

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TRACT NO. 30725

BEING A SUBDIVISION OF LOTS 19 AND 20, IN BLOCK 14 OF LANDS OF J.F. MOULTON AND H.B. PRAED, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGES 5 AND 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN SECTION 25, TOWNSHIP 3 SOUTH, RANGE 6 WEST, ALSO BEING A PORTION OF RANCHO EL SOBRANTE DE SAN JACINTO

BLAINE A. WOMER CIVIL ENGINEERING SEPTEMBER, 2003

## 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 ALIEN BUT NOT YET PAYABLE WHICH ARE ESTIMATED TO BE \$ 15,600

DATED 2/11/2005

PAUL McDONNELL, COUNTY TAX COLLECTOR

BY: Matt Jennings, DEPUTY

## TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 15,600 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 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 March 1, 2005 CASH TAX BOND

NANCY ROMERO PAUL McDONNELL  
CLERK TO THE BOARD OF SUPERVISORS COUNTY TAX COLLECTOR

BY: Gloria Ken-Smith, DEPUTY

## NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)  
COUNTY OF RIVERSIDE) S.S.

ON Sept 9, 2004, BEFORE ME, Audra J. Berry, NOTARY PUBLIC, PERSONALLY APPEARED Randy Paslay 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.

Audra J. Berry RIVERSIDE  
COUNTY, CALIFORNIA

MY COMMISSION EXPIRES Dec. 30, 2005

## 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. THE FEE IS PAYABLE TO THE FLOOD CONTROL DISTRICT BY CASHIER'S CHECK OR MONEY ORDER ONLY. THE DISTRICT WILL NOT ACCEPT PERSONAL OR COMPANY CHECKS.

## RECORDER'S STATEMENT

FILED THIS 3rd DAY OF March, 2005 AT 8AM IN BOOK 315 OF MAPS, AT PAGES 45-48, AT THE REQUEST OF THE CLERK OF THE BOARD.

NO. 2005-0173463  
FEE \$13.00

LAUREY J. WOOD COUNTY RECORDER-CLERK-ASSESSOR

BY: M. Garcia, DEPUTY

SUBDIVISION GUARANTEE: CHICAGO TITLE COMPANY

## 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 JANUARY OF 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 OCTOBER 21, 2004

Scott E. Brimhall EXPIRATION: 12-31-06  
SCOTT E BRIMHALL, L.S. 7843

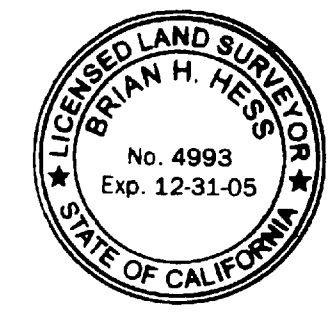


## COUNTY SURVEYOR'S STATEMENT

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 MAP 30725 AS FILED, AMENDED AND APPROVED BY THE BOARD OF SUPERVISORS ON SEPTEMBER 23, 2003, THE EXPIRATION DATE BEING SEPTEMBER 23, 2006, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: FEB. 25, 2005  
Brian H. Hess

Brian H. Hess L.S. 4993  
EXPIRATION DATE: 12/31/05



## BOARD OF SUPERVISORS' 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 DRAINAGE EASEMENTS ARE HEREBY NOT ACCEPTED.

DATED: March 1, 2005

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BY: Marvin Alley  
CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST:  
NANCY ROMERO  
CLERK TO THE BOARD OF SUPERVISORS

BY: Gloria Ken-Smith  
DEPUTY

SECTION 25, TOWNSHIP 3 SOUTH, RANGE 6 WEST SCHEDULE "B"

## 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 'C', INCLUSIVE. WE ALSO HEREBY DEDICATE TO PUBLIC USE THE DRAINAGE EASEMENTS AS SHOWN HEREON, FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

GALLERY ESTATES PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

[Signature] MANAGING MEMBER MEMBER

## NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)  
COUNTY OF RIVERSIDE) S.S.

ON September 6, 2004, BEFORE ME, K. Norton-Mercer, NOTARY PUBLIC, PERSONALLY APPEARED Richard D. Hauser 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.

K. Norton-Mercer RIVERSIDE  
COUNTY, CALIFORNIA

MY COMMISSION EXPIRES August 31, 2006 #1372648

## TRUSTEE

1ST CENTENNIAL BANK, AS TRUSTEE, UNDER DEED OF TRUST RECORDED NOVEMBER 7, 2003, AS INSTRUMENT NO. 2003-886863 OF OFFICIAL RECORDS.

