

BEING A SUBDIVISION OF LOTS 1 THRU 24, INCLUSIVE, BLOCK
17, TOWN OF TEMECULA AND BLOCK 17 VACATED ALLEYWAY AND
PORTIONS OF FRONT STREET AND MERCEDES STREET (VACATED)
PER M.B. 15/726, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA



STEVE Y. KIM LIVING TRUST
3785 WILSHIRE BOULEVARD #2211
LOS ANGELES, CA 90010
ATTN: MR. STEVE KIM

VALUED ENGINEERING, INC
600 N. MOUNTAIN AVENUE, SUITE C102
UPLAND, CA 91786
PHONE: (909) 982-4601
ATTN: MR. JEFF MEITER

SPECIFIC PLAN (SP5) DOWNTOWN CORE/HOTEL OVERLAY

SPECIFIC PLAN IMPLEMENTATION

(XXX.XX')	RECORD INFORMATION PER RS 71/1
[XXX.XX']	RECORD INFORMATION PER RS 112/23

EXISTING EASEMENTS

- ① AN EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF GTE CALIFORNIA, RECORDED 05/30/1990 AS INST NO. 90-195837, O.R.
- ② AN EASEMENT FOR SIGN, ACCESS AND INCIDENTAL PURPOSES IN FAVOR OF ADAMS ADVERTISING, RECORDED 08/14/1989 AS INST. NO. 89-274094, O.R.
- ③ AN EASEMENT FOR POLES AND ANCHORS IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED 09/21/1917 AS BOOK 470, PAGE 14, OF DEEDS **NOT PLOTTABLE**
- ④ AN EASEMENT FOR POLES IN FAVOR OF THE SOUTHERN SIERRAS POWER COMPANY, RECORDED 06/29/1922 AS BOOK 571, PAGE 157, OF DEEDS **NOT PLOTTABLE**




(A) AN EASEMENT DEDICATED TO THE CITY OF TEMECULA FOR PUBLIC STREET AND UTILITY PURPOSES

(B) AN EASEMENT DEDICATED TO RANCHO CALIFORNIA WATER DISTRICT FOR PUBLIC UTILITY PURPOSES

THE CENTERLINE OF SECOND STREET, SHOWN AS NORTH 44°28'35" EAST ON R.S. 71/1, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

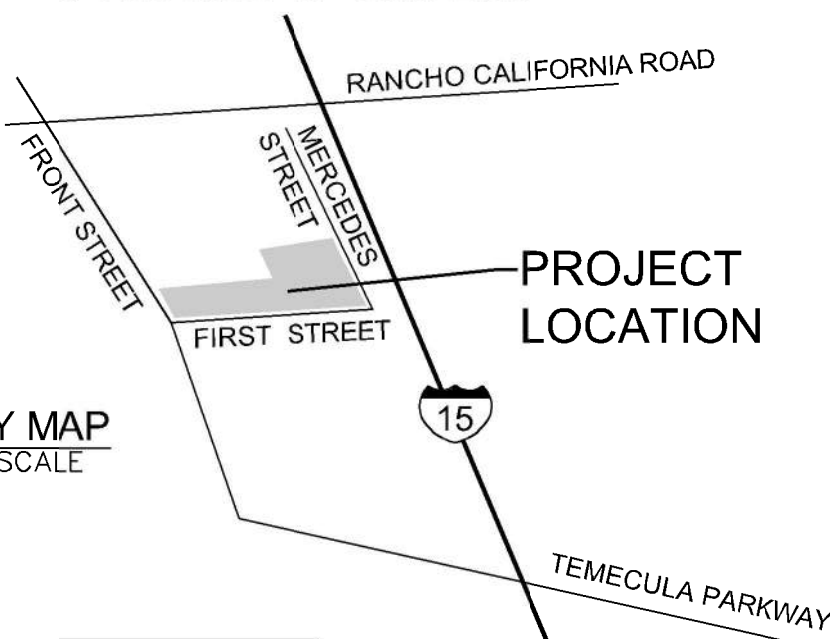
WATER SERVICE	RANCHO CALIFORNIA WATER 4735 WINCHESTER ROAD TEMECULA, CA 92590 (951) 296-6900	NATURAL GAS SERVICE	SOUTHERN CALIFORNIA GAS COMPANY 280 S. NEWPORT AVENUE ONTARIO, CA 91762 (800) 427-2200
SEWER SERVICE	EASTERN MUNICIPAL WATER DISTRICT 2270 TRUMBULE ROAD PERRIS, CA 92570 (951) 928-3777	TELEPHONE SERVICE	FRONTIER 280 S. LOCUST STREET POMONA, CA 91766 (909) 397-0042
ELECTRIC SERVICE	SOUTHERN CALIFORNIA EDISON COMPANY 21487 PRELUPE ROAD WILDMORE, CA 92595 (800) 611-1911	CABLE TELEVISION SERVICE	TIME WARNER COMMUNICATIONS 212 S. INDIAN HILL BOULEVARD CLAREMONT, CA 91711 (800) 892-4357



