

LOT INFORMATION

NUMBERED LOTS = 173
LETTERED LOTS = 11
GROSS AREA = 44.34 ACRES
NET AREA = 42.64 ACRES

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

SHEET 1 OF 13 SHEETS

TRACT NO. 36483

BEING A SUBDIVISION OF PARCEL 45 OF PARCEL MAP NO. 23432, AS FILED IN BOOK 159, PAGES 38 THROUGH 61, INCLUSIVE, OF PARCEL MAPS, AND PARCEL A OF CERTIFICATE OF COMPLIANCE NO. PA13-0238, PER DOCUMENT RECORDED JUNE 9, 2014 AS INSTRUMENT NO. 2014-0210001, OFFICIAL RECORDS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

DARYL J. CHRISTIAN, L.S. 8554

MDS CONSULTING

DECEMBER, 2024

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: FIRST AMERICAN TITLE COMPANY

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 TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES OVER LOTS "A" THROUGH "K", INCLUSIVE.

AS A CONDITION OF DEDICATION OF LOT "K", (DE PORTOLA ROAD), THE OWNERS OF LOTS 167, 168 AND 172, ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY SUCH CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

ABUTTER'S RIGHTS OF ACCESS ALONG BUTTERFIELD STAGE ROAD.
THE OWNERS OF LOT 168 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.

ABUTTER'S RIGHTS OF ACCESS ALONG TEMECULA PARKWAY.
THE OWNERS OF LOTS 168 AND 169 ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ALSO EXCEPTING ONE 40.00 FOOT, AND ONE 35.21 FOOT OPENING, AS SHOWN HEREON. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS DEDICATION AS TO THE PART VACATED.

WE ALSO HEREBY DEDICATE TO THE CITY OF TEMECULA A NON-EXCLUSIVE USE EASEMENT OVER LOTS 167 THROUGH 169, INCLUSIVE, AND LOT 172 FOR SIDEWALK PURPOSES, AS SHOWN HEREON.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT:

STORM DRAIN AND ACCESS EASEMENTS LYING WITHIN LOTS 165, 166 AND 169, AS SHOWN HEREON. THE DEDICATION IS FOR MAINTENANCE OF FLOOD CONTROL FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT:

ACCESS EASEMENTS LYING WITHIN LOT 165, AS SHOWN HEREON.
THE DEDICATION IS FOR INGRESS AND EGRESS TO AND FROM STORM DRAIN EASEMENTS, FOR MAINTENANCE OF FLOOD CONTROL FACILITIES.

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS AND OUR ASSIGNS, LOTS 166 THROUGH 169, INCLUSIVE, AND LOTS 172 AND 173, FOR COMMON OPEN SPACE PURPOSES.

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS AND OUR ASSIGNS, LOTS 170 AND 171, FOR DRAINAGE AND WATER QUALITY BASIN PURPOSES.

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS AND OUR ASSIGNS, A PRIVATE DRAINAGE EASEMENT OVER A PORTION OF LOT 166, AS SHOWN HEREON.

OWNER: WOODSIDE 05S, LP, A CALIFORNIA LIMITED PARTNERSHIP

BY:

ANDREW JOHN JARVIS
VICE PRESIDENT

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 }
COUNTY OF } SS

ON 20 , 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) 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

SIGNATURE MY PRINCIPAL PLACE OF BUSINESS IS IN COUNTY

PRINT NAME MY COMMISSION EXPIRES

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 WOODSIDE 05S, LP, A CALIFORNIA LIMITED PARTNERSHIP, ON MARCH, 2021. I HEREBY STATE THAT ALL 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 RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETED AS SHOWN.

DATED: , 20 .

DARYL J. CHRISTIAN, L.S. 8554
EXPIRATION DATE: 12/31/26



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT THIS MAP CONSISTING OF THIRTEEN (13) SHEETS HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IS APPEARED ON THE TENTATIVE MAP OF TRACT NO. 36483 AS FILED AND APPROVED BY CITY COUNCIL OF THE CITY OF TEMECULA ON JUNE 19, 2024, THE EXPIRATION DATE BEING JUNE 19, 2027, THAT ALL PROVISIONS OF APPLICABLE STATE AND CITY REGULATIONS HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: , 20

BY: RON A. MORENO, LS 7933
CITY ENGINEER, CITY OF TEMECULA



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 AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON OVER LOTS "A" THROUGH "K", FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES, SUBJECT TO IMPROVEMENTS CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS.

WE ALSO HEREBY ACCEPT THE OFFER OF DEDICATION OF ABUTTERS RIGHTS OF ACCESS ALONG LOT "K" (DE PORTOLA ROAD), AND ALONG BUTTERFIELD STAGE ROAD AND TEMECULA PARKWAY, AS DEDICATED HEREON.

WE ALSO HEREBY ACCEPT THE OFFER OF DEDICATION OF A NON-EXCLUSIVE USE EASEMENT OVER LOTS 167 THROUGH 169, INCLUSIVE, AND LOT 172, FOR SIDEWALK PURPOSES, AS SHOWN HEREON, SUBJECT TO IMPROVEMENTS CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS.

DATED , 20

RANDI JOHL, CITY CLERK, CITY OF TEMECULA,
RIVERSIDE COUNTY, CALIFORNIA.

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT'S ACCEPTANCE STATEMENT:

I CERTIFY THAT UNDER THE AUTHORITY CONFERRED BY RESOLUTION NO. 474, ADOPTED ON MAY 12, 1961, BY THE BOARD OF SUPERVISORS OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, THAT THE DISTRICT ACCEPTS THE OFFER(S) OF DEDICATION MADE HEREON FOR STORM DRAIN AND ACCESS EASEMENTS, SUBJECT TO THE COMPLETION OF IMPROVEMENTS AND ACCEPTANCE BY THE DISTRICT'S GENERAL MANAGER-CHIEF ENGINEER.

DATE: , 20

BY: JASON E. UHLEY, GENERAL MANAGER-CHIEF ENGINEER

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, NOW A LIEN, BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$

DATED: , 20 .

MATTHEW JENNINGS
COUNTY 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 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.

CASH OR SURETY BOND
MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: , DEPUTY

DATED: , 20 .

EASEMENT NOTES: (SEE SHEET 2)

PROJECT: SECTION 9, T.8S., R.2W.

TRACT NO. 36483

BEING A SUBDIVISION OF PARCEL 45 OF PARCEL MAP NO. 23432, AS FILED IN BOOK 159, PAGES 38 THROUGH 61, INCLUSIVE, OF PARCEL MAPS, AND PARCEL A OF CERTIFICATE OF COMPLIANCE NO. PA13-0238, PER DOCUMENT RECORDED JUNE 9, 2014 AS INSTRUMENT NO. 2014-0210001, OFFICIAL RECORDS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

DARYL J. CHRISTIAN, L.S. 8554

MDS CONSULTING

DECEMBER, 2024

SIGNATURE OMISSIONS:

PURSUANT TO SECTION 66436(a)(3) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED, AS THEIR INTERESTS CANNOT RIPEN INTO FEE.

COUNTY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR DRAINAGE AND FLOWAGE, RECORDED JUNE 16, 1989 AS INSTRUMENT NO. 199267, OF OFFICIAL RECORDS.

COUNTY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND PUBLIC FACILITES, RECORDED JULY 5, 1989 AS INSTRUMENT NO. 224106, OF OFFICIAL RECORDS.

COUNTY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR SLOPE, SLOPE CONSTRUCTION AND MAINTENANCE PURPOSES, RECORDED JANUARY 22, 1997 AS INSTRUMENT NO. 020653, OF OFFICIAL RECORDS.

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, HOLDER OF AN EASEMENT FOR UNRESTRICTED ACCESS AND INCIDENTAL PURPOSES, RECORDED JULY 2, 2008 AS DOCUMENT No. 2008-0361203, OF OFFICIAL RECORDS.

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, HOLDER OF AN EASEMENT FOR CONSTRUCTION, USE, OPERATION, MAINTENANCE, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED JULY 2, 2008 AS DOCUMENT No. 2008-0361204, OF OFFICIAL RECORDS.

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, HOLDER OF AN EASEMENT FOR CONSTRUCTION, USE, OPERATION, MAINTENANCE, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED JULY 2, 2008 AS DOCUMENT No. 2008-0361205, OF OFFICIAL RECORDS.

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, HOLDER OF AN EASEMENT FOR CONSTRUCTION, USE, OPERATION, MAINTENANCE, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED JULY 2, 2008 AS DOCUMENT No. 2008-0361206, OF OFFICIAL RECORDS.

EASEMENT NOTES:

- (A) INDICATES EASEMENT FOR DRAINAGE AND FLOWAGE, DEDICATED TO THE PUBLIC PER DOCUMENT RECORDED JUNE 16, 1989 AS INSTRUMENT NO. 199267, OF OFFICIAL RECORDS
- (B) INDICATES EASEMENT FOR PUBLIC UTILITIES AND PUBLIC FACILITIES, RESERVED BY THE COUNTY OF RIVERSIDE PER DOCUMENT RECORDED JULY 5, 1989 AS INSTRUMENT NO. 224106, OF OFFICIAL RECORDS.
- (C) INDICATES EASEMENT FOR SLOPE AND SLOPE CONSTRUCTION PURPOSES, GRANTED TO THE COUNTY OF RIVERSIDE PER DOCUMENT RECORDED JANUARY 22, 1997 AS INSTRUMENT NO. 020653, OF OFFICIAL RECORDS.
- (D) INDICATES EASEMENT FOR UNRESTRICTED ACCESS AND INCIDENTAL PURPOSES, IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PER EASEMENT DEED RECORDED JULY 2, 2008 AS DOCUMENT No. 2008-0361203, OF OFFICIAL RECORDS.
- (E) INDICATES EASEMENT FOR CONSTRUCTION, USE, MAINTENANCE AND INCIDENTAL PURPOSES, IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PER EASEMENT DEED RECORDED JULY 2, 2008 AS DOCUMENT No. 2008-0361204, OF OFFICIAL RECORDS.
- (F) INDICATES EASEMENT FOR CONSTRUCTION, USE, MAINTENANCE AND INCIDENTAL PURPOSES, IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PER EASEMENT DEED RECORDED JULY 2, 2008 AS DOCUMENT No. 2008-0361205, OF OFFICIAL RECORDS.
- (G) INDICATES EASEMENT FOR CONSTRUCTION, USE, MAINTENANCE AND INCIDENTAL PURPOSES, IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PER EASEMENT DEED RECORDED JULY 2, 2008 AS DOCUMENT No. 2008-0361206, OF OFFICIAL
- [1]-INDICATES A STORM DRAIN AND ACCESS EASEMENT, DEDICATED HEREON TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
- [2]-INDICATES AN ACCESS EASEMENT, FOR INGRESS AND EGRESS TO AND FROM STORM DRAIN EASEMENT, DEDICATED HEREON TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT.
- [3]-INDICATES A NON-EXCLUSIVE USE EASEMENT, OVER LOTS 167, 168, 169 AND 172, FOR SIDEWALK PURPOSES, DEDICATED HEREON TO THE CITY OF TEMECULA.
- [4]-INDICATES A PRIVATE DRAINAGE EASEMENT FOR DRAINAGE PURPOSES, RESERVED TO OURSELVES, OUR HEIRS AND OUR ASSIGNS, AS SHOWN HEREON.

