

OWNER'S STATEMENT

WE HEREBY RESERVE THOSE EASEMENTS DESIGNATED AS "SIDE YARD USE EASEMENT" FOR THE SOLE BENEFIT AND USE OF THOSE LOTS ADJACENT TO SAID EASEMENTS.

- (A) CONSENT OF OWNERS: 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... (B) STREETS: WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, LOT "A" AND LOT "B"... (C) ELECTRIC ENERGY DISTRIBUTION FACILITIES: WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES... (D) SANITARY SEWER FACILITIES: WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES... (E) PUBLIC UTILITIES: WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR PUBLIC USE, EASEMENTS FOR ELECTRICAL PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS "C" THROUGH "H" AND LOT "R"... (F) WATERLINE FACILITIES: WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF WATERLINE FACILITIES... (G) STORM DRAIN FACILITIES: WE HEREBY RESERVE THE RIGHT FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT, FOR STORM DRAIN PURPOSES THE 10' WIDE PRIVATE STORM DRAIN EASEMENT, AND LOTS "C" THROUGH "H" AND "R"...

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

TRACT NO. 29501

PORTIONS LOTS 22 AND 23 OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION LANDS PER BOOK 7, PAGE 3 OF MAPS, AND A PORTION OF LOT 1, BLOCK 1 OF FAIRMOUNT HEIGHTS TRACT NO. 4 PER BOOK 1, PAGE 46 OF MAPS, BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE CITY OF RIVERSIDE, SECTION 30, TOWNSHIP 2 SOUTH, RANGE 5 WEST, S.B.M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS RIVERSIDE, CALIFORNIA AUGUST, 2001

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT 29501 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON DECEMBER 23, 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 THE EASEMENTS FOR SEWER AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT THE PLANS FOR DRAINS, DRAINAGE WORKS AND SEWERS SUFFICIENT TO MITIGATE FLOOD DAMAGE TO ALL LOTS IN THE SUBDIVISION HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAVE BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT 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 COMPLETION OF THE SAME.

DATED Sept. 19, 2002 THOMAS J. BOYD R.C.E. 36170, EXPIRES 6-30-04 CITY ENGINEER BY: Thom Boyd

CITY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, AND THAT ALL MONUMENTS HAVE BEEN SET OR A CASH DEPOSIT SUFFICIENT TO COVER THEIR PLACEMENT HAS BEEN DEPOSITED WITH THE CITY OF RIVERSIDE.

DATED September 19, 2002 MARK S. BROWN L.S. 5655 LIC. EXP. 9/30/03 CITY SURVEYOR BY: MSB

CITY CLERK'S CERTIFICATE

- (A) RESOLVED: THAT THIS MAP CONSISTING OF FOUR (4) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 29501. (B) STREETS: LOT "A" AND LOT "B" ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES. THE EASEMENTS DESIGNATED AS "3.00' SIDEWALK AND TREE PLANTING EASEMENT" AND "3.50' SIDEWALK AND TREE PLANTING EASEMENT", ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF SIDEWALK AND STREET TREE FACILITIES. (C) ELECTRIC ENERGY DISTRIBUTION FACILITIES: THE EASEMENT DESIGNATED AS "3.00' P.U.E." IS HEREBY ACCEPTED FOR THE MAINTENANCE AND CONSTRUCTION OF ELECTRIC ENERGY DISTRIBUTION FACILITIES. (D) SANITARY SEWER FACILITIES: THE EASEMENTS DESIGNATED AS "20' SEWER EASEMENT" AND LOTS "C" THROUGH "H" AND "R" ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF SEWER FACILITIES. (E) PUBLIC UTILITIES: THE EASEMENTS FOR ELECTRICAL PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS "C" THROUGH "H" AND "R" ARE HEREBY ACCEPTED. (F) WATERLINE FACILITIES: THE EASEMENTS DESIGNATED AS "20' WATER EASEMENT" AND LOTS "C" THROUGH "H" AND "R" AND "3' WATER EASEMENT" ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF WATERLINE FACILITIES. 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 FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 15th DAY OF October, 2002.

