

TOTAL NUMBER OF LOTS = 1  
TOTAL CONDOMINIUM UNITS = 20  
TOTAL GROSS ACRES = 1.184 AC.

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.

WINCHESTER BUILDING ASSOCIATES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
BRIAN SELTZER, MANAGER

BENEFICIARY:

WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION AS BENEFICIARY UNDER DEED OF TRUST RECORDED JANUARY 15, 2016 AS INSTRUMENT NO. 2016-0016651 OF OFFICIAL RECORDS.

BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_  
  
\_\_\_\_\_  
PRINT TITLE: \_\_\_\_\_ PRINT TITLE: \_\_\_\_\_

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) S.S.  
COUNTY OF SAN DIEGO)

ON \_\_\_\_\_, 2024 BEFORE ME, \_\_\_\_\_A  
NOTARY PUBLIC, PERSONALLY APPEARED BRIAN SELTZER WHO  
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE  
THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN  
INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE  
SAME IN HER AUTHORIZED CAPACITY, AND THAT BY HER SIGNATURE  
ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF  
OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINT NAME: \_\_\_\_\_

PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_

COMMISSION EXPIRES: \_\_\_\_\_

COMMISSION NO. OF NOTARY: \_\_\_\_\_

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

TRACT MAP NO. 38842

BEING A SUBDIVISION OF PARCEL 18 OF PARCEL MAP NO. 19582-2, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 147, PAGES 3 THROUGH 6 INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY.

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.

SAN DIEGO LAND SURVEYING & ENGINEERING, INC. AUGUST 2023

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 \_\_\_\_\_) S.S.  
COUNTY OF \_\_\_\_\_)

ON \_\_\_\_\_, 2024 BEFORE ME, \_\_\_\_\_A  
NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_  
AND \_\_\_\_\_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 \_\_\_\_\_ THAT THE FOREGOING PARAGRAPH IS  
TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

PRINT NAME: \_\_\_\_\_

PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_

COMMISSION EXPIRES: \_\_\_\_\_

COMMISSION NO. OF NOTARY: \_\_\_\_\_

SIGNATURE OMISSIONS

THE SIGNATURE OF THE FOLLOWING PARTIES HAVE BEEN OMITTED  
UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a)(3)(A)(i)  
OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT  
CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT  
REQUIRED BY THE GOVERNING BODY.

JACKIE T. WILLIAMS, OWNER OF AN EASEMENT FOR DRIVEWAY  
RECORDED DECEMBER 8, 1987 AS INSTRUMENT NO. 347165; JULY 18,  
1988 AS INSTRUMENT NO. 198382; AND AUGUST 2, 1988 AS  
INSTRUMENT NO. 216631; ALL OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, OWNER OF EASEMENT AND  
RIGHT OF WAY FOR PUBLIC UTILITIES RECORDED FEBRUARY 9, 1989  
AS INSTRUMENT NO. 42201 OF OFFICIAL RECORDS.

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. THIS  
CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT  
YET EXTENDED.

DATED: \_\_\_\_\_, 2024

CASH OR SURETY BOND

MATTHEW JENNINGS  
COUNTY TAX COLLECTOR

BY: \_\_\_\_\_  
DEPUTY

TAX COLLECTOR’S CERTIFICATE

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

DATED: \_\_\_\_\_, 2024

MATTHEW JENNINGS  
COUNTY TAX COLLECTOR

BY: \_\_\_\_\_  
DEPUTY

SHEET 1 OF 3 SHEETS

RECORDER’S STATEMENT:

FILED THIS \_\_\_\_\_ DAY \_\_\_\_\_, 2024 AT \_\_\_\_\_ IN BOOK \_\_\_\_\_  
OF MAPS, AT PAGES \_\_\_\_\_

AT THE REQUEST OF THE CITY CLERK, CITY OF TEMECULA.

NO. \_\_\_\_\_

FEE \_\_\_\_\_

PETER ALDANA, ASSESSORS-COUNTY CLERK-RECORDER

BY: \_\_\_\_\_, DEPUTY

SUBDIVISION GUARANTEE BY: CHICAGO TITLE 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  
WINCHESTER BUILDING ASSOCIATES, LLC ON AUGUST 25, 2023. I HEREBY  
STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE  
POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO  
ENABLE THE SURVEY TO BE RETRACED.