SOILS REPORT:

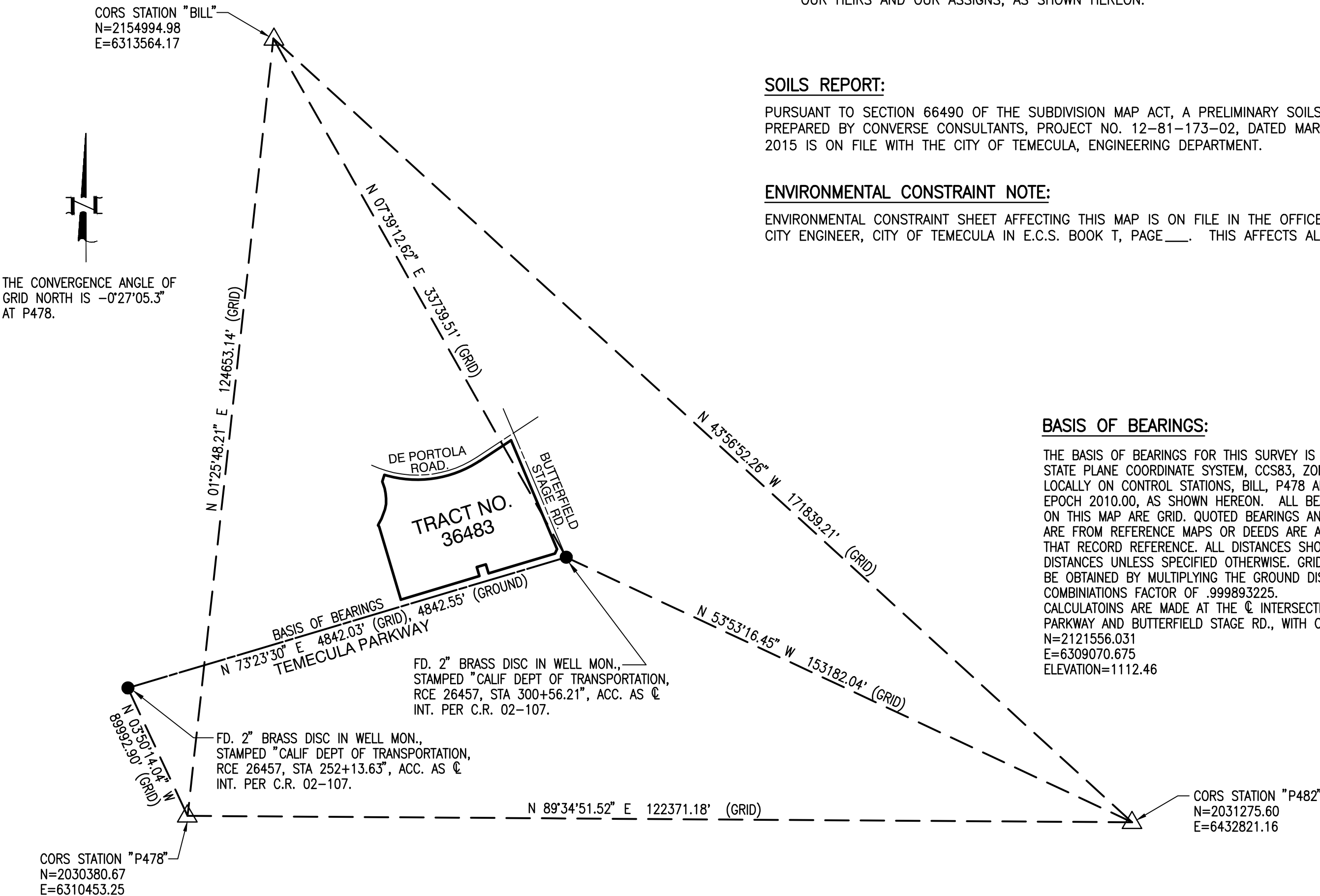
PURSUANT TO SECTION 66490 OF THE SUBDIVISION MAP ACT, A PRELIMINARY SOILS REPORT, PREPARED BY CONVERSE CONSULTANTS, PROJECT NO. 12-81-173-02, DATED MARCH 27, 2015 IS ON FILE WITH THE CITY OF TEMECULA, ENGINEERING DEPARTMENT.

ENVIRONMENTAL CONSTRAINT NOTE:

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 _____. THIS AFFECTS ALL LOTS.

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, BILL, P478 AND P482, NAD83, EPOCH 2010.00, AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES ARE 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 COMBINATIONS FACTOR OF .999893225. CALCULATIONS ARE MADE AT THE $\odot$ INTERSECTION, TEMECULA PARKWAY AND BUTTERFIELD STAGE RD., WITH COORDIANTES OF:
N=2121556.031
E=6309070.675
ELEVATION=1112.46



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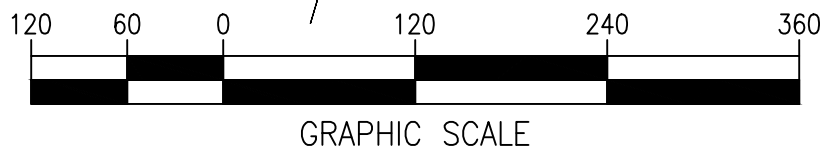
DARYL J. CHRISTIAN, L.S. 8554

MDS CONSULTING

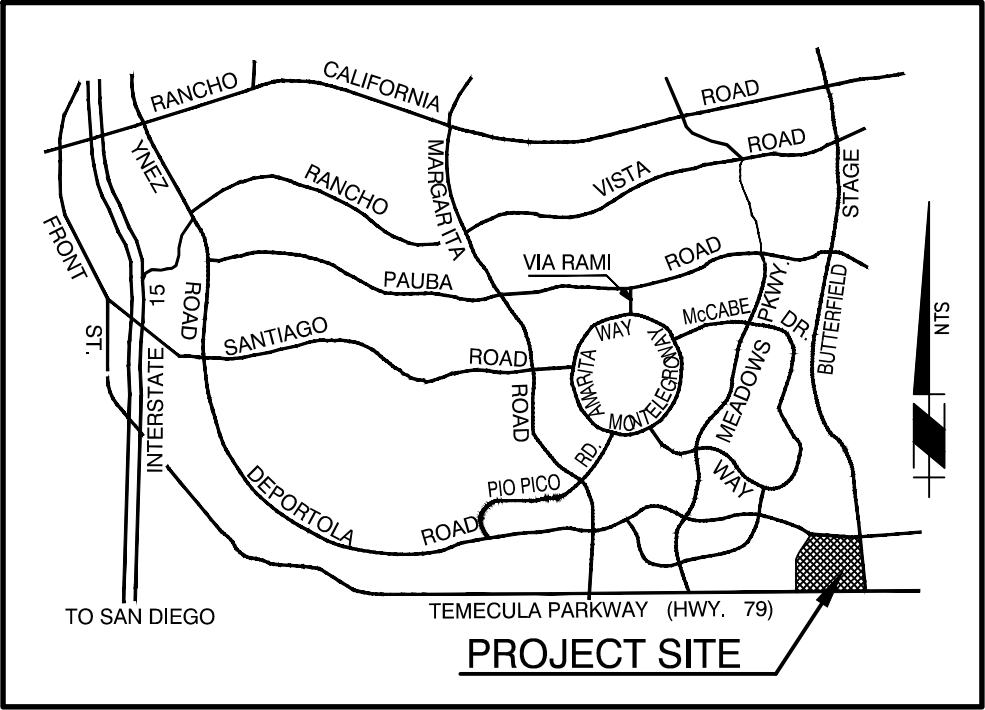
DECEMBER, 2024

BOUNDARY SURVEY

FD. 1" IP W/TAG, RCE 19073, FLUSH, ACC. AS CL INT. PER M.B. 313/35-38, AND M.B. 281/14-23.



