

307/86

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION AS SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREETS AND PUBLIC UTILITY PURPOSES, LOT "A" (JOHN F. KENNEDY DRIVE) AND LOT "B" (DAUCHY AVENUE).

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO LOT "A" (JOHN F. KENNEDY DRIVE) ALONG LOTS 1, 60, 61, 66, 67, 74, 75, AND 85 THROUGH 90 AND ACCESS TO "LOT B" (DAUCHY AVENUE) ALONG LOTS 38, 39, 46, 47, 52 THROUGH 60, INCLUSIVE.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES WITHIN LOTS "C" THROUGH "M" INCLUSIVE, AND THE 5' PUBLIC UTILITY EASEMENT WITHIN LOT 97 SHOWN HEREON.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE THE 11.50' AND 14.50' PUBLIC UTILITY EASEMENT SHOWN HEREON.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES WITHIN LOTS "C" THROUGH "M" INCLUSIVE, AND THE EASEMENT DESIGNATED AS 25' SEWER EASEMENT WITHIN LOT 39 SHOWN HEREON.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR THE CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES THE EASEMENTS DESIGNATED AS 20' STORM DRAIN EASEMENT WITHIN LOTS 2, 3, AND 88 SHOWN HEREON, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS ACROSS LOTS "C" THROUGH "M" INCLUSIVE TO MAINTAIN SAID STORM DRAIN FACILITIES.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR PUBLIC PURPOSES, TO PRESERVE AND MAINTAIN SAID LAND IN ITS NATURAL CONDITION, TO BE KEPT FREE OF BUILDINGS, STRUCTURES, MATERIALS FENCING, EQUIPMENT, AND EARTHFILL OR DEPOSIT, THE EASEMENTS DESIGNATED OPEN SPACE EASEMENT. SUCH OPEN SPACE EASEMENTS DO NOT INCLUDE ANY RIGHT OF ACCESS AND THE CITY OF RIVERSIDE SHALL NOT HAVE ANY RESPONSIBILITY FOR MAINTENANCE THEREOF.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR PUBLIC PURPOSES, THE EASEMENT DESIGNATED AS WATER COURSE EASEMENT. THIS EASEMENT AREA IS SUBJECT TO PERIODIC FLOODING AND ACCOMPANYING HAZARDS AND SHOULD BE KEPT FREE FROM PARTICULAR STRUCTURES OR IMPROVEMENTS THAT MAY ENDANGER LIFE OR PROPERTY OR SIGNIFICANTLY RESTRICT THE CARRYING CAPACITY OF THE WATER COURSE, AND WHICH USES AND LIMITATIONS ARE FURTHER DEFINED IN SECTION 19.51 OF THE RIVERSIDE MUNICIPAL CODE. FURTHERMORE, THE CITY OF RIVERSIDE SHALL NOT HAVE ANY RESPONSIBILITY FOR MAINTENANCE OF THE WATER COURSE EASEMENT.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AN EASEMENT FOR RECREATIONAL TRAIL PURPOSES OVER PORTIONS OF LOTS 38, 39, 46, 47, 52 THROUGH 60, AND 118 AS SHOWN HEREON.

WE HEREBY DEDICATE TO THE PUBLIC AN AVIGATION EASMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER NUMBERED LOTS 1 THROUGH 118 AND LETTERED LOTS "C" THROUGH "M" INCLUSIVE.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AN EASEMENT FOR SLOPE PURPOSES AS SHOWN WITHIN LOT 1.

WE HEREBY DEDICATE TO PUBLIC USE AND WESTERN MUNICIPAL WATER DISTRICT AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF WATER FACILITIES WITHIN LOTS "C" THROUGH "M" INCLUSIVE.

WE HEREBY GRANT IN FEE TITLE LOT 118 TO THE CITY OF RIVERSIDE.

WE HEREBY RETAIN LOTS "C" THROUGH "M" INCLUSIVE INDICATED AS "PRIVATE STREET" FOR PRIVATE USE FOR THE THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT.

WE HEREBY RETAIN THE 15' WIDE EASEMENTS INDICATED AS "PRIVATE STORM DRAIN" FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT.

WE HEREBY RETAIN THE 14.5' EASEMENT INDICATED AS "SIDEWALK" FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT.

BY: CONTINENTAL RESIDENTIAL, INC. A CALIFORNIA CORPORATION
David A. Lotter, V.P.
DAVID A. LOTTER
Greg Hastings, Division Resident
Greg Hastings

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

TRACT NO. 29242

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN

RICK ENGINEERING COMPANY
RIVERSIDE, CALIFORNIA

JULY 2001

WATER FACILITIES STATEMENT

I HEREBY STATE THAT THE SUBDIVIDER NAMED ON THIS MAP HAS POSTED SECURITIES ACCEPTABLE TO WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY (DISTRICT), ADEQUATE TO FUND CONSTRUCTION OF REQUIRED WATER FACILITIES. ONCE FIRE HYDRANTS, WATER PIPELINES AND APPURTENANCES, ANY REQUIRED OFFSITE FACILITIES, AND SERVICE LATERALS HAVE BEEN INSTALLED AND ACCEPTED BY THE DISTRICT, AND REQUIRED FEES PAID, THE DISTRICT WILL SUPPLY WATER TO EACH LOT CREATED BY THIS SUBDIVISION. THE EASEMENTS AND RIGHT-OF-WAYS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF WATER DISTRIBUTION. AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF WATER FACILITIES WITHIN LOTS "C" THROUGH "M", INCLUSIVE, SHOWN HEREON IS HEREBY ACCEPTED.

DATE: July 17, 2001
JEFFREY D. SIMS R.C.E. 46212

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS, AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL.

THIS CERTIFICATE DOES NOT INCLUDE AN SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATE: 7/26/01
PAUL C. SUNDEEN
CITY TREASURER
BY: *WR Hansen*

TAX COLLECTOR'S STATEMENT

I HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN, BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$49,700.

DATE: 7-18-2001
PAUL McDONNELL, COUNTY TAX COLLECTOR
BY: *Selen Delie*
DEPUTY

UTILITIES CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE, PUBLIC UTILITIES DEPARTMENT, SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL LOTS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITIES EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE. ARRANGEMENTS FOR WATER SERVICE MUST BE MADE WITH WESTERN MUNICIPAL WATER DISTRICT.

DATE: JULY 31, 2001
THOMAS P. EVANS
PUBLIC UTILITIES DIRECTOR
BY: *Dieter P. Witzfeld*

UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE, BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THE ANNEXED MAP.

AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR ELECTRIC LINES AND CABLES PER INST. NO. 57340 O.R., 5-8-64.

DATE: JULY 31, 2001
THOMAS P. EVANS
PUBLIC UTILITIES DIRECTOR
BY: *Dieter P. Witzfeld*

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF 12 SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 29242.

THE FOLLOWING EASEMENT IS HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT: AN EASEMENT FOR ELECTRIC LINES AND CABLES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED 5/8/1964 INST. NO. 57339 O.R. RIVERSIDE COUNTY.

LOTS "A" AND LOT "B" INCLUSIVE ARE HEREBY ACCEPTED FOR PUBLIC STREET AND UTILITY PURPOSES.

THE RELEASE AND RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO LOT "A" (JOHN F. KENNEDY DRIVE) ALONG LOTS 1, 60, 61, 66 67, 74, 75, AND 85 THROUGH 90 AND ACCESS TO LOT "B" (DAUCHY DRIVE) ALONG LOTS 38, 39, 46, 47, 52 THROUGH 60 IS HEREBY ACCEPTED.

THE EASEMENT WITHIN LOTS "C" THROUGH "M" INCLUSIVE, AND THE 5' PUBLIC UTILITY EASEMENT WITHIN LOT 97 ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES.

THE 11.50' AND 14.50' EASEMENTS FOR PUBLIC UTILITIES ARE HEREBY ACCEPTED.

THE EASEMENT WITHIN LOTS "C" THROUGH "M" INCLUSIVE, AND THE EASEMENT DESIGNATED AS 25' SEWER EASEMENT WITHIN LOT 39 ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES.

THE EASEMENTS DESIGNATED AS 20' STORM DRAIN EASEMENT WITHIN LOTS 2, 3, AND 88 FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS ACROSS LOTS "C" THROUGH "M" INCLUSIVE ARE HEREBY ACCEPTED TO MAINTAIN SAID STORM DRAIN FACILITIES.

THE EASEMENTS DESIGNATED OPEN SPACE EASEMENT ARE HEREBY ACCEPTED FOR OPEN SPACE PURPOSES.

THE EASEMENT DESIGNATED WATER COURSE EASEMENT IS HEREBY ACCEPTED FOR WATER COURSE AND DRAINAGE PURPOSES.

THE EASEMENTS FOR RECREATIONAL TRAIL PURPOSES OVER PORTIONS OF LOTS 1, 38, 39, 46, 47, 52 THROUGH 60, AND 118 IS HEREBY ACCEPTED.

THE AVIGATION EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER NUMBERED LOTS 1 THROUGH 118 AND LETTERED LOTS "C" THROUGH "M" INCLUSIVE IS HEREBY ACCEPTED.

THE EASEMENT FOR SLOPE PURPOSES WITHIN LOT 1 IS HEREBY ACCEPTED.

THE CITY OF RIVERSIDE HEREBY ACCEPTS IN FEE TITLE LOT 118.

THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERETO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA.

