

PARCEL MAP NO. 37291

BEING A SUBDIVISION OF THE SOUTHWEST HALF OF THE NORTHWEST HALF OF LOT 19 OF MURRIETA PORTION OF THE TEMECULA RANCHO, AS SHOWN BY MAP OF THE TEMECULA LAND AND WATER COMPANY ON FILE IN BOOK 8, PAGE 359 OF MAPS, SAN DIEGO COUNTY RECORDS.

JOHN R. DUQUETTE, PLS 7566

Michael Baker
INTERNATIONAL

DATE OF SURVEY: JANUARY, 2018

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 TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A" AND "B" INCLUSIVE.

WE HEREBY DEDICATE TO THE CITY OF MURRIETA EASEMENTS FOR ACCESS AND EMERGENCY VEHICULAR ACCESS AS SHOWN HEREON.

WE HEREBY DEDICATE TO THE CITY OF MURRIETA AN EASEMENT ACCESS IN FAVOR OF PARCEL 2 AS SHOWN HEREON.

WE HEREBY DEDICATE TO THE CITY OF MURRIETA EASEMENTS FOR WATER AND ACCESS, AS SHOWN HEREON.

OWNER

PINNACLE SIGNATURE ASSISTED LIVING, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

BY:
ITS:

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, AN NOT THE TRUTHFULNESS, ACCOURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)SS.
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2018 BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____ 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(IES) 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 MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES _____
MY COMMISSION NUMBER _____

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____.

JON CHRISTENSEN, 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 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
JON CHRISTENSEN
COUNTY TAX COLLECTOR

BY: _____ DEPUTY

CITY CLERK’S STATEMENT

THE CITY COUNCIL OF THE CITY OF MURRIETA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS CLERK AND EX-OFFICIO CLERK OF THE CITY COUNCIL, HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFER OF DEDICATION OF LOTS "A" AND "B" INCLUSIVE, MADE HEREON FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES AND AS PART OF THE CITY MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS, IN ACCORDANCE WITH CITY STANDARDS.

WE ALSO ACCEPT THE EASEMENTS FOR EMERGENCY VEHICULAR ACCESS DEDICATED HEREON.

WE ALSO ACCEPT THE EASEMENT FOR STORM DRAIN PURPOSES AS DEDICATED HEREON.

WE ALSO ACCEPT THE ABUTTER’S RIGHTS OF ACCESS DEDICATED HEREON.

DATE: _____, 20____.

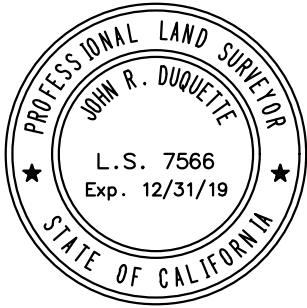
BY: _____
SARAH A. MANWARING
CITY CLERK, CITY OF MURRIETA
EX-OFFICIO CLERK OF THE CITY COUNCIL OF MURRIETA

SURVEYOR’S STATEMENT

I HEREBY STATE I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF FIVE (5) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AT THE REQUEST OF PINNACLE SIGNATURE ASSISTIED LIVING, LLC, DURING JANUARY 2018; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THIS MAP; THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATE: _____, 2019

JOHN R. DUQUETTE, L.S. 7566
EXPIRES 12-31-19

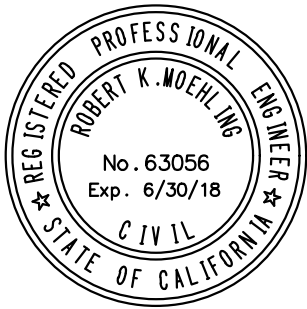


CITY ENGINEER’S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP OF TRACT NO. 36629 CONSISTING OF FIVE (5) SHEETS; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPILED WITH.

