

446
47
2015-0367463
ORIGINAL

TRACT NO. 32101

BEING A SUBDIVISION OF PORTIONS OF PARCELS 31 THROUGH 33, INCLUSIVE, OF PARCEL MAP 21838, IN BOOK 146, PAGES 1 THROUGH 26, INCLUSIVE, OF PARCEL MAPS; ALSO BEING A PORTION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 4874, RECORDED JUNE 24, 2005, AS INSTRUMENT NO. 2005-0501831, OFFICIAL RECORDS OF RIVERSIDE COUNTY, LYING IN SECTION 36, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS JUNE, 2014

RECORDER'S STATEMENT

FILED THIS 18th DAY OF AUGUST, 2015, AT 1:10 P.M. IN BOOK 446 OF MAPS AT PAGES 42-49, AT THE REQUEST OF THE CITY CLERK OF THE CITY OF MENIFEE.
FEE \$ 24.00
NUMBER 2015-0367463

PETER ALDANA, ASSESSOR - COUNTY CLERK - RECORDER
BY: Nancy Stewart DEPUTY

SUBDIVISION GUARANTEE:
FIRST AMERICAN TITLE INSURANCE 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 A PUBLIC RIGHT OF WAY FOR PUBLIC PURPOSES: LOT "A" THROUGH LOT "M", INCLUSIVE. THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

AS A CONDITION OF DEDICATION OF LOT "B", BRIGGS ROAD, THE OWNERS OF LOTS 29 THROUGH 31, AND LOTS 34 THROUGH 57, INCLUSIVE, ABUTTING THIS HIGHWAY 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 CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: ABUTTERS' RIGHTS OF ACCESS ALONG DOMENIGONI PARKWAY. THE OWNERS OF LOTS 1, 58, 59, 68, 69, 72 THROUGH 87, INCLUSIVE, 199, 201 AND 202 ABUTTING THIS HIGHWAY 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 CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS A REGIONAL TRAIL FOR PUBLIC PURPOSES: A 20' REGIONAL TRAIL OVER LOTS 87 AND 198. THE DEDICATION IS FOR CONSTRUCTION AND MAINTENANCE OF COMMUNITY TRAIL FACILITIES IN FAVOR OF THE CITY OF MENIFEE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: DRAINAGE EASEMENTS OVER LOTS 34 AND 201. THE DEDICATION IS FOR DRAINAGE AND MAINTENANCE PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: STORM DRAIN EASEMENTS, OVER LOTS 106 AND 130. THE DEDICATION IS FOR FLOOD CONTROL PURPOSES FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

WE HEREBY GRANT IN FEE TITLE LOT 198, PARK SITE, AND LOTS 199 THROUGH 202, INCLUSIVE, FOR OPEN SPACE PURPOSES, TO THE CITY OF MENIFEE AS SHOWN HEREON.

LOTS 34 THROUGH 48, INCLUSIVE, AND LOTS 55 THROUGH 64, INCLUSIVE, WILL REMAIN NOT DEVELOPABLE UNTIL THE EASEMENTS DESCRIBED IN INSTRUMENT NO. 86-240453, RECORDED SEPTEMBER 30, 1986 AND INSTRUMENT NO. 10279, RECORDED FEBRUARY 2, 1968 HAVE BEEN ABANDONED BY RECORDED NOTICE.

OWNER:

DIAMOND BROTHERS FIVE PARTNERSHIP, LP, A CALIFORNIA LIMITED PARTNERSHIP

George Chiao-Tung Chang
GEORGE CHIAO-TUNG CHANG, GENERAL PARTNER

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 DIAMOND BROTHERS FIVE PARTNERSHIP ON AUGUST 28, 2013. 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: JULY 24, 2015

Matthew E. Webb
MATTHEW E. WEBB
L.S. 5529



CITY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE. I HEREBY 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: 4 AUGUST, 2015

BY: Dennis W. Janda
DENNIS JANDA, P.L.S. 6359
CITY SURVEYOR, CITY OF MENIFEE



CITY ENGINEER'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 TRACT NO. 32101, APPROVED BY THE RIVERSIDE COUNTY BOARD OF SUPERVISORS ON MARCH 29, 2005, 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 HAVE 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 SUBDIVISION 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 MARCH 29, 2005.

DATE: AUGUST 7, 2015

Jonathan G. Smith
JONATHAN G. SMITH, R.C.E. 61253
CITY ENGINEER, CITY OF MENIFEE



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 THE DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF SANBERNARDINO

ON JULY 23 2015 BEFORE ME, BHAVESH R. PATEL, A NOTARY PUBLIC, PERSONALLY APPEARED GEORGE CHIAO-TUNG CHANG, GENERAL PARTNER, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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.
Bhavesh R. Patel MY COMMISSION NO.: 1971679
SIGNATURE
BHAVESH R. PATEL
PRINT NAME
MY COMMISSION EXPIRES: MARCH 30 2016
MY PRINCIPAL PLACE OF BUSINESS IS SANBERNARDINO COUNTY.

MENIFEE CITY CLERK CERTIFICATE

THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS CITY COUNCIL, HEREBY APPROVES THE TRACT MAP NO. 32101 AND ACCEPTS THE OFFERS 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 STREETS SHALL NOT BECOME PART OF THE CITY MAINTAINED STREET SYSTEM UNTIL ACCEPTED BY RESOLUTION OF THIS CITY.

FOR STREET AND PUBLIC UTILITY PURPOSES: LOT A (DOMENIGONI PARKWAY), LOT B (BRIGGS ROAD), LOT C (BEACHSTONE WAY), LOT D (SILVERSTONE COURT), LOT E (STARLIGHT WAY), LOT F (QUAILROCK DRIVE), LOT G (FELSPAR COURT), LOT H (CALIFA CIRCLE), LOT I (CALLE CANTE), LOT J (WOODLAKE CIRCLE), LOT K (ALDEA COURT), LOT L (VILLAGO WAY), AND LOT M (CONTESSA COURT). SUBJECT TO IMPROVEMENTS.

THE EASEMENT FOR DRAINAGE PURPOSES OVER LOTS 106 AND 130 FOR FLOOD CONTROL PURPOSES FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES IS HEREBY ACCEPTED.

THE EASEMENTS FOR STORM DRAIN OVER LOTS 34 AND 201 FOR DRAINAGE AND MAINTENANCE PURPOSES IS HEREBY ACCEPTED.

THE DEDICATION OF OPEN SPACE PURPOSES LOTS 199 THROUGH 202 INCLUSIVE IN FEE IS HEREBY ACCEPTED.

THE DEDICATION FOR PARK PURPOSES LOT 198 IN FEE AS SHOWN HEREON IS HEREBY ACCEPTED.

THE DEDICATION OF A 20' REGIONAL TRAIL OVER LOTS 87 AND 198 FOR CONSTRUCTION AND MAINTENANCE OF COMMUNITY TRAIL FACILITIES IS HEREBY ACCEPTED.