[Signature] Sr. Vice President

[Signature] SECRETARY Vice President

## NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)  
COUNTY OF RIVERSIDE) S.S.

ON 9-7-04, BEFORE ME, Sandra M. Parmer, NOTARY PUBLIC, PERSONALLY APPEARED Clifford N. Schoonover and Ronald Remund 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.

Sandra M. Parmer San Bernardino  
COUNTY, CALIFORNIA

MY COMMISSION EXPIRES 9-10-2006

## TRUSTEE

FIRST AMERICAN TITLE INSURANCE COMPANY, AS TRUSTEE, UNDER DEED OF TRUST RECORDED DECEMBER 5, 2003, AS INSTRUMENT NO. 957480 OF OFFICIAL RECORDS.

[Signature] PRESIDENT A.V.P. RANDY PASLAY

SECRETARY

M.B. 375 / 45

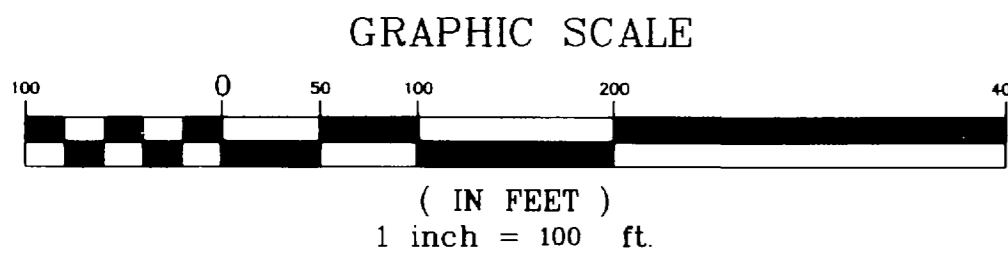
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# TRACT NO. 30725

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BLAINE A. WOMER CIVIL ENGINEERING

