

CITY

347  
60

# IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TRACT NO. 30717-2

BEING A SUBDIVISION OF A PORTION OF LOT 2 IN BLOCK 29; AND PORTIONS OF LOTS 2 AND 3 IN BLOCK 28, ALL OF THE ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 13 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF JOHN F. KENNEDY DRIVE (FORMERLY ESCHSCHOLTZIA AVENUE); AND BROWN STREET; IN SAID BLOCKS 28 AND 29, ALL IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. LOCATED IN SECTIONS 21 AND 22, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

JANUARY, 2003 MDS CONSULTING - IRVINE, CA

### RECORDER'S STATEMENT

FILED THIS 15 DAY OF December, 2003, AT 8 A.M. IN BOOK 347 OF MAPS, AT PAGES 60-68, AT THE REQUEST OF THE CITY CLERK.

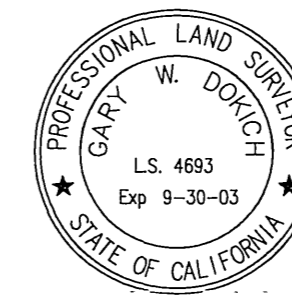
NO. 2003-976265  
FEE: \$ 23.00

GARY L. ORSO,  
COUNTY ASSESSOR - CLERK - RECORDER  
BY: DeGouet, DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE 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 ORANGECREST HILLS, L.P., ON JANUARY 9, 2003. 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.



Gary W. Dokich  
GARY W. DOKICH,  
LICENSED LAND SURVEYOR NO. 4693  
MY LICENSE EXPIRES: 9/30/03

### 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.

MARK S. BROWN  
L.S. 5655 LIC. EXP. 9-30-2005  
CITY SURVEYOR

DATED: Nov 25, 2003

BY: Mark S. Brown

### 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 NO. 30717 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON NOVEMBER 5, 2002, 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 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.

THOMAS J. BOYD  
R.C.E. 36170 LIC. EXP. 6-30-2004  
CITY ENGINEER

DATED: 11/25, 2003

BY: Thomas Boyd

### SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY GEOSOILS, INC. ON DECEMBER 23, 1996 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

### 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 "F", INCLUSIVE. LOTS "G" AND "H" ARE HEREBY DEDICATED TO THE CITY OF RIVERSIDE FOR BARRIER STRIP PURPOSES.

WE HEREBY RESERVE FOR THE USE AND BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNS, AND HEREBY GRANT TO ORANGECREST COUNTRY COMMUNITY ASSOCIATION, A CALIFORNIA NON-PROFIT CORPORATION, AN EASEMENT OVER THOSE AREAS SHOWN HEREON AS "RESERVED FOR PRIVATE LANDSCAPE PURPOSES," "RESERVED FOR PRIVATE STORM DRAIN AND DRAINAGE PURPOSES" AND "DRAINAGE EASEMENT."

WE HEREBY REQUEST THAT LOT "N", ACCEPTED AS BARRIER STRIPS AS SHOWN ON TRACT NO. 30717-1, M.B. 343/34-47, BE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

WE HEREBY REQUEST THAT THE FOLLOWING EASEMENTS, WHICH ARE NOT SHOWN ON THE ATTACHED MAP, WITHIN THE BOUNDARY OF TRACT NO. 30717-2, BE ABANDONED IN CONFORMANCE WITH SECTION 66434(g) OF THE SUBDIVISION MAP ACT:

1. UNNAMED ROAD KNOWN AS JOHN F. KENNEDY DRIVE (FORMERLY ESCHSCHOLTZIA AVENUE), PER THE ALESSANDRO TRACT FILED IN BOOK 6, PAGE 13 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

D.R. HORTON LOS ANGELES HOLDING COMPANY, INC., A CALIFORNIA CORPORATION.

BY: [Signature]  
STEPHEN H. FITZPATRICK  
VICE PRESIDENT

BY: [Signature]  
STEPHEN H. FITZPATRICK  
ASSISTANT SECRETARY

ORANGECREST HILLS, L.P., A WASHINGTON LIMITED PARTNERSHIP, BENEFICIARY UNDER DEED OF TRUST RECORDED JULY 3, 2003 AS INSTRUMENT NO. 2003-499716 OF OFFICIAL RECORDS.

BY: CSW DEVELOPMENT & CONSTRUCTION COMPANY (fka COMMUNITIES SOUTHWEST DEVELOPMENT & CONSTRUCTION COMPANY), A WASHINGTON CORPORATION, ITS GENERAL PARTNER.

BY: [Signature]  
JONATHAN WELDY  
PRESIDENT, CALIFORNIA DIVISION

BY: [Signature]  
BRENT C. ANDERSON  
SENIOR VICE PRESIDENT,  
CALIFORNIA DIVISION

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }  
COUNTY OF Riverside } s.s.

ON August 25, 2003, BEFORE ME, Linda K. Richards, Notary Public PERSONALLY APPEARED Stephen H. Fitzpatrick 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/HEY 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 ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

[Signature]  
Linda K. Richards  
(PRINTED NAME)

MY PRINCIPAL PLACE OF BUSINESS  
IS IN Riverside COUNTY.  
MY COMMISSION EXPIRES 1-6-06

STATE OF CALIFORNIA }  
COUNTY OF Orange } s.s.

ON August 26, 2003, BEFORE ME, Cathy MacKinney, Notary Public PERSONALLY APPEARED Jonathan Weldy and Brent C. Anderson 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/HEY 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 ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

[Signature]  
Cathy MacKinney  
(PRINTED NAME)

MY PRINCIPAL PLACE OF BUSINESS  
IS IN Orange COUNTY.  
MY COMMISSION EXPIRES 9-11-06

### TAX COLLECTOR'S STATEMENT

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

DATED: November 20, 2003.

PAUL MCDONNELL, COUNTY TAX COLLECTOR  
BY: [Signature], DEPUTY

### TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ \_\_\_\_\_ 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 THE 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: \_\_\_\_\_, 20\_\_.

NANCY ROMERO  
CLERK OF THE BOARD OF SUPERVISORS

BY: \_\_\_\_\_, DEPUTY

CASH TAX BOND  
PAUL MCDONNELL  
COUNTY TAX COLLECTOR

BY: \_\_\_\_\_, DEPUTY

### 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, EXCEPT THE BONDS OF COMMUNITY FACILITIES DISTRICT NO. 86-1. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED: 11/21, 2003.

PAUL C. SUNDEEN  
CITY TREASURER  
BY: [Signature]

### CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP, CONSISTING OF NINE (9) SHEETS, BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 30717-2.

LOTS "A" THROUGH "F", INCLUSIVE, ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES. LOT "G" AND LOT "H" ARE HEREBY ACCEPTED AS BARRIER STRIPS.

THE FOLLOWING EASEMENTS WITHIN THE BOUNDARY OF TRACT NO. 30717-2 ARE HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66434g OF THE SUBDIVISION MAP ACT.