DATED: _____, 2018

ROBERT K. MOEHLING
CITY ENGINEER
R.C.E. 63056 EXP. 6/30/2018

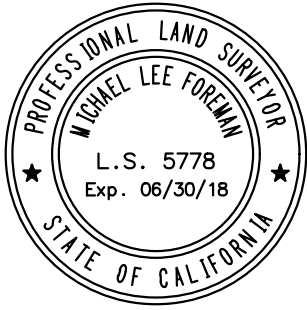


CITY SURVEYOR’S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE TRACT MAP AND AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED: _____, 2018

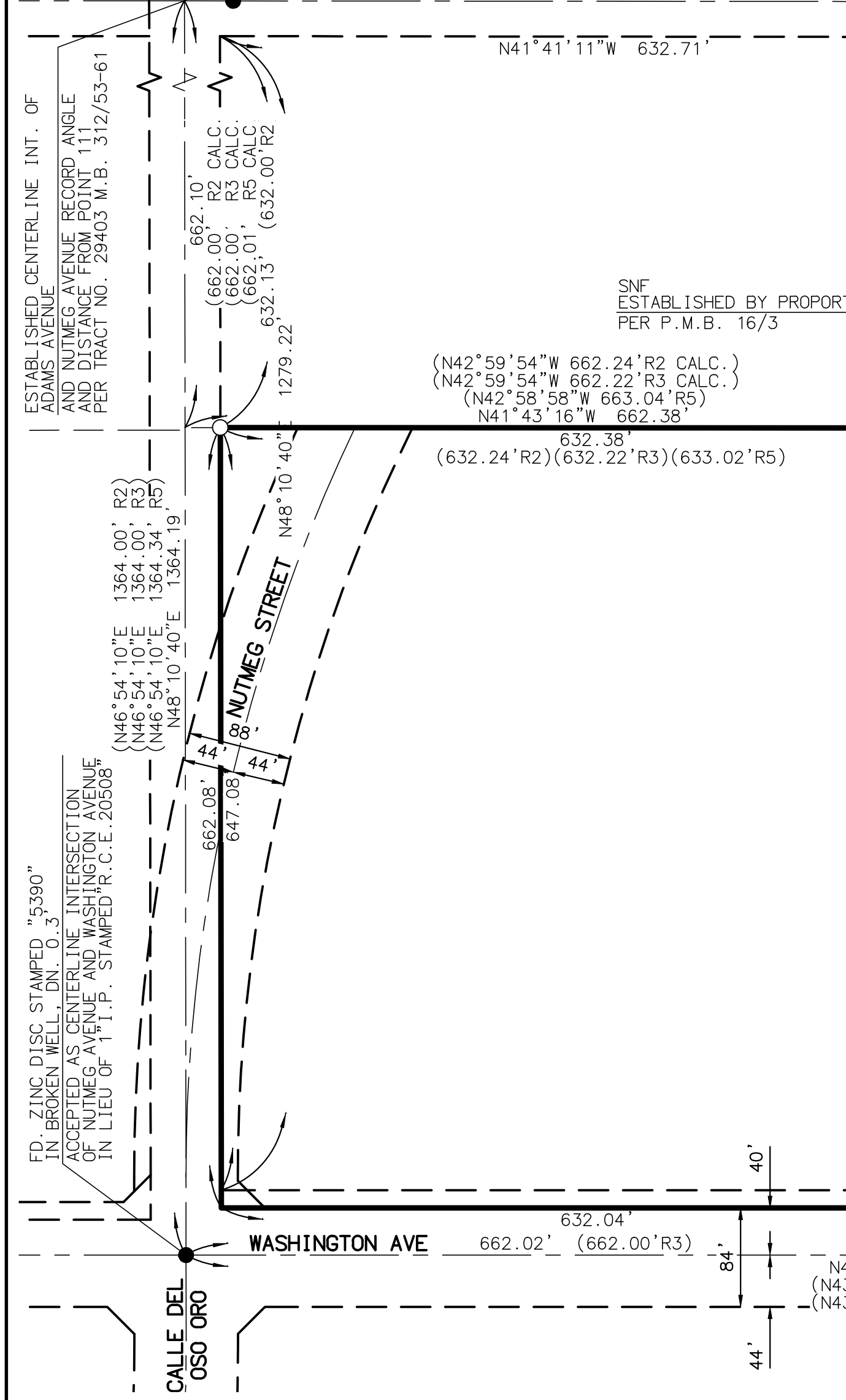
MICHAEL LEE FOREMAN
ACTING CITY SURVEYOR
P.L.S. 5778 EXP. 6/30/2018



BEING A SUBDIVISION OF THE SOUTHWEST HALF OF THE NORTHWEST HALF OF LOT 19 OF MURRIETA PORTION OF THE TEMECULA RANCHO, AS SHOWN BY MAP OF THE TEMECULA LAND AND WATER COMPANY ON FILE IN BOOK 8, PAGE 359 OF MAPS, SAN DIEGO COUNTY RECORDS.

