

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

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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: , 20
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

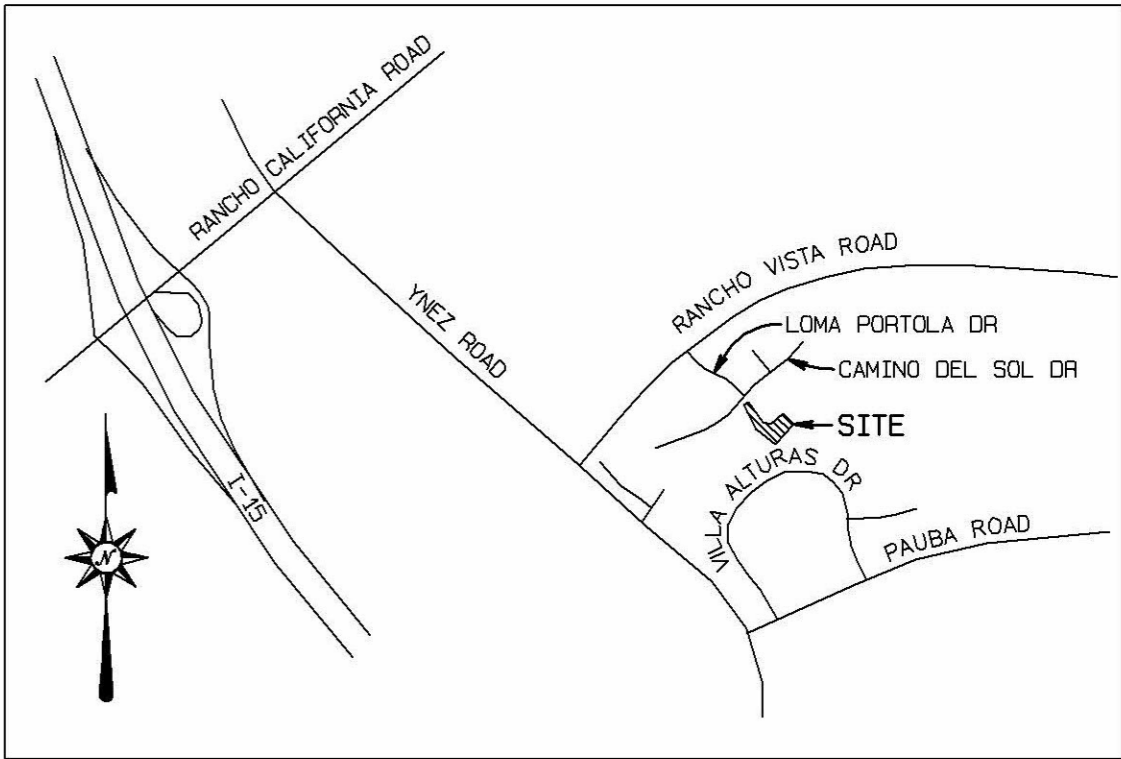
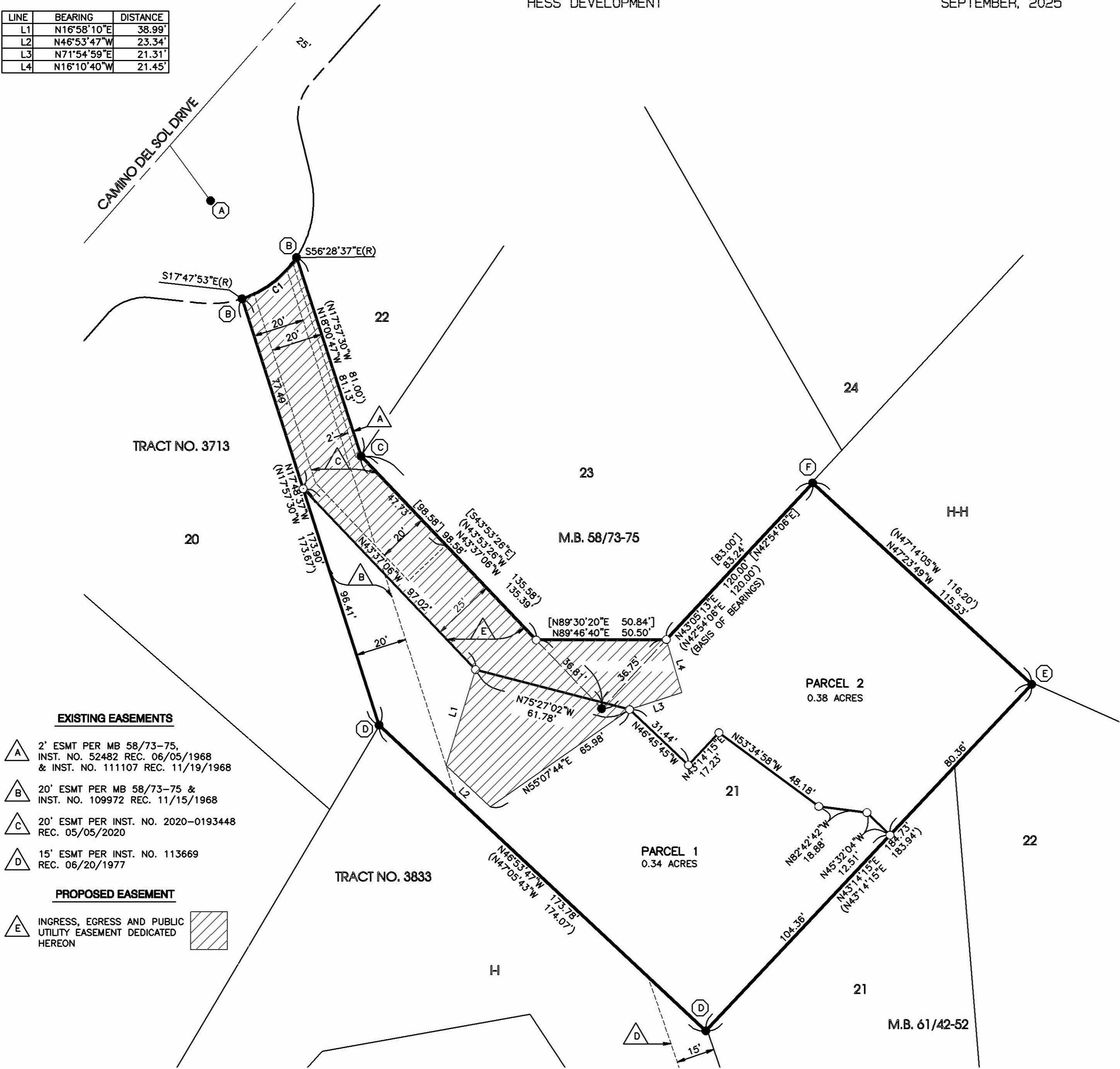
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AS SHOWN BY MAP ON FILE IN BOOK 59, PAGES 73-75 OF MAPS, RECORDS
OF RIVERSIDE COUNTY, CALIFORNIA