1. UNNAMED ROAD KNOWN AS JOHN F. KENNEDY DRIVE (FORMERLY ESCHSCHOLTZIA AVENUE), PER THE ALESSANDRO TRACT FILED IN BOOK 6, PAGE 13 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.
2. THE BARRIER STRIP DESIGNATED AS LOT "N" ON TRACT NO. 30717-1, M.B. 343/34-47, IS HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

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

I HEREBY CERTIFY THAT THE FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 26th DAY OF December, 2003.

COLLEEN J. NICOL  
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA.  
BY: [Signature]

M.B. 347 / 60

M.B. 347 / 60

City  
347  
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IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TRACT NO. 30717-2

BEING A SUBDIVISION OF A PORTION OF LOT 2 IN BLOCK 29; AND PORTIONS OF LOTS 2 AND 3 IN BLOCK 28, ALL OF THE ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 13 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF JOHN F. KENNEDY DRIVE (FORMERLY ESCHSCHOLTZIA AVENUE); AND BROWN STREET; IN SAID BLOCKS 28 AND 29, ALL IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. LOCATED IN SECTIONS 21 AND 22, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

JANUARY, 2003 MDS CONSULTING - IRVINE, CA

### 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 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 DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE. ARRANGEMENTS FOR WATER SERVICE MUST BE MADE WITH THE WESTERN MUNICIPAL WATER DISTRICT.

THOMAS P. EVANS  
PUBLIC UTILITIES DIRECTOR

BY: Deeter P. Witzfeld  
mm jc

DATED: NOV 24, 2003

### WATER FACILITIES STATEMENT:

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

JEFFREY D. SIMS, RCE 46212

BY: [Signature]

DATED: November 10, 2003

### SIGNATURE OMISSIONS

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

MARY H. TRAUTWEIN, ET AL, OWNER OF MINERALS, OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES AS RESERVED IN DEED RECORDED AUGUST 7, 1964 AS INSTRUMENT NO. 96956 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ORANGECREST HILLS, L.P., A WASHINGTON LIMITED PARTNERSHIP, OWNER OF OIL, OIL RIGHTS, MINERAL RIGHTS, NATURAL GAS RIGHTS AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, ETC., AS RESERVED IN DEED RECORDED JULY 3, 2003 AS INSTRUMENT NO. 2003-499715 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EASTERN MUNICIPAL WATER DISTRICT, OWNER OF AN EASEMENT FOR PIPELINES, CONDUITS AND INGRESS AND EGRESS PER DOCUMENT RECORDED MARCH 4, 1955 IN BOOK 1702, PAGE 467 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT CANNOT BE LOCATED FROM RECORD.

MARCH INLAND PORT AIRPORT AUTHORITY, OWNER OF A BLANKET EASEMENT FOR AVIGATION PURPOSES PER DOCUMENT RECORDED AUGUST 7, 2003 A DOCUMENT NO. 2003-600514 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

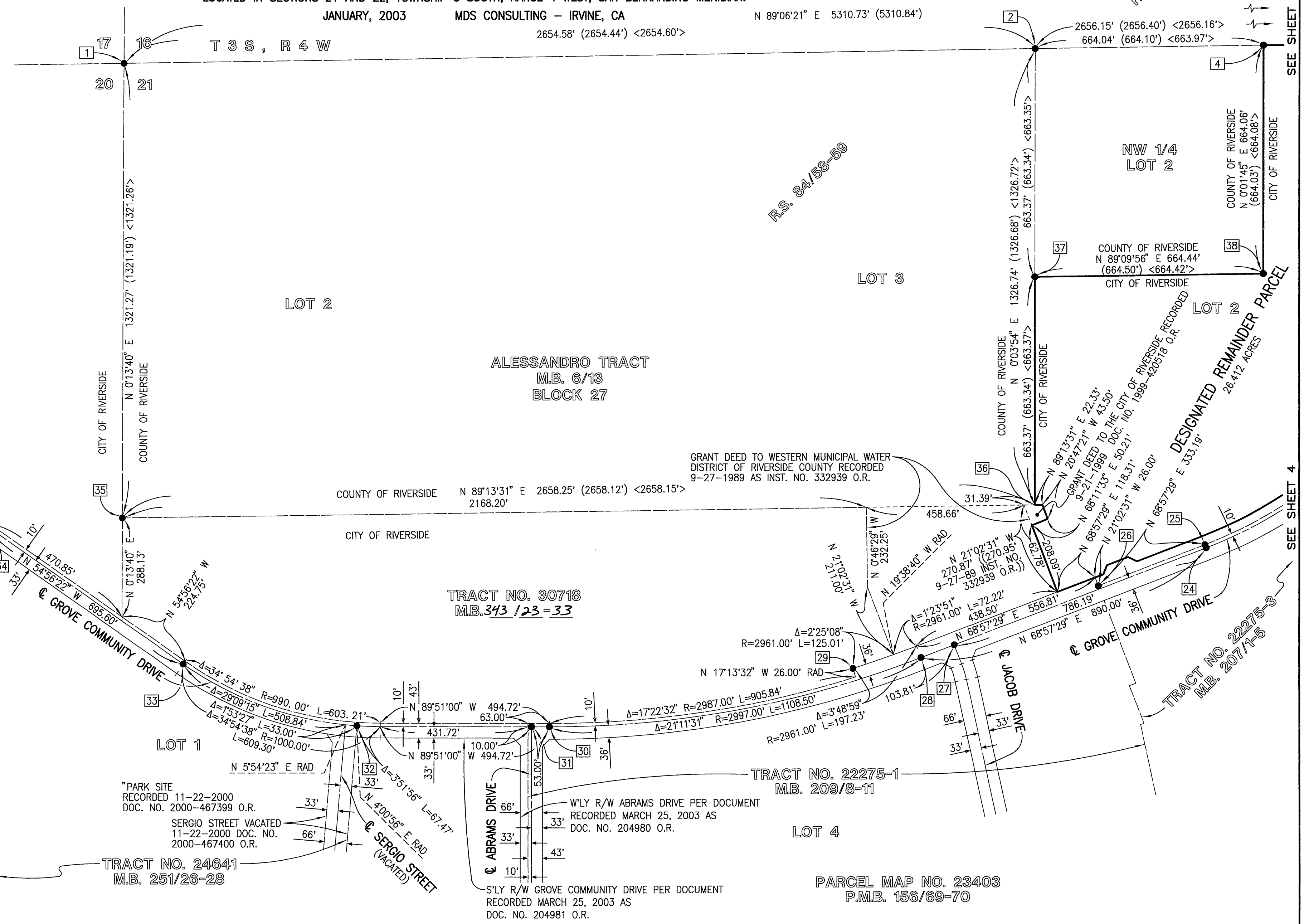
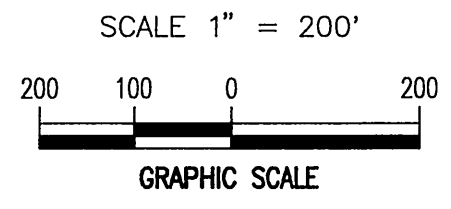
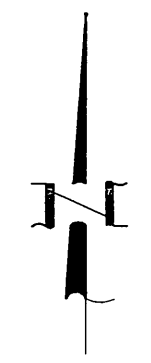
M.B. 347 / 61

M.B. 347 / 61

# TRACT NO. 30717-2

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
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JANUARY, 2003 MDS CONSULTING - IRVINE, CA N 89°06'21" E 5310.73' (5310.84')  
2654.58' (2654.44') <2654.60'>



TRACT NO. 21709-5  
M.B. 305/10-13

\*PARK SITE  
RECORDED 11-22-2000  
DOC. NO. 2000-467399 O.R.

