

NUMBER OF NUMBERED PARCELS = 1
TOTAL OF GROSS ACRES = 14.191 ACRES

IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP NO. 38166
FOR CONDOMINIUM PURPOSES

SHEET 1 OF 3 SHEETS

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 YNEZ ROAD AND DATE STREET TO THE PUBLIC. THE OWNER OF PARCEL 1 ABUTTING THESE HIGHWAYS WILL HAVE NO RIGHTS OF ACCESS EXCEPT FOR THE GENERAL EASEMENT OF TRAVEL, ALSO EXCEPTING (TWO) (FORTY-FOOT) AND (ONE) (TWENTY-FIVE FOOT) ACCESS OPENINGS FOR PARCEL 1 AS SHOWN HEREON. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS DEDICATION AS TO THE PART VACATED.

OWNERS

LANTERN CREST AT TEMECULA, LLC., A CALIFORNIA LIMITED LIABILITY COMPANY.

BY: _____
NAME: MICHAEL GRANT
TITLE: PRESIDENT

BEING A SUBDIVISION OF PARCEL 10 OF PARCEL MAP NO. 36336, IN BOOK 239, PAGES 33 THROUGH 39 INCLUSIVE, OF PARCEL MAPS, ALONG WITH PARCELS 'A' & 'B' OF LOT LINE ADJUSTMENT PA17-0956, RECORDED AUGUST 10, 2017 AS INSTRUMENT NO. 2017-0328586, ALL OF OFFICIAL RECORDS RIVERSIDE COUNTY.

POLARIS DEVELOPMENT CONSULTANTS, INC. PREPARED IN JULY OF 2024

THIS IS A MAP OF A CONDOMINIUM PROJECT FOR CONDOMINIUM PURPOSES AS DEFINED IN SECTION 4125 OF THE STATE OF CALIFORNIA CIVIL CODE. THIS CONDOMINIUM PROJECT HAS BEEN APPROVED FOR FOUR CONDOMINIUMS.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF M GRANT REAL ESTATE, INC., IN JUNE, 2020. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: _____, 2024

JOEL A. WAYMIRE, L.S. 8011



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT THIS MAP CONSISTING OF THREE (3) 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 PARCEL MAP NO. 38166 AS FILED AND APPROVED BY THE CITY OF TEMECULA ON APRIL 13, 2023, THE EXPIRATION DATE BEING APRIL 13, 2026, THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND CITY REGULATIONS HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

_____, 2024

RON A. MORENO, P.L.S. 7933
CITY ENGINEER



RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2024
AT _____ IN BOOK _____ OF PARCEL MAPS, AT
PAGES _____, AT THE REQUEST OF THE CITY
CLERK, CITY OF TEMECULA
NO. _____
FEE _____
PETER ALDANA, COUNTY ASSESSOR-CLERK-RECORDER

BY: _____, DEPUTY
SUBDIVISION GUARANTEE BY:
STEWART TITLE GUARANTEE COMPANY

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 _____.

DATED: _____, 2024

MATTHEW JENNINGS, COUNTY TREASURER
AND TAX COLLECTOR

BY: _____, DEPUTY

TAX BOND CERTIFICATE

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

DATED: _____, 2024

CASH TAX BOND
MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: _____
DEPUTY

CITY CLERK'S STATEMENT

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

WE HEREBY ACCEPT THE ABUTTERS RIGHTS OF ACCESS TO DATE STREET AND YNEZ ROAD, AS DEDICATED.

DATED: _____, 2024

BY: _____
RANDI JOHL
CITY CLERK, CITY OF TEMECULA

NOTARY ACKNOWLEDGEMENT

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

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO } SS

ON _____, BEFORE ME, _____, 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 AND OFFICIAL SEAL.

SIGNATURE _____

MY COMMISSION EXPIRES: _____ NOTARY PHONE: _____

NOTARY NAME: _____ COUNTY OF PRINCIPAL PLACE

NOTARY REGISTRATION NUMBER: _____ OF BUSINESS: _____

PARCEL MAP NO. 38166

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF PARCEL 10 OF PARCEL MAP NO. 36336, IN BOOK 239, PAGES 33 THROUGH 39 INCLUSIVE, OF PARCEL MAPS, ALONG WITH PARCELS 'A' & 'B' OF LOT LINE ADJUSTMENT PA17-0956, RECORDED AUGUST 10, 2017 AS INSTRUMENT NO. 2017-0328586, ALL OF OFFICIAL RECORDS RIVERSIDE COUNTY.

