

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

SHEET 1 OF 6 SHEETS

TRACT NO. 31237

RECORDER'S STATEMENT

FILED THIS 19th DAY OF September, 2005 AT 8:00 A.M. IN BOOK 389 OF MAPS AT PAGES 99-94 AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE. FEE \$17.00 NUMBER 2005-0772817

BEING A SUBDIVISION OF A PORTION OF THE EAST 1/2 OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN. ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS RIVERSIDE, CALIFORNIA FEBRUARY, 2004

LARRY W. WARD COUNTY ASSESSOR - CLERK-RECORDER BY: Laurie H. Spaul Deputy

SUBDIVISION GUARANTEE: FIRST AMERICAN 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 PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "M", INCLUSIVE.

WE HEREBY RETAIN FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES THE LOT DESIGNATED HEREON AS LOT "N".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES THE EASEMENTS DESIGNATED AS "28' x 3' P.U.E."; "12' x 2' P.U.E."; "8' x 3' P.U.E."; "7' x 2' P.U.E."; AND "4' x 2' P.U.E."

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES THE EASEMENTS DESIGNATED AS "PUBLIC STORM DRAIN EASEMENT DEDICATED HEREON".

WE HEREBY RETAIN THE LANDSCAPE EASEMENTS INDICATED AS "HOA LANDSCAPE EASEMENT" FOR THE CONSTRUCTION AND MAINTENANCE OF LANDSCAPING AND BLOCK WALLS, AS SHOWN HEREON FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN THE DRAINAGE EASEMENTS INDICATED AS "6' PRIVATE DRAINAGE EASEMENT", AS SHOWN HEREON FOR DRAINAGE PURPOSES FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO WOOD ROAD FROM LOTS 18 THROUGH 25, INCLUSIVE, LOT 78, AND LOTS 122 THROUGH 125, INCLUSIVE.

CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP

BY: David Hahn David Hahn Division President
PRINT NAME TITLE

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 CENTEX HOMES ON JANUARY 8, 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.

DATED AUGUST 23, 2005

Matthew E. Webb
MATTHEW E. WEBB, L.S. 5529
L.S. EXPIRES SEPT. 30, 2006



CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP OF TRACT 31237 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON AUGUST 21, 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 DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT THE PLANS FOR DRAINS AND DRAINAGE WORKS, 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.

DATED August 31, 2005

THOMAS J. BOYD
RCE 36170 LIC. EXP. 6/30/06
CITY ENGINEER

BY: Thomas Boyd

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL EXCEPT FOR THOSE NOTED BELOW.

None

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

DATED 8/31, 2005 PAUL C. SUNDEEN, CHIEF FINANCIAL OFFICER / TREASURER

BY: Paul C. Sundeen

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF SIX (6) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 31237.

LOTS "A" THROUGH "M" INCLUSIVE ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

THE EASEMENTS DESIGNATED AS "28' x 3' P.U.E."; "12' x 2' P.U.E."; "8' x 3' P.U.E."; "7' x 2' P.U.E."; AND "4' x 2' P.U.E." ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES.

THE EASEMENTS DESIGNATED AS "PUBLIC STORM DRAIN EASEMENT DEDICATED HEREON" ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES.

THE RELEASE AND RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO WOOD ROAD FROM LOTS 18 THROUGH 25, INCLUSIVE, LOT 78, AND LOTS 122 THROUGH 125, INCLUSIVE, 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 COUNCIL OF THE CITY OF RIVERSIDE THIS 13th DAY OF September, 2005.

COLLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

BY: Colleen J. Nicol

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.

DATED August 31, 2005

MARK S. BROWN
L.S. 5555 LIC. EXP. 9/30/07
CITY SURVEYOR

BY: Mark S. Brown

PUBLIC UTILITIES CERTIFICATE

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

DATED 8/30, 2005

DAVID H. WRIGHT
PUBLIC UTILITIES DIRECTOR

BY: David H. Wright

WATER FACILITIES STATEMENT

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

DATE: 8/23/05

JEFFREY D. SIMS R.C.E. 46212

BY: Jeffrey D. Sims

SEWER FACILITIES STATEMENT

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

DATE: 8/25/05

JEFFREY D. SIMS R.C.E. 46212

BY: Jeffrey D. Sims

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S.
COUNTY OF)

ON Aug 23, 2005 BEFORE ME, MARGARET TAUCANE, NOTARY PUBLIC PERSONALLY APPEARED DAVID HAHN

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND Margaret Taucane MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE COUNTY NOTARY PUBLIC IN AND FOR SAID STATE MARGARET TAUCANE MY COMMISSION EXPIRES MAY 16, 2006 #1355524

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTERESTS CANNOT RIPEN INTO A FEE:

A RIGHT OF WAY FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES OR LINES FOR IRRIGATION OR DOMESTIC PURPOSES, AS GRANTED TO RIVERSIDE CANAL COMPANY AND RIVERSIDE WATER COMPANY, THEIR SUCCESSORS OR ASSIGNS, IN DEEDS RECORDED APRIL 26, 1922 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.

A 20' PERPETUAL EASEMENT FOR CONDUITS, PIPE LINES, AND INCIDENTAL PURPOSES AS SET OUT IN FINAL DECREE OF CONDEMNATION IN FAVOR OF THE UNITED STATES OF AMERICA RECORDED MAY 29, 1944, IN BOOK 624 PAGE 506 OF O.R.

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS RESERVED BY JOHN L. GRIGSBY, ET AL., BY DEED RECORDED JANUARY 9, 1963 AS INSTRUMENT NO. 2641, O.R.

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 52,300 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 September 15, 2005 CASH TAX BOND

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

BY: Nancy Romero DEPUTY BY: Paul McDonnell DEPUTY

TAX COLLECTOR'S STATEMENT

I HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 52,300. This certification excludes any supplemental tax assessment not yet extended.

