

TRACT MAP NO. 38043

BEING A SUBDIVISION OF PARCELS 1, 5, 6, 7 AND 8, OF PARCEL MAP NO. 31023 AS SHOWN BY MAP ON FILE IN BOOK 216, PAGES 80 AND 81 OF PARCEL MAPS, TOGETHER WITH PARCELS "A", "B" AND "C" OF LOT LINE ADJUSTMENT NO. PA06-0264 RECORDED MARCH 28, 2007 AS DOCUMENT NO. 2007-0208998, OF OFFICIAL RECORDS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

DRC ENGINEERING, INC. SEPTEMBER, 2021

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE ABUTTERS RIGHTS OF ACCESS ALONG RANCHO CALIFORNIA ROAD TO THE PUBLIC. THE OWNERS OF LOT 1 ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL AND EXCEPT ONE 81.00 FOOT WIDE ACCESS OPENING AND ONE 24.75 FOOT WIDE ACCESS OPENING. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS DEDICATION AS TO THE PART VACATED.

RENDEZVOUS MULTI-FAMILY, LP, A CALIFORNIA LIMITED PARTNERSHIP, WHO ACQUIRED TITLE AS TEMECULA VILLAGES DEVELOPMENT, L.P., A CALIFORNIA LIMITED PARTNERSHIP

BY: _____
NAME: MALCOLM J. MINER
ITS: GENERAL PARTNER

BENEFICIARY

JPMORGAN CHASE BANK, N.A., BENEFICIARY UNDER DEEDS OF TRUST RECORDED JULY 30, 2021 AS INSTRUMENT NOS. 2021-0458305 AND 2021-0458306, BOTH OF OFFICIAL RECORDS.

BY: _____
NAME: WILLIAM DRAMIS
TITLE: EXECUTIVE DIRECTOR

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____
COUNTY OF _____

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

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

WITNESS MY HAND:

SIGNATURE _____ MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY
MY COMMISSION EXPIRES _____
MY COMMISSION NUMBER _____
(NAME PRINTED)

SIGNATURE OMISSIONS

THE SIGNATURE(S) OF THE PARTIES LISTED BELOW, OWNER(S) OF THE EASEMENTS PER DOCUMENTS NOTED BELOW HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 SUBSECTION (d)(3)(A)(i)(C) OF THE SUBDIVISION MAP ACT. THEIR INTERESTS ARE SUCH THAT THEY CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

SOUTHERN SIERRAS POWER COMPANY, HOLDER OF A NON-PLOTTABLE EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, BY DOCUMENT RECORDED FEBRUARY 27, 1928 IN BOOK 745, PAGE 488, OF DEEDS.

COUNTY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES DEDICATED SHOWN ON TRACT NO. 3334 FILED IN MAP BOOK 54, PAGES 25 THROUGH 30, INCLUSIVE OF MAPS.

COUNTY OF RIVERSIDE, HOLDER OF A NON-PLOTTABLE EASEMENT FOR SLOPES AND INCIDENTAL PURPOSES RECORDED ON MARCH 28, 1966 AS INSTRUMENT NO. 32228 OF OFFICIAL RECORDS. DOCUMENTS DECLARING MODIFICATIONS THEREOF RECORDED JULY 29, 1966 AS INSTRUMENT NO. 77783 AND SEPTEMBER 22, 1967 AS INSTRUMENT NO. 83702 AND FEBRUARY 2, 1968 AS INSTRUMENT NO. 10277 AND NOVEMBER 7, 1969 AS INSTRUMENT NO. 114394 AND MARCH 4, 1971 AS INSTRUMENT NO. 21822 AND JANUARY 6, 1972 AS INSTRUMENT NO. 2158, ALL OF OFFICIAL RECORDS.

COUNTY OF RIVERSIDE, HOLDER OF A NON-PLOTTABLE EASEMENT FOR SLOPES AND INCIDENTAL PURPOSES RECORDED APRIL 8, 1966 AS DOCUMENT NO. 37051, OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS, HOLDER OF A NON-PLOTTABLE 10' WIDE EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES RECORDED ON FEBRUARY 10, 2006, AS DOCUMENT NO. 2006-0104297, OF OFFICIAL RECORDS.

CITY OF TEMECULA, HOLDER OF AN EASEMENT FOR TRAFFIC SIGNAL LOOP DETECTORS AND INCIDENTAL PURPOSES SHOWN ON PARCEL MAP NO. 31023 FILED IN BOOK 216 PAGES 80 AND 81, OF PARCEL MAPS.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED ON FEBRUARY 07, 2007, AS DOCUMENT NO. 2007-0091906, OF OFFICIAL RECORDS.