LOTS 34 THROUGH 48, INCLUSIVE, AND LOTS 55 THROUGH 64, INCLUSIVE, WILL REMAIN NOT DEVELOPABLE UNTIL THE EASEMENTS DESCRIBED IN INSTRUMENT NO. 86-240453, RECORDED SEPTEMBER 30, 1986 AND INSTRUMENT NO. 10279, RECORDED FEBRUARY 2, 1968 HAVE BEEN ABANDONED BY RECORDED NOTICE.

DATE: August 5, 2015, 2015
K. Bennett
CITY CLERK, CITY OF MENIFEE,
RIVERSIDE COUNTY, CALIFORNIA

ABANDONMENT NOTE

PURSUANT TO SECTIONS 66434 AND 66499.20 1/2 OF THE SUBDIVISION MAP ACT, THE APPROVAL AND RECORDATION OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING:

THAT CERTAIN 100' ROAD EASEMENT WITHIN PARCELS 32 AND 33 OF PARCEL MAP 21838, KNOWN AS BRIGGS ROAD, RECORDED IN BOOK 146 OF PARCEL MAPS AT PAGES 1 THROUGH 26 INCLUSIVE, DEDICATED AND ACCEPTED BY SAID PARCEL MAP, WITHIN THE BOUNDARY OF THIS TRACT MAP.

THOSE PORTIONS OF THOSE CERTAIN EASEMENT DEEDS FOR PERPETUAL SLOPE AND DRAINAGE PURPOSES RECORDED 4/15/2004 AS DOC. 2004-0274332 AND DOC. 2004-0274333, O.R., WITHIN THE BOUNDARY OF THIS TRACT MAP.

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 13,400.00 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: July 28, 2015
CASH OR SURETY TAX BOND
DON KENT
COUNTY TAX COLLECTOR
BY: Shane S. Serna, 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 \$ 13,400.00.

DATE: July 28, 2015
DON KENT
COUNTY TAX COLLECTOR
BY: Shane S. Serna, DEPUTY

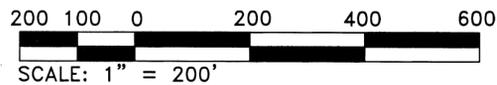
446
20K-0367463
ORIGINAL

SURVEYOR'S NOTES

IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, CALIFORNIA

SHEET 2 OF 8 SHEETS

TRACT NO. 32101



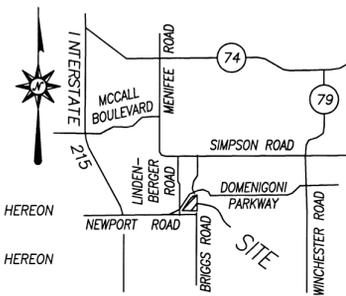
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ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS JUNE, 2014

EASEMENT NOTES

ENVIRONMENTAL CONSTRAINT SHEET NOTE

AN ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE CITY SURVEYOR'S OFFICE OF THE CITY OF MENIFEE IN E.C.S. BOOK _____, PAGE _____. THIS AFFECTS ALL LOTS.



VICINITY MAP NOT TO SCALE

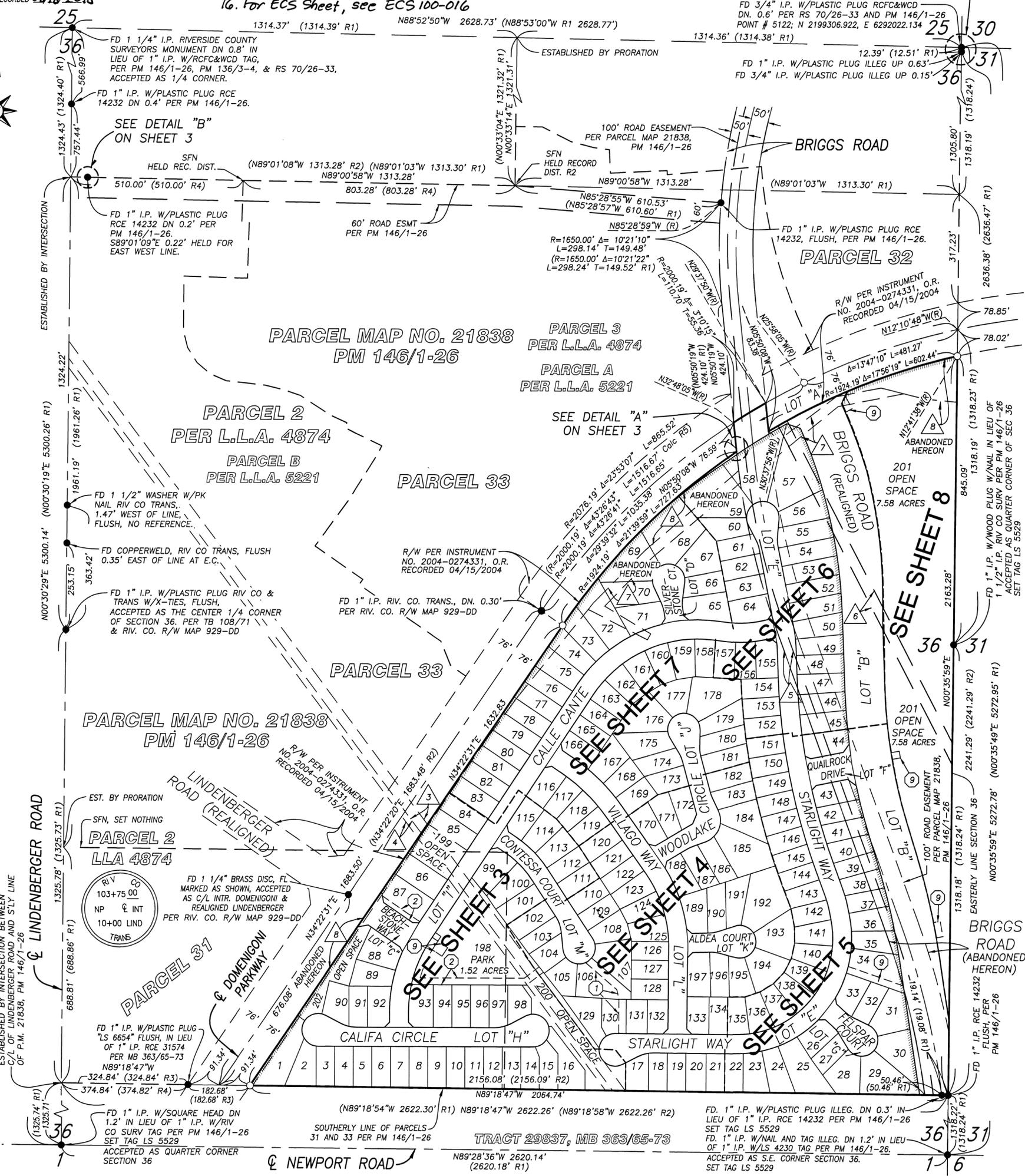
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "P474", "CNPP" & "PPFB" NAD 83 (NSRS2007) AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.999911223. CALCULATIONS ARE MADE AT POINT # 5122; NORTHEAST CORNER OF SECTION 36 WITH COORDINATES OF N 2200626.435, E 6292034.860, USING AN ELEVATION OF 1441.62.
- INDICATES SET 1" I.P. WITH METAL DISC, TAGGED LS 5529, FLUSH.
- INDICATES FOUND MONUMENTS AS NOTED.
- (R1) INDICATES RECORD DATA PER PARCEL MAP 21838, PM 146/1-26.
- (R2) INDICATES RECORD DATA PER LLA 4874, RECORDED 07/24/2005 AS INSTRUMENT NO. 2005-0501831, O.R.
- (R3) INDICATES RECORD DATA PER TRACT NO. 29837, MB 363/65-73
- (R4) INDICATES RECORD DATA PER L.L.A. 5221, INST.# 2008-0627851 REC. 11/26/2008
- (R5) INDICATES RECORD DATA PER RIV. CO. TRANS. DEPT. R/W MAP 929-DD CONVERTED TO GROUND DISTANCES BY MULTIPLYING GRID DISTANCES BY A COMBINATION FACTOR OF 1.00009270
- TOTAL AREA = 64.02 ACRES GROSS.
- ALL MONUMENTS SHOWN AS "SET" ARE SET PER RIVERSIDE COUNTY ORDINANCE 481.21, AND IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THIS MAP.
- ////// INDICATES RESTRICTED ACCESS.
- SET 1" I.P. TAGGED "L.S. 5529", FLUSH, AT ALL LOT CORNERS, ANGLE POINTS IN SIDE OR REAR LOT LINES, AND ANGLE POINTS IN SUBDIVISION BOUNDARY.
- SET LEAD AND TAG "L.S. 5529" IN TOP OF CURB (RIVERSIDE CO. STD. "E") FOR BCS, ECS, PCCS PRCS, AND CORNER CUTBACKS PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE.
- SET STEEL PIN AND TAG "L.S. 5529" ON TOP OF CURB AT ALL SIDE LOT LINES PROJECTED PER RIVERSIDE CO. STD. "E".
- C.C.&R.S PER INSTRUMENT NO. 20K-0367464 RECORDED 08/18/2015

