

GENERAL NOTES:

- PREPARED: JUNE 2024
- TOTAL PROJECT GROSS ACREAGE IS 64.28 ACRES.
 - ACREAGE SUMMARY

ITEM	ACREAGE	PERCENT
A. COMMERCIAL/RETAIL AREA (LOTS 1-14)	36.46 AC	56.74%
B. PUBLIC STREETS	0.72 AC	1.12%
C. FUTURE PHASE (LOTS 15-23)	27.10 AC	42.14%
GROSS TOTAL	64.28 AC	100.00%
NET TOTAL	57.86 AC	90.01%
 - PROPOSED NO. OF LOTS: 23 LOTS, 5 LETTERED LOTS
 - EXISTING GENERAL PLAN DESIGNATION: COMMERCIAL/RETAIL
 - PROPOSED GENERAL PLAN DESIGNATION: COMMERCIAL/RETAIL
 - EXISTING LAND USE: VACANT
 - PROPOSED LAND USE: REGIONAL COMMERCIAL
 - EXISTING ZONING: SP276
 - PROPOSED ZONING: SP276
 - ADJACENT LAND USE:
NORTH:
GENERAL PLAN - COMMERCIAL, OFFICE & RESEARCH PARK
ZONING - OFFICE RESEARCH PARK, REGIONAL COMMERCIAL
EXISTING USE - COMMERCIAL, MEDICAL OFFICES & HOSPITAL
SOUTH:
GENERAL PLAN - COMMERCIAL & INNOVATION
ZONING - OFFICE RESEARCH PARK
EXISTING USE - PARTIALLY VACANT & SPORADIC DEVELOPMENT
EAST:
GENERAL PLAN - COMMERCIAL
ZONING - REGIONAL COMMERCIAL
EXISTING USE - COMMERCIAL
WEST:
GENERAL PLAN - COMMERCIAL
ZONING - COMMUNITY COMMERCIAL
EXISTING USE - COMMERCIAL
 - SOURCE OF TOPOGRAPHY IS AERIAL TOPOGRAPHY FLOWN ON JUNE 28, 2007 BY DIGITAL MAPPING INC.
 - ALL LOT LINES AND DIMENSIONS ARE APPROXIMATE.
 - ALL EXISTING EASEMENTS AND IRREVOCABLE OFFERS OF DEDICATION THAT AFFECT THE PROPERTY BEING SUBDIVIDED ARE SHOWN ON THIS PARCEL MAP.
 - ALL EXISTING EASEMENTS ARE TO REMAIN IN THEIR DESIGNATED LOCATIONS UNLESS NOTED OTHERWISE.
 - SCHOOL DISTRICT: MURRIETA VALLEY UNIFIED SCHOOL DISTRICT
 - STREETS GRADES: 0.5% MINIMUM, 10% MAXIMUM.
 - ALL CONC. GUTTERS AND SNALES SHALL HAVE A MINIMUM GRADE OF: 0.5%
 - ALL A.C. PAVING SHALL HAVE A MINIMUM GRADE OF: 1.0%
 - CONCRETE PAVEMENT SHALL BE PROVIDED FOR ALL ROADWAYS THAT HAVE STREET GRADES EXCEEDING 10% OR AS APPROVED BY THE CITY OF MURRIETA.
 - ALL SLOPES ADJACENT TO STREET R.O.W. TO BE MAINTAINED BY P.O.A.
 - ALL SLOPES SHOWN HEREON ARE 2:1 MAXIMUM UNLESS OTHERWISE NOTED.
 - ALL MAJOR SLOPES OR COMMON AREAS, OPEN SPACE, PRIVATE DRAINAGE FACILITIES, FUEL MODIFICATION, ROAD ACCESS EASEMENTS, AND ANY OTHER COMMON AMENITIES SHALL BE MAINTAINED BY A PROPERTY OWNER ASSOCIATION OR ESTABLISHED SUBJECT TO CURRENT STATE LAWS AND BE SUBJECT TO THE APPROVAL OF THE CITY OF MURRIETA WHO SHALL REVIEW ALL CO&R'S AND RULES FOR THEIR CO&R'S, PROPERTY OWNER ASSOCIATION DOCUMENTS AND ALL DOCUMENTS TO CONVEY TITLE TO THE PROPERTY OWNER ASSOCIATION.
 - FENCING SHALL BE INSTALLED ON SITE AS NECESSARY TO RESTRICT PUBLIC ACCESS TO PROPOSED OPEN SPACE AREAS. REFER TO WALL AND FENCE PLAN FOR LOCATIONS.
 - THERE ARE NO KNOWN ACTIVE EARTHQUAKE FAULTS IMPACTING THE PROJECT SITE. REFER TO SOILS REPORT FOR ADDITIONAL INFORMATION.
 - PROPOSED WATER TO HAVE TWO POINTS OF CONNECTION TO EXISTING WATER SYSTEM.
 - DRAINAGE SYSTEM WILL BE DEVELOPED IN ACCORDANCE WITH THE CITY OF MURRIETA AND RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT STANDARDS AND SPECIFICATIONS. DRAINAGE ON THIS SITE WILL BE CONVEYED BY MEANS OF A STORM DRAIN SYSTEM CONSISTING OF VARYING SIZES OF STORM DRAIN PIPES. STORM FLOWS TRIBUTARY TO THE SITE SHALL BE INTERCEPTED AND CONVEYED AROUND THE SITE VIA THE STORM DRAIN SYSTEMS SHOWN ON THE CONCEPTUAL GRADING PLAN.
 - PROPOSED FLOW-BY/DETENTION BASINS AND WOMP BASINS SHOWN ON THE CONCEPTUAL GRADING PLAN MAY BE MAINTAINED BY FUTURE POA OR C/D FORMED SPECIFICALLY FOR DEVELOPMENT. THE MAINLINE STORM DRAIN, INLETS, AND OUTLET STRUCTURES SHALL BE PRIVATELY MAINTAINED VIA POA.
 - RECIPROCAL EASEMENTS FOR PRIVATE LOOPED WATER SYSTEM, SHARED FACILITIES, AND DRAINAGE SHALL BE GRANTED TO AND ADMINISTERED BY THE POA THROUGH THE CO&R'S.
 - THE SUBJECT PROPERTY IS WITHIN AN AREA OF MINIMAL FLOOD HAZARD, ZONE X, PER PANEL 06085C2720G.
 - THE SUBJECT PROPERTY IS NOT WITHIN A SPECIAL FIRE HAZARD ZONE.
 - THE SUBJECT PROPERTY IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARD, OR WITHIN A SPECIAL STUDIES ZONE.
 - THE SUBJECT PROPERTY IS WITHIN A SANTA MARGARITA DRAIN WATERSHED.
 - ALL PARTIES HAVING A BENEFICIARY INTEREST IN THE PROPERTY BEING SUBDIVIDED ARE AWARE OF AND CONSENT TO THE FILING OF THIS TENTATIVE TRACT MAP
 - LOTS 1-23 WILL BE PROVIDED LEGAL ACCESS, FIRE ACCESS, AND PARKING ACCESS UNDER THE CO&R'S.
 - THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MURRIETA, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCELS 1 THROUGH 29 OF PARCEL MAP NO. 28280, IN THE CITY OF MURRIETA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 197 OF PARCEL MAPS, PAGES 4 THROUGH 16, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM ALL OIL, GAS, AND OTHER MINERAL SUBSTANCES WITH THE RIGHTS TO PROSPECT FOR, MINE, REMOVE, THE SAME AS RESERVED BY DAN L. STEPHENSON, ET AL., IN DEED RECORDED MAY 2, 1979 AS DOCUMENT NO. 89187, OF OFFICIAL RECORDS, AS TO PORTION OF PARCEL MAP 28280.