SEPTEMBER, 2003



### SURVEYOR'S NOTES:

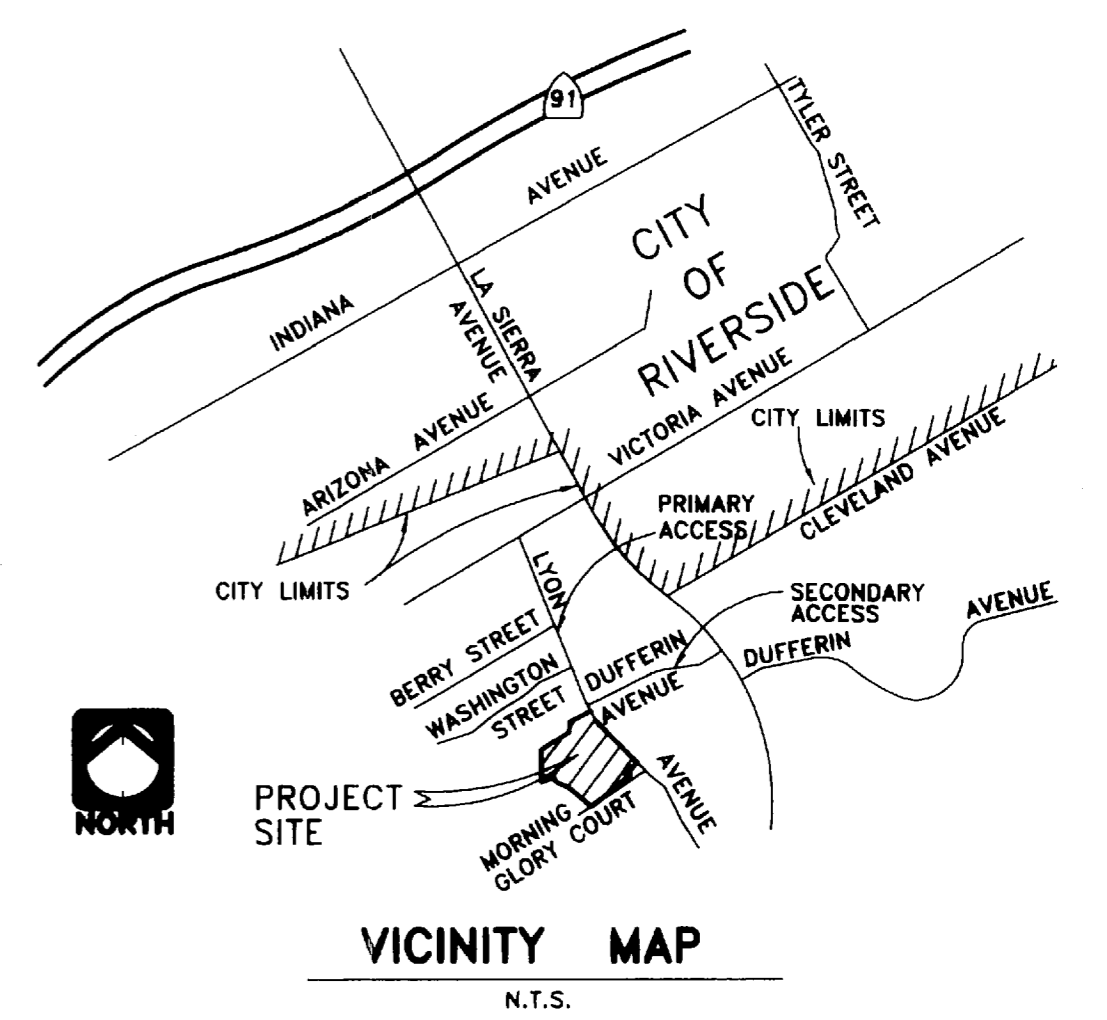
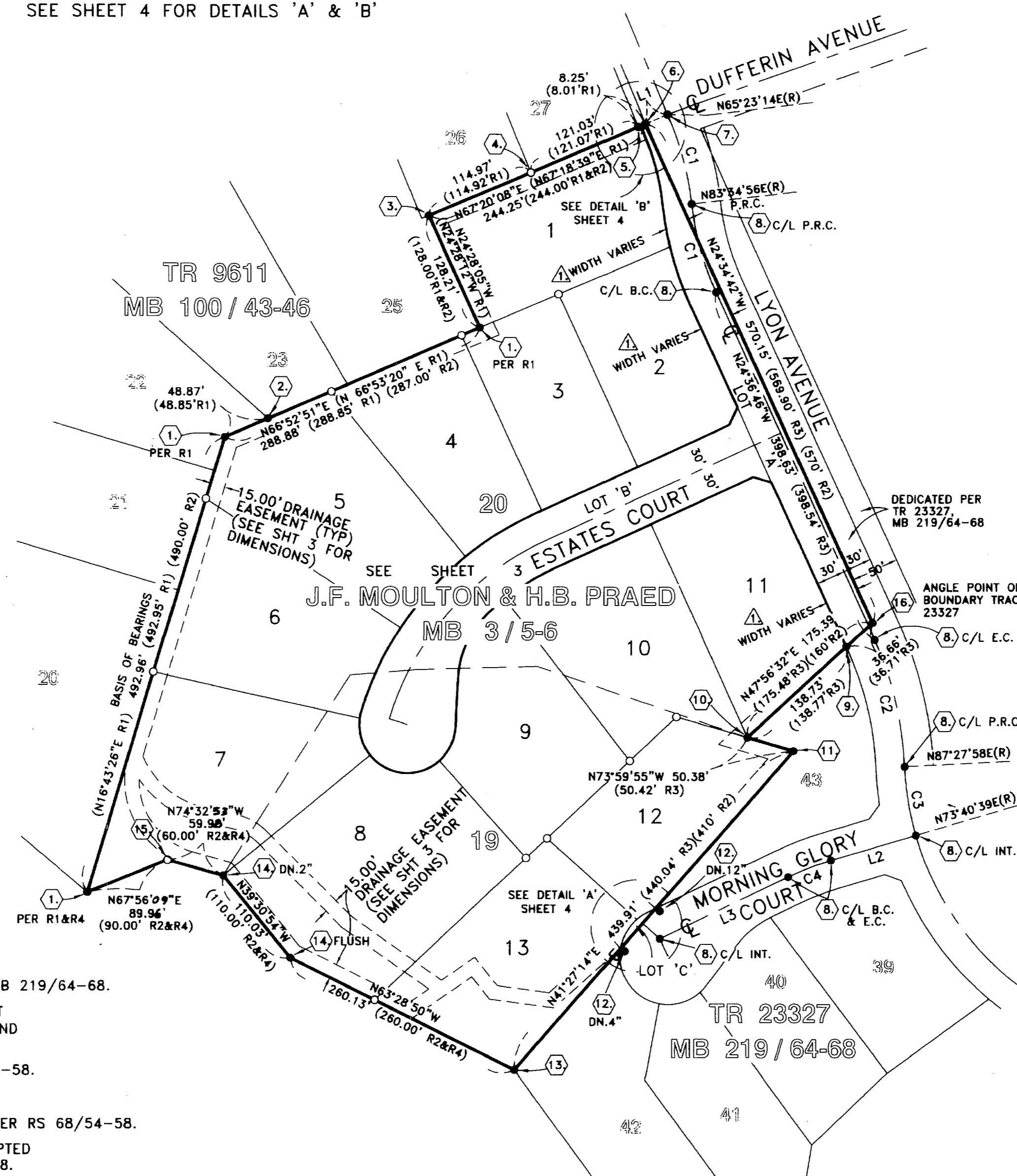
1. THE BASIS OF BEARINGS FOR THIS MAP IS THE REAR LOT LINES OF LOTS 20, 21 AND A PORTION OF LOT 22, OF TRACT NO. 9611, TAKEN AS NORTH 16°43'26" EAST PER MB 100/43-46, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. TRACT MAP NO. 30725 HAS 13 LOTS PLUS LOTS 'A' THROUGH 'D' INCLUSIVE.
3. TRACT MAP NO. 30725 CONTAINS 10.29 GR. ACRES WITHIN THE DISTINCTIVE BORDER.
4. ALL PUBLIC UTILITIES AND PUBLIC SERVICES INSTALLED WITHIN THIS TRACT SHALL BE PLACED UNDERGROUND.
5. ○ INDICATES SET 1" I.D. IRON PIPE W/ PLASTIC PLUG (TYPE 'A' MONUMENT) STAMPED "LS 7843" FLUSH, AS SHOWN AND AT ALL REAR LOT CORNERS.
6. △ INDICATES 5/8" COPPER CLAD STEEL PIN WITH 1 1/2" BRASS CAP (TYPE "B" MONUMENT), STAMPED "LS 7843", SET FLUSH PER RIV. CO. STD. NO. 903.
7. ● INDICATES FOUND MONUMENT, AS NOTED.
8. ( ) INDICATES RECORD DATA AS NOTED.
9. SET LEAD & TAG, "LS 7843" ON TOP OF CURB FOR REFERENCE TO LOT CORNERS ADJACENT TO STREETS, ON LOT LINE PROLONGATION.
10. DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS, OBSTRUCTIONS AND ENCROACHMENTS BY LAND FILLS.
11. ALL EXISTING EASEMENTS SHOWN ARE LOCATED BY BEST AVAILABLE RECORD AND NOT BY ANY FIELD SURVEY TO DATE.