CONSTRUCTION RECORD		DATE	BY	REVISIONS		ACC'D	DATE	BENCH MARK		SCALE	<div>SEAL: </div>	Designed By	Drawn By	Checked By	RECOMMENDED BY: _____ DATE: _____		<div>CITY OF TEMECULA DEPARTMENT OF PUBLIC WORKS TENTATIVE PARCEL MAP NO. 38349 PARCELS AND EASEMENTS TEMECULA RESORT AND SPA PA22-0037 FRONT ST. TEMECULA, CA 92592 SUBMITTAL #6</div>	Drawing No. TPM-1A Sheet <u>1</u> of <u>3</u>
Contractor _____									Horizontal	<div>VALUED ENGINEERING, INC. CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING 600 N. MOUNTAIN AVE. STE C102, UPLAND, CA 91786 PHONE: (909) 962-4601</div>		Plans Prepared Under Supervision Of			ACCEPTED BY: _____ DATE: _____			
Inspector _____									Vertical			PATRICK THOMAS, P.E. DIRECTOR OF PUBLIC WORKS / CITY ENGINEER R.C.E. No. 44223						
Date Completed _____												Date _____	R.C.E. No. <u>64696</u>					

TENTATIVE PARCEL MAP NO. 38349

BEING A SUBDIVISION OF LOTS 1 THRU 24, INCLUSIVE, BLOCK 17, TOWN OF TEMECULA AND BLOCK 17 VACATED ALLEYWAY AND PORTIONS OF FRONT STREET AND MERCEDES STREET (VACATED) PER M.B. 15/726, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA



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LEGAL DESCRIPTION

LOTS 1 THRU 24, INCLUSIVE, BLOCK 17, MAP OF TEMECULA PER M.B. 15, PAGE 726, RECORDS OF SAN DIEGO COUNTY, IN THE CITY OF TEMECULA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, INCLUDING VACATED ALLEYWAY, BLOCK 17 AND PORTIONS OF VACATED FRONT STREET AND MERCEDES STREET.

PROJECT LOCATION

APNS: 922-072-005, -007, -010, -011, -013, -016, -018, -020, -021 & -023
ADDRESS: NE CORNER OF FRONT STREET AND FIRST STREET, TEMECULA, CA

