

TOTAL NUMBERED LOTS: 15
TOTAL LETTERED LOTS: 7
TOTAL NET AREA: 58.745 ACRES
TOTAL GROSS AREA: 72.369 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 OVER LOTS "A", "B", AND "G" FOR STREET AND PUBLIC UTILITY PURPOSES.

WE ALSO HEREBY DEDICATE AN EASEMENT OVER LOTS "C" THROUGH "F", INCLUSIVE, AND A PORTION OF LOT 10 FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY AND SERVICE VEHICLES AS SHOWN HEREON.

WE ALSO HEREBY DEDICATE AN EASEMENT FOR PUBLIC PURPOSES OVER LOTS 1 THROUGH 5, INCLUSIVE, FOR PUBLIC ACCESS AS SHOWN HEREON.

WE ALSO HEREBY DEDICATE AN EASEMENT FOR PUBLIC PURPOSES OVER LOT 13 FOR PUBLIC ACCESS AND MAINTENANCE PURPOSES AS SHOWN HEREON.

WE ALSO HEREBY DEDICATE ABUTTERS RIGHTS OF ACCESS ALONG LOT A (PU'ESKA MOUNTAIN PARKWAY) TO THE PUBLIC AS SHOWN HEREON. THE OWNERS OF LOTS 1, 2, 3, 4, 5, 14, AND LOT 3 OF TRACT MAP NO. 36959-1 ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS DEDICATION AS TO THE PART VACATED.

WE ALSO HEREBY RETAIN LOTS "C" THROUGH "F", INCLUSIVE, INDICATED AS "PRIVATE STREET" FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE ALSO HEREBY RETAIN LOTS 5, 6, 13, AND 14 INDICATED AS "OPEN SPACE" 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 1911, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT AND RIGHT OF WAY TO CONSTRUCT, MAINTAIN, ENLARGE, RECONSTRUCT, REMOVE AND REPLACE, OPERATE, INSPECT, REPAIR, IMPROVE AND RELOCATE SEWER, AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION AND DESIGNATED "SEWER EASEMENT" HEREON, TOGETHER WITH THE RIGHT OF ACCESS TO AND FROM SAID EASEMENT FOR THE PURPOSE OF EXERCISING THE RIGHTS GRANTED IN SAID EASEMENT. OWNER RETAINS THE RIGHT TO USE THE 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 CHANGE THE SURFACE GRADE OR INSTALL PRIVATELY-OWNED PIPELINES WITHOUT THE PRIOR WRITTEN CONSENT OF DISTRICT.

WE ALSO HEREBY DEDICATE TO RANCHO CALIFORNIA WATER DISTRICT ("DISTRICT"), A PUBLIC AGENCY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE MUNICIPAL WATER DISTRICT LAW OF 1911, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT AND RIGHT OF WAY TO CONSTRUCT, MAINTAIN, ENLARGE, RECONSTRUCT, REMOVE AND REPLACE, OPERATE, INSPECT, REPAIR, IMPROVE AND RELOCATE WATER AND RECYCLED WATER FACILITIES, ALL AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION AND DESIGNATED "WATER AND RECYCLED WATER EASEMENT" HEREON, TOGETHER WITH THE RIGHT OF ACCESS TO AND FROM SAID EASEMENT FOR THE PURPOSE OF EXERCISING THE RIGHTS GRANTED IN SAID EASEMENT. OWNER RETAINS THE RIGHT TO USE THE 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 CHANGE THE SURFACE GRADE OR INSTALL PRIVATELY-OWNED PIPELINES WITHOUT THE PRIOR WRITTEN CONSENT OF DISTRICT.

SB ALTAIR LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: NAME: NICOLE BURDETTE
TITLE: PRESIDENT

SOILS REPORT

PURSUANT TO THE PROVISIONS OF SECTION 66490 OF THE STATE SUBDIVISION MAP ACT. A PRELIMINARY SOILS REPORT WAS PREPARED BY EGC GEOTECHNICAL INC. BLACK J. ELLIOT, RCE 77705 (PROJECT ENGINEER)

REGISTERED IN THE STATE OF CA. PROJECT NO. 21064-01. ON FEBRUARY 9, 2024, ON FILE IN THE OFFICE OF THE CITY ENGINEER, CITY OF TEMECULA.

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

TRACT MAP NO. 36959-2

BEING A SUBDIVISION OF LOT 5 OF TRACT MAP NO. 36959-1, ON FILE IN BOOK 498 PAGES 83 THROUGH 91 OF MAPS, RECORDS OF RIVERSIDE COUNTY, IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

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.

HUNSAKER & ASSOCIATES, MAY 2025
FOR CONDOMINIUM PURPOSES

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 CALIFORNIA)
COUNTY OF)

ON _____, 20____ 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

PLEASE PRINT NAME: _____
PRINCIPAL PLACE OF BUSINESS: _____ COUNTY
COMMISSION EXPIRATION DATE: _____
COMMISSION NUMBER: _____

SIGNATURE OMISSIONS

THE SIGNATURES OF THE PARTIES LISTED BELOW, HOLDERS OF EASEMENTS PER DOCUMENTS NOTED BELOW, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436(a)(3)(A)(i) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

EASTERN MUNICIPAL WATER DISTRICT, HOLDER OF EASEMENTS RECORDED SEPTEMBER 26, 2018 AS INST. NO. 2018-0383679 AND MAY 23, 1990 AS INST. NO. 188789, BOTH O.R.; AND THAT CERTAIN EASEMENT DEDICATED ON MAP NO. 36959-1 FILED NOVEMBER 20, 2024 AS MB 498/83-91.

SOUTHERN CALIFORNIA GAS COMPANY, HOLDER OF AN EASEMENT RECORDED JUNE 19, 1981 AS INST. NO. 114969, O.R.

RANCHO CALIFORNIA WATER DISTRICT'S ACCEPTANCE STATEMENT

I HEREBY STATE THAT THE EASEMENT DEDICATED ON THIS MAP TO THE RANCHO CALIFORNIA WATER DISTRICT IS HEREBY ACCEPTED AND THE DISTRICT CONSENTS TO THE RECORDATION THEREOF BY ITS DULY AUTHORIZED OFFICER.

DATE: _____
ANTHONY FLORES, BOARD SECRETARY OF THE RANCHO CALIFORNIA WATER DISTRICT AND THE BOARD OF DIRECTORS THEREOF.

EASTERN MUNICIPAL WATER DISTRICT'S ACCEPTANCE STATEMENT

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

DATE: _____
SHEILA ZELAYA, BOARD SECRETARY OF THE EASTERN MUNICIPAL WATER DISTRICT AND THE BOARD OF DIRECTORS THEREOF.

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 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.

DATE: _____, 20____

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 \$ _____.

DATE: _____, 20____

MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: _____
DEPUTY

SHEET 1 OF 13 SHEETS

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____,

AT _____M. IN BOOK _____ OF MAPS, AT PAGES _____,

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

NO. _____

FEE \$ _____

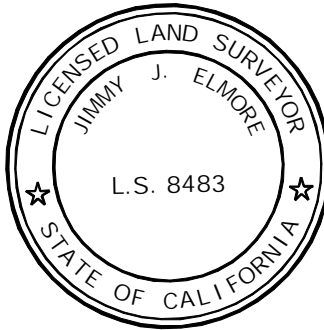
PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER

BY: _____, DEPUTY

SUBDIVISION GUARANTEE BY: CHICAGO TITLE COMPANY
AS ORDER NUMBER 00210596-RT4.

SURVEYOR'S STATEMENT

I, JIMMY J. ELMORE, A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, HEREBY CERTIFY THAT 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 SB ALTAIR LLC. I HEREBY STATE THAT ALL 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 RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.



JIMMY J. ELMORE, L.S. 8483

DATE

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT THIS MAP CONSISTING OF 13 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 NO. 36959 AS FILED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMECULA ON JANUARY 9, 2018, THE EXPIRATION DATE BEING JANUARY 9, 2038, THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND CITY REGULATIONS HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.



RON A. MORENO, L.S. 7933

DATE

CITY ENGINEER
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 AND ACCEPTS THE OFFER OF DEDICATION FOR LOTS "A", "B" AND "G" MADE HEREON FOR STREET AND PUBLIC UTILITY PURPOSES, SUBJECT TO IMPROVEMENTS BEING CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS.

