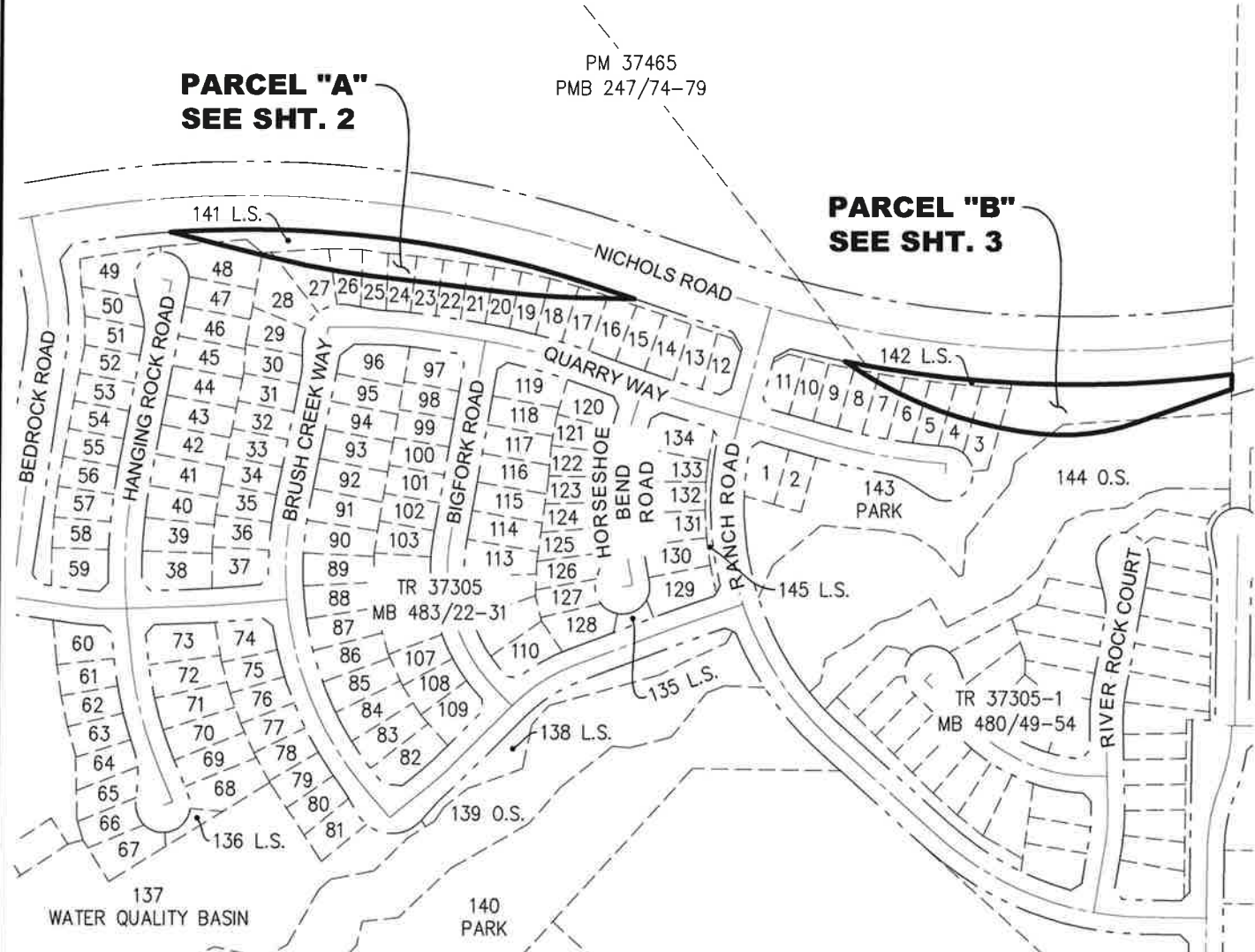


# EXHIBIT "B"

## ROAD AND UTILITY EASEMENT

LOCATED IN FRACTIONAL SECTION 25, TOWNSHIP 5 SOUTH, RANGE 5 WEST, S.B.M



**PARCEL "A"**  
SEE SHT. 2

**PARCEL "B"**  
SEE SHT. 3

PARCEL "A" AREA = ±0.886 ACRES  
PARCEL "B" AREA = ±0.954 ACRES

### EASEMENT NOTES

- ① INDICATES AN EXISTING EASEMENT FOR ROADWAY PURPOSES, IN FAVOR OF THE CITY OF LAKE ELSINORE, RECORDED ON OCTOBER 3, 2019, PER MAP RECORDED IN P.M.B. 247/74-79 OF OFFICIAL RECORDS.
- ② INDICATES AN EXISTING EASEMENT FOR ROADWAY PURPOSES, IN FAVOR OF THE CITY OF LAKE ELSINORE, RECORDED ON OCTOBER 3, 2019, PER MAP RECORDED IN P.M.B. 247/74-79 OF OFFICIAL RECORDS.

### LEGEND:

( ) INDICATES RECORD DATA PER TRACT  
MAP NO. 37305 M.B. 483/22-31



SCALE: 1"=300'

	ENGINEERING	357 N. SHERIDAN STREET
	LAND PLANNING	SUITE 117
	SURVEYING	CORONA, CALIFORNIA 92878
		TEL. (951) 279-1800
		FAX (951) 279-4380
DATE PREPARED: SEPTEMBER 12, 2022		SHEET 1 OF 3

