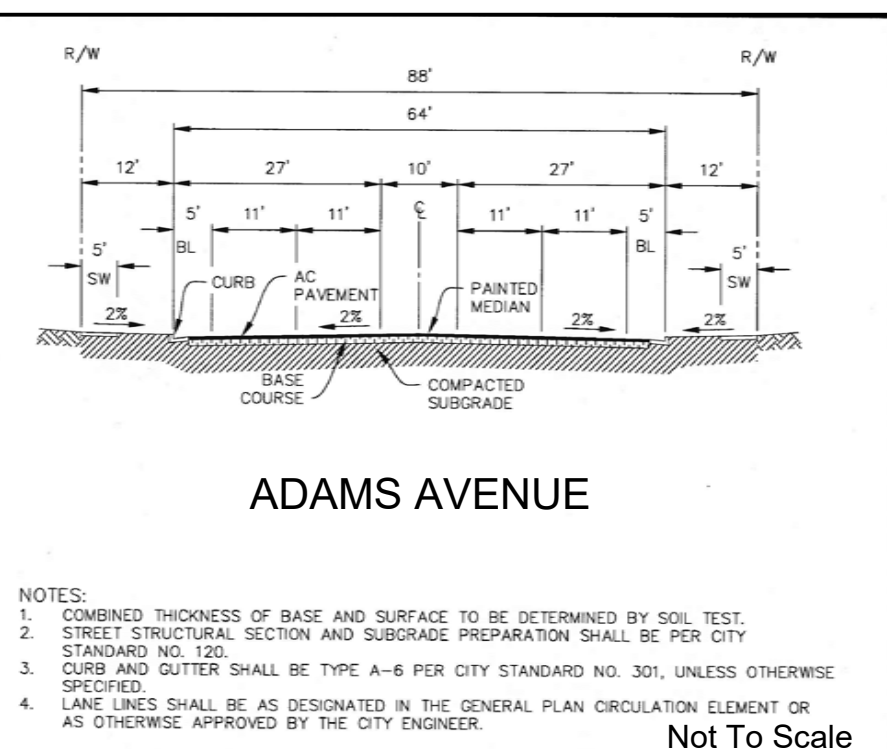
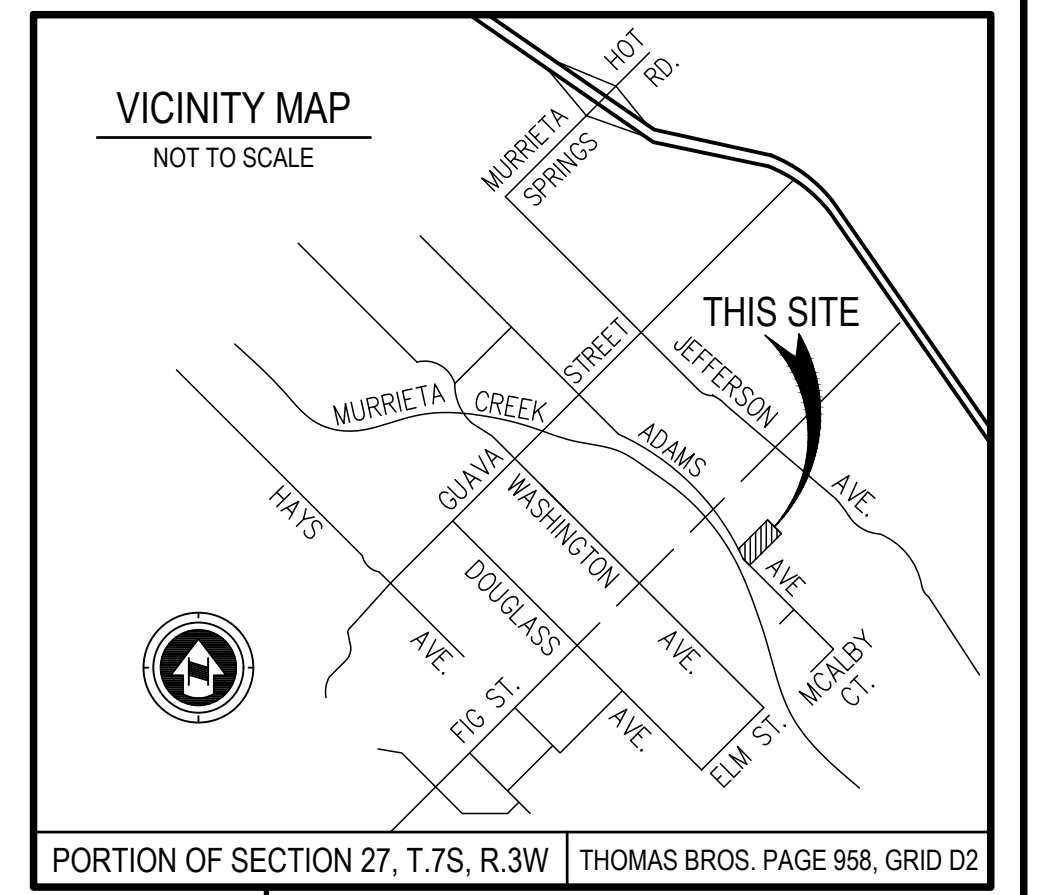