I HEREBY CERTIFY THAT THE FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS DAY OF 2001.
DATE: 8-14-2001
Kelly Palmer, for
COLLEEN L. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE

RECORDER'S STATEMENT

FILED THIS 15th DAY OF August, 2001, AT 8:00 AM/PM IN BOOK 307 OF MAPS, AT PAGES 86-97, AT THE REQUEST OF THE CITY CLERK, CITY OF RIVERSIDE

NO. 2001-391791 GARY L. ORSO, COUNTY ASSESSOR, CLERK, RECORDER.
FEE: \$28.00 BY: *A. Rod*
DEPUTY

SUBDIVISION GUARANTEE: FIDELITY NATIONAL TITLE COMPANY COMPANY

ENGINEER'S STATEMENT

I HEREBY STATE THAT I AM A PROFESSIONAL CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF TWELVE (12) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING DECEMBER OF 2000; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE SET IN PLACE WITHIN ONE YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: 7/2/01
ROBERT A. STOCKTON R.C.E. 33591
EXPIRES 6-30-2002



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT 29242 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON JULY 22, 1999 AND ANY APPROVED ALTERATION THEREOF THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND OF TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS FOR SEWER AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT PLANS FOR DRAINS, DRAINAGE WORKS AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOOD HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE DEPARTMENT OF PUBLIC WORKS AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATED: 8-7-2001
Richard D. McGrath
RICHARD D. MCGRATH R.C.E. 31952
CITY ENGINEER, EXPIRES 12/31/04

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 49,700.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE, AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: July 18, 2001
GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS
BY: *Margaret Rozano*
DEPUTY

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IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 29242

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN

RICK ENGINEERING COMPANY
RIVERSIDE, CALIFORNIA

JULY 2001

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA SS.
COUNTY OF San Diego

ON July 5, 2001 BEFORE ME, Michele A. Kittinger,
PERSONALLY APPEARED David A. Lotner PERSONALLY
KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY
EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE
SUBSCRIBED IN THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME
THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR
AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR
SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY
UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE
INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL,

Michele A. Kittinger
NOTARY PUBLIC IN AND FOR SAID STATE

NOTARY PUBLIC Michele A. Kittinger, # 1236464

MY COMMISSION EXPIRES October 4, 2003

PRINCIPAL PLACE OF BUSINESS County of San Diego, CA.

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA SS.
COUNTY OF San Diego

ON July 5, 2001 BEFORE ME, Michele A. Kittinger,
PERSONALLY APPEARED Gives Hastings PERSONALLY
KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY
EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE
SUBSCRIBED IN THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME
THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR
AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR
SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY
UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE
INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL,

Michele A. Kittinger
NOTARY PUBLIC IN AND FOR SAID STATE

NOTARY PUBLIC Michele A. Kittinger, # 1236464

MY COMMISSION EXPIRES October 4, 2003

PRINCIPAL PLACE OF BUSINESS County of San Diego, CA.

SIGNATURE OMISSION

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE
FOLLOWING SIGNATURES HAVE BEEN OMITTED:

AN EASEMENT FOR PIPELINE AND INCIDENTAL THERETO IN FAVOR
OF SOUTHERN CALIFORNIA GAS COMPANY, AN UNDIVIDED 3/4
INTEREST AND SOUTHERN COUNTIES GAS COMPANY, AN
UNDIVIDED 1/4 INTEREST, RECORDED SEPTEMBER 13, 1947 IN BOOK
847, PAGE 474 AS INSTRUMENT NO. 2042, OF OFFICIAL RECORDS.

AN EASEMENT FOR PIPELINE AND INCIDENTAL THERETO IN FAVOR
OF FOUR CORNERS PIPELINE COMPANY, RECORDED NOVEMBER 12,
1957 IN BOOK 2576, PAGE 154, AS INSTRUMENT NO. 80471, OF
OFFICIAL RECORDS. CANNOT BE LOCATED OF RECORD.

AN EASEMENT FOR PIPELINES AND INCIDENTAL THERETO IN FAVOR
OF WESTERN MUNICIPAL WATER DISTRICT, RECORDED MARCH 19,
1964 IN BOOK 3642, PAGE 389 AS INSTRUMENT NO. 34697, OF
OFFICIAL RECORDS.

AN EASEMENT FOR ROAD AND UTILITIES IN FAVOR OF CLAUDE F.
MERRIHEW, JR. AND VIRGINIA L. MERRIHEW, BARTON E. CLEMENS
AND BETTY C. CLEMENS, RECORDED MAY 22, 1964 IN BOOK 3700,
PAGE 482 AS INSTRUMENT NO. 63193, OF OFFICIAL RECORDS.

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY GEOSOILS, INC.,
ON JANUARY 14, 1999 AS REQUIRED BY THE HEALTH AND SAFETY
CODE OF CALIFORNIA, SECTION 17943

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M.B. 307 / 87

TRACT NO. 29242

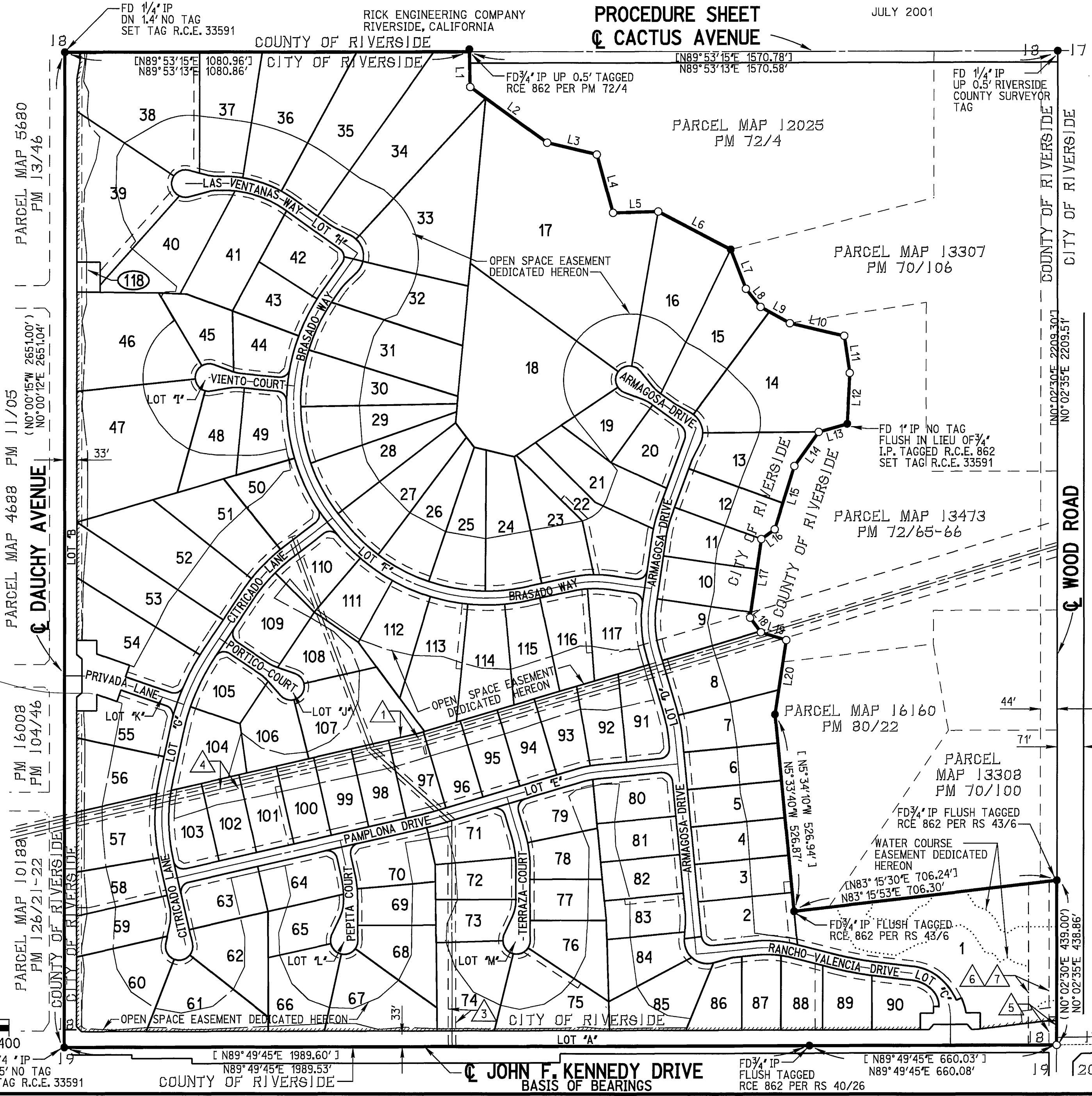
BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN

RICK ENGINEERING COMPANY
RIVERSIDE, CALIFORNIA

PROCEDURE SHEET C CACTUS AVENUE

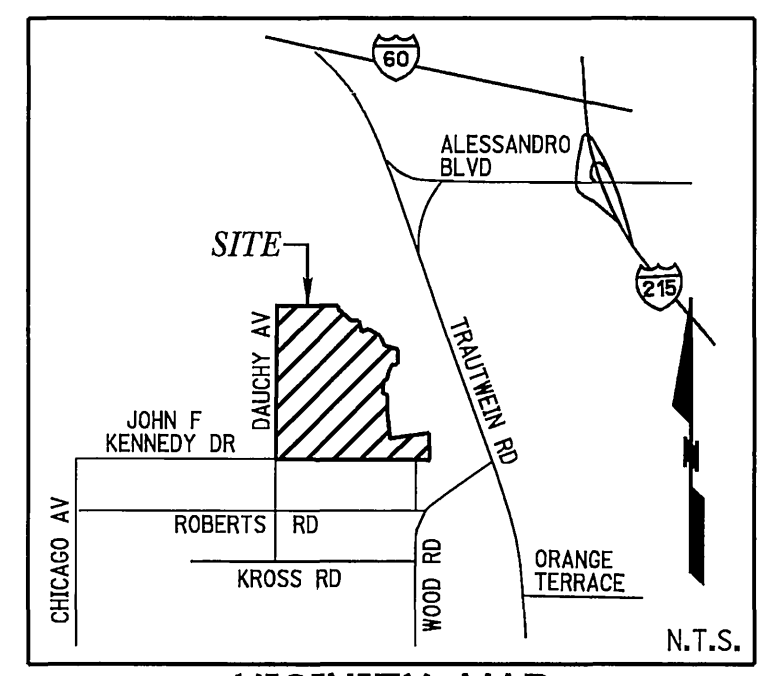
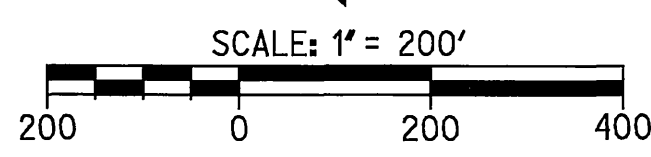
JULY 2001

No.	DIRECTION	DISTANCE
L1	N 1°22'22" W [N 1°23'00" W]	93.76' 93.77'
L2	N 54°12'00" W [N 54°12'30" W]	253.33' 253.33'
L3	N 76°56'10" W [N 76°56'40" W]	136.42' 136.42'
L4	N 15°29'10" W [N 15°29'40" W]	161.21' 161.21'
L5	N 88°22'10" E [N 88°21'40" E]	120.46' 120.46'
L6	N 62°28'30" W [N 62°29'00" W]	218.34' 218.34'
L7	N 21°15'50" W [N 21°16'20" W]	112.72' 112.72'
L8	N 38°13'20" W [N 38°13'50" W]	61.76' 61.76'
L9	N 61°12'50" W [N 61°13'20" W]	89.50' 89.50'
L10	N 76°58'40" W [N 76°59'10" W]	149.44' 149.44'
L11	N 8°36'00" W [N 8°36'30" W]	100.35' 100.35'
L12	N 2°55'20" E [N 2°54'50" E]	135.37' 135.15'
L13	N 74°19'00" E [N 74°18'30" E]	79.05' 79.56'
L14	N 35°35'50" E [N 35°35'20" E]	112.22' 112.22'
L15	N 17°14'50" E [N 17°14'20" E]	176.60' 176.60'
L16	N 54°06'30" E [N 54°06'00" E]	43.98' 43.98'
L17	N 8°06'50" E [N 8°06'20" E]	211.70' 211.70'
L18	N 36°25'40" W [N 36°26'10" W]	48.20' 48.20'
L19	N 73°03'30" W [N 73°04'00" W]	71.00' 71.00'
L20	N 8°31'30" E [N 8°31'00" E]	200.55' 200.55'



- ### ENGINEER'S NOTES
- THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF JOHN F. KENNEDY DRIVE TAKEN AS NORTH 89°49'45" EAST PER RECORD OF SURVEY ON FILE IN BOOK 43, PAGE 6, RECORDS OF RIVERSIDE COUNTY, CA.
 - INDICATES FOUND 3/4" IRON PIPE TAGGED R.C.E. 862 PER RS 40/26 UNLESS OTHERWISE NOTED.
 - INDICATES SET 1" IRON PIPE TAGGED R.C.E. 33591, FLUSH.
 - THIS TRACT CONTAINS 116.84 ACRES GROSS.
 - DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDING AND OBSTRUCTIONS.
 - THIS TRACT CONTAINS 118 LOTS.
 - INDICATES SUBDIVISION BOUNDARY.
 - (118) INDICATES LAST LOT NUMBER.
 - RAD INDICATES RADIAL BEARING.
 - () INDICATES RECORD PER RS 40/26.
 - [] INDICATES RECORD PER RS 43/6.
 - INDICATES LIMITS OF OPEN SPACE EASEMENT. EASEMENT IS TO BE KEPT FREE OF BUILDINGS, STRUCTURES, MATERIALS, FENCINGS, EQUIPMENT AND EARTHFILL OR DEPOSIT.
 - INDICATES WAIVER OF VEHICULAR ACCESS.
 - A LEAD AND TAG STAMPED R.C.E. 33591, SET FLUSH IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES. ALSO FOR E.C.'S AND B.C.'S ON A LINE PROJECTED ON A RADIAL TO THE PROPERTY LINE CURVE, UNLESS OTHERWISE INDICATED.
 - A 1" IRON PIPE WITH TAG R.C.E. 33591, SET FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS IN LOT LINES UNLESS OTHERWISE INDICATED.

- ### EASEMENT NOTES
- AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, AN UNDIVIDED 3/4 INTEREST AND SOUTHERN COUNTIES GAS COMPANY, AN UNDIVIDED 1/4 INTEREST FOR A PIPELINE PER 847/474 O.R.
 - AN EASEMENT IN FAVOR OF FOUR CORNERS PIPELINE COMPANY FOR A PIPELINE PER INST. NO. 80471 O.R., 11-12-57 CANNOT BE LOCATED OF RECORD.
 - AN EASEMENT IN FAVOR OF WESTERN MUNICIPAL WATER DISTRICT FOR PIPELINES PER INST. NO. 25768 O.R., 2-28-64.
 - AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR ELECTRIC LINES AND CABLES PER INST. NO. 57340 O.R., 5-8-64.
 - AN EASEMENT IN FAVOR OF WESTERN MUNICIPAL WATER DISTRICT FOR PIPELINES PER INST. NO. 34697 O.R., 5-19-64.
 - AN EASEMENT IN FAVOR OF CLAUDE F. MERRIHEW FOR ROAD AND PUBLIC UTILITIES PER INST. NO. 63193 O.R., 5-22-64.
 - THE EFFECT OF A DOCUMENT ENTITLED "ROAD MAINTENANCE AGREEMENT" DATED 8-27-79 BETWEEN MIDLAND DEVELOPMENT CO. AND WOODCREST KNOLL LTD. PER INST. NO. 209430 O.R., 10-3-79.



M.B. 307 / 88

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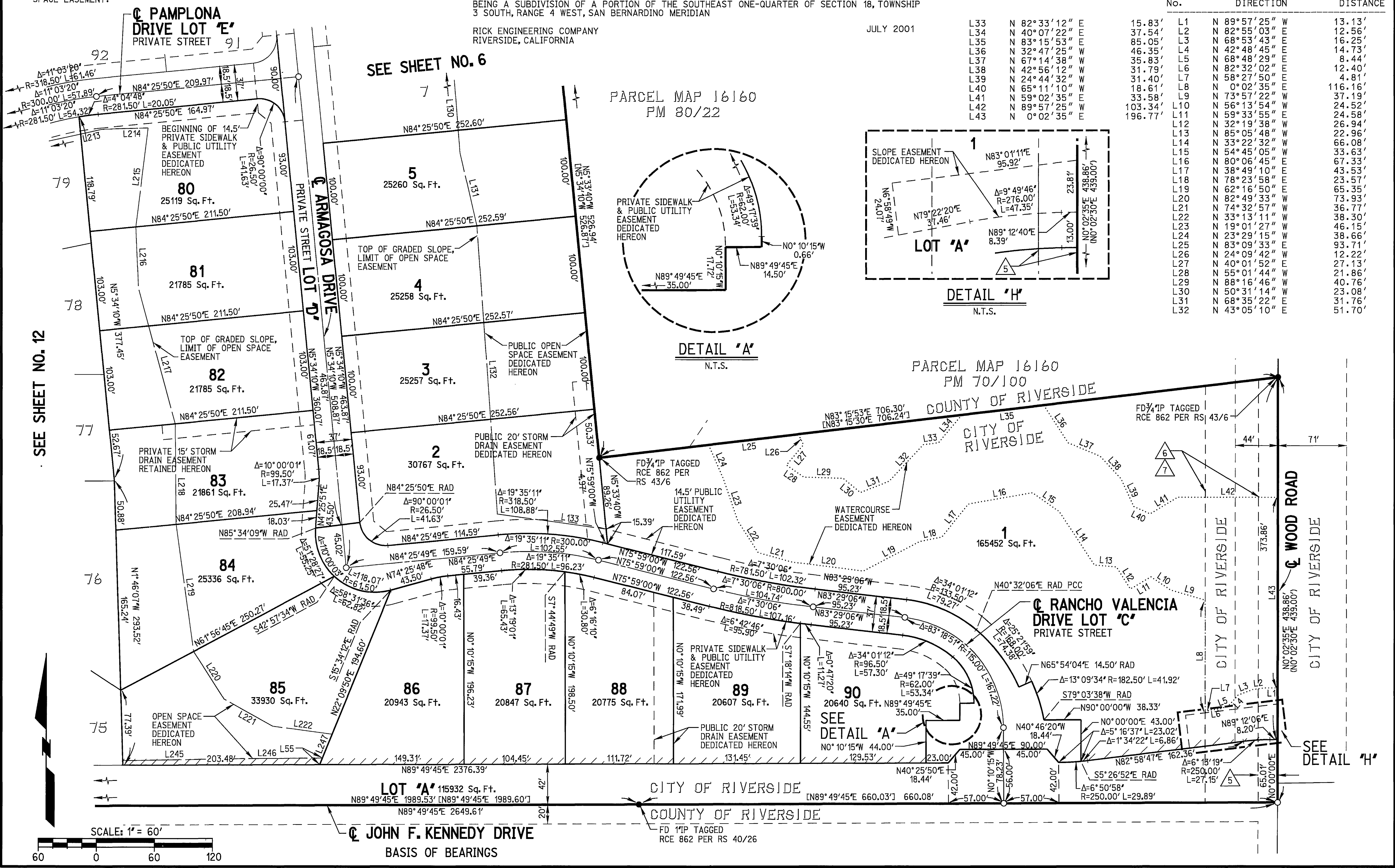
NOTES
 1. SEE SHEET 3 FOR ENGINEER'S NOTES AND EASEMENT NOTE.
 2. SEE SHEET 4 FOR TABLE DATA FOR OPEN SPACE EASEMENT.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 29242

