

TOTAL NUMBERED LOTS - 15
TOTAL NUMBERED LOTS - 1
TOTAL NET AREA* 7.092 ACRES
TOTAL GROSS AREA* 8.123 ACRES

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 AN EASEMENT FOR PUBLIC PURPOSES, LOT "A", FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY AND SERVICE VEHICLES AS SHOWN HEREON.

WE ALSO HEREBY DEDICATE ABUTTERS RIGHTS OF ACCESS ALONG MARRIETA HOT SPRINGS ROAD TO THE PUBLIC. THE OWNERS OF LOT 15 ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL AND CHANGE OF ALIGNMENT ON WHICH THE RESULTS OF THIS PUBLIC UTILITY PURPOSES SHALL TERMINATE THIS DEDICATION AS TO THE PART VACATED.

WE ALSO HEREBY DEDICATE AN EASEMENT FOR PUBLIC PURPOSES, 3' PUBLIC UTILITY EASEMENT LYING WITHIN LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 AND LOT 15, "OPEN SPACE", AS SHOWN HEREON. THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES.

WE HEREBY RETAIN LOT "A" INDICATED AS "PRIVATE STREET" FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OWNERS WITHIN THIS TRACT MAP.

WE ALSO HEREBY RETAIN LOT 15 INDICATED AS "OPEN SPACE" FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE ALSO HEREBY RETAIN LOT 14 INDICATED AS "BASIN" FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE ALSO HEREBY RETAIN THE BLANKET DRAINAGE EASEMENT OVER ALL OF LOT 15 AND LOT 14 FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES TO EASTERN MUNICIPAL WATER DISTRICT ("DISTRICT"), A PUBLIC AGENCY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE MUNICIPAL WATER DISTRICT LAW OF CALIFORNIA AND BY VIRTUE OF THE MUNICIPAL WATER DISTRICT LAW OF CALIFORNIA, AS AMENDED, AND THE DISTRICT HAS AGREED TO REMOVE AND REPLACE, OPERATE, INSPECT, REPAIR, IMPROVE AND RELOCATE SEWER AND WATER FACILITIES AS SHOWN ON THIS MAP WITHIN THE SUBDIVISION AND DESIGNATED "SEWER AND WATER EASEMENT" HEREON, TOGETHER WITH THE RIGHT OF ACCESS TO AND EGRESS FROM THE SEWER AND WATER FACILITIES AND THE RIGHT OF EASEMENT AREA PROVIDED THAT OWNER SHALL NOT CONSTRUCT OR ERECT BUILDINGS, MASONRY WALLS, MASONRY FENCES AND OTHER STRUCTURES OR IMPROVEMENTS, OR PLANT OR GROW TREES OR SHRUBS, OR MAKE ANY OTHER CHANGES TO ANY PUBLIC-OWNED PREMISES, WITHOUT THE PRIOR WRITTEN CONSENT OF THE DISTRICT.

OWNER:

WINGSWEEP CORPORATION
A CALIFORNIA CORPORATION

BY: NAME: GORRY S. HONG
TITLE: DIRECTOR

NOTARY ACKNOWLEDGMENT

SEE SHEET NO. 2

IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT MAP NO. 37925

BEING A SUBDIVISION OF LOT 1 OF TRACT MAP NO. 23933-2, AS FILED IN BOOK 342, PAGE 73 THROUGH 85, INCLUSIVE, OF MAPS, ALL IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN SECTION 21, TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN.

RICK ENGINEERING COMPANY

BENEFICIARY

UNICOM GLOBAL, INC., A CALIFORNIA CORPORATION, AS BENEFICIARY UNDER DEED OF TRUST RECORDED APRIL 25, 2008 AS INSTRUMENT NO. 2008-0209911, OF OFFICIAL RECORDS.

BY: NAME: GORRY S. HONG
TITLE: DIRECTOR

CITY CLERK'S STATEMENT

THE CITY COUNCIL OF THE CITY OF TEMECULA, STATE OF CALIFORNIA, BEING CITY CLERK RANDI JOHL, HEREBY DEDICATES THE TRACT MAP NO. 37925, MADE HEREON FOR PUBLIC UTILITY AND EMERGENCY AND SERVICE VEHICLE ACCESS PURPOSES.

WE ALSO HEREBY ACCEPT THE DEDICATION OF ABUTTERS RIGHTS OF ACCESS ALONG MARRIETA HOT SPRINGS ROAD AS DEDICATED.

WE ALSO HEREBY ACCEPT THE 3' PUBLIC UTILITY EASEMENT AS DEDICATED.

DATED: _____ 2022

BY: NAME: RANDI JOHL
TITLE: CITY CLERK, CITY OF TEMECULA

SOILS REPORT

PURSUANT TO THE PROVISIONS OF SECTION 66490 OF THE STATE SUBDIVISION MAP ACT, A PRELIMINARY SOILS REPORT WAS PREPARED BY LEIGHTON AND ASSOCIATES, INC., ON JUNE 25, 2018, ON FILE IN THE OFFICE OF THE CITY ENGINEER, CITY OF TEMECULA.

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 SPECIAL ASSESSMENTS FOR 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: _____, 20____.
CASH BOND

MATTHEW JENNINGS
COUNTY TAX COLLECTOR

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 AND LOCAL TAXES EXCEPT TAXES OF SPECIAL ASSESSMENTS EXECUTED AS TAKES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ _____.

