

NUMBER OF NUMBERED LOTS = 142
NUMBER OF LETTERED LOTS = 36
NUMBERED LOT ACREAGE = 15.407
LETTERED LOT ACREAGE = 9.952
TEMECULA CENTER DRIVE = 2.497
TOTAL GROSS ACREAGE = 27.856

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

TRACT MAP NO. 37509


FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF PARCELS 1 THROUGH 3, INCLUSIVE, AND PARCEL 6 OF PARCEL MAP NO. 36336, AS SHOWN ON A MAP RECORDED IN BOOK 239, PAGES 33 THROUGH 39, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, TOGETHER WITH PARCEL D OF LOT LINE ADJUSTMENT NO. PA15-1434, RECORDED DECEMBER 15, 2015 AS INSTRUMENT NO. 2015-0542235 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

KIMLEY-HORN AND ASSOCIATES, INC SEPTEMBER 2020

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 CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKE AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES OVER TEMECULA CENTER DRIVE AS SHOWN HEREON.

WE ALSO HEREBY DEDICATE AN EASEMENT FOR PUBLIC UTILITIES AND EMERGENCY ACCESS AS DESIGNATED BY , AND AS SHOWN HEREON.

WE ALSO HEREBY DEDICATE ABUTTERS RIGHTS OF ACCESS ALONG YNEZ ROAD AND DATE STREET TO THE PUBLIC. THE OWNERS OF LOTS AB AND AC ABUTTING THESE HIGHWAYS 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 RESERVE UNTO OURSELVES, OUR SUCCESSORS, OUR ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT LOTS 115, "I", U, V, W, X, Y, Z, AA, AB, AC, AND AD FOR OPEN SPACE, SLOPE, IRRIGATION AND LANDSCAPE MAINTENANCE PURPOSES.

WE ALSO HEREBY RESERVE UNTO OURSELVES, OUR SUCCESSORS, OUR ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT HEIRLOOM DRIVE (LOT AE), BIRCHFIELD DRIVE (LOT AF), ASHTREE STREET (LOT AG), MELROSE DRIVE (LOT AH AND LOT AJ), AND OAKDALE DRIVE (LOT AI) FOR PRIVATE STREET PURPOSES.

WE ALSO HEREBY RESERVE UNTO OURSELVES, OUR SUCCESSORS, OUR ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT LOTS A, B, C, D, E, F, G, H, J, K, L, M, N, O, P, Q, R, S, AND T FOR PRIVATE ALLEY.

MERITAGE HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION, AS OWNER

BY: _____

NAME: _____

TITLE: _____

CONDOMINIUM NOTE

LOTS 112 - 142 OF THIS MAP ARE TO BE RESIDENTIAL CONDOMINIUMS AS DEFINED IN SECTION 1350 OF THE STATE OF CALIFORNIA CIVIL CODE. LOTS 1-111 ARE FEE SIMPLE AND ARE NOT SUBDIVIDED FOR CONDOMINIUMS.

ABANDONMENT NOTE

PURSUANT TO SECTION 66434 (G) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THOSE CERTAIN EASEMENTS FOR ACCESS PER PARCEL MAP NO. 36336 FILED IN BOOK 239, PAGES 33 THROUGH 39, INCLUSIVE.

SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENTS

SIGNATURE OMISSION

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING INTEREST HOLDERS HAVE BEEN OMITTED:

FIDELITY REALTY CORPORATION, HOLDER OF OIL, GAS AND OTHER MINERALS RIGHTS BY DEED RECORDED MAY 22, 1929 IN BOOK 815, PAGE 214 OF DEEDS.

HOEHN ENTERPRISE 4 TEMECULA LLC, HOLDER OF AN EASEMENT FOR STORM DRAIN RECORDED FEBRUARY 25, 2016 AS DOCUMENT NO. 2016-0073721 AND AS DOCUMENT NO. 2016-0073722 BOTH OF OFFICIAL RECORDS.

EASTERN MUNICIPAL WATER DISTRICT, HOLDER OF AN EASEMENT FOR SEWER RECORDED APRIL 21, 2016 AS INSTRUMENT NO. 2016-0158842 OF OFFICIAL RECORDS.

RANCHO CALIFORNIA WATER DISTRICT, HOLDER OF AN EASEMENT FOR ACCESS AND UTILITY MAINTENANCE RECORDED JULY 6, 2016 AS INSTRUMENT NO. 2016-0277692 OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR UTILITIES RECORDED OCTOBER 26, 2016 AS INSTRUMENT NO. 2016-0470147 OF OFFICIAL RECORDS.

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 OR SURETY BOND
MATT 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: _____

MATT JENNINGS, COUNTY TAX COLLECTOR

BY: _____, DEPUTY

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

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 MLC HOLDINGS, INC. IN JUNE OF 2020. I HEREBY STATE THAT ALL MONUMENTS ARE OF CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT, AND THAT SAID MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: _____

BY: _____
MICHAEL J. KNAPTON, L.S. 8012



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT THIS MAP CONSISTING OF TWELVE (12) 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. 37509 AS FILED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMECULA ON JANUARY 6, 2021, THE EXPIRATION DATE BEING JANUARY 6, 2024. THAT ALL PROVISIONS OF THE APPLICABLE STATE LAW AND CITY REGULATIONS HAVE BEEN COMPILED WITH, AND I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: _____, 20____

BY: _____ FOR PATRICK THOMAS CITY ENGINEER
MATTHEW C. HICKS, L.S. 7644
(AS DELEGATED)
CITY OF TEMECULA



CITY CLERK'S STATEMENT

THE CITY COUNCIL OF THE CITY OF TEMECULA, STATE OF CALIFORNIA, BY ITS CLERK, RANDI JOHL, HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFER OF DEDICATION OF THE EASEMENT FOR STREET AND PUBLIC UTILITIES PURPOSES OVER TEMECULA CENTER DRIVE.

WE ALSO HEREBY ACCEPT THE THE OFFER OF DEDICATION OF THE EASEMENT FOR PUBLIC UTILITIES AND EMERGENCY ACCESS.

WE ALSO ACCEPT THE DEDICATION OF ABUTTERS RIGHTS OF ACCESS ALONG YNEZ ROAD AND DATE STREET AS DEDICATED.

DATED: _____

RANDI JOHL
CITY CLERK, CITY OF TEMECULA

FOR CONDOMINIUM PURPOSES

KIMLEY-HORN AND ASSOCIATES, INC

SEPTEMBER 2020

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.

COUNTY OF _____) ss

PERSONALLY APPEARED _____

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

SIGNATURE _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY

(NAME PRINTED), NOTARY PUBLIC IN AND
FOR SAID STATE

MY COMMISSION EXPIRES _____

MY COMMISSION NUMBER _____

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.

COUNTY OF _____)
) ss.