GENERAL PLAN

SPECIFIC PLAN IMPLEMENTATION

SURVEYOR'S NOTES

(XXX.XX") RECORD INFORMATION PER RS 71/1
(XXX.XX") RECORD INFORMATION PER RS 112/23

SURVEYOR'S NOTES

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PROPOSED EASEMENTS

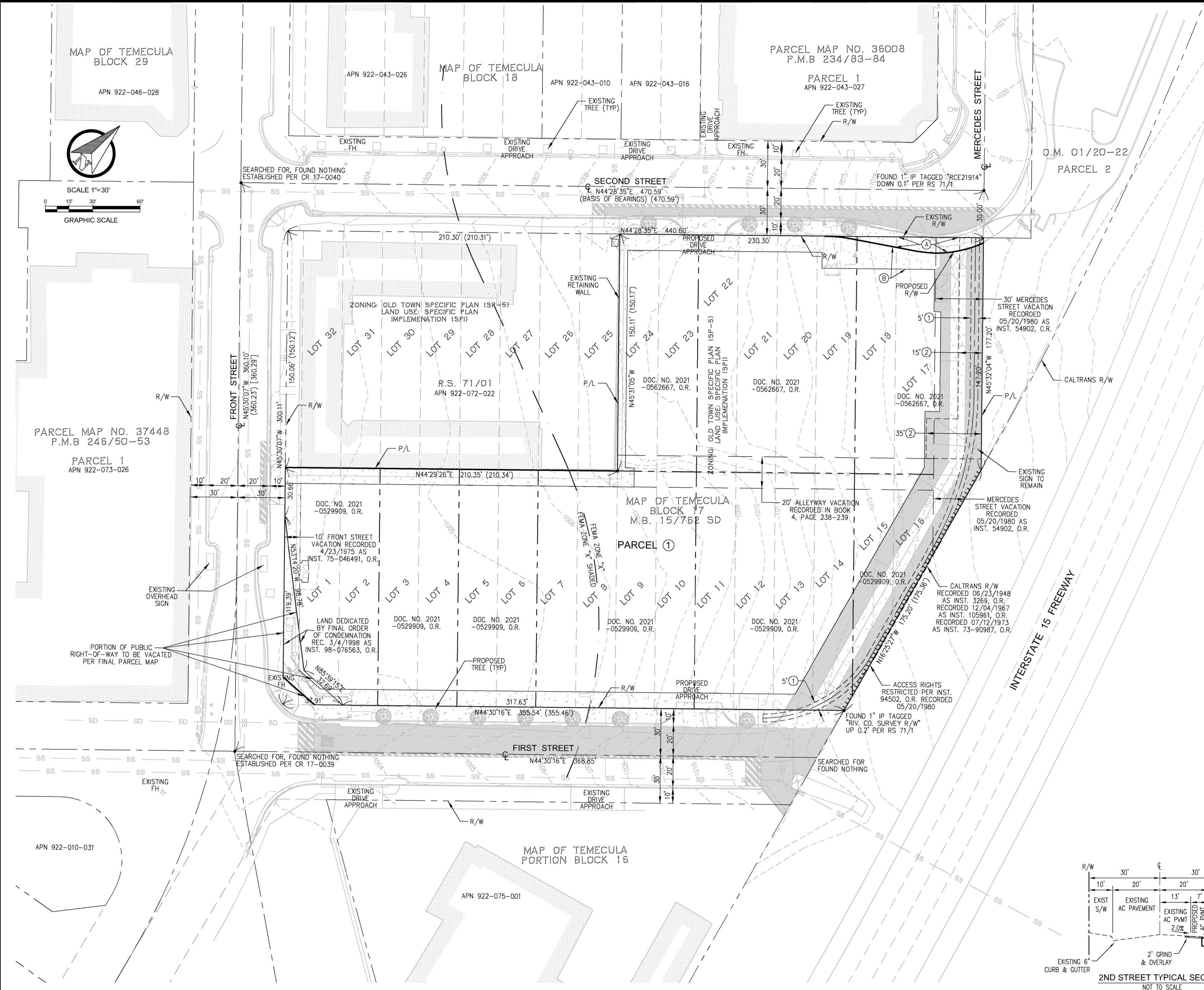
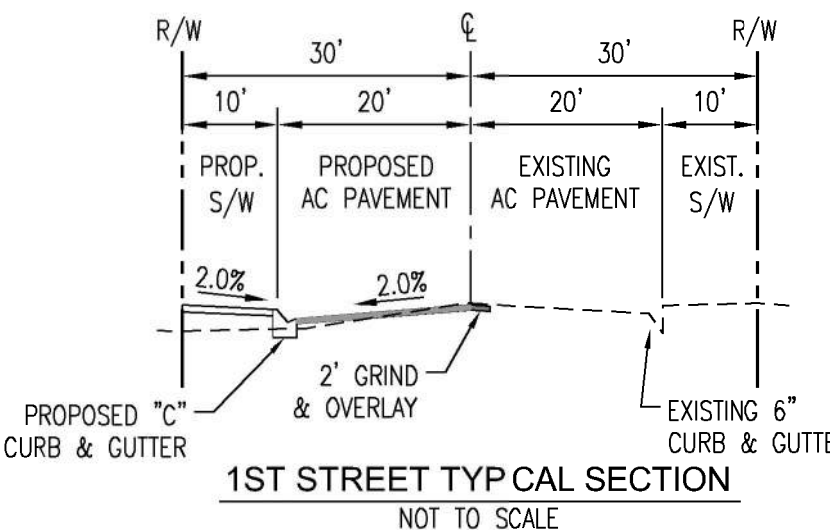
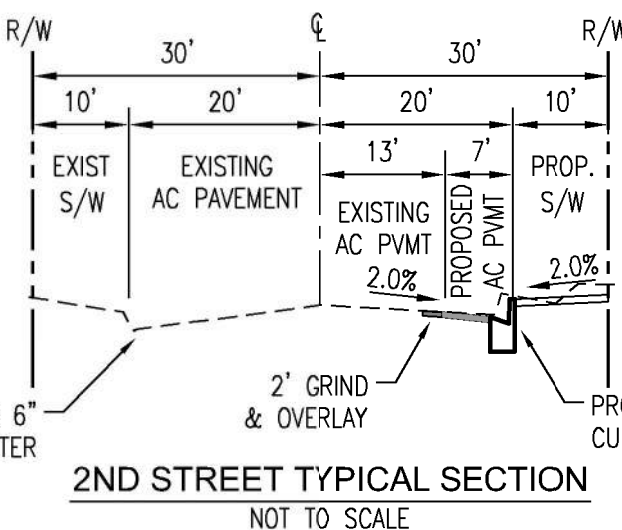
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BASIS OF BEARINGS