WE ALSO ACCEPT THE OFFER OF DEDICATION OF AN EASEMENT OVER LOTS C THROUGH F, INCLUSIVE, AND A PORTION OF LOT 10 FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY AND SERVICE VEHICLES AS DEDICATED.

WE ALSO ACCEPT THE OFFER OF DEDICATION OF AN EASEMENT FOR PUBLIC PURPOSES OVER LOTS 1 THROUGH 5, INCLUSIVE, FOR PUBLIC ACCESS AS DEDICATED

WE ALSO ACCEPT THE OFFER OF DEDICATION OF AN EASEMENT FOR PUBLIC PURPOSES OVER LOT 13 FOR PUBLIC ACCESS AND MAINTENANCE PURPOSES AS DEDICATED.

WE ALSO ACCEPT THE DEDICATION OF ABUTTERS RIGHTS OF ACCESS ALONG LOT A (PU'ESKA MOUNTAIN PARKWAY) TO THE PUBLIC AS DEDICATED.

DATED: _____, 20____

BY: _____
RANDI JOHL
CITY CLERK, CITY OF TEMECULA

MONUMENTATION LEGEND

- ① FOUND 1" IRON PIPE STAMPED "LS 8526" PER RS 144/13-16.
- ② FOUND 1" IRON PIPE STAMPED "LS 3799" PER PM 169/11-13.
- ③ FOUND 1" IRON PIPE, WITH TAG "LS 8483" PER TRACT MAP NO. 36959-1, MB 498/83-91.
- ④ FOUND 1" IRON PIPE STAMPED "RCE 26159" PER RS 130/69.
- ⑤ FOUND 1" IRON PIPE STAMPED "RCE 16583" PER PM 78/5-8.
- ⑥ FOUND 3/4" IRON PIPE STAMPED "LS 7443" PER PM 233/23-26.
- ⑦ FOUND 3/4" IRON PIPE ILLEGIBLE, ACCEPTED PER PM 233/23-26.
- ⑧ FOUND 1" IRON PIPE WITH TAG "LS 8483" PER TRACT MAP NO. 36959-1, MB 498/83-91.

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

TRACT MAP NO. 36959-2

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HUNSAKER & ASSOCIATES, MAY 2025
FOR CONDOMINIUM PURPOSES

PROCEDURE SHEET

LINE TABLE		
#	BEARING	DISTANCE
L1	((N84°47'55"E))	((113.51'))
L2	((N88°54'59"W))	((80.80'))

NOTE

WITH EXCEPTION TO PUBLIC UTILITIES, ALL IMPROVEMENTS WITHIN PRIVATE STREETS ARE PRIVATELY OWNED AND ARE TO BE PRIVATELY MAINTAINED WITH INCLUDING BUT NOT LIMITED TO: CURBS, GUTTER, A.C. PAVING, STREET LIGHTS, STORM DRAINS. ALL STORM WATER TREATMENT CONTROL FACILITIES ARE CONSIDERED PRIVATE REQUIRING PRIVATE MAINTENANCE.

SHEET 2 OF 13 SHEETS

BASIS OF BEARING

BEARINGS ARE BASED ON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM (CCS83), ZONE 6, (EPOCH 2010.0000), BASED LOCALLY ON N.G.S. CORN STATIONS "BILL" AND "P474" DISTANCED DERIVED FROM THE COORDINATE SYSTEM HEREIN AND GROUND DISTANCES, AS THE COORDINATES HAVE BEEN SCALED TO GROUND VALUES. TO OBTAIN GRID LEVEL DISTANCES, MULTIPLY GROUND DISTANCES BY THE COMBINED SCALE FACTOR OF 0.9999059859

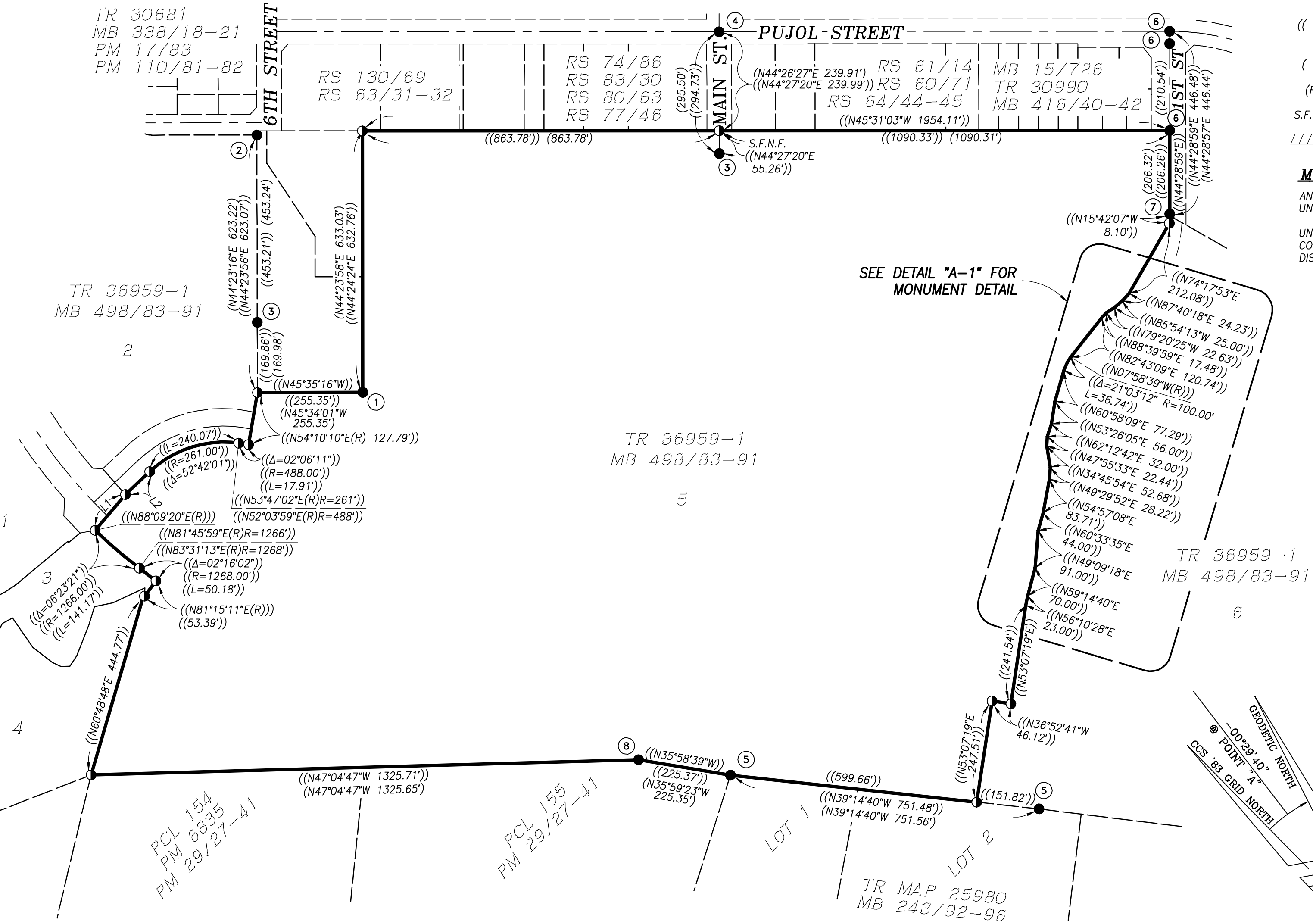
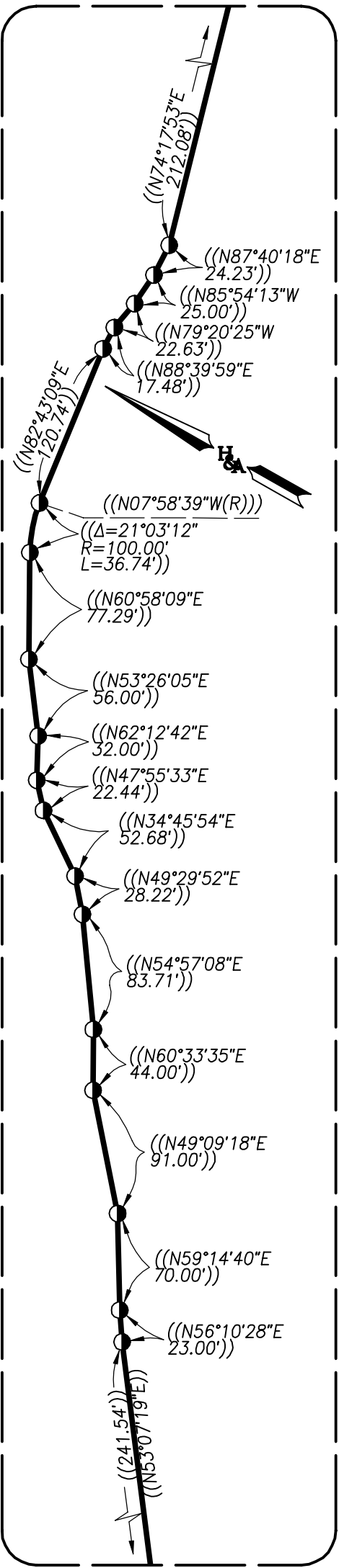
LEGEND