COLLEEN J. NICOL CITY CLERK OF THE CITY OF RIVERSIDE BY: Kelly Palmer

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 ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED 7/25, 2002 PAUL S. SUNDEEN, CITY TREASURER BY: MC Hansen

RECORDER'S STATEMENT

FILED THIS 8th DAY OF Nov. 2002 AT 8:00 A.M. IN BOOK 326 OF MAPS AT PAGES 1-4 AT THE REQUEST OF THE CITY CLERK.

FEE \$13.00 NUMBER 2002-648534

GARY L. ORSO COUNTY ASSESSOR - CLERK-RECORDER BY: A. Rubin Deputy

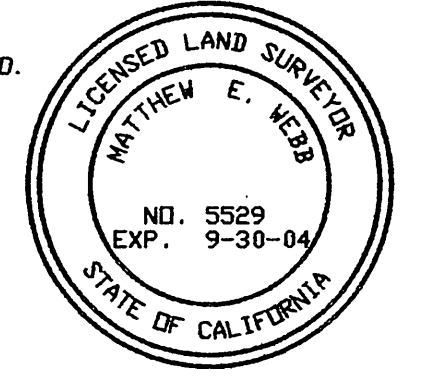
SUBDIVISION GUARANTEE: CHICAGO TITLE COMPANY

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF REGIONAL PROPERTIES, INC. ON JULY 1, 1999. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN ONE YEAR FROM THE RECORDATION DATE OF THE MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED MAY 15, 2002

Matthew E. Webb MATTHEW E. WEBB, L.S. 5529 EXP. 9-30-04 L.S. EXPIRES SEPT. 30, 2004



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 REAL 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 \$3,300.

DATED July 23, 2002 PAUL McDONNELL COUNTY TAX COLLECTOR BY: Service Donald Deputy

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$3,300 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 23, 2002 CASH TAX BOND GERALD A. MALONEY CLERK OF THE BOARD OF SUPERVISORS PAUL McDONNELL COUNTY TAX COLLECTOR

BY: Service Donald 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 WATER AND ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL LOTS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED AUG 15, 2002 THOMAS P. EVANS PUBLIC UTILITIES DIRECTOR

BY: Dieter P. Witzfeld

UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNERS OF THE BELOW DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE MAKING AND THE FILING OF THE ANNEXED MAP.

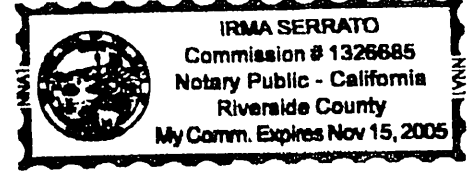
- 1. A RIGHT OF ENTRY AND RIGHT OF WAY OVER SAID LAND FOR ALL WATER PIPES, DITCHES AND OTHER CONDUITS THAT MAY BE REQUIRED BY THE RIVERSIDE WATER COMPANY, A CORPORATION, RECORDED AUGUST 14, 1885 IN BOOK 42, PAGES 294 AND 295 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CA.

DATED AUG 15, 2002 THOMAS P. EVANS PUBLIC UTILITIES DIRECTOR

BY: Dieter P. Witzfeld W.O. 01-0049

THE REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE, CALIFORNIA, A PUBLIC BODY, CORPORATE AND POLITICAL; AND REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE, A PUBLIC BODY, CORPORATE AND POLITICAL;

ROBERT C. WALES (ROBERT C. WALES) NOTARY ACKNOWLEDGEMENT



STATE OF CALIFORNIA) S.S. COUNTY OF SAN BERNARDINO) ON May 23, 2002 BEFORE ME, Irma Serrato PERSONALLY APPEARED Robert C. Wales

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 (S) HE (S) SHE (S) THEY EXECUTED THE SAME IN (S) HER (S) THEIR AUTHORIZED CAPACITY (IES), AND THAT BY (S) HER (S) THEIR SIGNATURE (S) ON THE INSTRUMENT THE PERSON (S) OR ENTITY UPON BEHALF OF WHICH THE PERSON (S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND Irma Serrato MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY NOTARY PUBLIC IN AND FOR SAID STATE Ima Serrato MY COMMISSION EXPIRES Nov. 15, 2005 (PRINTED NAME)

SIGNATURE OMISSIONS CERTIFICATE

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE.