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN
 RICK ENGINEERING COMPANY
 RIVERSIDE, CALIFORNIA

DATA TABLE FOR WATER COURSE EASEMENT

No.	DIRECTION	DISTANCE
L33	N 82° 33' 12" E	15.83'
L34	N 40° 07' 22" E	37.54'
L35	N 83° 15' 53" E	85.05'
L36	N 32° 47' 25" W	46.35'
L37	N 67° 14' 38" W	35.83'
L38	N 42° 56' 12" W	31.79'
L39	N 24° 44' 32" W	31.40'
L40	N 65° 11' 10" W	18.61'
L41	N 59° 02' 35" E	33.58'
L42	N 89° 57' 25" W	103.34'
L43	N 0° 02' 35" E	196.77'
L1	N 89° 57' 25" W	13.13'
L2	N 82° 55' 03" E	12.56'
L3	N 68° 53' 43" E	16.25'
L4	N 42° 48' 45" E	14.73'
L5	N 68° 48' 29" E	8.44'
L6	N 82° 32' 02" E	12.40'
L7	N 58° 27' 50" E	4.81'
L8	N 0° 02' 35" E	116.16'
L9	N 73° 57' 22" W	37.19'
L10	N 56° 13' 54" W	24.52'
L11	N 59° 33' 55" W	24.58'
L12	N 32° 19' 38" W	26.94'
L13	N 85° 05' 48" W	22.96'
L14	N 33° 22' 32" W	66.08'
L15	N 54° 45' 05" W	33.63'
L16	N 80° 06' 45" E	67.33'
L17	N 38° 49' 10" E	45.53'
L18	N 78° 23' 58" W	23.57'
L19	N 62° 16' 50" E	65.35'
L20	N 82° 49' 33" W	73.93'
L21	N 74° 32' 57" W	36.77'
L22	N 33° 13' 11" W	38.30'
L23	N 19° 01' 27" W	46.15'
L24	N 23° 29' 15" W	38.66'
L25	N 83° 09' 33" E	93.71'
L26	N 24° 09' 42" E	12.22'
L27	N 40° 01' 52" W	27.13'
L28	N 55° 01' 44" W	21.86'
L29	N 88° 16' 46" W	40.76'
L30	N 50° 31' 14" W	23.08'
L31	N 68° 35' 22" E	31.76'
L32	N 43° 05' 10" E	51.70'



SEE SHEET NO. 12

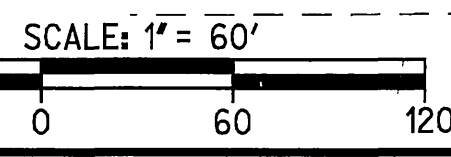
SEE SHEET NO. 6

PARCEL MAP 16160
PM 80/22

PARCEL MAP 16160
PM 70/100

M.B. 307 / 90

M.B. 307 / 90



LOT 'A' 115932 Sq. Ft.
 N89° 49' 45" E 1989.53' [N89° 49' 45" E 1989.60']
 N89° 49' 45" E 2649.61'

CITY OF RIVERSIDE
 COUNTY OF RIVERSIDE
 FD 11P TAGGED
 RCE 862 PER RS 40/26

SEE DETAIL 'H'

TRACT NO. 29242

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN

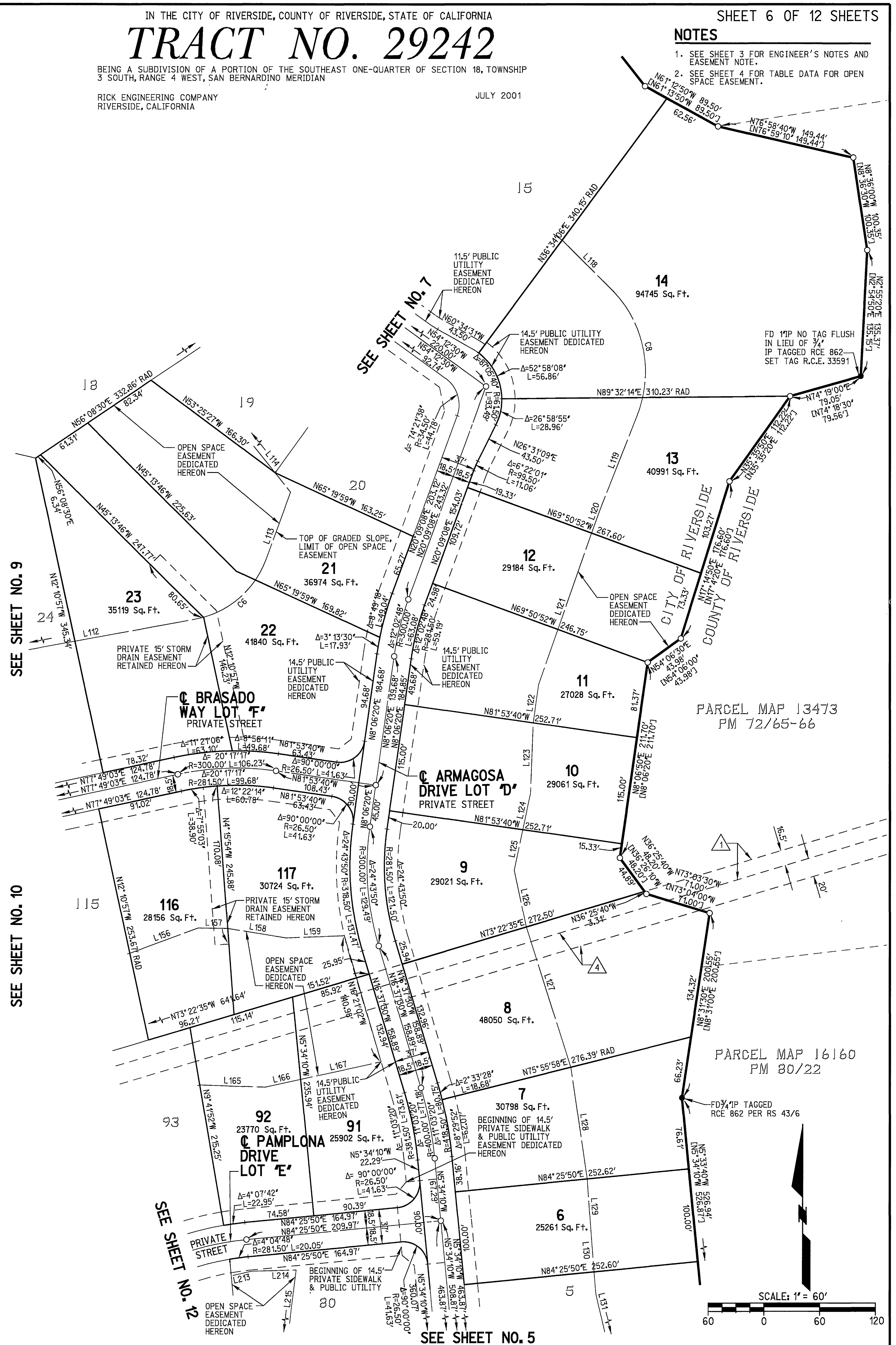
RICK ENGINEERING COMPANY
RIVERSIDE, CALIFORNIA

JULY 2001

NOTES

1. SEE SHEET 3 FOR ENGINEER'S NOTES AND EASEMENT NOTE.
2. SEE SHEET 4 FOR TABLE DATA FOR OPEN SPACE EASEMENT.

CITY



SEE SHEET NO. 9

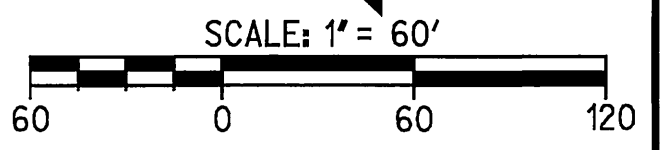
SEE SHEET NO. 10

SEE SHEET NO. 12

SEE SHEET NO. 5

PARCEL MAP 13473
PM 72/65-66

PARCEL MAP 16160
PM 80/22



TRACT NO. 29242

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN

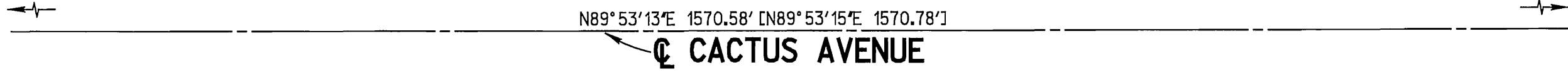
RICK ENGINEERING COMPANY
RIVERSIDE, CALIFORNIA

JULY 2001

NOTES

1. SEE SHEET 3 FOR ENGINEER'S NOTES AND EASEMENT NOTE.
2. SEE SHEET 4 FOR TABLE DATA FOR OPEN SPACE EASEMENT.

CITY



PARCEL MAP 12025
PM 72/4

ARMAGOSA DRIVE LOT 'D'
PRIVATE STREET

11.5' PUBLIC UTILITY EASEMENT DEDICATED HEREON

DETAIL 'B'
N.T.S.