Michael Baker
INTERNATIONAL

DATE OF SURVEY: JANUARY, 2018

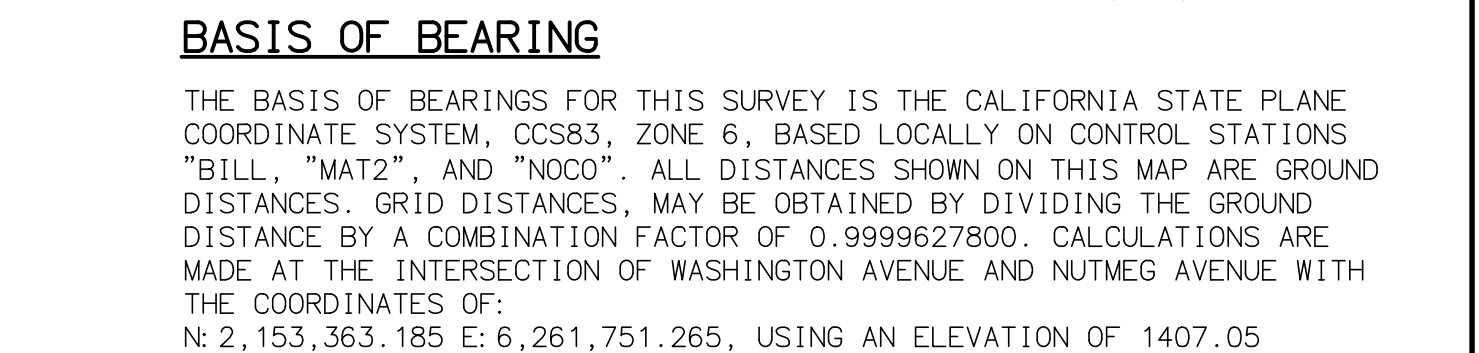


ESTABLISHED BY RECORD
ANGLES AND DISTANCES
FROM POINT 112 PER M.B. 312/53-61

THE BASIS OF THESE EASEMENTS IS A PRELIMINARY TITLE REPORT PREPARED BY
NORTH AMERICAN TITLE COMPANY UNDER ORDER NO.1361732 DATED MAY 7, 2015.

- 8 AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED
JUNE 3, 1981 AS INSTRUMENT NO. 101780 OF OFFICIAL RECORDS.
- IN FAVOR OF: ELSINORE VALLEY MUNICIPAL WATER DISTRICT, A PUBLIC
CORPORATION AFFECTS: SAID LAND.
- 9 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED
MAY 22, 1990 AS INSTRUMENT NO. 187178 OF OFFICIAL RECORDS.
- IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: SAID LAND.
- 10 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED
"JOINT USE AGREEMENT" RECORDED JULY 29, 2002 AS INSTRUMENT
NO. 413824 OF OFFICIAL RECORDS.
- 11 AN EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES, RECORDED
DECEMBER 9, 2004 AS INSTRUMENT NO. 0977225 OF OFFICIAL RECORDS.
- IN FAVOR OF: CITY OF MURRIETA, A MUNICIPAL CORPORATION
AFFECTS: SAID LAND.
- 12
TZ AN EASEMENT FOR DRAINAGE, SLOPE AND CONSTRUCTION PURPOSES AND
INCIDENTAL PURPOSES, RECORDED DECEMBER 9, 2004 AS INSTRUMENT
NO. 0977226 OF OFFICIAL RECORDS.
- IN FAVOR OF: CITY OF MURRIETA, A MUNICIPAL CORPORATION
AFFECTS: SAID LAND.

A	AN EASEMENT FOR PUBLIC WATER TO BE DEDICATED TO THE CITY OF MURRIETA ON THE FINAL MAP.
B	AN EASEMENT FOR ACCESS IN FAVOR OF PARCEL 2 TO BE DEDICATED TO THE CITY OF MURRIETA ON THE FINAL MAP.
C	AN EASEMENT FOR EMERGENCY ACCESS TO BE DEDICATED TO THE CITY OF MURRIETA ON THE FINAL MAP.
D	AN EASEMENT FOR ACCESS TO BE DEDICATED TO THE CITY OF MURRIETA ON THE FINAL MAP.