Robert J. Bateman  
ROBERT J. BATEMAN, P.L.S. 7046

DATE: \_\_\_\_\_



CITY SURVEYOR’S STATEMENT

I HEREBY STATE THAT THIS MAP CONSISTING OF THREE (3) SHEETS HAS  
BEEN EXAMINED BY ME OR UNDER MY SUPERVISION.

ALL PROVISIONS OF STATE LAW AND CITY REGULATIONS HAVE BEEN  
COMPLIED WITH, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY  
CORRECT.

DATE: \_\_\_\_\_

RON A. MORENO, P.L.S. 7933  
EXP. 12-31-2025  
CITY SURVEYOR  
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 THE TRACT MAP.

DATED: \_\_\_\_\_

BY: \_\_\_\_\_  
RANDI JOHL  
CITY CLERK, CITY OF TEMECULA/SECRETARY,  
TEMECULA COMMUNITY SERVICES DISTRICT.

PROJECTED; SECTION 35, T.7.S., R.3.W

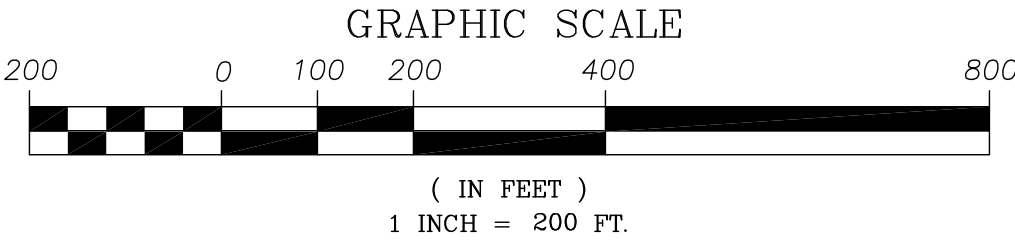
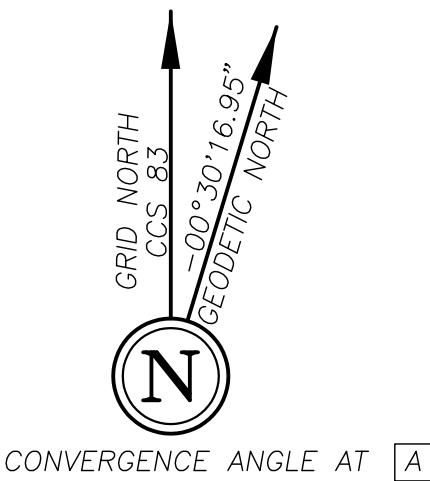
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TRACT MAP NO. 38842

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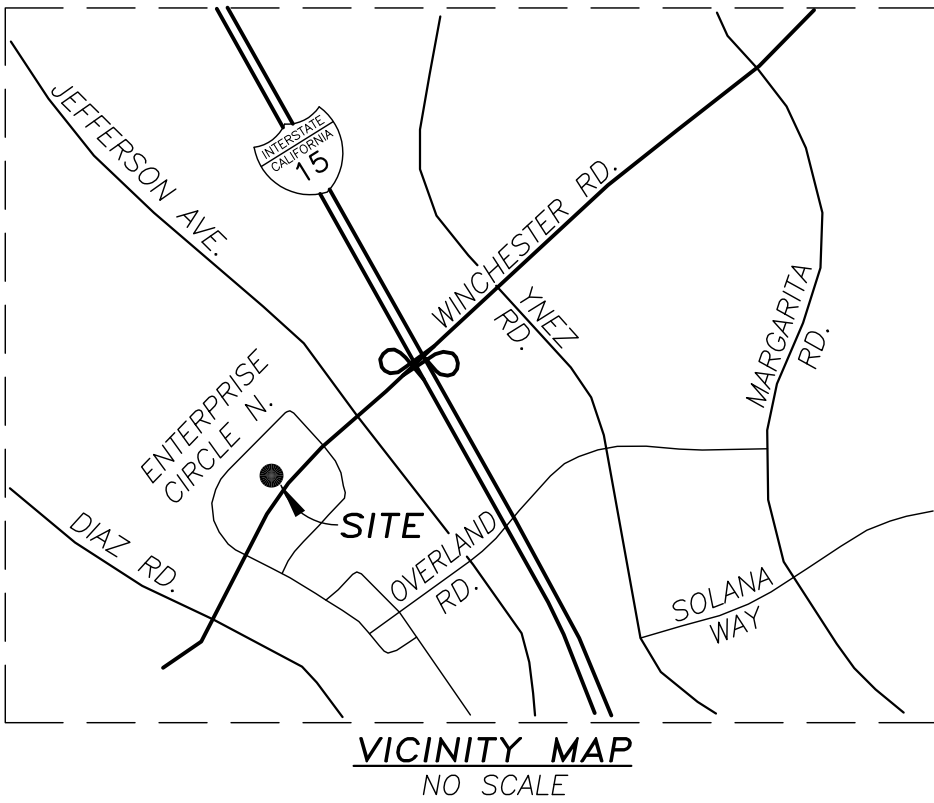
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SAN DIEGO LAND SURVEYING & ENGINEERING, INC.

