

# TRACT NO. 32046

ALL OF TENTATIVE TRACT NO. 32046  
TOTAL LOTS: LOTS 1 - 55,  
LOTS A - X AND LOTS AA-BB  
GROSS ACREAGE: 6.87 ACRES  
NET ACREAGE: 3.53 ACRES

CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PARCEL 4, RECORDED IN BOOK 13, PAGE 67 OF PARCEL MAPS AND THE WEST HALF OF THE  
NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH,  
RANGE 5 WEST, SBM PER MAP FILED IN BOOK 2 PAGE 2 OF MAPS OF SAN BERNARDINO COUNTY.

ADAMS - STREETER CIVIL ENGINEERS, INC., IRVINE, CALIFORNIA  
JAN A. ADAMS, R.C.E. 21687 DATE OF SURVEY: NOVEMBER, 2004

### RECORDER'S STATEMENT

FILED THIS 30th DAY OF November 2005, AT  
9:00 A.M., IN BOOK 393 OF MAPS,  
AT PAGE 92-97, AT THE REQUEST OF THE CITY  
CLERK OF RIVERSIDE

NO. 2005-0987851  
FEE \$17.00

LARRY W. WARD, COUNTY ASSESSOR-CLERK-RECORDER

BY: Dianne Dow, DEPUTY

### SUBDIVISION GUARANTEE

FIRST AMERICAN TITLE COMPANY

### OWNERSHIP 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 RETAIN FOR PRIVATE USE FOR STREET AND UTILITY PURPOSES LOTS C, D, F, G, N, V AND W AND FOR OPEN SPACE AND PARK PURPOSES LOTS E, H THROUGH M, O THROUGH U AND X TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THIS TRACT MAP.

LOTS A AND B TOGETHER WITH LOTS AA AND BB ARE HEREBY DEDICATED TO THE CITY OF RIVERSIDE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES ON LOTS C, D, F, G, N, V AND W.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR EMERGENCY INGRESS AND EGRESS PURPOSES OVER LOTS "A" THROUGH "X", INCLUSIVE.

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO LOT "B", (BEATTY DRIVE), FROM LOTS 47, 48, 55, M AND O.

WE HEREBY DEDICATE FOR PUBLIC UTILITY PURPOSES LOTS C, D, F, G, N, V, W AND THOSE EASEMENTS DESIGNATED AS "B" R.U.E."

RICHMOND AMERICAN HOMES OF CALIFORNIA, INC., A COLORADO CORPORATION

BY: Leonard S. Miller  
PRINT NAME: Leonard S. Miller  
PRINT TITLE: President

BY: Jim Glass  
PRINT NAME: Jim Glass  
PRINT TITLE: Vice President

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } SS

ON THIS 17th DAY OF July, 2005, BEFORE ME, Sara Koenig, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Jim Glass AND Leonard S. Miller PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

Sara Koenig  
NOTARY PUBLIC IN AND FOR SAID STATE  
Sara Koenig  
PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY

MY COMMISSION EXPIRES June 10, 2006

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005, BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED \_\_\_\_\_ AND \_\_\_\_\_ PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR SAID STATE  
\_\_\_\_\_  
PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY

MY COMMISSION EXPIRES \_\_\_\_\_

### SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY PETRA GEOTECHNICAL, ON FEBRUARY 22, 2005 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

### TAX BOND STATEMENT

~~WE HEREBY STATE THAT A BOND IN THE SUM OF \$ \_\_\_\_\_ 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: \_\_\_\_\_ NANCY ROMERO,  
CLERK OF THE BOARD OF SUPERVISORS

DATE: \_\_\_\_\_ PAUL McDONNELL,  
COUNTY TAX COLLECTOR

### 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 \$ \_\_\_\_\_.

DATE: November 23, 2005 PAUL McDONNELL,  
COUNTY TAX COLLECTOR

BY: Barnes Arnold

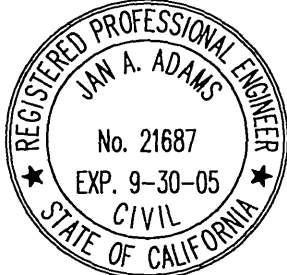
### SIGNATURE OMISSIONS

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.

1. CITY OF RIVERSIDE, A HOLDER OF AN AVIGATION EASEMENT RECORDED OCTOBER 11, 1991 AS INSTRUMENT NO. 353790 OF OFFICIAL RECORDS.

### ENGINEER'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 RICHMOND AMERICAN HOMES OF CALIFORNIA, INC., IN APRIL, 2004. 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.



JAN A. ADAMS  
JAN A. ADAMS, R.C.E. 21687  
EXPIRES: 9/30/05  
DATE: 7-05-05

### 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 32046 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON JULY 22, 2004 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 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.

THOMAS J. BOYD  
RCE 36170 LIC. EXP. 6/30/2006  
CITY ENGINEER

BY: Thomas Boyd

### 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.

MARK S. BROWN  
L.S. 5655 LIC. EXP. 9/30/05  
CITY SURVEYOR

BY: Mark S. Brown Nov. 9 2005

### 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: 9/19/2005 PAUL C. SUNDEEN  
CHIEF FINANCIAL OFFICER/TREASURER

BY: Paul C. Sundeen

### CITY CLERK CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF 6 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 32046. LOTS C, D, F, G, N, V, W AND THOSE EASEMENTS DESIGNATED AS "B" R.U.E." ARE HEREBY ACCEPTED FOR PUBLIC UTILITY PURPOSES. WE HEREBY ACCEPT FOR PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" AND "B" LOTS AA AND BB ARE HEREBY ACCEPTED AS BARRIER STRIPS.

THE RELEASE AND RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO LOT B, (BEATTY DRIVE) FROM LOTS 47, 48 AND 55 AND LOTS O AND M, IS HEREBY ACCEPTED.

AN EASEMENT OVER LOTS A THROUGH X, INCLUSIVE, IS HEREBY ACCEPTED FOR EMERGENCY INGRESS AND EGRESS PURPOSES.

LOTS C, D, F, G, N, V AND W ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES.

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 FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 22nd DAY OF November, 2005.

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

BY: Colleen J. Nicol

### 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 UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE WATER AND ELECTRIC DIVISIONS OF THE PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE.

DATE: Sept. 19, 2005 DAVID H. WRIGHT  
PUBLIC UTILITIES DIRECTOR

BY: David H. Wright

### UTILITIES EASEMENT STATEMENT

THE CITY OF RIVERSIDE BEING THE RECORD OWNERS OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP.

DATE: Sept 19, 2005 DAVID H. WRIGHT  
PUBLIC UTILITIES DIRECTOR

BY: David H. Wright

1. A RIGHT OF WAY RESERVED TO THE RIVERSIDE WATER COMPANY, AND ITS ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSES OF IRRIGATION AND DOMESTIC USE; THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.