PERSONALLY APPEARED _____

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FOR SAID STATE

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COUNTY OF _____)
) ss

PERSONALLY APPEARED _____

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

SIGNATURE _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY

(NAME PRINTED), NOTARY PUBLIC IN AND
FOR SAID STATE

MY COMMISSION EXPIRES _____

MY COMMISSION NUMBER _____

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

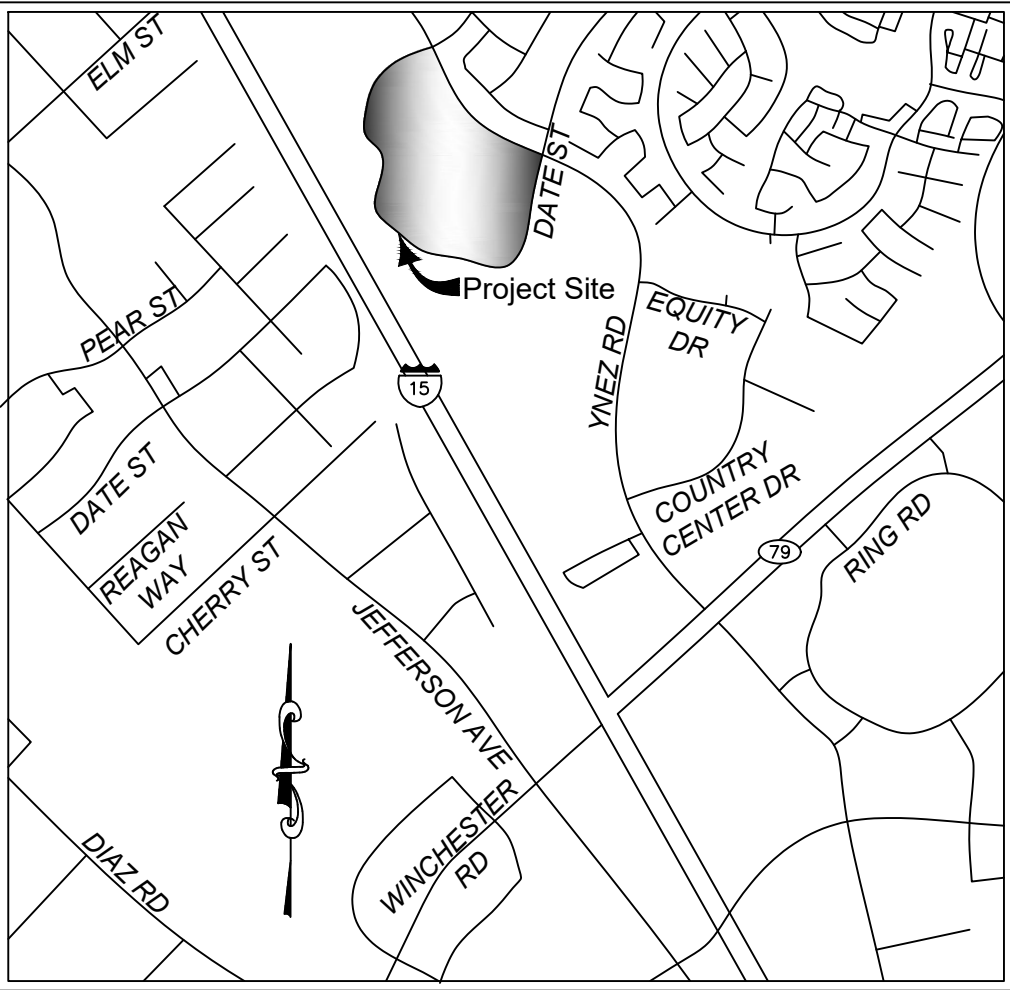
TRACT MAP NO. 37509

FOR CONDOMINIUM PURPOSES

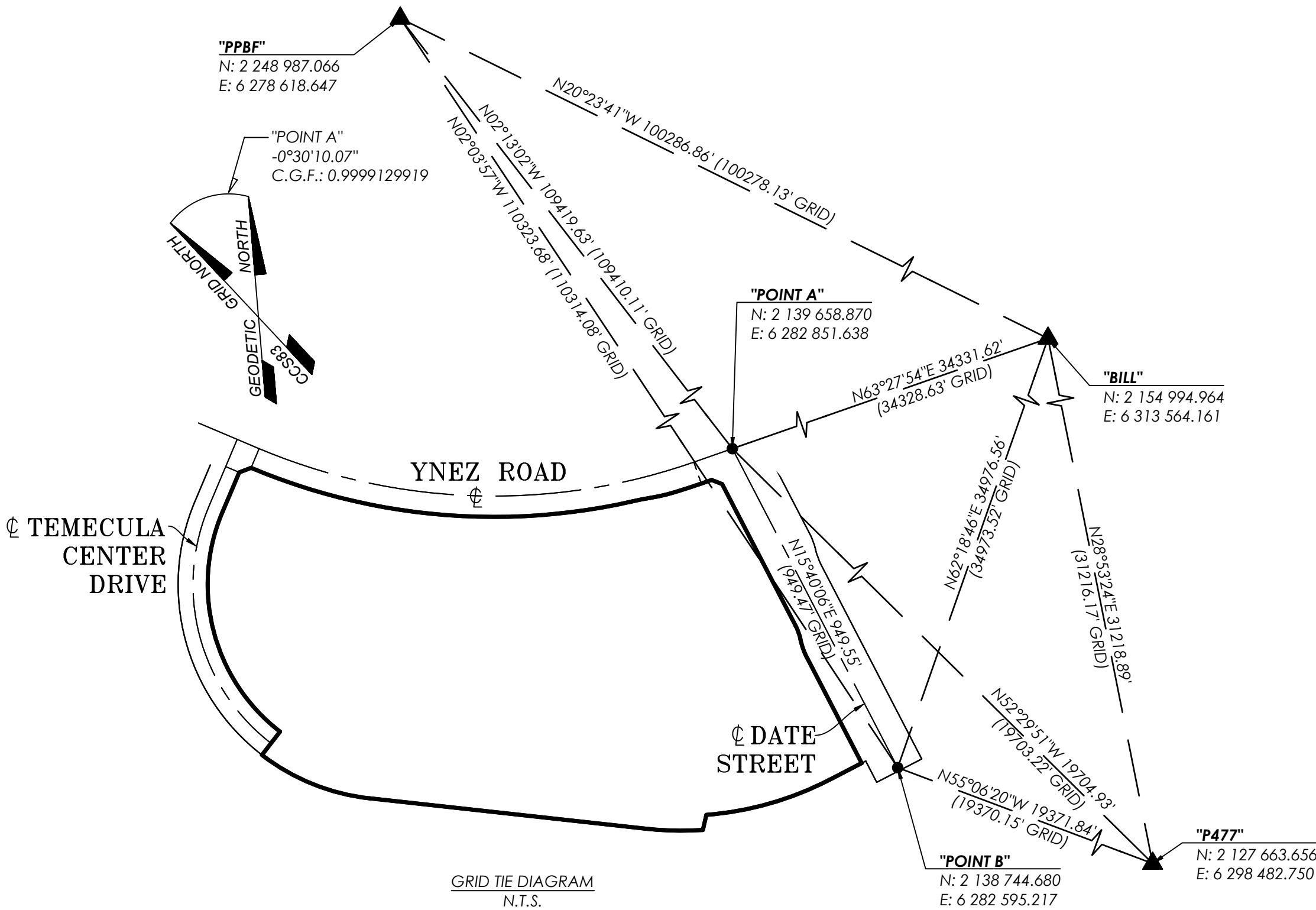
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KIMLEY-HORN AND ASSOCIATES, INC

SEPTEMBER 2020



VICINITY MAP
N.T.S.



LEGEND

	INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
▲	CORS STATION SYMBOL
●	INDICATES FOUND MONUMENT AS NOTED HEREON
()	INDICATES RECORD DATA PER REFERENCE NOTED
S.F.N.	SEARCHED, FOUND NOTHING
FD	FOUND
MKD	MARKED
BD	BRASS DISK
CL OR ☿	CENTERLINE
REC.	RECORD
ESTAB.	ESTABLISHED
////	INDICATES RESTRICTED ACCESS

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM CCS83, ZONE 6 EPOCH 2010.00, BASED LOCALLY ON NGS CORS CONTROL STATIONS "PPBF", "BILL" AND CSRC CGPS STATION "P477" AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES 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 COMBINATION FACTOR OF 0.9999129919. CALCULATIONS ARE MADE AT "POINT A" WITH COORDINATES OF N: 2139658.870, E: 6282851.638, USING AN ELEVATION OF 1096' NAVD88.

EASEMENT NOTES

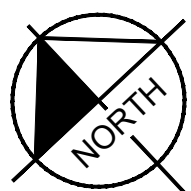
- 1 A PRIVATE STORM DRAIN EASEMENT IN FAVOR OF HOEHN ENTERPRISE 4 TEMECULA LLC RECORDED FEBRUARY 25, 2016 AS DOCUMENT NO. 2016-0073721 AND AS DOCUMENT NO. 2016-0073722 BOTH OF OFFICIAL RECORDS.
 - 2 A PUBLIC SEWER EASEMENT IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT RECORDED APRIL 21, 2016 AS INSTRUMENT NO. 2016-0158842 OF OFFICIAL RECORDS.
 - 3 A PUBLIC ACCESS AND UTILITY MAINTENANCE EASEMENT IN FAVOR OF RANCHO CALIFORNIA WATER DISTRICT RECORDED JULY 6, 2016 AS INSTRUMENT NO. 2016-0277692 OF OFFICIAL RECORDS.
 - 4 A PUBLIC UTILITY EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED OCTOBER 26, 2016 AS INSTRUMENT NO. 2016-0470147 OF OFFICIAL RECORDS.
- 1 AN EASEMENT FOR PUBLIC UTILITIES AND EMERGENCY ACCESS DEDICATED HEREON TO THE CITY OF TEMECULA.

DRAINAGE NOTE

DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

ENVIRONMENTAL CONSTRAINT NOTES

ENVIRONMENTAL CONSTRAINTS SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE CITY ENGINEER, CITY OF TEMECULA, IN E.C.S. BOOK T, PAGE 415. THIS AFFECTS ALL LOTS.



FOR CONDOMINIUM PURPOSES

KIMLEY-HORN AND ASSOCIATES, INC

SEPTEMBER 2020

PROCEDURE OF SURVEY

MONUMENT NOTES

- | | |
|------|---|
| (M1) | FD 1-1/2" COPPERWELD MONUMENT STAMPED "LS 4547"; PUNCHED, FLUSH IN AC PER R2. ACCEPTED AS POINT ON CL OF DATE STREET. |
| (M2) | FD NAIL & TAG MARKED "LS 4547" FLUSH IN CONCRETE PER R2. ACCEPTED AS POINT ON ELY LINE OF PARCEL 6 OF R1. |
| (M3) | FD 1-1/2" COPPERWELD MONUMENT STAMPED "LS 4547"; PUNCHED, FLUSH IN AC PER R2. ACCEPTED AS CL INTERSECTION OF DATE STREET AND YNEZ ROAD. |
| (M4) | FD 1-1/2" COPPERWELD MONUMENT STAMPED "LS 4547"; PUNCHED, FLUSH IN AC PER R2. ACCEPTED AS END OF CURVE ON YNEZ ROAD. |
| (M5) | FD 1-1/2" COPPERWELD MONUMENT STAMPED "LS 4547"; PUNCHED, FLUSH IN AC PER R2. ACCEPTED AS BEGINNING OF CURVE ON YNEZ ROAD. |
| (M6) | FD 1-1/2" COPPERWELD MONUMENT STAMPED "LS 4547"; PUNCHED, FLUSH IN AC PER R2. ACCEPTED AS CL INTERSECTION OF YNEZ ROAD AND TEMECULA CENTER DRIVE. |

