

# TRACT NO. 31512

BEING A SUBDIVISION OF PORTION OF LOT 19 OF THE ALAMO TRACT PER MAP BOOK 9, PAGE 5 OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. (LOCATED IN SECTION 11, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.)

THE PRIZM GROUP NORCO, CA

JUNE 2003

### RECORDER'S STATEMENT

FILED THIS 16<sup>th</sup> DAY OF March 2005, AT 8am  
IN BOOK 376 OF MAPS AT PAGES 1-6  
AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE  
FEE: \$ 17.-  
NO: 2005-0206475  
LARRY W. WARD, COUNTY ASSESSOR, CLERK AND RECORDER  
BY: M. Garcia DEPUTY  
SUBDIVISION GUARANTEE ORANGE COAST TITLE COMPANY

### OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE, OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION AS SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.  
WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE, AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES, WATER FACILITIES AND SANITARY SEWER, THE EASEMENTS DESIGNATED AS PUBLIC UTILITY EASEMENTS, AS SHOWN HEREON.

WE FURTHER GRANT IN FEE TITLE TO THE CITY OF RIVERSIDE LOTS "L" AND "M" HEREON. WE FURTHER DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR ROAD, PEDESTRIAN, EMERGENCY ACCESS, TRASH REMOVAL, PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL ENERGY DISTRIBUTION, TELECOMMUNICATION SYSTEMS, SANITARY SEWER AND DOMESTIC WATER, LOT P.

WE FURTHER DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR EMERGENCY ACCESS, TRASH REMOVAL, PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL ENERGY DISTRIBUTION, TELECOMMUNICATION SYSTEMS, SANITARY SEWER AND DOMESTIC WATER, LOTS A, B, C, D, E, F AND G.

WE HEREBY RESERVE AS AN EASEMENT FOR "SIDEYARD" PURPOSES FOR THE USE AND BENEFIT OF THOSE LOTS AS INDICATED HEREON THE EASEMENTS DESIGNATED AS A(Lot No.)

WE HEREBY RESERVE AS AN EASEMENT FOR "STORM DRAIN" PURPOSES AS INDICATED HEREON THE EASEMENT DESIGNATED AS "STORM DRAIN" EASEMENT.

WE HEREBY RESERVE AS AN EASEMENT FOR "VEHICULAR AND PEDESTRIAN" PURPOSES FOR THE USE AND BENEFIT OF THOSE LOTS AS INDICATED HEREON THE EASEMENTS DESIGNATED AS C(Lot No.)

WE HEREBY RESERVE TO OURSELVES, HEIRS, SUCCESSORS AND ASSIGNS AS AN EASEMENT FOR PEDESTRIAN INGRESS AND EGRESS THOSE EASEMENTS DESIGNATED AS @.

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE VEHICULAR ACCESS RIGHTS TO AND FROM LOTS 20, 24, 28, 32, 36, 40, 44, D, G, H, I, J TO AND FROM COLUMBIA AVENUE AND MAIN STREET.

PRESTIGE HOMES, L.P. A CALIFORNIA LIMITED PARTNERSHIP

[Signature]  
SIGNATURE  
DAVE BULLOCK  
PRINTED NAME  
TITLE PRESIDENT

JP MORGAN BANK, NA, A NATIONAL BANKING ASSOCIATION (SUCCESSOR BY MERGER TO BANK ONE, NA)

[Signature] SIGNATURE  
ANDREW DEXMANN PRINTED NAME  
TITLE VICE PRESIDENT  
[Signature] SIGNATURE  
STEVEN W. STREHLOW PRINTED NAME  
TITLE VICE PRESIDENT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY SOILS SOUTHWEST, INC. DATED OCTOBER 27, 2003 REPORT No. 03177-F REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

### POTENTIAL LIQUEFACTION

A PORTION OF THE PROPERTY INCLUDED WITHIN THIS MAP HAS BEEN IDENTIFIED BY THE CITY OF RIVERSIDE SEISMIC SAFETY ELEMENT OF THE GENERAL PLAN AS BEING POTENTIALLY SUBJECT TO LIQUEFACTION SHOULD GROUND SHAKING OCCUR. TO LIMIT THE POSSIBILITY OF STRUCTURAL DAMAGE OR FAILURE IN SUCH AN EVENT, A GEOLOGIC INVESTIGATION ACCEPTABLE TO THE CITY OF BUILDING OFFICIAL MAY BE REQUIRED AS A PREREQUISITE TO ISSUANCE OF BUILDING PERMIT.

### UTILITIES EASEMENTS

THE CITY OF RIVERSIDE BEING THE RECORD OWNERS OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP.  
2. AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR STORM DRAIN FACILITIES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED OCTOBER 5, 1979 AS INSTRUMENT No 212191, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
3. AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR STORM DRAIN FACILITIES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED OCTOBER 1, 1993 AS INSTRUMENT No 386544, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

DATE: FEB 17, 2005  
Thomas P. Evans  
Public Utilities Director  
BY: Deeter P. Wintzfeld  
mm VB

### PUBLIC UTILITIES CERTIFICATE

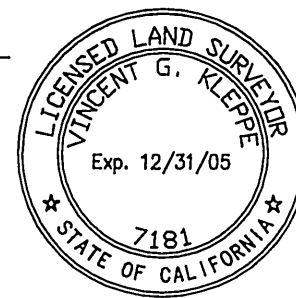
I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT, SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF WATER AND ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL LOTS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITIES EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE WATER AND ELECTRIC DIVISIONS OF THE PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE.