- INDICATES SET 1" IRON PIPE AND DISC STAMPED "LS 8483".
- INDICATES FOUND MONUMENT AS NOTED PER MONUMENT LEGEND
- ① INDICATES 1" IRON PIPE WITH DISC STAMPED "LS 8483" PER TRACT MAP NO. 36959-1, MB 498/83-91. (NOT SET PRIOR TO RECORDATION OF THIS MAP).
- (()) INDICATES RECORD AND MEASURED DATA PER TRACT MAP NO. 36959-1, MB 498/83-91.
- () INDICATES RECORD DATA PER RS 144/13-16.
- (R) RADIAL BEARING
- S.F.N.F. INDICATES SEARCHED FOR, NOTHING FOUND
- //// INDICATES ACCESS RIGHTS RELINQUISHED HEREON.

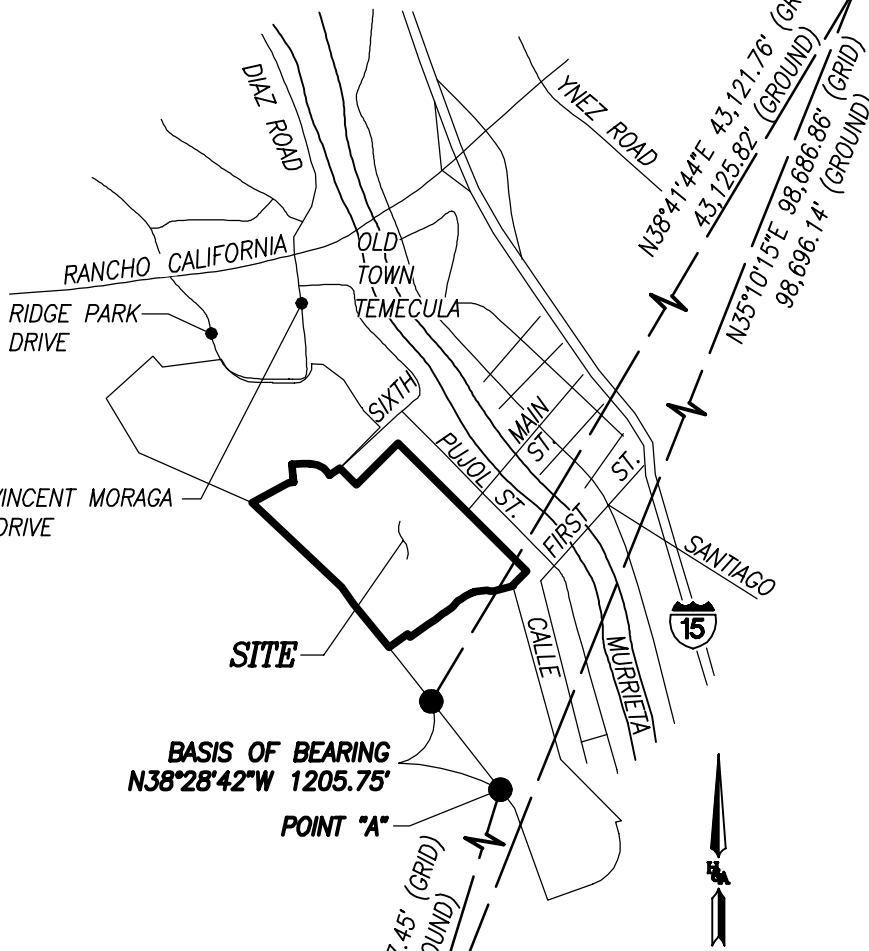
MONUMENTATION NOTES

ANY CURVE SHOWN IN THIS MAP IS TANGENT TO ITS ADJACENT COURSES, UNLESS A RADIAL BEARING IS SHOWN AT ITS POINT-OF-CURVATURE.

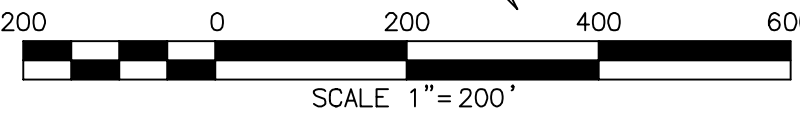
UNLESS OTHERWISE SHOWN ON THIS MAP, OR NOTED ABOVE, ALL BOUNDARY CORNERS AND LOT CORNERS WILL BE MONUMENTED BY A 1" IRON PIPE WITH DISC STAMPED "LS 8483".



BILL - CORN
N: 2154994.97
E: 6313564.17
(SURVEY FEET, GRID)
TYPICAL CORN, JOINED PIPES



P474 - CORN
N: 2074324.58
E: 6256718.87
(SURVEY FEET, GRID)
TYPICAL CORN, JOINED PIPES



TRACT MAP NO. 36959-2

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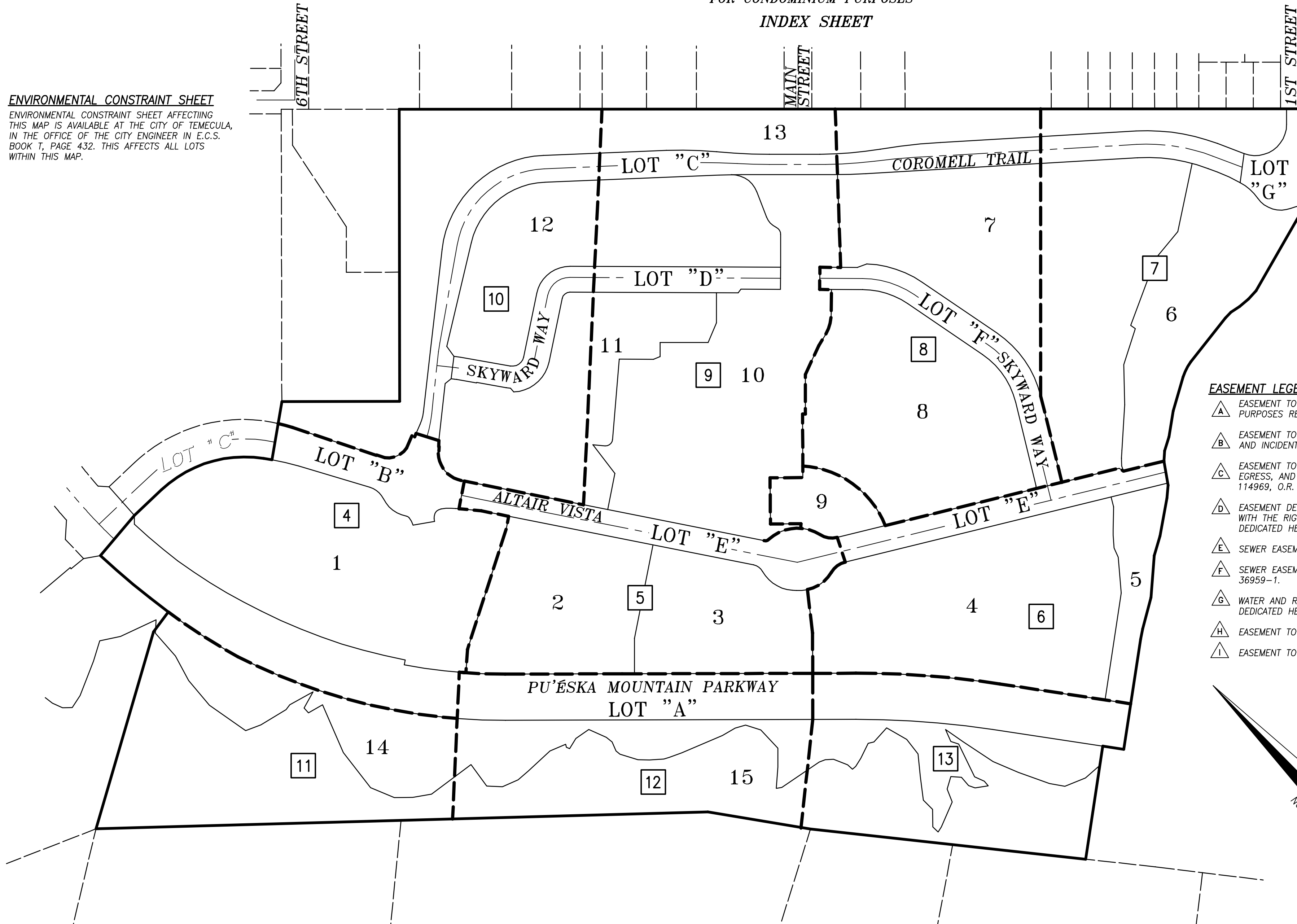
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HUNSAKER & ASSOCIATES, MAY 2025
FOR CONDOMINIUM PURPOSES