GRAPHIC SCALE



VICINITY MAP

SURVEYOR'S NOTES

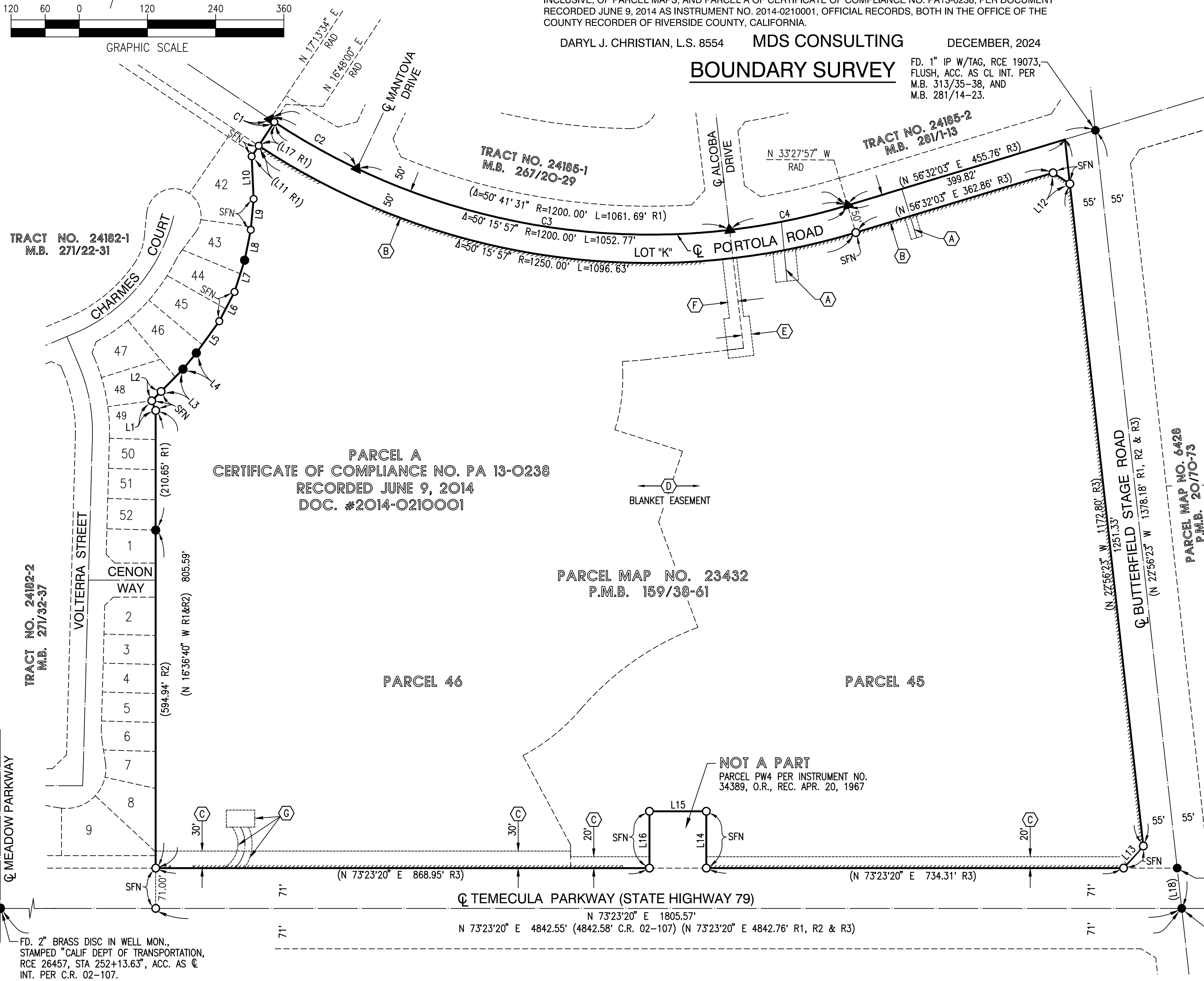
- — INDICATES FOUND 1" I.P., W/TAG, LS 5346, PER TRACT NO. 24182-1 M.B. 271/22-31, UNLESS OTHERWISE NOTED.
- ▲ — INDICATES FOUND 1 1/2" BRASS CAP, STAMPED L.S. 5346, FLUSH, PER TRACT NO. 24185-1, M.B. 267/20-29, UNLESS OTHERWISE NOTED.
- ⊙ — INDICATES SET 5" SPIKE W/WASHER, STAMPED L.S. 8554, FLUSH, AT B.C.'S, E.C.'S, AND CENTERLINE INTERSECTIONS, UNLESS OTHERWISE NOTED.
- — INDICATES SET 1" IRON PIPE TAGGED L.S. 8554, FLUSH; AT ALL TRACT CORNERS AND ANGLE POINTS IN TRACT BOUNDARY, UNLESS OTHERWISE NOTED.
- 1" IRON PIPE TAGGED L.S. 8554, FLUSH, OR SPIKE & WASHER, STAMPED L.S. 8554 IN ASPHALT, OR LEAD, TACK AND TAG, L.S. 8554, FLUSH IN CONCRETE, TO BE SET AT ALL LOT CORNERS.
- (R1) — INDICATES REC. & MEAS. DATA PER TRACT NO. 24182-1, MB 271/22-31, UNLESS OTHERWISE NOTED.
- (R2) — INDICATES REC. & MEAS. DATA PER TRACT NO. 24182-2, MB 271/32-37, UNLESS OTHERWISE NOTED.
- (R3) — INDICATES REC. & MEAS. DATA PER PARCEL MAP NO. 23432, PMB 159/38-61, UNLESS OTHERWISE NOTED.
- (R4) — INDICATES REC. & MEAS. DATA PER TRACT NO. 24185-1, MB 267/20-29, UNLESS OTHERWISE NOTED.
- THIS TRACT MAP CONTAINS 178 NUMBERED LOTS AND 11 LETTERED LOTS. THIS TRACT MAP CONTAINS 42.64 ACRES NET.
- (X) — INDICATES EXISTING EASEMENT (SEE EASEMENT NOTES ON SHEET 2)
- [] — INDICATES EASEMENT DEDICATED HEREON (SEE EASEMENT NOTES ON SHEET 2)
- SFN — INDICATES SEARCHED, FD NOTHING
- /// — INDICATES RESTRICTED ACCESS RIGHTS

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP ARE BASED ON THE CENTERLINE OF TEMECULA PARKWAY (ST. HWY. 79) AS SHOWN ON PARCEL MAP NO. 23432, AS FILED IN BOOK 159, PAGES 38 THROUGH 61, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, BEING NORTH 73°23'20" EAST.

CURVE DATA			
#	DELTA	RADIUS	LENGTH
C1	(00°25'34"	1200.00'	8.92' R1)
C2	(08°23'34"	1200.00'	175.78' R4)
C3	(32°10'00"	1200.00'	673.70' R4)
C4	(10°07'31"	1200.00'	212.21' R4)

COURSE DATA		
#	BEARING	DISTANCE
(L1)	(N 38°49'26" W	18.44' R1)
(L2)	(N 28°22'28" E	23.20' R1)
(L3)	(N 27°54'54" E	55.07' R1)
(L4)	(N 22°48'59" E	36.84' R1)
(L5)	(N 19°15'35" E	68.99' R1)
(L6)	(N 10°50'39" E	58.17' R1)
(L7)	(N 01°04'18" E	58.48' R1)
(L8)	(N 05°10'00" W	54.60' R1)
(L9)	(N 11°20'01" W	54.67' R1)
(L10)	(N 19°15'39" W	74.99' R1)
(L11)	(N 16°48'00" E	22.50' R1)
(L12)	(N 73°12'10" W	35.37' R3)
(L13)	(N 25°13'39" E	52.15' R3)
(L14)	(N 16°36'40" W	100.00' R3)
(L15)	(N 73°23'20" E	100.00' R3)
(L16)	(N 16°36'40" W	100.00' R3)
(L17)	(N 16°48'00" E	50.00' R1)
(L18)	(N 22°56'23" W	71.44' R3)



PARCEL A
CERTIFICATE OF COMPLIANCE NO. PA 13-0238
RECORDED JUNE 9, 2014
DOC. #2014-0210001

PARCEL MAP NO. 23432
P.M.B. 159/38-61

PARCEL 45

PARCEL 46

NOT A PART
PARCEL PW4 PER INSTRUMENT NO.
34389, O.R., REC. APR. 20, 1967

FD. 1" I.P., W/TAG LS 4693, DN. 0.2', NO REF., ACC. AS PT. ON N'LY R/W OF TEMECULA PARKWAY (ST. HWY. 79)

FD. 2" BRASS DISC IN WELL MON., STAMPED "CALIF DEPT OF TRANSPORTATION, RCE 26457, STA 300+56.21", ACC. AS CL INT. PER C.R. 02-107.

FD. 2" BRASS DISC IN WELL MON., STAMPED "CALIF DEPT OF TRANSPORTATION, RCE 26457, STA 252+13.63", ACC. AS CL INT. PER C.R. 02-107.

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

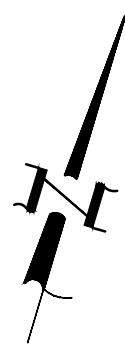
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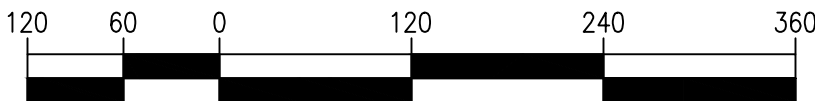
DARYL J. CHRISTIAN, L.S. 8554

MDS CONSULTING

DECEMBER, 2024



SCALE: 1" = 120'



GRAPHIC SCALE

TRACT NO. 24182-1
M.B. 271/22-31

TRACT NO. 24182-2
M.B. 271/32-37

TRACT NO. 24185-1
M.B. 267/20-29

TRACT NO. 24185-2
M.B. 281/1-13

SHEET INDEX MAP

(X) — INDICATES SHEET NUMBER

NOTE:
SEE SHEET 3 FOR TRACT BOUNDARY

PARCEL MAP NO. 6428
P.M.B. 20170-73



TEMECULA PARKWAY (STATE HIGHWAY 79)

NOTE:
SEE SHEET 2 FOR EASEMENT NOTES
SEE SHEET 3 FOR BASIS OF BEARINGS & SURVEYORS NOTES

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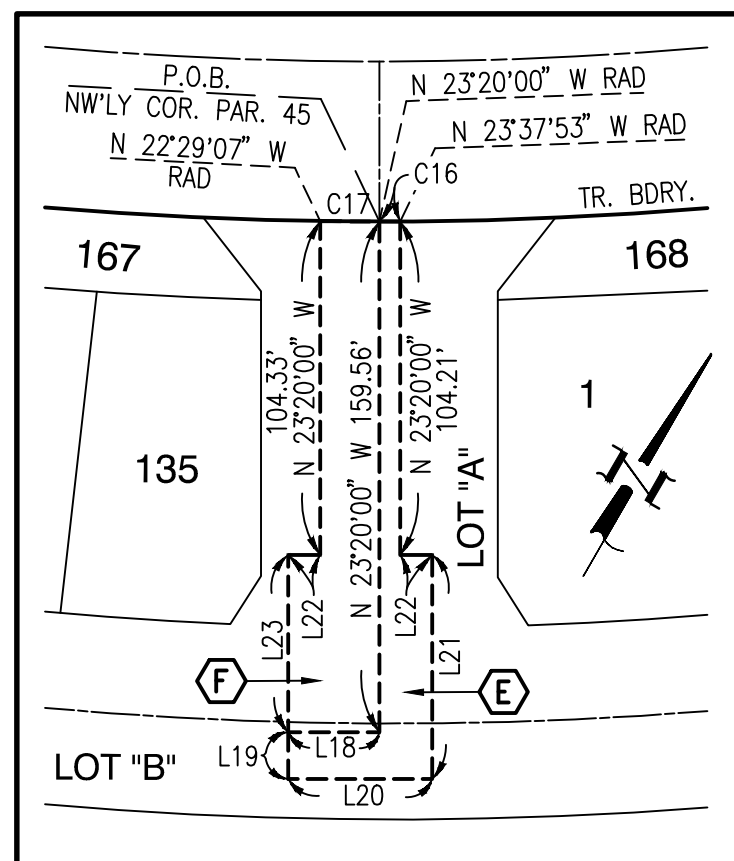
DARYL J. CHRISTIAN, L.S. 8554