DATE: FEB 17, 2005  
Thomas P. Evans  
Public Utilities Director  
BY: Deeter P. Wintzfeld  
mm VB

### 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 TONY CESARE ON SEPTEMBER 2003. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. I HEREBY STATE 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 THIS MAP. THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

Vincent Kleppe  
VINCENT G. KLEPPE  
LS 7181  
LICENSE EXP. 12/31/05



### CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP OF TRACT 31512 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON SEPTEMBER 2, 2003 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT THE EASEMENTS FOR SEWER AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT THE PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO MITIGATE FLOOD DAMAGE TO ALL LOTS IN THE SUBDIVISION HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATE 2/22/05  
THOMAS J. BOYD  
RCE 36170 LIC. EXP. 6/30/06  
CITY ENGINEER  
BY: [Signature]

### 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.

DATE 2/2/05  
MARK S. BROWN  
L.S. 5655 LIC. EXP. 9/30/05  
CITY SURVEYOR  
BY: [Signature]

### CITY CLERK CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF 6 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT 31512.

THE PUBLIC UTILITY EASEMENTS ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES, WATER FACILITIES, SANITARY SEWER AND OTHER PUBLIC UTILITIES.

LOTS "L" AND "M" AS SHOWN HEREON ARE HEREBY ACCEPTED IN FEE TITLE.  
WE FURTHER ACCEPT, LOT P, AS AN EASEMENT FOR ROAD, PEDESTRIAN, EMERGENCY ACCESS, TRASH REMOVAL AND PUBLIC UTILITIES INCLUDING BUT NOT LIMITED TO ELECTRICAL ENERGY DISTRIBUTION, TELECOMMUNICATION SYSTEMS, SANITARY SEWER AND DOMESTIC WATER.

WE FURTHER ACCEPT, LOTS A, B, C, D, E, F, AND G, AS AN EASEMENT FOR EMERGENCY ACCESS, TRASH REMOVAL AND PUBLIC UTILITIES INCLUDING BUT NOT LIMITED TO ELECTRICAL ENERGY DISTRIBUTION, TELECOMMUNICATION SYSTEMS, SANITARY SEWER AND DOMESTIC WATER.

THE RELEASE AND RELINQUISHMENT OF VEHICULAR ACCESS RIGHTS TO AND FROM LOTS 20, 24, 28, 32, 36, 40, 44, D, G, H, I, J TO AND FROM COLUMBIA AVENUE AND MAIN STREET IS HEREBY ACCEPTED.

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

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF RIVERSIDE THIS 16th DAY OF March, 2005.

COLLEEN J. NICOLE  
CITY CLERK OF THE CITY OF RIVERSIDE

BY: [Signature]

### 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.

THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATE: 2/15/05  
PAUL C. SUNDEEN  
CITY TREASURER  
BY: [Signature]

### TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 58,900 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 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.

DATE: 2/4/2005  
NANCY ROMERO, Paul McDonnell  
CLERK OF THE BOARD OF SUPERVISORS,  
Treasurer - Tax Collector  
BY: [Signature]

### TAX COLLECTOR'S STATEMENT

I HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THIS 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 \$ 58,900

DATE: 2/4/2005  
PAUL McDONNELL,  
COUNTY TAX COLLECTOR  
BY: [Signature]

376/2  
City

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 31512

BEING A SUBDIVISION OF PORTION OF LOT 19 OF THE ALAMO TRACT  
PER MAP BOOK 9, PAGE 5 OF MAPS, RECORDS OF RIVERSIDE  
COUNTY, STATE OF CALIFORNIA. (LOCATED IN SECTION 11, TOWNSHIP  
2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.)

THE PRIZM GROUP NORCO, CA

JUNE 2003

## NOTARY ACKNOWLEDGEMENTS

### NOTARY ACKNOWLEDGMENT

STATE OF ARIZONA

COUNTY OF RIVERSIDE

ON January 24, 2005,

BEFORE ME, Linda A. Oliver

PERSONALLY APPEARED, DAVE BULLOCH Steven D. Stehlow, VP + Andrew Oermann, VP

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 ACKNOWLEDGE TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(TIES), 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

SIGNATURE Linda A. Oliver #150241  
Dec 30, 2003

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA )

COUNTY OF RIVERSIDE )

ON January 31, 2005,

BEFORE ME, Melissa Anglin

PERSONALLY APPEARED, Dave Bulloch

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 ACKNOWLEDGE TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(TIES), 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

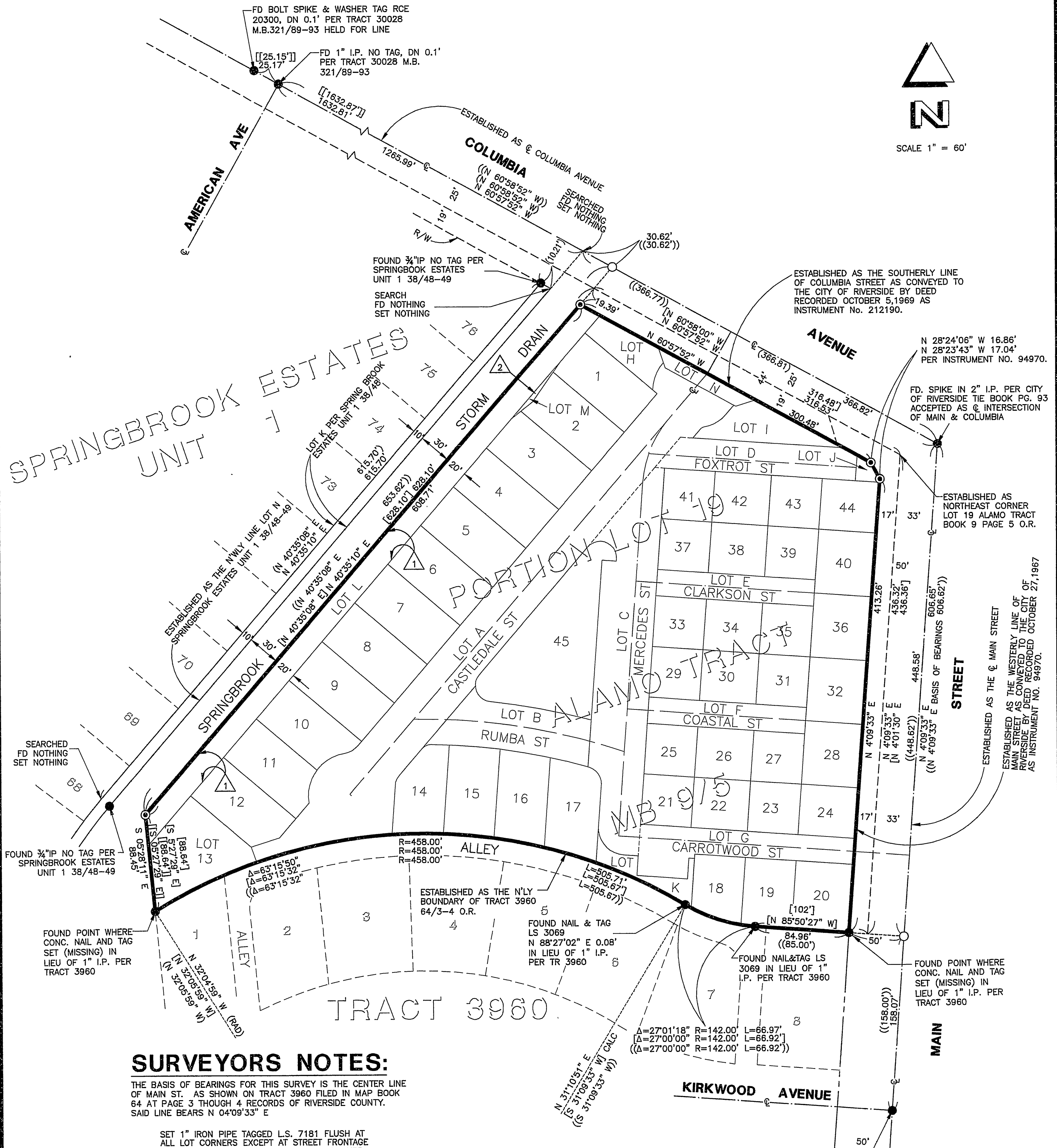
SIGNATURE [Signature] # 1388963  
Dec 7, 2006