INDEX SHEET

ENVIRONMENTAL CONSTRAINT SHEET

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS AVAILABLE AT THE CITY OF TEMECULA, IN THE OFFICE OF THE CITY ENGINEER IN E.C.S. BOOK T, PAGE 432. THIS AFFECTS ALL LOTS WITHIN THIS MAP.

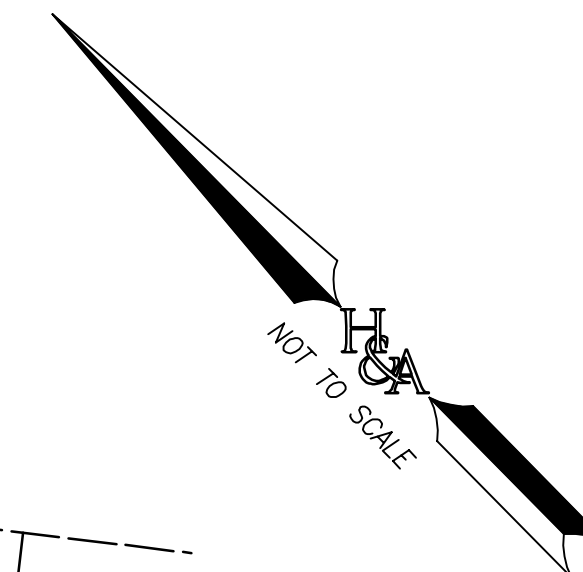


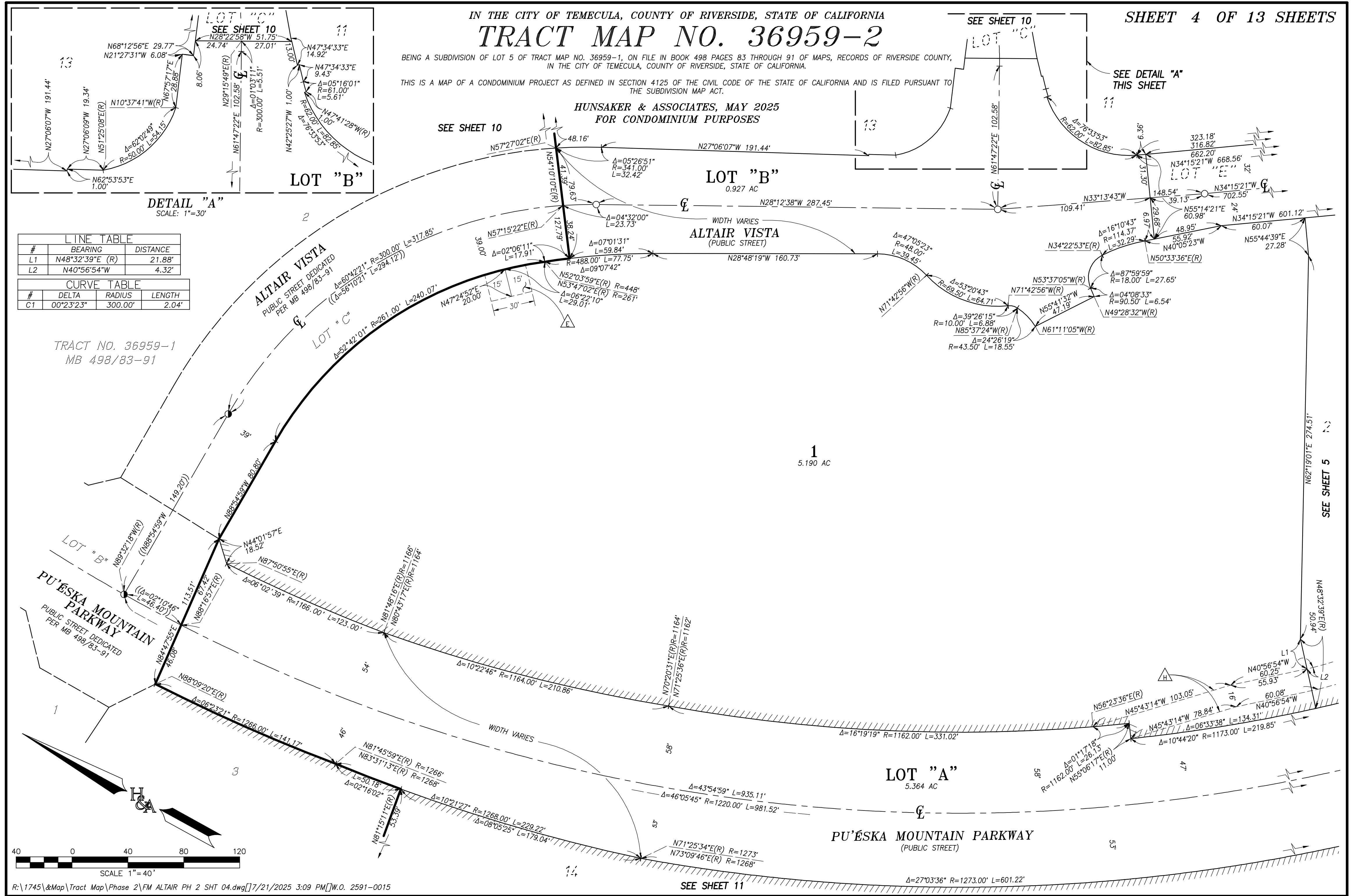
INDEX SHEET LEGEND

- 4 INDICATES SHEET NUMBER (THIS SHEET ONLY).
- INDICATES SHEET LIMITS (THIS SHEET ONLY).

EASEMENT LEGEND

- A EASEMENT TO EASTERN MUNICIPAL WATER DISTRICT FOR SEWER AND ACCESS PURPOSES RECORDED SEPTEMBER 26, 2018 AS INST. NO. 2018-0383679, O.R.
- B EASEMENT TO EASTERN MUNICIPAL WATER DISTRICT FOR PUBLIC UTILITIES, ENTRY, AND INCIDENTAL PURPOSES RECORDED MAY 23, 1990 AS INST. NO. 188789, O.R.
- C EASEMENT TO SOUTHERN CALIFORNIA GAS COMPANY FOR PUBLIC UTILITIES, INGRESS, EGRESS, AND INCIDENTAL PURPOSES RECORDED JUNE 19, 1981 AS INST. NO. 114969, O.R.
- D EASEMENT DEDICATED TO THE PUBLIC FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY AND SERVICE VEHICLES DEDICATED HEREON.
- E SEWER EASEMENT TO EASTERN MUNICIPAL WATER DISTRICT DEDICATED HEREON.
- F SEWER EASEMENT TO EASTERN MUNICIPAL WATER DISTRICT, PER TRACT MAP NO. 36959-1.
- G WATER AND RECYCLED WATER EASEMENT TO RANCHO CALIFORNIA WATER DISTRICT DEDICATED HEREON.
- H EASEMENT TO THE PUBLIC FOR ACCESS DEDICATED HEREON.
- I EASEMENT TO THE PUBLIC FOR ACCESS AND MAINTENANCE DEDICATED HEREON.





