

TRACT NO. 29515

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12 AND THE NORTH HALF OF SECTION 13, BOTH IN TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. RIVERSIDE COUNTY, CALIFORNIA.

adkan ENGINEERS RIVERSIDE, CA

JULY 2004

RECORDER'S STATEMENT

FILED THIS 17th DAY OF February, 2006 AT 8A M. IN BOOK 397 OF BOOK OF MAPS, AT PAGE 60-75. AT THE REQUEST OF THE RIVERSIDE CITY CLERK. NO. 2006-012125. FEE \$ 37. LARRY W. WARD, COUNTY ASSESSOR, CLERK AND RECORDER. BY: [Signature] 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 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, AND WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES: LOTS "A" THROUGH "G", INCLUSIVE AND LOTS "J" THROUGH "P" INCLUSIVE. -WE HEREBY RETAIN LOTS "H" AND "I" INDICATED AS PRIVATE STREETS, AS SHOWN HEREON FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITH THE TRACT MAP. -WE HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR PUBLIC UTILITIES AND SEWER PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS "H" AND "I". -WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO LOT "L", OVERLOOK PARKWAY, FROM LOTS 2-3, 90-91, 98-99 AND 103-104. -WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE THE EASEMENTS DESIGNATED AS 3' P.U.E AND 6' P.U.E FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES. -WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES, THE EASEMENTS DESIGNATED AS "SEWER EASEMENT". -WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AN EASEMENT DESIGNATED AS "STORM DRAIN EASEMENT" FOR THE CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES. -WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AN EASEMENT DESIGNATED AS "WATER LINE EASEMENT" FOR THE CONSTRUCTION AND MAINTENANCE OF WATERLINES FACILITIES. -WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR PUBLIC PURPOSES, TO PRESERVE AND MAINTAIN SAID LAND IN ITS NATURAL CONDITION, TO BE KEPT FREE OF BUILDINGS, STRUCTURES, MATERIALS, FENCING, EQUIPMENT AND EARTH FILL OR DEPOSIT, THE EASEMENTS DESIGNATED OPEN SPACE EASEMENT. SUCH OPEN SPACE EASEMENTS DO NOT INCLUDE ANY RIGHT OF ACCESS AND THE CITY OF RIVERSIDE SHALL NOT HAVE ANY RESPONSIBILITY FOR MAINTENANCE THEREOF. -WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS EASEMENTS FOR ACCESS PURPOSES THE EASEMENT DESIGNATED AS "ACCESS ROAD EASEMENT". -WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AN AVIGATION EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER LOTS 1 THROUGH 104 AND LOTS "A" THROUGH "P". -WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR MULTIPURPOSE RECREATIONAL TRAIL FOR NON-MOTORIZED USE, LOTS 12 AND 20 INCLUSIVE. SAID EASEMENT(S) TO BE MAINTAINED IN THEIR IMPROVED CONDITION BY OURSELVES, SUCCESSORS, HEIRS AND ASSIGNS. THE CITY OF RIVERSIDE WILL NOT HAVE ANY RESPONSIBILITY FOR MAINTENANCE THEREOF. SAID EASEMENT TO BE KEPT FREE OF BUILDINGS, STRUCTURES, MATERIALS, FENCING, EQUIPMENT AND EARTH FILL OR DEPOSIT. -WE HEREBY RESERVE FOR THE USE AND BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNS AND GRANT TO (HOME OWNERS ASSOCIATION) AN EASEMENT OVER THOSE AREAS SHOWN HEREON AS "PRIVATE LANDSCAPE EASEMENT" TO BE MAINTAINED BY (HOME OWNERS ASSOCIATION). -WE HEREBY REQUEST THAT THE FOLLOWING EASEMENTS, WHICH ARE NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66434(g) OF THE SUBDIVISION MAP ACT: 1. THAT CERTAIN EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES RECORDED JANUARY 9, 1959 AS INSTRUMENT NO. 2050, OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA. 2. THAT CERTAIN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES RECORDED FEBRUARY 8, 1957 AS BOOK 2038, PAGE 85, OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA. 3. THAT CERTAIN EASEMENT FOR UTILITIES AND ROAD AND INCIDENTAL PURPOSES, RECORDED MARCH 4, 1960 AS INSTRUMENT NO. 20045, OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

