

RETURN TO:  
CITY OF MENIFEE  
29714 Haun Road  
Menifee, CA. 92586

FOR RECORDER'S USE

CERTIFICATE of ACCEPTANCE of EASEMENT  
(GOVERNMENT CODE SECTION 27281)

THIS IS TO CERTIFY that the interest in real property granted by this easement from, FPG TRICON MENIFEE PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY to the CITY OF MENIFEE, is hereby accepted for the purpose of vesting title in the CITY OF MENIFEE on behalf of the public for public road and utility purposes. Grantee consents to recordation thereof by its duly authorized officer.

Dated: 4-26-23 CITY OF MENIFEE

By: Dan Lamb  
R.C.E. 67008  
CITY ENGINEER, CITY OF MENIFEE

THIS INSTRUMENT IS FOR  
THE BENEFIT OF THE CITY OF  
MENIFEE AND ENTITLED TO  
BE RECORDED WITHOUT  
FEE. (GOV. CODE 6103)

**DOC # 2023-0119544**

04/27/2023 08:00 AM Fees: \$0.00

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Recorded in Official Records

County of Riverside

Peter Aldana

Assessor-County Clerk-Recorder

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: ELENA #448

DTT:0

Project: DED 22-012

Parcel: PARCELS "A" & "B", LLA 22-002 &  
LOT 2, TR. 32628, MB 427/18-24

APN: 372-050-037, 038, 039, 040, 041 & 042

**PUBLIC UTILITY & PRIVATE ROAD EASEMENT**

**FPG TRICON MENIFEE PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY**

Grant(s) to the CITY OF MENIFEE, a municipal corporation, a private road easement for public utility purposes together with the right of ingress and egress for emergency vehicles, over, upon, across, and within that real property in the City of Menifee, County of Riverside, State of California, described as follows:

SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO AS  
EXHIBITS "A" AND "B" AND MADE A PART HEREOF

**SIGNATURE OF RECORDED OWNER(S) MUST BE NOTARIZED**

FPG Tricon Menifee Property LLC,  
a Delaware limited liability company

BY: FPG TRICON MENIFEE HOLDINGS LLC,  
a Delaware limited liability company  
Its Sole Member

By: FPG INVESTORS B2, LLC,  
a California limited liability company,  
Its Manager

By: Bing Chen  
Bing Chen  
Managing Director

## 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 Orange

On April 24, 2023 before me, Brittany A. Stilwagner, Notary Public,  
(here insert name and title of the officer)

personally appeared Bing Chen

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 and official seal.

Signature

*Brittany A. Stilwagner*



(Seal)

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

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

**PARCEL "A"**

BEING A PORTION OF PARCEL "A" OF LOT LINE ADJUSTMENT NO. 22-002, RECORDED SEPTEMBER 13, 2022, AS DOCUMENT NO. 2022-0392932, OFFICIAL RECORDS OF SAID COUNTY, LYING WITHIN SECTION 11, TOWNSHIP 6 SOUTH, RANGE 3 WEST, S.B.M., DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID PARCEL "A";

**THENCE** SOUTH 89°29'16" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL "A", A DISTANCE OF 253.58 FEET TO THE **TRUE POINT OF BEGINNING**;

**THENCE** CONTINUING SOUTH 89°29'16" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 58.13 FEET TO THE NORTHWESTERLY CORNER OF PARCEL 1 AS DEDICATED TO THE CITY OF MENIFEE PER GRANT OF EASEMENT RECORDED OCTOBER 5, 2022, AS DOCUMENT NO. 2022-0418390, OFFICIAL RECORDS OF SAID COUNTY;

**THENCE** SOUTH 44°29'16" EAST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 8.49 FEET;

**THENCE** NORTH 89°29'16" WEST, A DISTANCE OF 64.13 FEET;

**THENCE** NORTH 00°30'44" EAST, A DISTANCE OF 6.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 367 SQUARE FEET, MORE OR LESS.

**PARCEL "B"**

BEING A PORTION OF LOT 2 OF TRACT NO. 32628, IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 427, PAGES 18 THROUGH 24, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND PARCELS "A" THROUGH "D", INCLUSIVE OF LOT LINE ADJUSTMENT NO. 22-002, RECORDED SEPTEMBER 13, 2022, AS DOCUMENT NO. 2022-0392932, OFFICIAL RECORDS OF SAID COUNTY, LYING WITHIN SECTION 11, TOWNSHIP 6 SOUTH, RANGE 3 WEST, S.B.M., DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID PARCEL "A";



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
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**THENCE** SOUTH 89°29'16" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL "A", A DISTANCE OF 311.71 FEET TO THE NORTHWESTERLY CORNER OF PARCEL 1 AS DEDICATED TO THE CITY OF MENIFEE PER GRANT OF EASEMENT RECORDED OCTOBER 5, 2022, AS DOCUMENT NO. 2022-0418390, OFFICIAL RECORDS OF SAID COUNTY;

**THENCE** SOUTH 44°29'16" EAST, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 12.72 FEET TO THE **TRUE POINT OF BEGINNING**;

**THENCE** SOUTH 00°30'44" WEST, A DISTANCE OF 144.23 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT "A"**;

**THENCE** NORTH 89°24'49" WEST, A DISTANCE OF 65.35 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 15.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 29°02'00" WEST;

**THENCE** NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 61°33'12", AN ARC LENGTH OF 16.11 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 00°35'11" EAST, A DISTANCE OF 42.81 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1.50 FEET;

**THENCE** NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 2.36 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, SOUTH 89°24'49" EAST, A DISTANCE OF 56.04 FEET

**THENCE** NORTH 00°35'11" EAST, A DISTANCE OF 7.00 FEET;

**THENCE** SOUTH 89°24'49" EAST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 00°35'11" EAST, A DISTANCE OF 13.50 FEET;

**THENCE** NORTH 89°24'49" WEST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 00°35'11" EAST, A DISTANCE OF 4.50 FEET;

**THENCE** NORTH 89°24'49" WEST, A DISTANCE OF 54.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1.50 FEET;



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**THENCE** NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 2.36 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 00°35'11" WEST, A DISTANCE OF 16.50 FEET;

**THENCE** NORTH 89°24'49" WEST, A DISTANCE OF 19.00 FEET;

**THENCE** SOUTH 00°35'11" WEST, A DISTANCE OF 18.84 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1.50 FEET;

**THENCE** SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 72°44'33", AN ARC LENGTH OF 1.90 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 50.50 FEET, TO WHICH A RADIAL LINE BEARS NORTH 16°40'16" WEST;

**THENCE** SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°34'18", AN ARC LENGTH OF 28.71 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 69.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 25°31'23" EAST;

**THENCE** NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°00'39", AN ARC LENGTH OF 30.12 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 89°29'16" WEST, A DISTANCE OF 9.38 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 14.50 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 83°17'18" WEST;

**THENCE** NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°13'26", AN ARC LENGTH OF 1.83 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 00°30'34" EAST, A DISTANCE OF 56.37 FEET;

**THENCE** NORTH 89°29'16" WEST, A DISTANCE OF 7.00 FEET;

**THENCE** NORTH 00°30'44" EAST, A DISTANCE OF 7.00 FEET;

**THENCE** NORTH 89°29'16" WEST, A DISTANCE OF 13.50 FEET;

**THENCE** SOUTH 00°30'44" WEST, A DISTANCE OF 7.00 FEET;

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**THENCE** NORTH 89°29'16" WEST, A DISTANCE OF 4.50 FEET;

**THENCE** SOUTH 00°30'34" WEST, A DISTANCE OF 56.19 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 14.50 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 81°33'35" WEST;

**THENCE** SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°55'41", AN ARC LENGTH OF 2.01 FEET;

**THENCE** NON-TANGENT FROM LAST SAID CURVE, NORTH 89°29'16" WEST, A DISTANCE OF 50.35 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50.50 FEET, TO WHICH A RADIAL LINE BEARS NORTH 39°13'41" EAST;

**THENCE** NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°30'59", AN ARC LENGTH DISTANCE OF 9.27 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1.50 FEET TO WHICH A RADIAL LINE BEARS SOUTH 28°42'42" WEST;

**THENCE** NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 61°48'02", AN ARC LENGTH DISTANCE OF 1.62 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 00°30'44" EAST, A DISTANCE OF 22.67 FEET;

**THENCE** NORTH 89°29'16" EAST, A DISTANCE OF 19.00 FEET;

**THENCE** SOUTH 00°30'44" WEST, A DISTANCE OF 16.50 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1.50 FEET;

**THENCE** SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°04'27", AN ARC LENGTH OF 2.36 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 89°24'49" WEST, A DISTANCE OF 63.24 FEET;

**THENCE** SOUTH 00°35'11" WEST, A DISTANCE OF 7.00 FEET;

**THENCE** NORTH 89°24'49" WEST, A DISTANCE OF 5.00 FEET;

**THENCE** SOUTH 00°35'11" WEST, A DISTANCE OF 13.50 FEET;

**THENCE** SOUTH 89°24'49" EAST, A DISTANCE OF 5.00 FEET;

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**THENCE** SOUTH 00°35'11" WEST, A DISTANCE OF 4.50 FEET;

**THENCE** SOUTH 89°24'49" WEST, A DISTANCE OF 56.63 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1.50 FEET;

**THENCE** SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 2.36 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, SOUTH 00°35'11" WEST, A DISTANCE OF 113.41 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 14.50 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 05°50'53" EAST;

**THENCE** WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°26'05", AN ARC LENGTH OF 1.63 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 89°24'49" WEST, A DISTANCE OF 56.50 FEET;

**THENCE** SOUTH 00°35'11" WEST, A DISTANCE OF 4.50 FEET;

**THENCE** NORTH 89°24'49" WEST, A DISTANCE 5.00 FEET;

**THENCE** SOUTH 00°35'11" WEST, A DISTANCE OF 13.50 FEET;

**THENCE** SOUTH 89°24'49" EAST, A DISTANCE OF 5.00 FEET;

**THENCE** SOUTH 00°35'11" WEST, A DISTANCE OF 7.00 FEET;

**THENCE** SOUTH 89°24'49" EAST, A DISTANCE OF 56.50 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 14.50 FEET;

**THENCE** EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°55'42", AN ARC LENGTH OF 2.01 FEET;

**THENCE** NON-TANGED FROM LAST SAID CURVE, SOUTH 00°35'11" WEST, A DISTANCE OF 62.36 FEET;

**THENCE** SOUTH 89°24'49" EAST, A DISTANCE OF 8.00 FEET;

**THENCE** SOUTH 00°35'11" WEST, A DISTANCE OF 38.00 FEET;

**THENCE** NORTH 89°24'49" WEST, A DISTANCE OF 8.00 FEET;



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**THENCE** SOUTH 00°35'11" WEST, A DISTANCE OF 14.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 14.50 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 07°20'30" WEST;

**THENCE** WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°55'41", AN ARC LENGTH OF 2.01 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 89°24'49" WEST, A DISTANCE OF 61.50 FEET;

**THENCE** SOUTH 00°35'11" WEST, A DISTANCE OF 18.00 FEET;

**THENCE** SOUTH 89°24'49" EAST, A DISTANCE OF 5.00 FEET;

**THENCE** SOUTH 00°35'11" WEST, A DISTANCE OF 7.00 FEET;

**THENCE** SOUTH 89°24'49" EAST, A DISTANCE OF 56.50 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 14.50 FEET;

**THENCE** EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE 07°55'42", AN ARC LENGTH OF 2.01 FEET;

**THENCE** NON-TANGENT FROM LAST SAID CURVE, SOUTH 00°35'11" WEST, A DISTANCE OF 98.86 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 227.00 FEET;

**THENCE** SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°59'05", AN ARC LENGTH OF 15.79 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 14.50 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 09°31'03" EAST;

**THENCE** WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°06'14", AN ARC LENGTH OF 2.56 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 89°24'49" WEST, A DISTANCE OF 56.50 FEET;

**THENCE** SOUTH 00°35'11" WEST, A DISTANCE OF 4.50 FEET;

**THENCE** NORTH 89°24'49" WEST, A DISTANCE OF 5.00 FEET;

**THENCE** SOUTH 00°35'11" WEST, A DISTANCE OF 13.50 FEET;

**EXHIBIT "A"**  
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**THENCE** SOUTH 89°24'49" EAST, A DISTANCE OF 5.00 FEET;

**THENCE** SOUTH 00°135'11" WEST, A DISTANCE OF 7.00 FEET;

**THENCE** SOUTH 89°24'49" EAST, A DISTANCE OF 62.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 227.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 80°10'52" WEST;

**THENCE** SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°10'30", AN ARC LENGTH OF 24.46 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, SOUTH 15°59'38" EAST, A DISTANCE OF 7.77 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 173.00 FEET;

**THENCE** SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°36'54", AN ARC LENGTH OF 35.07 FEET;

**THENCE** NON-TANGENT FROM LAST SAID CURVE, NORTH 89°15'23" WEST, A DISTANCE OF 103.48 FEET TO THE NORTHERLY CORNER OF PARCEL 1 AS DEDICATED TO THE CITY OF MENIFEE PER GRANT OF EASEMENT RECORDED OCTOBER 5, 2022, AS DOCUMENT NO. 2022-0418400, OFFICIAL RECORDS OF SAID COUNTY;

**THENCE** SOUTH 15°12'34" EAST, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 14.56 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL 1;

**THENCE** SOUTH 00°44'37" WEST, ALONG THE EASTERLY LINE AND SOUTHERLY PROLONGATION OF SAID PARCEL 1, A DISTANCE OF 36.00 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL "B";

**THENCE** CONTINUING SOUTH 00°44'37" WEST, ALONG THE WESTERLY LINE AND SOUTHERLY PROLONGATION OF SAID PARCEL "B", A DISTANCE OF 36.00 FEET TO THE SOUTHEASTERLY CORNER OF PARCEL 2 AS DEDICATED TO THE CITY OF MENIFEE PER SAID GRANT OF EASEMENT RECORDED OCTOBER 5, 2022, AS DOCUMENT NO. 2022-0418400, OFFICIAL RECORDS OF SAID COUNTY;

**THENCE** SOUTH 16°41'05" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 14.56 FEET TO THE SOUTHERLY CORNER OF SAID PARCEL 2;

**THENCE** SOUTH 89°15'23" EAST, A DISTANCE OF 99.90 FEET;

**EXHIBIT "A"**  
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**THENCE** SOUTH 00°15'05" WEST, A DISTANCE OF 35.48 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 75.00 FEET;

**THENCE** SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°32'12", AN ARC LENGTH OF 20.34 FEET;

**THENCE** NON-TANGENT FROM LAST SAID CURVE, SOUTH 65°07'14" WEST, A DISTANCE OF 2.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.50 FEET;

**THENCE** WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°27'57", AN ARC LENGTH OF 11.33 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 89°24'49" WEST, A DISTANCE OF 51.37 FEET;

**THENCE** SOUTH 00°35'11" WEST, A DISTANCE OF 7.50 FEET;

**THENCE** NORTH 89°24'49" WEST, A DISTANCE OF 5.00 FEET;

**THENCE** SOUTH 00°35'11" WEST, A DISTANCE OF 10.00 FEET;

**THENCE** SOUTH 89°24'49" EAST, A DISTANCE OF 5.00 FEET;

**THENCE** SOUTH 00°35'11" WEST, A DISTANCE OF 7.50 FEET;

**THENCE** SOUTH 89°24'49" EAST, A DISTANCE OF 51.37 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 50.50 FEET;

**THENCE** EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°29'39", AN ARC LENGTH OF 6.61 FEET;

**THENCE** NON-TANGENT FROM LAST SAID CURVE, SOUTH 00°35'11" WEST, A DISTANCE OF 63.65 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT "B"**;

**THENCE** CONTINUING SOUTH 00°35'11" WEST, A DISTANCE OF 23.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 14.50 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 28°16'45" EAST;

**THENCE** WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°51'57", AN ARC LENGTH OF 7.31 FEET;



**EXHIBIT "A"**  
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**THENCE** TANGENT FROM LAST SAID CURVE, SOUTH 89°24'49" EAST, A DISTANCE OF 50.96 FEET;

**THENCE** SOUTH 00°35'11" WEST, A DISTANCE OF 7.50 FEET;

**THENCE** NORTH 89°24'49" WEST, A DISTANCE OF 5.00 FEET;

**THENCE** SOUTH 00°35'11" WEST, A DISTANCE OF 10.00 FEET;

**THENCE** SOUTH 89°24'49" EAST, A DISTANCE OF 5.00 FEET;

**THENCE** SOUTH 00°35'11" WEST, A DISTANCE OF 7.50 FEET;

**THENCE** SOUTH 89°24'49" EAST, A DISTANCE OF 50.96 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 14.50 FEET;

**THENCE** EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°51'57", AN AR LENGTH OF 7.31 FEET;

**THENCE** NON-TANGENT FROM LAST SAID CURVE, SOUTH 00°35'11" WEST, A DISTANCE OF 16.53 FEET;

**THENCE** NORTH 89°24'49" WEST, A DISTANCE OF 1.62 FEET;

**THENCE** SOUTH 00°35'11" WEST, A DISTANCE OF 52.33 FEET;

**THENCE** SOUTH 89°24'49" EAST, A DISTANCE OF 1.62 FEET;

**THENCE** SOUTH 00°35'11" WEST, A DISTANCE OF 16.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 14.50 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 28°16'45" EAST;

**THENCE** SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°51'56", AN ARC LENGTH OF 7.31 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 89°24'49" WEST, A DISTANCE OF 50.96 FEET;

**THENCE** SOUTH 00°35'11" WEST, A DISTANCE OF 7.50 FEET;

**THENCE** NORTH 89°24'49" WEST, A DISTANCE OF 5.00 FEET;

**EXHIBIT "A"**  
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**THENCE** SOUTH 00°35'11" WEST, A DISTANCE OF 10.00 FEET;

**THENCE** SOUTH 89°24'49" EAST, A DISTANCE OF 7.50 FEET;

**THENCE** SOUTH 89°24'49" EAST, A DISTANCE OF 50.96 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 14.50 FEET;

**THENCE** SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°51'57", AN ARC LENGTH OF 7.31 FEET;

**THENCE** NON-TANGENT FROM LAST SAID CURVE, SOUTH 00°35'11" WEST, A DISTANCE OF 16.53 FEET;

**THENCE** NORTH 89°24'49" WEST, A DISTANCE OF 1.62 FEET;

**THENCE** SOUTH 00°35'11" WEST, A DISTANCE OF 5.08 FEET;

**THENCE** NORTH 89°24'49" WEST, A DISTANCE OF 1.38 FEET;

**THENCE** SOUTH 00°35'11" WEST, A DISTANCE OF 42.17 FEET;

**THENCE** SOUTH 89°24'49" EAST, A DISTANCE OF 1.38 FEET;

**THENCE** SOUTH 00°35'11" WEST, A DISTANCE OF 5.08 FEET;

**THENCE** SOUTH 89°24'49" EAST, A DISTANCE OF 1.62 FEET;

**THENCE** SOUTH 00°35'11" WEST, A DISTANCE OF 16.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 14.50 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 28°16'45" EAST;

**THENCE** SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°51'56", AN ARC LENGTH OF 7.31 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, SOUTH 89°24'49" EAST, A DISTANCE OF 50.96 FEET;

**THENCE** SOUTH 00°35'11" WEST, A DISTANCE OF 7.50 FEET;

**THENCE** NORTH 89°24'49" WEST, A DISTANCE OF 5.00 FEET;

**THENCE** SOUTH 00°35'11" WEST, A DISTANCE OF 10.00 FEET;

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**THENCE** SOUTH 89°24'49" EAST, A DISTANCE OF 5.00 FEET;

**THENCE** SOUTH 00°35'11" WEST, A DISTANCE OF 7.50 FEET;

**THENCE** SOUTH 89°24'49" EAST, A DISTANCE OF 50.96 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 14.50 FEET;

**THENCE** EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°00'49", AN ARC LENGTH OF 4.05 FEET;

**THENCE** NON-TANGENT FROM LAST SAID CURVE, SOUTH 00°35'11" WEST, A DISTANCE OF 16.35 FEET;

**THENCE** SOUTH 89°24'49" EAST, A DISTANCE OF 1.38 FEET;

**THENCE** SOUTH 00°35'11" WEST, A DISTANCE OF 6.50 FEET;

**THENCE** NORTH 89°24'49" WEST, A DISTANCE OF 1.38 FEET;

**THENCE** SOUTH 00°35'11" WEST, A DISTANCE OF 31.96 FEET;

**THENCE** SOUTH 28°06'58" EAST, A DISTANCE OF 18.54 FEET;

**THENCE** SOUTH 00°34'05" WEST, A DISTANCE OF 4.86 FEET;

**THENCE** SOUTH 89°25'55" EAST, A DISTANCE OF 9.06 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 50.50 FEET, TO WHICH A RADIAL LINE BEARS NORTH 54°33'59" WEST;

**THENCE** SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°51'56", AN ARC LENGTH OF 30.73 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, SOUTH 00°34'05" WEST, A DISTANCE OF 59.59 FEET;

**THENCE** SOUTH 89°25'55" EAST, A DISTANCE OF 25.00 FEET;

**THENCE** NORTH 00°34'05" EAST, A DISTANCE OF 59.59 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 25.50 FEET;



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**THENCE** NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°21'08", AN ARC LENGTH OF 5.94 FEET;

**THENCE** NON-TANGENT FROM LAST SAID CURVE, SOUTH 89°25'55" EAST, A DISTANCE OF 113.75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 14.50 FEET, TO WHICH A RADIAL LINE BEARS NORTH 74°34'08" EAST;

**THENCE** SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°59'57", AN ARC LENGTH OF 4.05 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, SOUTH 00°34'05" WEST, A DISTANCE OF 53.44 FEET;

**THENCE** SOUTH 89°25'55" EAST, A DISTANCE OF 7.00 FEET;

**THENCE** SOUTH 00°34'05" WEST, A DISTANCE OF 5.00 FEET;

**THENCE** SOUTH 89°25'55" EAST, A DISTANCE OF 13.50 FEET;

**THENCE** NORTH 00°34'05" EAST, A DISTANCE OF 5.00 FEET;

**THENCE** SOUTH 89°25'55" EAST, A DISTANCE OF 4.50 FEET;

**THENCE** NORTH 00°34'05" EAST, A DISTANCE 53.44 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 14.50 FEET;

**THENCE** NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°00'48", AN ARC LENGTH OF 4.05 FEET;

**THENCE** NON-TANGENT FROM LAST SAID CURVE, SOUTH 89°25'55" EAST, A DISTANCE OF 113.87 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 14.50 FEET, TO WHICH A RADIAL LINE BEARS NORTH 74°33'17" EAST;

**THENCE** SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°00'48", AN ARC LENGTH OF 3.81 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, SOUTH 00°34'05" WEST, A DISTANCE OF 59.72 FEET;

**THENCE** SOUTH 89°25'55" EAST, A DISTANCE OF 14.50 FEET;

**THENCE** NORTH 00°34'05" EAST, A DISTANCE OF 5.00 FEET;

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**THENCE** SOUTH 89°25'55" EAST, A DISTANCE OF 10.50 FEET;

**THENCE** NORTH 00°34'05" EAST, A DISTANCE OF 63.75 FEET;

**THENCE** SOUTH 89°25'55" EAST, A DISTANCE OF 15.17 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL "C";

**THENCE** NORTH 00°35'11" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 231.00 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE;

**THENCE** SOUTH 89°25'55" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL "C", A DISTANCE OF 6.00 FEET;

**THENCE** LEAVING SAID SOUTHEASTERLY LINE, NORTH 00°35'11" EAST, A DISTANCE OF 56.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 14.50 FEET, TO WHICH A RADIAL LINE BEARS NORTH 15°25'37" WEST;

**THENCE** WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°59'42", AN ARC LENGTH OF 4.05 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, SOUTH 89°25'55" EAST, A DISTANCE OF 76.72 FEET;

**THENCE** NORTH 00°34'05" EAST, A DISTANCE OF 7.29 FEET TO A POINT IN THE NORTHERLY LINE OF SAID PARCEL "C";

**THENCE** CONTINUING NORTH 00°34'05" EAST, A DISTANCE OF 1.04 FEET;

**THENCE** SOUTH 89°25'55" EAST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 00°34'05" EAST, A DISTANCE OF 8.34 FEET;

