

LAFCO 2019-03-3

**REORGANIZATION TO INCLUDE CONCURRENT ANNEXATION TO EASTERN MUNICIPAL WATER DISTRICT
AND THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA
(110TH FRINGE)**

PARCEL 1 TOGETHER WITH LOT "A" AND LOT "I" OF PARCEL MAP NO. 12745 AS SHOWN BY MAP ON FILE IN BOOK 64 OF PARCEL MAPS AT PAGE 46; ALSO PARCEL 1, PARCEL 2, TOGETHER WITH LOT "A", LOT "B", LOT "C" AND LOT "I" OF PARCEL MAP NO. 12308 AS SHOWN BY MAP ON FILE IN BOOK 67 OF PARCEL MAPS AT PAGES 38 AND 39, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF MURRIETA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 35, SAID CORNER BEING THE CENTERLINE INTERSECTION OF MENIFEE ROAD AND BAXTER ROAD, AS SHOWN ON SAID PARCEL MAP NO. 12745;

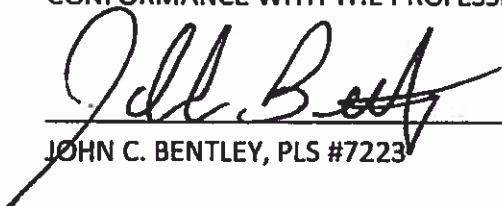
1. THENCE NORTH 89°34'32" WEST, ALONG SAID CENTERLINE OF BAXTER ROAD, A DISTANCE OF 250.00 FEET TO THE NORTHEAST CORNER OF SAID LOT "A" OF PARCEL MAP NO. 12745 AND THE TRUE POINT OF BEGINNING;
2. THENCE SOUTH 00°14'25" EAST ALONG THE EAST LINE OF SAID LOT "A" AND PARCEL 1 OF SAID PARCEL MAP NO. 12745 A DISTANCE OF 450.01 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1;
3. THENCE ALONG THE SOUTH LINE OF SAID PARCEL 1 AND LOT "I" OF SAID PARCEL MAP NO. 12745, NORTH 89°34'41" WEST A DISTANCE OF 394.64 FEET TO A POINT ON THE EAST LINE OF SAID LOT "C" OF PARCEL MAP NO. 12308;
4. THENCE ALONG SAID EAST LINE, ALSO BEING THE CENTERLINE OF CAPRA ROAD AS SHOWN ON SAID PARCEL MAP NO. 12308, SOUTH 00°17'49" WEST A DISTANCE OF 113.23 FEET, TO THE SOUTHEAST CORNER OF SAID LOT "C";

5. THENCE ALONG THE SOUTH LINE OF SAID LOT "C", PARCEL 2, PARCEL 1, AND LOT "I" OF SAID PARCEL MAP NO. 12308, NORTH 89°39'56" WEST A DISTANCE OF 645.42 FEET TO THE SOUTHWEST CORNER OF SAID LOT "I" OF PARCEL MAP NO. 12308;
6. THENCE ALONG THE WEST LINE OF SAID LOT "I" AND LOT "A" ALSO BEING THE CENTERLINE OF TWIN WILLOW ROAD OF SAID PARCEL MAP NO. 12308 NORTH 00°48'49" EAST A DISTANCE OF 564.18 FEET, TO THE NORTHWEST CORNER OF SAID LOT "A" OF PARCEL MAP NO. 12308 AND A POINT ON SAID CENTERLINE OF BAXTER ROAD;
7. THENCE ALONG SAID CENTERLINE OF BAXTER ROAD, ALSO BEING THE NORTH LINE OF LOT "A" AND LOT "B" OF SAID PARCEL MAP NO. 12308 AND THE NORTH LINE OF LOT "A" OF SAID PARCEL MAP NO. 12745, SOUTH 89°34'32" EAST A DISTANCE OF 1030.75 FEET TO THE NORTHEAST CORNER OF LOT "A" OF SAID PARCEL MAP NO. 12745 AND THE TRUE POINT OF BEGINNING.