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 31512

BEING A SUBDIVISION OF PORTION OF LOT 19 OF THE ALAMO TRACT PER MAP BOOK 9, PAGE 5 OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. (LOCATED IN SECTION 11, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.)

THE PRIZM GROUP NORCO, CA JUNE 2003  
PROCEDURE OF SURVEY



## SURVEYORS NOTES:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTER LINE OF MAIN ST. AS SHOWN ON TRACT 3960 FILED IN MAP BOOK 64 AT PAGE 3 THROUGH 4 RECORDS OF RIVERSIDE COUNTY. SAID LINE BEARS N 04°09'33" E

- INDICATES FOUND MONUMENTS AS NOTED
- INDICATES SET GEARED SPIKE AND TAG L.S. 7181
- ⊙ INDICATES SET 2" IRON PIPE WITH PLUG L.S. 7181
- ( ) INDICATES RECORD DATA PER SPRINGBROOK ESTATES UNIT 1, MAP BOOK 38 PAGES 48 AND 49 INCLUSIVE, RIVERSIDE COUNTY
- (( )) INDICATES RECORD DATA PER TRACT No. 3960 MAP BOOK 64 PAGES 3 & 4 INCLUSIVE, RIVERSIDE COUNTY
- [ ] INDICATES RECORD DATA PER GRANT DEED RECORDED SEPTEMBER 30, 1987 AS DOCUMENT 283028 OFFICIAL RECORDS OF RIVERSIDE COUNTY
- [ ] INDICATES RECORD DATA PER TRACT NO. 30028 MAP BOOK 321 PAGES 89-93 INCLUSIVE, RIVERSIDE COUNTY

## EASEMENTS:

- ① AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION FOR STORM DRAIN FACILITIES AND INCIDENTAL PURPOSES RECORDED OCTOBER 5, 1979 AS INSTRUMENT No. 212191 OFFICIAL RECORDS.
- ② AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION FOR STORM DRAIN FACILITIES AND INCIDENTAL PURPOSES RECORDED OCTOBER 1, 1993 AS INSTRUMENT No. 386544 OFFICIAL RECORDS.



**CURVE TABLE**

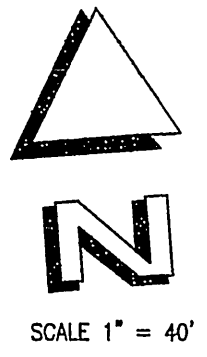
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
6	05°16'09"	142.00'	13.06'
7	124°32'12"	15.00'	32.60'
8	00°07'25"	539.00'	1.16'
9	03°03'25"	562.00'	29.99'
10	42°50'00"	15.00'	11.21'
11	19°17'57"	142.00'	47.83'
12	37°36'36"	41.50'	27.24'
13	03°21'01"	562.00'	32.86'
14	77°55'54"	15.00'	20.40'
15	143°34'23"	15.00'	37.59'
16	05°50'33"	458.00'	46.70'
17	05°45'29"	458.00'	46.03'
18	05°47'50"	458.00'	46.34'
19	06°07'12"	458.00'	48.92'
20	01°45'04"	539.00'	16.47'
21	04°53'31"	539.00'	46.02'
22	04°54'57"	539.00'	46.24'
23	03°52'13"	539.00'	36.41'
24	50°12'44"	11.00'	9.64'
25	21°09'54"	21.00'	7.76'
26	81°42'12"	15.00'	21.39'
27	40°05'33"	21.00'	14.69'
28	43°29'51"	39.00'	29.61'
29	46°55'02"	39.00'	31.94'
30	90°24'53"	39.00'	61.54'
31	90°00'00"	25.00'	39.27'

**TRACT NO. 31512**

BEING A SUBDIVISION OF PORTION OF LOT 19 OF THE ALAMO TRACT PER MAP BOOK 9, PAGE 5 OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. (LOCATED IN SECTION 11, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.)