**THENCE** NORTH 89°25'55" WEST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 00°34'05" EAST, A DISTANCE OF 8.33 FEET;

**THENCE** NORTH 89°25'55" WEST, A DISTANCE OF 76.70 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 14.50 FEET;

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**THENCE** WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°01'55", AN ARC LENGTH OF 4.06 FEET;

**THENCE** NON-TANGENT FROM LAST SAID CURVE, NORTH 00°35'11" EAST, A DISTANCE OF 55.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 20.50 FEET, TO WHICH A RADIAL LINE BEARS NORTH 46°26'36" WEST;

**THENCE** EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°48'10", AN ARC DISTANCE OF 1.36 FEET;

**THENCE** SOUTH 89°25'55" EAST, A DISTANCE OF 154.40 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 20.50 FEET, TO WHICH A RADIAL LINE BEARS NORTH 43°46'32" EAST, BEING HEREINAFTER REFERRED TO AS **POINT "C"**;

**THENCE** SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°10'07", AN ARC DISTANCE OF 4.35 FEET;

**THENCE** NON-TANGENT FROM LAST SAID CURVE, SOUTH 05°27'50" EAST, A DISTANCE OF 22.50 FEET;

**THENCE** NORTH 89°25'15" WEST, A DISTANCE OF 3.02 FEET;

**THENCE** SOUTH 05°27'50" EAST, A DISTANCE OF 30.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 14.50 FEET, TO WHICH A RADIAL LINE BEARS NORTH 21°28'38" WEST;

**THENCE** WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE 22°02'43", AN ARC LENGTH OF 5.58 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 89°25'55" WEST, A DISTANCE OF 49.33 FEET;

**THENCE** SOUTH 00°34'05" EAST, A DISTANCE OF 2.00 FEET;

**THENCE** NORTH 89°25'55" WEST, A DISTANCE OF 10.37 FEET;

**THENCE** SOUTH 00°34'05" WEST, A DISTANCE OF 18.50 FEET;

**THENCE** SOUTH 00°34'05" WEST, A DISTANCE OF 15.71 FEET TO A POINT ON THE SOUTHERLY LINE OF AID LOT 2;

**THENCE** CONTINUING SOUTH 00°34'05" WEST, A DISTANCE OF 2.79 FEET;



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**THENCE** SOUTH 89°25'55" EAST, A DISTANCE OF 10.37 FEET;

**THENCE** SOUTH 00°34'05" EAST, A DISTANCE OF 4.50 FEET;

**THENCE** SOUTH 89°25'55" EAST, A DISTANCE OF 54.07 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 14.50 FEET;

**THENCE** EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°14'01", AN ARC LENGTH OF 1.58 FEET;

**THENCE** NON-TANGENT FROM SAID CURVE, SOUTH 00°51'05" WEST, A DISTANCE OF 31.75 FEET;

**THENCE** SOUTH 89°25'14" EAST, A DISTANCE OF 5.98 FEET;

**THENCE** SOUTH 00°51'05" WEST, A DISTANCE OF 25.66 FEET;

**THENCE** SOUTH 89°25'55" EAST, A DISTANCE OF 3.52 FEET;

**THENCE** SOUTH 00°51'05" WEST, A DISTANCE OF 29.54 FEET;

**THENCE** NORTH 89°08'55" WEST, A DISTANCE OF 1.50 FEET;

**THENCE** SOUTH 00°51'05" WEST, A DISTANCE OF 11.88 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 14.50 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 37°30'54" EAST;

**THENCE** SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°05'59", AN ARC DISTANCE OF 9.64 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 89°25'55" WEST, A DISTANCE OF 143.79 FEET;

**THENCE** SOUTH 00°34'05" WEST, A DISTANCE OF 25.00 FEET;

**THENCE** SOUTH 89°25'55" EAST, A DISTANCE OF 143.52 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 14.50 FEET;

**THENCE** SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°39'00", AN ARC LENGTH OF 9.78 FEET;

**THENCE** NON-TANGENT FROM LAST SAID CURVE, SOUTH 00°51'05" WEST, A DISTANCE OF 11.88 FEET;

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**THENCE** SOUTH 89°08'55" EAST, A DISTANCE OF 1.50 FEET;

**THENCE** SOUTH 00°51'05" WEST, A DISTANCE OF 58.97 FEET;

**THENCE** NORTH 89°08'55" WEST, A DISTANCE OF 1.50 FEET;

**THENCE** SOUTH 00°51'05" WEST, A DISTANCE OF 11.88 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 14.50 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 37°29'25" EAST;

**THENCE** SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°05'15", AN ARC LENGTH OF 9.64 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 89°25'55" WEST, A DISTANCE OF 150.15 FEET;

**THENCE** SOUTH 00°34'05" WEST, A DISTANCE OF 25.00 FEET;

**THENCE** SOUTH 89°25'55" EAST, A DISTANCE OF 80.69 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 13.50 FEET;

**THENCE** SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 21.21 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, SOUTH 00°34'05" EAST, A DISTANCE OF 96.97 FEET;

**THENCE** SOUTH 89°25'55" EAST, A DISTANCE OF 4.50 FEET;

**THENCE** SOUTH 00°34'05" WEST, A DISTANCE OF 5.00 FEET;

**THENCE** SOUTH 89°25'55" EAST, A DISTANCE OF 13.50 FEET;

**THENCE** NORTH 00°34'05" EAST, A DISTANCE OF 5.00 FEET;

**THENCE** SOUTH 89°25'55" EAST, A DISTANCE OF 7.00 FEET;

**THENCE** NORTH 00°34'05" EAST, A DISTANCE OF 84.67 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 25.50 FEET;

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**THENCE** NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°32'56", AN ARC LENGTH OF 3.80 FEET;

**THENCE** NON-TANGENT FROM LAST SAID CURVE, SOUTH 89°25'55" EAST, A DISTANCE OF 57.22 FEET;

**THENCE** SOUTH 00°34'05" WEST, A DISTANCE OF 31.50 FEET;

**THENCE** SOUTH 89°25'55" EAST, A DISTANCE OF 57.50 FEET;

**THENCE** SOUTH 00°34'05" WEST, A DISTANCE OF 65.50 FEET;

**THENCE** SOUTH 89°25'55" EAST, A DISTANCE OF 20.50 FEET;

**THENCE** NORTH 00°34'05" EAST, A DISTANCE OF 7.54 FEET;

**THENCE** SOUTH 89°25'55" EAST, A DISTANCE OF 4.50 FEET;

**THENCE** NORTH 00°34'05" EAST, A DISTANCE OF 52.50 FEET;

**THENCE** SOUTH 89°25'55" EAST, A DISTANCE OF 114.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 25.50 FEET, TO WHICH A RADIAL LINE BEARS NORTH 76°29'18" EAST;

**THENCE** SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°04'47", AN ARC LENGTH OF 6.27 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, SOUTH 00°34'05" WEST, A DISTANCE OF 46.26 FEET;

**THENCE** SOUTH 89°25'55" EAST, A DISTANCE OF 7.00 FEET;

**THENCE** SOUTH 00°34'05" WEST, A DISTANCE OF 10.00 FEET;

**THENCE** SOUTH 89°25'55" EAST, A DISTANCE OF 13.50 FEET;

**THENCE** NORTH 00°34'05" EAST, A DISTANCE OF 10.00 FEET;

**THENCE** SOUTH 89°25'55" EAST, A DISTANCE OF 4.50 FEET;

**THENCE** NORTH 00°34'05" EAST, A DISTANCE OF 54.49 FEET;



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**THENCE** SOUTH 89°08'55" EAST, A DISTANCE OF 101.52 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 8.33 FEET;

**THENCE** SOUTH 89°08'55" EAST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 8.34 FEET;

**THENCE** NORTH 89°08'55" WEST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 8.33 FEET;

**THENCE** NORTH 89°08'55" WEST, A DISTANCE OF 55.02 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 106.00 FEET;

**THENCE** SOUTH 89°08'55" EAST, A DISTANCE OF 56.21 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 4.50 FEET;

**THENCE** SOUTH 89°08'55" EAST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 13.50 FEET;

**THENCE** NORTH 89°08'55" WEST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 7.00 FEET;

**THENCE** NORTH 89°08'55" WEST, A DISTANCE OF 56.21 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 38.50 FEET;

**THENCE** SOUTH 89°08'55" EAST, A DISTANCE OF 2.83 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 20.00 FEET;

**THENCE** NORTH 89°08'55" WEST, A DISTANCE OF 2.83 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 38.50 FEET;

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**THENCE** SOUTH 89°08'55" EAST, A DISTANCE OF 56.21 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 4.50 FEET;

**THENCE** SOUTH 89°08'55" EAST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 13.50 FEET;

**THENCE** NORTH 89°08'55" WEST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 7.00 FEET;

**THENCE** NORTH 89°08'55" WEST, A DISTANCE OF 56.21 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 38.50 FEET;

**THENCE** SOUTH 89°08'55" EAST, A DISTANCE OF 2.83 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 26.00 FEET;

**THENCE** NORTH 89°08'55" WEST, A DISTANCE OF 2.83 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 38.50 FEET;

**THENCE** SOUTH 89°08'55" EAST, A DISTANCE OF 56.21 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 4.50 FEET;

**THENCE** SOUTH 89°08'55" EAST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 13.50 FEET;

**THENCE** NORTH 89°08'55" WEST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 7.00 FEET;

**THENCE** NORTH 89°08'55" WEST, A DISTANCE OF 46.55 FEET TO THE BEGINNING OF A TANGENT CURVE,  
CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 14.50 FEET;

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**THENCE** NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°47'04", AN ARC LENGTH OF 10.57 FEET;

**THENCE** NON-TANGENT FROM LAST SAID CURVE, NORTH 00°51'05" EAST, A DISTANCE OF 12.62 FEET;

**THENCE** NORTH 89°08'55" WEST, A DISTANCE OF 0.34 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "D";

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 22.19 FEET;

**THENCE** NORTH 89°08'55" WEST, A DISTANCE OF 3.17 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 35.08 FEET;

**THENCE** SOUTH 89°08'55" EAST, A DISTANCE OF 3.17 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 8.92 FEET;

**THENCE** SOUTH 89°08'55" EAST, A DISTANCE OF 2.00 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 12.09 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 14.50 FEET, TO WHICH A RADIAL LINE BEARS NORTH 32°38'02" WEST;

**THENCE** NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°29'07", AN ARC LENGTH OF 8.47 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, SOUTH 89°08'55" EAST, A DISTANCE OF 48.21 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 7.00 FEET;

**THENCE** SOUTH 89°08'55" EAST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 13.50 FEET;

**THENCE** NORTH 89°08'55" WEST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 4.50 FEET;



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**THENCE** NORTH 89°08'55" WEST, A DISTANCE OF 48.21 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 14.50 FEET;

**THENCE** NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°18'32", AN ARC LENGTH OF 8.18 FEET;

**THENCE** NON-TANGENT FROM LAST SAID CURVE, NORTH 00°51'05" EAST, A DISTANCE OF 12.26 FEET;

**THENCE** NORTH 89°08'55" EAST, A DISTANCE OF 2.00 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 8.92 FEET;

**THENCE** SOUTH 89°08'55" EAST, A DISTANCE OF 3.00 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 26.88 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL "B";

**THENCE** SOUTH 89°08'55" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 2.00 FEET;

**THENCE** LEAVING SAID SOUTHERLY LINE, NORTH 00°51'05" EAST, A DISTANCE OF 23.29 FEET;

**THENCE** NORTH 89°08'55" WEST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 6.50 FEET;

**THENCE** SOUTH 89°08'55" EAST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 16.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 14.50 FEET, TO WHICH A RADIAL LINE BEARS NORTH 19°19'11" WEST;

**THENCE** NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°10'16", AN ARC LENGTH OF 5.10 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, SOUTH 89°08'55" EAST, A DISTANCE OF 50.55 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 7.00 FEET;

**THENCE** SOUTH 89°08'55" EAST, A DISTANCE OF 5.00 FEET;

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 13.50 FEET;

**THENCE** NORTH 89°08'55" WEST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 4.50 FEET;

**THENCE** NORTH 89°08'55" WEST, A DISTANCE OF 50.55 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 14.50 FEET;

**THENCE** NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°59'13", AN ARC LENGTH OF 8.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 64.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 77°31'04" WEST;

**THENCE** NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°08'56", AN ARC LENGTH OF 11.34 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT "E"**;

**THENCE** NON-TANGENT FROM LAST SAID CURVE, SOUTH 89°08'55" EAST, A DISTANCE OF 1.02 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 44.78 FEET;

**THENCE** SOUTH 89°08'55" EAST, A DISTANCE OF 2.00 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 14.34 FEET;

**THENCE** NORTH 89°08'55" WEST, A DISTANCE OF 6.00 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 17.51 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 10.00 FEET;

**THENCE** NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°52'30", AN ARC LENGTH OF 1.20 FEET;

**THENCE** NON-TANGENT FROM LAST SAID CURVE, SOUTH 89°08'55" EAST, A DISTANCE OF 2.93 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 11.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 14.50 FEET, TO WHICH A RADIAL LINE BEARS NORTH 28°00'51" WEST;

**THENCE** NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°51'56", AN ARC LENGTH OF 7.31 FEET;

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**THENCE** TANGENT FROM LAST SAID CURVE, SOUTH 89°08'55" EAST, A DISTANCE OF 51.21 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 7.00 FEET;

**THENCE** SOUTH 89°08'55" EAST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 13.50 FEET;

**THENCE** NORTH 89°08'55" WEST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 4.50 FEET;

**THENCE** NORTH 89°08'55" WEST, A DISTANCE OF 51.21 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 14.50 FEET;

**THENCE** NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°51'56", AN ARC LENGTH OF 7.31 FEET;

**THENCE** NON-TANGENT FROM LAST SAID CURVE, NORTH 00°51'05" EAST, A DISTANCE OF 28.38 FEET;

**THENCE** SOUTH 89°08'55" EAST, A DISTANCE OF 2.00 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 27.20 FEET;

**THENCE** NORTH 89°08'55" WEST, A DISTANCE OF 2.00 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 2.93 TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 522.00 FEET;

**THENCE** NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°55'15", AN ARC LENGTH OF 26.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 14.50 FEET;

**THENCE** NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°05'31", AN ARC LENGTH OF 7.87 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, SOUTH 89°08'55" EAST, A DISTANCE OF 51.40 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 7.00 FEET;



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**THENCE** SOUTH 89°08'55" EAST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 13.50 FEET;

**THENCE** NORTH 89°08'55" WEST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 4.50 FEET;

**THENCE** NORTH 89°08'55" WEST, A DISTANCE OF 55.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 527.50 FEET TO WHICH A RADIAL LINE BEARS NORTH 85°00'37" EAST;

**THENCE** NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°50'04", AN ARC LENGTH OF 7.68 FEET;

**THENCE** NON-TANGENT FROM LAST SAID CURVE, SOUTH 84°10'33" WEST, A DISTANCE OF 2.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 525.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 84°10'33" EAST;

**THENCE** NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°08'27", AN ARC LENGTH OF 28.78 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 08°57'54" EAST, A DISTANCE OF 27.50 FEET;

**THENCE** SOUTH 81°02'06" WEST, A DISTANCE OF 1.17 FEET;

**THENCE** NORTH 08°57'54" WEST, A DISTANCE OF 22.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 14.50 FEET, TO WHICH A RADIAL LINE BEARS NORTH 29°50'14" WEST;

**THENCE** NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20.52'21", AN ARC LENGTH OF 7.68 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 81°02'07" EAST, A DISTANCE OF 51.21 FEET;

**THENCE** NORTH 08°57'53" WEST, A DISTANCE OF 4.50 FEET;

**THENCE** NORTH 81°02'07" EAST, A DISTANCE OF 5.00 FEET;

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**THENCE** NORTH 08°57'53" WEST, A DISTANCE OF 13.50 FEET;

**THENCE** SOUTH 81°02'07" WEST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 08°57'53" WEST, A DISTANCE OF 7.00 FEET;

**THENCE** SOUTH 81°02'07" WEST, A DISTANCE OF 52.53 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 14.50 FEET;

**THENCE** SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°38'40", AN ARC LENGTH OF 2.69 FEET;

**THENCE** NORTH 08°57'54" WEST TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 67.00 FEET;

**THENCE** NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 75°06'28", AN ARC LENGTH OF 87.83 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 83°32'49" WEST, A DISTANCE OF 83.58 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 14.50 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 80°26'23" WEST;

**THENCE** NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°00'48", AN ARC LENGTH OF 4.05 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 06°27'11" EAST, A DISTANCE OF 51.12 FEET;

**THENCE** NORTH 83°32'49" WEST, A DISTANCE OF 4.50 FEET;

**THENCE** NORTH 06°27'11" EAST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 83°32'49" WEST, A DISTANCE OF 13.50 FEET;

**THENCE** SOUTH 06°27'11" WEST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 83°32'49" WEST, A DISTANCE OF 7.00 FEET;

**THENCE** SOUTH 06°27'11" WEST, A DISTANCE OF 51.12 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 14.50 FEET;

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**THENCE** SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°00'48", AN ARC LENGTH OF 4.05 FEET;

**THENCE** NON-TANGENT FROM LAST SAID CURVE, NORTH 83°32'49" WEST, A DISTANCE OF 78.02 FEET;

**THENCE** SOUTH 06°27'11" WEST, A DISTANCE OF 1.17 FEET;

**THENCE** NORTH 83°32'49" WEST, A DISTANCE OF 1.42 FEET;

**THENCE** SOUTH 06°27'11" WEST, A DISTANCE OF 4.83 FEET;

**THENCE** NORTH 83°32'49" WEST, A DISTANCE OF 7.70 FEET;

**THENCE** NORTH 06°27'11" EAST, A DISTANCE OF 3.00 FEET;

**THENCE** NORTH 83°32'49" WEST, A DISTANCE OF 12.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 14.50 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 67°35'15" WEST;

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 06°27'11" EAST, A DISTANCE OF 51.21 FEET;

**THENCE** NORTH 83°32'49" WEST, A DISTANCE OF 4.50 FEET;

**THENCE** NORTH 06°27'11" EAST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 83°32'49" WEST, A DISTANCE OF 13.50 FEET;

**THENCE** SOUTH 06°27'11" WEST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 83°32'49" WEST, A DISTANCE OF 7.00 FEET;

**THENCE** SOUTH 06°27'11" WEST, A DISTANCE OF 53.25 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 14.50 FEET;

**THENCE** SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°21'57", AN ARC LENGTH OF 5.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 64.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 03°29'53" EAST;

**THENCE** WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°09'43", AN ARC LENGTH OF 16.93 FEET;



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**THENCE** NORTH 13°27'17" EAST, A DISTANCE OF 0.67 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 10.00 FEET;

**THENCE** NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°54'28", AN ARC LENGTH OF 3.47 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 06°08'34" EAST, A DISTANCE OF 0.97 FEET;

**THENCE** NORTH 83°32'49" WEST, A DISTANCE OF 5.08 FEET;

**THENCE** SOUTH 06°27'11" WEST, A DISTANCE OF 1.17 FEET;

**THENCE** NORTH 83°32'49" WEST, A DISTANCE OF 21.08 FEET;

**THENCE** NORTH 06°27'11" EAST, A DISTANCE OF 57.50 FEET;

**THENCE** NORTH 83°32'49" WEST, A DISTANCE OF 31.50 FEET;

**THENCE** SOUTH 06°27'11" WEST, A DISTANCE OF 16.50 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1.50 FEET;

**THENCE** SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 2.36 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 83°32'49" WEST, A DISTANCE OF 54.46 FEET;

**THENCE** SOUTH 06°27'11" WEST, A DISTANCE OF 25.00 FEET;

**THENCE** SOUTH 83°32'49" EAST, A DISTANCE OF 57.46 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 7.50 FEET;

**THENCE** SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 11.78 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, SOUTH 06°27'11" EAST, A DISTANCE OF 49.22 FEET;

**THENCE** SOUTH 63°41'51" WEST, A DISTANCE OF 1.45 FEET;

**THENCE** NORTH 83°32'49" WEST, A DISTANCE OF 63.62 FEET;

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**THENCE** NORTH 38°32'49" WEST, A DISTANCE OF 8.87 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 16.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 83°18'14" WEST;

**THENCE** NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°12'29", AN ARC LENGTH OF 2.01 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 00°30'44" EAST, A DISTANCE OF 53.17 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 49.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 52°13'48" EAST;

**THENCE** NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 61°00'58", AN ARC LENGTH OF 52.18 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 10.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 66°45'14" WEST;

**THENCE** NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°45'30", AN ARC LENGTH OF 4.15 FEET;

**THENCE** NORTH 00°30'44" EAST, A DISTANCE OF 29.23 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF PARCEL 2 PER SAID AS DEDICATED TO THE CITY OF MENIFEE PER GRANT OF EASEMENT RECORDED OCTOBER 5, 2022, AS DOCUMENT NO. 2022-0418390, OFFICIAL RECORDS OF SAID COUNTY;

**THENCE** SOUTH 45°30'44" WEST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 7.07 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2;

**THENCE** NORTH 89°29'16" WEST ALONG THE SOUTHERLY LINE AND THE WESTERLY PROLONGATION OF SAID PARCEL 2, A DISTANCE OF 78.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL 1 AS DEDICATED TO THE CITY OF MENIFEE PER SAID GRANT OF EASEMENT RECORDED OCTOBER 5, 2022, AS DOCUMENT NO. 2022-0418390, OFFICIAL RECORDS OF SAID COUNTY;

**THENCE** NORTH 44°29'16" WEST, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 8.49 FEET TO THE **TRUE POINT OF BEGINNING**.