DATED September, 2005

BY: Bernice Arnold DEPUTY

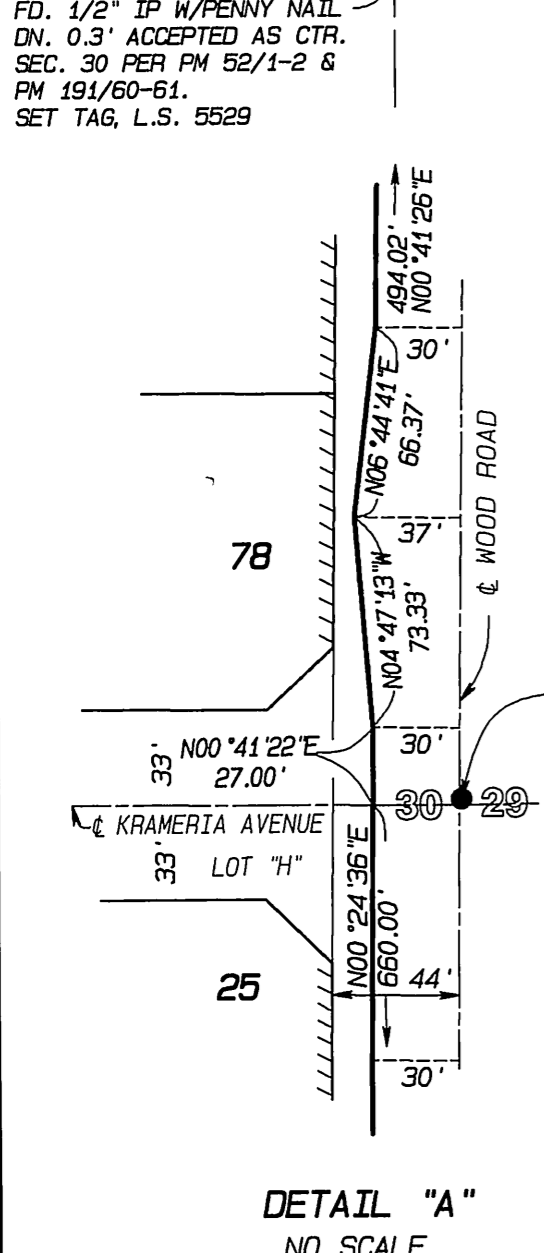
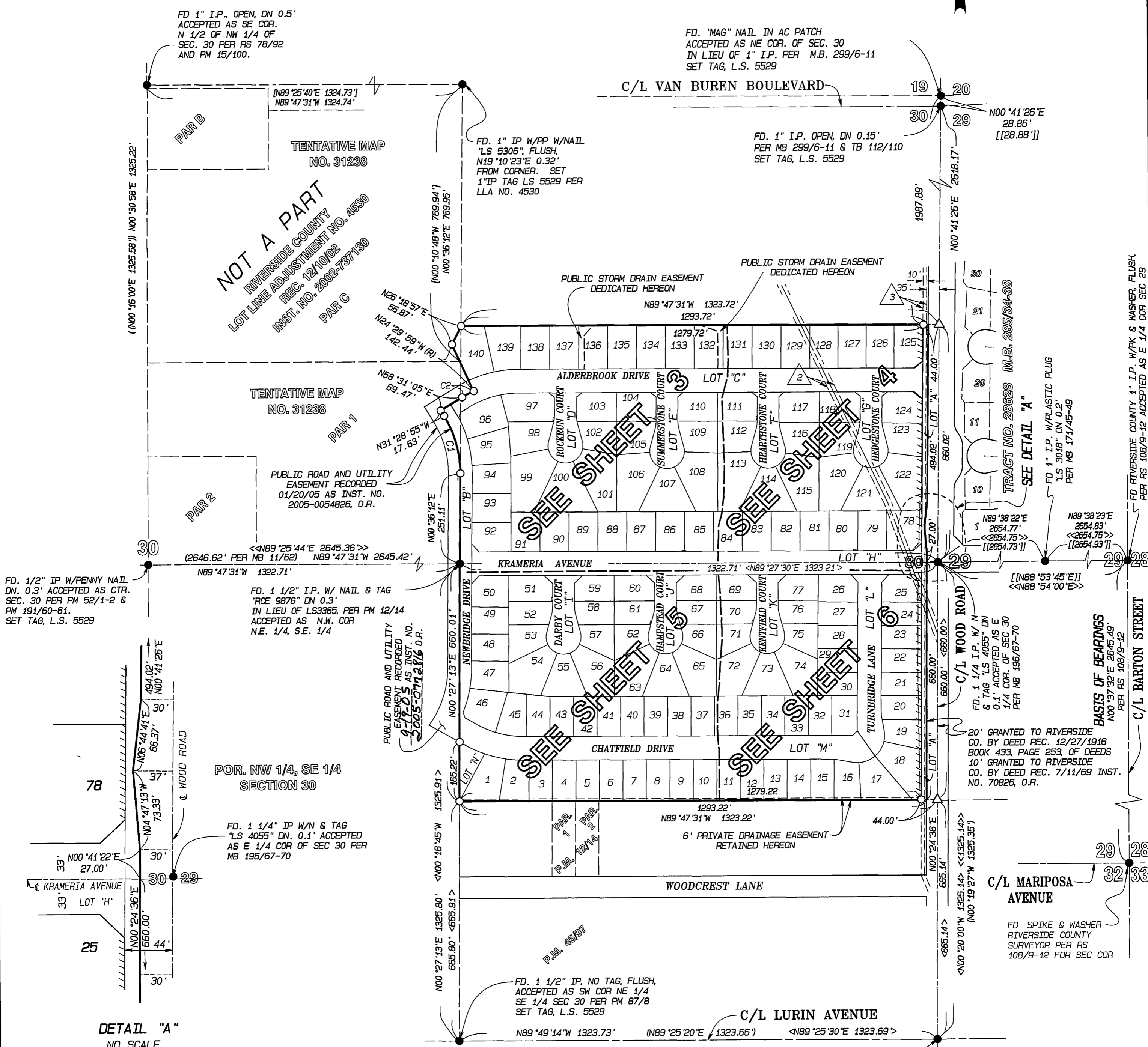
SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY PACIFIC SOILS ENGINEERING, INC. ON JUNE 27, 2003, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 31237

BEING A SUBDIVISION OF A PORTION OF THE EAST 1/2 OF SECTION 30,
TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA FEBRUARY, 2004



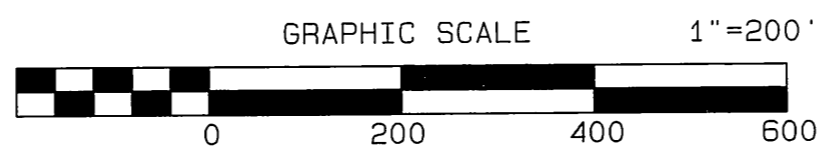
SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF BARTON STREET TAKEN AS NORTH 00° 37' 32" EAST AS SHOWN BY RECORD OF SURVEY IN BOOK 108, PAGE 10 OFFICIAL RECORDS OF RIVERSIDE COUNTY.
2. ● INDICATES FOUND MONUMENT AS NOTED.
3. ○ INDICATES SET 1" IRON PIPE W/ PLASTIC PLUG STAMPED LS 5529, FLUSH.
4. △ INDICATES SET SPIKE & TAG FLUSH, ON STREET CENTERLINES, STAMPED LS 5529.
5. SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED LS 5529, FLUSH AT ALL REAR LOT CORNERS, CORNER CUT BACKS AND ANGLE POINTS. WHERE CONCRETE BLOCK WALLS EXIST SET NAIL AND TAG LS 5529 UP 12" ON TOP REAR BLOCK WALL, IN LIEU OF 1" IRON PIPE AT REAR LOT CORNERS.
6. SET STEEL PIN AND TAG LS 5529 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
7. () INDICATES RECORD OR CALCULATED DATA PER PM 87/8.
8. [] INDICATES RECORD OR CALCULATED DATA PER RIV. CO. LOT LINE ADJUSTMENT NO. 4530, RECORDED 12/10/02 AS INST. NO. 2002-737130, O.R..
9. <_> INDICATES RECORD OR CALCULATED DATA PER P.M. 12/14.
10. [] INDICATES RECORD OR CALCULATED DATA PER M.B. 171/45-49.
11. <<_>> INDICATES RECORD OR CALCULATED DATA PER P.M. 52/1-2.
12. () INDICATES RECORD OR CALCULATED DATA PER P.M. 15/100.
13. THIS TRACT CONTAINS 39.26 ACRES.
14. L L L L L INDICATES RESTRICTED ACCESS.
15. "P.U.E." INDICATES A PUBLIC UTILITY EASEMENT