ALSO EXCEPTING THEREFROM ALL OIL, GAS, AND OTHER MINERAL SUBSTANCES, NATURAL GAS, NATURAL GAS RIGHTS AND OTHER HYDROCARBONS BY WHATEVER NAME KNOWN, AS RESERVED IN DEED FROM REGINALD A. KEANS AND MARJORIE A. KEANS, HUSBAND AND WIFE, RECORDED FEBRUARY 16, 1953 AS DOCUMENT NO. 7351 IN BOOK 1441 PAGE 526, OF OFFICIAL RECORDS, AS TO A PORTION OF PARCEL MAP 28280.

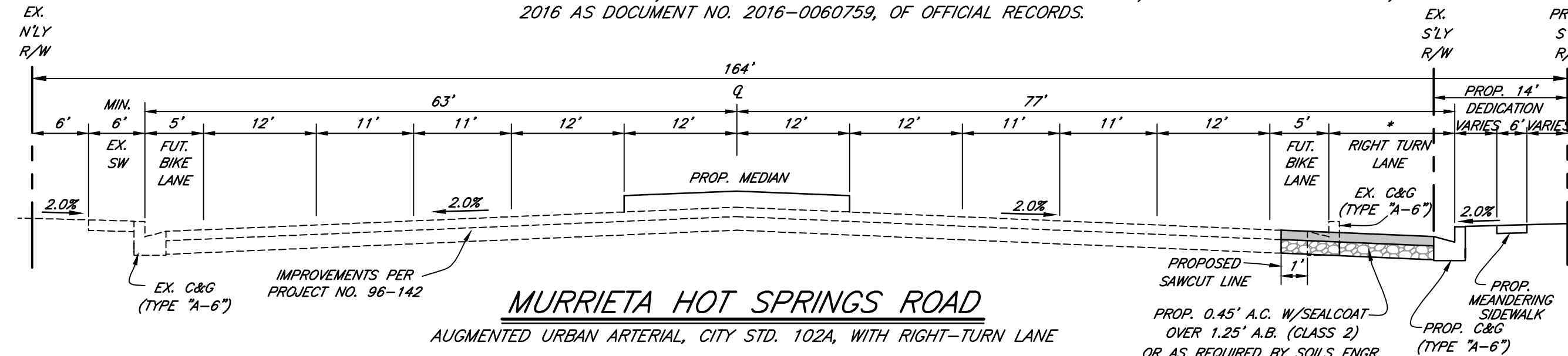
APN: 910-390-001 through 003, 910-400-001 through 018, 910-390-008 through 022

UTILITY NOTES:

WATER: EASTERN MUNICIPAL WATER DISTRICT
2270 TRUMBULE ROAD
PERRIS, CA 92570
(951) 928-3777
POWER: SOUTHERN CALIFORNIA EDISON CO.
1351 E. FRANCIS ST
ONTARIO, CA 91761
(909) 930-8591
SEWER: EASTERN MUNICIPAL WATER DISTRICT
2270 TRUMBULE ROAD
PERRIS, CA 92570
(951) 928-3777
PHONE: AT&T
1265 N. VAN BUREN ST., #180
ANAHEIM, CA 92807
(714) 666-5423
GAS: SOUTHERN CALIFORNIA GAS CO.
P.O. BOX 3003
REDLANDS, CA 92373
(800) 427-2200

LEGEND:

MAP BOUNDARY
PROP. R/W
EX. R/W
PROP. LOT LINE
EX. LOT LINE
CENTERLINE
EASEMENT
SHEET LIMIT
SHEET NUMBER
PHASE LINE



EASEMENTS:

PLOTTABLE EASEMENTS ARE SHOWN FROM AN OWNER-SUPPLIED TITLE REPORT INDICATED BY A "C". NON-PLOTTABLE EASEMENTS ARE INDICATED BY "□" ALL WITHIN THE "EXCEPTION" ITEMS OF THE TITLE REPORT.

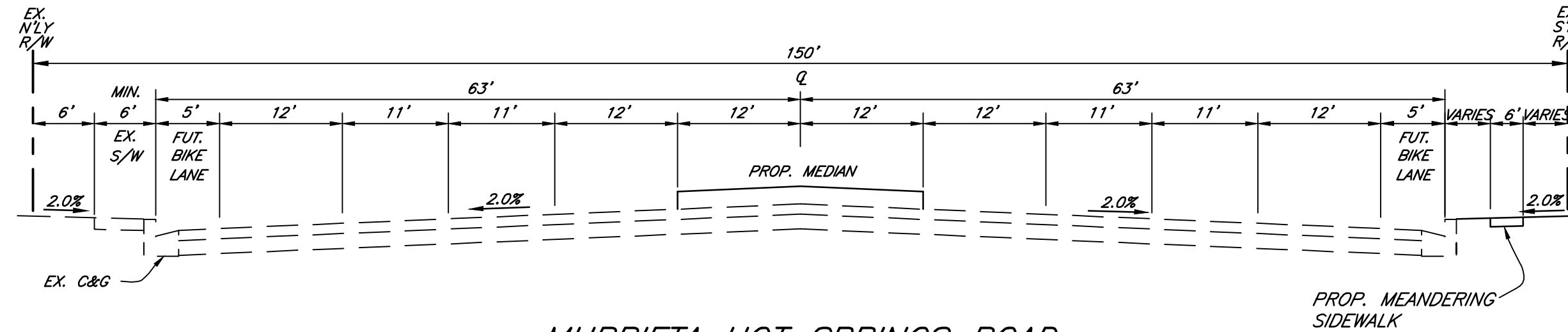
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
- THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT, RECORDED NOVEMBER 28, 1950 AS BOOK 1223 PAGE 192, OF OFFICIAL RECORDS RE-RECORDED NOVEMBER 9, 1951 IN BOOK 1318 PAGE 251; DECEMBER 30, 1952 IN BOOK 1427 PAGE 490; APRIL 2, 1953 IN BOOK 1457 PAGE 374; MAY 13, 1953 IN BOOK 1471 PAGES 289 AND 289; JUNE 7, 1974 AS INSTRUMENT NOS. 69746 AND 69747; OCTOBER 1, 1974 AS INSTRUMENT NO. 120402; NOVEMBER 21, 1974 AS INSTRUMENT NO. 140514; APRIL 1, 1975 AS INSTRUMENT NO. 36461; MARCH 25, 1976 AS INSTRUMENT NO. 39392; FEBRUARY 15, 1977 AS INSTRUMENT NOS. 25451 AND 25452; MARCH 16, 1977 AS INSTRUMENT NO. 43481; OCTOBER 23, 1979 AS INSTRUMENT NO. 225769, OF OFFICIAL RECORDS. AFFECTS SUBJECT PROPERTY, PLOTTED HEREON.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CALIFORNIA ELECTRIC POWER COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS
RECORDING DATE: DECEMBER 13, 1957
RECORDING NO.: IN BOOK 2192 PAGE 365, OF OFFICIAL RECORDS
DOES NOT AFFECT SUBJECT PROPERTY, FALLS OUTSIDE OF BOUNDARY.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS
RECORDING DATE: FEBRUARY 25, 1978
RECORDING NO.: 24340, OF OFFICIAL RECORDS
AFFECTS SUBJECT PROPERTY, PLOTTED HEREON TO BE QUITCLAIMED PER SEPARATE INSTRUMENT
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS
RECORDING DATE: APRIL 2, 1978
RECORDING NO.: 44184, OF OFFICIAL RECORDS
AFFECTS SUBJECT PROPERTY, PLOTTED HEREON TO BE QUITCLAIMED PER SEPARATE INSTRUMENT
- A DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT NO. 54," EXECUTED BY COUNTY OF RIVERSIDE, DONAHUE SCHRIEBER, A CALIFORNIA CORPORATION, EDWARD H. BOSEKER, YVONNE P. BOSEKER, DOUGLAS E. JUENOST, REGOY J. JUENOST, THE MARTIN ROYSON FAMILY TRUST, DAVID PEARSON, ELIZABETH PEARSON AND VICTORIA MADZOFF, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED APRIL 1, 1991 AS DOCUMENT NO. 105077, OF OFFICIAL RECORDS.

