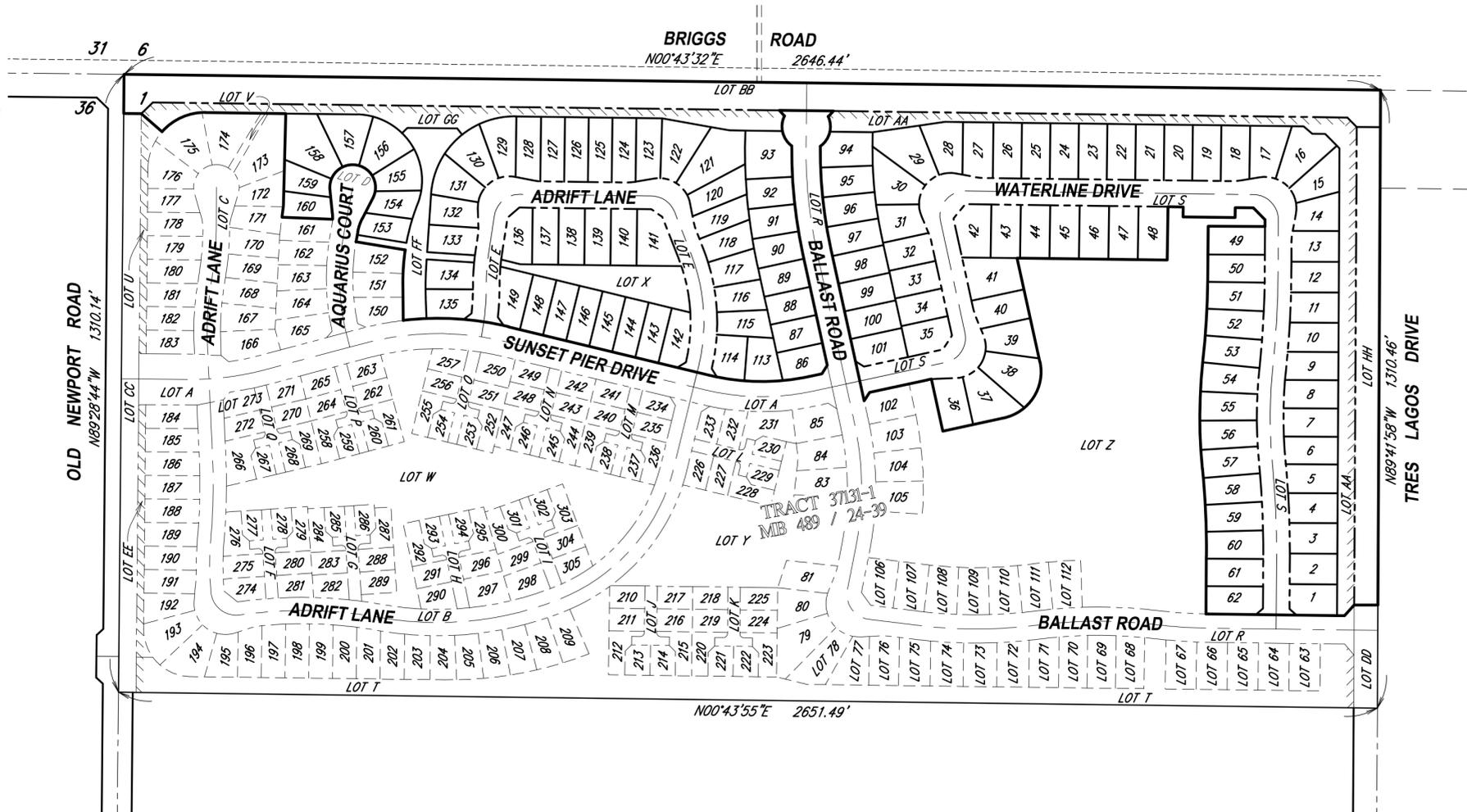
- BOUNDARY LINE
- ABUTTER'S RIGHTS OF ACCESS RELINQUISHED AND WAIVED
- STREET RIGHT-OF-WAY LINE
- STREET CENTERLINE
- ADJACENT PROPERTY LINE
- LOT LINE PER MB 489/24-39
- RIGHT-OF-WAY LINE PER MB 489/24-39



SCALE: 1"=200'

SURVEYOR'S NOTES

1. ALL STREETS, DRAINAGE, STREET LIGHTS, STREET SIGNAGE AND STRIPING IMPROVEMENTS WITHIN THE INTERIOR OF THIS SUBDIVISION DESIGNATED AS PRIVATE SHALL REMAIN PRIVATE AND BE MAINTAINED BY AN INDIVIDUAL HOMEOWNERS ASSOCIATION/MASTER HOMEOWNERS ASSOCIATION.
2. THIS MAP IS WITHIN THE BOUNDARY OF CFD 2015-2, CFD 2017-1 AND/OR OTHER CFDs APPROVED BY THE CITY ENGINEER.
3. THERE IS NO RECORD OF A RECORDED RIGHT-OF-WAY EASEMENT FOR THE PUBLIC ROAD KNOWN AS BRIGGS ROAD, WITHIN THE SUBDIVISION BOUNDARY SHOWN HEREON. TITLE NOTES THE RIGHT OF THE PUBLIC WITHIN EXISTING ROADS, STREETS OR ALLEYS. THE ASSESSOR'S MAPPING HAS SHOWN BRIGGS ROAD WITH A 60' RIGHT-OF-WAY, CENTERED ON THE SECTION LINE. THEREFORE, TO PERPETUATE THE PUBLIC'S RIGHT TO BRIGGS ROAD, THIS MAP SHOWS BRIGGS ROAD AS AN EXISTING 60' RIGHT-OF-WAY CENTERED ON THE SECTION LINE.



VICINITY MAP  
NOT TO SCALE



NOTES

1. THE ENVIRONMENTAL CONSTRAINT INFORMATION SHOWN ON THIS SHEET IS FOR INFORMATIONAL PURPOSES DESCRIBING CONDITIONS AS OF THE DATE OF FILING AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST. THIS INFORMATION IS DERIVED FROM PUBLIC RECORDS AND DOES NOT IMPLY THE CORRECTNESS OR SUFFICIENCY OF THOSE RECORDS OR REPORTS BY THE PREPARER OF THIS MAP SHEET.
2. THIS PROPERTY IS SUBJECT TO LIGHT 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.
3. THIS PROPERTY IS SUBJECT TO THE MITIGATION MONITORING AND REPORTING PLAN ADOPTED AS PART OF THE ROCKPORT RANCH ENVIRONMENTAL IMPACT REPORT FOR THE PROJECT ON FILE WITH THE CITY OF MENIFEE COMMUNITY DEVELOPMENT DEPARTMENT.