DATE: _____, 20____.
MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: NAME: _____ DEPUTY

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

AN EASEMENT IN FAVOR OF FRENCH VALLEY AIRPORT FOR AVIGATION, PURPOSES RECORDED APRIL 28, 2003, AS INST. NO 2003-299715 O.R.

EASTERN MUNICIPAL WATER DISTRICTS ACCEPTANCE STATEMENT

I HEREBY STATE THAT THE EASEMENTS DEDICATED ON THIS MAP TO THE EASTERN MUNICIPAL WATER DISTRICT ARE HEREBY ACCEPTED AND THE DISTRICT CONSENTS TO THE RECORDED THEREOF BY ITS DULY AUTHORIZED OFFICER.

SHEILA ZELAYA, BOARD SECRETARY OF THE EASTERN MUNICIPAL WATER DISTRICT AND THE BOARD OF DIRECTORS THEREOF

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____ OF MAPS, AT _____, AT THE REQUEST OF THE CITY CLERK OF THE CITY OF TEMECULA.

NAME: _____

PETER ALDAM, ASSESSOR-COUNTY CLERK-RECORDER

BY: NAME: _____ DEPUTY
SUBDIVISION GUARANTEE, CHICAGO 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 AS APPLICABLE. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUEST OF WINGSWEEP CORPORATION, A CALIFORNIA CORPORATION, AND THE POSITION OF THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED ACCORDING TO THE ORIGINAL SURVEY. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: _____
WILLIAM ROHAL, L.S. 8805



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT THIS MAP CONSISTING OF FIVE (5) SHEETS, HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AND THE TENTATIVE MAP OF TRACT NO. 37925 AS FILED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMECULA ON _____, 20____. THE PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY REGULATIONS HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: _____ 2022

FOR PATRICK A. THOMAS, CITY ENGINEER
KRI'S R. WINCHUK, L.S. 6240
EXP. 3-31-24
CITY OF TEMECULA



TRACT MAP NO. 37925

IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF LOT 1 OF TRACT MAP NO. 23353-2, AS FILED IN BOOK 342, PAGE 73 THROUGH 85,
INCLUDING OF MAPS, ALL IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,
LYING WITHIN SECTION 21, TOWNSHIP 7 SOUTH, RANGE 2 WEST 1, SAN BERNARDINO MERIDIAN.
RICK ENGINEERING COMPANY

JUNE 2021

SHEET 2 OF 5 SHEETS
NOTES

1. SEE SHEET NO. 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES AND RECORD DATA FOR BOUNDARY CONTROL.
2. TRACT MAP NO. 4 PROCEDURE SHEET FOR MONUMENT NOTES AND BASIS OF BEARINGS DETAIL.

NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE HAS REVIEWED THE INSTRUMENT 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) I/S/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.

NAME PRINTED _____ SIGNATURE _____
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER _____
MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE HAS REVIEWED THE INSTRUMENT 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) I/S/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.

NAME PRINTED _____ SIGNATURE _____
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER _____
MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

ENVIRONMENTAL CONSTRAINT NOTE

THE ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE CITY ENGINEER CITY OF TEMECULA IN ECS BOOK T PAGE 417 THIS AFFECTS ALL LOTS OF THIS MAP.

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

TRACT MAP NO. 37925

BEING A SUBDIVISION OF LOT 1 OF TRACT MAP NO. 29353-2, AS FILED IN BOOK 342, PAGE 73 THROUGH 85, INCLUSIVE, OF MAPS, ALL IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN SECTION 21, TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN.

SHEET 3 OF 5 SHEETS

NOTES

- SEE SHEET NO. 4 PROCEDURE SHEET FOR MONUMENT NOTES AND BASIS OF BEARINGS DETAIL.