AMENDMENT NO. 1 TO DEVELOPMENT AGREEMENT NO. 54, EXECUTED BY THE CITY OF MURRIETA, DONAHUE SCHRIEBER, A CALIFORNIA CORPORATION, EDWARD H. BOSEKER, YVONNE P. BOSEKER AND MURRIETA TRIANGLE ASSOCIATES, A CALIFORNIA LIMITED LIABILITY COMPANY, SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED FEBRUARY 16, 2016 AS DOCUMENT NO. 1616-0060759, OF OFFICIAL RECORDS.

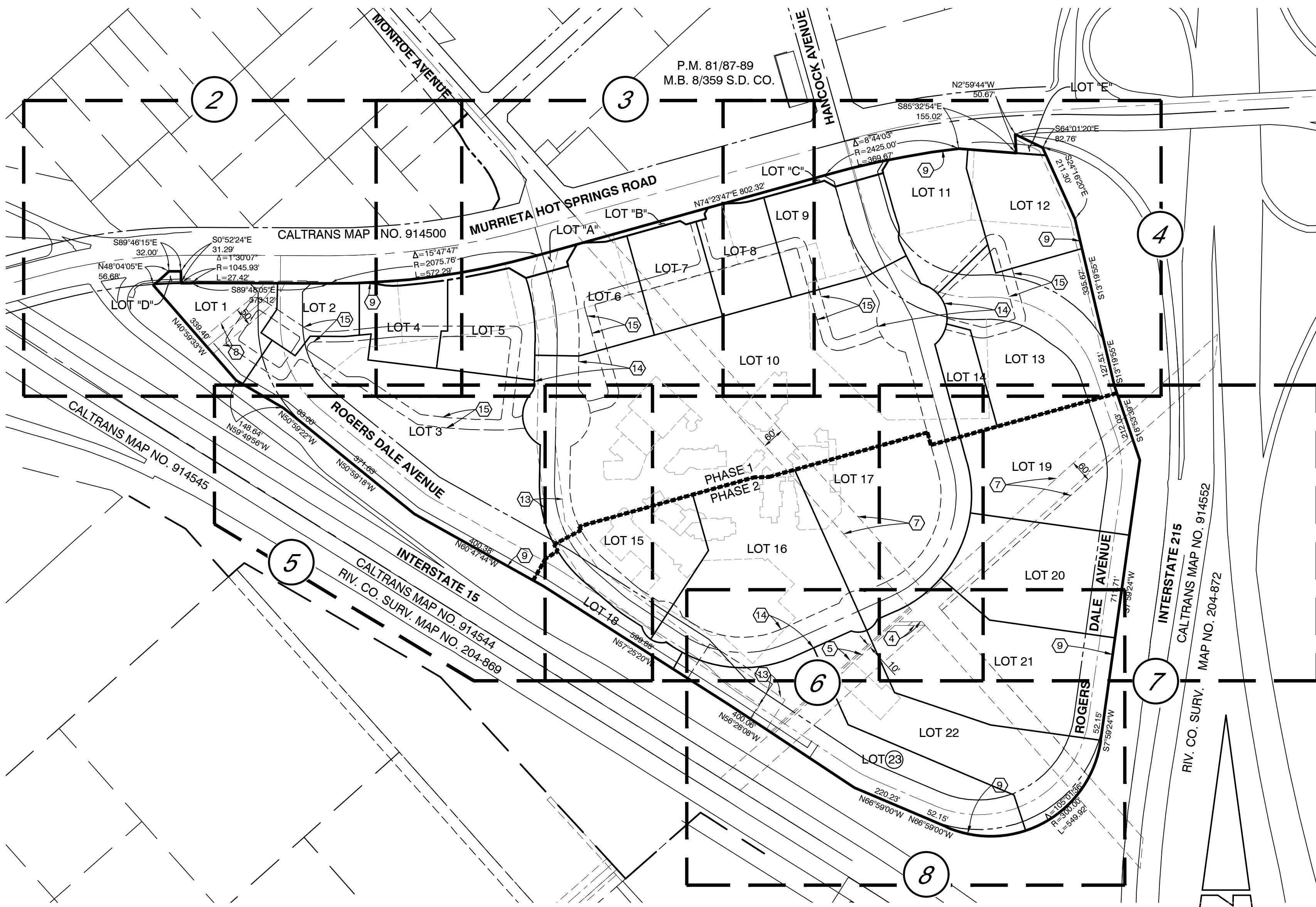
AMENDMENT NO. 2 TO DEVELOPMENT AGREEMENT NO. 54, EXECUTED BY THE CITY OF MURRIETA AND DOMENIGON-BARTON PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED FEBRUARY 16, 2016 AS DOCUMENT NO. 2016-0060759, OF OFFICIAL RECORDS.

