

2002-450429 ORIGINAL

TRACT MAP 29420

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

BEING A DIVISION OF ALL OF LOTS 21 & 22, AND A PORTION OF LOT 30 IN BLOCK 14 OF LANDS OF J.F. MOULTON & H.B. PRAED, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGES 5 & 6 OF MAPS, TOGETHER WITH ALL OF LOTS 7, 12 & 13, AND A PORTION OF LOT 8 IN BLOCK 9 OF LANDS OF J.F. MOULTON & H.B. PRAED, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGES 40 & 41 OF MAPS, BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING IN SECTION 25, T.3S., R.6W., RANCHO EL SOBRANTE DE SAN JACINTO.

FEBRUARY 2002

GABEL, COOK AND BECKLUND, INC.

RECORDER'S STATEMENT

FILED THIS 15TH DAY OF Aug, 2002 AT 8:00 A.M. IN BOOK 322 OF MAPS, AT PAGES , AT THE REQUEST OF THE CLERK OF THE BOARD. 40-46

NO. 2002-450429

FEE \$ 179.00

GARY L. ORSO, COUNTY ASSESSOR-CLERK-RECORDER
BY: Grant W. Becklund, DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "K", INCLUSIVE, AS A CONDITION OF DEDICATION OF LOT "G" (LA SIERRA AVENUE) AND LOT "B" (VICTORIA AVENUE), THE OWNERS OF LOTS 4, 5 AND 20 ABUTTING THESE HIGHWAYS AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULT IN THE VACATION THEREOF SHALL TERMINATE THIS CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED. WE HEREBY DEDICATE TO THE COUNTY OF RIVERSIDE LOT "L", THE (1) ONE FOOT BARRIER STRIP FOR ROAD AND ACCESS CONTROL. WE ALSO HEREBY DEDICATE TO THE PUBLIC FOR FLOOD CONTROL PURPOSES, LOT 62. WE ALSO HEREBY DEDICATE TO PUBLIC USE THE DRAINAGE EASEMENTS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

GRIFFIN COMMUNITIES, A CALIFORNIA CORPORATION

Day E. Griffin PRESIDENT
Phillip R. Broderick SECRETARY

Day E. Griffin TRUSTEE

FIRST AMERICAN TITLE INSURANCE COMPANY, AS TRUSTEE UNDER DEEDS OF TRUST RECORDED 18 JUNE 2002 AS INSTRUMENT NO.'S 331902 AND 331904, BOTH OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

Tom Roberts ASSISTANT VICE PRESIDENT
Gary Francis ASSISTANT SECRETARY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF Riverside

ON July 24, 2002 BEFORE ME, Audra J. Berry PERSONALLY APPEARED Tom Roberts AND Gary Francis 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 TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/ 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.

NOTARY'S NAME: Audra J. Berry
SIGNATURE: Audra J. Berry
MY COMMISSION EXPIRES: Dec. 30, 2005 #1336926
MY PRINCIPAL PLACE OF BUSINESS IS RIVERSIDE, CALIFORNIA

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF Riverside

ON July 9, 2002, BEFORE ME, Bonnie G. Metsker PERSONALLY APPEARED Day E. Griffin AND Phillip R. Broderick 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 TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/ 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.

NOTARY'S NAME: Bonnie G. Metsker
SIGNATURE: Bonnie G. Metsker
MY COMMISSION EXPIRES: Jan. 23, 2004
MY PRINCIPAL PLACE OF BUSINESS IS Corona, CALIFORNIA

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY 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 \$27,900.

DATED July 30, 2002
PAUL MCDONNELL, COUNTY TAX COLLECTOR
BY: Sanico Donald DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$27,900 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 August 13, 2002
NANCY ROMERO
CLERK TO THE BOARD OF SUPERVISORS
BY: Gloria Ruiz Smith
CASH TAX BOND
PAUL MCDONNELL
COUNTY TAX COLLECTOR
BY:

ENGINEER'S STATEMENT

I HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF SEVEN (7) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING SEPTEMBER OF 2000; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

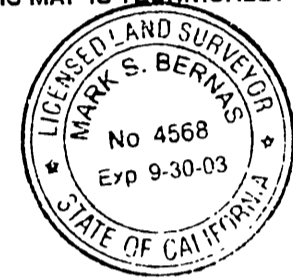
DATED: July 29, 2002
Grant W. Becklund
GRANT W. BECKLUND
R.C.E. NO. 23737
EXP. DATE: 12-31-05



COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT MAP 29420 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON 15 AUGUST, 2000. THE EXPIRATION DATE BEING 15 AUGUST, 2003, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: Aug 1, 2002
Mark S. Bernas
MARK S. BERNAS
COUNTY SURVEYOR
L.S. 4568, EX 9-30-03



BOARD OF SUPERVISORS STATEMENT

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFER OF DEDICATION MADE HEREON FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS. THE DEDICATION FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES ON LOTS 23 AND 66 AS SHOWN HEREON IS HEREBY ACCEPTED. THE DEDICATIONS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES ON LOTS 5, 6, 7, 8, 19, 20, 21 & 22 AS SHOWN HEREON ARE HEREBY NOT ACCEPTED. THE DEDICATION OF LOT 62 FOR FLOOD CONTROL PURPOSES SHOWN HEREON IS HEREBY NOT ACCEPTED.

DATED: August 13, 2002
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BY: Edo Castro
CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: NANCY ROMERO
CLERK TO THE BOARD OF SUPERVISORS
BY: Gloria Ruiz Smith DEPUTY

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY SID GEOTECHNICAL, INC. ON 7 SEPTEMBER, 1999, AS REQUIRED BY THE HEALTH AND SAFETY CODE.

SIGNATURE OMISSION

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURE OF THE FOLLOWING OWNER OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

- HERBERT BULKLEY PRAED, THE OWNER OF AN EASEMENT FOR IRRIGATING AND DOMESTIC WATER DITCHES, PIPES, FLUMES AND APPARATUS TOGETHER WITH INGRESS AND EGRESS AND INCIDENTAL PURPOSES AS RECORDED 5 MAY 1900 IN BOOK 95 PAGE 79 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS BLANKET ACROSS LOTS 7, 12 AND 13 IN BLOCK 9 OF LANDS OF J.F. MOULTON & H.B. PRAED, MB 1140-41, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- JOHN FLETCHER AND MARY FLETCHER MOULTON THE OWNERS OF AN EASEMENT FOR IRRIGATING AND DOMESTIC WATER DITCHES, PIPES, FLUMES AND APPARATUS TOGETHER WITH INGRESS AND EGRESS AND INCIDENTAL PURPOSES AS RECORDED 11 JUNE 1906 IN BOOK 226 PAGE 363 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS BLANKET ACROSS LOTS 22 AND 30 IN BLOCK 14 OF LANDS OF J.F. MOULTON & H.B. PRAED, MB 315-6, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