POLARIS DEVELOPMENT CONSULTANTS, INC.

PREPARED IN APRIL OF 2024

BOUNDARY SURVEY SHEET

BASIS OF BEARINGS NOTE

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF DATE STREET AS SHOWN ON PARCEL MAP NO. 36336, P.M.B. 239/33-39, BEING N15°40'17"E.

ENVIRONMENTAL CONSTRAINT NOTE

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS AVAILABLE AT THE CITY OF TEMECULA IN THE OFFICE OF THE CITY ENGINEER IN THE ECS BOOK T, PAGE 428, THIS AFFECTS ALL PARCELS OF THIS MAP.

PROCEDURE NOTES

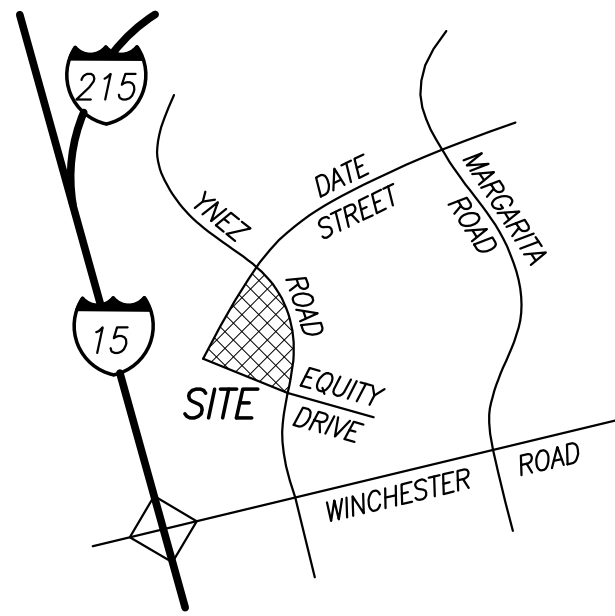
- (A) HELD CURVE FROM NORTH AND EXTENDED TO FOUND SOUTHERLY MONUMENT.
- (B) HELD TANGENCY FROM NORTH AND LENGTH TO FOUND SOUTHERLY MONUMENT.
- (C) HELD POINT 'C' AND RAN LINE RADIAL TO CENTERLINE.
- (D) POINT SET BY PROPORTION.
- (E) POINT 'E' HELD FOR LINE AND DISTANCE.