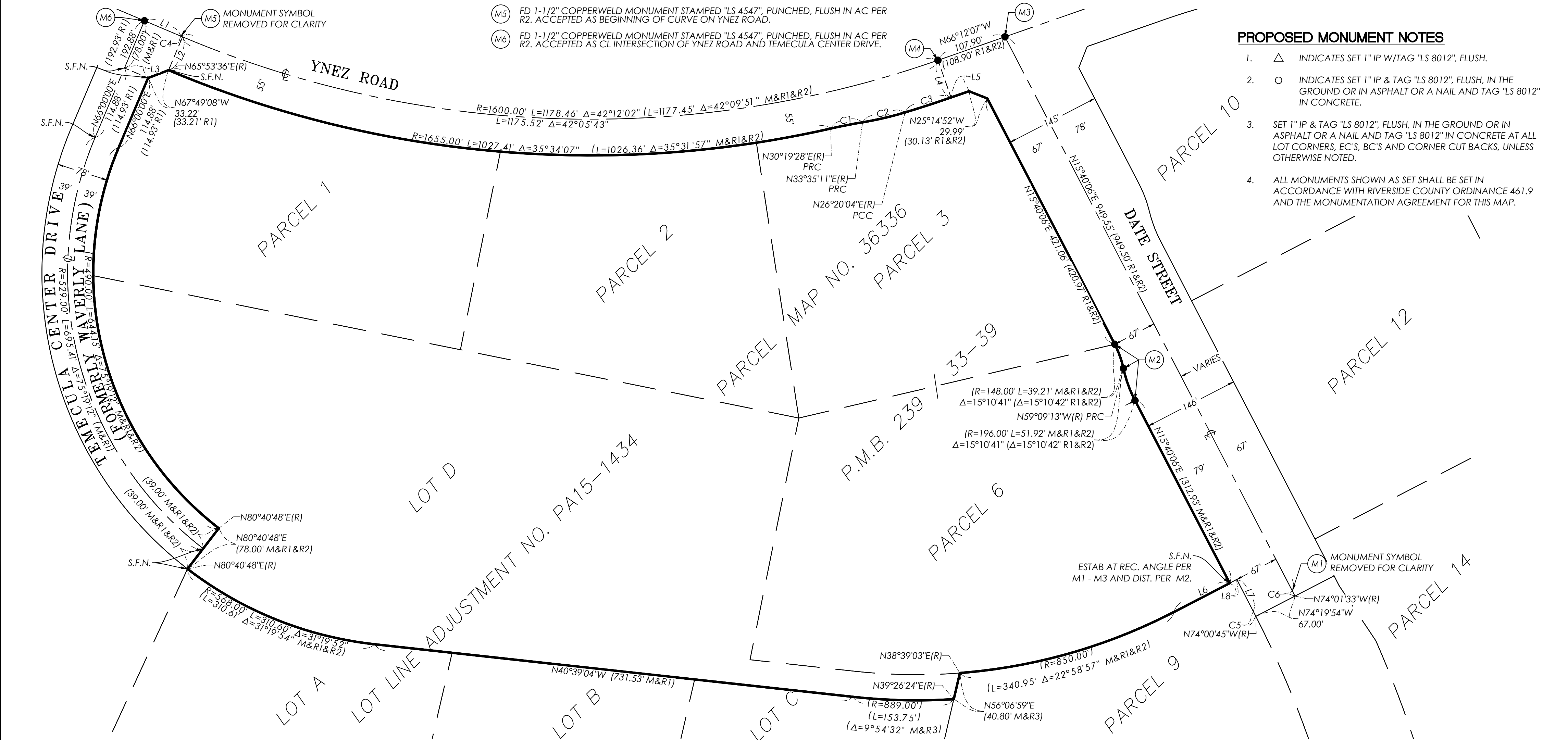
REFERENCES:

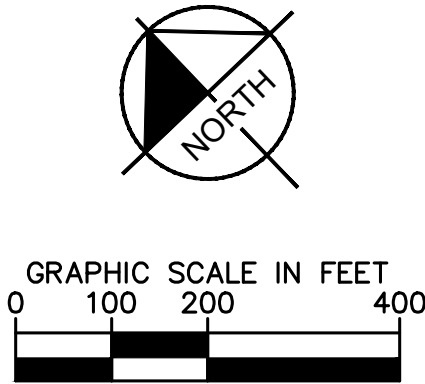
- R1 PARCEL MAP NO. 36336, P.M.B. 239/33-39
R2 TRACT NO. 29639-2, M.B. 345/1-19
R3 LLA NO .PA15-1434, INSTRUMENT NO. 2015-0542235

-	BEARING (M)	LENGTH (M)	BEARING (R1&R2)	LENGTH (R1&R2)
L1	N24° 00' 05"W	59.93'	N23°59'49"W	59.92'
L2	N65° 53' 36"E	55.00'	N65°53'52"E	55.00'
L3	N24° 00' 00"W	39.00'	N23°59'49"W	39.00'
L4	N23° 47' 53"E	60.00'	-	-
L5	N66° 12' 07"W	28.94'	N66°09'40"W	29.89'
L6	N74° 19' 54"W	95.41'	N74°19'43"W	95.41'
L7	N15° 40' 06"E	54.60'	N15°40'17"E	54.60'
L8	N74° 19' 54"W	12.00'	N74°19'43"W	12.00'

PROPOSED MONUMENT NOTES

1. △ INDICATES SET 1" IP W/TAG "LS 8012", FLUSH.
2. ○ INDICATES SET 1" IP & TAG "LS 8012", FLUSH, IN THE GROUND OR IN ASPHALT OR A NAIL AND TAG "LS 8012" IN CONCRETE.
3. SET 1" IP & TAG "LS 8012", FLUSH, IN THE GROUND OR IN ASPHALT OR A NAIL AND TAG "LS 8012" IN CONCRETE AT ALL LOT CORNERS, EC'S, BC'S AND CORNER CUT BACKS, UNLESS OTHERWISE NOTED.
4. ALL MONUMENTS SHOWN AS SET SHALL BE SET IN ACCORDANCE WITH RIVERSIDE COUNTY ORDINANCE 461.9 AND THE MONUMENTATION AGREEMENT FOR THIS MAP.





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

TRACT MAP NO. 37509

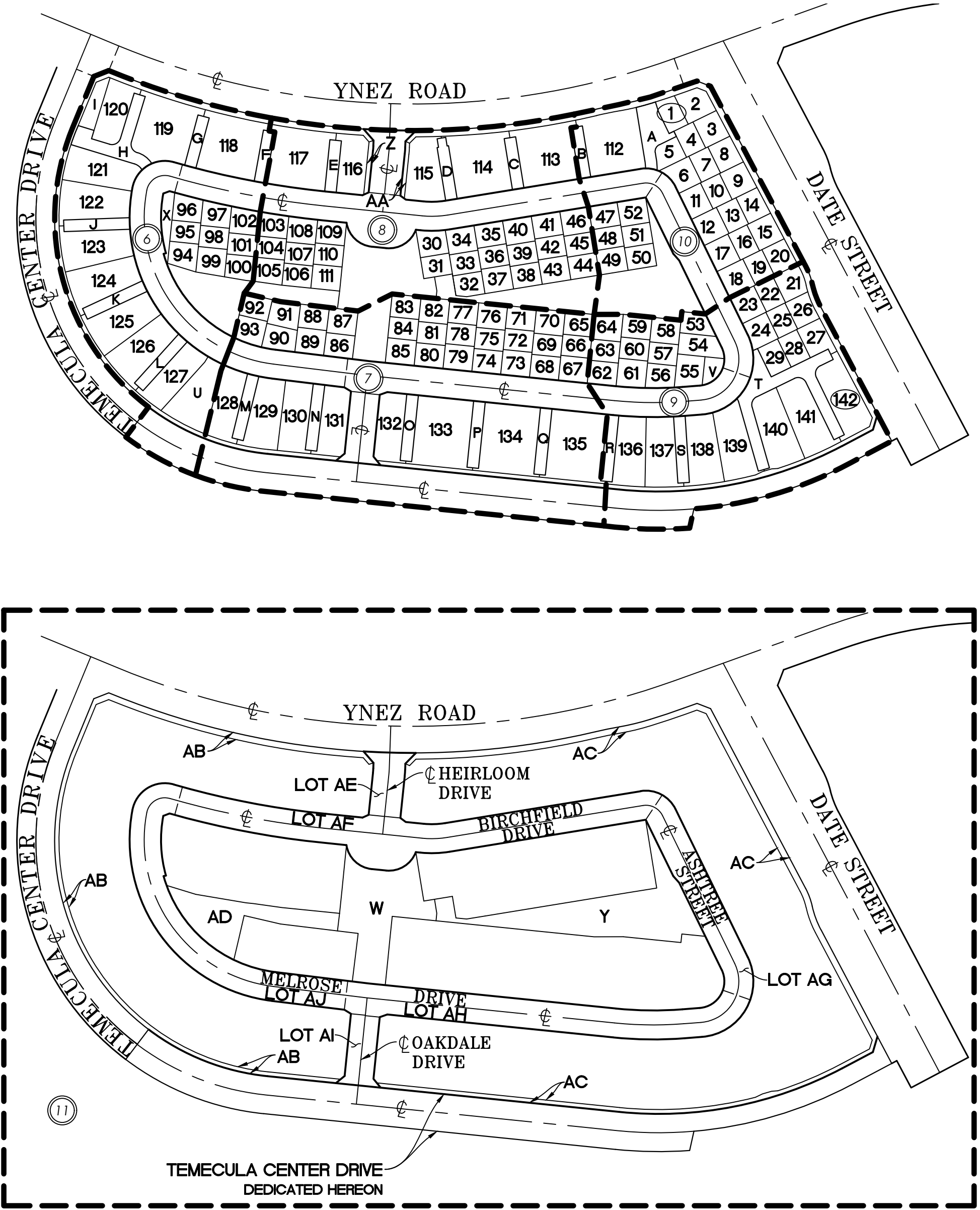
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KIMLEY-HORN AND ASSOCIATES, INC SEPTEMBER 2020

