

# IN THE CITY OF MURRIETA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TENTATIVE PARCEL MAP NO. 38310

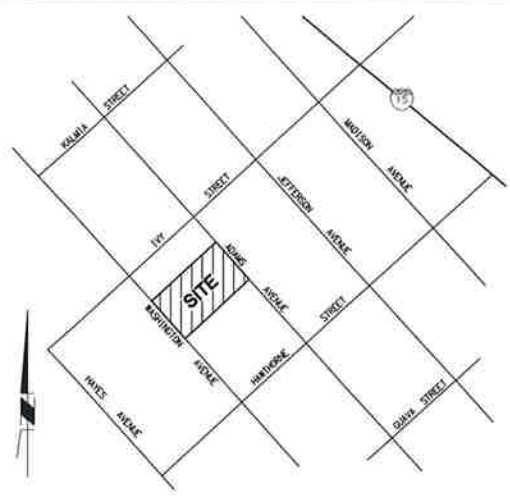
"FOR CONDOMINIUM PURPOSES"  
JULY 2023



NO.	BEARING	LENGTH
L.1	N41°49'06"W	3.00'
L.2	N48°10'54"E	69.73'

### LEGEND

- AERIAL PANELS
- GRID TEXT
- GRID ELEVATION
- GATE
- SINGLE TREE
- PALM TREE
- STIONS
- OVERHEAD STIONS
- STREET SIGN
- POST / BOLLARD
- FIRE HYDRANT
- METER / UTILITY MARKLE
- VALVE
- UTILITY POLE
- LIGHT POLE
- STREET LIGHT
- BUILDING
- SWIMMING POOL
- FENCE
- INDEX CONTOUR / TEXT
- INTERIOR CONTOUR
- VEGETATION LINE



### VICINITY MAP

N.T.S.  
2003 THOMAS GUIDE PAGE: 928 GRID: A7 & B7

**OWNER**  
ESTHER H. GIERSON  
25190 WASHINGTON AVENUE  
MURRIETA, CA 92562

**DEVELOPER**  
OTM MURRIETA, LLC  
3121 MICHELSON DRIVE, SUITE 200  
IRVINE, CA 92612  
P. 949-290-7510

**ENGINEER**  
MICHAEL BAKER INTERNATIONAL  
40810 COUNTY CENTER DR., SUITE 200  
TEMECULA, CA 92591  
(TEL) 951-676-8042 (FAX) 951-676-7240

**ASSESSORS PARCEL NUMBER**  
909-190-001

### GENERAL NOTES

- ASSESSORS'S PARCEL NO. 909-190-001
- PROJECT STREET ADDRESS: 25190 WASHINGTON AVENUE, MURRIETA, CA 92562
- EXISTING ZONING DESIGNATION: S F-2 (SINGLE FAMILY 2 PLANNED RESIDENTIAL DEVELOPMENT)
- GENERAL PLAN DESIGNATION: SINGLE-FAMILY RESIDENTIAL (1, 1-10.0 DU AC)
- TOTAL GROSS SITE ACREAGE: 20.63 ACRES
- TOTAL NET SITE ACREAGE: 19.34 ACRES
- PUBLIC STREET DEDICATIONS: LOTS "A", "B", AND "C", 1.29 ACRES
- THIS PROPERTY IS NOT WITHIN A COUNTY SERVICE AREA, COMMUNITY FACILITIES DISTRICT OR SPECIFIC PLAN
- THE TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDED.
- THIS LAND IS SUBJECT TO MODERATE LIQUEFACTION OR OTHER GEOLOGIC HAZARDS.
- THE SUBJECT PROPERTY IS SHOWN AS ZONE X, AREA OF 0.28 PERCENT ANNUAL CHANCE OF FLOOD HAZARD, ON U.S. DEPARTMENT OF FLOOD INSURANCE BOUNDARY MAP, COMMUNITY PANEL NUMBER 06050C2715G, DATED 08/28/2008, IN THE CITY OF MURRIETA.
- THE SETBACKS: FRONT = 10' REAR = 10' MIN. SIDE = 0'-10'

### LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF MURRIETA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARCEL MAP 6760, IN THE CITY OF MURRIETA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20, PAGES 04 AND 05 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 909-190-001

### BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 11, NAD83 (EPSG:31471) AS DETERMINED LOCALLY BY A LINE BETWEEN CONTIGUOUS OPERATING REFERENCE STATIONS (CORE) WFO AND DLS BEING IN A-23-01 78M AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) AND/OR NATIONAL GEODETIC SURVEY (NGS), RESPECTIVELY.