SEE SHEET 3 FOR LINE DATA & CURVE DATA TABLES

SEE SHEET 4 FOR DETAILS 'A' & 'B'

### MONUMENT NOTES

1. FD 2" I.P. TAGGED "LS 3258", DN. 6", REF. AS NOTED.
2. FD. 2"x2" REDWOOD STAKE TAGGED "LS 3258", DN. 3" IN CONC. FENCE FOOTING PER MB 100/43-46.
3. FD. LEAD & NAIL IN CONC. DRAINAGE CHANNEL, NO REF., ACCEPTED AS AN ANGLE POINT ON THE BOUNDARY LINE OF TRACT 9611, PER MB 100/43-46. SET TAG, "LS 7843".
4. FD. 2"x2" REDWOOD STAKE, NO TAG, DN. 9", FOR THE COMMON REAR LOT CORNER OF LOTS 26 & 27 OF TRACT 9611, PER MB 100/43-46. SET TAG, "LS 7843".
5. FD. 1" I.P. WITH PIN, DN. 6", NO REF., ACCEPTED AS THE SEL'Y COR. OF LOT 27 OF TRACT 9611 OF MB 100/43-46.
6. FD. 1" I.P., NO TAG, FLUSH, NO REF., ACCEPTED AS THE NEL'Y COR. OF LOT 20 PER MB 3/5-6. SET TAG "LS 7843".
7. FD. 3/4" I.P., NO TAG, FLUSH, FOR THE C/L INT. OF DUFFERIN AVENUE & LYON AVENUE PER MB 100/43-46 & MB 219/64-68. SET TAG "LS 7843".
8. FD. 1" I.P. TAGGED "LS 5529", IN LIEU OF "LS 5390" TAG, FLUSH, ACCEPTED POSITIONS AS NOTED, PER MB 219/64-68.
9. FD. 1" I.P. TAGGED "LS 3018", DN. 8", NO REF., ACCEPTED AS THE INTERSECTION OF THE WESTERLY R/W OF LYON AVE. & THE NORTH BOUNDARY LINE OF TRACT 23327 OF MB 219/64-68.
10. FD. 1" I.P. TAGGED "RCE 9876", DN. 1", PER MB 219/64-68.
11. FD. 1" I.P. TAGGED "LS 3018", IN LIEU OF "RCE 9876" TAG, DN. 3", ACCEPTED AS AN ANGLE POINT ON THE BOUNDARY OF TRACT 23327, PER MB 219/64-68.
12. FD. 1" I.P., NO TAG, DN. AS NOTED, IN CONCRETE FENCE FOOTING, DID NOT ACCEPTED FOR INTERSECTION OF NORTH BOUNDARY LINE OF TRACT 23327 AND NORTHERLY LINE OF MORNING GLORY COURT PER MB 219/64-68.
13. FD. 1" I.P. TAGGED "RCE 9876", DN. 4", PER MB 219/64-68 & RS 68/54-58.
14. FD. 1" I.P. TAGGED "RCE 9876", DN. AS NOTED, PER RS 68/54-58.
15. SEARCHED, FOUND NOTHING. ESTABLISHED BY COMPASS RULE ADJUSTMENT PER RS 68/54-58.
16. FD. 1" I.P. TAGGED "LS 5529", IN LIEU OF "RCE 9876" TAG, FLUSH, ACCEPTED AS AN ANGLE POINT ON THE BOUNDARY OF TRACT 23327 OF MB 219/64-68.