RICK ENGINEERING COMPANY

BOUNDARY CONTROL SHEET

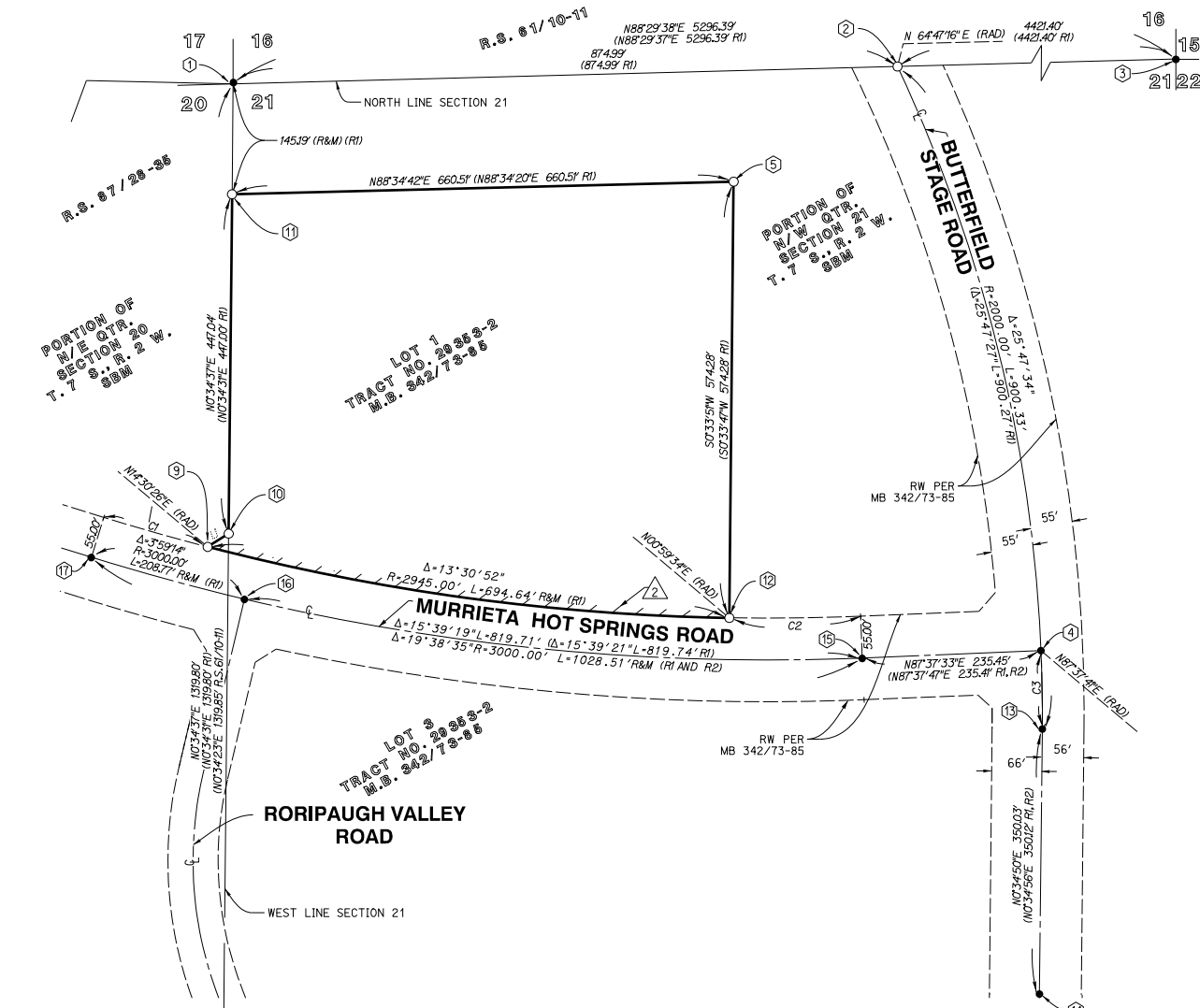
JUNE 2021

NAME	DELTA	CURVE TABLE RADIUS	ARC
(C1)	2°46'00"	2945.00'	142.21' R1) (R&M)
(C2)	3°21'43"	2945.00'	172.80' R1) (R&M)
(C3)	2°57'09"	2000.00'	103.06' R1, R2) (R&M)

NAME	LINE TABLE DIRECTION	LENGTH
L1	N 57°44'18" E	32.58'
(L1)	N 57°46'38" E	32.58' R1)

REFERENCES

- R1 INDICATES TRACT NO. 29353-2 M.B. 342/73-85.
R2 INDICATES RECORD OF SURVEY RS 143/82-89.

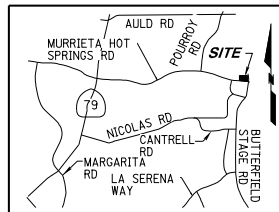
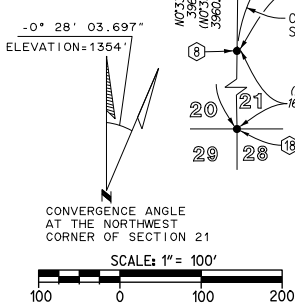


EASEMENT NOTES

- AN EASEMENT FOR AVIGATION PURPOSES IN FAVOR OF FRENCH VALLEY AIRPORT RECORDED APRIL 28, 2003, AS INST. NO. 2003-299715 O.R. BLANKET IN NATURE.
- ABUTTERS RIGHTS RELINQUISHED PER TRACT MAP 29353-2, MB 342/73-85.

SURVEYOR'S NOTES

- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, NAD 83 (NSRS 2011) EPOCH 2010.00, COUNTY OF RIVERSIDE, ZONE 6, AS DETERMINED LOCALLY BY A TIE BETWEEN CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) "P477" AND "BILL" AS SHOWN HEREON. (I.E. N 28°53'23"E)
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING GROUND DISTANCES BY 0.999901821, AVERAGE ELEVATION ABOVE MEAN SEA LEVEL = 1354'.
- - INDICATES FOUND AS NOTED.
 - ▲ - INDICATES CONTINUOUS OPERATING REFERENCE STATIONS (CORS) AS NOTED.
 - - INDICATES SEARCHED NOTHING FOUND, SET 1" IRON PIPE TAGGED LS 8805, FLUSH.
 - ⊗ - INDICATES MONUMENT NOTES
 - - INDICATES SUBDIVISION BOUNDARY.
 - RAD - INDICATES RADIAL BEARING.
 - THIS TRACT CONTAINS 8.123 ACRES GROSS.
 - THIS TRACT CONTAINS 15 LOTS.
 - C.C. & R's, RECORDED _____ AS INST. NO. _____
 - ALL MONUMENTS SHOWN AS "SET" ARE SET PER RIVERSIDE COUNTY ORDINANCE 461.21 AND IN ACCORDANCE FOR THIS WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THIS MAP.
 - DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
 - //// - INDICATES RESTRICTED ACCESS.
 - R&M - INDICATES RECORD AND MEASURED.



