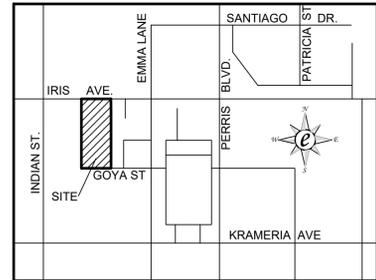


LAND USE SUMMARY	
USE	ACREAGE
RESIDENTIAL (LOTS 1-78)	8.30 AC
ADJUSTED EASEMENT & PUBLIC OPEN SPACE (LOT A)	0.88 AC
<b>TOTAL GROSS ACREAGE:</b>	<b>9.42 AC</b>
PUBLIC STREETS	0.24 AC
<b>TOTAL NET ACREAGE:</b>	<b>9.18 AC</b>



**VICINITY MAP**  
N.T.S.

**OWNER/DEVELOPER:** SOUTH OF IRIS 2021, LLC  
41 CORPORATE PARK SUITE #250  
IRVINE, CA 92606  
DAVID PATTON  
dpatton545@gmail.com

**CIVIL ENGINEER/  
MAP PREPARED BY:** ENCOMPASS ASSOCIATES, INC.  
5699 COUSINS PLACE  
RANCHO CUCAMONGA, CA 91737  
AARON SKEERS  
909.684.0093

**LAND SURVEYOR** KELSÖE & ASSOCIATES, INC.  
1835 FIRST ST.  
NORCO CA 92860  
ROBERT KELSÖE  
951-736-2164

**ASSESSOR'S PARCEL NO.**  
APN 316-030-002, -018, -019

**FLOOD HAZARD**  
PER F.E.M.A. PANEL 0650740010 A AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN.

**PROJECT DESCRIPTION**  
PROPOSED 78 LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT ON 3 EXISTING LOTS AND WITH OPEN SPACE, LANDSCAPING, PARKING AND DRIVE ACCESS

**EARTHWORK**  
CUT: 12,915 CU. YD.  
FILL: 4,475 CU. YD.  
TOTAL: 8,440 CU. YD <CUT>

- NOTES**
- FIELD TOPOGRAPHY AND BOUNDARY SURVEY CONDUCTED BY KELSÖE AND ASSOCIATES, INC. BOUNDARY INFORMATION IS BASED ON FOUND MONUMENTS AND PER RECORD DOCUMENTS.
  - 78 SINGLE-FAMILY UNITS ARE PROPOSED.
  - CURRENT ZONING: R5
  - PROPOSED ZONING: RM AND RS RESIDENTIAL
  - SUBDIVIDER RESERVES THE RIGHT TO RECORD MULTIPLE FINAL MAPS
  - THIS TENTATIVE TRACT MAP INCLUDES ENTIRE CONTIGUOUS OWNERSHIP OF LAND DIVIDER.
  - LOT A TO BE RESERVED AS OPEN SPACE
  - LOT B FOR PRIVATE ACCESS, UTILITIES AND EMERGENCY ACCESS PURPOSES
  - LOT C TO BE RESERVED FOR OPEN SPACE AND STORM WATER QUALITY MANAGEMENT
  - ACCESS RAMP(S) SHALL COMPLY WITH CITY OF MORENO VALLEY STANDARDS - MVS1-114A-2 (ACCESS RAMP TYPE 1) AND/OR MVS1-114D-0
  - RESIDENTIAL DRIVEWAY(S) SHALL CONFORM TO CITY OF MORENO VALLEY STD. PLAN NO. MVS1-111B-0. WIDTH = 12' MIN. AND 30' MAX. (TYP)