- A STORM DRAIN EASEMENT DEDICATED TO PUBLIC USE, AS SHOWN HEREON, FOR FLOOD CONTROL PURPOSES FOR CONSTRUCTION & MAINTENANCE OF DRAINAGE FACILITIES.
- A COMMUNITY TRAIL EASEMENT DEDICATED TO PUBLIC USE, AS SHOWN HEREON, FOR CONSTRUCTION & MAINTENANCE OF COMMUNITY TRAIL FACILITIES.
- AN EASEMENT TO SOUTHERN COUNTIES GAS COMPANY FOR PIPELINE PURPOSES PER BOOK 2341, PAGE 353, REC. 10/02/1958, AND AMENDED BY INSTRUMENT NO. 233675, O.R., IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, RECORDED 08/12/1987.
- AN EASEMENT TO SOUTHERN COUNTIES GAS COMPANY FOR PIPELINE PURPOSES PER BOOK 1101, PAGE 245, REC. 08/12/1949, AND AMENDED BY INSTRUMENT NO. 233675, O.R., IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, RECORDED 08/12/1987.

- AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR THE PURPOSE OF CONVEYING ELECTRIC ENERGY AND APPURTENANCES RECORDED 09/30/1986, AS INSTRUMENT NO. 86-240453, O.R.
- AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR THE PURPOSE OF CONVEYING ELECTRIC ENERGY AND APPURTENANCES RECORDED 02/02/1968, AS INSTRUMENT NO. 10279, O.R.
- AN EASEMENT TO THE PUBLIC FOR DRAINAGE PURPOSES RECORDED 04/15/2004, AS INSTRUMENT NO. 2004-0274333, O.R., ABANDONED HEREON
- AN EASEMENT TO THE PUBLIC FOR SLOPE PURPOSES RECORDED 04/15/2004, AS INSTRUMENT NO. 2004-0274332, O.R., ABANDONED HEREON
- A DRAINAGE EASEMENT DEDICATED TO PUBLIC USE FOR DRAINAGE & MAINTENANCE PURPOSES, AS SHOWN HEREON.

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

SEE DETAIL "C" ON SHEET 3



16. For ECS Sheet, see ECS 100-016

FD 3/4" I.P. W/PLASTIC PLUG RCF&WCD DN. 0.6' PER RS 70/26-33 AND PM 146/1-26 POINT # 5122; N 2199306.922, E 6292022.134

FD 1" I.P. W/PLASTIC PLUG ILLEG UP 0.63' FD 3/4" I.P. W/PLASTIC PLUG ILLEG UP 0.15'

1314.37' (1314.39' R1) N88°52'50"W 2628.73' (N88°53'00"W R1 2628.77')

1314.36' (1314.38' R1)

12.39' (12.51' R1)

FD 1" I.P. W/PLASTIC PLUG RCE 14232 DN 0.4' PER PM 146/1-26.

FD 1" I.P. W/PLASTIC PLUG RCE 14232 DN 0.2' PER PM 146/1-26.

510.00' (510.00' R4)

566.99'

1324.43' (1324.40' R1)

757.44'

1324.22'

1961.19' (1961.26' R1)

5300.14' (N00°30'19"E 5300.26' R1)

363.42'

253.15'

1325.78' (1325.73' R1)

688.81' (688.86' R1)

103+75 00

NP & INT

10+00 LIND TRANS

EST. BY PRORATION

SFN, SET NOTHING

PARCEL 2 LLA 4874

FD 1 1/4" BRASS DISC, FL MARKED AS SHOWN, ACCEPTED AS C/L INTR. DOMENIGONI & REALIGNED LINDBERGER PER RIV. CO. R/W MAP 929-DD

FD 1 1/4" W/PLASTIC PLUG RCE 14232 DN 0.2' PER PM 146/1-26.

589°01'09"E 0.22' HELD FOR EAST WEST LINE.