# EXHIBIT "B"

## ROAD AND UTILITY EASEMENT

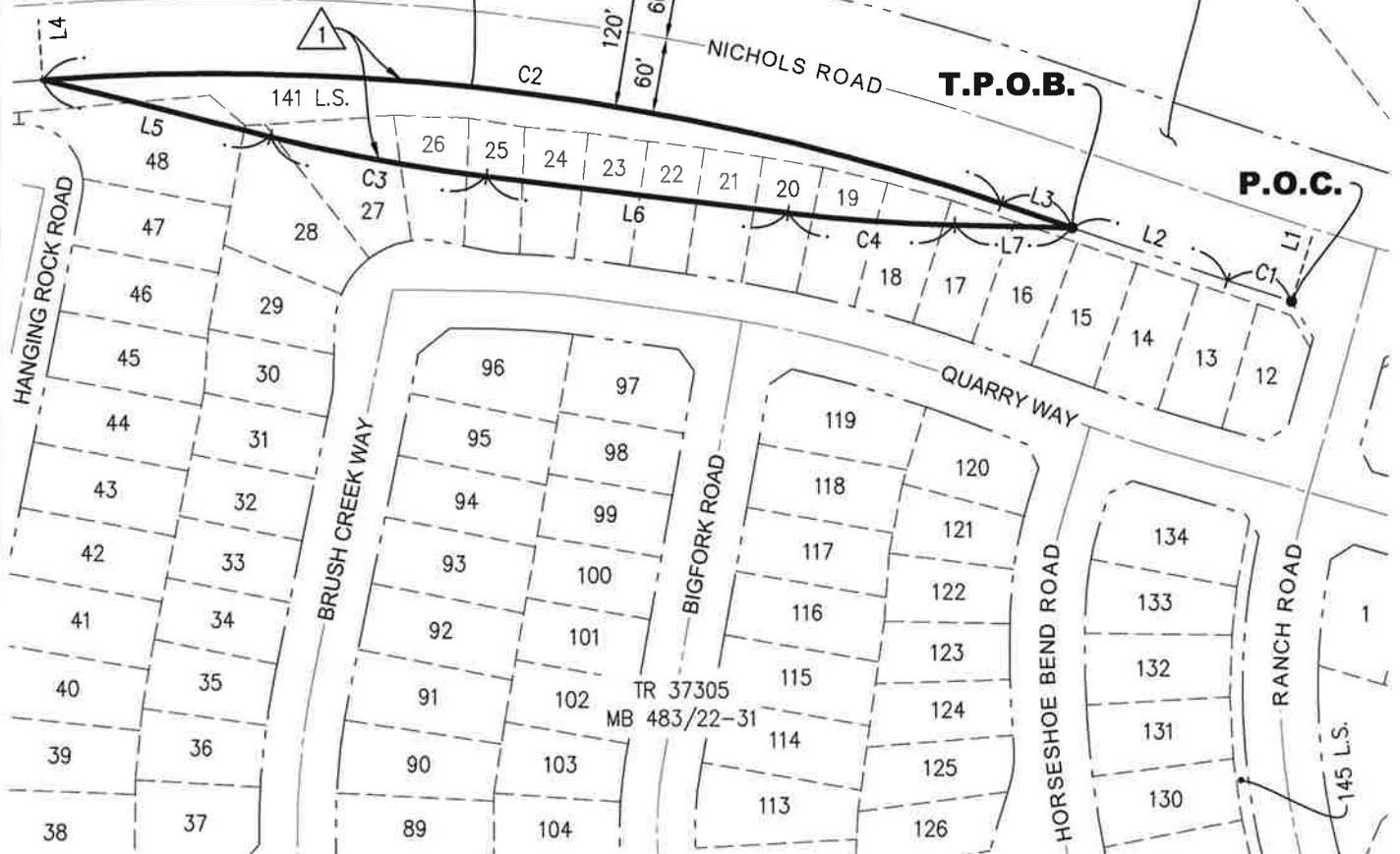
LOCATED IN FRACTIONAL SECTION 25, TOWNSHIP 5 SOUTH, RANGE 5 WEST, S.B.M

PARCEL 1  
PM 37465  
PMB 247/74-79

PARCEL 2  
PM 37465  
PMB 247/74-79

**PARCEL "A"**

PARCEL "A"  
PM 37465  
PMB 247/74-79



PARCEL "A" AREA = ±0.886 ACRES

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH
C1	(1°29'12")	(2,060.00')	(53.45')
C2	(22°51'25")	(1,940.00')	(773.92')
C3	(7°06'11")	(1,400.00')	(173.56')
C4	(5°26'46")	(1,400.00')	(133.07')

**LINE TABLE**

NO.	BEARING	LENGTH
L1	(N17°13'03"E(R))	(R=2060.00')
L2	(N71°17'45"W)	(130.41')
L3	(N71°17'45"W)	(59.86')
L4	(N4°09'10"W(R))	(R=1940.00')
L5	(N76°05'35"W)	(187.35')
L6	(N83°11'46"W)	(241.91')
L7	(N88°38'32"W)	(93.97')