ANNEXATION AREA = 538,997.31 SQ.FT. (12.374 ACRES +/-)

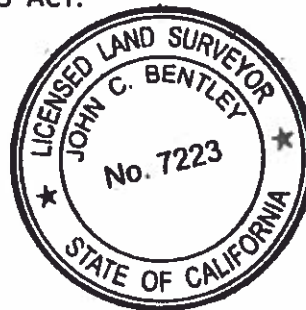
ALL AS SHOWN ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.



JOHN C. BENTLEY, PLS #7223

5/21/19
DATE

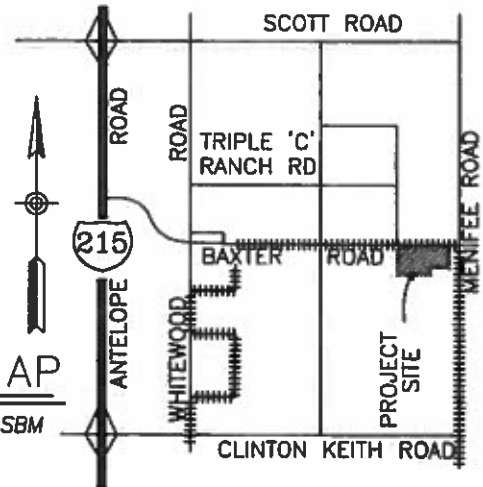


**LAFCO 2019-03-3
REORGANIZATION TO INCLUDE
CONCURRENT ANNEXATION TO EASTERN
MUNICIPAL WATER DISTRICT AND THE
METROPOLITAN WATER DISTRICT OF
SOUTHERN CALIFORNIA
(110TH FRINGE)**

ANNEXATION AREA = 538,997.31 SQ.FT. (12.374 ACRES +/-)

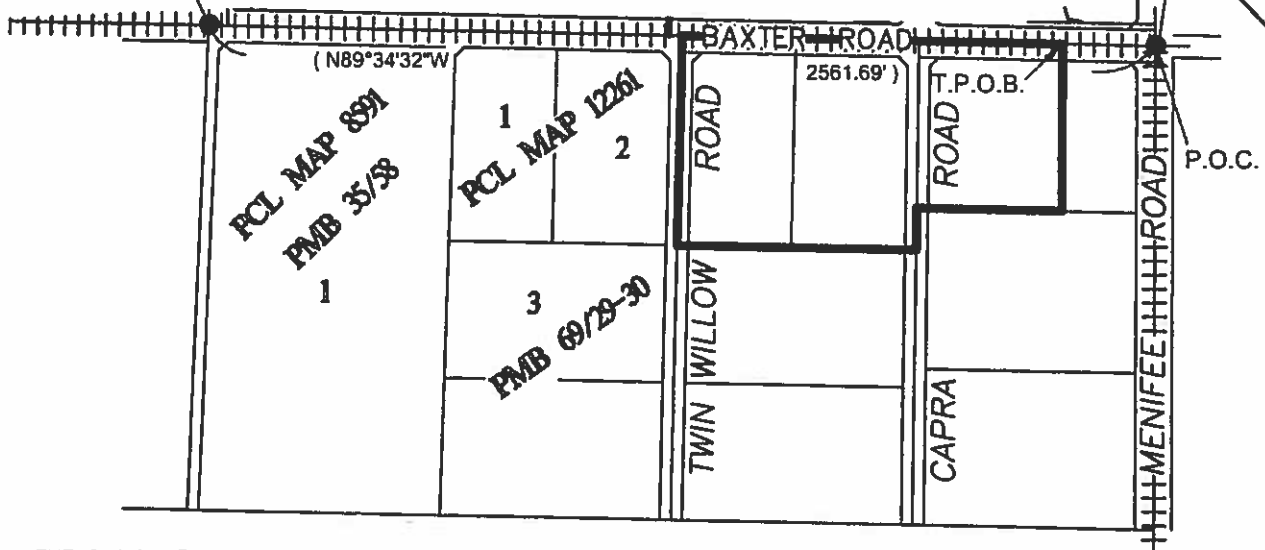
VICINITY MAP

SEC. 35, T6S, R3W, SBM
N.T.S.