VICINITY MAP
N.T.S.

TRACT MAP NO. 37925

BEING A SUBDIVISION OF LOT 1 OF TRACT MAP NO. 29353-2, AS FILED IN BOOK 342, PAGE 73 THROUGH 85, INCLUSIVE, OF MAPS, ALL IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN SECTION 21, TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN.

RICK ENGINEERING COMPANY

JUNE 2021

PROCEDURE SHEET

MONUMENT LOG

1. FOUND 2" IRON PIPE TAGGED 'LS 3483" PER R1 ACCEPTED AS N.W. SECTION CORNER SEC. 21.
2. SNF, ESTABLISHED BY INTERSECTION OF C/L BUTTERFIELD STAGE ROAD WITH THE NORTH LINE OF SECTION 21 PER R1.
3. FOUND 2 1/4" BRASS CAP STAMPED 'LS 5697" IN CONC. SLAB UP, 1" PER R1 AND R.S. 87/28-34 ACCEPTED AS N.E. SECTION CORNER SEC. 21.
4. FOUND 3" BRASS CAP IN WELL STAMPED 'LS 7891" PER R2 ACCEPTED AS CL INTERSECTION BUTTERFIELD STAGE ROAD AND MURRIETA HOT SPRINGS ROAD.
5. SNF, ESTABLISHED BY DISTANCE-DISTANCE INTERSECTION PER R1 FROM PT. NO.'S 11 AND 12.
6. SNF, ESTABLISHED ANGLE POINT ON SECTION LINE BY INTERSECTION, HELD RECORD DISTANCE FROM N.W. CORNER SECTION 21 AND INTERSECTED WITH LINE PRODDED FROM MON PT. NO. 8, THROUGH MON. PT. NO.'S 7 AND '18. ACCEPTED AS POSITION OF N.E. CORNER OF LOT 5 PER R1. SET 2" IP TAGGED LS 8805, FLUSH.
7. FOUND CONC. NAIL FLUSH IN AC ACCEPTED POSITION AS N/E CORNER OF LOT 5 IN LIEU OF 1" I.P. WITH PLASTIC PLUG STAMPED 'LS 5022" HELD AS POINT ON WEST LINE OF SECTION 21 PER R1. SET 1" IP TAGGED LS 8805, FLUSH.
8. FOUND 1 1/2" I.P. TAGGED 'LS 7891" FLUSH ACCEPTED AS CENTERLINE B.C. OF BUTTERFIELD STAGE ROAD PER R2 HELD TO ESTABLISH WEST SECTION LINE SEC. 21.
9. SNF, ESTABLISHED BY RECORD DISTANCE AND LINE FROM B.C. OF CENTERLINE MURRIETA HOT SPRINGS ROAD (POINT NO. 17) PER R1.
10. SNF, ESTABLISHED BY RECORD DISTANCE AND LINE FROM PT. NO. 9 PER R1.
11. SNF, ESTABLISHED BY RECORD DISTANCE FROM N.W. CORNER SECTION 21 ALONG ESTABLISHED WEST SECTION LINE PER R1.
12. SNF, ESTABLISHED BY RECORD DISTANCE AND LINE FROM E.C. OF CENTERLINE MURRIETA HOT SPRINGS ROAD (POINT NO. 15) PER R1.
13. FOUND 1 1/2" I.P. TAGGED 'LS 7891" FLUSH ACCEPTED AS CENTERLINE B.C. OF BUTTERFIELD STAGE ROAD PER R2.
14. FOUND 1" I.P. TAGGED 'LS 7891" FLUSH ACCEPTED AS CENTERLINE E.C. OF BUTTERFIELD STAGE ROAD PER R2.
15. FOUND 1" I.P. TAGGED 'LS 7891" FLUSH ACCEPTED AS CENTERLINE E.C. OF MURRIETA HOT SPRINGS ROAD PER R2.
16. FOUND 3" BRASS DISC FLUSH STAMPED 'LS 7891" ACCEPTED AS CENTERLINE INTERSECTION OF MURRIETA HOT SPRINGS ROAD AND RORIPAUGH VALLEY ROAD PER R2.
17. FOUND 1" I.P. TAGGED 'LS 7891" FLUSH ACCEPTED AS CENTERLINE B.C. OF MURRIETA HOT SPRINGS ROAD PER R2.
18. FOUND 1" I.P. TAGGED 'LS 7891" FLUSH, ACCEPTED AS CENTERLINE OF BUTTERFIELD STAGE ROAD AND S.E. CORNER OF SECTION 20 T.T.S, R.Z.W, PER R2.