EASEMENTS CONTINUED:

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: PUBLIC UTILITY FACILITIES
RECORDING DATE: MARCH 10, 1997
RECORDING NO.: 45530, OF OFFICIAL RECORDS
AFFECTS SUBJECT PROPERTY, PLOTTED HEREON TO BE QUITCLAIMED PER SEPARATE INSTRUMENT
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF MURRIETA
PURPOSE: STORM DRAIN
RECORDING DATE: OCTOBER 15, 1997
RECORDING NO.: 374455, OF OFFICIAL RECORDS
AFFECTS SUBJECT PROPERTY, PLOTTED HEREON TO REMAIN
- THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY SAID PARCEL MAP 28280.
AFFECTS: LOTS ABUTTING MURRIETA HOT SPRINGS ROAD, EXCEPT AT THE FOUR (4) THIRTY FOOT OPENINGS AS SHOWN THEREON WILL BE REVISED ON FINAL MAP FOR NEW OPENINGS.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT:
PURPOSE: PUBLIC USE FOR STREET AND PUBLIC UTILITIES
AFFECTS: LOTS A AND B OF SAID PARCEL MAP
RECORDING NO.: PARCEL MAP NO 28280
AFFECTS SUBJECT PROPERTY, PLOTTED HEREON TO BE ABANDONED ON MAP
- SEWER PURPOSES IN FAVOR OF EMWD PER SEPARATE INSTRUMENT.
- PROPOSED EASEMENT FOR INGRESS/EGRESS/UTILITY PURPOSES.
- EMERGENCY VEHICLE AND RECIPROCAL ACCESS EASEMENT DEDICATED HEREON TO THE CITY OF MURRIETA



CITY OF MURRIETA
TENTATIVE TRACT MAP NO. 38622
THE TRIANGLE



NOTE:

LOTS 1,2,3,4,6,7,8,9,11,12,13,20,21, AND 24 WILL BE PROVIDED LEGAL ACCESS ON THE FINAL MAP TO ONE OF THE ONSITE LEGAL ROADWAYS (FRONTING PUBLIC RIGHT-OF-WAY IS NOT ACCESS, DUE TO RELINQUISHED ACCESS RIGHTS AND SPECIFICALLY PLACED DRIVEWAYS)

OWNER/APPLICANT:

DOMENIGON-BARTON PROPERTIES, LLC
31725 WINCHESTER ROAD
WINCHESTER, CA 92596
(714) 694-0130
ATTN: ANDY DOMENIGON

OWNER/APPLICANT:

TRES ESTRELLAS, LLC
618 WEST BASELINE ROAD
CLAREMONT, CA 91711
(909) 445-9135
ATTN: SAUL JAFFE

ENGINEER:

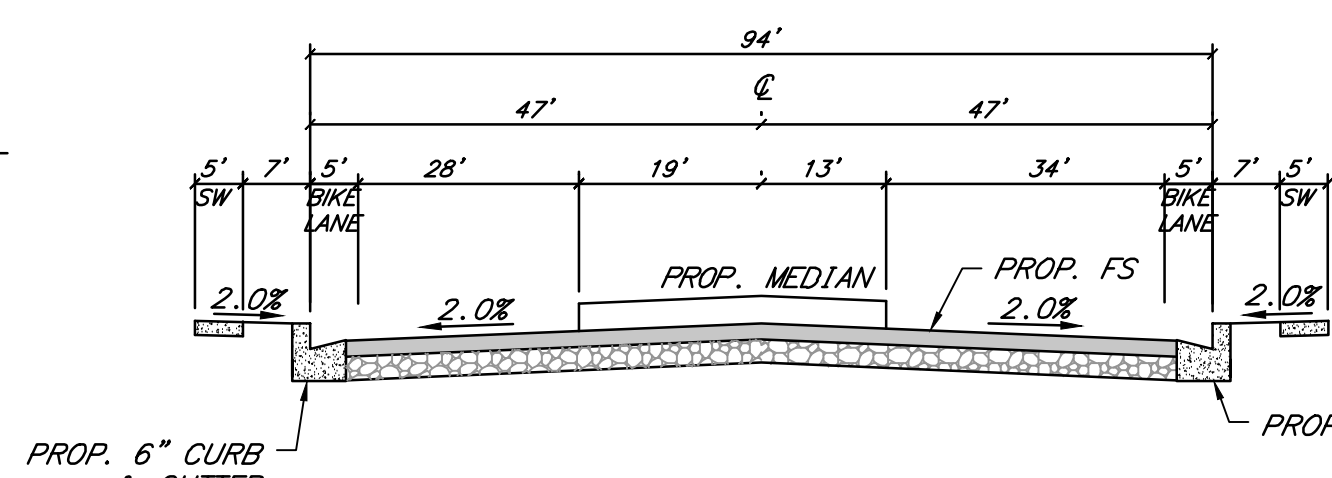
KWC ENGINEERS
1880 COMPTON AVENUE, SUITE 100
CORONA, CA 92881 - 3370
(951) 734-2130
ATTN: BRANDON BARNETT, P.E.

NUMBERED PARCEL:

LOT NUMBER	PROPOSED GROSS AREA	LAND USE	LOT NUMBER	PROPOSED GROSS AREA	LAND USE
1	1.19 AC	COMMERCIAL LOT	15	2.05 AC	FUTURE PHASE
2	0.84 AC	COMMERCIAL LOT	16	4.39 AC	FUTURE PHASE
3	6.39 AC	COMMERCIAL LOT	17	3.67 AC	FUTURE PHASE
4	1.09 AC	COMMERCIAL LOT	18	0.62 AC	FUTURE PHASE
5	1.49 AC	COMMERCIAL LOT	19	3.07 AC	FUTURE PHASE
6	1.81 AC	COMMERCIAL LOT	20	2.82 AC	FUTURE PHASE
7	1.21 AC	COMMERCIAL LOT	21	4.02 AC	FUTURE PHASE
8	1.26 AC	COMMERCIAL LOT	22	4.57 AC	FUTURE PHASE
9	1.99 AC	COMMERCIAL LOT	23	1.88 AC	FUTURE PHASE
10	11.80 AC	COMMERCIAL LOT			
11	1.68 AC	COMMERCIAL LOT			
12	1.64 AC	COMMERCIAL LOT			
13	3.41 AC	COMMERCIAL LOT			
14	0.67 AC	COMMERCIAL LOT			

