

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

TRACT NO. 30295

BEING A SUBDIVISION OF A PORTION OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 6 WEST, TOGETHER WITH A PORTION OF SECTION 30 IN TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF

MAYERS & ASSOCIATES CIVIL ENGINEERING, INC. JUNE, 2003

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" THROUGH LOT "W", INCLUSIVE AS A CONDITION OF DEDICATION OF LOT "V" (LA SIERRA AVENUE) THE OWNERS OF LOTS 7, 8, 14 THROUGH 19, INCLUSIVE, 27 THROUGH 30 INCLUSIVE, 208, AND 210 THROUGH 212, INCLUSIVE, ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED

WE HEREBY RETAIN EASEMENTS INDICATED AS "PRIVATE DRAINAGE EASEMENT" FOR STORM DRAIN PURPOSES AND RIGHTS INCIDENTAL THERETO FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNS, AND LOT OWNERS WITHIN THIS TRACT MAP, AS SHOWN HEREON

WE ALSO HEREBY RETAIN A PRIVATE EASEMENT FOR DRIVEWAY PURPOSES AND RIGHTS INCIDENTAL THERETO OVER A PORTION OF LOT 188 FOR THE SOLE BENEFIT OF PARCEL A OF LOT LINE ADJUSTMENT 4282 PER INSTRUMENT NO 2000-433337 RECORDED ON NOVEMBER 1, 2000, AS SHOWN HEREON.

WE ALSO HEREBY RETAIN OPEN SPACE LOT 209 FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNS, AND LOT OWNERS WITHIN THIS TRACT MAP AS A DRAINAGE BASIN, AS SHOWN HEREON.

WE ALSO HEREBY RETAIN OPEN SPACE LOTS 210 & 211 FOR LANDSCAPE PURPOSES FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNS, AND LOT OWNERS WITHIN THIS TRACT MAP AS SHOWN HEREON

WE ALSO HEREBY RETAIN OPEN SPACE LOT 212 FOR SANITARY SEWER PURPOSES FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNS, AND LOT OWNERS WITHIN THIS TRACT MAP AS SHOWN HEREON.

WE HEREBY DEDICATE TO PUBLIC USE THE EASEMENTS FOR LANDSCAPE AND MAINTENANCE PURPOSES AS SHOWN HEREON.

WE ALSO HEREBY DEDICATE TO THE PUBLIC THE "STORM DRAIN EASEMENTS FOR FLOOD CONTROL PURPOSES" FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES, AS SHOWN HEREON

WE ALSO HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR THE CONSTRUCTION AND MAINTENANCE OF WATER DISTRIBUTION FACILITIES, WATER EASEMENTS WITHIN LOTS 8 AND 191, AS SHOWN HEREON.

BY Allen Barrett, PROJECT MGR.

KB HOME COASTAL INC., A CALIFORNIA CORPORATION

NOTARY ACKNOWLEDGMENT

STATE OF CA COUNTY OF RIVERSIDE ON 12/07, 2004 BEFORE ME, AMERIK MESEROLE, NOTARY PUBLIC, PERSONALLY

APPEARED ALLEN C. BARRETT, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE 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

WITNESS MY HAND AND OFFICIAL SEAL

MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE COUNTY

MY COMMISSION EXPIRES 10/15/2008

ABANDONMENT OF PUBLIC STREETS & PUBLIC EASEMENTS

PURSUANT TO SECTIONS 66434 AND 66499.20-1/2 OF SUBDIVISION MAP ACT, THE APPROVAL AND RECORDATION OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING:

THAT PORTION OF DUFFERIN AVENUE AS SHOWN PER MOULTON AND PRAED SUBDIVISION AS SHOWN ON MAP ON FILE IN BOOK 2 PAGE 3, OF MAPS, AND DECLARED A PUBLIC HIGHWAY PER RR1-358 RECORDED AUGUST 4, 1909, O.R., LYING WITHIN THIS TRACT.

THAT PORTION OF DUFFERIN AVENUE AS GRANTED TO THE COUNTY OF RIVERSIDE PER INSTRUMENT NO 54587, RECORDED MAY 13, 1975, O.R., LYING WITHIN THIS TRACT.

SOILS REPORT

PRELIMINARY SOILS INVESTIGATION REPORT FOR TENTATIVE TRACT NO. 30295 DATED APRIL 12, 2001 AS PROJECT NO 110394-001 WAS PREPARED BY LEIGHTON & ASSOCIATES AS REQUIRED BY SECTIONS 17953 OF THE CALIFORNIA HEALTH AND SAFETY CODE AND AS REQUIRED BY SECTION 66434.5 OF THE CALIFORNIA GOVERNMENT CODE. A COPY OF SAID REPORT IS ON FILE FOR PUBLIC INSPECTION IN THE COUNTY ENGINEERS OFFICE

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 \$ 282,600

DATED: Jan 10, 2005 PAUL MCDONNELL, COUNTY TAX COLLECTOR

BY: Bernice Donald, DEPUTY

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:

THE RIVERSIDE CANAL COMPANY AND RIVERSIDE WATER COMPANY, THEIR SUCCESSORS OR ASSIGNS, A CORPORATION, HOLDER OF A RIGHT OF WAY FOR THE CONSTRUCTION AND MAINTENANCE OF OF ALL NECESSARY WATER DITCHES, PIPES OR FLUMES FOR IRRIGATION OR DOMESTIC PURPOSES, IN DEEDS RECORDED APRIL 26, 1882 IN BOOK 28 PAGE 635 AND AUGUST 14, 1885 IN BOOK 42, PAGES 294 AND 296, RESPECTIVELY, OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY

THE RIVERSIDE TRUST COMPANY LIMITED, A CORPORATION, FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND OPERATING ALL NECESSARY DISTRIBUTING FLUMES, PIPES, WATER WAYS OR CONDUITS AND CONNECTIONS, RECORDED DECEMBER 27, 1890 IN BOOK 123, PAGE 281, OF DEEDS, SAN BERNARDINO COUNTY RECORDS

EL SOBRANTE LAND COMPANY, A CORPORATION, HOLDER OF A RIGHT OF WAY FOR DITCHES, CANALS, FLUMES AND PIPE LINES OR OTHER WATER CONDUITS AND FOR THE TRANSMISSION OF ELECTRICITY, AS MAY BE THEREAFTER REQUIRED, BY DEED RECORDED AUGUST 5, 1912 IN BOOK 357, OF DEEDS, AT PAGE 2 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

TEMESCAL WATER COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR THE PURPOSE OF A LINE OF A PIPE AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 11, 1925 IN BOOK 629 PAGE 174 OF DEEDS

TEMESCAL WATER COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR THE PURPOSE OF A LINE OF A PIPE AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 26, 1925 IN BOOK 629 PAGE 418 OF DEEDS

TEMESCAL WATER COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR THE PURPOSE OF A LINE OF A PIPE AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED MARCH 21, 1925 IN BOOK 632 PAGE 204 OF DEEDS

J F MOULTON, HOLDER OF AN EASEMENT FOR THE PURPOSE OF DITCHES AND PIPES AND RIGHTS INCIDENTAL THERETO RECORDED APRIL 23,1906 IN BOOK 217 PAGE 343 OF DEEDS

J F. MOULTON, HOLDER OF AN EASEMENT FOR THE PURPOSE OF DITCHES AND PIPES AND RIGHTS INCIDENTAL THERETO RECORDED MAY 1,1906 IN BOOK 217 PAGE 353 OF DEEDS.

SAN JACINTO LAND CO. LTD., A CORPORATION, HOLDER OF AN EASEMENT FOR THE PURPOSE OF WATER PIPES AND DITCHES, FLUMES AND CONDUITS AND RIGHTS INCIDENTAL THERETO RECORDED NOVEMBER 28, 1944 IN BOOK 655 PAGE 99 OF OFFICIAL RECORDS.

DALY WATER COMPANY, HOLDER OF AN EASEMENT FOR PIPELINES AND RIGHTS INCIDENTAL THERETO RECORDED APRIL 13, 1923 IN BOOK 576 PAGE 453, OF DEEDS

AN EASEMENT FOR DITCHES, PIPES, FLUMES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED NOVEMBER 6, 1895 IN BOOK 22 OF DEEDS, PAGE 334. (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)

AN EASEMENT FOR WATER PIPES, DITCHES, FLUMES, CONDUITS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 5, 1900 IN BOOK 94 OF DEEDS, PAGE 367. (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$282,600 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: Jan 10, 2005 CASH TAX BOND NANCY ROMERO CLERK TO THE BOARD OF SUPERVISORS PAUL MCDONNELL COUNTY TAX COLLECTOR

BY: Bernice Donald, DEPUTY

CITY OF RIVERSIDE EASEMENT ACCEPTANCE STATEMENT

THIS IS TO CERTIFY THAT THE WATER EASEMENT DEDICATION MADE IN THE OWNER'S STATEMENT, HEREON, TO THE CITY OF RIVERSIDE WITHIN LOTS 8 AND 191, IS HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF WATER DISTRIBUTION FACILITIES AND THE CITY OF RIVERSIDE HEREBY CONSENTS TO MAP RECORDATION

DATED: DEC 20, 2004 Thomas P. Evans Public Utilities Director City of Riverside

DATED: 12/20, 2004 Bob Hall Administrative Services Director City of Riverside

RECORDER'S STATEMENT

FILED THIS 26 DAY OF January 2005, AT 8:00 AM

IN BOOK 372 OF MAPS, AT PAGES 69-85, AT THE REQUEST OF THE CLERK OF THE BOARD

NO. 2005-0072111

FEE \$39.00 LARRY W. WARD GARY L. ORSO, COUNTY ASSESSOR-CLERK-RECORDER

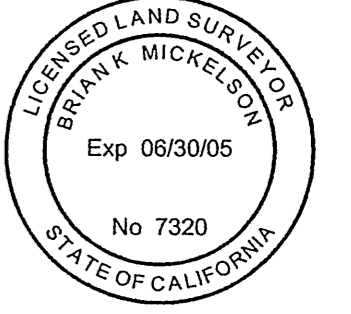
BY: Larry W. Ward, DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP, CONSISTING OF SEVENTEEN (17) SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN JUNE 2003, 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 12/10, 2004 Brian K Mickelson Professional Land Surveyor No 7320 Expires 6/30/05



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. 30295 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON AUGUST 19, 2003, THE EXPIRATION DATE BEING AUGUST 19, 2006, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED Jan 13, 2005

BY: Brian H. Hess, County Surveyor, (LS 4993 LIC EXPIRES 12/31/2005)



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 OFFER 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 EASEMENTS FOR LANDSCAPE AND MAINTENANCE PURPOSES ARE HEREBY ACCEPTED AS PART OF LANDSCAPE AND LIGHTNING MAINTENANCE DISTRICT NO 89-1 - CONSOLIDATED MAINTAINED SYSTEM, SUBJECT TO IMPROVEMENTS

THE STORM DRAIN EASEMENTS FOR FLOOD CONTROL PURPOSES, AS DEDICATED HEREON, ARE HEREBY NOT ACCEPTED

DATED January 25, 2005

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BY: Nancy Romero, Chairman of the Board of Supervisors

NANCY ROMERO CLERK TO THE BOARD OF SUPERVISORS

BY: Bernice Donald, DEPUTY

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 FEE REQUIRED AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT

M.B. 372 / 69

BOUNDARY SHEET

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

372/70

SEE SHEET 3 OF 17 FOR EASEMENT AND SURVEYOR'S NOTES

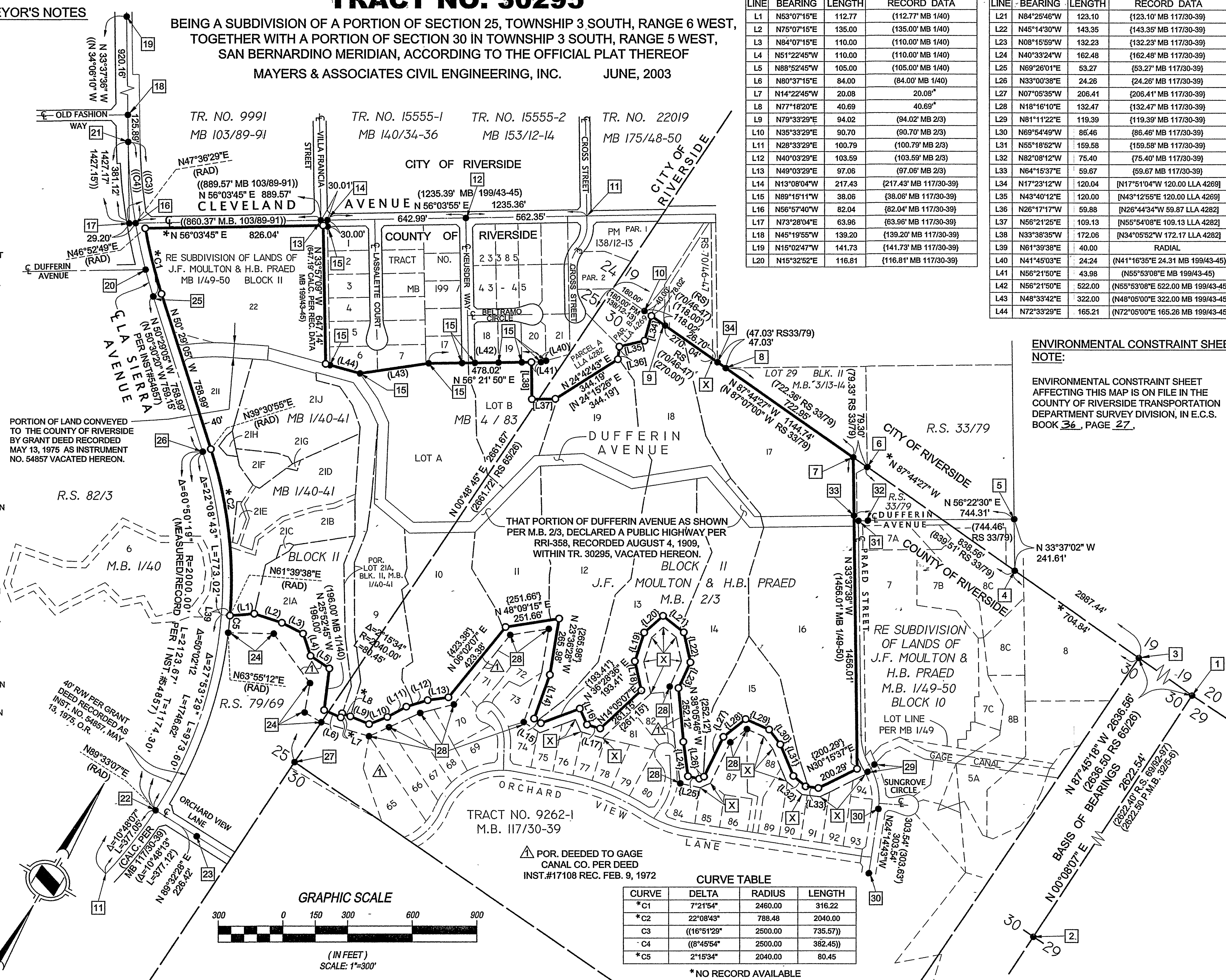
MONUMENT NOTES

- 1 FD 3/4" I.P. TAGGED "MWD RCE 21759", DOWN 1.3', ACCEPTED AS N.E. COR. SEC 30. PER R.S. 69/92-97, P.M.B. 32/5-6, R.S. 79/10-11.
2 FD 3/4" I.P., NO TAG IN LIEU OF "RCE 862", FLUSH IN CONCRETE, ACCEPTED AS E. 1/4 COR. SEC 30. PER R.S. 69/92-97, P.M.B. 32/5-6, R.S. 79/10-11, P.M.B. 170/16-18.
3 FD 1" I.P. TAGGED "LS 3259", DOWN 0.6', ACCEPTED AS N. 1/4 COR. SEC 30. PER R.S. 65/26, R.S. 69/92-97.
4 FD 1" I.P. TAGGED "RCE 682", FLUSH, ACCEPTED AS INTERSECTION OF N. LINE SEC 30 WITH CENTERLINE STEWART STREET PER P.M.B. 3/82 SAN BERNARDINO COUNTY.
5 FD 1/2" ROD, DOWN 0.1', ACCEPTED AS CENTERLINE INTERSECTION OF DUFFERIN AVENUE AND STEWART STREET PER P.M.B. 3/82 & R.S. 33/79 SAN BERNARDINO COUNTY.
6 FD 3/4" I.P., NO TAG, DOWN 0.8', PER R.S. 33/79.
7 FD 3/4" I.P. TAGGED "RCE 9876", UP 0.1'. ACCEPTED AS N.E. CORNER LOT 17, M.B. 2/3 PER R.S. 33/79.
8 FD 3/4" I.P. TAGGED "RCE 1229", DOWN 0.8', PER R.S. 70/46-47, R.S. 33/79.
9 FD 3/4" I.P., NO TAG, FLUSH, PER R.S. 70/46-47, SET TAG "LS 7320".
10 FD 3/4" I.P. TAGGED "LS 3163", FLUSH, PER R.S. 70/46-47.
11 FOUND NOTHING, SET NOTHING
12 FD 1" I.P. LS "3018", FLUSH, PER M.B. 199/43-45.
13 FD 1" I.P. TAGGED "RCE 862", DOWN 0.5', IN LIEU OF 1-1/4" I.P. PER M.B. 199/43-45.
14 FD 3/4" I.P., NO TAG, DOWN 0.7', NO REFERENCE, ACCEPTED AS P.L. PROD. PER M.B. 199/43-45.
15 FD 1" I.P. TAGGED "LS 3018", PER M.B. 199/43-45.
16 FD C.W. MON. TAGGED "LS 3018", DOWN 0.2' PER RIVERSIDE COUNTY SURVEY MAP 828-UU, M.B. 199/43-45.
17 FD 3/4" I.P. NO TAG, FLUSH IN LIEU OF PLASTIC PLUG STAMPED "RCE 862" PER M.B. 103/89-91.
18 FD 1" I.P. TAGGED "LS 5529", FLUSH, IN LIEU OF COPPER CLAD STEEL PIN STAMPED "RCE 25183" PER PM 34/72.
19 FD 3/4" I.P., ILLEGIBLE PLASTIC PLUG, DOWN 0.2', PER R.S. 65/87, R.S. 71/14.
20 FD C.W. MON. TAGGED STAMPED "RIV. CO. SURV. 119+42.16 C.L. INT.", DOWN 0.2'. PER RIVERSIDE COUNTY SURVEY MAP 828-UU, R.S. 71/14.
21 FD C.W. MON. TAGGED STAMPED "RIV. CO. SURV. 125+47.01 E.C.", DOWN 0.2', PER R.S. 71/14, P.M. 34/72.
22 FD 1-1/4" I.P. LS 3258 DOWN 1'; PER M.B. 117/30-39 ACCEPTED AS C/L INT. OF LA SIERRA AVE. AND ORCHARD VIEW LANE.
23 FD C.W. MON. TAGGED "LS 3258", FLUSH, PER M.B. 117/30-39.
24 FD 1" I.P. TAGGED "LS 4449", FLUSH, PER R.S. 79/69.
25 FD C.W. MON. TAGGED STAMPED "RIV. CO. SURV. 118+11.44 B.C.", DOWN 0.2', PER R.S. 71/14, P.M. 34/72, R.S. 82/3.
26 FD C.W. MON. TAGGED STAMPED "RIV. CO. SURV. 110+52.45 E.C.", DOWN 0.2', PER R.S. 65/87.
27 FD NAIL & TAG "LS 3258" ON TOP OF 4X4 POST, UP 2.0' ACCEPTED AS W. 1/4 COR. SEC. 30 PER R.S. 65/87, R.S. 79/69, M.B. 117/30-39.
28 FD 1-1/4" I.P. TAGGED "LS 3258", ACCEPTED AS ANGLE POINT IN NORTHERLY BOUNDARY M.B. 117/30-39.
29 FD NAIL AND TAG "LS 3258" ON TOP OF CURB, PER M.B. 117/30-39.
30 FD C.W. MON. TAGGED "LS 3258", FLUSH, PER M.B. 117/30-39.
31 FD BOAT SPIKE, NO TAG, FLUSH. ACCEPTED AS CENTERLINE INTERSECTION OF DUFFERIN AVENUE AND PRAED STREET, NO REFERENCE, REPLACED FOR 1" IPW PLASTIC PLUG STAMPED "LS 7320" SET FLUSH.
32 FD C.W. MON. W/ PUNCH, NO TAG, DOWN 0.6' IN WELL, NO REFERENCE.
33 FD 3/4" I.P. TAGGED "RCE 9876", DOWN 1.0', PER R.S. 33/79.
34 FD 3/4" I.P. TAGGED "RCE 7702", DOWN 0.7', IN LIEU OF 3/4" I.P. LS 3163 PER R.S. 70/46-47.
X SEARCH FOR, FOUND NOTHING

TRACT NO. 30295

BEING A SUBDIVISION OF A PORTION OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 6 WEST, TOGETHER WITH A PORTION OF SECTION 30 IN TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF

MAYERS & ASSOCIATES CIVIL ENGINEERING, INC. JUNE, 2003

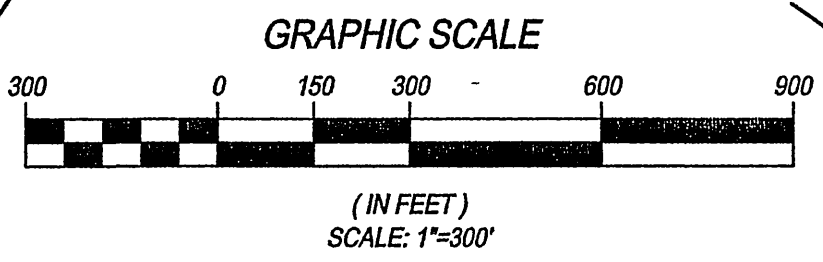


LINE TABLE with columns: LINE, BEARING, LENGTH, RECORD DATA. Contains 20 entries for various line segments.

LINE TABLE with columns: LINE, BEARING, LENGTH, RECORD DATA. Contains 24 entries for various line segments.

ENVIRONMENTAL CONSTRAINT SHEET NOTE:

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT SURVEY DIVISION, IN E.C.S. BOOK 36, PAGE 27.



CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH. Contains 5 entries for curve data.

M.B. 372/70

M.B. 372/70

THIS SUBDIVISION CONTAINS:

212 NUMBERED LOTS
23 LETTERED LOTS
112.79 GROSS ACRES

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 30295

BEING A SUBDIVISION OF A PORTION OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 6 WEST,
TOGETHER WITH A PORTION OF SECTION 30 IN TOWNSHIP 3 SOUTH, RANGE 5 WEST,
SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF

MAYERS & ASSOCIATES CIVIL ENGINEERING, INC. JUNE, 2003

372/71
M.B. 372/71

SURVEYORS NOTES

BASIS OF BEARINGS FOR THIS MAP IS THE WEST LINE OF THE NORTHWEST 1/4, SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST, TAKEN AS NORTH 00° 08' 07" EAST PER RECORD OF SURVEY MAP ON FILE IN BOOK 69, PAGES 92-97, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING NORTH 00° 40' 25" EAST.

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES SEARCHED AND FOUND NOTHING. SET A 1-INCH IRON PIPE WITH PLASTIC CAP, OR A LEAD PLUG WITH TAG MARKED "LS 7320" SET FLUSH, UNLESS OTHERWISE NOTED.
- A 1-INCH IRON PIPE WITH PLASTIC CAP, OR A LEAD PLUG WITH TAG IN CONCRETE ALL SET FLUSH, ALL MARKED "LS 7320", SET AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
- THIS TRACT CONTAINS 112.79 ACRES, 212 NUMBERED LOTS & 23 LETTERED LOTS.
- △ INDICATES SET 1 INCH IRON PIPE WITH PLASTIC CAP STAMPED "LS 7320" FLUSH, ON STREET CENTERLINES.
- INDICATES SET 1 INCH IRON PIPE WITH PLASTIC CAP STAMPED "LS 7320" FLUSH, ON PROPERTY CORNERS.
- ALL MONUMENTS SHOWN AS "SET" SHALL BE SET PER RIV. CO. ORD. 461.9, AND IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THIS MAP.
- * NO RECORD DATA AVAILABLE.
- () INDICATES RECORD OR CALCULATED RECORD DATA FROM RECORDED MAPS.
- [] INDICATES RECORD DATA PER LOT LINE ADJUSTMENT.
- < > INDICATES RECORD DATA PER TRACT NO. 9262-1, M.B. 117/30-39.
- { } MEASURED AND CALCULATED FROM RECORD, A 40.00-FOOT OFFSET LINE PER TRACT NO. 9262-1, M.B. 117/3039.
- (()) INDICATES RECORD (AND MEASURED) DATA PER TRACT NO. 9991, M.B. 103/89-91.
- ////// INDICATES "RESTRICTED ACCESS".

DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDING AND OBSTRUCTIONS.
CC&RS RECORDED January 26, 2005 AS INSTRUMENT NO. 2005-007211 P.O.R.

EASEMENT NOTES

- DENOTES ITEM PLOTTED HEREON.
- 1 A RIGHT OF WAY OVER SAID LAND FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES OR FLUMES FOR IRRIGATION OR DOMESTIC PURPOSES, AS GRANTED TO RIVERSIDE CANAL COMPANY AND RIVERSIDE WATER COMPANY, THEIR SUCCESSORS OR ASSIGNS, IN DEEDS RECORDED APRIL 26, 1882 IN BOOK 28 PAGE 635 AND AUGUST 14, 1885 IN BOOK 42 PAGES 294 AND 296, RESPECTIVELY, OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, THE EXACT LOCATION IS NOT DISCLOSED BY THE RECORDS.
- 2 A RIGHT OF WAY RESERVED TO THE RIVERSIDE TRUST COMPANY LIMITED, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND OPERATING ALL NECESSARY DISTRIBUTING FLUMES, PIPES, WATER WAYS OR CONDUITS AND CONNECTIONS, AND SUCH APPLIANCES AS MAY BE PROPER TO BE CONSTRUCTED, MAINTAINED OR USED IN CONNECTION THEREWITH, RECORDED DECEMBER 27, 1890 IN BOOK 123, PAGE 281, OF DEEDS, SAN BERNARDINO COUNTY RECORDS.

SAID RIGHTS HAVE BEEN CONVEYED BY TO THE CITY OF RIVERSIDE, BY DEED RECORDED JUNE 26, 1902 IN BOOK 147, PAGE 113 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 3 AN EASEMENT FOR DITCHES, PIPES, FLUMES AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT) RECORDED NOVEMBER 6, 1895 IN BOOK 22 PAGE 334 OF DEEDS.

THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD, AND THEREFORE, IS NOT PLOTTABLE HEREON.
- 4 AN EASEMENT FOR WATER PIPES, DITCHES, FLUMES AND CONDUITS AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT) RECORDED APRIL 5, 1900 IN BOOK 94 PAGE 367 OF DEEDS.

THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD, AND THEREFORE, IS NOT PLOTTABLE HEREON.

EASEMENT AND SURVEYOR'S NOTES

- 5 AN EASEMENT FOR DITCHES AND PIPES AND RIGHTS INCIDENTAL THERETO AS RESERVED TO J.F. MOULTON RECORDED APRIL 23, 1906 IN BOOK 217 PAGE 343 OF DEEDS. SAID EASEMENT IS BLANKET IN NATURE.
- 6 AN EASEMENT FOR DITCHES AND PIPES AND RIGHTS INCIDENTAL THERETO AS RESERVED TO J.F. MOULTON RECORDED MAY 1, 1906 IN BOOK 217 PAGE 353 OF DEEDS. SAID EASEMENT IS BLANKET IN NATURE.
- 7 (NOT USED)
- 8 A RIGHT OF WAY FOR DITCHES, CANALS, FLUMES AND PIPE LINES OR OTHER WATER CONDUITS AND FOR THE TRANSMISSION OF ELECTRICITY, AS MAY BE THEREAFTER REQUIRED, AS RESERVED TO THE EL SOBRANTE LAND COMPANY, A CORPORATION, BY DEED RECORDED AUGUST 5, 1912 IN BOOK 357, OF DEEDS, AT PAGE 2 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THE EXACT LOCATION AND EXTENT OF SAID RIGHT WAY IS NOT DISCLOSED OF RECORD, AND THEREFORE, IS NOT PLOTTABLE HEREON.
- 9 AN EASEMENT FOR PIPELINES AND RIGHTS INCIDENTAL THERETO AS RESERVED TO DALY WATER COMPANY RECORDED APRIL 13, 1923 IN BOOK 576 PAGE 453 OF DEEDS.

THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD, AND THEREFORE, IS NOT PLOTTABLE HEREON.
- 10 AN EASEMENT GRANTED TO TEMESCAL WATER COMPANY FOR THE PURPOSE OF A LINE OF A PIPE AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 11, 1925 IN BOOK 629 PAGE 174 OF DEEDS.

THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD, AND THEREFORE, IS NOT PLOTTABLE HEREON.
- 11 AN EASEMENT GRANTED TO TEMESCAL WATER COMPANY FOR THE PURPOSE OF A LINE OF A PIPE AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 26, 1925 IN BOOK 629 PAGE 418 OF DEEDS.
- 12 AN EASEMENT GRANTED TO TEMESCAL WATER COMPANY FOR THE PURPOSE OF A LINE OF A PIPE AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED MARCH 21, 1925 IN BOOK 632 PAGE 204 OF DEEDS.
- 13 (NOT USED)
- 14 AN EASEMENT FOR WATER PIPES AND DITCHES, FLUMES AND CONDUITS AND RIGHTS INCIDENTAL THERETO AS RESERVED TO SAN JACINTO LAND CO. LTD. RECORDED NOVEMBER 28, 1944 IN BOOK 655 PAGE 99 OFFICIAL RECORDS.

THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD, IS NOT PLOTTABLE HEREON.
- 15 A DECLARATION OF DEDICATION OF AN EASEMENT FOR SLOPE AND DRAINAGE TO COUNTY OF RIVERSIDE RECORDED MARCH 23, 1989 AS INSTRUMENT NO. 89750 OFFICIAL RECORDS.
- 16 THE RIGHTS OF THE PUBLIC IN AND TO UNNAMED ROADS, AS PER MAP OF J.F. MOULTON AND H.B. PRAED SUBDIVISION, RECORDED IN BOOK 1, PAGES 40 AND 41 OF MAPS, RECORDS OF RIVERSIDE COUNTY.
- 17 AN EASEMENT GRANTED TO COUNTY OF RIVERSIDE FOR SLOPE AND INCIDENTAL PURPOSES, RECORDED AUGUST 19, 2003 AS INSTRUMENT NO. 2003-635330, OF OFFICIAL RECORDS.
- 18 AN EASEMENT GRANTED TO COUNTY OF RIVERSIDE FOR PUBLIC ROAD, DRAINAGE AND INCIDENTAL PURPOSES, RECORDED AUGUST 19, 2003 AS INSTRUMENT NO. 2003-635332 OF OFFICIAL RECORDS.
- 19 AN EASEMENT FOR SIGNAGE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 10, 2003 AS INSTRUMENT NO. 03-967413 OF OFFICIAL RECORDS.
- 20 AN EASEMENT GRANTED TO WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY FOR THE PURPOSE OF A TEMPORARY ACCESS AND RIGHTS INCIDENTAL THERETO AND TERMINATES UPON THE RECORDATION OF THIS MAP AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 5, 2003 AS INSTRUMENT NO. 2003-085050 OF OFFICIAL RECORDS.
- 21 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ROAD EASEMENT AGREEMENT" RECORDED DECEMBER 10, 2003 AS INSTRUMENT NO. 03-967415 OF OFFICIAL RECORDS. SAID EASEMENT IS BLANKET IN NATURE, THEREFORE, NOT PLOTTABLE.
- 22 EASEMENTS INDICATED AS "PRIVATE DRAINAGE EASEMENT" FOR STORM DRAIN PURPOSES & RIGHTS INCIDENTAL THERETO FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNS, AND LOT OWNERS WITHIN THIS TRACT MAP RETAINED HEREON.
- 23 WATER EASEMENTS DEDICATED TO THE CITY OF RIVERSIDE FOR THE CONSTRUCTION AND MAINTENANCE OF WATER DISTRIBUTION FACILITIES WITHIN LOTS 8 AND 191, AS SHOWN HEREON.
- 24 STORM DRAIN EASEMENTS DEDICATED FOR FLOOD CONTROL PURPOSES TO THE PUBLIC FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES PURPOSES AND RIGHTS INCIDENTAL THERETO, AS SHOWN HEREON.
- 25 AN EASEMENT GRANTED TO ELSINORE VALLEY MUNICIPAL WATER DISTRICT FOR ACCESS ROAD, PIPE LINE, AND INCIDENTAL PURPOSES RECORDED JUNE 2, 2004 AS INSTRUMENT NO. 2004-0416146 OF OFFICIAL RECORDS.
- 26 A PRIVATE EASEMENT RETAINED FOR DRIVEWAY PURPOSES AND RIGHTS INCIDENTAL THERETO OVER A PORTION OF LOT 188 FOR THE SOLE BENEFIT OF PARCEL A OF LOT LINE ADJUSTMENT 4282 PER INSTRUMENT NO. 2000-433337 RECORDED ON NOVEMBER 1, 2000, AS SHOWN HEREON.
- 27 EASEMENTS INDICATED AS "LANDSCAPE MAINTENANCE EASEMENT" FOR LANDSCAPE MAINTENANCE PURPOSES & RIGHTS INCIDENTAL THERETO FOR THE SOLE BENEFITS OF OURSELVES, OUR SUCCESSORS, ASSIGNS, AND LOT OWNERS WITHIN THIS TRACT MAP RETAINED HEREON.

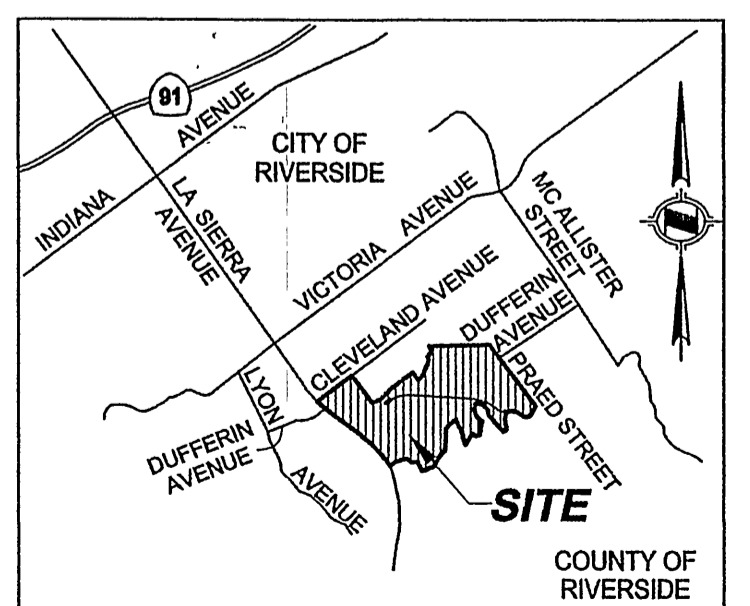
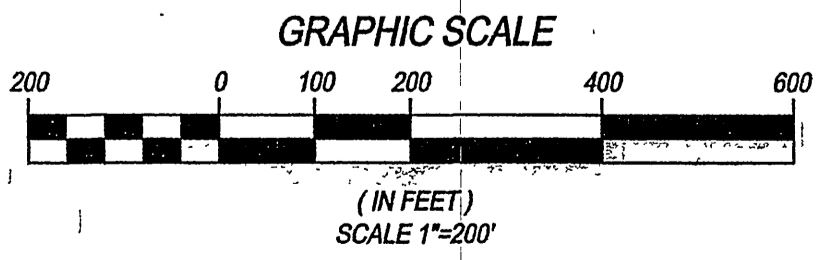
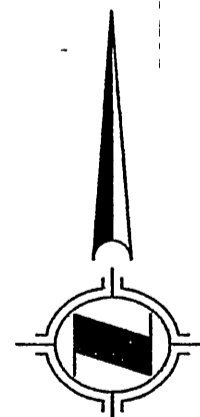
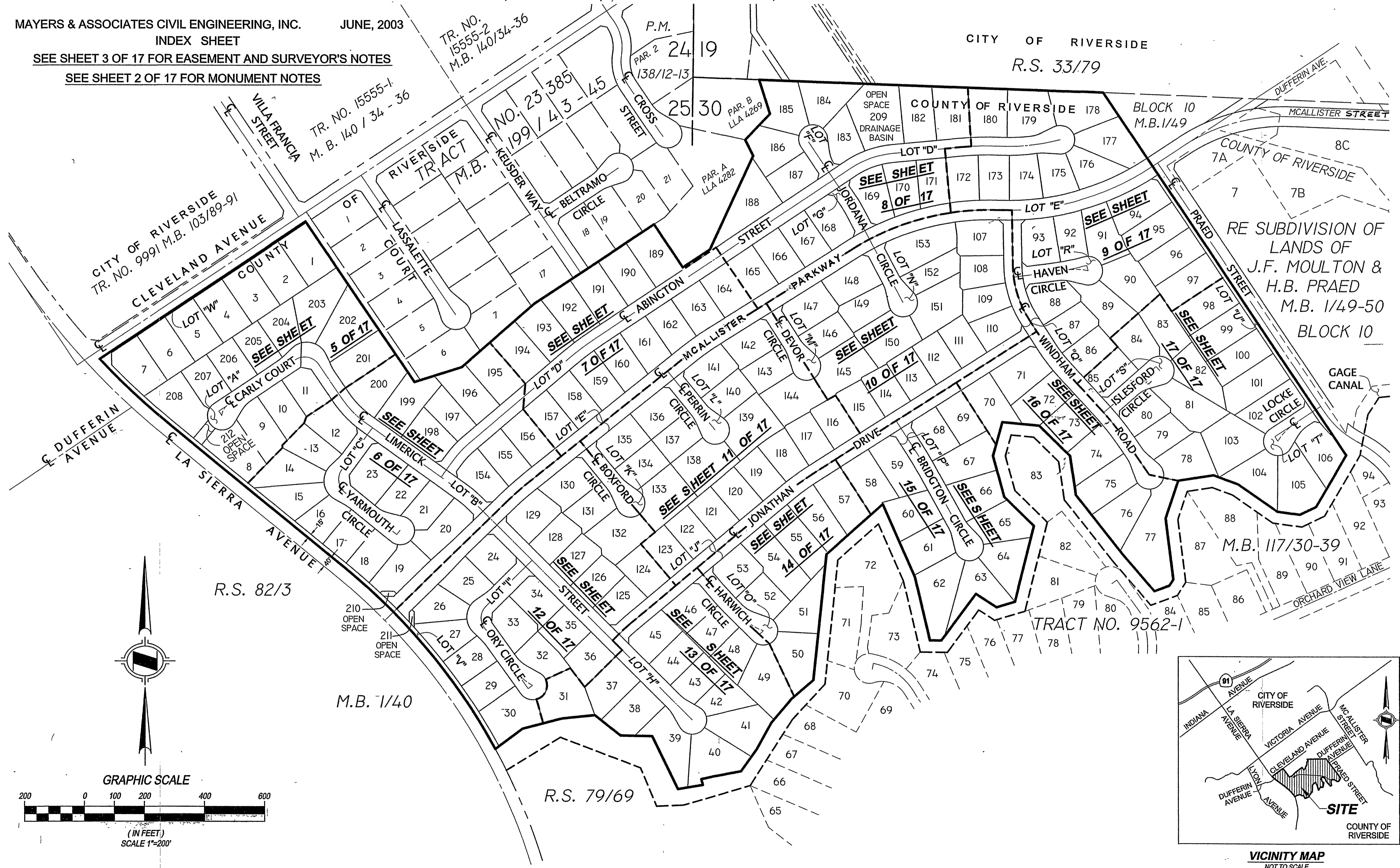
M.B. 372/71

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

TRACT NO. 30295

BEING A SUBDIVISION OF A PORTION OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 6 WEST, TOGETHER WITH A PORTION OF SECTION 30 IN TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF

MAYERS & ASSOCIATES CIVIL ENGINEERING, INC. JUNE, 2003
INDEX SHEET
SEE SHEET 3 OF 17 FOR EASEMENT AND SURVEYOR'S NOTES
SEE SHEET 2 OF 17 FOR MONUMENT NOTES



M.B. 372/72

M.B. 372/72

SEE SHEET 2 OF 17 FOR MONUMENT NOTES

TRACT NO. 30295

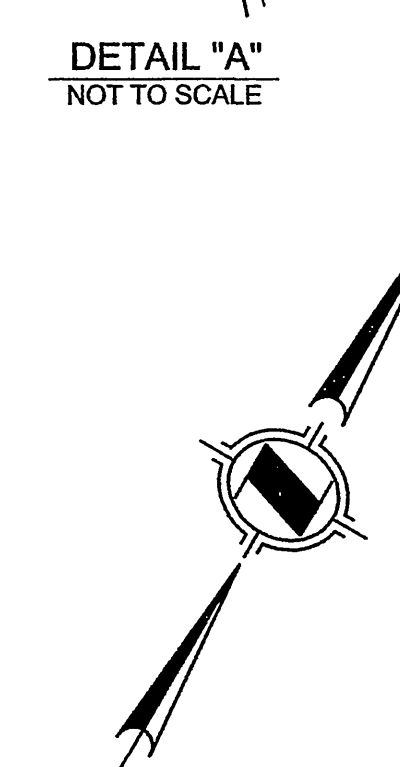
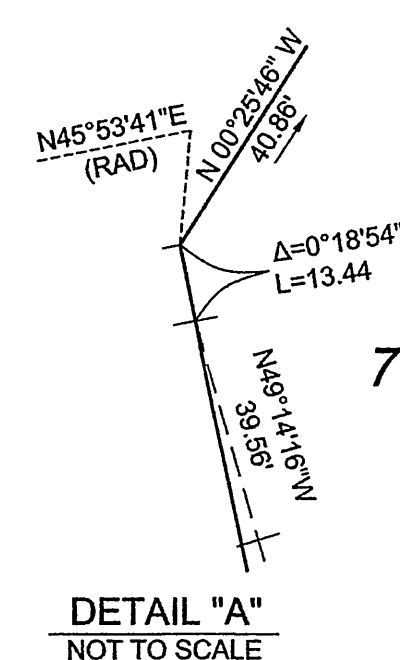
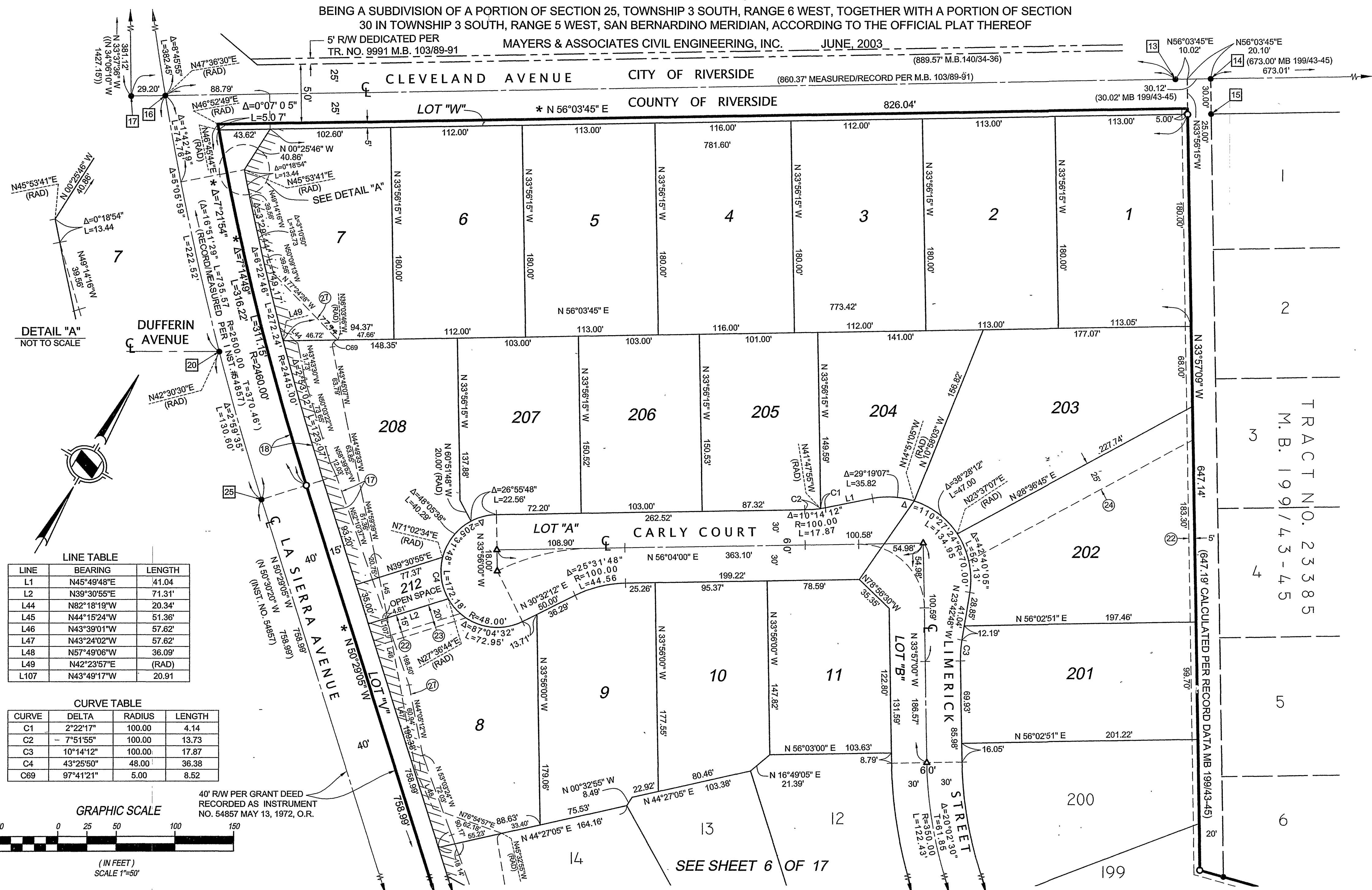
BEING A SUBDIVISION OF A PORTION OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 6 WEST, TOGETHER WITH A PORTION OF SECTION 30 IN TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF

5' R/W DEDICATED PER TR. NO. 9991 M.B. 103/89-91 MAYERS & ASSOCIATES CIVIL ENGINEERING, INC. JUNE, 2003

(889.57' M.B. 140/34-36)

(30.02' MB 199/43-45) (673.00' MB 199/43-45) 673.01'

CLEVELAND AVENUE CITY OF RIVERSIDE 826.04'
LOT "W" * N 56°03'45" E COUNTY OF RIVERSIDE

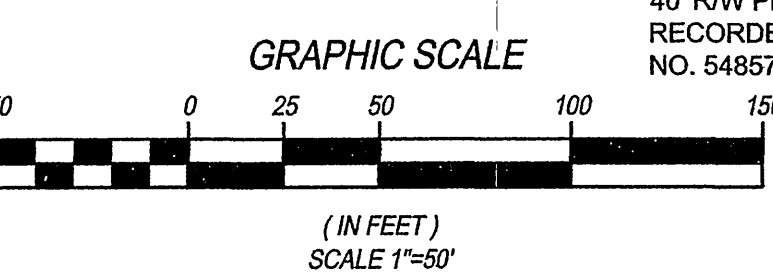


LINE TABLE

LINE	BEARING	LENGTH
L1	N45°49'48"E	41.04
L2	N39°30'55"E	71.31'
L44	N82°18'19"W	20.34'
L45	N44°15'24"W	51.36'
L46	N43°39'01"W	57.62'
L47	N43°24'02"W	57.62'
L48	N57°49'06"W	36.09'
L49	N42°23'57"E	(RAD)
L107	N43°49'17"W	20.91'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	2°22'17"	100.00	4.14
C2	7°51'55"	100.00	13.73
C3	10°14'12"	100.00	17.87
C4	43°25'50"	48.00	36.38
C69	97°41'21"	5.00	8.52



40' R/W PER GRANT DEED RECORDED AS INSTRUMENT NO. 54857 MAY 13, 1972, O.R.

TRACT NO. 23385
M.B. 199/43-45

(647.19' CALCULATED PER RECORD DATA MB 199/43-45)

SEE SHEET 6 OF 17

City 372/73

M.B. 372/73

M.B. 372/73

SEE SHEET 3 OF 17 FOR EASEMENT AND SURVEYOR'S NOTES

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

SHEET 6 OF 17 SHEETS

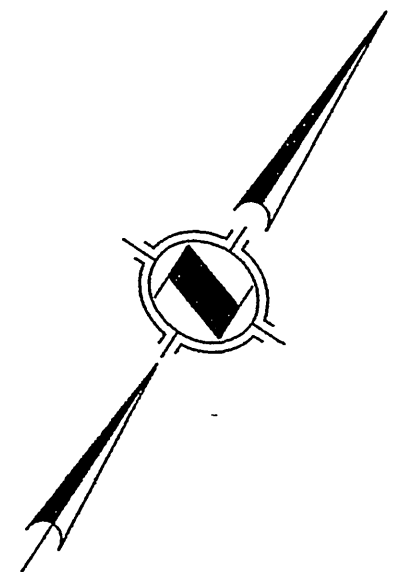
City 372/74

SEE SHEET 2 OF 17 FOR MONUMENT NOTES

TRACT NO. 30295

BEING A SUBDIVISION OF A PORTION OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 6 WEST, TOGETHER WITH A PORTION OF SECTION 30 IN TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF

MAYERS & ASSOCIATES CIVIL ENGINEERING, INC. JUNE, 2003

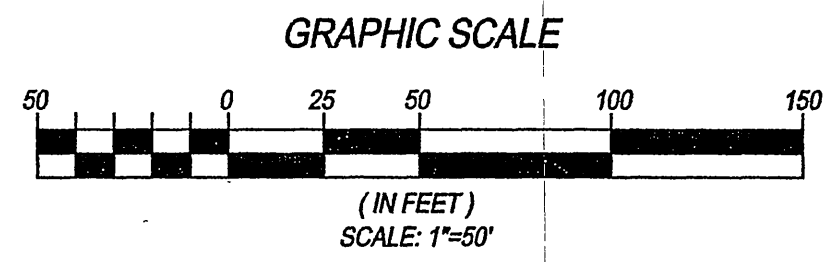


LINE TABLE

LINE	BEARING	LENGTH
L3	N07°35'11"W	20.69
L4	N88°59'09"W	32.75
L5	N02°21'40"E	20.59
L6	N45°48'00"E	90.00
L7	N88°24'40"E	20.45
L8	N08°59'30"W	21.21
L9	N88°49'02"W	67.84
L10	N81°00'30"E	21.21
L11	N45°36'00"E	23.60
L35	N45°23'27"W	35.58
L43	N75°54'06"W	51.44
L50	N42°18'20"W	34.38
L51	N84°40'59"W	5.91
L52	N42°00'32"W	22.45
L53	N41°48'21"W	22.46
L54	N87°01'29"W	10.77
L55	N39°53'43"W	50.15
L56	N77°40'44"W	22.05
L57	N39°34'22"W	52.63
L58	N89°24'40"W	10.29
L59	N39°28'57"W	53.02
L60	N39°09'10"W	9.98
L61	N38°39'07"W	17.52
L62	N36°34'05"W	17.52

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C6	2°48'39"	380.00	17.17
C7	10°14'12"	100.00	17.86
C8	2°32'45"	2055.00	91.31
C9	7°59'18"	100.00	13.94
C10	10°14'12"	100.00	17.87
C11	28°51'28"	48.00	24.18
C12	13°32'00"	330.00	77.94
C13	0°42'04"	2055.00	25.15
C14	1°09'20"	2055.00	41.45
C80	0°18'24"	2055.00	11.00



SEE SHEET 7 OF 17

SEE SHEET 12 OF 17

M.B. 372 / 74

M.B. 372 / 74

SEE SHEET 3 OF 17 FOR EASEMENT AND SURVEYOR'S NOTES

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

SEE SHEET 2 OF 17 FOR MONUMENT NOTES

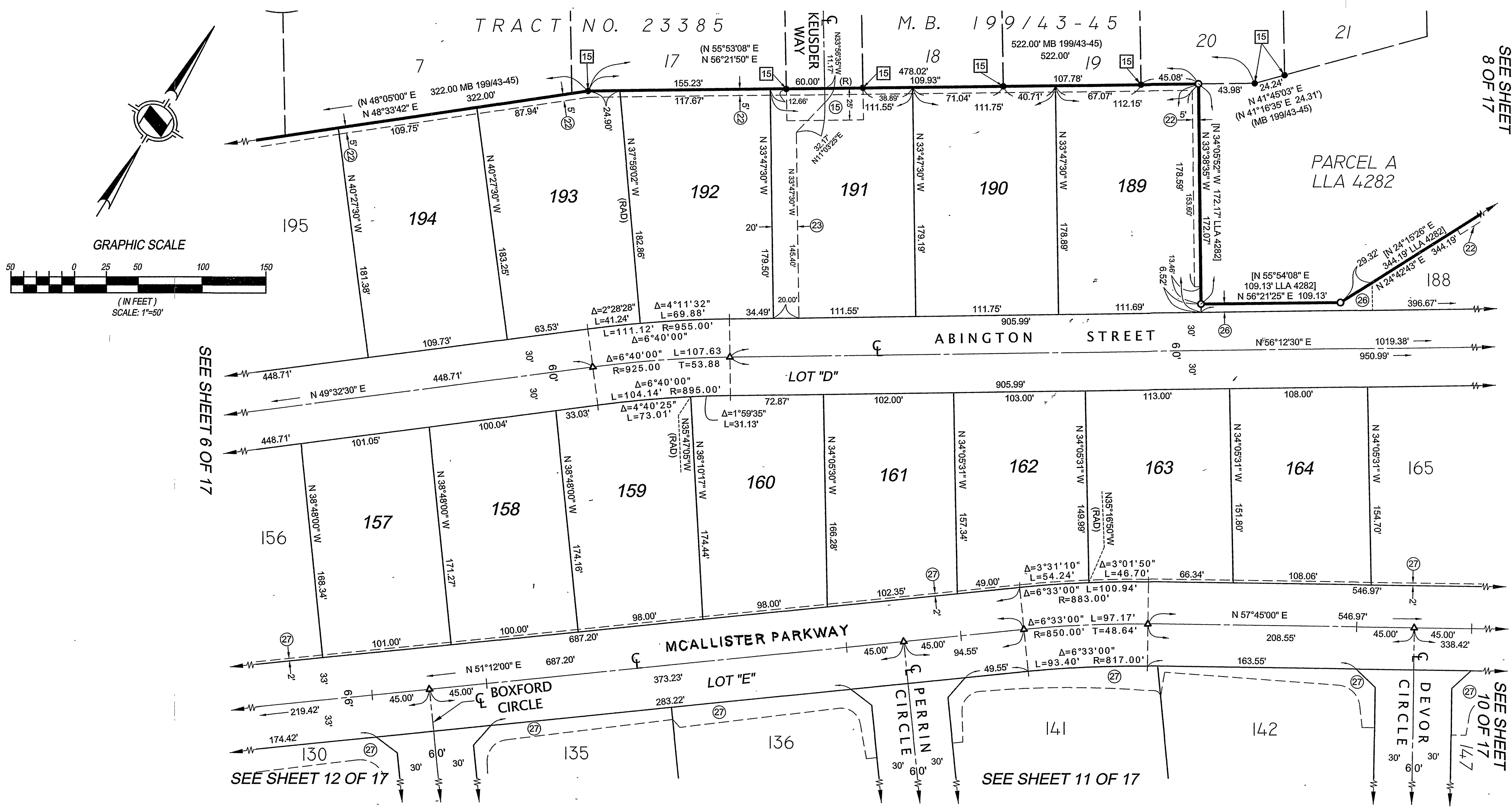
TRACT NO. 30295

BEING A SUBDIVISION OF A PORTION OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 6 WEST, TOGETHER WITH A PORTION OF SECTION 30 IN TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF

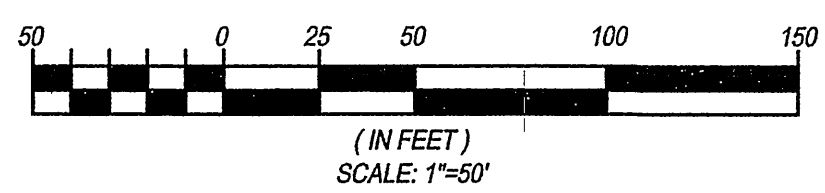
MAYERS & ASSOCIATES CIVIL ENGINEERING, INC. JUNE, 2003

SEE SHEET 8 OF 17

M.B. 372 / 75



GRAPHIC SCALE



SEE SHEET 6 OF 17

SEE SHEET 12 OF 17

SEE SHEET 11 OF 17

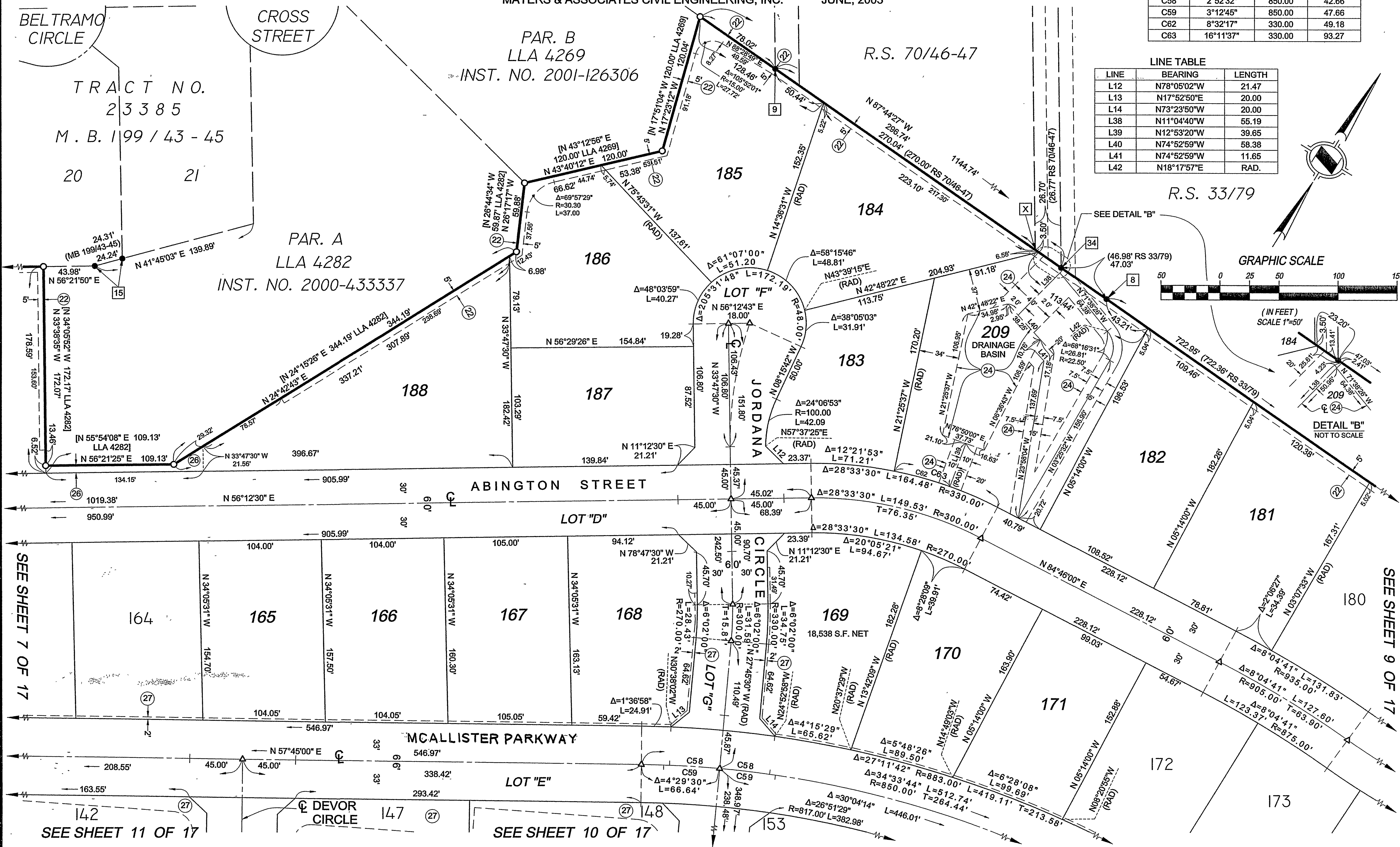
SEE SHEET 10 OF 17

M.B. 372 / 75

TRACT NO. 30295

BEING A SUBDIVISION OF A PORTION OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 6 WEST, TOGETHER WITH A PORTION OF SECTION 30 IN TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF
MAYERS & ASSOCIATES CIVIL ENGINEERING, INC. JUNE, 2003

City 372/76

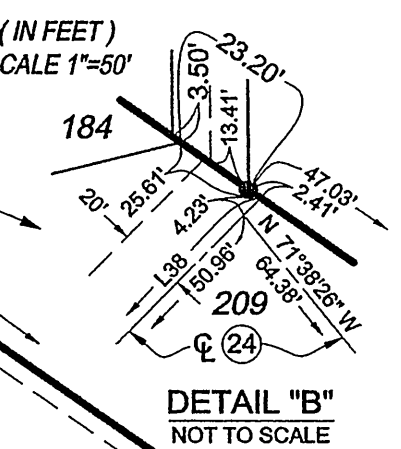
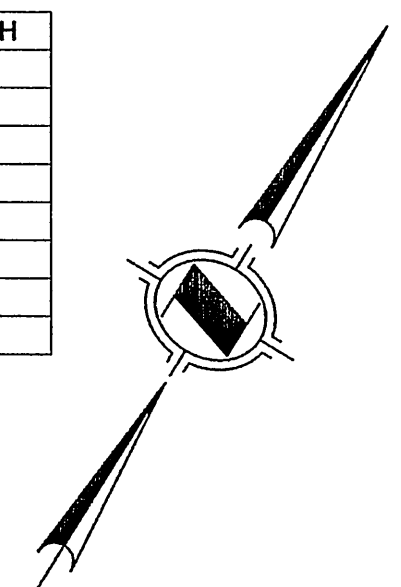
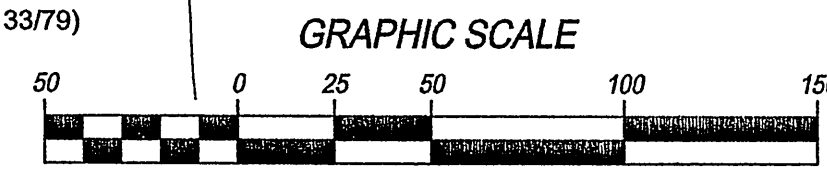


CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C58	2°52'32"	850.00	42.66
C59	3°12'45"	850.00	47.66
C62	8°32'17"	330.00	49.18
C63	16°11'37"	330.00	93.27

LINE TABLE

LINE	BEARING	LENGTH
L12	N78°05'02"W	21.47
L13	N17°52'50"E	20.00
L14	N73°23'50"W	20.00
L38	N11°04'40"W	55.19
L39	N12°53'20"W	39.65
L40	N74°52'59"W	58.38
L41	N74°52'59"W	11.65
L42	N18°17'57"E	RAD.



