

LEGAL DESCRIPTION OF PARCEL
U-25-19-3
OF IMPROVEMENT DISTRICT NO. U-25
OF EASTERN MUNICIPAL WATER DISTRICT

THAT PORTION of Section 21, Township 7 South, Range 2 West of the San Bernardino Meridian, in the City of Temecula, County of Riverside, State of California, **BEING** Lot 4 of Tract Map No. 37368 on file in Book 468, Pages 89 through 98 of Maps, in the Office of the County Recorder of said County, **TOGETHER WITH** that portion of right of way lying within Sommers Bend, which is included within the following described parcel:


COMMENCING at the northerly intersection of the centerline of Butterfield Stage Road with the centerline of Sommers Bend as per said Map;

1. **Thence** along said centerline of Sommers Bend South $55^{\circ}35'39''$ East 235.44 feet to the beginning of a curve concave northerly and having a radius of 1688.00 feet;
2. **Thence** continuing along said centerline, easterly, 1610.08 feet along said curve through a central angle of $54^{\circ}39'03''$;
3. **Thence** continuing along said centerline North $69^{\circ}45'18''$ East 91.50 feet to the southerly prolongation of the westerly line of said Lot 4 and the **TRUE POINT OF BEGINNING**;
4. **Thence** along said prolongation and said westerly line North $20^{\circ}14'42''$ West 183.00 feet;
5. **Thence** continuing along said westerly line North $69^{\circ}45'18''$ East 130.07 feet to the beginning of a curve concave northwesterly and having a radius of 300.00 feet;
6. **Thence** continuing along said westerly line, northeasterly, 21.64 feet along said curve through a central angle of $4^{\circ}07'57''$;
7. **Thence** continuing along said westerly line, non-tangent to said curve, North $24^{\circ}22'39''$ West 28.00 feet;
8. **Thence** continuing along said westerly line North $20^{\circ}34'45''$ West 56.29 feet;
9. **Thence** continuing along said westerly line North $21^{\circ}22'39''$ West 157.61 feet;
10. **Thence** continuing along said westerly line North $14^{\circ}02'51''$ West 40.35 feet to the northerly line of said Lot 4;
11. **Thence** along said northerly line North $75^{\circ}57'08''$ East 130.00 feet;
12. **Thence** continuing along said northerly line South $14^{\circ}02'52''$ East 12.81 feet to the beginning of a curve concave easterly and having a radius of 300.00 feet;

13. **Thence** continuing along said northerly line, south, 38.38 feet along said curve through a central angle of 7°19'47";
14. **Thence** continuing along said northerly line South 21°22'39" East 17.81 feet;
15. **Thence** continuing along said northerly line North 68°37'21" East 28.00 feet;
16. **Thence** continuing along said northerly line North 75°57'09" East 142.30 feet;
17. **Thence** continuing along said northerly line North 69°45'18" East 256.58 feet;
18. **Thence** continuing along said northerly line North 68°43'39" East 59.73 feet;
19. **Thence** continuing along said northerly line North 76°56'44" East 99.12 feet;
20. **Thence** continuing along said northerly line North 80°07'02" East 60.70 feet;
21. **Thence** continuing along said northerly line North 81°39'12" East 297.50 feet;
22. **Thence** continuing along said northerly line North 85°32'14" East 54.76 feet;
23. **Thence** continuing along said northerly line South 81°19'53" East 31.40 feet;
24. **Thence** continuing along said northerly line South 78°09'58" East 139.07 feet to the easterly line of said Lot 4;
25. **Thence** along said easterly line and the southerly prolongation thereof South 11°50'02" West 404.00 feet to a point on said centerline of Sommers Bend, said point being the beginning of a non-tangent curve concave southerly and having a radius of 1060.00 feet, to which point a radial line bears North 11°50'02" East;
26. **Thence** along said centerline, westerly, 593.48 feet along said curve through a central angle of 32°04'44";
27. **Thence** continuing along said centerline South 69°45'18" West 632.52 feet to the **TRUE POINT OF BEGINNING**.

The above described parcel contains 10.03 acres, more or less.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.