TENTATIVE PARCEL MAP No. 37985

C.O.M. # 2020-2230

BEING A SUBDIVISION

IN THE CITY OF MURRIETA, STATE OF CALIFORNIA

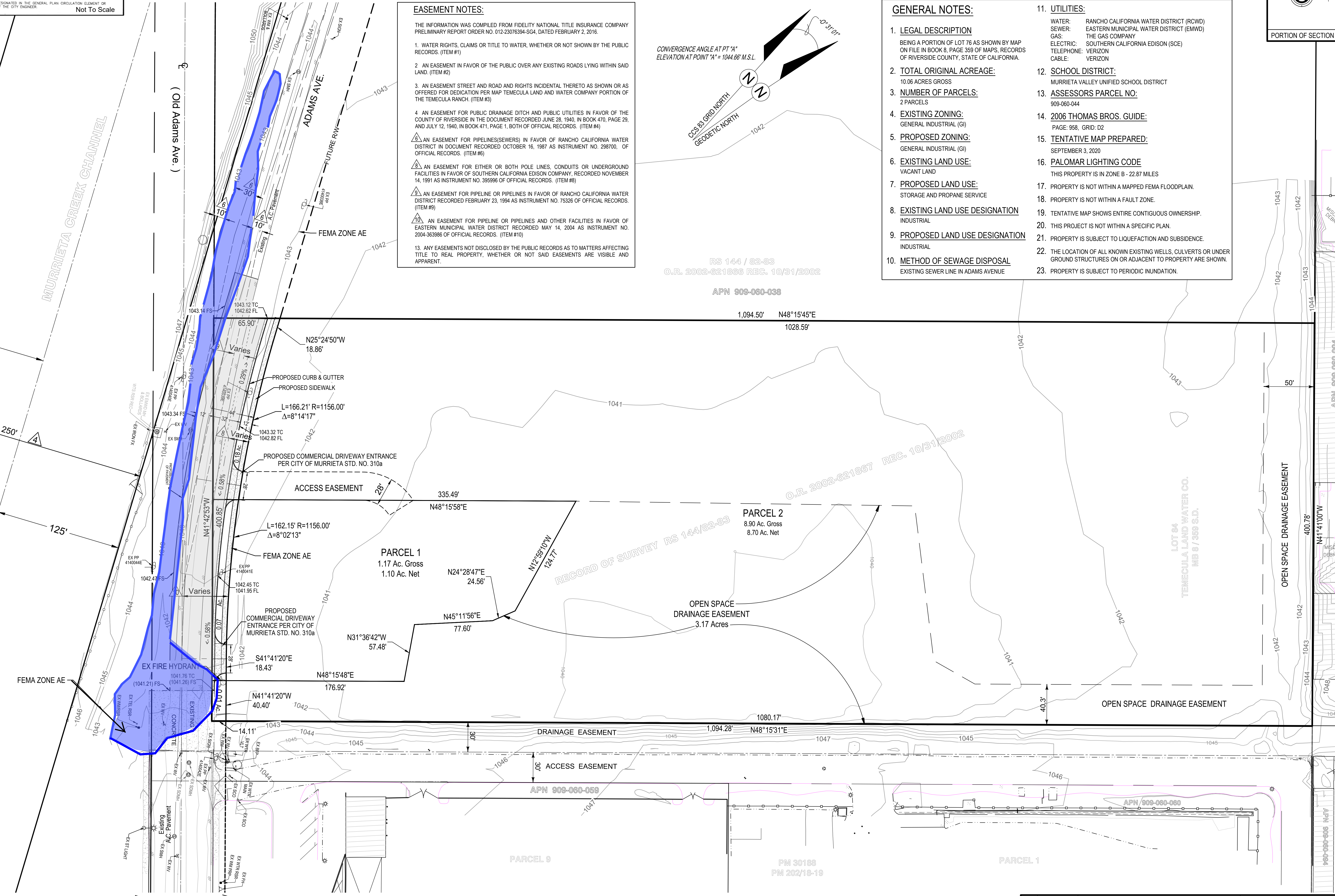
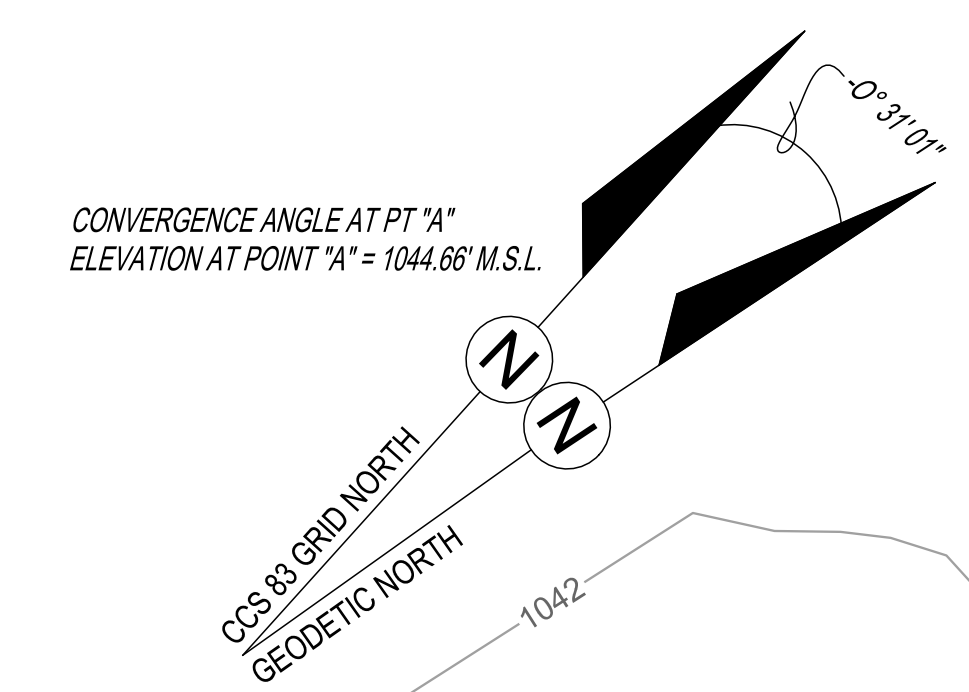


EASEMENT NOTES:

THE INFORMATION WAS COMPILED FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY PRELIMINARY REPORT ORDER NO. 012-23078394-SG4, DATED FEBRUARY 2, 2016.