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	300.00'	32°05'07"	168.00'	86.27'
C2	300.00'	6°58'56"	36.56'	18.30'

EASEMENT NOTES

1. A RIGHT OF WAY FOR WATER DITCHES, PIPES OR FLUMES FOR IRRIGATION OR DOMESTIC PURPOSES GRANTED TO RIVERSIDE CANAL COMPANY AND RIVERSIDE WATER COMPANY RECORDED APRIL 20, 1882 IN BOOK 28 PAGE 635 AND AUGUST 14, 1885 IN BOOK 42 PAGES 294 AND 295 OF DEEDS RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. CANNOT BE LOCATED FROM THE RECORDS.
2. A 20' PERPETUAL EASEMENT FOR CONDUITS, PIPE LINES, AND INCIDENTAL PURPOSES AS SET OUT IN FINAL DECREE OF CONDEMNATION IN FAVOR OF THE UNITED STATES OF AMERICA RECORDED MAY 29, 1944 IN BOOK 624 PAGE 506 OF O.R.
3. AN EASEMENT FOR POLE LINES, PIPE LINES AND INCIDENTAL PURPOSES AS CONVEYED TO THE WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY BY DEED RECORDED AUGUST 3, 1962 IN BOOK 3194 PAGE 591, O.R.



TRACT NO. 31237

BEING A SUBDIVISION OF A PORTION OF THE EAST 1/2 OF SECTION 30,
TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA FEBRUARY, 2004

EASEMENT NOTES

1. ~~RIGHT OF WAY FOR WATER DITCHES, PIPES OR FLUMES FOR IRRIGATION OR DOMESTIC PURPOSES GRANTED TO RIVERSIDE CANAL COMPANY AND RIVERSIDE WATER COMPANY RECORDED MAY 26, 1882 IN BOOK 28 PAGE 635 AND AUGUST 14, 1885 IN BOOK 42 PAGES 294 AND 295 OF DEEDS RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. CANNOT BE LOCATED FROM THE RECORD.~~
2. A PERPETUAL EASEMENT FOR CONDUITS, PIPE LINES, AND INCIDENTAL PURPOSES AS SET OUT IN FINAL DECREE OF CONDEMNATION IN FAVOR OF THE UNITED STATES OF AMERICA RECORDED MAY 29, 1944 IN BOOK 624 PAGE 506 OF O.R.
3. AN EASEMENT FOR POLE LINES, PIPE LINES AND INCIDENTAL PURPOSES AS CONVEYED TO THE WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY BY DEED RECORDED AUGUST 3, 1962 IN BOOK 3194 PAGE 591, O.R.

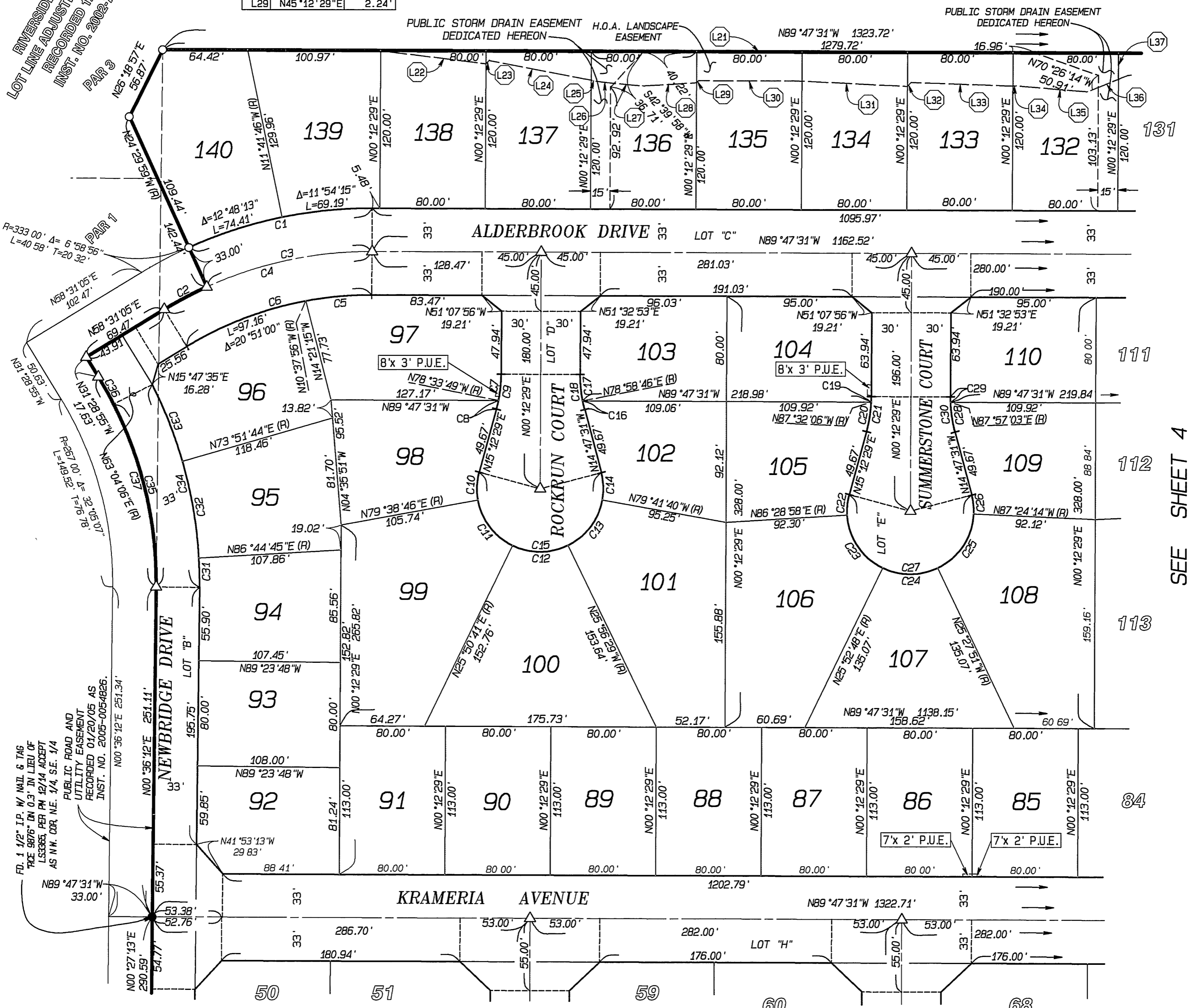
H.O.A. EASEMENT DATA TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L21	N89°47'31"W	560.91'	L30	S89°49'21"E	78.32'
L22	S82°55'26"E	81.54'	L31	S87°04'23"E	80.05'
L23	N45°12'29"E	3.54'	L32	N45°12'29"E	4.26'
L24	S79°01'44"E	78.82'	L33	S87°59'28"E	76.91'
L25	S79°20'40"E	4.94'	L34	N86°39'53"E	2.86'
L26	S83°27'47"E	12.00'	L35	S85°09'46"E	54.18'
L27	S84°45'57"E	22.35'	L36	N67°46'46"E	25.20'
L28	N86°41'39"E	41.14'	L37	N00°12'29"E	19.78'
L29	N45°12'29"E	2.24'			