SHEET INDEX MAP

- LEGEND**
- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
 - INDICATES SHEET LIMITS
 - INDICATES SHEET NUMBER
 - INDICATES FIRST LOT AND LAST LOT



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

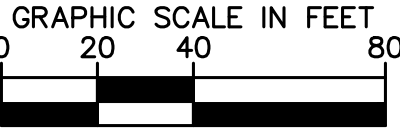
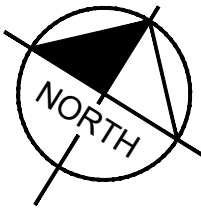
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KIMLEY-HORN AND ASSOCIATES, INC

SEPTEMBER 2020



LINE DATA TABLE

-	BEARING	LENGTH
L1	N04° 19' 25"W	24.00'
L2	N18° 36' 32"E	24.00'
L3	N41° 32' 44"E	24.00'
L4	N29° 31' 07"W	24.00'
L5	N31° 31' 59"W	24.00'
L6	N36° 15' 50"W	24.00'
L7	N29° 31' 07"W	34.25'
L8	N67° 49' 53"W	28.01'
L9	N59° 00' 00"E	60.00'

CURVE DATA TABLE

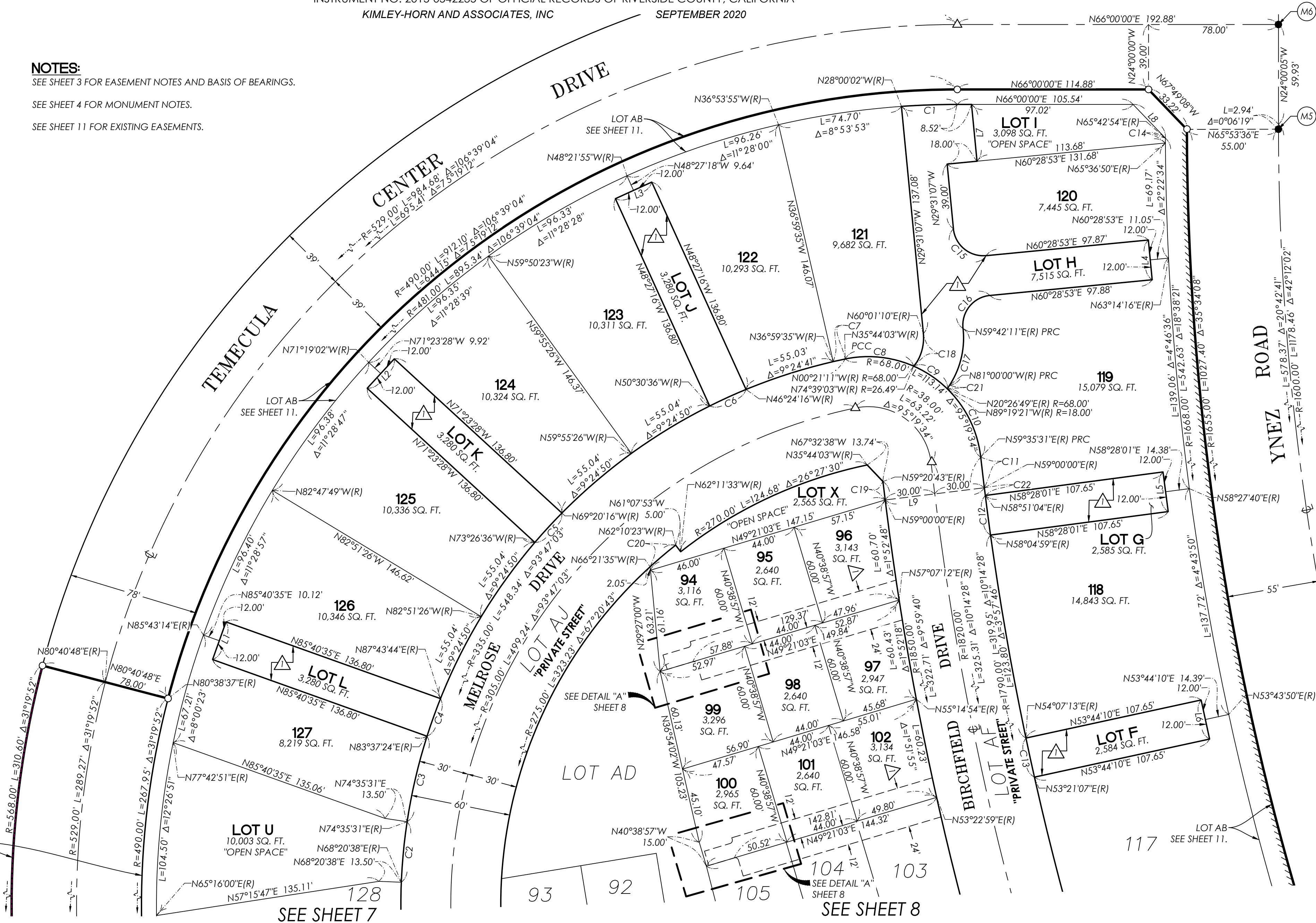
-	RADIUS	LENGTH	DELTA
C1	481.00'	33.58'	Δ=4°00'02"
C2	335.00'	36.52'	Δ=6°14'53"
C3	335.00'	52.80'	Δ=9°01'53"
C4	335.00'	24.01'	Δ=4°06'20"
C5	335.00'	24.01'	Δ=4°06'20"
C6	335.00'	24.01'	Δ=4°06'20"
C7	335.00'	7.36'	Δ=1°15'32"
C8	68.00'	41.99'	Δ=35°22'52"
C9	68.00'	24.69'	Δ=20°48'00"
C10	68.00'	46.46'	Δ=39°08'42"
C11	1790.00'	18.50'	Δ=0°35'31"
C12	1790.00'	24.00'	Δ=0°46'05"
C13	1790.00'	24.00'	Δ=0°46'06"
C14	1668.00'	2.95'	Δ=0°06'04"
C15	18.00'	28.27'	Δ=90°00'00"
C16	18.00'	28.52'	Δ=90°46'42"
C17	52.00'	35.66'	Δ=39°17'49"
C18	26.49'	20.96'	Δ=45°19'47"
C19	1850.00'	11.15'	Δ=0°20'43"
C20	275.00'	20.09'	Δ=4°11'12"
C21	18.00'	2.61'	Δ=8°19'21"
C22	1790.00'	4.64'	Δ=0°08'56"

NOTES:

SEE SHEET 3 FOR EASEMENT NOTES AND BASIS OF BEARINGS.

SEE SHEET 4 FOR MONUMENT NOTES.

SEE SHEET 11 FOR EXISTING EASEMENTS.



TEMECULA
CENTER
DRIVE
SEE SHEET 11

SEE SHEET 7

SEE SHEET 8

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

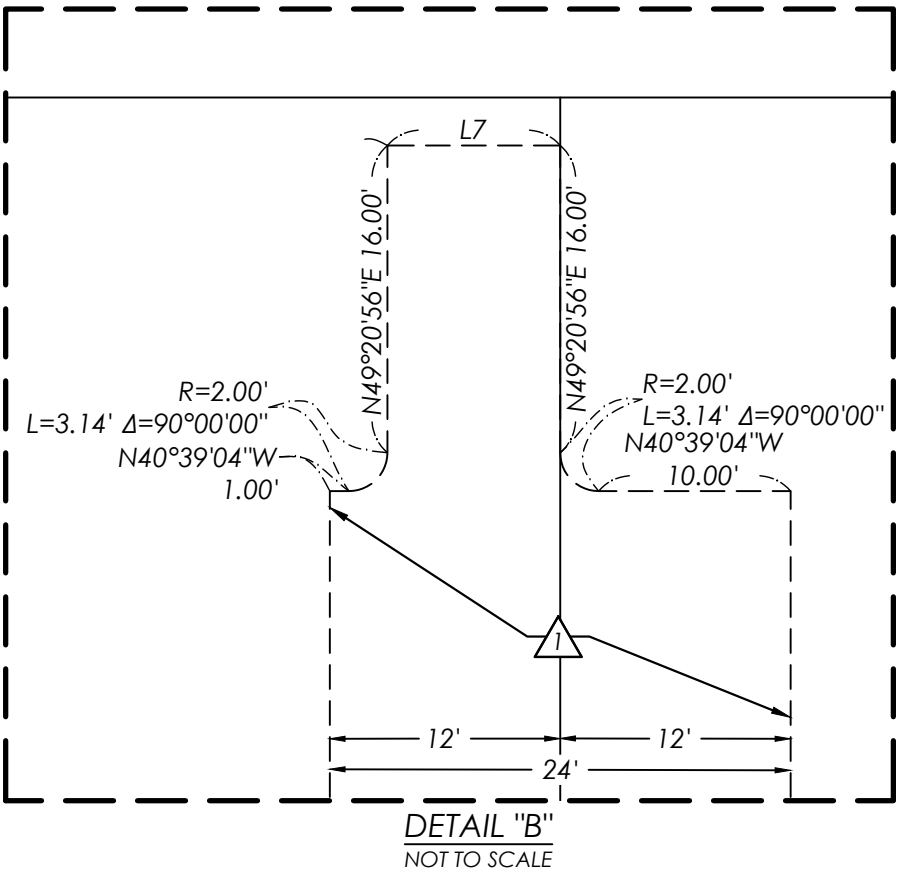
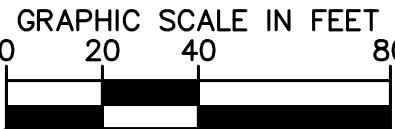
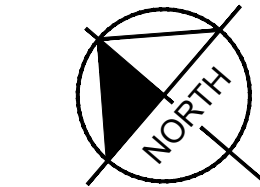
TRACT MAP NO. 37509