**ENVIRONMENTAL CONSTRAINT 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 46.

**REFERENCE DATA**  
(R1) - RECORD DATA PER MB 100/43-46  
(R2) - RECORD DATA PER MB 3/5-6  
(R3) - RECORD DATA PER MB 219/64-68  
(R4) - RECORD DATA PER RS 68/54-58

**EASEMENT NOTES**  
1. AN EASEMENT GRANTED TO THE COUNTY OF RIVERSIDE FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES, RECORDED JANUARY 3, 1990 AS INSTRUMENT NO. 3180, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
2. THE RIGHT OF ENTRY AND ALL OTHER RIGHTS, INCLUDING ALL RIGHTS OF WAY AND EASEMENTS, WHICH MAY BE NECESSARY FOR THE DEVELOPMENT, PRODUCTION AND REMOVAL OF ALL SUCH SUBSTANCES AND MINERALS AND THE FULL ENJOYMENT OF THE GRANTOR'S INTEREST, AS RESERVED IN DEED RECORDED JUNE 3, 1944, IN BOOK 624, PAGE 559 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, THE EXACT LOCATION THEREOF CANNOT BE LOCATED FROM RECORD.

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

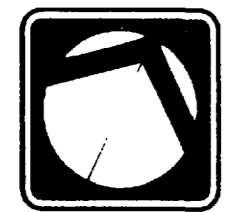
SHEET 3 OF 4 SHEETS

# TRACT NO. 30725

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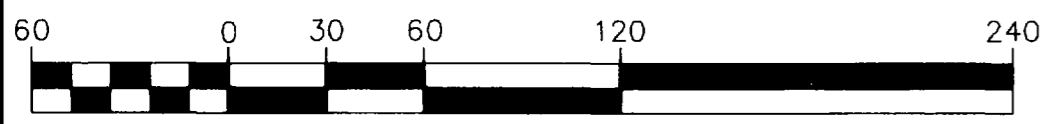
SEPTEMBER, 2003



NORTH

1"=60'

GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

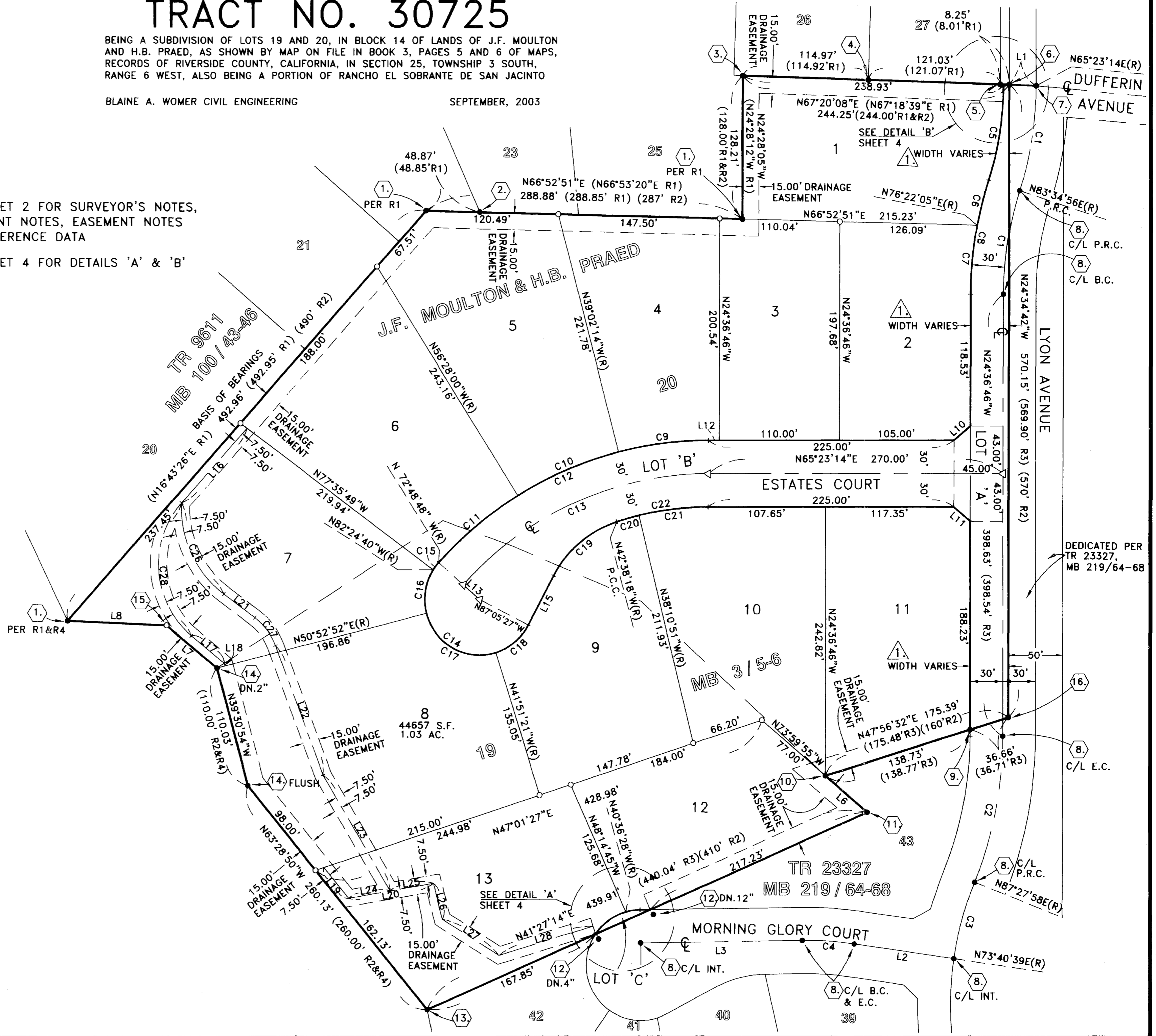
### LINE DATA

NUMBER	DIRECTION	DISTANCE
L1	N67°45'04"E	24.70' (25.01'R1&R3)
L2	N73°40'48"E	92.31' (92.21' R3)
L3	N64°33'55"E	148.12' (148.06' R3)
L4	N48°32'46"W	0.34'
L5	N48°32'46"W	0.36'
L6	N73°59'55"W	50.38' (50.42' R3)
L7	N74°32'53"W	59.98' (60.00'R2&R4)
L8	N67°56'09"E	89.96' (90.00'R2&R4)
L9	N24°36'46"W	1.20'
L10	N24°28'22"E	19.85'
L11	N73°41'55"W	19.85'
L12	N65°23'14"E	10.00'
L13	N72°48'48"W	20.00'
L14	N64°33'55"E	9.33'
L15	N02°54'33"E	50.00'
L16	N16°43'26"E	89.67'
L17	N74°32'30"W	38.93'
L18	N39°30'54"W	2.42'
L19	N63°28'50"W	35.85'
L20	N55°27'59"E	78.47'
L21	N77°28'46"W	35.38'
L22	N45°00'16"W	124.92'
L23	N54°53'33"W	121.06'
L24	N55°27'59"E	38.42'
L25	N55°27'59"E	40.05'
L26	N38°44'37"W	33.69'
L27	N82°16'13"W	60.92'
L28	N48°26'34"E	89.79'

### CURVE DATA

NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
C1(M&R3)	18°11'43"	48.04	300.00	95.27
C2(M&R3)	22°04'44"	68.28	350.00	134.87
C3	13°47'18"	36.27	300.00	72.20
C3(R3)	(13°47'35")	(36.29)	(300.00)	(72.22)
C4	09°06'54"	23.91	300.00	47.73
C4(R3)	(09°08'06")	(23.97)	(300.00)	(47.83)
C5	18°11'43"	43.24	270.00	85.74
C6	07°12'51"	20.80	330.00	41.55
C7	10°58'52"	31.72	330.00	63.25
C8	18°11'43"	52.84	330.00	104.80
C9	14°25'28"	41.76	330.00	83.08
C10	17°25'46"	50.58	330.00	100.39
C11	16°20'48"	47.40	330.00	94.15
C12	48°12'01"	147.62	330.00	277.61
C13	48°12'01"	134.20	300.00	252.38
C14	194°16'40"	50.00	50.00	169.54
C15	09°35'52"	4.20	50.00	8.38
C16	46°42'29"	21.59	50.00	40.76
C17	92°44'13"	52.45	50.00	80.93
C18	45°14'06"	20.83	50.00	39.47
C19	44°27'09"	40.86	100.00	77.58
C20	04°27'27"	10.51	270.00	21.01
C21	13°34'05"	32.12	270.00	63.94
C22	18°01'32"	42.83	270.00	84.94
C23	15°10'23"	6.66	50.00	13.24
C24	40°06'25"	18.25	50.00	35.00
C25	55°16'48"	26.18	50.00	48.24
C26	55°43'47"	51.28	97.00	94.35
C27	32°28'30"	16.41	56.33	31.93
C28	91°15'56"	85.88	84.00	133.80