TRACT MAP NO. 36959-2

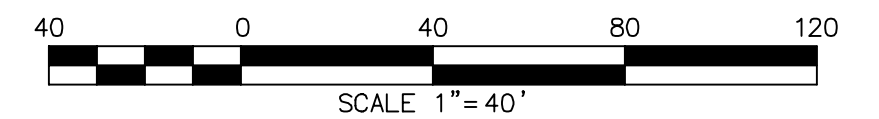
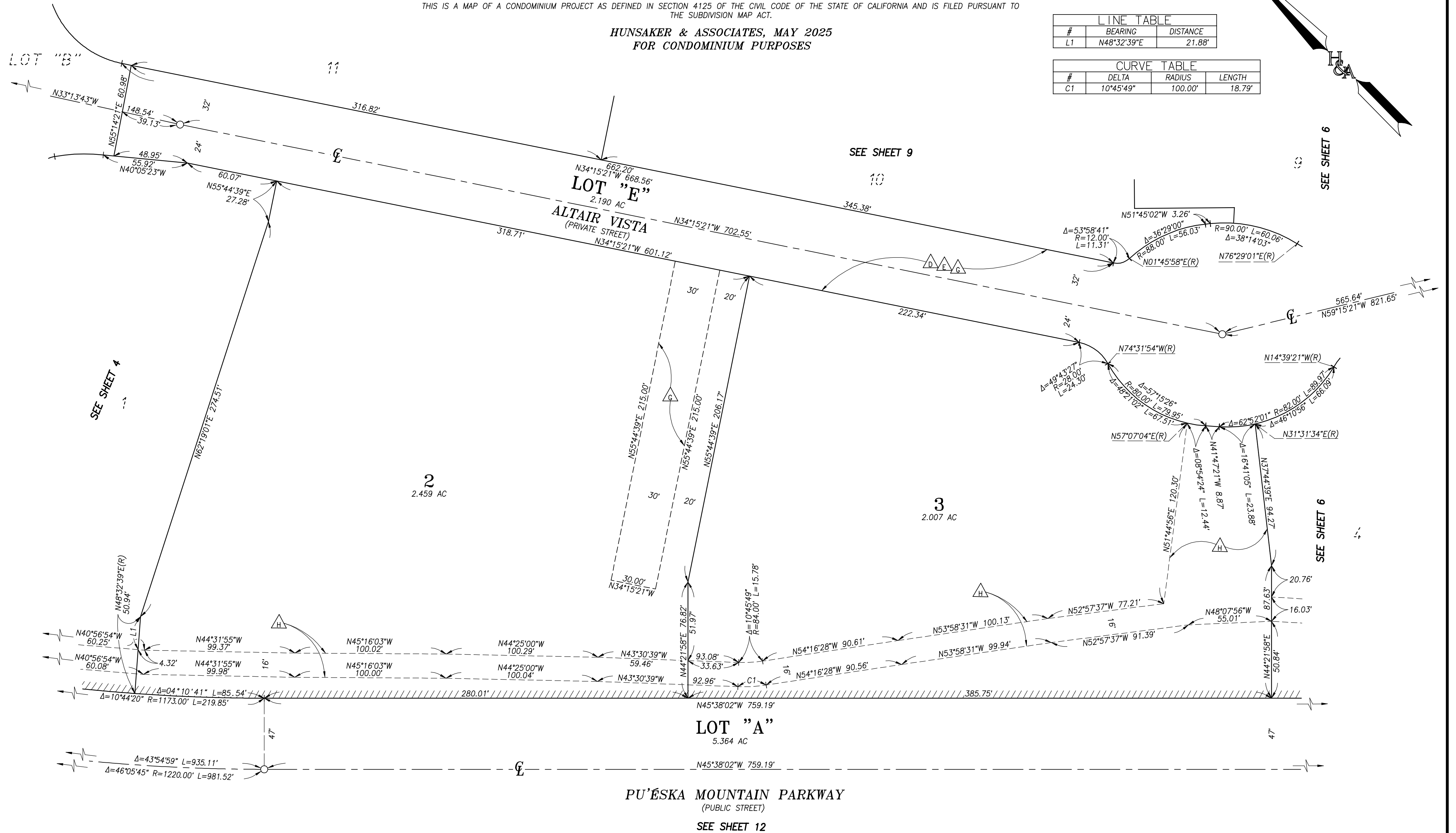
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HUNSAKER & ASSOCIATES, MAY 2025
FOR CONDOMINIUM PURPOSES

LINE TABLE		
#	BEARING	DISTANCE
L1	N48°32'39"E	21.88'

CURVE TABLE			
#	DELTA	RADIUS	LENGTH
C1	10°45'49"	100.00'	18.79'



CURVE TABLE			
#	DELTA	RADIUS	LENGTH
C1	45°02'13"	5.00'	3.93'
C2	44°57'47"	5.00'	3.92'
C3	09°47'41"	90.00'	15.39'

LINE TABLE		
#	BEARING	DISTANCE
L1	N75°46'52"E	1.45'