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. (ITEM #1)
2. AN EASEMENT IN FAVOR OF THE PUBLIC OVER ANY EXISTING ROADS LYING WITHIN SAID LAND. (ITEM #2)
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4. AN EASEMENT FOR PUBLIC DRAINAGE DITCH AND PUBLIC UTILITIES IN FAVOR OF THE COUNTY OF RIVERSIDE IN THE DOCUMENT RECORDED JUNE 28, 1940, IN BOOK 470, PAGE 29, AND JULY 12, 1940, IN BOOK 471, PAGE 1, BOTH OF OFFICIAL RECORDS. (ITEM #4)
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6. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED NOVEMBER 14, 1991 AS INSTRUMENT NO. 399996 OF OFFICIAL RECORDS. (ITEM #8)
7. AN EASEMENT FOR PIPELINE OR PIPELINES IN FAVOR OF RANCHO CALIFORNIA WATER DISTRICT RECORDED FEBRUARY 23, 1994 AS INSTRUMENT NO. 75326 OF OFFICIAL RECORDS. (ITEM #9)
8. AN EASEMENT FOR PIPELINE OR PIPELINES AND OTHER FACILITIES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT RECORDED MAY 14, 2004 AS INSTRUMENT NO. 2004-363986 OF OFFICIAL RECORDS. (ITEM #10)
9. ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.

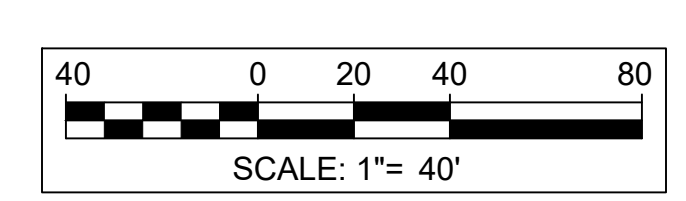
- GENERAL NOTES:**
1. **LEGAL DESCRIPTION:**
BEING A PORTION OF LOT 76 AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 359 OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.
 2. **TOTAL ORIGINAL ACREAGE:**
10.06 ACRES GROSS
 3. **NUMBER OF PARCELS:**
2 PARCELS
 4. **EXISTING ZONING:**
GENERAL INDUSTRIAL (GI)
 5. **PROPOSED ZONING:**
GENERAL INDUSTRIAL (GI)
 6. **EXISTING LAND USE:**
VACANT LAND
 7. **PROPOSED LAND USE:**
STORAGE AND PROPANE SERVICE
 8. **EXISTING LAND USE DESIGNATION:**
INDUSTRIAL
 9. **PROPOSED LAND USE DESIGNATION:**
INDUSTRIAL
 10. **METHOD OF SEWAGE DISPOSAL:**
EXISTING SEWER LINE IN ADAMS AVENUE
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SEWER: EASTERN MUNICIPAL WATER DISTRICT (EMWD)
GAS: THE GAS COMPANY
ELECTRIC: SOUTHERN CALIFORNIA EDISON (SCE)
TELEPHONE: VERIZON
CABLE: VERIZON
 12. **SCHOOL DISTRICT:**
MURRIETA VALLEY UNIFIED SCHOOL DISTRICT
 13. **ASSESSORS PARCEL NO.:**
909-060-044
 14. **2006 THOMAS BROS. GUIDE:**
PAGE: 958, GRID: D2
 15. **TENTATIVE MAP PREPARED:**
SEPTEMBER 3, 2020
 16. **PALOMAR LIGHTING CODE:**
THIS PROPERTY IS IN ZONE B - 22.87 MILES
 17. PROPERTY IS NOT WITHIN A MAPPED FEMA FLOODPLAIN.
 18. PROPERTY IS NOT WITHIN A FAULT ZONE.
 19. TENTATIVE MAP SHOWS ENTIRE CONTIGUOUS OWNERSHIP.
 20. THIS PROJECT IS NOT WITHIN A SPECIFIC PLAN.
 21. PROPERTY IS SUBJECT TO LIQUEFACTION AND SUBSIDENCE.
 22. THE LOCATION OF ALL KNOWN EXISTING WELLS, CULVERTS OR UNDER GROUND STRUCTURES ON OR ADJACENT TO PROPERTY ARE SHOWN.
 23. PROPERTY IS SUBJECT TO PERIODIC INUNDATION.