R1 - MURRIETA POR. TEMECULA RCHO.M.B. 8/359, SAN DIEGO COUNTY RECORDS.
R2 - RECORD OF SURVEY 55/12
R3 - PARCEL MAP NO. 6079, P.M.B. 16/3
R4 - PARCEL MAP NO. 5150, P.M.B. 9/49
R5 - TRACT NO. 29403, M.B. 312/53-61
R6 - INSTR. NO. 2004-0073098, REC. 2/02/2004

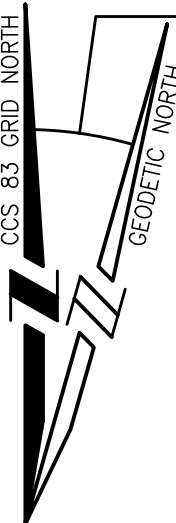
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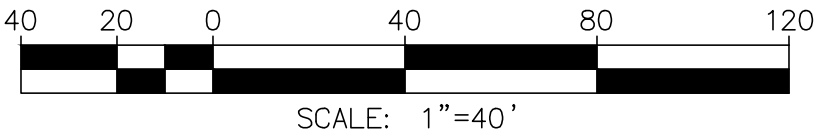
JOHN R. DUQUETTE, PLS 7566

Michael Baker
INTERNATIONAL

DATE OF SURVEY: JANUARY, 2018

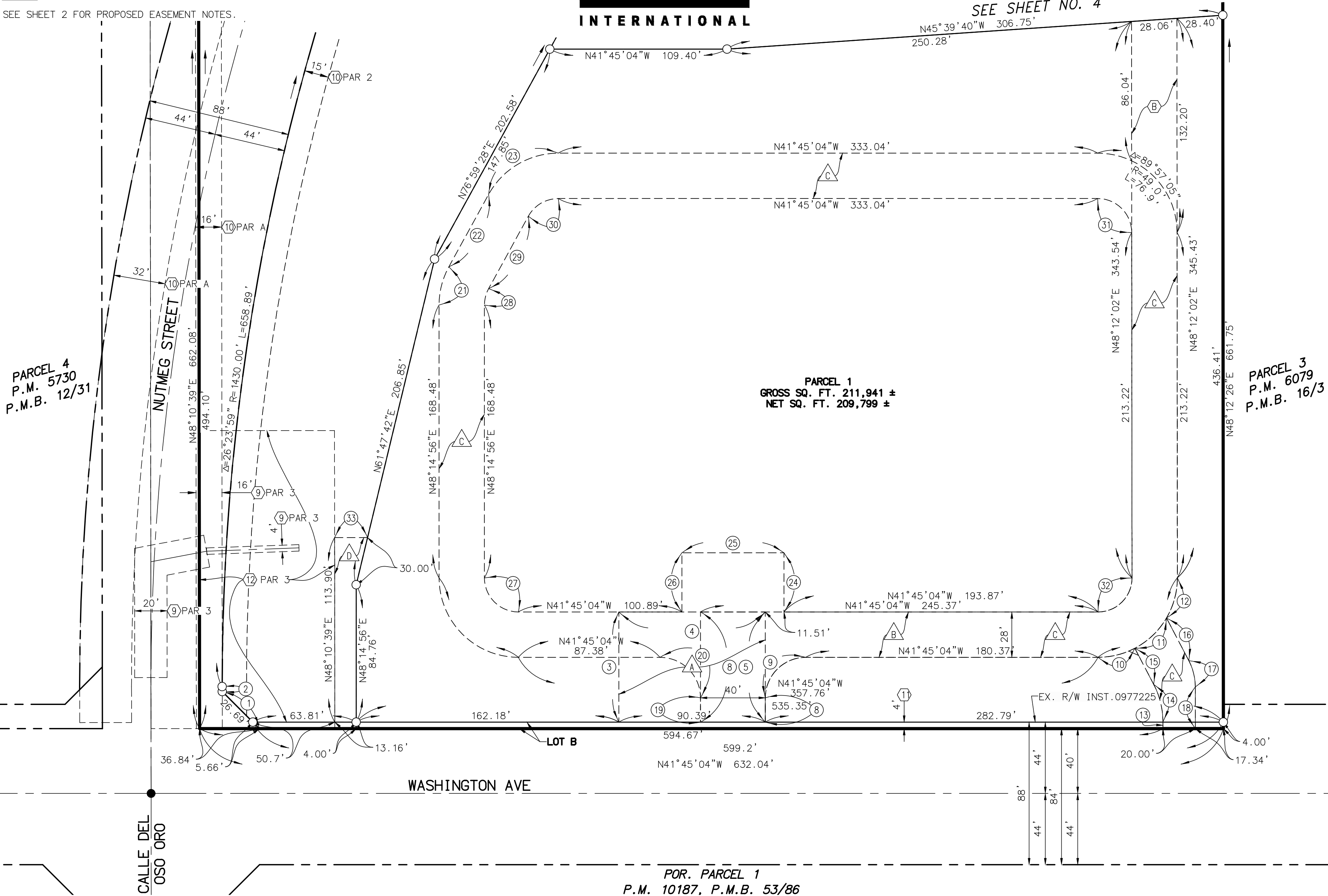


-0°32'27.9" CONVERGENCE
ANGLE AT POINT (103)



NOTE

SEE SHEET 2 FOR PROPOSED EASEMENT NOTES.



PARCEL 4
P.M. 5730
P.M.B. 12/31

PARCEL 1
GROSS SQ. FT. 211,941 ±
NET SQ. FT. 209,799 ±

PARCEL 3
P.M. 6079
P.M.B. 16/3

POR. PARCEL 1
P.M. 10187, P.M.B. 53/86

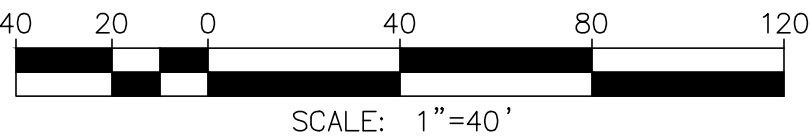
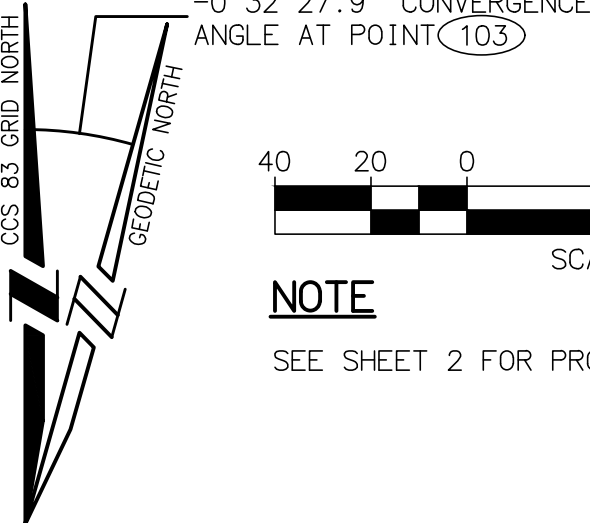
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NOTE