- LEGEND**
- TB - TRACT BOUNDARY
  - PL - PROPERTY LINE
  - R/O/W - RIGHT OF WAY
  - CL - CENTERLINE
  - EP - EDGE OF PAVEMENT
  - TC - TOP OF CURB
  - FL - FLOWLINE
  - FS - FINISHED SURFACE
  - GB - GRADE BREAK
  - INV - PIPE INVERT
  - FG - FINISH GRADE
  - ES - EXISTING SURFACE
  - EG - EXISTING GROUND
  - PAD - PAD ELEVATION
  - FF - FINISH FLOOR ELEVATION
  - GF - GARAGE FLOOR ELEVATION
  - HP - HIGH POINT
  - TRW - TOP OF RETAINING WALL
  - TF - TOP OF FOOTING
  - 97.61 - INDICATES PROPOSED ELEVATION
  - (97.61) - INDICATES EXISTING ELEVATION
  - SD - PROPOSED STORM DRAIN
  - SD - EXISTING STORM DRAIN
  - W - PROPOSED WATER LINE
  - W - EXISTING WATER LINE
  - F - PROPOSED FIRE LINE
  - F - EXISTING FIRE LINE
  - S - PROPOSED SEWER LINE
  - S - EXISTING SEWER LINE
  - PROPOSED PROPERTY LINE
  - RIGHT-OF-WAY
  - CENTERLINE
  - EX. PL - EX. PL
  - STREET LIGHT

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MORENO VALLEY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

**PARCEL A**

**PARCEL 1**  
THE NORTHEAST QUARTER OF THE WEST HALF OF LOT 7 IN BLOCK 2 OF RIVERSIDE ALFALFA ACRES, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 21 OF MAPS, RECORDS OF RIVERSIDE, COUNTY, CALIFORNIA

**PARCEL 2**

AN EASEMENT FOR INGRESS OVER THE NORTH 30 FEET OF THE SOUTH HALF OF THE WEST HALF AND THE SOUTH 30 FEET OF THE NORTHWEST QUARTER OF THE WEST HALF OF SAID LOT 7.

**PARCEL B**

**PARCEL 1**  
THE SOUTHEAST QUARTER OF THE WEST HALF OF LOT 7 IN BLOCK 2 OF RIVERSIDE ALFALFA ACRES, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 21 OF MAPS, RECORDS OF RIVERSIDE, COUNTY, CALIFORNIA

**PARCEL 2**

AN EASEMENT FOR INGRESS OVER THE SOUTH 30 FEET OF THE NORTH HALF OF THE WEST HALF AND THE NORTH 30 FEET OF THE SOUTHWEST QUARTER OF THE WEST HALF OF SAID LOT 7.

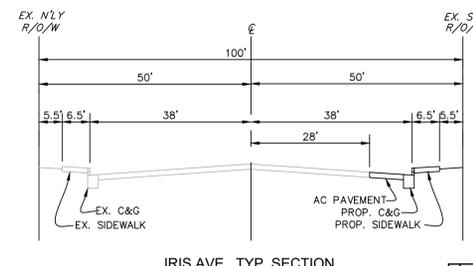
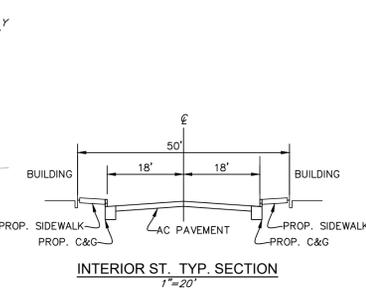
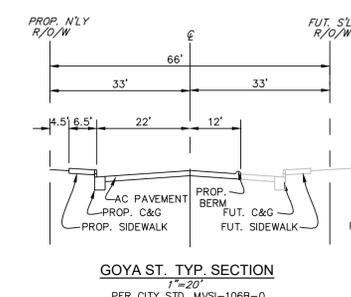
**PARCEL C**

LOT 2 OF PARCEL MAP 9044, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 35, PAGE 52 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. APN 316-030-002, APN 316-030-018, APN 316-030-019

**EASEMENTS OF RECORD:**

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS RESERVED IN A DOCUMENT:

- EGMOND T. HOFMAN AND ROSE E. HOFMAN, HUSBAND AND WIFE  
PURPOSE: ROADWAY AND PUBLIC UTILITIES INCIDENTAL PURPOSES  
RECORDING DATE: APRIL 8, 1965  
RECORDING NO. 40505 OF OFFICIAL RECORDS  
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
- SOUTHERN CALIFORNIA EDISON CO.  
PURPOSE: UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS  
RECORDING DATE: MAY 21, 1979  
RECORDING NO. 104166 OF OFFICIAL RECORDS  
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT



**STATEMENT**  
THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER OR ONLY A PORTION THEREOF.

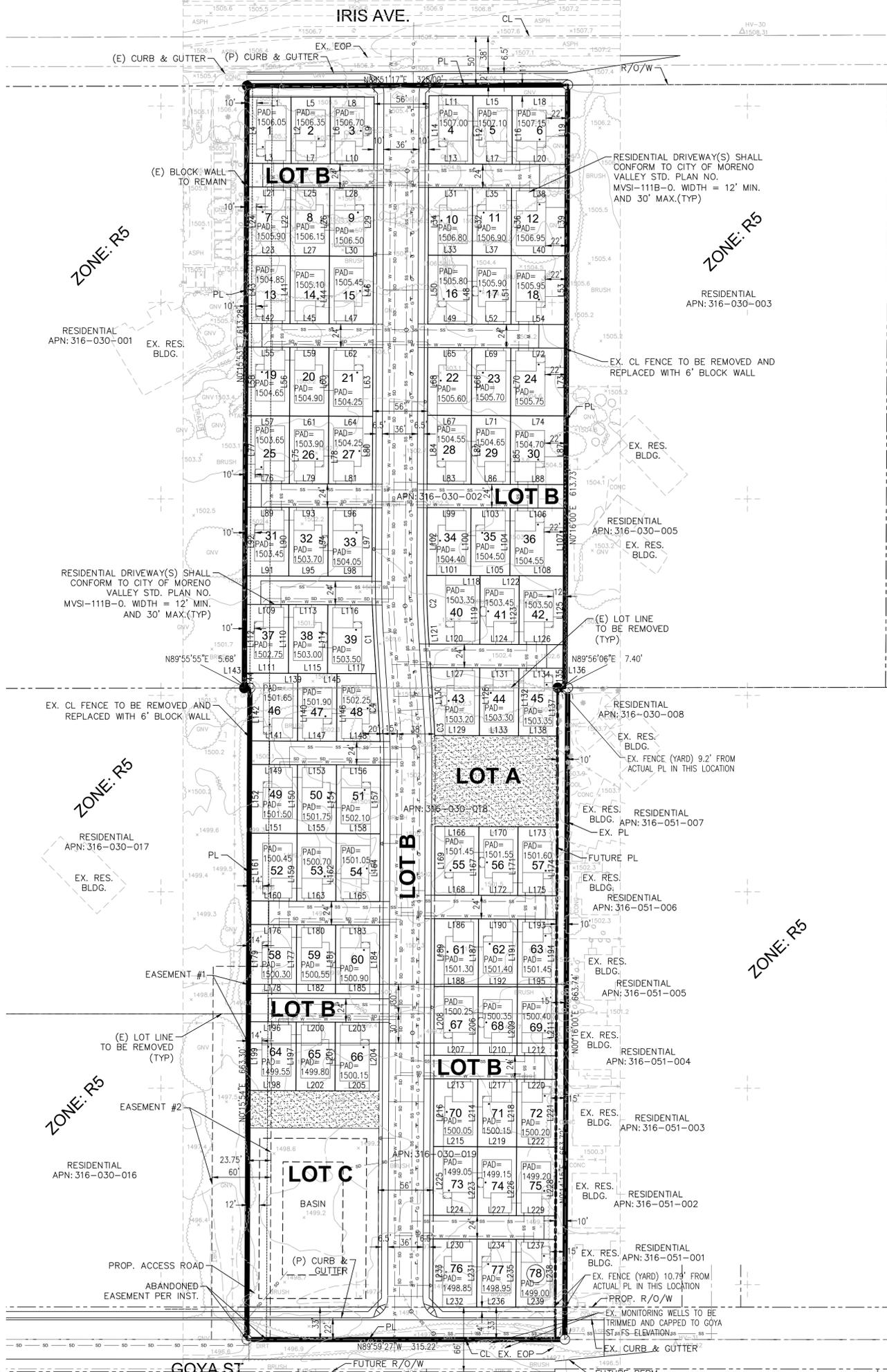
PREPARED BY:  
**ENCOMPASS ASSOCIATES, INC.**  
CONSULTING CIVIL ENGINEERS  
5699 COUSINS PLACE  
RANCHO CUCAMONGA, CA 91737  
(909) 684-0093

IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

**TENTATIVE TRACT MAP**  
TTM38458

RIVCO20065  
PEN22-0156  
SHEET  
1 OF 2

12/15/2022



Line Table		
Line #	Length	Direction
L2	67.69'	N0°02'04"W
L5	40.04'	N90°00'00"E
L7	40.00'	N89°44'06"W
L11	45.00'	N90°00'00"E
L12	69.55'	N0°02'22"W
L13	45.33'	N89°44'06"W
L14	69.34'	N0°15'52"E
L15	40.00'	N90°00'00"E
L16	69.74'	N0°02'19"W
L17	40.00'	N89°44'06"W
L18	57.03'	N90°00'00"E
L19	70.00'	N0°18'30"E
L20	56.61'	N89°44'06"W
L21	45.00'	N89°44'06"W
L22	70.00'	N0°15'54"E
L23	45.00'	N89°44'06"W
L24	70.00'	N0°15'53"E
L25	40.00'	N89°44'06"W
L26	70.00'	N0°15'54"E
L27	40.00'	N89°44'06"W

Line Table		
Line #	Length	Direction
L28	45.01'	N89°44'06"W
L29	70.00'	N0°15'53"E
L30	45.01'	N89°44'06"W
L31	45.00'	N89°44'06"W
L32	69.00'	N0°15'54"E
L33	45.00'	N89°44'06"W
L34	69.00'	N0°15'53"E
L35	40.00'	N89°44'06"W
L36	69.00'	N0°15'54"E
L37	40.00'	N89°44'06"W
L38	56.98'	N89°44'06"W
L39	69.00'	N0°16'00"E
L40	56.98'	N89°44'06"W
L41	69.00'	N0°15'54"E
L42	45.00'	N89°44'06"W
L43	69.00'	N0°15'52"E
L44	69.00'	N0°15'54"E
L45	40.00'	N89°44'06"W
L46	69.00'	N0°15'53"E
L47	45.01'	N89°44'06"W

Line Table		
Line #	Length	Direction
L48	70.00'	N0°15'53"E
L49	45.00'	N89°44'06"W
L50	70.00'	N0°15'53"E
L51	70.00'	N0°15'54"E
L52	40.00'	N89°44'06"W
L53	70.00'	N0°15'59"E
L54	56.97'	N89°44'06"W
L55	45.00'	N89°44'06"W
L56	70.00'	N0°15'54"E
L57	45.00'	N89°43'14"W
L58	69.99'	N0°15'53"E
L59	40.00'	N89°44'06"W
L60	70.00'	N0°15'54"E
L61	40.00'	N89°44'06"W
L62	45.00'	N89°44'38"W
L63	70.00'	N0°16'01"E
L64	45.00'	N89°44'38"W
L65	45.00'	N89°44'22"W
L66	69.00'	N0°16'01"E
L67	45.00'	N89°43'59"W

Line Table		
Line #	Length	Direction
L68	69.00'	N0°16'01"E
L69	40.00'	N89°43'59"W
L70	69.00'	N0°16'01"E
L71	40.00'	N89°43'59"W
L72	56.98'	N89°43'59"W
L73	69.00'	N0°16'00"E
L74	56.98'	N89°43'59"W
L75	69.00'	N0°15'54"E
L76	45.00'	N89°43'14"W
L77	69.00'	N0°15'53"E
L78	69.00'	N0°15'54"E
L79	40.00'	N89°44'06"W
L80	69.01'	N0°15'18"E
L81	45.01'	N89°44'06"W
L82	70.00'	N0°16'01"E
L83	45.00'	N89°43'59"W
L84	70.00'	N0°16'01"E
L85	70.00'	N0°16'01"E
L86	40.00'	N89°43'59"W
L87	70.00'	N0°15'56"E

