

LEGAL DESCRIPTION OF PARCEL
U-25-20-3
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 20 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°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, southeasterly, 36.82 feet along said curve through a central angle of 1°15'00" to the northeasterly prolongation of that course in the northwesterly line of said Lot 20, shown as "N 33°52'06" E 12.52 feet", and the **TRUE POINT OF BEGINNING**, a radial line through said beginning bears South 33°09'21" West;
3. **Thence** continuing along said centerline and said curve, southeasterly and easterly, 700.46 feet through a central angle of 23°46'32" to the northerly prolongation of the easterly line of said Lot 20;
4. **Thence** along said prolongation and said easterly line South 07°31'14" West 833.31 feet to the southeasterly corner of said Lot 20;
5. **Thence** continuing along the boundary of said Lot 20 North 86°23'30" West 390.13 feet to the beginning of a curve concave northeasterly and having a radius of 384.50 feet;
6. **Thence** continuing along said boundary, northwesterly, 147.35 feet along said curve through a central angle of 21°57'27";
7. **Thence** continuing along said boundary North 64°26'03" West 170.53 feet to the beginning of a curve concave southwesterly and having a radius of 615.50 feet;
8. **Thence** continuing along said boundary, northwesterly, 248.46 feet along said curve through a central angle of 23°07'45" to the beginning of a reverse curve concave northeasterly and having a radius of 10.00 feet, through which beginning a radial line bears North 02°26'12" East;

9. **Thence** continuing along said boundary, westerly, northwesterly, and northerly, 15.38 feet along said curve through a central angle of 88°06'09";
10. **Thence** continuing along said boundary North 00°32'21" East 40.34 feet;
11. **Thence** continuing along said boundary North 89°26'02" West 83.16 feet;
12. **Thence** continuing along said boundary North 00°33'48" East 58.22 feet to the beginning of a curve concave easterly and having a radius of 1545.00 feet;
13. **Thence** continuing along said boundary, northerly, 495.42 feet along said curve through a central angle of 18°22'21" to the beginning of a non-tangent curve concave northwesterly and having a radius of 578.5 feet; to which beginning a radial line bears South 13°54'04" East;
14. **Thence** continuing along said boundary, northeasterly, 291.11 feet along said curve through a central angle of 28°49'54";
15. **Thence** continuing along said boundary North 47°16'02" East 125.29 feet to the beginning of a curve concave northwesterly and having a radius of 105.00 feet;
16. **Thence** continuing along said boundary, northeasterly, 24.55 feet along said curve through a central angle of 13°23'56";
17. **Thence** continuing along said boundary and the prolongation thereof North 33°52'06" East 57.52 feet to the **TRUE POINT OF BEGINNING**.

The above described parcel contains 19.30 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: 09/25/2020

LEGAL DESCRIPTION OF PARCEL
U-26-20_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 20 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°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, southeasterly, 36.82 feet along said curve through a central angle of 1°15'00" to the northeasterly prolongation of that course in the northwesterly line of said Lot 20, shown as "N 33°52'06" E 12.52 feet", and the **TRUE POINT OF BEGINNING**, a radial line through said beginning bears South 33°09'21" West;
3. **Thence** continuing along said centerline and said curve, southeasterly and easterly, 700.46 feet through a central angle of 23°46'32" to the northerly prolongation of the easterly line of said Lot 20;
4. **Thence** along said prolongation and said easterly line South 07°31'14" West 833.31 feet to the southeasterly corner of said Lot 20;
5. **Thence** continuing along the boundary of said Lot 20 North 86°23'30" West 390.13 feet to the beginning of a curve concave northeasterly and having a radius of 384.50 feet;
6. **Thence** continuing along said boundary, northwesterly, 147.35 feet along said curve through a central angle of 21°57'27";
7. **Thence** continuing along said boundary North 64°26'03" West 170.53 feet to the beginning of a curve concave southwesterly and having a radius of 615.50 feet;
8. **Thence** continuing along said boundary, northwesterly, 248.46 feet along said curve through a central angle of 23°07'45" to the beginning of a reverse curve concave northeasterly and having a radius of 10.00 feet, through which beginning a radial line bears North 02°26'12" East;

9. **Thence** continuing along said boundary, westerly, northwesterly, and northerly, 15.38 feet along said curve through a central angle of 88°06'09";
10. **Thence** continuing along said boundary North 00°32'21" East 40.34 feet;
11. **Thence** continuing along said boundary North 89°26'02" West 83.16 feet;
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17. **Thence** continuing along said boundary and the prolongation thereof North 33°52'06" East 57.52 feet to the **TRUE POINT OF BEGINNING**.

The above described parcel contains 19.30 acres, more or less.

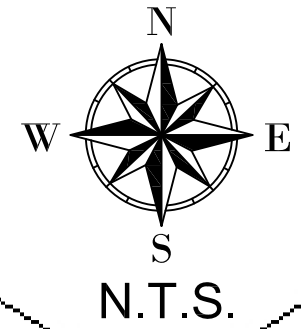
This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.


Thomas E. Verloop
L.S. 5348



Date: 09/25/2020

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

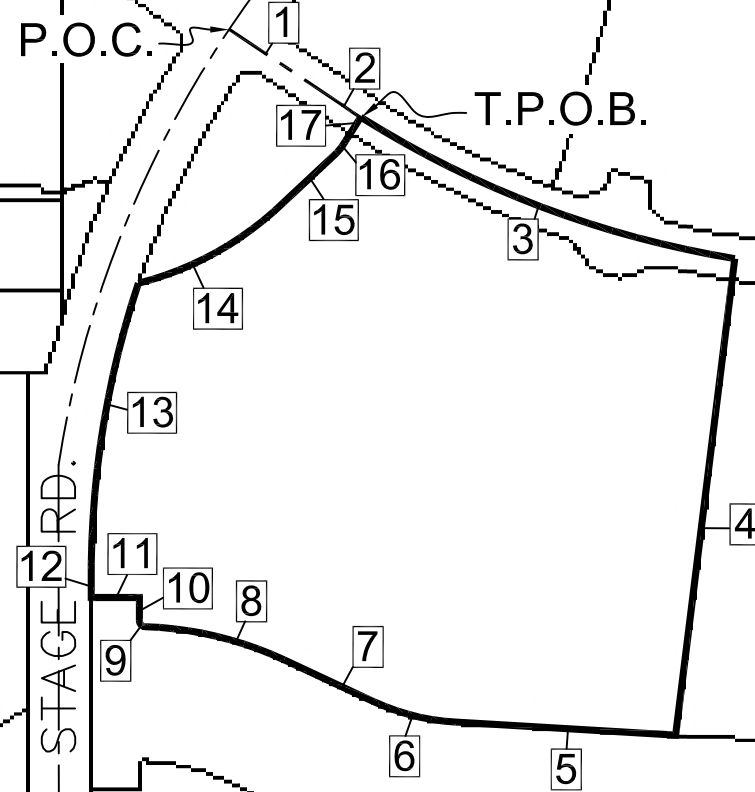


P.O.C.

T.P.O.B.

SOMMERS BEND

BUTTERFIELD STAGE RD.



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