510.00' (510.00' R4)

803.28' (803.28' R4)

60' ROAD ESMT PER PM 146/1-26

100' ROAD EASEMENT PER PARCEL MAP 21838, PM 146/1-26

SFN HELD RECORD DIST. R2

N89°00'58"W 1313.28'

N85°28'55"W 610.53' (N85°28'57"W 610.60' R1)

N85°28'59"W (R)

R=1650.00' Δ=10°21'10" L=298.14' T=149.48' (R=1650.00' Δ=10°21'22" L=298.24' T=149.52' R1)

R=200.19' Δ=3°10'15" L=55.36' T=25.36' (R=200.19' Δ=2°59'52" L=55.38' T=25.38' R1)

R=1924.19' Δ=2°21'39" L=772.63' T=355.56' (R=1924.19' Δ=2°21'39" L=772.63' T=355.56' R1)

R=2076.19' Δ=2°35'00" L=865.52' T=416.67' (R=2076.19' Δ=2°35'00" L=865.52' T=416.67' R1)

R=2000.19' Δ=4°53'64" L=1516.67' T=516.85' (R=2000.19' Δ=4°53'64" L=1516.67' T=516.85' R1)

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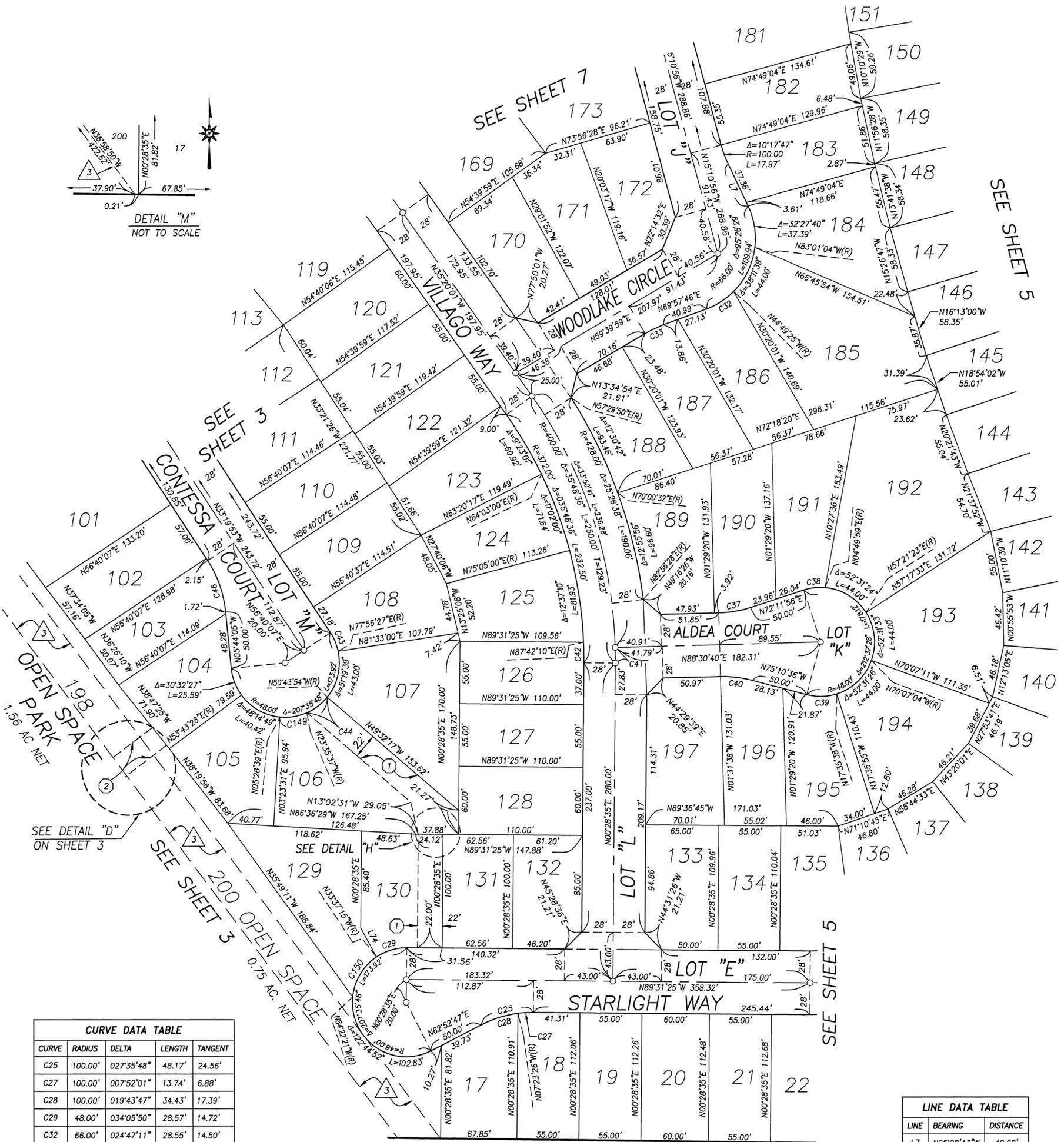
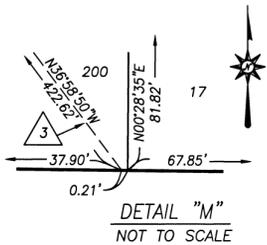
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ORIGINAL

TRACT 32101

BEING A SUBDIVISION OF PORTIONS OF PARCELS 31 THROUGH 33, INCLUSIVE, OF PARCEL MAP 21838, IN BOOK 146, PAGES 1 THROUGH 26, INCLUSIVE, OF PARCEL MAPS; ALSO BEING A PORTION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 4874, RECORDED JUNE 24, 2005, AS INSTRUMENT NO. 2005-0501831, OFFICIAL RECORD OF RIVERSIDE COUNTY, LYING IN SECTION 36, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

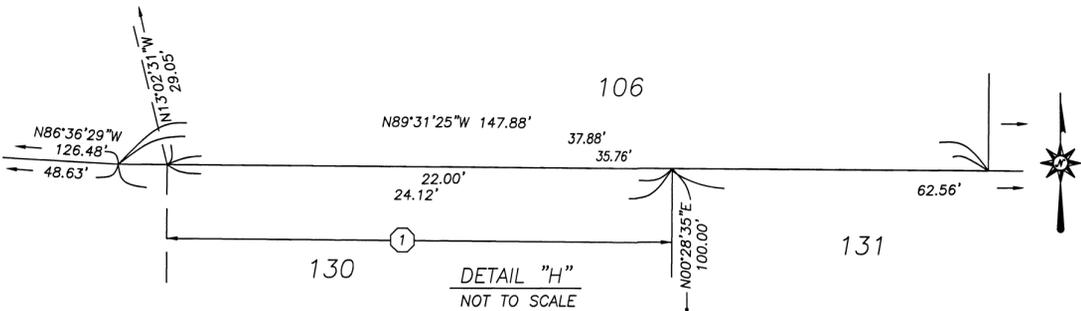
SEE SHEET 2 FOR SURVEYORS NOTES AND EASEMENT NOTES.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS JUNE, 2014