Line Table		
Line #	Length	Direction
L88	56.98'	N89°43'59"W
L89	45.00'	N89°44'06"W
L90	70.00'	N0°15'54"E
L91	45.00'	N89°44'06"W
L92	70.00'	N0°15'56"E
L93	40.00'	N89°44'06"W
L94	70.00'	N0°15'54"E
L95	40.00'	N89°44'06"W
L96	45.01'	N89°44'06"W
L97	70.00'	N0°15'53"E
L98	45.01'	N89°44'06"W
L99	45.00'	N89°43'59"W
L100	69.00'	N0°15'08"E
L101	45.00'	N89°44'06"W
L102	69.00'	N0°15'08"E
L103	40.00'	N89°43'59"W
L104	69.00'	N0°15'08"E
L105	30.38'	N89°44'06"W
L106	56.98'	N89°43'59"W
L107	69.00'	N0°16'00"E

Line Table		
Line #	Length	Direction
L108	47.34'	N89°44'06"W
L109	45.00'	N89°44'06"W
L110	70.00'	N0°15'54"E
L111	45.00'	N89°44'06"W
L112	70.00'	N0°15'53"E
L113	40.00'	N89°44'06"W
L114	70.00'	N0°15'54"E
L115	30.36'	N89°44'06"W
L116	45.45'	N89°44'06"W
L117	40.04'	N89°44'06"W
L118	9.62'	N89°44'06"W
L119	70.00'	N0°15'54"E
L120	51.90'	N89°44'06"W
L121	12.41'	N3°46'05"W
L122	9.62'	N89°44'06"W
L123	70.00'	N0°15'54"E
L124	40.00'	N89°44'06"W
L125	70.00'	N0°16'00"E
L126	47.34'	N89°44'06"W
L127	50.24'	N89°44'06"W

Line Table		
Line #	Length	Direction
L128	69.00'	N0°15'54"E
L129	45.67'	N89°44'06"W
L130	54.00'	N3°40'46"W
L131	40.00'	N89°44'06"W
L132	69.00'	N0°15'54"E
L133	40.00'	N89°44'06"W
L134	47.34'	N89°44'06"W
L135	19.78'	N0°16'00"E
L136	7.40'	N89°56'06"E
L137	49.18'	N0°14'15"E
L138	39.97'	N89°44'08"W
L139	9.64'	N89°44'06"W
L140	69.00'	N0°15'54"E
L141	48.95'	N89°44'06"W
L142	53.76'	N0°15'54"E
L143	5.68'	N89°55'55"E
L144	15.27'	N0°14'43"E
L145	9.64'	N89°44'06"W
L146	69.00'	N0°15'54"E
L147	40.00'	N89°44'06"W

Line Table		
Line #	Length	Direction
L148	44.56'	N89°44'06"W
L149	48.95'	N89°44'06"W
L150	70.00'	N0°15'54"E
L151	48.95'	N89°44'06"W
L152	70.00'	N0°15'54"E
L153	40.00'	N89°44'06"W
L154	70.00'	N0°15'54"E
L155	40.00'	N89°44'06"W
L156	45.00'	N89°44'06"W
L157	70.00'	N0°15'54"E
L158	45.00'	N89°44'06"W
L159	69.00'	N0°15'54"E
L160	48.95'	N89°44'06"W
L161	69.00'	N0°15'54"E
L162	69.00'	N0°15'54"E
L163	40.00'	N89°44'06"W
L164	69.00'	N0°15'54"E
L165	45.00'	N89°44'06"W
L166	45.03'	N89°44'06"W
L167	70.00'	N0°15'54"E

Line Table		
Line #	Length	Direction
L168	45.00'	N89°44'06"W
L169	70.00'	N0°14'36"E
L170	40.00'	N89°44'06"W
L171	70.00'	N0°15'54"E
L172	40.00'	N89°44'06"W
L173	40.01'	N89°44'06"W
L174	70.00'	N0°14'15"E
L175	40.04'	N89°44'06"W
L176	48.96'	N89°44'06"W
L177	70.00'	N0°16'01"E
L178	48.95'	N89°44'06"W
L179	70.00'	N0°15'54"E
L180	40.00'	N89°44'06"W
L181	70.00'	N0°16'01"E
L182	40.00'	N89°43'59"W
L183	45.00'	N89°44'06"W
L184	70.00'	N0°16'01"E
L185	45.00'	N89°43'59"W
L186	45.00'	N89°44'06"W
L187	69.00'	N0°15'54"E