RIVERSIDE COUNTY
LOT LINE ADJUSTMENT NO. 4530
INST. NO. 2002-737130
PAR 2

R=333.00' Δ=6°58'56"
L=40.58' T=20.32'

PL 1 1/2" I.P. W/ NAIL & TAG
TAKE 9876" IN LIEU OF
LS3385 PER PM 12/14 ACCEPT
AS N.H. COR. N.E. 1/4, S.E. 1/4
PUBLIC ROAD AND
UTILITY EASEMENT
RECORDED 01/20/05 AS
INST. NO. 2005-054866.



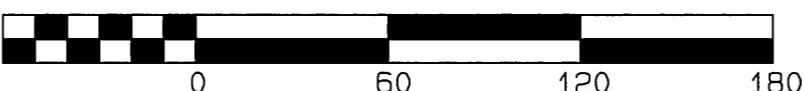
SEE SHEET 4

SEE SHEET 5

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	333.00'	24°42'28"	143.60'	72.93'
C2	300.00'	6°58'56"	36.56'	18.30'
C3	300.00'	24°42'28"	129.37'	65.71'
C4	300.00'	31°41'24"	165.93'	85.15'
C5	267.00'	10°50'24"	50.51'	25.33'
C6	267.00'	31°41'24"	147.68'	75.78'
C7	103.00'	11°13'43"	20.19'	10.13'
C8	103.00'	3°46'17"	6.78'	3.39'
C9	103.00'	15°00'00"	26.97'	13.56'
C10	48.00'	25°33'43"	21.41'	10.89'
C11	48.00'	53°48'05"	48.07'	24.35'
C12	48.00'	51°47'10"	43.38'	23.30'
C13	48.00'	53°45'11"	45.03'	24.33'
C14	48.00'	25°05'51"	21.03'	10.68'
C15	48.00'	210°00'00"	175.93'	
C16	103.00'	3°46'17"	6.78'	3.39'
C17	103.00'	11°13'43"	20.19'	10.13'
C18	103.00'	15°00'00"	26.97'	13.56'
C19	103.00'	2°15'25"	4.06'	2.03'
C20	103.00'	12°44'35"	22.91'	11.50'
C21	103.00'	15°00'00"	26.97'	13.56'
C22	48.00'	18°43'31"	15.69'	7.91'
C23	48.00'	60°36'10"	50.77'	28.05'
C24	48.00'	51°20'39"	43.01'	23.07'
C25	48.00'	61°56'23"	51.89'	28.81'
C26	48.00'	17°23'17"	14.57'	7.34'
C27	48.00'	210°00'00"	175.93'	
C28	103.00'	12°44'35"	22.91'	11.50'
C29	103.00'	2°15'25"	4.06'	2.03'
C30	103.00'	15°00'00"	26.97'	13.56'

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C31	333.00'	3°51'27"	22.42'	11.21'
C32	333.00'	12°53'01"	74.88'	37.60'
C33	333.00'	10°47'38"	62.73'	31.46'
C34	333.00'	27°32'06"	160.03'	81.59'
C35	300.00'	27°32'06"	144.17'	73.51'
C36	300.00'	4°33'01"	23.83'	11.92'
C37	300.00'	32°05'07"	168.00'	86.27'

GRAPHIC SCALE 1"=60'



SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF BARTON STREET TAKEN AS NORTH 00° 37' 32" EAST AS SHOWN BY RECORD OF SURVEY IN BOOK 108, PAGE 10 OFFICIAL RECORDS OF RIVERSIDE COUNTY.
2. ● INDICATES FOUND MONUMENT AS NOTED.
3. ○ INDICATES SET 1" IRON PIPE W/ PLASTIC PLUG STAMPED LS 5529, FLUSH.
4. △ INDICATES SET SPIKE & TAG FLUSH, ON STREET CENTERLINES, STAMPED LS 5529.
5. SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED LS 5529, FLUSH AT ALL REAR LOT CORNERS, CORNER CUT BACKS AND ANGLE POINTS. WHERE CONCRETE BLOCK WALLS EXIST SET NAIL AND TAG LS 5529 UP 12" ON TOP REAR BLOCK WALL IN LIEU OF 1" IRON PIPE AT REAR LOT CORNERS.
6. SET STEEL PIN AND TAG LS 5529 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
7. () INDICATES RECORD OR CALCULATED DATA PER PM 87/8.
8. [] INDICATES RECORD OR CALCULATED DATA PER RIV. CO. LOT LINE ADJUSTMENT NO. 4530, RECORDED 12/10/02 AS INST. NO. 2002-737130, O.R..
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TRACT NO. 31237