CITY

M.B. 393 / 93

ALL OF TENTATIVE TRACT NO. 32046  
 TOTAL LOTS: LOTS 1 - 55,  
 LOTS A - X AND LOTS AA-BB  
 GROSS ACREAGE: 6.87 ACRES  
 NET ACREAGE: 3.53 ACRES

# TRACT NO. 32046

CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PARCEL 4, RECORDED IN BOOK 13, PAGE 67 OF PARCEL MAPS AND THE WEST HALF OF THE  
 NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH,  
 RANGE 5 WEST, SBM PER MAP FILED IN BOOK 2 PAGE 2 OF MAPS OF SAN BERNARDINO COUNTY.

ADAMS - STREETER CIVIL ENGINEERS, INC., IRVINE, CALIFORNIA  
 JAN A. ADAMS, R.C.E. 21687 DATE OF SURVEY: NOVEMBER, 2004

**ADDITIONAL INFORMATION:**

PURSUANT TO THE PROVISIONS OF SECTION 66434.2 OF THE SUBDIVISION  
 MAP ACT, THE FOLLOWING IS PROVIDED FOR INFORMATIONAL PURPOSES  
 ONLY, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST:

THE PROJECT IS NOT WITHIN DESIGNATED FLOOD ZONE AREA. THERE ARE NO  
 WATERCOURSES ON OR OFF THE SITE.

**EASEMENT NOTE:**

- 1 AN EASEMENT DEDICATED TO THE CITY OF RIVERSIDE FOR PUBLIC UTILITY PURPOSES.

**NOTES:**

- 1. ASSESSMENT NO'S: 226-091-013 AND 014
- 2. LETTERED LOTS ARE FOR LANDSCAPE/OPEN SPACE, PUBLIC/PRIVATE STREETS, AND  
 ARE NOT SEPARATE BUILDING SITES.

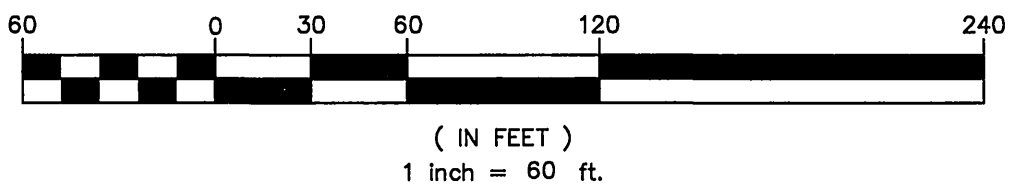
**LEGEND:**

— BOUNDARY TO BE SUBDIVIDED.