SEE SHEET 7 OF 17

SEE SHEET 9 OF 17

SEE SHEET 11 OF 17

SEE SHEET 10 OF 17

M.B. 372/76

M.B. 372/76

TRACT NO. 30295

BEING A SUBDIVISION OF A PORTION OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 6 WEST, TOGETHER WITH A PORTION OF SECTION 30 IN TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF
MAYERS & ASSOCIATES CIVIL ENGINEERING, INC. JUNE, 2003

R/W PER J.F. MOULTON & H.B. PRAED M.B. 1/49-50, BLOCK 11

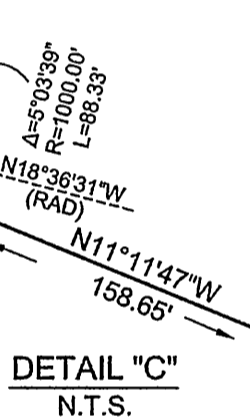
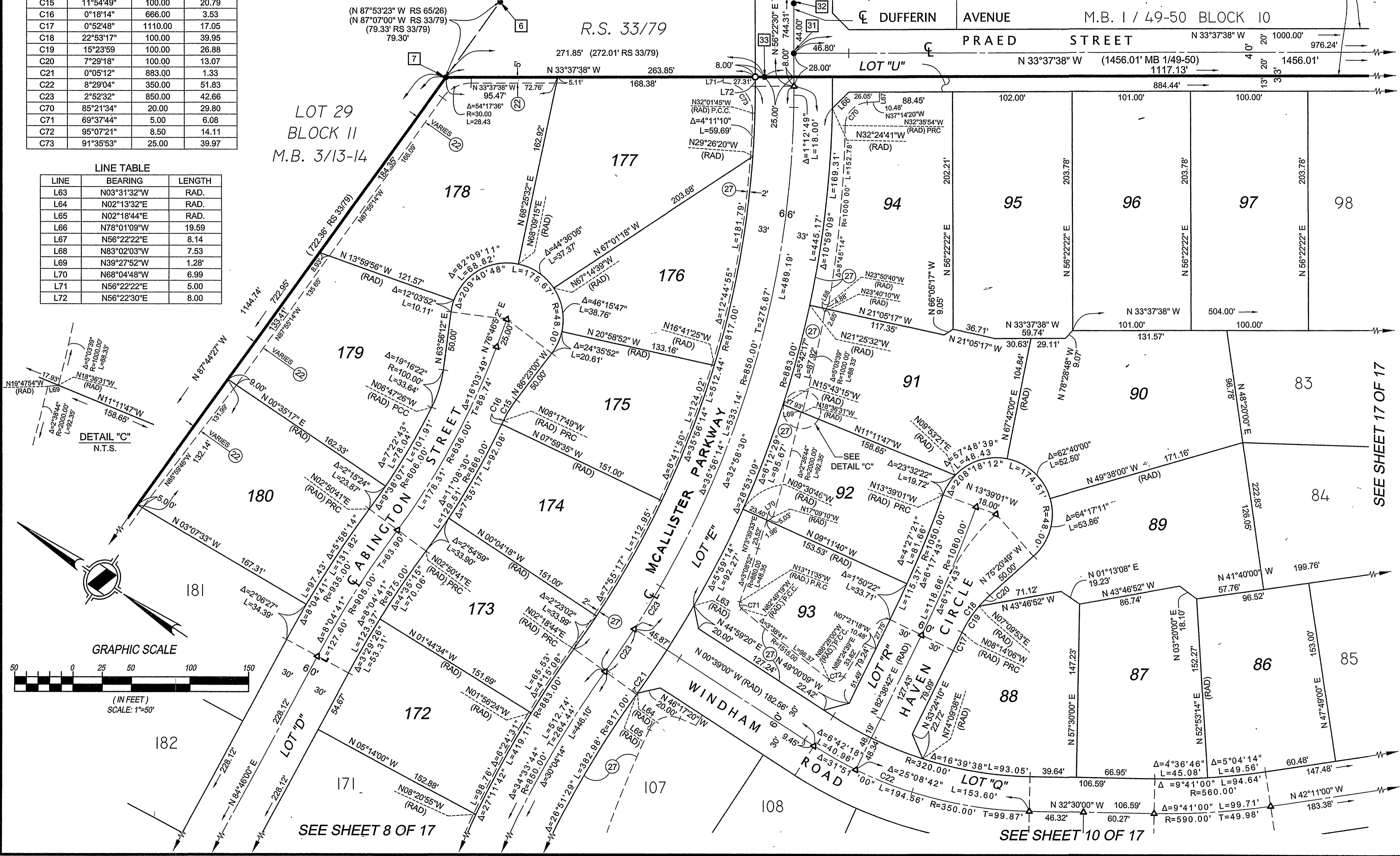
City 372/77
M.B. 372/77

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C15	11°54'49"	100.00	20.79
C16	0°18'14"	666.00	3.53
C17	0°52'48"	1110.00	17.05
C18	22°53'17"	100.00	39.95
C19	15°23'59"	100.00	26.88
C20	7°29'18"	100.00	13.07
C21	0°05'12"	883.00	1.33
C22	8°29'04"	350.00	51.83
C23	2°52'32"	850.00	42.66
C70	85°21'34"	20.00	29.80
C71	69°37'44"	5.00	6.08
C72	95°07'21"	8.50	14.11
C73	91°35'53"	25.00	39.97

LINE TABLE

LINE	BEARING	LENGTH
L63	N03°31'32"W	RAD.
L64	N02°13'32"E	RAD.
L65	N02°18'44"E	RAD.
L66	N78°01'09"W	19.59
L67	N56°22'22"E	8.14
L68	N83°02'03"W	7.53
L69	N39°27'52"W	1.28
L70	N68°04'48"W	6.99
L71	N56°22'22"E	5.00
L72	N56°22'30"E	8.00



SEE SHEET 17 OF 17

M.B. 372/77

SEE SHEET 8 OF 17

SEE SHEET 10 OF 17

SEE SHEET 2 OF 17 FOR MONUMENT NOTES

TRACT NO. 30295

BEING A SUBDIVISION OF A PORTION OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 6 WEST, TOGETHER WITH A PORTION OF SECTION 30 IN TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF

MAYERS & ASSOCIATES CIVIL ENGINEERING, INC.

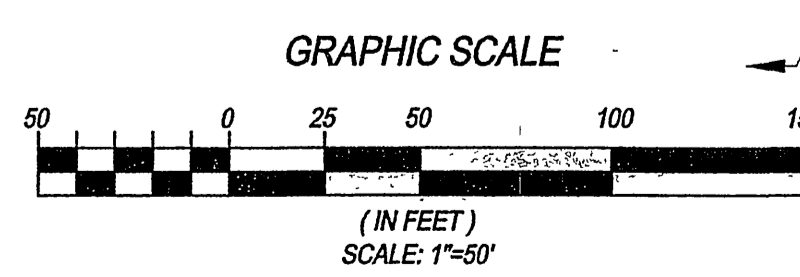
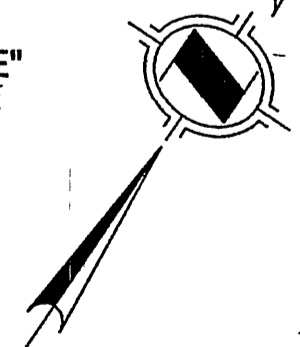
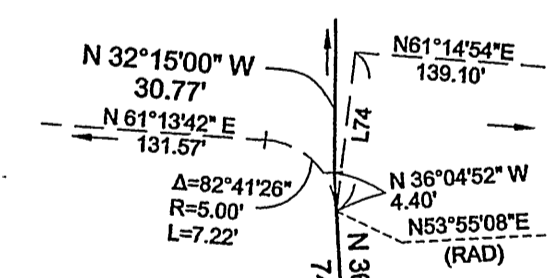
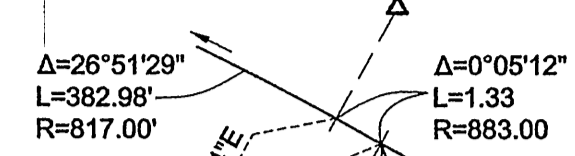
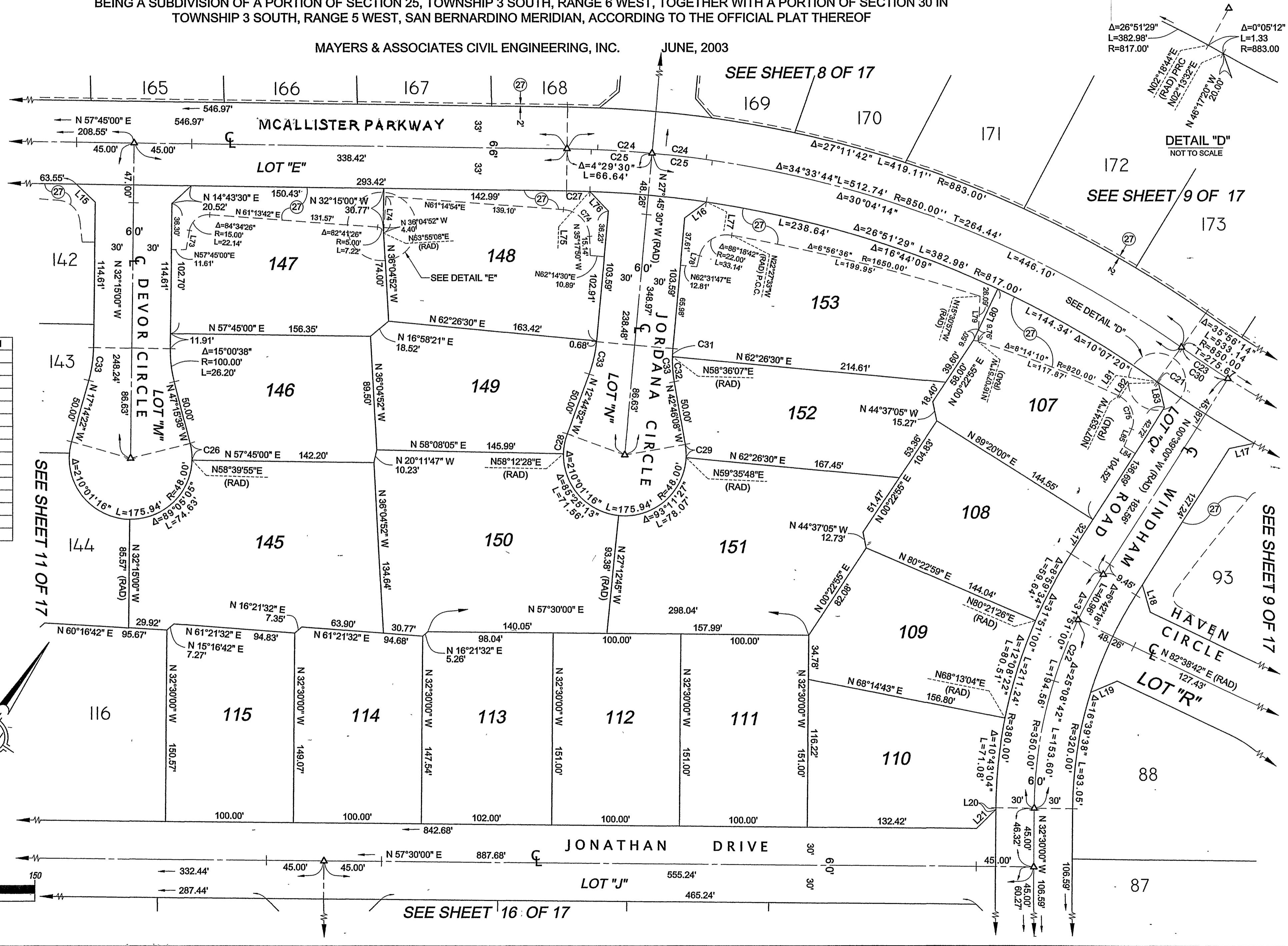
JUNE, 2003

LINE TABLE

LINE	BEARING	LENGTH
L15	N79°13'30"W	20.52
L16	N20°42'55"E	21.08
L17	N44°59'20"E	20.00
L18	N49°00'09"W	22.42
L19	N33°24'10"E	22.72
L20	N32°30'00"W	1.32
L21	N12°30'00"E	21.21
L73	N23°20'44"W	15.31
L74	N29°03'14"W	28.96
L75	N30°58'15"W	RAD.
L76	N76°13'55"W	21.08
L77	N24°32'45"W	RAD.
L78	N18°46'15"W	9.00
L79	N30°30'29"W	35.85
L80	N07°48'36"W	44.69 (RAD)
L81	N02°18'44"E	RAD. P.R.C.
L82	N02°13'32"E	RAD.
L83	N46°17'20"W	20.00
L84	N89°21'00"E	10.31
L85	N09°57'06"W	14.90

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C21	0°05'12"	883.00	1.33
C22	8°29'04"	350.00	51.83
C23	2°52'32"	850.00	42.66
C24	2°52'32"	850.00	42.66
C25	3°12'45"	850.00	47.66
C26	15°55'33"	48.00	13.34
C27	1°16'45"	817.00	18.24
C28	19°02'40"	48.00	15.95
C29	12°21'56"	48.00	10.36
C30	2°57'44"	850.00	43.94
C31	3°38'23"	100.00	6.35
C32	11°22'15"	100.00	19.85
C33	15°00'38"	100.00	26.20
C74	83°27'16"	22.00	32.04
C75	87°56'35"	20.00	30.70