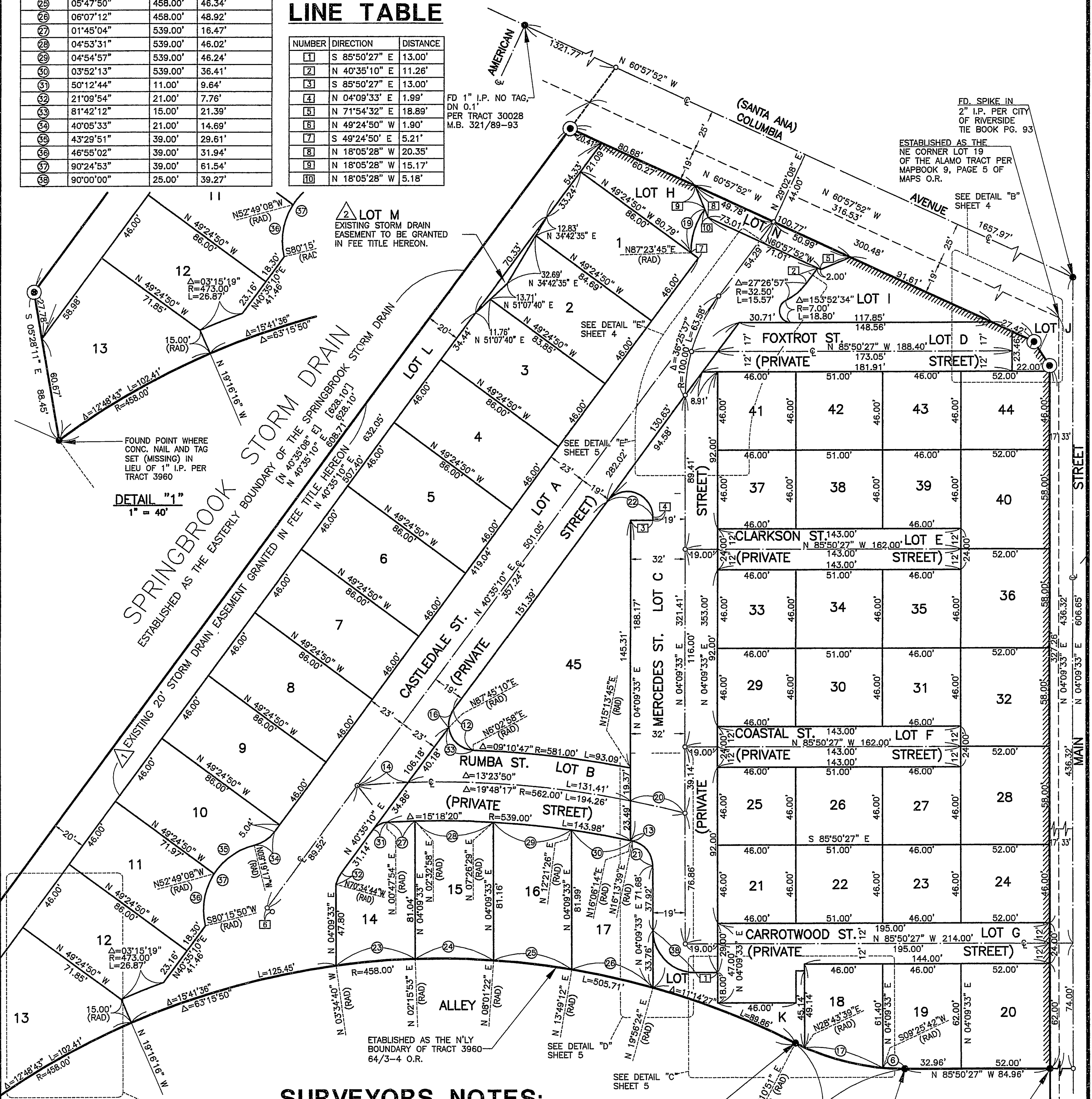
THE PRIZM GROUP NORCO, CA

JUNE 2003



**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
1	S 85°50'27" E	13.00'
2	N 40°35'10" E	11.26'
3	S 85°50'27" E	13.00'
4	N 04°09'33" E	1.99'
5	N 71°54'32" E	18.89'
6	N 49°24'50" W	1.90'
7	S 49°24'50" E	5.21'
8	N 18°05'28" W	20.35'
9	N 18°05'28" W	15.17'
10	N 18°05'28" W	5.18'



**SURVEYORS NOTES:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTER LINE OF MAIN ST. AS SHOWN ON TRACT 3960 FILED IN MAP BOOK 64 AT PAGE 3 THROUGH 4 RECORDS OF RIVERSIDE COUNTY. SAID LINE BEARS N 04°09'33" E

- INDICATES FOUND MONUMENTS AS NOTED
- INDICATES SET GEARED SPIKE AND TAG L.S. 7181
- ⊙ INDICATES SET 2" IRON PIPE WITH PLUG L.S. 7181
- ( ) INDICATES RECORD DATA PER SPRINGBROOK ESTATES UNIT 1 IN MAP BOOK 38 PAGES 48 AND 49 INCLUSIVE, RIVERSIDE COUNTY
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- [ ] INDICATES RECORD DATA PER TRACT NO. 30028 FILLED IN MAP BOOK 321 PAGES 89-93 INCLUSIVE, RIVERSIDE COUNTY