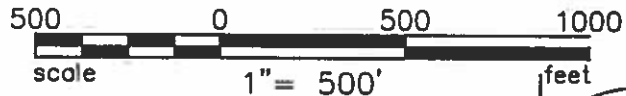


FD. WELL MONUMENT WITH 3" BRASS DISK
& PUNCH MARK IN LIEU OF 2" IRON PIPE
W/ TAG L.S. 1447 PER PM 64/46.
ACCEPTED AS N 1/4 COR. SEC. 35

FD. 2" IRON PIPE, UP 0.7'.
W/ TAG L.S. 2488 PER
RS 42/85 PMB 64/46.
ACCEPTED AS NE COR. SEC. 35



THE BASIS OF BEARINGS FOR THIS EXHIBIT IS
THE CENTERLINE OF BAXTER ROAD AS SHOWN
ON PARCEL MAP 12745 PMB 64/46.



LEGEND

P.O.C. POINT OF COMMENCEMENT

T.P.O.B. TRUE POINT OF BEGINNING
 EXISTING EMWD BOUNDARY

ANNEXATION BOUNDARY
 (#) RECORD DATA FROM PMB 64/46
 [#] RECORD DATA FROM PMB 67/38-39

JOHN C BENTLEY, LS 7223

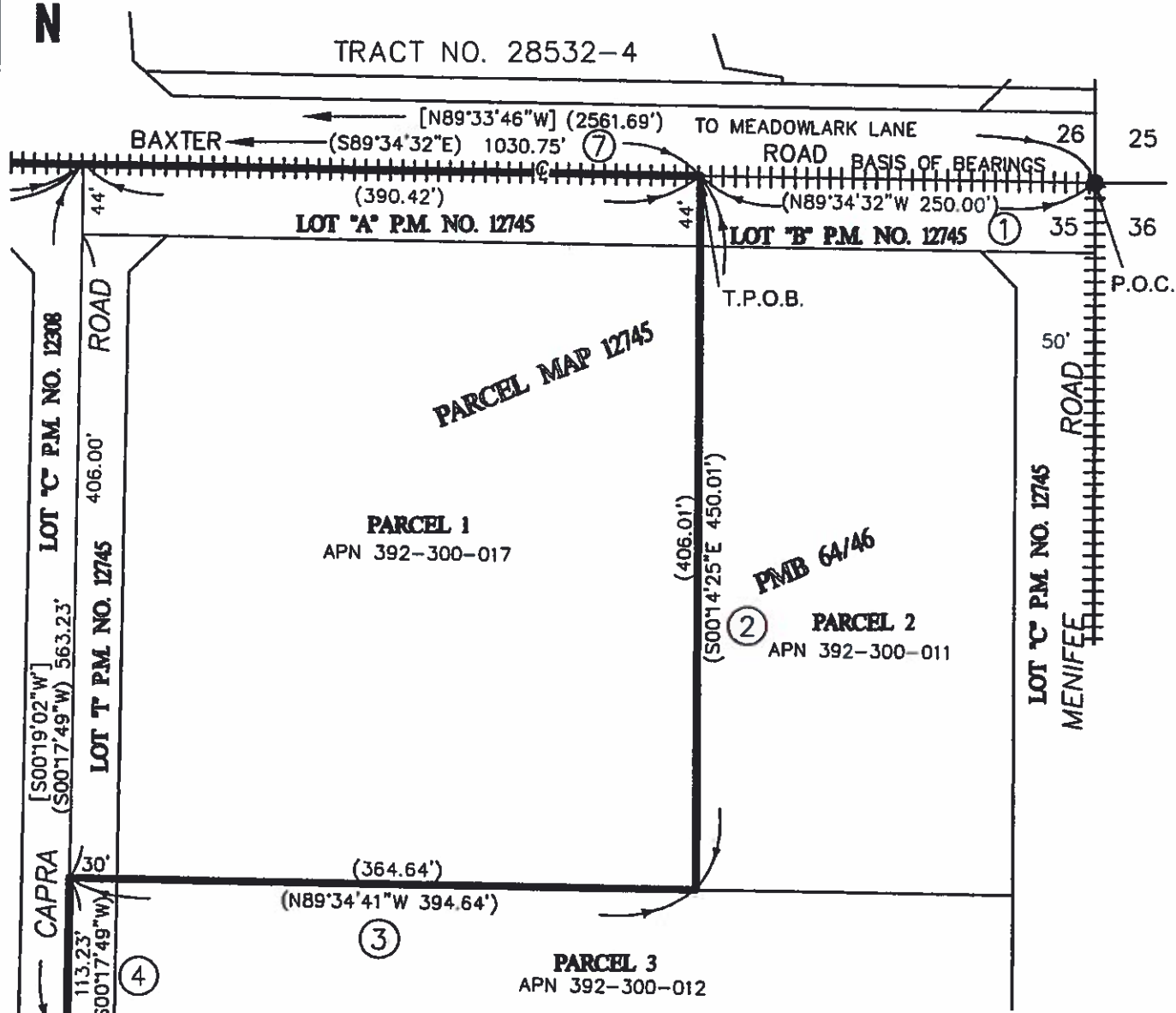
T:\130195\Mapping\Misc Exhibits\EMWD Annexation\NMUR2000 EMWD Annexation exhibit.dwg May 21, 2019 - 7:39am