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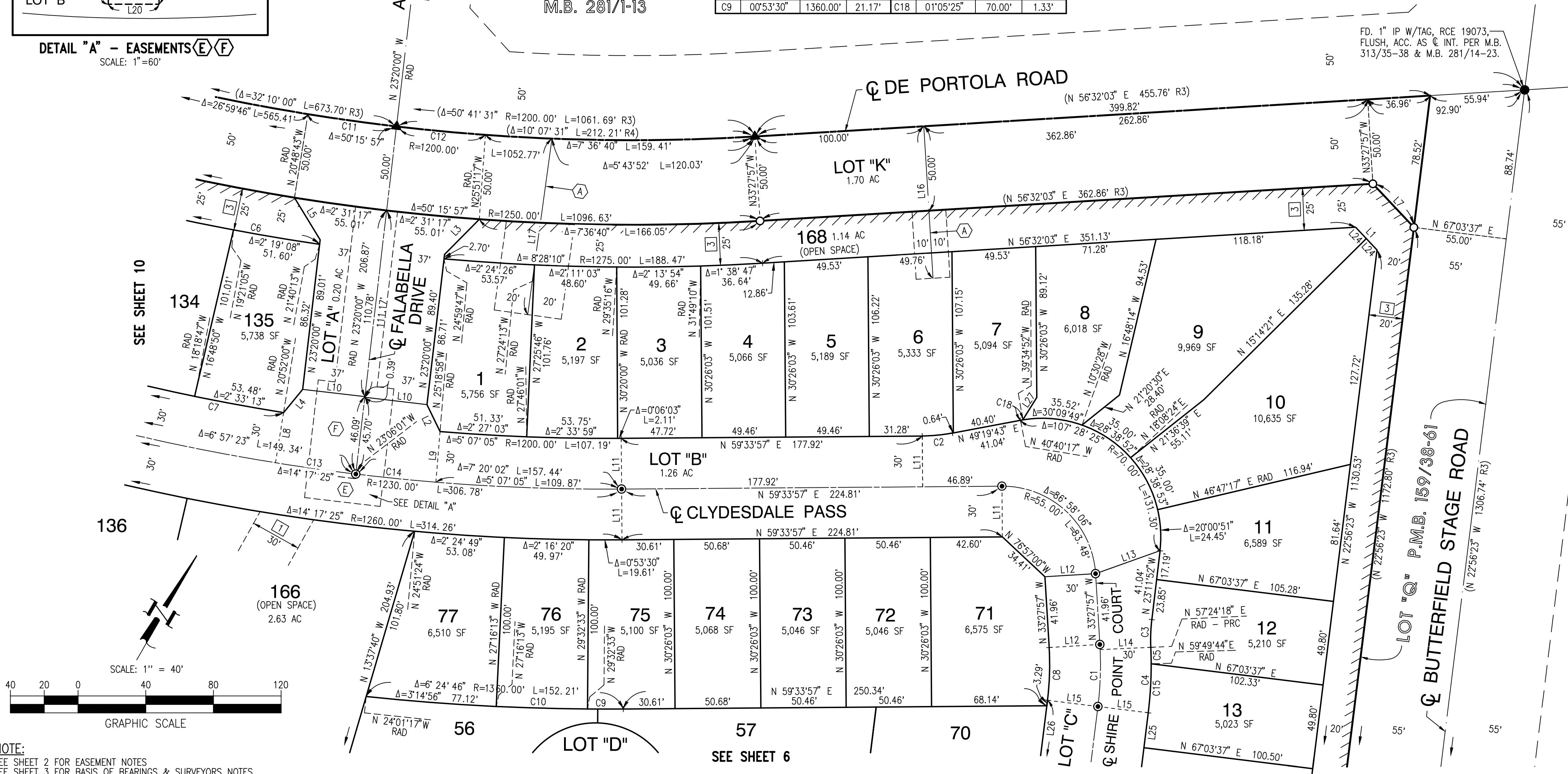
CURVE DATA				CURVE DATA			
#	DELTA	RADIUS	LENGTH	#	DELTA	RADIUS	LENGTH
C1	10°31'34"	200.00'	36.74'	C10	02°16'20"	1360.00'	53.93'
C2	10°14'15"	100.00'	17.87'	C11	02°31'17"	1200.00'	52.81'
C3	09°23'50"	100.00'	16.40'	C12	02°31'17"	1200.00'	52.81'
C4	09°39'19"	230.00'	38.76'	C13	02°14'01"	1230.00'	47.95'
C5	02°25'26"	230.00'	9.73'	C14	02°12'57"	1230.00'	47.57'
C6	28°54'47"	1275.00'	643.40'	C15	07°13'53"	230.00'	29.03'
C7	04°43'22"	1200.00'	98.91'	C16	00°17'53"	1250.00'	6.50'
C8	10°31'34"	170.00'	31.23'	C17	00°50'53"	1250.00'	18.50'
C9	00°53'30"	1360.00'	21.17'	C18	01°05'25"	70.00'	1.33'

COURSE DATA			COURSE DATA		
#	BEARING	DISTANCE	#	BEARING	DISTANCE
L1	N 73°12'10" W	18.42'	L14	N 57°24'18" E	30.00'
L2	N 55°44'53" W	17.76'	L15	N 67°03'37" E	30.00'
L3	N 14°43'21" E	29.18'	L16	N 33°27'57" W	90.00'
L4	N 09°26'01" E	17.82'	L17	N 22°10'00" W	105.00'
L5	N 61°23'21" W	29.18'	L18	N 66°40'00" E	28.50'
L6	RAD N 29°45'15" W	8.20'	L19	N 23°20'00" W	14.63'
L7	(N 73°12'10" W	35.37' R3)	L20	N 66°40'00" E	45.00'
L8	N 20°52'00" W	30.00'	L21	N 23°20'00" W	70.00'
L9	N 25°18'58" W	30.00'	L22	N 66°40'00" E	10.00'
L10	N 66°40'00" E	37.00'	L23	N 23°20'00" W	55.37'
L11	N 30°26'03" W	30.00'	L24	N 73°12'10" W	9.21'
L12	N 56°32'03" E	30.00'	L25	N 22°56'23" W	20.85'
L13	N 40°25'07" E	40.47'	L26	N 22°56'23" W	251.09'
			L27	N 01°54'20" E	15.68'



DETAIL "A" - EASEMENTS (E) (F)

SCALE: 1"=60'

TRACT NO. 24185-2
M.B. 281/1-13

NOTE:

SEE SHEET 2 FOR EASEMENT NOTES
SEE SHEET 3 FOR BASIS OF BEARINGS & SURVEYORS NOTES

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

TRACT NO. 36483

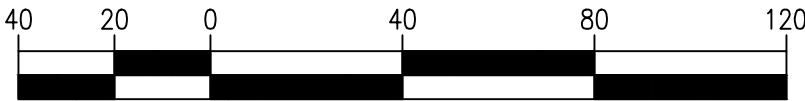
BEING A SUBDIVISION OF PARCEL 45 OF PARCEL MAP NO. 23432, AS FILED IN BOOK 159, PAGES 38 THROUGH 61, INCLUSIVE, OF PARCEL MAPS, AND PARCEL A OF CERTIFICATE OF COMPLIANCE NO. PA13-0238, PER DOCUMENT RECORDED JUNE 9, 2014 AS INSTRUMENT NO. 2014-0210001, OFFICIAL RECORDS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

DARYL J. CHRISTIAN, L.S. 8554

MDS CONSULTING

DECEMBER, 2024

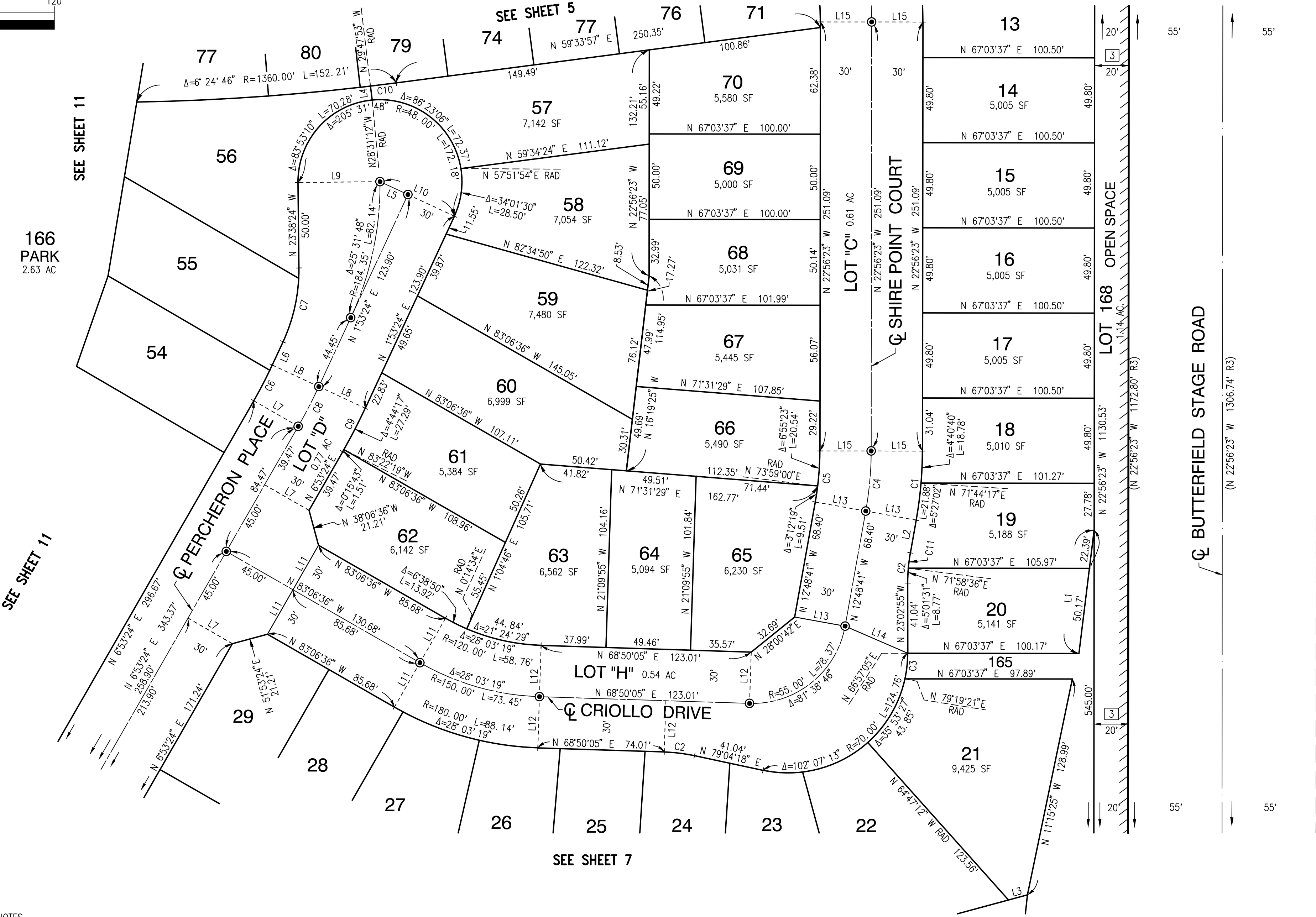
SCALE: 1" = 40'



GRAPHIC SCALE

COURSE DATA		
#	BEARING	DISTANCE
L1	N 15°58'13" W	72.56'
L2	N 12°48'41" W	19.40'
L3	N 51°50'20" E	11.45'
L4	N 29°40'11" W	8.21'
L5	N 88°06'36" W	18.00'
L6	N 01°53'24" E	15.00'
L7	N 83°06'36" W	30.00'
L8	N 88°06'36" W	30.00'
L9	N 66°21'36" W RAD	48.00'
L10	N 88°06'36" W	48.00'
L11	N 06°53'24" E	30.00'
L12	N 21°09'55" W	30.00'
L13	N 77°11'19" E	30.00'
L14	N 89°33'41" W	39.95'
L15	N 67°03'37" E	30.00'

CURVE DATA			
#	DELTA	RADIUS	LENGTH
C1	10°07'42"	230.00'	40.66'
C2	10°14'14"	100.00'	17.87'
C3	12°22'16"	70.00'	15.11'
C4	10°07'42"	200.00'	35.35'
C5	10°07'42"	170.00'	30.05'
C6	05°00'00"	270.00'	23.56'
C7	25°31'48"	100.00'	44.56'
C8	05°00'00"	300.00'	26.18'
C9	05°00'00"	330.00'	28.80'
C10	00°38'10"	1360.00'	15.10'
C11	05°12'43"	100.00'	9.10'
C12	22°03'08"	100.00'	38.49'