City 372/178

M.B. 372-178

M.B. 372-178

SEE SHEET 3 OF 17 FOR EASEMENT AND SURVEYOR'S NOTES

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

SHEET 11 OF 17 SHEETS

SEE SHEET 2 OF 17 FOR MONUMENT NOTES

TRACT NO. 30295

BEING A SUBDIVISION OF A PORTION OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 6 WEST, TOGETHER WITH A PORTION OF SECTION 30 IN TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF

MAYERS & ASSOCIATES CIVIL ENGINEERING, INC. JUNE, 2003

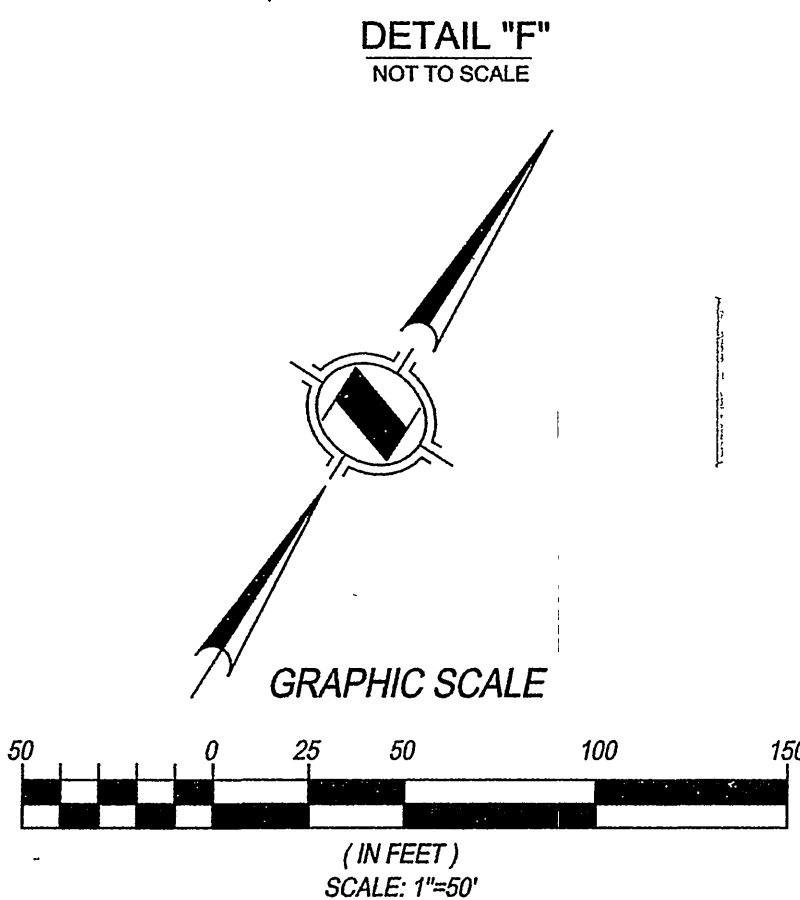
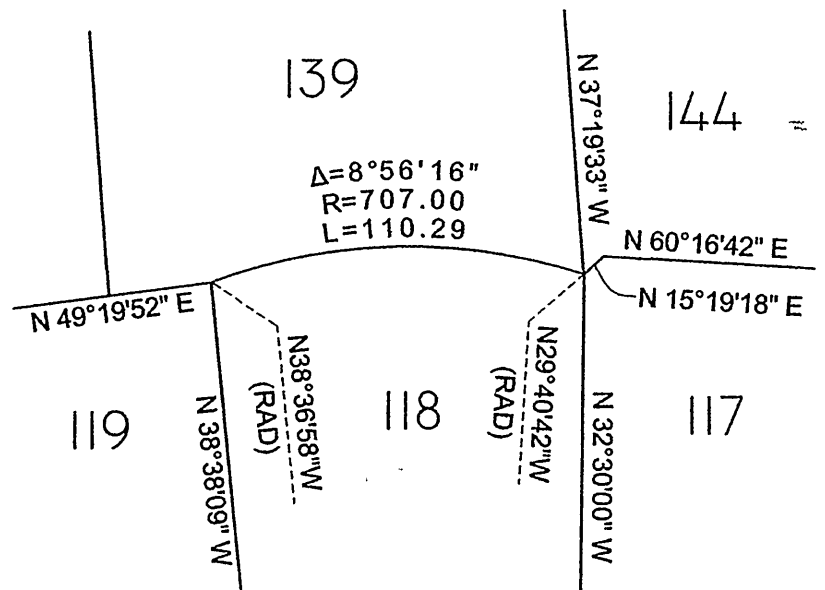
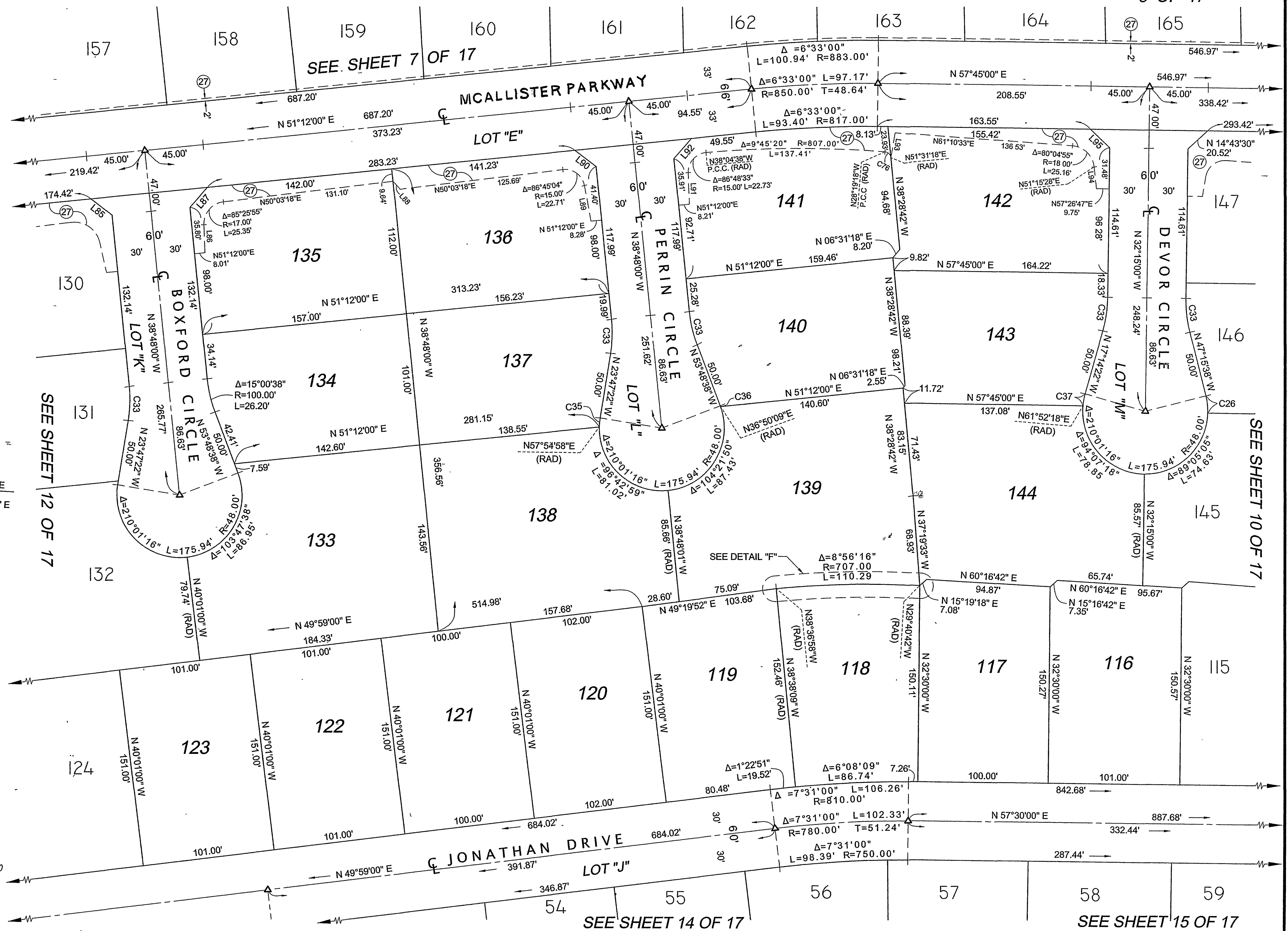
SEE SHEET 8 OF 17

LINE TABLE

LINE	BEARING	LENGTH
L85	N85°46'30"W	20.52
L86	N35°22'37"W	21.59
L87	N08°10'30"E	20.52
L88	N74°57'58"W	8.30
L89	N43°11'38"W	27.80
L90	N85°46'30"W	20.52
L91	N34°53'11"W	24.14
L92	N08°10'30"E	20.52
L93	N23°27'45"W	19.25
L94	N39°12'32"W	16.79
L95	N79°13'30"W	20.52

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C26	15°55'33"	48.00	13.34
C33	15°00'38"	100.00	26.20
C34	15°55'33"	48.00	13.34
C35	8°17'40"	48.00	6.95
C36	00°38'47"	48.00	0.54
C37	10°53'20"	48.00	9.12
C76	-79°50'36"	5.00	6.97



M.B. 372/179

M.B. 372/179

372/179

CITY

372/80

SEE SHEET 2 OF 17 FOR MONUMENT NOTES

TRACT NO. 30295

BEING A SUBDIVISION OF A PORTION OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 6 WEST, TOGETHER WITH A PORTION OF SECTION 30 IN TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF

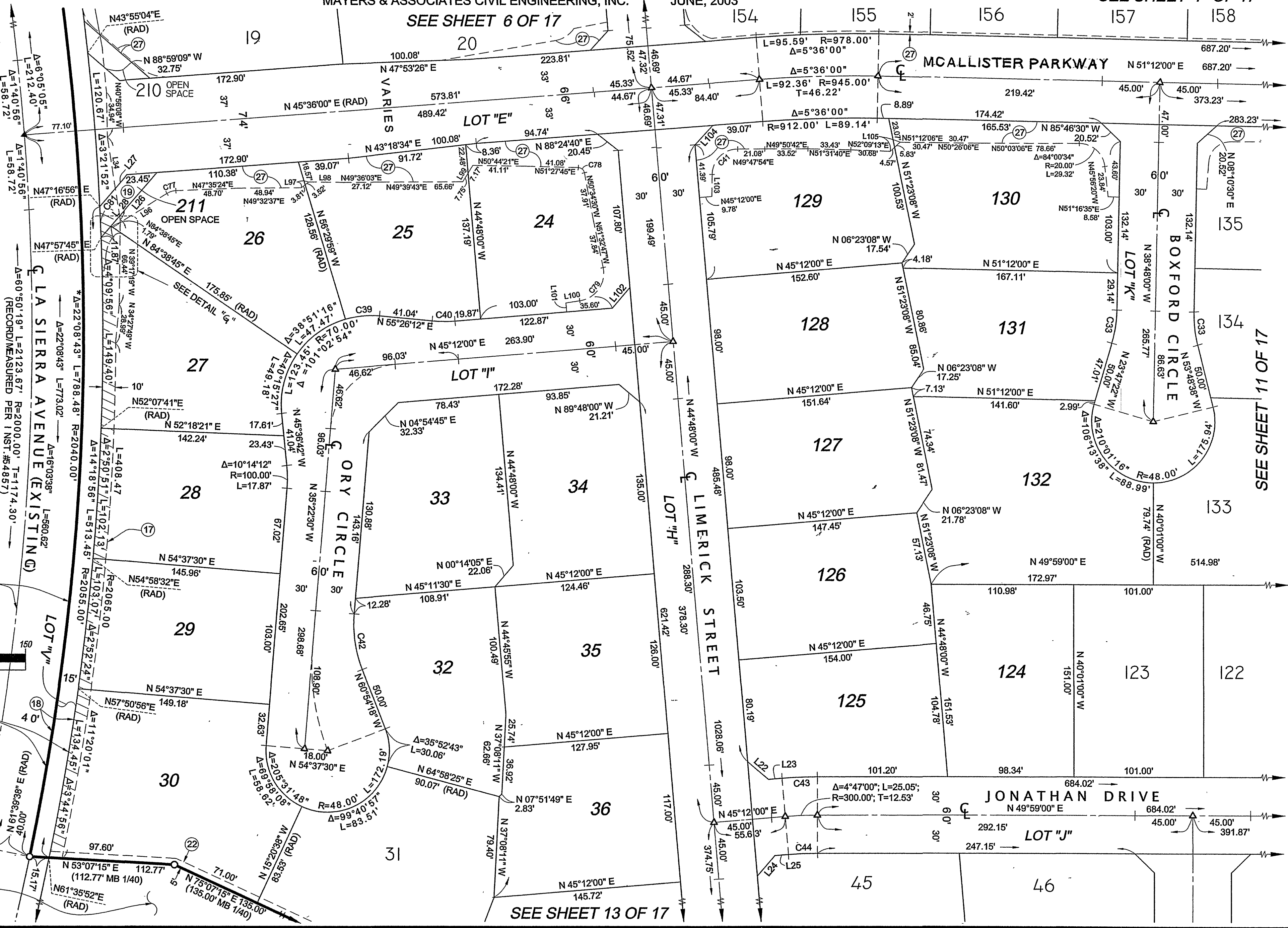
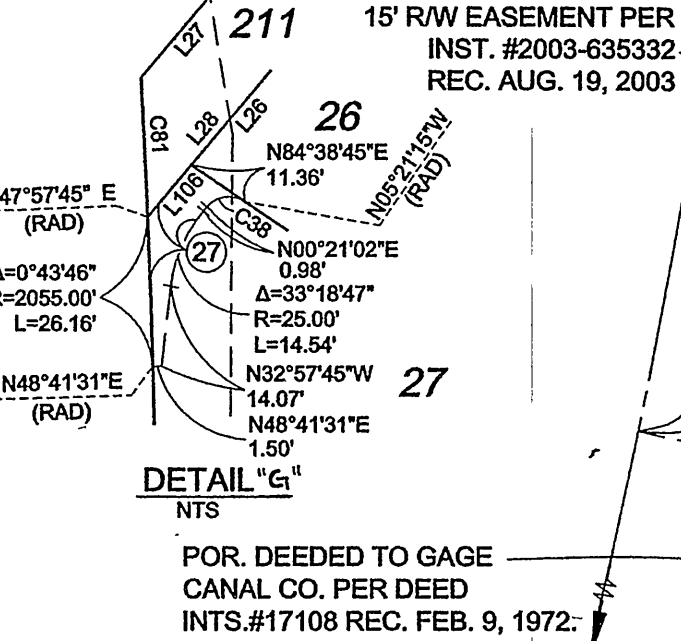
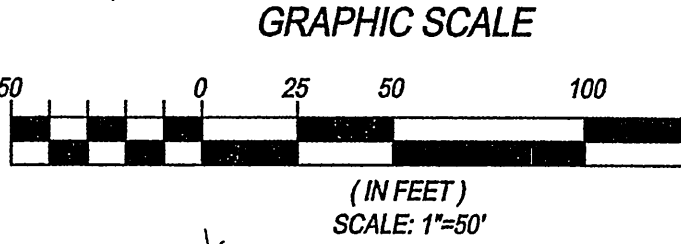
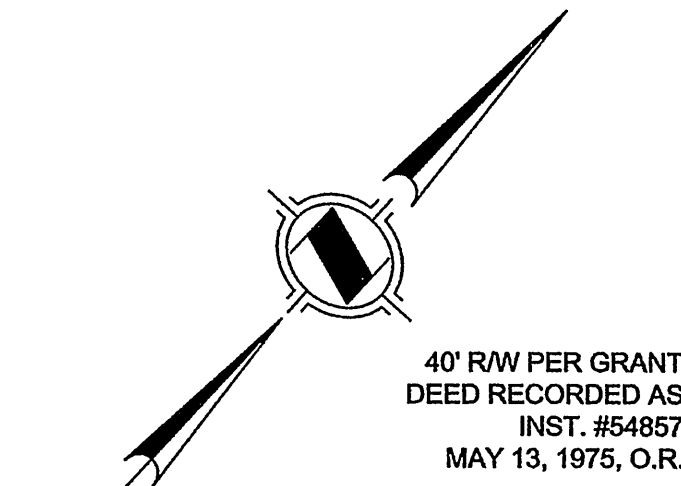
MAYERS & ASSOCIATES CIVIL ENGINEERING, INC. JUNE, 2003