### BENCHMARK

RIVERSIDE COUNTY BENCHMARK: R-1-70  
MONUMENT: BRASS DISK IN CONCRETE POST  
DESCRIPTION: AT THE NORTHWEST CORNER OF WASHINGTON AVENUE AND "C" STREET, 30.0 FEET WEST OF THE CENTER OF THE CENTER OF WASHINGTON AVENUE, 15.0 FEET NORTH OF THE SOUTHEAST CORNER OF THE MURRIETA POST OFFICE, 10.0 FEET EAST OF THE EAST WALL OF THE POST OFFICE, FOUND A BRASS DISK SET IN THE TOP OF A 8 INCH CONCRETE POST, MARKED R-1-70.  
ELEVATION: 1090.024'

### SOURCE OF TOPOGRAPHY

AEROTECH MAPPING, INC.  
200 SPECTRUM CENTER DRIVE, SUITE 300  
IRVINE, CA 92618  
(TEL) 949-406-3600  
DATE OF SURVEY: JULY 22, 2021

### EXISTING EASEMENT NOTES

THE BASIS OF THESE EASEMENTS IS A PRELIMINARY TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY UNDER ORDER NO. 010-30067900-A-BAM DATED JULY 22, 2021.

AN EASEMENT FOR PUBLIC UTILITIES AND IMPRESS AND EGRESS, IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, RECORDED JANUARY 13, 1953 AS INSTRUMENT NO. 1731, IN BOOK 1431, PAGE 359 OF OFFICIAL RECORDS.

### UTILITY PURVEYORS

#### SOUTHERN CALIFORNIA EDISON

ELECTRIC SERVICE PROVIDER  
24407 FRIELIPP ROAD  
WILDMOR, CA 92595  
(800) 611-1911

#### SOUTHERN CALIFORNIA GAS COMPANY

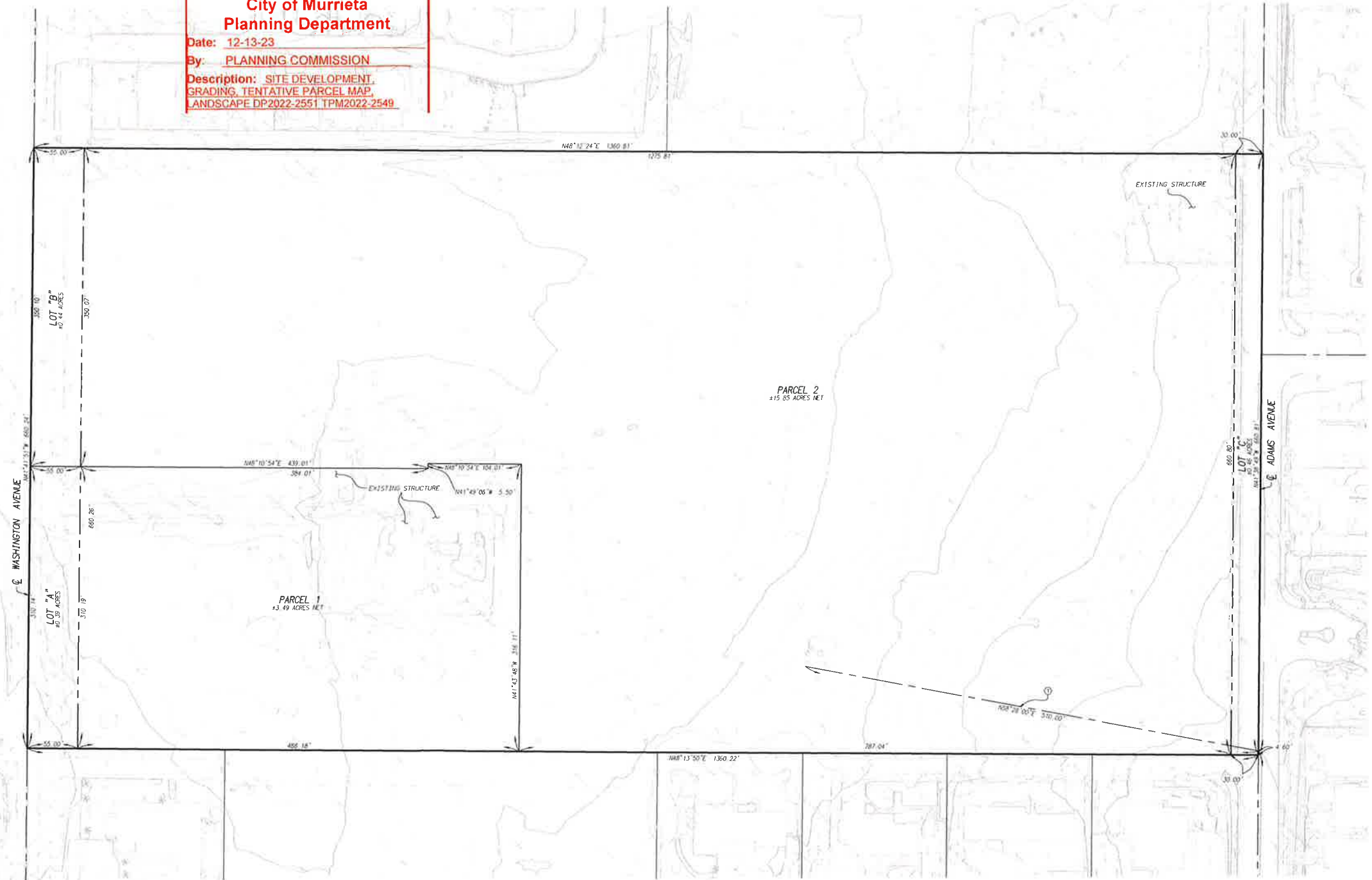
NATURAL GAS SERVICE PROVIDER  
4495 HOWARD AVENUE  
RIVERSIDE, CA 92507  
(800) 427-2000