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.

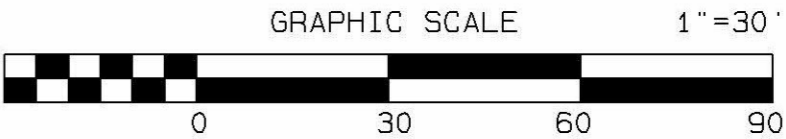
SURVEYORS NOTES

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 1.5' 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
- (F) FD 1 1/4" IP W/ TAG LS 2602 DN 0.6'
PER MB 58/73-75, SINCE DESTROYED,
SET NAIL & TAG LS 8136 ON TOP OF WALL



ENVIRONMENTAL CONSTRAINT SHEET

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

SHEET 1 OF 1 SHEETS

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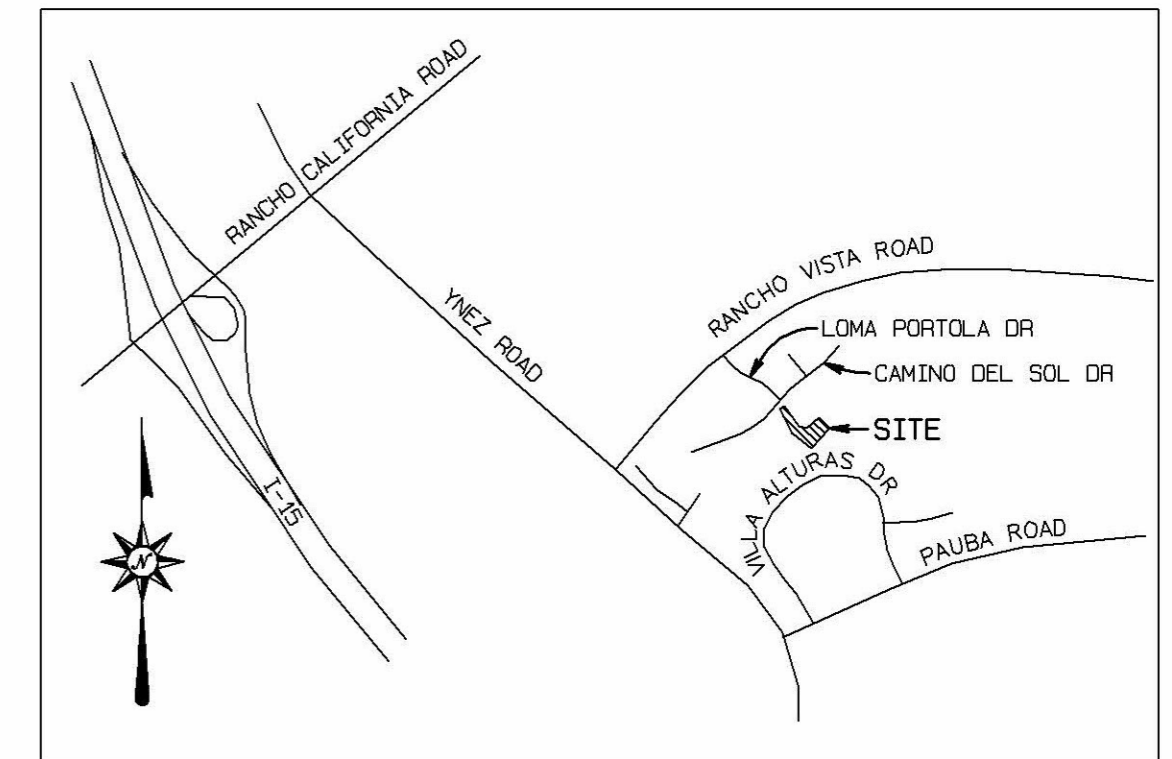
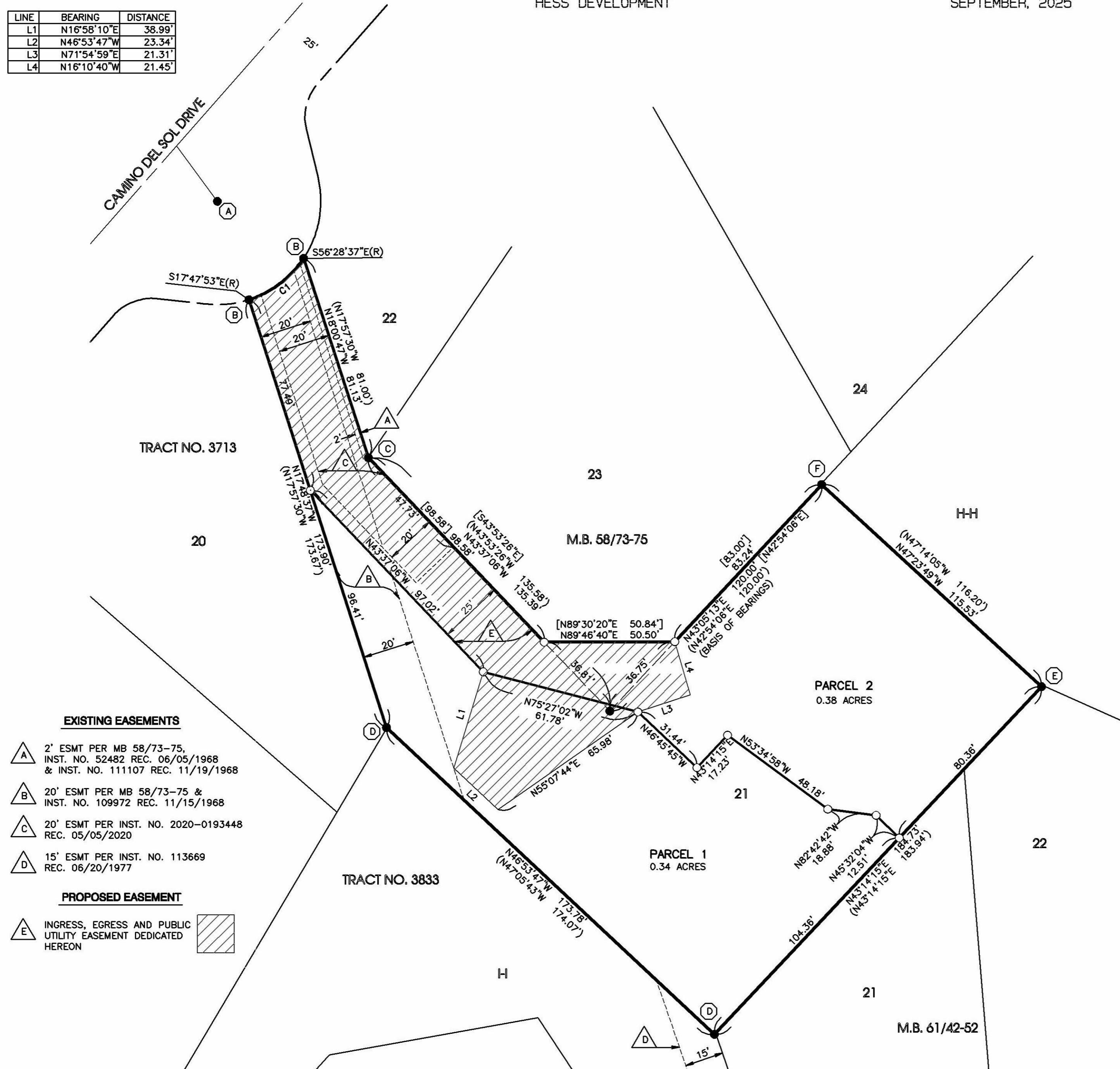
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VICINITY MAP

N.T.S.

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(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

(F) FD 1 1/4" IP W/ TAG LS 2602 DN 0.6' PER MB 58/73-75, SINCE DESTROYED, SET NAIL & TAG LS 8136 ON TOP OF WALL

GRAPHIC SCALE

1"=30'