④ SHEET NUMBER

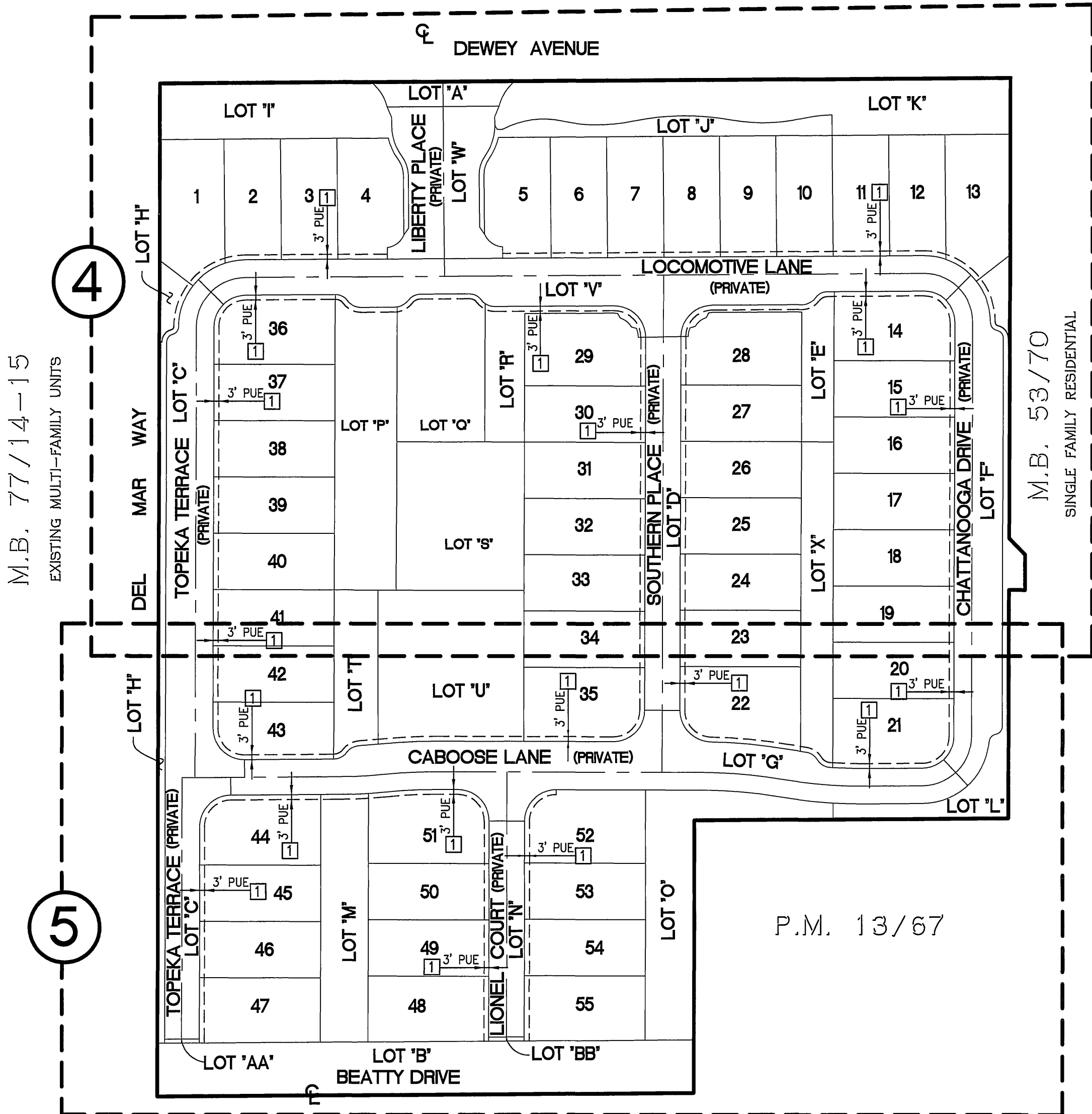


GRAPHIC SCALE



**LOT TABULATION:**

LOT A	PUBLIC STREET	0.027 Ac.
LOT B	PUBLIC STREET	0.252 Ac.
LOT C	PRIVATE STREET	0.295 Ac.
LOT D	PRIVATE STREET	0.117 Ac.
LOT E	OPEN SPACE	0.050 Ac.
LOT F	PRIVATE STREET	0.201 Ac.
LOT G	PRIVATE STREET	0.307 Ac.
LOT H	FLOOD CONTROL	0.059 Ac.
LOT I	OPEN SPACE	0.117 Ac.
LOT J	OPEN SPACE	0.052 Ac.
LOT K	OPEN SPACE	0.207 Ac.
LOT L	OPEN SPACE	0.087 Ac.
LOT M	OPEN SPACE	0.105 Ac.
LOT N	PRIVATE STREET	0.068 Ac.
LOT O	OPEN SPACE	0.138 Ac.
LOT P	OPEN SPACE	0.157 Ac.
LOT Q	OPEN SPACE	0.114 Ac.
LOT R	OPEN SPACE	0.056 Ac.
LOT S	OPEN SPACE	0.168 Ac.
LOT T	OPEN SPACE	0.062 Ac.
LOT U	OPEN SPACE	0.196 Ac.
LOT V	PRIVATE STREET	0.295 Ac.
LOT W	PRIVATE STREET	0.116 Ac.
LOT X	OPEN SPACE	0.091 Ac.
LOT AA	PUBLIC STRIP	0.001 Ac.
LOT BB	PUBLIC STRIP	0.001 Ac.



**NOTES:**

- 1. SEE SHEET 3 FOR BASIS OF BEARINGS, BOUNDARY CONTROL AND SURVEYOR NOTES.
- 2. SEE SHEET 6 FOR DETAILS.

**SHEET INDEX**

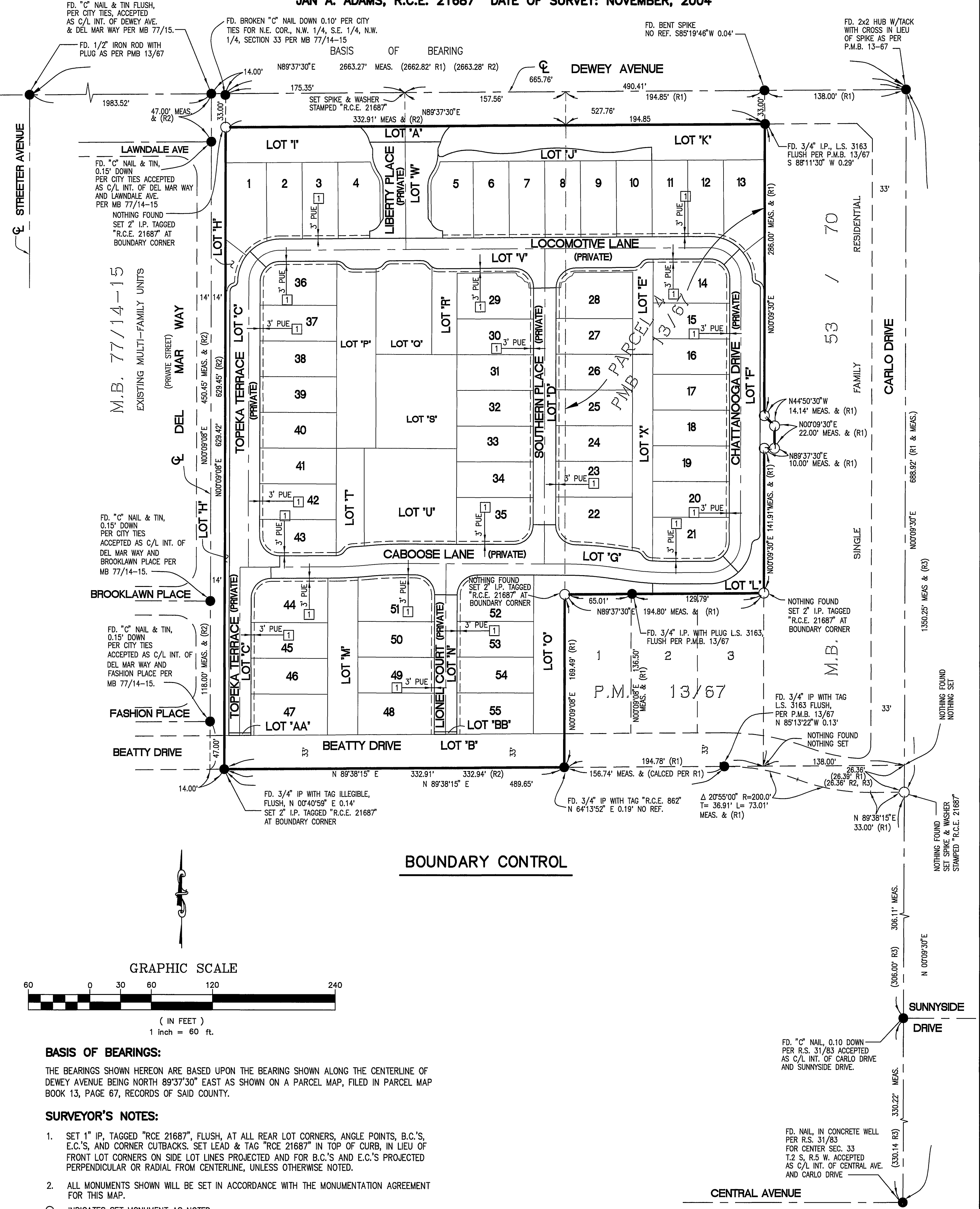
M.B. 393 / 93

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ADAMS - STREETER CIVIL ENGINEERS, INC., IRVINE, CALIFORNIA  
JAN A. ADAMS, R.C.E. 21687 DATE OF SURVEY: NOVEMBER, 2004



**BASIS OF BEARINGS:**  
THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING SHOWN ALONG THE CENTERLINE OF DEWEY AVENUE BEING NORTH 89°37'30" EAST AS SHOWN ON A PARCEL MAP, FILED IN PARCEL MAP BOOK 13, PAGE 67, RECORDS OF SAID COUNTY.

- SURVEYOR'S NOTES:**
- SET 1" IP, TAGGED "RCE 21687", FLUSH, AT ALL REAR LOT CORNERS, ANGLE POINTS, B.C.'S, E.C.'S, AND CORNER CUTBACKS. SET LEAD & TAG "RCE 21687" IN TOP OF CURB, IN LIEU OF FRONT LOT CORNERS ON SIDE LOT LINES PROJECTED AND FOR B.C.'S AND E.C.'S PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE, UNLESS OTHERWISE NOTED.
  - ALL MONUMENTS SHOWN WILL BE SET IN ACCORDANCE WITH THE MONUMENTATION AGREEMENT FOR THIS MAP.
- INDICATES SET MONUMENT AS NOTED.
  - INDICATES FOUND MONUMENT AS NOTED.
- (R1) INDICATES RECORD DATA PER PARCEL MAP P.M.B. 13/67  
(R2) INDICATES RECORD DATA PER TRACT NO. 4670, M.B. 77/14-15  
(R3) INDICATES RECORD DATA PER RS 31/83  
||||| INDICATES RELINQUISHMENT OF ACCESS RIGHTS

- NOTES:**
- SEE SHEET 2 FOR SHEET INDEX, EASEMENT NOTE, LEGEND, LOT TABULATION AND NOTES.
  - SEE SHEET 6 FOR DETAILS.