**EXCEPTING THEREFROM THE FOLLOWING (5) FIVE PARCELS, DESCRIBED AS FOLLOWS:**

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**EXCEPTION PARCEL 1**

BEING A PORTION OF LOTS 2 OF TRACT NO. 32628, IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 427, PAGES 18 THROUGH 24, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND PARCEL "A" OF LOT LINE ADJUSTMENT NO. 22-002, RECORDED SEPTEMBER 13, 2022, AS DOCUMENT NO. 2022-0392932, OFFICIAL RECORDS OF SAID COUNTY, LYING WITHIN SECTION 11, TOWNSHIP 6 SOUTH, RANGE 3 WEST, DESCRIBED AS FOLLOWS:

**COMMENCING** AT HEREINBEFORE MENTIONED **POINT "A"**;

**THENCE** SOUTH 03°00'00" EAST, A DISTANCE OF 47.54 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 21.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 03°00'06" EAST, ALSO BEING THE **TRUE POINT OF BEGINNING**;

**THENCE** SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°30'38", AN ARC LENGTH OF 32.07 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, SOUTH 00°30'44" WEST, A DISTANCE OF 5.11 FEET;

**THENCE** NORTH 89°29'16" WEST, A DISTANCE OF 3.00 FEET;

**THENCE** SOUTH 00°30'44" WEST, A DISTANCE OF 20.19 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 14.50 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 28°21'13" EAST;

**THENCE** SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°56'25", AN ARC LENGTH OF 7.32 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 89°24'48" WEST, A DISTANCE OF 80.40 FEET;

**THENCE** SOUTH 00°35'12" WEST, A DISTANCE OF 7.50 FEET;

**THENCE** NORTH 89°24'48" WEST, A DISTANCE OF 5.00 FEET;

**THENCE** SOUTH 00°35'12" WEST, A DISTANCE OF 10.00 FEET;

**THENCE** SOUTH 89°24'48" EAST, A DISTANCE OF 5.00 FEET;

**THENCE** SOUTH 00°35'12" WEST, A DISTANCE OF 7.50 FEET;



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**THENCE** SOUTH 89°24'48" EAST, A DISTANCE OF 80.47 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 14.50 FEET;

**THENCE** SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°47'28", AN ARC LENGTH OF 7.29 FEET;

**THENCE** NON-TANGENT FROM LAST SAID CURVE, SOUTH 00°30'44" WEST, A DISTANCE 20.21 FEET;

**THENCE** SOUTH 89°24'16" EAST, A DISTANCE OF 3.00 FEET;

**THENCE** SOUTH 00°30'44" WEST, A DISTANCE OF 50.06 FEET;

**THENCE** SOUTH 85°24'51" WEST, A DISTANCE OF 5.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 71.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 85°24'51" EAST;

**THENCE** SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°57'34", AN ARC LENGTH OF 13.58 FEET;

**THENCE** NON-TANGENT FROM LAST SAID CURVE, SOUTH 64°18'54" WEST, A DISTANCE OF 1.04 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.50 FEET;

**THENCE** SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°16'18", AN ARC LENGTH OF 11.69 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 89°24'48" WEST, A DISTANCE OF 69.56 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 2;

**THENCE** CONTINUING NORTH 89°24'48" WEST, A DISTANCE OF 5.60 FEET;

**THENCE** SOUTH 00°35'12" WEST, A DISTANCE OF 2.75 FEET;

**THENCE** NORTH 89°24'48" WEST, A DISTANCE OF 5.00 FEET;

**THENCE** SOUTH 00°35'12" WEST, A DISTANCE OF 14.75 FEET;

**THENCE** SOUTH 89°24'48" EAST, A DISTANCE OF 5.00 FEET;

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**THENCE** SOUTH 00°35'12" WEST, A DISTANCE OF 7.50 FEET;

**THENCE** SOUTH 89°24'48" EAST, A DISTANCE OF 88.38 FEET;

**THENCE** SOUTH 48°42'19" EAST, A DISTANCE OF 17.38 FEET;

**THENCE** NORTH 42°59'27" EAST, A DISTANCE OF 9.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 71.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 42°59'27" WEST;

**THENCE** SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°03'11", AN ARC LENGTH OF 50.87 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, SOUTH 88°03'44" EAST, A DISTANCE OF 10.17 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 15.00 FEET;

**THENCE** NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°34'23", AN ARC LENGTH OF 11.93 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 5.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 43°38'07" WEST;

**THENCE** NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°34'23", AN ARC LENGTH OF 3.98 FEET;

**THENCE** SOUTH 88°03'44" EAST, A DISTANCE OF 106.78 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 21.00 FEET;

**THENCE** SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°05'52", AN ARC LENGTH OF 32.66 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, SOUTH 01°02'08" WEST, A DISTANCE OF 27.65 FEET;

**THENCE** NORTH 88°57'52" WEST, A DISTANCE OF 3.00 FEET;

**THENCE** SOUTH 01°02'08" WEST, A DISTANCE OF 12.70 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 14.50 FEET, TO WHICH A RADIAL LINE BEARS NORTH 27°49'49" WEST;

**THENCE** SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°51'57", AN ARC LENGTH OF 7.31 FEET;

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 88°57'52" WEST, A DISTANCE OF 135.71 FEET;

**THENCE** SOUTH 01°02'08" WEST, A DISTANCE OF 8.33 FEET;

**THENCE** NORTH 88°57'52" WEST, A DISTANCE OF 5.00 FEET;

**THENCE** SOUTH 01°02'08" WEST, A DISTANCE OF 8.34 FEET;

**THENCE** SOUTH 88°57'52" EAST, A DISTANCE OF 5.00 FEET;

**THENCE** SOUTH 01°02'08" WEST, A DISTANCE OF 8.33 FEET;

**THENCE** SOUTH 88°57'52" EAST, A DISTANCE OF 135.71 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 14.50 FEET;

**THENCE** SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°51'56", AN ARC LENGTH OF 7.31;

**THENCE** NON-TANGENT FROM LAST SAID CURVE, SOUTH 01°02'08" WEST, A DISTANCE OF 12.70 FEET;

**THENCE** NORTH 88°57'52" WEST, A DISTANCE OF 3.00 FEET;

**THENCE** SOUTH 01°02'08" WEST, A DISTANCE OF 47.75 FEET;

**THENCE** NORTH 88°57'52" WEST, A DISTANCE OF 3.00 FEET;

**THENCE** SOUTH 01°02'08" WEST, A DISTANCE OF 16.17 FEET;

**THENCE** SOUTH 88°57'52" EAST, A DISTANCE OF 3.00 FEET;

**THENCE** SOUTH 01°02'08" WEST, A DISTANCE OF 5.50 FEET;

**THENCE** NORTH 88°57'52" WEST, A DISTANCE OF 3.00 FEET;

**THENCE** SOUTH 01°02'08" WEST, A DISTANCE OF 29.28 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 14.50 FEET, TO WHICH A RADIAL LINE BEARS NORTH 27°49'49" WEST;

**THENCE** SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°51'57", AN ARC LENGTH OF 7.31 FEET;



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 89°57'52" WEST, A DISTANCE OF 135.71 FEET;

**THENCE** SOUTH 01°02'08" WEST, A DISTANCE OF 8.33 FEET;

**THENCE** NORTH 88°57'52" WEST, A DISTANCE OF 5.00 FEET;

**THENCE** SOUTH 01°02'08" WEST, A DISTANCE OF 8.34 FEET;

**THENCE** SOUTH 89°25'52" EAST, A DISTANCE OF 5.00 FEET;

**THENCE** SOUTH 01°02'08" WEST, A DISTANCE OF 8.33 FEET;

**THENCE** SOUTH 88°57'52" EAST, A DISTANCE OF 135.71 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 14.50 FEET;

**THENCE** SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°51'56", AN ARC LENGTH OF 7.31 FEET;

**THENCE** SOUTH 01°02'08" WEST, A DISTANCE OF 12.70 FEET;

**THENCE** SOUTH 88°57'52" EAST, A DISTANCE OF 3.00 FEET;

**THENCE** SOUTH 01°02'08" WEST, A DISTANCE OF 43.00 FEET;

**THENCE** NORTH 88°57'52" WEST, A DISTANCE OF 3.00 FEET;

**THENCE** SOUTH 01°02'08" WEST, A DISTANCE OF 69.12 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 10.00 FEET;

**THENCE** SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°31'57", AN ARC LENGTH OF 15.63 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 89°25'55" WEST, A DISTANCE OF 38.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 14.50 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 82°38'24" WEST;

**THENCE** NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°23'44", AN ARC LENGTH OF 2.12 FEET;

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 01°02'08" EAST, A DISTANCE OF 56.82 FEET;

**THENCE** NORTH 88°57'52" WEST, A DISTANCE OF 7.50 FEET;

**THENCE** NORTH 01°02'08" EAST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 88°57'52" WEST, A DISTANCE OF 10.00 FEET;

**THENCE** SOUTH 01°02'08" WEST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 88°57'52" WEST, A DISTANCE OF 7.50 FEET;

**THENCE** SOUTH 01°02'08" WEST, A DISTANCE OF 57.26 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 14.50 FEET;

**THENCE** SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°27'38", AN ARC LENGTH OF 1.89 FEET;

**THENCE** NON-TANGENT FROM LAST SAID CURVE, NORTH 89°25'55" WEST, A DISTANCE OF 46.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 14.50 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 82°38'24" WEST;

**THENCE** NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°23'44", AN ARC DISTANCE OF 2.12 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 01°02'08" EAST, A DISTANCE OF 62.41 FEET;

**THENCE** NORTH 88°57'52" WEST, A DISTANCE OF 10.00 FEET;

**THENCE** SOUTH 01°02'08" WEST, A DISTANCE OF 4.93 FEET;

**THENCE** NORTH 89°25'52" WEST, A DISTANCE OF 15.00 FEET;

**THENCE** SOUTH 01°02'08" WEST, A DISTANCE OF 62.81 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 14.50 FEET;

**THENCE** SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°23'54", AN ARC LENGTH OF 7.19 FEET;

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**THENCE** NON-TANGENT FROM LAST SAID CURVE, NORTH 89°25'55" WEST, A DISTANCE OF 22.05 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 18.00 FEET;

**THENCE** NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°28'15", AN ARC LENGTH OF 7.69 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 64°57'40" WEST, A DISTANCE OF 33.48 FEET;

**THENCE** NORTH 00°34'05" EAST, A DISTANCE OF 20.01 FEET;

**THENCE** NORTH 89°25'55" WEST, A DISTANCE OF 185.35 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET;

**THENCE** NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°10'30", AN ARC LENGTH OF 19.71 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 44°15'25" WEST, A DISTANCE OF 9.67 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 16.00 FEET;

**THENCE** NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°30'30", AN ARC LENGTH OF 12.43 FEET;

**THENCE** NORTH 00°15'05" EAST, A DISTANCE OF 29.40 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 10.00 FEET;

**THENCE** NORTHEASTERLY ALONG SAID CURVE, THROUGH 52°16'30", AN ARC LENGTH OF 9.12 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET TO WHICH A RADIAL LINE BEARS SOUTH 37°28'25" EAST;

**THENCE** NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°49'02", AN ARC LENGTH OF 23.92 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 02°17'27" WEST, A DISTANCE OF 58.44 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 15.00 FEET;

**THENCE** NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°15'41", AN ARC LENGTH OF 12.37 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL "A", TO WHICH A RADIAL LINE BEARS NORTH 40°26'52" EAST;



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**THENCE** CONTINUING NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF  $03^{\circ}40'31''$ , AN ARC LENGTH OF 0.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 232.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH  $88^{\circ}39'06''$  EAST;

**THENCE** NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF  $14^{\circ}38'44''$ , AN ARC LENGTH OF 59.30 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH  $15^{\circ}59'38''$  WEST, A DISTANCE OF 7.77 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 168.00 FEET;

**THENCE** NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $16^{\circ}34'49''$ , AN ARC LENGTH OF 48.62 FEET;

**THENCE** NORTH  $00^{\circ}35'11''$  EAST, A DISTANCE OF 30.53 FEET;

**THENCE** SOUTH  $89^{\circ}24'49''$  EAST, A DISTANCE OF 69.81 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL "A";

**THENCE** CONTINUING SOUTH  $89^{\circ}24'49''$  EAST, A DISTANCE OF 30.65 FEET;

**THENCE** NORTH  $00^{\circ}35'11''$  EAST, A DISTANCE OF 18.50 FEET;

**THENCE** NORTH  $89^{\circ}24'49''$  WEST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH  $00^{\circ}35'11''$  EAST, A DISTANCE OF 6.50 FEET;

**THENCE** NORTH  $89^{\circ}24'49''$  WEST, A DISTANCE OF 25.11 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL "A";

**THENCE** CONTINUING NORTH  $89^{\circ}24'49''$  WEST, A DISTANCE OF 70.35 FEET;

**THENCE** NORTH  $00^{\circ}35'11''$  EAST, A DISTANCE OF 62.64 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET;

**THENCE** NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF  $31^{\circ}00'10''$ , AN ARC LENGTH OF 10.82 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 15.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH  $58^{\circ}24'39''$  EAST;

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**THENCE** NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°00'10", AN ARC LENGTH OF 8.12 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 00°35'11" EAST, A DISTANCE OF 8.33 FEET;

**THENCE** SOUTH 89°24'49" EAST, A DISTANCE OF 95.46 FEET;

**THENCE** NORTH 00°35'11" EAST, A DISTANCE OF 17.50 FEET;

**THENCE** NORTH 89°24'49" WEST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 00°35'11" EAST, A DISTANCE OF 7.50 FEET;

**THENCE** NORTH 89°24'49" WEST, A DISTANCE OF 90.46 FEET;

**THENCE** NORTH 00°35'11" EAST, A DISTANCE OF 89.00 FEET;

**THENCE** SOUTH 89°24'49" EAST, A DISTANCE OF 90.46 FEET;

**THENCE** NORTH 00°35'11" EAST, A DISTANCE OF 6.50 FEET;

**THENCE** SOUTH 89°24'49" EAST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 00°35'11" EAST, A DISTANCE OF 18.50 FEET;

**THENCE** NORTH 89°24'49" WEST, A DISTANCE OF 103.46 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 14.50 FEET;

**THENCE** WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°00'49", AN ARC LENGTH OF 4.05 FEET;

**THENCE** NORTH 00°35'11" EAST, A DISTANCE OF 43.94 FEET;

**THENCE** SOUTH 89°29'16" EAST, A DISTANCE OF 73.13 FEET;

**THENCE** SOUTH 00°35'11" WEST, A DISTANCE OF 4.59 FEET;

**THENCE** SOUTH 32°17'24" EAST, A DISTANCE OF 38.82 FEET;

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**THENCE** NORTH 57°42'36" EAST, A DISTANCE OF 18.21 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 61.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 53°00'30" WEST;

**THENCE** SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°00'24", AN ARC LENGTH OF 53.24 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, SOUTH 86°59'54" EAST, A DISTANCE OF 58.52 FEET TO THE **TRUE POINT OF BEGINNING**.

**EXCEPTION PARCEL 2**

BEING A PORTION OF LOTS 2 OF TRACT NO. 32628, IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 427, PAGES 18 THROUGH 24, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND PARCEL "C" OF LOT LINE ADJUSTMENT NO. 22-002, RECORDED SEPTEMBER 13, 2022, AS DOCUMENT NO. 2022-0392932, OFFICIAL RECORDS OF SAID COUNTY, LYING WITHIN SECTION 11, TOWNSHIP 6 SOUTH, RANGE 3 WEST, DESCRIBED AS FOLLOWS:

**COMMENCING** AT SAID HEREINBEFORE MENTIONED **POINT "B"**;

**THENCE** SOUTH 89°24'49" EAST, A DISTANCE OF 44.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET, TO WHICH A RADIAL BEARING BEARS SOUTH 89°24'49" EAST, ALSO BEING THE **TRUE POINT OF BEGINNING**;

**THENCE** NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°09'24", AN ARC LENGTH OF 15.76 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 45°44'35" EAST, A DISTANCE OF 4.83 FEET;

**THENCE** SOUTH 89°25'55" EAST, A DISTANCE OF 41.15 FEET;

**THENCE** SOUTH 00°34'34" WEST, A DISTANCE OF 68.88 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 2;

**THENCE** CONTINUING SOUTH 00°34'34" WEST, A DISTANCE OF 19.06 FEET;

**THENCE** SOUTH 89°25'26" EAST, A DISTANCE OF 7.50 FEET;



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**THENCE** SOUTH 00°34'34" WEST, A DISTANCE OF 5.00 FEET;

**THENCE** SOUTH 89°25'26" EAST, A DISTANCE OF 10.00 FEET;

**THENCE** NORTH 00°34'34" EAST, A DISTANCE OF 5.00 FEET;

**THENCE** SOUTH 89°25'26" EAST, A DISTANCE OF 7.50 FEET;

**THENCE** NORTH 00°34'34" EAST, A DISTANCE OF 19.05 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 2;

**THENCE** CONTINUING NORTH 00°34'34" EAST, A DISTANCE OF 68.89 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 14.50 FEET;

**THENCE** NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°55'57", AN ARC LENGTH OF 3.02 FEET;

**THENCE** SOUTH 89°25'55" EAST, A DISTANCE OF 88.37 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 14.50 FEET;

**THENCE** SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°56'55", AN ARC LENGTH OF 3.02 FEET;

**THENCE** SOUTH 00°34'34" WEST, A DISTANCE OF 65.92 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 2;

**THENCE** CONTINUING SOUTH 00°34'34" WEST, A DISTANCE OF 19.04 FEET;

**THENCE** SOUTH 89°25'26" EAST, A DISTANCE OF 7.50 FEET;

**THENCE** SOUTH 00°34'34" WEST, A DISTANCE OF 5.00 FEET;

**THENCE** SOUTH 89°25'26" EAST, A DISTANCE OF 10.00 FEET;

**THENCE** NORTH 00°34'34" EAST, A DISTANCE OF 5.00 FEET;

**THENCE** SOUTH 89°25'26" EAST, A DISTANCE OF 7.50 FEET;

**THENCE** NORTH 00°34'34" EAST, A DISTANCE OF 19.03 FEET TO A POINT ON SAID SOUTHERLY LINE OF SAID LOT 2;

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**THENCE** CONTINUING NORTH 00°34'34" EAST, A DISTANCE OF 65.93 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 14.50 FEET;

**THENCE** NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°51'28", AN ARC DISTANCE OF 7.30 FEET;

**THENCE** NON-TANGENT FROM LAST SAID CURVE, SOUTH 89°25'55" EAST, A DISTANCE OF 27.09 FEET;

**THENCE** SOUTH 64°57'40" EAST, A DISTANCE OF 14.74 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 21.00 FEET,

**THENCE** SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°10'48", AN ARC LENGTH OF 9.23 FEET;

**THENCE** NON-TANGENT FROM LAST SAID CURVE, SOUTH 00°35'11" WEST, A DISTANCE OF 61.32 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 2;

**THENCE** CONTINUING SOUTH 00°35'11" WEST, A DISTANCE OF 96.17 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 14.50 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 19°35'05" EAST;

**THENCE** SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°11'50", AN ARC LENGTH OF 5.11 FEET;

**THENCE** NORTH 89°23'15" WEST, A DISTANCE OF 82.63 FEET;

**THENCE** SOUTH 00°36'45" WEST, A DISTANCE OF 8.34 FEET;

**THENCE** NORTH 89°23'15" WEST, A DISTANCE OF 5.00 FEET;

**THENCE** SOUTH 00°36'45" WEST, A DISTANCE OF 8.33 FEET;

**THENCE** SOUTH 89°23'15" EAST, A DISTANCE OF 5.00 FEET;

**THENCE** SOUTH 00°36'45" WEST, A DISTANCE OF 8.33 FEET;

**THENCE** SOUTH 89°23'15" EAST, A DISTANCE OF 82.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 14.50 FEET;

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**THENCE** SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°08'43", AN ARC LENGTH OF 5.10 FEET;

**THENCE** NON-TANGENT FROM LAST SAID CURVE, SOUTH 00°35'11" WEST, A DISTANCE OF 133.93 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 18.00 FEET;

**THENCE** SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°58'54", AN ARC LENGTH OF 28.27 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 89°25'55" WEST, A DISTANCE OF 203.08 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 18.00 FEET;

**THENCE** NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°01'06", AN ARC LENGTH OF 28.28 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 00°35'11" EAST, A DISTANCE OF 133.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 14.50 FEET, TO WHICH A RADIAL LINE BEARS NORTH 28°16'45" WEST;

**THENCE** NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°51'56", AN ARC LENGTH OF 7.31 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, SOUTH 89°24'49" EAST, A DISTANCE OF 113.03 FEET;

**THENCE** NORTH 00°35'11" EAST, A DISTANCE OF 8.33 FEET;

**THENCE** SOUTH 89°24'49" EAST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 00°35'11" EAST, A DISTANCE OF 8.34 FEET;

**THENCE** NORTH 89°24'49" WEST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 00°32'25" EAST, A DISTANCE OF 8.33 FEET;

**THENCE** NORTH 89°24'49" WEST, A DISTANCE OF 113.03 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 14.50;



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**THENCE** NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°51'57", AN ARC LENGTH OF 7.31 FEET;

**THENCE** NORTH 00°35'11" EAST, A DISTANCE OF 95.26 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 2;

**THENCE** CONTINUING NORTH 00°35'11" EAST, A DISTANCE OF 51.28 FEET TO THE **TRUE POINT OF BEGINNING**.

**EXCEPTION PARCEL 3**

BEING A PORTION OF PARCEL "D" OF LOT LINE ADJUSTMENT NO. 22-002, RECORDED SEPTEMBER 13, 2022, AS DOCUMENT NO. 2022-0392932, OFFICIAL RECORDS OF SAID COUNTY, LYING WITHIN SECTION 11, TOWNSHIP 6 SOUTH, RANGE 3 WEST, DESCRIBED AS FOLLOWS:

**COMMENCING** AT SAID HEREINBEFORE MENTION **POINT "C"**;

**THENCE** NORTH 82°14'43" EAST, A DISTANCE OF 62.58 FEET TO THE **TRUE POINT OF BEGINNING**;

**THENCE** SOUTH 89°25'55" EAST, A DISTANCE OF 66.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS 14.50 FEET, TO WHICH A RADIAL LINE BEARS NORTH 61°42'08" EAST;

**THENCE** SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°08'53", AN ARC LENGTH OF 7.38 FEET;

**THENCE** SOUTH 00°51'01" WEST, A DISTANCE OF 76.10 FEET;

**THENCE** SOUTH 89°08'59" EAST, A DISTANCE OF 8.33 FEET;

**THENCE** SOUTH 00°51'04" WEST, A DISTANCE OF 5.00 FEET;

**THENCE** SOUTH 89°08'59" EAST, A DISTANCE OF 8.34 FEET;

**THENCE** NORTH 00°51'04" EAST, A DISTANCE OF 5.00 FEET;

**THENCE** SOUTH 89°08'59" EAST, A DISTANCE OF 8.33 FEET;

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**THENCE** NORTH 00°51'01" EAST, A DISTANCE OF 76.37 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 14.50 FEET;

**THENCE** NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°35'01", AN ARC LENGTH OF 7.23 FEET;

**THENCE** NON-TANGENT FROM LAST SAID CURVE, SOUTH 89°25'55" EAST, A DISTANCE OF 70.65 FEET;

**THENCE** SOUTH 00°51'05" WEST, A DISTANCE OF 93.02 FEET;

**THENCE** SOUTH 89°08'55" EAST, A DISTANCE OF 15.00 FEET;

**THENCE** SOUTH 00°51'05" WEST, A DISTANCE OF 48.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 14.50 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 28°00'51" EAST;

**THENCE** SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°51'56", AN ARC LENGTH OF 7.31 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 89°08'55" WEST, A DISTANCE OF 51.94 FEET;

**THENCE** SOUTH 00°51'05" WEST, A DISTANCE OF 7.00 FEET;

**THENCE** SOUTH 89°08'55" EAST, A DISTANCE OF 5.00 FEET;

**THENCE** SOUTH 00°51'05" WEST, A DISTANCE OF 13.50 FEET;

**THENCE** NORTH 89°08'55" WEST, A DISTANCE OF 5.00 FEET;

**THENCE** SOUTH 00°51'05" WEST, A DISTANCE OF 4.50 FEET;

**THENCE** SOUTH 89°08'55" EAST, A DISTANCE OF 51.94 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 14.50 FEET;

**THENCE** SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°51'57", AN ARC LENGTH OF 7.31 FEET;

**THENCE** NON-TANGENT FROM LAST SAID CURVE, SOUTH 00°51'05" WEST, A DISTANCE OF 85.40 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 14.50 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 28°00'51" EAST;

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**THENCE** SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°51'56", AN ARC LENGTH OF 7.31 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 89°08'55" WEST, A DISTANCE OF 51.94 FEET;

**THENCE** SOUTH 00°51'05" WEST, A DISTANCE OF 7.00 FEET;

**THENCE** SOUTH 89°08'55" EAST, A DISTANCE OF 5.00 FEET;

**THENCE** SOUTH 00°51'05" WEST, A DISTANCE OF 13.50 FEET;

**THENCE** NORTH 89°08'55" WEST, A DISTANCE OF 5.00 FEET;

**THENCE** SOUTH 00°51'05" WEST, A DISTANCE OF 4.50 FEET;

**THENCE** SOUTH 89°08'55" EAST, A DISTANCE OF 51.94 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 14.50 FEET;

**THENCE** SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°51'57", AN ARC LENGTH OF 7.31 FEET;

**THENCE** NON-TANGENT FROM LAST SAID CURVE, SOUTH 00°51'05" WEST, A DISTANCE OF 36.29 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 10.00 FEET;

**THENCE** SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°43'00", AN ARC LENGTH OF 15.66 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 89°25'55" WEST, A DISTANCE OF 166.02 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 10.00 FEET;

**THENCE** NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°17'00", AN ARC LENGTH OF 15.76 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 00°51'05" EAST, A DISTANCE OF 37.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 14.50 FEET, TO WHICH A RADIAL LINE BEARS NORTH 28°00'51" WEST;



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**THENCE** NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°51'56", AN ARC LENGTH OF 7.31 FEET;

**THENCE** NON-TANGENT FROM LAST SAID CURVE SOUTH 89°08'55" EAST, A DISTANCE OF 85.96 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 7.50 FEET;

**THENCE** SOUTH 89°08'55" EAST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 10.00 FEET;

**THENCE** NORTH 89°08'55" WEST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 7.50 FEET;

**THENCE** NORTH 89°08'55" WEST, A DISTANCE OF 85.96 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 14.50 FEET;

**THENCE** NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°10'17", AN ARC LENGTH OF 5.10 FEET;

**THENCE** NON-TANGENT FROM LAST SAID CURVE, NORTH 00°51'05" EAST, A DISTANCE OF 87.22 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 14.50 FEET, TO WHICH A RADIAL LINE BEARS NORTH 19°19'11" WEST;

**THENCE** NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°10'16", AN ARC LENGTH OF 5.10 FEET,

**THENCE** TANGENT FROM LAST SAID CURVE, SOUTH 89°08'55" EAST, A DISTANCE OF 85.96 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 7.50 FEET;

