

EXHIBIT "A"

CERTIFICATE OF PARCEL MERGER No. EA22-003
EXISTING LEGAL DESCRIPTION

ASSESSOR PARCEL NUMBERS: 464-270-005 & 006

SECTION 21, T.5S., R.1W., S.B.M.

DATE PREPARED: 7/28/2023

PARCEL 1:

LOTS 3 AND 4 OF TRACT NO. 21250-1, IN THE CITY OF HEMET, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 171 PAGE(S) 63 AND 64 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED JUNE 5, 1989 AS INSTRUMENT NO. 183072 OF OFFICIAL RECORDS.

PARCEL 2:

A TEMPORARY CONSTRUCTION AND MAINTENANCE EASEMENT AS SET FORTH IN THAT CERTAIN TEMPORARY EASEMENT AGREEMENT RECORDED MARCH 31, 2022 AS INSTRUMENT NO. 2022-0155158 OF OFFICIAL RECORDS.

EXHIBIT "A"

CERTIFICATE OF PARCEL MERGER No. EA22-003
PROPOSED LEGAL DESCRIPTION

ASSESSOR PARCEL NUMBERS: 464-270-005 & 006

SECTION 21, T.5S., R.1W., S.B.M.

DATE PREPARED: 7/28/2023

PARCEL 'A'

BEING A MERGER OF LOTS 3 AND 4 OF TRACT NO. 21250-1, IN THE CITY OF HEMET, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 171 PAGE(S) 63 AND 64 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED JUNE 5, 1989 AS INSTRUMENT NO. 183072 OF OFFICIAL RECORDS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4, BEING A POINT ON THE SOUTH LINE OF STETSON AVENUE, HAVING A HALF-WIDTH OF 44.00 FEET AS SHOWN ON SAID MAP;

THENCE ALONG THE BOUNDARIES OF SAID LOTS 3 AND 4 THE FOLLOWING COURSES;

NORTH 89°15'06" WEST ALONG SAID SOUTH LINE OF STETSON AVENUE, 918.72 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET;

SOUTHWESTERLY ALONG SAID TANGENT CURVE, 39.27 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" TO A POINT ON THE EAST LINE OF ELK STREET, HAVING A HALF-WIDTH OF 33.00 FEET, AS SHOWN ON SAID MAP;

SOUTH 00°44'54" WEST ALONG SAID EAST LINE, 24.01 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 367.00 FEET;

SOUTHERLY ALONG SAID EAST LINE AND SAID TANGENT CURVE, 219.70 FEET, THROUGH A CENTRAL ANGLE OF 34°17'59" TO A POINT OF TANGENT REVERSE CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 433.00 FEET, A RADIAL BEARING TO SAID POINT BEARS NORTH 56°26'55" EAST;

SOUTHERLY ALONG SAID EAST LINE AND SAID TANGENT REVERSE CURVE, 258.79 FEET, THROUGH A CENTRAL ANGLE OF 34°14'38" TO THE SOUTHWEST CORNER OF SAID LOT 3;

SOUTH 89°18'27" EAST, 804.60 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4;

NORTH 00°44'54" EAST, 498.62 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 10.07 ACRES, MORE OR LESS.

PARCEL 'B'

A TEMPORARY CONSTRUCTION AND MAINTENANCE EASEMENT AS SET FORTH IN THAT CERTAIN TEMPORARY EASEMENT AGREEMENT RECORDED MARCH 31, 2022 AS INSTRUMENT NO. 2022-0155158 OF OFFICIAL RECORDS.

EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE IS MADE A PART HEREOF. THE REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.




SCOTT E. BRIMHALL
PLS NO. 7843

DATE: 8/4/2023

EXHIBIT "B"