CURVE DATA TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C25	100.00'	027°35'48"	48.17'	24.56'
C27	100.00'	007°52'01"	13.74'	6.88'
C28	100.00'	019°43'47"	34.43'	17.39'
C29	48.00'	034°05'50"	28.57'	14.72'
C32	66.00'	024°47'11"	28.55'	14.50'
C33	100.00'	010°17'47"	17.97'	9.01'
C37	100.00'	016°18'44"	28.47'	14.33'
C38	48.00'	022°38'03"	18.96'	9.61'
C39	48.00'	032°25'02"	27.16'	13.95'
C40	100.00'	016°18'44"	28.47'	14.33'
C41	400.00'	001°57'54"	13.72'	6.86'
C42	372.00'	002°46'25"	18.01'	9.01'
C43	48.00'	021°16'20"	17.82'	9.01'
C44	48.00'	027°08'17"	22.74'	11.59'
C46	100.00'	027°35'48"	48.17'	24.56'
C149	48.00'	056°12'33"	47.09'	25.63'
C150	48.00'	050°45'06"	42.52'	22.77'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L7	N25°28'43"W	40.99'
L74	N28°50'26"W	29.04'



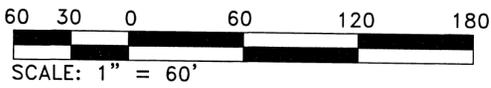
2015-0367463 ORIGINAL

TRACT 32101

BEING A SUBDIVISION OF PORTIONS OF PARCELS 31 THROUGH 33, INCLUSIVE, OF PARCEL MAP 21838, IN BOOK 146, PAGES 1 THROUGH 26, INCLUSIVE, OF PARCEL MAPS; ALSO BEING A PORTION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 4874, RECORDED JUNE 24, 2005, AS INSTRUMENT NO. 2005-0501831, OFFICIAL RECORDS OF RIVERSIDE COUNTY, LYING IN SECTION 36, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

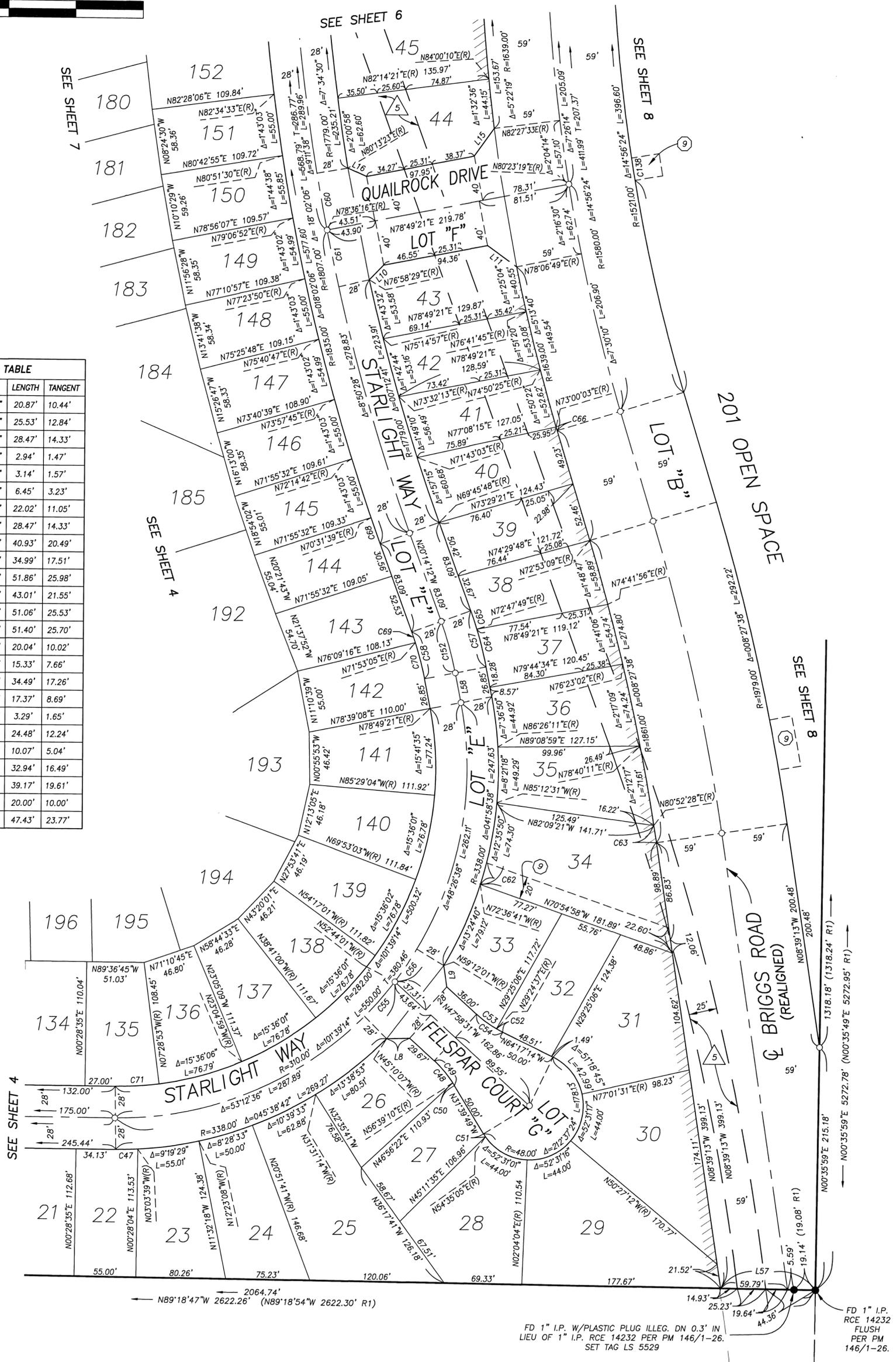
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS JUNE, 2014

SEE SHEET 2 FOR SURVEYORS NOTES AND EASEMENT NOTES.



CURVE DATA TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C47	338.00'	003°32'14"	20.87'	10.44'
C48	100.00'	014°37'41"	25.53'	12.84'
C49	100.00'	016°18'42"	28.47'	14.33'
C50	100.00'	001°41'01"	2.94'	1.47'
C51	48.00'	003°45'05"	3.14'	1.57'
C52	100.00'	003°41'50"	6.45'	3.23'
C53	100.00'	012°36'52"	22.02'	11.05'
C54	100.00'	016°18'42"	28.47'	14.33'
C55	310.00'	007°33'54"	40.93'	20.49'
C56	310.00'	006°28'00"	34.99'	17.51'
C57	328.00'	009°03'33"	51.86'	25.98'
C58	272.00'	009°03'33"	43.01'	21.55'
C60	1807.00'	001°37'08"	51.06'	25.53'
C61	1807.00'	001°37'47"	51.40'	25.70'
C62	338.00'	003°23'48"	20.04'	10.02'
C63	1861.00'	000°28'19"	15.33'	7.66'
C64	328.00'	006°01'32"	34.49'	17.26'
C65	328.00'	003°02'01"	17.37'	8.69'
C66	1639.00'	000°06'54"	3.29'	1.65'
C68	1835.00'	000°45'51"	24.48'	12.24'
C69	272.00'	002°07'17"	10.07'	5.04'
C70	272.00'	006°56'16"	32.94'	16.49'
C71	282.00'	007°57'28"	39.17'	19.61'
C138	1521.00'	000°45'12"	20.00'	10.00'
C152	300.00'	009°03'33"	47.43'	23.77'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L8	N88°25'41"E	20.69'
L9	N08°35'14"W	19.04'
L10	N43°51'30"E	18.29'
L11	N54°24'10"W	32.19'
L15	N35°28'58"E	30.28'
L16	N66°31'15"W	18.23'
L57	N89°18'47"W	84.52'
L58	N11°10'39"W	26.85'