**THENCE** SOUTH 89°08'55" EAST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 10.00 FEET;

**THENCE** NORTH 89°08'55" WEST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 7.50 FEET;

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**THENCE** NORTH 89°08'55" WEST, A DISTANCE OF 85.96 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 14.50 FEET;

**THENCE** NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°51'55", AN ARC LENGTH OF 7.31 FEET;

**THENCE** NON-TANGENT FROM LAST SAID CURVE, NORTH 00°51'05" EAST, A DISTANCE OF 48.78 FEET;

**THENCE** NORTH 86°18'58" EAST, A DISTANCE OF 13.73 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 537.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 86°50'58" EAST;

**THENCE** NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°18'48", AN ARC LENGTH OF 21.68 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 05°27'50" WEST, A DISTANCE OF 46.92 FEET;

**THENCE** NORTH 02°46'17" WEST, A DISTANCE OF 22.45 FEET TO THE **TRUE POINT OF BEGINNING**.

**EXCEPTION PARCEL 4**

BEING A PORTION OF PARCEL "D" OF LOT LINE ADJUSTMENT NO. 22-002, RECORDED SEPTEMBER 13, 2022, AS DOCUMENT NO. 2022-0392932, OFFICIAL RECORDS OF SAID COUNTY, LYING WITHIN SECTION 11, TOWNSHIP 6 SOUTH, RANGE 3 WEST, DESCRIBED AS FOLLOWS:

**COMMENCING** AT SAID HEREINBEFORE MENTION **POINT "D"**;

**THENCE** NORTH 68°44'17" WEST, A DISTANCE OF 31.48 FEET TO THE **TRUE POINT OF BEGINNING**;

**THENCE** NORTH 89°25'55" WEST, A DISTANCE OF 95.58 FEET;

**THENCE** NORTH 00°34'05" EAST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 89°25'55" WEST, A DISTANCE OF 20.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 14.50 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 82°38'24" WEST;

**THENCE** NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°12'41", AN ARC LENGTH OF 2.08 FEET;

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 00°51'05" EAST, A DISTANCE OF 52.37 FEET;

**THENCE** NORTH 89°08'55" WEST, A DISTANCE OF 4.50 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 89°08'55" WEST, A DISTANCE OF 13.50 FEET;

**THENCE** SOUTH 00°51'05" WEST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 89°08'55" WEST, A DISTANCE OF 7.50 FEET;

**THENCE** SOUTH 00°51'05" WEST, A DISTANCE OF 52.63 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 14.50 FEET;

**THENCE** SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°34'57", AN ARC DISTANCE OF 7.23 FEET;

**THENCE** NON-TANGENT FROM LAST SAID CURVE, NORTH 89°25'55" WEST, A DISTANCE OF 66.96 FEET;

**THENCE** NORTH 01°02'08" EAST, A DISTANCE OF 169.85 FEET;

**THENCE** SOUTH 88°57'52" EAST, A DISTANCE OF 66.40 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 14.50 FEET, TO WHICH A RADIAL LINE BEARS NORTH 62°10'11" EAST;

**THENCE** SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°40'54", AN ARC LENGTH OF 7.26 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, SOUTH 00°51'05" WEST, A DISTANCE OF 79.49 FEET;

**THENCE** SOUTH 89°08'55" EAST, A DISTANCE OF 8.33 FEET;

**THENCE** SOUTH 00°51'05" WEST, A DISTANCE OF 5.00 FEET;

**THENCE** SOUTH 89°08'55" EAST, A DISTANCE OF 8.34 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 5.00 FEET;



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**THENCE** SOUTH 89°08'55" EAST, A DISTANCE OF 8.33 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 79.31 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 14.50 FEET;

**THENCE** NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°02'59", AN ARC LENGTH OF 7.35 FEET;

**THENCE** NON-TANGENT FROM LAST SAID CURVE, SOUTH 88°57'52" EAST, A DISTANCE OF 113.93 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 14.50 FEET, TO WHICH A RADIAL LINE BEARS NORTH 71°22'09" EAST;

**THENCE** SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°28'56", AN ARC LENGTH OF 4.93 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, SOUTH 00°51'05" WEST, A DISTANCE OF 163.30 FEET TO THE **TRUE POINT OF BEGINNING**.

**EXCEPTION PARCEL 5**

BEING A PORTION OF LOTS 2 OF TRACT NO. 32628, IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 427, PAGES 18 THROUGH 24, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND PARCELS "A" AND "B", OF LOT LINE ADJUSTMENT NO. 22-002, RECORDED SEPTEMBER 13, 2022, AS DOCUMENT NO. 2022-0392932, OFFICIAL RECORDS OF SAID COUNTY, LYING WITHIN SECTION 11, TOWNSHIP 6 SOUTH, RANGE 3 WEST, DESCRIBED AS FOLLOWS:

**COMMENCING** AT SAID HEREINBEFORE MENTION **POINT "E"**;

**THENCE** SOUTH 87°35'23" WEST, A DISTANCE OF 59.07 FEET TO THE **TRUE POINT OF BEGINNING**;

**THENCE** NORTH 88°57'52" WEST, A DISTANCE OF 112.08 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 86.47 FEET;

**THENCE** NORTH 89°08'55" WEST, A DISTANCE OF 7.50 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 5.00 FEET;

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**THENCE** NORTH 89°08'55" WEST, A DISTANCE OF 10.00 FEET;

**THENCE** SOUTH 00°51'05" WEST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 89°08'55" WEST, A DISTANCE OF 7.50 FEET;

**THENCE** SOUTH 00°51'05" WEST, A DISTANCE OF 94.34 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 14.50 FEET;

**THENCE** SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°02'59", AN ARC LENGTH OF 7.31 FEET;

**THENCE** NORTH 88°57'52" WEST, A DISTANCE OF 42.68 FEET;

**THENCE** NORTH 01°02'06" EAST, A DISTANCE OF 121.74 FEET;

**THENCE** NORTH 88°57'52" WEST, A DISTANCE OF 13.15 FEET;

**THENCE** NORTH 01°02'08" EAST, A DISTANCE OF 12.61 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 71.00 FEET;

**THENCE** NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°04'31", AN ARC LENGTH OF 28.59 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.50 FEET TO WHICH A RADIAL LINE BEARS NORTH 31°51'13" WEST;

**THENCE** NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°42'18", AN ARC LENGTH OF 14.56 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, SOUTH 89°08'55" EAST, A DISTANCE OF 85.78 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 7.50 FEET;

**THENCE** SOUTH 89°08'55" EAST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 10.00 FEET;

**THENCE** NORTH 89°08'55" WEST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 00°51'05" EAST, A DISTANCE OF 7.50 FEET;

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**THENCE** NORTH 89°08'55" WEST, A DISTANCE OF 85.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 50.50 FEET;

**THENCE** SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°33'08", AN ARC LENGTH OF 26.93 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 73.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 47°59'53" EAST;

**THENCE** NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°01'08", AN ARC LENGTH OF 39.52 FEET;

**THENCE** NON-TANGENT FROM LAST SAID CURVE, NORTH 06°27'11" EAST, A DISTANCE OF 29.44 FEET;

**THENCE** NORTH 83°32'49" WEST, A DISTANCE OF 7.50 FEET;

**THENCE** NORTH 06°27'11" EAST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 83°32'49" WEST, A DISTANCE OF 10.00 FEET;

**THENCE** SOUTH 06°27'11" WEST, A DISTANCE OF 5.00 FEET;

**THENCE** NORTH 83°32'49" WEST, A DISTANCE OF 7.50 FEET;

**THENCE** SOUTH 06°27'11" WEST, A DISTANCE OF 28.05 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 14.50 FEET;

**THENCE** SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°21'01", AN ARC LENGTH OF 6.16 FEET;

**THENCE** NON-TANGENT NORTH 88°03'44" WEST, A DISTANCE OF 41.94 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL "A";

**THENCE** CONTINUING NORTH 88°03'44" WEST, A DISTANCE OF 81.67 FEET TO THE BEGINNING OF A TANGENT CURVE, NORTHEASTERLY AND HAVING A RADIUS OF 18.00 FEET;

**THENCE** NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°34'28", AN ARC LENGTH OF 27.83 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 00°30'44" EAST, A DISTANCE OF 43.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 14.50 FEET, TO WHICH A RADIAL LINE BEARS NORTH 28°21'13" WEST;



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**THENCE** NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°51'57", AN ARC LENGTH 7.31 FEET;

**THENCE** NON-TANGENT FROM LAST SAID CURVE, SOUTH 89°29'16" EAST, A DISTANCE OF 77.64 FEET;

**THENCE** NORTH 00°30'44" EAST, A DISTANCE OF 8.33 FEET;

**THENCE** SOUTH 89°29'16" EAST, A DISTANCE OF 9.00 FEET;

**THENCE** NORTH 00°30'44" EAST, A DISTANCE OF 8.34 FEET;

**THENCE** NORTH 89°29'16" WEST, A DISTANCE OF 9.00 FEET;

**THENCE** NORTH 00°30'44" EAST, A DISTANCE OF 8.33 FEET;

**THENCE** NORTH 89°29'16" WEST, A DISTANCE OF 77.64 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 14.50 FEET;

**THENCE** WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°42'24", AN ARC LENGTH OF 5.49 FEET;

**THENCE** NON-TANGENT FROM LAST SAID CURVE, NORTH 00°30'44" EAST, A DISTANCE OF 39.97 FEET;

**THENCE** NORTH 07°59'08" EAST, A DISTANCE OF 16.64 FEET;

**THENCE** NORTH 65°24'58" EAST, A DISTANCE OF 12.85 FEET;

**THENCE** SOUTH 86°59'54" EAST, A DISTANCE OF 57.82 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 64.00 FEET;

**THENCE** NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°26'17", AN ARC LENGTH OF 38.47 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL "A", TO WHICH A RADIAL LINE BEARS SOUTH 31°26'11" EAST;

**THENCE** CONTINUING NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°34'06", AN ARC LENGTH OF 1.75 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, NORTH 56°59'43" EAST, A DISTANCE OF 41.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET;

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**THENCE** NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°27'28", AN ARC LENGTH OF 13.77 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, SOUTH 83°32'49" EAST, A DISTANCE OF 25.81 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 14.50 FEET, TO WHICH A RADIAL LINE BEARS NORTH 67°35'15" EAST;

**THENCE** SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°51'56", AN ARC LENGTH OF 7.31 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, SOUTH 06°27'11" WEST, A DISTANCE OF 106.71 FEET;

**THENCE** SOUTH 83°32'49" EAST, A DISTANCE OF 8.33 FEET;

**THENCE** SOUTH 06°27'11" WEST, A DISTANCE OF 5.00 FEET;

**THENCE** SOUTH 83°32'49" EAST, A DISTANCE OF 8.33 FEET;

**THENCE** NORTH 06°27'11" EAST, A DISTANCE OF 5.00 FEET;

**THENCE** SOUTH 83°32'49" EAST, A DISTANCE OF 8.33 FEET;

**THENCE** NORTH 06°27'11" EAST, A DISTANCE OF 106.71 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 14.50 FEET;

**THENCE** NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°51'57", AN ARC LENGTH OF 7.31 FEET;

**THENCE** NON-TANGENT FROM LAST SAID CURVE, SOUTH 83°32'49" EAST, A DISTANCE OF 111.40 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 14.50 FEET, TO WHICH A RADIAL LINE BEARS NORTH 67°35'15" EAST;

**THENCE** SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°51'5677", AN ARC LENGTH OF 7.31 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, SOUTH 06°27'11" WEST, A DISTANCE OF 106.71 FEET;

**THENCE** SOUTH 83°32'49" EAST, A DISTANCE OF 8.33 FEET;

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**THENCE** SOUTH 06°27'11" WEST, A DISTANCE OF 5.00 FEET;

**THENCE** SOUTH 83°32'49" EAST, A DISTANCE OF 16.67 FEET;

**THENCE** NORTH 06°27'11" EAST, A DISTANCE OF 111.71 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 14.50 FEET;

**THENCE** NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°51'57", AN ARC LENGTH OF 7.31 FEET;

**THENCE** NON-TANGENT FROM LAST SAID CURVE, SOUTH 83°32'49" EAST, A DISTANCE OF 50.70 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 23.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 36°02'42" EAST;

**THENCE** SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°59'24", AN ARC LENGTH OF 18.06 FEET;

**THENCE** TANGENT FROM LAST SAID CURVE, SOUTH 08°57'54" EAST, A DISTANCE OF 47.99 FEET;

**THENCE** SOUTH 81°02'07" WEST, A DISTANCE OF 18.00 FEET;

**THENCE** SOUTH 08°57'54" EAST, A DISTANCE OF 28.78 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 463.00 FEET;

**THENCE** SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°34'18", AN ARC LENGTH OF 61.18 FEET;

**THENCE** NON-TANGENT FROM LAST SAID CURVE, NORTH 89°08'55" WEST, A DISTANCE OF 56.52 FEET;

**THENCE** SOUTH 00°51'05" WEST, A DISTANCE OF 4.50 FEET;

**THENCE** NORTH 89°08'55" WEST, A DISTANCE OF 10.71 FEET;

**THENCE** SOUTH 00°51'05" WEST, A DISTANCE OF 13.50 FEET;

**THENCE** SOUTH 89°08'55" EAST, A DISTANCE OF 10.71 FEET;

**THENCE** SOUTH 00°51'05" WEST, A DISTANCE OF 7.00 FEET;

**THENCE** SOUTH 89°08'55" EAST, A DISTANCE OF 56.87 FEET;



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

**THENCE** SOUTH 00°51'05" WEST, A DISTANCE OF 102.00 FEET;  
**THENCE** NORTH 89°08'55" WEST, A DISTANCE OF 51.96 FEET;  
**THENCE** SOUTH 00°51'05" WEST, A DISTANCE OF 4.50 FEET;  
**THENCE** NORTH 89°08'55" WEST, A DISTANCE OF 15.63 FEET;  
**THENCE** SOUTH 00°51'05" WEST, A DISTANCE OF 13.50 FEET;  
**THENCE** SOUTH 89°08'55" EAST, A DISTANCE OF 15.63 FEET;  
**THENCE** SOUTH 00°51'05" WEST, A DISTANCE OF 7.00 FEET;  
**THENCE** SOUTH 89°08'55" EAST, A DISTANCE OF 51.96 FEET;  
**THENCE** SOUTH 00°51'06" WEST, A DISTANCE OF 45.95 FEET TO THE **TRUE POINT OF BEGINNING**.  
CONTAINING 0.69 ACRES, MORE OR LESS.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED BY ME OR UNDER MY SUPERVISION:

 7-16-2023  
MITCHELL J. ADKISON, PLS 8936



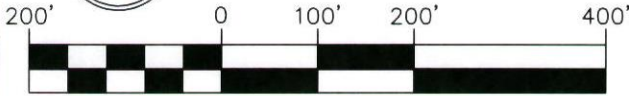
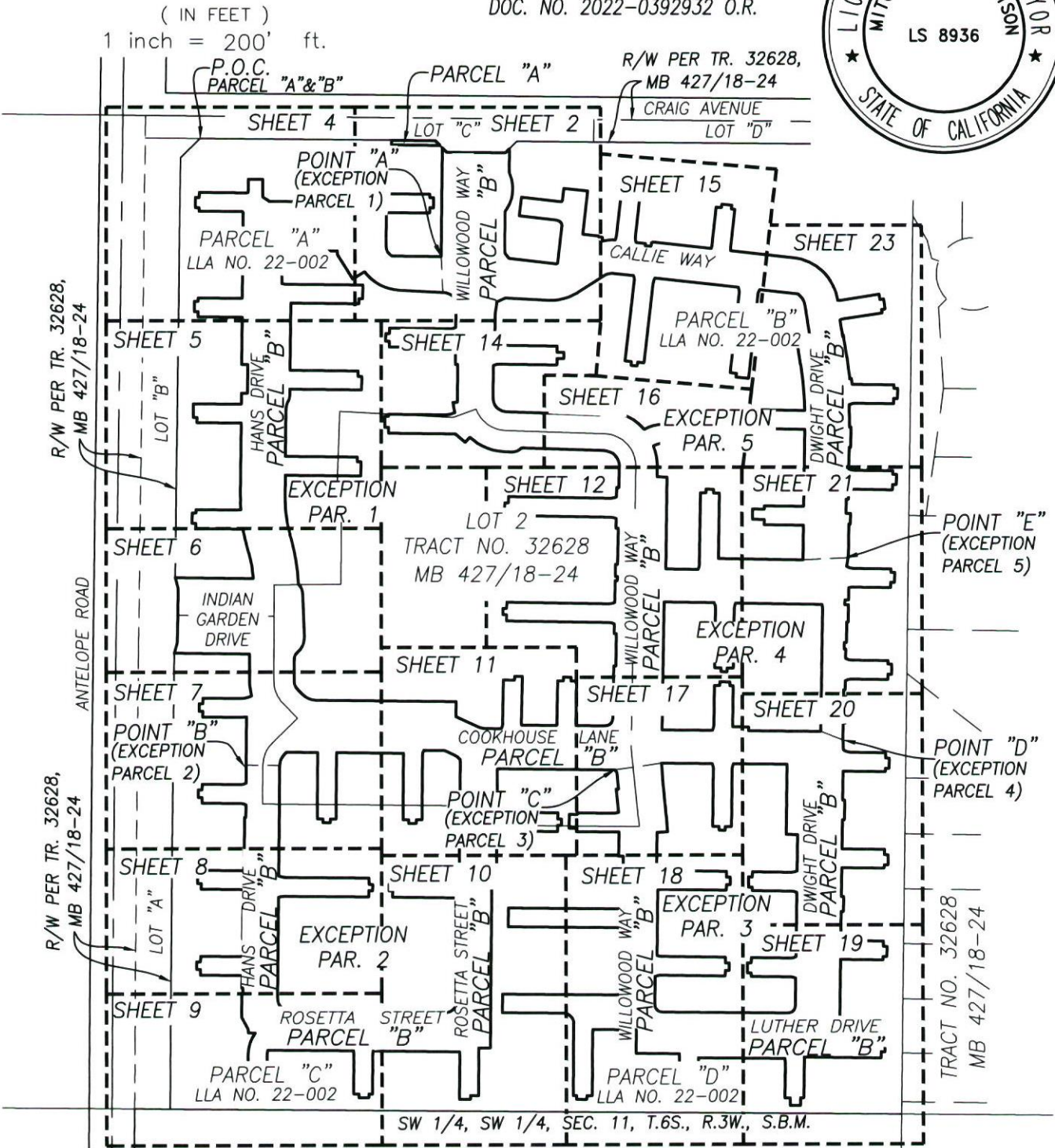


EXHIBIT "B"  
PRIVATE ROAD EASEMENTS  
DED 22-012

SHEET 1 OF 23

NOTE:

LLA NO. 22-002,  
RECORDED 09/13/2022 AS  
DOC. NO. 2022-0392932 O.R.



PLAT PREPARED BY:

**adkan**  
**ENGINEERS**

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6879 Airport Drive, Riverside, CA 92504  
Tel: (951) 688-0241 • Fax: (951) 688-0599

JOB NO. 10004

DATE: 03-15-2023

CLIENT: FOREMOST

APPROVED BY:

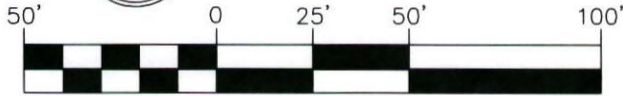
MITCHELL JAY ADKISON, LS 8936

PLAT TO ACCOMPANY  
LEGAL DESCRIPTION

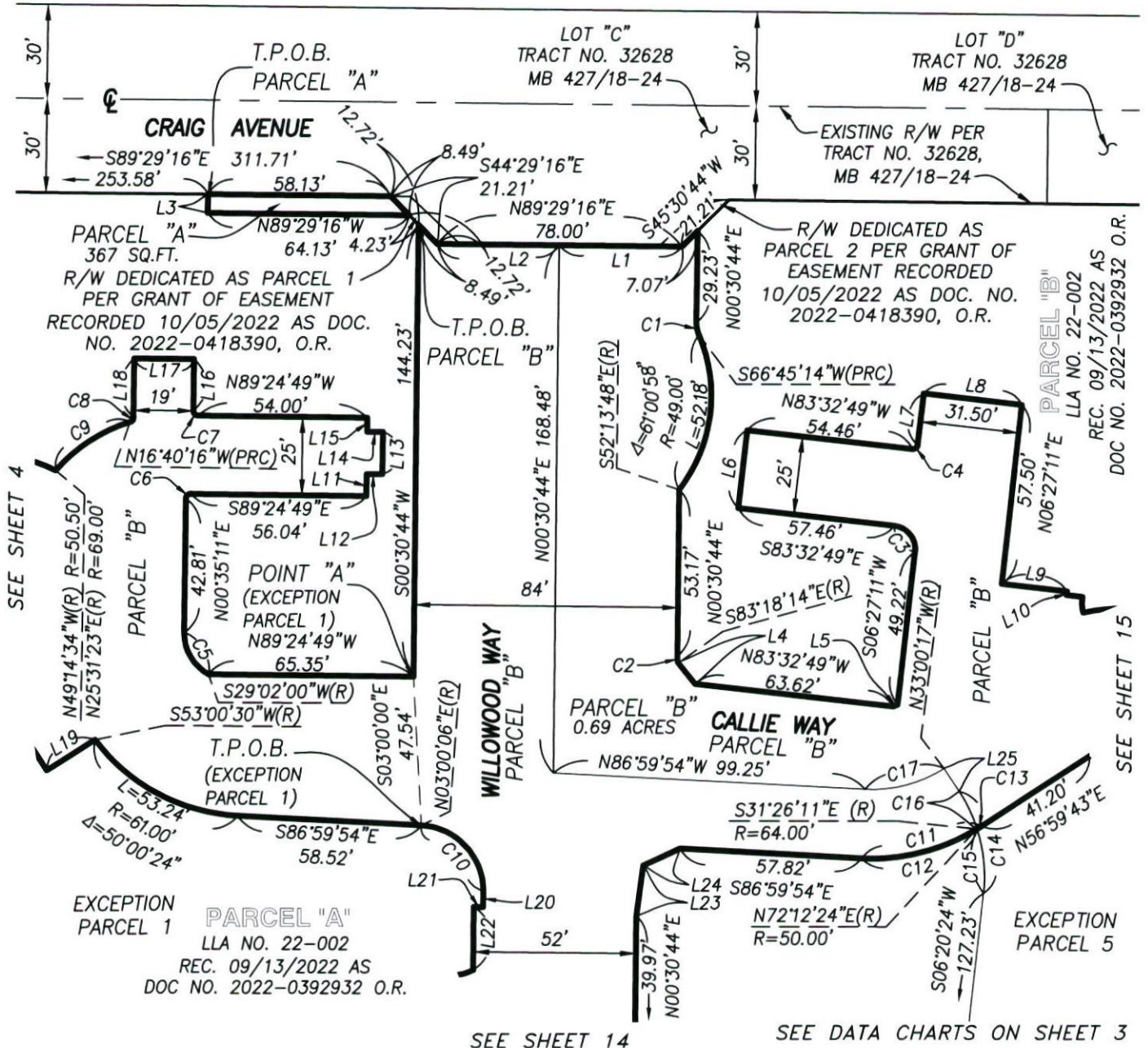


**EXHIBIT "B"**  
PRIVATE ROAD EASEMENTS  
DED 22-012

SHEET 2 OF 23



( IN FEET )  
1 inch = 50' ft.