LEGEND

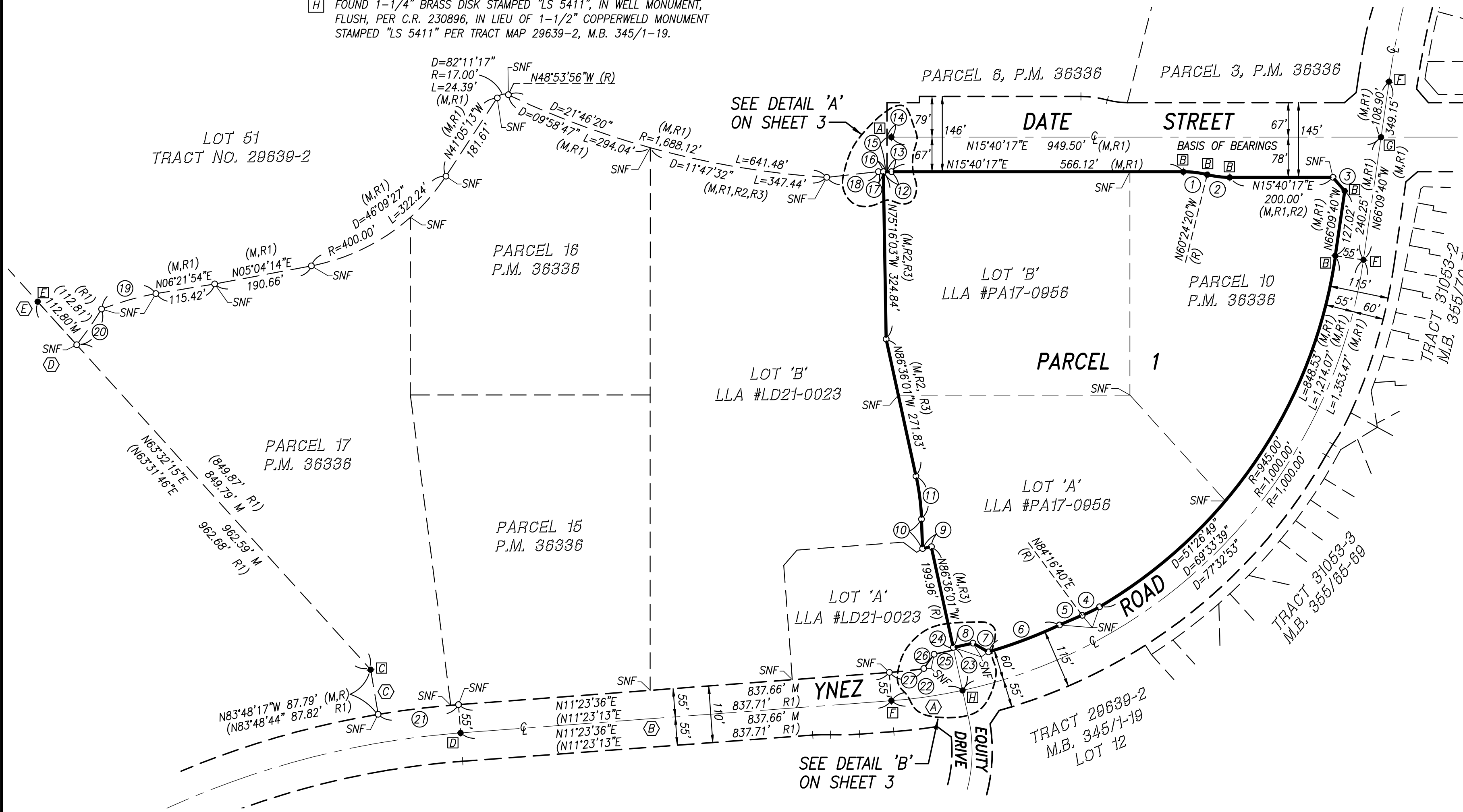
- INDICATES FOUND POINT AS NOTED
- INDICATES SET 1" IRON PIPE WITH CAP MARKED "LS 8011" OR A NAIL & TAG STAMPED "LS 8011" FLUSH AT ALL LOT CORNERS
- M MEASURED
- (R) RADIAL TO CURVE
- SNF INDICATES SEARCHED, NOTHING FOUND
- R1 INDICATES RECORD DATA PER PARCEL MAP 33636, P.M.B. 239/33-39 AND PER TRACT MAP 29639-2, M.B. 345/1-19.
- R2 INDICATES RECORD DATA PER LOT LINE ADJUSTMENT LLA NO. PA17-0956, REC. 8/10/2017 AS DOC. NO. 2017-0328586, O.R.
- R3 INDICATES RECORD DATA PER LOT LINE ADJUSTMENT LLA NO. LD21-0023, REC. 6/10/2021 AS DOC. NO. 2021-0351963, O.R.
- //// INDICATES ACCESS RIGHTS RELINQUISHED HEREON