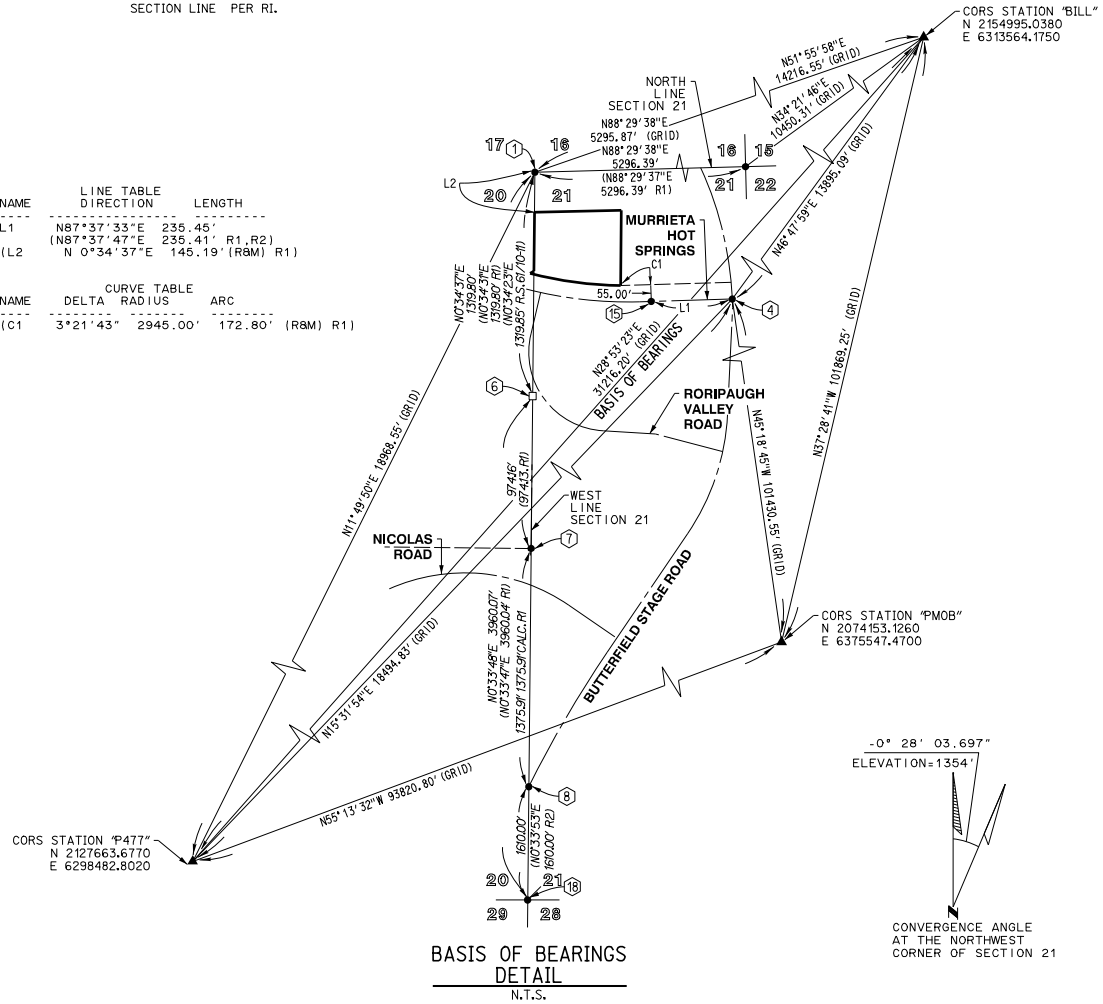
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, NAD 83 (INSRS 2011) EPOCH 2010.00, COUNTY OF RIVERSIDE, ZONE 6, AS DETERMINED LOCALLY BY A TIE BETWEEN CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) 'P477' AND 'BILL' AS SHOWN HEREON. (I.E. N 28°53'23"E)

DISTANCES SHOWN HEREON ARE GROUND DISTANCES. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING GROUND DISTANCES BY 0.999901821, AVERAGE ELEVATION ABOVE MEAN SEA LEVEL = 1354'.

NAME	LINE TABLE	LENGTH
	DIRECTION	
L1	N87°37'33"E 235.45'	
	(N87°37'47"E 235.41' R1, R2)	
(L2	N 0°34'37"E 145.19'	(R8M) R1)

NAME	CURVE TABLE	ARC
	DELTA RADIUS	
(C1	3°21'43" 2945.00'	172.80' (R8M) R1)



BASIS OF BEARINGS
DETAIL
N.T.S.