**EXHIBIT "B"**  
PRIVATE ROAD EASEMENTS  
DED 22-012

SHEET 3 OF 23

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°29'16"W	39.00'
L2	N89°29'16"W	39.00'
L3	N0°30'44"E	6.00'
L4	N38°32'49"W	8.87'
L5	S63°41'51"W	1.45'
L6	S6°27'11"W	25.00'
L7	S6°27'11"W	16.50'
L8	N83°32'49"W	31.50'
L9	N83°32'49"W	21.08'
L10	N6°27'11"E	1.17'
L11	N0°35'11"E	7.00'
L12	S89°24'49"E	5.00'
L13	N0°35'11"E	13.50'
L14	N89°24'49"W	5.00'
L15	N0°35'11"E	4.50'
L16	N0°35'11"E	16.50'
L17	N89°24'49"W	19.00'
L18	S0°35'11"W	18.84'
L19	N57°42'36"E	18.21'
L20	S0°30'44"W	5.11'
L21	N89°29'16"W	3.00'
L22	S0°30'44"W	20.19'
L23	N7°59'08"E	16.64'
L24	N65°24'58"E	12.85'
L25	N33°00'17"W	8.86'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	23°45'30"	10.00'	4.15'
C2	7°12'29"	16.00'	2.01'
C3	90°00'00"	7.50'	11.78'
C4	90°00'00"	1.50'	2.36'
C5	61°33'12"	15.00'	16.11'
C6	90°00'00"	1.50'	2.36'
C7	90°00'00"	1.50'	2.36'
C8	72°44'33"	1.50'	1.90'
C9	32°34'18"	50.50'	28.71'
C10	87°30'38"	21.00'	32.07'
C11	36°00'23"	64.00'	40.22'
C12	34°26'17"	64.00'	38.47'
C13	1°34'06"	64.00'	1.75'
C14	39°20'41"	50.00'	34.33'
C15	24°08'00"	50.00'	21.06'
C16	15°12'41"	50.00'	13.27'
C17	36°00'23"	42.00'	26.39'

# **EXHIBIT "B"** PRIVATE ROAD EASEMENTS DED 22-012



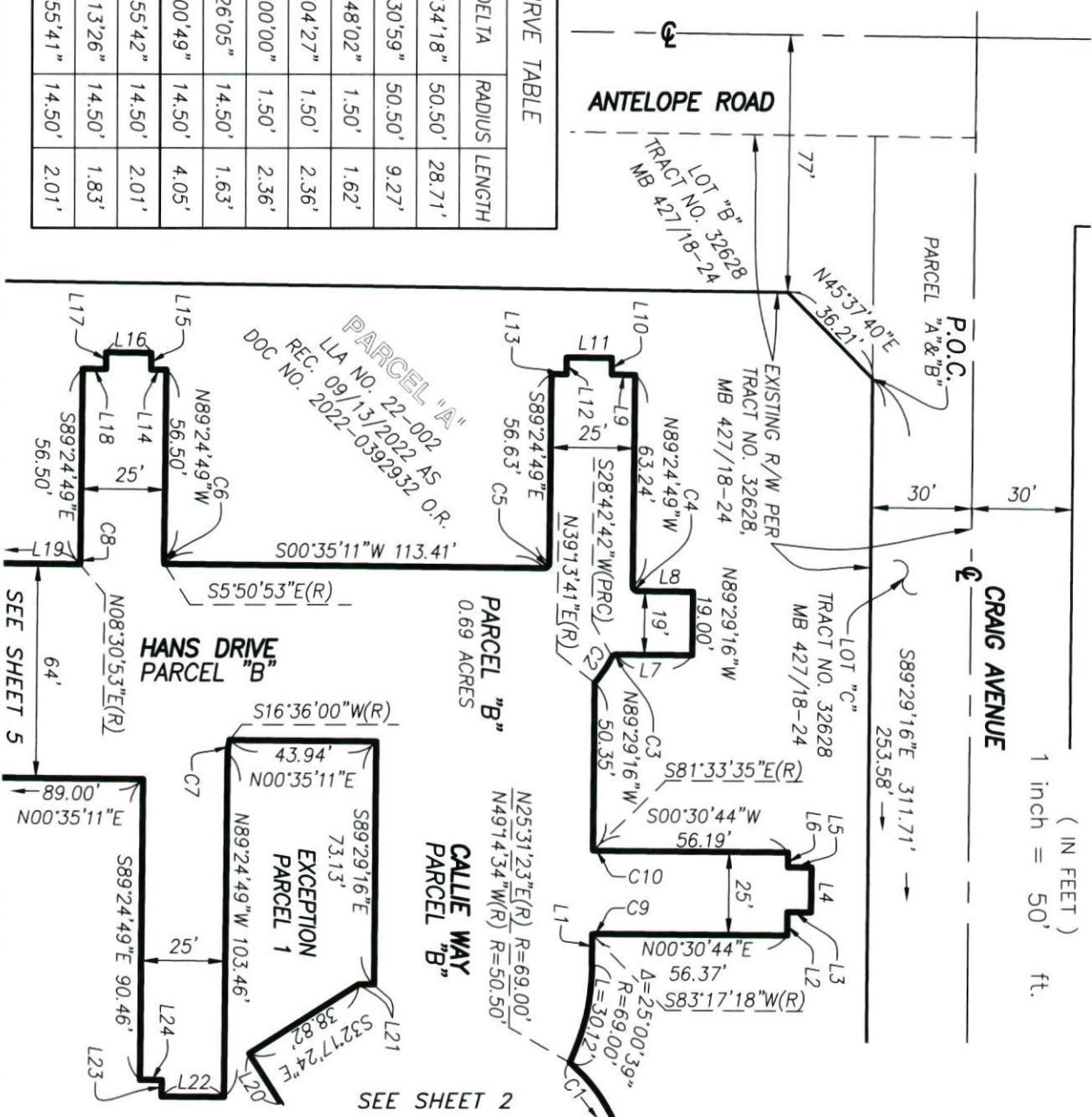
SHEET 4 OF 23

PARCEL LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N89°29'16"W	9.38'
L2	N89°29'16"W	7.00'
L3	N0°30'44"E	7.00'
L4	N89°29'16"W	13.50'
L5	S0°30'44"W	7.00'
L6	N89°29'16"W	4.50'
L7	N0°30'44"E	22.67'
L8	S0°30'44"W	16.50'
L9	S0°35'11"W	7.00'
L10	N89°24'49"W	5.00'
L11	S0°35'11"W	13.50'
L12	S89°24'49"E	5.00'
L13	S0°35'11"W	4.50'
L14	S0°35'11"W	4.50'
L15	N89°24'49"W	5.00'
L16	S0°35'11"W	13.50'
L17	S89°24'49"E	5.00'
L18	S0°35'11"W	7.00'
L19	S0°35'11"W	62.36'
L20	N57°42'36"E	18.21'
L21	S0°35'11"W	4.59'
L22	N0°35'11"E	18.50'
L23	S89°24'49"E	5.00'
L24	N0°35'11"E	6.50'

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH
C1	32°34'18"	50.50'	28.71'
C2	10°30'59"	50.50'	9.27'
C3	61°48'02"	1.50'	1.62'
C4	90°04'27"	1.50'	2.36'
C5	90°00'00"	1.50'	2.36'
C6	6°26'05"	14.50'	1.63'
C7	16°00'49"	14.50'	4.05'
C8	07°55'42"	14.50'	2.01'
C9	07°13'26"	14.50'	1.83'
C10	07°55'41"	14.50'	2.01'



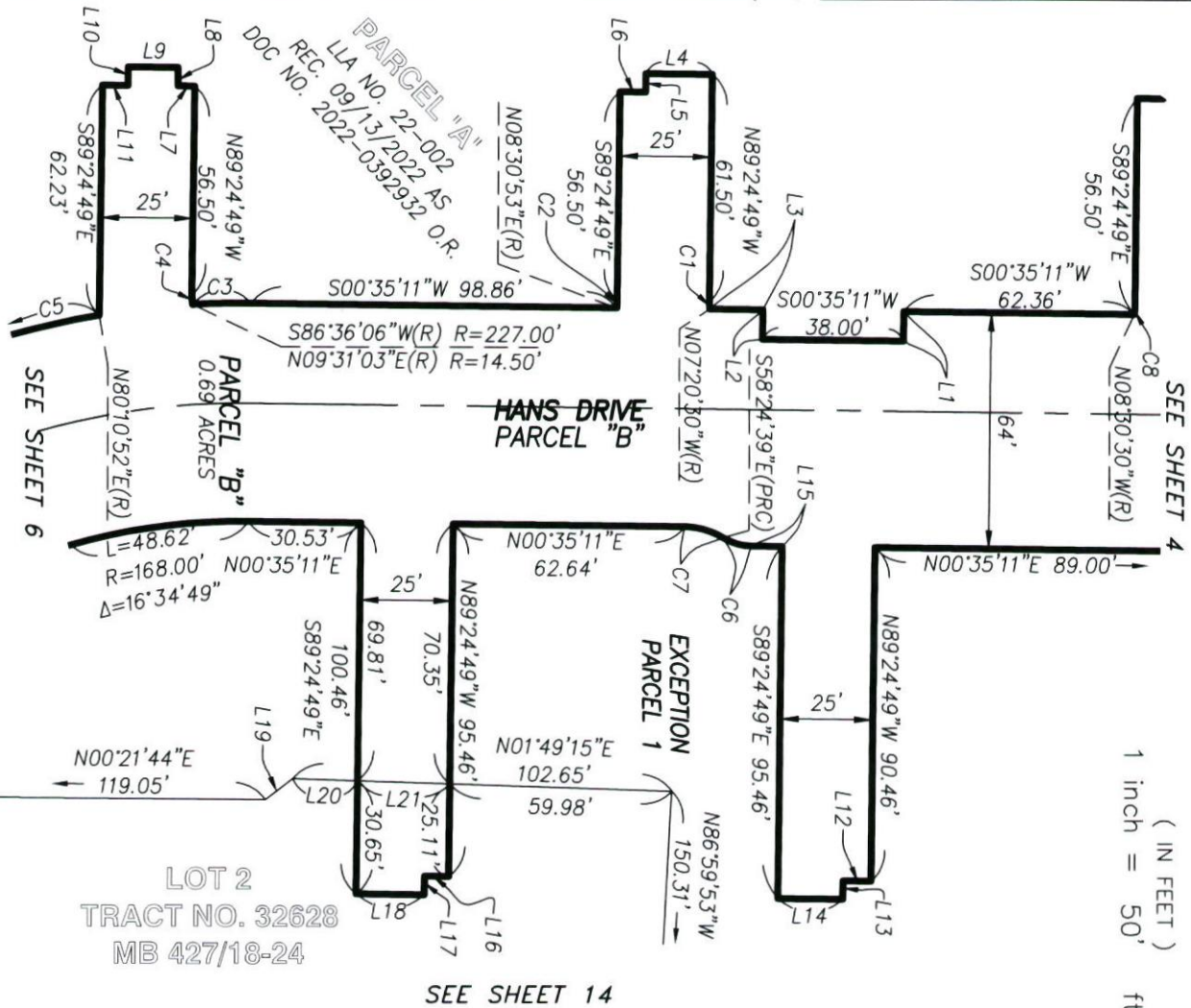
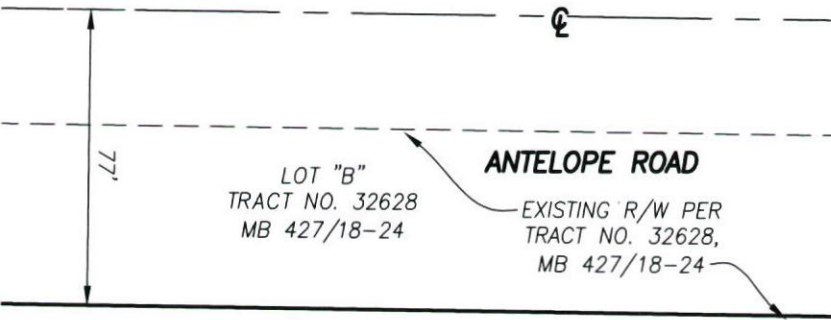


**EXHIBIT "B"**  
PRIVATE ROAD EASEMENTS  
DED 22-012



SHEET 5 OF 23

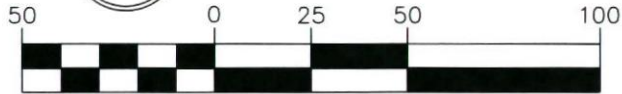
CURVE TABLE		
CURVE #	DELTA	RADIUS
C1	7°55'41"	14.50'
C2	7°55'42"	14.50'
C3	3°59'05"	227.00'
C4	10°06'14"	14.50'
C5	6°10'30"	227.00'
C6	31°00'10"	15.00'
C7	31°00'10"	20.00'
C8	07°55'42"	14.50'



(IN FEET)  
1 inch = 50 ft.

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°24'49"E	8.00'
L2	N89°24'49"W	8.00'
L3	S00°35'11"W	14.36'
L4	S00°35'11"W	18.00'
L5	S89°24'49"E	5.00'
L6	S00°35'11"W	7.00'
L7	S00°35'11"W	4.50'
L8	N89°24'49"W	5.00'
L9	S00°35'11"W	13.50'
L10	S89°24'49"E	5.00'
L11	S00°35'11"W	7.00'
L12	N00°35'11"E	7.50'
L13	N89°24'49"W	5.00'
L14	N00°35'11"E	17.50'
L15	N00°35'11"E	8.33'
L16	N00°35'11"E	6.50'
L17	N89°24'49"W	5.00'
L18	N00°35'11"E	18.50'
L19	S37°31'00"E	9.32'
L20	N01°49'15"E	17.66'
L21	N01°49'15"E	25.01'

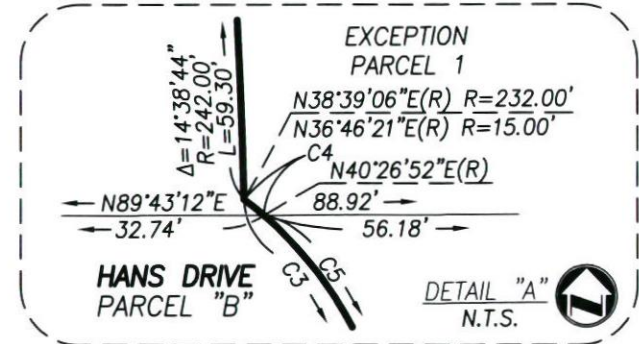
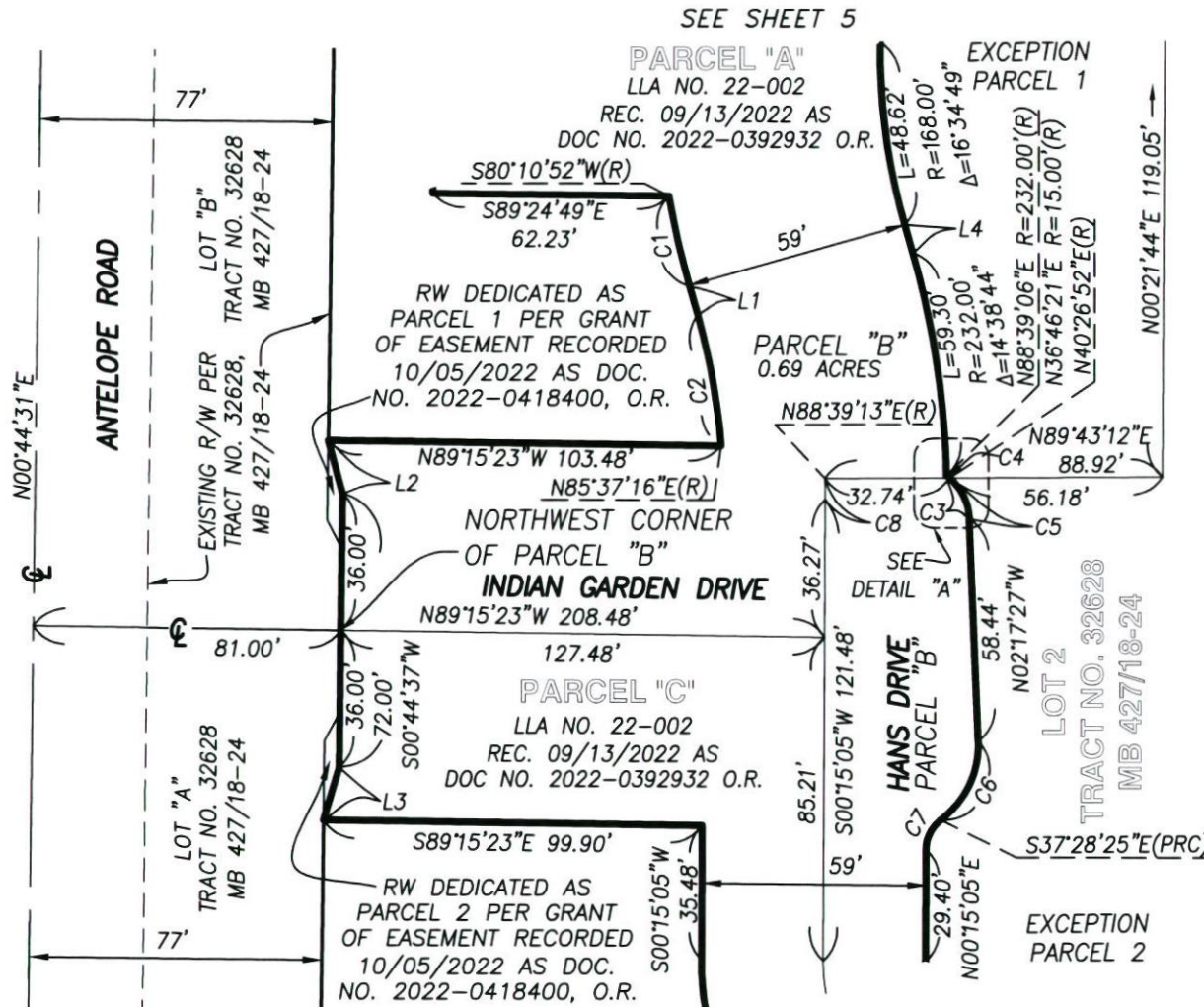




( IN FEET )  
1 inch = 50' ft.

**EXHIBIT "B"**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

SHEET 6 OF 23



PARCEL LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S15°59'38"E	7.77'
L2	S15°12'34"E	14.56'
L3	S16°41'05"W	14.56'
L4	N15°59'38"W	7.77'

CURVE TABLE

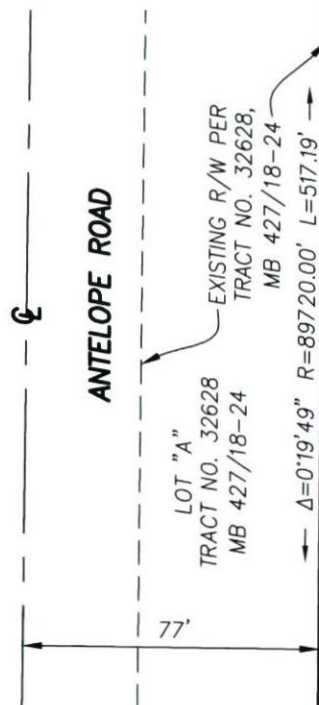
CURVE #	DELTA	RADIUS	LENGTH
C1	6°10'30"	227.00'	24.46'
C2	11°36'54"	173.00'	35.07'
C3	50°56'12"	15.00'	13.34'
C4	3°40'31"	15.00'	0.97'
C5	47°15'41"	15.00'	12.37'
C6	54°49'02"	25.00'	23.92'
C7	52°16'30"	10.00'	9.12'
C8	1°35'52"	200.00'	5.58'

PARCEL LINE TABLE

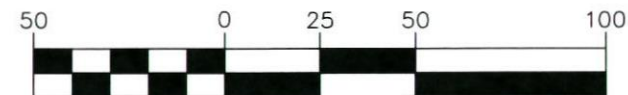
LINE #	DIRECTION	LENGTH
L1	S65°07'14"W	2.08'
L2	S00°35'11"W	7.50'
L3	N89°24'49"W	5.00'
L4	S00°35'11"W	10.00'
L5	S89°24'49"E	5.00'
L6	S00°35'11"W	7.50'
L7	S00°35'11"W	7.50'
L8	N89°24'49"W	5.00'
L9	S00°35'11"W	10.00'
L10	S89°24'49"E	5.00'
L11	S00°35'11"W	7.50'
L12	S00°35'11"W	16.53'
L13	N89°24'49"W	1.62'
L14	S89°24'49"E	1.62'
L15	S00°35'11"W	16.53'
L16	N45°44'35"E	4.83'
L17	S89°25'26"E	7.50'
L18	S00°34'34"W	5.00'
L19	S89°25'26"E	10.00'
L20	N00°34'34"E	5.00'
L21	S89°25'26"E	7.50'
L22	N44°15'25"W	9.67'
L23	S89°24'49"E	44.00'

CURVE TABLE

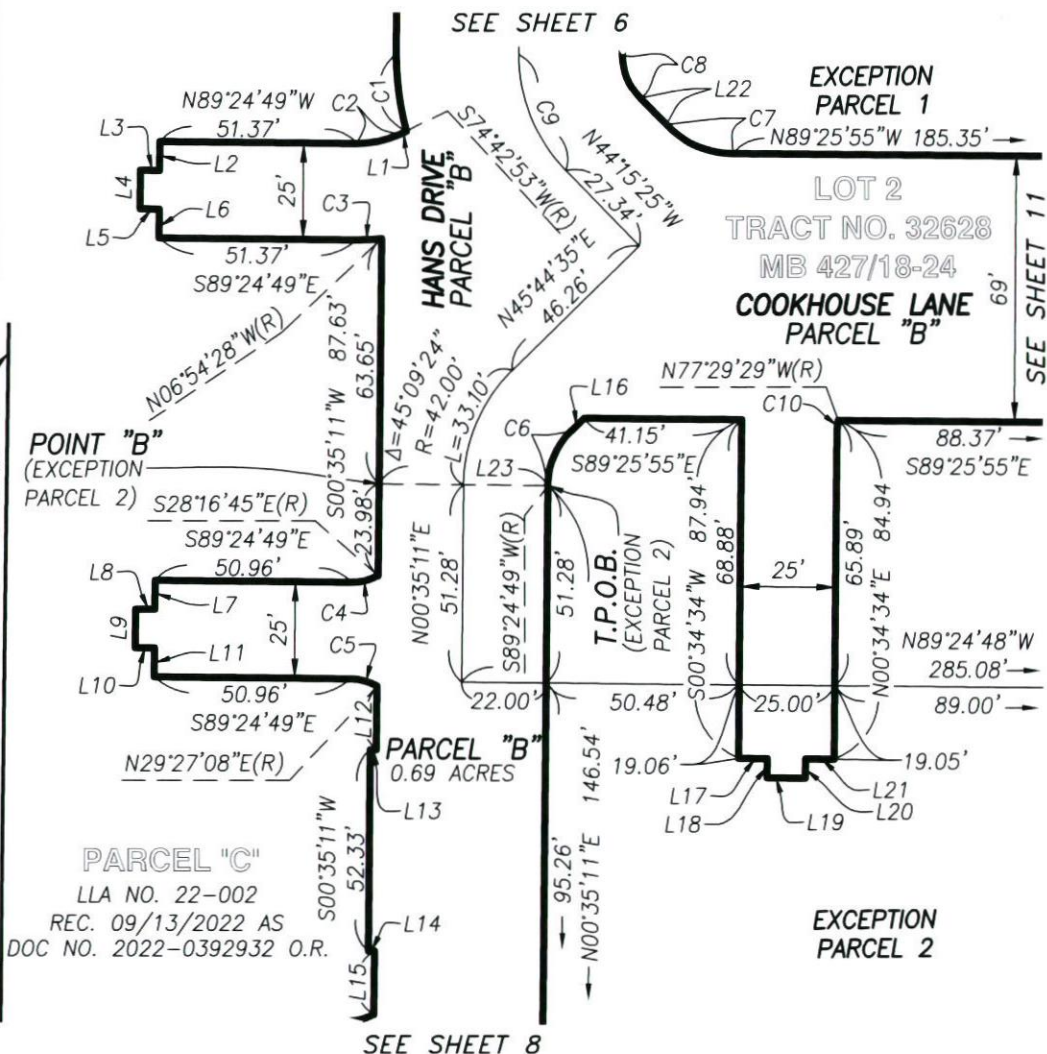
CURVE #	DELTA	RADIUS	LENGTH
C1	15°32'12"	75.00'	20.34'
C2	25°27'57"	25.50'	11.33'
C3	7°29'39"	50.50'	6.61'
C4	28°51'57"	14.50'	7.31'
C5	28°51'57"	14.50'	7.31'
C6	45°09'24"	20.00'	15.76'
C7	45°10'30"	25.00'	19.71'
C8	44°30'30"	16.00'	12.43'
C9	44°30'30"	43.00'	33.40'
C10	11°55'57"	14.50'	3.02'



**EXHIBIT "B"**  
PRIVATE ROAD EASEMENTS  
DED 22-012



( IN FEET )  
1 inch = 50' ft.