SEE SHEET NO. 8

SEE SHEET NO. 9

PARCEL MAP 13307
PM 70/1066

17
209164 Sq. Ft.

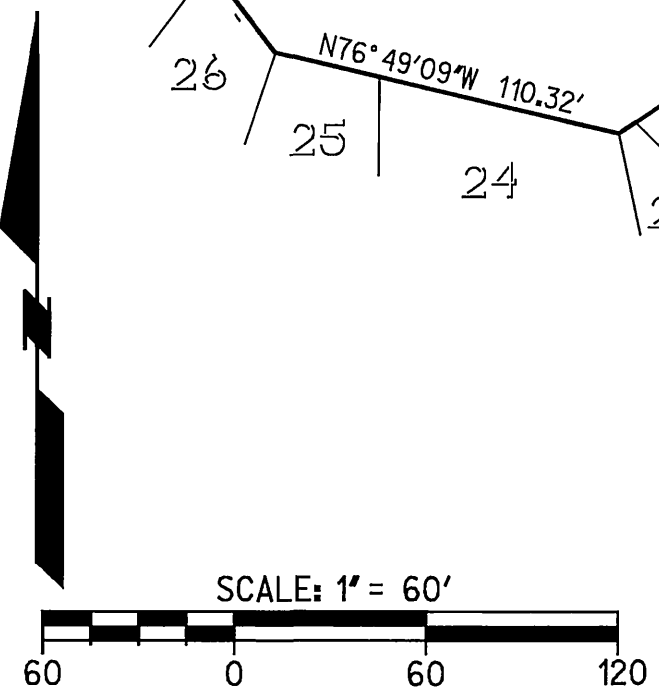
16
65005 Sq. Ft.

15
50525 Sq. Ft.

18
128350 Sq. Ft.

19
23943 Sq. Ft.

20
24201 Sq. Ft.



SEE SHEET NO. 6

TRACT NO. 29242

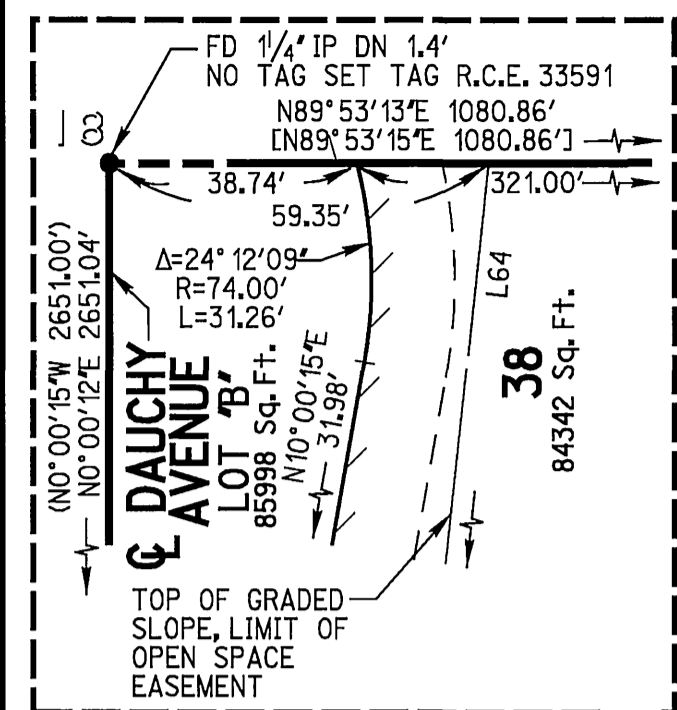
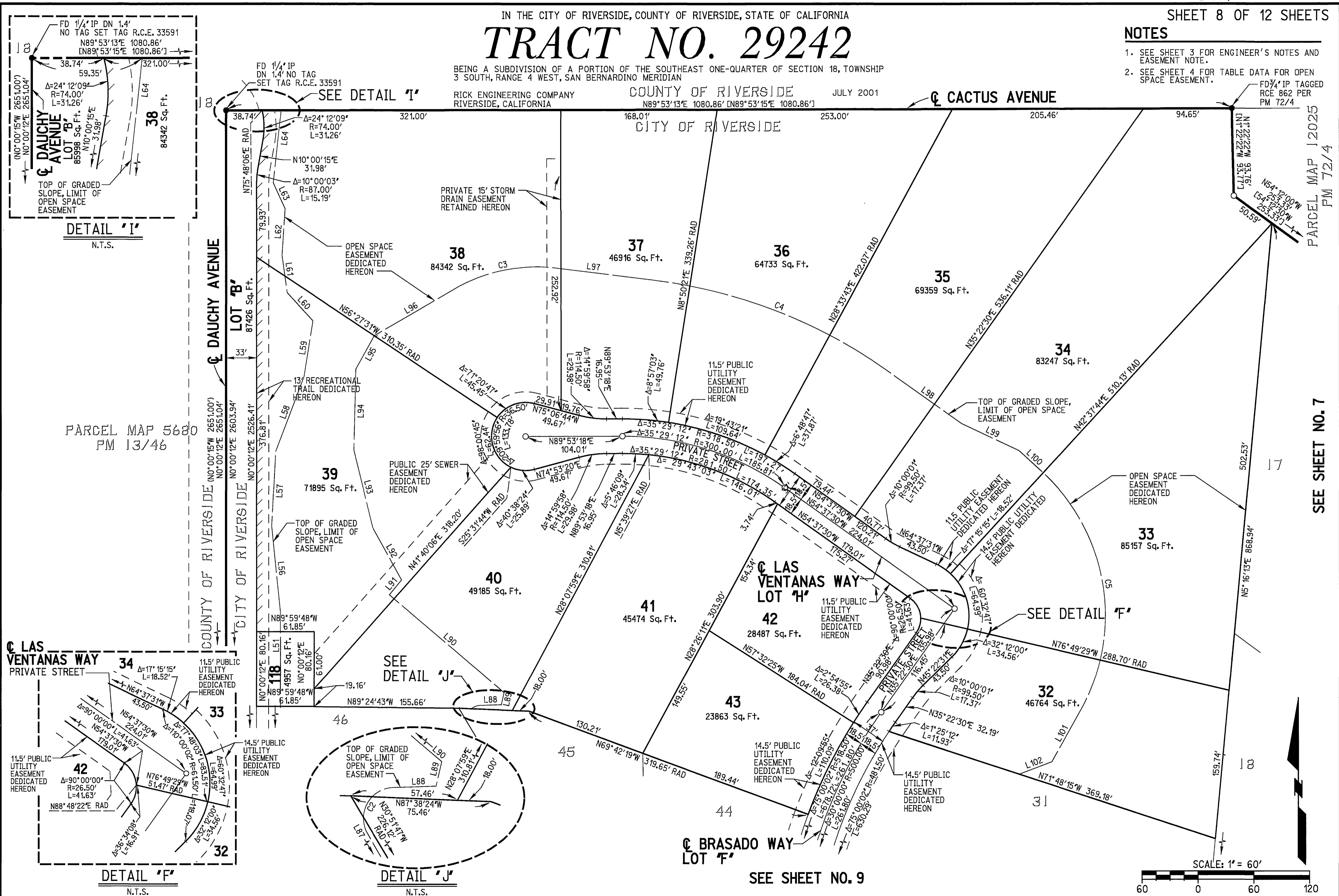
BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN

RICK ENGINEERING COMPANY
RIVERSIDE, CALIFORNIA

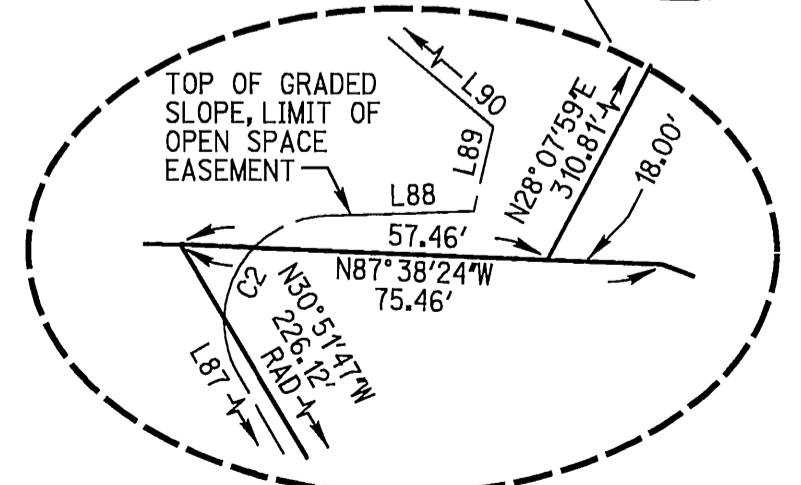
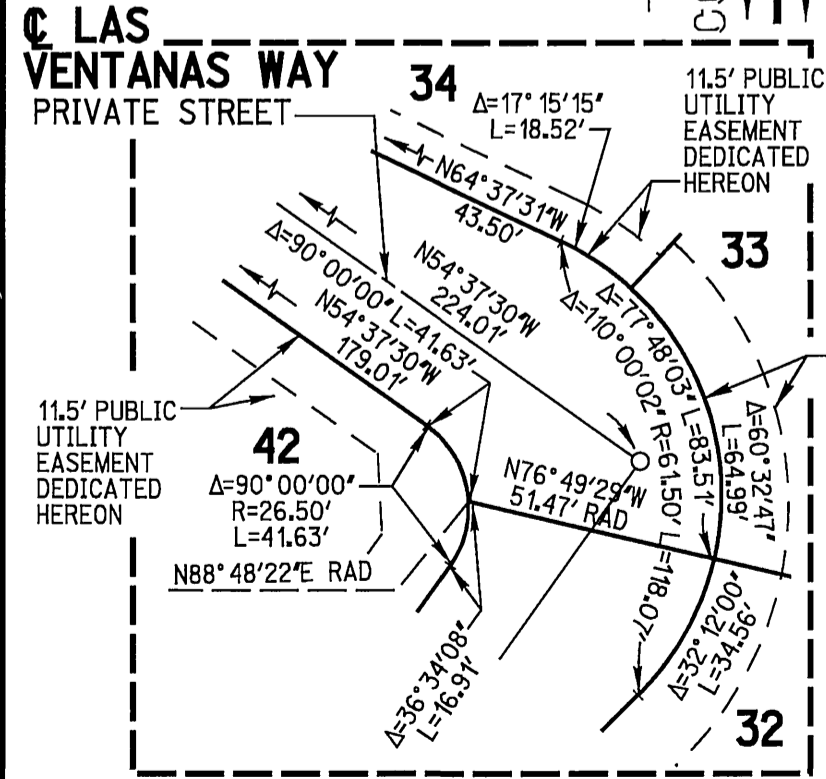
COUNTY OF RIVERSIDE
JULY 2001
N89°53'13"E 1080.86' [N89°53'15"E 1080.86']

NOTES

1. SEE SHEET 3 FOR ENGINEER'S NOTES AND EASEMENT NOTE.
2. SEE SHEET 4 FOR TABLE DATA FOR OPEN SPACE EASEMENT.



PARCEL MAP 5680
PM 13/46



PARCEL MAP 12025
PM 72/4

SEE SHEET NO. 7

SEE SHEET NO. 9

M.B. 307 / 93

M.B. 307 / 93

SEE SHEET NO. 8

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA SHEET 9 OF 12 SHEETS

TRACT NO. 29242

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN

RICK ENGINEERING COMPANY
RIVERSIDE, CALIFORNIA

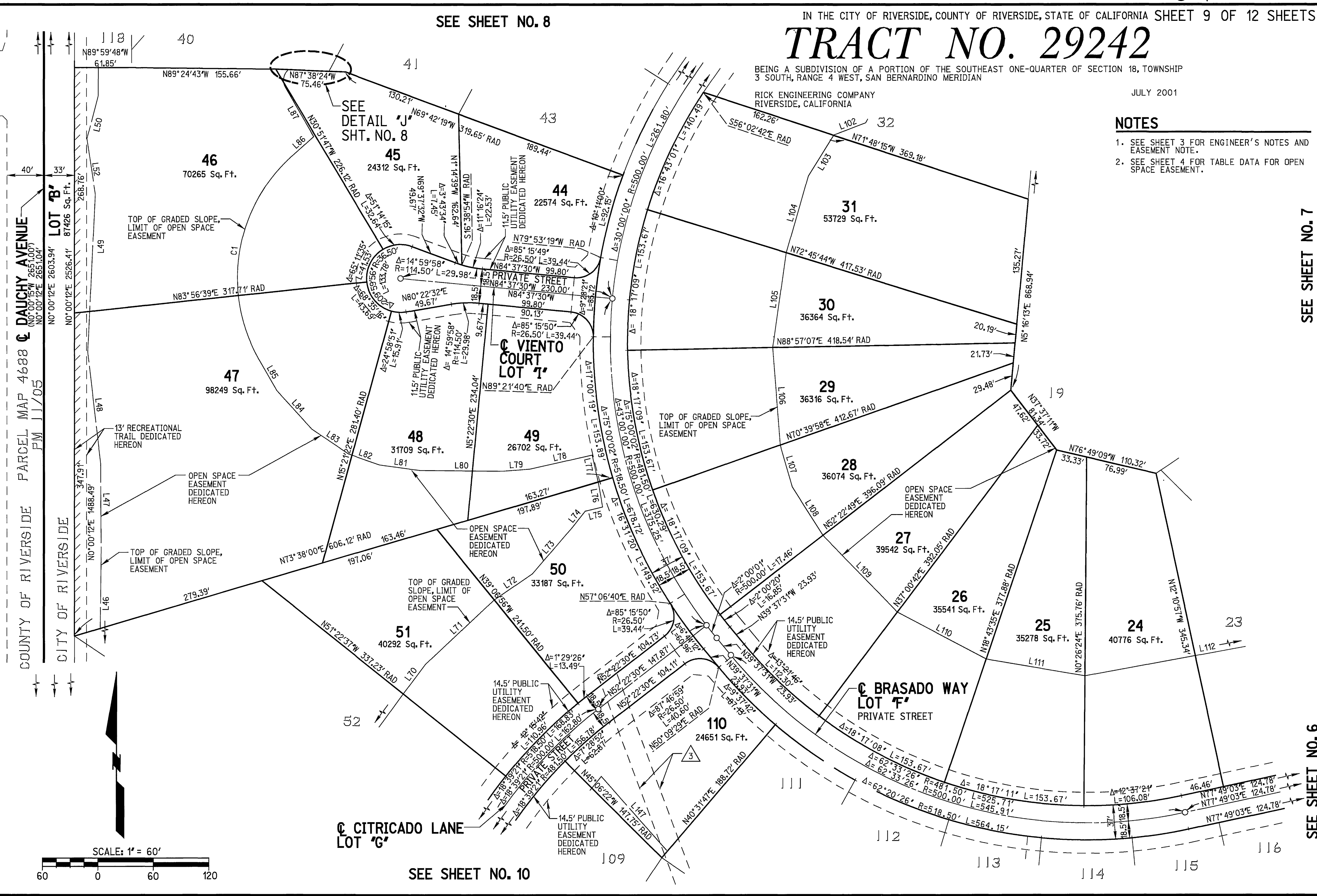
JULY 2001

NOTES

- SEE SHEET 3 FOR ENGINEER'S NOTES AND EASEMENT NOTE.
- SEE SHEET 4 FOR TABLE DATA FOR OPEN SPACE EASEMENT.