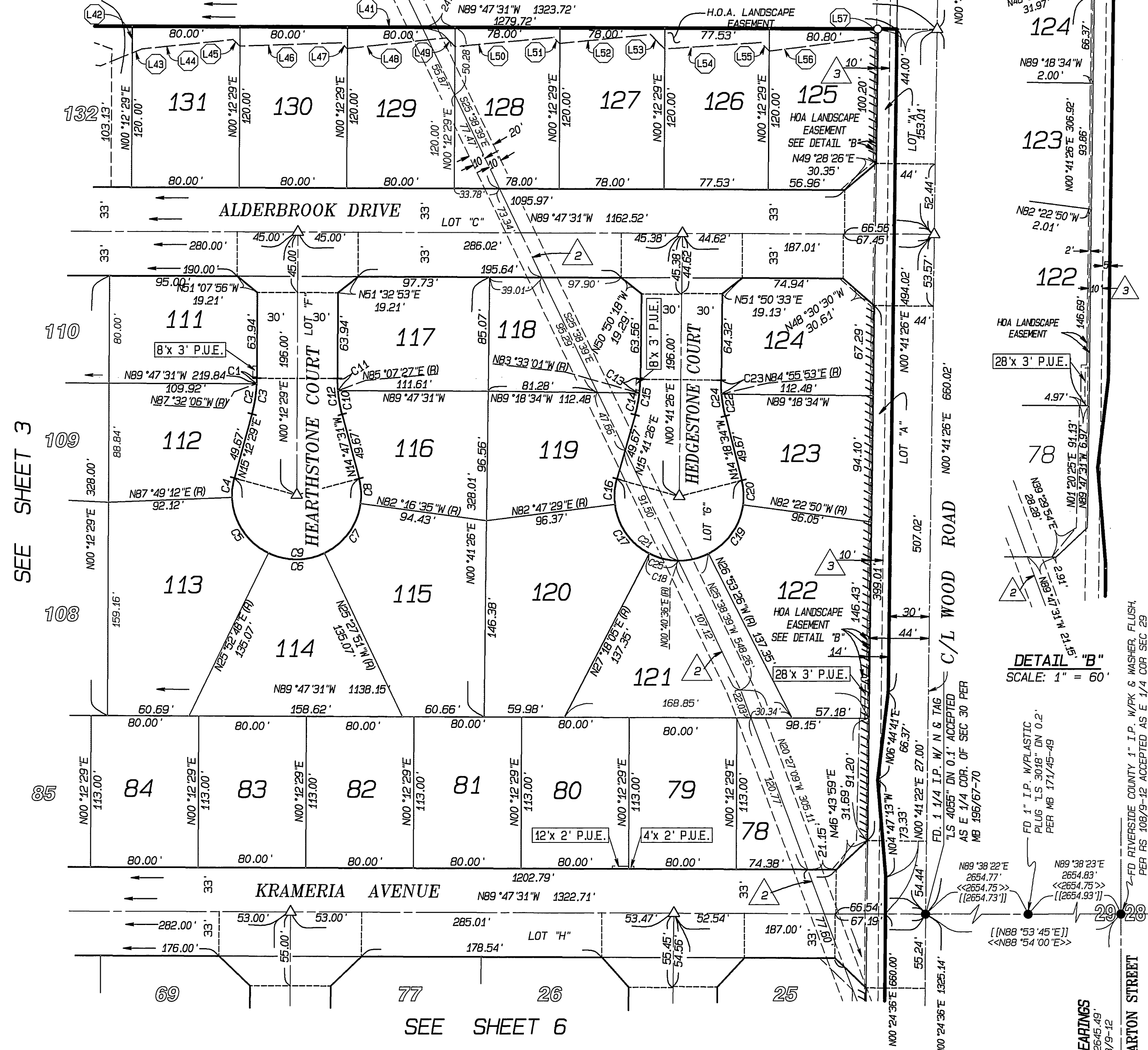
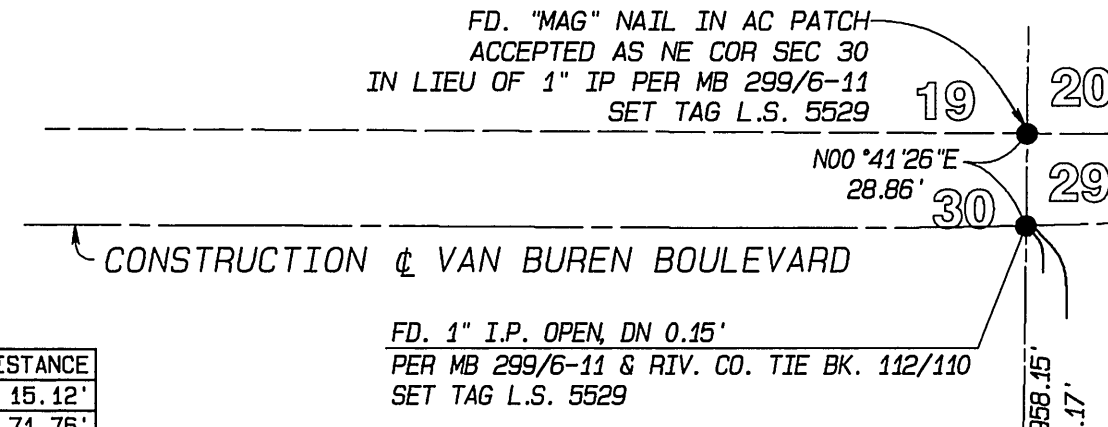
BEING A SUBDIVISION OF A PORTION OF THE EAST 1/2 OF SECTION 30,
TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA FEBRUARY, 2004

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	103.00'	2° 15' 25"	4.06'	2.03'
C2	103.00'	12° 44' 35"	22.91'	11.50'
C3	103.00'	15° 00' 00"	26.97'	13.56'
C4	46.00'	17° 23' 17"	14.57'	7.34'
C5	46.00'	61° 56' 24"	51.89'	28.81'
C6	46.00'	51° 20' 39"	43.01'	23.07'
C7	46.00'	56° 48' 45"	47.60'	25.96'
C8	46.00'	22° 30' 56"	18.86'	9.55'
C9	46.00'	210° 00' 00"	175.93'	
C10	103.00'	9° 54' 59"	17.83'	8.94'
C11	103.00'	5° 05' 01"	9.14'	4.57'
C12	103.00'	15° 00' 00"	26.97'	13.56'
C13	103.00'	5° 45' 33"	10.35'	5.18'
C14	103.00'	9° 14' 27"	16.61'	8.32'
C15	103.00'	15° 00' 00"	26.97'	13.56'
C16	46.00'	22° 53' 57"	19.18'	9.72'
C17	46.00'	55° 29' 24"	46.49'	25.25'
C18	46.00'	54° 11' 31"	45.40'	24.56'
C19	46.00'	55° 29' 24"	46.49'	25.25'
C20	46.00'	21° 55' 44"	18.37'	9.30'
C21	46.00'	210° 00' 00"	175.93'	
C22	103.00'	9° 14' 27"	16.61'	8.32'
C23	103.00'	5° 45' 33"	10.35'	5.18'
C24	103.00'	15° 00' 00"	26.97'	13.56'
C25	46.00'	26° 37' 29"	22.31'	11.36'

H.O.A. EASEMENT DATA TABLE

LINE	BEARING	DISTANCE
L41	N89°47'31"W	554.33'
L42	S00°12'29"E	19.78'
L43	N67°46'46"E	7.86'
L44	N84°06'16"E	68.27'
L45	N44°47'31"W	6.84'
L46	N88°08'16"E	75.69'
L47	S44°47'31"E	6.04'
L48	N83°56'06"E	74.14'
L49	S44°47'31"E	9.07'
L50	N84°44'13"E	73.89'
L51	S44°47'31"E	6.29'
L52	N84°20'39"E	67.65'

LINE	BEARING	DISTANCE
L53	S44°47'31"E	15.12'
L54	N86°09'42"E	71.76'
L55	S44°47'31"E	9.02'
L56	N82°41'58"E	81.04'
L57	N00°31'59"E	6.12'



DETAIL "B" SCALE: 1" = 60'

FD. 1" I.P. W/PLASTIC PLUG L.S. 3018 DN 0.2' PER MB 171/45-49

FD. SPIKE & WASHER RIVERSIDE COUNTY SURVEYOR PER RS 108/9-12 FOR SEC COR.