NOTE:
SEE SHEET 2 FOR EASEMENT NOTES
SEE SHEET 3 FOR BASIS OF BEARINGS & SURVEYORS NOTES

TRACT NO. 36483

BEING A SUBDIVISION OF PARCEL 45 OF PARCEL MAP NO. 23432, AS FILED IN BOOK 159, PAGES 38 THROUGH 61, INCLUSIVE, OF PARCEL MAPS, AND PARCEL A OF CERTIFICATE OF COMPLIANCE NO. PA13-0238, PER DOCUMENT RECORDED JUNE 9, 2014 AS INSTRUMENT NO. 2014-0210001, OFFICIAL RECORDS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

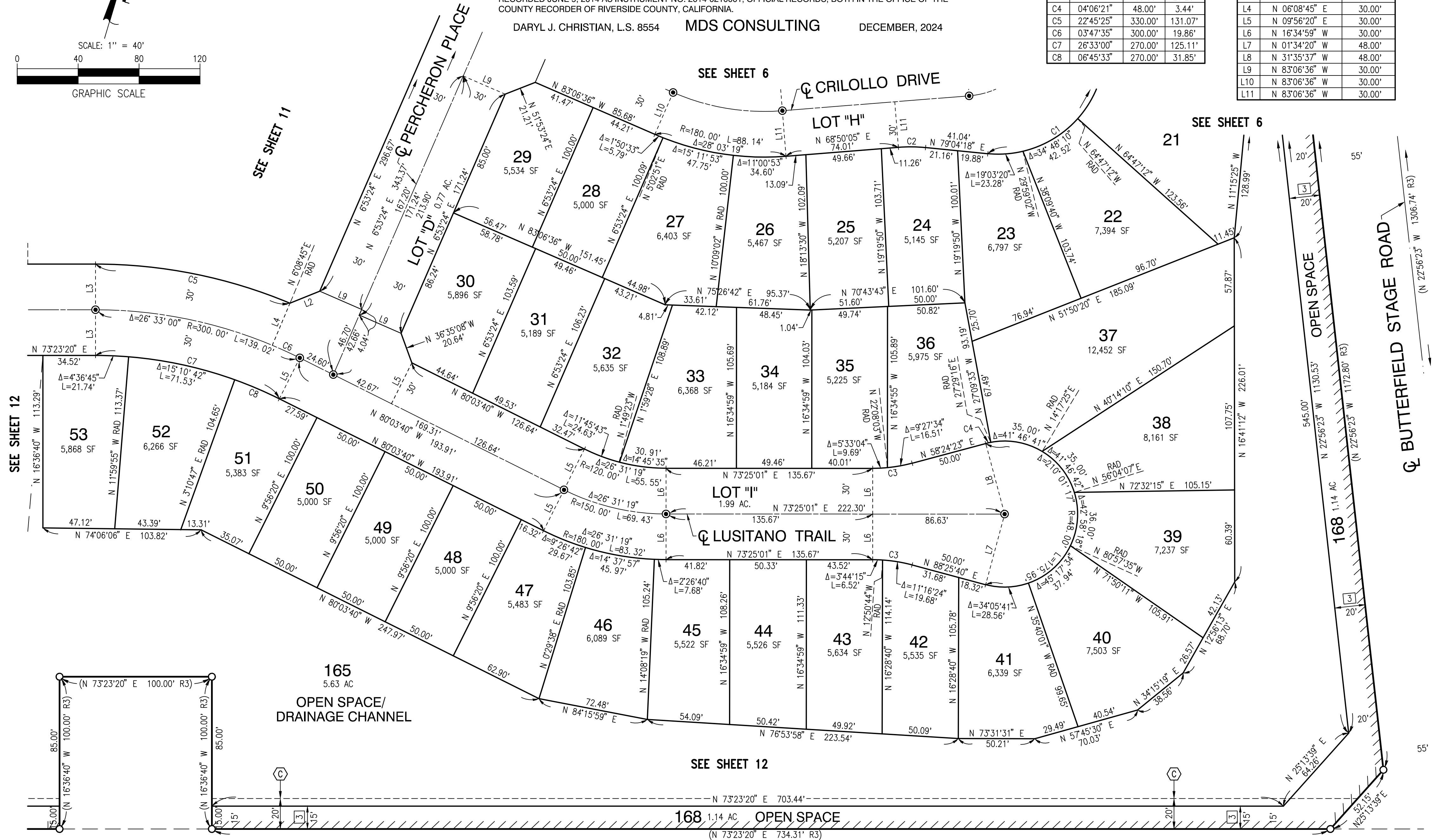
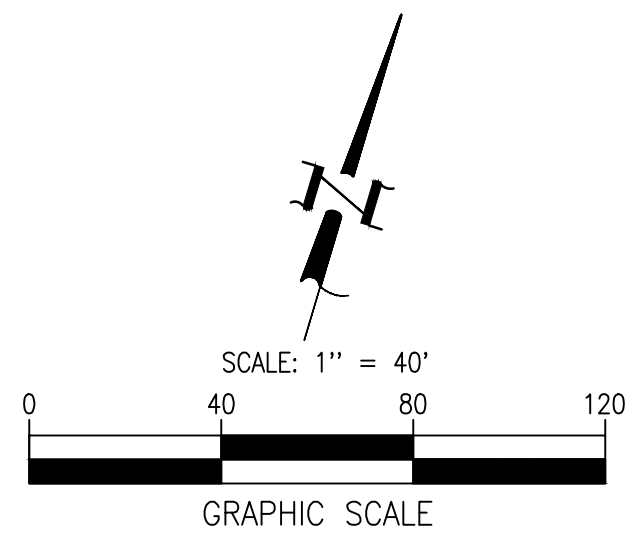
DARYL J. CHRISTIAN, L.S. 8554

MDS CONSULTING

DECEMBER, 2024

CURVE DATA			
#	DELTA	RADIUS	LENGTH
C1	102°07'13"	70.00'	124.76'
C2	10°14'13"	100.00'	17.87'
C3	15°00'37"	100.00'	26.20'
C4	04°06'21"	48.00'	3.44'
C5	22°45'25"	330.00'	131.07'
C6	03°47'35"	300.00'	19.86'
C7	26°33'00"	270.00'	125.11'
C8	06°45'33"	270.00'	31.85'

COURSE DATA		
#	BEARING	DISTANCE
L1	N 73°23'20" E	100.00'
L2	N 51°31'04" E	21.08'
L3	N 16°36'40" W	30.00'
L4	N 06°08'45" E	30.00'
L5	N 09°56'20" E	30.00'
L6	N 16°34'59" W	30.00'
L7	N 01°34'20" W	48.00'
L8	N 31°35'37" W	48.00'
L9	N 83°06'36" W	30.00'
L10	N 83°06'36" W	30.00'
L11	N 83°06'36" W	30.00'



NOTE:

SEE SHEET 2 FOR EASEMENT NOTES
SEE SHEET 3 FOR BASIS OF BEARINGS & SURVEYORS NOTES

TEMECULA PARKWAY (ST. HWY. 79)

TRACT NO. 36483

BEING A SUBDIVISION OF PARCEL 45 OF PARCEL MAP NO. 23432, AS FILED IN BOOK 159, PAGES 38 THROUGH 61, INCLUSIVE, OF PARCEL MAPS, AND PARCEL A OF CERTIFICATE OF COMPLIANCE NO. PA13-0238, PER DOCUMENT RECORDED JUNE 9, 2014 AS INSTRUMENT NO. 2014-0210001, OFFICIAL RECORDS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

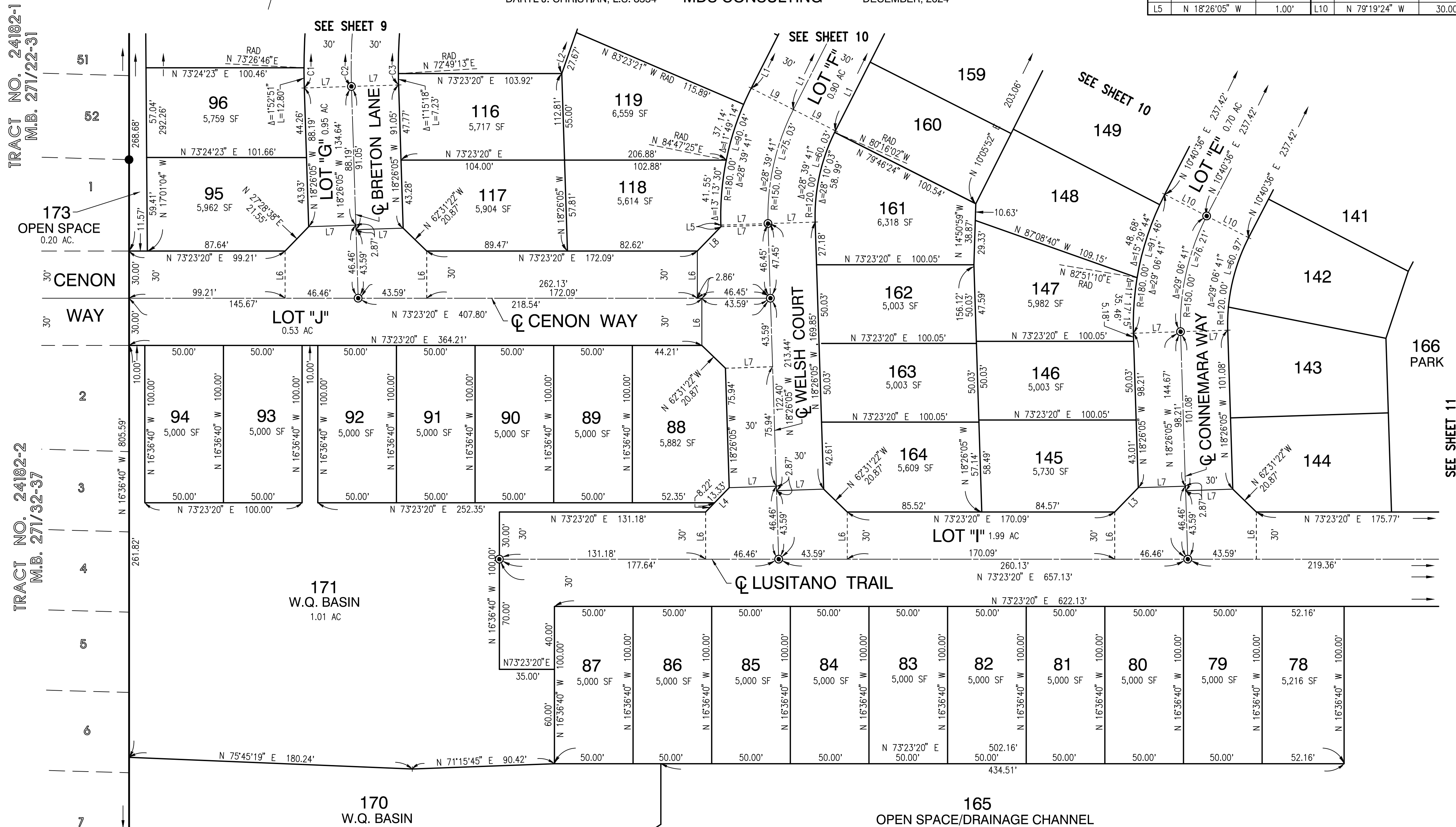
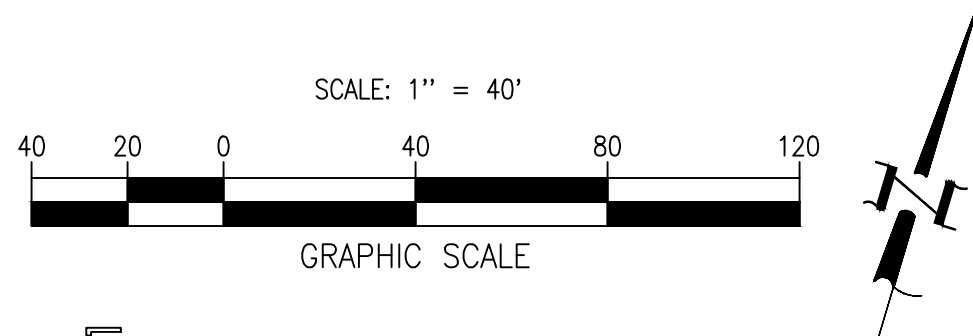
DARYL J. CHRISTIAN, L.S. 8554