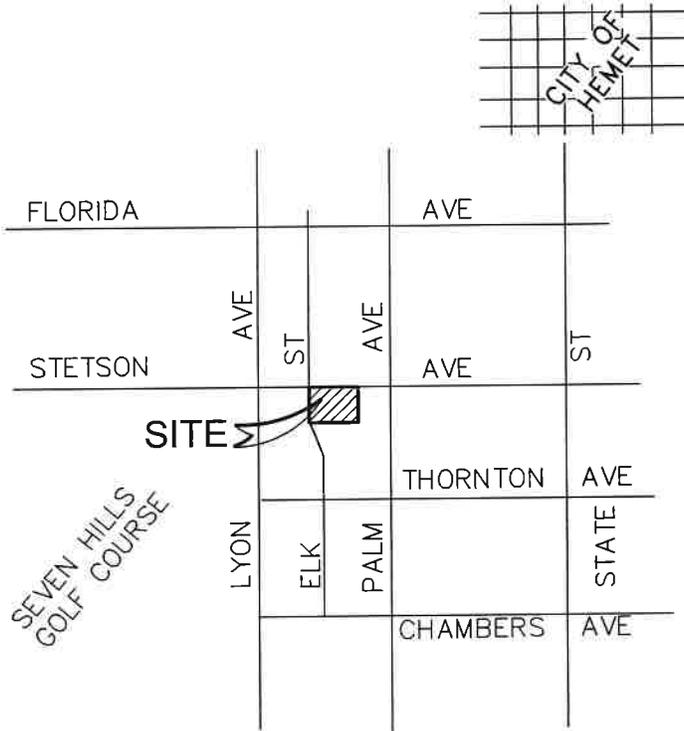
SHEET 1 OF 3

CERTIFICATE OF PARCEL MERGER No. EA22-003
PLAT

ASSESSOR PARCEL NUMBERS: 464-270-005 & 006

SECTION 21, T.5S., R.1W., S.B.M.

DATE PREPARED: 7/28/2023



VICINITY MAP

N.T.S.

SECTION 21, T.5S., R.1W., SBM



PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE
PROFESSIONAL LAND SURVEYOR'S ACT.

SCOTT E. BRIMHALL
PLS NO. 7843

DATE: 8/4/2023



EXHIBIT "B"

SHEET 2 OF 3

CERTIFICATE OF PARCEL MERGER No. EA22-003
PLAT

ASSESSOR PARCEL NUMBERS: 464-270-005 & 006

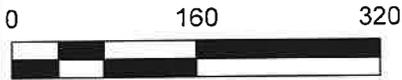
SECTION 21, T.5S., R.1W., S.B.M.

DATE PREPARED: 7/28/2023



NORTH

1"=160'



SEE SHEET 3 FOR
EASEMENT NOTES, LINE
AND CURVE DATA TABLES
AS AN AID INTERPRETING
THIS LEGAL DESCRIPTION

LEGEND

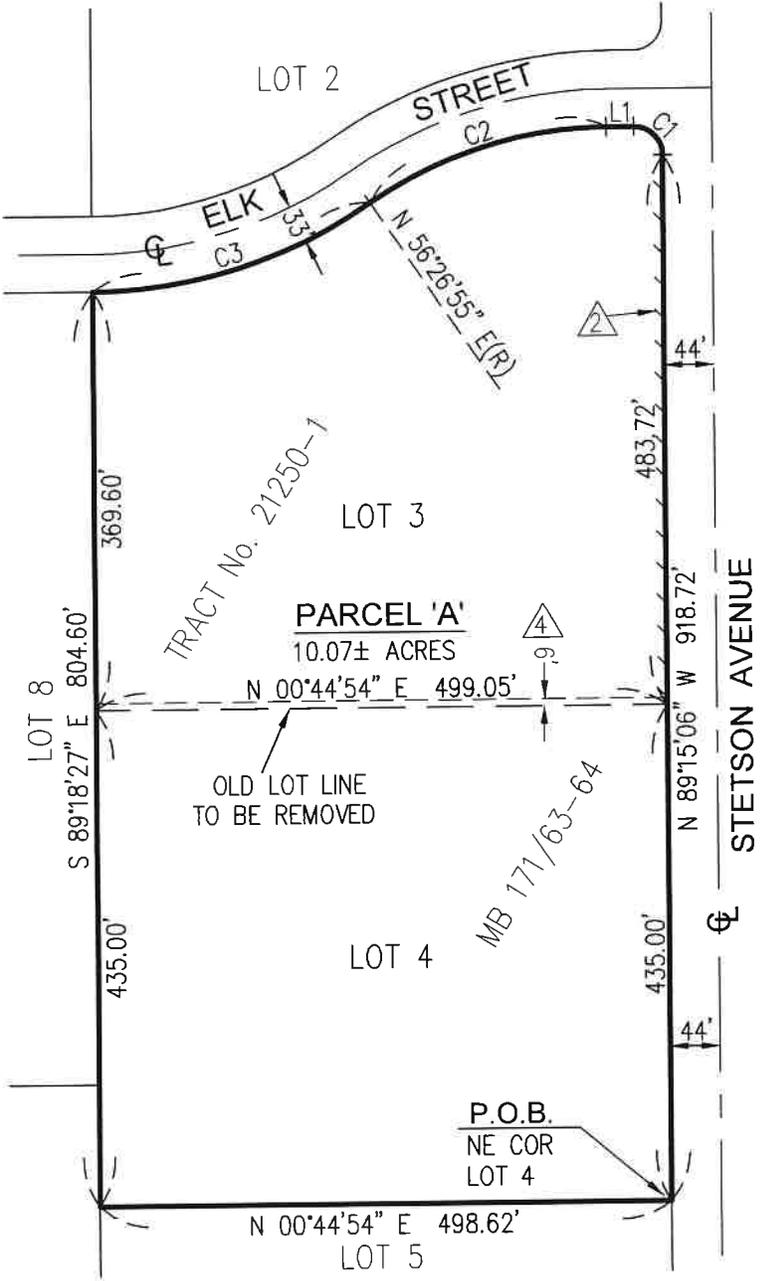
~ EASEMENT REFERENCE NUMBER.