MONUMENTATION NOTES

- (A) FOUND 1-1/2" COPPERWELD MONUMENT STAMPED "LS 4547", FLUSH, PER TRACT 29639-2, M.B. 345/1-19.
- (B) FOUND NAIL & TAG STAMPED "LS 4547", FLUSH IN CONCRETE WALK, PER TRACT 29639-2, M.B. 345/1-19.
- (C) FOUND 1" I.P. W/DISC STAMPED "RCE 21914", DOWN 0.5', PER PARCEL MAP 19677, P.M.B. 135/85-86.
- (D) FOUND NAIL & TAG STAMPED "LS 4547", FLUSH IN TOP OF MEDIAN CURB, IN LIEU OF 1-1/2" COPPERWELD MONUMENT STAMPED "LS 4547" PER TRACT NO. 29639-2 M.B. 345/1-19.
- (E) FOUND 3/4" I.P. W/DISC STAMPED "RCE 21914", DOWN 1.0', PER PARCEL MAP 19677, P.M.B. 135/85-86.
- (F) FOUND SPIKE AND WASHER STAMPED "LS 5411", FLUSH, ACCEPTED AS B.C. CENTERLINE YNEZ ROAD.
- (G) FOUND 1-1/4" BRASS DISK STAMPED "LS 5411", IN WELL MONUMENT, FLUSH, PER C.R. 230898, IN LIEU OF 1-1/2" COPPERWELD MONUMENT STAMPED "LS 4547" PER ROS 2014-0489952.
- (H) FOUND 1-1/4" BRASS DISK STAMPED "LS 5411", IN WELL MONUMENT, FLUSH, PER C.R. 230896, IN LIEU OF 1-1/2" COPPERWELD MONUMENT STAMPED "LS 4547" PER TRACT MAP 29639-2, M.B. 345/1-19.

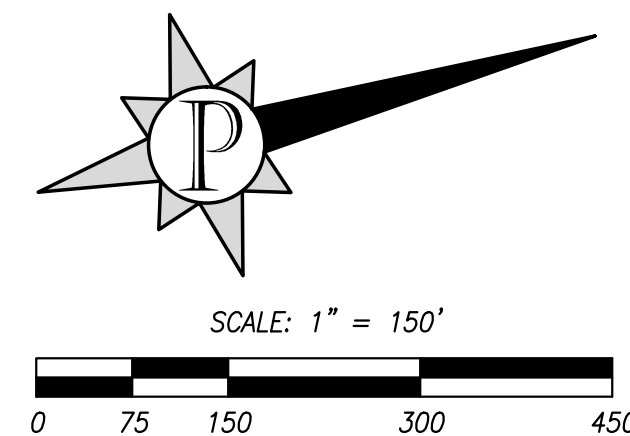


VICINITY MAP
NO SCALE



DATA TABLE

DELTA/BRG.	RADIUS	LENGTH	REFERENCE
1 13°55'23"	192.40'	46.75'	M,R1
2 13°55'23"	182.00'	44.23'	M,R1
3 N64°45'19"E		34.76'	M,R1
4 08°59'31"	238.00'	37.35'	M,R1,R2
5 03°49'26"	717.00'	47.85'	M,R1,R2
6 09°00'22"	940.00'	147.76'	M,R1,R2
7 N45°17'32"E		34.36'	M,R1,R2
8 N03°23'59"E		39.00'	M,R1,R2
9 N03°23'59"E		17.26'	M,R2,R3
10 N76°36'01"W		57.15'	M,R2,R3
11 10°00'00"	483.00'	84.30'	M,R2,R3
12 00°31'50"	1,667.00'	15.44'	M,R2
13 00°17'37"	1,667.00'	8.54'	M,R1
14 00°18'21"	1,600.00'	8.54'	M,R1
15 N74°19'37"W		67.00'	M,R1
16 00°14'13"	1,667.00'	6.90'	M
17 00°20'19"	1,667.00'	9.85'	M
18 00°20'18"	1,667.00'	9.84'	R2,R3
18 N09°22'19"E		100.87'	M,R1,R2,R3
19 10°32'38"	596.68'	109.80'	M,R1
20 06°44'08"	717.66'	84.37'	M
21 06°44'54"	717.66'	84.53'	R1,R2
21 05°11'53"	1,730.00'	156.95'	M
22 05°11'57"	1,730.00'	156.98'	R1,R2
22 07°59'37"	1,000.00'	139.52'	M
23 07°59'14"	1,000.00'	139.40'	R1,R2
23 N86°36'01"W		85.16'	M,R1,(R)
24 N86°36'01"W		5.01'	M,R1,R2,R3,(R)
25 N03°23'59"E		39.00'	M,R1,R2,R3
26 N38°30'11"W		34.36'	M,R1,R2,R3
27 04°04'33"	945.00'	67.22'	M
27 04°04'09"	945.00'	67.11'	R1,R2,R3



NOTES

SEE SHEET 2 FOR BOUNDARY SHEET, BASIS OF BEARINGS NOTE, MONUMENTATION NOTES, PROCEDURE NOTES, LEGEND, AND DIMENSION DATA TABLE.