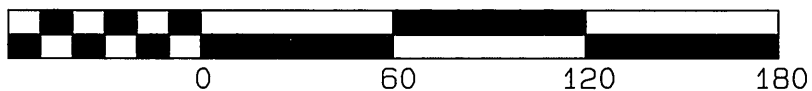
EASEMENT NOTES

- A RIGHT OF WAY FOR WATER DITCHES, PIPES OR FLUMES FOR IRRIGATION OR DOMESTIC PURPOSES GRANTED TO RIVERSIDE CANAL COMPANY AND RIVERSIDE WATER COMPANY RECORDED APRIL 20, 1882 IN BOOK 28 PAGE 635 AND AUGUST 14, 1885 IN BOOKS PAGES 294 AND 296 OF DEEDS RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. CANNOT BE LOCATED FROM THE RECORDS.
- A 20' PERPETUAL EASEMENT FOR CONDUITS, PIPE LINES, AND INCIDENTAL PURPOSES AS SET OUT IN FINAL DECREE OF CONDEMNATION IN FAVOR OF THE UNITED STATES OF AMERICA RECORDED MAY 29, 1944 IN BOOK 624 PAGE 506 OF O.R.
- AN EASEMENT FOR POLE LINES, PIPE LINES AND INCIDENTAL PURPOSES AS CONVEYED TO THE WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY BY DEED RECORDED AUGUST 3, 1962 IN BOOK 3194 PAGE 591, O.R.

SURVEYOR'S NOTES

- BASIS OF BEARINGS IS THE CENTERLINE OF BARTON STREET TAKEN AS NORTH 00° 37' 32" EAST AS SHOWN BY RECORD OF SURVEY IN BOOK 108, PAGE 10 OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES SET 1" IRON PIPE W/ PLASTIC PLUG STAMPED LS 5529, FLUSH.
- △ INDICATES SET SPIKE & TAG FLUSH, ON STREET CENTERLINES, STAMPED LS 5529.
- SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED LS 5529, FLUSH AT ALL REAR LOT CORNERS, CORNER CUT BACKS AND ANGLE POINTS. WHERE CONCRETE BLOCK WALLS EXIST SET NAIL AND TAG LS 5529 UP 12" ON TOP REAR BLOCK WALL IN LIEU OF 1" IRON PIPE AT REAR LOT CORNERS.
- SET STEEL PIN AND TAG LS 5529 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
- () INDICATES RECORD OR CALCULATED DATA PER PM 87/8.
- [] INDICATES RECORD OR CALCULATED DATA PER RIV. CO. LOT LINE ADJUSTMENT NO. 4530, RECORDED 12/10/02 AS INST. NO. 2002-737130, O.R..
- < > INDICATES RECORD OR CALCULATED DATA PER P.M. 12/14.
- [[]] INDICATES RECORD OR CALCULATED DATA PER M.B. 171/45-49.
- < < > > INDICATES RECORD OR CALCULATED DATA PER P.M. 52/1-2.
- (()) INDICATES RECORD OR CALCULATED DATA PER P.M. 15/100.
- THIS TRACT CONTAINS 39.26 ACRES.
- //// INDICATES RESTRICTED ACCESS.
- "P.U.E." INDICATES A PUBLIC UTILITY EASEMENT

GRAPHIC SCALE 1" = 60'



IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

SHEET 5 OF 6 SHEETS

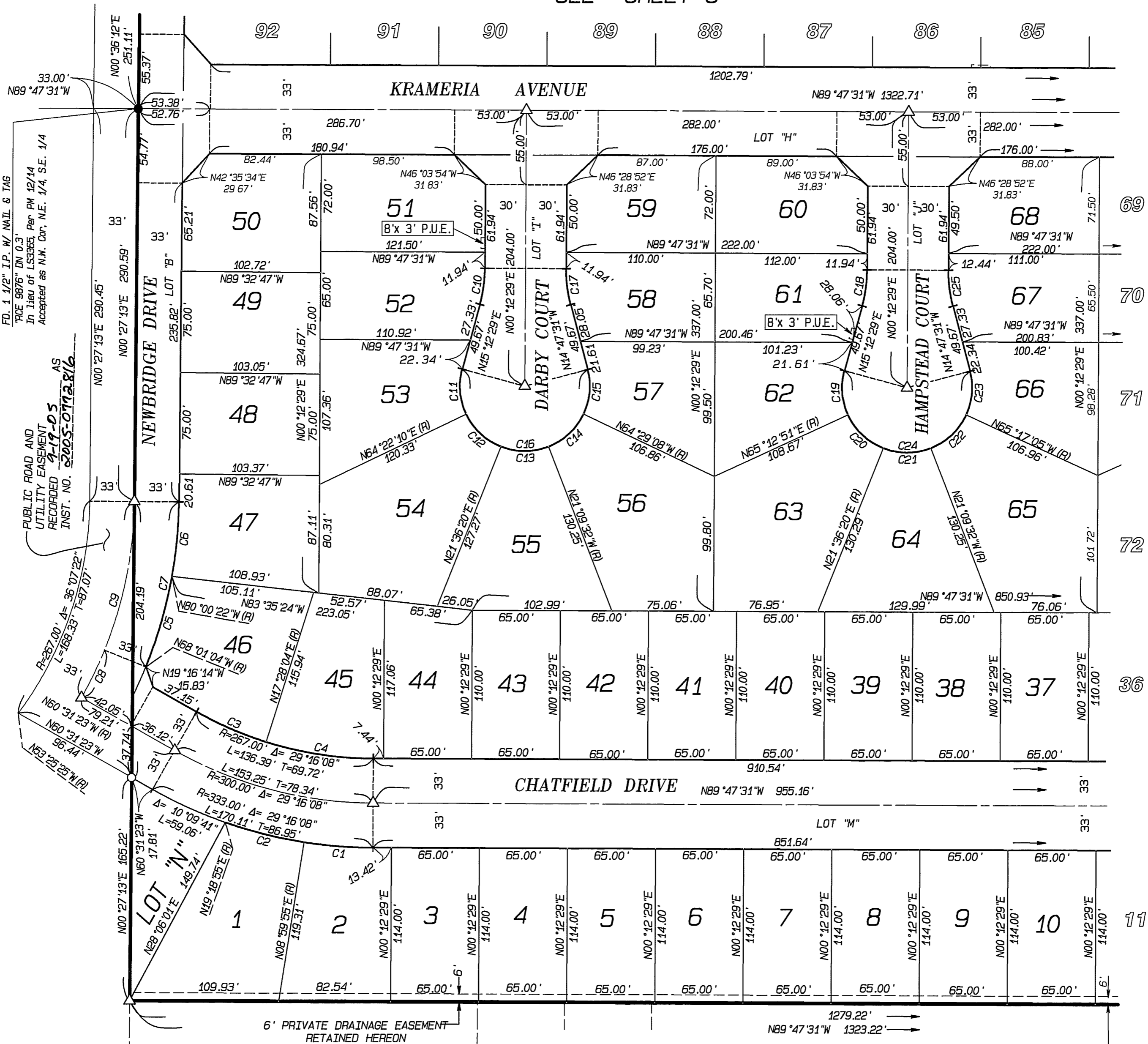
TRACT NO. 31237

BEING A SUBDIVISION OF A PORTION OF THE EAST 1/2 OF SECTION 30,
TOWNSHIP 3 SOUTH RANGE 4 WEST, SAN BERNARDINO MERIDIAN.
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA FEBRUARY, 2004

EASEMENT NOTES

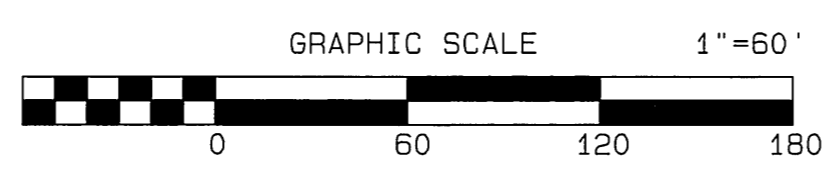
1. A RIGHT OF WAY FOR WATER DITCHES, PIPES OR FLUMES FOR IRRIGATION OR DOMESTIC PURPOSES GRANTED TO RIVERSIDE CANAL COMPANY AND RIVERSIDE WATER COMPANY RECORDED APRIL 26, 1882 IN BOOK 28 PAGE 635 AND AUGUST 14, 1885 IN BOOK 42 PAGES 294 AND 306 OF DEEDS RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. CANNOT BE LOCATED FROM THE RECORD.
2. A 20' PERPETUAL EASEMENT FOR CONDUITS, PIPE LINES, AND INCIDENTAL PURPOSES AS SET OUT IN FINAL DECREE OF CONDEMNATION IN FAVOR OF THE UNITED STATES OF AMERICA RECORDED MAY 29, 1944 IN BOOK 624 PAGE 506 OF O.R.
3. AN EASEMENT FOR POLE LINES, PIPE LINES AND INCIDENTAL PURPOSES AS CONVEYED TO THE WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY BY DEED RECORDED AUGUST 3, 1962 IN BOOK 3194 PAGE 591, O.R.

SEE SHEET 3



SEE SHEET 6

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	333.00'	8°47'27"	51.09'	25.60'
C2	333.00'	10°49'00"	59.96'	30.06'
C3	267.00'	12°00'33"	55.96'	28.08'
C4	267.00'	17°45'35"	80.43'	40.52'
C5	333.00'	11°59'18"	69.68'	34.97'
C6	333.00'	9°32'24"	55.45'	27.79'
C7	333.00'	21°31'42"	125.12'	63.31'
C8	300.00'	7°29'41"	39.24'	19.65'
C9	300.00'	29°01'23"	151.96'	77.65'
C10	103.00'	15°00'00"	26.97'	13.56'
C11	48.00'	40°50'19"	34.21'	17.87'
C12	48.00'	42°45'50"	35.83'	18.79'
C13	48.00'	42°45'51"	35.83'	18.79'
C14	48.00'	43°19'36"	36.30'	19.07'
C15	48.00'	40°18'23"	33.77'	17.62'
C16	48.00'	210°00'00"	175.93'	
C17	103.00'	15°00'00"	26.97'	13.56'
C18	103.00'	15°00'00"	26.97'	13.56'
C19	48.00'	39°59'38"	33.51'	17.47'
C20	48.00'	43°36'34"	36.53'	19.20'
C21	48.00'	42°45'51"	35.83'	18.79'
C22	48.00'	44°07'33"	36.97'	19.45'
C23	48.00'	39°30'27"	33.10'	17.24'
C24	48.00'	210°00'00"	175.93'	
C25	103.00'	15°00'00"	26.97'	13.56'