NOTES

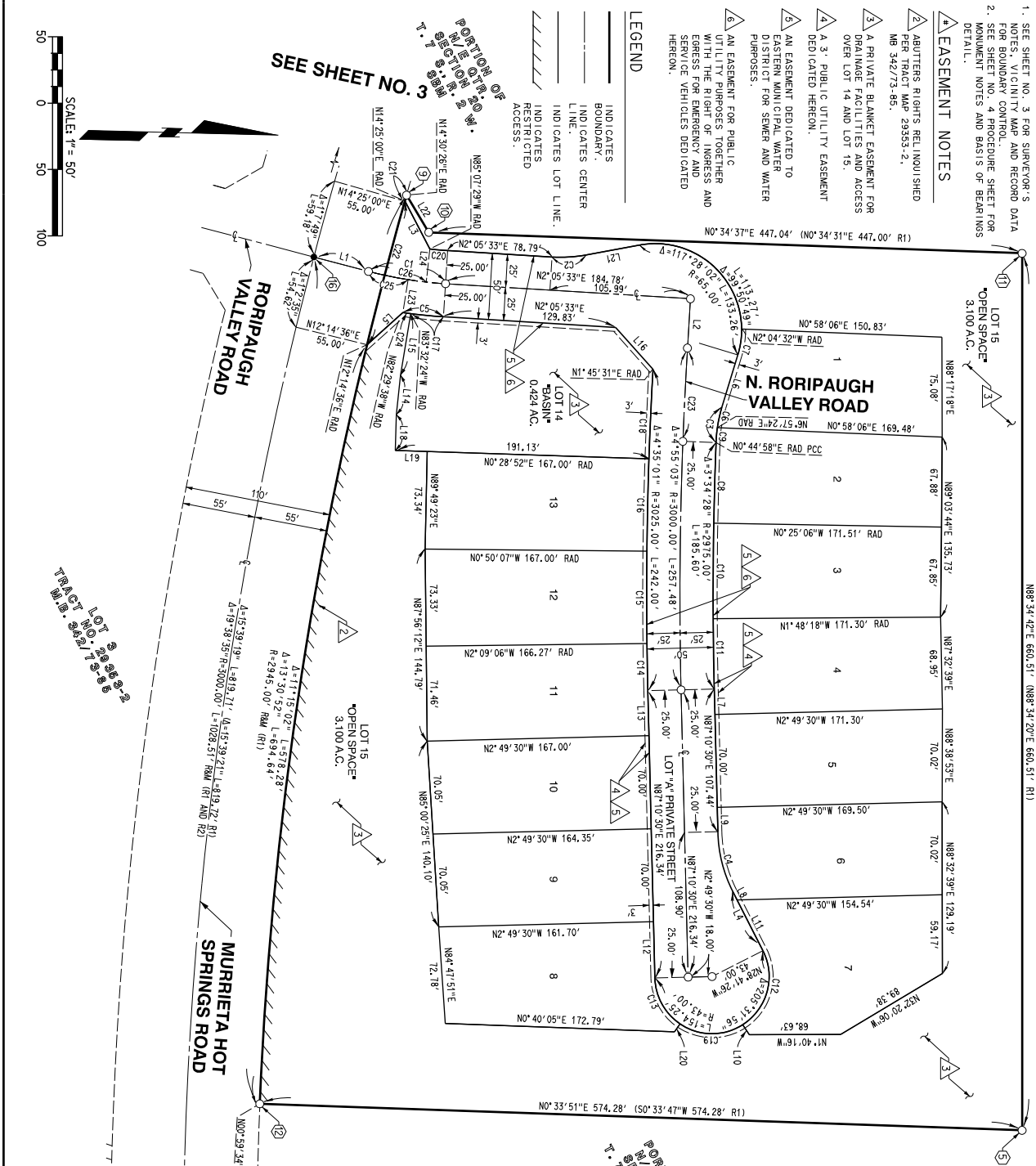
1. SEE SHEET NO. 3 FOR SURVEYOR'S NOTES, VICINITY MAP AND RECORD FOR BOUNDARY CONTROL.
2. SEE SHEET NO. 4 PROCEDURE SHEET FOR DETAIL NOTES AND BASIS OF BEARINGS.

EASEMENT NOTES

1. ABUTTERS RIGHTS REINVOICED PER TRACT MAP 29353-2, NB 34273-85.
2. A PRIVATE BLANKET EASEMENT FOR DRAINAGE FACILITIES AND ACCESS OVER LOT 14 AND LOT 15.
3. A 3' PUBLIC UTILITY EASEMENT DEDICATED HEREON.
4. AN EASEMENT DEDICATED TO EASTERN MUNICIPAL WATER DISTRICT FOR SEWER AND WATER PURPOSES.
5. AN EASEMENT FOR PUBLIC UTILITY PURPOSES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY AND SERVICE VEHICLES DEDICATED HEREON.

LEGEND

- INDICATES BOUNDARY LINE.
- INDICATES LOT LINE.
- INDICATES RESTRICTED ACCESS.



SEE SHEET NO. 3

CURVE NAME	DELTA	RADIUS	ARC
C1	111°11'38"	300.00'	58.61'
C2	144°00'54"	105.00'	25.68'
C3	244°41'42"	105.00'	27.11'
C4	152°44'49"	325.00'	30.71'
C5	57°24'49"	105.00'	15.74'
C6	8°35'16"	105.00'	15.74'
C7	17°37'13"	65.00'	19.99'
C8	6°12'26"	105.00'	10.58'
C9	1°23'12"	2975.00'	72.00'
C10	1°01'12"	2975.00'	72.00'
C11	1°01'12"	2975.00'	72.00'
C12	64°26'14"	43.00'	63.55'
C13	0°40'24"	3025.00'	35.95'
C14	0°40'24"	3025.00'	35.95'
C15	1°18'59"	3025.00'	69.50'
C16	1°18'59"	3025.00'	69.50'
C17	1°15'39"	3025.00'	67.45'
C18	1°15'39"	3025.00'	67.45'
C19	66°49'28"	43.00'	50.15'
C20	2°46'58"	278.00'	13.36'
C21	2°46'58"	278.00'	13.36'
C22	1°20'35"	3000.00'	70.32'
C23	1°20'35"	3000.00'	70.32'
C24	1°02'46"	325.00'	35.95'
C25	1°02'46"	325.00'	35.95'
C26	8°24'41"	300.00'	44.04'