- 1. MINERAL RIGHTS LYING BELOW A DEPTH OF 500 FEET, MEASURED VERTICALLY, FROM THE CONTOUR OF THE SURFACE OF SAID PROPERTY, HOWEVER, GRANTOR, OR ITS SUCCESSORS OR ASSIGNS, SHALL NOT HAVE THE RIGHT FOR ANY PURPOSE OR ANY PART HEREOF LYING BETWEEN SAID SURFACE AND 500 FEET BELOW SAID SURFACE, AS CONTAINED IN DEED TO MC CAL, A GENERAL PARTNERSHIP, RECORDED DECEMBER 16, 1995, AS INSTRUMENT NO. 282805, OFFICIAL RECORDS.

SOILS REPORT STATEMENT

A PRELIMINARY SOILS REPORT WAS PREPARED BY RMA GROUP ON THE 5TH DAY OF JANUARY, 2000, AS REQUESTED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

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

TRACT NO. 29501

PORTIONS LOTS 22 AND 23 OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION LANDS PER BOOK 7, PAGE 3 OF MAPS, AND A PORTION OF LOT 1, BLOCK 1 OF FAIRMOUNT HEIGHTS TRACT NO. 4 PER BOOK 1, PAGE 46 OF MAPS, BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE CITY OF RIVERSIDE, SECTION 30, TOWNSHIP 2 SOUTH, RANGE 5 WEST, S.B.M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
AUGUST, 2001

SCALE: 1"=50'

WRIGHT'S SUBDIVISION
MB 1/4 S.B. CO.

MOORE'S SUBDIVISION
MB 6/88

MAP NO. 4
FAIRMOUNT HEIGHTS TRACT
BLOCK 1
MB 1/4B-47
LOT 3

MAP OF THE
OVERLOOK RIDGE TRACT
MB 4/84
LOT 27

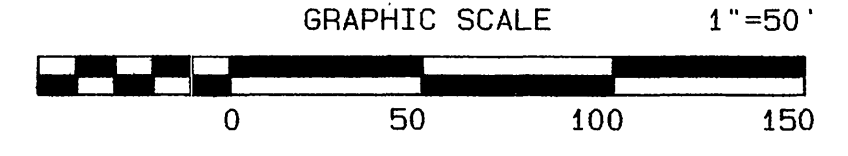
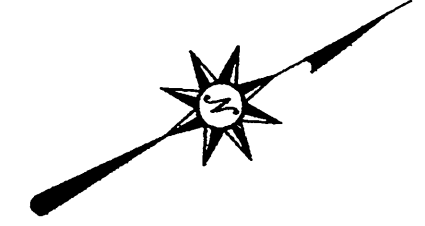
HOUGHTON
AVENUE

