

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
TRACT NO. 28728-2
BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1,
T.3S., R.5W. S.B.M.

NOVEMBER 1999

GABEL, COOK AND BECKLUND, INC.
RIVERSIDE, CA

RECORDER'S STATEMENT

FILED THIS 20TH DAY OF MARCH, 2003, AT 8:20 A.M. IN
BOOK 331 OF MAPS, AT PAGES 86-90, AT THE
REQUEST OF THE CITY CLERK.

NO. 2003-198045
FEE \$15.00

GARY L. ORSO, COUNTY ASSESSOR, CLERK, RECORDER

BY: Douglas B. Orso, DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE
INSURANCE COMPANY

CITY

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP, THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOT "A". WE ALSO HEREBY DEDICATE TO PUBLIC USE FOR WATERLINE AND ELECTRICAL FACILITIES, LOT "B". FURTHER, THE UNDERSIGNED OWNERS, THEIR SUCCESSORS AND ASSIGNS IN INTEREST, HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS APPURTENANT TO LOT 1, LOT 11, LOT 13 AND LOT 14 AS SHOWN ON THE ANNEXED MAP, ON, OVER AND ACROSS CRESTHAVEN DRIVE ADJOINING SAID LOTS. WE ALSO HEREBY DEDICATE FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES THE EASEMENTS DESIGNATED AS "3' P.U.E.", "8' P.U.E.", "8' P.U.E.", "10' P.U.E." AND "BLANKET P.U.E.". WE FURTHER DEDICATE FOR RESTRICTED USE, FOR OPEN SPACE PURPOSES, TO BE KEPT FREE OF BUILDINGS, FENCES, STRUCTURES, MATERIALS, EQUIPMENT OR EARTHFILL OR DEPOSIT, THE AREAS SHOWN AS "OPEN SPACE EASEMENT". WE ALSO HEREBY RESERVE THE PRIVATE EASEMENTS DESIGNATED AS "LANDSCAPE & BLOCKWALL EASEMENT (PRIVATE)" AND "LANDSCAPE EASEMENT (PRIVATE)" AS SHOWN HEREON TO OURSELVES, SUCCESSORS AND ASSIGNS. WE HEREBY REQUEST THE FOLLOWING STREET, WHICH IS NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66499.20% OF THE SUBDIVISION MAP ACT: THAT CERTAIN STREET KNOWN AS CRESTHAVEN DRIVE AS CONVEYED TO THE CITY OF RIVERSIDE JAN. 31 1996, AS INSTRUMENT NO. 24961 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CA

SANDA GROUP, A CALIFORNIA LIMITED PARTNERSHIP

BY: HANDA DEVELOPMENT CORP., A CALIFORNIA CORPORATION AS GENERAL PARTNER

Yang Chang Hong
YANG CHANG HONG, PRESIDENT

TRUSTEE

APIAN ESCROW CO., INC., A CALIFORNIA CORPORATION, AS TRUSTEE UNDER A DEED OF TRUST RECORDED 29 AUGUST 1990 AS INSTRUMENT NO. 322666, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

[Signature] PRESIDENT [Signature] SECRETARY

BENEFICIARY

MU-CHI YU FAMILY LIMITED PARTNERSHIP, AS BENEFICIARY UNDER A DEED OF TRUST RECORDED 3 MARCH 2000 AS INSTRUMENT NO. 79061, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

Mu Chi Yu
MU-CHI YU, GENERAL PARTNER

TRUSTEE

TRUST BANK, AS TRUSTEE UNDER A DEED OF TRUST RECORDED 14 SEPTEMBER 2001 AS INSTRUMENT NO. 447312, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

[Signature] PRESIDENT [Signature] SECRETARY vp & loan officer

BENEFICIARY

VALLEY FINANCIAL WEST, INC., A NEVADA CORPORATION, AS BENEFICIARY UNDER A DEED OF TRUST RECORDED 6 SEPTEMBER 2002 AS INSTRUMENT NO. 496904, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

[Signature] PRESIDENT [Signature] SECRETARY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } SS

ON Feb. 17, 2003, BEFORE ME, Sam J. Wang, PERSONALLY APPEARED Yang Chang Hong AND 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/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: Sam J. Wang

SIGNATURE: [Signature]

MY COMMISSION EXPIRES: May 13, 2005

MY PRINCIPAL PLACE OF BUSINESS IS Los Angeles, CALIFORNIA



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF Riverside } SS

ON 2/21/03, BEFORE ME, S. DuBon, notary public, PERSONALLY APPEARED Laurie D. Brewer AND 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/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: S. DuBon

SIGNATURE: [Signature]

MY COMMISSION EXPIRES: 6-3-04

MY PRINCIPAL PLACE OF BUSINESS IS Riverside, CALIFORNIA

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } SS

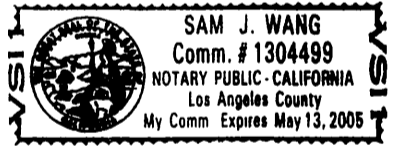
ON Feb. 17, 2003, BEFORE ME, Sam J. Wang, PERSONALLY APPEARED MU-CHI YU PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR 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: Sam J. Wang

SIGNATURE: [Signature]

MY COMMISSION EXPIRES: May 13, 2005

MY PRINCIPAL PLACE OF BUSINESS IS Los Angeles, CALIFORNIA



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } SS

ON February 18, 2003, BEFORE ME, SHIRLEY CHU - NOTARY PUBLIC, PERSONALLY APPEARED DAISY TUNG & S.C. AND STELLA SUN 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/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: SHIRLEY CHU

SIGNATURE: [Signature]

MY COMMISSION EXPIRES: March 5, 2005

MY PRINCIPAL PLACE OF BUSINESS IS LOS ANGELES, CALIFORNIA

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } SS

ON 2/21/03, BEFORE ME, ZINA M. ANDERSON, NOTARY PERSONALLY APPEARED EARL GOTTFRID AND 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/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: ZINA M. ANDERSON

SIGNATURE: [Signature]

MY COMMISSION EXPIRES: 12-23-05

MY PRINCIPAL PLACE OF BUSINESS IS RIVERSIDE, CALIFORNIA

TRACT NO. 28728-2

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, T.3S., R.5W. S.B.M.

NOVEMBER 1999

GABEL, COOK AND BECKLUND, INC.
RIVERSIDE, CA

CITY

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY C.H.J., INCORPORATED, ON THE 31ST OF MAY, 1994, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17963.

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 \$10,100.

DATED 2-24, 2003

PAUL MC DONNELL, COUNTY TAX COLLECTOR

BY: Helen Astle DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$20,000 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: 2-24, 2003

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: Gerald Maloney

CASH TAX BOND
PAUL MC DONNELL
COUNTY TAX COLLECTOR

BY: _____

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE 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 AGAINST SAID PROPERTY.

DATED 2/26, 2003

PAUL C. SUNDEEN
CITY TREASURER

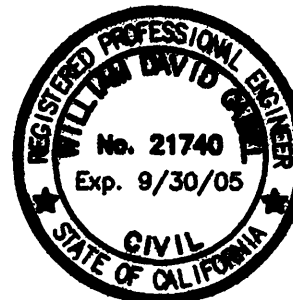
BY: Paul C. Sundeen

CIVIL ENGINEER'S CERTIFICATE

THIS MAP WAS PREPARED BY ME 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 SANDRA GROUP ON 7 AUGUST 1998. 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: 14 FEB 2003

William D. Gabel
WILLIAM D. GABEL
R.C.E. 21740
LIC. EXPIRES 9/30/05



PUBLIC 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 PARCELS 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: 3/31, 2003

THOMAS P. EVANS
PUBLIC UTILITIES DIRECTOR

BY: Thomas P. Evans

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF FIVE (5) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 28728-2.
LOT "A" IS HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITIES.
LOT "B" IS HEREBY ACCEPTED FOR PUBLIC WATERLINE AND ELECTRICAL FACILITIES.
THE FOLLOWING STREET, WHICH IS NOT SHOWN ON THE ATTACHED MAP, IS HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66409.2(b) OF THE SUBDIVISION MAP ACT: THAT CERTAIN STREET CONVEYED TO THE CITY OF RIVERSIDE BY INSTRUMENT NO. 24061, RECORDED JAN. 31, 1996 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CA.
THE EASEMENT SHOWN AS "OPEN SPACE EASEMENT" IS HEREBY ACCEPTED FOR OPEN SPACE PURPOSES.
THE VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO LOTS 1, 11, 13 AND 14 ARE HEREBY ACCEPTED AS WAIVED AND RELINQUISHED.
THE EASEMENTS DESIGNATED AS "3' P.U.E.", "8' P.U.E.", "8' P.U.E.", "10' P.U.E." AND "BLANKET P.U.E." ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION 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 18TH DAY OF March, 2003.

COLLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

BY: Colleen J. Nicol

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 APPEARS ON THE TENTATIVE MAP OF TRACT 28728-2 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON 22 JANUARY, 1998 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND 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 HAS 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 COMPLETING THE SAME.

DATE 3/4/03

THOMAS J. BOYD
RCE 36179 LIC. EXP 6/30/04
CITY ENGINEER

BY: Thomas J. Boyd

CITY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE 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.

DATE 3/3/03

MARK S. BROWN
L.S. 9888 LIC. EXP. 9/30/03
CITY SURVEYOR

BY: Mark S. Brown

CITY

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 28728-2

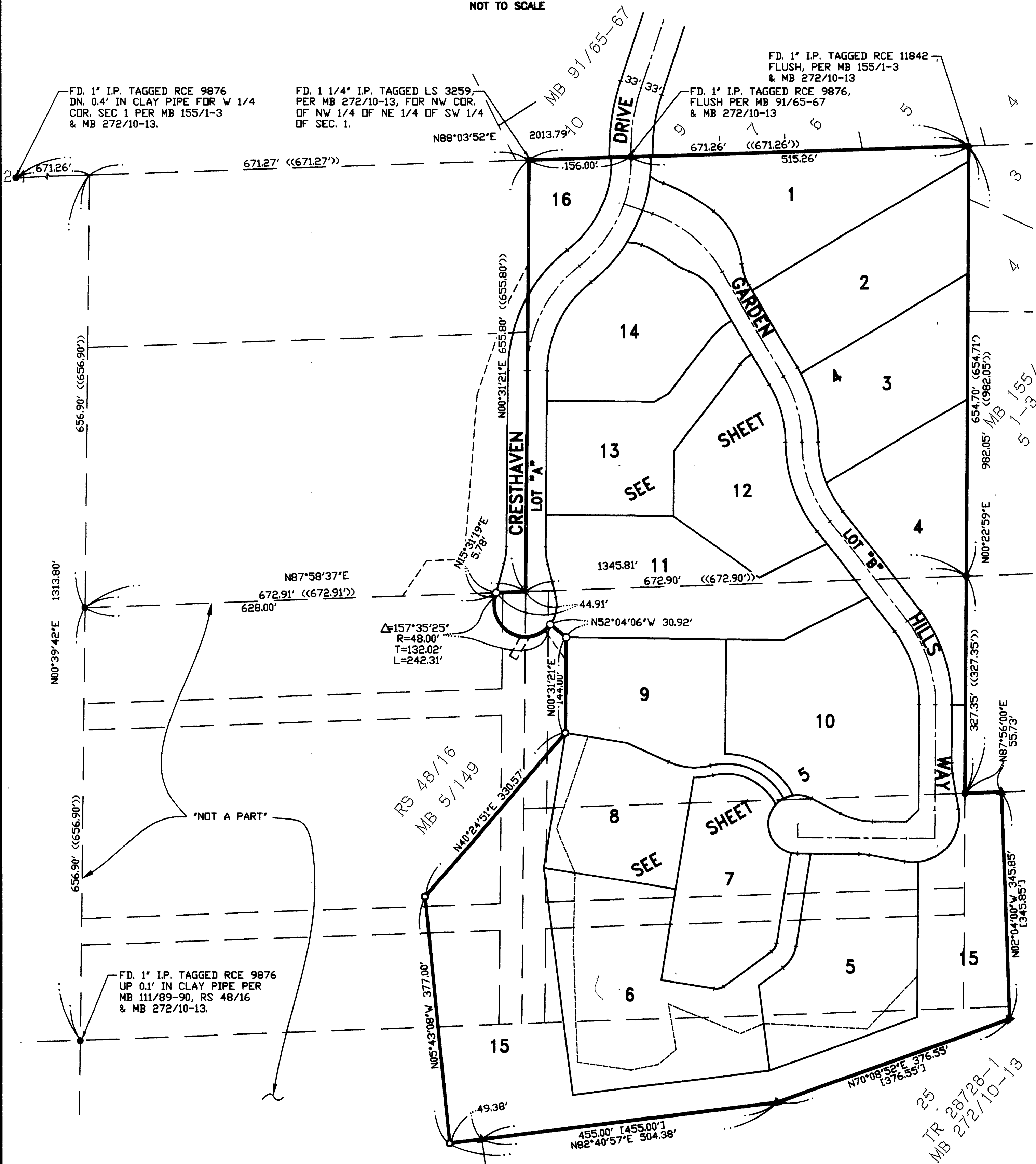
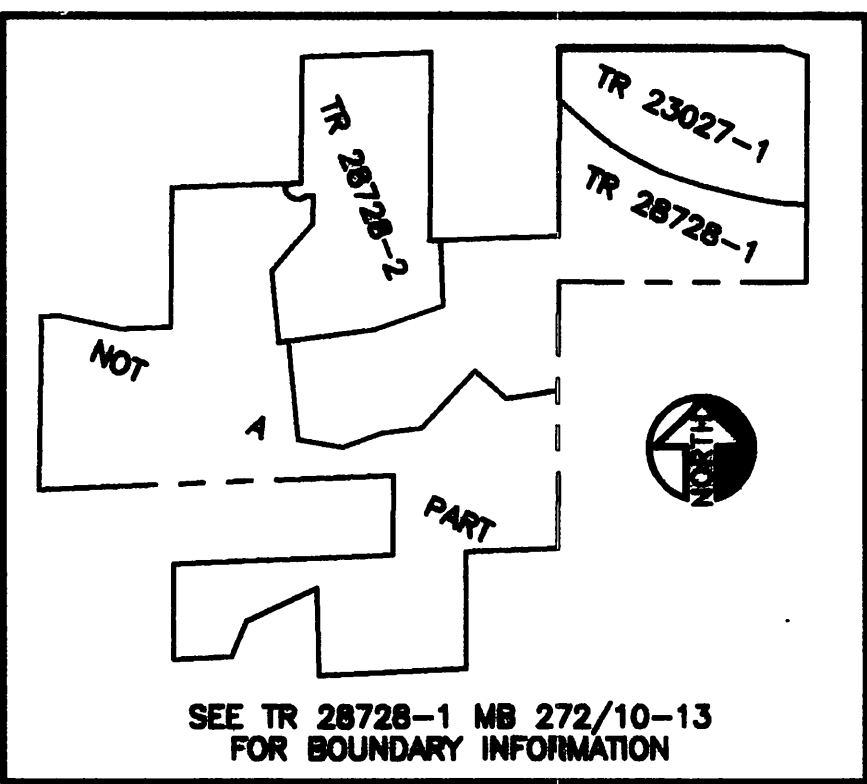
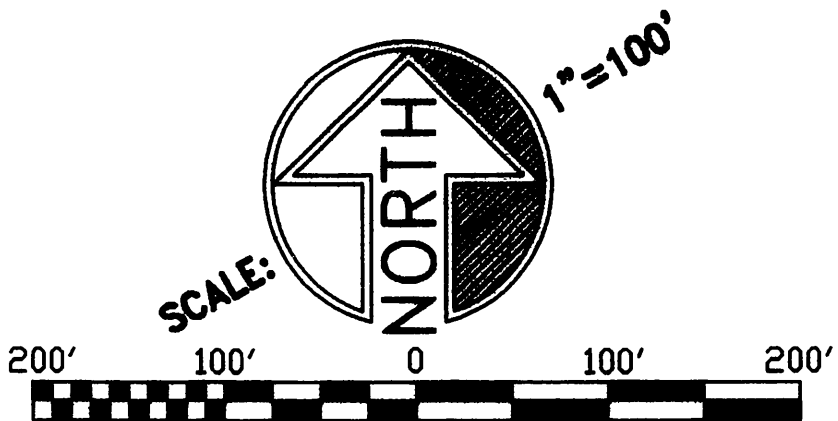
BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, T.3S., R.5W. S.B.M.

NOVEMBER 1999

GABEL, COOK AND BECKLUND, INC.
RIVERSIDE, CA

ENGINEERS NOTES

- 1 BASIS OF BEARING IS THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, T.3S., R.5W., S.B.M. BEING N88°03'52"E AS SHOWN BY MB 257/89-92.
- 2 ● INDICATES FOUND 1" I.P. TAGGED RCE 21740, FLUSH, PER MB 257/89-92, UNLESS OTHERWISE NOTED.
- 3 ▲ INDICATES FOUND 1" I.P. TAGGED RCE 21740, FLUSH, PER MB 272/10-13.
- 4 ○ INDICATES SET 1" O.D. IRON PIPE, TAGGED RCE 21740, FLUSH, UNLESS OTHERWISE NOTED.
- 5 SET 1" O.D. IRON PIPE, TAGGED RCE 21740, FLUSH AT ALL REAR LOT CORNERS & ANGLE POINTS IN LOT LINES, UNLESS OTHERWISE NOTED.
- 6 SET BRASS PIN & TAG RCE 21740 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED, UNLESS OTHERWISE NOTED.
- 7 () INDICATES RECORD DATA PER MB 155/1-3, UNLESS OTHERWISE NOTED.
- 8 << >> INDICATES RECORD DATA PER MB 257/89-92.
- 9 [] INDICATES RECORD DATA PER MB 272/10-12.
- 10 THIS TRACT CONTAINS 23.86 GROSS ACRES.
- 11 PRIVATE EASEMENTS SHOWN HEREON AS 'LANDSCAPE & BLOCK WALL EASEMENT (PRIVATE)' AND 'LANDSCAPE EASEMENT (PRIVATE)' TO BE MAINTAINED BY PROPERTY OWNERS ASSOCIATION ESTABLISHED FOR THIS TRACT.



TRACT NO. 28728-2

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, T.3S., R.5W., S.B.M.

NOVEMBER 1999

GABEL, COOK AND BECKLUND, INC.
RIVERSIDE, CA

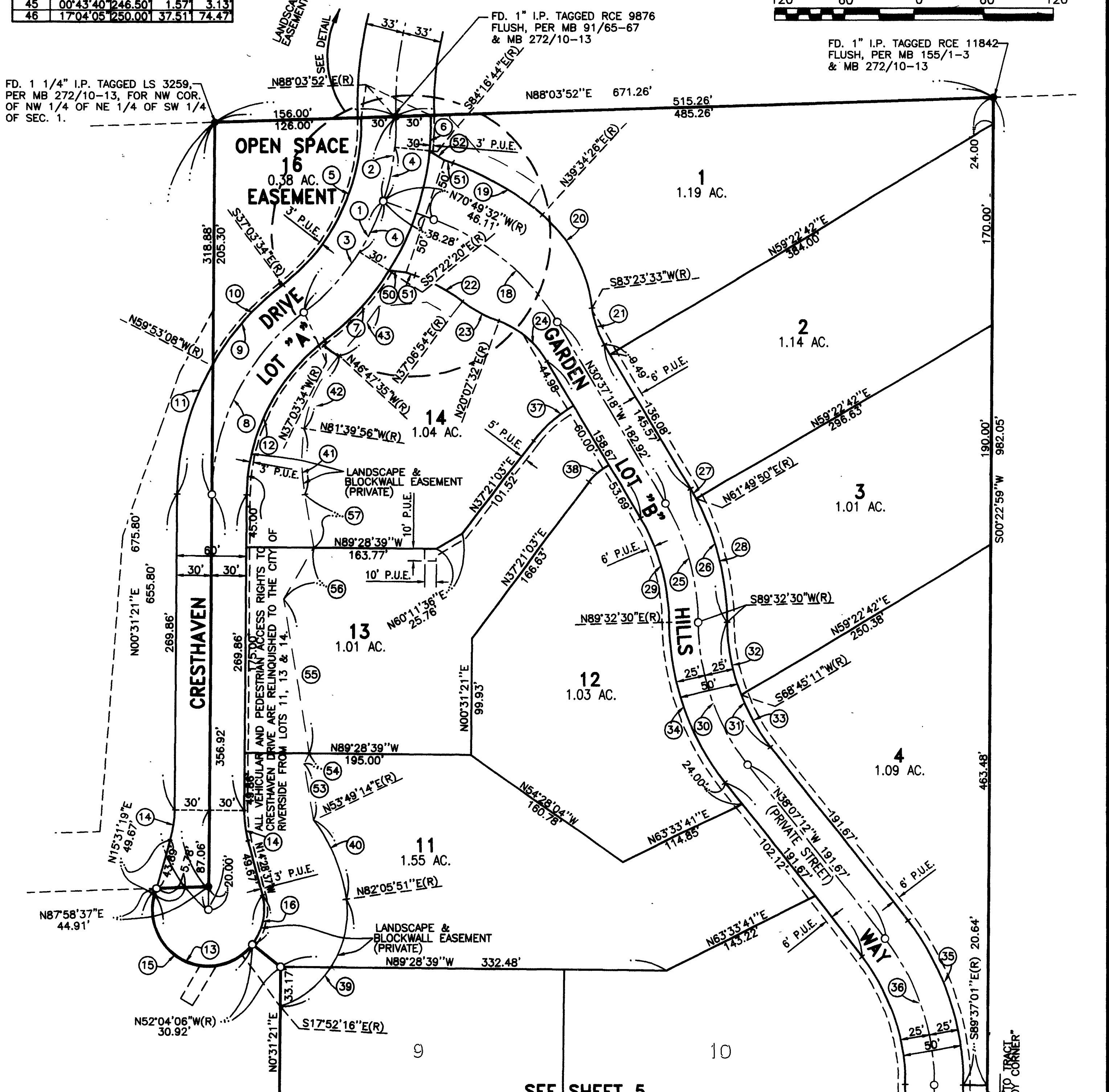
ENGINEERS NOTES

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- 4 ○ INDICATES SET 1" O.D. IRON PIPE, TAGGED RCE 21740, FLUSH, UNLESS OTHERWISE NOTED.
- 5 SET 1" O.D. IRON PIPE, TAGGED RCE 21740, FLUSH AT ALL REAR LOT CORNERS & ANGLE POINTS IN LOT LINES, UNLESS OTHERWISE NOTED.
- 6 SET BRASS PIN & TAG RCE 21740 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED, UNLESS OTHERWISE NOTED.
- 7 () INDICATES RECORD DATA PER MB 155/1-3, UNLESS OTHERWISE NOTED.
- 8 (()) INDICATES RECORD DATA PER MB 257/89-92.
- 9 [] INDICATES RECORD DATA PER MB 272/10-12.
- 10 THIS TRACT CONTAINS 23.95 GROSS ACRES.
- 11 PRIVATE EASEMENTS SHOWN HEREON AS "LANDSCAPE & BLOCK WALL EASEMENT (PRIVATE)" AND "LANDSCAPE EASEMENT (PRIVATE)" TO BE MAINTAINED BY PROPERTY OWNERS ASSOCIATION ESTABLISHED FOR THIS TRACT.

CURVE DATA				
STATION	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE
1	54°52'34"	200.00	103.84	191.55
2	21°06'36"	200.00	37.27	73.89
3	33°45'58"	200.00	60.70	117.87
4	13°27'12"	200.00	23.59	46.96
5	54°52'34"	170.00	88.28	162.82
6	7°39'24"	230.00	15.39	30.74
7	20°18'46"	230.00	41.20	81.54
8	52°25'05"	200.00	98.45	182.97
9	52°25'05"	230.00	113.22	210.42
10	22°49'34"	230.00	46.43	91.63
11	29°35'31"	230.00	60.75	118.79
12	52°25'05"	170.00	83.69	155.53
13	209°59'56"	48.00	---	175.92
14	14°59'58"	103.00	13.56	26.96
15	157°35'25"	48.00	242.31	132.02
16	52°24'31"	48.00	23.62	43.91
17	13°08'07"	267.00	30.74	61.21
18	40°12'14"	200.00	73.20	140.34
19	20°23'58"	250.00	44.98	89.01
20	43°49'07"	120.00	48.26	91.77
21	24°00'51"	80.00	17.01	33.53
22	17°56'26"	150.00	23.68	46.97
23	16°59'22"	120.00	17.92	35.58
24	39°15'10"	80.00	28.53	54.81
25	30°09'48"	200.00	53.90	105.29
26	30°09'48"	225.00	60.63	118.45
27	02°27'08"	225.00	4.82	9.63
28	27°42'40"	225.00	55.50	108.82
29	30°09'48"	175.00	47.16	92.13
30	37°39'42"	200.00	68.21	131.46
31	37°39'42"	175.00	59.68	115.03
32	20°47'19"	175.00	32.10	63.50
33	16°52'23"	175.00	25.96	51.53
34	37°39'42"	225.00	76.73	147.90
35	38°30'11"	225.00	78.58	151.20
36	38°30'11"	200.00	69.85	134.40
37	22°01'39"	120.00	23.35	46.13
38	22°01'39"	60.00	11.68	23.07
39	80°01'52"	83.00	69.68	115.94
40	28°16'37"	153.00	38.54	75.51
41	17°45'43"	187.00	29.22	57.97
42	34°52'21"	117.00	36.75	71.21
43	8°36'11"	363.00	27.30	54.51
44	10°32'32"	133.00	12.27	24.47
45	00°43'40"	246.50	1.57	3.13
46	17°04'05"	250.00	37.51	74.47

ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO CRESTHAVEN DRIVE ARE RELINQUISHED TO THE CITY OF RIVERSIDE FROM LOT 1.

LINE DATA		
STATION	BEARING	DISTANCE
47	N40°32'16"W	38.62'
48	N85°05'01"E	41.16'
49	N88°03'52"E	14.50'
50	N84°21'17"W	15.00'
51	N70°49'32"W	7.83'
52	N57°17'47"W	15.00'
53	N09°25'39"W	49.64'
54	N26°07'26"E	10.19'
55	N09°25'39"W	133.80'
56	N30°58'50"E	50.13'
57	N09°25'39"W	46.24'
58	N37°06'54"E(R)	17.00'
59	N36°14'32"E(R)	17.00'



SEE SHEET 5

TRACT NO. 28728-2

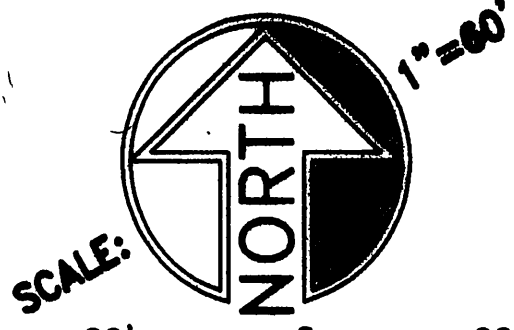
BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, T.3S., R.5W. S.B.M.

NOVEMBER 1999

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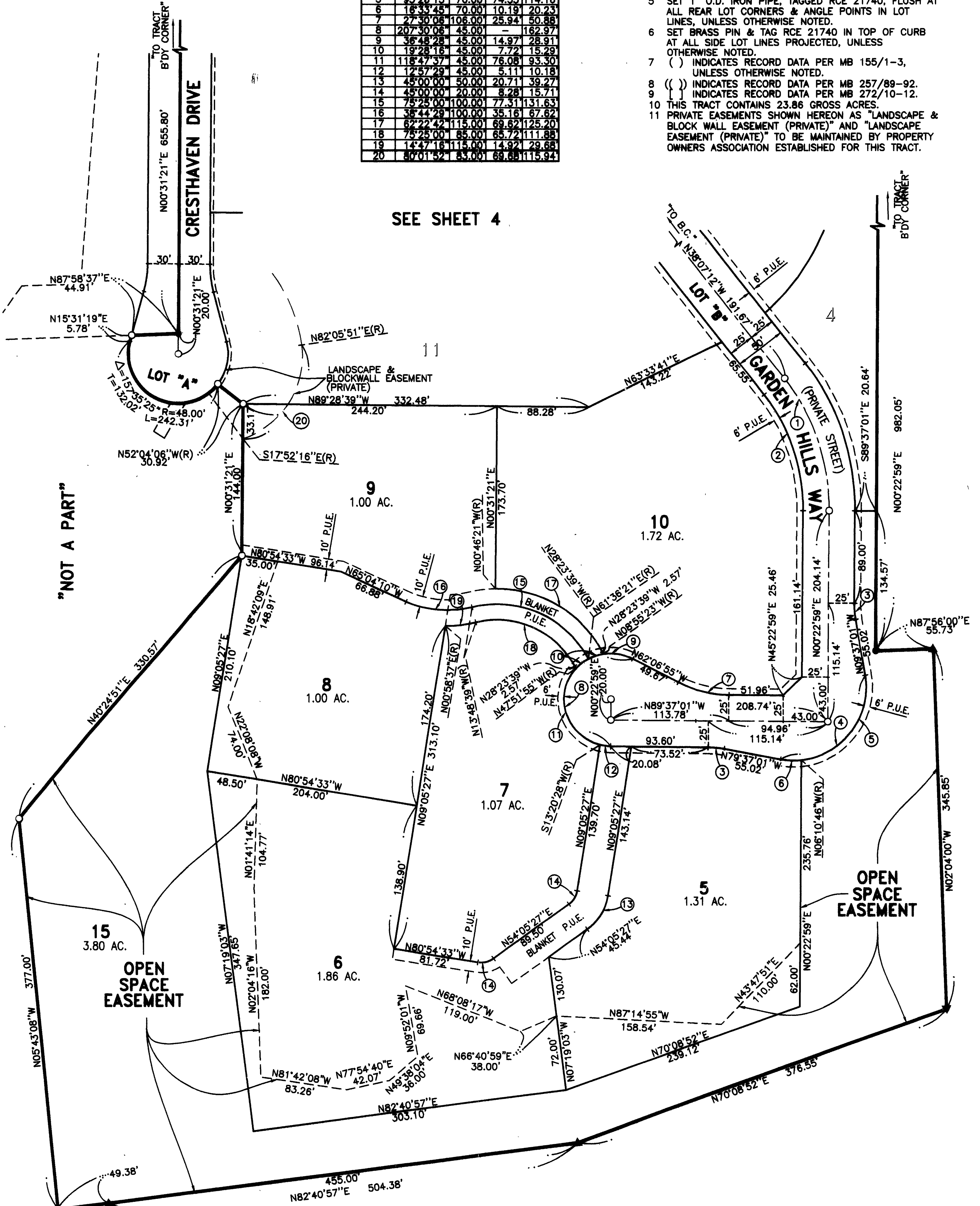
ENGINEERS NOTES