NAME	LINE DIRECTION	LENGTH
L1	N 13°17'11" E	42.73'
L2	N 87°54'27" W	37.20'
L3	N 61°04'16" E	40.72'
L4	N 43°17'24" W	36.28'
L5	N 74°27'19" W	41.04'
L6	N 87°10'30" E	19.04'
L7	N 87°10'30" E	18.40'
L8	N 55°44'48" E	9.06'
L9	N 55°44'48" E	42.96'
L10	N 61°38'34" E	32.35'
L11	N 87°10'30" E	29.81'
L12	N 82°04'13" W	46.97'
L13	N 82°04'13" W	24.35'
L14	N 85°23'06" W	24.13'
L15	N 85°23'06" W	24.13'
L16	N 85°59'02" E	24.13'
L17	N 0°28'52" E	7.22'
L18	N 57°15'44" W	31.04'
L19	N 57°15'44" W	25.00'
L20	N 57°15'44" W	25.00'
L21	N 85°07'29" W	25.00'
L22	N 85°07'29" W	25.00'
L23	N 85°07'29" W	25.00'
L24	N 85°07'29" W	25.00'

TRACT MAP
NO. 37925
 BEING A SUBDIVISION OF LOT 7 OF TRACT MAP NO. 29353-2, AS FILED
 RECORD NO. 148708, IN THE PUBLIC RECORDS OF THE COUNTY OF CALIFORNIA,
 CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,
 LYING WITHIN SECTION 21, TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN
 BERNARDINO MERIDIAN.
 ROCK ENGINEERING COMPANY
 JUNE 2021

ENVIRONMENTAL CONSTRAINT SHEET

ENVIRONMENTAL CONSTRAINT NOTES

1. THIS PROPERTY IS LOCATED WITHIN 30 MILES OF MOUNT PALOMAR OBSERVATORY. ALL PROPOSED OUTDOOR LIGHTING SYSTEMS SHALL COMPLY WITH THE CALIFORNIA INSTITUTE OF TECHNOLOGY, PALOMAR OBSERVATORY RECOMMENDATIONS, ORDINANCE NO. 655
2. ENVIRONMENTAL IMPACT REPORT (EIR) (SHC# 97121030), WAS PREPARED FOR THIS PROJECT AND IS ON FILE AT THE CITY OF TEMECULA PLANNING DIVISION.
3. THIS PROJECT IS WITHIN LIQUEFACTION HAZARD ZONE.
4. AN EASEMENT FOR AVIGATION PURPOSES IN FAVOR OF FRENCH VALLEY AIRPORT RECORDED APRIL 28, 2003, AS INST. NO 2003-299715 O.R. 4.

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

TRACT MAP NO. 37925

BEING A SUBDIVISION OF LOT 1 OF TRACT MAP NO. 29353-2, AS FILED IN BOOK 342, PAGE 73 THROUGH 85, INCLUSIVE, OF MAPS, ALL IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN SECTION 21, TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN.