2002-450429 ORIGINAL

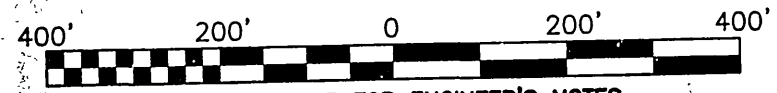
TRACT MAP 29420

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

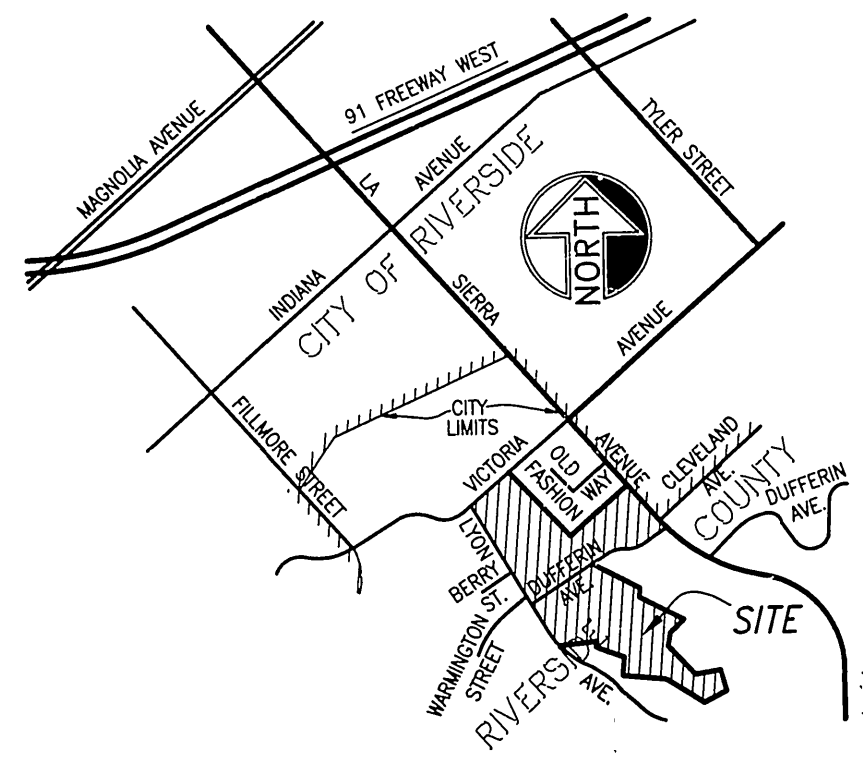
BEING A DIVISION OF ALL OF LOTS 21 & 22, AND A PORTION OF LOT 30 IN BLOCK 14 OF LANDS OF J.F. MOULTON & H.B. PRAED, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGES 5 & 6 OF MAPS, TOGETHER WITH ALL OF LOTS 7, 12 & 13, AND A PORTION OF LOT 8 IN BLOCK 9 OF LANDS OF J.F. MOULTON & H.B. PRAED, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGES 40 & 41 OF MAPS, BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING IN SECTION 25, T.3S., R.6W., RANCHO EL SOBRANTE DE SAN JACINTO.

GABEL, COOK AND BECKLUND, INC.