**EASEMENTS:**

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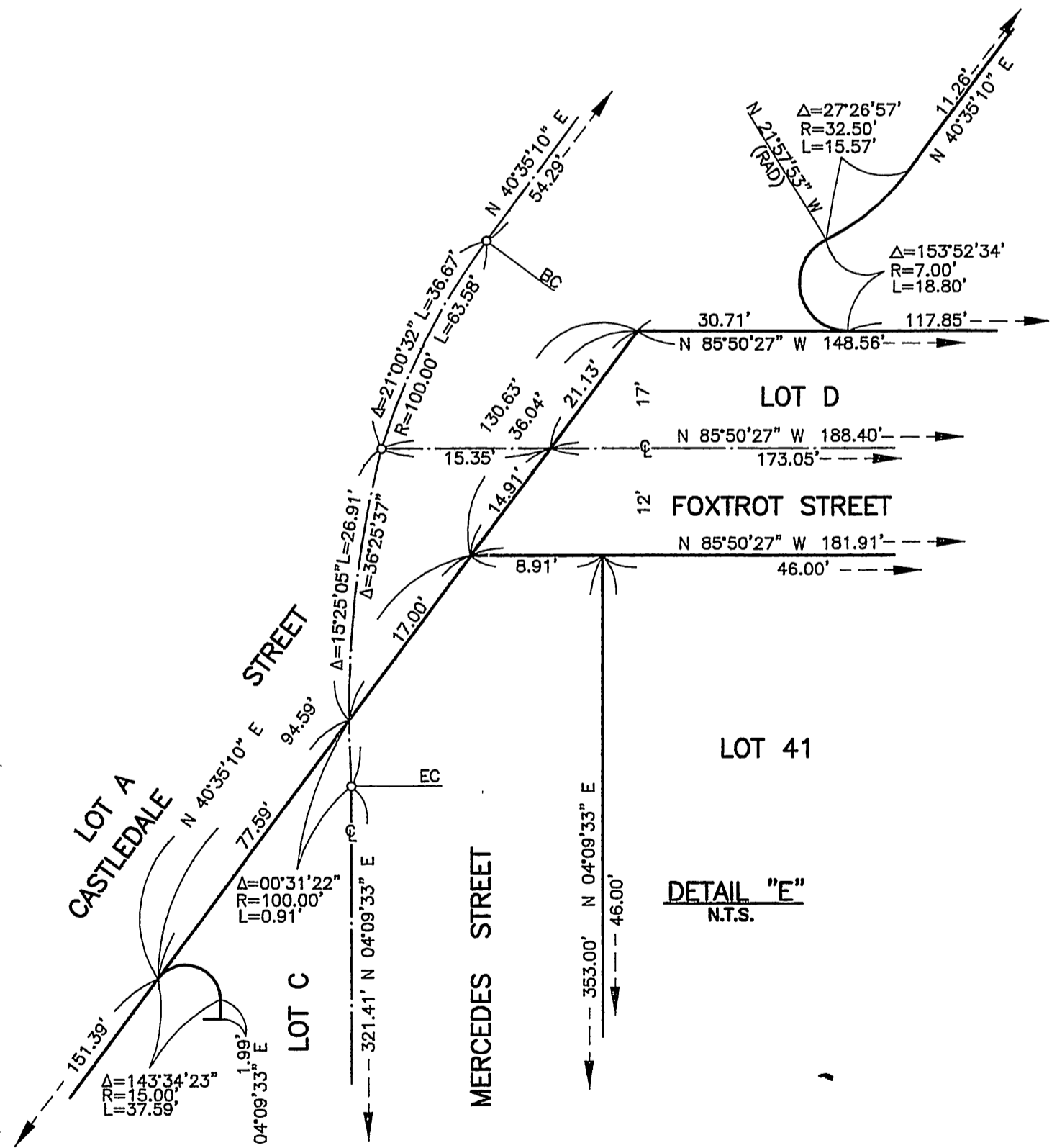
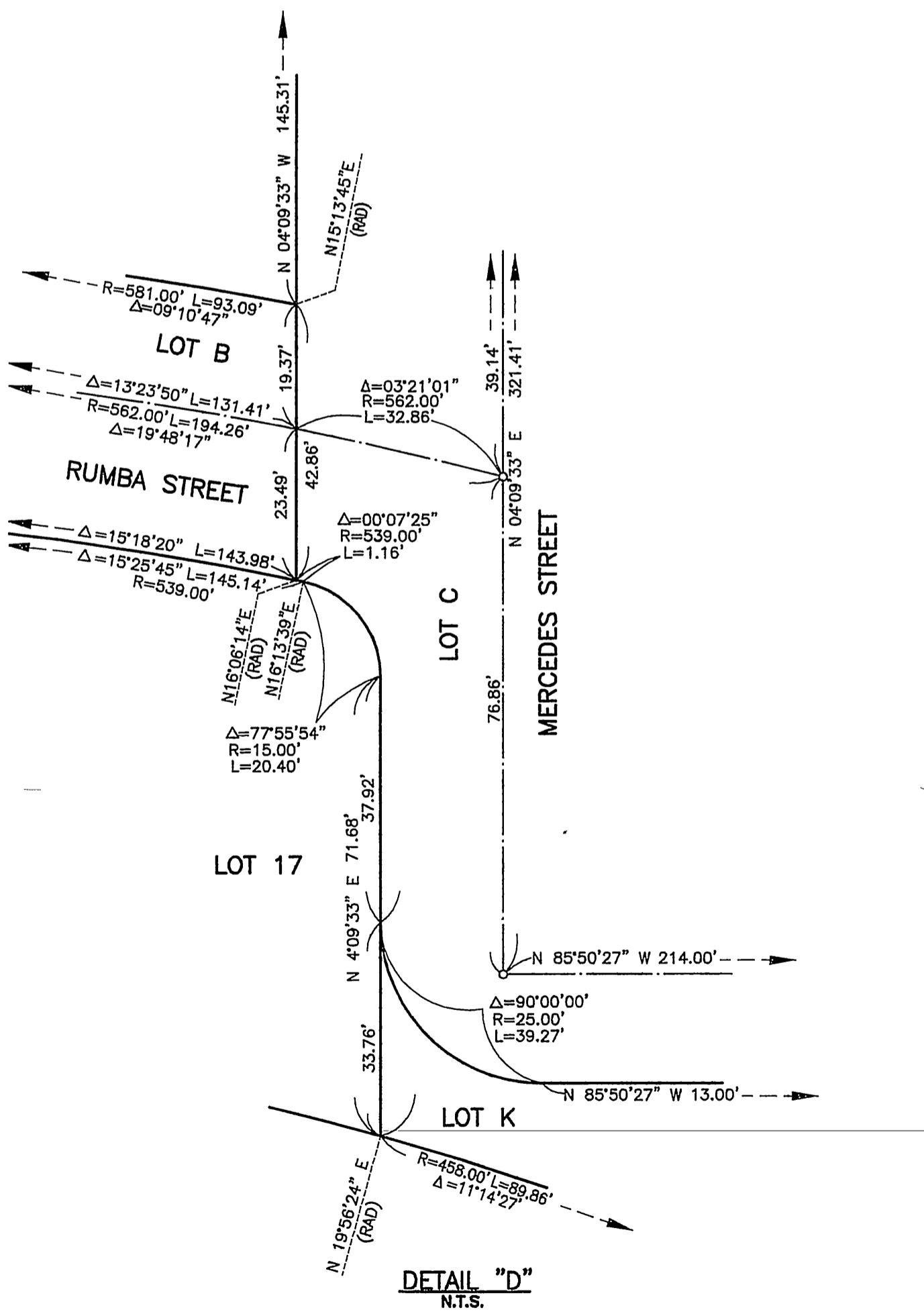