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

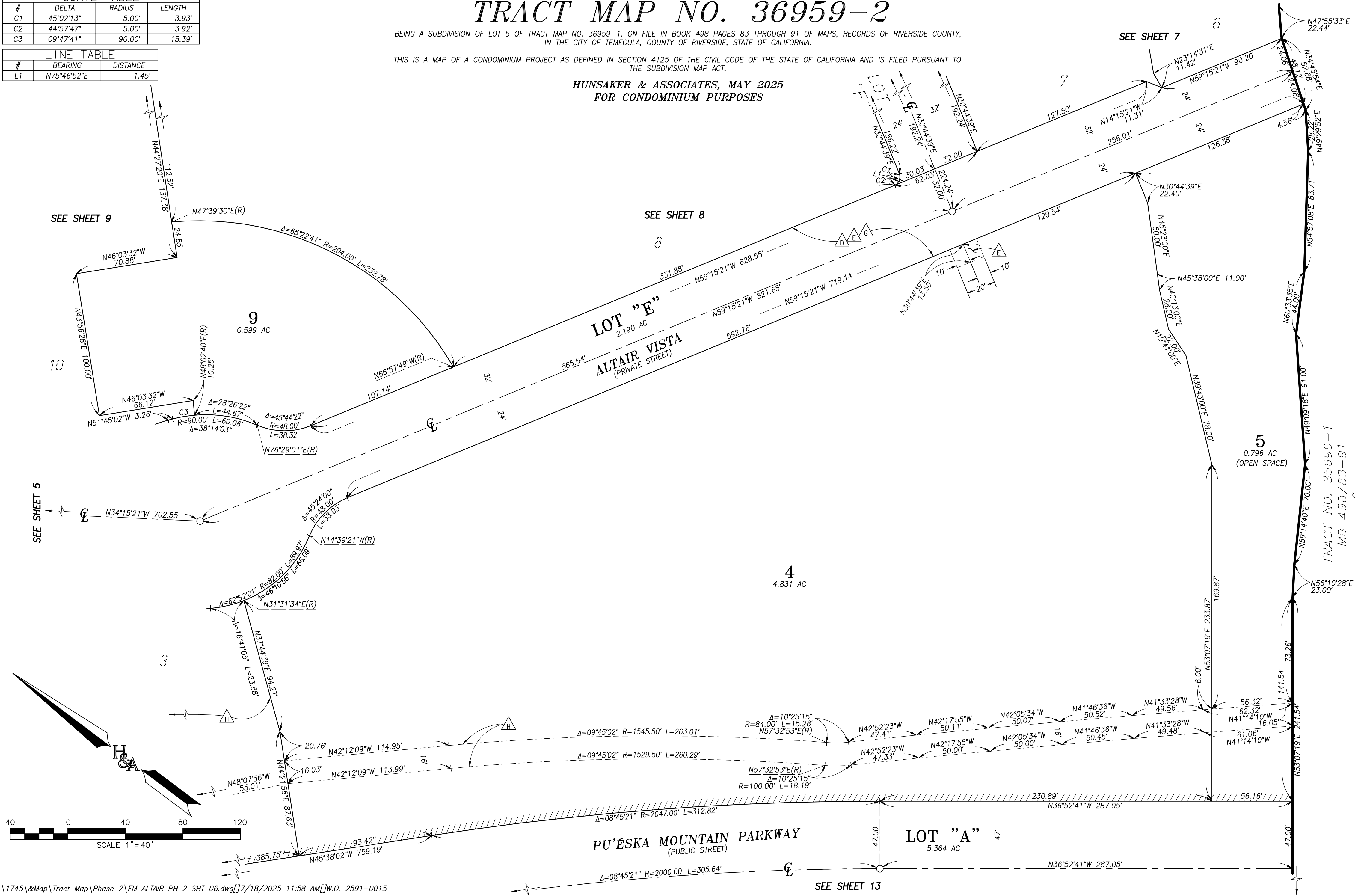
TRACT MAP NO. 36959-2

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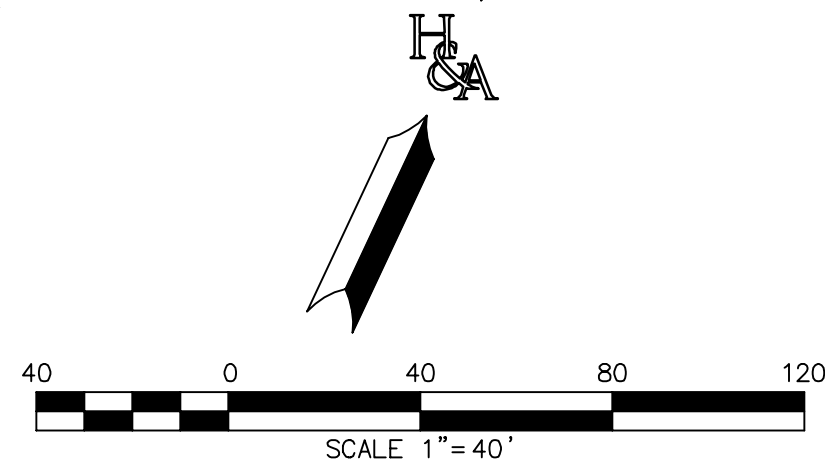
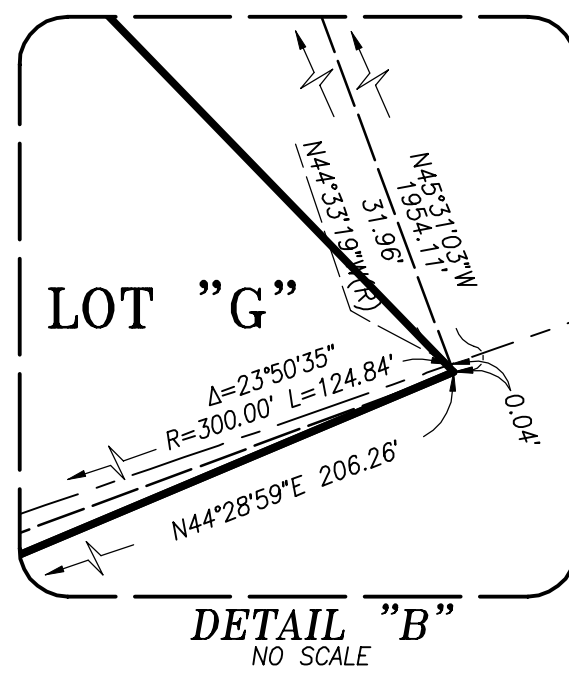
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HUNSAKER & ASSOCIATES, MAY 2025
FOR CONDOMINIUM PURPOSES

