

2003-137022
ORIGINAL
331/26

SHEET 1 OF 10 SHEETS

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA
TRACT NO. 29419

BEING A SUBDIVISION OF LOTS 27 AND 28 IN BLOCK 14, LOTS 1, 2, 3, 4, AND A PORTION OF LOT 5 IN BLOCK 15, PORTIONS OF LOTS 7, 10 AND 13 IN BLOCK 16, AND PORTIONS OF FILLMORE STREET AND UNNUMBERED LOTS ALL IN LANDS OF J. F. MOULTON AND H.B. PRAED, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGES 5 AND 6 OF MAPS AND A PORTION OF THAT PARCEL CONVEYED TO MOULTON AND PRAED ADDITION WATER DISTRICT RECORDED AS JUNE 1, 1945 AS INST. NO. 136, ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING A PORTION OF SECTIONS 25 AND 26 TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN.
CSL ENGINEERING, INC. DAVID E. CORYELL R.C.E. 31574

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, LOT "A". WE HEREBY RETAIN LOTS "B" THROUGH "K" INCLUSIVE, INDICATED AS "PRIVATE STREETS" AS SHOWN HEREON FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT. WE HEREBY DEDICATE TO PUBLIC USE EASEMENTS FOR PUBLIC UTILITY PURPOSES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS "B" THROUGH "K" INCLUSIVE. WE ALSO HEREBY DEDICATE TO PUBLIC USE THE DRAINAGE EASEMENTS, AS SHOWN HEREON, FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES. WE HEREBY DEDICATE TO THE RIVERSIDE COUNTY REGIONAL PARKS AND OPEN-SPACE DISTRICT THE 10' TRAIL EASEMENT AS SHOWN HEREON FOR TRAIL PURPOSES. WE ALSO HEREBY RETAIN TO OURSELVES THE 10 FOOT "LANDSCAPE AND DRAINAGE EASEMENTS" AS SHOWN HEREON. WE HEREBY DEDICATE TO WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY FOR THE CONSTRUCTION AND MAINTENANCE OF SEWER FACILITIES, AND TO THE CITY OF RIVERSIDE FOR THE CONSTRUCTION AND MAINTENANCE OF WATER FACILITIES, LOTS "B" THROUGH "K" INCLUSIVE.

ANITA J. NEVIN AND DONNA L. NEVIN, TRUSTEES OF THE NEVIN TRUST DATED JANUARY 27, 1987, SUB-TRUST A, AN UNDIVIDED 17% INTEREST AND ANITA J. NEVIN AND DONNA L. NEVIN, TRUSTEES OF THE NEVIN TRUST DATED JANUARY 27, 1987, SUB-TRUST B, AN UNDIVIDED 83% INTEREST
Anita J. Nevin *Donna L. Nevin*
ANITA J. NEVIN DONNA L. NEVIN

GAGE CANAL COMPANY, A CALIFORNIA CORPORATION
Paul L. Renck *Ross Lewis*
PRESIDENT SECRETARY
PAUL L. RENCK ROSS LEWIS

TAYLOR WOODROW HOMES INC. A CALIFORNIA CORPORATION
Michael R. Forsum
MICHAEL R. FORSUM
PRESIDENT

NOTARY ACKNOWLEDGMENTS

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE } S.S.
ON 1-22-2002 BEFORE ME, DIANE L. HINKLE A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PAUL RENCK & ROSS LEWIS PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES 7-25-2005
Diane L. Hinkle
NOTARY PUBLIC IN AND FOR SAID STATE



RIVERSIDE COUNTY REGIONAL PARKS AND OPEN-SPACE DISTRICT CERTIFICATE OF ACCEPTANCE

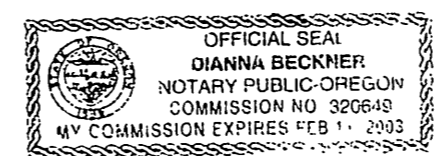
THE RIVERSIDE COUNTY REGIONAL PARKS AND OPEN-SPACE DISTRICT HEREBY ACCEPTS THE DEDICATION OF THE TRAIL EASEMENT AS SHOWN HEREON TO VEST TITLE IN THE DISTRICT ON BEHALF OF THE PUBLIC FOR SAID PURPOSES BUT THAT SAID EASEMENT SHALL NOT BECOME PART OF THE DISTRICT'S MAINTAINED TRAIL SYSTEM.
DATE 1/21, 2003 BY Paul Frandsen
PAUL FRANSDEN
GENERAL MANAGER

NOTARY ACKNOWLEDGMENTS

STATE OF CALIFORNIA, COUNTY OF HOOD RIVER } S.S.
ON December 9, 2001 BEFORE ME, Dianna Beckner A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Anita J. Nevin PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES 02-11-03

Dianna Beckner
NOTARY PUBLIC IN AND FOR SAID STATE



STATE OF CALIFORNIA, COUNTY OF RIVERSIDE } S.S.
ON December 18, 2001 BEFORE ME, Monica Sierra A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Donna L. Nevin PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES 04-11-02

Monica Sierra
NOTARY PUBLIC IN AND FOR SAID STATE

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 \$ 56,300.

PAUL McDONNELL, RIVERSIDE COUNTY TAX COLLECTOR
DATED 1/21, 2003 BY Matt J. DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 56,300 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 1/21, 2003 NANCY ROMERO
CLERK TO THE BOARD OF SUPERVISORS
CASH TAX BOND PAUL McDONNELL COUNTY TAX COLLECTOR
BY Matt J. DEPUTY

ENGINEER'S STATEMENT

I HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF TEN (10) 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 RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: 11-6, 2001

David E. Coryell
DAVID E. CORYELL
REGISTERED CIVIL ENGINEER NO. 31574
EXPIRES 12/31/04



BOARD OF SUPERVISOR'S STATEMENT

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFERS 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 DEDICATIONS OF THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE NOT ACCEPTED. THE DEDICATION TO PUBLIC USE, EASEMENTS FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS "B" THROUGH "K" INCLUSIVE ARE HEREBY ACCEPTED.

DATED: February 25, 2003

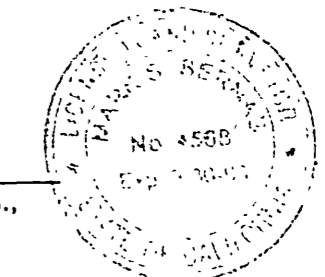
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
Nancy Romero
CHAIRMAN OF THE BOARD OF SUPERVISORS
ATTEST: NANCY ROMERO
CLERK TO THE BOARD OF SUPERVISORS
BY Glenn Lew-Smith DEPUTY

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 NO. 29419 AS FILED, AMENDED AND APPROVED BY THE BOARD OF SUPERVISORS ON AUGUST 1, 2000 THE EXPIRATION DATE BEING AUGUST 1, 2003 AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: Feb 10, 2003

Mark S. Bernas
MARK S. BERNAS, COUNTY SURVEYOR, L.S.,
4568, EXP. 9-30-03



M.B. 331 / 26

M.B. 331 / 26

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

TRACT NO. 29419

BEING A SUBDIVISION OF LOTS 27 AND 28 IN BLOCK 14, LOTS 1, 2, 3, 4, AND A PORTION OF LOT 5 IN BLOCK 15, PORTIONS OF LOTS 7, 10 AND 13 IN BLOCK 16, AND PORTIONS OF FILLMORE STREET AND UNNUMBERED LOTS ALL IN LANDS OF J. F. MOULTON AND H.B. PRAED, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGES 5 AND 6 OF MAPS AND A PORTION OF THAT PARCEL CONVEYED TO MOULTON AND PRAED ADDITION WATER DISTRICT RECORDED AS JUNE 1, 1945 AS INST. NO. 136, ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING A PORTION OF SECTIONS 25 AND 26 TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN.

CSL ENGINEERING, INC.

DAVID E. CORYELL R.C.E. 31574

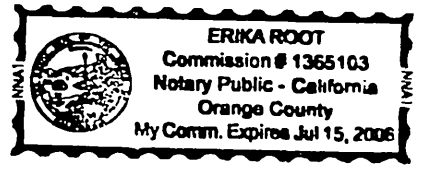
NOTARY ACKNOWLEDGMENTS

STATE OF CALIFORNIA } s.s.
COUNTY OF Orange

ON January 21, 2003 BEFORE ME, Erika Root A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Michael R. Forsum, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES 7-15-2006

Erika Root
NOTARY PUBLIC IN AND FOR SAID STATE



CITY OF RIVERSIDE EASEMENT ACCEPTANCE STATEMENT

THIS IS TO CERTIFY THAT THE EASEMENT DEDICATION MADE IN THE OWNER'S STATEMENT, HEREON, TO THE CITY OF RIVERSIDE WITHIN LOTS "B" THROUGH "K", INCLUSIVE, IS HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF WATER DISTRIBUTION FACILITIES AND THE CITY OF RIVERSIDE HEREBY CONSENTS TO MAP RECORDATION.

DATED: JAN 17, 2003 BY: Thomas P. Evans
THOMAS P. EVANS
PUBLIC UTILITIES DIRECTOR
CITY OF RIVERSIDE

DATED: January 17, 2003 BY: Bob Hall
BOB HALL
ADMINISTRATIVE SERVICES DIRECTOR
CITY OF RIVERSIDE

WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY THAT THE INTEREST IN REAL PROPERTY CONVEYED WITHIN THE OWNERS STATEMENT ON SHEET 1, DATED 12-13-2001 FROM ANITA NEVIN, DATED 12-18-2001 FROM DONNA L. NEVIN, DATED 1-22-2002 FROM GAGE CANAL COMPANY, A CALIFORNIA CORPORATION, AND DATED FROM TAYLOR WOODROW HOMES INC., A CALIFORNIA CORPORATION TO WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY, A POLITICAL CORPORATION AND/OR GOVERNMENTAL AGENCY, IS HEREBY ACCEPTED AND CONSENTS TO ITS RECORDATION.

DATED: January 14, 2003 BY: Jeffrey D. Sims
JEFFREY D. SIMS R.C.E. 46212

NOTICE OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE SOUTHWEST RIVERSIDE AREA DRAINAGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION 10.25 OF ORDINANCE 460 AND SECTION 66483, ET SEQ, OF THE GOVERNMENT CODE AND THAT SAID PROPERTY IS SUBJECT TO FEES FOR SAID DRAINAGE AREA.

NOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE 460, PAYMENT OF THE DRAINAGE FEES SHALL BE PAID TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AT THE TIME OF ISSUANCE OF THE GRADING OR BUILDING PERMIT FOR SAID PARCELS, WHICHEVER OCCURS FIRST, AND THAT THE OWNER OF EACH PARCEL, AT THE TIME OF ISSUANCE OF EITHER THE GRADING OR BUILDING PERMIT, SHALL PAY THE FEES REQUIRED AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT.

SIGNATURE OMISSIONS

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

TEMESCAL WATER COMPANY, OWNER OF AN EASEMENT FOR INGRESS, EGRESS AND PIPELINE PURPOSES PER BOOK 629, PAGE 174 RECORDED FEBRUARY 11, 1925, O.R. RIVERSIDE COUNTY.

SAN JACINTO LAND CO., OWNER OF AN EASEMENT FOR INGRESS, EGRESS AND WATER PIPELINE PURPOSES PER BOOK 655, PAGE 99 RECORDED NOVEMBER 28, 1944, O.R. RIVERSIDE COUNTY.

ABANDONMENT STATEMENT

PURSUANT TO SECTION 66499.20-1/2 OF THE SUBDIVISION MAP ACT, THE FILING OF THIS MAP SHALL CONSTITUTE ABANDONMENT OF THE FOLLOWING WITHIN THE BOUNDARY OF THIS MAP:

FILLMORE STREET AS SHOWN ON MAP OF LANDS OF J.F. MOULTON AND H.B. PRAED AS RECORDED IN BOOK 3, PAGES 5 AND 6 OF MAPS RECORDS OF RIVERSIDE COUNTY

ALL OTHER PUBLIC STREETS AND EASEMENTS NOT SPECIFICALLY LISTED HEREON FOR ABANDONMENT ARE RETAINED FOR PUBLIC USE.

MB 331 / 27

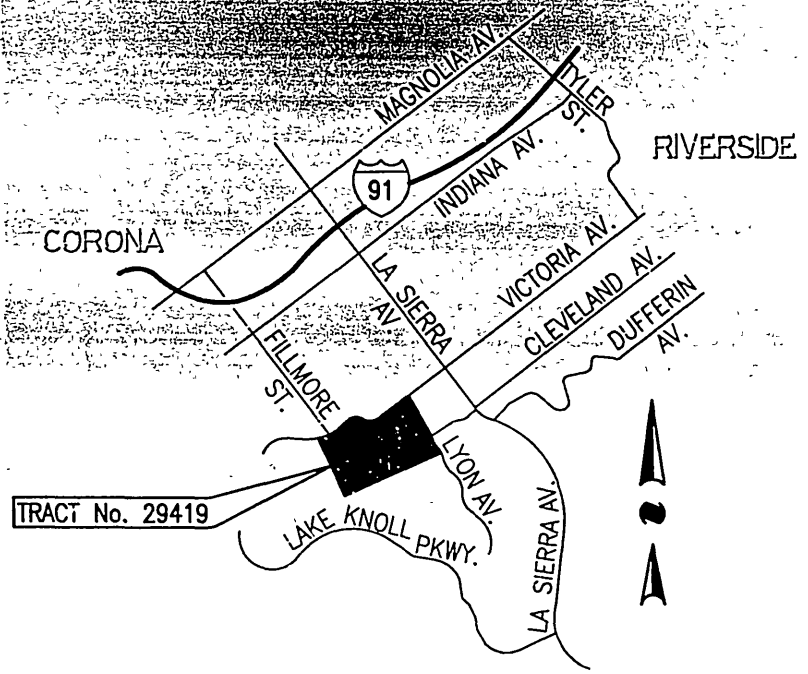
MB 331 / 27

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

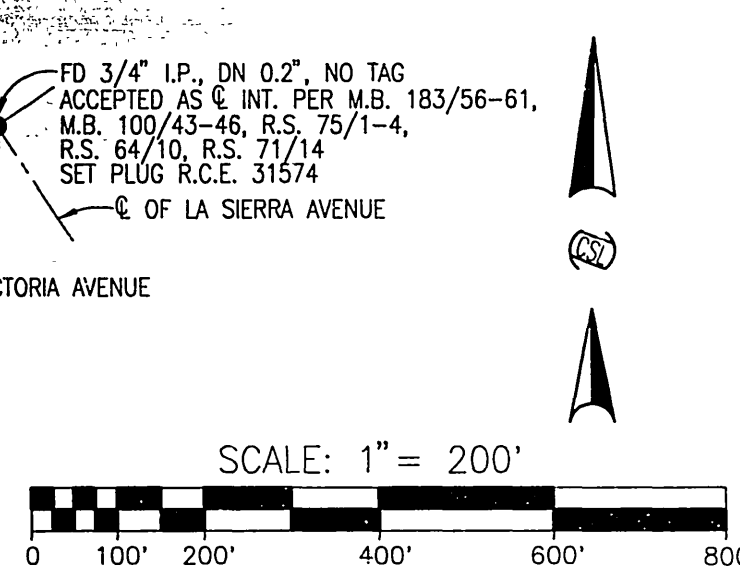
TRACT NO. 29419

BEING A SUBDIVISION OF LOTS 27 AND 28 IN BLOCK 14 LOTS 1 2 3 4 AND A PORTION OF LOT 5 IN BLOCK 15, PORTIONS OF LOTS 7, 10 AND 13 IN BLOCK 16 AND PORTIONS OF FILLMORE STREET AND UNNUMBERED LOTS ALL IN LANDS OF J. F. MOULTON AND H.B. PRAED, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGES 5 AND 6 OF MAPS AND A PORTION OF THAT PARCEL CONVEYED TO MOULTON AND PRAED ADDITION WATER DISTRICT RECORDED AS JUNE 1, 1945 AS INST. NO. 136, ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING A PORTION OF SECTIONS 25 AND 26 TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN.

CSL ENGINEERING, INC. (N15°19'27"E(R)) DAVID E. CORYELL R.C.E. 31574



VICINITY MAP SECTION 25&26, TOWNSHIP 3 S., RANGE 6 W., S.B.M. NOT TO SCALE



Δ	R	L	T
1 ((22°52'05"))	((300.00'))	((119.74'))	((60.68'))
2 ((10°27'10"))	((300.00'))	((54.73'))	((27.44'))
3 ((1°32'25"))	((300.00'))	((60.42'))	((30.31'))
4 (48°22'43")	(300.00')	(253.31')	(134.76')
5 3°25'43"	333.00'	19.93'	9.97'
6 10°14'14"	100.00'	17.87'	8.96'
7 13°28'39"	430.00'	101.15'	50.81'

SEE SHEET 4 FOR TANGENT DATA

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE CENTERLINE OF VICTORIA AVENUE AS BEING N56°02'08"E PER TRACT MAP 21077-1, RECORDED IN M.B. 183/56-61 RIVERSIDE COUNTY RECORDS.

ENGINEER'S NOTES

- 1 ● INDICATES FOUND 1" I.D. IRON PIPE WITH PLASTIC PLUG, R.C.E. 9876 FLUSH PER R.S. 68/54-58, (UNLESS OTHERWISE NOTED)
- 2 ○ INDICATES SET 1" I.D. IRON PIPE TAGGED R.C.E. 31574, FLUSH.
- 3 [] INDICATES RECORD DATA PER TRACT 9611, M.B. 100/43-46
- 4 () INDICATES RECORD DATA PER TRACT 21077-1, M.B. 183/56-61 (UNLESS OTHERWISE NOTED)
- 5 < > INDICATES RECORD DATA PER RECORD OF SURVEY 68/54-58
- 6 [()] INDICATES RECORD DATA PER TRACT 22598, M.B. 178/37-41
- 7 [(())] INDICATES RECORD AND MEASURED DATA PER TRACT 21077-1, M.B. 183/56-61
- 8 R&M INDICATES RECORD AND MEASURED
- 9 THIS TRACT CONTAINS 48.60 ACRES.
- 10 SET A 1" I.D. PIPE WITH PLASTIC PLUG MARKED R.C.E. 31574, FLUSH AT ALL LOT CORNERS, ANGLE POINTS IN SIDE OR REAR LOT LINES AND ANGLE POINTS IN SUBDIVISION BOUNDARY.
- 11 SET A NAIL AND TAG R.C.E. 31574, ON THE TOP OF CURB ON THE PROLONGATION OF SIDE LOT LINES.
- 12 ALL MONUMENTS SET ARE ACCORDING TO ORDINANCE NO. 461.9
- 13 ALL PUBLIC SERVICES AND PUBLIC UTILITIES INSTALLED WITHIN THIS TRACT SHALL BE PLACED UNDERGROUND.
- 14 BUILDING SETBACK LINES SHALL CONFORM TO EXISTING ZONING.

EASEMENT NOTES

- 1. HERBERT BUCKLEY PRAED AND JOHN FLECTER MOULTON, OWNER OF AN EASEMENT FOR DITCHES, FLUMES AND WATER PIPELINE PURPOSES PER BOOK 324, PAGE 389 RECORDED FEBRUARY 7, 1911, O.R. RIVERSIDE COUNTY (NOT PLOTTABLE).
- 2. TEMESCAL WATER COMPANY, OWNER OF AN EASEMENT FOR INGRESS, EGRESS AND PIPELINE PURPOSES PER BOOK 629, PAGE 174 RECORDED FEBRUARY 11, 1925, O.R. RIVERSIDE COUNTY.
- 3. SAN JACINTO LAND CO., OWNER OF AN EASEMENT FOR INGRESS, EGRESS AND WATER PIPELINE PURPOSES PER BOOK 655, PAGE 99 RECORDED NOVEMBER 28, 1944, O.R. RIVERSIDE COUNTY. (NOT PLOTTABLE)
- 4. SAN JACINTO LAND CO., OWNER OF AN EASEMENT FOR DITCHES, AND WATER PIPELINE PURPOSES PER BOOK 648, PAGE 567 RECORDED NOVEMBER 30, 1944, O.R. RIVERSIDE COUNTY (NOT PLOTTABLE).
- 5. SOUTHERN CALIFORNIA EDISON, OWNER OF AN EASEMENT FOR POLE LINES, CONDUCTS OR UNDERGROUND FACILITIES PURPOSES PER INSTRUMENT NO. 123224 RECORDED MAY 9, 1988, O.R. RIVERSIDE COUNTY.
- 6. PACIFIC BELL, OWNER OF AN EASEMENT FOR PUBLIC UTILITIES PURPOSES PER INSTRUMENT 225811, RECORDED AUGUST 10, 1988, O.R. RIVERSIDE COUNTY.

ENVIRONMENTAL CONSTRAINT NOTE

AN ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS TRACT IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR IN E.C.S. BOOK 33, PAGE 66. THIS AFFECTS LOTS 1 THROUGH 110, INCLUSIVE.

C.C. & R'S PER INSTRUMENT # 2003-137023 RECORDED 02-27-03

MB 331/28

MB 331 / 28

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

TRACT NO. 29419

BEING A SUBDIVISION OF LOTS 27 AND 28 IN BLOCK 14, LOTS 1, 2, 3, 4, AND A PORTION OF LOT 5 IN BLOCK 15, PORTIONS OF LOTS 7, 10 AND 13 IN BLOCK 16, AND PORTIONS OF FILLMORE STREET AND UNNUMBERED LOTS ALL IN LANDS OF J. F. MOULTON AND H.B. PRAED, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGES 5 AND 6 OF MAPS AND A PORTION OF THAT PARCEL CONVEYED TO MOULTON AND PRAED ADDITION WATER DISTRICT RECORDED AS JUNE 1, 1945 AS INST. NO. 136, ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING A PORTION OF SECTIONS 25 AND 26 TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN.

CSL ENGINEERING, INC.

DAVID E. CORYELL R.C.E. 31574

TANGENT DATA			TANGENT DATA			TANGENT DATA			TANGENT DATA		
	BEARING	DIST.		BEARING	DIST.		BEARING	DIST.		BEARING	DIST.
1	N01°27'29"W [N01°28'12"W]	93.00' [93.00']	18	N05°38'56"E	105.77	39	N41°33'02"W	91.10	59	N85°38'21"W <N85°38'13"W>	221.34' <221.30'>
2	N13°27'29"W [N13°28'12"W]	70.00' [70.00']	19	N32°07'31"E	80.64	40	N59°52'28"W	55.00	60	N24°18'10"E <N24°21'47"E>	118.92' <119.07'>
3	N58°02'31"E [N58°01'48"E]	20.00' [20.00']	20	N15°38'27"E	42.55	41	N18°57'29"W	36.50	61	N36°54'09"E <36°51'47"E>	166.42' <166.42'>
4	N02°02'31"E [N02°01'48"E]	130.00' [130.00']	21	N79°25'34"W [(N79°25'47"W)]	105.00' [[105.00']]	42	N02°46'19"E	40.75	62	N62°24'09"E <N62°21'47"E>	144.18' <144.18'>
5	N59°32'31"E [N59°31'48"E]	125.00' [125.00']	22	N03°04'26"E [(N03°01'13"E)]	100.00' [[100.00']]	43	N69°40'50"W	44.97	63	N01°24'09"E <N01°21'47"E>	76.49' <76.49'>
6	N58°02'31"E [N58°01'48"E]	100.00' [100.00' R&M]	23	N09°05'14"W [(N09°18'28"W)]	174.88' [[174.83']]	44	N88°17'19"E	76.68	64	N25°05'51"W	207.53'
7	N50°32'31"E [N50°31'48"E]	120.00' [120.00']	24	N33°33'46"W [(N33°34'05"W)]	7.71' [[7.65']]	45	N65°49'36"W	89.61	65	N25°05'51"W <N25°08'13"W>	308.84' <308.78'>
8	N01°59'39"E [N02°01'48"E]	120.02' [120.00']	25	((N56°26'14"E))	((314.28'))	46	N71°45'26"W	79.77	66	N54°19'25"E	101.99'
9	N54°58'11"E <N55°00'47"E>	9.96' <10.00'>	26	N56°26'14"E [(N56°26'14"E)]	177.36' [[176.99']]	47	N55°36'16"W	20.00	67	N49°07'05"W <N49°08'13"W>	273.75' <273.75'>
10	N54°26'31"E <N54°21'47"E>	30.06' <30.00'>	27	N56°26'14"E ((N68°51'09"E))	136.92' ((135.67'))	48	N61°41'47"W	66.67'	68	N00°25'04"E (N00°24'04"E) PER M.B. 171/30-41	80.16' (80.22')
11	N25°10'35"W <N25°08'13"W>	165.12' <165.00'>	28	(N34°18'49"W)	(5.54')	49	N82°24'48"W	71.36'	69	N00°25'04"E	131.53'
12	N73°36'57"E	44.45	29	(N33°57'52"W)	33.00'	50	N49°29'09"W	42.44'	70	N00°25'04"E	79.69'
13	N31°39'09"W	42.33	30	N56°02'08"E	154.05'	51	N00°25'04"E	51.84'			
14	N08°01'06"E	91.34	31	N72°16'31"W	180.00'	52	N49°13'19"W	123.57'			
15	N81°58'54"W	15.79	32	N56°02'08"E	53.67'	53	N58°24'22"E <58°21'47"E>	66.32' <66.32'>			
16	N87°46'52"E	45.59	33	(N56°02'08"E)	(268.58')	54	N31°35'38"W <N31°38'13"W>	123.93' <123.93'>			
17	N78°44'29"W	39.69	34	N56°01'31"E	69.75	55	N66°24'22"E <N66°21'47"E>	130.17' <130.17'>			
			35	N89°15'57"E	173.45	56	N22°35'38"W <N22°38'13"W>	9.64' <9.64'>			
			36	N49°07'05"W	138.03'	57	N51°05'38"W <N51°08'13"W>	197.00' <197.00'>			
			37			58	N22°39'28"W <N22°38'13"W>	135.84' <135.88'>			
			38								

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MB 331 / 29

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

TRACT NO. 29419

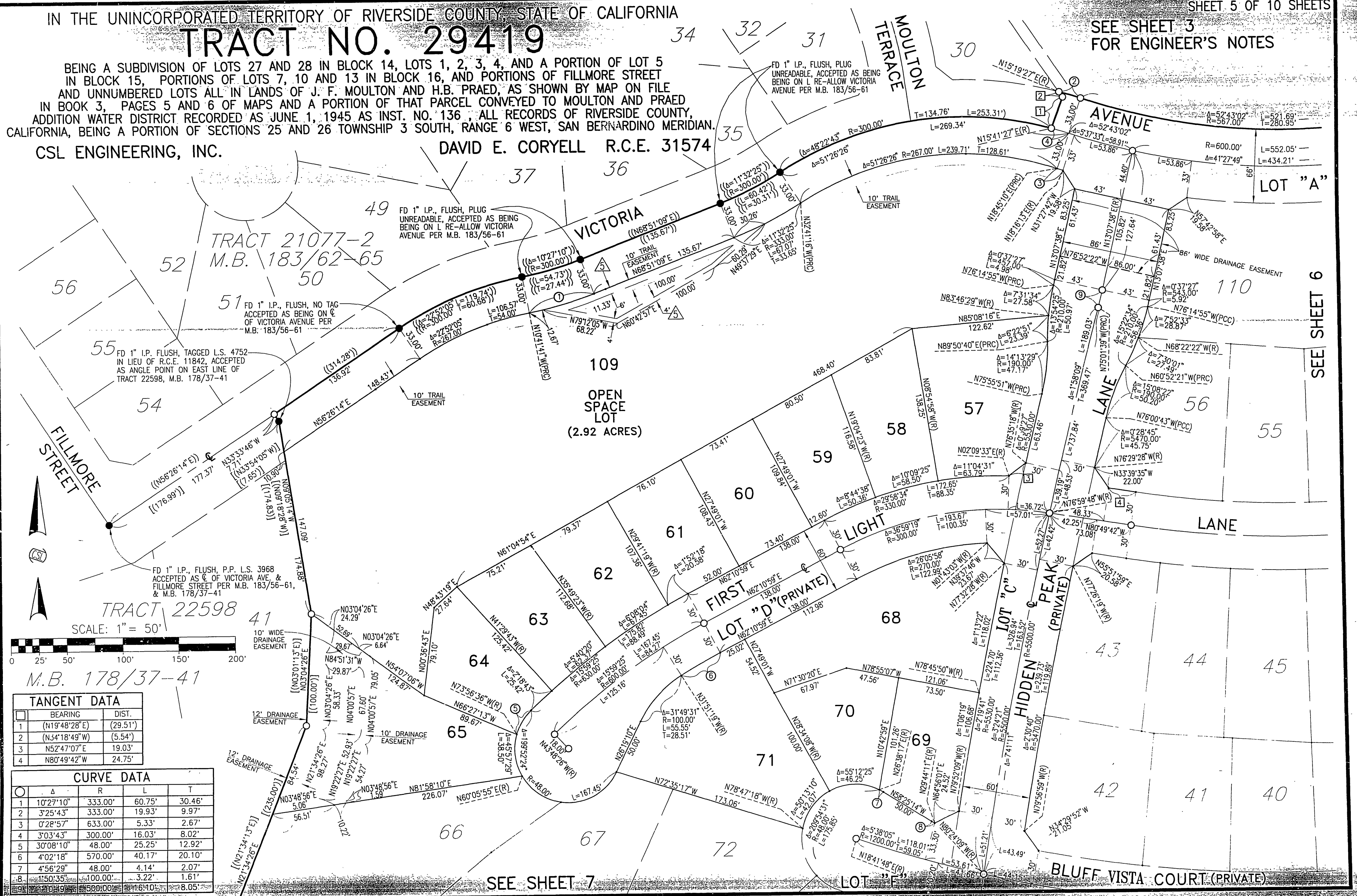
BEING A SUBDIVISION OF LOTS 27 AND 28 IN BLOCK 14, LOTS 1, 2, 3, 4, AND A PORTION OF LOT 5 IN BLOCK 15, PORTIONS OF LOTS 7, 10 AND 13 IN BLOCK 16, AND PORTIONS OF FILLMORE STREET AND UNNUMBERED LOTS ALL IN LANDS OF J. F. MOULTON AND H.B. PRAED, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGES 5 AND 6 OF MAPS AND A PORTION OF THAT PARCEL CONVEYED TO MOULTON AND PRAED ADDITION WATER DISTRICT RECORDED AS JUNE 1, 1945 AS INST. NO. 136, ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING A PORTION OF SECTIONS 25 AND 26 TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN.

CSL ENGINEERING, INC.

DAVID E. CORYELL R.C.E. 31574

SEE SHEET 3 FOR ENGINEER'S NOTES

MB 331 / 30



TRACT 21077-2 M.B. 183/62-65

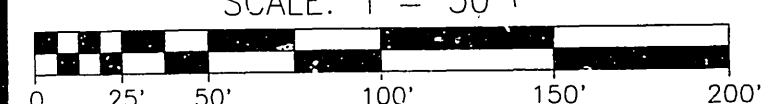
TRACT 22598 M.B. 178/37-41

109 OPEN SPACE LOT (2.92 ACRES)

LOT "D" (PRIVATE)

LOT "C" (PRIVATE)

LOT "E" (PRIVATE)



TANGENT DATA

BEARING	DIST.
1 (N19°48'28"E)	(29.51')
2 (N34°18'49"W)	(5.54')
3 (N52°47'07"E)	19.03'
4 (N80°49'42"W)	24.75'

CURVE DATA

Δ	R	L	T
1 10°27'10"	333.00'	60.75'	30.46'
2 3°25'43"	333.00'	19.93'	9.97'
3 0°28'57"	633.00'	5.33'	2.67'
4 3°03'43"	300.00'	16.03'	8.02'
5 30°08'10"	48.00'	25.25'	12.92'
6 4°02'18"	570.00'	40.17'	20.10'
7 4°56'29"	48.00'	4.14'	2.07'
8 1°50'35"	100.00'	3.22'	1.61'
9 1°10'49"	500.00'	16.10'	8.05'

SEE SHEET 7

SEE SHEET 6

MB 331 / 30

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IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

TRACT NO. 29419

BEING A SUBDIVISION OF LOTS 27 AND 28 IN BLOCK 14, LOTS 1, 2, 3, 4, AND A PORTION OF LOT 5 IN BLOCK 15, PORTIONS OF LOTS 7, 10 AND 13 IN BLOCK 16, AND PORTIONS OF FILLMORE STREET AND UNNUMBERED LOTS ALL IN LANDS OF J. F. MOULTON AND H.B. PRAED, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGES 5 AND 6 OF MAPS AND A PORTION OF THAT PARCEL CONVEYED TO MOULTON AND PRAED ADDITION WATER DISTRICT RECORDED AS JUNE 1, 1945 AS INST. NO. 136, ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING A PORTION OF SECTIONS 25 AND 26 TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN.

CSL ENGINEERING, INC.

DAVID E. CORYELL R.C.E. 31574

SEE SHEET 3 FOR ENGINEER'S NOTES

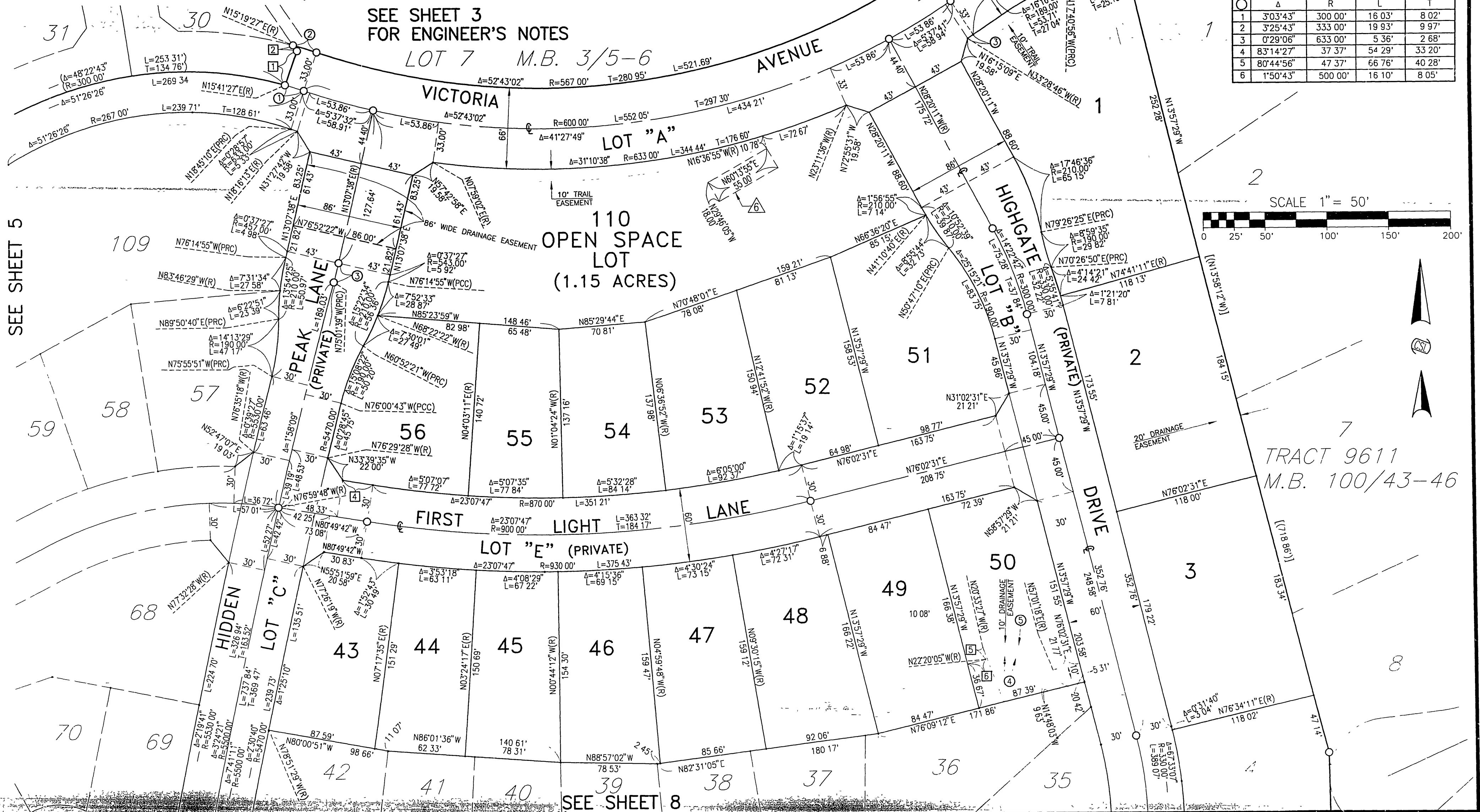
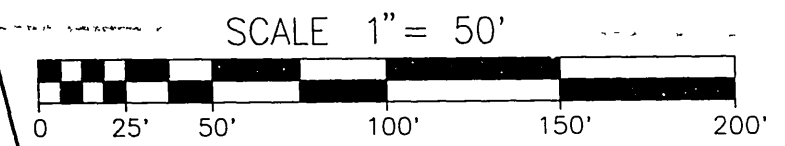
LOT 7 M.B. 3/5-6

FD 3/4" I.P., DN 0.5", NO TAG
ACCEPTED AS TRACT 9611 PROD
PER M.B. 100/43-46 AND
M.B. 183/56-61, SET TAG
R.C.E. 31574

SHEET 6 OF 10 SHEETS

TANGENT DATA		
NO.	BEARING	DIST.
1	(N19°48'28"E)	(29.51')
2	(N34°18'49"W)	(5.54')
3	N33°57'52"W	33.00'
4	N80°49'42"W	24.75'
5	N13°57'29"W	10.08'
6	N76°02'31"E	15.39'

CURVE DATA			
NO.	Δ	R	T
1	3°03'43"	300.00'	16.03'
2	3°25'43"	333.00'	19.93'
3	0°29'06"	633.00'	5.36'
4	8°31'42"	37.37'	54.29'
5	80°44'56"	47.37'	66.76'
6	1°50'43"	500.00'	16.10'



SEE SHEET 5

MB 331 / 3

SEE SHEET 8

TRACT 9611
M.B. 100/43-46

MB 331 / 31

SEE SHEET 3 FOR ENGINEER'S NOTES

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

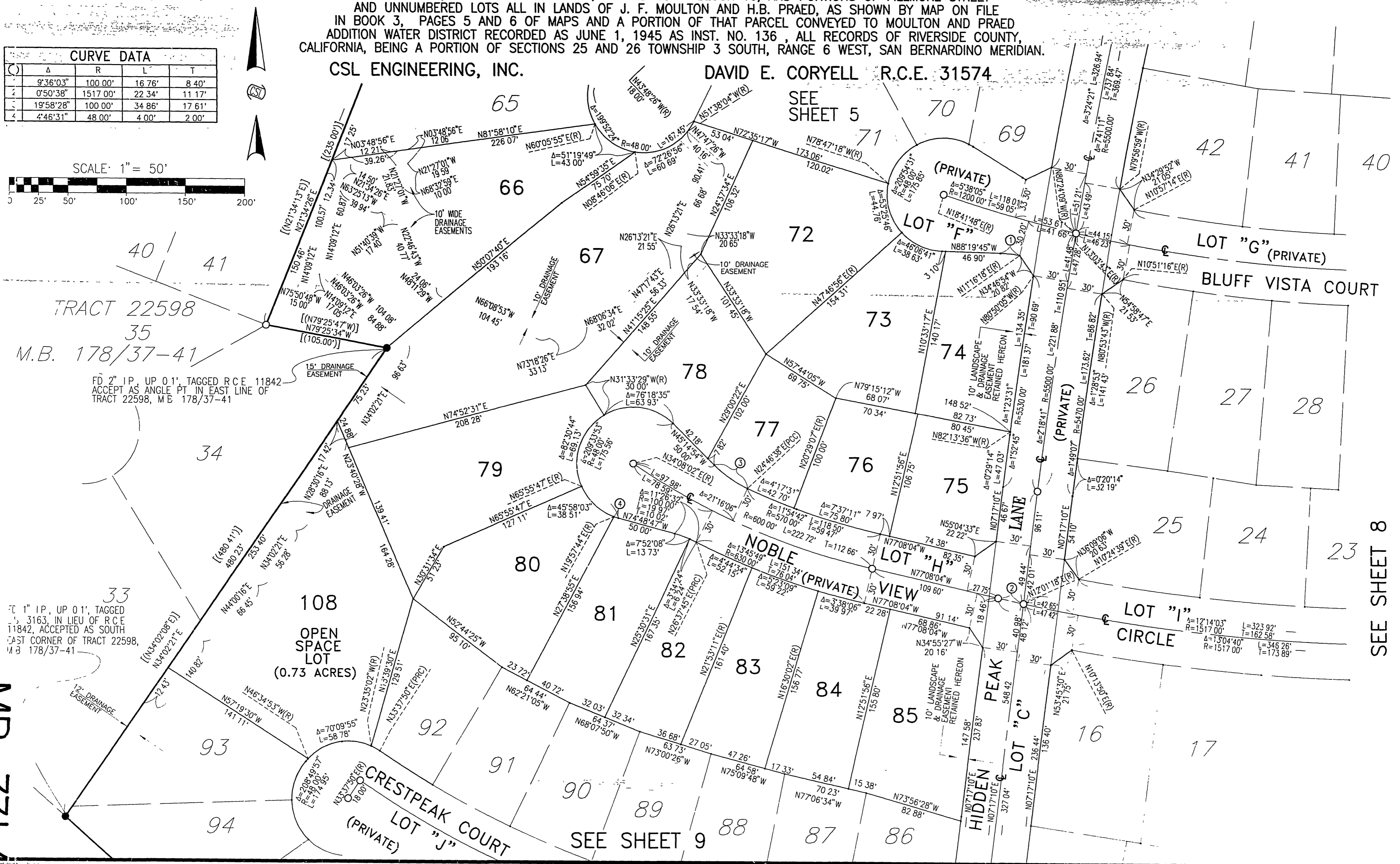
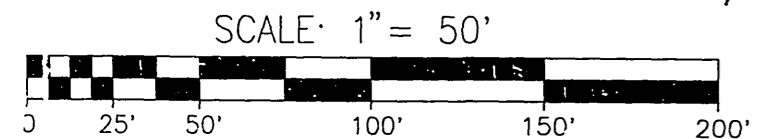
TRACT NO. 29419

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CSL ENGINEERING, INC.

DAVID E. CORYELL R.C.E. 31574

CURVE DATA			
(C)	Δ	R	T
1	9°36'03"	100.00'	8.40'
2	0°50'38"	1517.00'	11.17'
3	19°58'28"	100.00'	17.61'
4	4°46'31"	48.00'	2.00'



TRACT 22598
35
M.B. 178/37-41
FD 2" I.P. UP 0.1', TAGGED R.C.E. 11842
ACCEPT AS ANGLE PT. IN EAST LINE OF
TRACT 22598, M.B. 178/37-41

1" I.P. UP 0.1', TAGGED
3163, IN LIEU OF R.C.E.
11842, ACCEPTED AS SOUTH
EAST CORNER OF TRACT 22598,
M.B. 178/37-41

108
OPEN
SPACE
LOT
(0.73 ACRES)

SEE SHEET 9

SEE SHEET 8

MB 331/32

SEE SHEET 3 FOR ENGINEER'S NOTES

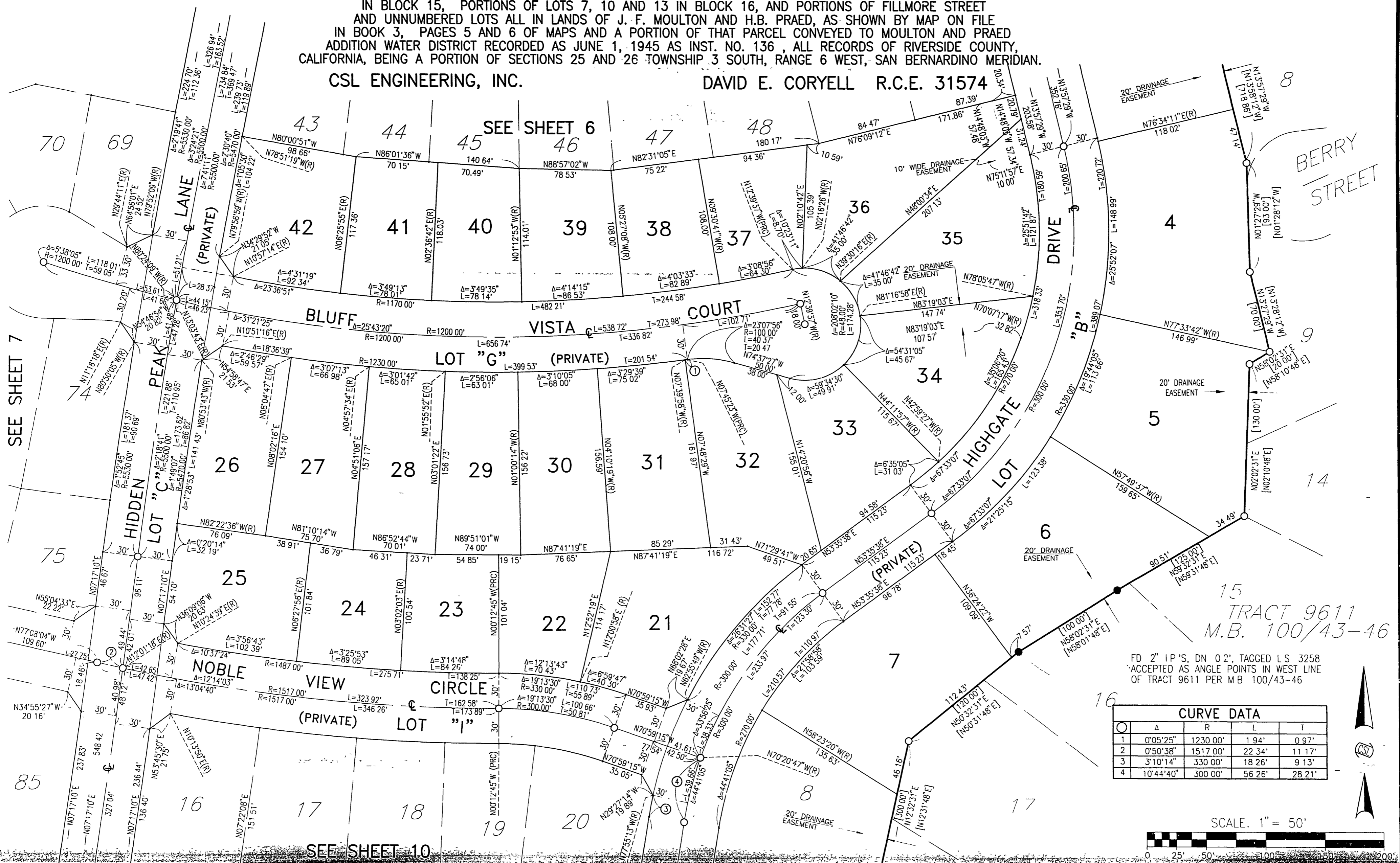
IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

TRACT NO. 29419

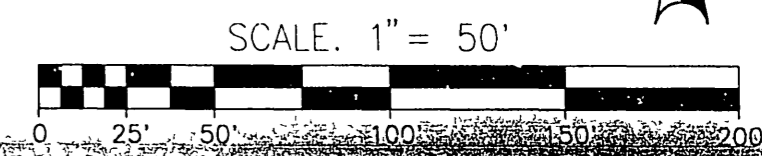
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CSL ENGINEERING, INC.

DAVID E. CORYELL R.C.E. 31574



CURVE DATA				
Curve No.	Δ	R	L	T
1	0°05'25"	1230.00'	1.94'	0.97'
2	0°50'38"	1517.00'	22.34'	11.17'
3	3°10'14"	330.00'	18.26'	9.13'
4	10°44'40"	300.00'	56.26'	28.21'



FD 2" IP'S, DN 0.2', TAGGED L.S. 3258 ACCEPTED AS ANGLE POINTS IN WEST LINE OF TRACT 9611 PER M.B. 100/43-46

15 TRACT 9611 M.B. 100/43-46

SEE SHEET 7

SEE SHEET 10

SEE SHEET 6

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MB 331 / 33

SEE SHEET 3 FOR ENGINEER'S NOTES

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

TRACT NO. 29419

BEING A SUBDIVISION OF LOTS 27 AND 28 IN BLOCK 14, LOTS 1, 2, 3, 4, AND A PORTION OF LOT 5 IN BLOCK 15, PORTIONS OF LOTS 7, 10 AND 13 IN BLOCK 16, AND PORTIONS OF FILLMORE STREET AND UNNUMBERED LOTS ALL IN LANDS OF J. F. MOULTON AND H.B. PRAED, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGES 5 AND 6 OF MAPS AND A PORTION OF THAT PARCEL CONVEYED TO MOULTON AND PRAED ADDITION WATER DISTRICT RECORDED AS JUNE 1, 1945 AS INST. NO. 136, ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING A PORTION OF SECTIONS 25 AND 26 TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN.

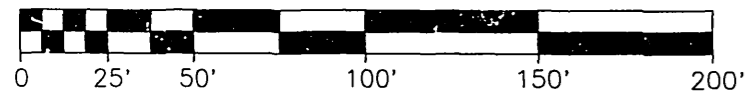
CSL ENGINEERING, INC.

DAVID E. CORYELL R.C.E. 31574

SEE SHEET 7

M.B. 178/37-41

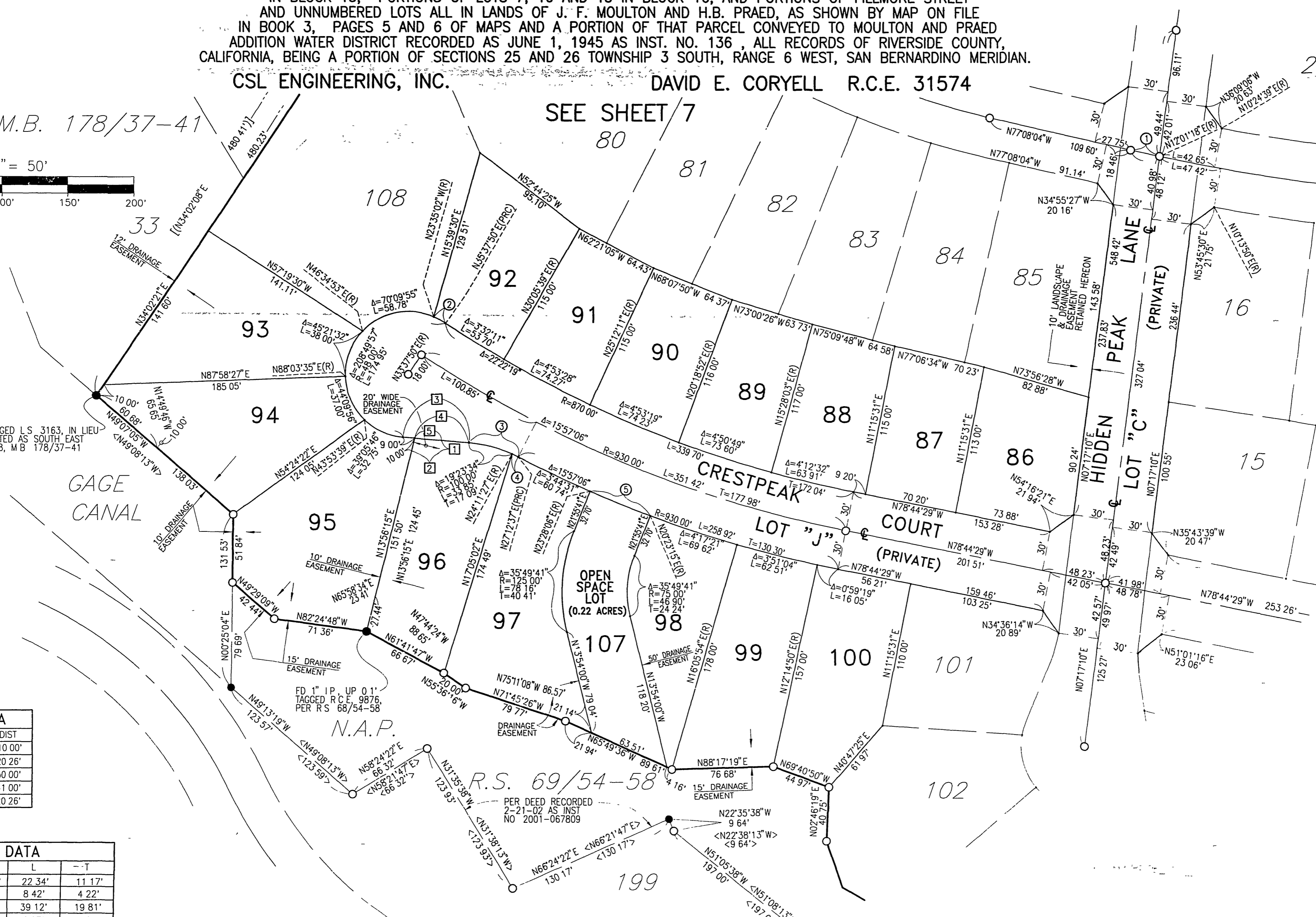
SCALE 1" = 50'



FD 1" I.P. UP 0.1' TAGGED L.S. 3163, IN LIEU OF R.C.E. 11842, ACCEPTED AS SOUTH EAST CORNER OF TRACT 22598, M.B. 178/37-41

TANGENT DATA		
BEARING	DIST	
1	N13°57'38"E	10.00'
2	N85°12'07"W	20.26'
3	N85°12'07"W	50.00'
4	N85°12'07"W	41.00'
5	N85°12'07"W	20.26'

CURVE DATA				
Δ	R	L	-T	
1	0°50'38"	1517.00'	22.34'	11.17'
2	1°02'48"	48.00'	8.42'	4.22'
3	22°24'44"	100.00'	39.12'	19.81'
4	3°01'10"	100.00'	5.27'	2.64'
5	3°04'51"	930.00'	50.01'	25.01'



SEE SHEET 10

MB 331/34

SEE SHEET 3 FOR ENGINEER'S NOTES

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

TRACT NO. 29419

BEING A SUBDIVISION OF LOTS 27 AND 28 IN BLOCK 14, LOTS 1, 2, 3, 4, AND A PORTION OF LOT 5 IN BLOCK 15 PORTIONS OF LOTS 7, 10 AND 13 IN BLOCK 16, AND PORTIONS OF FILLMORE STREET AND UNNUMBERED LOTS ALL IN LANDS OF J. F. MOULTON AND H.B. PRAED, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGES 5 AND 6 OF MAPS AND A PORTION OF THAT PARCEL CONVEYED TO MOULTON AND PRAED ADDITION WATER DISTRICT RECORDED AS JUNE 1, 1945 AS INST. NO. 136, ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING A PORTION OF SECTIONS 25 AND 26 TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN.
 CSL ENGINEERING, INC. DAVID E. CORYELL R.C.E. 31574
 SEE SHEET 8



CURVE DATA

Curve No.	Δ	R	L	T
1	0 50' 38"	1517 00'	22 34'	11 17'
2	3 10' 14"	330 00'	18 26'	9 13'
3	10 44' 40"	300 00'	56 26'	28 21'
4	8 30' 29"	100 00'	14 85'	7 44'
5	38 50' 09"	48 00'	32 54'	16 92'

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SEE SHEET 9

MB 331 /

FD 2" IP'S, DN 0.2', TAGGED L.S. 3258 ACCEPTED AS ANGLE POINTS IN WEST LINE OF TRACT 9611 PER M.B. 100/43-46

TRACT 9611
 18 M.B. 100/43-46

FD 2" IP, DN 0.2', TAGGED L.S. 3258 PER M.B. 100/43-46

FD 2" IP, NO TAG, UP 0.8', ACCEPTED AS SOUTH CORNER OF TRACT 9511 PER M.B. 100/43-46, SET TAG R.C.E. 31574

FD 2" IP, NO TAG, DN 0.6', ACCEPTED AS ANGLE POINT PER M.B. 100/43-46 SET TAG R.C.E. 31574

R.S. 68/54-58

N.A.P.

PER DEED RECORDED 2-21-02 AS INST. NO. 2001-067809

199

TRACT 17291
 M.B. 171/30-41

199

N.A.P.