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KIMLEY-HORN AND ASSOCIATES, INC

SEPTEMBER 2020



CURVE DATA TABLE			
-	RADIUS	LENGTH	DELTA
C1	335.00'	27.63'	Δ=4°43'30"
C2	335.00'	24.01'	Δ=4°06'20"
C3	275.00'	29.86'	Δ=6°13'13"

LINE DATA TABLE		
-	BEARING	LENGTH
L1	N32° 44' 13"W	24.00'
L2	N39° 31' 06"W	24.00'
L3	N40° 39' 04"W	24.00'
L4	N40° 39' 04"W	24.00'
L5	N40° 39' 04"W	24.00'
L6	N40° 39' 04"W	24.00'
L7	N40° 39' 04"W	9.00'
L8	N50° 28' 54"E	60.00'

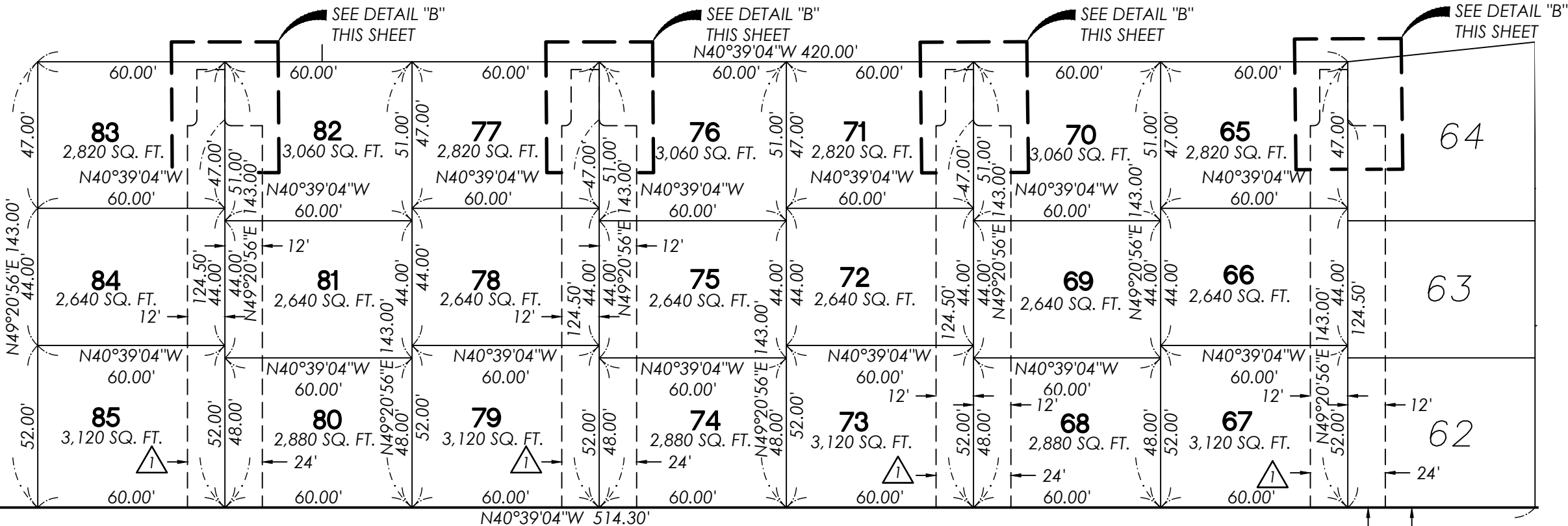
NOTES:

SEE SHEET 3 FOR EASEMENT NOTES AND BASIS OF BEARINGS.

SEE SHEET 4 FOR MONUMENT NOTES.

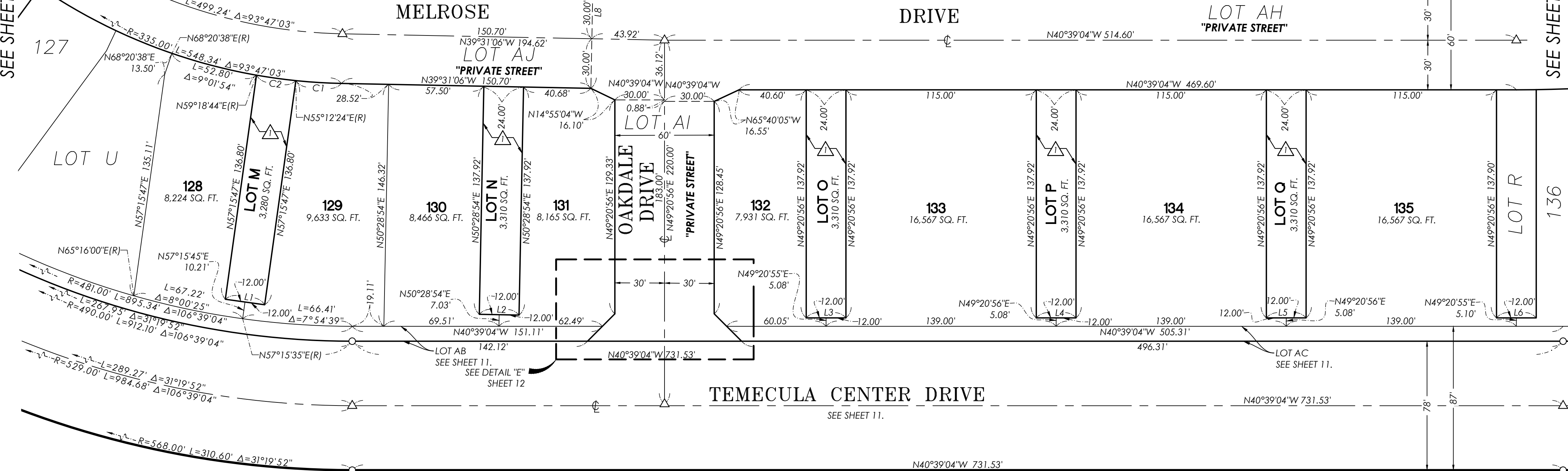
SEE SHEET 11 FOR EXISTING EASEMENTS.

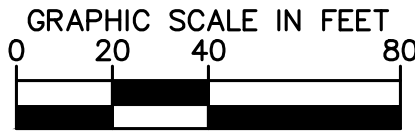
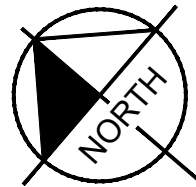
SEE SHEET 8