RIDGE ROAD

MARKET STREET

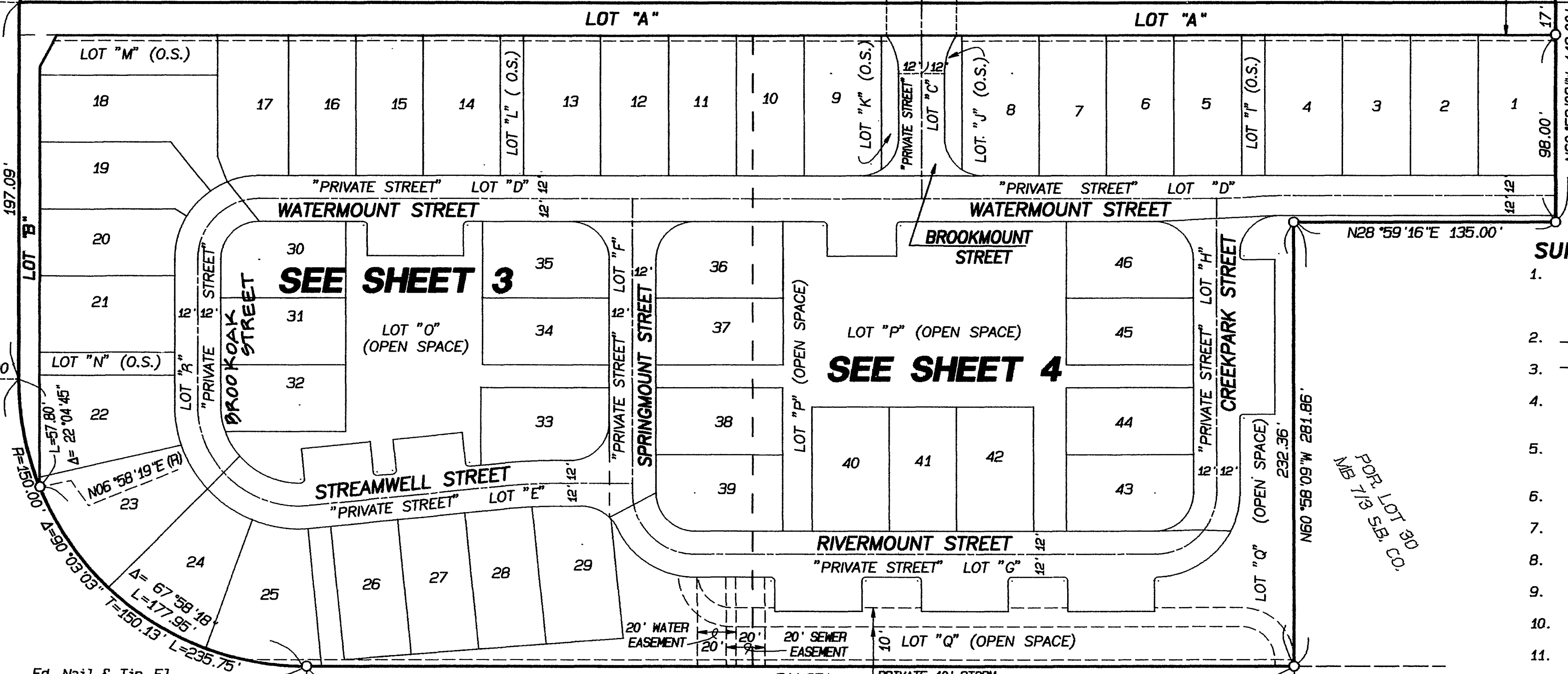
Fd. 1 1/2" IP in well, Dn. 0.6'
PER C.R.F.B. #1036/5

SET SPIKE & TAG
LS 5529, FLUSH



Fd. PK Nail & Washer, "RIV CITY", FL.
PER P.M. 180/9-11
& PER C.R.F.B. 844/63

FIRST STREET



SURVEYOR'S NOTES:

1. BASIS OF BEARING IS THE CENTERLINE OF MAIN STREET TAKEN AS NORTH 29° 00' 00" EAST PER PARCEL MAP NO. 26236, ON FILE IN BOOK 180 OF PARCEL MAPS, PAGES 9-11, RECORDS OF RIVERSIDE COUNTY, CA.
2. ● INDICATES FOUND MONUMENTS AS NOTED.
3. ○ INDICATES SET 1" IRON PIPE TAGGED L.S. 5529 FLUSH.
4. SET 1" IRON PIPE TAGGED L.S. 5529 FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
5. SET "SURE-FIRE" STUDS TAGGED L.S. 5529 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
6. () INDICATES RECORD OR CALCULATED RECORD FROM PM 180/9-11.
7. [] INDICATES RECORD OR CALCULATED RECORD AS NOTED.
8. ALL DIMENSIONS ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
9. TOTAL AREA OF SUBJECT SITE IS 5.52 ACRES.
10. ALL BEARINGS READ IN A NORTHERLY DIRECTION UNLESS OTHERWISE NOTED.
11. F.I. INDICATES FLUSH.

Fd. Nail & Tin, F.I.
PER P.M. 180/9-11
& PER C.R.F.B. LL11/1
SET TAG LS 5529.
183.18'

Fd. Spike w/1' Ties, F.I. in AC
PER P.M. 180/9-11 & C.R.F.B.
946/77. SET TAG LS 5529.