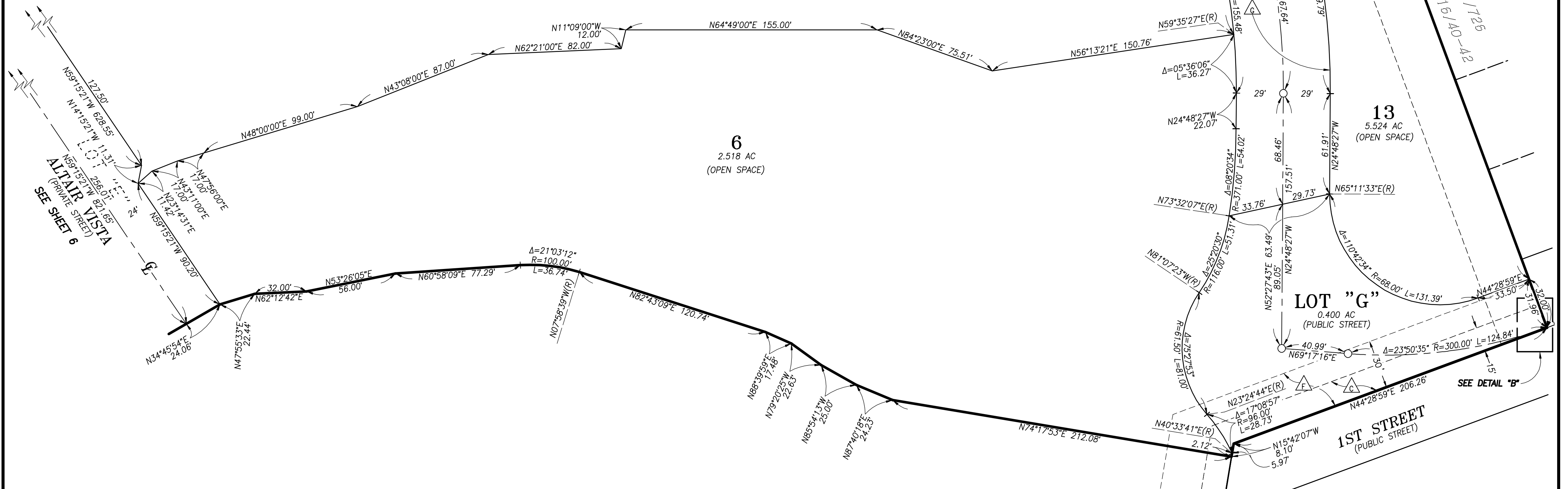
SHEET 6 OF 13 SHEETS



***HUNSAKER & ASSOCIATES, MAY 2025
FOR CONDOMINIUM PURPOSES***



7
6.379 AC



TRACT MAP NO. 36959-2

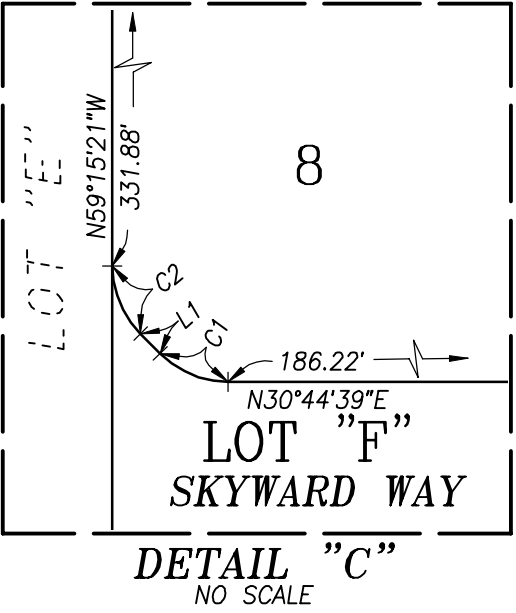
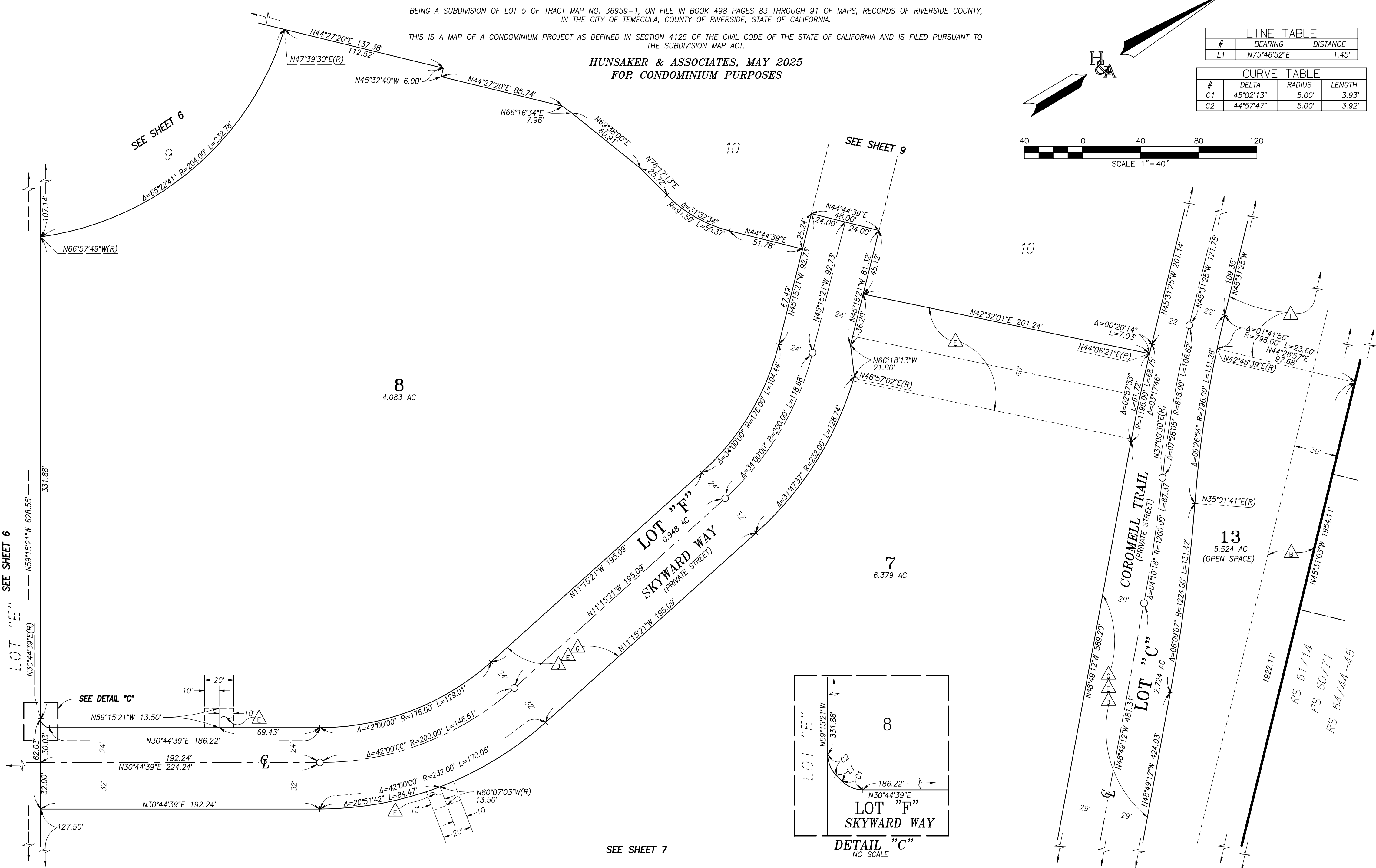
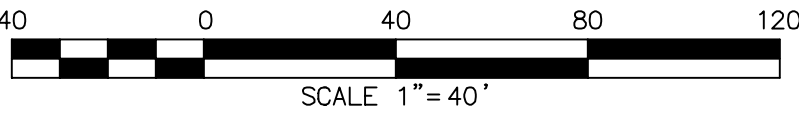
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HUNSAKER & ASSOCIATES, MAY 2025
FOR CONDOMINIUM PURPOSES

LINE TABLE		
#	BEARING	DISTANCE
L1	N75°46'52"E	1.45'

CURVE TABLE			
#	DELTA	RADIUS	LENGTH
C1	45°02'13"	5.00'	3.93'
C2	44°57'47"	5.00'	3.92'



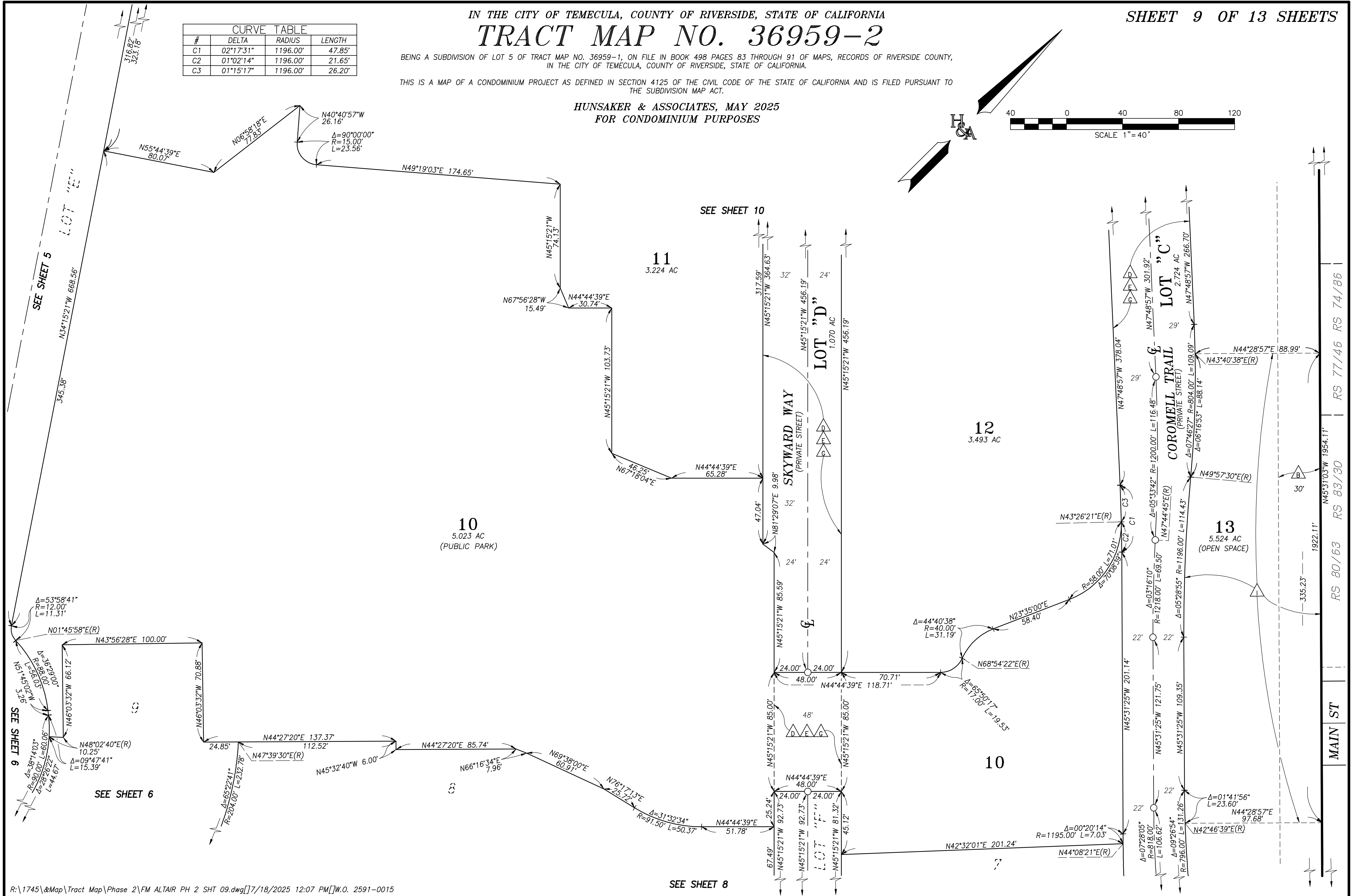
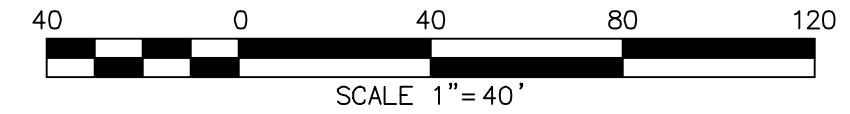
TRACT MAP NO. 36959-2

BEING A SUBDIVISION OF LOT 5 OF TRACT MAP NO. 36959-1, ON FILE IN BOOK 498 PAGES 83 THROUGH 91 OF MAPS, RECORDS OF RIVERSIDE COUNTY, IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

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.