PULTE HOME CORPORATION, A MICHIGAN CORPORATION

BY: Ron E. Roberts DATE: 11-29-05

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } COUNTY OF ORANGE } SS. ON Nov. 29, 2005 BEFORE ME, Kim Johnson A NOTARY PUBLIC PERSONALLY APPEARED Ron E. Roberts PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS CAPACITIES AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND. Kim Johnson Kim Johnson SIGNATURE PRINT NAME

MY COMMISSION EXPIRES: Oct. 7, 2009 Irvine MY PRINCIPAL PLACE OF BUSINESS

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. AN EASEMENT IN FAVOR OF NEWTON M. TODD FOR ROAD AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 21, 1925 IN BOOK 651, PAGE 351 OF DEEDS, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. 2. AN EASEMENT IN FAVOR OF CHARLES A. WISHART FOR ROAD AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 25, 1953 IN BOOK 1511, PAGE 448 OF DEEDS, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. 3. AN EASEMENT IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 8, 1957 IN BOOK 2038, PAGE 85 OF DEEDS, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. 4. AN EASEMENT IN FAVOR OF THE DAVID H. CRANE, FOR ROAD AND INCIDENTAL PURPOSES, RECORDED OCTOBER 10, 1961 AS INSTRUMENT NO. 86658 OF OFFICIAL RECORDS. 5.

AN EASEMENT IN FAVOR OF MARCH INLAND PORT AUTHORITY FOR AVIGATION PURPOSES, RECORDED NOVEMBER 23, 2005 AS INSTRUMENT NUMBER 2005-0972961

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF SIXTEEN (16) SHEETS, BE, AND THE SAME IS HEREBY ACCEPTED AS, THE FINAL TRACT MAP NO. 29515.

LOTS "A", THROUGH "G" AND LOTS "J" THROUGH "P" ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

THE EASEMENTS DESIGNATED AS 3' P.U.E AND 6' P.U.E., ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.

THE EASEMENTS DESIGNATED AS "SEWER EASEMENT", ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES.

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

THE EASEMENTS DESIGNATED AS "OPEN SPACE", ARE HEREBY ACCEPTED FOR OPEN SPACE PURPOSES.

THE RELEASE AND RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO LOT L, OVERLOOK PARKWAY FROM LOTS 2-3, 90-91, 98-99 AND 103-104 IS HEREBY ACCEPTED.

WE HEREBY ACCEPT FOR PUBLIC USE, LOTS "H" AND "I", EASEMENTS FOR PUBLIC UTILITY AND SEWER PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

WE HEREBY ACCEPT EASEMENTS DESIGNATED AS "WATER LINE EASEMENT" FOR THE CONSTRUCTION AND MAINTENANCE OF WATERLINE FACILITIES.

THE EASEMENTS DESIGNATED AS "ACCESS ROAD EASEMENT" ARE HEREBY ACCEPTED AS EASEMENTS FOR ACCESS PURPOSES.

AN AVIGATION EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER LOTS 1 THROUGH 104 AND LOTS "A" THROUGH "P" INCLUSIVE IS HEREBY ACCEPTED.

THAT THE FOLLOWING STREETS AND EASEMENTS ARE HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66434(G) OF THE SUBDIVISION MAP ACT:

- 1. THAT CERTAIN EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES RECORDED JANUARY 9, 1959 AS INSTRUMENT NO. 2050, OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA. 2. THAT CERTAIN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES RECORDED FEBRUARY 8, 1957 AS BOOK 2038, PAGE 85, OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA. 3. THAT CERTAIN EASEMENT FOR UTILITIES AND ROAD AND INCIDENTAL PURPOSES, RECORDED MARCH 4, 1960 AS INSTRUMENT NO. 20045, OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF RIVERSIDE THIS 24th DAY OF February, 2006.

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

BY: Cheryl G. Austin Municipal Clerk

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 PARCELS AS SHOWN ON THIS MAP; AND THAT THE PUBLIC UTILITIES EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE WATER AND ELECTRIC DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DAVID WRIGHT PUBLIC UTILITIES DIRECTOR

DATE: Dec 12, 2005

BY: [Signature] Jc MM

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.

PAUL C. SUNDEEN CHIEF FINANCIAL OFFICER/TREASURER

DATE: 12/12/05

BY: [Signature]

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 28,400 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: February 9, 2006

NANCY ROMERO, CLERK OF THE BOARD OF SUPERVISORS

CASH TAX BOND

BY: \_\_\_\_\_

PAUL McDONNELL COUNTY 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 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 ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 28,400.