PARCEL 1

PARCEL MAP NO. 26236
PM 180/9-11

PARCEL 2

MAIN STREET

N29°00'00"E 1356.03'
(BASIS OF BEARINGS N29°00'00"E 1356.04')

POPLAR
STREET

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

TRACT NO. 29501

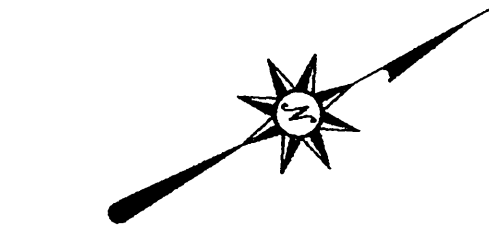
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ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
AUGUST, 2001

SCALE: 1"=30'

DATA TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	20.00'	90°00'00"	31.42'	20.00'
C2	32.00'	90°00'00"	50.27'	32.00'
C3	44.00'	65°02'49"	49.95'	28.06'
C4	20.00'	17°11'02"	6.00'	3.02'
C5	20.00'	47°51'47"	16.71'	8.88'
C6	20.00'	65°02'49"	22.71'	12.75'
C7	288.00'	2°59'15"	15.02'	7.51'
C8	288.00'	2°46'57"	13.99'	6.99'
C9	288.00'	5°46'11"	29.00'	14.51'
C10	300.00'	5°46'11"	30.21'	15.12'
C11	312.00'	5°46'11"	31.42'	15.72'
C12	2.00'	90°00'00"	3.14'	2.00'
C13	2.00'	94°53'01"	3.31'	2.18'
C14	41.00'	70°48'10"	50.67'	29.14'
C15	41.00'	20°06'00"	14.37'	7.26'
C16	41.00'	90°53'10"	65.04'	41.64'
C17	53.00'	95°46'11"	88.59'	58.63'
C18	53.00'	4°53'01"	4.52'	2.26'
C19	53.00'	90°53'10"	84.07'	53.83'
C20	65.00'	95°46'11"	108.65'	71.90'
C21	65.00'	25°58'43"	29.47'	14.99'
C22	65.00'	25°17'26"	28.69'	14.58'
C23	65.00'	23°38'44"	26.83'	13.61'
C24	65.00'	18°53'24"	21.43'	10.81'
C25	44.00'	90°00'00"	69.12'	44.00'
C26	44.00'	22°07'19"	16.99'	8.60'
C27	44.00'	13°03'00"	10.02'	5.03'
C28	44.00'	23°46'07"	18.25'	9.26'
C29	44.00'	31°03'34"	23.85'	12.23'
C30	65.00'	1°57'54"	2.23'	1.11'
C31	22.50'	86°31'26"	33.98'	21.17'

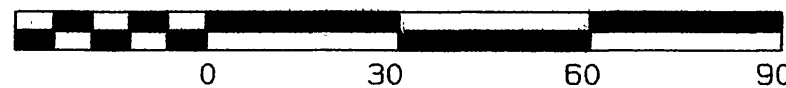


(A) INDICATES "SIDE YARD USE EASEMENT"

SURVEYOR'S NOTES:

- BASIS OF BEARING IS THE CENTERLINE OF MAIN STREET TAKEN AS NORTH 29° 00' 00" EAST PER PARCEL MAP NO. 26236, ON FILE IN BOOK 180 OF PARCEL MAPS, PAGES 9-11, RECORDS OF RIVERSIDE COUNTY, CA.
- INDICATES FOUND MONUMENTS AS NOTED.
- INDICATES SET 1" IRON PIPE TAGGED L.S. 5529 FLUSH.
- SET 1" IRON PIPE TAGGED L.S. 5529 FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
- SET "SURE-FIRE" STUDS TAGGED L.S. 5529 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
- () INDICATES RECORD OR CALCULATED RECORD FROM PM 180/9-11.
- [] INDICATES RECORD OR CALCULATED RECORD AS NOTED.
- ALL DIMENSIONS ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
- TOTAL AREA OF SUBJECT SITE IS 5.52 ACRES.
- ALL BEARINGS READ IN A NORTHERLY DIRECTION UNLESS OTHERWISE NOTED.
- F.I. INDICATES FLUSH.