SEE SHEET 6

SEE SHEET 9





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

TRACT MAP NO. 37509

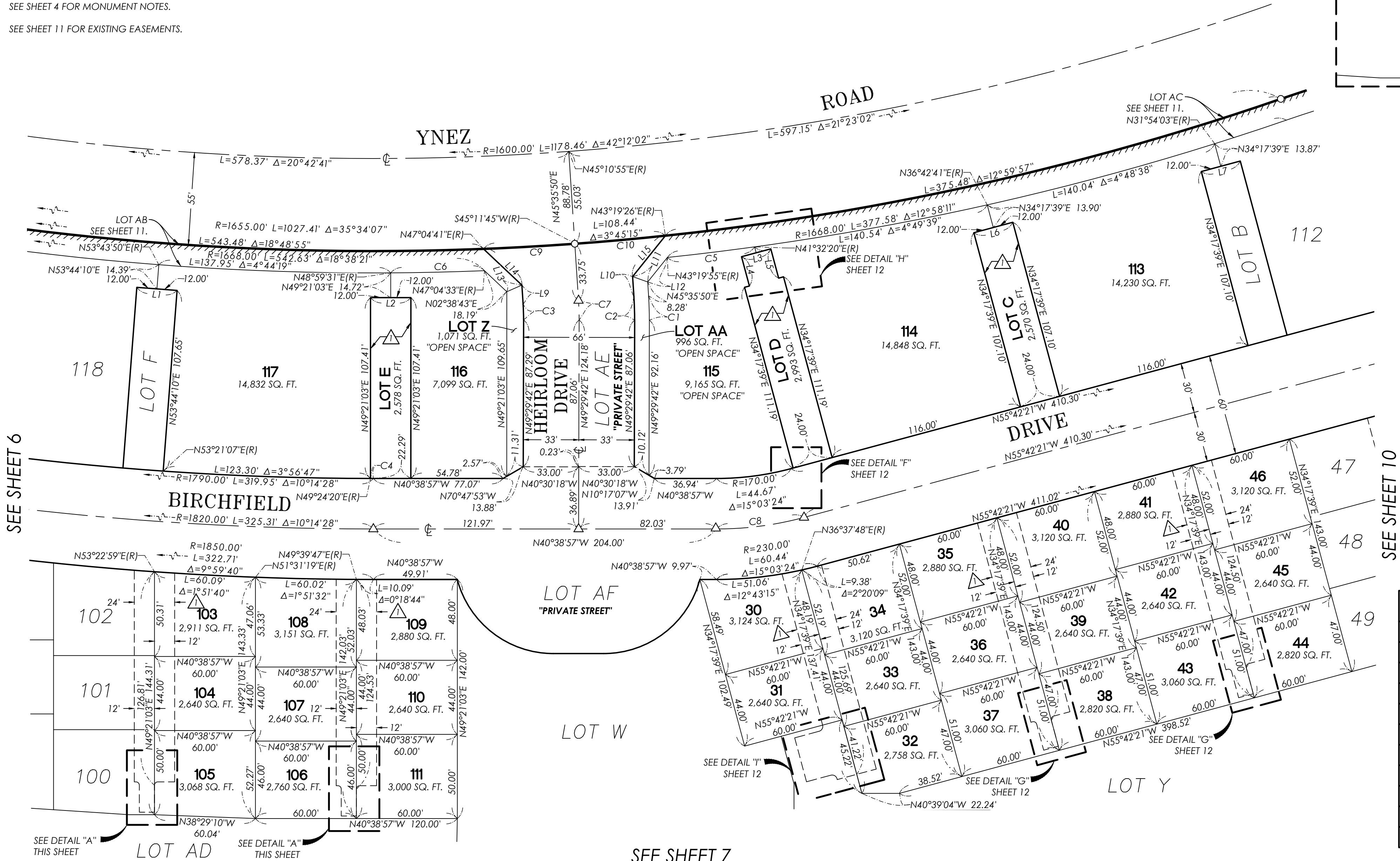
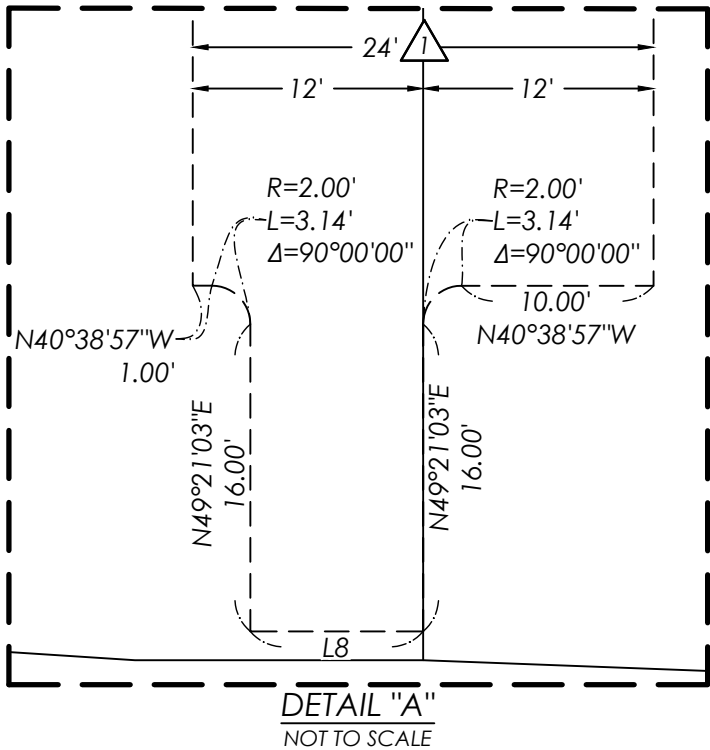
FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF PARCELS 1 THROUGH 3, INCLUSIVE, AND PARCEL 6 OF PARCEL MAP NO. 36336, AS SHOWN ON A MAP RECORDED IN BOOK 239, PAGES 33 THROUGH 39, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, TOGETHER WITH PARCEL D OF LOT LINE ADJUSTMENT NO. PA15-1434, RECORDED DECEMBER 15, 2015 AS INSTRUMENT NO. 2015-0542235 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

KIMLEY-HORN AND ASSOCIATES, INC

SEPTEMBER 2020

NOTES:
SEE SHEET 3 FOR EASEMENT NOTES AND BASIS OF BEARINGS.
SEE SHEET 4 FOR MONUMENT NOTES.
SEE SHEET 11 FOR EXISTING EASEMENTS.



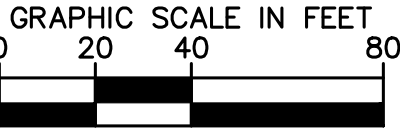
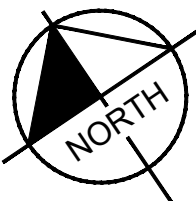
IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT MAP NO. 37509

FOR CONDOMINIUM PURPOSES

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KIMLEY-HORN AND ASSOCIATES, INC

SEPTEMBER 2020

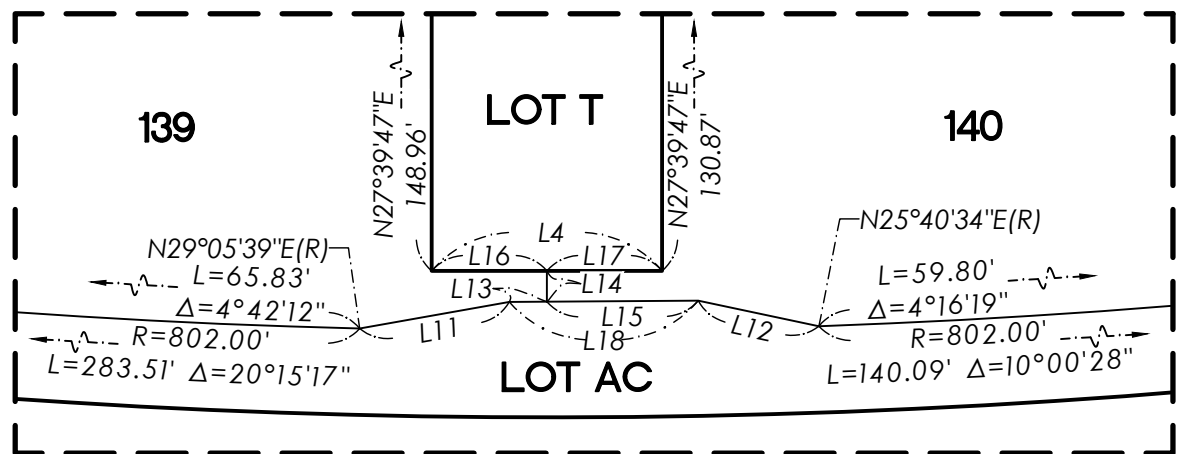


NOTES:

SEE SHEET 3 FOR EASEMENT NOTES AND BASIS OF BEARINGS.

SEE SHEET 4 FOR MONUMENT NOTES.

SEE SHEET 11 FOR EXISTING EASEMENTS.