RANCHO CALIFORNIA WATER DISTRICT, A PUBLIC CORPORATION, ITS SUCCESSORS AND ASSIGNS, HOLDER OF AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES RECORDED ON JUNE 28, 2019 AS DOCUMENT NO. 2019-0235421, OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, HOLDER IF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED ON SEPTEMBER 25, 2019 AS DOCUMENT NO. 2019-0380030, OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS, HOLDER OF A NON-PLOTTABLE 10' WIDE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED ON NOVEMBER 01, 2019 AS DOCUMENT NO. 2019-0445742, OF OFFICIAL RECORDS.

FRONTIER CALIFORNIA INC., A CORPORATION, ITS SUCCESSORS AND ASSIGNS, HOLDER OF A NON-PLOTTABLE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED ON FEBRUARY 21, 2020, AS DOCUMENT NO. 2020-0080796, OF OFFICIAL RECORDS.

ABANDONMENT NOTE

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

THE EASEMENTS DEDICATED TO THE CITY OF TEMECULA FOR PUBLIC UTILITY PURPOSES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES AS SHOWN ON PARCEL MAP 31023 AS SHOWN BY MAP ON FILE IN BOOK 216, PAGES 80 AND 81 OF PARCEL MAPS RECORDS OF RIVERSIDE COUNTY RECORDER.

SEE SHEET 2 FOR ADDITIONAL NOTARY ACKNOWLEDGMENTS

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2023 AT _____ M. IN BOOK _____ OF MAPS, AT PAGES _____ AT THE REQUEST OF THE CLERK OF THE CITY OF TEMECULA NO. _____
FEE: _____

RECORDER: PETER ALDANA, ASSESSOR - COUNTY CLERK - RECORDER

BY: _____, DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE COMPANY

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF RENDEZVOUS MULTI-FAMILY LP, A CALIFORNIA LIMITED PARTNERSHIP IN SEPTEMBER, 2021. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP, AND THAT SAID MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: _____

JAKE W. LAPPERT, L.S. 9303
EXPIRES 09/30/2024



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT THIS MAP CONSISTING OF SIX (6) SHEETS HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT MAP NO. 38043 AS FILED AND BEING APPROVED BY THE CITY OF TEMECULA ON SEPTEMBER 13, 2022. THE EXPIRATION DATE BEING SEPTEMBER 13, 2025, THAT ALL THE PROVISIONS OF APPLICABLE STATE LAW AND THE CITY REGULATIONS HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2023.

_____ FOR PATRICK A. THOMAS, CITY ENGINEER,
KRIS R. WINCHAK, PLS 6240
AS DELIGATED
CITY OF TEMECULA



CITY CLERK'S STATEMENT

THE CITY COUNCIL OF THE CITY OF TEMECULA, STATE OF CALIFORNIA, BY ITS CITY CLERK, RANDI JOHL HEREBY APPROVES THIS PARCEL MAP.

WE HEREBY ACCEPT THE ABUTTERS RIGHTS OF ACCESS ALONG RANCHO CALIFORNIA ROAD AS DEDICATED.

DATE: _____, 2023
RANDI JOHL
CITY CLERK, CITY OF TEMECULA

TAX COLLECTOR'S CERTIFICATE

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

DATE: _____, 2023

MATTHEW JENNINGS, COUNTY TAX COLLECTOR

BY: _____, DEPUTY

TAX BOND CERTIFICATE

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

DATE: _____, 2023

CASH OR SURETY BOND

MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

TRACT MAP NO. 38043

BEING A SUBDIVISION OF PARCELS 1, 5, 6, 7 AND 8, OF PARCEL MAP NO. 31023 AS SHOWN BY MAP ON FILE IN BOOK 216, PAGES 80 AND 81 OF PARCEL MAPS, TOGETHER WITH PARCELS "A", "B" AND "C" OF LOT LINE ADJUSTMENT NO. PA06-0264 RECORDED MARCH 28, 2007 AS DOCUMENT NO. 2007-0208998, OF OFFICIAL RECORDS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

DRC ENGINEERING, INC.

