

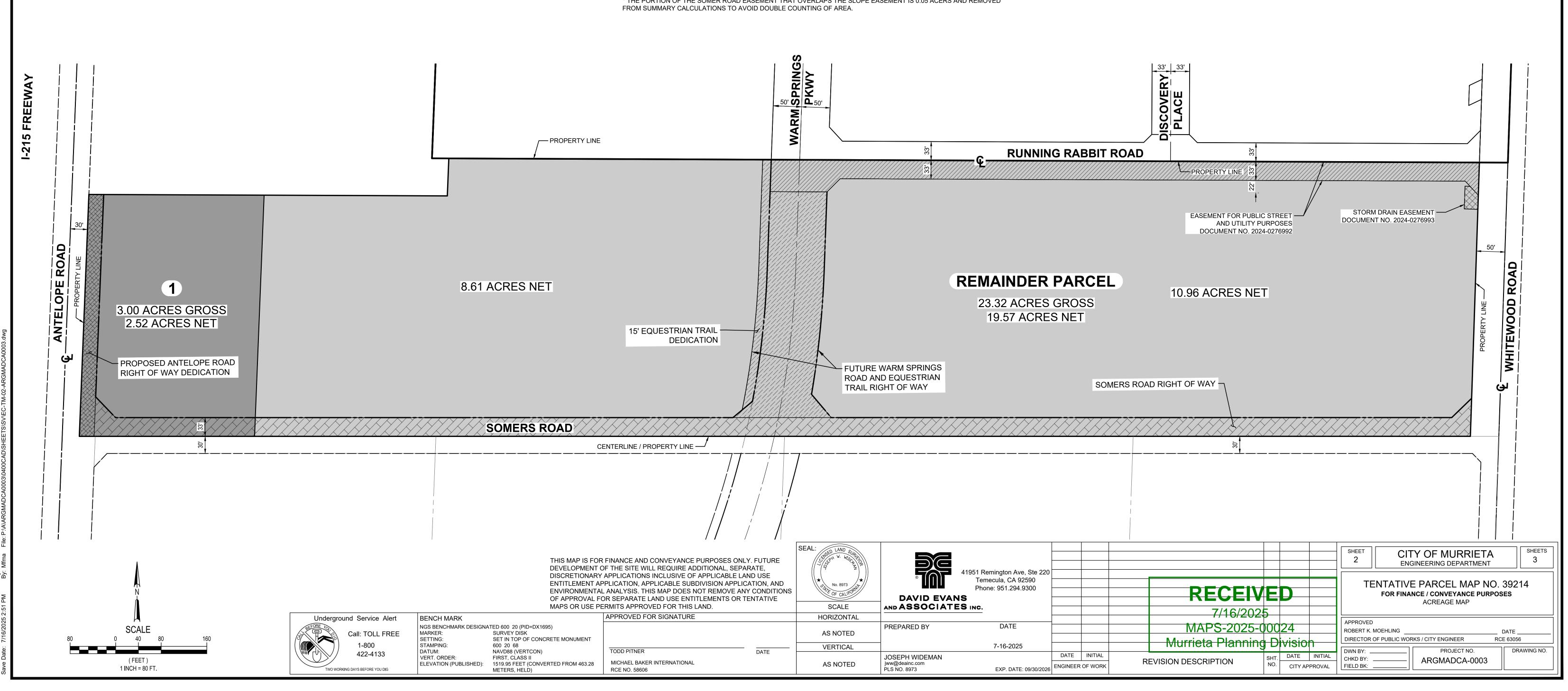
## ACREAGE MAP TPM No. 39214

## **ACREAGE SUMMARY:**

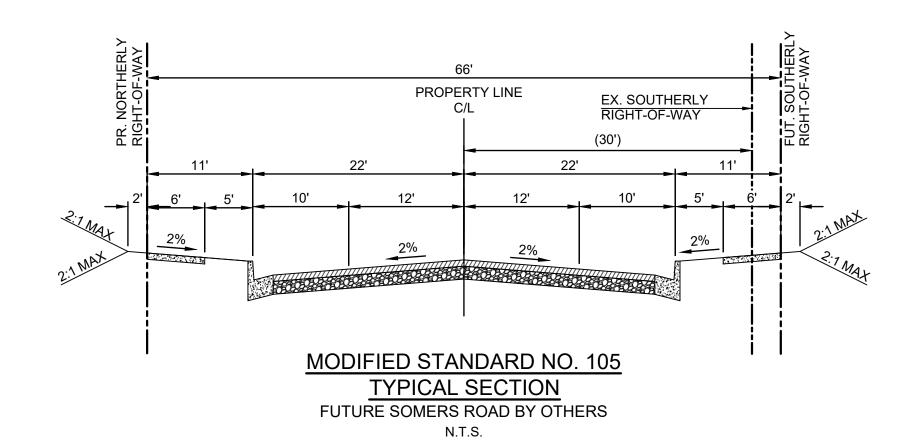
	-					
PARCEL#	LEGEND	GROSS				
1		GROSS ACREAGE	3.00 ACRES			
		ANTELOPE ROAD R/W	0.25 ACRES			
		SOMER ROAD R/W				
		NET ACREAGE	<b>2.52 ACRES</b>			
REMAINDER PARCEL		GROSS ACREAGE	23.32 ACRES			
		RUNNING RABBIT ROAD R/W	1.01 ACRES			
		WARM SPRINGS ROAD AND EQUESTRIAN TRAIL R/W	1.10 ACRES			