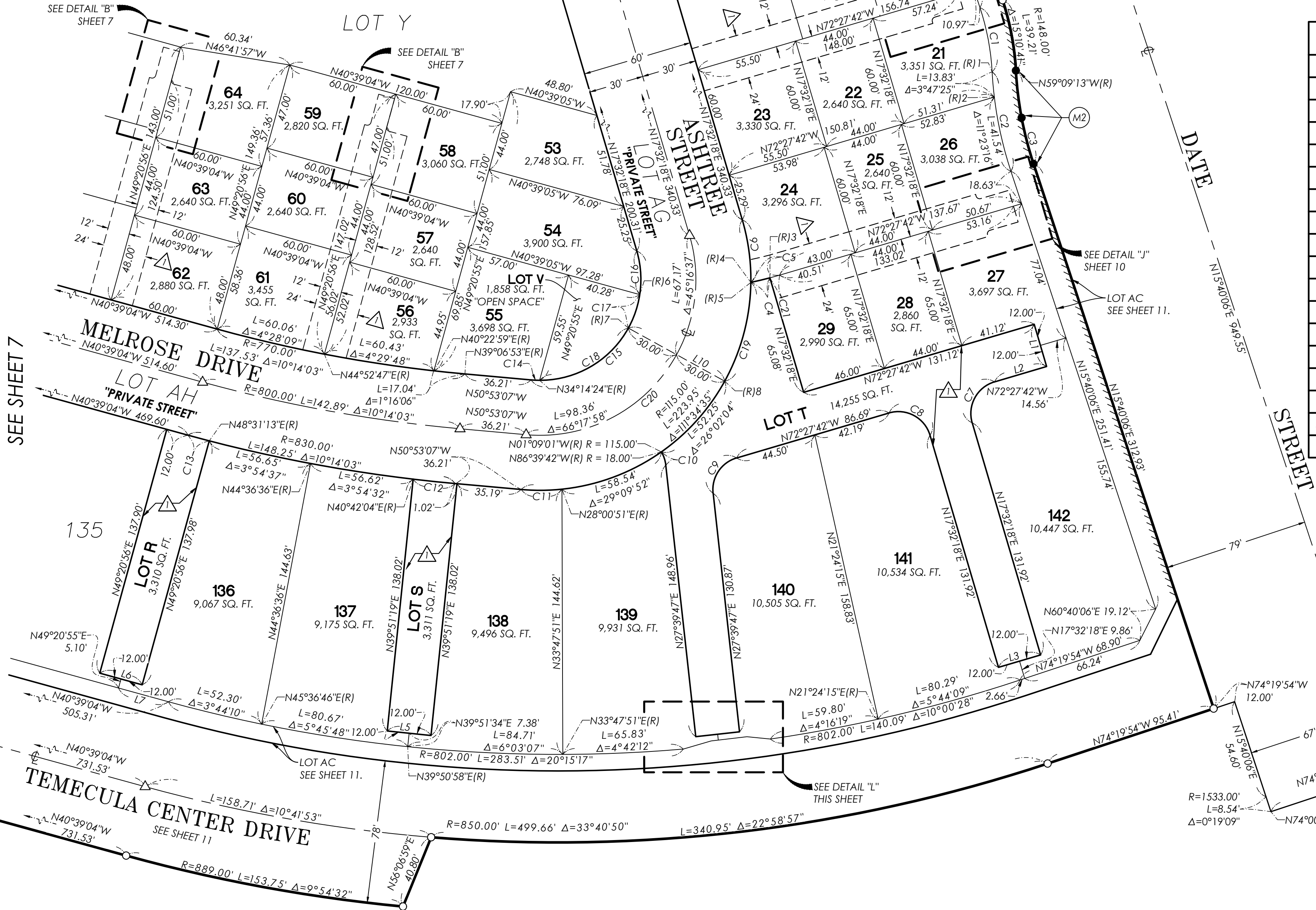


DETAIL "L"
NOT TO SCALE

SEE SHEET 10

SEE DETAIL "J"
SHEET 10

DATE



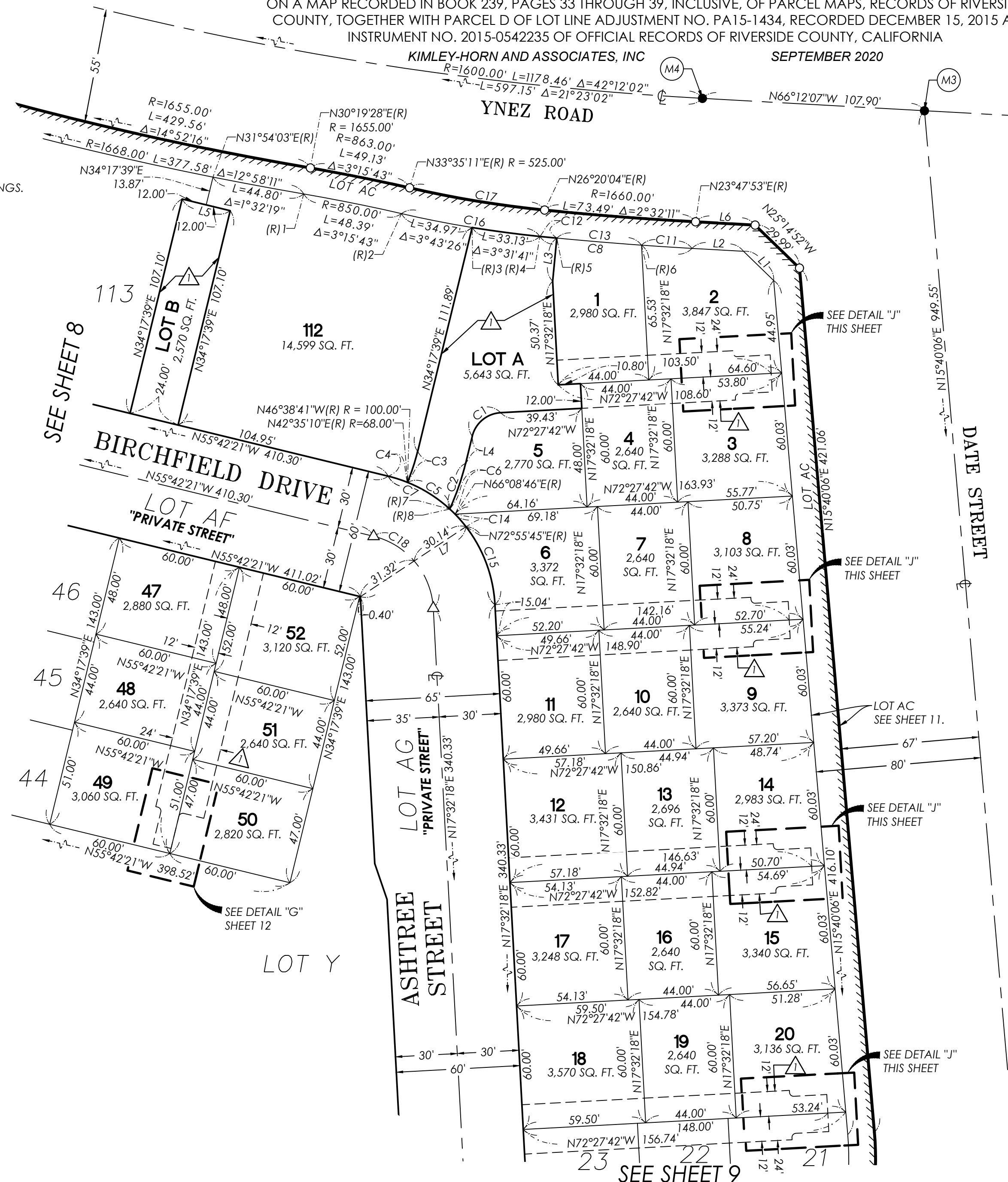
LINE DATA TABLE		
-	BEARING	LENGTH
L1	N17°32'18"E	24.00'
L2	N72°27'42"W	29.63'
L3	N72°27'42"W	24.00'
L5	N50°08'41"W	24.00'
L6	N40°39'04"W	24.00'
L7	N40°39'04"W	28.26'
L8	N15°40'06"E	416.10'
L9	N15°40'06"E	421.06'
L10	N27°11'05"W	60.00'
L11	N72°23'23"W	15.82'
L12	N50°22'55"W	12.86'
L13	N62°43'25"W	3.93'
L14	N27°39'47"E	3.21'
L15	N62°43'25"W	15.75'
L16	N62°20'13"W	12.00'
L17	N62°20'13"W	12.00'
L18	N62°43'25"W	19.68'

CURVE DATA TABLE			
-	RADIUS	LENGTH	DELTA
C1	135.00'	35.76'	Δ=15°10'41"
C2	209.00'	55.37'	Δ=15°10'41"
C3	196.00'	51.92'	Δ=15°10'41"
C4	200.00'	10.67'	Δ=3°03'20"
C5	200.00'	16.16'	Δ=4°37'38"
C6	115.00'	34.58'	Δ=17°13'36"
C7	18.00'	28.27'	Δ=90°00'00"
C8	18.00'	28.27'	Δ=90°00'00"
C9	18.00'	25.09'	Δ=79°52'31"
C10	18.00'	7.64'	Δ=24°19'29"
C11	115.00'	22.28'	Δ=11°06'02"
C12	830.00'	22.98'	Δ=1°35'11"

CURVE DATA TABLE			
-	RADIUS	LENGTH	DELTA
C13	830.00'	12.00'	Δ=0°49'43"
C14	55.00'	4.68'	Δ=4°52'29"
C15	55.00'	107.10'	Δ=111°34'35"
C16	55.00'	24.07'	Δ=25°04'35"
C17	55.00'	19.39'	Δ=20°12'02"
C18	55.00'	58.96'	Δ=61°25'29"
C19	115.00'	56.30'	Δ=28°03'01"
C20	85.00'	165.53'	Δ=111°34'35"
C21	200.00'	5.49'	Δ=1°34'18"

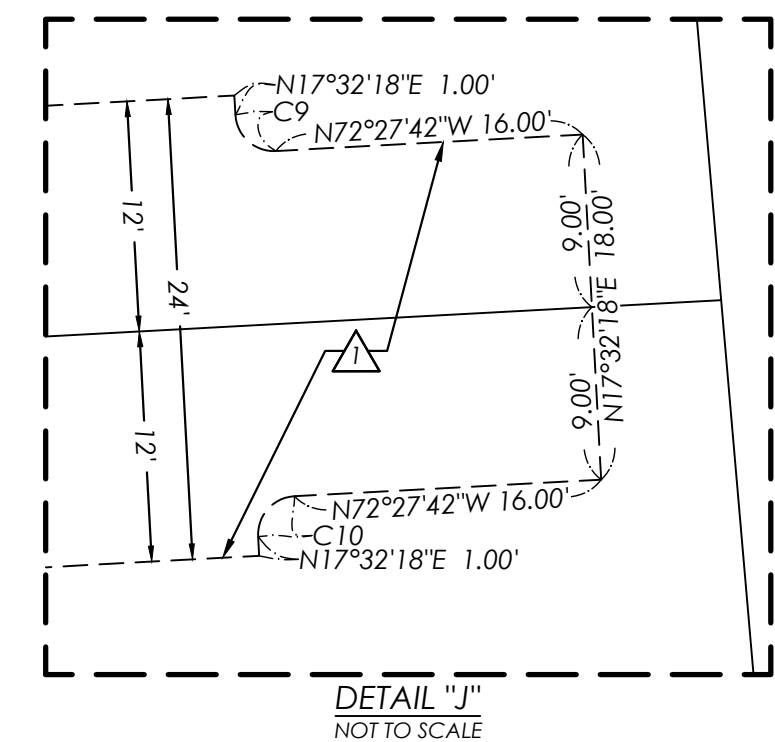
RADIAL DATA TABLE		
-	BEARING	RADIUS
(R)1	N59°09'13"W	135.00'
(R)2	N62°56'38"W	209.00'
(R)3	N19°06'36"E	200.00'
(R)4	N55°14'06"W	115.00'
(R)5	N22°09'56"E	200.00'
(R)6	N47°23'07"W	55.00'
(R)7	N27°11'05"W	55.00'
(R)8	N27°11'05"W	115.00'

SEE SHEET 11 FOR EXISTING EASEMENTS.