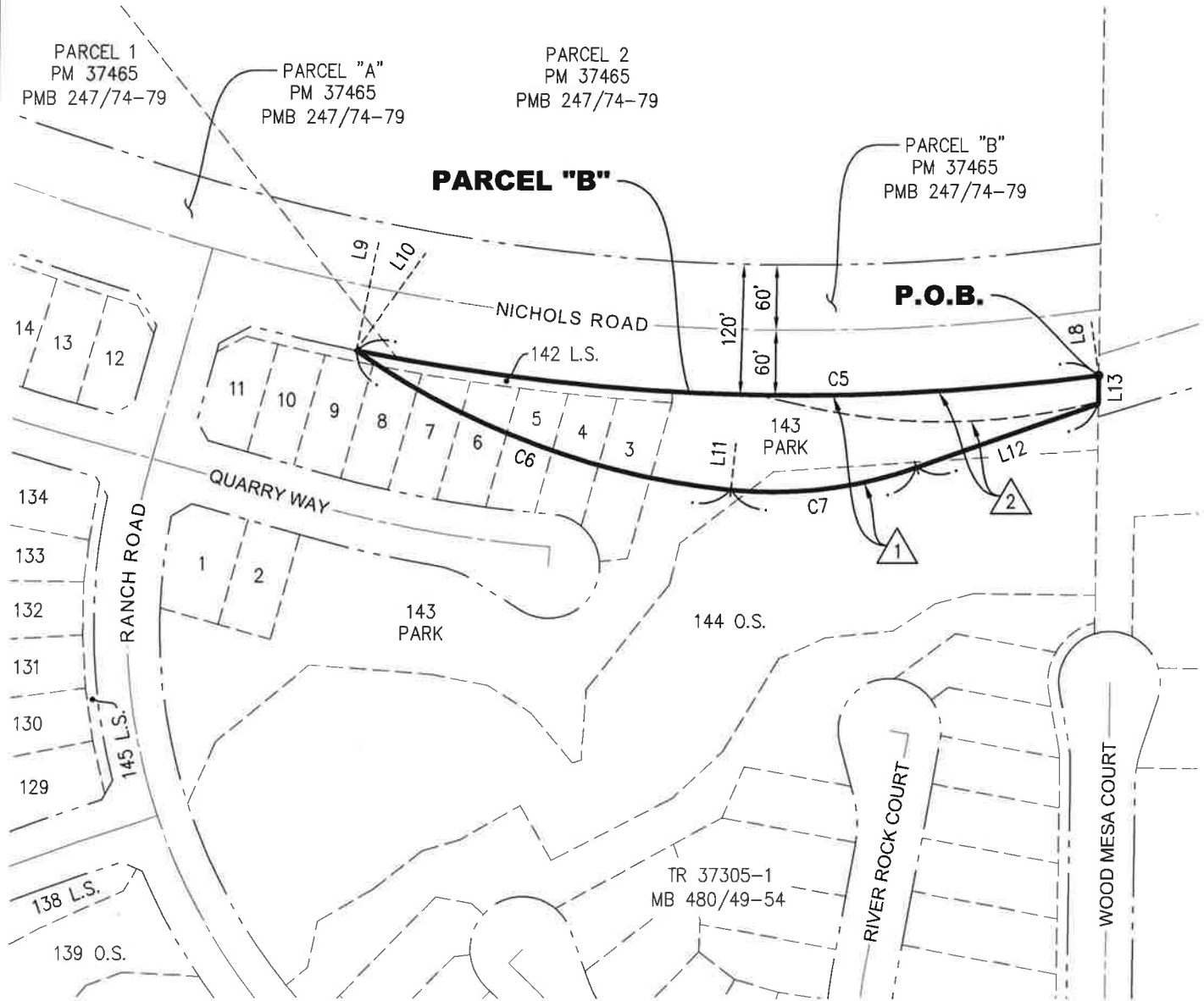
SCALE: 1"=150'

<b>K&amp;A</b> <i>Engineering, Inc.</i>	ENGINEERING	357 N. SHERIDAN STREET
	LAND PLANNING	SUITE 117
	SURVEYING	CORONA, CALIFORNIA 92878
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DATE PREPARED: SEPTEMBER 12, 2022		SHEET 2 OF 3

# EXHIBIT "B"

## ROAD AND UTILITY EASEMENT

LOCATED IN FRACTIONAL SECTION 25, TOWNSHIP 5 SOUTH, RANGE 5 WEST, S.B.M



PARCEL "B" AREA = ±0.954 ACRES

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C5	(19°08'48")	(2,060.00')	(688.40')
C6	(29°28'49")	(725.00')	(373.03')
C7	(24°57'47")	(400.00')	(174.27')

LINE TABLE		
NO.	BEARING	LENGTH
L8	(N7°43'38"W(R))	(R=2060.00')
L9	N11°25'10"E(R)	(R=2060.00')
L10	N35°01'40"E(R)	(R=725.00')
L11	N5°32'51"E(R)	(PCC)
L12	(N70°35'05"E)	(176.88')
L13	(N0°45'20"E)	(26.18')



SCALE: 1"=150'

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DATE PREPARED: SEPTEMBER 12, 2022		SHEET 3 OF 3