- LEGEND:**
- FS FINISH SURFACE
 - FG FINISH GRADE
 - R/W RIGHT OF WAY
 - APN ASSESSORS PARCEL NO.
 - EX EXISTING
 - EP EDGE OF PAVEMENT
 - RCWD RANCHO CALIFORNIA WATER DISTRICT
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 - TW TOP OF WALL
 - BW BOTTOM OF WALL
 - SF SQUARE FOOT
 - AC ASPHALTIC CONCRETE
 - MB MAP BOOK
 - HT HEIGHT
 - PM PARCEL MAP
 - RR RURAL RESIDENTIAL

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", "P474", AND "P478" NAD83(NSR2011) EPOCH 2010.00 AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE SHOWN PER THE RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHER WISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF .99991526. CALCULATIONS ARE MADE AT POINT A WITH COORDINATES OF N214473.052; E127501.9614; USING AN ELEVATION OF 1044.66' MSL. QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.



BENCHMARK:

DESCRIPTION: COUNTY OF RIVERSIDE T-89-81.

LOCATION: WASHINGTON AVE. AND BROWN ST., N.W. CORNER OF WASHINGTON AVE., BRIDGE OVER MURRIETA BRIDGE ABUTMENT.

ELEVATION: 1059.40 DATUM: NVD88.

THIS MAP IS BASED ON RECORD DATA AND SHOULD NOT BE RELIED UPON FOR ACCURATE SURVEY INFORMATION. ALL MEASUREMENTS SHALL BE FIELD VERIFIED BY PERSONS AUTHORIZED TO PERFORM SUCH WORK. ANY DESIGN INFORMATION SHOWN ON THIS PLAN IS CONCEPTUAL IN NATURE AND SHALL NOT BE RELIED ON FOR CONSTRUCTION PURPOSES.

| NO. | DATE | REVISION |
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PREPARED BY:

RDS And Associates

Cell Engineering
Project Management
Construction Management

rdsl1@dslextrame.com
(951) 691-7706
Rich Soltysek

PROPERTY OWNER:

HOWARD OMDAHL
LARCHMONT PARK, LLC
41911 5TH STREET, SUITE 202
TEMECULA, CA 92590
TEL: (909) 732-1963
EMAIL: hondahl@hotmail.com