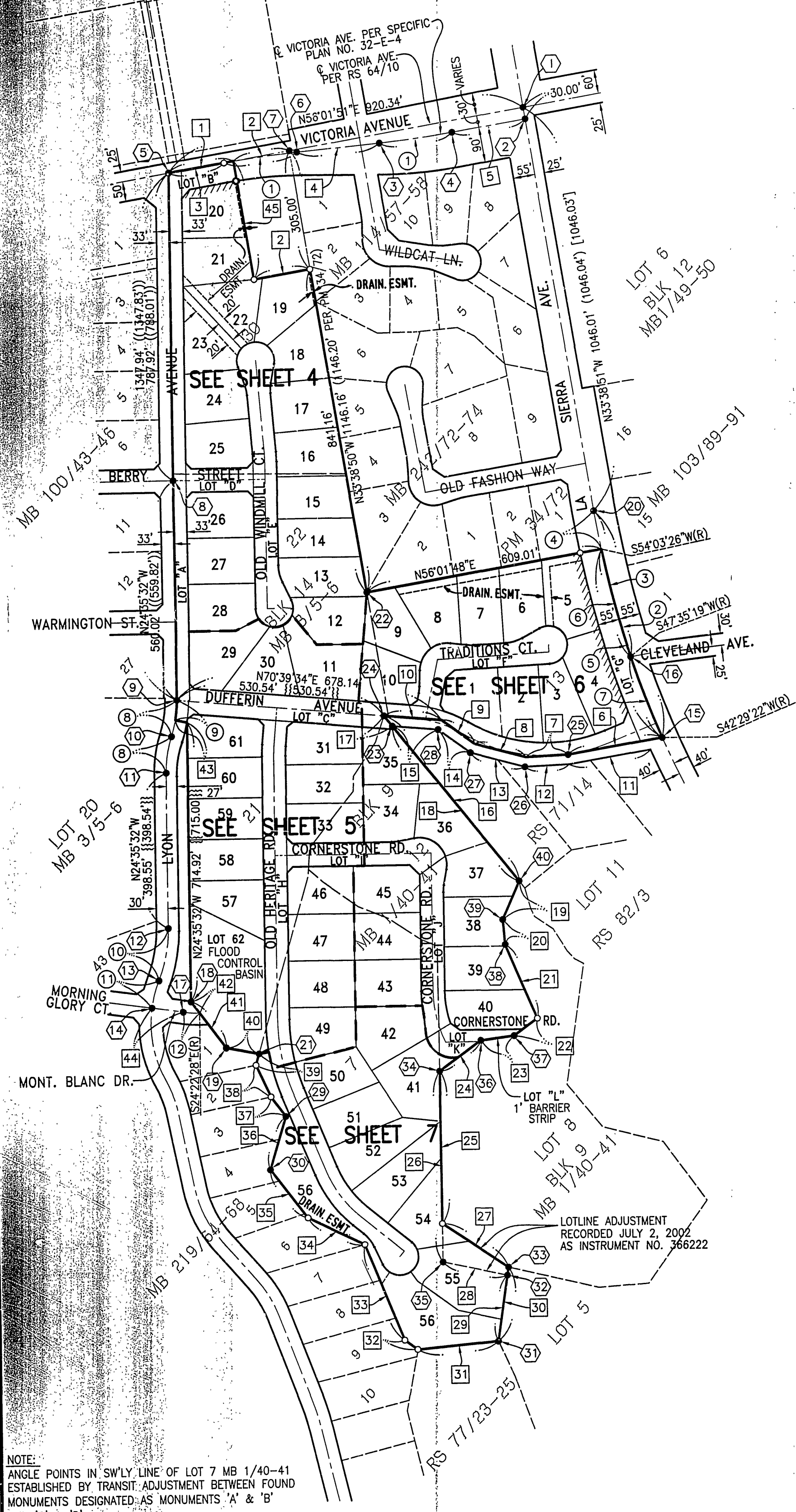
FEBRUARY 2002



SEE SHEET 3 FOR ENGINEER'S NOTES
SEE SHEET 3 FOR EASEMENT NOTES
SEE SHEET 3 FOR FOUND MONUMENT TABLE



VICINITY MAP
NOT TO SCALE



CURVE DATA				
Δ	DELTA	R	L	T
1	04°18'04"	2500.00'	187.67'	93.88'
	{04°18'04"}	2500.00'	187.67'	93.88'
2	13°30'53"	2500.00'	589.69'	296.22'
3	08°45'50"	2500.00'	382.40'	191.57'
	{08°45'54"}	2500.00'	382.44'	191.59'
4	02°17'43"	2500.00'	100.15'	50.08'
	{02°17'46"}	2500.00'	100.19'	50.10'
5	11°34'04"	2500.00'	504.74'	253.23'
6	06°28'07"	2500.00'	282.25'	141.27'
7	05°05'57"	2500.00'	222.49'	111.32'
8	18°11'36"	300.00'	95.26'	48.03'
	{18°11'42"}	300.00'	95.27'	48.04'
9	09°59'01"	300.00'	52.27'	26.20'
10	22°04'33"	350.00'	134.85'	68.27'
11	13°47'16"	300.00'	72.19'	36.27'
	{13°47'35"}	300.00'	72.72'	36.29'
12	08°04'13"	300.00'	42.26'	21.16'
	{08°04'30"}	300.00'	42.28'	21.18'

LINE DATA				
	BEARING	DISTANCE	RECORD BEARING	RECORD DISTANCE
1	N66°01'51"E	168.34'	-	-
2	N56°01'51"E	145.00'	-	-
3	N66°01'51"E	143.64'	-	-
4	N60°19'55"E	212.24'	{N60°19'52"E}	{212.25'}
5	N66°01'51"E	190.00'	{N66°01'48"E}	{190.00'}
6	N55°54'00"E	244.90'	{N55°53'54"E}	{244.90'}
7	N62°57'24"E	108.18'	{N62°54'46"E}	{108.21'}
8	N80°51'56"E	135.15'	{N80°49'06"E}	{135.01'}
9	N77°59'46"W	104.24'	{N77°37'46"W}	{108.89'}
10	N70°39'34"E	147.60'	{N69°11'57"E}	{143.68'}
11	N65°54'00"E	211.33'	{N65°53'54"E}	{211.33'}
12	N62°57'24"E	113.66'	{N62°54'46"E}	{113.68'}
13	N80°51'56"E	143.75'	{N80°49'06"E}	{143.71'}
14	N77°59'46"W	101.89'	{N77°37'46"W}	{106.20'}
15	N70°39'34"E	116.92'	{N69°11'57"E}	{113.73'}
16	N62°46'14"W	548.57'	{N62°47'25"W}	{548.56'}
17	N62°46'14"W	34.43'	{N62°47'25"W}	{33.64'}
18	N62°46'14"W	514.14'	{N62°47'25"W}	{514.19'}
19	N00°07'54"W	106.21'	{N00°10'21"W}	{105.74'}
20	N29°21'05"W	63.72'	{N29°13'30"W}	{64.23'}
21	N47°31'30"W	204.34'	{N47°31'55"W}	{204.31'}
22	N29°47'24"E	73.90'	{N29°49'25"E}	{73.78'}
23	N58°02'18"E	86.76'	{N57°57'14"E}	{86.93'}
24	N29°49'38"E	131.24'	{N29°49'25"E}	{131.17'}
25	N24°46'09"W	393.79'	-	-
26	N24°46'09"W	493.79'	{N24°47'25"W}	{493.87'}
27	N79°58'10"W	203.38'	-	-
28	N77°44'28"E	167.82'	{N77°42'35"E}	{167.81'}
29	N45°52'45"W	169.58'	{N15°54'02"W}	{169.50'}
30	N15°52'45"W	190.11'	{N15°54'02"W}	{190.00'}
31	N60°08'45"E	206.77'	{N60°01'55"E}	{202.57'}
32	N78°16'06"W	41.57'	{N78°15'08"W}	{41.57'}
33	N46°16'18"W	265.03'	{N46°15'08"W}	{265.00'}
34	N88°16'01"W	161.02'	{N88°15'08"W}	{161.00'}
35	N61°16'12"W	157.92'	{N61°16'08"W}	{157.00'}
36	N07°46'06"W	143.94'	{N07°45'08"W}	{144.00'}
37	N60°42'54"W	62.98'	{N60°45'08"W}	{63.00'}
38	N49°12'33"W	89.99'	{N49°15'08"W}	{90.00'}
39	N08°12'51"W	30.02'	{N08°15'08"W}	{30.00'}
40	N76°25'47"E	84.86'	{N76°26'54"E}	{84.83'}
41	N61°06'09"W	147.95'	{N61°05'31"W}	{148.00'}
42	N61°06'09"W	36.68'	{N61°05'31"W}	{36.58'}
43	N75°23'29"E (R)	30.00'	-	-
44	N73°41'45"E (R)	80.00'	{N73°41'38"E}	{80.00'}
45	N33°38'50"W	305.00'	-	-

NOTE:
ANGLE POINTS IN SW'LY LINE OF LOT 7 MB 1/40-41 ESTABLISHED BY TRANSIT ADJUSTMENT BETWEEN FOUND MONUMENTS DESIGNATED AS MONUMENTS 'A' & 'B' AND 'C' & 'D'.

ENVIRONMENTAL CONSTRAINT NOTES
ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, IN E.C.S. BOOK 32 PAGE 94 THIS AFFECTS ALL LOTS.

TRACT MAP 29420

BEING A DIVISION OF ALL OF LOTS 21 & 22, AND A PORTION OF LOT 30 IN BLOCK 14 OF LANDS OF J.F. MOULTON & H.B. PRAED, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGES 5 & 6 OF MAPS, TOGETHER WITH ALL OF LOTS 7, 12 & 13, AND A PORTION OF LOT 8 IN BLOCK 9 OF LANDS OF J.F. MOULTON & H.B. PRAED, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGES 40 & 41 OF MAPS, BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING IN SECTION 25, T.3S., R.6W., RANCHO EL SOBRANTE DE SAN JACINTO.
FEBRUARY 2002 GABEL, COOK AND BECKLUND, INC.