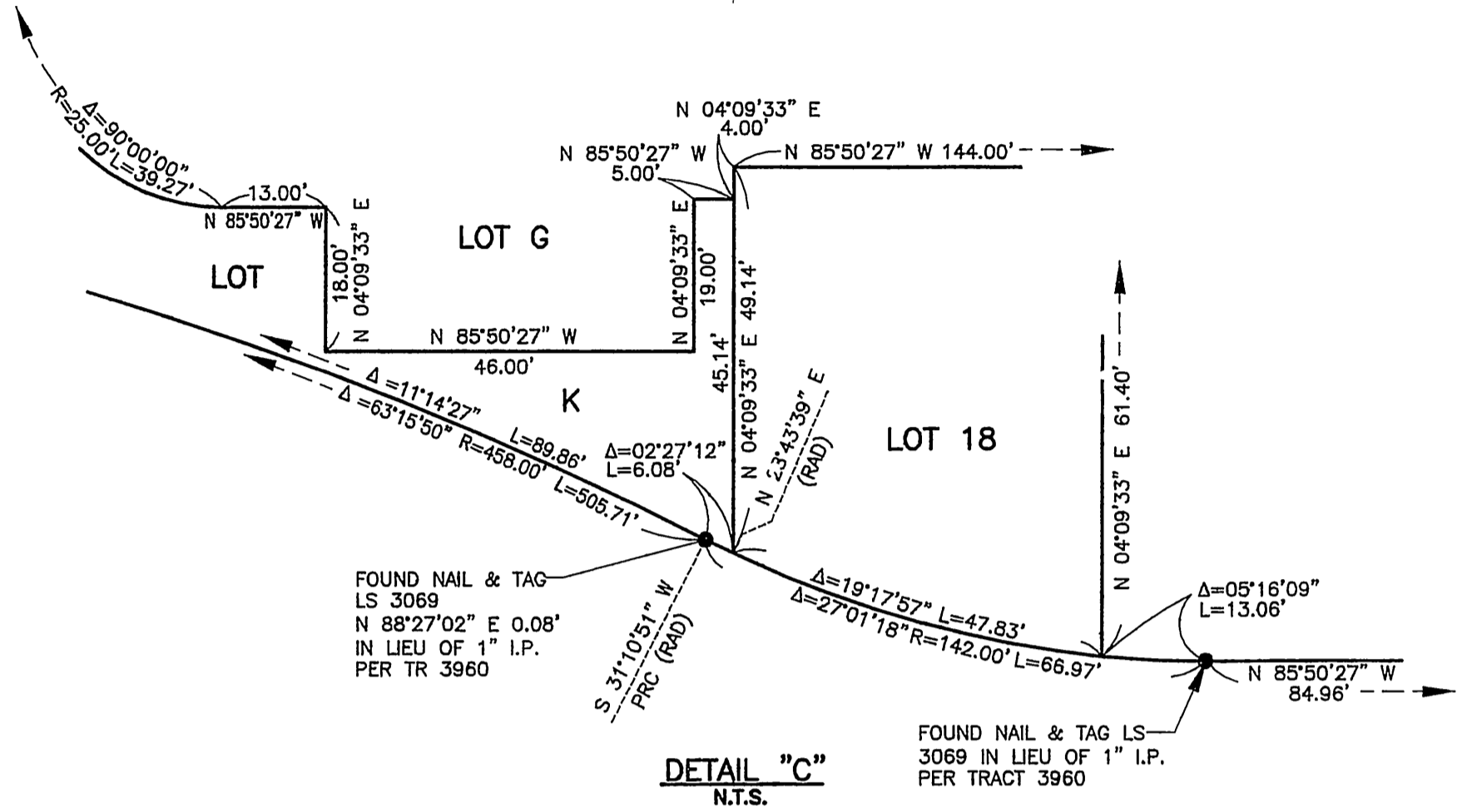
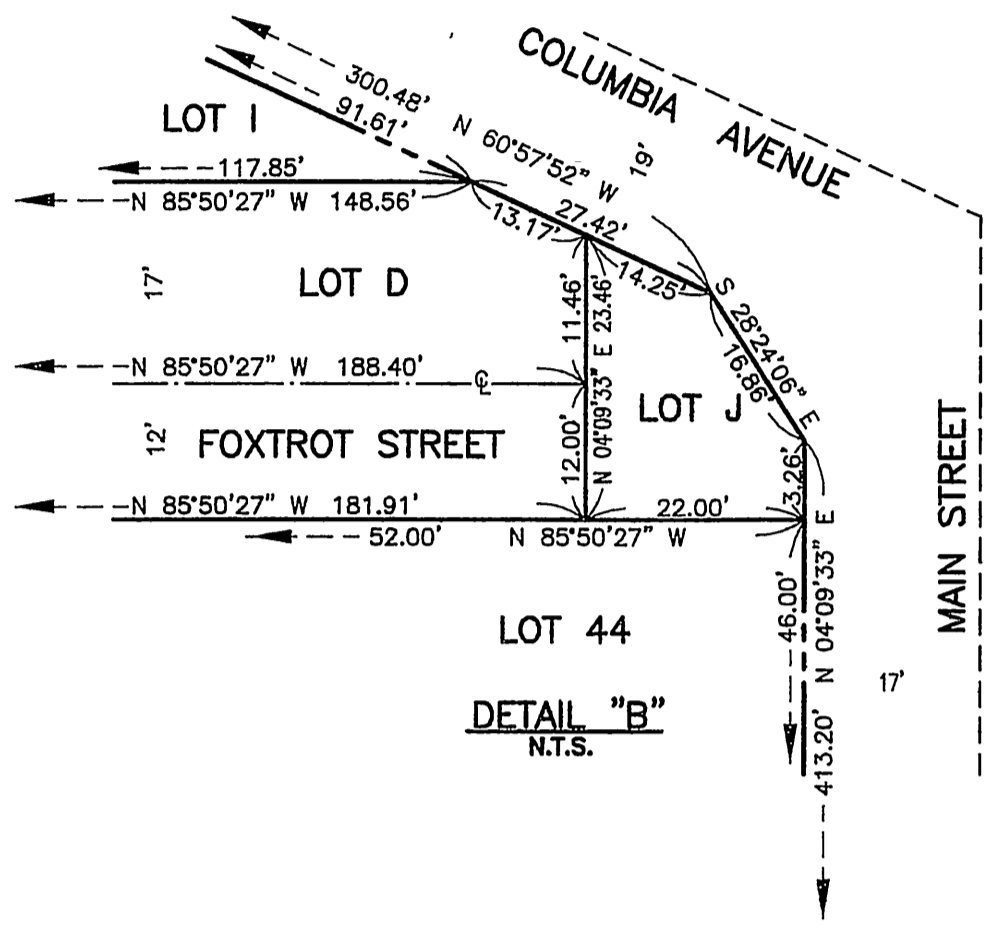
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THE PRIZM GROUP NORCO, CA