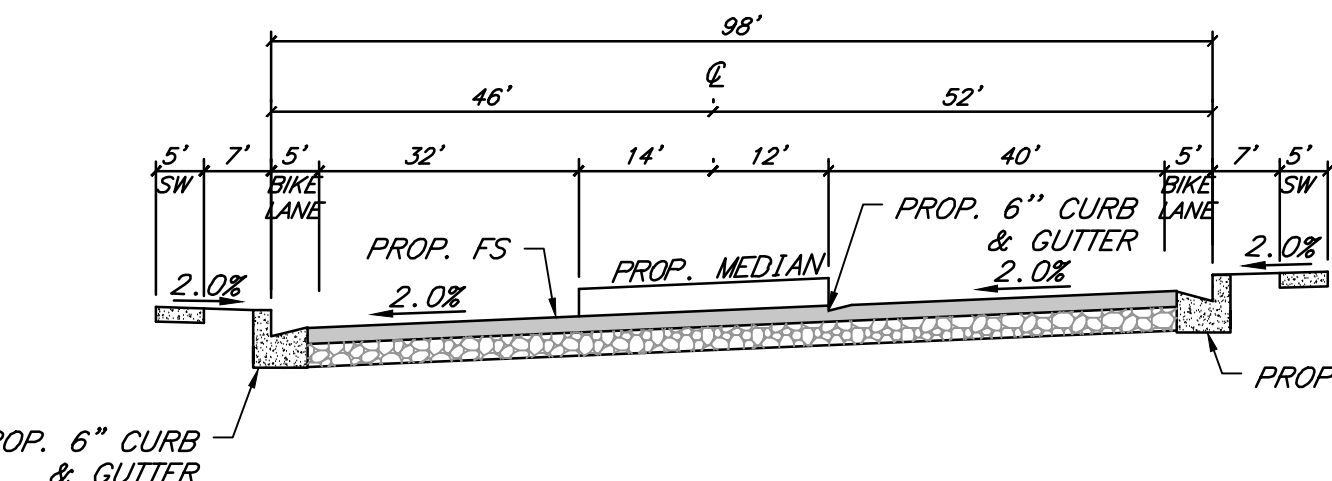
LETTERED PARCEL:

LOT NUMBER	PROPOSED GROSS AREA	LAND USE
"A"	0.29 AC	PUBLIC STREET
"B"	0.12 AC	PUBLIC STREET
"C"	0.21 AC	PUBLIC STREET
"D"	0.04 AC	PUBLIC STREET
"E"	0.06 AC	PUBLIC STREET



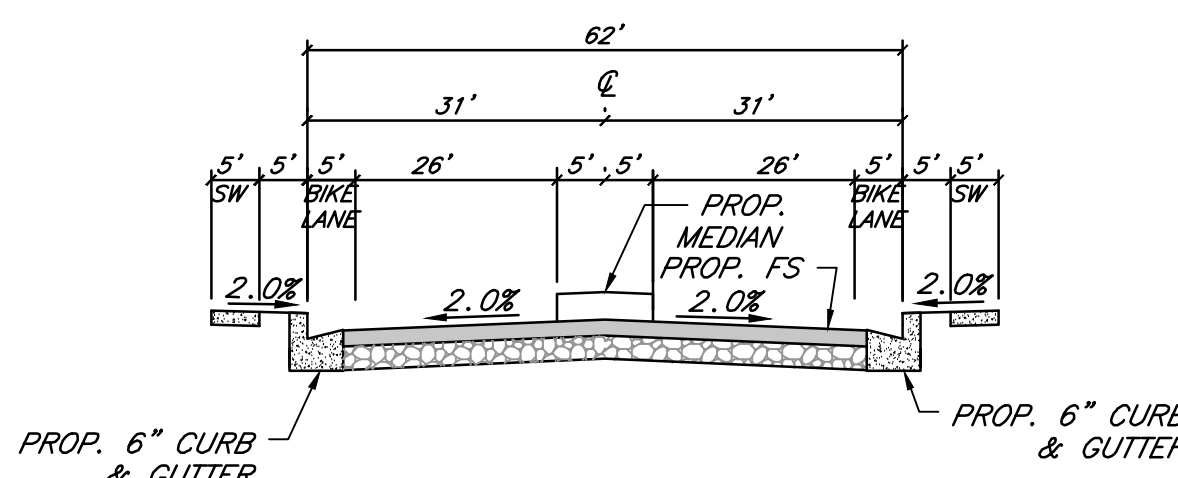
WEST TRIANGLE WAY

STA 13+20.37 TO STA 14+36.49
NTS



EAST TRIANGLE WAY

STA 37+82.24 TO STA 38+48.22 & STA 39+12.49 TO STA 39+44.48
NTS



WEST TRIANGLE WAY
EAST TRIANGLE WAY

STA 16+61.34 TO STA 17+03.00 & STA 39+59.07 TO STA 35+74.60
NTS

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 10, NAD83 (EPOCH 2004.0) AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS OPERATING REFERENCE STATIONS (CORS) BILL AND DVLS BEING NOS-05-38.82E AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) AND/OR NATIONAL GEODETIC SURVEY (NGS), RESPECTIVELY.

BENCHMARK:

RIVERSIDE COUNTY BENCHMARK NO. 800-11-68: BRASS DISK IN CONCRETE POST, LOCATED 280' W. OF JEFFERSON AVE, 36' NE. OF P.P. #64336, 4' S. OF THE SE CORNER OF A 7' CHAIN LINK FENCE OF SCE MURRIETA SUBSTATION #2, 1' W. OF A MARKER POST.

ELEVATION: 1030.946' (1982)



STATEMENT OF PREPARER:

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS BEEN ADVISED OF THE KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

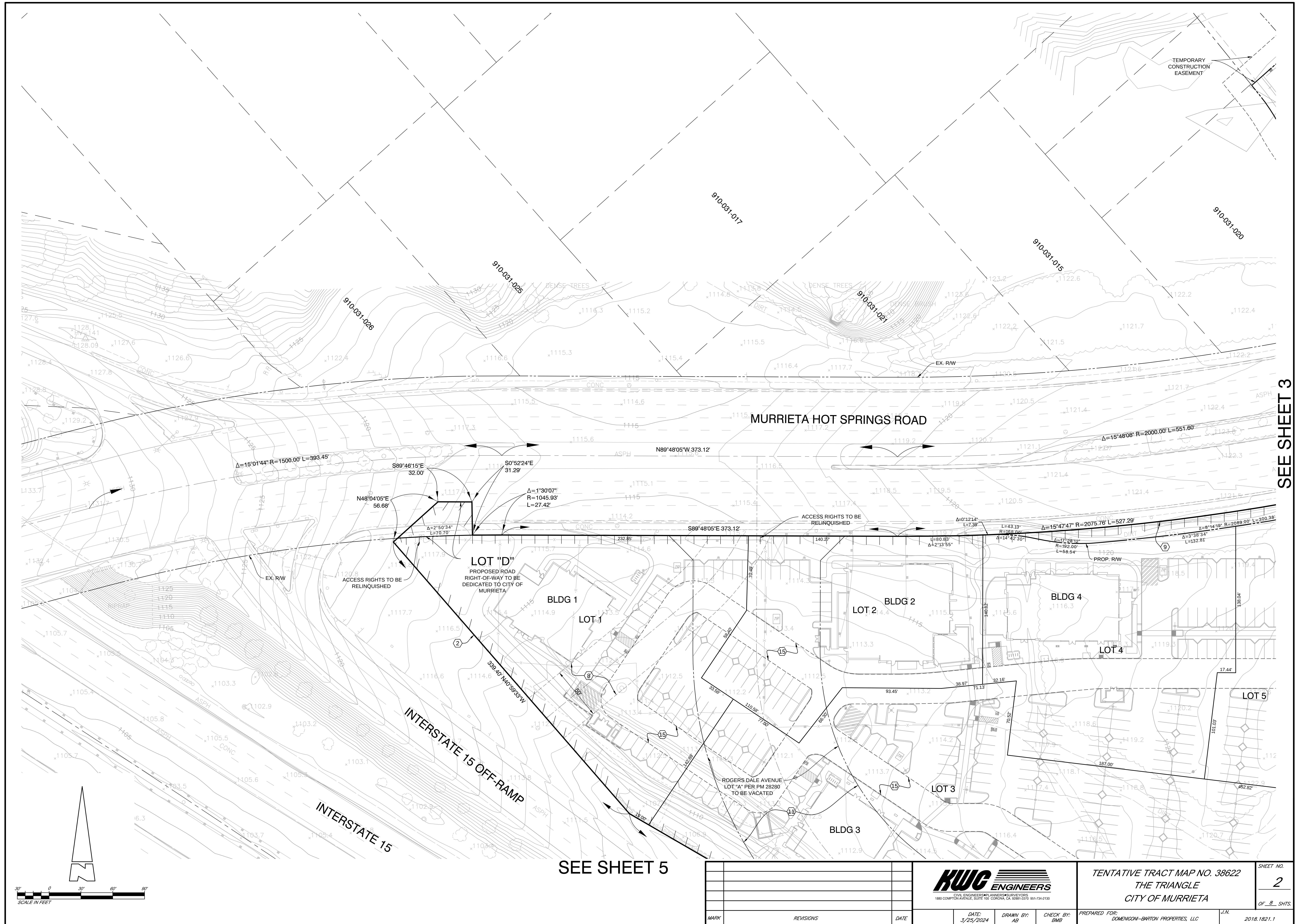
BRANDON M. BARNETT, P.E., P.L.S.