FD 1" I.P. W/PLASTIC PLUG ILLEG. DN 0.3' IN LIEU OF 1" I.P. RCE 14232 PER PM 146/1-26. SET TAG LS 5529

FD 1" I.P. RCE 14232 FLUSH PER PM 146/1-26.

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TRACT 32101

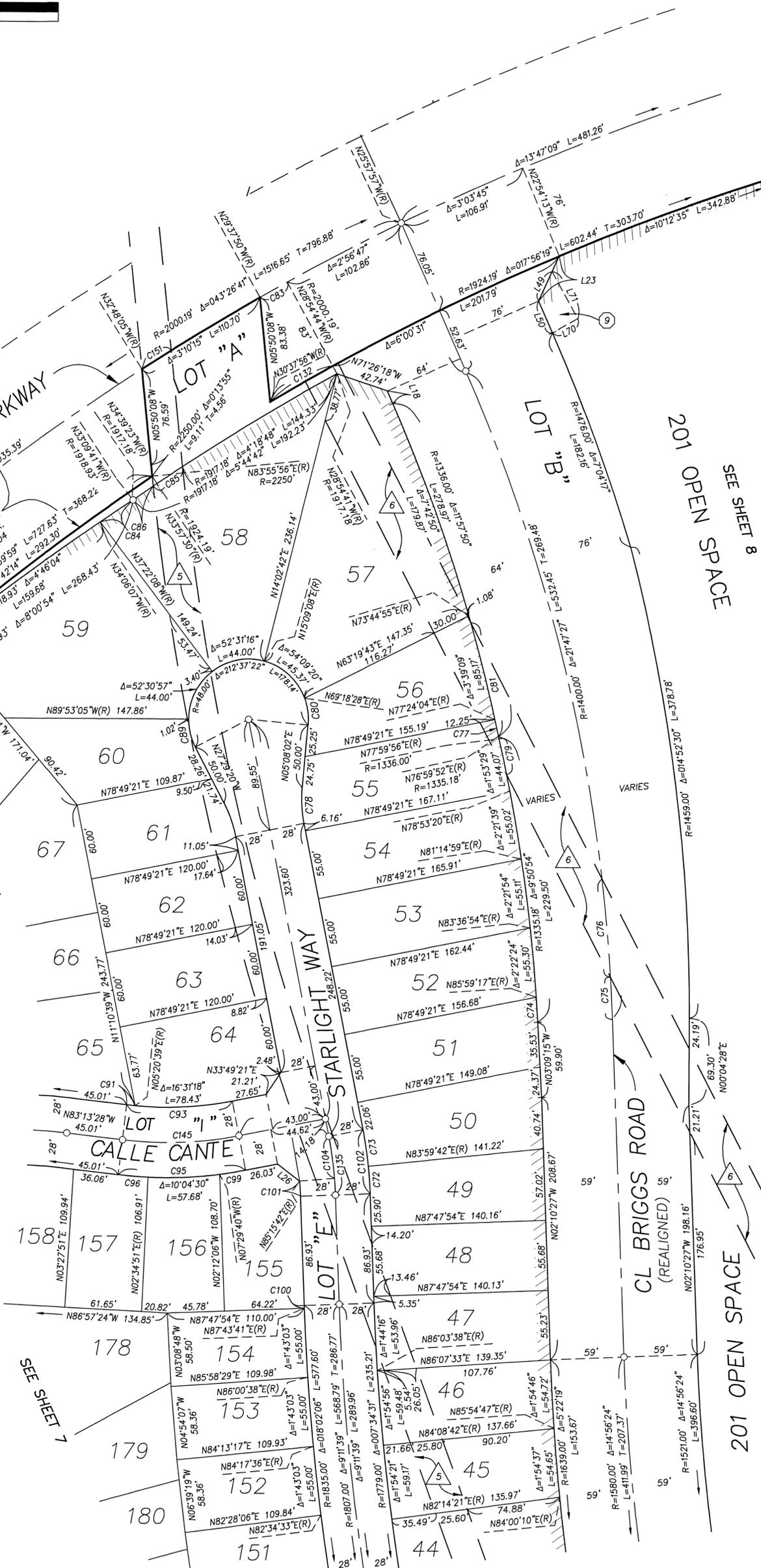
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SEE SHEET 2 FOR SURVEYORS NOTES AND EASEMENT NOTES.



LINE DATA TABLE		
LINE	BEARING	DISTANCE
L18	N23°57'54"W	10.87'
L23	N24°37'51"E	39.31'
L26	N52°57'28"W	22.37'
L49	N24°37'41"E	25.75'
L50	N23°57'54"W	27.57'
L70	N60°58'14"E	23.17'
L71	N29°01'46"W	42.72'

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C72	328.00'	003°48'12"	21.77'	10.89'
C73	328.00'	005°10'21"	29.61'	14.82'
C74	1335.18'	000°51'28"	19.99'	9.99'
C75	1400.00'	001°22'44"	33.69'	16.85'
C76	1400.00'	003°13'31"	78.81'	39.42'
C77	1336.00'	000°35'52"	13.94'	6.97'
C78	100.00'	016°18'41"	28.47'	14.33'
C79	1335.18'	001°19'24"	30.84'	15.42'
C80	48.00'	025°49'34"	21.64'	11.00'
C81	1336.00'	004°00'59"	93.65'	46.85'
C83	2000.19'	000°43'06"	25.07'	12.54'
C84	1918.93'	000°56'26"	31.51'	15.75'
C85	1917.18'	000°50'34"	28.20'	14.10'
C86	1917.18'	000°35'20"	19.70'	9.85'
C89	48.00'	027°36'15"	23.13'	11.79'
C91	272.00'	001°25'53"	6.80'	3.40'
C93	272.00'	017°57'12"	85.23'	42.97'
C95	328.00'	017°57'12"	102.78'	51.81'
C96	328.00'	004°11'12"	24.01'	12.01'
C99	328.00'	003°40'59"	21.08'	10.55'
C100	1835.00'	000°04'13"	2.25'	1.13'
C101	272.00'	002°32'12"	12.04'	6.02'
C102	328.00'	008°58'33"	51.38'	25.74'
C104	300.00'	006°26'21"	33.72'	16.88'
C132	1924.19'	001°43'12"	57.76'	28.88'
C135	300.00'	008°58'33"	47.00'	23.55'
C145	300.00'	017°57'12"	94.00'	47.39'
C151	2000.19'	000°48'02"	27.95'	13.98'