SEPTEMBER, 2021

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)

COUNTY OF _____)

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

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

WITNESS MY HAND:

SIGNATURE _____

MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY

(NAME PRINTED)

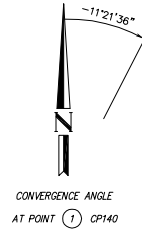
MY COMMISSION EXPIRES _____
MY COMMISSION NUMBER _____

TRACT MAP NO. 38043

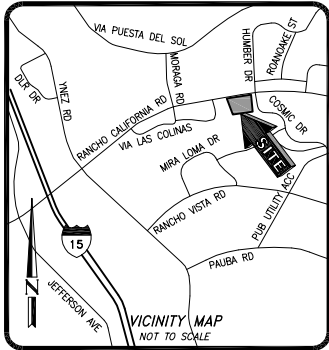
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DRC ENGINEERING, INC. SEPTEMBER, 2021

GPS CONTROL DIAGRAM



P584
N 2,269,135.98
E 6,348,737.97



SURVEYOR'S NOTES

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROLS STATIONS "P584", "BILL" AND "P474" NAD 83 (NRSR2011) EPOCH 2010.0 AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES, MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.9999106774792254. CALCULATIONS ARE MADE AT "CP140" (MONUMENT (1)) WITH COORDINATES OF: N: 2,129,829.44, E: 6,292,572.96, USING AN ELEVATION OF 1,105.54'.

ALL MONUMENTS ARE SET PER RIVERSIDE COUNTY ORDINANCE 461.10.

TOTAL ACREAGE WITHIN THE DISTINCTIVE BORDER IS 22.82 ACRES, GROSS.

ALL MONUMENTS SHOWN "SET" SHALL BE IN ACCORDANCE WITH THE MONUMENT AGREEMENT FOR THE MAP.

● FOUND MONUMENT AS NOTED IN THE FOUND MONUMENT DESCRIPTIONS.

□ SET 2" I.P. W/ TAG "L.S. 9303" OR SPIKE AND WASHER TAGGED "L.S. 9303" OR LEAD, TACK AND TAG STAMPED "L.S. 9303" FLUSH.

○ SET GEAR SPIKE AND WASHER TAGGED "L.S. 9303" FLUSH

△ INDICATES N.G.S. C.O.R.S. BASE STATION AS NOTED.

(...) RECORD OR CALCULATED FROM RECORD DATA AS NOTED.

M&R MEASURE DATA AND RECORD DATA ARE THE SAME.

R1 RECORD DATA PER PARCEL MAP 31023 AS PER MAP FILED IN BOOK 216, PAGES 80 AND 81, OF PARCEL MAPS.

R2 RECORD DATA PER CORNER RECORD 10-0689.

R3 RECORD DATA PER TRACT NO. 8369-1 AS PER MAP FILED IN BOOK 97, PAGES 22 THROUGH 29, INCLUSIVE, OF MAPS.

R4 RECORD DATA PER TRACT NO. 12189-7 AS PER MAP FILED IN BOOK 135, PAGES 12 THROUGH 14, INCLUSIVE, OF MAPS.

