

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.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT TO BENEFIT PARCEL 1: INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT

MENGU SUKAN AND ELLA ARIELLE McBEHR, HUSBAND AND WIFE

MENGU SUKAN ELLA ARIELLE McBEHR

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)
) S.S.
COUNTY OF)

ON THIS DAY OF , 2025, BEFORE ME,
NOTARY PUBLIC, PERSONALLY APPEARED
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND HE ACKNOWLEDGED TO ME
THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS
SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH HE
ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND

SIGNATURE

PRINTED NAME

MY COMMISSION EXPIRES: MY COMMISSION NUMBER:

MY PRINCIPAL PLACE OF BUSINESS IS IN COUNTY

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:

20' WIDE EASEMENT FOR INGRESS AND EGRESS TO CHRISTINE POLLERO AND PATRICIA
SPEELMAN PER INST. NO. 2020-0193448 REC. 05/05/2020.

AN EASEMENT TO RANCHO CALIFORNIA DEVELOPMENT CO. FOR INGRESS, EGRESS AND
MAINTENANCE PER INST. NO. 109972 REC. 11/15/1968.

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

PARCEL MAP 38833

BEING A DIVISION OF LOT 21 AND A PORTION OF LOT 23 OF TRACT 3713
AS SHOWN BY MAP ON FILE IN BOOK 59, PAGES 73-75 OF MAPS, RECORDS
OF RIVERSIDE COUNTY, CALIFORNIA

HESS DEVELOPMENT

SEPTEMBER, 2025

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 TREASURER AND TAX COLLECTOR
BY: , DEPUTY

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.

DATE: , 20
CASH TAX BOND
MATTHEW JENNINGS
COUNTY TAX COLLECTOR
BY: DEPUTY

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)
) S.S.
COUNTY OF)

ON THIS DAY OF , 2025, BEFORE ME,
NOTARY PUBLIC, PERSONALLY APPEARED
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND HE ACKNOWLEDGED TO ME
THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS
SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH HE
ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND

SIGNATURE

PRINTED NAME

MY COMMISSION EXPIRES: MY COMMISSION NUMBER:

MY PRINCIPAL PLACE OF BUSINESS IS IN COUNTY

RECORDER'S STATEMENT

SHEET 1 OF 2 SHEETS

FILED THIS DAY OF , 20
AT M. 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: FIRST AMERICAN TITLE COMPANY

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS
BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS
OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST
OF ELLA ARIELLE McBEHR, IN SEPTEMBER, 2025. 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 PARCEL MAP. THE SURVEY IS TRUE AND COMPLETE AS
SHOWN.

DATED: 09/14 , 2025
BRIAN T. HESS, L.S. 8136



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT THIS MAP CONSISTING OF THREE (2) 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 38833 AS FILED AND APPROVED BY THE CITY OF TEMECULA
ON JULY 29, 2025, THE EXPIRATION DATE BEING JULY 29, 2028, THAT ALL
PROVISIONS OF APPLICABLE STATE LAW AND CITY REGULATIONS HAVE
BEEN COMPLIED WITH, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY
CORRECT.

DATE: , 20

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



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.

DATED:

BY: RANDI JOHL
CITY CLERK, CITY OF TEMECULA

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

PARCEL MAP 38833

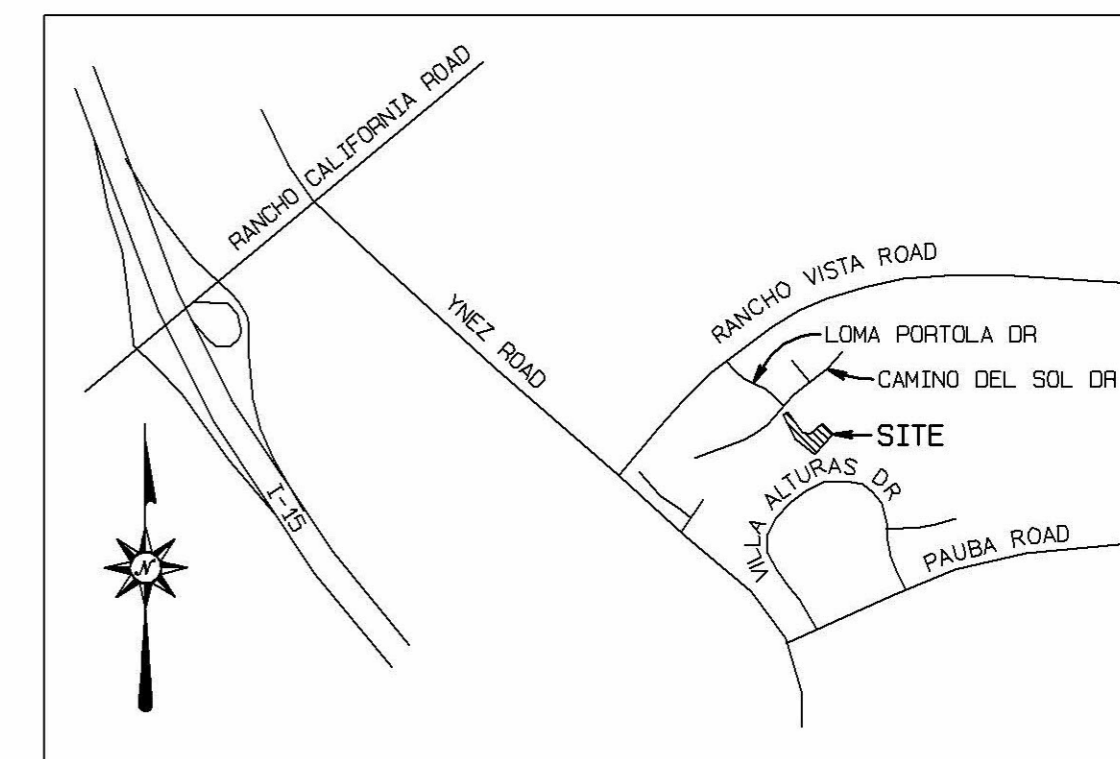
BEING A DIVISION OF LOT 21 AND A PORTION OF LOT 23 OF TRACT 3713 AS SHOWN BY MAP ON FILE IN BOOK 59, PAGES 73-75 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