Line Table		
Line #	Length	Direction
L188	45.00'	N89°44'06"W
L189	69.00'	N0°15'54"E
L190	40.00'	N89°44'06"W
L191	69.00'	N0°15'54"E
L192	40.00'	N89°44'06"W
L193	40.06'	N89°44'08"W
L194	69.00'	N0°14'15"E
L195	40.00'	N89°44'06"W
L196	48.95'	N89°43'19"W
L197	70.00'	N0°15'54"E
L198	48.95'	N89°43'19"W
L199	70.00'	N0°15'28"E
L200	40.00'	N89°44'06"W
L201	70.00'	N0°15'54"E
L202	40.00'	N89°44'06"W
L203	45.00'	N89°44'06"W
L204	70.00'	N0°15'54"E
L205	45.00'	N89°44'06"W
L206	70.00'	N0°15'54"E
L207	45.00'	N89°44'06"W

Line Table		
Line #	Length	Direction
L208	70.00'	N0°15'54"E
L209	70.00'	N0°15'54"E
L210	40.00'	N89°44'06"W
L211	70.00'	N0°14'15"E
L212	40.12'	N89°44'06"W
L213	45.00'	N89°44'06"W
L214	69.00'	N0°15'54"E
L215	45.00'	N89°43'45"W
L216	69.00'	N0°15'54"E
L217	40.00'	N89°44'15"W
L218	69.00'	N0°15'54"E
L219	40.00'	N89°44'06"W
L220	40.14'	N89°43'59"W
L221	69.00'	N0°14'15"E
L222	40.17'	N89°44'06"W
L223	70.00'	N0°15'54"E
L224	45.00'	N89°44'06"W
L225	70.00'	N0°15'54"E
L226	70.00'	N0°15'54"E
L227	40.00'	N89°44'06"W

Line Table		
Line #	Length	Direction
L228	70.00'	N0°14'15"E
L229	40.20'	N89°44'08"W
L230	45.00'	N89°44'06"W
L231	69.28'	N0°15'54"E
L232	45.00'	N89°59'27"W
L233	69.48'	N0°15'54"E
L234	40.00'	N89°44'06"W
L235	69.10'	N0°15'54"E
L236	40.00'	N89°59'27"W
L237	40.21'	N89°44'08"W
L238	68.92'	N0°14'15"E
L239	40.25'	N89°59'27"W

Parcel Table	
Parcel #	Area SF
1	3052
2	2713
3	3045
4	3138
5	2786
6	3970
7	3150
8	2800
9	3151
10	3105
11	2760
12	3931
13	3105
14	2760
15	3106
16	3150
17	2800
18	3988
19	3150
20	2800

Parcel Table	
Parcel #	Area SF
21	3150
22	3105
23	2760
24	3932
25	3105
26	2760
27	3106
28	3150
29	2800
30	3989
31	3150
32	2800
33	3151
34	3105
35	2760
36	3931
37	3150
38	2800
39	3318
40	3762

Parcel Table	
Parcel #	Area SF
41	2800
42	3314
43	3304
44	2760
45	2903
46	3464
47	2760
48	2925
49	3427
50	2800
51	3150
52	3378
53	2760
54	3105
55	3151
56	2800
57	2802
58	3427
59	2800
60	3150

Parcel Table	
Parcel #	Area SF
61	3105
62	2760
63	2765
64	3426
65	2800
66	3150
67	3150
68	2800
69	2807
70	3105
71	2760
72	2771
73	3150
74	2800
75	2813
76	3122
77	2768
78	2776

CURVE DATA TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C1	70.13'	2420.91'	1°39'35"	35.07'
C2	57.66'	794.48'	4°09'31"	28.85'
C3	15.15'	646.00'	1°20'37"	7.58'
C4	69.15'	4233.91'	0°56'09"	34.57'



PREPARED BY:  
**ENCOMPASS ASSOCIATES, INC.**  
 CONSULTING CIVIL ENGINEERS  
 5699 COUSINS PLACE  
 RANCHO CUCAMONGA, CA 91737  
 (909) 684-0093

IN THE CITY OF MORENO VALLEY, COUNTY OF  
 RIVERSIDE, STATE OF CALIFORNIA  
**TENTATIVE TRACT MAP**  
**TTM38458**  
 SHEET

PEN22-0156  
 12/15/2022

**2 OF 2**