# TRACT NO. 32046

CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
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ADAMS - STREETER CIVIL ENGINEERS, INC., IRVINE, CALIFORNIA  
 JAN A. ADAMS, R.C.E. 21687 DATE OF SURVEY: NOVEMBER, 2004

### SURVEYOR'S NOTES:

- SET 1" IP, TAGGED "RCE 21687", FLUSH, AT ALL REAR LOT CORNERS, ANGLE POINTS, B.C.'S, E.C.'S, AND CORNER CUTBACKS. SET LEAD & TAG "RCE 21687" IN TOP OF CURB, IN LIEU OF FRONT LOT CORNERS ON SIDE LOT LINES PROJECTED AND FOR B.C.'S AND E.C.'S PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE, UNLESS OTHERWISE NOTED.
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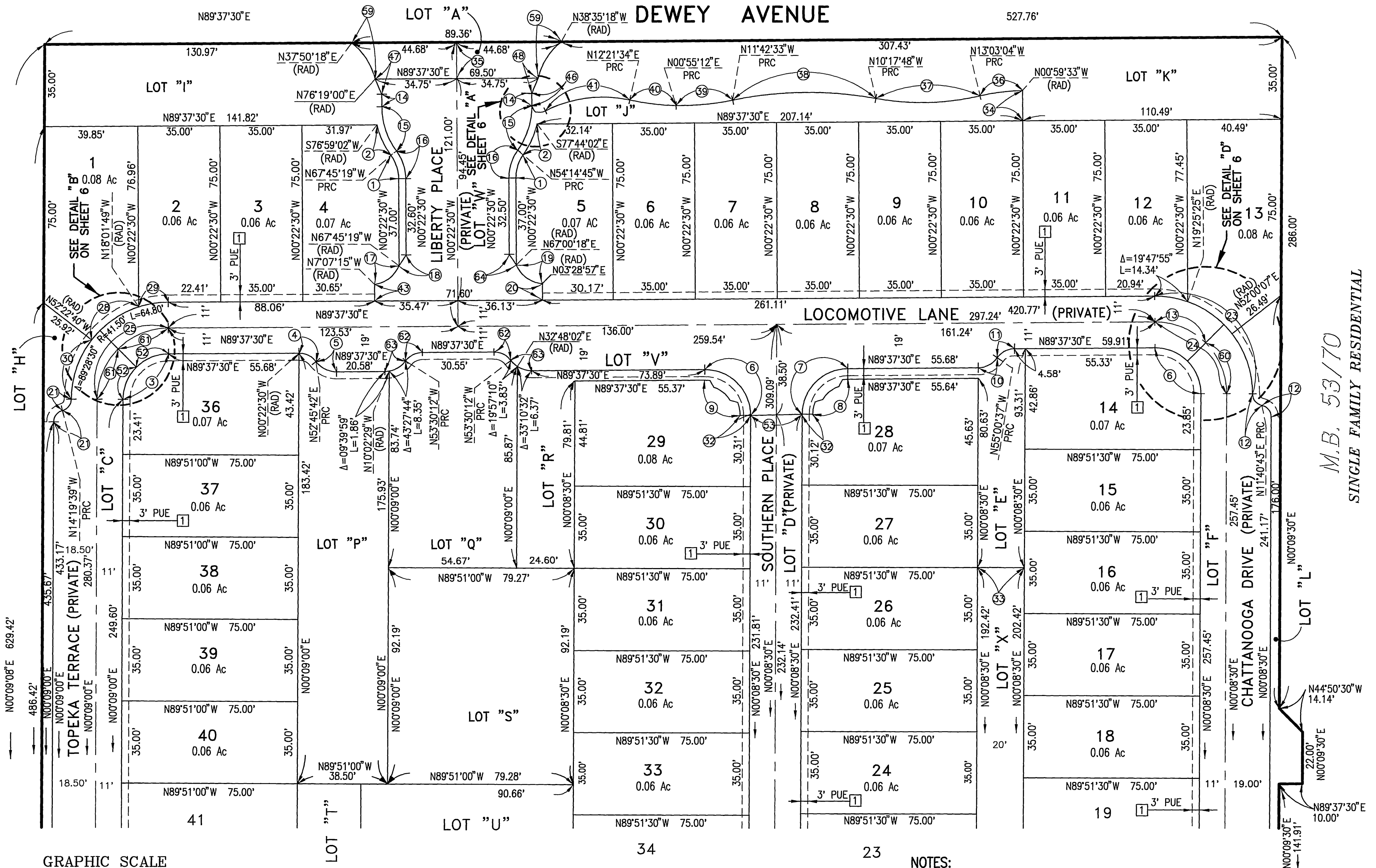
SHEET 4 OF 6 SHEETS

ALL OF TENTATIVE TRACT NO. 32046  
 TOTAL LOTS: LOTS 1 - 55,  
 LOTS A - X AND LOTS AA-BB  
 GROSS ACREAGE: 6.87 ACRES  
 NET ACREAGE: 3.53 ACRES