SEE SHEET 8

SEE SHEET 11



SHEET 8 OF 23

LINE TABLE

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°24'49"E	1.62'
L2	S00°35'11"W	16.53'
L3	S00°35'11"W	7.50'
L4	N89°24'49"W	5.00'
L5	S00°35'11"W	10.00'

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L9	N89°24'49"W	1.62'
L10	S00°35'11"W	5.08'
L11	N89°24'49"W	1.38'
L12	S89°24'49"E	1.38'
L13	S00°35'11"W	5.08'
L14	S89°24'49"E	1.62'
L15	S00°35'11"W	16.53'
L16	S00°35'11"W	7.50'



( IN FEET )  
1 inch = 50' ft.

SEE SHEET 7

PARCEL "C"  
LLA NO. 22-002  
REC. 09/03/2022 AS  
DOC NO. 2022-0392932 O.R.

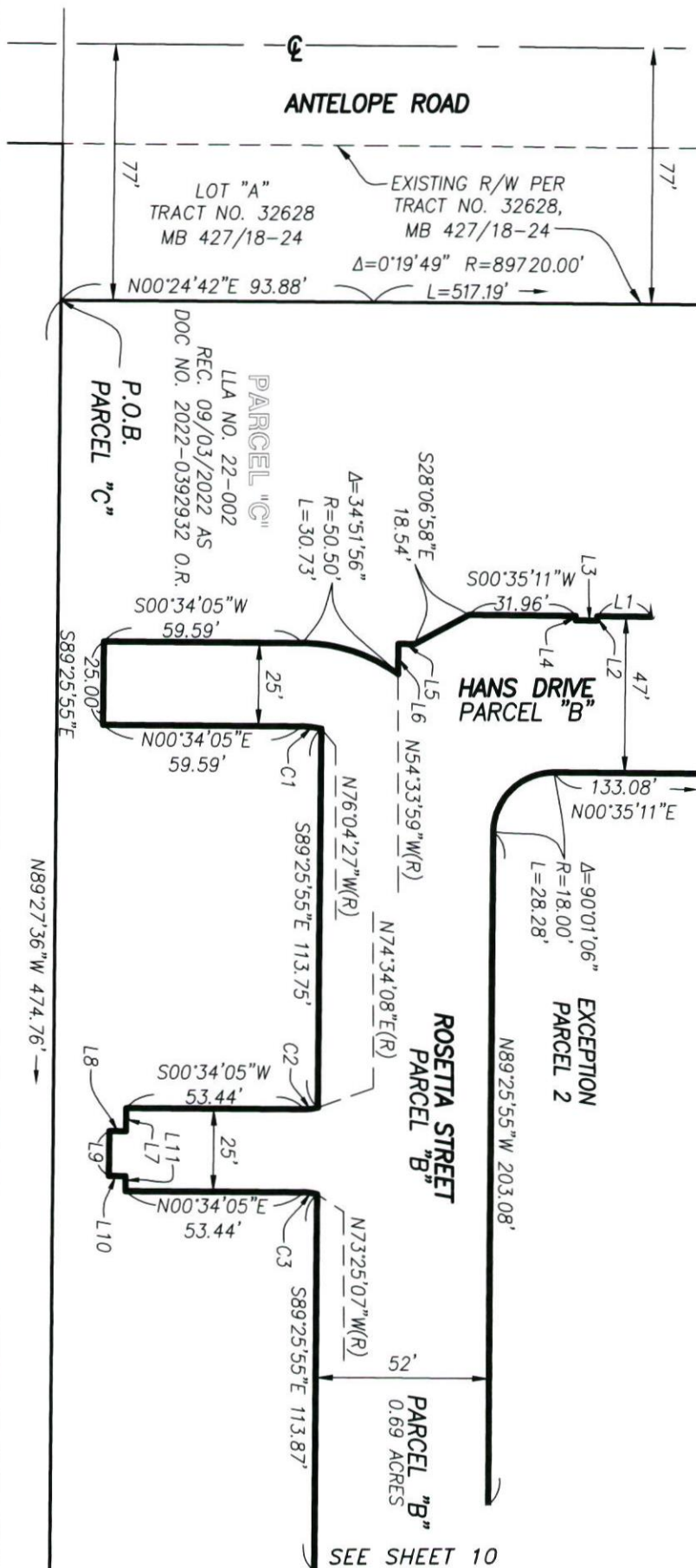
SEE SHEET 9





( IN FEET )  
1 inch = 50' ft.

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	13°21'08"	25.50'	5.74'
C2	15°59'57"	14.50'	4.05'
C3	16°00'48"	14.50'	4.05'



SEE SHEET 8

**EXCEPTION  
PARCEL 2**

**ROSETTA STREET  
PARCEL "B"**

PARCEL "B"  
0.69 ACRES

SEE SHEET 10



**EXHIBIT "B"**  
PRIVATE ROAD EASEMENTS  
DED 22-012

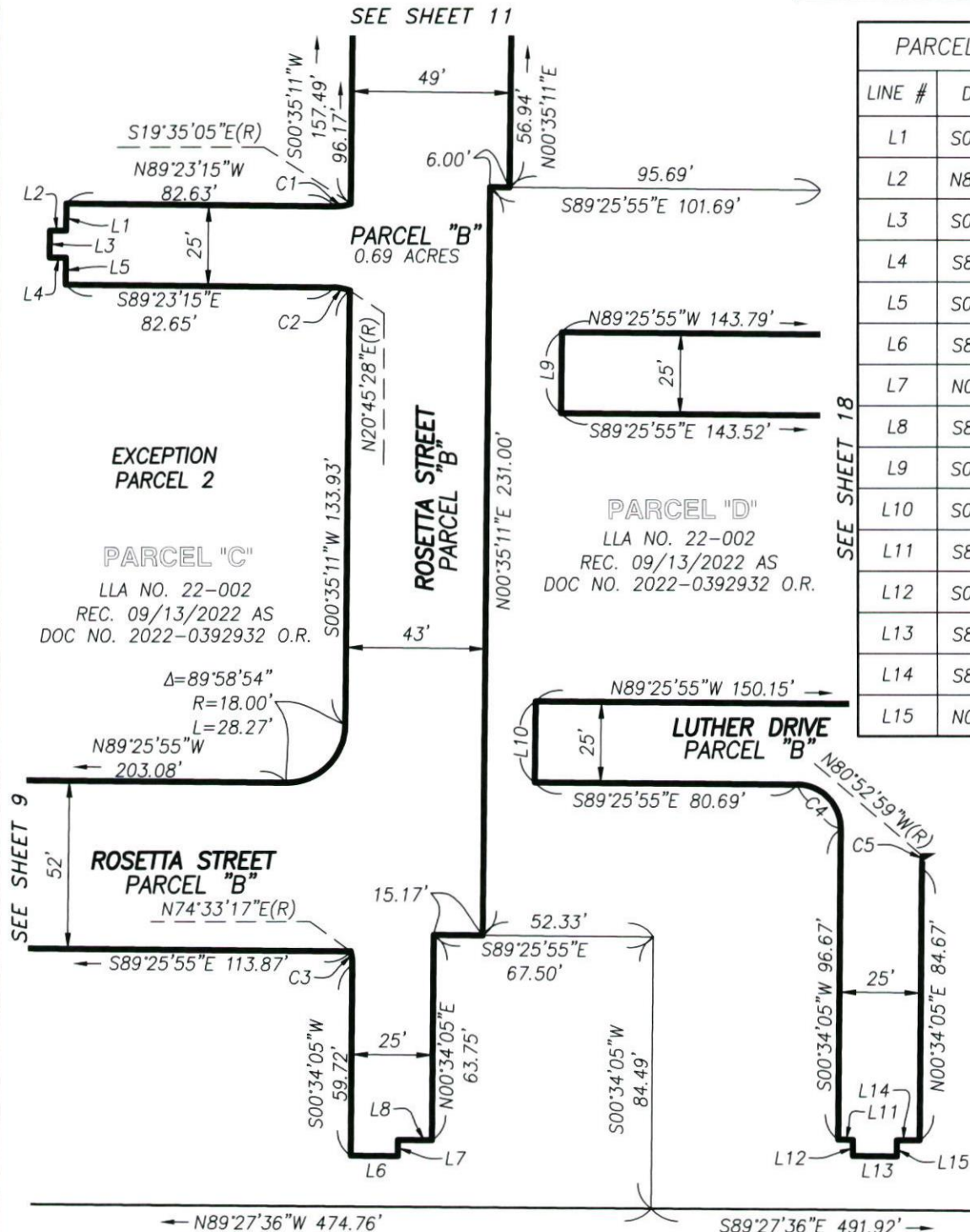
SHEET 10 OF 23



( IN FEET )  
1 inch = 50' ft.

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	20°11'50"	14.50'	5.11'
C2	20°08'43"	14.50'	5.10'
C3	16°00'48"	14.50'	3.81'
C4	90°00'00"	13.50'	21.21'
C5	8°32'56"	25.50'	3.80'

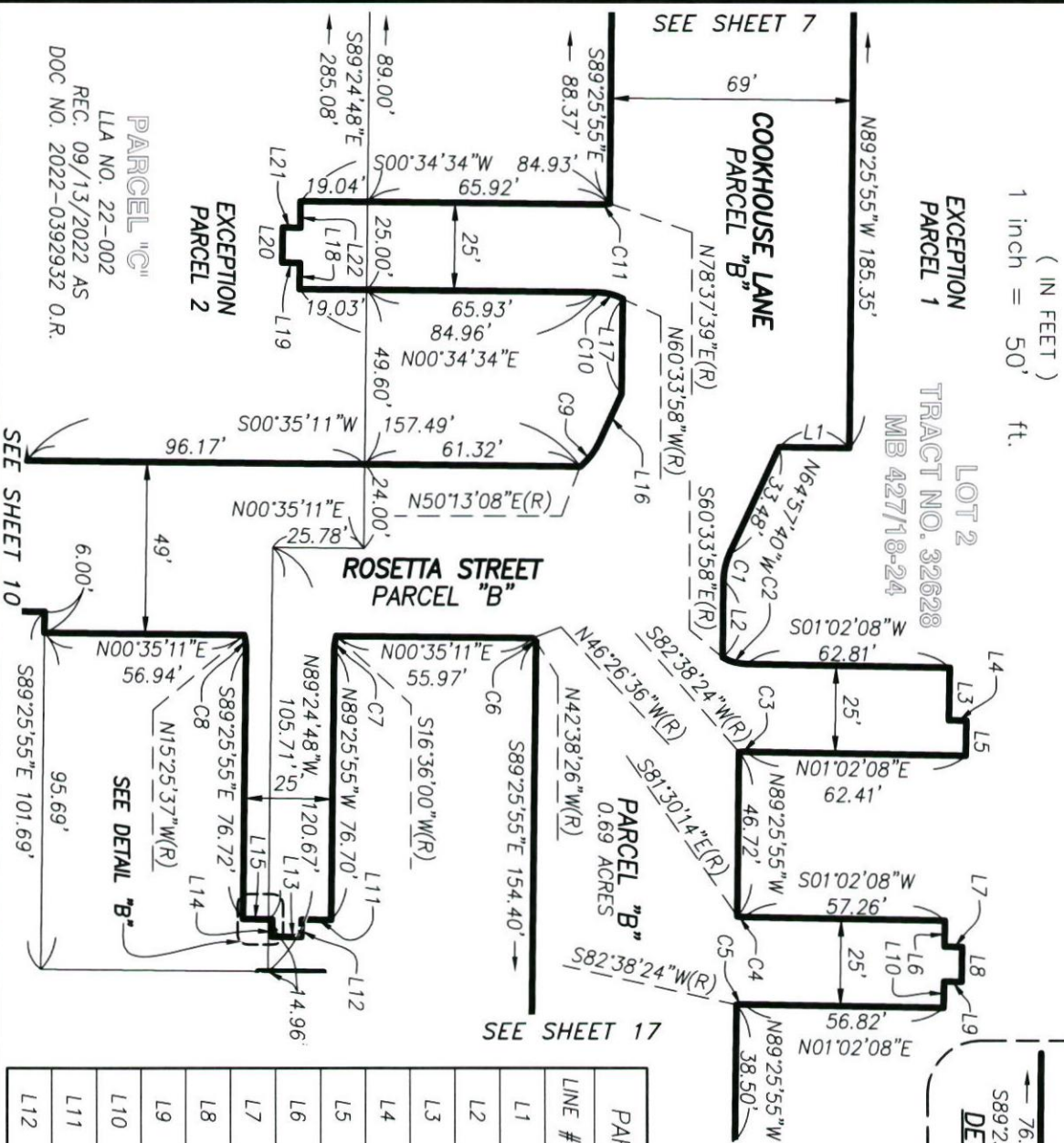
PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°36'45"W	8.34'
L2	N89°23'15"W	5.00'
L3	S00°36'45"W	8.33'
L4	S89°23'15"E	5.00'
L5	S00°36'45"W	8.33'
L6	S89°25'55"E	14.50'
L7	N00°34'05"E	5.00'
L8	S89°25'55"E	10.50'
L9	S00°34'05"W	25.00'
L10	S00°34'05"W	25.00'
L11	S89°25'55"E	4.50'
L12	S00°34'05"W	5.00'
L13	S89°25'55"E	13.50'
L14	S89°25'55"E	7.00'
L15	N00°34'05"E	5.00'







**EXHIBIT "B"**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**



PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N00°34'05"E	20.01'
L2	N89°25'55"W	22.05'
L3	N89°57'52"W	15.00'
L4	S01°02'08"W	4.93'
L5	N88°57'52"W	10.00'
L6	N88°57'52"W	7.50'
L7	S01°02'08"W	5.00'
L8	N88°57'52"W	10.00'
L9	N01°02'08"E	5.00'
L10	N88°57'52"W	7.50'
L11	N00°34'05"E	8.33'
L12	N89°25'55"W	5.00'

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L13	N00°34'05"E	8.34'
L14	S89°25'55"E	5.00'
L15	N00°34'05"E	7.29'
L16	S64°57'40"E	14.74'
L17	S89°25'55"E	27.09'
L18	S89°25'26"E	7.50'
L19	N00°34'34"E	5.00'
L20	S89°25'26"E	10.00'
L21	S00°34'34"W	5.00'
L22	S89°25'26"E	7.50'
L23	N00°34'05"E	1.04'
L24	N00°34'05"E	8.33'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	24°28'15"	18.00'	7.69'
C2	28°23'54"	14.50'	7.19'
C3	8°23'44"	14.50'	2.12'
C4	7°27'38"	14.50'	1.89'
C5	8°23'44"	14.50'	2.12'
C6	3°48'10"	20.50'	1.36'
C7	16°01'55"	14.50'	4.06'
C8	15°59'42"	14.50'	4.05'
C9	25°10'48"	21.00'	9.23'
C10	28°51'28"	14.50'	7.30'
C11	11°56'55"	14.50'	3.02'

PARCEL "C"  
LTA NO. 22-002  
REC. 09/13/2022 AS  
DOC NO. 2022-0392932 O.R.

SEE SHEET 10

SEE SHEET 7

SEE SHEET 17





SEE SHEET 16



PARCEL "D"  
LLA NO. 22-002  
REC. 09/13/2022 AS  
NO. 2022-0392932 O.R.

SEE DATA CHARTS ON SHEET 13

**EXHIBIT "B"**  
PRIVATE ROAD EASEMENTS  
DED 22-012

SHEET 13 OF 23

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N88°57'52"W	3.00'
L2	S01°02'08"W	12.70'
L3	S01°02'08"W	8.33'
L4	N88°57'52"W	5.00'
L5	S01°02'08"W	8.33'
L6	S88°57'52"E	5.00'
L7	S01°02'08"W	8.33'
L8	S01°02'08"W	12.70'
L9	S88°57'52"E	3.00'
L10	N88°57'52"W	3.00'
L11	S01°02'08"W	16.17'
L12	S88°57'52"E	3.00'
L13	S01°02'08"W	5.50'
L14	N88°57'52"W	3.00'
L15	S01°02'08"W	8.33'
L16	N88°57'52"W	5.00'
L17	S01°02'08"W	8.33'
L18	S88°57'52"E	5.00'
L19	S01°02'08"W	8.33'
L20	S01°02'08"W	12.70'

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	S88°57'52"E	3.00'
L22	N88°57'52"W	3.00'
L23	S89°08'55"E	8.33'
L24	S00°51'05"W	5.00'
L25	S89°08'55"E	8.34'
L26	N00°51'05"E	5.00'
L27	S89°08'55"E	8.33'
L28	N89°08'55"E	7.50'
L29	N00°51'05"E	5.00'
L30	N89°08'55"E	10.00'
L31	S00°51'05"W	5.00'
L32	N89°08'55"E	7.50'
L33	N88°57'52"W	13.15'
L34	N01°02'08"E	12.61'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	28°51'57"	14.50'	7.31'
C2	28°51'56"	14.50'	7.31'
C3	28°51'57"	14.50'	7.31'
C4	28°51'56"	14.50'	7.31'
C5	28°40'54"	14.50'	7.26'
C6	29°02'59"	14.50'	7.35'
C7	29°02'59"	14.50'	7.35'

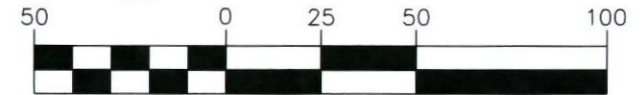


**EXHIBIT "B"**  
PRIVATE ROAD EASEMENTS  
DED 22-012

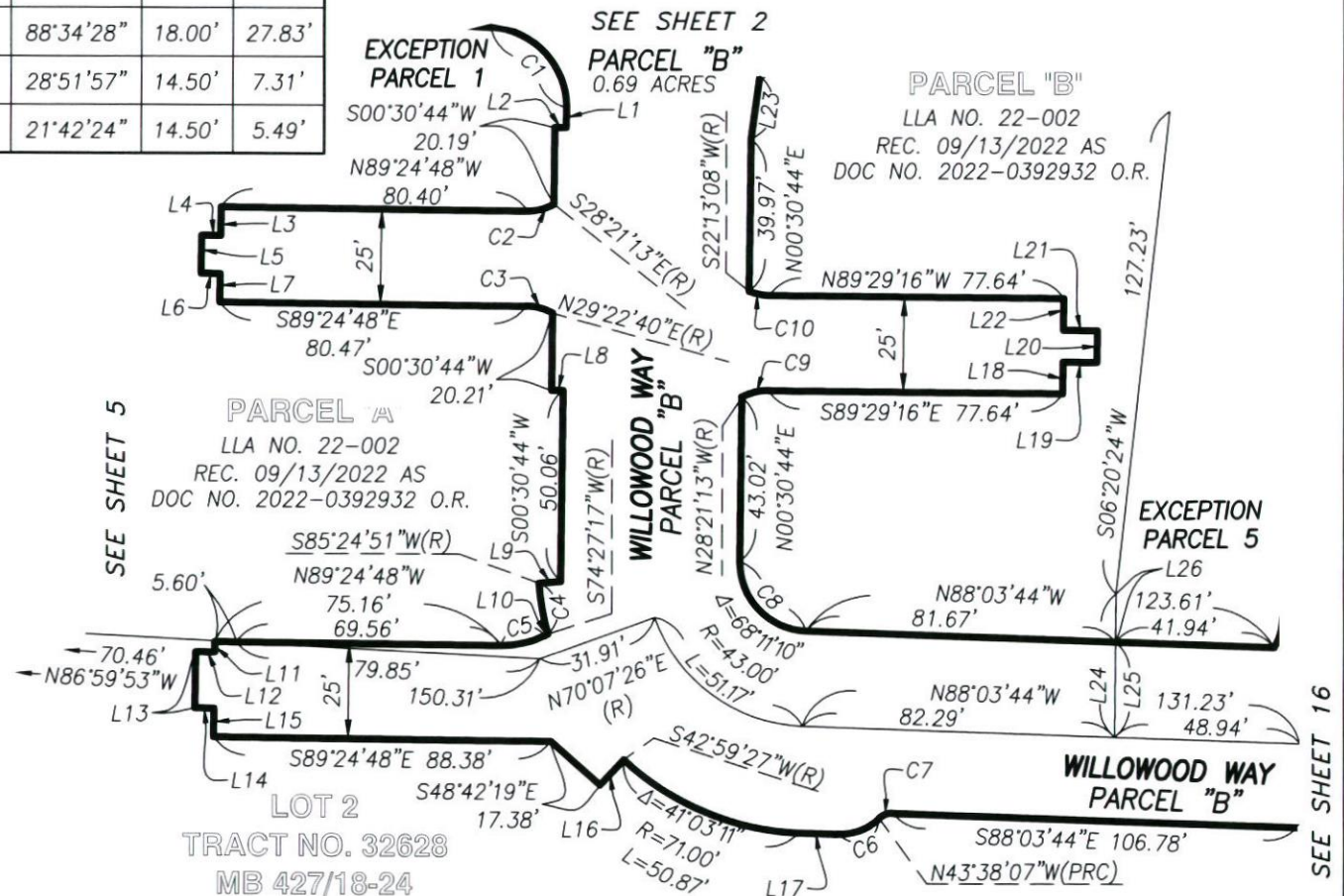
SHEET 14 OF 23

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°30'44"W	5.11'
L2	N89°26'16"W	3.00'
L3	S00°35'12"W	7.50'
L4	N89°24'48"W	5.00'
L5	S00°35'12"W	10.00'
L6	S89°24'48"E	5.00'
L7	S00°35'12"W	7.50'
L8	S89°24'16"E	3.00'
L9	S85°24'51"W	5.74'
L10	S64°18'54"W	1.04'
L11	S00°35'12"W	2.75'
L12	N89°24'48"W	5.00'
L13	S00°35'12"W	14.75'
L14	S89°24'48"E	5.00'
L15	S00°35'12"W	7.50'
L16	N42°59'27"E	9.11'
L17	S88°03'44"E	10.17'
L18	N00°30'44"E	8.33'
L19	S89°29'16"E	9.00'
L20	N00°30'44"E	8.34'
L21	N89°29'16"W	9.00'
L22	N00°30'44"E	8.33'
L23	N07°59'08"E	16.64'
L24	N00°30'44"E	37.57'
L25	N00°30'44"E	25.01'
L26	N00°30'44"E	12.56'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	87°30'38"	21.00'	32.07'
C2	28°56'25"	14.50'	7.32'
C3	28°47'28"	14.50'	7.29'
C4	10°57'34"	71.00'	13.58'
C5	26°16'18"	25.50'	11.69'
C6	45°34'23"	15.00'	11.93'
C7	45°34'23"	5.00'	3.98'
C8	88°34'28"	18.00'	27.83'
C9	28°51'57"	14.50'	7.31'
C10	21°42'24"	14.50'	5.49'



( IN FEET )  
1 inch = 50' ft.







( IN FEET )  
1 inch = 50' ft.