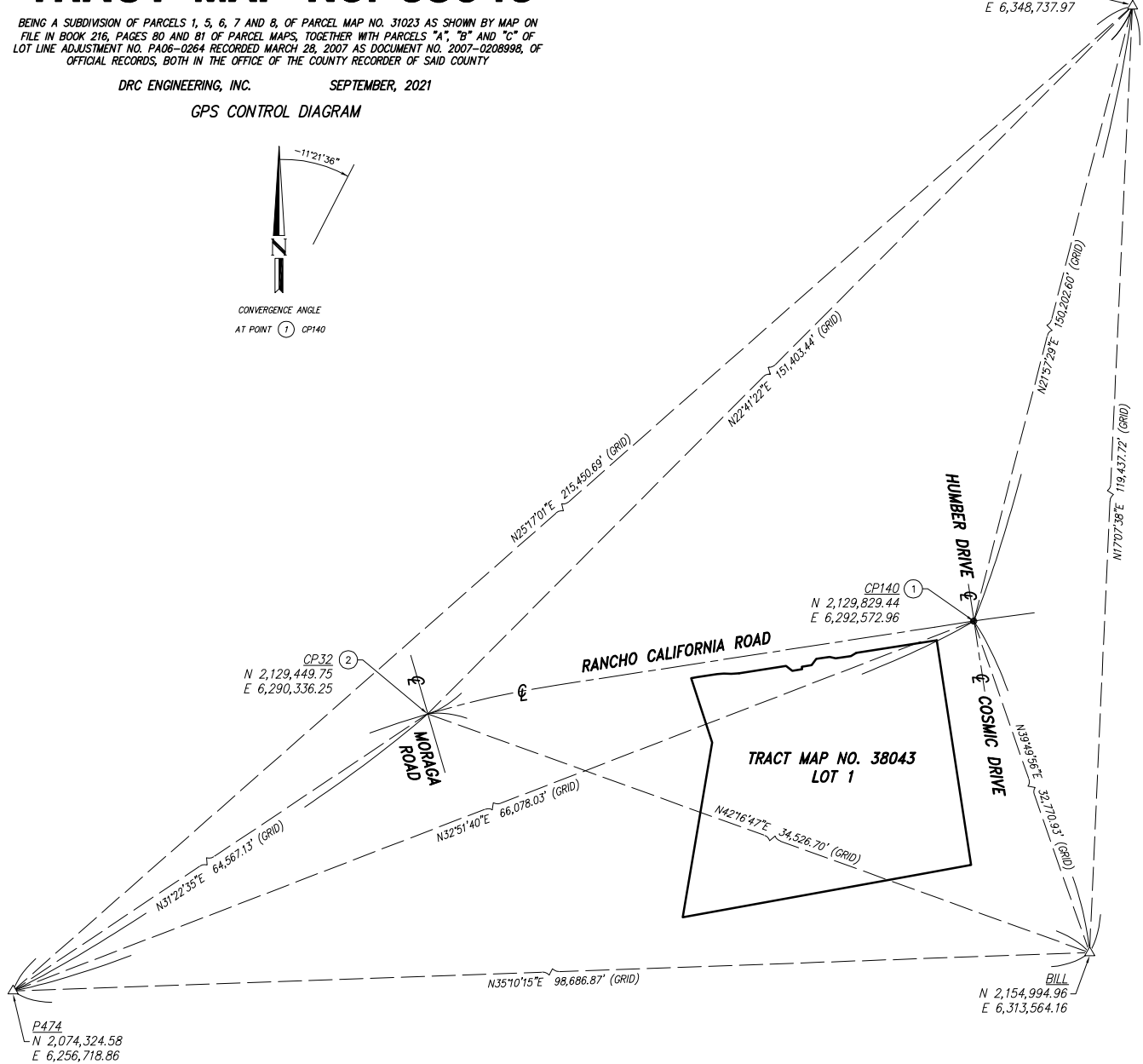
R5 RECORD DATA PER TRACT NO. 3334 AS PER MAP FILED IN BOOK 54, PAGES 25 THROUGH 30, INCLUSIVE, OF MAPS.

SFN SEARCHED FOR MONUMENT, FOUND NOTHING

RAD RADIAL

ENVIRONMENTAL CONSTRAINT NOTE

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE CITY ENGINEER, CITY OF TEMECULA, IN EGS BOOK 7, PAGE 427. THIS AFFECTS ALL LOTS.