TENTATIVE TRACT MAP NO. 38622
THE TRIANGLE
CITY OF MURRIETA

SHEET NO.
1
OF 8 SHEETS

MARK	REVISIONS	DATE	DATE: 3/25/2024	DRAWN BY: AB	CHECK BY: BMB	PREPARED FOR: DOMENIGON-BARTON PROPERTIES, LLC	J.N.	2018.1821.1
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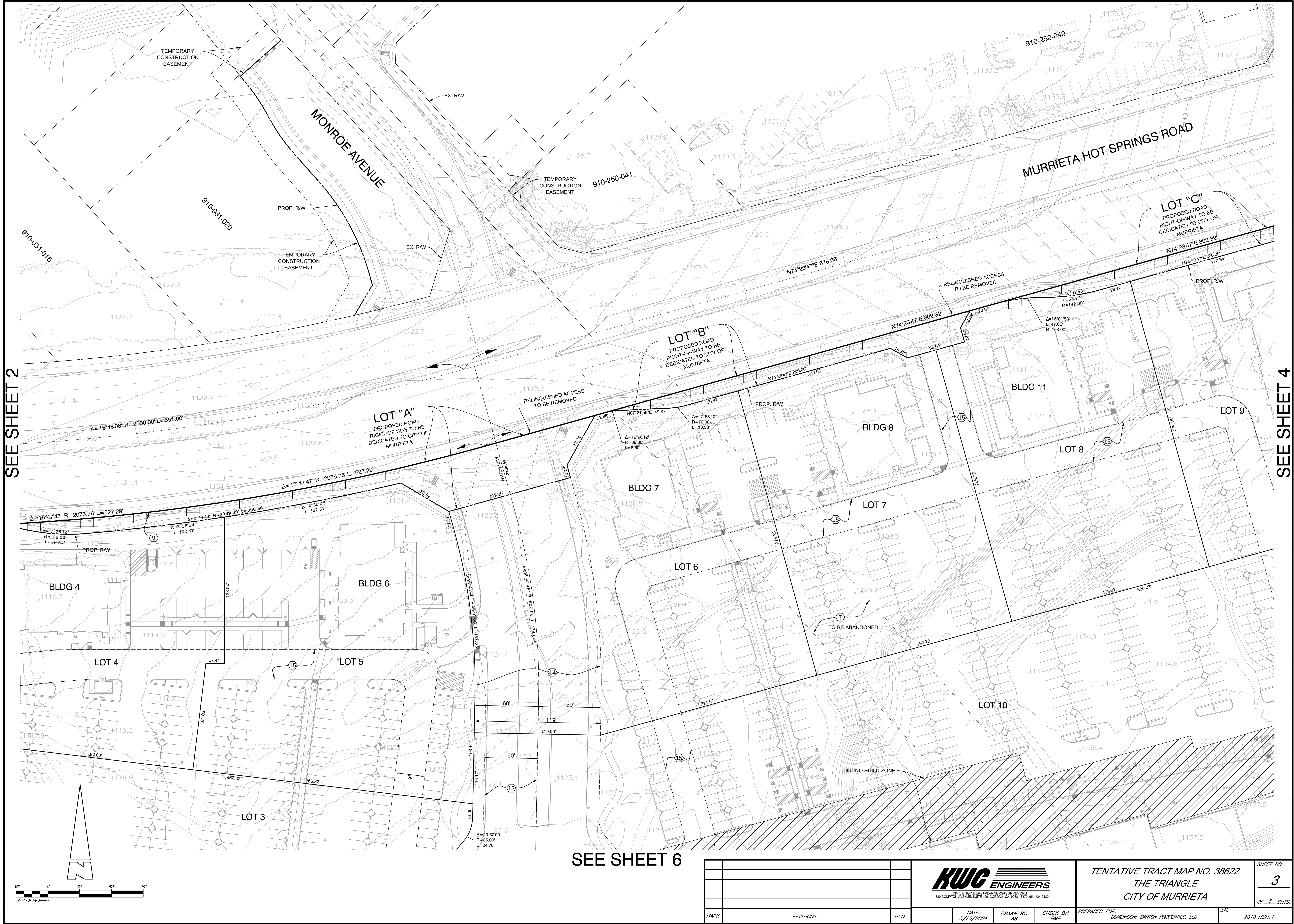




SEE SHEET 3

SHEET NO.
2
OF 8 SHTS.