### CURVE AND LINE DATA

- Δ=36°07'45" R=17.00' L=10.72'
- Δ=23°29'17" R=35.00' L=14.35'
- Δ=89°28'30" R=19.50' L=30.46'
- Δ=53°08'12" R=9.00' L=8.35'
- Δ=53°08'12" R=11.00' L=10.20'
- Δ=90°31'00" R=19.50' L=30.81'
- Δ=89°29'00" R=19.50' L=30.45'
- Δ=89°29'00" R=15.00' L=23.43'
- Δ=90°31'00" R=15.00' L=23.70'
- Δ=54°38'07" R=10.00' L=9.54'
- Δ=54°38'07" R=9.00' L=8.58'
- Δ=78°27'47" R=5.00' L=6.85'
- Δ=45°15'24" R=30.50' L=24.09'
- N00°22'30"W 5.28'
- Δ=36°07'45" R=32.00' L=20.18'
- Δ=36°07'45" R=20.00' L=12.61'
- Δ=60°38'04" R=13.00' L=13.76'
- N33°54'26"W 5.33'
- Δ=63°31'21" R=13.00' L=14.41'
- N00°22'30"W 7.03'
- Δ=75°31'21" R=5.00' L=6.59'
- N89°51'00"W 4.50'
- Δ=90°31'00" R=41.50' L=65.56'
- Δ=90°31'00" R=30.50' L=48.18'
- Δ=89°28'30" R=30.50' L=47.62'
- Δ=05°36'03" R=300.00' L=29.33'
- Δ=06°05'13" R=300.00' L=31.87'
- Δ=34°20'51" R=41.50' L=24.88'
- Δ=17°39'19" R=41.50' L=12.79'
- Δ=37°28'20" R=41.50' L=27.13'
- N88°13'54"E 22.01'
- N89°51'30"W 4.50' (RAD)
- N89°51'30"W 20.00'
- N00°22'30"W 12.85'
- N00°22'30"W 15.55'
- Δ=12°03'31" R=86.50' L=18.21'
- Δ=23°20'52" R=110.00' L=44.82'
- Δ=22°00'21" R=160.00' L=61.45'
- Δ=12°37'45" R=110.00' L=24.25'
- Δ=11°26'22" R=100.00' L=19.97'
- Δ=39°53'22" R=54.00' L=37.59'
- Δ=20°09'20" R=3.00' L=1.06'
- N00°22'30"W 7.09'
- N89°37'30"E 2.66'
- Δ=43°51'51" R=4.50' L=3.45'
- N00°22'30"W 4.96'
- N23°17'21"W 7.07'
- N22°32'21"E 7.07'
- Δ=45°15'30" R=41.50' L=32.78'
- Δ=44°44'15" R=41.50' L=32.40'
- N45°06'45"W 22.00' (RAD)
- Δ=44°44'15" R=19.50' L=15.23'
- N88°42'33"E 22.01'
- Δ=45°15'45" R=19.50' L=15.40'
- N44°53'15"E 22.00' (RAD)
- Δ=44°44'15" R=41.50' L=32.40'
- Δ=45°15'30" R=41.50' L=32.78'
- Δ=45°45'15" R=19.50' L=15.40'
- Δ=38°28'42" R=28.00' L=18.80'
- Δ=45°15'36" R=30.50' L=24.09'
- Δ=44°44'15" R=30.50' L=23.81'
- Δ=53°07'42" R=9.00' L=8.35'
- Δ=53°07'42" R=11.00' L=10.20'
- N34°04'28"W 5.41'

M.B. 77/14-15  
 EXISTING MULTI-FAMILY UNITS



M.B. 53/70  
 SINGLE FAMILY RESIDENTIAL

SEE SHEET NO. 5

### NOTES:

- SEE SHEET 2 FOR SHEET INDEX, EASEMENT NOTE, LEGEND, LOT TABULATION AND NOTES.
- SEE SHEET 3 FOR BASIS OF BEARINGS, BOUNDARY CONTROL AND SURVEYOR NOTES
- SEE SHEET 6 FOR DETAILS.

M.R. 202 / 05

CITY 393/95

ALL OF TENTATIVE TRACT NO. 32046  
TOTAL LOTS: LOTS 1 - 55,  
LOTS A - X AND LOTS AA-BB  
GROSS ACREAGE: 6.87 ACRES  
NET ACREAGE: 3.53 ACRES

# TRACT NO. 32046

CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF PARCEL 4, RECORDED IN BOOK 13, PAGE 67 OF PARCEL MAPS AND THE WEST HALF OF THE  
NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH,  
RANGE 5 WEST, SBM PER MAP FILED IN BOOK 2 PAGE 2 OF MAPS OF SAN BERNARDINO COUNTY.