SHEET 1 OF 1 SHEETS

NOTES

1. SEE SHEET NO. 4 PROCEDURE SHEET FOR MONUMENT NOTES AND BASIS OF BEARINGS DETAIL.

RICK ENGINEERING COMPANY

BOUNDARY CONTROL SHEET

JANUARY 2021

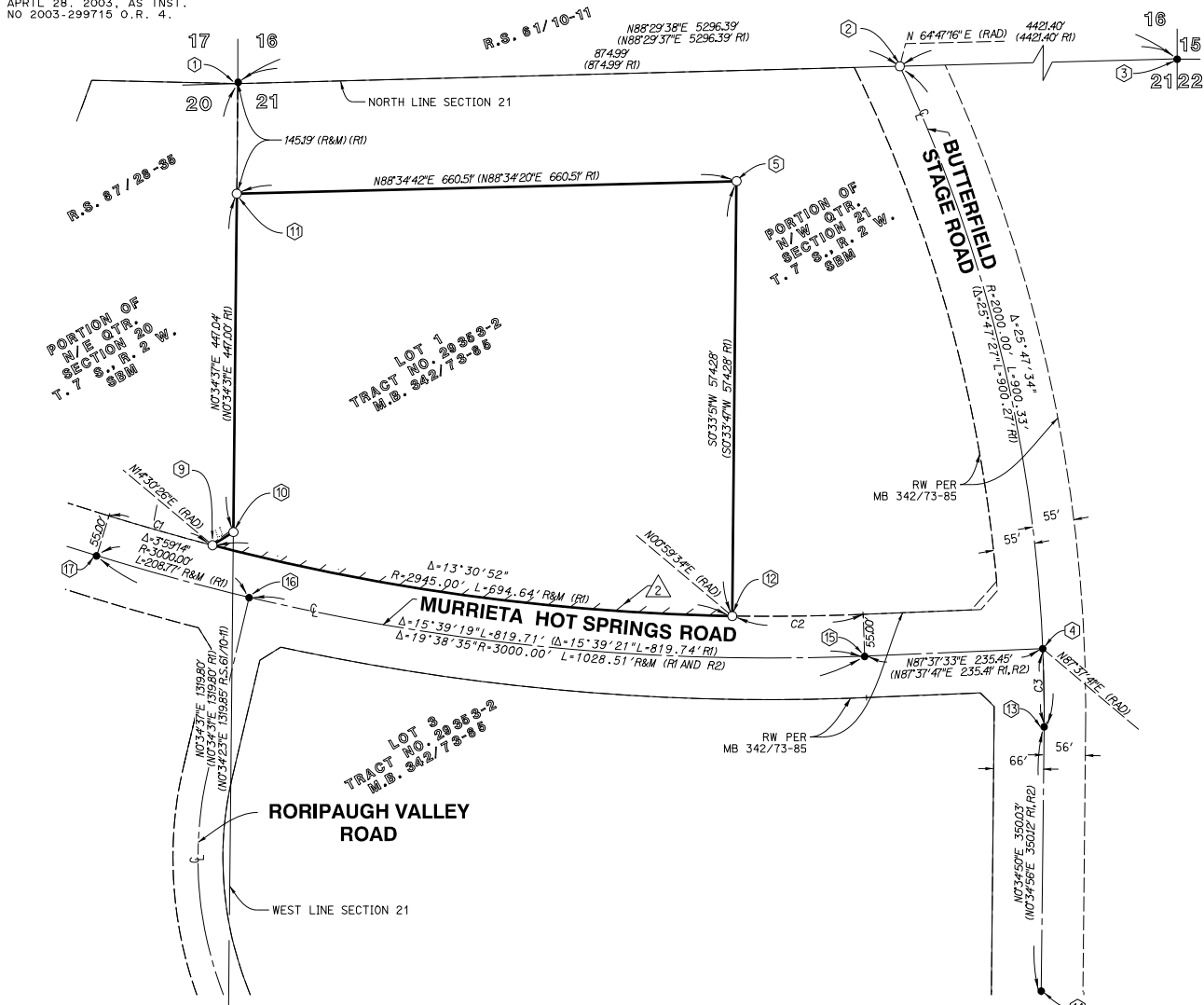
LINE TABLE

NAME	DIRECTION	LENGTH
L1	N 57°44'18" E	32.58'
(L1)	N 57°46'38" E	32.89' R1
L2	N 41°27'10" E	33.17'
(L2)	N 41°28'02" E	33.18' R1

NAME	DELTA	RADIUS	ARC
(C1)	2°46'00"	2945.00'	142.21' (R&M) R1
(C2)	3°21'43"	2945.00'	172.80' (R&M) R1
(C3)	2°57'09"	2000.00'	103.06' (R&M) R1, R2

REFERENCES

- R1 INDICATES TRACT NO. 29353-2 M.B. 342/73-85.
 R2 INDICATES RECORD OF SURVEY RS 143/82-89.



EASEMENT NOTES

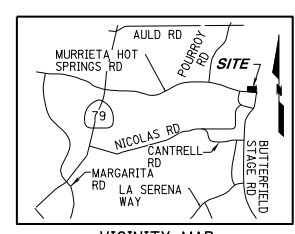
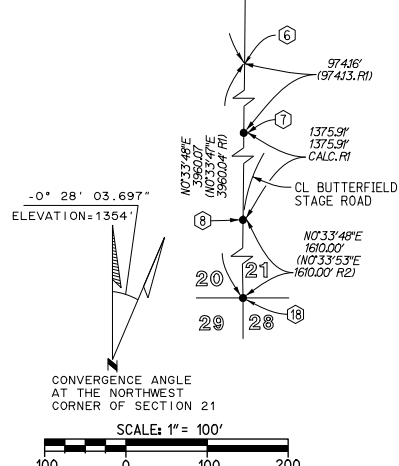
1. AN EASEMENT FOR AVIGATION PURPOSES IN FAVOR OF FRENCH VALLEY AIRPORT RECORDED APRIL 28, 2003, AS INST. NO 2003-299715 O.R. BLANKET IN NATURE.
2. ABUTTERS RIGHTS RELINQUISHED PER TRACT MAP 29353-2, MB 342/73-85.

SURVEYOR'S NOTES

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, NAD 83 (NSRS 2011) EPOCH 2010.00, COUNTY OF RIVERSIDE, ZONE 6, AS DETERMINED LOCALLY BY A TIE BETWEEN CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) "P477" AND "BILL" AS SHOWN HEREON. (I.E. N 28°53'23"E)

DISTANCES SHOWN HEREON ARE GROUND DISTANCES. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING GROUND DISTANCES BY 0.999901821, AVERAGE ELEVATION ABOVE MEAN SEA LEVEL = 1354'.

1. ● - INDICATES FOUND AS NOTED.
2. ▲ - INDICATES CONTINUOUS OPERATING REFERENCE STATIONS (CORS) AS NOTED.
3. ○ - INDICATES SEARCHED NOTHING FOUND, SET 1" IRON PIPE TAGGED LS 8805, FLUSH.
4. ⊗ - INDICATES MONUMENT NOTES
5. ——— - INDICATES SUBDIVISION BOUNDARY.
6. RAD - INDICATES RADIAL BEARING.
7. THIS TRACT CONTAINS 8.123 ACRES GROSS.
8. THIS TRACT CONTAINS 15 LOTS.
9. C.C. & R's, RECORDED _____ AS INST. NO. _____
10. ALL MONUMENTS SHOWN AS "SET" ARE SET PER RIVERSIDE COUNTY ORDINANCE 461.21 AND IN ACCORDANCE FOR THIS WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THIS MAP.
11. DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
12. // - INDICATES RESTRICTED ACCESS.
13. R&M - INDICATES RECORD AND MEASURED.



VICINITY MAP
N.T.S.