JUNE 2003

## DETAIL SHEET



376/6  
CITY

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

SHEET 6 OF 6 SHEETS

# TRACT NO. 31512

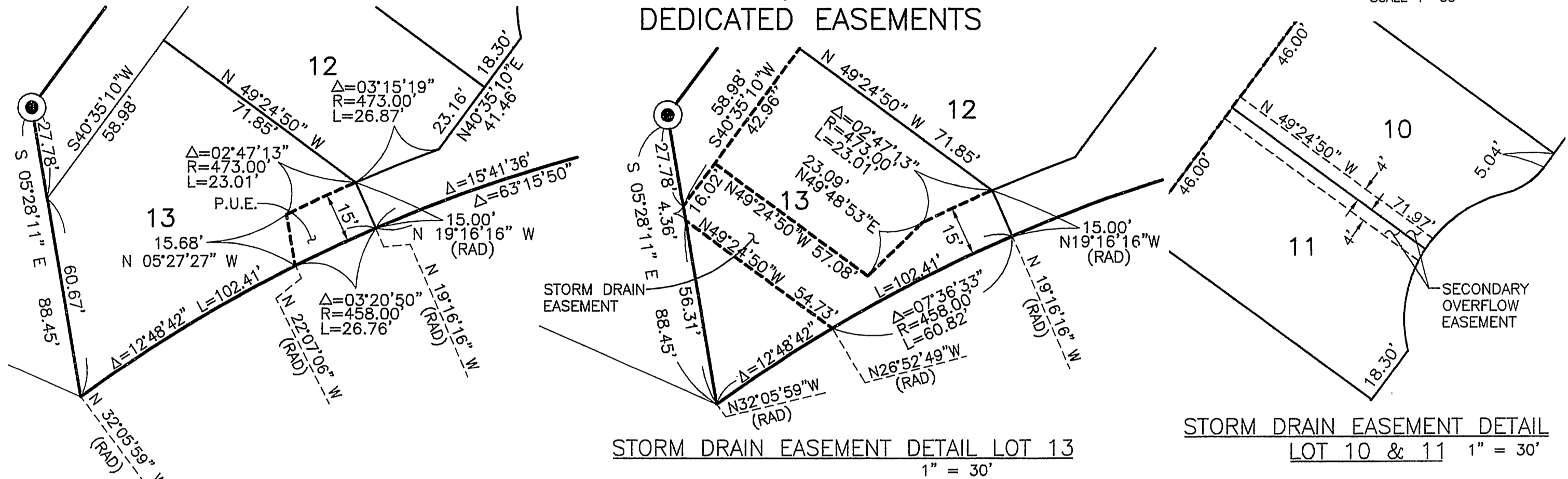
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THE PRIZM GROUP NORCO, CA JUNE 2003



SCALE 1"=30'

