

LEGAL DESCRIPTION OF PARCEL  
U-25-196  
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 3 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, described as follows:

**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°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°39'03";
3. **Thence** continuing along said centerline North 69°45'18" East 724.02 feet to the beginning of a curve concave southerly and having a radius of 1060.00 feet;
4. **Thence** continuing along said centerline, easterly, 593.48 feet along said curve through a central angle of 32°04'44" to the southerly prolongation of the easterly line of Lot 4 of said Tract;
5. **Thence** along said prolongation and said easterly line North 11°50'02" East 404.00 feet to the southeasterly corner of said Lot 3 and the **TRUE POINT OF BEGINNING**;
6. **Thence** along the southerly line of said Lot 3 North 78°09'58" West 139.07 feet;
7. **Thence** continuing along said southerly line North 81°19'53" West 31.40 feet;
8. **Thence** continuing along said southerly line South 85°32'14" West 54.76 feet;
9. **Thence** continuing along said southerly line South 81°39'12" West 297.50 feet;
10. **Thence** continuing along said southerly line South 80°07'02" West 60.70 feet;
11. **Thence** continuing along said southerly line South 76°56'44" West 99.12 feet;
12. **Thence** continuing along said southerly line South 68°43'39" West 59.73 feet;
13. **Thence** continuing along said southerly line South 69°45'18" West 256.58 feet;
14. **Thence** continuing along said southerly line South 75°57'09" West 142.30 feet;

15. **Thence** continuing along said southerly line South 68°37'21" West 28.00 feet;
16. **Thence** continuing along said southerly line North 21°22'39" West 17.81 feet to the beginning of a curve concave easterly and having a radius of 300.00 feet;
17. **Thence** continuing along said southerly line, northerly, 38.38 feet along said curve through a central angle of 7°19'47";
18. **Thence** continuing along said southerly line North 14°02'52" West 12.81 feet;
19. **Thence** continuing along said southerly line South 75°57'08" West 130.00 feet to the westerly line of said Lot 3;
20. **Thence** along said westerly line North 14°02'51" West 281.68 feet;
21. **Thence** continuing along said westerly line North 11°47'33" West 35.38 feet;
22. **Thence** continuing along said westerly line North 09°09'51" West 70.13 feet;
23. **Thence** continuing along said westerly line North 17°26'37" West 30.94 feet;
24. **Thence** continuing along said westerly line North 06°33'53" West 64.55 feet;
25. **Thence** continuing along said westerly line North 05°32'31" West 51.38 feet to the northerly line of said Lot 3;
26. **Thence** along said northerly line North 84°27'29" East 36.66 feet;
27. **Thence** continuing along said northerly line North 84°27'27" East 49.09 feet;
28. **Thence** continuing along said northerly line South 84°12'25" East 129.22 feet;
29. **Thence** continuing along said northerly line North 83°31'26" East 386.16 feet;
30. **Thence** continuing along said northerly line North 57°40'49" East 87.87 feet;
31. **Thence** continuing along said northerly line North 72°09'33" East 161.36 feet;
32. **Thence** continuing along said northerly line North 81°26'12" East 356.89 feet;
33. **Thence** continuing along said northerly line South 89°59'57" East 81.23 feet;
34. **Thence** continuing along said northerly line South 00°00'00" East 38.03 feet to the beginning of a non-tangent curve concave southerly and having a radius of 297.00 feet, to which beginning a radial line bears North 00°00'00" East;

35. **Thence** continuing along said northerly line, easterly, 199.65 feet along said curve through a central angle of 38°30'58";
36. **Thence** continuing along said northerly line South 51°29'02" East 75.69 feet to the easterly line of said Lot 3 and the beginning of a non-tangent curve concave easterly and having a radius of 300.00 feet, to which beginning a radial line bears North 51°23'22" West;
37. **Thence** along said easterly line, southerly, 140.20 feet along said curve through a central angle of 26°46'36";
38. **Thence** continuing along said easterly line South 11°50'02" West 272.37 feet to the **TRUE POINT OF BEGINNING**.

The above described parcel contains 16.23 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.



Thomas E. Verloop  
L.S. 5348  
Date: 12/30/2019



LEGAL DESCRIPTION OF PARCEL  
U-26-19-6  
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 3 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, described as follows:

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3. **Thence** continuing along said centerline North 69°45'18" East 724.02 feet to the beginning of a curve concave southerly and having a radius of 1060.00 feet;
4. **Thence** continuing along said centerline, easterly, 593.48 feet along said curve through a central angle of 32°04'44" to the southerly prolongation of the easterly line of Lot 4 of said Tract;
5. **Thence** along said prolongation and said easterly line North 11°50'02" East 404.00 feet to the southeasterly corner of said Lot 3 and the **TRUE POINT OF BEGINNING**;
6. **Thence** along the southerly line of said Lot 3 North 78°09'58" West 139.07 feet;
7. **Thence** continuing along said southerly line North 81°19'53" West 31.40 feet;
8. **Thence** continuing along said southerly line South 85°32'14" West 54.76 feet;
9. **Thence** continuing along said southerly line South 81°39'12" West 297.50 feet;
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20. **Thence** along said westerly line North 14°02'51" West 281.68 feet;
21. **Thence** continuing along said westerly line North 11°47'33" West 35.38 feet;
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37. **Thence** along said easterly line, southerly, 140.20 feet along said curve through a central angle of 26°46'36";
38. **Thence** continuing along said easterly line South 11°50'02" West 272.37 feet to the **TRUE POINT OF BEGINNING**.

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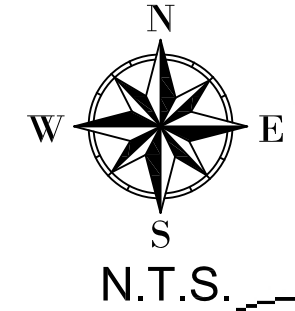
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Thomas E. Verloop  
L.S. 5348  
Date: 12/30/2019



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



LOT 3  
TRACT MAP NO. 37368  
M.B. 438/89-98

LOT 4

P.O.C.

T.P.O.B

SOMMERS BEND

SOMMERS BEND

BUTTERFIELD STAGE RD.

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