2018.1821.1



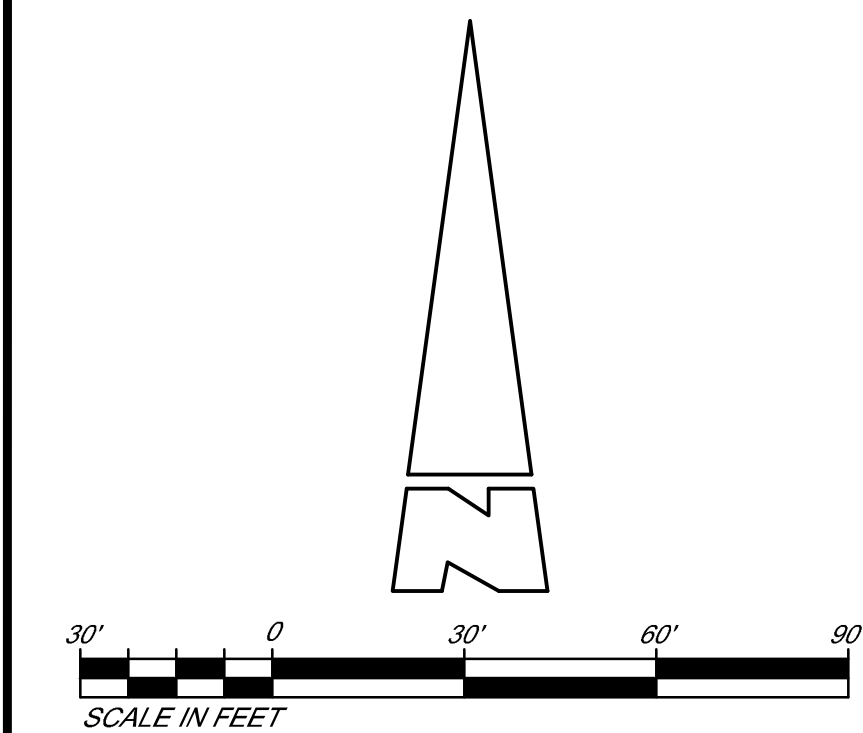
SEE SHEET 2

SEE SHEET 4

SEE SHEET 6

			 CIVIL ENGINEERS • PLANNERS • SURVEYORS 1800 CAMPTON AVENUE, SUITE 100 CORONA, CA 92881-3370 951-734-2130			TENTATIVE TRACT MAP NO. 38622 THE TRIANGLE CITY OF MURRIETA		SHEET NO. 3 OF 8 SHTS.
MARK	REVISIONS	DATE	DATE: 3/25/2024	DRAWN BY: AB	CHECK BY: BMB	PREPARED FOR: DOMENIGON-BARTON PROPERTIES, LLC	J.N.	2018.1821.1

SEE SHEET 3



SEE SHEET 7

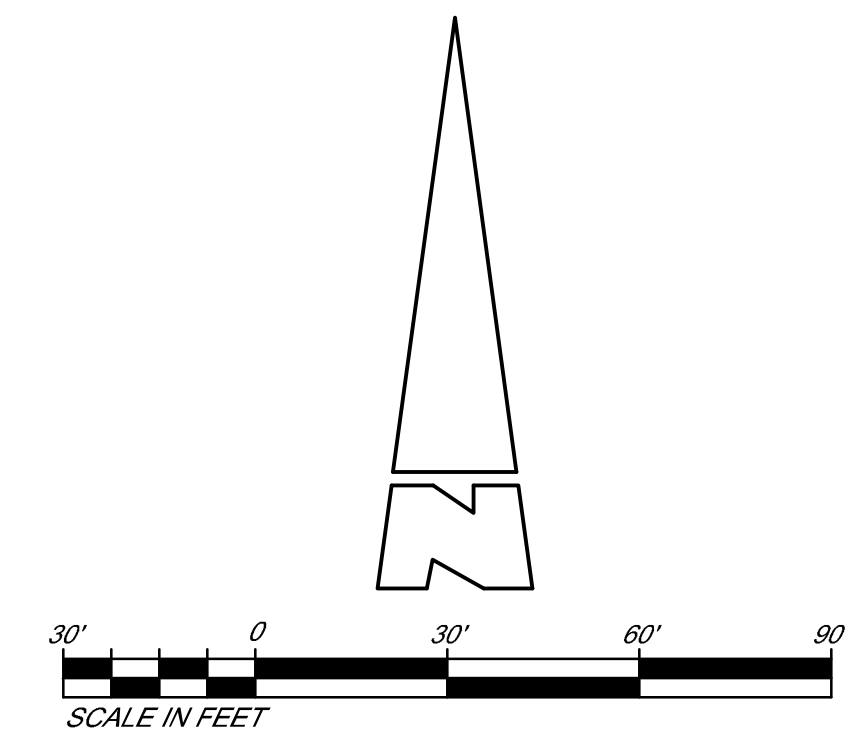
			 CIVIL ENGINEERS • PLANNERS • SURVEYORS 1800 COMPTON AVENUE, SUITE 100 CORONA, CA 92881-3370 951-734-2130			TENTATIVE TRACT MAP NO. 38622 THE TRIANGLE CITY OF MURRIETA			SHEET NO. 4 OF 8 SHEETS	
MARK	REVISIONS	DATE	DATE: 3/25/2024	DRAWN BY: AB	CHECK BY: BMB	PREPARED FOR: DOMENIGON-BARTON PROPERTIES, LLC	J.N.	2018.1821.1		



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SEE SHEET 2

SEE SHEET 6



			 CIVIL ENGINEERS • PLANNERS • SURVEYORS 1800 COMPTON AVENUE, SUITE 100 CORONA, CA 92681-3270 951-734-2130			TENTATIVE TRACT MAP NO. 38622 THE TRIANGLE CITY OF MURRIETA			SHEET NO. 5 OF 8 SHEETS	
MARK	REVISIONS	DATE	DATE: 3/25/2024	DRAWN BY: AB	CHECK BY: BMB	PREPARED FOR: DOMENIGON-BARTON PROPERTIES, LLC	J.N.	2018.1821.1		