MDS CONSULTING

DECEMBER, 2024

CURVE DATA			
#	DELTA	RADIUS	LENGTH
C1	42°42'07"	390.00'	290.66'
C2	42°42'07"	360.00'	268.30'
C3	42°42'07"	330.00'	245.95'

COURSE DATA			COURSE DATA		
#	BEARING	DISTANCE	#	BEARING	DISTANCE
L1	N 10°13'36" E	227.26'	L6	N 16°36'40" W	30.00'
L2	N 02°42'46" E	42.54'	L7	N 71°33'55" E	30.00'
L3	N 27°28'38" E	21.55'	L8	N 27°28'39" E	21.54'
L4	N 27°28'38" E	21.38'	L9	N 79°46'24" W	30.00'
L5	N 18°26'05" W	1.00'	L10	N 79°19'24" W	30.00'



NOTE:

SEE SHEET 2 FOR EASEMENT NOTES
SEE SHEET 3 FOR BASIS OF BEARINGS & SURVEYORS NOTES

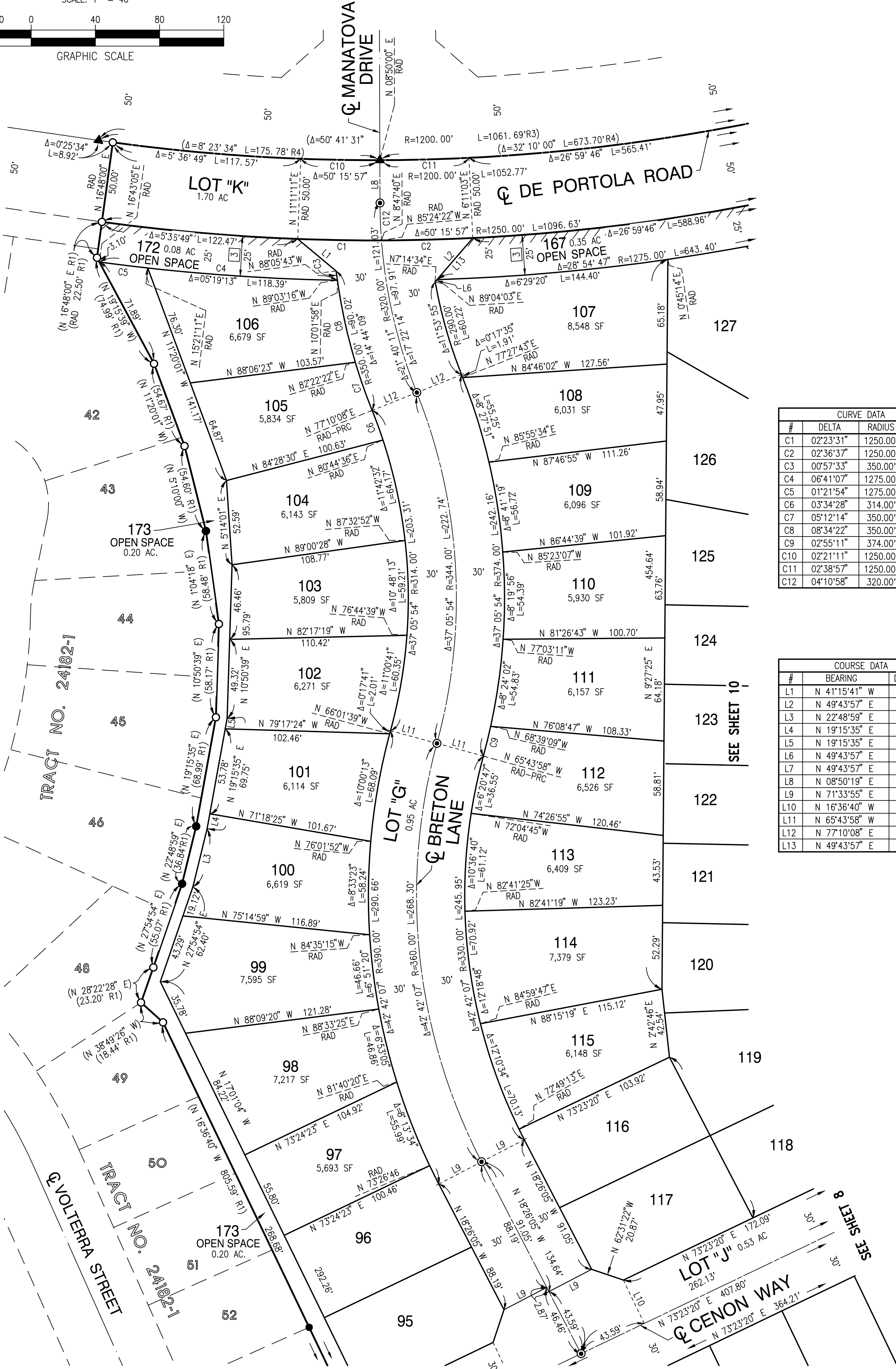
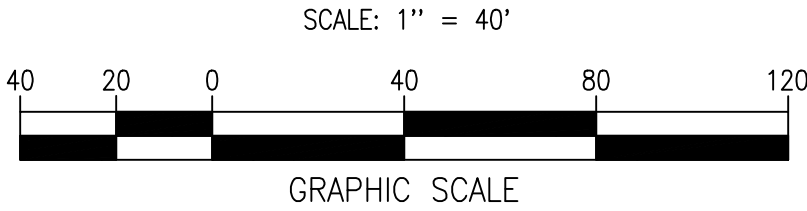
TRACT NO. 36483

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DARYL J. CHRISTIAN, L.S. 8554

MDS CONSULTING

DECEMBER, 2024



TRACT NO. 36483

BEING A SUBDIVISION OF PARCEL 45 OF PARCEL MAP NO. 23432, AS FILED IN BOOK 159, PAGES 38 THROUGH 61, INCLUSIVE, OF PARCEL MAPS, AND PARCEL A OF CERTIFICATE OF COMPLIANCE NO. PA13-0238, PER DOCUMENT RECORDED JUNE 9, 2014 AS INSTRUMENT NO. 2014-0210001, OFFICIAL RECORDS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

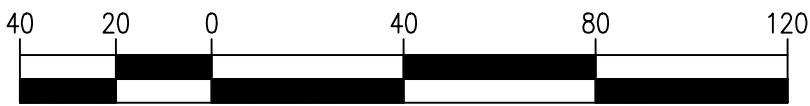
DARYL J. CHRISTIAN, L.S. 8554

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DECEMBER, 2024



SCALE: 1" = 40'



GRAPHIC SCALE

TRACT NO. 24185-1
M.B. 267/20-29

SEE SHEET 9

SEE SHEET 5

SEE SHEET 11

SEE SHEET 8

CURVE DATA			
#	DELTA	RADIUS	LENGTH
C1	04°43'22"	1200.00'	98.91'
C2	14°17'25"	1230.00'	306.78'
C3	06°57'23"	1230.00'	149.34'
C4	28°58'41"	180.00'	91.04'
C5	28°39'41"	150.00'	75.03'
C6	28°39'41"	120.00'	60.03'
C7	02°19'42"	180.00'	7.31'

COURSE DATA		
#	BEARING	DISTANCE
L1	N 02°42'46" E	42.54'
L2	N 16°51'29" W	25.54'
L3	N 16°51'29" W	26.66'
L4	N 73°51'22" E	29.15'
L5	N 28°29'56" E	21.35'
L6	N 79°46'24" E	30.00'

COURSE DATA		
#	BEARING	DISTANCE
L7	N 16°08'38" W	30.00'
L8	N 73°08'31" E	30.00'
L9	N 79°19'24" W	30.00'
L10	N 71°33'55" E	30.00'
L11	N 61°23'21" W	29.18'
L12	N 23°20'00" W	2.70'
L13	N 14°56'50" W	10.63'

NOTE:
SEE SHEET 2 FOR EASEMENT NOTES
SEE SHEET 3 FOR BASIS OF BEARINGS & SURVEYORS NOTES

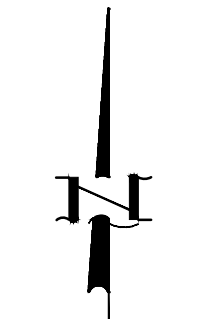
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BEING A SUBDIVISION OF PARCEL 45 OF PARCEL MAP NO. 23432, AS FILED IN BOOK 159, PAGES 38 THROUGH 61, INCLUSIVE, OF PARCEL MAPS, AND PARCEL A OF CERTIFICATE OF COMPLIANCE NO. PA13-0238, PER DOCUMENT RECORDED JUNE 9, 2014 AS INSTRUMENT NO. 2014-0210001, OFFICIAL RECORDS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

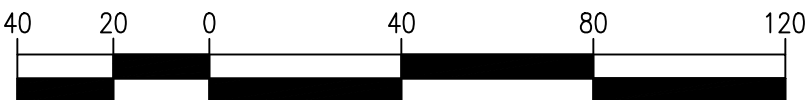
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MDS CONSULTING