NOTES

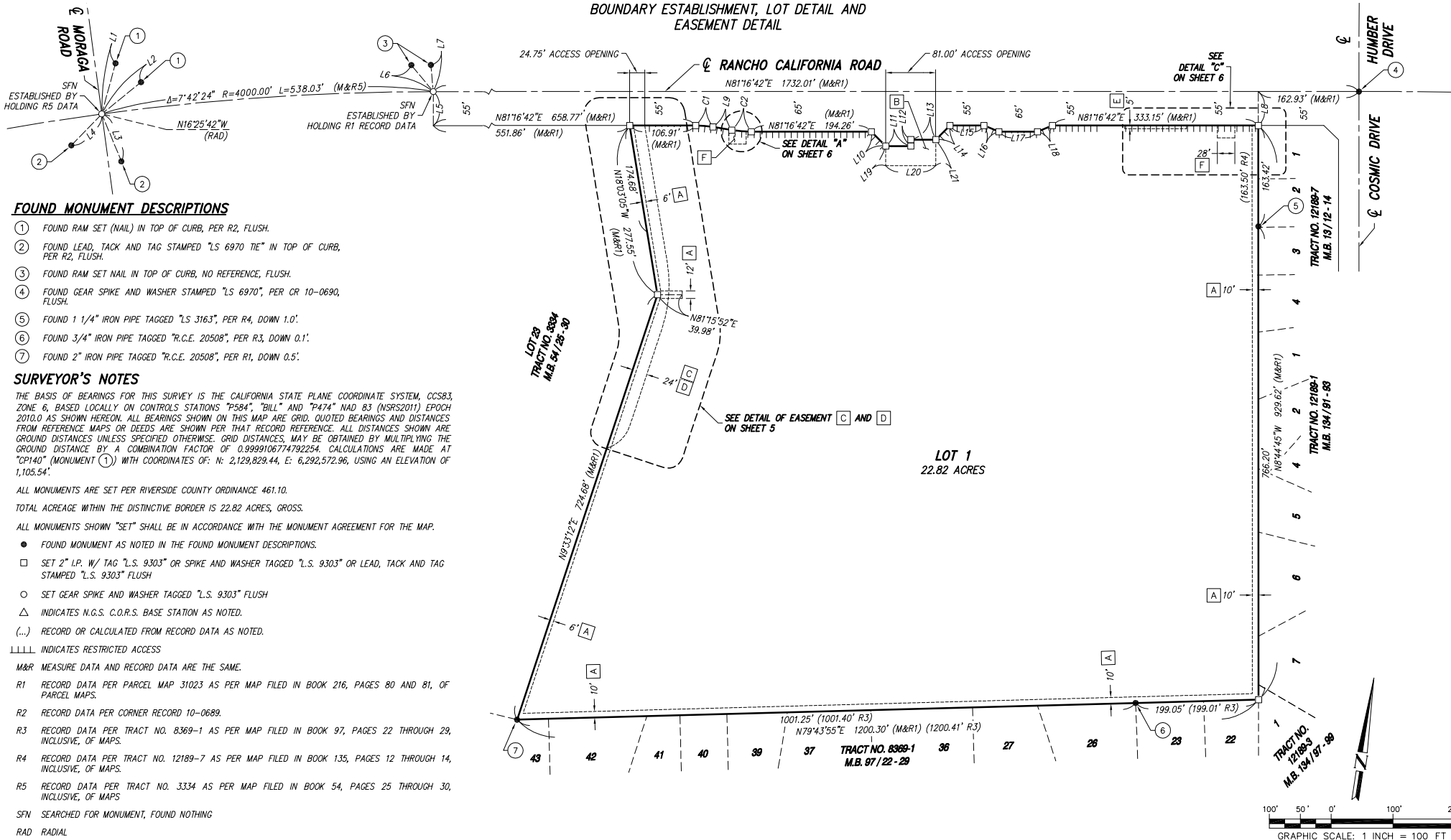
SEE SHEET 3 FOR GPS CONTROL DIAGRAM, ENVIRONMENTAL CONSTRAINT NOTE, AND VICINITY MAP
SEE SHEET 5 FOR EASEMENT "C", "D" AND "G" DETAIL AND EASEMENT NOTES
SEE SHEET 6 FOR DETAILS AND LINE AND CURVE DATA TABLES

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DRC ENGINEERING, INC. SEPTEMBER, 2021

BOUNDARY ESTABLISHMENT, LOT DETAIL AND EASEMENT DETAIL



FOUND MONUMENT DESCRIPTIONS

- ① FOUND RAM SET (NAIL) IN TOP OF CURB, PER R2, FLUSH.
- ② FOUND LEAD, TACK AND TAG STAMPED "LS 6970 TIE" IN TOP OF CURB, PER R2, FLUSH.
- ③ FOUND RAM SET NAIL IN TOP OF CURB, NO REFERENCE, FLUSH.
- ④ FOUND GEAR SPIKE AND WASHER STAMPED "LS 6970", PER CR 10-0690, FLUSH.
- ⑤ FOUND 1 1/4" IRON PIPE TAGGED "LS 3163", PER R4, DOWN 1.0'.
- ⑥ FOUND 3/4" IRON PIPE TAGGED "R.C.E. 20508", PER R3, DOWN 0.1'.
- ⑦ FOUND 2" IRON PIPE TAGGED "R.C.E. 20508", PER R1, DOWN 0.5'.

SURVEYOR'S NOTES

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROLS STATIONS "P584", "BILL" AND "P474" NAD 83 (NSRS2011) EPOCH 2010.0 AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES, MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.9989106774792254. CALCULATIONS ARE MADE AT "CP140" (MONUMENT ①) WITH COORDINATES OF: N: 2,129,829.44, E: 6,292,572.96, USING AN ELEVATION OF 1,105.54'.

ALL MONUMENTS ARE SET PER RIVERSIDE COUNTY ORDINANCE 461.10.

TOTAL ACREAGE WITHIN THE DISTINCTIVE BORDER IS 22.82 ACRES, GROSS.

ALL MONUMENTS SHOWN "SET" SHALL BE IN ACCORDANCE WITH THE MONUMENT AGREEMENT FOR THE MAP.

- FOUND MONUMENT AS NOTED IN THE FOUND MONUMENT DESCRIPTIONS.
- SET 2" I.P. W/ TAG "L.S. 9303" OR SPIKE AND WASHER TAGGED "L.S. 9303" OR LEAD, TACK AND TAG STAMPED "L.S. 9303" FLUSH
- SET GEAR SPIKE AND WASHER TAGGED "L.S. 9303" FLUSH
- △ INDICATES N.G.S. C.O.R.S. BASE STATION AS NOTED.
- (...) RECORD OR CALCULATED FROM RECORD DATA AS NOTED.
- |||| INDICATES RESTRICTED ACCESS

M&R MEASURE DATA AND RECORD DATA ARE THE SAME.