ADAMS - STREETER CIVIL ENGINEERS, INC., IRVINE, CALIFORNIA  
JAN A. ADAMS, R.C.E. 21687 DATE OF SURVEY: NOVEMBER, 2004

### SURVEYOR'S NOTES:

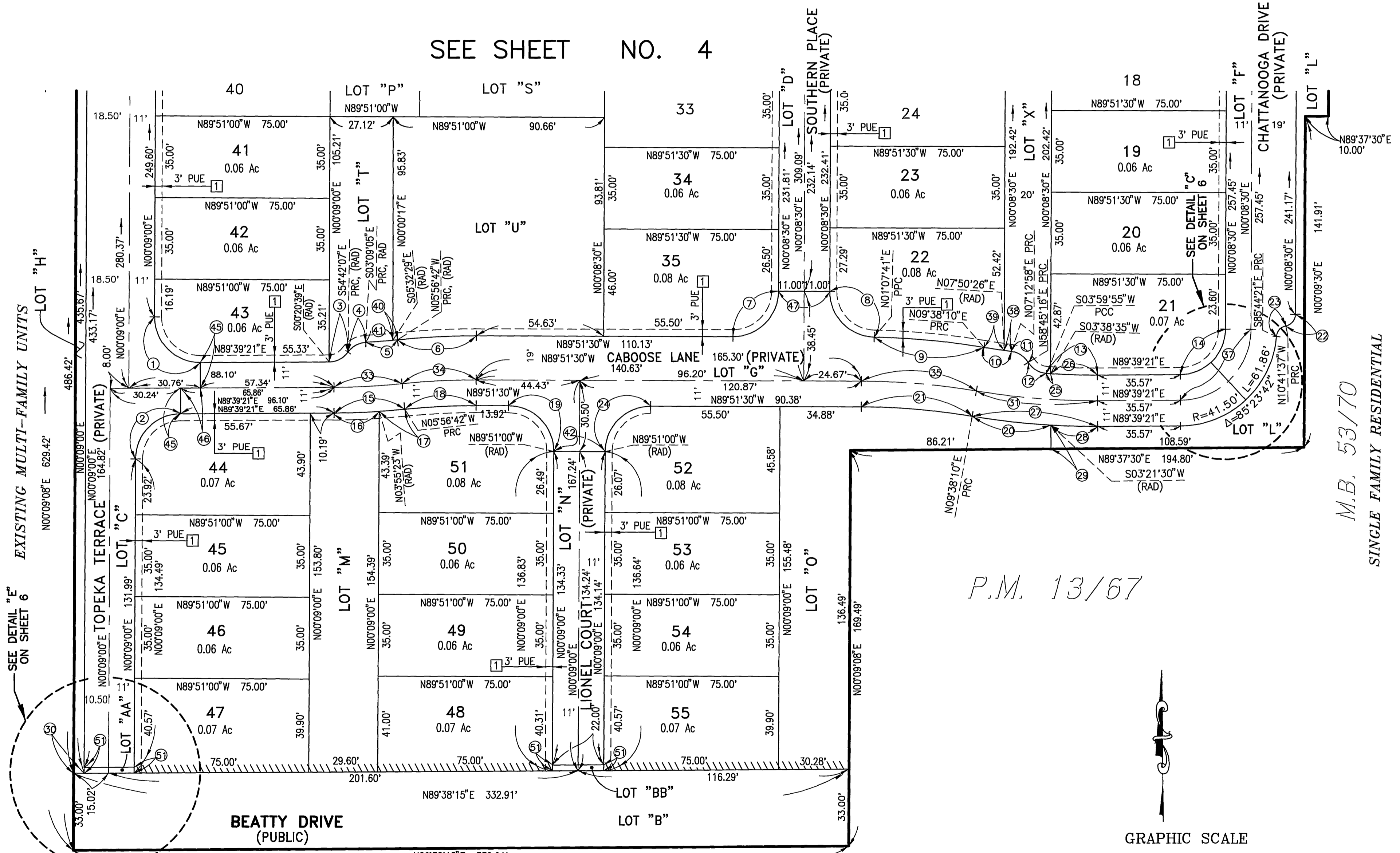
SHEET 5 OF 6 SHEETS

- SET 1" IP, TAGGED "RCE 21687", FLUSH, AT ALL REAR LOT CORNERS, ANGLE POINTS, B.C.'S, E.C.'S, AND CORNER CUTBACKS. SET LEAD & TAG "RCE 21687" IN TOP OF CURB, IN LIEU OF FRONT LOT CORNERS ON SIDE LOT LINES PROJECTED AND FOR B.C.'S AND E.C.'S PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE, UNLESS OTHERWISE NOTED.
- ALL MONUMENTS SHOWN WILL BE SET IN ACCORDANCE WITH THE MONUMENTATION AGREEMENT FOR THIS MAP.
- INDICATES SET MONUMENT AS NOTED.
- INDICATES FOUND MONUMENT AS NOTED.
- (R1) INDICATES RECORD DATA PER PARCEL MAP P.M.B. 13/67
- (R2) INDICATES RECORD DATA PER TRACT NO. 4670, M.B. 77/14-15
- (R3) INDICATES RECORD DATA PER RS 31/83
- ////// INDICATES RELINQUISHMENT OF ACCESS RIGHTS.

### CURVE AND LINE DATA

- Δ=90°29'39" R=19.50' L=30.80'
- Δ=89°30'21" R=19.50' L=30.46'
- Δ=54°21'28" R=10.00' L=9.49'
- Δ=51°33'02" R=10.00' L=9.00'
- Δ=02°47'37" R=281.00' L=13.70'
- Δ=06°05'12" R=319.0' L=33.89'
- Δ=90°00'00" R=19.50' L=30.63'
- Δ=89°00'49" R=19.50' L=30.29'
- Δ=08°30'29" R=319.00' L=47.37'
- Δ=02°25'12" R=281.00' L=11.87'
- Δ=51°32'18" R=10.00' L=9.00'
- Δ=54°45'21" R=10.00' L=9.56'
- Δ=04°20'34" R=289.00' L=21.90'
- Δ=89°30'51" R=19.50' L=30.46'
- Δ=05°36'03" R=311.00' L=30.40'
- Δ=03°34'44" R=311.00' L=19.42'
- Δ=02°01'19" R=311.00' L=10.98'
- Δ=06°05'12" R=289.00' L=30.70'
- Δ=90°00'30" R=19.50' L=30.63'
- Δ=06°16'40" R=311.00' L=34.08'
- Δ=09°29'40" R=289.00' L=47.89'
- Δ=79°09'53" R=5.00' L=6.91'
- Δ=75°02'44" R=5.00' L=6.55'
- Δ=89°59'30" R=19.50' L=30.63'
- Δ=00°21'20" R=289.00' L=1.79'
- Δ=03°59'14" R=289.00' L=20.11'
- Δ=089°58'50" R=311.00' L=54.17'
- Δ=03°42'09" R=311.00' L=20.10'
- N00°22'30"W 10.22'
- N89°38'15"E 4.52'
- Δ=09°58'49" R=300.00' L=52.26'
- N89°51'30"W 4.50'
- Δ=05°36'03" R=300.00' L=29.33'
- Δ=06°05'12" R=300.00' L=31.87'
- Δ=09°29'40" R=300.00' L=49.71'
- N07°50'26"W 30.00' (RAD)
- Δ=89°30'51" R=30.50' L=47.65'
- Δ=00°37'28" R=281.00' L=3.06'
- Δ=01°47'44" R=281.00' L=8.81'
- Δ=00°24'13" R=281.00' L=1.98'
- Δ=02°23'24" R=281.00' L=11.72'
- N89°52'22"W 22.00'
- NOT USED
- Δ=42°41'51" R=19.50' L=14.53'
- N00°20'39"W 11.00' (RAD)
- N89°39'21"E 8.53'
- N89°51'30"E 22.00' (RAD)
- Δ=46°49'00" R=19.50' L=15.93'
- N43°02'30"W 22.00' (RAD)
- Δ=42°41'51" R=41.50' L=30.93'
- N00°09'00"E 2.50'
- Δ=46°49'00" R=30.50' L=24.92'
- Δ=42°41'51" R=30.50' L=22.73'

SEE SHEET NO. 4



M.B. 77/14-15  
EXISTING MULTI-FAMILY UNITS

M.B. 53/70  
SINGLE FAMILY RESIDENTIAL

P.M. 13/67



( IN FEET )  
1 inch = 30 ft.

- NOTES:
- SEE SHEET 2 FOR SHEET INDEX, EASEMENT NOTE, LEGEND, LOT TABULATION AND NOTES.
  - SEE SHEET 3 FOR BASIS OF BEARINGS, BOUNDARY CONTROL AND SURVEYOR'S NOTES.
  - SEE SHEET 6 FOR DETAILS.

393/97

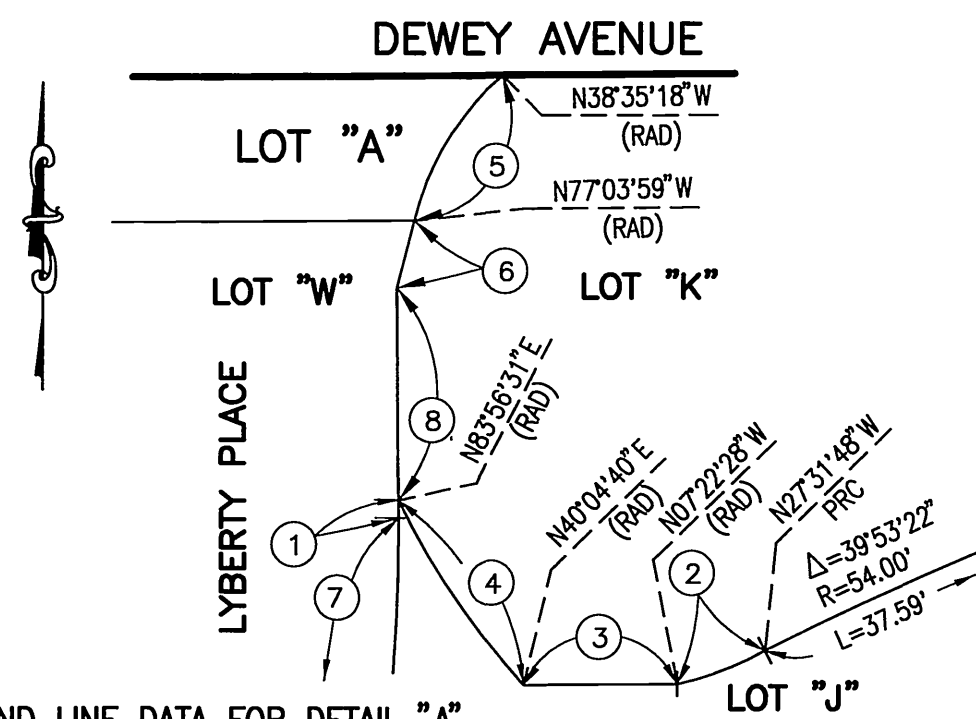
M.B. 393/97

ALL OF TENTATIVE TRACT NO. 32046  
TOTAL LOTS: LOTS 1 - 55,  
LOTS A - X AND LOTS AA-BB  
GROSS ACREAGE: 6.87 ACRES  
NET ACREAGE: 3.53 ACRES