DATE: February 9, 2006

PAUL McDONNELL COUNTY TAX COLLECTOR

THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENT NOT YET EXTENDED.

BY: [Signature] DEPUTY

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: 12/12/05

MARK S. BROWN L.S. 5655 LIC. EXP. 9/30/07 CITY SURVEYOR

BY: [Signature]

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY: PACIFIC SOILS ENGINEERING, INC. ON SEPTEMBER 17, 2003 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

CITY ENGINEER'S STATEMENT

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT 29515 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON OCTOBER 9, 2003, AND ANY APPROVED ALTERATION 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 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 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: 12/12/05

THOMAS J. BOYD CITY ENGINEER R.C.E. 36170 (EXPIRES 6/30/06)

BY: [Signature]

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.

- 1. AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, FOR ROAD AND INCIDENTAL PURPOSES, RECORDED JANUARY 9, 1959 AS INSTRUMENT NO. 2050 OF OFFICIAL RECORDS. 2. AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, FOR ROAD AND INCIDENTAL PURPOSES, RECORDED MARCH 4, 1960 AS INSTRUMENT NO. 20045 OF OFFICIAL RECORDS.

DATE: Dec. 12, 2005

DAVID WRIGHT PUBLIC UTILITIES DIRECTOR

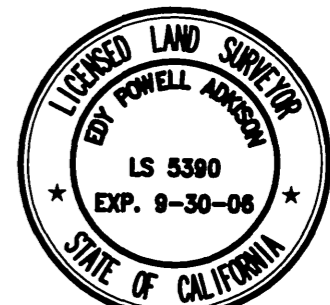
BY: [Signature] Jc MM

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF HENRY C. COX II ON MAY OF 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 POSITION 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.