**DAVID EVANS
AND ASSOCIATES INC.**
41951 REMINGTON ROAD., Suite 220
TEMECULA, California 92530
Phone: 909.481.5750

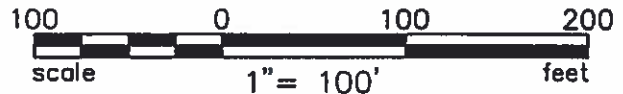
EXHIBIT		COUNTY: RIVERSIDE	CITY: MURRIETA	CHECKED BY: DLOCKE
		EASTERN MUNICIPAL WATER DISTRICT 110TH FRINGE AREA ANNEXATION		
JOB NO: NMUR00002000	APN: BAXTER ROAD			DATE: 05/06/2019
SHEET: 1	TOTAL: 3	SCALE: 1"=500'		

**LAFCO 2019-03-3
REORGANIZATION TO INCLUDE CONCURRENT ANNEXATION TO EASTERN
MUNICIPAL WATER DISTRICT AND THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA
(110TH FRINGE)**



LEGEND

- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING
- EMWD BOUNDARY
- ANNEXATION BOUNDARY
- CALL FROM LEGAL DESCRIPTION



**DAVID EVANS
AND ASSOCIATES INC.**
41951 REMINGTON ROAD, Suite 220
TEMECULA, California 92530
Phone: 909.481.5750

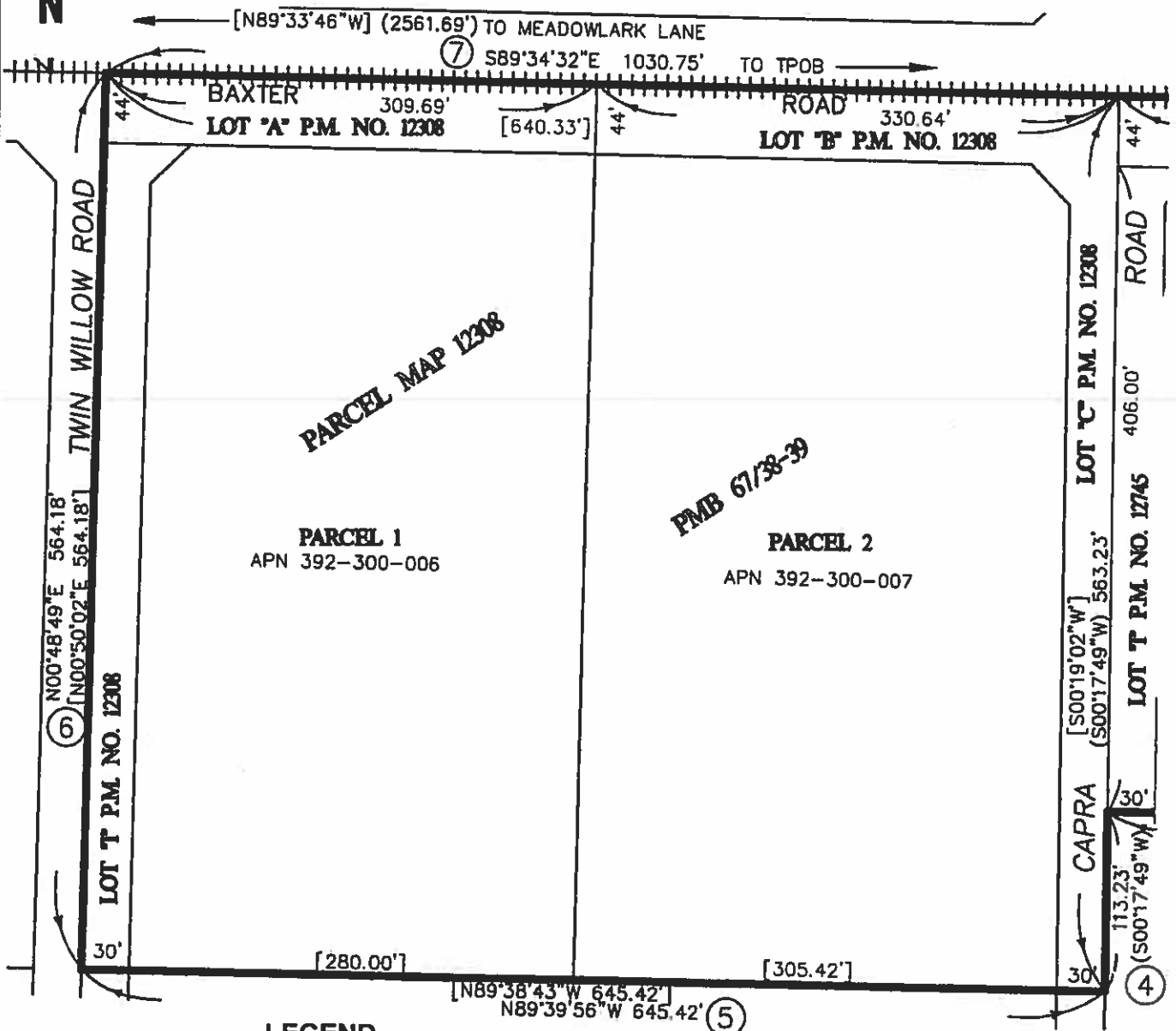
EXHIBIT

JOB NO.:
NMUR00002000

SHEET: 2 TOTAL: 3

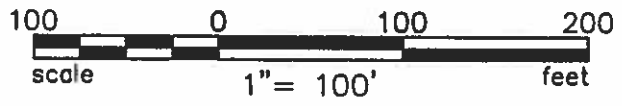