		SOMERS ROAD R/W*	1.63 ACRES			
		STORM DRAIN	0.02 ACRES			
		19.57 ACRES				
	26.32 ACRES					
	22.09 ACRES					

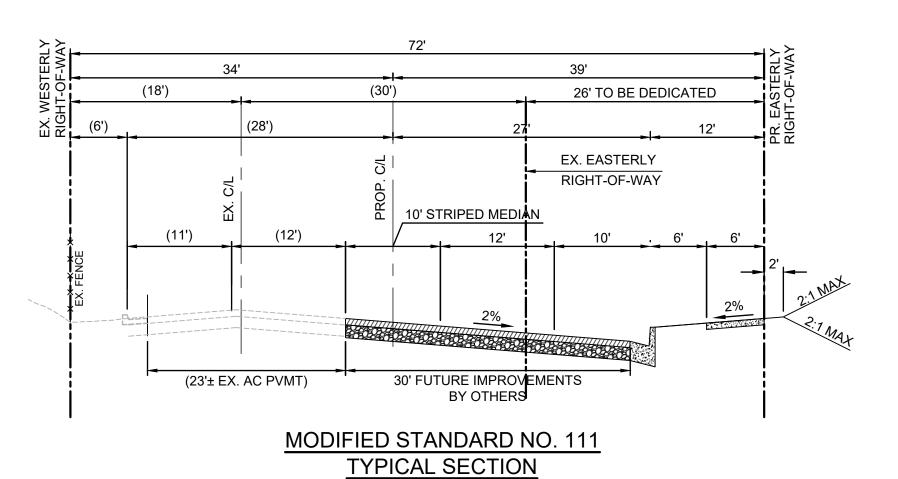
THE SLOPE EASEMENT ( DOCUMENT NO. 2010-0604456) AND THE TEMPORARY CONSTRUCTION EASEMENT (DOCUMENT NO. 2024-0145985) NOT CONSIDERED IN THIS ACREAGE MAP

\* THE PORTION OF THE SOMER ROAD EASEMENT THAT OVERLAPS THE SLOPE EASEMENT IS 0.05 ACERS AND REMOVED FROM SUMMARY CALCULATIONS TO AVOID DOUBLE COUNTING OF AREA.