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UTILITY PURVEYORS

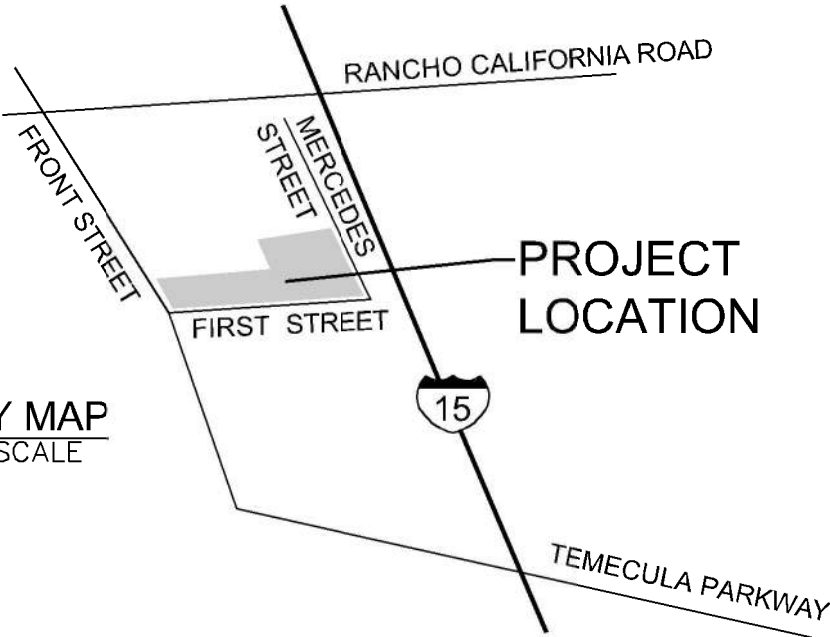
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CONSTRUCTION RECORD	DATE	BY	REVISIONS	ACC'D	DATE	BENCH MARK	SCALE	SEAL	Designed By	Drawn By	Checked By	RECOMMENDED BY:	DATE:	CITY OF TEMECULA	DEPARTMENT OF PUBLIC WORKS	Drawing No.	
Contractor							Horizontal	JEFFREY D. MEITER REGISTERED PROFESSIONAL ENGINEER No. 64696 CIVIL STATE OF CALIFORNIA	DH	JH	JDM	ACCEPTED BY:	DATE:	TENTATIVE PARCEL MAP NO. 38349		TPM-1B	
Inspector							Vertical		Plans Prepared Under Supervision Of				PATRICK THOMAS, P.E. DIRECTOR OF PUBLIC WORKS / CITY ENGINEER R.C.E. No. 44223		EXHIBIT B		
Date Completed									VALUED ENGINEERING, INC CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING 600 N. MOUNTAIN AVE., STE. 2102, UPLAND, CA 91786 PHONE: (909) 982-4601	Date				PA22-0037	FRONT ST. TEMECULA, CA 92592	SUBMITTAL #6	Sheet 2 of 3

TENTATIVE PARCEL MAP NO. 38349

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