P.O.B. ~ POINT OF BEGINNING.

/// ~ ABUTTER'S RIGHTS OF INGRESS AND EGRESS.

NOTE

ALL MEASUREMENTS OF LOTS 3 AND 4 ARE OF RECORD DATA AS SHOWN AND CALCD BY MAP ON FILE IN BOOK 171, PAGES 63 AND 64 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



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EXHIBIT "B"

SHEET 3 OF 3

CERTIFICATE OF PARCEL MERGER No. EA22-003 PLAT

ASSESSOR PARCEL NUMBERS: 464-270-005 & 006

SECTION 21, T.5S., R.1W., S.B.M.

DATE PREPARED: 7/28/2023

EASEMENT NOTES

1. AN EASEMENT FOR AVIGATION PURPOSES AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF HEMET, RECORDED APRIL 18, 1983 AS INSTRUMENT No. 1983-072666 OF OFFICIAL RECORDS, AND IS BLANKET IN NATURE.
2. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM STETSON AVENUE, HAVE BEEN DEDICATED OR RELINQUISHED ON THE MAP OF TRACT 21250-1 AS SHOWN BY MAP ON FILE IN BOOK 171, PAGES 63 & 64 OF MAPS, RIVERSIDE COUNTY RECORDS. AFFECTS LOT 3 AND IS SHOWN HEREON.
3. AN EASEMENT AGREEMENT FOR WATER WELL PURPOSES EXECUTED JULY 27, 1987 BY CURTIS FRAME AND MYRNA FRAME, HUSBAND AND WIFE AND THE CITY OF HEMET, RECORDED SEPTEMBER 1, 1987 AS INSTRUMENT No. 87-253538 OF OFFICIAL RECORDS AND AMENDED BY DOCUMENT RECORDED APRIL 20, 1995 AS INSTRUMENT No. 95-123467 OF OFFICIAL RECORDS. AFFECTS LOT 5 OF SAID TRACT No. 21250-1 AND IS NOT SHOWN HEREON.
4. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED MARCH 25, 1988 AS INSTRUMENT No. 88-79003 OF OFFICIAL RECORDS. AFFECTS LOT 3 AND IS SHOWN HEREON.
5. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "TEMPORARY EASEMENT AGREEMENT" RECORDED MARCH 31, 2022 AS INSTRUMENT No. 2022-0155158 OF OFFICIAL RECORDS. AFFECTS LOT 1 OF SAID TRACT No. 21250-1 AND IS NOT SHOWN HEREON.