SERGIO STREET VACATED  
11-22-2000 DOC. NO.  
2000-467400 O.R.

TRACT NO. 24641  
M.B. 251/26-28

TRACT NO. 30718  
M.B. 343/23-33

TRACT NO. 22275-1  
M.B. 209/8-11

TRACT NO. 22275-3  
M.B. 207/1-5

PARCEL MAP NO. 23403  
P.M.B. 156/69-70

**BOUNDARY SURVEY**  
SEE SHEET 5 FOR MONUMENT NOTES

M.B. 347 / 62

M.B. 347 / 62

SEE SHEET 4

SEE SHEET 4

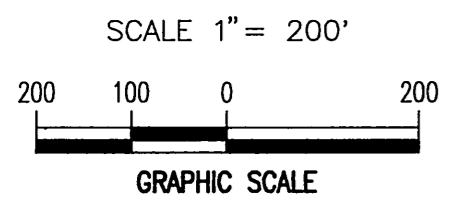
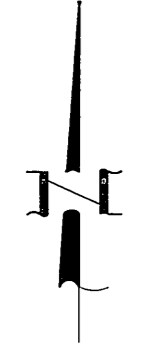
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TRACT NO. 30717-2

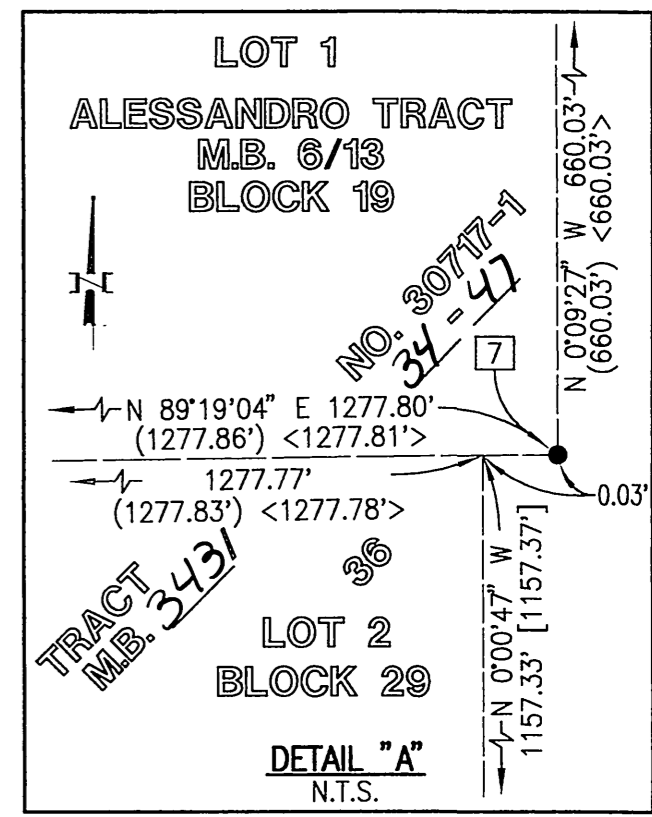
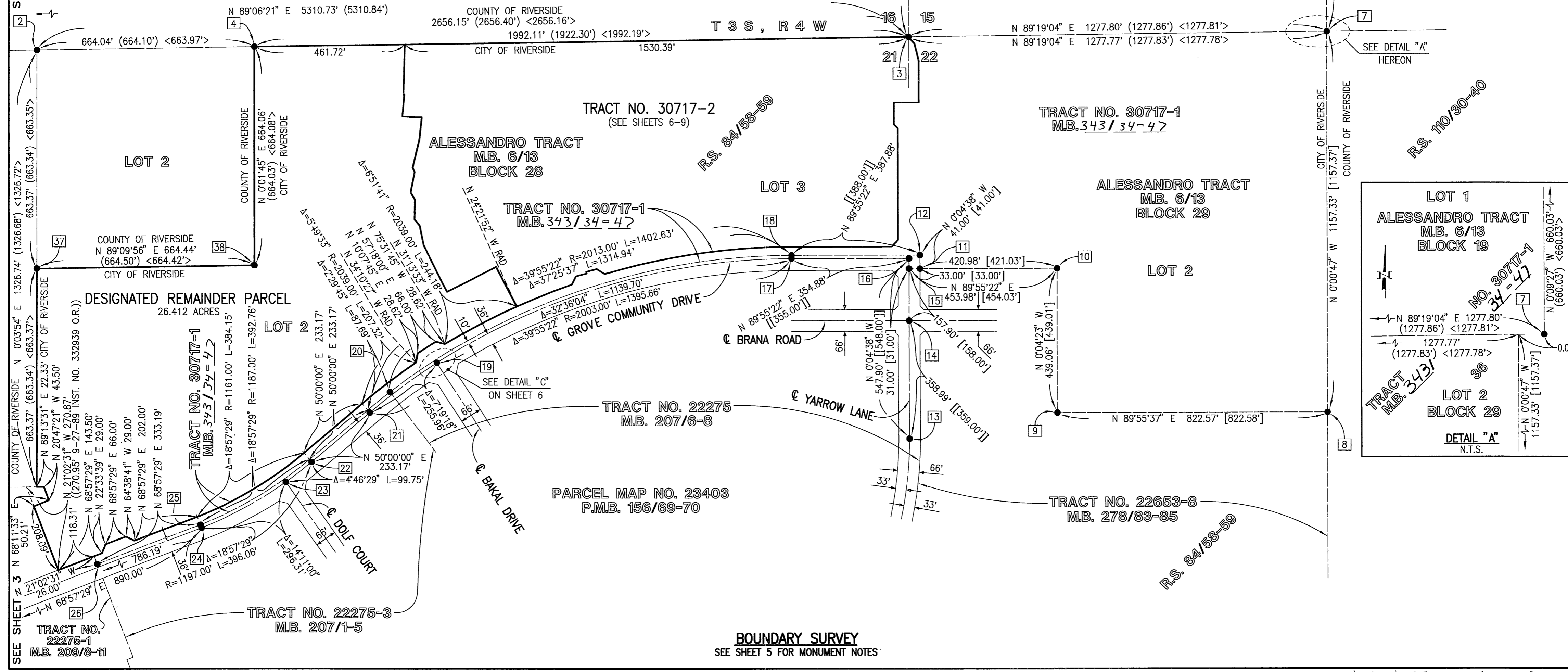
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JANUARY, 2003 MDS CONSULTING - IRVINE, CA

ALESSANDRO TRACT  
M.B. 6/13  
BLOCK 19



SEE SHEET 3



**BOUNDARY SURVEY**  
SEE SHEET 5 FOR MONUMENT NOTES

M.B. 347 / 63

M.B. 347 / 63

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IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT NO. 30717-2**

BEING A SUBDIVISION OF A PORTION OF LOT 2 IN BLOCK 29; AND PORTIONS OF LOTS 2 AND 3 IN BLOCK 28, ALL OF THE ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 13 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF JOHN F. KENNEDY DRIVE (FORMERLY ESCHSCHOLTZIA AVENUE); AND BROWN STREET; IN SAID BLOCKS 28 AND 29, ALL IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. LOCATED IN SECTIONS 21 AND 22, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

JANUARY, 2003 MDS CONSULTING - IRVINE, CA

**SURVEYOR'S NOTES**

**MONUMENT NOTES**

- (( )) INDICATES RECORD DATA AS NOTED.
- ( ) INDICATES RECORD DATA PER R.S. 84/58-59.
- [ ] INDICATES RECORD DATA PER TRACT NO. 24582, M.B. 251/13-16.
- < > INDICATES RECORD DATA PER R.S. 110/30-40 CONVERTED TO GROUND DISTANCES.
- [[ ]] INDICATES RECORD DATA PER TRACT NO. 22275, M.B. 207/6-8.
- INDICATES FOUND MONUMENT AS NOTED BELOW:
  - [1] FOUND 1" I.P. TAGGED "LS 3018", DOWN 0.1', PER R.S. 84/58-59. ACCEPTED AS THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 4 WEST.
  - [2] FOUND 1" I.P. TAGGED "RCE 862", DOWN 0.5', PER R.S. 84/58-59; AND R.S. 110/30-40. ACCEPTED AS THE NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 4 WEST.
  - [3] FOUND 3/4" I.P. (TAG ILLEGIBLE), UP 0.1'. ACCEPTED AS 3/4" I.P. TAGGED "LS 4838" PER R.S. 110/30-40. ACCEPTED AS THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 4 WEST.
  - [4] FOUND NOTHING AT NORTHEAST CORNER OF NW 1/4, NW 1/4, NE 1/4 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 4 WEST. ESTABLISHED NORTH QUARTER CORNER OF LOT 2 BY PROPORTION. FOUND 1" I.P. TAGGED "LS 3163", UP 0.2', 0.21' EAST AND 0.12' NORTH, PER R.S. 84/58-59 AND R.S. 110/30-40.
  - [5] FOUND 1" I.P. WITH PLASTIC PLUG "LS 4838", FLUSH, PER R.S. 110/30-40. ACCEPTED AS THE NORTHWEST CORNER OF THE SOUTH 660' OF LOT 1, BLOCK 19 OF THE ALESSANDRO TRACT, M.B. 6/13.
  - [6] FOUND 1" I.P. WITH PLASTIC PLUG "LS 4838", FLUSH, PER R.S. 110/30-40. ACCEPTED AS THE INTERSECTION OF THE NORTHERLY LINE OF THE SOUTH 660' OF LOT 1, BLOCK 19 OF THE ALESSANDRO TRACT, M.B. 6/13 WITH THE WESTERLY LINE OF THE EAST 1369.50' OF THE WEST HALF OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 4 WEST.
  - [7] FOUND 1" I.P. WITH PLASTIC PLUG "LS 4838", FLUSH, PER R.S. 110/30-40. ACCEPTED AS THE SOUTHWEST CORNER OF THE EAST 1369.50' OF THE WEST HALF OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 4 WEST.
  - [8] FOUND 1" I.P. WITH NAIL IN PLASTIC PLUG (ILLEGIBLE), DOWN 0.3'. ACCEPTED AS AN ANGLE POINT IN THE BOUNDARY OF TRACT NO. 22653-8, M.B. 278/83-85.
  - [9] FOUND 1" I.P. (HOLLOW), FLUSH. ACCEPTED AS AN ANGLE POINT IN THE BOUNDARY OF TRACT NO. 22653-8, M.B. 278/83-85.
  - [10] FOUND 1/2" SPIKE AND TAG "RCE 17550", FLUSH, PER TRACT NO. 22653-8, M.B. 278/83-85.
  - [11] FOUND 1" I.P. (HOLLOW), DOWN 0.3', NO REFERENCE. MONUMENT HAS BEEN DISTURBED AND LEANING SOUTHWESTERLY. NOT ACCEPTED. LOCATED CENTER TOP IS SOUTH 27'55"43" WEST 0.40' FROM RECORD CORNER.
  - [12] FOUND 1" I.P. WITH PLASTIC PLUG "LS 3018", DOWN 0.3', PER PARCEL MAP NO. 23403, P.M.B. 156/69-70.
  - [13] FOUND 1" I.P. WITH PLASTIC PLUG (ILLEGIBLE), DOWN 0.05'. ACCEPTED AS "BC" IN CENTERLINE OF YARROW LANE PER TRACT NO. 22275, M.B. 207/6-8.
  - [14] FOUND 1" I.P. WITH PLASTIC PLUG (ILLEGIBLE), DOWN 0.05'. ACCEPTED AS CENTERLINE INTERSECTION OF YARROW LANE AND BRANA ROAD PER TRACT NO. 22275, M.B. 207/6-8.
  - [15] FOUND SPIKE AND WASHER STAMPED "RCE 17750", FLUSH, PER TRACT NO. 22653-8, M.B. 278/83-85.
  - [16] FOUND 1" I.P. WITH PLASTIC PLUG "LS 3018", DOWN 0.05', PER TRACT NO. 22275, M.B. 207/6-8.
  - [17] FOUND 1" I.P. WITH PLASTIC PLUG (ILLEGIBLE), FLUSH, PER TRACT NO. 22275, M.B. 207/6-8.
  - [18] FOUND 1" I.P. WITH PLASTIC PLUG "LS 3018", DOWN 1.2', PER PARCEL MAP NO. 23403, P.M.B. 156/69-70.
  - [19] FOUND 1" I.P. WITH PLASTIC PLUG (ILLEGIBLE), FLUSH, PER TRACT NO. 22275, M.B. 207/6-8.
  - [20] FOUND 1" I.P. WITH PLASTIC PLUG "LS 3018", DOWN 1.2', PER PARCEL MAP NO. 23403, P.M.B. 156/69-70.
  - [21] FOUND 1" I.P. WITH PLASTIC PLUG (ILLEGIBLE), FLUSH, PER TRACT NO. 22275-3, M.B. 207/1-4.
  - [22] FOUND 1" I.P. WITH PLASTIC PLUG "LS 3018", FLUSH, PER TRACT NO. 22275-3, M.B. 207/1-4.
  - [23] FOUND 1" I.P. WITH PLASTIC PLUG "LS 3018", FLUSH, PER TRACT NO. 22275-3, M.B. 207/1-4.
  - [24] FOUND 1" I.P. WITH PLASTIC PLUG "LS 3018", FLUSH, PER TRACT NO. 22275-3, M.B. 207/1-4.
  - [25] FOUND 1" I.P. WITH PLASTIC PLUG "LS 3018", DOWN 1.0', PER PARCEL MAP NO. 23403, P.M.B. 156/69-70.
  - [26] FOUND 1" I.P. WITH PLASTIC PLUG "LS 3018", DOWN 1.0', PER PARCEL MAP NO. 23403, P.M.B. 156/69-70.
  - [27] FOUND 1" I.P. WITH PLASTIC PLUG (ILLEGIBLE), FLUSH, PER TRACT NO. 22275-1, M.B. 209/8-11.
  - [28] FOUND 1" I.P. WITH PLASTIC PLUG "LS 3018", FLUSH, PER TRACT NO. 22275-1, M.B. 209/8-11.
  - [29] FOUND 1" I.P. WITH PLASTIC PLUG "LS 3018", DOWN 0.2', PER PARCEL MAP NO. 23403, P.M.B. 156/69-70.

- [30] FOUND 1" I.P. WITH PLASTIC PLUG "LS 3018", FLUSH, PER TRACT NO. 22275-1, M.B. 209/8-11.
- [31] FOUND 1" I.P. WITH PLASTIC PLUG "LS 3018", FLUSH, PER TRACT NO. 22275-1, M.B. 209/8-11.
- [32] FOUND SPIKE AND WASHER STAMPED "RCE 17550", FLUSH, NO REFERENCE.
- [33] FOUND SPIKE AND WASHER STAMPED "RCE 17550", FLUSH, NO REFERENCE.
- [34] FOUND SPIKE AND WASHER STAMPED "RCE 17550", FLUSH, PER TRACT NO. 21709-5, M.B. 305/10-13.
- [35] FOUND NAIL AND TAG "LS 3018", DOWN 0.1', IN CONCRETE FENCE POST FOOTING IN LIEU OF 1" I.P. WITH PLASTIC PLUG "LS 3018" PER R.S. 84/58-59. ACCEPTED AS THE SOUTHWEST CORNER OF NW 1/4, NW 1/4 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 4 WEST.
- [36] FOUND NOTHING. ESTABLISHED THE SOUTHEAST CORNER OF NE 1/4, NW 1/4, OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 4 WEST BY INTERSECTION PER R.S. 84/58-59.
- [37] FOUND 1" I.P. WITH PLASTIC PLUG (ILLEGIBLE), FLUSH, NO REFERENCE, SOUTH 3'33"14" EAST, 0.93' FROM RECORD CORNER. NOT ACCEPTED. ESTABLISHED RECORD CORNER (SOUTHWEST CORNER OF NW 1/4, NW 1/4, NE 1/4 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 4 WEST) BY PROPORTION PER R.S. 84/58-59.
- [38] FOUND 1" I.P. WITH PLASTIC PLUG "LS 4838", UP 0.2', PER R.S. 110/30-40, SOUTH 4'14"40" WEST, 0.90'. NOT ACCEPTED AS RECORD CORNER (SOUTHEAST CORNER OF NW 1/4, NW 1/4, NE 1/4 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 4 WEST) BECAUSE IT DOES NOT FIT RECORD LOCATION. ESTABLISHED RECORD CORNER BY INTERSECTION PER R.S. 84/58-59.

- INDICATES SET 1" I.P. WITH PLASTIC PLUG STAMPED "LS 4693", FLUSH, UNLESS OTHERWISE NOTED.
- INDICATES SET SPIKE AND WASHER STAMPED "LS 4693", FLUSH.

■ INDICATES LOCATION OF 1" I.P. (MINIMUM 18" IN LENGTH) TAGGED LS 4693 PER TRACT NO. 30717-1, M.B. 343 / 34 - 47.

● INDICATES LOCATION OF SPIKE AND WASHER STAMPED "LS 4693", PER TRACT NO. 30717-1, M.B. 343 / 34 - 47.

SET 1" I.P. WITH PLASTIC PLUG STAMPED "LS 4693", FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.

SET NAIL AND TAG MARKED "LS 4693" IN TOP OF CURB AT THE PROLONGATION OF SIDE PROPERTY LINES, UNLESS OTHERWISE NOTED.

THIS TRACT CONTAINS 23.180 ACRES.

**EASEMENT NOTES**

- (A) INDICATES PRIVATE EASEMENT RESERVED FOR LANDSCAPE PURPOSES TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- (B) INDICATES PRIVATE EASEMENT RESERVED FOR STORM DRAIN AND DRAINAGE PURPOSES TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

**NOTE:** ALL MAPS ARE RIVERSIDE COUNTY RECORDS, UNLESS OTHERWISE NOTED.

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS MAP IS THE N'LY LINE OF SECTION 21, T 3 S, R 4 W, S.B.M. BEING NORTH 89°06'21" EAST, AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 84, PAGES 58 AND 59 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

M.B. 347 / 64

M.B. 347 / 64

City

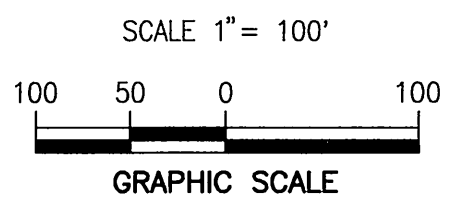
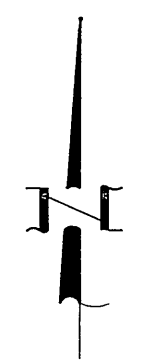
347  
65

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

# TRACT NO. 30717-2

BEING A SUBDIVISION OF A PORTION OF LOT 2 IN BLOCK 29; AND PORTIONS OF LOTS 2 AND 3 IN BLOCK 28, ALL OF THE ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 13 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF JOHN F. KENNEDY DRIVE (FORMERLY ESCHSCHOLTZIA AVENUE); AND BROWN STREET; IN SAID BLOCKS 28 AND 29, ALL IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. LOCATED IN SECTIONS 21 AND 22, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

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R.S. 45/19

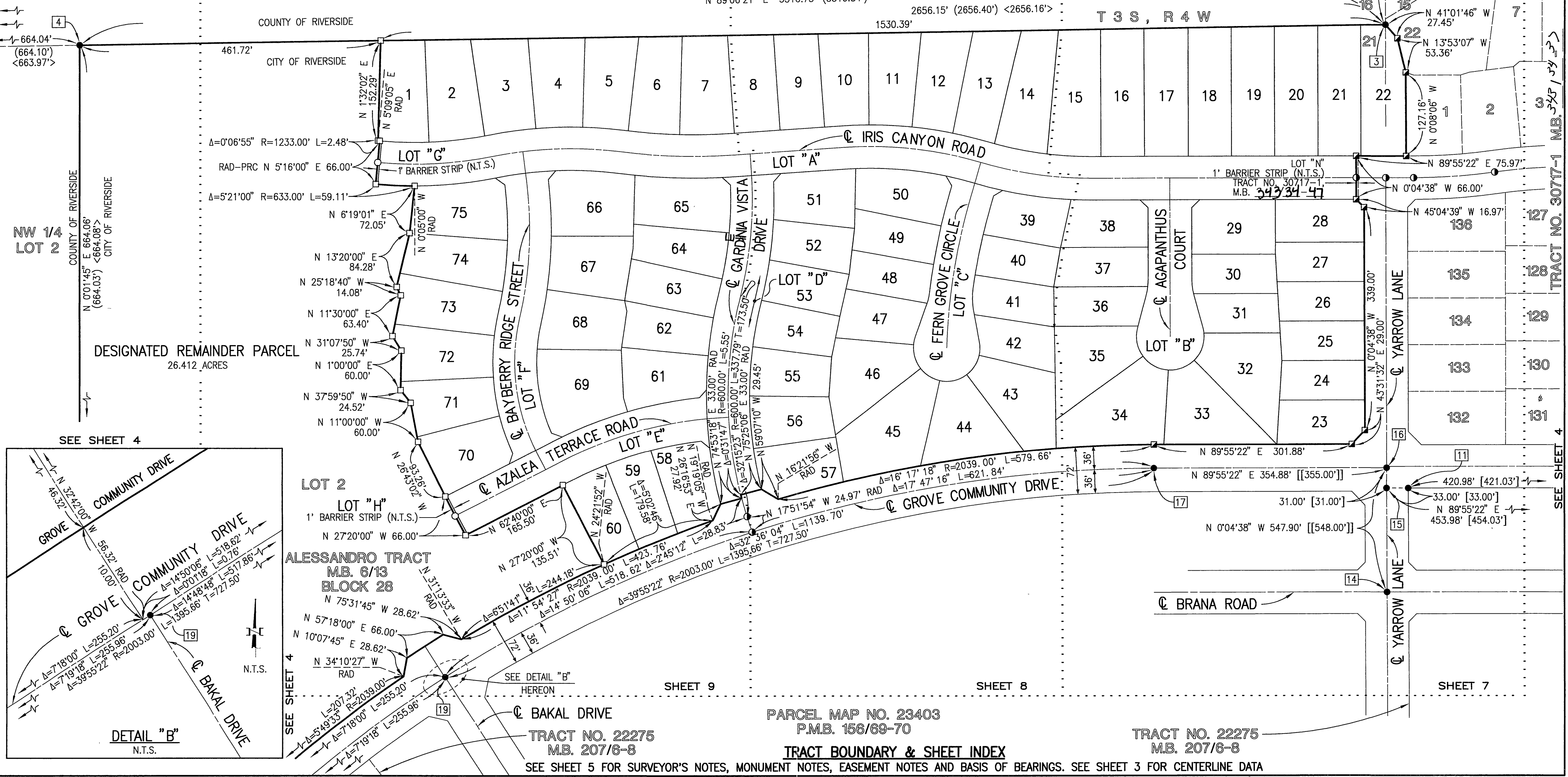
R.S. 46/73

SEE SHEET 4

SHEET 9

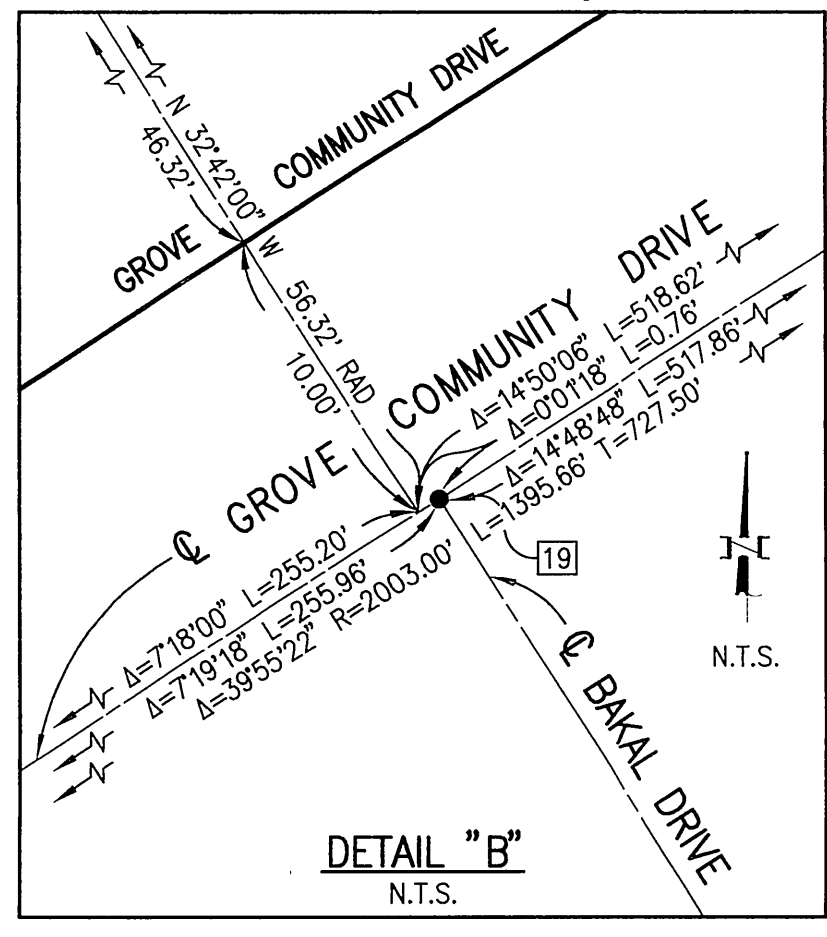
SHEET 8

SHEET 7



NW 1/4 LOT 2

DESIGNATED REMAINDER PARCEL  
26.412 ACRES



DETAIL "B"  
N.T.S.

TRACT NO. 22275  
M.B. 207/6-8

PARCEL MAP NO. 23403  
P.M.B. 156/69-70

TRACT BOUNDARY & SHEET INDEX

TRACT NO. 22275  
M.B. 207/6-8

SEE SHEET 5 FOR SURVEYOR'S NOTES, MONUMENT NOTES, EASEMENT NOTES AND BASIS OF BEARINGS. SEE SHEET 3 FOR CENTERLINE DATA

M.B. 347/65

TRACT NO. 30717-1  
M.B. 345/33-37

SEE SHEET 4

M.B. 347/65

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

# TRACT NO. 30717-2

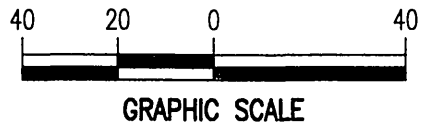
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JANUARY, 2003 MDS CONSULTING - IRVINE, CA

City



SCALE 1" = 40'



R.S. 45/19  
R.S. 46/73

SEE SHEET 4

N 89°06'21" E 5310.73' (5310.84')

COUNTY OF RIVERSIDE

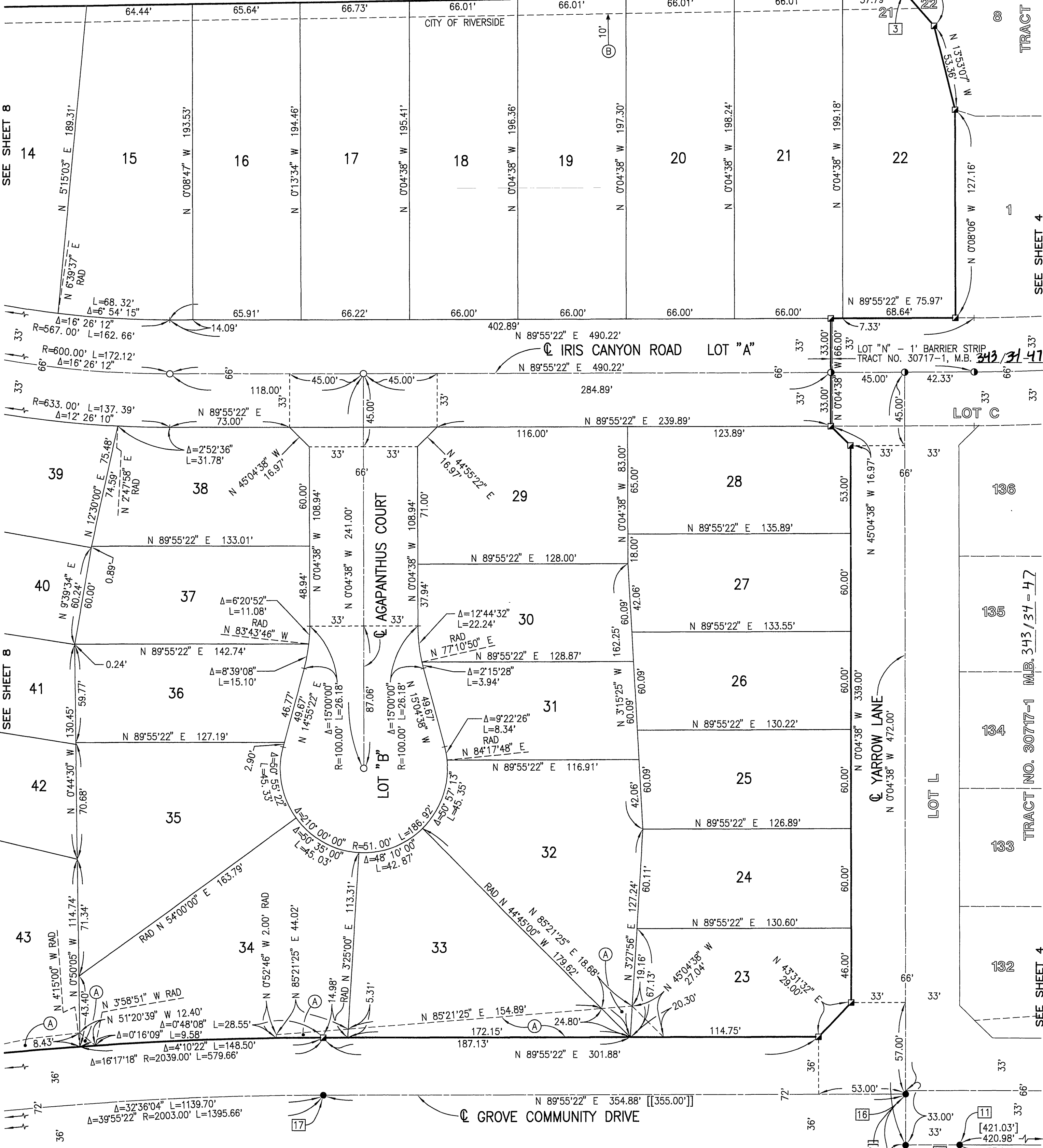
2656.15' (2656.40') <2656.16'>  
1530.39'

T 3 S, R 4 W

SEE SHEET 4

TRACT NO. 30717-1 M.B. 343/34-47

SEE SHEET 4



PARCEL MAP NO. 23403  
P.M.B. 156/69-70

TRACT NO. 22275  
M.B. 207/6-8

### EASEMENT NOTES

- (A) INDICATES PRIVATE EASEMENT RESERVED FOR LANDSCAPE PURPOSES TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- (B) INDICATES PRIVATE EASEMENT RESERVED FOR STORM DRAIN AND DRAINAGE PURPOSES TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

SEE SHEET 4

SEE SHEET 5 FOR SURVEYOR'S NOTES, MONUMENT NOTES, EASEMENT NOTES AND BASIS OF BEARINGS.

SEE SHEET 4

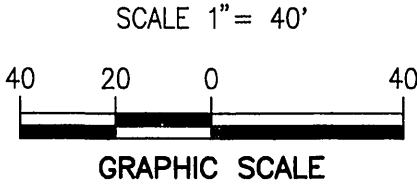
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JANUARY, 2003

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CGA



R.S. 45710

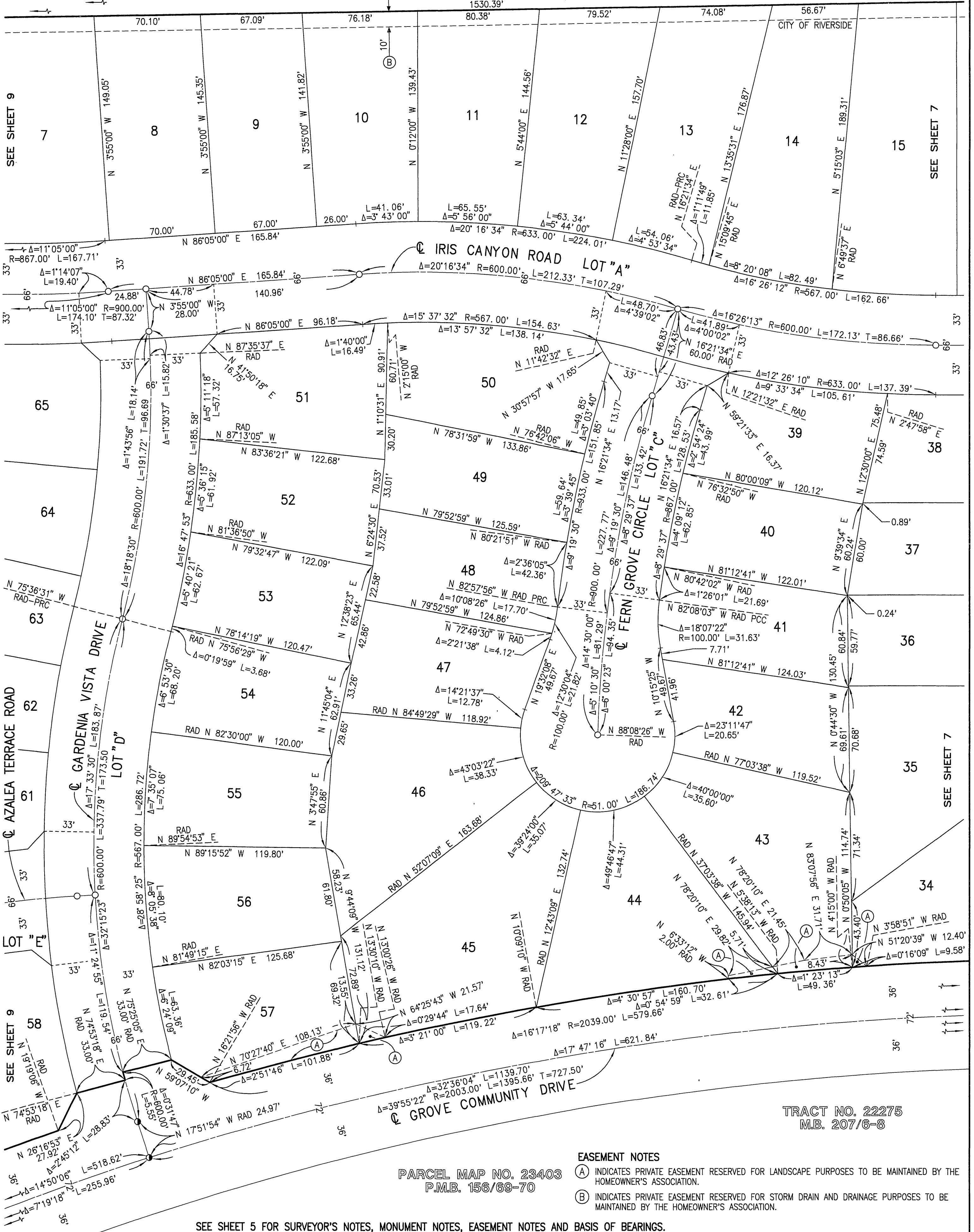
R.S. 4673

SEE SHEET 4

T 3 S , R 4 W

N 89°06'21" E 5310.73' (5310.84')  
2656.15' (2656.40') <2656.16'>

COUNTY OF RIVERSIDE



SEE SHEET 9

SEE SHEET 7

PARCEL MAP NO. 23403  
P.M.B. 156/69-70

### EASEMENT NOTES

- (A) INDICATES PRIVATE EASEMENT RESERVED FOR LANDSCAPE PURPOSES TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- (B) INDICATES PRIVATE EASEMENT RESERVED FOR STORM DRAIN AND DRAINAGE PURPOSES TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

SEE SHEET 5 FOR SURVEYOR'S NOTES, MONUMENT NOTES, EASEMENT NOTES AND BASIS OF BEARINGS.

TRACT NO. 22275  
M.B. 207/6-8



# TRACT NO. 30717-2

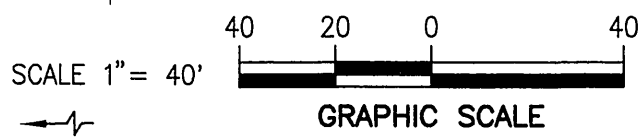
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JANUARY, 2003

MDS CONSULTING - IRVINE, CA

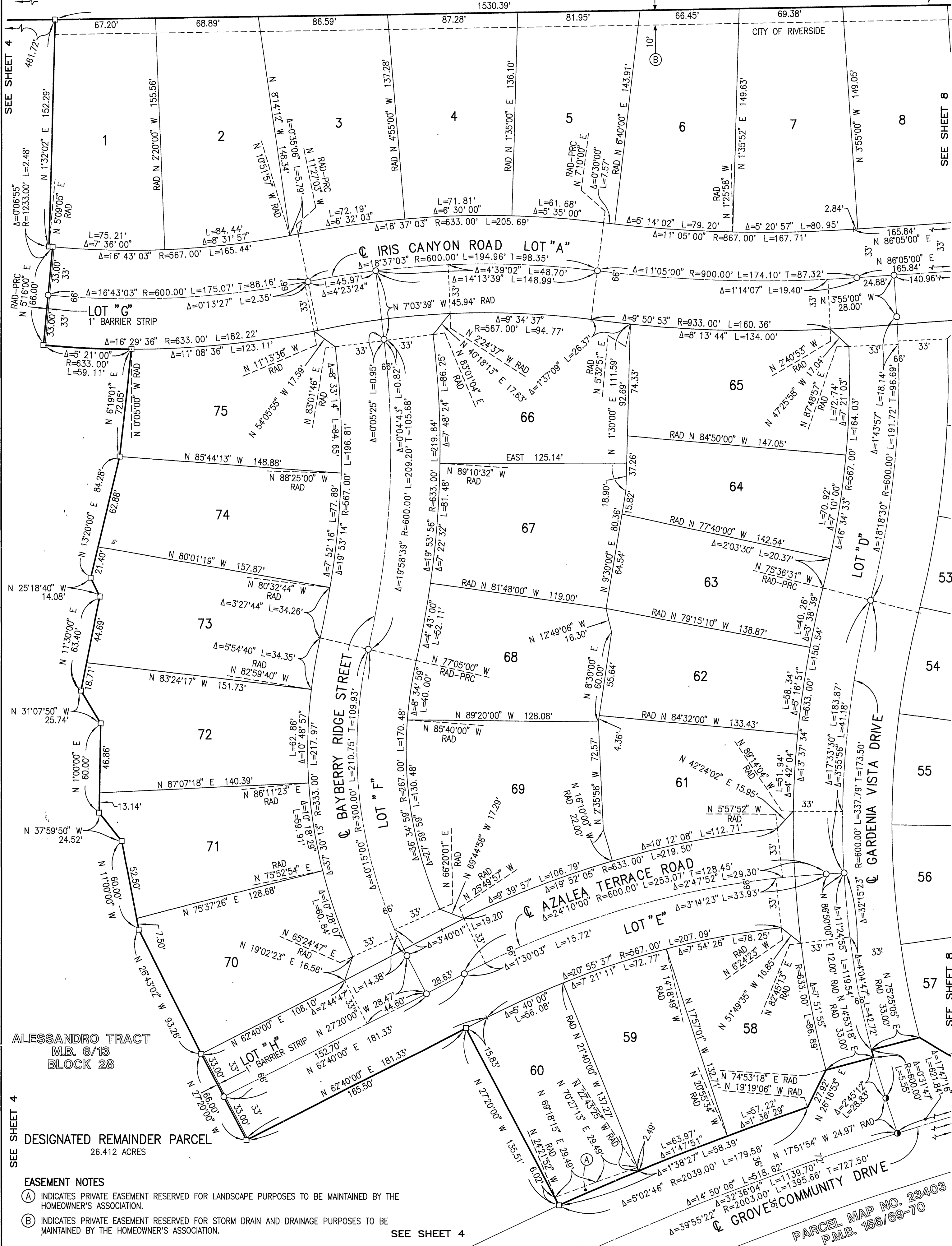
SEE SHEET 4

T 3 S, R 4 W



N 89°06'21" E 5310.73' (5310.84')  
2656.15' (2656.40') <2656.16'>  
1530.39'

COUNTY OF RIVERSIDE



ALESSANDRO TRACT  
M.B. 6/13  
BLOCK 28

DESIGNATED REMAINDER PARCEL  
26.412 ACRES

- EASEMENT NOTES**
- (A) INDICATES PRIVATE EASEMENT RESERVED FOR LANDSCAPE PURPOSES TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
  - (B) INDICATES PRIVATE EASEMENT RESERVED FOR STORM DRAIN AND DRAINAGE PURPOSES TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

SEE SHEET 4

SEE SHEET 5 FOR SURVEYOR'S NOTES, MONUMENT NOTES, EASEMENT NOTES AND BASIS OF BEARINGS.

PARCEL MAP NO. 23403  
P.M.B. 156/69-70  
GROVE COMMUNITY DRIVE