SEE SHEET 6 OF 17

SEE SHEET 7 OF 17

LINE	BEARING	LENGTH
L22	N89°48'00"W	21.21
L23	N45°12'00"E	10.63
L24	N00°12'00"E	21.21
L25	N45°12'00"E	10.63
L26	N00°21'02"E	55.31
L27	N00°11'09"E	32.75
L28	N00°21'02"E	67.18
L34	N48°50'56"W	65.35
L96	N17°30'24"E	49.97
L97	N11°33'42"E	7.33
L98	N50°38'19"E	27.12
L99	N08°45'21"W	14.92
L100	N41°26'56"E	10.88
L101	N44°48'00"W	7.05
L102	N00°12'00"E	21.21
L103	N39°15'20"W	17.30
L104	N02°21'40"E	20.59
L105	N06°20'21"E	10.40
L106	N00°21'02"E	11.87

CURVE	DELTA	RADIUS	LENGTH
C33	15°00'38"	100.00	26.20
C38	84°17'43"	5.00	7.36
C39	21°56'11"	70.00	26.80
C40	10°14'12"	100.00	17.87
C41	89°03'14"	20.00	31.09
C42	25°31'48"	100.00	44.56
C43	4°47'00"	330.00	27.55
C44	4°47'00"	270.00	22.54
C77	30°05'00"	14.00	7.35
C78	77°57'45"	5.00	6.80
C79	92°59'43"	22.00	35.71
C81	0°40'49"	2055.00	24.40



M.B. 372/80

M.B. 372/80

SEE SHEET 3 OF 17 FOR EASEMENT AND SURVEYOR'S NOTES

SEE SHEET 2 OF 17 FOR MONUMENT NOTES

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 13 OF 17 SHEETS

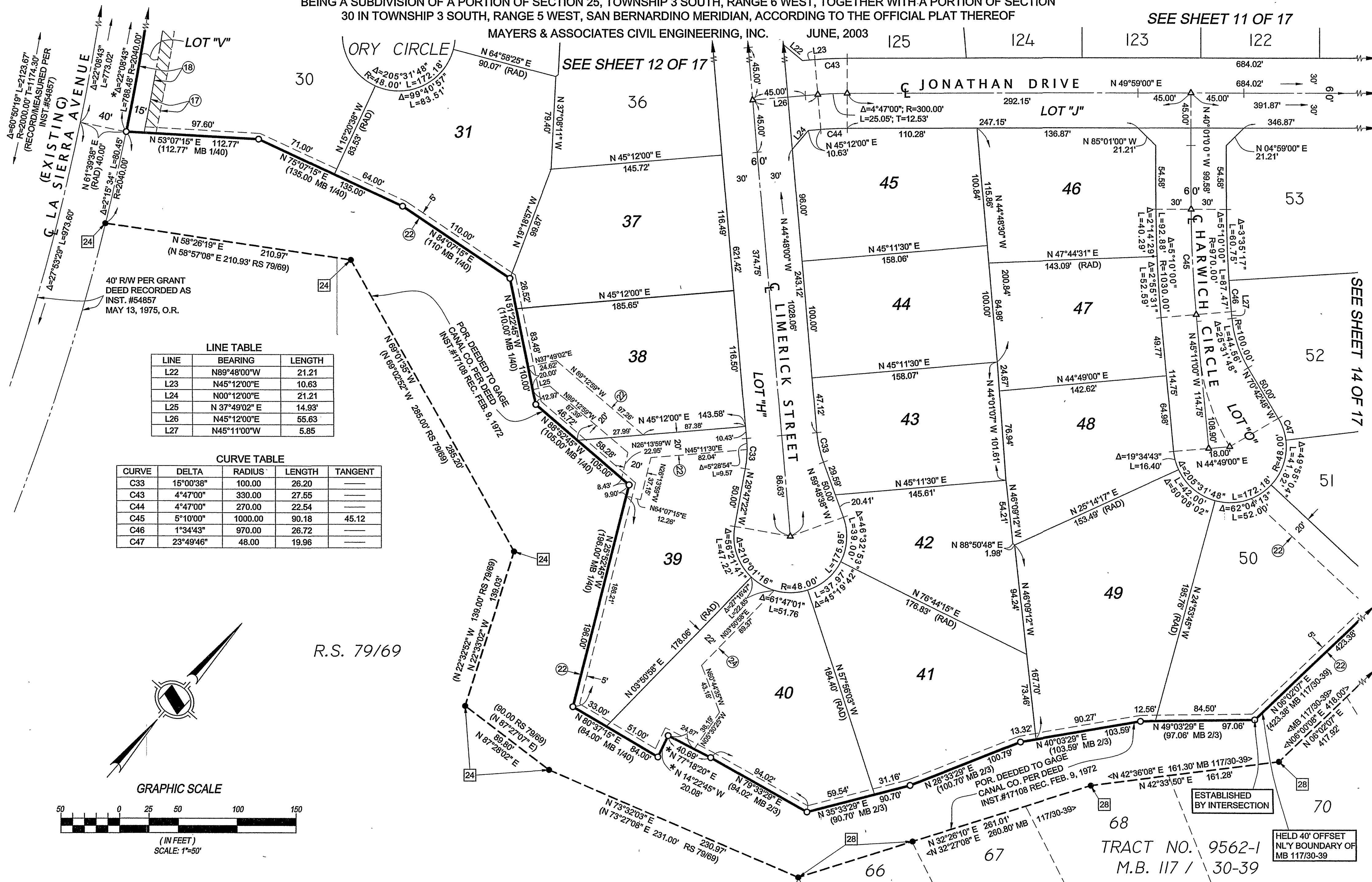
TRACT NO. 30295

BEING A SUBDIVISION OF A PORTION OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 6 WEST, TOGETHER WITH A PORTION OF SECTION 30 IN TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF

MAYERS & ASSOCIATES CIVIL ENGINEERING, INC.

JUNE, 2003

SEE SHEET 11 OF 17



372/81

M.B. 372/81

M.B. 372/81

ESTABLISHED BY INTERSECTION

TRACT NO. 9562-1
 M.B. 117 / 30-39

HELD 40' OFFSET NLY BOUNDARY OF MB 117/30-39

SEE SHEET 3 OF 17 FOR EASEMENT AND SURVEYOR'S NOTES
 SEE SHEET 2 OF 17 FOR MONUMENT NOTES

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 30295

BEING A SUBDIVISION OF A PORTION OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 6 WEST, TOGETHER WITH A PORTION OF SECTION 30 IN TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF
 MAYERS & ASSOCIATES CIVIL ENGINEERING, INC. JUNE, 2003

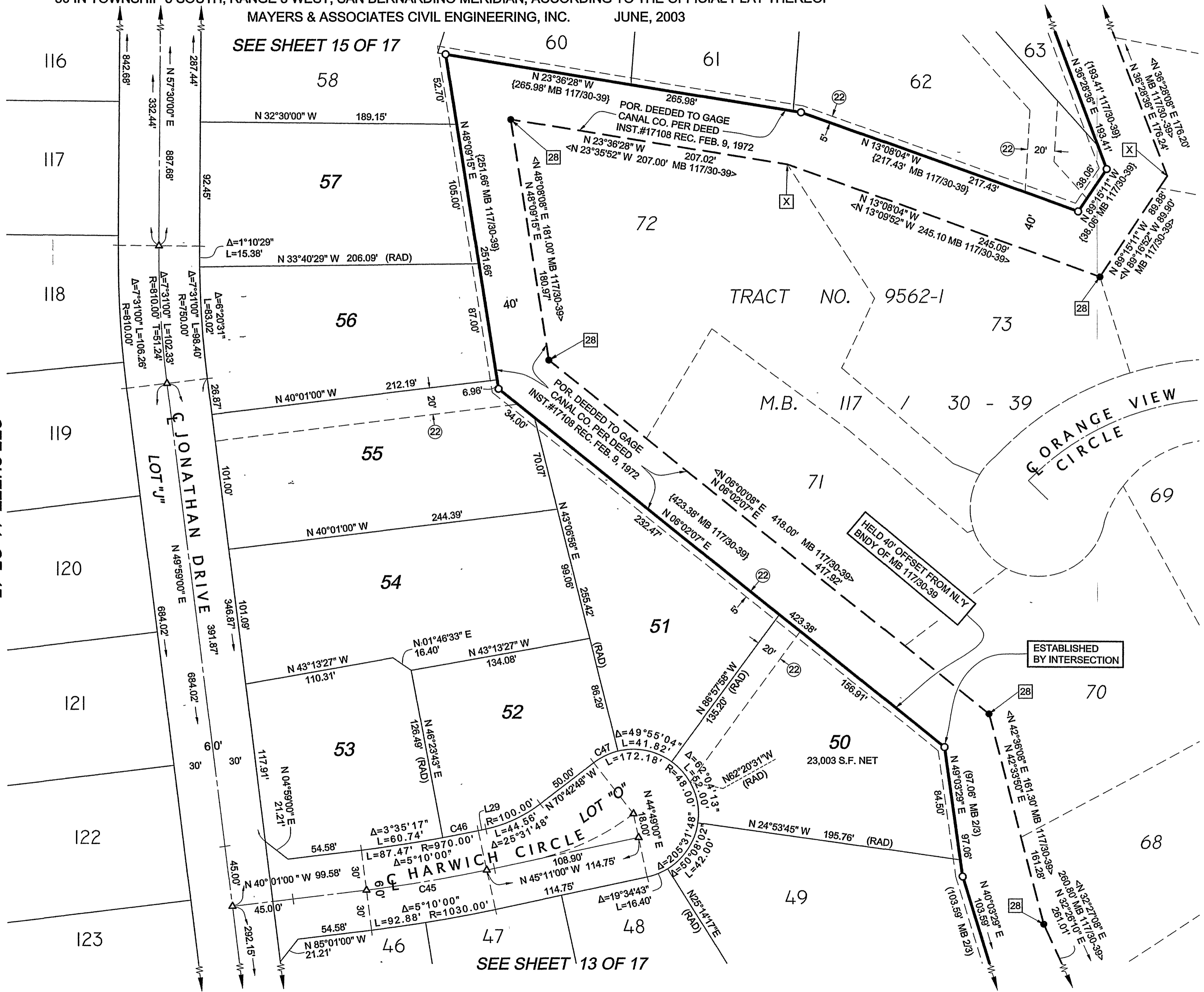
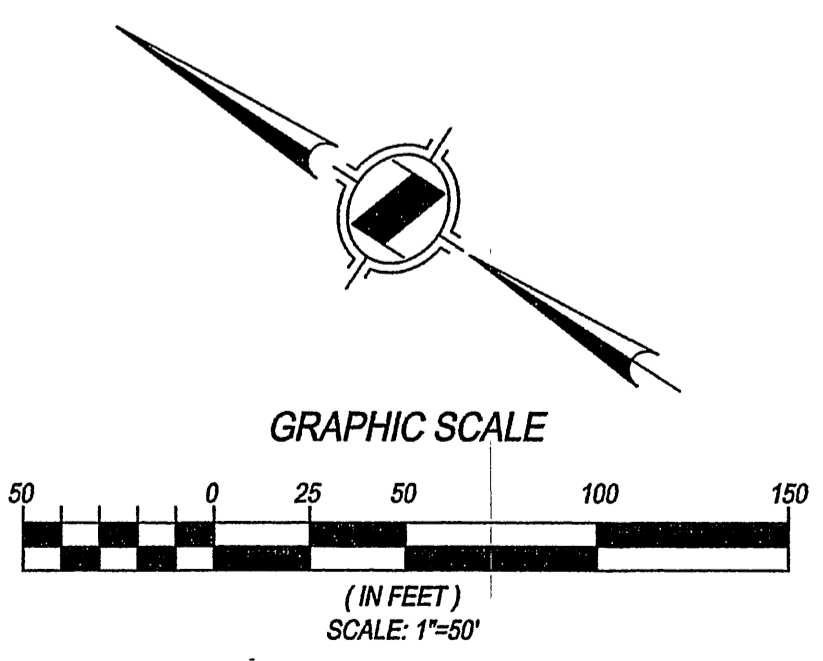
LINE TABLE

LINE	BEARING	LENGTH
L29	N45°11'00"W	5.85

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C45	5°10'00"	1000.00	90.18	45.12
C46	1°34'43"	970.00	26.72	
C47	23°49'46"	48.00	19.96	