DECEMBER, 2024



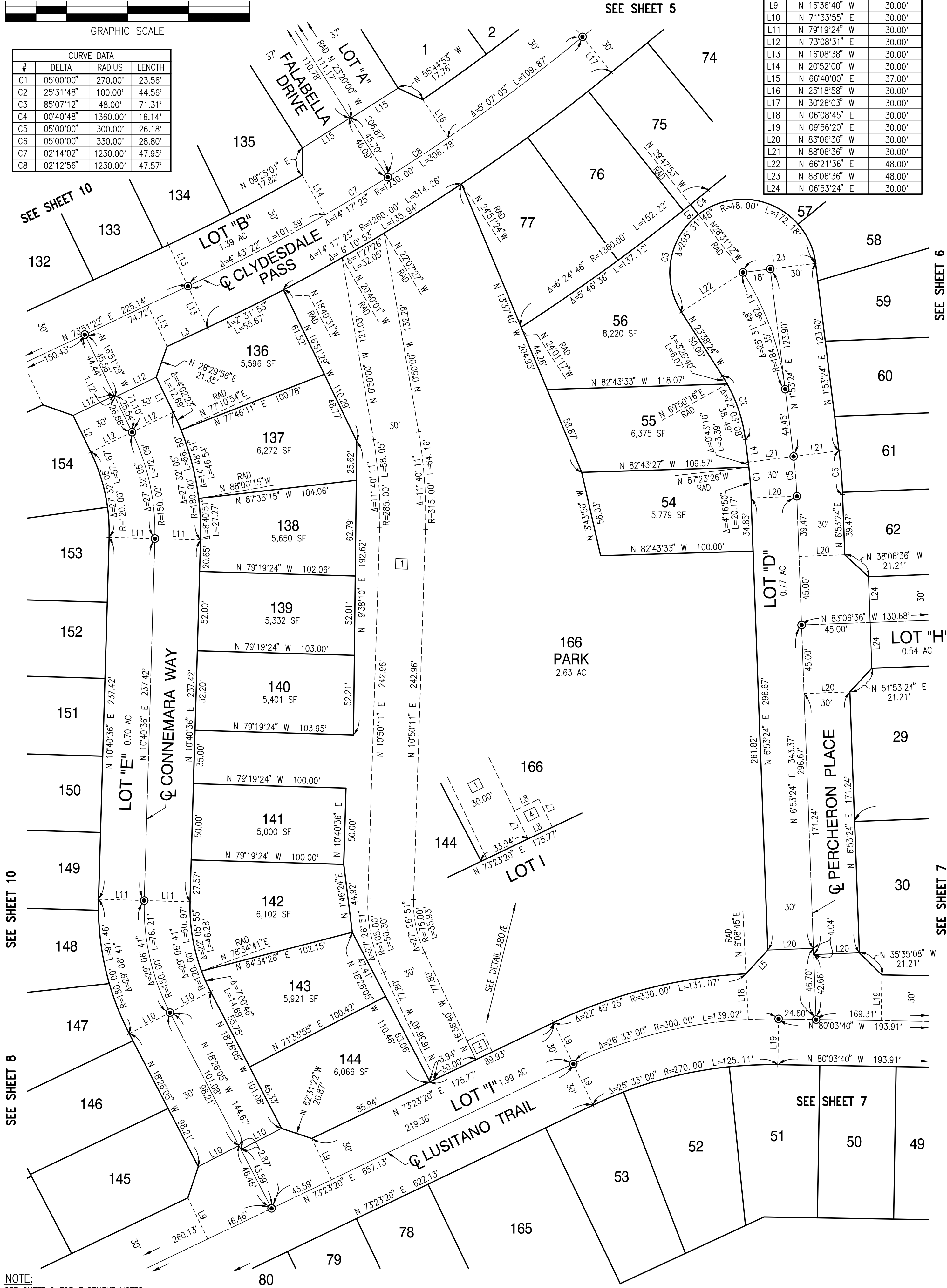
SCALE: 1" = 40'



GRAPHIC SCALE

CURVE DATA			
#	DELTA	RADIUS	LENGTH
C1	05°00'00"	270.00'	23.56'
C2	25°31'48"	100.00'	44.56'
C3	85°07'12"	48.00'	71.31'
C4	00°40'48"	1360.00'	16.14'
C5	05°00'00"	300.00'	26.18'
C6	05°00'00"	330.00'	28.80'
C7	02°14'02"	1230.00'	47.95'
C8	02°12'56"	1230.00'	47.57'

COURSE DATA		
#	BEARING	DISTANCE
L1	N 16°51'29" W	25.54'
L2	N 16°51'29" W	26.66'
L3	N 73°51'22" E	29.15'
L4	N 01°53'24" E	15.00'
L5	N 51°31'04" E	21.08'
L6	N 29°40'11" W	8.21'
L7	N 16°36'40" W	13.67'
L8	N 73°23'20" E	11.83'
L9	N 16°36'40" W	30.00'
L10	N 71°33'55" E	30.00'
L11	N 79°19'24" W	30.00'
L12	N 73°08'31" E	30.00'
L13	N 16°08'38" W	30.00'
L14	N 20°52'00" W	30.00'
L15	N 66°40'00" E	37.00'
L16	N 25°18'58" W	30.00'
L17	N 30°26'03" W	30.00'
L18	N 06°08'45" E	30.00'
L19	N 09°56'20" E	30.00'
L20	N 83°06'36" W	30.00'
L21	N 88°06'36" W	30.00'
L22	N 66°21'36" E	48.00'
L23	N 88°06'36" W	48.00'
L24	N 06°53'24" E	30.00'



NOTE:
SEE SHEET 2 FOR EASEMENT NOTES
SEE SHEET 3 FOR BASIS OF BEARINGS & SURVEYORS NOTES

SEE SHEET 8

TRACT NO. 36483

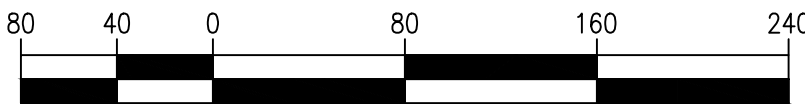
BEING A SUBDIVISION OF PARCEL 45 OF PARCEL MAP NO. 23432, AS FILED IN BOOK 159, PAGES 38 THROUGH 61, INCLUSIVE, OF PARCEL MAPS, AND PARCEL A OF CERTIFICATE OF COMPLIANCE NO. PA13-0238, PER DOCUMENT RECORDED JUNE 9, 2014 AS INSTRUMENT NO. 2014-0210001, OFFICIAL RECORDS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

DARYL J. CHRISTIAN, L.S. 8554

MDS CONSULTING

DECEMBER, 2024

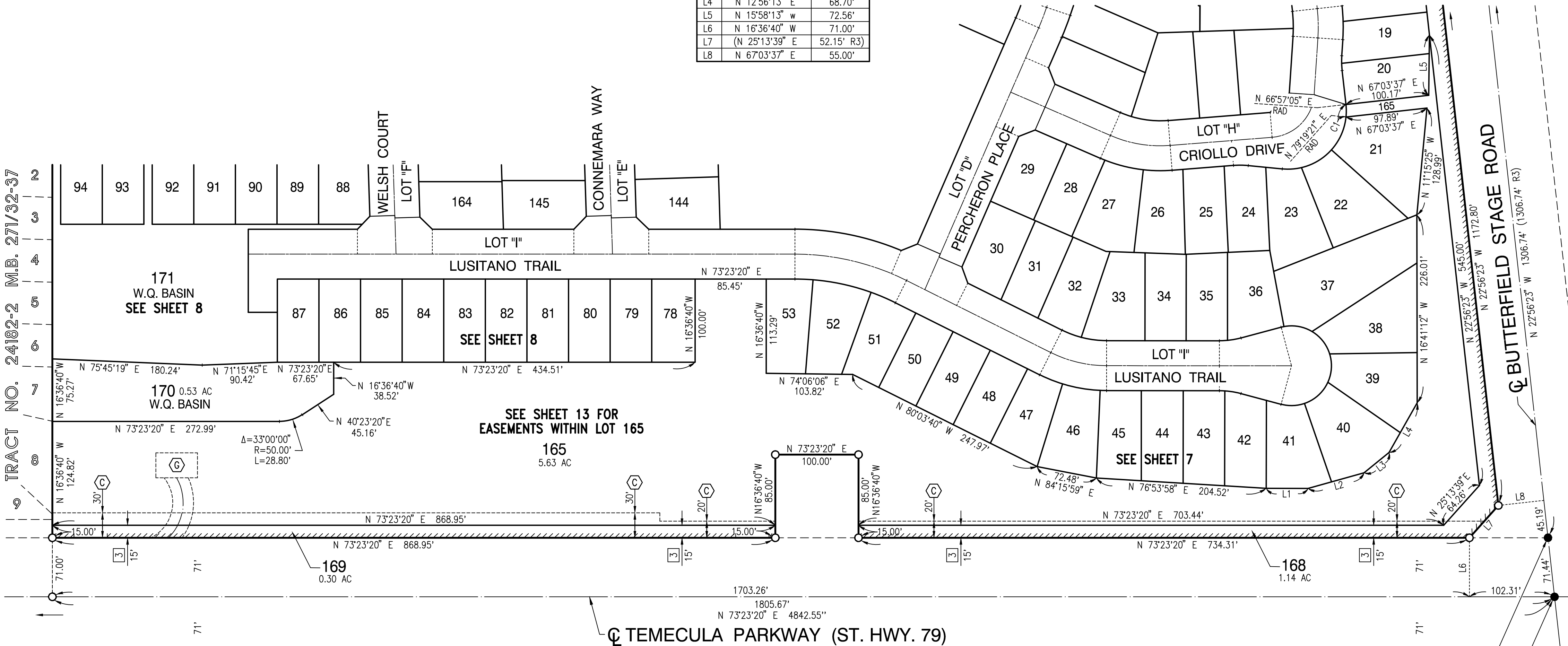
SCALE: 1" = 80'



GRAPHIC SCALE

CURVE DATA			
#	DELTA	RADIUS	LENGTH
C1	12°22'16"	70.00'	15.11'

COURSE DATA		
#	BEARING	DISTANCE
L1	N 73°31'31" E	50.21'
L2	N 57°45'30" E	70.03'
L3	N 34°15'19" E	38.56'
L4	N 12°56'13" E	68.70'
L5	N 15°58'13" W	72.56'
L6	N 16°36'40" W	71.00'
L7	(N 25°13'39" E	52.15' R3)
L8	N 67°03'37" E	55.00'



NOTE:

SEE SHEET 2 FOR EASEMENT NOTES
SEE SHEET 3 FOR BASIS OF BEARINGS & SURVEYORS NOTES

FD. 1" I.P., W/TAG LS 4693,
DN. 0.2', NO REF., ACC. AS
PT. ON NORTHERLY R/W OF
TEMECULA PARKWAY (ST. HWY. 79)

FD. 2" BRASS DISC IN WELL MON.—
STAMPED "CALIF DEPT OF TRANSPORTATION,
RCE 26457, STA 300-56.21", ACC. AS C
INTERSECTION PER C.R. 02-107.