- 1 BASIS OF BEARING IS THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, T.3S., R.5W., S.B.M. BEING N88°03'52"E AS SHOWN BY MB 257/89-92.
- 2 ● INDICATES FOUND 1" I.P. TAGGED RCE 21740, FLUSH, PER MB 257/89-92, UNLESS OTHERWISE NOTED.
- 3 ▲ INDICATES FOUND 1" I.P. TAGGED RCE 21740, FLUSH, PER MB 272/10-13.
- 4 ○ INDICATES SET 1" O.D. IRON PIPE, TAGGED RCE 21740, FLUSH, UNLESS OTHERWISE NOTED.
- 5 SET 1" O.D. IRON PIPE, TAGGED RCE 21740, FLUSH AT ALL REAR LOT CORNERS & ANGLE POINTS IN LOT LINES, UNLESS OTHERWISE NOTED.
- 6 SET BRASS PIN & TAG RCE 21740 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED, UNLESS OTHERWISE NOTED.
- 7 () INDICATES RECORD DATA PER MB 155/1-3, UNLESS OTHERWISE NOTED.
- 8 (()) INDICATES RECORD DATA PER MB 257/89-92.
- 9 [] INDICATES RECORD DATA PER MB 272/10-12.
- 10 THIS TRACT CONTAINS 23.86 GROSS ACRES.
- 11 PRIVATE EASEMENTS SHOWN HEREON AS "LANDSCAPE & BLOCK WALL EASEMENT (PRIVATE)" AND "LANDSCAPE EASEMENT (PRIVATE)" TO BE MAINTAINED BY PROPERTY OWNERS ASSOCIATION ESTABLISHED FOR THIS TRACT.



CURVE DATA					
STATION	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE	CHORD BEARING
1	38°30'11"	200.00	69.85	134.40	
2	38°30'11"	175.00	61.12	117.60	
3	10°00'00"	91.00	7.96	15.88	
4	110°00'00"	70.00	99.97	134.39	
5	93°28'15"	70.00	74.33	114.16	
6	18°33'45"	70.00	10.19	20.23	
7	27°30'06"	106.00	25.94	50.88	
8	207°30'06"	45.00	-	162.97	
9	36°48'28"	45.00	14.97	28.91	
10	19°28'16"	45.00	7.72	15.29	
11	118°47'37"	45.00	76.08	93.30	
12	12°57'29"	45.00	5.11	10.18	
13	45°00'00"	50.00	20.71	39.27	
14	45°00'00"	20.00	8.28	15.71	
15	75°25'00"	100.00	77.31	131.63	
16	38°44'29"	100.00	35.16	67.62	
17	62°22'42"	115.00	69.62	125.20	
18	75°25'00"	85.00	65.72	111.88	
19	14°47'16"	115.00	14.92	29.65	
20	80°01'52"	85.00	69.68	115.94	

SEE SHEET 4



"NOT A PART"

OPEN SPACE EASEMENT