SEE SHEET 11 OF 17



M.B. 372 / 82

M.B. 372 / 82

SEE SHEET 13 OF 17

SEE SHEET 3 OF 17 FOR EASEMENT AND SURVEYOR'S NOTES

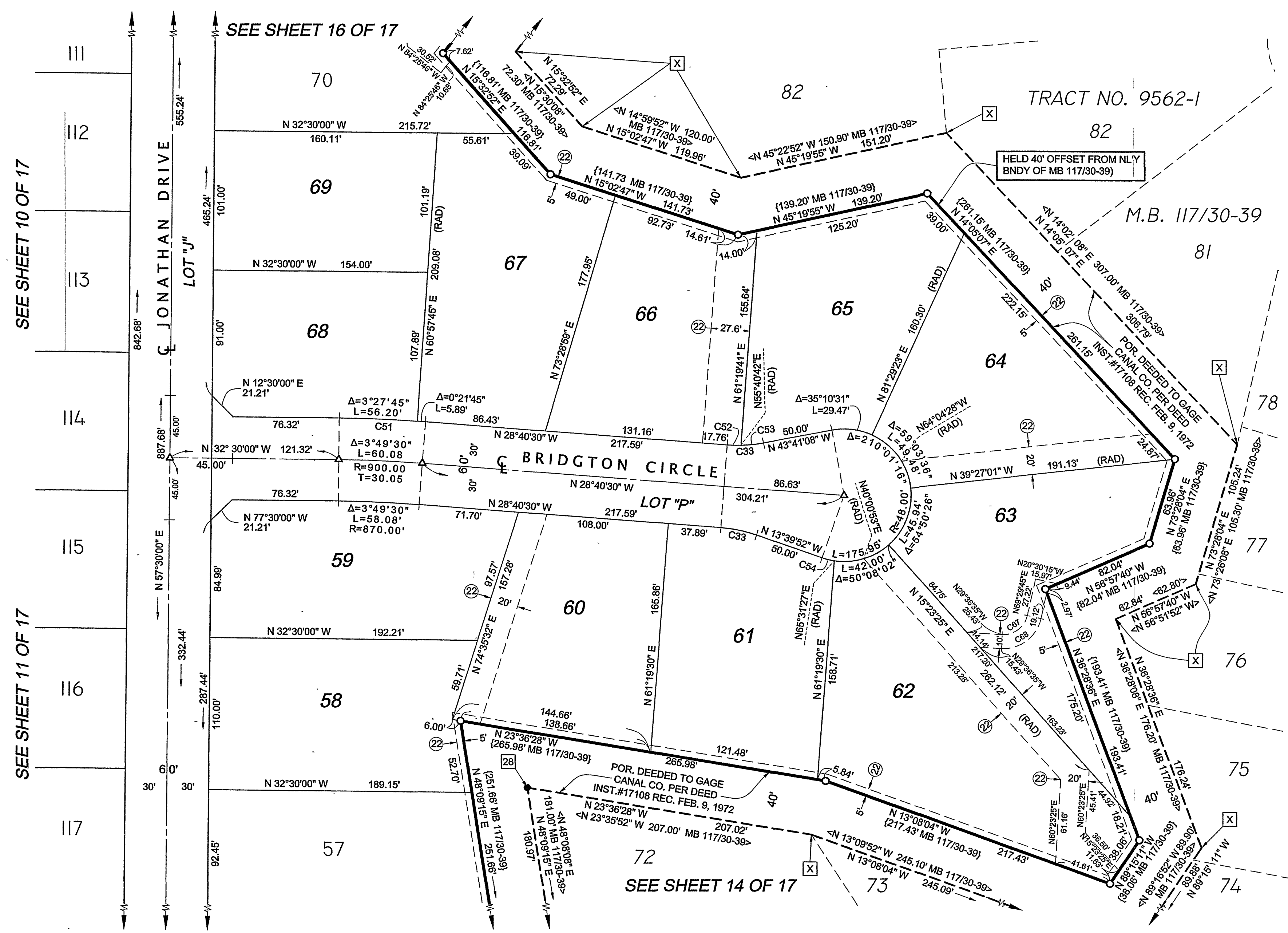
IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

SEE SHEET 2 OF 17 FOR MONUMENT NOTES

TRACT NO. 30295

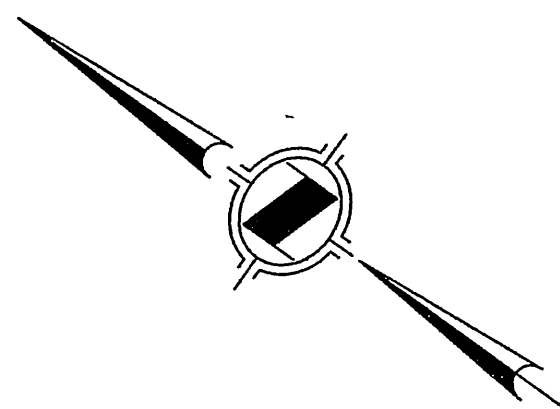
BEING A SUBDIVISION OF A PORTION OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 6 WEST,
TOGETHER WITH A PORTION OF SECTION 30 IN TOWNSHIP 3 SOUTH, RANGE 5 WEST,
SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF

MAYERS & ASSOCIATES CIVIL ENGINEERING, INC. JUNE, 2003

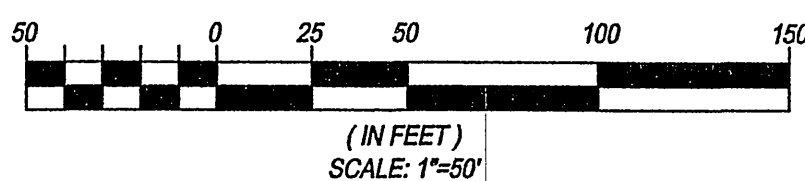


CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C33	15°00'38"	100.00	26.20
C51	3°49'30"	930.00	62.09
C52	5°38'48"	100.00	9.86
C53	9°21'50"	100.00	16.34
C54	10°48'41"	48.00	9.06
C67	80°53'40"	17.50	24.71
C68	80°53'40"	27.50	38.83



GRAPHIC SCALE



SEE SHEET 10 OF 17

SEE SHEET 11 OF 17

SEE SHEET 14 OF 17

M.B. 372/83

M.B. 372/83

SEE SHEET 3 OF 17 FOR EASEMENT AND SURVEYOR'S NOTES

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

SHEET 16 OF 17 SHEETS

SEE SHEET 2 OF 17 FOR MONUMENT NOTES

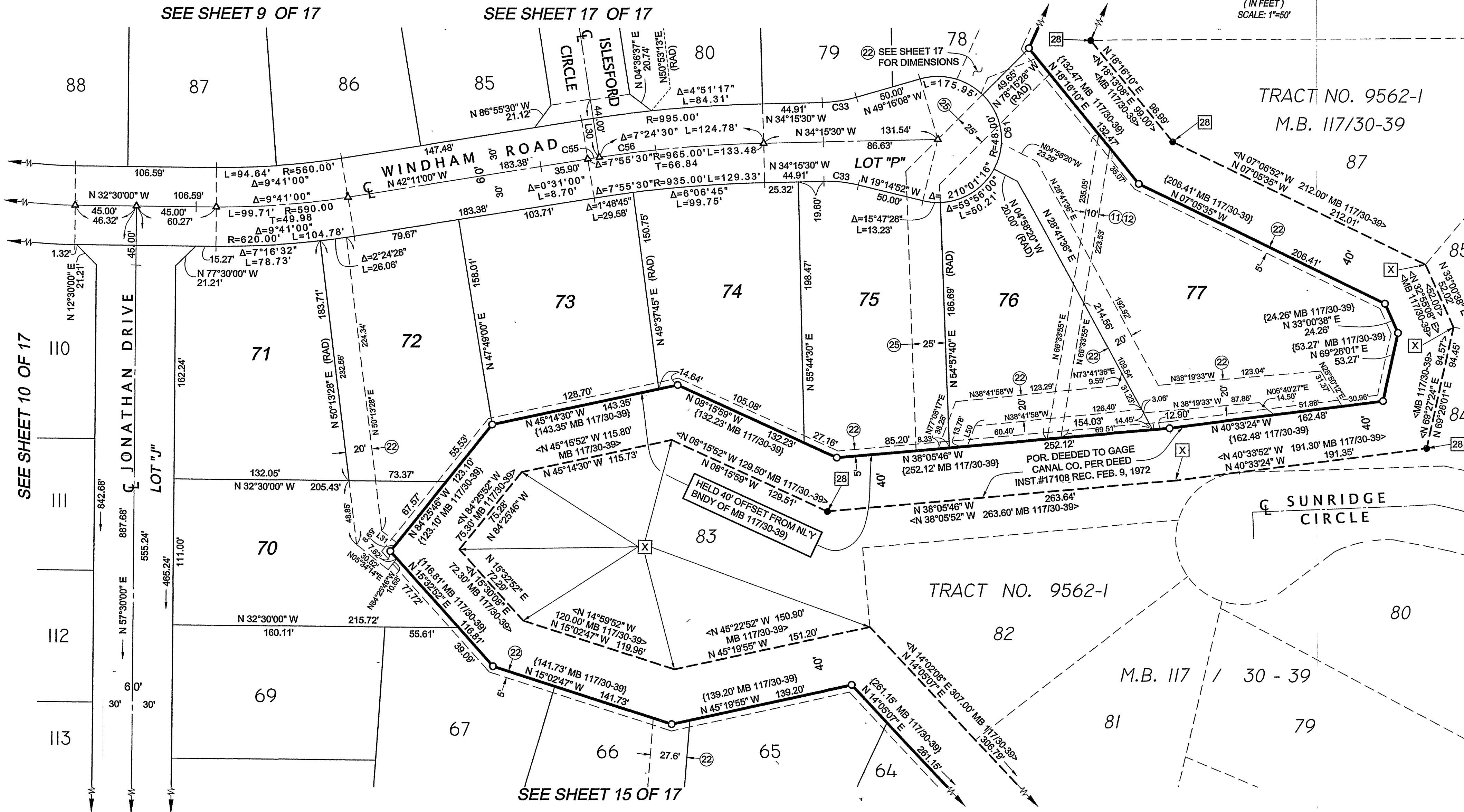
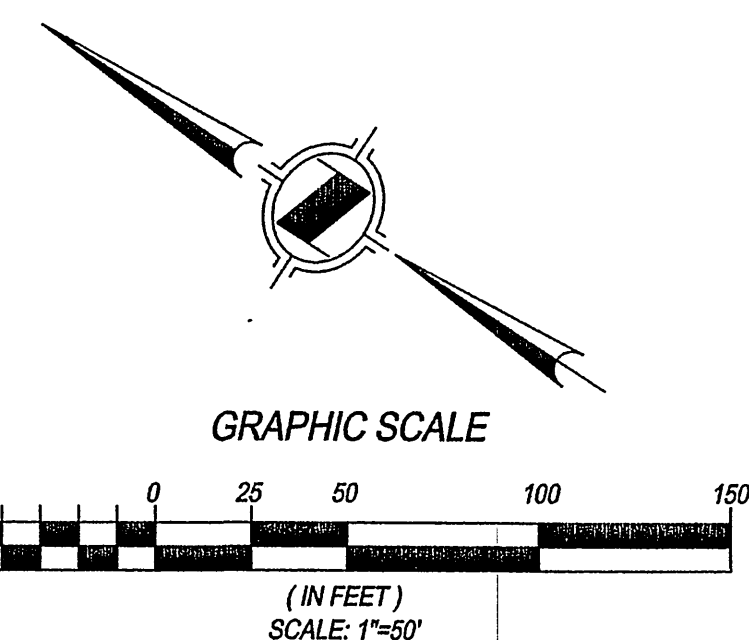
TRACT NO. 30295

BEING A SUBDIVISION OF A PORTION OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 6 WEST, TOGETHER WITH A PORTION OF SECTION 30 IN TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF

MAYERS & ASSOCIATES CIVIL ENGINEERING, INC. JUNE, 2003

LINE TABLE		
LINE	BEARING	LENGTH
L30	N48°20'00"E (RAD)	44.64
L31	N 05°34'14" W	14.80

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C33	15°00'38"	100.00	26.20
C55	0°31'00"	965.00	8.70
C56	2°33'13"	965.00	43.01
C61	73°17'08"	48.00	61.40



M.B. 372 / 84

M.B. 372 / 84

372 / 84

SEE SHEET 3 OF 17 FOR EASEMENT AND SURVEYOR'S NOTES

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

SHEET 17 OF 17 SHEETS

SEE SHEET 2 OF 17 FOR MONUMENT NOTES

TRACT NO. 30295

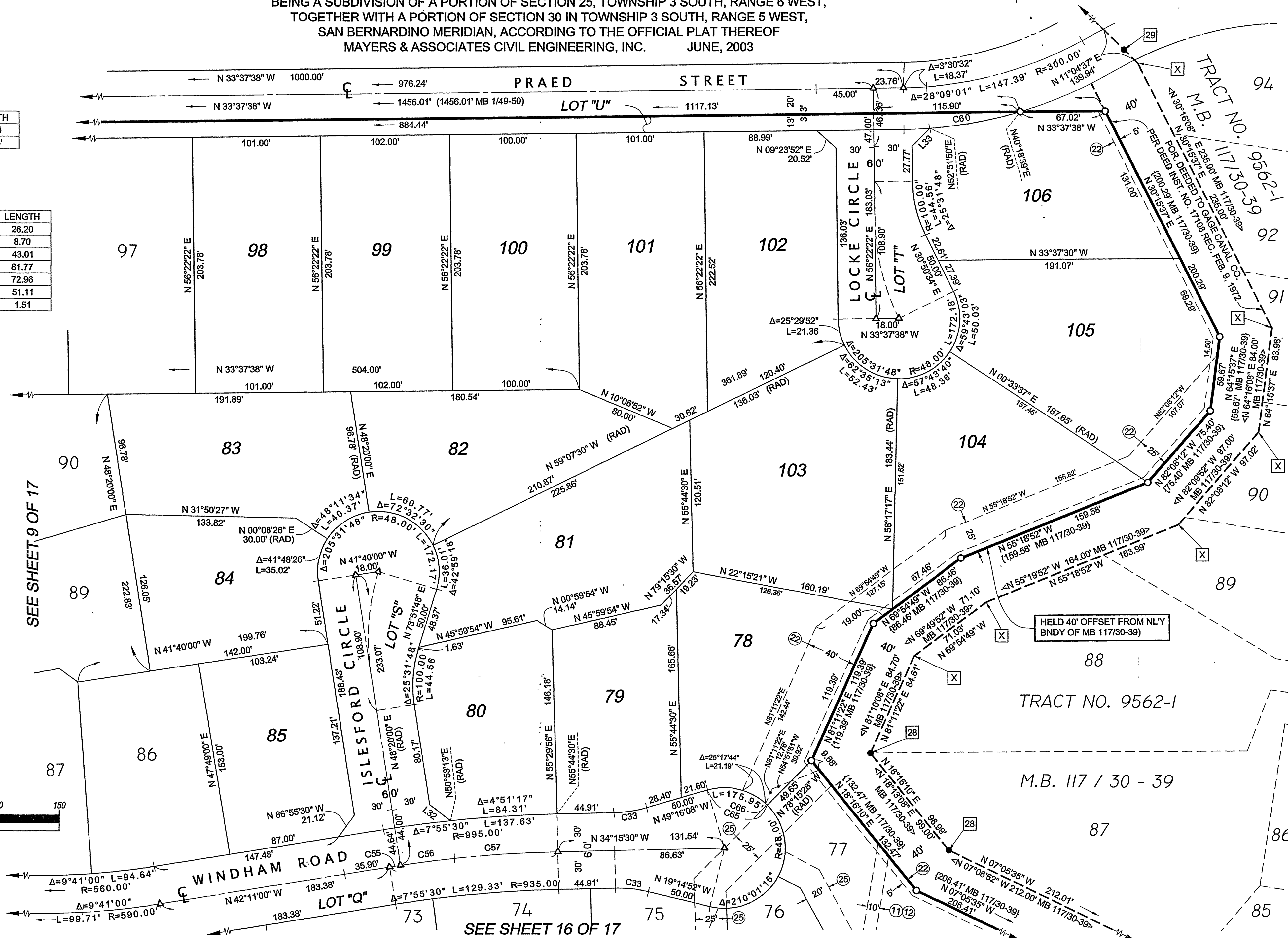
BEING A SUBDIVISION OF A PORTION OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 6 WEST,
TOGETHER WITH A PORTION OF SECTION 30 IN TOWNSHIP 3 SOUTH, RANGE 5 WEST,
SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF
MAYERS & ASSOCIATES CIVIL ENGINEERING, INC. JUNE, 2003

LINE TABLE

LINE	BEARING	LENGTH
L32	N04°36'37"E	20.74
L33	N78°16'55"W	19.88'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C33	15°00'38"	100.00	26.20
C55	00°31'00"	965.00	8.70
C56	2°33'13"	965.00	43.01
C57	4°51'17"	965.00	81.77
C60	12°33'11"	333.00	72.96
C65	61°00'40"	48.00	51.11
C66	1°48'02"	48.00	1.51



SEE SHEET 9 OF 17

SEE SHEET 16 OF 17

M.B. 372 / 85

M.B. 372 / 85

372 / 85