ENGINEERS NOTES

1. BASIS OF BEARING IS THE CENTERLINE OF LA SIERRA AVENUE S'LY OF VICTORIA AVE. AS SHOWN BY MAP ON FILE IN BOOK 242 PAGES 72-74, OF MAPS, RECORDS OF RIV. CO., BEING N33°38'51"W
 2. ● INDICATES FD. MONUMENTS AS NOTED
 3. ○ INDICATES SET 1" IP, TAGGED RCE 21740, FLUSH, UNLESS OTHERWISE NOTED.
 4. SET 1" IP, TAGGED RCE 21740, FLUSH, AT ALL LOT CORNERS, ANGLE POINTS, B.C.'S, E.C.'S, AND CORNER CUTBACKS, UNLESS OTHERWISE NOTED.
 5. () INDICATES RECORD DATA PER MB 114/57-58, UNLESS OTHERWISE NOTED
 6. (()) INDICATES RECORD DATA PER MB 100/43-46
 7. [] INDICATES RECORD DATA PER MB 242/72-74
 8. [[]] INDICATES RECORD DATA PER MB 103/89-91
 - } INDICATES RECORD DATA PER RS 82/3
 - }} INDICATES RECORD DATA PER MB 219/64-68
- ALL PUBLIC SERVICE AND PUBLIC UTILITIES INSTALLED WITHIN THIS TRACT SHALL BE PLACED UNDERGROUND
- BUILDING SETBACK LINES SHALL CONFORM TO EXISTING ZONING
- ALL MONUMENTS SET ARE PLACED ACCORDING TO ORDINANCE 461.9
- DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS
- THIS TRACT CONTAINS 40.34 ACRES GROSS
- ////// INDICATES RESTRICTED ACCESS DEDICATION HEREON
- N.A.P. INDICATES NOT A PART

COMMENT NOTES

- AN EASEMENT IN FAVOR OF TEMESCAL WATER COMPANY, A CORPORATION, FOR DITCHES, PIPELINES, AND OTHER APPARATUS FOR WATER DISTRIBUTION AS RECORDED 11 FEB. 1925, IN BOOK 629 PAGE 174 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT CANNOT BE LOCATED FROM THE RECORD.
- AN EASEMENT IN FAVOR OF THE RIVERSIDE WATER COMPANY, A CORPORATION, FOR THE MAINTENANCE OF A CERTAIN DITCH CARRYING SURFACE AND STORM WATER AS RECORDED 19 JULY 1945, IN BOOK 687 PAGE 208 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT CANNOT BE LOCATED FROM THE RECORD.
- AN EASEMENT IN FAVOR OF HERBERT BULKLEY PRAED FOR IRRIGATING AND DOMESTIC WATER DITCHES, PIPES, FLUMES AND APPARATUS TOGETHER WITH INGRESS AND EGRESS AND INCIDENTAL PURPOSES AS RECORDED 5 MAY 1900 IN BOOK 95 PAGE 79 OF DEEDS, RECORDS OF RIVERSIDE COUNTY CALIFORNIA. SAID EASEMENT IS BLANKET ACROSS LOTS 7, 12 AND 13 IN BLOCK 9 OF LANDS OF J.F. MOULTON & H.B. PRAED, MB 1/40-41, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- AN EASEMENT IN FAVOR OF JOHN FLETCHER AND MARY FLETCHER MOULTON FOR IRRIGATING AND DOMESTIC WATER DITCHES, PIPES, FLUMES AND APPARATUS TOGETHER WITH INGRESS AND EGRESS AND INCIDENTAL PURPOSES AS RECORDED 11 JUNE 1906 IN BOOK 226 PAGE 363 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS BLANKET ACROSS LOTS 22 AND 30 IN BLOCK 14 OF LANDS OF J.F. MOULTON & H.B. PRAED, MB 3/5-6, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- A RIGHT OF WAY IN FAVOR OF RIVERSIDE CANAL COMPANY AND RIVERSIDE WATER COMPANY, THEIR SUCCESSORS OR ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES OR FLUMES FOR IRRIGATION OR DOMESTIC PURPOSES AS RECORDED 26 APRIL 1882, IN BOOK 28 PAGE 635 AND 14 AUGUST 1885 IN BOOK 42 PAGES 294 & 296, BOTH OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. SAID RIGHT OF WAY CANNOT BE LOCATED FROM THE RECORD.
- AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR WATERLINE AND INCIDENTAL PURPOSES AS RECORDED 31 MAY 2002 IN INSTRUMENT NO. 293871, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS BLANKET ACROSS ALL OF LOTS 21 & 22, AND A PORTION OF LOT 30 IN BLOCK 14 OF LANDS OF J.F. MOULTON & H.B. PRAED, MB 3/5-6, AND ALL OF LOTS 7, 12 & 13, AND A PORTION OF LOT 8 IN BLOCK 9 OF LANDS OF J.F. MOULTON & H.B. PRAED, MB 1/40-41, BOTH OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

FOUND MONUMENT TABLE

DESCRIPTION OF MONUMENT
1 FD 1" IP W/PLASTIC PLUG STAMPED RCE 862, DN 0.2', PER MB 114/57-58 & MB 242/72-74
2 FD 1 1/2" IP W/BRASS CAP STAMPED LS 3018, DN 0.3', PER MB 114/57-58
3 FD 1 1/2" IP W/BRASS CAP STAMPED LS 3018, DN 0.2', PER MB 114/57-58
4 FD 1 1/2" IP W/BRASS CAP STAMPED LS 3018, DN 0.2', PER MB 114/57-58
5 SEARCHED FD NOTHING. SET 1" IP TAGGED RCE 21740, FLUSH, PER TB 56/171
6 FD 1 1/2" IP W/BRASS CAP STAMPED LS 3018, DN 0.2', PER MB 114/57-58
7 FD 1/2" IP NO TAG, DN 0.1' PER MB 114/57-58. SET RCE 21740 TAG
8 FD 1 1/2" IP TAGGED LS 3258, DN 0.3', PER MB 100/43-46
9 FD 1/2" IP TAGGED LS 3258, FLUSH, PER RS 84/10, MB 100/43-46 & MB 219/64-68
10 FD 1" IP TAGGED LS 5390, FLUSH, PER MB 219/64-68
11 FD 1" IP TAGGED LS 5390, FLUSH, PER MB 219/64-68
12 FD 1" IP TAGGED LS 5390, FLUSH, PER MB 219/64-68
13 FD 1" IP TAGGED LS 5390, FLUSH, PER MB 219/64-68
14 FD 1" IP TAGGED LS 5390, FLUSH, PER MB 219/64-68
15 FD 1 1/2" IP W/BRASS CAP STAMPED 119+42.16, DN 0.3', PER RIV. CO. SURV. R/W MAP 828-UU
16 FD 1 1/2" IP W/BRASS CAP STAMPED LS 3018, DN 0.1' PER MB 103/89-91
17 FD 1" IP NO TAG, FLUSH, PER MB 219/64-68. SET RCE 21740 TAG
18 FD 1" IP TAGGED LS 5390, DN 0.8', PER MB 219/64-68
19 FD 1" IP TAGGED LS 5390, DN 0.1', PER MB 219/64-68
20 FD 1 1/2" IP W/BRASS CAP STAMPED 125+47.01, DN 0.2', PER RIV. CO. SURV. R/W MAP 828-UU
21 FD 1" IP TAGGED LS 5390, DN 0.2', PER MB 219/64-68, DESIGNATED MONUMENT 'A'
22 FD 1" IP TAGGED RCE 25183, DN 0.5', PER PM 34/72
23 FD 1" IP TAGGED LS 4449, DN 0.1', PER RS 71/14
24 FD 1" IP TAGGED LS 4449, DN 0.4', PER RS 71/14
25 FD 1" IP TAGGED LS 4449, DN 0.4', PER RS 71/14
26 FD 1" IP TAGGED LS 4449, DN 0.3', PER RS 71/14
27 FD 1" IP NO TAG, DN 0.5', PER RS 71/14 & RS 82/3. SET RCE 21740 TAG
28 FD 1" IP TAGGED LS 4449, DN. 0.5', N77°59'46"W & 4.42' OF CORNER, PER RS 71/14
29 FD 1" IP TAGGED LS 5390, DN 0.3', PER MB 219/64-68, DESIGNATED MONUMENT 'B'
30 FD 1" IP NO TAG, DN 0.2', PER MB 219/64-68. SET RCE 21740 TAG, DESIGNATED MONUMENT 'C'
31 FD 1" IP TAGGED RCE 16056, FLUSH, PER RS 82/3, DESIGNATED MONUMENT 'D'
32 FD 1" IP TAGGED RCE 16056, FLUSH, PER RS 82/3
33 FD 1" IP TAGGED RCE 16056, DN 0.1', PER RS 82/3
34 FD 1" IP TAGGED RCE 16056, FLUSH, PER RS 82/3
35 FD 1" IP TAGGED RCE 16056, FLUSH, PER RS 82/3
36 FD 1" IP TAGGED RCE 16056, FLUSH, PER RS 82/3
37 FD 1" IP TAGGED RCE 16056, FLUSH, PER RS 82/3
38 FD 1" IP TAGGED RCE 16056, FLUSH, PER RS 82/3
39 FD 1" IP TAGGED RCE 16056, FLUSH, PER RS 82/3
40 FD NAIL & RCE 16056 TAG IN CONCRETE FLUME PER RS 82/3

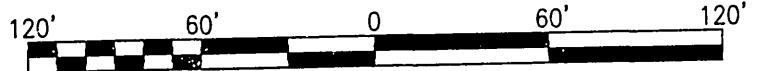
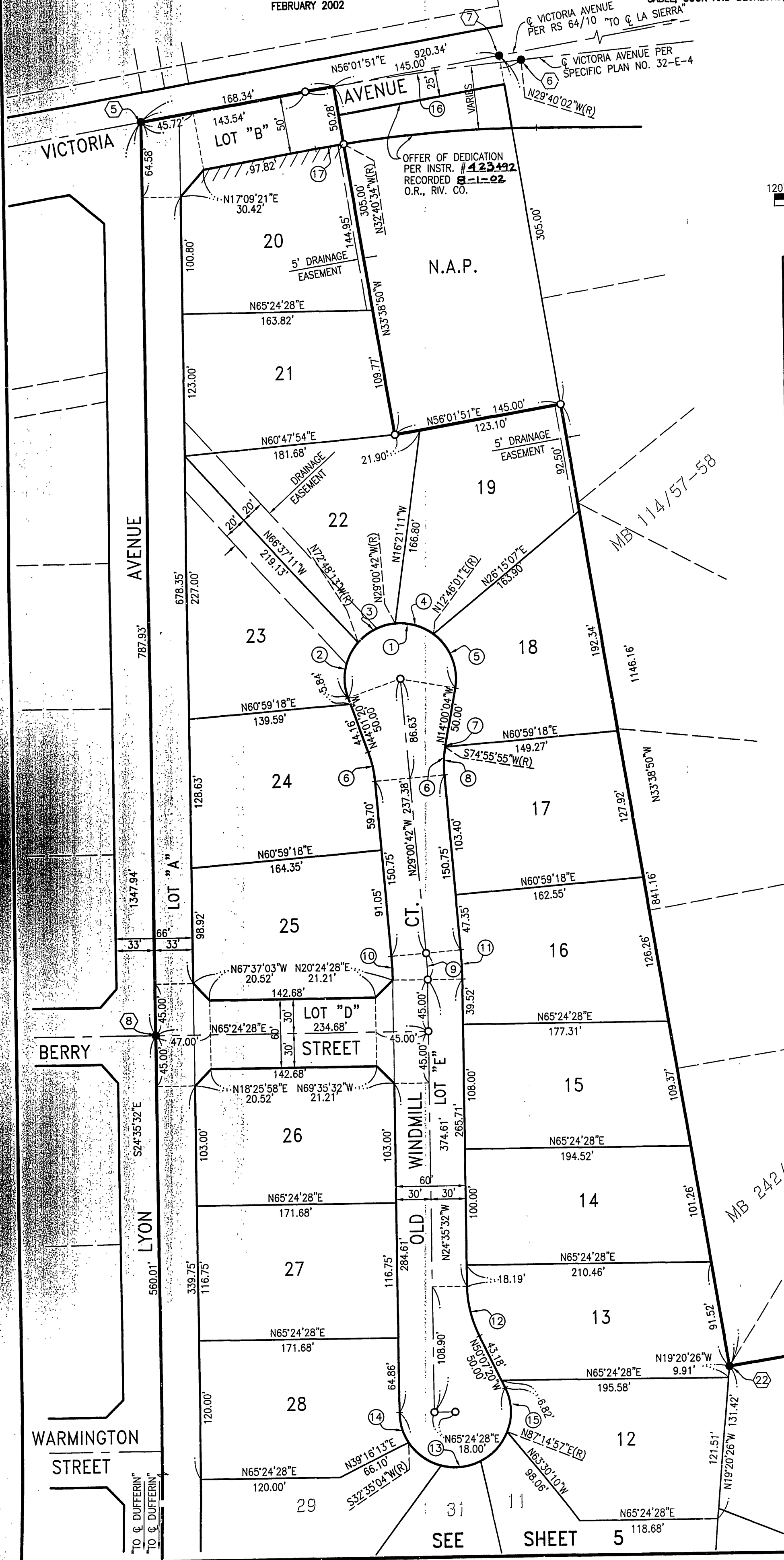
TRACT MAP 29420

BEING A DIVISION OF ALL OF LOTS 21 & 22, AND A PORTION OF LOT 30 IN BLOCK 14 OF LANDS OF J.F. MOULTON & H.B. PRAED, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGES 5 & 6 OF MAPS, TOGETHER WITH ALL OF LOTS 7, 12 & 13, AND A PORTION OF LOT 8 IN BLOCK 9 OF LANDS OF J.F. MOULTON & H.B. PRAED, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGES 40 & 41 OF MAPS, BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING IN SECTION 25, T.3S., R.6W., RANCHO EL SOBRANTE DE SAN JACINTO.

FEBRUARY 2002

GABEL, COOK AND BECKLUND, INC.

2002-450422 ORIGINAL



SEE SHEET 3 FOR ENGINEER'S NOTES
SEE SHEET 3 FOR EASEMENT NOTES
SEE SHEET 3 FOR FOUND MONUMENT TABLE

CURVE DATA				
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT
1	210°01'16"	48.00'	175.95'	-
2	61°13'07"	48.00'	51.29'	28.40'
3	43°47'31"	48.00'	36.69'	19.29'
4	41°46'43"	48.00'	35.00'	18.32'
5	63°13'55"	48.00'	52.97'	29.55'
6	15°00'38"	100.00'	26.20'	13.17'
7	01°04'01"	100.00'	1.86'	0.93'
8	13°56'37"	100.00'	24.34'	12.23'
9	4°25'10"	300.00'	23.14'	11.58'
10	4°25'10"	270.00'	20.83'	10.42'
11	4°25'10"	330.00'	25.45'	12.73'
12	25°31'48"	100.00'	44.56'	22.66'
13	205°31'48"	48.00'	172.18'	-
14	32°49'24"	48.00'	27.50'	14.14'
15	47°22'17"	48.00'	39.69'	21.06'
16	4°18'04"	2500.00'	187.67'	93.88'
17	1°17'35"	1086.53'	24.52'	12.26'

SEE SHEET 6

SEE SHEET 5

WO 1865

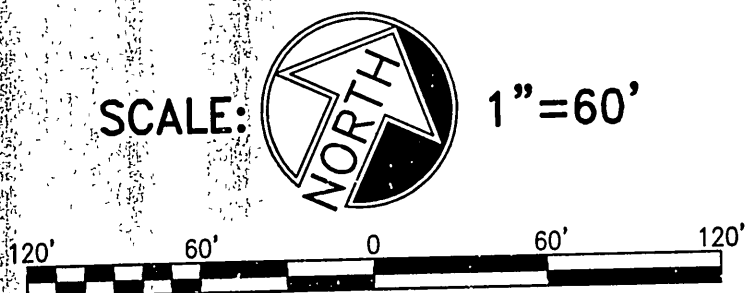
200-450-12 ORIGINAL

TRACT MAP 29420

BEING A DIVISION OF ALL OF LOTS 21 & 22, AND A PORTION OF LOT 30 IN BLOCK 14 OF LANDS OF J.F. MOULTON & H.B. PRAED, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGES 5 & 6 OF MAPS, TOGETHER WITH ALL OF LOTS 7, 12 & 13, AND A PORTION OF LOT 8 IN BLOCK 9 OF LANDS OF J.F. MOULTON & H.B. PRAED, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGES 40 & 41 OF MAPS, BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING IN SECTION 25, T.3S., R.6W., RANCHO EL SOBRANTE DE SAN JACINTO.

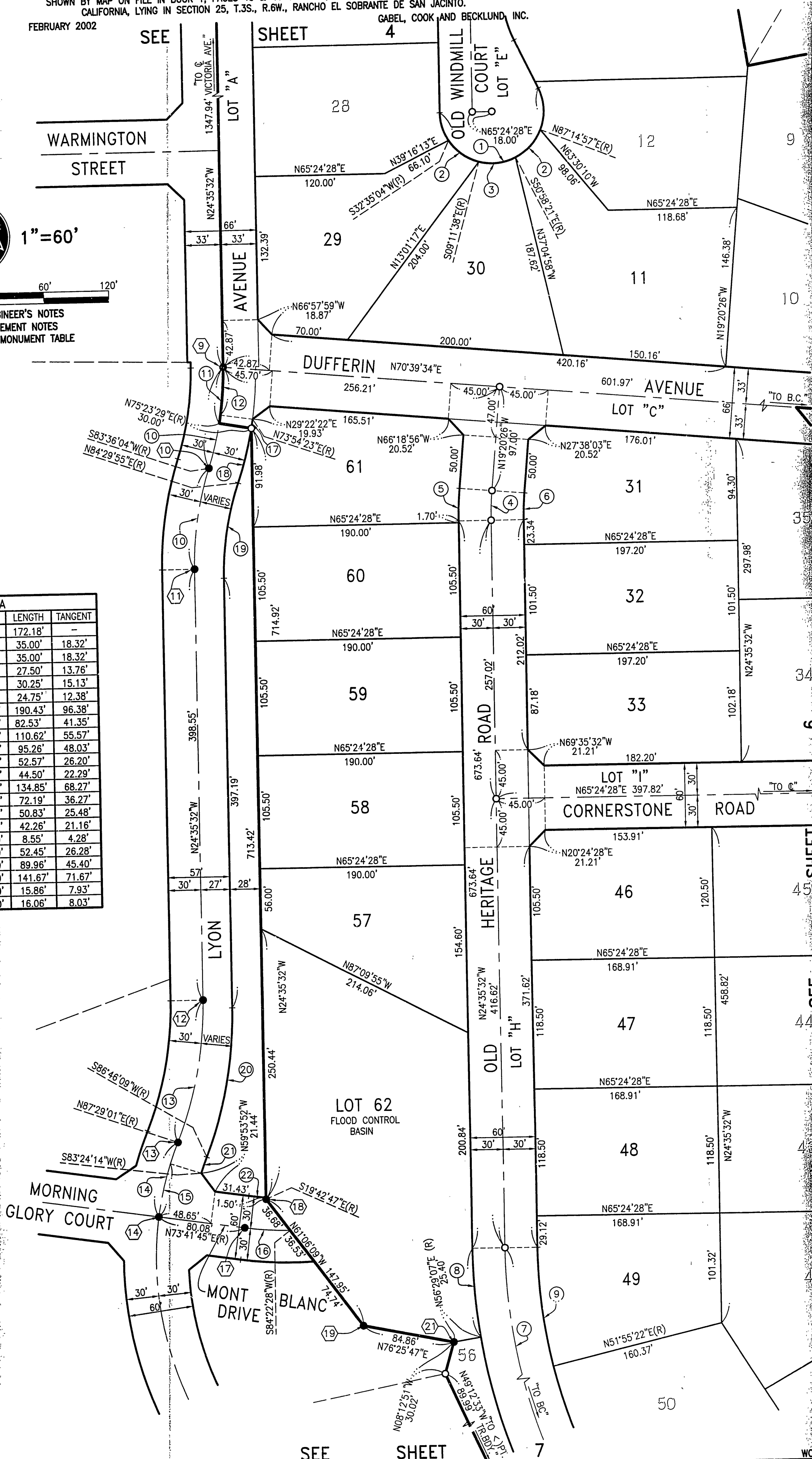
FEBRUARY 2002

GABEL, COOK AND BECKLUND, INC.



SEE SHEET 3 FOR ENGINEER'S NOTES
SEE SHEET 3 FOR EASEMENT NOTES
SEE SHEET 3 FOR FOUND MONUMENT TABLE

CURVE DATA				
Δ	DELTA	RADIUS	LENGTH	TANGENT
1	205°31'48"	48.00'	172.18'	-
2	41°46'42"	48.00'	35.00'	18.32'
3	41°46'43"	48.00'	35.00'	18.32'
4	5°15'06"	300.00'	27.50'	13.76'
5	5°15'06"	330.00'	30.25'	15.13'
6	5°15'06"	270.00'	24.75'	12.38'
7	21°49'16"	500.00'	190.43'	96.38'
8	8°55'21"	530.00'	82.53'	41.35'
9	13°29'06"	470.00'	110.62'	55.57'
10	18°11'36"	300.00'	95.26'	48.03'
11	9°59'01"	300.00'	52.57'	26.20'
12	8°29'33"	300.00'	44.50'	22.29'
13	22°04'33"	350.00'	134.85'	68.27'
14	13°47'16"	300.00'	72.19'	36.27'
15	9°42'29"	300.00'	50.83'	25.48'
16	8°04'13"	300.00'	42.26'	21.16'
17	1°29'06"	330.00'	8.55'	4.28'
18	9°06'26"	330.00'	52.45'	26.28'
19	19°05'27"	270.00'	89.96'	45.40'
20	21°21'41"	380.00'	141.67'	71.67'
21	3°21'55"	270.00'	15.86'	7.93'
22	3°24'32"	270.00'	16.06'	8.03'



SEE SHEET

WO. 1865

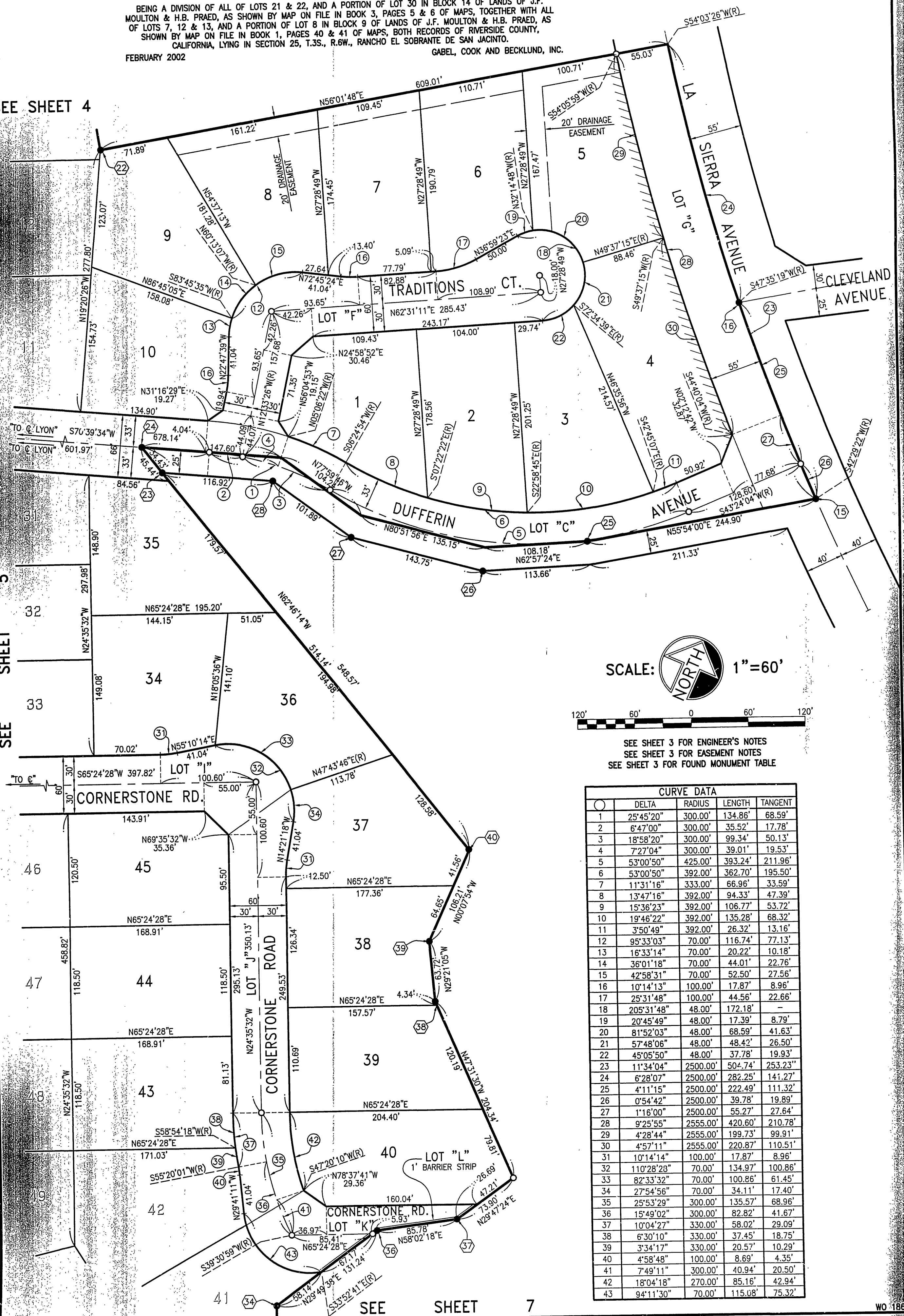
TRACT MAP 29420

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA
 BEING A DIVISION OF ALL OF LOTS 21 & 22, AND A PORTION OF LOT 30 IN BLOCK 14 OF LANDS OF J.F. MOULTON & H.B. PRAED, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGES 5 & 6 OF MAPS, TOGETHER WITH ALL OF LOTS 7, 12 & 13, AND A PORTION OF LOT 8 IN BLOCK 9 OF LANDS OF J.F. MOULTON & H.B. PRAED, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGES 40 & 41 OF MAPS, BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING IN SECTION 25, T.3S., R.6W., RANCHO EL SOBRANTE DE SAN JACINTO.
 GABEL, COOK AND BECKLUND, INC.
 FEBRUARY 2002

2002-450429
 ORIGINAL

SEE SHEET 4

SEE SHEET 5
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SEE SHEET 3 FOR ENGINEER'S NOTES
 SEE SHEET 3 FOR EASEMENT NOTES
 SEE SHEET 3 FOR FOUND MONUMENT TABLE

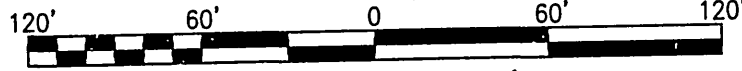
CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	TANGENT
1	25°45'20"	300.00'	134.86'	68.59'
2	6°47'00"	300.00'	35.52'	17.78'
3	18°58'20"	300.00'	99.34'	50.13'
4	7°27'04"	300.00'	39.01'	19.53'
5	53°00'50"	425.00'	393.24'	211.96'
6	53°00'50"	392.00'	362.70'	195.50'
7	11°31'16"	333.00'	66.96'	33.59'
8	13°47'16"	392.00'	94.33'	47.39'
9	15°36'23"	392.00'	106.77'	53.72'
10	19°46'22"	392.00'	135.28'	68.32'
11	3°50'49"	392.00'	26.32'	13.16'
12	95°33'03"	70.00'	116.74'	77.13'
13	16°33'14"	70.00'	20.22'	10.18'
14	36°01'18"	70.00'	44.01'	22.76'
15	42°58'31"	70.00'	52.50'	27.56'
16	10°14'13"	100.00'	17.87'	8.96'
17	25°31'48"	100.00'	44.56'	22.66'
18	205°31'48"	48.00'	172.18'	-
19	20°45'49"	48.00'	17.39'	8.79'
20	81°52'03"	48.00'	68.59'	41.63'
21	57°48'06"	48.00'	48.42'	26.50'
22	45°05'50"	48.00'	37.78'	19.93'
23	11°34'04"	2500.00'	504.74'	253.23'
24	6°28'07"	2500.00'	282.25'	141.27'
25	4°11'15"	2500.00'	222.49'	111.32'
26	0°54'42"	2500.00'	39.78'	19.89'
27	1°16'00"	2555.00'	55.27'	27.64'
28	9°25'55"	2555.00'	420.60'	210.78'
29	4°28'44"	2555.00'	199.73'	99.91'
30	4°57'11"	2555.00'	220.87'	110.51'
31	10°14'14"	100.00'	17.87'	8.96'
32	110°28'28"	70.00'	134.97'	100.86'
33	82°33'32"	70.00'	100.86'	61.45'
34	27°54'56"	70.00'	34.11'	17.40'
35	25°53'29"	300.00'	135.57'	68.96'
36	15°49'02"	300.00'	82.82'	41.67'
37	10°04'27"	330.00'	58.02'	29.09'
38	6°30'10"	330.00'	37.45'	18.75'
39	3°34'17"	330.00'	20.57'	10.29'
40	4°58'48"	100.00'	8.69'	4.35'
41	7°49'11"	300.00'	40.94'	20.50'
42	18°04'18"	270.00'	85.16'	42.94'
43	94°11'30"	70.00'	115.08'	75.32'

SEE SHEET 7

WO 1865

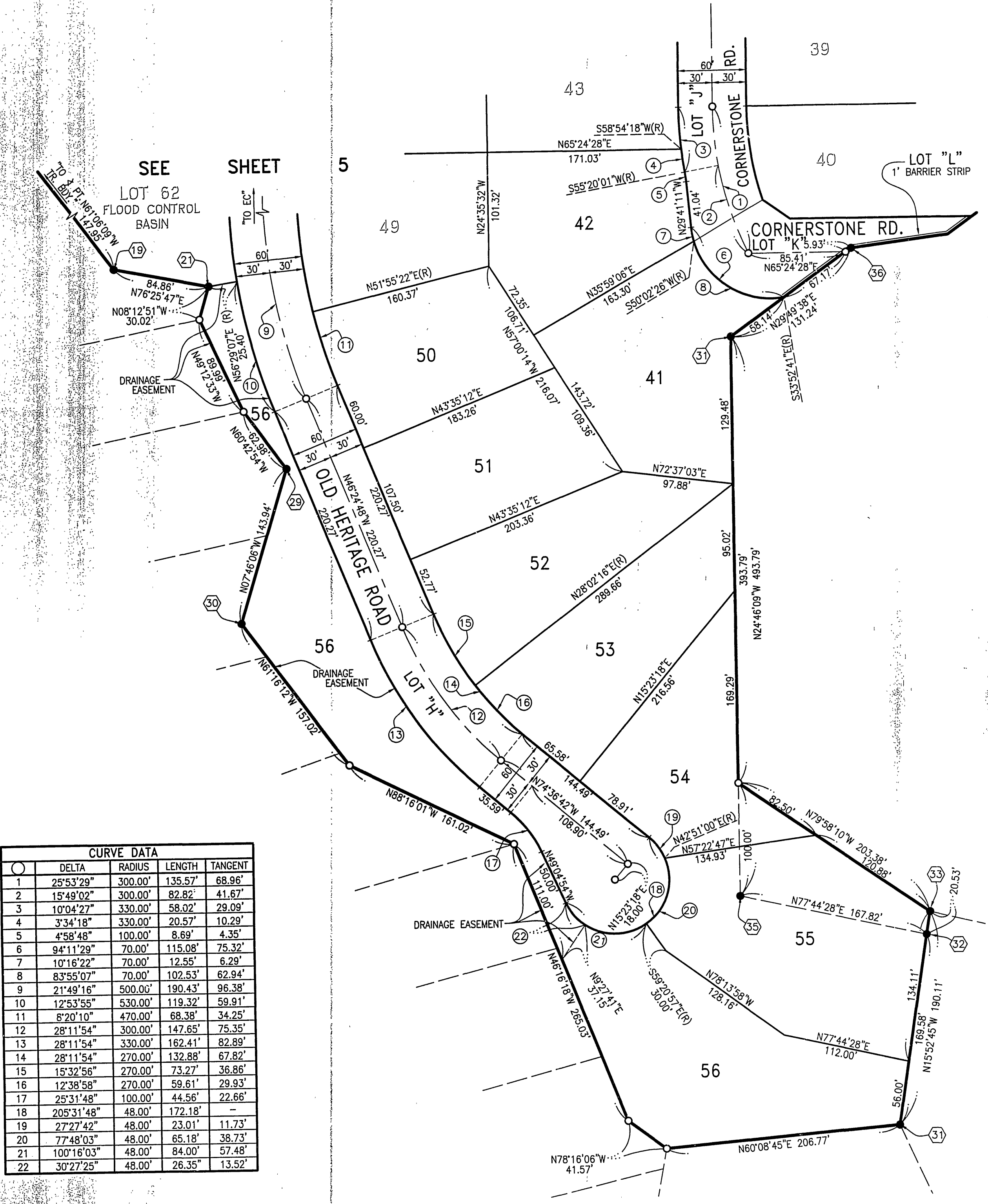
TRACT MAP 29420

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA
 BEING A DIVISION OF ALL OF LOTS 21 & 22, AND A PORTION OF LOT 30 IN BLOCK 14 OF LANDS OF J.F. MOULTON & H.B. PRAED, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGES 5 & 6 OF MAPS, TOGETHER WITH ALL OF LOTS 7, 12 & 13, AND A PORTION OF LOT 8 IN BLOCK 9 OF LANDS OF J.F. MOULTON & H.B. PRAED, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGES 40 & 41 OF MAPS, BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING IN SECTION 25, T.3S., R.6W., RANCHO EL SOBRANTE DE SAN JACINTO.
 GABEL, COOK AND BECKLUND, INC.
 FEBRUARY 2002



SEE SHEET 3 FOR ENGINEER'S NOTES
 SEE SHEET 3 FOR EASEMENT NOTES
 SEE SHEET 3 FOR FOUND MONUMENT TABLE

SEE SHEET 6



CURVE DATA				
Δ	DELTA	RADIUS	LENGTH	TANGENT
1	25°53'29"	300.00'	135.57'	68.96'
2	15°49'02"	300.00'	82.82'	41.67'
3	10°04'27"	330.00'	58.02'	29.09'
4	3°34'18"	330.00'	20.57'	10.29'
5	4°58'48"	100.00'	8.69'	4.35'
6	94°11'29"	70.00'	115.08'	75.32'
7	10°16'22"	70.00'	12.55'	6.29'
8	83°55'07"	70.00'	102.53'	62.94'
9	21°49'16"	500.00'	190.43'	96.38'
10	12°53'55"	530.00'	119.32'	59.91'
11	8°20'10"	470.00'	68.38'	34.25'
12	28°11'54"	300.00'	147.65'	75.35'
13	28°11'54"	330.00'	162.41'	82.89'
14	28°11'54"	270.00'	132.88'	67.82'
15	15°32'56"	270.00'	73.27'	36.86'
16	12°38'58"	270.00'	59.61'	29.93'
17	25°31'48"	100.00'	44.56'	22.66'
18	205°31'48"	48.00'	172.18'	-
19	27°27'42"	48.00'	23.01'	11.73'
20	77°48'03"	48.00'	65.18'	38.73'
21	100°16'03"	48.00'	84.00'	57.48'
22	30°27'25"	48.00'	26.35'	13.52'

2002-450429
 ORIGINAL