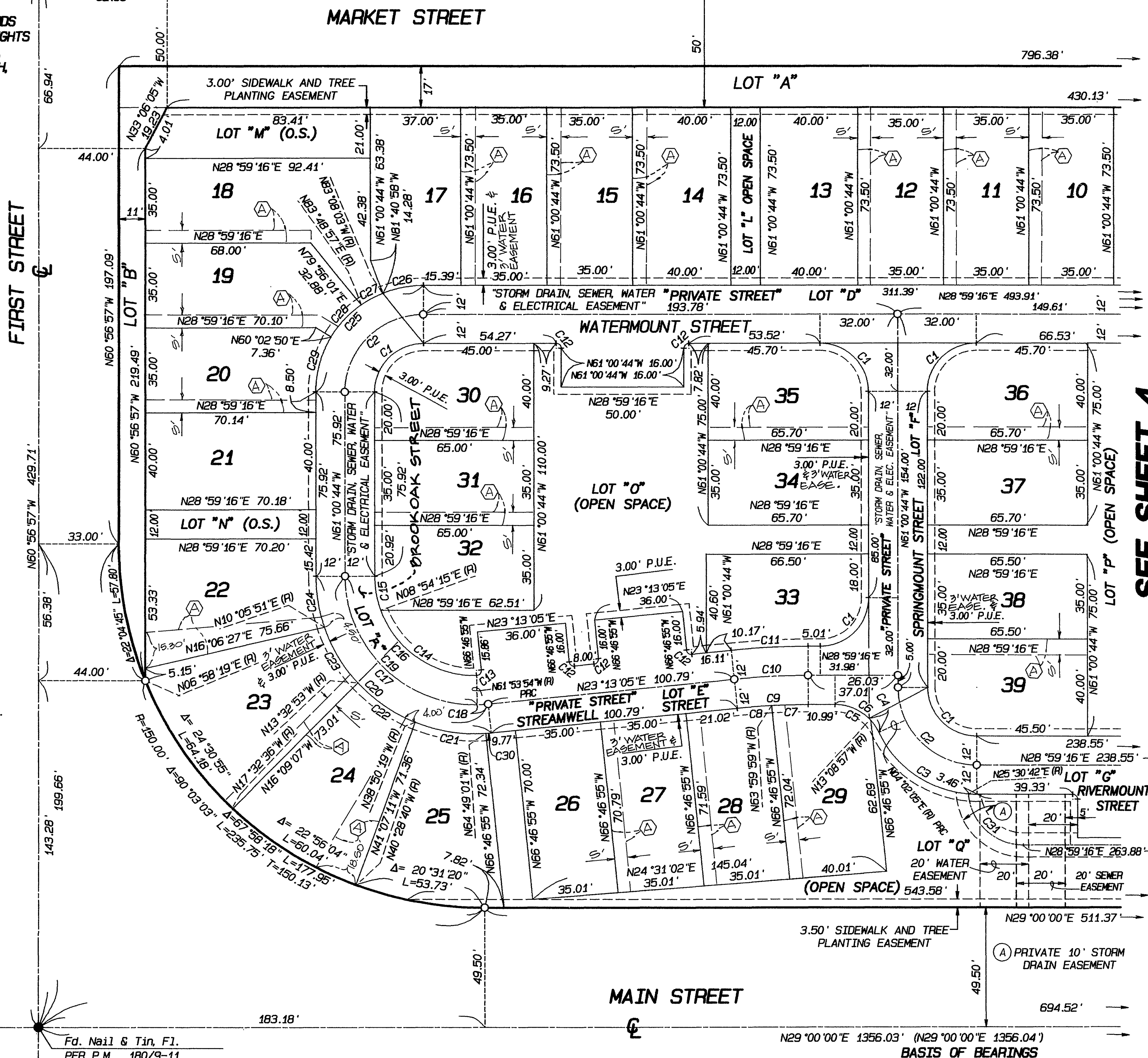
GRAPHIC SCALE 1"=30'



Fd. PK Nail & Washer, "RIV CITY", F.I.
PER P.M. 180/9-11
& PER C.R.F.B. 844/63

HOUGHTON AVENUE
N28°59'16"E 884.35' [884.37' PER CRFB 1036/5]
501.34'

SHEET 3 OF 4 SHEETS



Fd. Nail & Tin, F.I.
PER P.M. 180/9-11
& PER C.R.F.B. LL11/1
SET SPIKE & TAG LS 5529

N29°00'00"E 1356.03' (N29°00'00"E 1356.04')
BASIS OF BEARINGS

SEE SHEET 4

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

TRACT NO. 29501

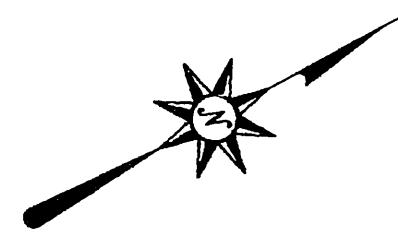
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ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
AUGUST, 2001

SCALE: 1"=30'

DATA TABLE

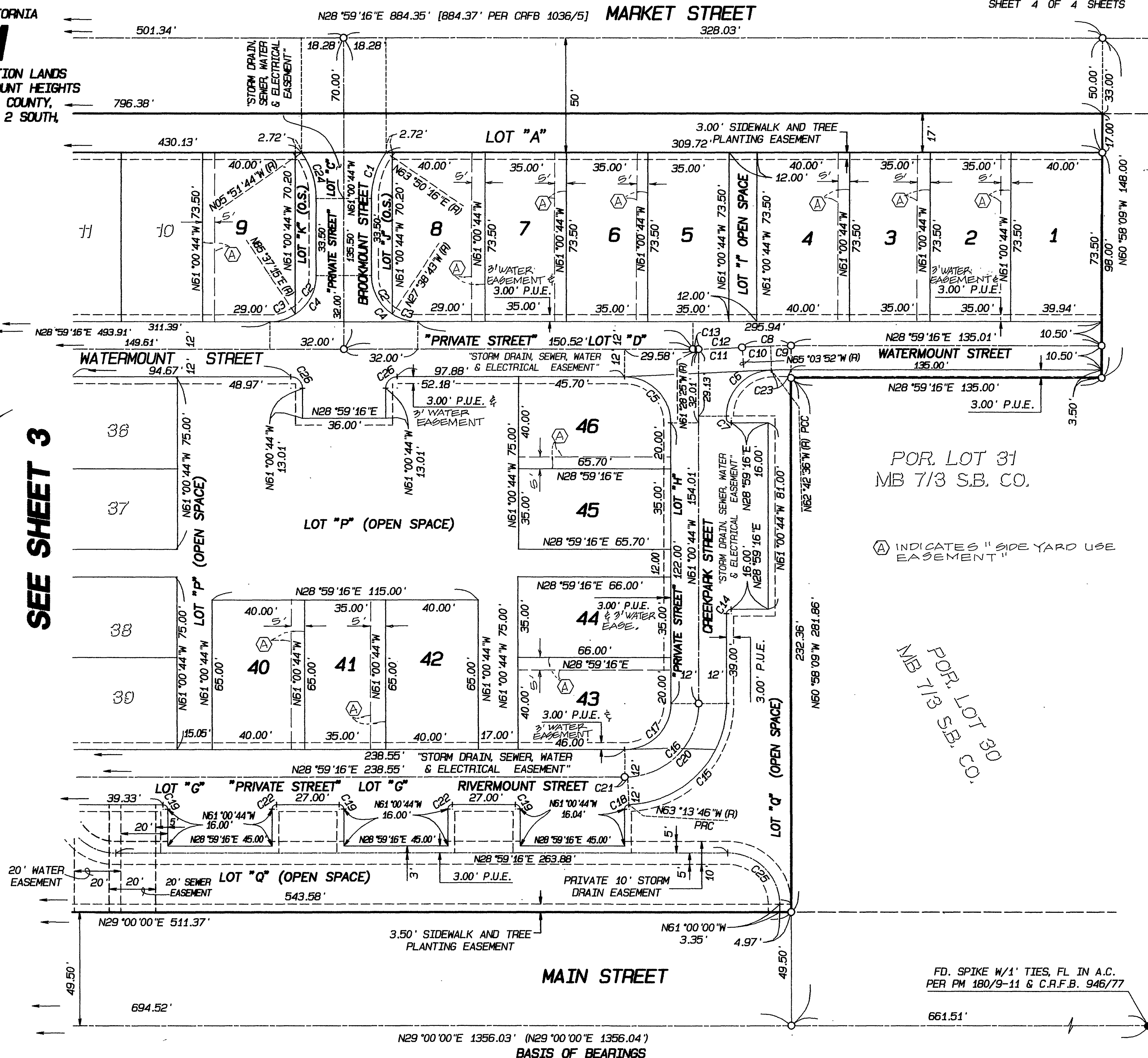
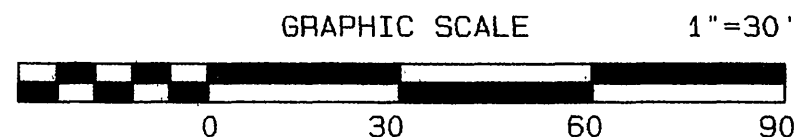
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	35.00'	34°51'00"	21.29'	10.99'
C2	20.00'	56°37'59"	19.77'	10.78'
C3	20.00'	33°22'01"	11.65'	5.99'
C4	20.00'	90°00'00"	31.42'	20.00'
C5	20.00'	90°00'00"	31.42'	20.00'
C6	20.00'	88°18'08"	30.82'	19.42'
C7	2.00'	90°00'00"	3.14'	2.00'
C8	300.00'	4°03'08"	21.22'	10.61'
C9	300.00'	1°41'52"	8.89'	4.44'
C10	300.00'	2°21'17"	12.33'	6.17'
C11	300.00'	4°03'08"	21.22'	10.61'
C12	300.00'	3°35'27"	18.80'	9.40'
C13	300.00'	0°27'41"	2.42'	1.21'
C14	2.00'	90°00'00"	3.14'	2.00'
C15	44.00'	87°46'58"	67.41'	42.33'
C16	32.00'	90°00'00"	50.27'	32.00'
C17	20.00'	90°00'00"	31.42'	20.00'
C18	2.00'	87°43'11"	3.06'	1.92'
C19	2.00'	90°00'00"	3.14'	2.00'
C20	32.00'	87°46'58"	49.03'	30.79'
C21	32.00'	2°13'02"	1.24'	0.62'
C22	2.00'	90°00'00"	3.14'	2.00'
C23	289.50'	1°41'52"	8.58'	4.29'
C24	35.00'	34°51'00"	21.29'	10.99'
C25	22.50'	90°00'44"	35.35'	22.50'
C26	5.00'	90°00'00"	7.85'	5.00'



SEE SHEET 3

SURVEYOR'S NOTES:

- BASIS OF BEARING IS THE CENTERLINE OF MAIN STREET TAKEN AS NORTH 29° 00' 00" EAST PER PARCEL MAP NO. 26236, ON FILE IN BOOK 180 OF PARCEL MAPS, PAGES 9-11, RECORDS OF RIVERSIDE COUNTY, CA.
- INDICATES FOUND MONUMENTS AS NOTED.
- INDICATES SET 1" IRON PIPE TAGGED L.S. 5529 FLUSH.
- SET 1" IRON PIPE TAGGED L.S. 5529 FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
- SET "SURE-FIRE" STUDS TAGGED L.S. 5529 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
- () INDICATES RECORD OR CALCULATED RECORD FROM PM 180/9-11.
- [] INDICATES RECORD OR CALCULATED RECORD AS NOTED.
- ALL DIMENSIONS ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
- TOTAL AREA OF SUBJECT SITE IS 5.52 ACRES.
- ALL BEARINGS READ IN A NORTHERLY DIRECTION UNLESS OTHERWISE NOTED.
- F1. INDICATES FLUSH.



POR. LOT 31
MB 7/3 S.B. CO.
INDICATES "SIDE YARD USE EASEMENT"

POR. LOT 30
MB 7/3 S.B. CO.

FD. SPIKE W/1' TIES, FL IN A.C.
PER PM 180/9-11 & C.R.F.B. 946/77

M.B. 326 / 4