**EXHIBIT "B"**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**

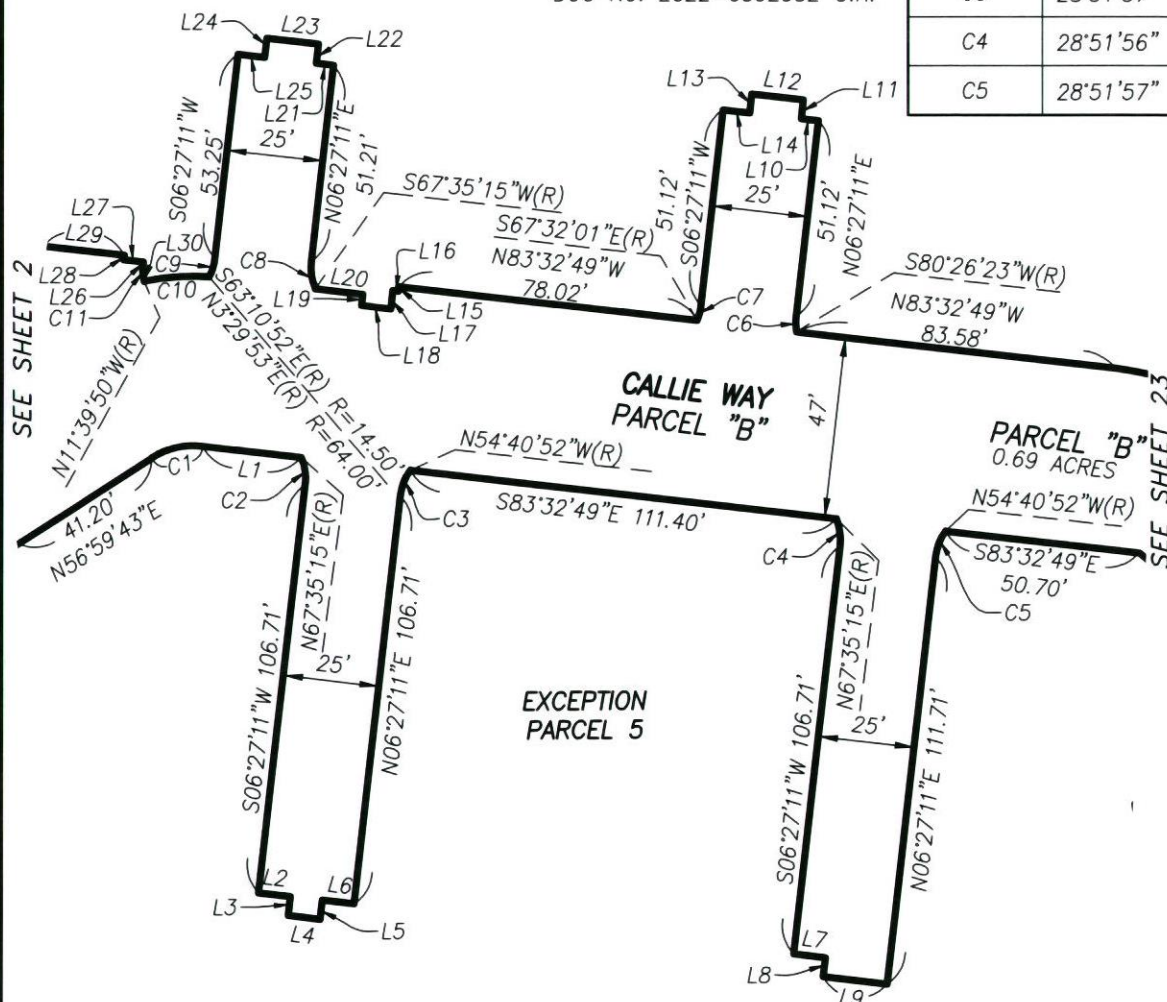
SHEET 15 OF 23

**PARCEL "B"**

LLA NO. 22-002  
REC. 09/13/2022 AS  
DOC NO. 2022-0392932 O.R.

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	39°27'28"	20.00'	13.77'
C2	28°51'56"	14.50'	7.31'
C3	28°51'57"	14.50'	7.31'
C4	28°51'56"	14.50'	7.31'
C5	28°51'57"	14.50'	7.31'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C6	16°00'48"	14.50'	4.05'
C7	16°00'48"	14.50'	4.05'
C8	28°51'56"	14.50'	7.31'
C9	20°21'57"	14.50'	5.15'
C10	15°09'43"	64.00'	16.93'
C11	19°54'28"	10.00'	3.47'

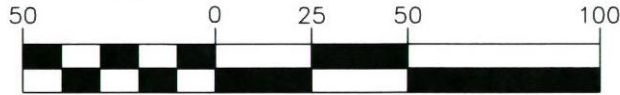


PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S83°32'49"E	25.81'
L2	S83°32'49"E	8.33'
L3	S06°27'11"W	5.00'
L4	S83°32'49"E	8.33'
L5	N06°27'11"E	5.00'
L6	S83°32'49"E	8.33'
L7	S83°32'49"E	8.33'
L8	S06°27'11"W	5.00'
L9	S83°32'49"E	16.67'
L10	N83°32'49"W	4.50'
L11	N06°27'11"E	5.00'
L12	N83°32'49"W	13.50'
L13	S06°27'11"W	5.00'
L14	N83°32'49"W	7.00'
L15	S06°27'11"W	1.17'

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L16	N83°32'49"W	1.42'
L17	S06°27'11"W	4.83'
L18	N83°32'49"W	7.70'
L19	N06°27'11"E	3.00'
L20	N83°32'49"W	12.50'
L21	N83°32'49"W	4.50'
L22	N06°27'11"E	5.00'
L23	N83°32'49"W	13.50'
L24	S06°27'11"W	5.00'
L25	N83°32'49"W	7.00'
L26	N06°27'11"E	0.97'
L27	N83°32'49"W	5.08'
L28	N06°27'11"E	1.17'
L29	N83°32'49"W	21.08'
L30	N13°27'17"E	0.67'

**EXHIBIT "B"**  
PRIVATE ROAD EASEMENTS  
DED 22-012

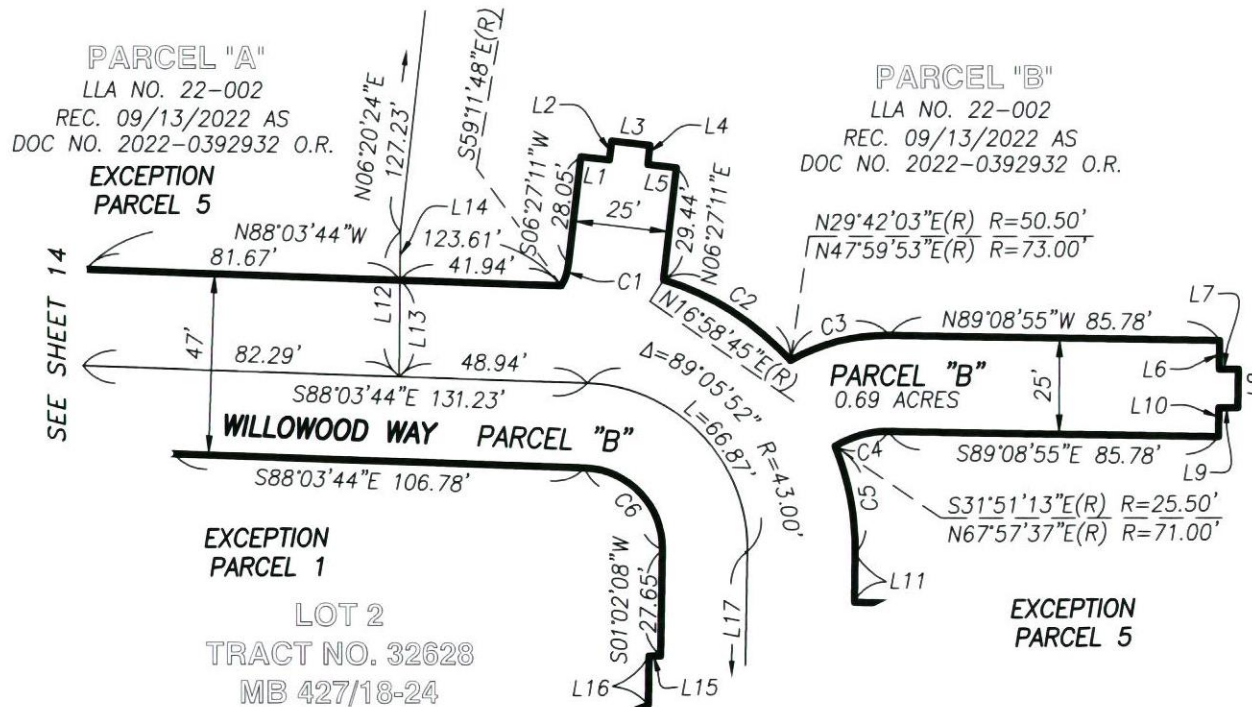
SHEET 16 OF 23



( IN FEET )  
1 inch = 50' ft.

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	24°21'01"	14.50'	6.16'
C2	31°01'08"	73.00'	39.52'
C3	30°33'08"	50.50'	26.93'
C4	32°42'18"	25.50'	14.56'
C5	23°04'31"	71.00'	28.59'
C6	89°05'52"	21.00'	32.66'

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N83°32'49"W	7.50'
L2	S06°27'11"W	5.00'
L3	N83°32'49"W	10.00'
L4	N06°27'11"E	5.00'
L5	N83°32'49"W	7.50'
L6	N00°51'05"E	7.50'
L7	N89°08'55"W	5.00'
L8	N00°51'05"E	10.00'
L9	S89°08'55"E	5.00'
L10	N00°51'05"E	7.50'
L11	N01°02'08"E	12.61'
L12	S00°30'44"W	37.57'
L13	S00°30'44"W	25.01'
L14	N00°30'44"E	12.56'
L15	N88°57'52"W	3.00'
L16	S01°02'08"W	12.70'
L17	S01°02'08"W	373.49'

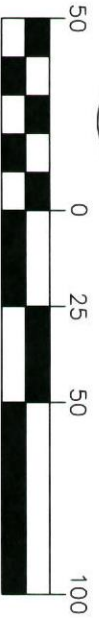


SEE SHEET 12



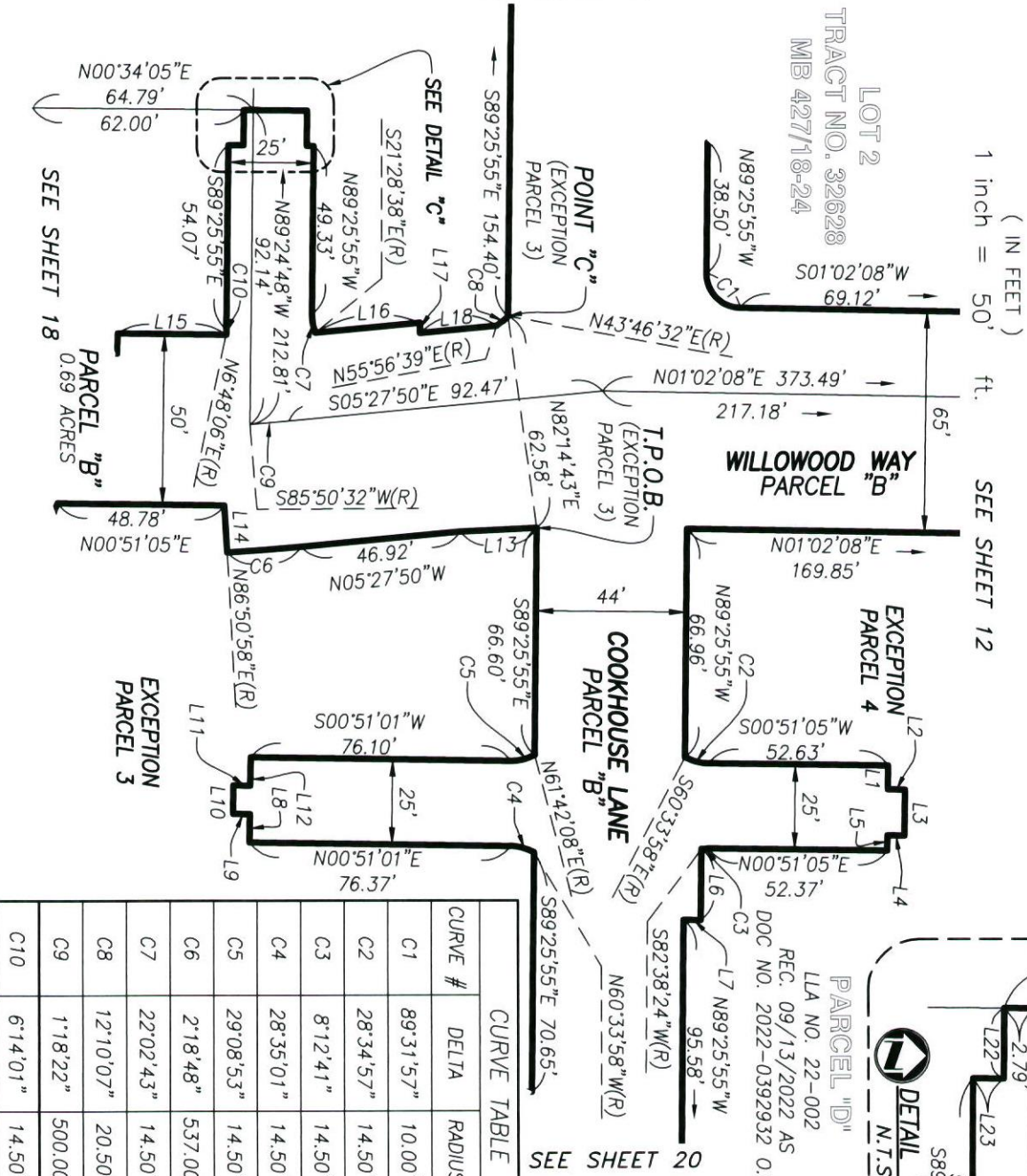


**EXHIBIT "B"**  
**PRIVATE ROAD EASEMENTS**  
**DED 22-012**



PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°08'55"W	7.00'
L2	S00°51'05"W	5.00'
L3	N89°08'55"W	13.50'
L4	N00°51'05"E	5.00'
L5	N89°08'55"W	4.50'
L6	N89°25'55"W	20.84'
L7	N00°34'05"E	5.00'
L8	S89°08'59"E	8.33'
L9	N00°51'04"E	5.00'
L10	S89°08'59"E	8.34'
L11	S00°51'04"W	5.00'
L12	S89°08'59"E	8.33'
L13	N02°46'17"W	22.45'
L14	N86°18'58"E	13.73'
L15	S00°51'05"W	31.75'
L16	S05°27'50"E	30.94'
L17	N89°25'15"W	3.02'
L18	S05°27'50"E	22.50'
L19	S00°34'05"W	2.03'
L20	N89°25'55"W	10.37'
L21	S00°34'05"W	18.50'
L22	S89°25'55"E	10.37'
L23	S00°34'05"W	4.53'

SEE SHEET 11



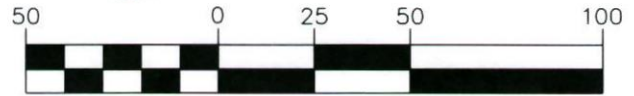
CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	89°31'57"	10.00'	15.63'
C2	28°34'57"	14.50'	7.23'
C3	8°12'41"	14.50'	2.08'
C4	28°35'01"	14.50'	7.23'
C5	29°08'53"	14.50'	7.38'
C6	2°18'48"	537.00'	21.68'
C7	22°02'43"	14.50'	5.58'
C8	12°10'07"	20.50'	4.35'
C9	1°18'22"	500.00'	11.40'
C10	6°14'01"	14.50'	1.58'



**EXHIBIT "B"**  
PRIVATE ROAD EASEMENTS  
DED 22-012

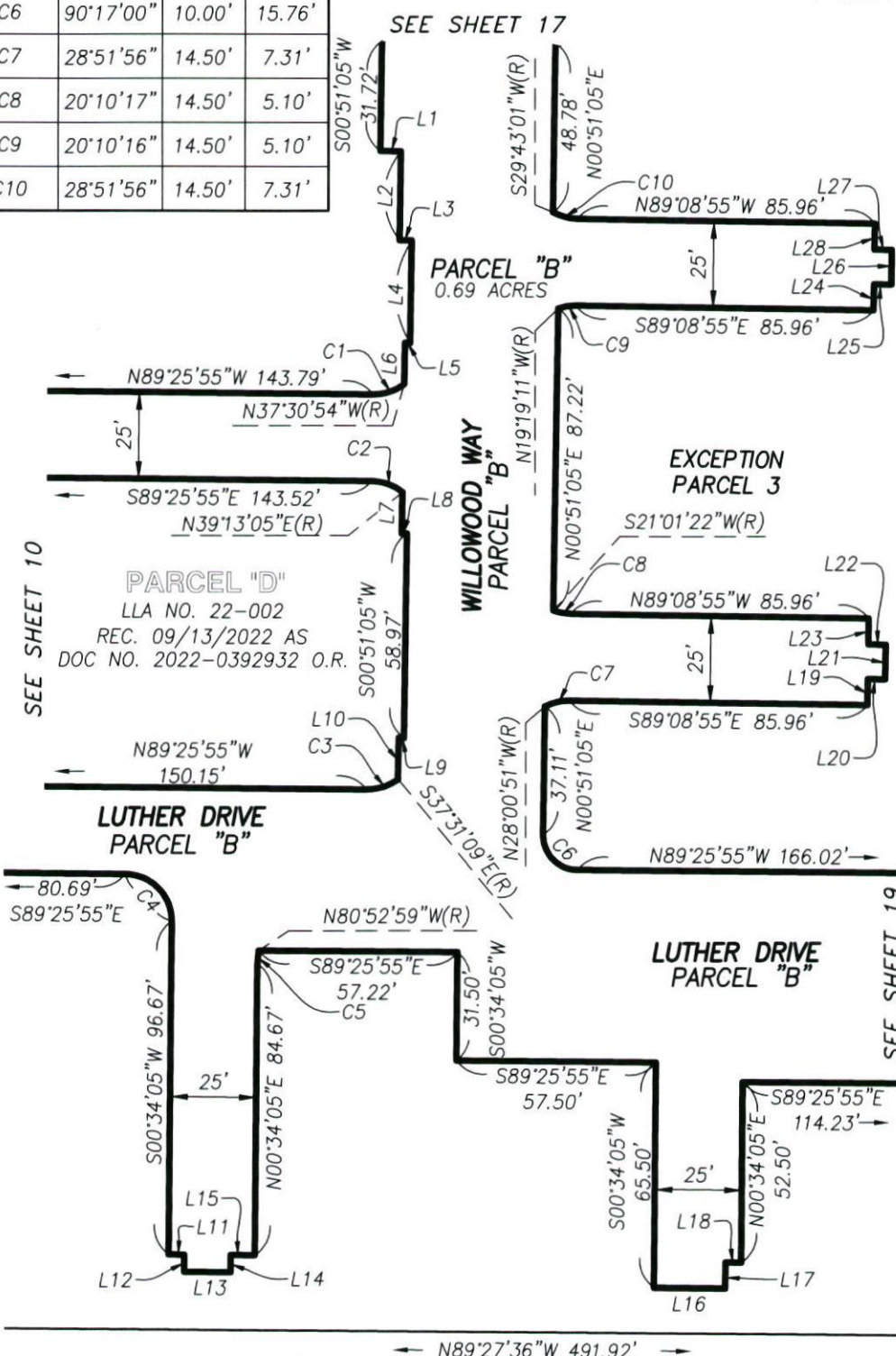
SHEET 18 OF 23

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	38°05'59"	14.50'	9.64'
C2	38°39'00"	14.50'	9.78'
C3	38°05'15"	14.50'	9.64'
C4	90°00'00"	13.50'	21.21'
C5	8°32'56"	25.50'	3.80'
C6	90°17'00"	10.00'	15.76'
C7	28°51'56"	14.50'	7.31'
C8	20°10'17"	14.50'	5.10'
C9	20°10'16"	14.50'	5.10'
C10	28°51'56"	14.50'	7.31'



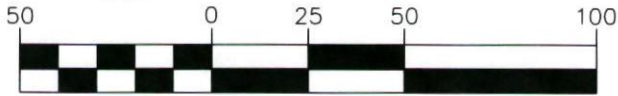
( IN FEET )  
1 inch = 50' ft.

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°25'14"E	5.98'
L2	S00°51'05"W	25.66'
L3	S89°25'55"E	3.52'
L4	S00°51'05"W	29.54'
L5	N89°08'55"W	1.50'
L6	S00°51'05"W	11.88'
L7	S00°51'05"W	11.88'
L8	S89°08'55"E	1.50'
L9	N89°08'55"W	1.50'
L10	S00°51'05"W	11.88'
L11	S89°25'55"E	4.50'
L12	S00°34'05"W	5.00'
L13	S89°25'55"E	13.50'
L14	N00°34'05"E	5.00'
L15	S89°25'55"E	7.00'
L16	S89°25'55"E	20.50'
L17	N00°34'05"E	7.54'
L18	S89°25'55"E	4.50'
L19	N00°51'05"E	7.50'
L20	S89°08'55"E	5.00'
L21	N00°51'05"E	10.00'
L22	N89°08'55"W	5.00'
L23	N00°51'05"E	7.50'
L24	N00°51'05"E	7.50'
L25	S89°08'55"E	5.00'
L26	N00°51'05"E	10.00'
L27	N89°08'55"W	5.00'
L28	N00°51'05"E	7.50'



**EXHIBIT "B"**  
PRIVATE ROAD EASEMENTS  
DED 22-012

SHEET 19 OF 23



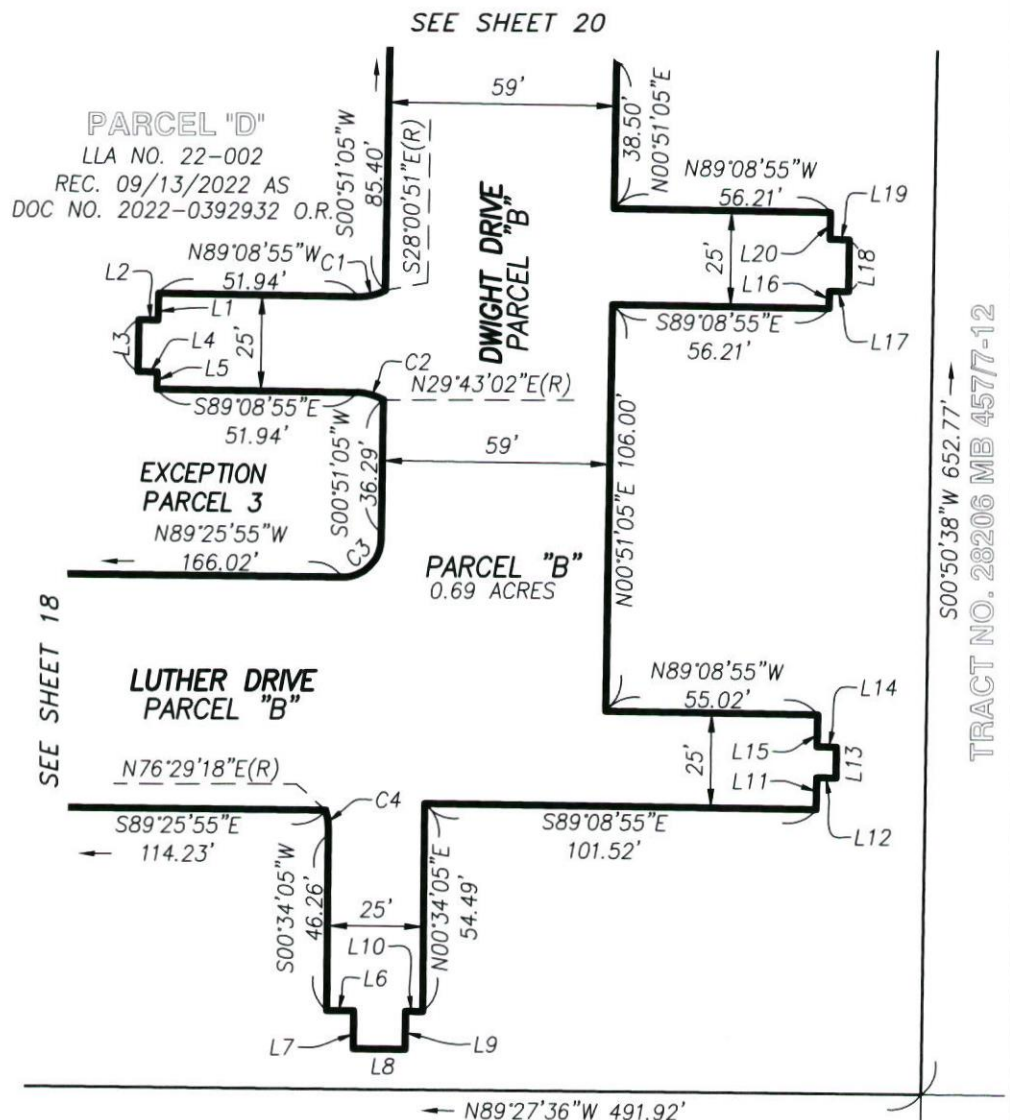
( IN FEET )  
1 inch = 50' ft.