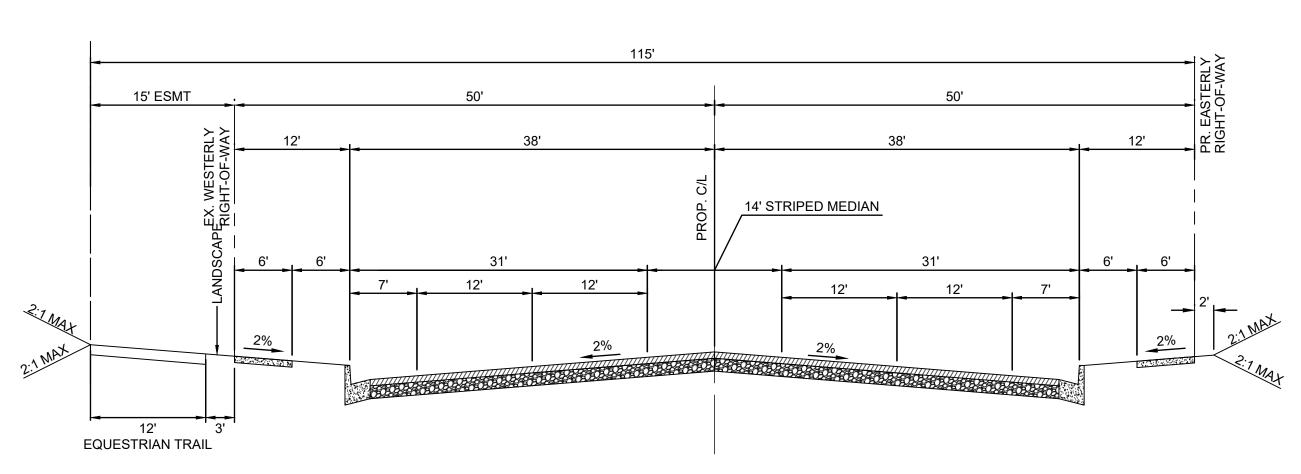


## TYPICAL STREET SECTIONS TPM No. 39214





EXISTING ANTELOPE ROAD



MODIFIED STANDARD NO. 103 TYPICAL SECTION FUTURE WARM SPRINGS PKWY BY OTHERS

THIS MAP IS FOR FINANCE AND CONVEYANCE PURPOSES ONLY. FUTURE DEVELOPMENT OF THE SITE WILL REQUIRE ADDITIONAL, SEPARATE, DISCRETIONARY APPLICATIONS INCLUSIVE OF APPLICABLE LAND USE ENTITLEMENT APPLICATION, APPLICABLE SUBDIVISION APPLICATION, AND ENVIRONMENTAL ANALYSIS. THIS MAP DOES NOT REMOVE ANY CONDITIONS OF APPROVAL FOR SEPARATE LAND USE ENTITLEMENTS OR TENTATIVE MAPS OR USE PERMITS APPROVED FOR THIS LAND. APPROVED FOR SIGNATURE NGS BENCHMARK DESIGNATED 600 20 (PID=DX1695) SET IN TOP OF CONCRETE MONUMENT

TODD PITNER

RCE NO. 58606

MICHAEL BAKER INTERNATIONAL

Underground Service Alert

TWO WORKING DAYS BEFORE YOU DIG

422-4133

BENCH MARK

SETTING:

STAMPING:

SURVEY DÌSK

NAVD88 (VERTCON)

600 20 68

VERT. ORDER: FIRST, CLASS II
ELEVATION (PUBLISHED): 1519.95 FEET (CONVERTED FROM 463.28 METERS, HELD)

AL:  SURPLE OF CALIFORNIA  No. 8973  No. 8973		51 Remington Ave, Ste 220 Temecula, CA 92590 Phone: 951.294.9300				RECEIV		D		
SCALE	AND ASSOCIATES INC.					7/16/2024	-			ĺ
HORIZONTAL						1/10/202				
AS NOTED	PREPARED BY	DATE				MAPS-2025-0	00	24		
						Murrieta Planning	$\Box$	vicior		
VERTICAL		7-16-2025				Marrieta i lanning		VISIOI		ĺ
AS NOTED	JOSEPH WIDEMAN		DATE	INITIAL		DEVICION DESCRIPTION		DATE	INITIAL	
	jww@deainc.com PLS NO. 8973	EXP. DATE: 09/30/2026	ENGINEER OF WO		REVISION DESCRIPTION		NO.	CITY API	PROVAL	

SHEETS CITY OF MURRIETA ENGINEERING DEPARTMENT TENTATIVE PARCEL MAP NO. 39214 FOR FINANCE / CONVEYANCE PURPOSES STANDARD STREET SECTIONS APPROVED ROBERT K. MOEHLING \_ DATE \_\_\_ DIRECTOR OF PUBLIC WORKS / CITY ENGINEER RCE 63056 PROJECT NO. DRAWING NO. ARGMADCA-0003 FIELD BK: