

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 29652

BEING A SUBDIVISION OF PARCELS 1, 2, 3, & 4, TOGETHER WITH LETTERED LOTS A THROUGH H, INCLUSIVE, OF PARCEL MAP NO. 10003, AS SHOWN BY MAP ON FILE IN BOOK 50 OF PARCEL MAPS AT PAGE 100, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, ALSO BEING THE W 1/2 OF THE NE 1/4 OF SECTION 18, T.3.S., R.4.W., S.B.M.

RECORDER'S STATEMENT

FILED THIS 12 DAY OF August, 2004 AT 8:00 A.M. IN BOOK 361 OF MAPS, AT PAGE 19-22 AT THE REQUEST OF THE CLERK OF THE BOARD NO 2004-0632304 FEE 13. GARY L. ORSO COUNTY ASSESSOR, CLERK AND RECORDER BY Akhiev DEPUTY

SUBDIVISION GUARANTEE FIRST AMERICAN TITLE COMPANY

adkan
ENGINEERS
RIVERSIDE, CA

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, AND WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES; LOTS "A" THROUGH "E" INCLUSIVE

WE HEREBY RETAIN THE PRIVATE DRAINAGE EASEMENTS AND STORM DRAIN EASEMENTS AS SHOWN HEREON FOR CONSTRUCTION, RECONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES

WE ALSO HEREBY DEDICATE TO PUBLIC USE THE PUBLIC DRAINAGE EASEMENT(S) AND THE STORM DRAINAGE EASEMENT(S) FOR CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF DRAINAGE FACILITIES

WE HEREBY RETAIN THE EASEMENTS INDICATED AS 30' MULTIPURPOSE TRAIL EASEMENTS AND EASEMENTS FOR INGRESS AND EGRESS FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP

MDM, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY Mike D. Munaretto BY Carol E. Munaretto
MIKE D. MUNARETTO, TRUSTEE OF THE MUNARETTO FAMILY TRUST DATED AUGUST 22, 1990, MEMBER
CAROL E. MUNARETTO, TRUSTEE OF THE MUNARETTO FAMILY TRUST DATED AUGUST 22, 1990, MEMBER

BENEFICIARY

PREMIER SERVICE BANK, UNDER DEED OF TRUST RECORDED OCTOBER 2, 2003 AS INSTRUMENT NO 775882, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AN AGREEMENT MODIFYING SAID DEED OF TRUST WAS RECORDED JANUARY 15, 2004 AS INSTRUMENT NO 30690 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA ALSO DEED OF TRUST RECORDED JANUARY 9, 2004 AS INSTRUMENT NO 16604, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

Angela L. Swanson
SENIOR VICE PRESIDENT AND CHIEF CREDIT OFFICER

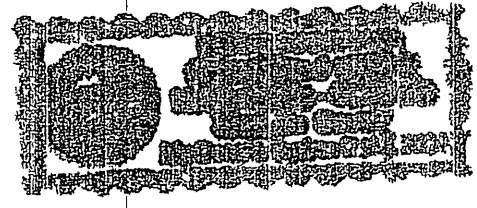
NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } SS

ON 5-5-04 BEFORE ME, Debbie Buchanan A NOTARY PUBLIC PERSONALLY APPEARED Mike D. + Carol E. Munaretto PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR CAPACITIES AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT

WITNESS-MY-HAND-AND-OFFICIAL SEAL

Debbie Buchanan
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES 10-5-04



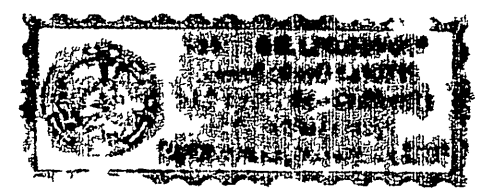
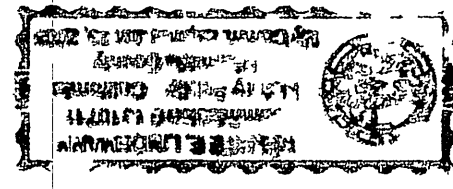
NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } SS

ON 5-5-2004 BEFORE ME, Renate E. Lindemann A NOTARY PUBLIC PERSONALLY APPEARED Angela L. Swanson PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR CAPACITIES AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT

WITNESS MY HAND AND OFFICIAL SEAL

Renate E. Lindemann
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES 6-25-2005



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, OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 5,900

DATED 5-6, 2004

PAUL MCDONNELL
COUNTY TAX COLLECTOR

BY Helen Leslie
DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 5,900 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 5-6 2004

NANCY ROMERO
CLERK TO THE BOARD OF SUPERVISORS

CASH TAX BOND
PAUL MCDONNELL
COUNTY TAX COLLECTOR

BY Helen Leslie
DEPUTY

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY EARTH TECHNICS ON OCTOBER 21, 2002 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953

ABANDONMENT OF PUBLIC STREETS & PUBLIC EASEMENTS

PURSUANT TO SECTIONS 66434 AND 66499 201/2 OF SUBDIVISION MAP ACT, THE APPROVAL AND RECORDATION OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING

AN EASEMENT FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES, LOTS "C", "D", "G" & "H" (O'KEEFE AVENUE), AS SHOWN ON PARCEL MAP NO 10003 FILED IN BOOK 50, PAGE 100, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICE PURPOSES DESCRIBED AS PARCEL "A" IN INSTRUMENT NO 189216, RECORDED MAY 26, 1992 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

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 PUBLIC DRAINAGE EASEMENT(S) AND THE PUBLIC STORM DRAIN EASEMENT(S) SHOWN HEREON ARE HEREBY ACCEPTED, AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

DATED August 10, 2004

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

Joy Wilson
CHAIRMAN OF THE BOARD OF SUPERVISORS

Nancy Romero CLERK OF THE BOARD OF SUPERVISORS

BY Gloria Peri-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 29652 AS FILED, AMENDED AND APPROVED BY THE BOARD OF SUPERVISORS ON APRIL 9, 2002, THE EXPIRATION DATE BEING APRIL 9, 2005, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT

DATED Aug 9 2004

Mark S. Bernas
MARK S. BERNAS, COUNTY SURVEYOR
LS 4568, EXP 9-30-05

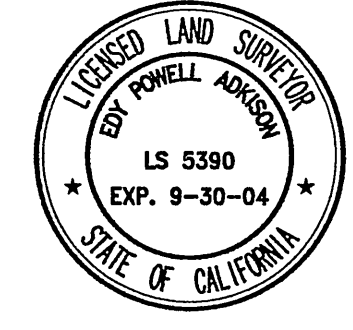


SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF FOUR (4) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING MAY 2002, 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 5-5 2004

Edy P Adkison
EDY P ADKISON LS 5390
EXPIRATION DATE 9/30/04



MB. 361 / 19

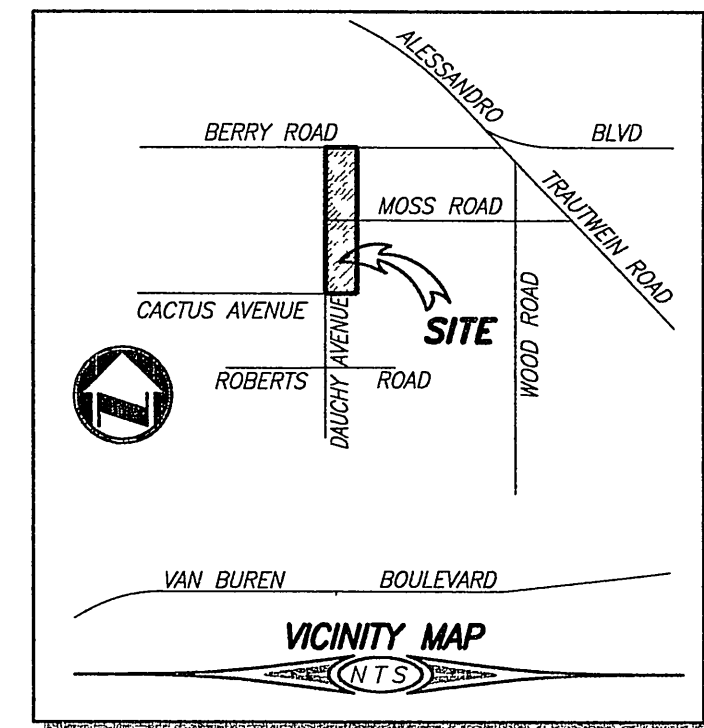
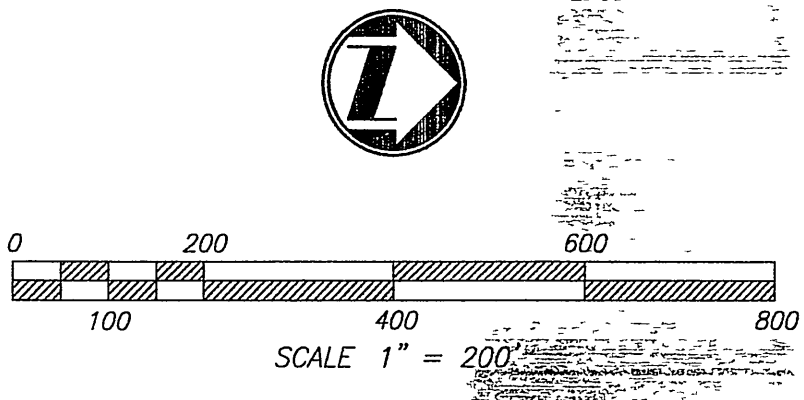
MB 361 / 19

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 29652

BEING A SUBDIVISION OF PARCELS 1, 2, 3, & 4, TOGETHER WITH LETTERED LOTS A THROUGH H, INCLUSIVE, OF PARCEL MAP NO. 10003, AS SHOWN BY MAP ON FILE IN BOOK 50 OF PARCEL MAPS AT PAGE 100, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, ALSO BEING THE W 1/2 OF THE NE 1/4 OF SECTION 18, T.3.S., R.4.W., S.B.M.

adkan
ENGINEERS
RIVERSIDE, CA



SURVEYOR'S NOTES

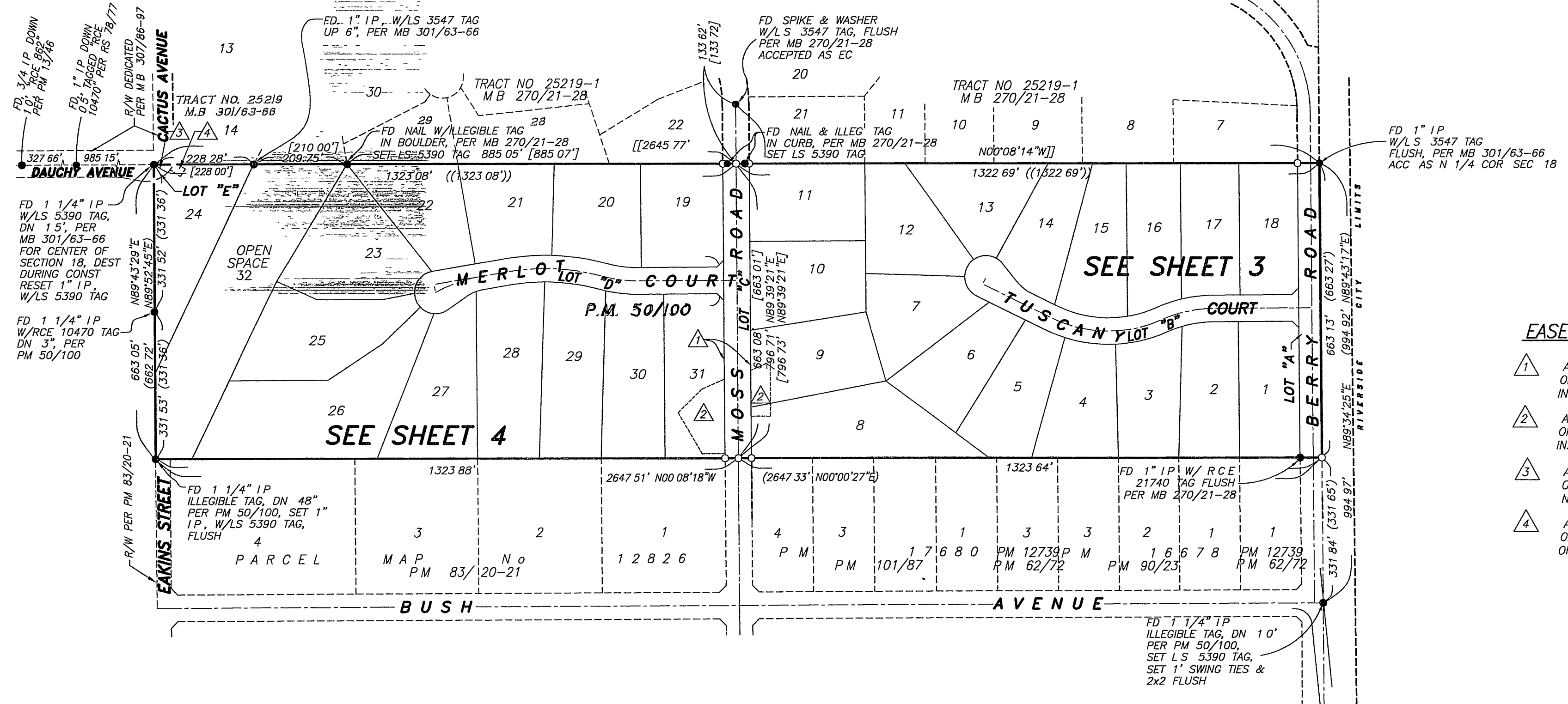
- 1 BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF TRACT NO 25219 M.B. 301/63-66, BEING N00°08'14"W, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
- 2 THIS TRACT MAP CONTAINS 40.29 ACRES
- 3 ● INDICATES FD MONUMENT AS NOTED
- 4 ○ INDICATES SET 1" IRON PIPE, TAGGED LS 5390, FLUSH, UNLESS OTHERWISE NOTED
- 5 SET 1" IRON PIPE TAGGED LS 5390, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED
- 6 SET NAIL AND LS 5390 TAG IN TOP OF CURB AT THE PROLONGATION OF THE SIDE LOT LINES
- 7 () INDICATES RECORD AND CALCULATED DATA PER PM 50/100, UNLESS OTHERWISE NOTED
- 8 [] INDICATES RECORD AND CALCULATED DATA PER MB 270/21-28
- 9 (()) INDICATES RECORD AND MEASURED DATA PER MB 270/21-28
- 10 [[]] INDICATES RECORD AND MEASURED DATA PER MB 301/63-66
- 11 C & R'S PER INSTRUMENT NO ~~100-03235~~ RECORDED ~~08-12-004~~
- 12 DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS

ENVIRONMENTAL CONSTRAINT NOTE:

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR, IN E.C.S. BOOK 35 PAGE 61. THIS AFFECTS ALL LOTS

EASEMENTS

- 1 AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES AND UTILITIES IN FAVOR OF THE COUNTY OF RIVERSIDE, IN INSTRUMENT RECORDED MAY 26, 1992 AS INSTRUMENT NO 189218 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
- 2 AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES AND UTILITIES IN FAVOR OF THE COUNTY OF RIVERSIDE, IN INSTRUMENT RECORDED MAY 26, 1992 AS INSTRUMENT NO 189216 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
- 3 AN EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES IN FAVOR OF THE COUNTY OF RIVERSIDE, IN INSTRUMENT RECORDED FEBRUARY 20, 2002 AS INSTRUMENT NO 098034 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
- 4 AN EASEMENT FOR STORM DRAIN PURPOSES IN FAVOR OF THE COUNTY OF RIVERSIDE, IN INSTRUMENT RECORDED JULY 8, 2002 AS INSTRUMENT NO 373552 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA



M.B. 361/20

M.B. 361/20

MB 361/20

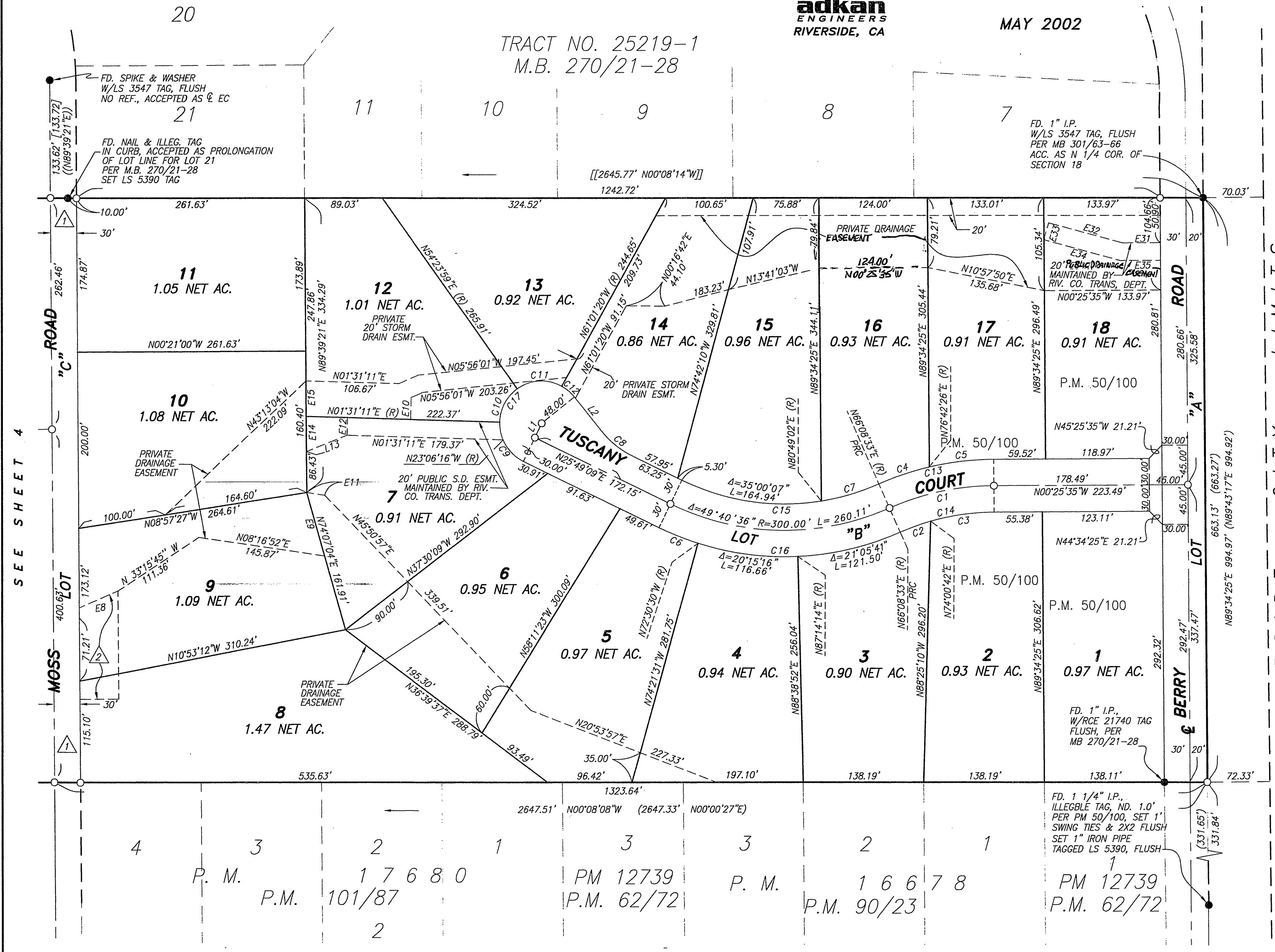
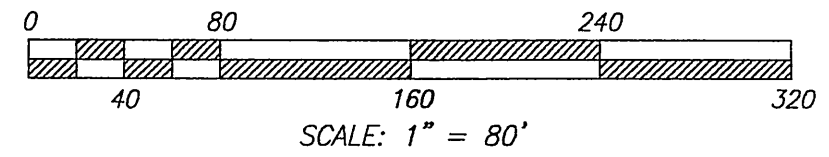
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adkan
ENGINEERS
RIVERSIDE, CA

MAY 2002



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6. SET NAIL AND LS 5390 TAG IN TOP OF CURB AT THE PROLONGATION OF THE SIDE LOT LINES.
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11. S.F.N. INDICATES SEARCHED FOUND NOTHING.
12. DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
13. C.C.&R.'S PER INSTRUMENT NO. ~~004-063235~~ RECORDED ~~08-12-2004~~.

EASEMENTS

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ENVIRONMENTAL CONSTRAINT NOTE:

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR, IN E.C.S. BOOK 35 PAGE 61 THIS AFFECTS ALL LOTS.

CURVE DATA				EASEMENT LINE DATA			
NUMBER	Δ =	R =	L =	T =	NUMBER	BEARING	DISTANCE
C1	23°25'53"	300.00	122.69	62.21	E8	N10°53'07"W	50.00'
C2	07°52'09"	270.00	37.08	18.57	E9	N74°07'04"E	75.00'
C3	15°33'44"	270.00	73.33	36.89	E10	N88°28'49"W	24.81'
C4	10°33'54"	330.00	60.85	30.51	E11	N08°16'52"E	20.85'
C5	12°51'59"	330.00	74.10	37.21	E12	N88°28'49"W	20.00'
C6	08°19'39"	330.00	47.96	24.02	E13	N21°55'33"W	50.21'
C7	14°40'29"	270.00	69.15	34.77	E14	N89°39'21"E	40.00'
C8	25°31'48"	100.00	44.56	22.66	E15	N89°39'21"E	40.02'
C9	65°42'02"	48.00	55.04	30.99	E16	N00°08'13"W	22.89'
C10	52°52'48"	48.00	44.30	23.87	E21	N05°56'01"W	183.03'
C11	64°34'41"	48.00	54.10	30.33	E22	N23°54'44"W	45.14'
C12	22°22'17"	48.00	18.74	9.49	E23	N66°05'16"E	20.00'
C13	23°25'53"	330.00	134.95	68.43	E24	N33°54'44"E	41.98'
C14	23°25'53"	270.00	110.42	55.99	E25	N05°56'01"W	165.90'
C15	49°40'36"	270.00	234.10	124.98	E26	N61°01'20"W	123.32'
C16	49°40'36"	330.00	286.12	152.75	E27	N00°29'14"W	66.10'
C17	205°31'48"	48.00	172.18	211.87	E28	EAST	20.00'
					E29	N00°29'14"W	77.95'
					E30	N01°31'11"E	179.37'
					E31	N00°25'35"W	43.70'
					E32	N14°51'09"W	83.78'
					E33	N72°31'11"W	20.02'
					E34	N14°51'09"E	87.38'
					E35	N00°25'35"W	46.38'

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N64°10'51"W	18.00'
L2	N51°20'57"E	50.00'

RIVERSIDE CITY LIMITS

SEE SHEET 4

M.B. 361/21

M.B. 361/21

MB 361/21

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EASEMENTS

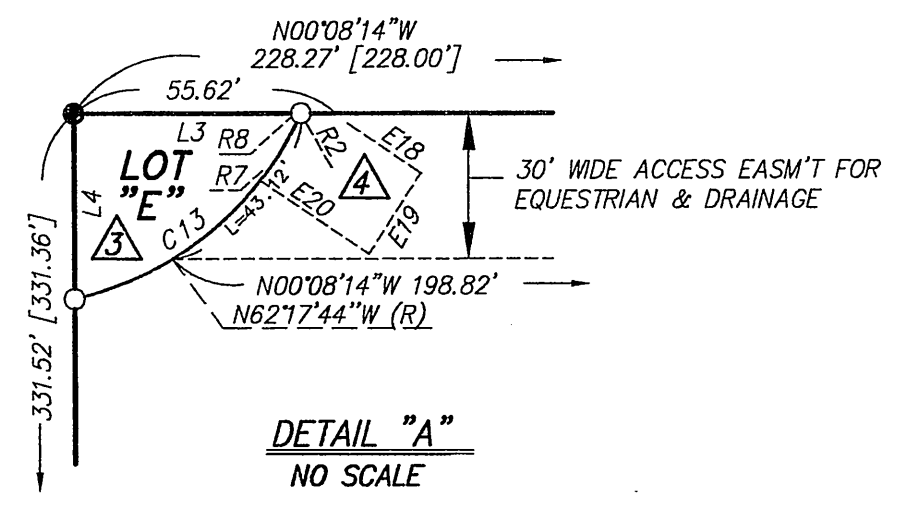
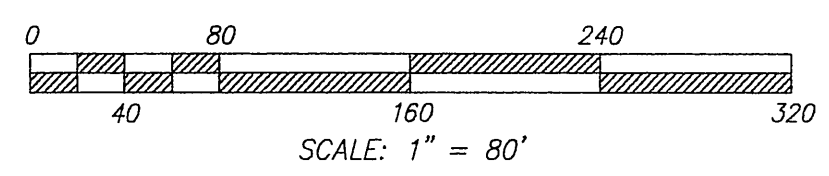
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ENVIRONMENTAL CONSTRAINT NOTE:

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR, IN E.C.S. BOOK 35 PAGE 6 THIS AFFECTS ALL LOTS.

adkan
ENGINEERS
RIVERSIDE, CA

MAY 2002



SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF TRACT NO. 25219 M.B. 301/63-66, BEING N00°08'14"W, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. THIS TRACT MAP CONTAINS 40.29 ACRES. (GROSS)
3. ● INDICATES FD. MONUMENT AS NOTED
4. ○ INDICATES SET 1" IRON PIPE, TAGGED LS 5390, FLUSH, UNLESS OTHERWISE NOTED.
5. SET 1" IRON PIPE TAGGED LS 5390, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
6. SET NAIL AND LS 5390 TAG IN TOP OF CURB AT THE PROLONGATION OF THE SIDE LOT LINES.
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9. (()) INDICATES RECORD AND MEASURED DATA PER MB 270/21-28.
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11. S.F.N. INDICATES SEARCHED FOUND NOTHING.
12. DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
13. C.C.&R.'S PER INSTRUMENT NO. 104-12265 RECORDED 08-12-2004.

LINE DATA

NUMBER	BEARING	DISTANCE
L1	N80°10'06"E	18.00'
L2	N35°21'42"W	50.00'
L3	N00°08'14"W	47.82'
L4	N89°43'29"E	38.31'