DATE: 10-28-2005

EDY P. ADKISON, L.S. 5390 EXP. 9-30-06



IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

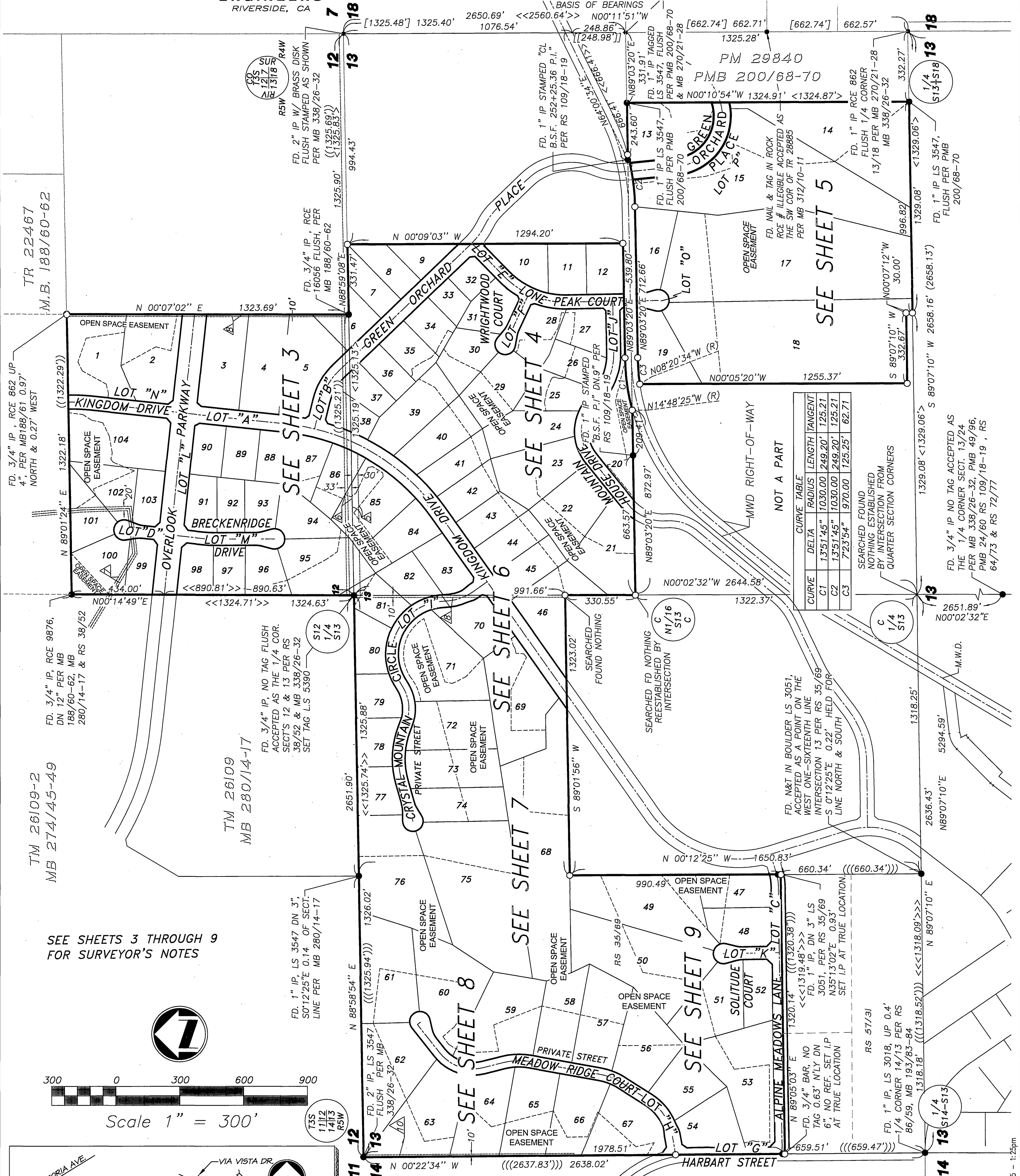
# TRACT NO. 29515

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12 AND THE NORTH HALF OF SECTION 13, BOTH IN TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. RIVERSIDE COUNTY, CALIFORNIA.

**adkan**  
ENGINEERS  
RIVERSIDE, CA

JULY 2004

CITY



TR 22467  
M.B. 188/60-62

TM 26109-2  
MB 274/45-49

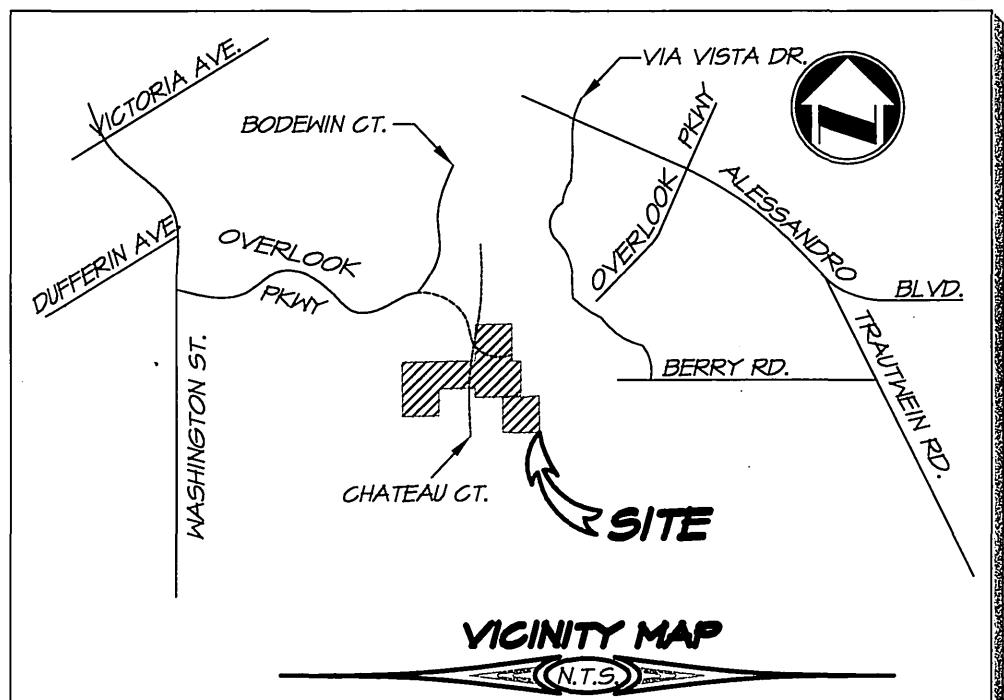
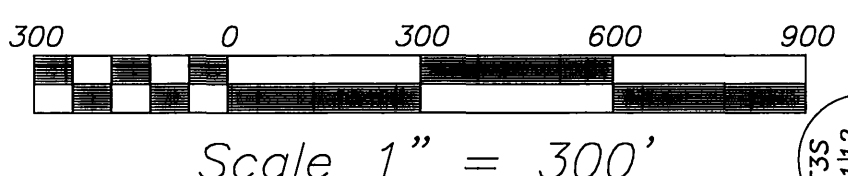
TM 26109  
MB 280/14-17