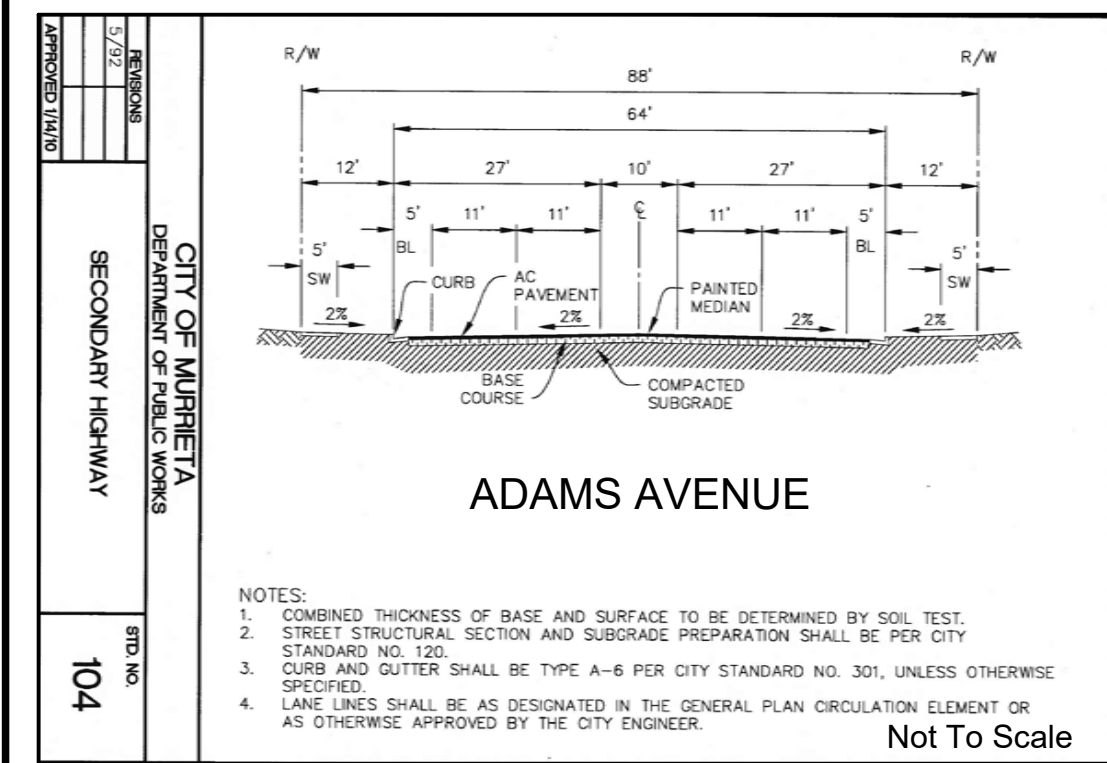
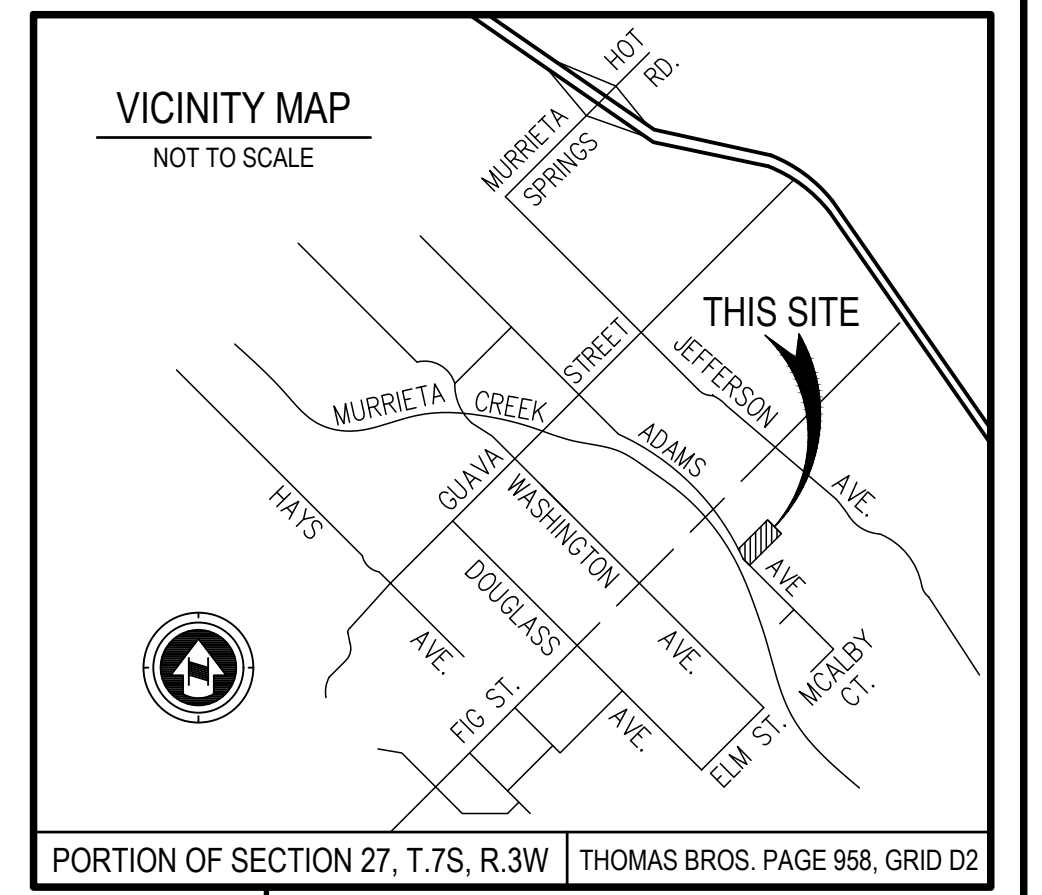
DWG: ADAMS 01 TPM.dwg SHEET: TPM DATE: Feb 10, 2021 - 12:38:19pm