HESS DEVELOPMENT

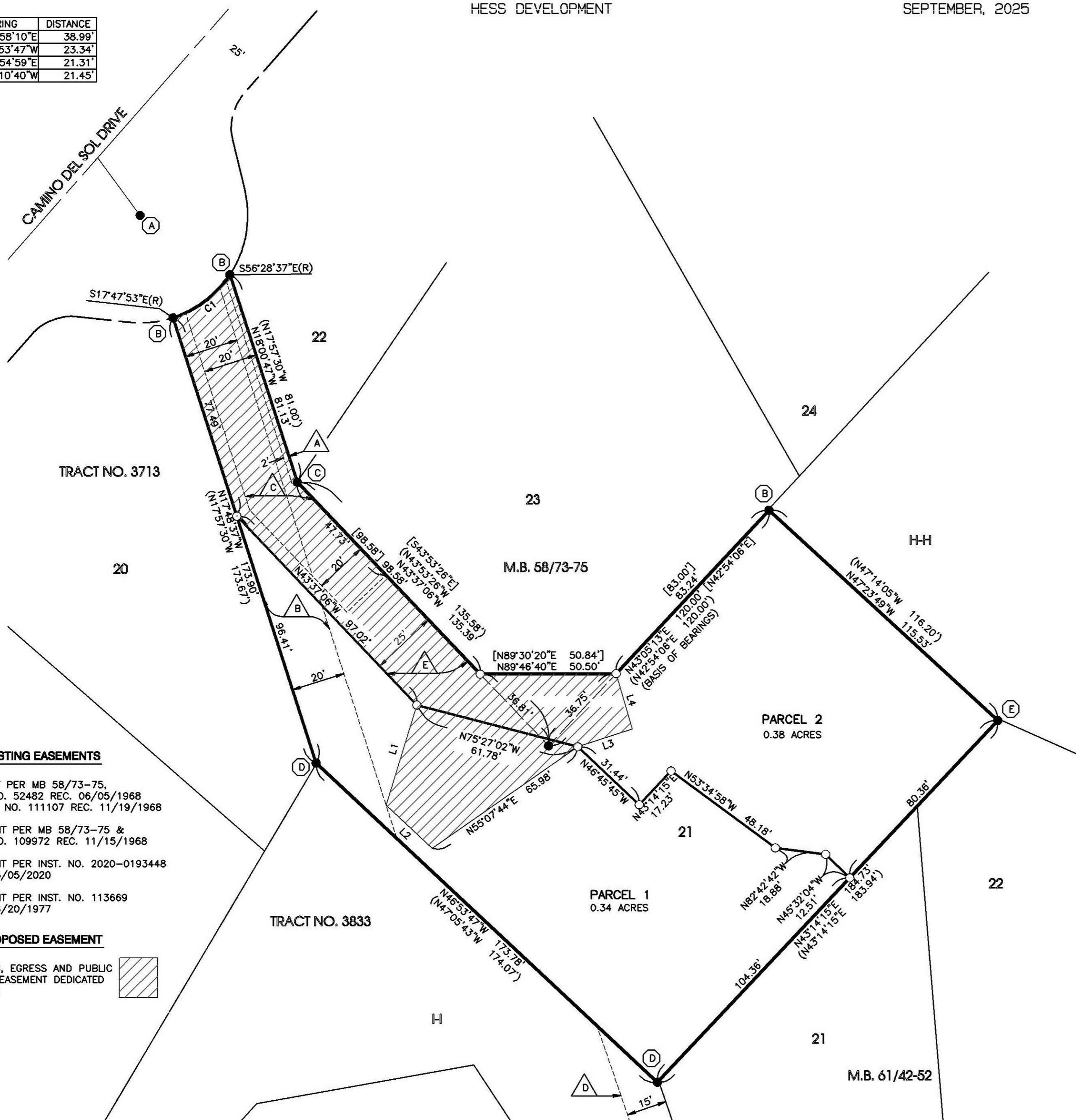
SEPTEMBER, 2025

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	27.00'	40.00'	38°40'44"	14.04'
(RECORD)				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	27.01'	40.00'	38°40'55"	14.04'

LINE	BEARING	DISTANCE
L1	N16°58'10"E	38.99'
L2	N46°53'47"W	23.34'
L3	N71°54'59"E	21.31'
L4	N16°10'40"W	21.45'



VICINITY MAP
N.T.S.



EXISTING EASEMENTS

- (A)** 2' ESMT PER MB 58/73-75, INST. NO. 52482 REC. 06/05/1968 & INST. NO. 111107 REC. 11/19/1968
- (B)** 20' ESMT PER MB 58/73-75 & INST. NO. 109972 REC. 11/15/1968
- (C)** 20' ESMT PER INST. NO. 2020-0193448 REC. 05/05/2020
- (D)** 15' ESMT PER INST. NO. 113669 REC. 06/20/1977

PROPOSED EASEMENT

- (E)** INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT DEDICATED HEREON

SURVEYORS NOTES

BASIS OF BEARINGS IS THE NORTHWESTERLY LINE OF LOT 21 BEING N42°54'06"E PER MB 58/73-75.

- INDICATES FOUND MONUMENT AS NOTED
 - INDICATES SET 1" IP W/ PLASTIC CAP LS 8136 FL
 - () INDICATES RECORD DATA PER TRACT NO. 3713, MB 58/73-75.
 - [] INDICATES RECORD DATA PER LOT LINE ADJUSTMENT NO. LD19-0732 RECORDED IN INST. NO. 2020-0274554 REC. 06/25/2020.
- TOTAL ACREAGE = 0.72 AC.

MONUMENT NOTES

- (A)** FD 1 1/4" IP W/ TAG LS 2602 DN 1.0' PER MB 58/73-75
- (B)** FD 1 1/4" IP W/ TAG LS 2602 DN 0.6' PER MB 58/73-75
- (C)** FD 1 1/4" IP W/ NO TAG DN 0.7" IN LIEU OF 1 1/4" IP W/ TAG LS 2602 PER MB 58/73-75, SET TAG LS 8136
- (D)** FD 1 1/4" IP W/ PP LS 5266 FLUSH PER CR 11-0467
- (E)** FD 1 1/4" IP W/ TAG LS 2602 UP 0.5' PER MB 58/73-75