SEE SHEET NO. 7

SEE SHEET NO. 6



M.B. 307 / 94

TRACT NO. 29242

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN

RICK ENGINEERING COMPANY
RIVERSIDE, CALIFORNIA

JULY 2001

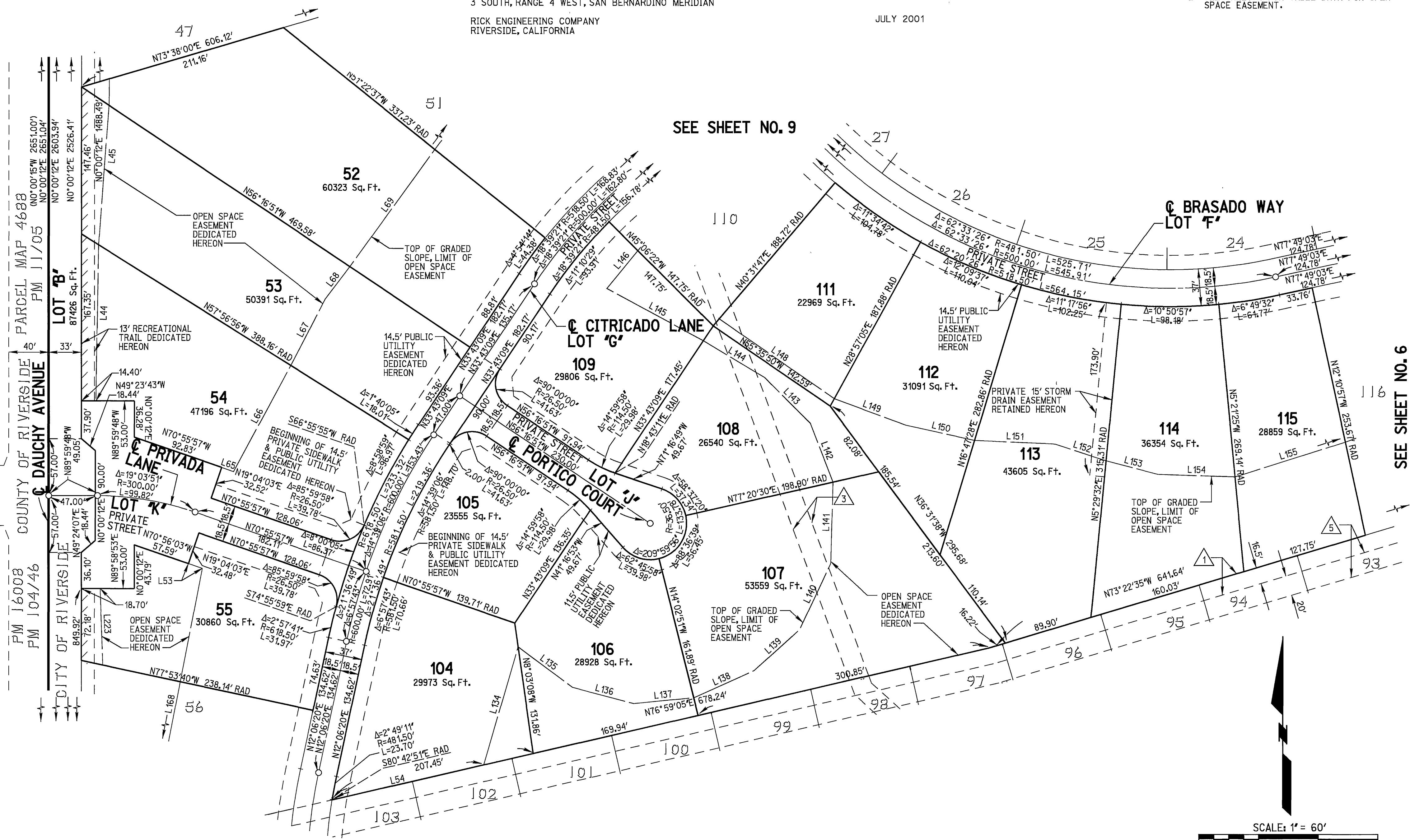
NOTES

1. SEE SHEET 3 FOR ENGINEER'S NOTES AND EASEMENT NOTE.
2. SEE SHEET 4 FOR TABLE DATA FOR OPEN SPACE EASEMENT.

SEE SHEET NO. 9

SEE SHEET NO. 6

SEE SHEET NO. 11



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

TRACT NO. 29242

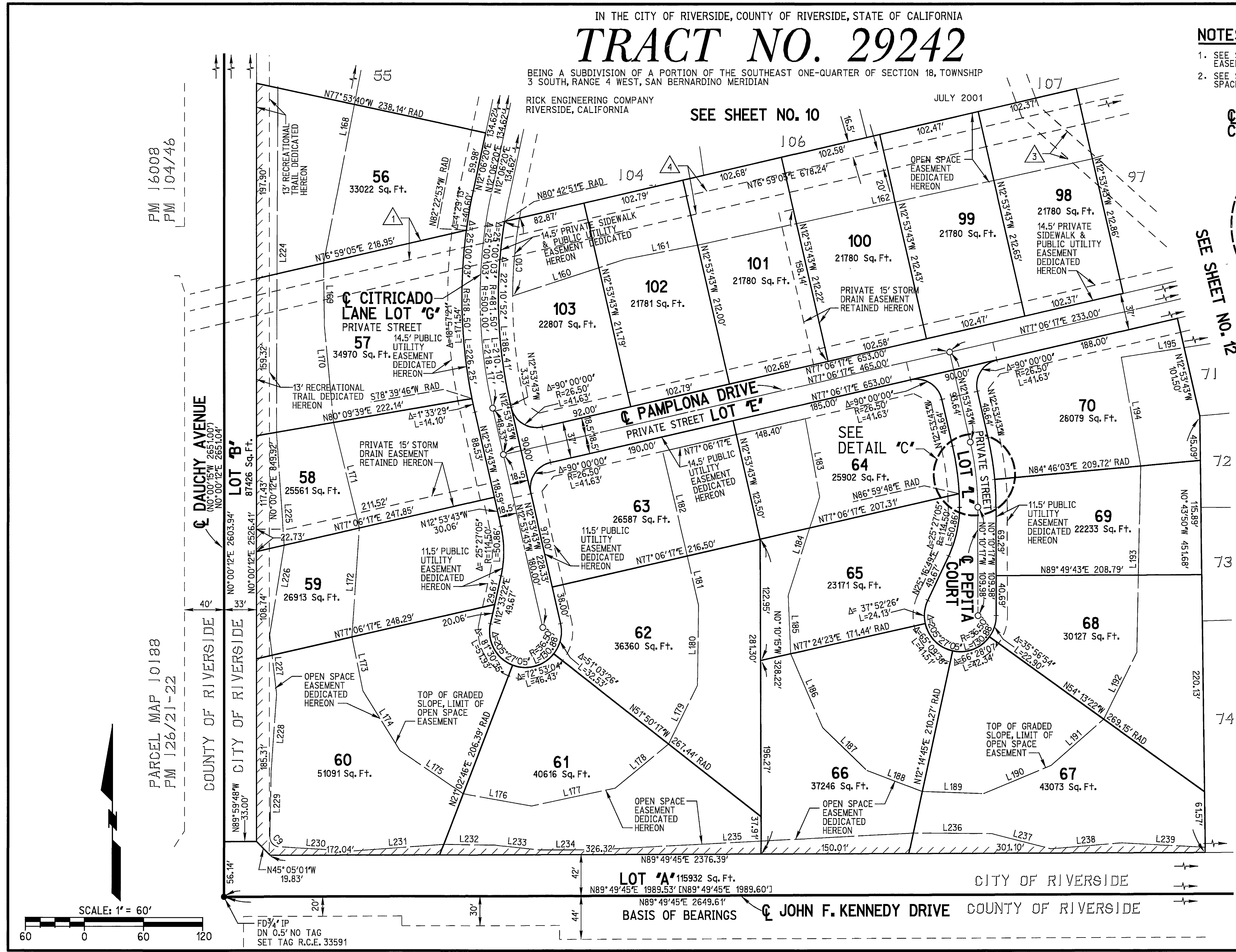
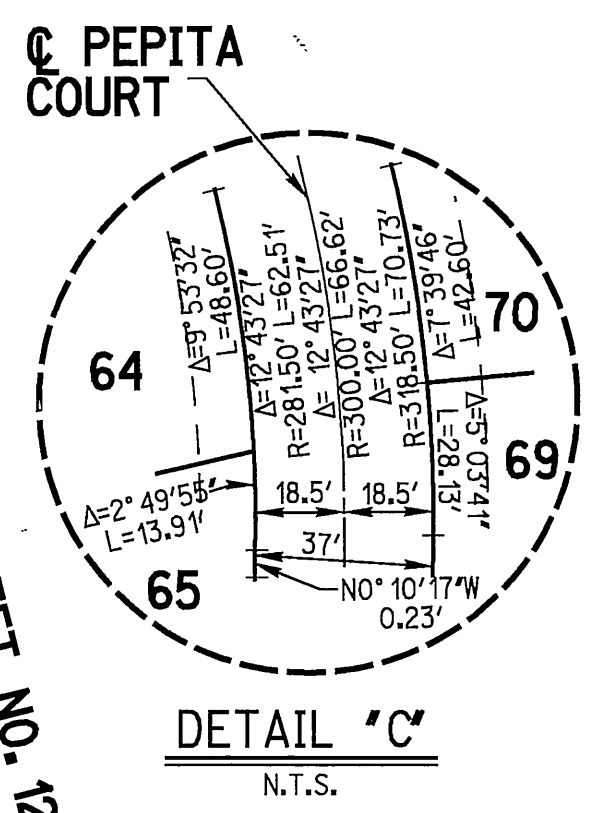
BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN

RICK ENGINEERING COMPANY
RIVERSIDE, CALIFORNIA

SEE SHEET NO. 10

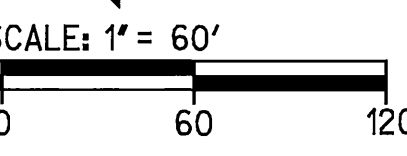
JULY 2001

- NOTES**
1. SEE SHEET 3 FOR ENGINEER'S NOTES AND EASEMENT NOTE.
 2. SEE SHEET 4 FOR TABLE DATA FOR OPEN SPACE EASEMENT.



PM 16008
PM 104/46

PARCEL MAP 10188
PM 126/21-22



FD31 IP
DN 0.5' NO TAG
SET TAG R.C.E. 33591

M.B. 307 / 96

M.B. 307 / 96

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

SHEET 12 OF 12 SHEETS

TRACT NO. 29242

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN

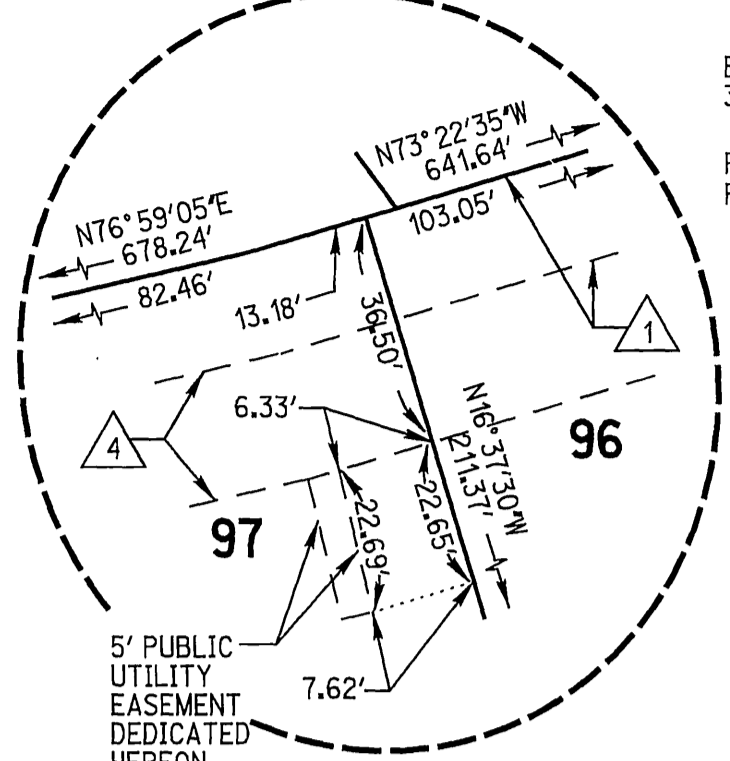
RICK ENGINEERING COMPANY
RIVERSIDE, CALIFORNIA

JULY 2001

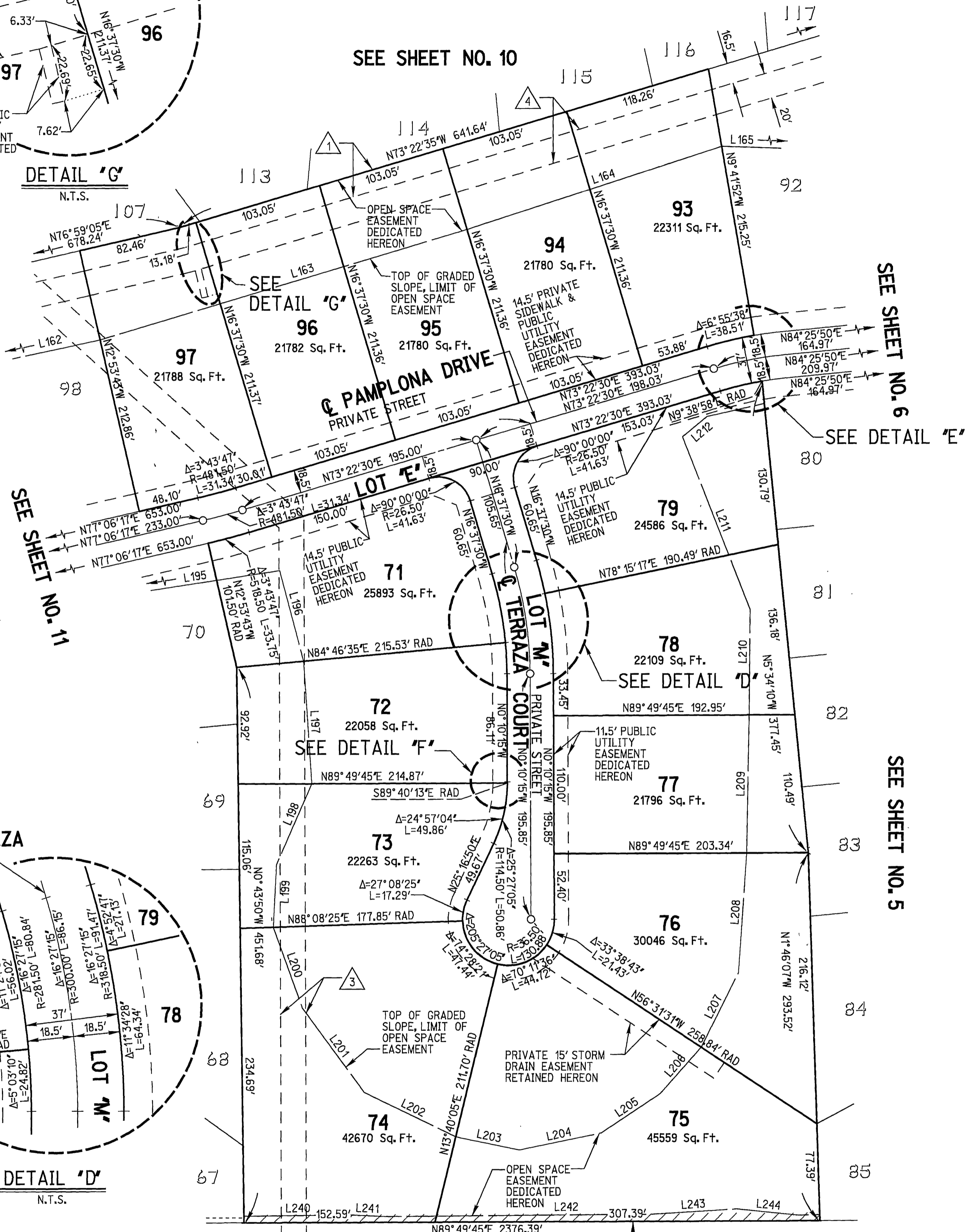
NOTES

1. SEE SHEET 3 FOR ENGINEER'S NOTES AND EASEMENT NOTE.
2. SEE SHEET 4 FOR TABLE DATA FOR OPEN SPACE EASEMENT.

CITY



DETAIL 'G'
N.T.S.



SEE SHEET NO. 10

SEE SHEET NO. 6

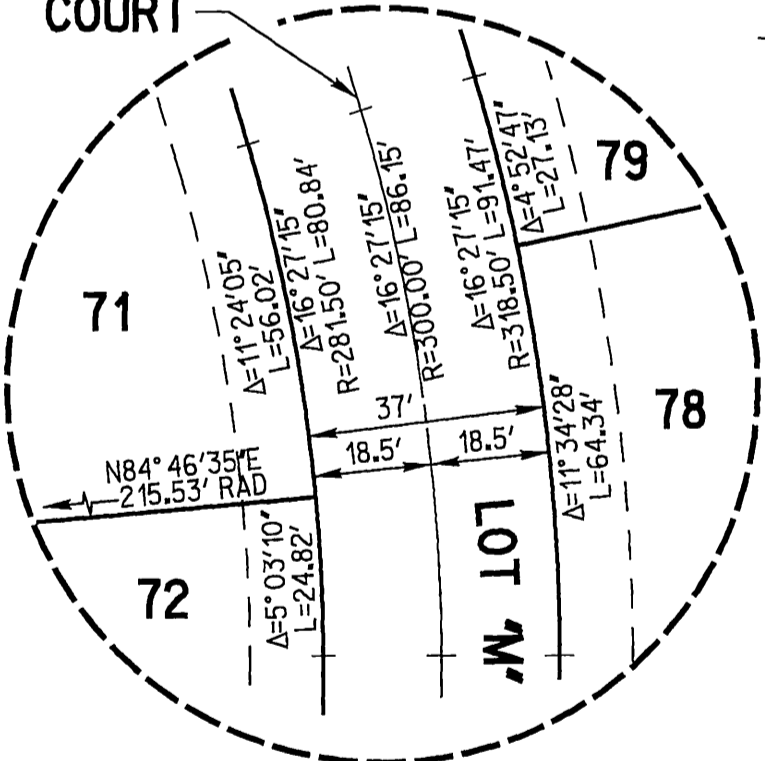
SEE DETAIL 'E'

SEE SHEET NO. 11

SEE DETAIL 'F'

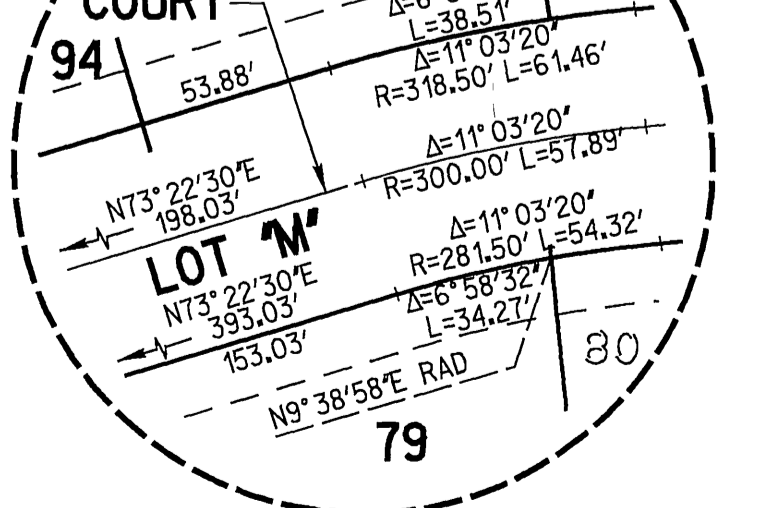
SEE SHEET NO. 5

LOT 'M'

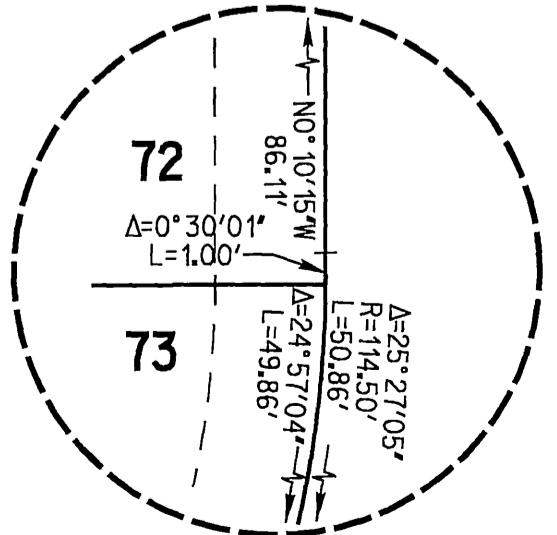


DETAIL 'D'
N.T.S.

LOT 'M'



DETAIL 'E'
N.T.S.



DETAIL 'F'
N.T.S.