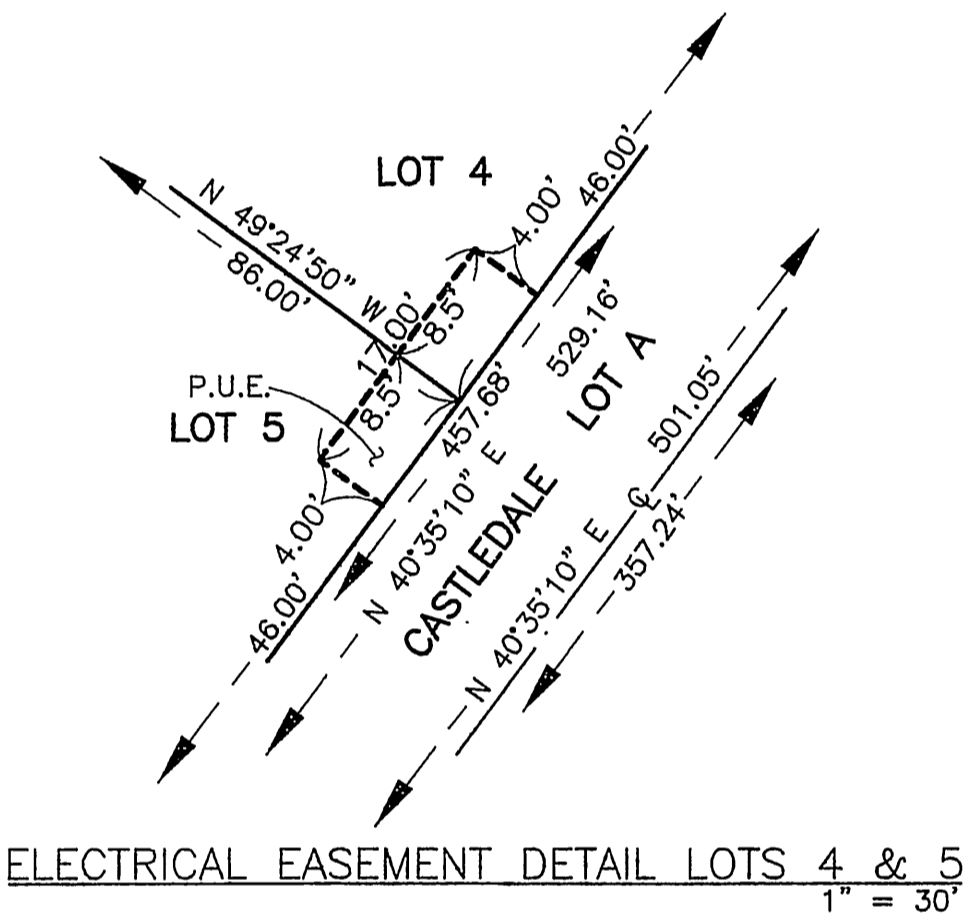
## DEDICATED EASEMENTS



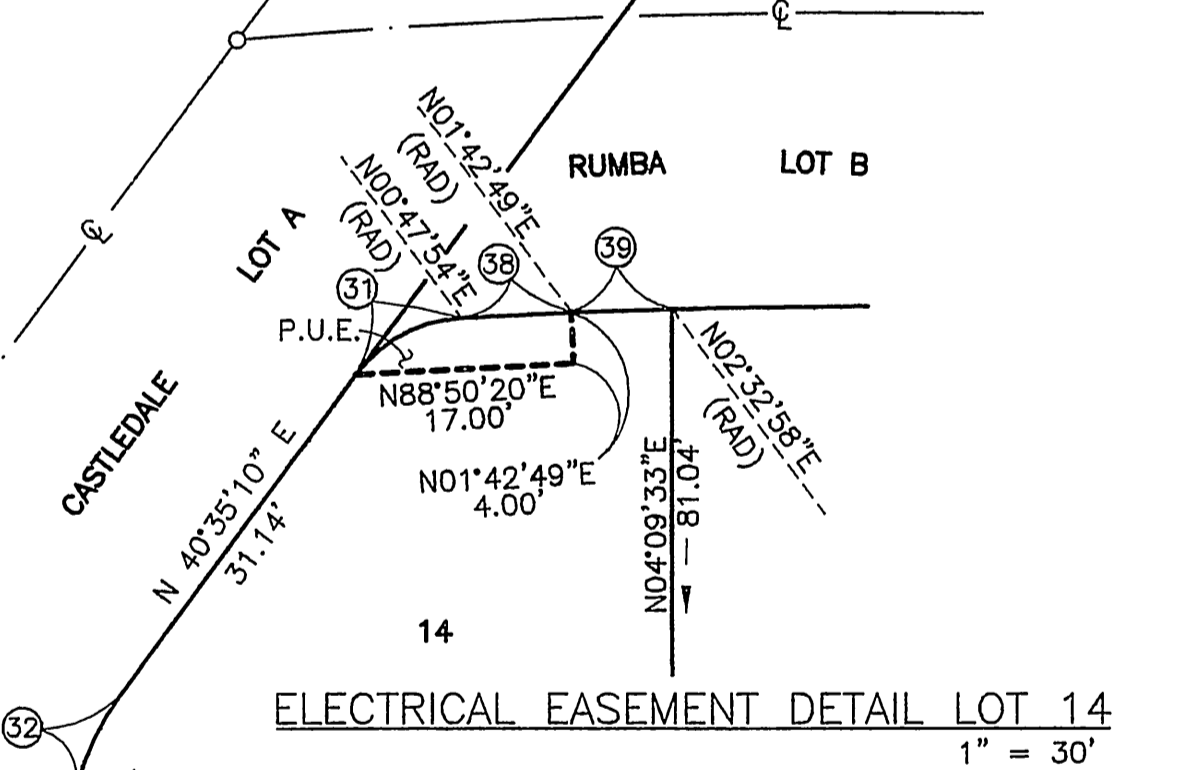
SEWER EASEMENT DETAIL LOT 13  
1" = 30'

STORM DRAIN EASEMENT DETAIL LOT 13  
1" = 30'

STORM DRAIN EASEMENT DETAIL LOT 10 & 11  
1" = 30'



ELECTRICAL EASEMENT DETAIL LOTS 4 & 5  
1" = 30'



ELECTRICAL EASEMENT DETAIL LOT 14  
1" = 30'

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
(31)	50°12'44"	11.00'	9.64'
(32)	21°09'54"	21.00'	7.76'
(38)	00°54'56"	539.00'	8.61'
(39)	00°50'08"	539.00'	7.86'

### LEGEND OF DEDICATED/RESERVED EASEMENTS

- A (Lot No.)** SIDE YARD EASEMENT AREAS. INDICATES AN IRREVOCABLE SIDE YARD EASEMENT(S) IN FAVOR OF AND FOR THE USE AND ENJOYMENT OF THE LOT NUMBER INDICATED, EASEMENT RIGHTS AND RESTRICTIONS AS GRANTED AND RESTRICTED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE HOMEOWNERS ASSOCIATION.
- B** PATIO HOME ACCESS AREAS. INDICATES THE RESERVATION OF AN IRREVOCABLE ACCESS EASEMENT(S) TO BE HELD BY THE OWNERS OF LOTS 18-44 FOR INGRESS AND EGRESS.
- C (Lot No.)** DRIVEWAY EASEMENT AREAS. INDICATES AN IRREVOCABLE RECIPROCAL EASEMENT IN FAVOR OF THE LOT NUMBER INDICATED FOR VEHICULAR ACCESS.