#### EASTERN MUNICIPAL WATER DISTRICT

WATER AND SEWER SERVICE PROVIDER  
2270 TRAMBLE ROAD  
PERRIS, CA 92570  
(951) 928-6177

#### FRONTIER

TELEPHONE, INTERNET, CABLE TV SERVICE PROVIDER  
40750 WINCHESTER ROAD, SPACE "A"  
TEMECULA, CA 92591  
(951) 296-3499



DATE	INITIAL	REVISION DESCRIPTION	SHEET NO.	DATE	INITIAL

**Michael Baker INTERNATIONAL**

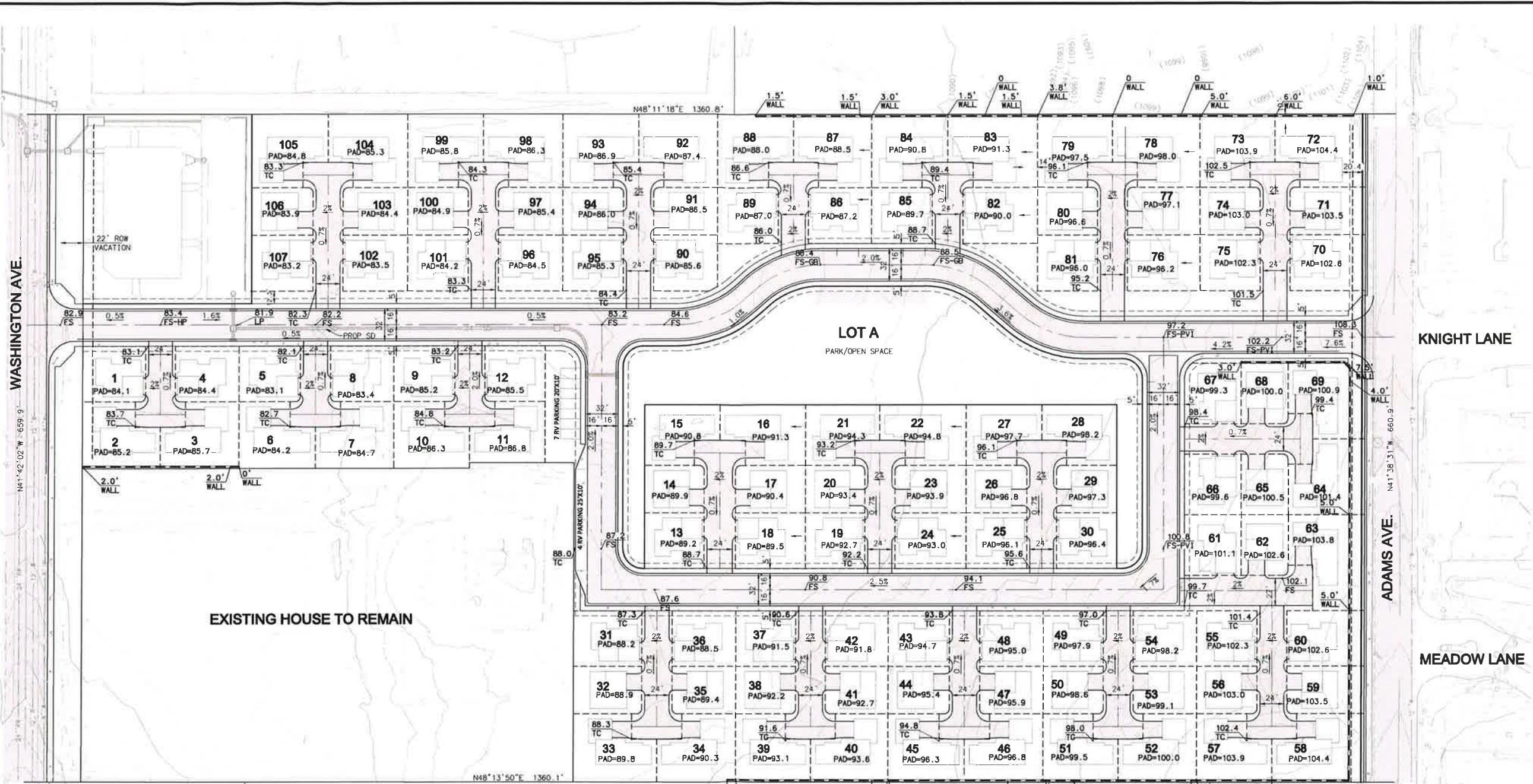
40810 COUNTY CENTER DR., SUITE 200  
TEMECULA, CA 92591  
PHONE: (951) 676-8042  
MBAKERINTL.COM

**CITY OF MURRIETA**

GIERSON RANCH  
TENTATIVE PARCEL MAP

SHEET NO.  
**1**  
OF 1 SHEETS

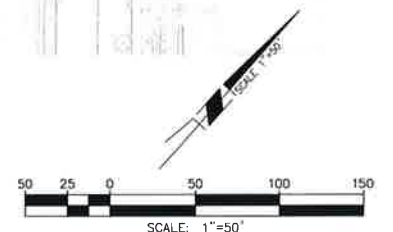
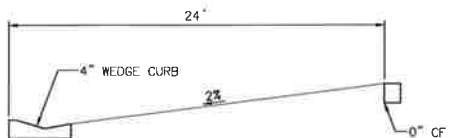
SEC. 20 & 21, T.7S., R.3W., S.B.M.



EXISTING HOUSE TO REMAIN

LOT A  
PARK/OPEN SPACE

  
**Approved**  
**City of Murrieta**  
**Planning Department**  
 Date: 12-13-23  
 By: PLANNING COMMISSION  
 Description: SITE DEVELOPMENT,  
 GRADING, TENTATIVE PARCEL MAP,  
 LANDSCAPE DP2022-2551 TPM2022-2549



DATE	INITIAL	REVISION DESCRIPTION	SHT. NO.	DATE	INITIAL
ENGINEER OF WORK				CITY APPROVAL	

**Michael Baker INTERNATIONAL**  
 40810 COUNTY CENTER DR., SUITE 200  
 TEMECULA, CA 92591  
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 MBAKERINTL.COM

**CITY OF MURRIETA**  
 GIERSON RANCH  
 PLANNED RESIDENTIAL DEVELOPMENT  
 CONCEPTUAL GRADING PLAN

SHEET NO.  
**1**  
 OF \_\_\_\_\_ SHEETS