NOT A PART

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	13°51'45"	1030.00	249.20'	125.21
C2	13°51'45"	1030.00	249.20'	125.21
C3	7°23'54"	970.00	125.25'	62.71

SEARCHED FOUND NOTHING ESTABLISHED BY INTERSECTION FROM QUARTER SECTION CORNERS

SEE SHEETS 3 THROUGH 9 FOR SURVEYOR'S NOTES



### EASEMENT AND EXCEPTIONS:

- 1. AN EASEMENT FOR ROAD PURPOSES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 21, 1925 AS BOOK 651 PAGE 351 OF OFFICIAL RECORDS. IN FAVOR OF: NEWTON M. TODD
- 2. AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 25, 1953 AS BOOK 1511 PAGE 448 OF OFFICIAL RECORDS. IN FAVOR OF: CHARLES A. WISHART
- 3. AN EASEMENT FOR ROAD PURPOSES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 8, 1957 AS BOOK 2038 PAGE 85 OF OFFICIAL RECORDS. IN FAVOR OF: RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
- 4. AN EASEMENT FOR ROAD PURPOSES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 21, 1925 AS BOOK 651 PAGE 351 OF OFFICIAL RECORDS. IN FAVOR OF: NEWTON M. TODD
- 5. AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 25, 1953 AS BOOK 1511 PAGE 448 OF OFFICIAL RECORDS. IN FAVOR OF: CHARLES A. WISHART
- 6. AN EASEMENT FOR ROAD PURPOSES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 8, 1957 AS BOOK 2038 PAGE 85 OF OFFICIAL RECORDS. IN FAVOR OF: RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
- 7. AN EASEMENT FOR ROAD PURPOSES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 21, 1925 AS BOOK 651 PAGE 351 OF OFFICIAL RECORDS. IN FAVOR OF: NEWTON M. TODD
- 8. AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 25, 1953 AS BOOK 1511 PAGE 448 OF OFFICIAL RECORDS. IN FAVOR OF: CHARLES A. WISHART
- 9. AN EASEMENT FOR UTILITIES AND ROAD AND INCIDENTAL PURPOSES, RECORDED MARCH 4, 1960 AS INSTRUMENT NO. 20045 OF OFFICIAL RECORDS. NOT PLOTTABLE FROM AVAILABLE RECORDS. IN FAVOR OF: THE CITY OF RIVERSIDE
- 10. AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 10, 1961 AS INSTRUMENT NO. 86658 OF OFFICIAL RECORDS. IN FAVOR OF: DAVID H. CRANE, ET AL
- 11. AN EASEMENT FOR AVIGATION AND INCIDENTAL PURPOSES, RECORDED NOV. 23 2005 AS INSTRUMENT NO. 2005-0972961 OF OFFICIAL RECORDS, IN FAVOR OF MARCH INLAND PORT AUTHORITY, A CALIFORNIA AIRPORT AUTHORITY.

### REFERENCE MAPS:

- (( )) = TM 22467 MB 188/60-62
- (( )) = TM 22527 MB 191/41-43
- (( )) = TM 22924 MB 193/82-84
- [ ] = TM 25219 MB 301/63-66
- [ ] = TM 25219-1 MB 270/21-28
- [ ] = TM 25219-2 MB 287/73-77
- << >> = TM 26109 MB 280/14-17
- ( ) = TM 28885 MB 312/10-11
- ( ) = TM 28907 MB 338/26-32
- ( ) = PM 5680 PMB 13/46
- ( ) = PM 7619 PMB 63/67-68
- ( ) = PM 10963 PMB 51/70
- < > = PM 29840 PMB 200/68-70
- (( )) = RS 35/69
- (( )) = RS 38/52
- (( )) = RS 64/73
- (( )) = RS 72/77
- (( )) = RS 86/59
- { } = RS 109/18-19



IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TRACT NO. 29515

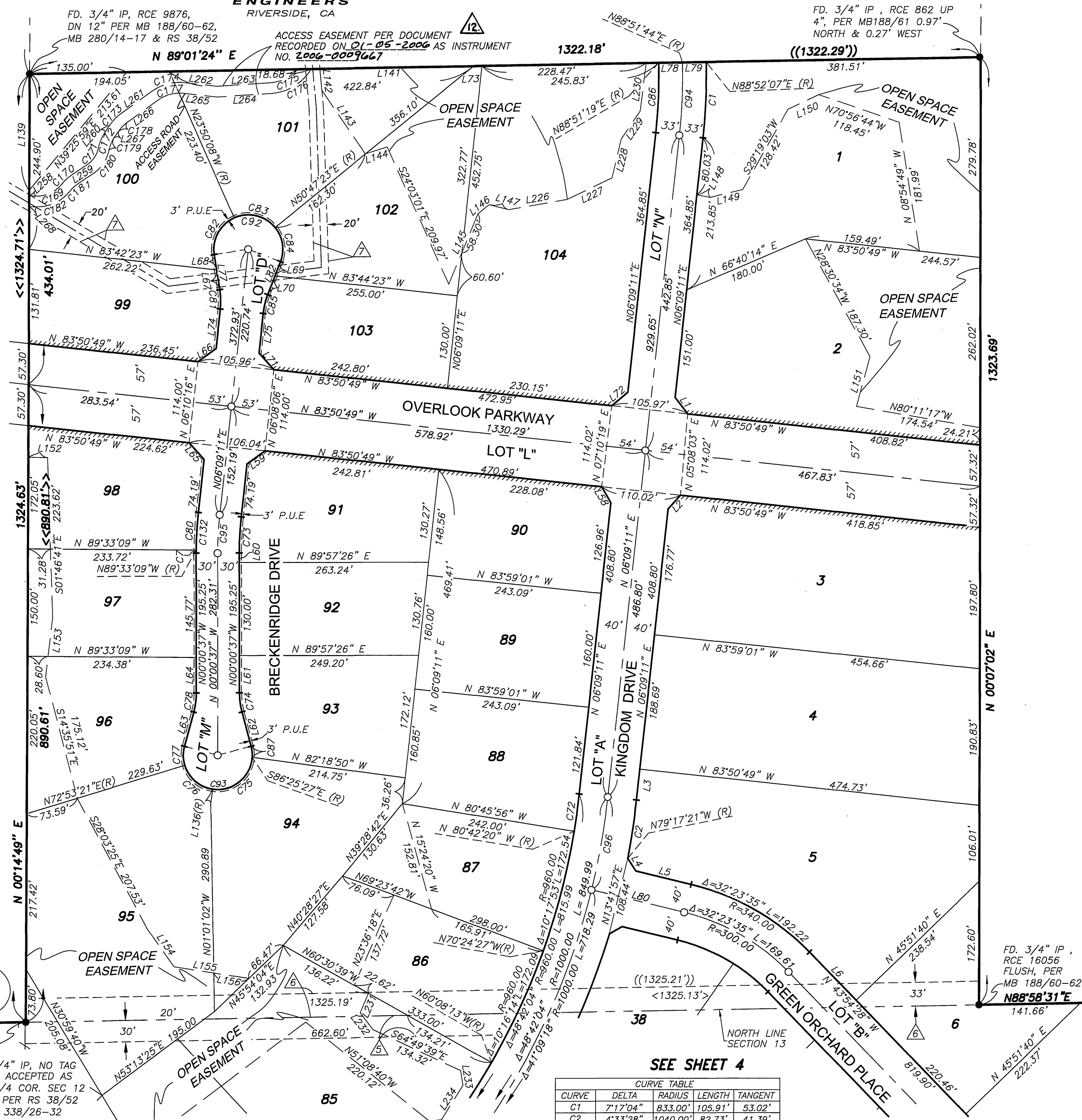
BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12 AND THE NORTH HALF OF SECTION 13, BOTH IN TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. RIVERSIDE COUNTY, CALIFORNIA.