COUNTY: RIVERSIDE	CITY: MURRIETA	CHECKED BY: DLOCKE
EASTERN MUNICIPAL WATER DISTRICT		DRAWN BY: JCBE
110TH FRINGE AREA ANNEXATION		DATE: 05/06/2019
APN: BAXTER ROAD	SCALE: 1"=100'	

LAFCO 2019-03-3
REORGANIZATION TO INCLUDE CONCURRENT ANNEXATION TO EASTERN
MUNICIPAL WATER DISTRICT AND THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA
(110TH FRINGE)



LEGEND

P.O.C. POINT OF COMMENCEMENT
T.P.O.B. TRUE POINT OF BEGINNING
||||| EMWD BOUNDARY
— ANNEXATION BOUNDARY
CALL FROM LEGAL DESCRIPTION



T:\130195\Maping\Misc Exhibits\EMWD Annexation\NMUR2000 EMWD Annexation exhibit.dwg May 21, 2019 - 7:42am



DAVID EVANS AND ASSOCIATES INC.
41951 REMINGTON ROAD., Suite 220
TEMECULA, California 92530
Phone: 909.481.5750

EXHIBIT		COUNTY: RIVERSIDE	CITY: MURRIETA	CHECKED BY: DLOCKE
		EASTERN MUNICIPAL WATER DISTRICT 110TH FRINGE AREA ANNEXATION		DRAWN BY: JCBE
JOB NO. NMUR00002000	APN: BAXTER ROAD		DATE: 05/06/2019	
SHEET: 3	TOTAL: 3	SCALE: 1"=100'		