-	RADIUS	LENGTH	DELTA
C1	15.00'	19.18'	$\Delta=73^{\circ}14'39''$
C2	124.00'	23.62'	$\Delta=10^{\circ}54'51''$
C3	100.00'	15.81'	$\Delta=9^{\circ}03'40''$
C4	68.00'	9.84'	$\Delta=8^{\circ}17'31''$
C5	68.00'	24.40'	$\Delta=20^{\circ}33'31''$
C6	68.00'	3.56'	$\Delta=3^{\circ}00'05''$
C7	68.00'	86.93'	$\Delta=73^{\circ}14'39''$
C8	1673.00'	74.06'	$\Delta=2^{\circ}32'11''$
C9	2.00'	3.14'	$\Delta=90^{\circ}00'00''$
C10	2.00'	3.14'	$\Delta=90^{\circ}00'00''$
C11	1673.00'	24.54'	$\Delta=0^{\circ}50'25''$
C12	1673.00'	8.26'	$\Delta=0^{\circ}16'59''$
C13	1673.00'	41.26'	$\Delta=1^{\circ}24'47''$
C14	68.00'	8.05'	$\Delta=6^{\circ}46'59''$
C15	68.00'	41.08'	$\Delta=34^{\circ}36'33''$
C16	538.00'	68.10'	$\Delta=7^{\circ}15'07''$
C17	525.00'	66.45'	$\Delta=7^{\circ}15'07''$
C18	38.00'	48.58'	$\Delta=73^{\circ}14'39''$

RADIAL DATA TABLE		
-	BEARING	RADIUS
(R)1	N30°21'44"E	850.00'
(R)2	N33°37'27"E	850.00'
(R)3	N29°54'01"E	538.00'
(R)4	N26°22'20"E	1673.00'
(R)5	N26°05'21"E	1673.00'
(R)6	N24°40'34"E	1673.00'
(R)7	N44°47'30"W	124.00'
(R)8	N63°08'41"E	68.00'



LINE DATA TABLE			LINE DATA TABLE			LINE DATA TABLE		
-	BEARING	LENGTH	-	BEARING	LENGTH	-	BEARING	LENGTH
L1	N40° 38' 57"W	36.94'	L12	N56° 06' 59"E	148.97'	L23	N59° 00' 00"E	30.00'
L2	N88° 08' 10"E	31.14'	L13	N29° 27' 00"W	63.21'	L24	N59° 00' 00"E	30.00'
L3	N45° 35' 50"E	11.30'	L14	N10° 17' 07"W	13.91'	L25	N59° 00' 00"E	60.00'
L4	N02° 38' 43"E	31.36'	L15	N49° 29' 42"E	124.18'	L26	N77° 03' 42"E	61.46'
L5	N46° 41' 57"W	60.34'	L16	N45° 35' 50"E	88.78'	L27	N40° 30' 18"W	33.00'
L6	N79° 45' 19"E	41.16'	L17	N50° 53' 07"W	36.21'	L28	N40° 30' 18"W	33.00'
L7	N54° 16' 17"W	36.14'	L18	N29° 17' 38"E	39.00'	L29	N40° 39' 04"W	30.00'
L8	N71° 11' 35"E	64.06'	L19	N60° 03' 06"E	33.41'	L30	N50° 28' 54"E	60.00'
L9	N18° 48' 25"W	20.00'	L20	N27° 11' 05"W	30.00'	L31	N50° 28' 54"E	30.00'
L10	N71° 11' 35"E	64.06'	L21	N27° 11' 05"W	30.00'	L32	N50° 28' 54"E	30.00'
L11	N54° 16' 17"W	47.97'	L22	N27° 11' 05"W	60.00'			

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

TRACT MAP NO. 37509

FOR CONDOMINIUM PURPOSES

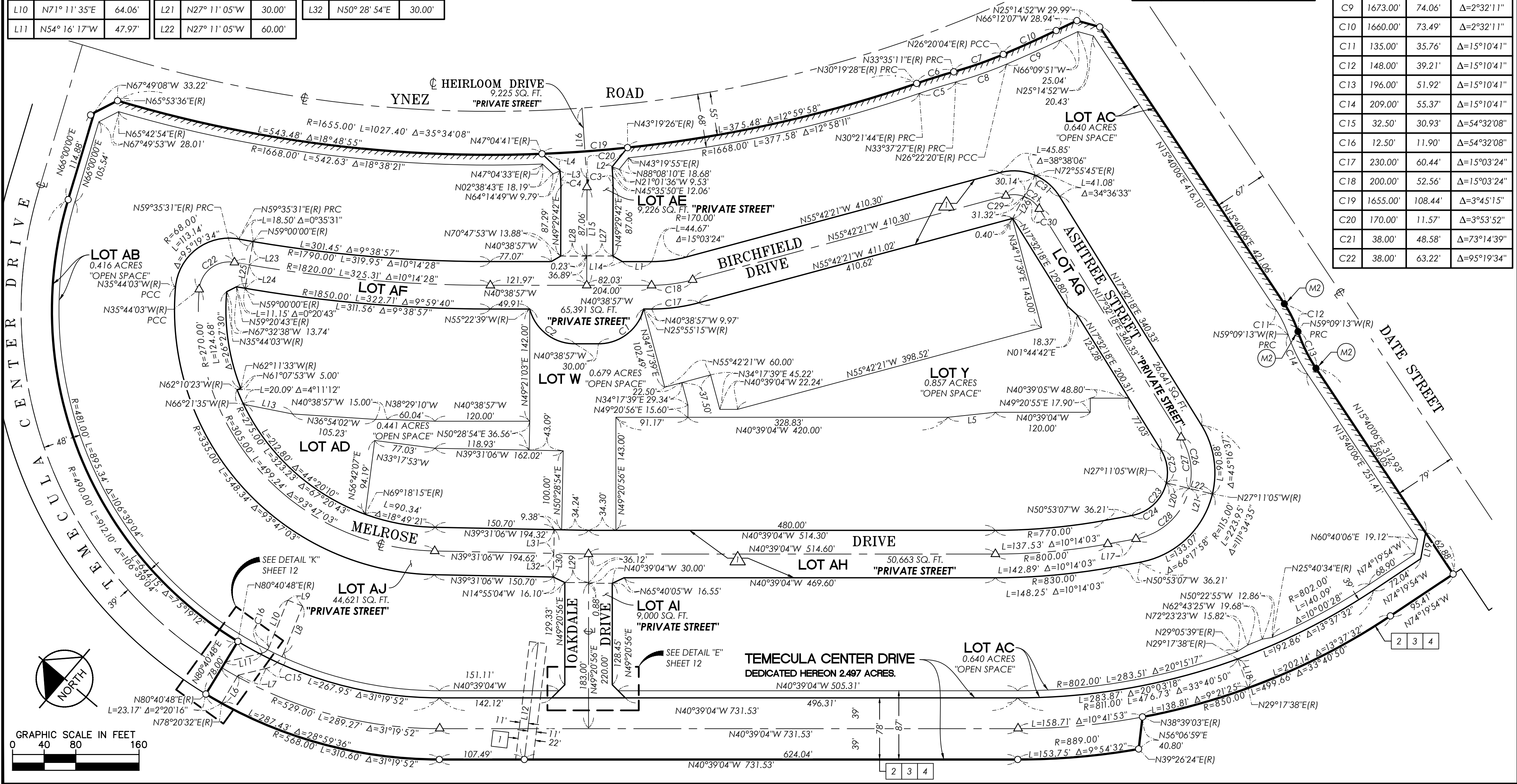
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KIMLEY-HORN AND ASSOCIATES, INC

SEPTEMBER 2020

CURVE DATA TABLE			
-	RADIUS	LENGTH	DELTA
C23	55.00'	107.10'	Δ=111°34'35"
C24	55.00'	63.64'	Δ=66°17'58"
C25	55.00'	43.46'	Δ=45°16'37"
C26	85.00'	165.53'	Δ=111°34'35"
C27	85.00'	67.17'	Δ=45°16'37"
C28	85.00'	98.36'	Δ=66°17'58"
C29	38.00'	23.45'	Δ=35°21'29"
C30	38.00'	25.13'	Δ=37°53'10"
C31	68.00'	86.93'	Δ=73°14'39"

CURVE DATA TABLE			
-	RADIUS	LENGTH	DELTA
C1	59.00'	77.51'	Δ=75°16'18"
C2	59.00'	77.51'	Δ=75°16'18"
C3	203.00'	13.81'	Δ=3°53'52"
C4	137.00'	9.32'	Δ=3°53'52"
C5	850.00'	48.39'	Δ=3°15'43"
C6	863.00'	49.13'	Δ=3°15'43"
C7	525.00'	66.45'	Δ=7°15'07"
C8	538.00'	68.10'	Δ=7°15'07"
C9	1673.00'	74.06'	Δ=2°32'11"
C10	1660.00'	73.49'	Δ=2°32'11"
C11	135.00'	35.76'	Δ=15°10'41"
C12	148.00'	39.21'	Δ=15°10'41"
C13	196.00'	51.92'	Δ=15°10'41"
C14	209.00'	55.37'	Δ=15°10'41"
C15	32.50'	30.93'	Δ=54°32'08"
C16	12.50'	11.90'	Δ=54°32'08"
C17	230.00'	60.44'	Δ=15°03'24"
C18	200.00'	52.56'	Δ=15°03'24"
C19	1655.00'	108.44'	Δ=3°45'15"
C20	170.00'	11.57'	Δ=3°53'52"
C21	38.00'	48.58'	Δ=73°14'39"
C22	38.00'	63.22'	Δ=95°19'34"



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

TRACT MAP NO. 37509

FOR CONDOMINIUM PURPOSES

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