RADIAL DATA

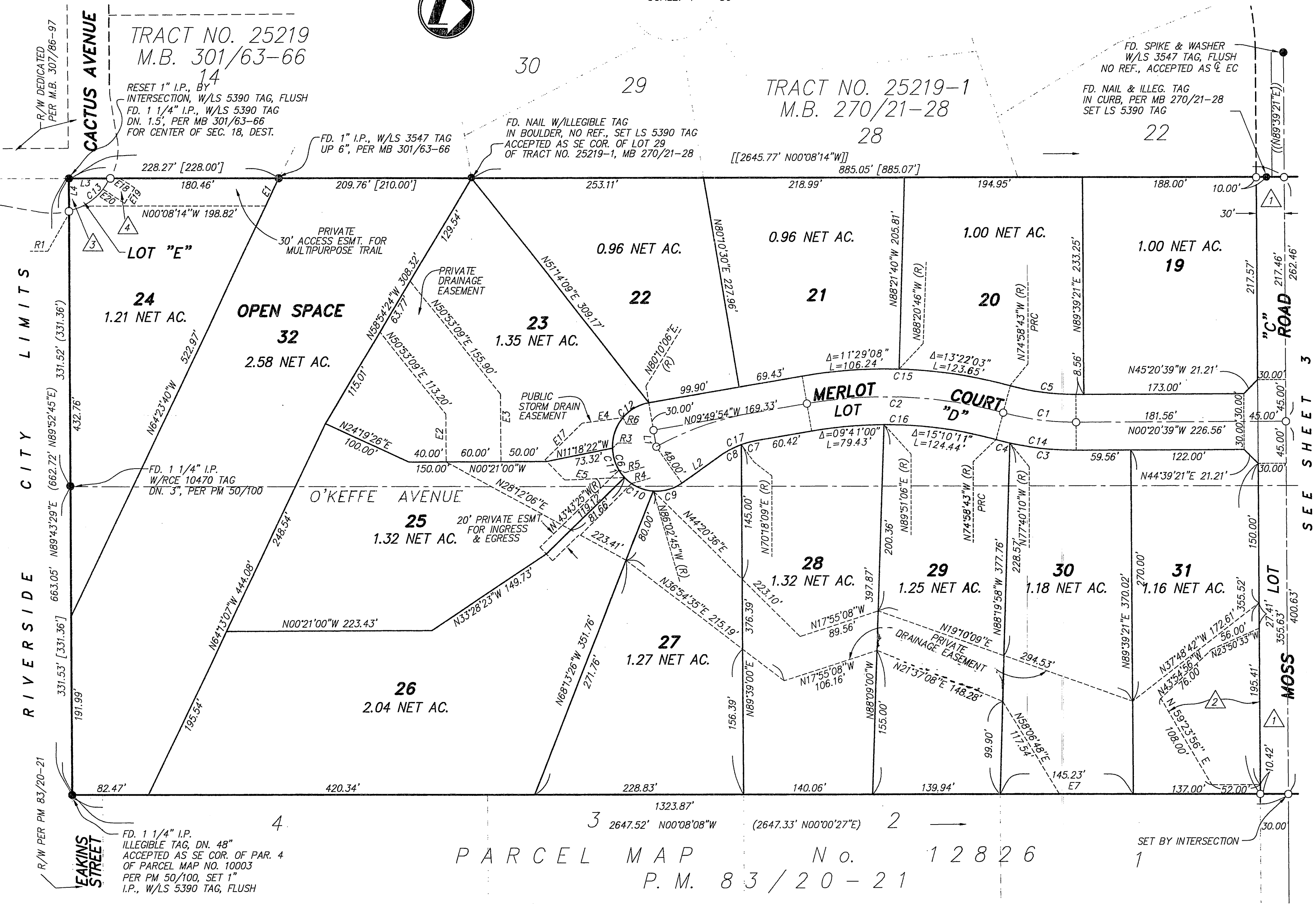
NUMBER	BEARING
R1	N77°01'36"E (R)
R2	N25°11'12"E (R)
R3	N01°51'17"W (R)
R4	N55°44'53"W (R)
R5	N31°41'56"W (R)
R6	N40°34'20"E (R)
R7	N38°55'32"E (R)
R8	N27°33'33"E (R)

CURVE DATA

NUMBER	Δ=	R=	L=	T=
C1	13°50'15"	300.00	72.45	36.40
C2	23°56'11"	500.00	208.88	105.99
C3	12°40'29"	330.00	73.00	36.65
C4	02°41'27"	330.00	15.50	7.75
C5	15°21'56"	270.00	72.41	36.42
C6	205°31'48"	48.00	172.18	211.87
C7	09°51'57"	100.00	17.22	8.63
C8	15°39'51"	100.00	27.34	13.76
C9	39°18'57"	48.00	32.94	17.15
C10	42°19'21"	48.00	35.46	18.58
C11	41°52'07"	48.00	35.08	18.36
C12	82°01'23"	48.00	68.72	41.74
C13	47°42'49"	71.00	59.13	31.40
C14	15°21'56"	330.00	88.50	44.52
C15	24°51'11"	530.00	229.90	116.79
C16	24°51'11"	470.00	203.87	103.56
C17	25°31'48"	100.00	44.56	22.66

EASEMENT LINE DATA

NUMBER	BEARING	DISTANCE
E1	N64°23'40"W	33.31'
E2	N89°39'01"E	51.60'
E3	N89°39'01"E	72.71'
E4	N07°34'08"W	45.27'
E5	N11°26'49"E	86.92'
E6	N89°51'52"E	49.32'
E7	N00°08'08"W	30.00'
E17	N44°04'15"W	59.25'
E18	N33°06'32"E	18.49'
E19	N56°53'28"W	20.00'
E20	N33°06'32"E	27.58'



PARCEL MAP No. 12826
P.M. 83/20-21

SET BY INTERSECTION

M.B. 361/22

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