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R3 RECORD DATA PER TRACT NO. 8369-1 AS PER MAP FILED IN BOOK 97, PAGES 22 THROUGH 29, INCLUSIVE, OF MAPS.

R4 RECORD DATA PER TRACT NO. 12189-7 AS PER MAP FILED IN BOOK 135, PAGES 12 THROUGH 14, INCLUSIVE, OF MAPS.

R5 RECORD DATA PER TRACT NO. 3334 AS PER MAP FILED IN BOOK 54, PAGES 25 THROUGH 30, INCLUSIVE, OF MAPS.

SFN SEARCHED FOR MONUMENT, FOUND NOTHING

RAD RADIAL

NOTES

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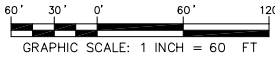
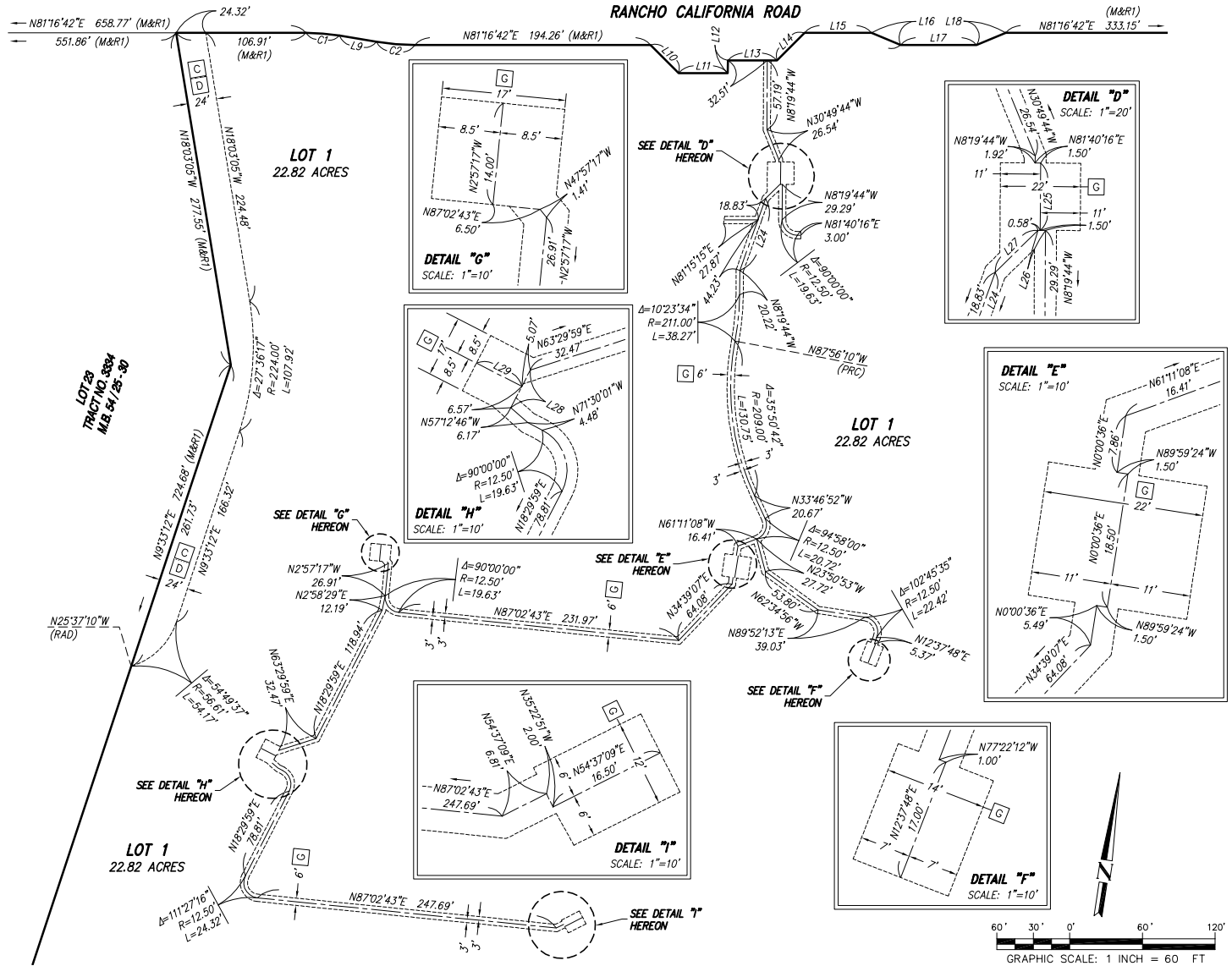
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DRC ENGINEERING, INC. SEPTEMBER, 2021