# TRACT NO. 32046

CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF PARCEL 4, RECORDED IN BOOK 13, PAGE 67 OF PARCEL MAPS AND THE WEST HALF OF THE  
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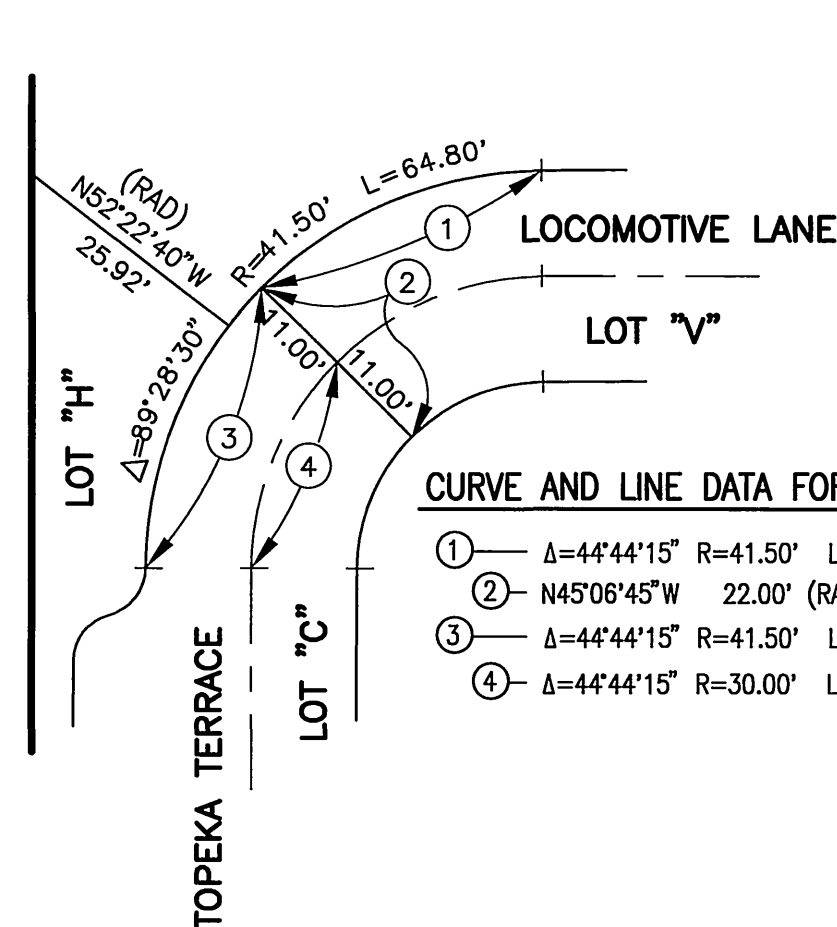
ADAMS - STREETER CIVIL ENGINEERS, INC., IRVINE, CALIFORNIA  
JAN A. ADAMS, R.C.E. 21687 DATE OF SURVEY: NOVEMBER, 2004



CURVE AND LINE DATA FOR DETAIL "A"

- ① - N00°22'30"W 0.32'
- ② - Δ=20°09'20" R=3.00' L=1.06'
- ③ - N89°37'30"E 2.66'
- ④ - Δ=43°51'51" R=4.50' L=3.45'
- ⑤ - Δ=38°28'42" R=28.00' L=18.80'
- ⑥ - N22°32'21"E 7.07'
- ⑦ - Δ=36°07'45" R=32.00' L=20.18'
- ⑧ - N00°22'30"W 4.96'

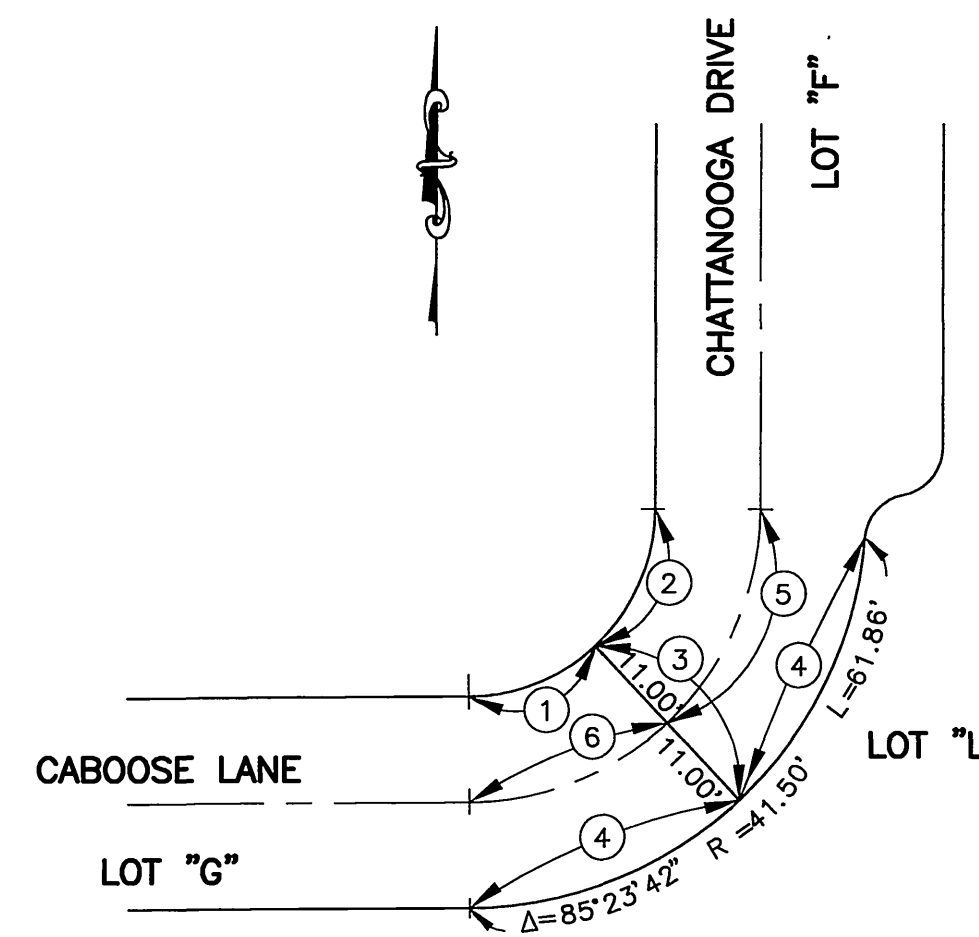
DETAIL "A"  
NOT TO SCALE



CURVE AND LINE DATA FOR DETAIL "B"