TRACT NO. 36483

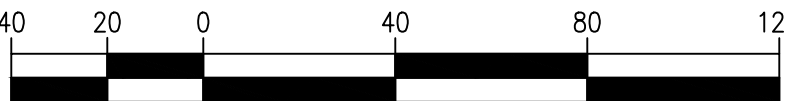
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DARYL J. CHRISTIAN, L.S. 8554

MDS CONSULTING

DECEMBER, 2024

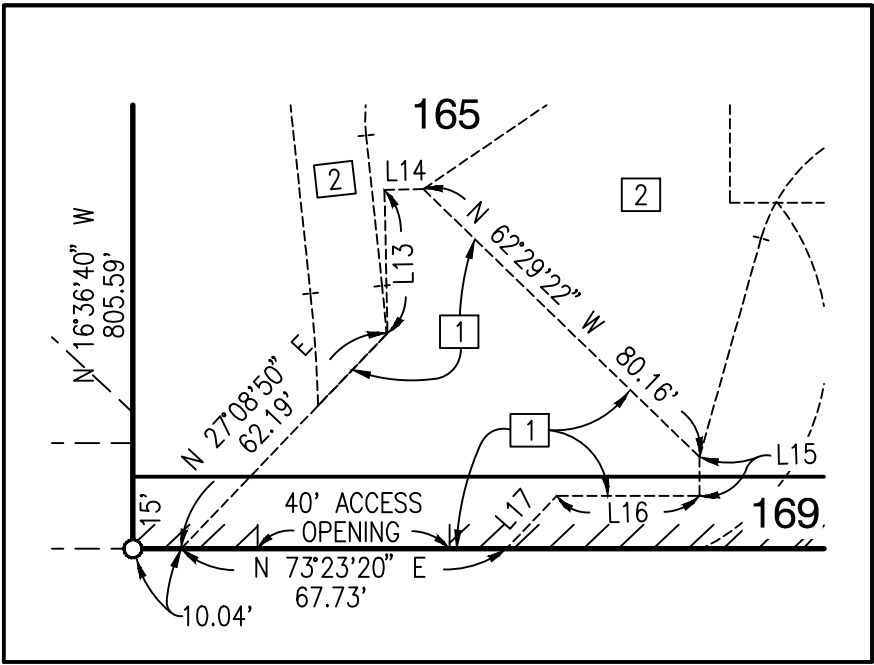
SCALE: 1" = 40'



GRAPHIC SCALE

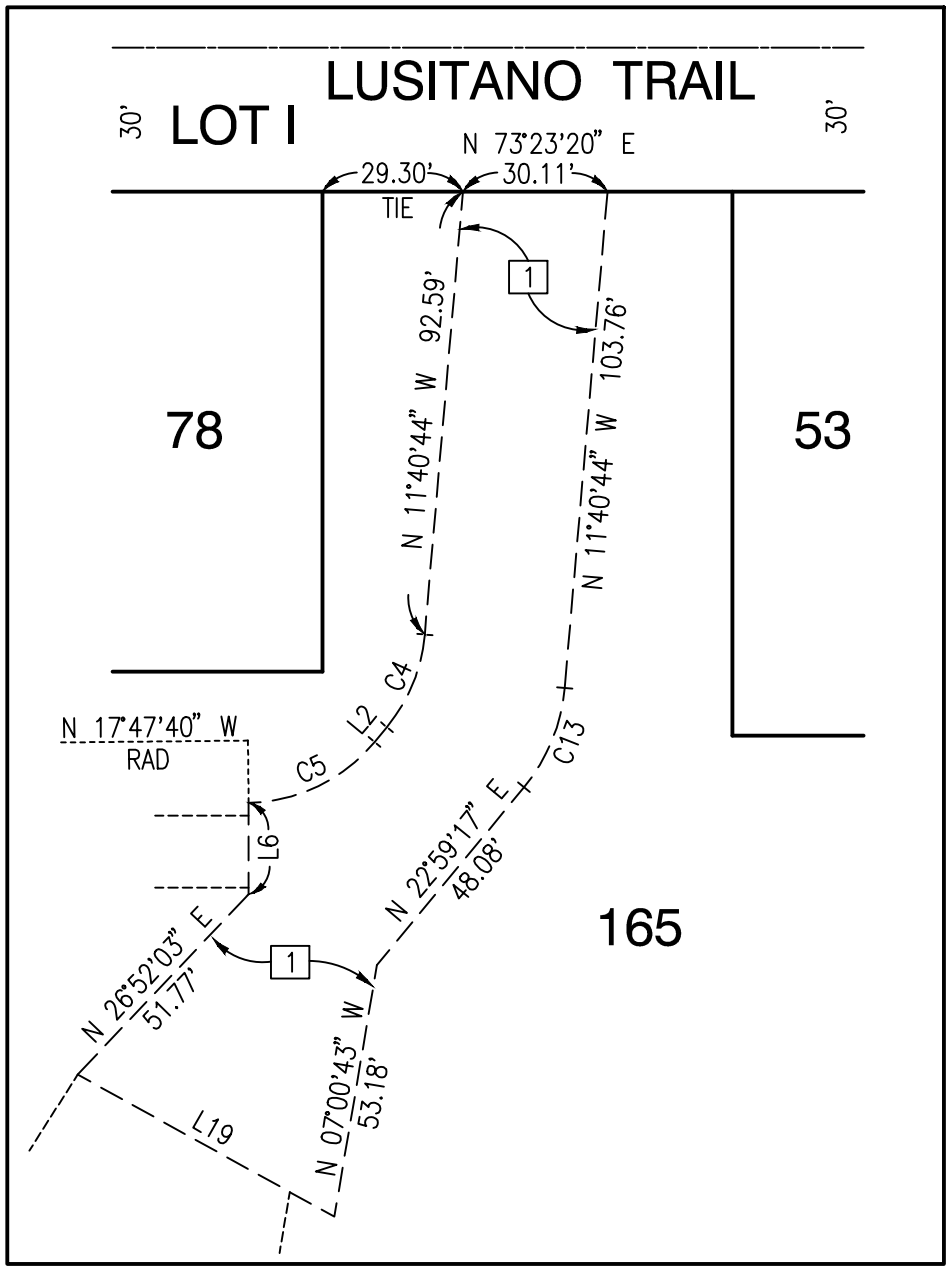
COURSE DATA		
#	BEARING	DISTANCE
L1	N 27°08'50" E	20.61'
L2	N 22°59'17" E	4.00'
L3	N 73°23'20" E	13.65'
L4	N 39°04'03" E	32.20'
L5	N 16°36'40" W	15.00'
L6	N 16°36'40" W	19.04'
L7	N 16°36'40" W	5.00'
L8	N 16°36'40" W	30.00'
L9	N 73°23'20" E	50.00'
L10	N 72°59'54" W	20.86'
L11	N 07°00'43" W	44.44'
L12	N 02°16'19" W	12.00'
L13	N 17°51'10" W	29.84'
L14	N 72°08'50" E	8.09'
L15	N 16°36'40" W	8.12'
L16	N 73°23'20" E	29.73'
L17	N 27°08'50" E	15.23'
L18	N 73°23'20" E	35.21'
L19	N 77°38'18" E	61.14'
L20	N 77°38'18" E	50.54'
L21	N 73°23'20" E	25.00'
L22	N 73°23'20" E	10.20'

CURVE DATA				CURVE DATA			
#	DELTA	RADIUS	LENGTH	#	DELTA	RADIUS	LENGTH
C1	4°28'34"	300.00'	23.44'	C11	152°59'06"	35.00'	93.45'
C2	24°40'42"	60.00'	25.84'	C12	44°26'45"	50.00'	38.79'
C3	24°40'42"	90.00'	38.76'	C13	34°40'01"	37.50'	22.69'
C4	34°40'01"	35.00'	21.18'	C14	34°55'22"	25.00'	15.24'
C5	49°13'04"	35.00'	30.07'	C15	60°00'14"	47.00'	49.22'
C6	24°40'42"	75.00'	32.30'	C16	55°06'50"	35.00'	33.67'
C7	24°40'42"	75.00'	32.30'	C17	31°36'18"	35.00'	19.31'
C8	27°04'05"	30.00'	14.17'	C18	43°05'57"	35.00'	26.33'
C9	96°05'13"	35.00'	58.70'	C19	58°14'08"	35.00'	35.57'
C10	1°50'30"	315.00'	10.13'	C20	74°36'54"	60.00'	78.14'



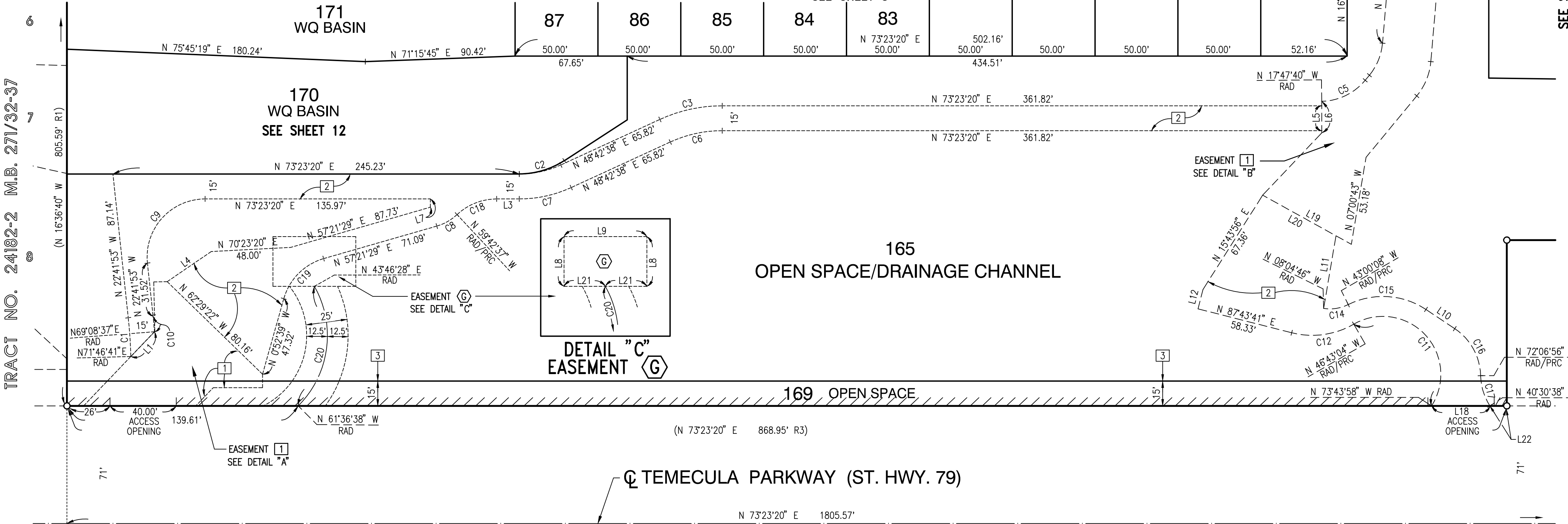
DETAIL "A" - EASEMENT 1

SEE SHEET 8



DETAIL "B" - EASEMENT 1

SEE SHEET 8



NOTE:
SEE SHEET 2 FOR EASEMENT NOTES
SEE SHEET 3 FOR BASIS OF BEARINGS & SURVEYORS NOTES