**CURVE TABLE**

CURVE #	DELTA	RADIUS	LENGTH
C1	28°51'56"	14.50'	7.31'
C2	28°51'57"	14.50'	7.31'
C3	89°43'00"	10.00'	15.66'
C4	14°04'47"	25.50'	6.27'

**PARCEL LINE TABLE**

LINE #	DIRECTION	LENGTH
L1	S00°51'05"W	7.00'
L2	N89°08'55"W	5.00'
L3	S00°51'05"W	13.50'
L4	S89°08'55"E	5.00'
L5	S00°51'05"W	4.50'
L6	S89°25'55"E	7.00'
L7	S00°34'05"W	10.00'
L8	S89°25'55"E	13.50'
L9	N00°34'05"E	10.00'
L10	S89°25'55"E	4.50'
L11	N00°51'05"E	8.33'
L12	S89°08'55"E	5.00'
L13	N00°51'05"E	8.34'
L14	N89°08'55"W	5.00'
L15	N00°51'05"E	8.33'
L16	N00°51'05"E	4.50'
L17	S89°08'55"E	5.00'
L18	N00°51'05"E	13.50'
L19	N89°08'55"W	5.00'
L20	N00°51'05"E	7.00'





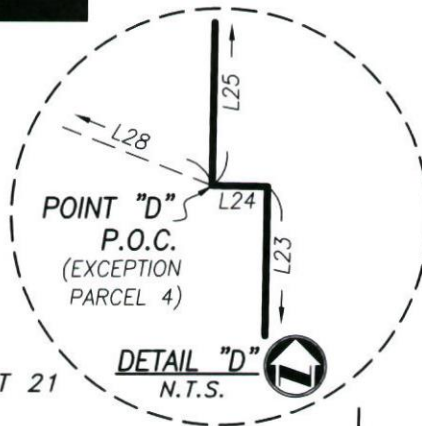


**EXHIBIT "B"**  
PRIVATE ROAD EASEMENTS  
DED 22-012

SHEET 20 OF 23



( IN FEET )  
1 inch = 50' ft.



**EXCEPTION  
PARCEL 4**

**PARCEL "D"**

LLA NO. 22-002  
REC. 09/13/2022 AS  
DOC NO. 2022-0392932 O.R.

**T.P.O.B.**  
(EXCEPTION  
PARCEL 4)

SEE SHEET 21

**DETAIL "D"**  
N.T.S.

**POINT "D"**  
P.O.C.  
(EXCEPTION  
PARCEL 4)

**COOKHOUSE LANE  
PARCEL "B"**

**PARCEL "B"**  
0.69 ACRES

**DWIGHT DRIVE  
PARCEL "B"**

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	28°51'56"	14.50'	7.31'
C2	28°51'57"	14.50'	7.31'
C3	41°47'04"	14.50'	10.57'

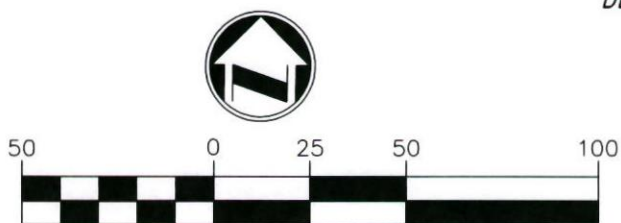
PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°08'55"E	15.00'
L2	S00°51'05"W	7.00'
L3	N89°08'55"W	5.00'
L4	S00°51'05"W	13.50'
L5	S89°08'55"E	5.00'
L6	S00°51'05"W	4.50'
L7	S89°08'55"E	2.83'
L8	N00°51'05"E	20.00'
L9	N89°08'55"W	2.83'
L10	N00°51'05"E	4.50'
L11	S89°08'55"E	5.00'
L12	N00°51'05"E	13.50'
L13	N89°08'55"W	5.00'
L14	N00°51'05"E	7.00'
L15	S89°08'55"E	2.83'
L16	N00°51'05"E	26.00'
L17	N89°08'55"W	2.83'
L18	N00°51'05"E	4.50'
L19	S89°08'55"E	5.00'
L20	N00°51'05"E	13.50'
L21	N89°08'55"W	5.00'
L22	N00°51'05"E	7.00'
L23	N00°51'05"E	12.62'
L24	N89°08'55"W	0.34'
L25	N00°51'05"E	22.19'
L26	S89°08'55"E	3.17'
L27	N89°08'55"W	3.17'
L28	N68°44'17"W	31.48'

TRACT NO. 28206 MB 457/7-12

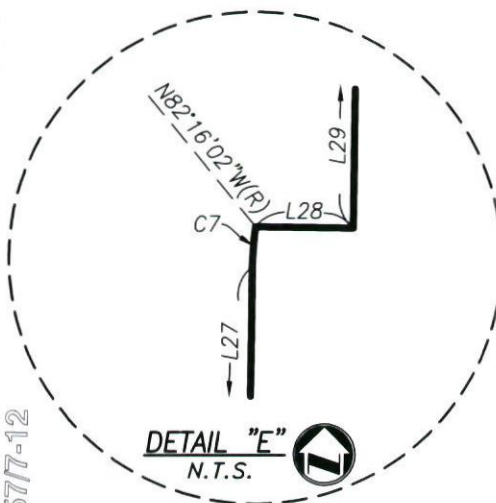
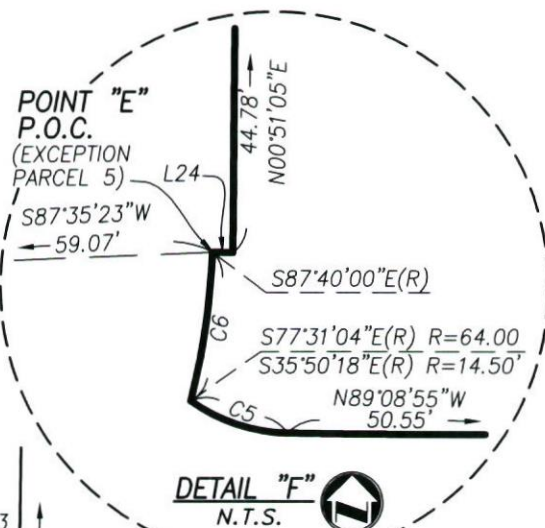
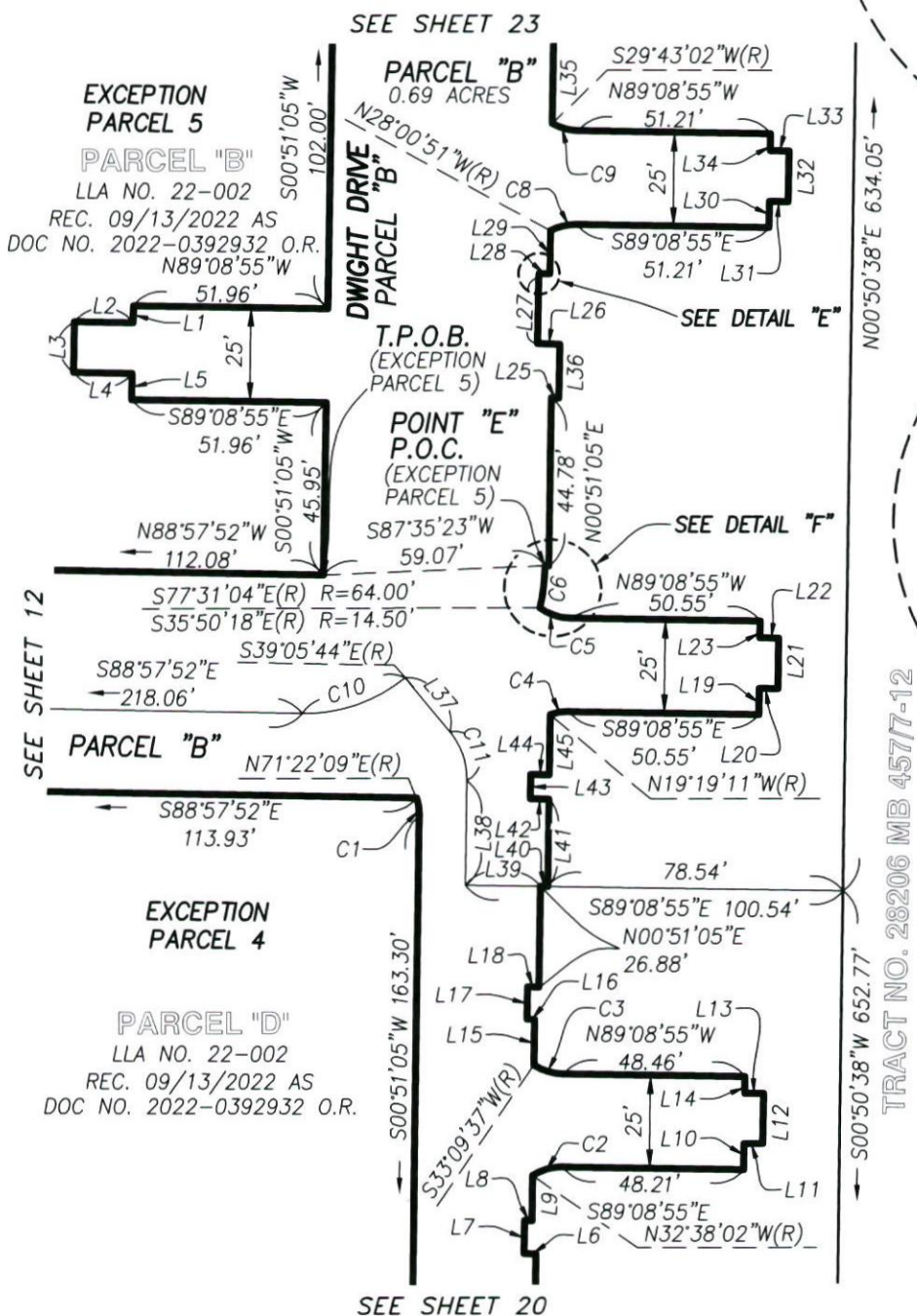
← S00°50'38"W 652.77' →



SHEET 21 OF 23



( IN FEET )  
1 inch = 50' ft.



SEE DATA ON SHEET 22

**EXHIBIT "B"**  
PRIVATE ROAD EASEMENTS  
DED 22-012

SHEET 22 OF 23

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°51'05"W	4.50'
L2	N89°08'55"W	15.63'
L3	S00°51'05"W	13.50'
L4	S89°08'55"E	15.63'
L5	S00°51'05"W	7.00'
L6	N89°08'55"W	3.17'
L7	N00°51'05"E	8.92'
L8	S89°08'55"E	2.00'
L9	N00°51'05"E	12.09'
L10	N00°51'05"E	7.00'
L11	S89°08'55"E	5.00'
L12	N00°51'05"E	13.50'
L13	N89°08'55"W	5.00'
L14	N00°51'05"E	4.50'
L15	N00°51'05"E	12.26'
L16	N89°08'55"W	2.00'
L17	N00°51'05"E	8.92'
L18	S89°08'55"E	3.00'
L19	N00°51'05"E	7.00'
L20	S89°08'55"E	5.00'
L21	N00°51'05"E	13.50'
L22	N89°08'55"W	5.00'
L23	N00°51'05"E	4.50'
L24	N89°08'55"W	1.02'
L25	S89°08'55"E	2.00'

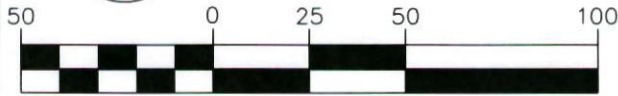
PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L26	N89°08'55"W	6.00'
L27	N00°51'05"E	17.51'
L28	S89°08'55"E	2.93'
L29	N00°51'05"E	11.50'
L30	N00°51'05"E	7.00'
L31	S89°08'55"E	5.00'
L32	N00°51'05"E	13.50'
L33	N89°08'55"W	5.00'
L34	N00°51'05"E	4.50'
L35	N00°51'05"E	28.38'
L36	N00°51'05"E	14.34'
L37	S39°22'58"E	18.79'
L38	S00°51'05"W	27.90'
L39	S89°08'55"E	20.00'
L40	N89°08'55"W	2.00'
L41	N89°51'05"E	23.29'
L42	N89°08'55"W	5.00'
L43	N89°51'05"E	6.50'
L44	S89°08'55"E	5.00'
L45	N89°51'05"E	16.03'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	19°28'56"	14.50'	4.93'
C2	33°29'07"	14.50'	8.47'
C3	32°18'32"	14.50'	8.18'
C4	20°10'16"	14.50'	5.10'
C5	34°59'13"	14.50'	8.85'
C6	10°08'56"	64.00'	11.34'
C7	6°52'30"	10.00'	1.20'
C8	28°51'56"	14.50'	7.31'
C9	28°51'57"	14.50'	7.31'
C10	40°25'06"	42.00'	29.63'
C11	40°14'03"	20.00'	14.04'



**EXHIBIT "B"**  
PRIVATE ROAD EASEMENTS  
DED 22-012

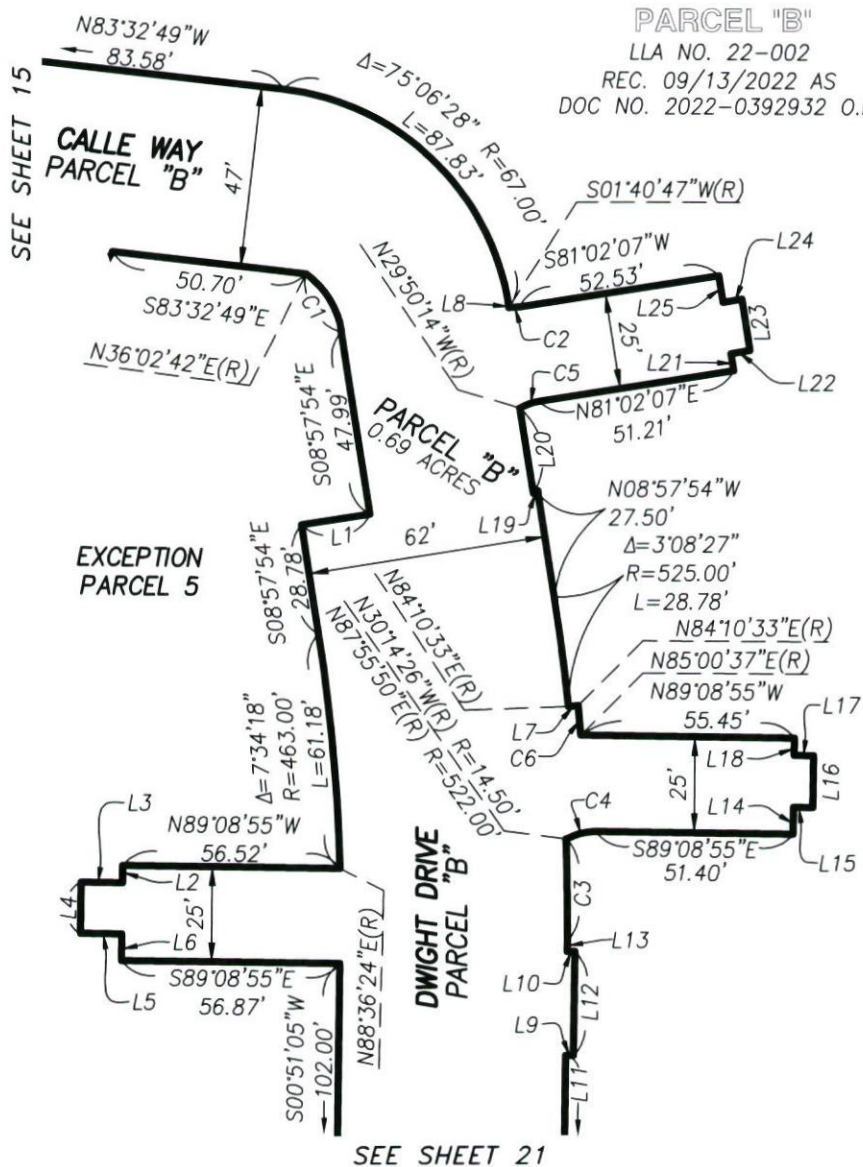
SHEET 23 OF 23



( IN FEET )  
1 inch = 50' ft.

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	44°59'24"	23.00'	18.06'
C2	10°38'40"	14.50'	2.69'
C3	2°55'15"	522.00'	26.61'
C4	31°05'31"	14.50'	7.87'
C5	20°52'21"	14.50'	5.28'
C6	0°50'04"	527.50'	7.68'

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S81°02'07"W	18.00'
L2	S00°51'05"W	4.50'
L3	N89°08'55"W	10.71'
L4	S00°51'05"W	13.50'
L5	S89°08'55"E	10.71'
L6	S00°51'05"W	7.00'
L7	S84°10'33"W	2.50'
L8	N08°57'54"W	0.62'
L9	S89°08'55"E	2.00'
L10	N89°08'55"W	2.00'
L11	N00°51'05"E	28.38'
L12	N00°51'05"E	27.20'
L13	N00°51'05"E	2.93'
L14	N00°51'05"E	7.00'
L15	S89°08'55"E	5.00'
L16	N00°51'05"E	13.50'
L17	N89°08'55"W	5.00'
L18	N00°51'05"E	4.50'
L19	S81°02'06"W	1.17'
L20	N08°57'54"W	22.47'
L21	N08°57'53"W	4.50'
L22	N81°02'07"E	5.00'
L23	N08°57'53"W	13.50'
L24	S81°02'07"W	5.00'
L25	N08°57'53"W	7.00'





# EXHIBIT "C"—SITE PLAN

SHEET 1 OF 2

PRIVATE ROAD EASEMENTS

DED 22-012

R/W PER TR. 32628,

MB 427/18-24

CRAIG AVENUE

HANOVER LANE



1" = 250'

INTERSTATE 215

R/W PER TR. 32628,  
MB 427/18-24

R/W PER TR. 32628,  
MB 427/18-24

ANTELOPE ROAD

LOT "B"

LOT "A"

LOT "C"

LOT "D"

PAR. "A"  
LLA. NO.  
22-002

PAR. "B"  
LLA. NO.  
22-002

LOT 2  
TRACT NO. 32628  
MB 427 / 18 - 24

PAR. "C"  
LLA. NO.  
22-002

PAR. "D"  
LLA. NO.  
22-002

LOT 65

LOT 64

TRACT NO. 28206  
MB 457 / 7 - 12

LOT 71 35 34 1  
TRACT NO.  
28206-1  
MB 428 / 6 - 11

RECORD OWNER:  
FPG TRICON MENIFEE PROPERTY LLC, A  
DELAWARE LIMITED LIABILITY COMPANY

OWNER ADDRESS:  
27271 LAS RAMBLAS, SUITE 100  
MISSION VIEJO, CA 92691

ASSESSOR'S PARCEL NUMBERS:  
372-050-037, 039, 041, & 042

NOTE:  
LLA NO. 22-002,  
RECORDED 09/13/2022 AS  
DOC. NO. 2022-0392932 O.R.

## LEGEND

--- EXISTING EASEMENTS  
— NEW ACCESS EASEMENT



SEC. 11, T.6S. R.3W. S.B.M.

PLAT PREPARED BY:

**adkan**  
**ENGINEERS**

Civil Engineering • Surveying • Planning  
6879 Airport Drive, Riverside, CA 92504  
Tel: (951) 688-0241 • Fax: (951) 688-0599

JOB NO. 10004

DATE: 03-15-2023

CLIENT: FOREMOST COMMUNITIES

APPROVED BY:

*[Signature]*  
MITCHELL J. ADKISON, PLS 8936

PLAT TO ACCOMPANY  
LEGAL DESCRIPTION



**EXHIBIT "C"—SITE PLAN**

SHEET 2 OF 2

**EASEMENT NOTES:**PRIVATE ROAD EASEMENTS  
DED 22-012

1. AN IRREVOCABLE OFFER OF DEDICATION TO THE COUNTY OF RIVERSIDE FOR PUBLIC ROAD, SLOPE AND DRAINAGE AND INCIDENTAL PURPOSES, RECORDED AUGUST 4, 1988 AS INSTRUMENT NO. 88-219863 OF OFFICIAL RECORDS.
2. EASTERN MUNICIPAL WATER DISTRICT, HOLDER OF AN EASEMENT FOR PIPELINES AND ACCESS AND INCIDENTAL PURPOSES, RECORDED JULY 9, 1991 AS INSTRUMENT NO. 230836 OF OFFICIAL RECORDS.
3. EASTERN MUNICIPAL WATER DISTRICT, HOLDER OF AN EASEMENT FOR SLOPE AND DRAINAGE AND INCIDENTAL PURPOSES, RECORDED AUGUST 2, 2000 AS INSTRUMENT NO. 00-297883 OF OFFICIAL RECORDS.
4. EASTERN MUNICIPAL WATER DISTRICT, HOLDER OF AN EASEMENT FOR PIPELINE OR PIPELINES AND INCIDENTAL PURPOSES, RECORDED AUGUST 2, 2000 AS INSTRUMENT NO. 00-297884 OF OFFICIAL RECORDS.
5. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM ANTELOPE ROAD EXCEPT THE GENERAL EASEMENT OF TRAVEL; ALSO EXCEPTING TWO ADJACENT 29 FOOT ACCESS OPENINGS HAVE BEEN DEDICATED OR RELINQUISHED ON THE FILED MAP. AFFECTS: LOTS 1 AND 3
6. PRIVATE ROAD EASEMENT PER TRACT NO. 32628, MB 427/18-24 FOR PRIVATE ROAD, PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES AND INCIDENTAL PURPOSES.
7. PRIVATE DRAINAGE EASEMENT PER TRACT NO. 32628, MB 427/18-24.
8. VERIZON CALIFORNIA INC., A CORPORATION, ITS SUCCESSORS AND ASSIGNS, HOLDER OF AN EASEMENT FOR UNDERGROUND CONDUITS, MANHOLES, HAND HOLES, AMPLIFIERS, PEDESTALS, CABLES, WIRES, ABOVE AND BELOW GROUND VAULTS AND ENCLOSURES CONCRETE PADS, MARKERS AND OTHER APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 26, 2008 AS INSTRUMENT NO. 2008-0091451 OF OFFICIAL RECORDS. THE LOCATION OF THE EASEMENT CANNOT BE PLOTTED FROM RECORD INFORMATION.
9. SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, HOLDER OF AN EASEMENT FOR OVERHEAD ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATIONS SYSTEMS, CONSISTING OF POLES, GUY WIRES AND ANCHORS, CROSSARMS, WIRES, AND OTHER APPURTENANT FIXTURES AND/OR EQUIPMENT NECESSARY OR USEFUL FOR DISTRIBUTING ELECTRICAL ENERGY AND FOR TRANSMITTING INTELLIGENCE AND INCIDENTAL PURPOSES, RECORDED JUNE 11, 2008 AS INSTRUMENT NO. 2008-0319217 OF OFFICIAL RECORDS.
10. SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, HOLDER OF AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATIONS SYSTEMS, CONSISTING OF WIRES, UNDERGROUND CONDUITS, CABLES, VAULTS, MANHOLES, HANDHOLES, AND INCLUDING ABOVE-GROUND ENCLOSURES, MARKERS AND CONCRETE PADS AND OTHER APPURTENANT FIXTURES AND EQUIPMENT NECESSARY OR USEFUL FOR DISTRIBUTING ELECTRICAL ENERGY AND FOR TRANSMITTING INTELLIGENCE AND INCIDENTAL PURPOSES, RECORDED AUGUST 6, 2008 AS INSTRUMENT NO. 2008-0431208 OF OFFICIAL RECORDS. EASEMENT IS BLANKET IN NATURE AND AFFECTS ALL STREETS, HIGHWAYS, PUBLIC PLACES, AND THE COMMON AREAS (EXCLUSIVE OF BUILDING SITES) OF TRACT NO. 36828.
11. AN EASEMENT IN FAVOR OF THE CITY OF MENIFEE FOR PUBLIC ROAD & PUBLIC UTILITY PURPOSES RECORDED OCTOBER 5, 2022 AS DOCUMENT NO. 2022-0418390, OF OFFICIAL RECORDS.
12. AN EASEMENT IN FAVOR OF THE CITY OF MENIFEE FOR PUBLIC ROAD & PUBLIC UTILITY PURPOSES RECORDED OCTOBER 5, 2022 AS DOCUMENT NO. 2022-0418400, OF OFFICIAL RECORDS.
13. SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED JULY 27, 2022 AS INSTRUMENT NO. 2022-0333017, OF OFFICIAL RECORDS. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
14. SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED AUGUST 2, 2022 AS INSTRUMENT NO. 2022-0342590, OF OFFICIAL RECORDS. EASEMENT IS BLANKET IN NATURE AND AFFECTS ALL STREETS, HIGHWAYS, PUBLIC PLACES, AND THE COMMON AREAS (EXCLUSIVE OF BUILDING SITES) OF TRACT NO. 36828.

 -INDICATE EASEMENT PLOTTED HEREON -INDICATES EASEMENT CANNOT BE PLOTTED FROM RECORD