EASEMENT C, D AND G DETAIL

EASEMENT NOTES

- A** INDICATES AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES SHOWN OR DEDICATED ON TRACT NO. 3334, FILED IN BOOK 54, PAGES 25 THROUGH 30, INCLUSIVE OF MAPS.
- B** INDICATES AN EASEMENT FOR TRAFFIC SIGNAL LOOP DETECTORS AND INCIDENTAL PURPOSES SHOWN OR DEDICATED ON PARCEL MAP NO. 31023, FILED IN BOOK 216, PAGES 80 AND 81, OF PARCEL MAPS.
- C** INDICATES AN EASEMENT FOR PUBLIC UTILITY PURPOSES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES DEDICATED ON PARCEL MAP NO. 31023, FILED IN BOOK 216, PAGES 80 AND 81, OF PARCEL MAPS.
- D** INDICATES AN EASEMENT FOR PRIVATE DRIVEWAY AND INCIDENTAL PURPOSES SHOWN AND RETAINED BY PARCEL OWNERS ON PARCEL MAP NO. 31023, FILED IN BOOK 216, PAGES 80 AND 81 OF PARCEL MAPS.
- E** INDICATES AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES BY DOCUMENT RECORDED FEBRUARY 7, 2007 AS DOCUMENT NO. 2007-0091906, OF OFFICIAL RECORDS.
- F** INDICATES AN EASEMENT IN FAVOR OF RANCHO CALIFORNIA WATER DISTRICT, A PUBLIC CORPORATION, FOR PIPELINES AND INCIDENTAL PURPOSES BY DOCUMENT RECORDED JUNE 28, 2019 AS DOCUMENT NO. 2019-0235421, OF OFFICIAL RECORDS.
- G** INDICATES AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES BY DOCUMENT RECORDED SEPTEMBER 25, 2019 AS DOCUMENT NO. 2019-0380030, OF OFFICIAL RECORDS.
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- A NON-PLOTTABLE EASEMENT IN FAVOR OF COUNTY OF RIVERSIDE, FOR SLOPES AT A RATIO OF 1.5:1 AND INCIDENTAL PURPOSES BY DOCUMENT RECORDED APRIL 8, 1966 AS DOCUMENT NO. 37091, OF OFFICIAL RECORDS.
- A NON-PLOTTABLE EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, FOR PIPELINES AND INCIDENTAL PURPOSES BY DOCUMENT RECORDED FEBRUARY 10, 2006 AS DOCUMENT NO. 2006-0104297, OF OFFICIAL RECORDS.
- A NON-PLOTTABLE EASEMENT CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AND MEMORANDUM OF AGREEMENT" RECORDED MAY 29, 2008 AS DOCUMENT NO. 2008-0292414, OF OFFICIAL RECORDS.
- A NON-PLOTTABLE EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, FOR PIPELINES AND INCIDENTAL PURPOSES BY DOCUMENT RECORDED NOVEMBER 1, 2019 AS DOCUMENT NO. 2019-0445742, OF OFFICIAL RECORDS.
- A NON-PLOTTABLE EASEMENT IN FAVOR OF FRONTIER CALIFORNIA, INC. A CORPORATION, FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES BY DOCUMENT RECORDED FEBRUARY 21, 2020 AS DOCUMENT NO. 2020-0080766, OF OFFICIAL RECORDS.
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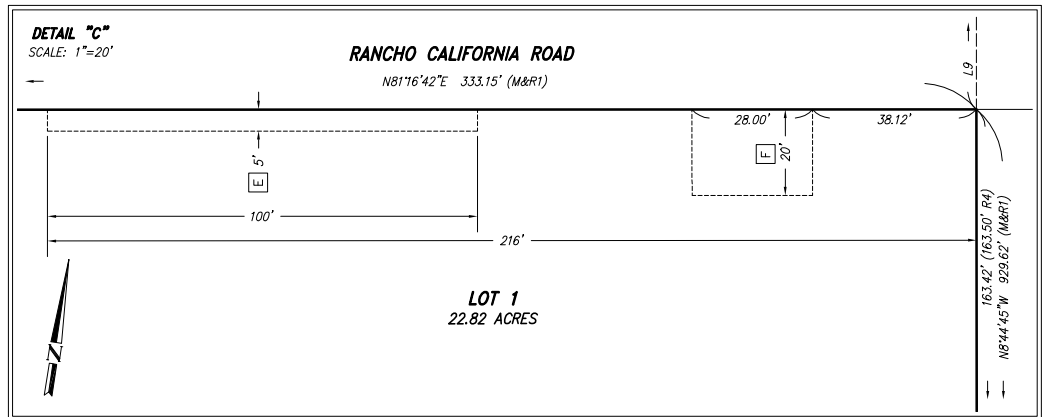
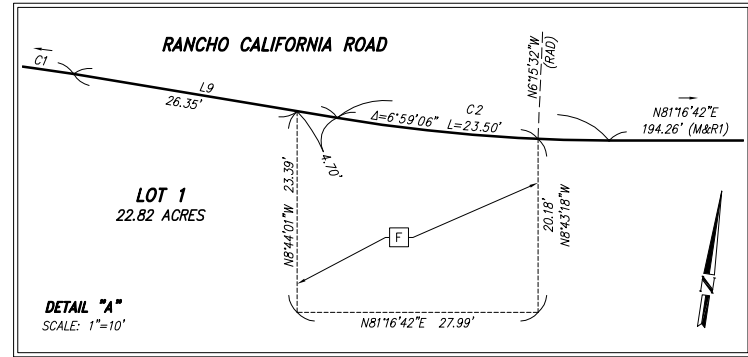
BEING A SUBDIVISION OF PARCELS 1, 5, 6, 7 AND 8, OF PARCEL MAP NO. 31023 AS SHOWN BY MAP ON FILE IN BOOK 216, PAGES 80 AND 81 OF PARCEL MAPS, TOGETHER WITH PARCELS "A", "B" AND "C" OF LOT LINE ADJUSTMENT NO. PA06-0264 RECORDED MARCH 28, 2007 AS DOCUMENT NO. 2007-0208998, OF OFFICIAL RECORDS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