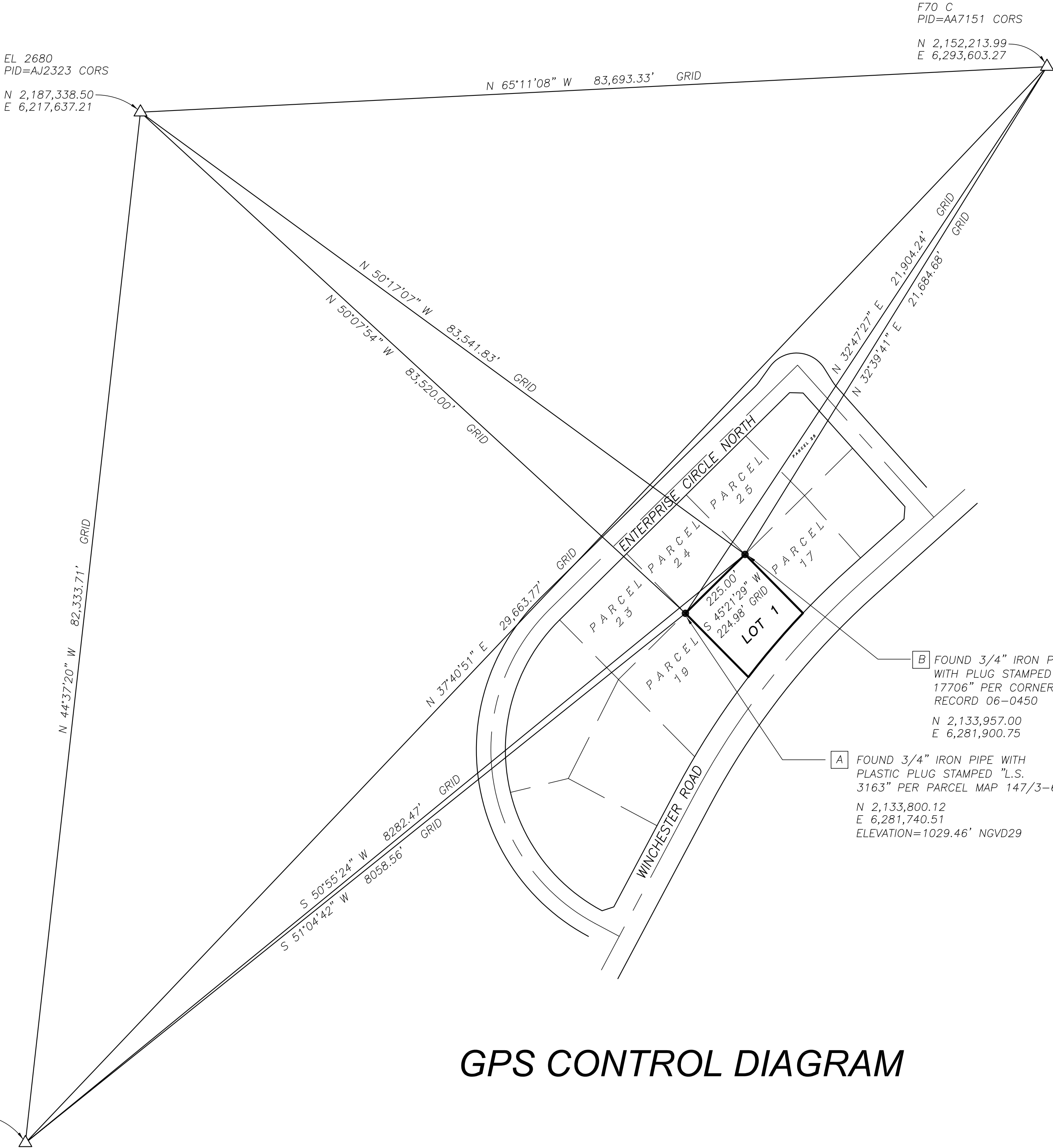


BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "ROSA", "EL2680", AND "F70C" NAD83 AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.999915250. CALCULATIONS ARE MADE AT THE FOUND 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED L.S. 3163 WITH COORDINATES OF N 2133800.12, E 6281740.51, USING AN ELEVATION OF 1029.46 FEET.



GPS CONTROL DIAGRAM



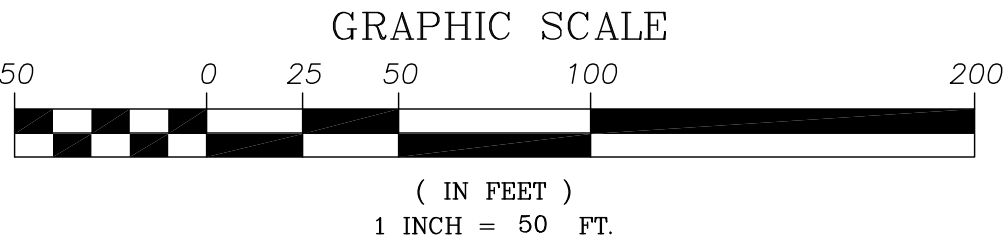
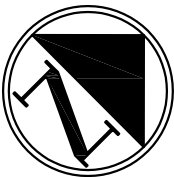
IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT MAP NO. 38842

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SAN DIEGO LAND SURVEYING & ENGINEERING, INC.



GPS CONTROL DIAGRAM

SEE SHEET 2

LEGEND:

- INDICATES SET LEAD & DISC STAMPED "L.S. 7046" IN CONCRETE
- INDICATES FOUND NAIL & TAG STAMPED "L.S. 3163" PER PARCEL MAP NO. 19582-2 PM 147/3-6, EXCEPT AS NOTED
- INDICATES FOUND MONUMENT AS NOTED
- ( ) INDICATES RECORD DATA PER PARCEL MAP NO. 19582-2 PM 147/3-6