JULY 2004

**adkan**  
ENGINEERS  
RIVERSIDE, CA



SCALE: 1" = 100'



### SURVEYOR'S NOTES

1. BASIS OF BEARINGS OF THIS SURVEY IS THE EAST LINE OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 13 TOWNSHIP 3 SOUTH RANGE 5 WEST AS SHOWN ON TRACT MAP 26109, MAP BOOK 280/14-17. BEING N 00°11'51" W.
2. THIS TRACT CONTAINS 219.80 ACRES.
3. DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
4. ALL FRONT LOT CORNERS ARE MONUMENTED BY A LEAD PLUG & TAG L.S. 5390 SET IN TOP OF CURB ON THE PROLONGATION OF THE LOT LINE (REV. CO. STD. "D")
5. ALL REAR LOT CORNERS ARE MONUMENTED BY A 1" IRON PIPE TAGGED L.S. 5390 SET FLUSH WITH GROUND UNLESS OTHERWISE NOTED (REV. CO. STD. "E")
6. ○ INDICATES SET 1" IRON PIPE, FLUSH, WITH LS 5390 TAG, UNLESS OTHERWISE NOTED.
7. ● INDICATES FOUND MONUMENT AS NOTED.
8. (( )) TM 22467 MB 188/60-62 15. { } RS 109/18-19
9. [[ ]] TM 25219 MB 301/63-66 16. ALL MONUMENTS SHOWN AS "SET" SHALL BE SET IN ACCORDANCE WITH THE MONUMENTATION AGREEMENT FOR THIS MAP, UNLESS OTHERWISE NOTED.
10. [ ] TM 25219-1 MB 270/21-28
11. << >> TM 26109 MB 280/14-17
12. ( ) TM 28907 MB 338/26-32
13. < > PM 29840 PMB 200/68-70
14. ((( ))) RS 35/69
15. { } RS 109/18-19
16. ALL MONUMENTS SHOWN AS "SET" SHALL BE SET IN ACCORDANCE WITH THE MONUMENTATION AGREEMENT FOR THIS MAP, UNLESS OTHERWISE NOTED.
17. // // // // INDICATES RESTRICTED ACCESS.
18. C.C.&R'S PER INSTRUMENT NO. 2006-009667 AS INSTRUMENT RECORDED 07-17-2006.
19. --- INDICATES OPEN SPACE OR STORM DRAIN EASEMENT.

### EASEMENT AND EXCEPTIONS:

- △ AN EASEMENT FOR ROAD PURPOSES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 21, 1925 AS BOOK 651 PAGE 351 OF OFFICIAL RECORDS. IN FAVOR OF: NEWTON M. TODD
- △ AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 25, 1953 AS BOOK 1511 PAGE 448 OF OFFICIAL RECORDS. IN FAVOR OF: CHARLES A. WISHART
- △ AN EASEMENT FOR ROAD PURPOSES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 8, 1957 AS BOOK 2038 PAGE 85 OF OFFICIAL RECORDS. IN FAVOR OF: RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
- △ AN EASEMENT FOR INGRESS, EGRESS PURPOSES, RECORDED 1-05-2006 AS INSTRUMENT NUMBER 2006-009667 OF OFFICIAL RECORDS IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT.

### SEE SHEET 4

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	7°17'04"	833.00'	105.91'	53.02'
C2	4°33'28"	1040.00'	82.73'	41.39'
C7	0°27'28"	530.00'	4.23'	2.12'
C72	3°08'29"	960.00'	52.64'	26.32'
C73	6°09'48"	470.00'	50.56'	25.30'
C74	15°00'00"	103.00'	26.97'	13.56'
C75	94°34'54"	48.00'	79.24'	52.00'
C76	64°43'48"	48.00'	54.23'	30.42'
C77	32°06'05"	48.00'	26.89'	13.81'
C78	15°00'00"	103.00'	26.97'	13.56'
C79	51°06'35"	230.00'	205.17'	109.97'
C80	5°42'20"	530.00'	52.78'	26.41'
C81	15°00'00"	103.00'	26.97'	13.56'
C82	75°00'41"	48.00'	62.84'	36.84'
C83	74°37'31"	48.00'	62.52'	36.58'
C84	60°21'48"	48.00'	50.57'	27.92'
C85	15°00'00"	103.00'	26.97'	13.56'
C86	7°17'52"	767.00'	97.69'	48.91'
C87	18°35'13"	48.00'	15.57'	7.85'
C89	210°00'00"	48.00'	175.93'	
C93	210°00'00"	48.00'	175.93'	
C94	7°17'27"	800.00'	101.80'	50.97'
C95	6°09'48"	53.79'	500.00'	26.92'
C96	7°32'46"	1000.00'	131.71'	65.95'
C132	6°09'48"	530.00'	57.01'	28.53'
C170	174°9'12"	65.00'	20.22'	10.19'
C171	43°22'01"	35.00'	26.49'	13.92'
C172	21°21'18"	65.00'	24.23'	12.26'
C173	19°58'35"	65.00'	22.66'	11.45'
C174	42°21'51"	65.00'	48.06'	25.19'
C175	45°10'19"	55.22'	43.54'	22.97'
C176	55°25'57"	70.22'	67.94'	36.89'
C177	42°21'51"	50.00'	36.97'	19.38'
C178	19°58'35"	50.00'	17.43'	8.81'
C179	21°21'18"	50.00'	18.64'	9.43'
C180	43°22'01"	50.00'	37.84'	19.88'
C181	17°49'12"	50.00'	15.55'	7.84'
C182	52°51'56"	57.50'	53.05'	28.58'