John R. Duquette
L.S. 7566
Date: 11/5/19



LEGAL DESCRIPTION OF PARCEL
U-26-19-3
OF IMPROVEMENT DISTRICT NO. U-26
OF EASTERN MUNICIPAL WATER DISTRICT

THAT PORTION of Section 21, Township 7 South, Range 2 West of the San Bernardino Meridian, in the City of Temecula, County of Riverside, State of California, **BEING** Lot 4 of Tract Map No. 37368 on file in Book 468, Pages 89 through 98 of Maps, in the Office of the County Recorder of said County, **TOGETHER WITH** that portion of right of way lying within Sommers Bend, which is included within the following described parcel:


COMMENCING at the northerly intersection of the centerline of Butterfield Stage Road with the centerline of Sommers Bend as per said Map;

1. **Thence** along said centerline of Sommers Bend South $55^{\circ}35'39''$ East 235.44 feet to the beginning of a curve concave northerly and having a radius of 1688.00 feet;
2. **Thence** continuing along said centerline, easterly, 1610.08 feet along said curve through a central angle of $54^{\circ}39'03''$;
3. **Thence** continuing along said centerline North $69^{\circ}45'18''$ East 91.50 feet to the southerly prolongation of the westerly line of said Lot 4 and the **TRUE POINT OF BEGINNING**;
4. **Thence** along said prolongation and said westerly line North $20^{\circ}14'42''$ West 183.00 feet;
5. **Thence** continuing along said westerly line North $69^{\circ}45'18''$ East 130.07 feet to the beginning of a curve concave northwesterly and having a radius of 300.00 feet;
6. **Thence** continuing along said westerly line, northeasterly, 21.64 feet along said curve through a central angle of $4^{\circ}07'57''$;
7. **Thence** continuing along said westerly line, non-tangent to said curve, North $24^{\circ}22'39''$ West 28.00 feet;
8. **Thence** continuing along said westerly line North $20^{\circ}34'45''$ West 56.29 feet;
9. **Thence** continuing along said westerly line North $21^{\circ}22'39''$ West 157.61 feet;
10. **Thence** continuing along said westerly line North $14^{\circ}02'51''$ West 40.35 feet to the northerly line of said Lot 4;
11. **Thence** along said northerly line North $75^{\circ}57'08''$ East 130.00 feet;
12. **Thence** continuing along said northerly line South $14^{\circ}02'52''$ East 12.81 feet to the beginning of a curve concave easterly and having a radius of 300.00 feet;

13. **Thence** continuing along said northerly line, south, 38.38 feet along said curve through a central angle of 7°19'47";
14. **Thence** continuing along said northerly line South 21°22'39" East 17.81 feet;
15. **Thence** continuing along said northerly line North 68°37'21" East 28.00 feet;
16. **Thence** continuing along said northerly line North 75°57'09" East 142.30 feet;
17. **Thence** continuing along said northerly line North 69°45'18" East 256.58 feet;
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19. **Thence** continuing along said northerly line North 76°56'44" East 99.12 feet;
20. **Thence** continuing along said northerly line North 80°07'02" East 60.70 feet;
21. **Thence** continuing along said northerly line North 81°39'12" East 297.50 feet;
22. **Thence** continuing along said northerly line North 85°32'14" East 54.76 feet;
23. **Thence** continuing along said northerly line South 81°19'53" East 31.40 feet;
24. **Thence** continuing along said northerly line South 78°09'58" East 139.07 feet to the easterly line of said Lot 4;
25. **Thence** along said easterly line and the southerly prolongation thereof South 11°50'02" West 404.00 feet to a point on said centerline of Sommers Bend, said point being the beginning of a non-tangent curve concave southerly and having a radius of 1060.00 feet, to which point a radial line bears North 11°50'02" East;
26. **Thence** along said centerline, westerly, 593.48 feet along said curve through a central angle of 32°04'44";
27. **Thence** continuing along said centerline South 69°45'18" West 632.52 feet to the **TRUE POINT OF BEGINNING**.

The above described parcel contains 10.03 acres, more or less.

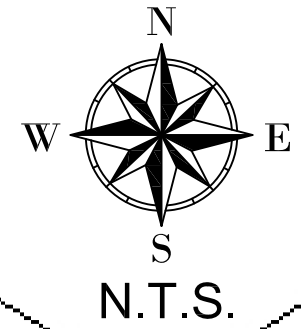
This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.



John R. Duquette
L.S. 7566
Date: 11/5/19



SEC. 21, T. 7S, R. 2W
CITY OF TEMECULA



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SOMMERS BEND

T.P.O.B.

BUTTERFIELD STAGE RD.

SOMMERS BEND

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