SEE SHEET 7

SEE SHEET 7

SEE SHEET 5

SEE SHEET 8

SEE SHEET 8

201 OPEN SPACE

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IN THE CITY OF MENEFEE, COUNTY OF RIVERSIDE, CALIFORNIA

SHEET 7 OF 8 SHEETS

TRACT 32101

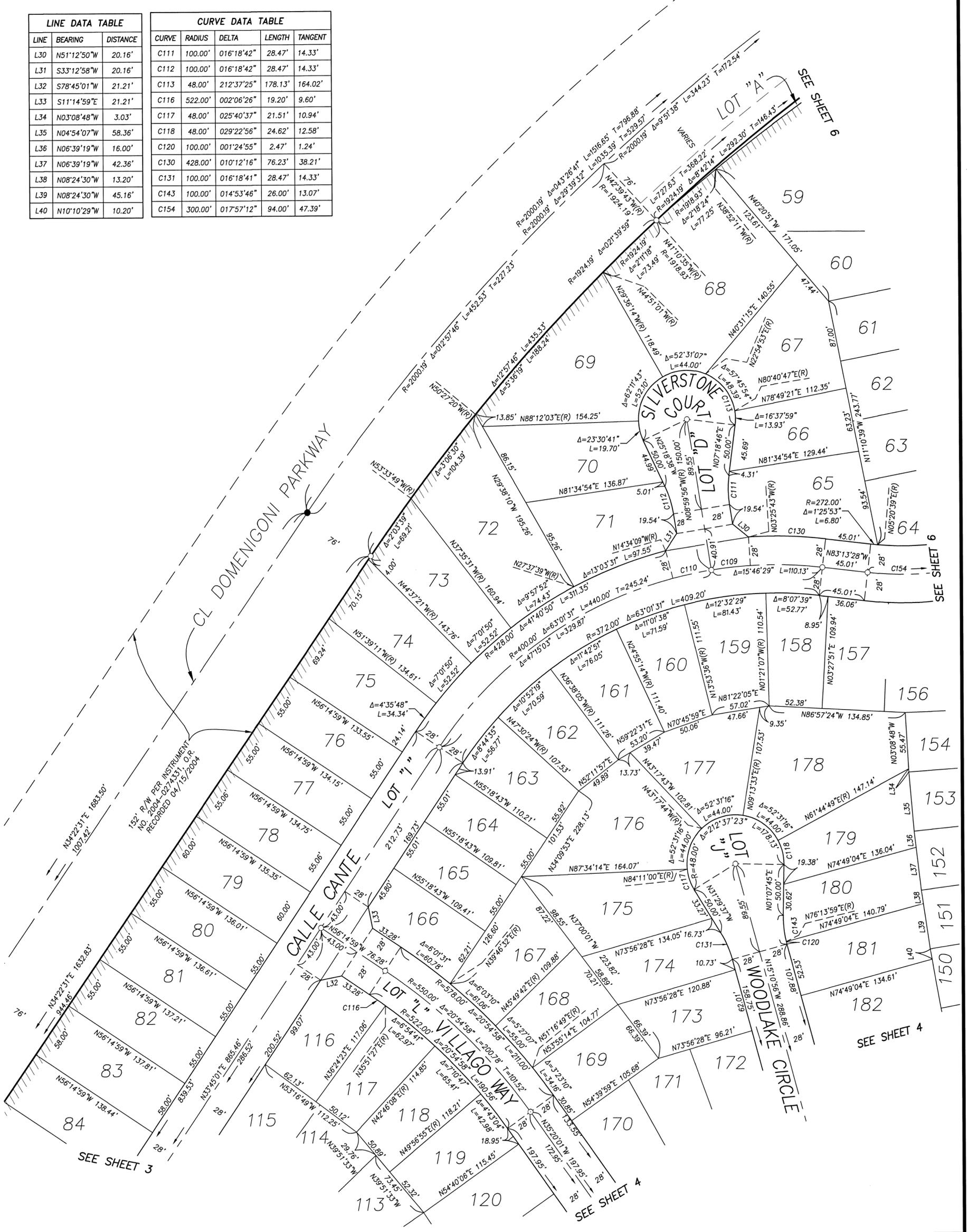
BEING A SUBDIVISION OF PORTIONS OF PARCELS 31 THROUGH 33, INCLUSIVE, OF PARCEL MAP 21838, IN BOOK 146, PAGES 1 THROUGH 26, INCLUSIVE, OF PARCEL MAPS; ALSO BEING A PORTION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 4874, RECORDED JUNE 24, 2005, AS INSTRUMENT NO. 2005-0501831, OFFICIAL RECORDS OF RIVERSIDE COUNTY, LYING IN SECTION 36, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

SEE SHEET 2 FOR SURVEYORS NOTES AND EASEMENT NOTES.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS JUNE, 2014



LINE DATA TABLE			CURVE DATA TABLE				
LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA	LENGTH	TANGENT
L30	N51°12'50"W	20.16'	C111	100.00'	016°18'42"	28.47'	14.33'
L31	S33°12'58"W	20.16'	C112	100.00'	016°18'42"	28.47'	14.33'
L32	S78°45'01"W	21.21'	C113	48.00'	212°37'25"	178.13'	164.02'
L33	S11°14'59"E	21.21'	C116	522.00'	002°06'26"	19.20'	9.60'
L34	N03°08'48"W	3.03'	C117	48.00'	025°40'37"	21.51'	10.94'
L35	N04°54'07"W	58.36'	C118	48.00'	029°22'56"	24.62'	12.58'
L36	N06°39'19"W	16.00'	C120	100.00'	001°24'55"	2.47'	1.24'
L37	N06°39'19"W	42.36'	C130	428.00'	010°12'16"	76.23'	38.21'
L38	N08°24'30"W	13.20'	C131	100.00'	016°18'41"	28.47'	14.33'
L39	N08°24'30"W	45.16'	C143	100.00'	014°53'46"	26.00'	13.07'
L40	N10°10'29"W	10.20'	C154	300.00'	017°57'12"	94.00'	47.39'



SEE SHEET 3

SEE SHEET 4

SEE SHEET 6

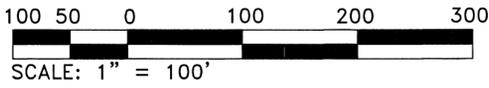
SEE SHEET 6

TRACT 32101

BEING A SUBDIVISION OF PORTIONS OF PARCELS 31 THROUGH 33, INCLUSIVE, OF PARCEL MAP 21838, IN BOOK 146, PAGES 1 THROUGH 26, INCLUSIVE, OF PARCEL MAPS; ALSO BEING A PORTION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 4874, RECORDED JUNE 24, 2005, AS INSTRUMENT NO. 2005-0501831, OFFICIAL RECORDS OF RIVERSIDE COUNTY, LYING IN SECTION 36, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