HUNSAKER & ASSOCIATES, MAY 2025
FOR CONDOMINIUM PURPOSES

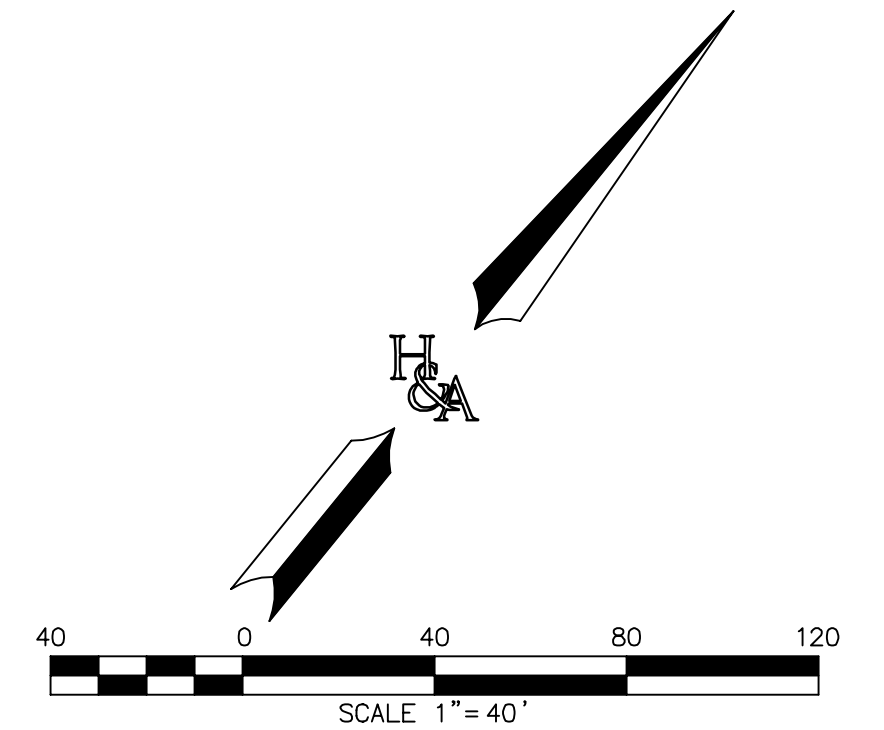
CURVE TABLE			
#	DELTA	RADIUS	LENGTH
C1	02°17'31"	1196.00'	47.85'
C2	01°02'14"	1196.00'	21.65'
C3	01°15'17"	1196.00'	26.20'



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**HUNSAKER & ASSOCIATES, MAY 2025
FOR CONDOMINIUM PURPOSES**

CURVE TABLE			
#	DELTA	RADIUS	LENGTH
C1	03°40'52"	100.00'	6.42'



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

SHEET 10 OF 13 SHEETS

TRACT MAP NO. 36959-2

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FOR CONDOMINIUM PURPOSES

LINE TABLE		
#	BEARING	DISTANCE
L1	N39°07'02"W	40.88'
L2	N51°17'03"E	48.81'
L3	N45°15'21"W	456.19'
L4	N45°15'21"W	364.63'

CURVE TABLE			
#	DELTA	RADIUS	LENGTH
C1	03°40'52"	100.00'	6.42'

R:\1745\Map\Tract Map\Phase 2\FM ALTAIR PH 2 SHT 10.dwg[7/18/2025 11:33 AM]W.O. 2591-0015

TRACT MAP NO. 36959-2

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FOR CONDOMINIUM PURPOSES

SEE SHEET 4

SEE SHEET 4

SEE SHEET 12

TRACT NO. 36959-1
MB 498/83-91

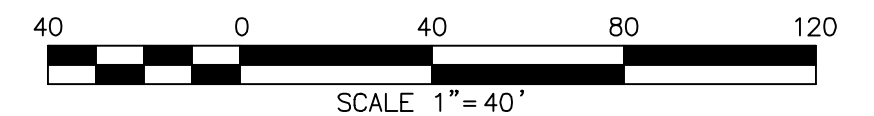
4

LOT "A"
PU'ESKA MOUNTAIN PARKWAY
(PUBLIC STREET)

14
4.451 AC
(OPEN SPACE)

15
8.168 AC
(CONSERVATION SPACE)

PM 29/27-41

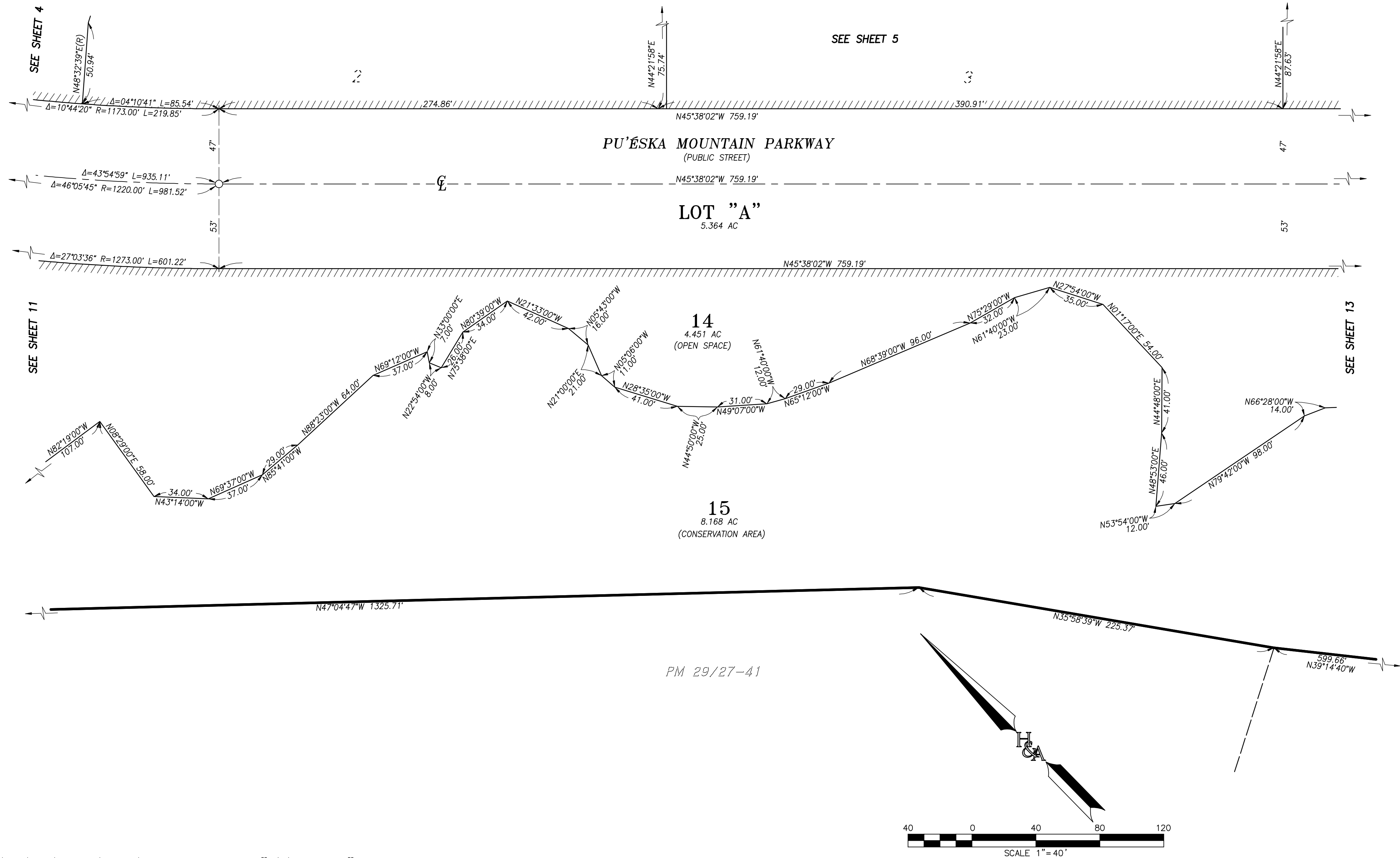


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