DRC ENGINEERING, INC. SEPTEMBER, 2021

DETAILS

LINE TABLE			
LINE	BEARING	DISTANCE	RECORD DATA
L1	N06°26'58"E	84.95'	(85.00' R2)
L2	N42°17'12"E	81.61'	(81.75' R2)
L3	N31°11'24"W	82.94'	(83.00' R2)
L4	N35°20'38"E	70.86'	(70.91' R2)
L5	N08°43'18"W	55.00'	(M&R1)
L6	N48°19'47"W	55.80'	-
L7	N13°59'01"W	43.36'	-
L8	N08°43'18"W	55.00'	(M&R1)
L9	N89°16'26"W	31.05'	(M&R1)
L10	N53°42'14"W	32.80'	(M&R1)
L11	N81°18'50"E	40.50'	(M&R1)
L12	N08°19'44"W	10.45'	(M&R1)
L13	N81°18'50"E	40.50'	(M&R1)
L14	N36°17'46"E	32.25'	(M&R1)
L15	N81°16'42"E	55.06'	(M&R1)
L16	N76°13'18"W	26.13'	(M&R1)
L17	N81°16'42"E	62.51'	(M&R1)
L18	N58°46'42"E	26.13'	(M&R1)
L19	N08°19'44"W	31.91'	
L20	N81°16'42"E	81.00'	
L21	N08°19'44"W	42.31'	
L24	N11°04'06"E	63.06'	
L25	N08°19'44"W	18.50'	
L26	N81°40'16"E	2.08'	
L27	N36°40'16"E	16.46'	
L28	N18°29'59"E	11.64'	
L29	N71°30'01"W	14.00'	

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	RECORD DATA
C1	9°26'52"	168.75'	27.83'	(M&R1)
C2	9°26'52"	192.75'	31.78'	(M&R1)



ENVIRONMENTAL CONSTRAINT SHEET

SHEET 1 OF 1 SHEET

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

TRACT MAP NO. 38043

BEING A SUBDIVISION OF PARCELS 1, 5, 6, 7 AND 8, OF PARCEL MAP NO. 31023 AS SHOWN BY MAP ON FILE IN BOOK 216, PAGES 80 AND 81 OF PARCEL MAPS, TOGETHER WITH PARCELS "A", "B" AND "C" OF LOT LINE ADJUSTMENT NO. PA06-0264 RECORDED MARCH 28, 2007 AS DOCUMENT NO. 2007-0208998, OF OFFICIAL RECORDS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

DRC ENGINEERING, INC. SEPTEMBER, 2021

BOUNDARY ESTABLISHMENT, PARCEL DETAIL AND EASEMENT DETAIL