SEE SHEET 7



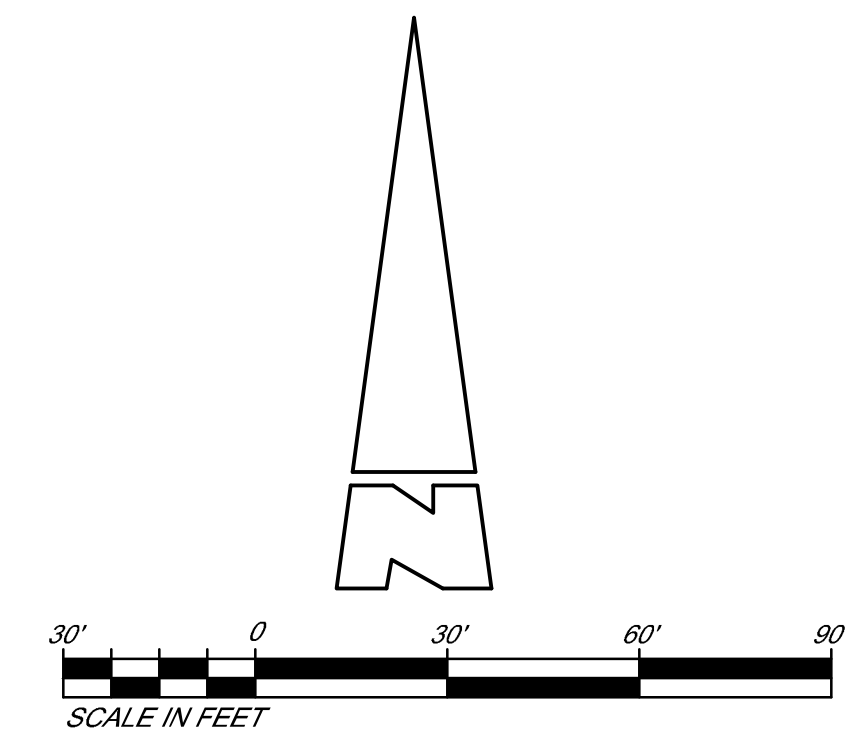
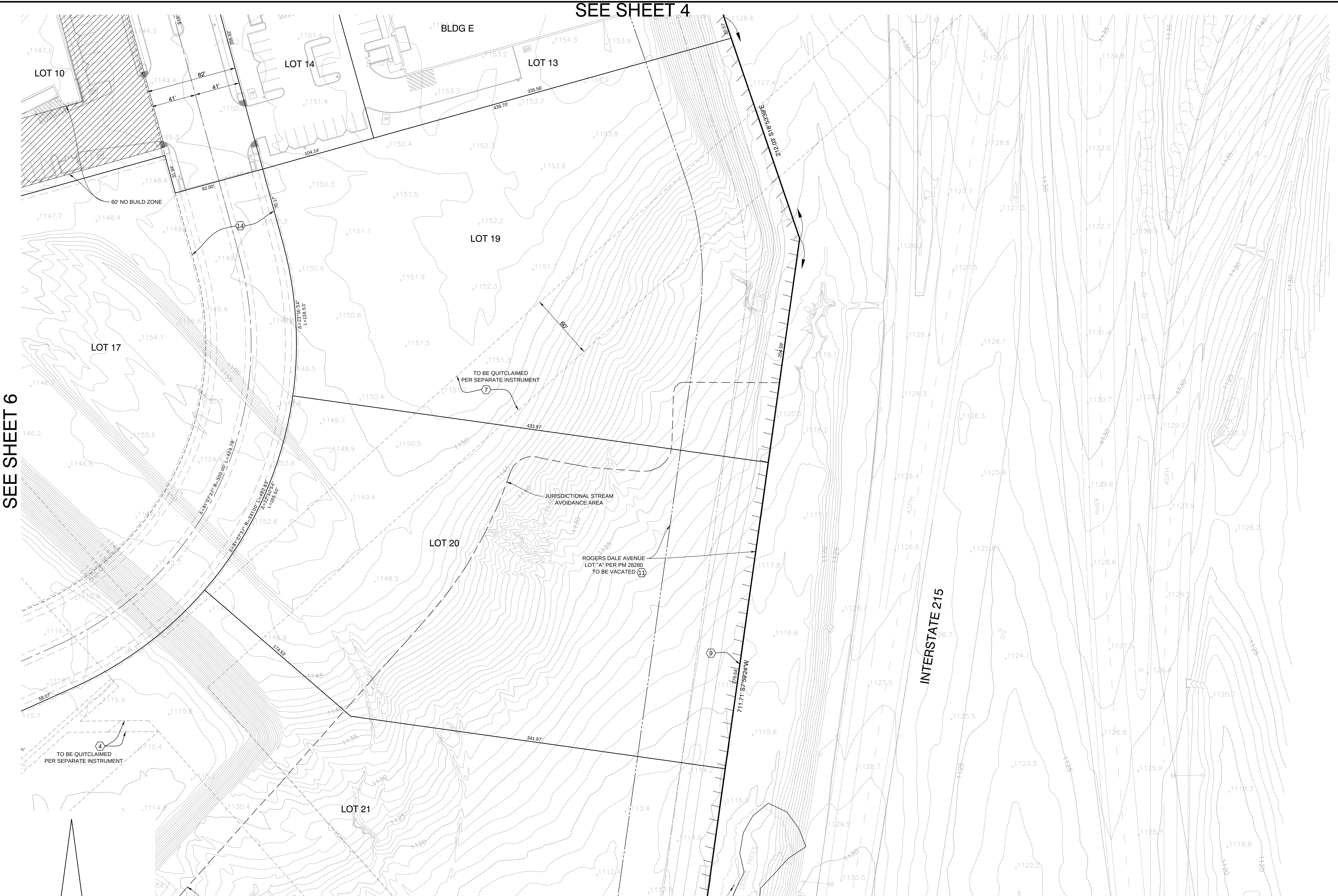
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SEE SHEET 4

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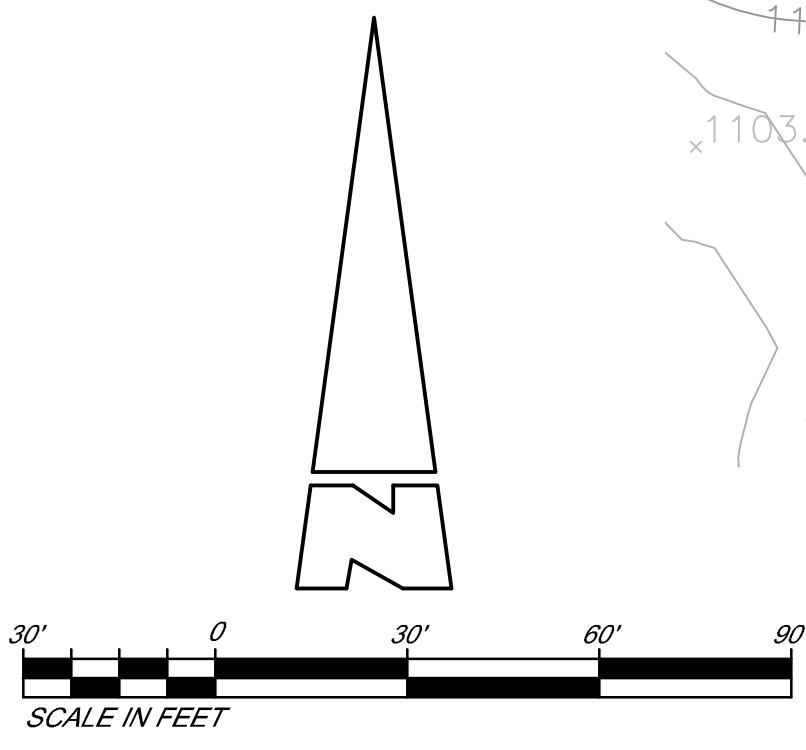


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			 CIVIL ENGINEERS • PLANNERS • SURVEYORS 1800 COMPTON AVENUE, SUITE 100, CORONA, CA 92881-3370 951-734-2130			TENTATIVE TRACT MAP NO. 38622 THE TRIANGLE CITY OF MURRIETA			SHEET NO. 8 OF 8 SHTS.	
MARK	REVISIONS	DATE	DATE: 3/25/2024	DRAWN BY: AB	CHECK BY: BMB	PREPARED FOR: DOMENICONI-BARTON PROPERTIES, LLC	J.N.	2018.1821.1		