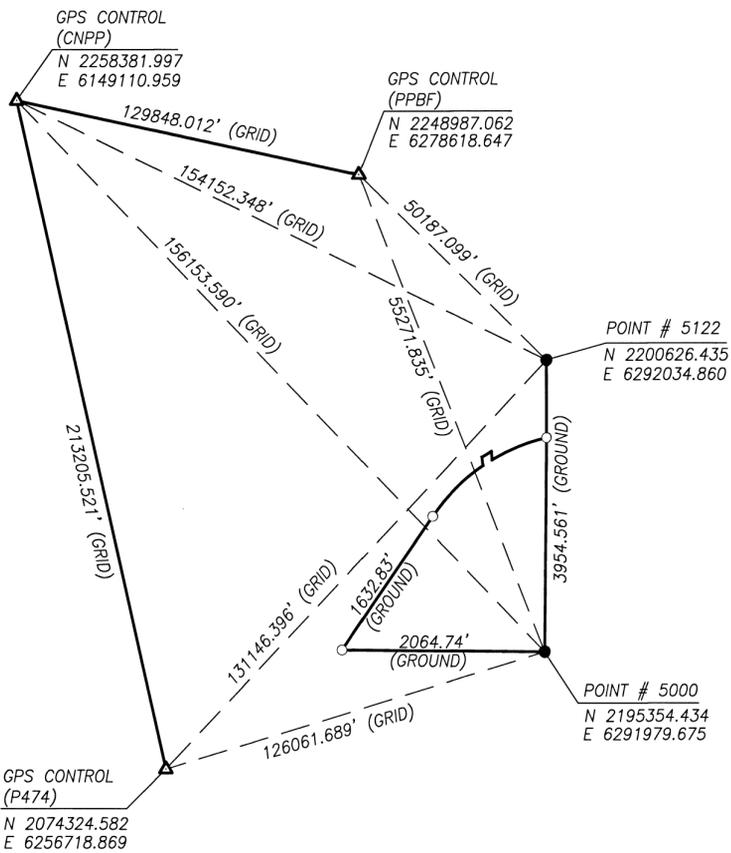
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SEE SHEET 2 FOR SURVEYORS NOTES AND EASEMENT NOTES.

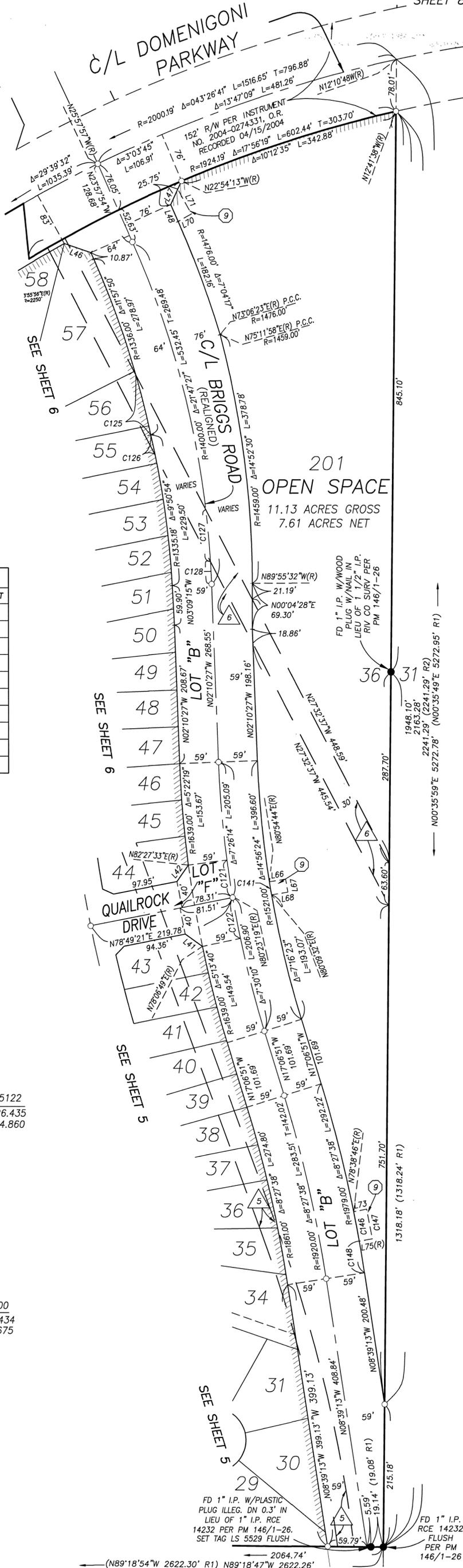


LINE DATA TABLE		
LINE	BEARING	DISTANCE
L41	N54°24'10"W	32.19'
L42	N35°28'58"E	30.28'
L46	N71°26'18"W	42.74'
L47	N24°37'51"E	39.31'
L48	N23°57'54"W	27.57'
L66	N80°32'08"E	25.00'
L67	S09°28'33"E	20.00'
L68	S80°32'08"W	25.00'
L70	N60°58'14"E	23.17'
L71	N29°01'46"W	42.72'
L73	N78°27'49"E	20.00'
L75	N79°56'56"E	20.00'

CURVE DATA TABLE					
CURVE	RADIUS	DELTA	LENGTH	TANGENT	
C121	1580.00'	002°04'15"	57.10'	28.55'	
C122	1580.00'	002°16'30"	62.74'	31.37'	
C125	1336.00'	004°00'59"	93.65'	46.85'	
C126	1335.18'	001°19'24"	30.84'	15.42'	
C127	1400.00'	003°13'31"	78.81'	39.42'	
C128	1400.00'	001°22'44"	33.69'	16.85'	
C141	1521.00'	000°45'12"	20.00'	10.00'	
C146	1979.00'	008°27'38"	292.22'	146.38'	
C147	1999.00'	001°18'17"	45.52'	22.76'	
C148	1979.00'	001°23'50"	48.26'	24.13'	



GPS CONTROL TIES NOT TO SCALE



201 OPEN SPACE
11.13 ACRES GROSS
7.61 ACRES NET

SEE SHEET 6

SEE SHEET 5

SEE SHEET 5

FD 1" I.P. W/PLASTIC PLUG ILLEG. DN 0.3" IN LIEU OF 1" I.P. RCE 14232 PER PM 146/1-26. SET TAG LS 5529 FLUSH

FD 1" I.P. RCE 14232 FLUSH PER PM 146/1-26

2015-0367463 ORIGINAL

440
49