- ① - Δ=44°44'15" R=41.50' L=32.40'
- ② - N45°06'45"W 22.00' (RAD)
- ③ - Δ=44°44'15" R=41.50' L=32.40'
- ④ - Δ=44°44'15" R=30.00' L=23.81'

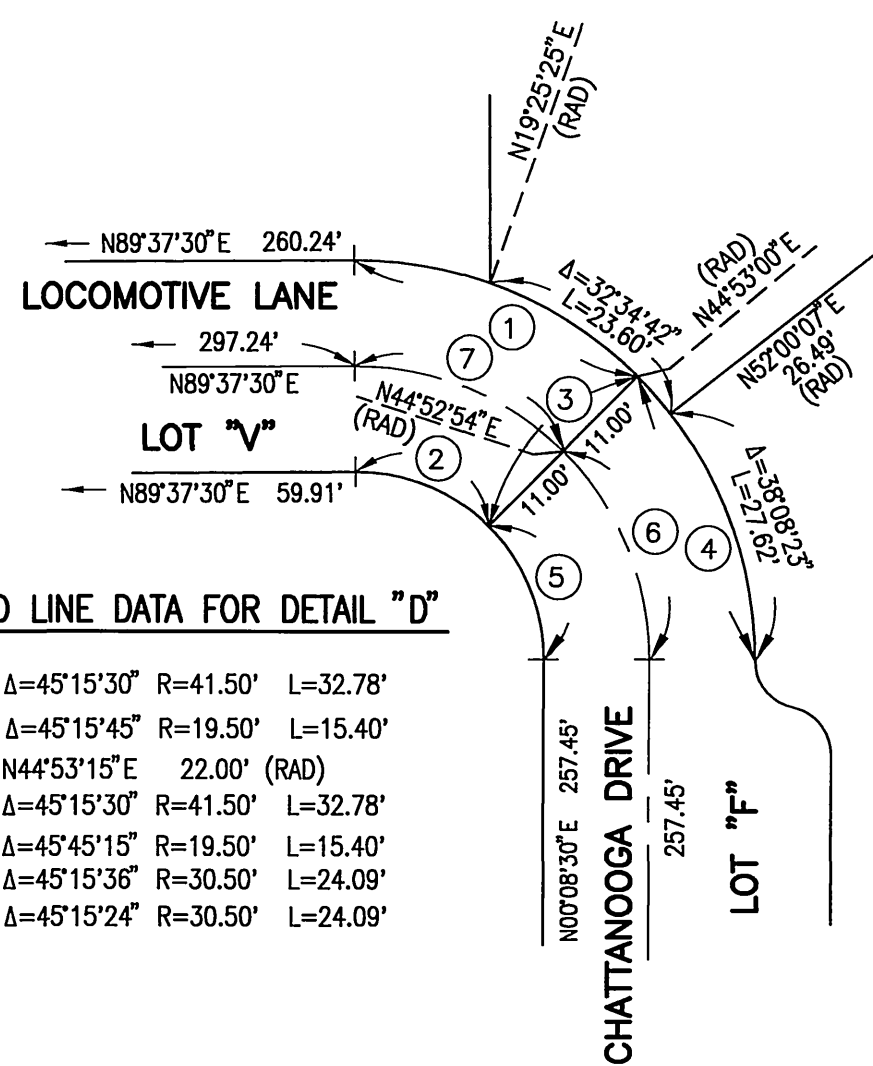
DETAIL "B"  
NOT TO SCALE



CURVE AND LINE DATA FOR DETAIL "C"

- ① - Δ=42°41'51" R=19.50' L=14.53'
- ② - Δ=46°49'00" R=19.50' L=15.93'
- ③ - N43°02'30"W 22.00' (RAD)
- ④ - Δ=42°41'51" R=41.50' L=30.93'
- ⑤ - Δ=46°49'00" R=30.50' L=24.92'
- ⑥ - Δ=42°41'51" R=30.50' L=22.73'

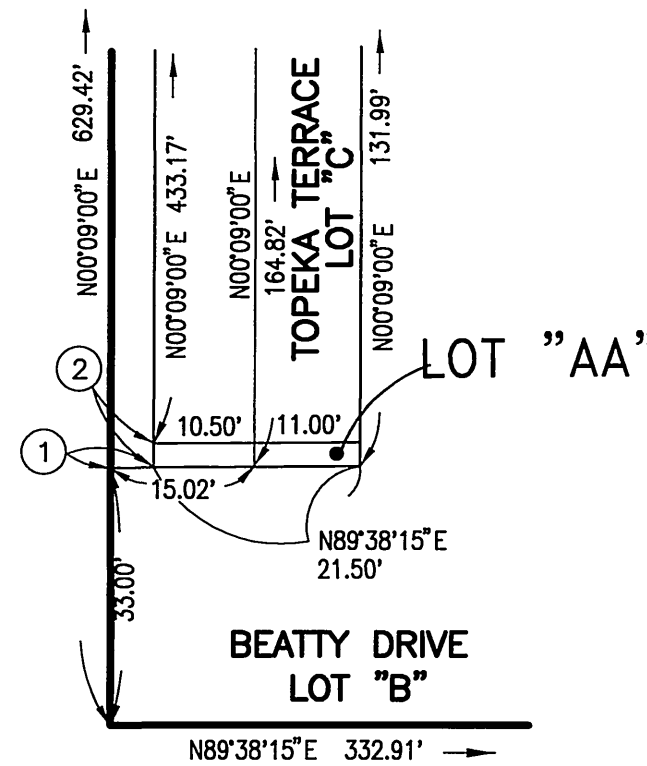
DETAIL "C"  
NOT TO SCALE



CURVE AND LINE DATA FOR DETAIL "D"

- ① - Δ=45°15'30" R=41.50' L=32.78'
- ② - Δ=45°15'45" R=19.50' L=15.40'
- ③ - N44°53'15"E 22.00' (RAD)
- ④ - Δ=45°15'30" R=41.50' L=32.78'
- ⑤ - Δ=45°45'15" R=19.50' L=15.40'
- ⑥ - Δ=45°15'36" R=30.50' L=24.09'
- ⑦ - Δ=45°15'24" R=30.50' L=24.09'

DETAIL "D"  
NOT TO SCALE



CURVE AND LINE DATA FOR DETAIL "E"

- ① - N89°38'15"E 4.52'
- ② - N00°09'00"E 2.50'

DETAIL "E"  
NOT TO SCALE

NOTES:

1. SEE SHEET 2 FOR SHEET INDEX, EASEMENT NOTE, LEGEND, LOT TABULATION AND NOTES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS, BOUNDARY CONTROL AND SURVEYOR NOTES

M.B. 393/97