SURVEYOR'S NOTES:

- THIS MAP CONTAINS 1.18 ACRES GROSS WITHIN THE DISTINCTIVE BORDER.
- LOT 1 IS TO BE USED FOR A TOTAL OF 20 COMMERCIAL CONDOMINIUM UNITS AS DEFINED IN SECTION 6542 OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.

EASEMENTS:

- DRIVEWAY EASEMENT FOR THE BENEFIT OF PARCEL 19 PARCEL MAP NO. 19582-2, PM 147/3-6 RECORDED DECEMBER 8, 1987 AS INSTRUMENT NO. 347165 OF OFFICIAL RECORDS.
- RECIPROCAL ACCESS EASEMENT AGREEMENT RECORDED JULY 18, 1988 AS INSTRUMENT NO. 198382 OF OFFICIAL RECORDS AND RE-RECORDED AUGUST 2, 1988 AS INSTRUMENT NO. 216631 OF OFFICIAL RECORDS.
- SOUTHERN CALIFORNIA EDISON COMPANY PUBLIC UTILITIES EASEMENT RECORDED FEBRUARY 9, 1989 AS INSTRUMENT NO. 42201 OF OFFICIAL RECORDS.

CURVE DATA

- C1 Δ=00°48'29", R=2150.00', L=30.32'  
C2 Δ=00°16'08", R=2150.00', L=10.09'

ENVIRONMENTAL CONSTRAINT SHEET

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE CITY ENGINEER, CITY OF TEMECULA IN E.C.S. BOOK T, PAGE 429. THIS AFFECTS ALL LOTS.