TENTATIVE PARCEL MAP No. 37985

C.O.M. # 2020-2230

BEING A SUBDIVISION

IN THE CITY OF MURRIETA, STATE OF CALIFORNIA



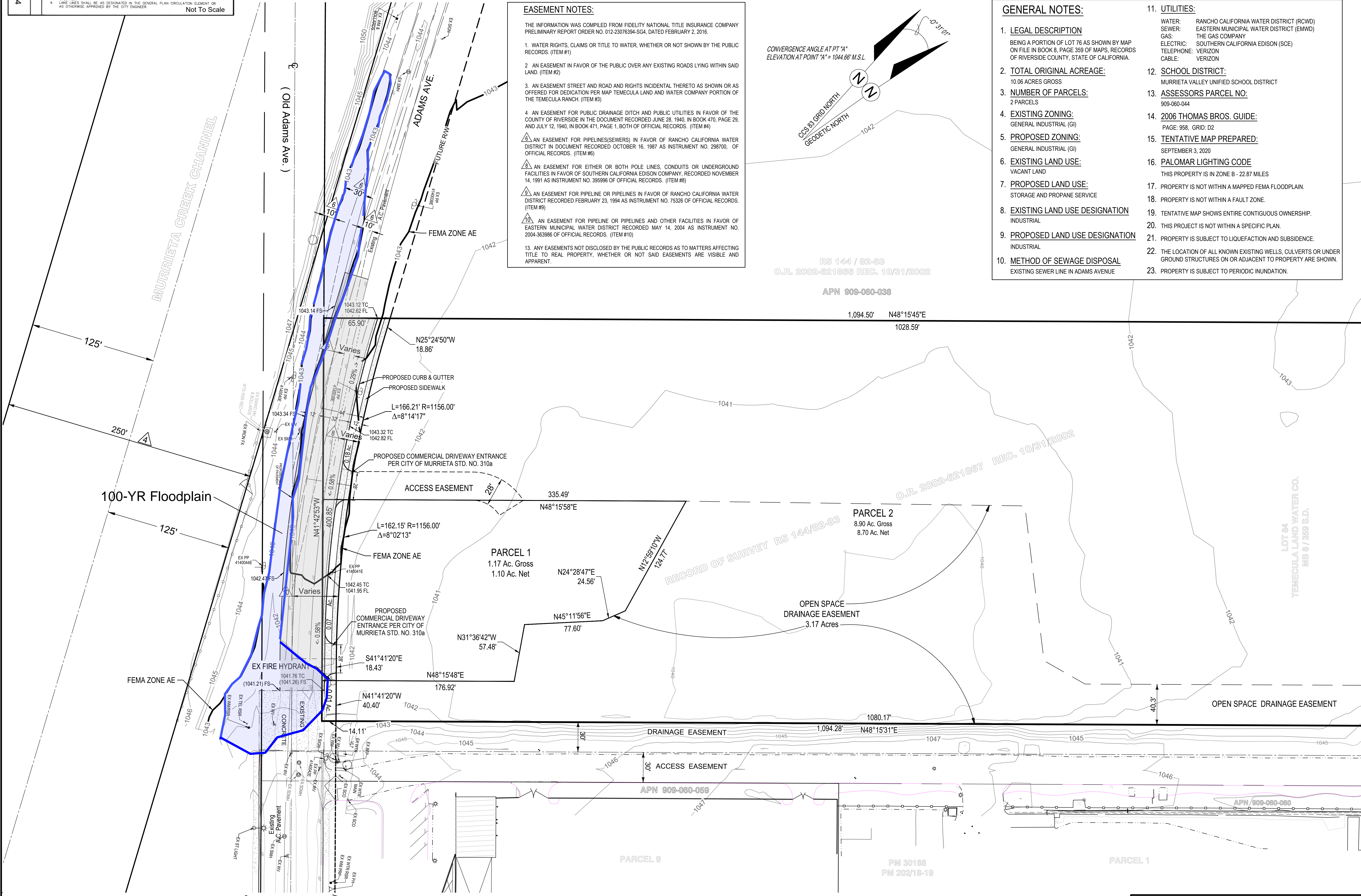
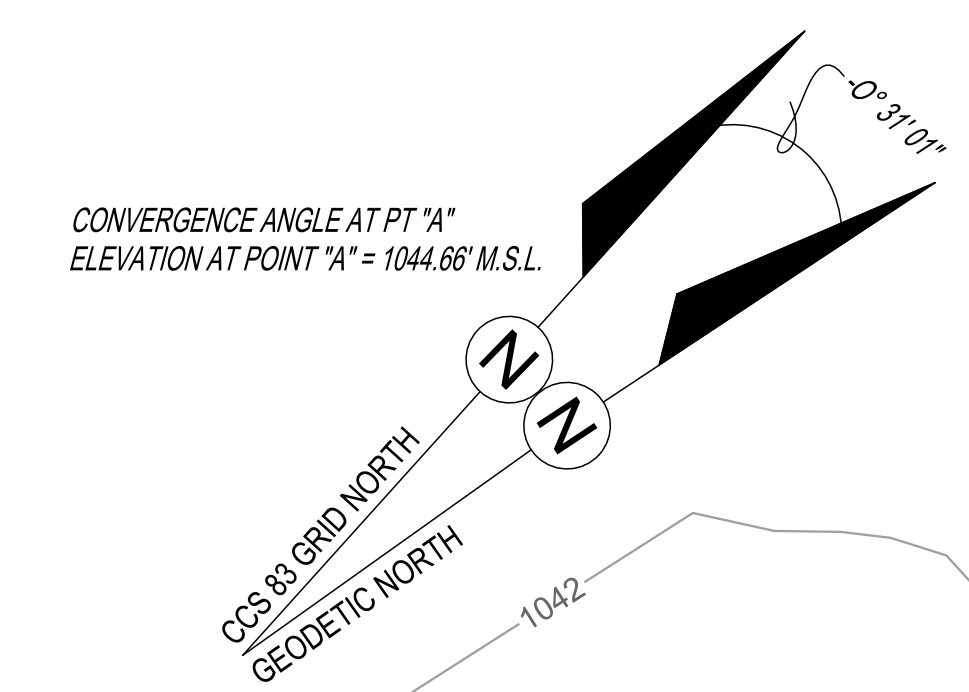
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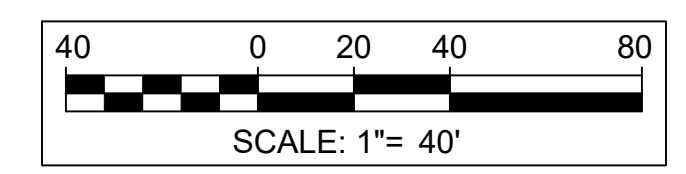


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PREPARED BY:

RDS And Associates

Cell Engineering
Project Management
Construction Management

rdsl1@dsixtreme.com
(951) 691-7706
Rich Soltysek

PROPERTY OWNER:

HOWARD OMDAHL
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41911 5TH STREET, SUITE 202
TEMECULA, CA 92590
TEL: (909) 732-1963
EMAIL: hondahl@hotmail.com

DWG: ADAMS 01 TPM.dwg SHEET: TPM DATE: Feb 10, 2021 - 12:38:19pm