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

PARCEL MAP NO. 38166

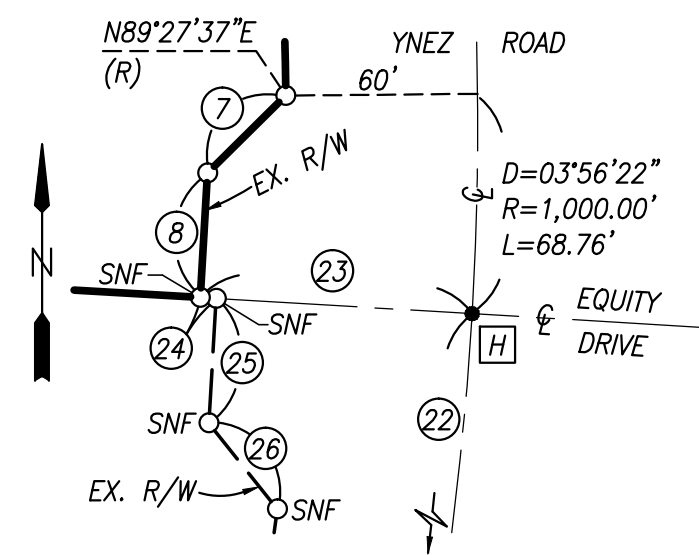
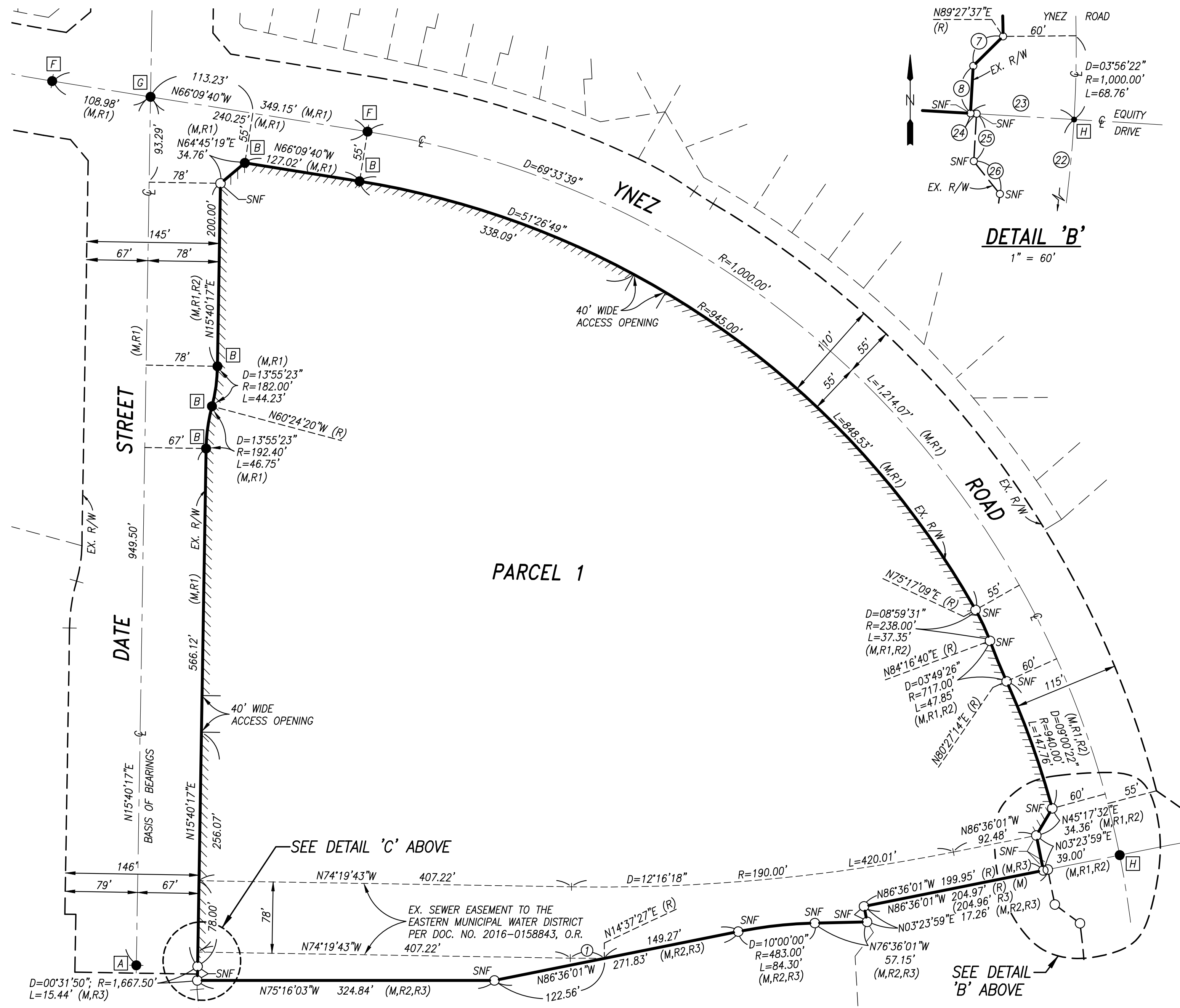
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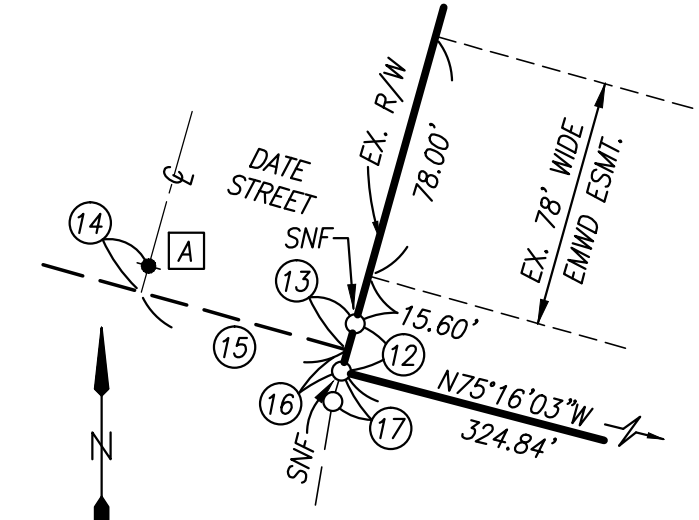
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PREPARED IN APRIL OF 2024