SEE SHEET 2 FOR SURVEYOR'S NOTES, MONUMENT NOTES, EASEMENT NOTES AND REFERENCE DATA  
SEE SHEET 4 FOR DETAILS 'A' & 'B'



M.B. 375 / 47

M.B. 375 / 47



2005-0173463  
Original  
375/48

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SHEET 4 OF 4 SHEETS

# TRACT NO. 30725

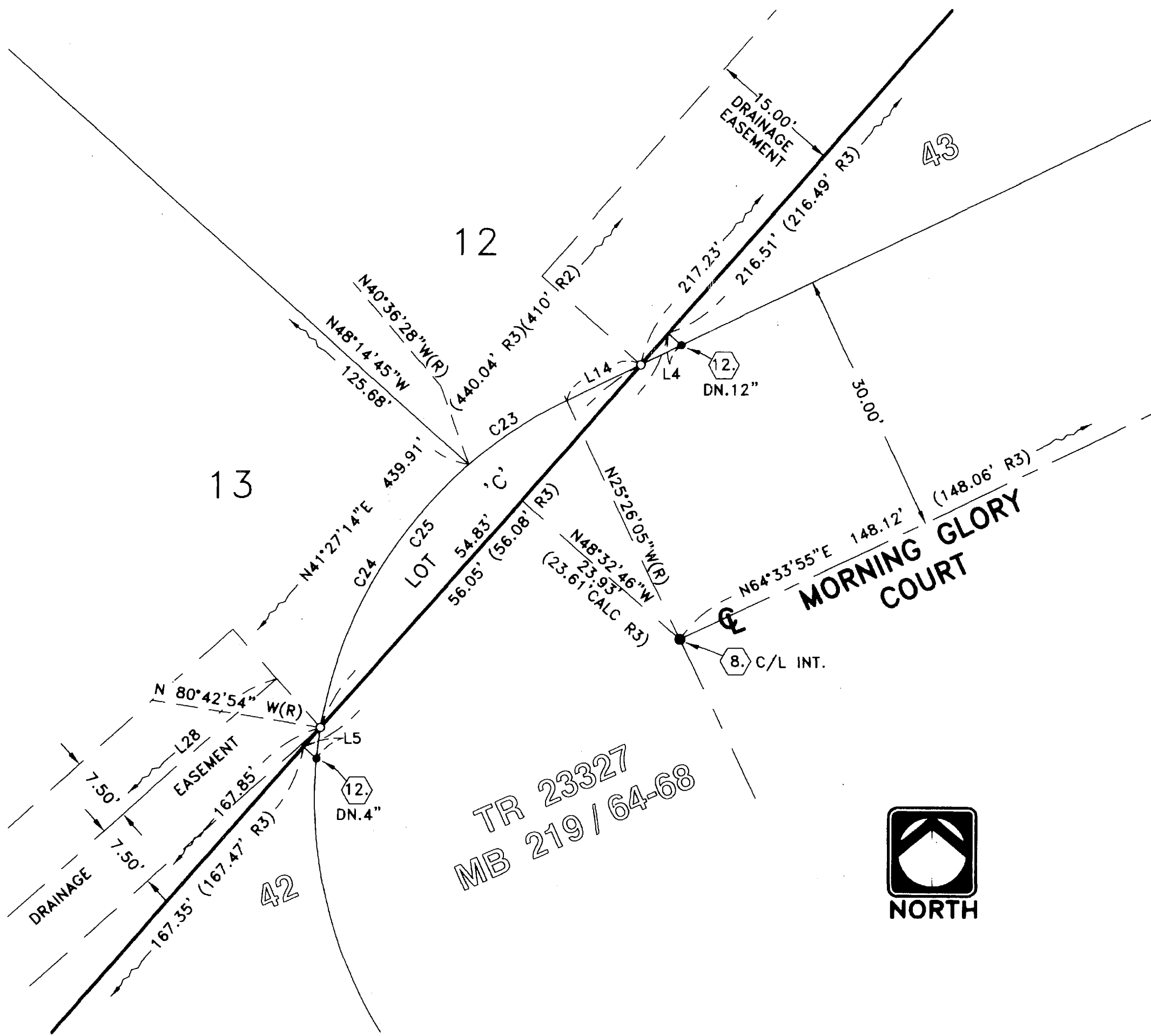
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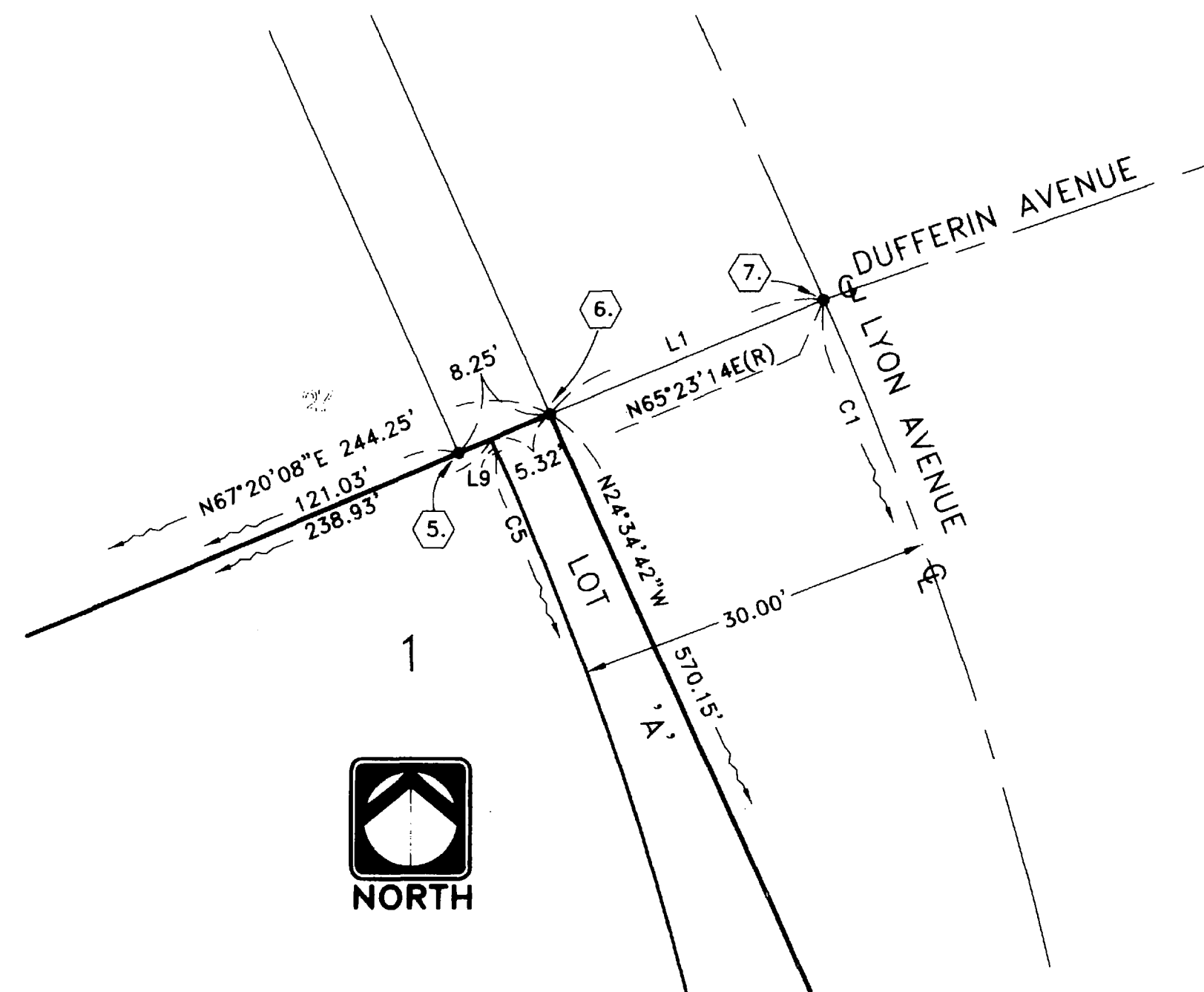
SEPTEMBER, 2003

SEE SHEET 2 FOR SURVEYOR'S NOTES,  
MONUMENT NOTES, EASEMENT NOTES  
AND REFERENCE DATA

SEE SHEET 3 FOR LINE DATA &  
CURVE DATA TABLES



**DETAIL 'A'**  
N.T.S.



**DETAIL 'B'**  
N.T.S.

M.B. 375 / 48

M.B. 375 / 48