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DATA TABLE			
NO	BEARING/DELTA	RADIUS	LENGTH
1	N03°15'16"E	--	32.35'
2	N48°10'39"E	--	3.07'
3	N48°14'56"E	--	68.00'
4	N41°45'04"W	--	90.39'
5	N48°14'56"E	--	68.00'
6	N82°55'53"W	--	42.73'
7	N48°42'14"E	--	32.22'
8	N48°14'56"E	--	68.00'
9	90°00'00"	25.00'	39.27'
10	27°37'37"	49.00'	23.63'
11	32°02'49"	49.00'	27.41'
12	30°22'30"	49.00'	25.98'
13	N48°12'02"E	--	4.19'
14	27°34'43"	50.00'	24.07'
15	N20°37'19"E	--	25.13'
16	N20°37'19"E	--	29.70'
17	27°34'43"	35.00'	16.85'

DATA TABLE			
NO	BEARING/DELTA	RADIUS	LENGTH
18	N48°12'02"E	--	25.74'
19	N48°14'56"E	--	15.00'
20	90°00'00"	25.00'	39.27'
21	28°44'32"	49.00'	24.58'
22	N76°59'28"E	--	51.03'
23	61°15'28"	49.00'	52.39'
24	N48°14'56"E	--	36.50'
25	N41°45'04"W	--	63.00'
26	N48°14'57"E	--	36.50'
27	90°00'00"	21.00'	32.99'
28	28°44'32"	21.00'	10.53'
29	N76°59'28"E	--	51.03'
30	61°15'28"	21.00'	22.45'
31	89°57'05"	21.00'	32.97'
32	90°02'54"	21.00'	33.00'
33	N41°49'21"W	--	20.32'