SURVEYOR'S NOTES

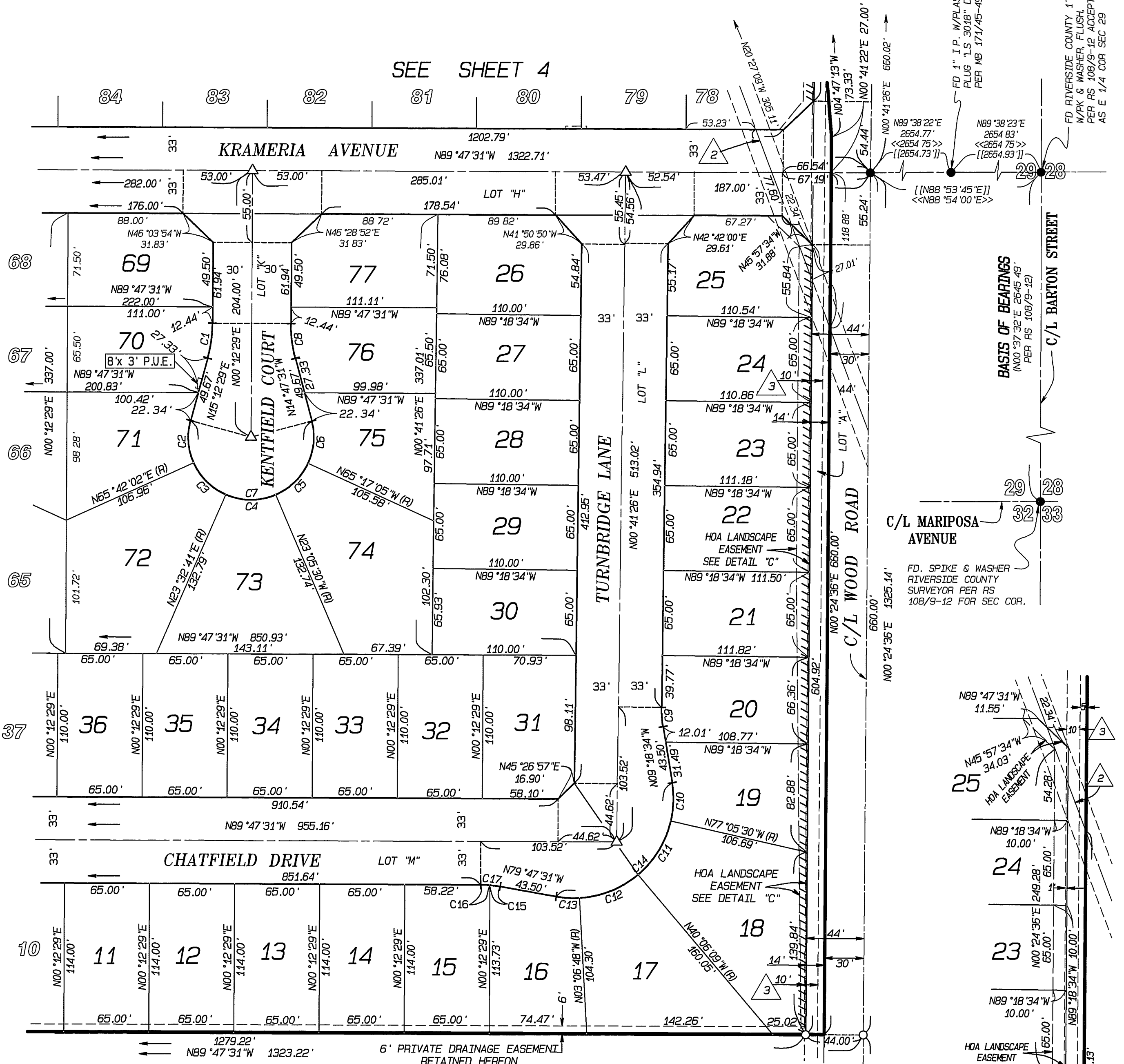
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2. ● INDICATES FOUND MONUMENT AS NOTED.
3. ○ INDICATES SET 1" IRON PIPE W/ PLASTIC PLUG STAMPED LS 5529, FLUSH.
4. △ INDICATES SET SPIKE & TAG FLUSH, ON STREET CENTERLINES, STAMPED LS 5529.
5. SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED LS 5529, FLUSH AT ALL REAR LOT CORNERS, CORNER CUT BACKS AND ANGLE POINTS. WHERE CONCRETE BLOCK WALLS EXIST SET NAIL AND TAG LS 5529 UP 12" ON TOP REAR BLOCK WALL IN LIEU OF 1" IRON PIPE AT REAR LOT CORNERS.
6. SET STEEL PIN AND TAG LS 5529 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
7. () INDICATES RECORD OR CALCULATED DATA PER PM 87/8.
8. [] INDICATES RECORD OR CALCULATED DATA PER RIV. CO. LOT LINE ADJUSTMENT NO. 4530, RECORDED 12/10/02 AS INST. NO. 2002-737130, O.R..
9. <> INDICATES RECORD OR CALCULATED DATA PER P.M. 12/14.
10. [] INDICATES RECORD OR CALCULATED DATA PER M.B.171/45-49.
11. << >> INDICATES RECORD OR CALCULATED DATA PER P.M. 52/1-2.
12. () INDICATES RECORD OR CALCULATED DATA PER P.M. 15/100.
13. THIS TRACT CONTAINS 39.26 ACRES.
14. / / / / INDICATES RESTRICTED ACCESS.
15. "P.U.E." INDICATES A PUBLIC UTILITY EASEMENT

TRACT NO. 31237

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF THE EAST 1/2 OF SECTION 30,
TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA FEBRUARY, 2004

SEE SHEET 4

SEE SHEET 5



SURVEYOR'S NOTES

- 1 BASIS OF BEARINGS IS THE CENTERLINE OF BARTON STREET TAKEN AS NORTH 00° 37' 32" EAST AS SHOWN BY RECORD OF SURVEY IN BOOK 108, PAGE 30 OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- 2 ● INDICATES FOUND MONUMENT AS NOTED.
- 3 ○ INDICATES SET 1" IRON PIPE W/ PLASTIC PLUG STAMPED LS 5529, FLUSH.
- 4 △ INDICATES SET SPIKE & TAG FLUSH, ON STREET CENTERLINES, STAMPED LS 5529.
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- 6 SET STEEL PIN AND TAG LS 5529 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
- 7 () INDICATES RECORD OR CALCULATED DATA PER PM 87/8.
- 8 [] INDICATES RECORD OR CALCULATED DATA PER RIV. CO. LOT LINE ADJUSTMENT NO. 4530, RECORDED 12/10/02 AS INST. NO. 2002-737430, O.R..
- 9 <-> INDICATES RECORD OR CALCULATED DATA PER P.M. 12/14.
- 10 [] INDICATES RECORD OR CALCULATED DATA PER M.B.171/45-49.
- 11 <<->> INDICATES RECORD OR CALCULATED DATA PER P.M. 52/1-2.
- 12 () INDICATES RECORD OR CALCULATED DATA PER P.M. 15/100.
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- 14 / / / / INDICATES RESTRICTED ACCESS.
- 15 "P.U.E." INDICATES A PUBLIC UTILITY EASEMENT

EASEMENT NOTES

1. RIGHT OF WAY FOR WATER DITCHES, PIPES OR EASEMENTS FOR IRRIGATION OR DOMESTIC PURPOSES GRANTED TO RIVERSIDE CANAL COMPANY AND RIVERSIDE WATER COMPANY RECORDED MARCH 20, 1882 IN BOOK 28 PAGE 635 AND AUGUST 14, 1885 IN BOOK 42 PAGES 294 AND 296 OF DEED RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. CANNOT BE LOCATED FROM THE RECORD.
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CURVE	RADIUS	DELTA	LENGTH	TANGENT
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C7	48.00'	210°00'00"	175.93'	
C8	103.00'	15°00'00"	26.97'	13.56'
C9	85.00'	10°00'00"	14.84'	7.44'
C10	76.00'	22°13'04"	29.47'	14.92'
C11	76.00'	36°59'21"	49.06'	25.42'
C12	76.00'	36°59'21"	49.06'	25.42'
C13	76.00'	13°19'17"	17.67'	8.88'
C14	76.00'	109°31'03"	145.27'	107.57'
C15	85.00'	5°25'31"	8.05'	4.03'
C16	85.00'	4°34'29"	6.79'	3.40'
C17	85.00'	10°00'00"	14.84'	7.44'

DETAIL "C"
SCALE: 1" = 60'