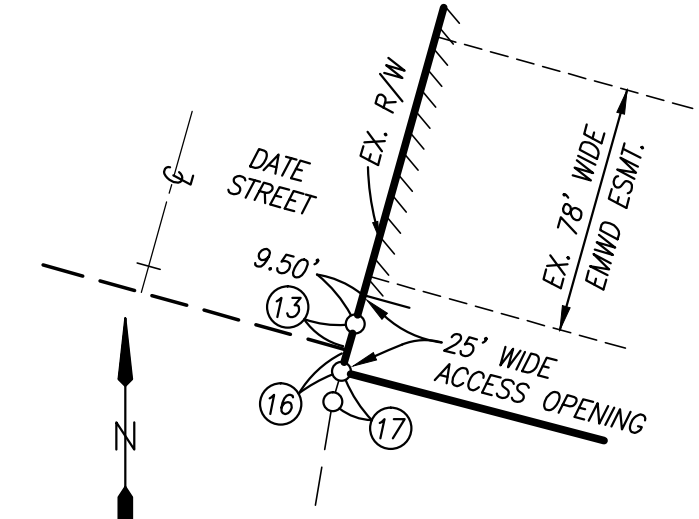
SHEET 3 OF 3 SHEETS



DETAIL 'B'
1" = 60'



DETAIL 'A'
1" = 60'



DETAIL 'C'
1" = 60'

DATA TABLE

DELTA/BRG.	RADIUS	LENGTH
1	01°02'50"	2,039.00'