LINE DATA

LINE	BEARING	DISTANCE
L1	S 00°44'54" W	24.01'

CURVE DATA

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	25.00'	39.27'	90°00'00"	25.00'
C2	367.00'	219.70'	34°17'59"	113.25'
C3	433.00'	258.79'	34°14'38"	133.39'

EXHIBIT "C"

SHEET 1 OF 2

CERTIFICATE OF PARCEL MERGER No. EA22-003 SITE PLAN

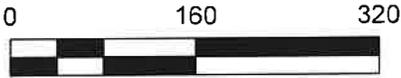
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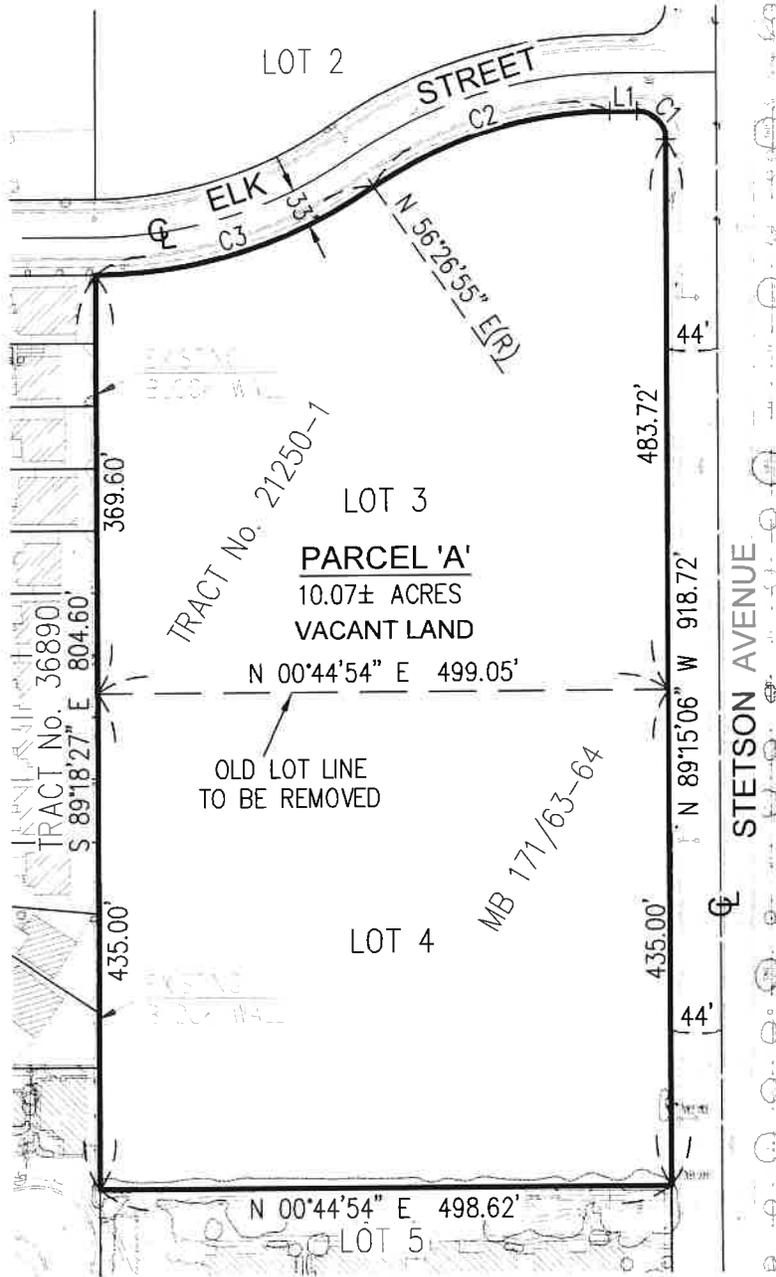
1"=160'



LEGEND

- EDGE OF CONC.
- BUILDING
- SIDEWALK
- CURB AND GUTTER
- FENCE
- WALL
- ROAD STRIPING
- FIRE HYDRANT
- MANHOLE
- SIGN
- POWER POLE
- STREET LIGHT
- VEGETATION
- TREE

SEE SHEET 2 FOR LINE AND
CURVE DATA TABLES AS AN
AID INTERPRETING THIS
LEGAL DESCRIPTION



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EXHIBIT "C"

SHEET 2 OF 2

CERTIFICATE OF PARCEL MERGER No. EA22-003
SITE PLAN

ASSESSOR PARCEL NUMBERS: 464-270-005 & 006

SECTION 21, T.5S., R.1W., S.B.M.

DATE PREPARED: 7/28/2023

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