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N37°26'59"W	28.98'	L142	N05°02'16"W	30.08'
L2	N41°41'27"E	25.83'	L143	N34°13'34"W	107.54'
L3	N06°09'11"E	43.34'	L144	N72°16'26"E	31.73'
L4	N32°47'42"W	20.65'	L145	S22°25'01"W	106.04'
L5	N76°18'03"W	79.02'	L146	N51°08'29"E	20.51'
L6	N43°54'28"W	93.68'	L147	S76°10'10"E	28.51'
L8	N29°23'05"W	25.83'	L148	S78°42'07"E	19.27'
L59	N53°45'20"E	31.17'	L149	N76°23'13"E	46.41'
L60	N00°00'37"W	13.09'	L150	N64°15'24"E	47.16'
L61	N00°00'37"W	52.16'	L151	S15°01'43"W	72.16'
L62	N15°00'37"W	49.67'	L152	S88°44'22"E	26.77'
L63	N14°59'23"E	49.67'	L153	S06°39'17"W	83.27'
L64	N00°00'37"W	49.48'	L154	S35°01'15"E	64.05'
L65	N41°26'58"W	31.17'	L226	N79°58'25"E	82.37'
L66	N53°45'20"E	31.12'	L227	N64°22'19"E	68.84'
L67	N08°50'49"W	28.09'	L228	N13°11'17"E	55.52'
L68	N08°50'49"W	21.58'	L229	N33°50'22"E	47.05'
L69	N21°09'11"E	21.58'	L230	N07°16'51"W	67.91'
L70	N21°09'11"E	28.09'	L231	S22°31'06"W	29.70'
L71	N41°26'58"W	31.12'	L232	S37°31'06"W	29.70'
L72	N49°45'21"E	28.98'	L233	S09°38'52"E	20.78'
L73	N89°01'24"E	11.95'	L234	S31°48'46"W	56.56'
L74	N06°09'11"E	55.88'	L235	S84°45'00"W	17.56'
L75	N06°09'11"E	55.88'	L258	N88°50'36"W	10.55'
L76	N00°56'15"W	7.97'	L259	N56°06'39"E	25.94'
L77	N08°50'49"W	49.67'	L260	N34°05'56"E	10.58'
L78	N89°01'24"E	33.00'	L261	N54°04'31"E	53.62'
L79	N89°01'24"E	33.00'	L262	N83°33'38"W	45.34'
L80	N76°18'03"W	132.59'	L263	N86°13'22"E	74.20'
L82	N21°09'11"E	49.67'	L264	N86°13'22"E	75.55'
L136	N08°09'31"E	20.00'	L265	N83°33'38"W	46.68'
L139	S00°14'49"W	162.69'	L266	N54°04'31"E	53.62'
L140	S89°01'24"W	194.05'	L267	N34°05'56"E	10.58'
L141	S89°01'24"W	210.31'	L268	N88°50'36"W	10.32'

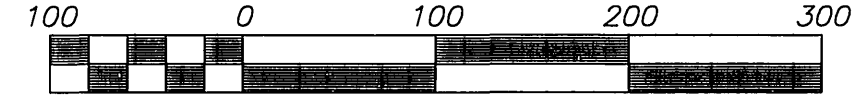
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# TRACT NO. 29515

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12 AND THE NORTH HALF OF SECTION 13, BOTH IN TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. RIVERSIDE COUNTY, CALIFORNIA.

**adkan**  
ENGINEERS  
RIVERSIDE, CA

JULY 2004

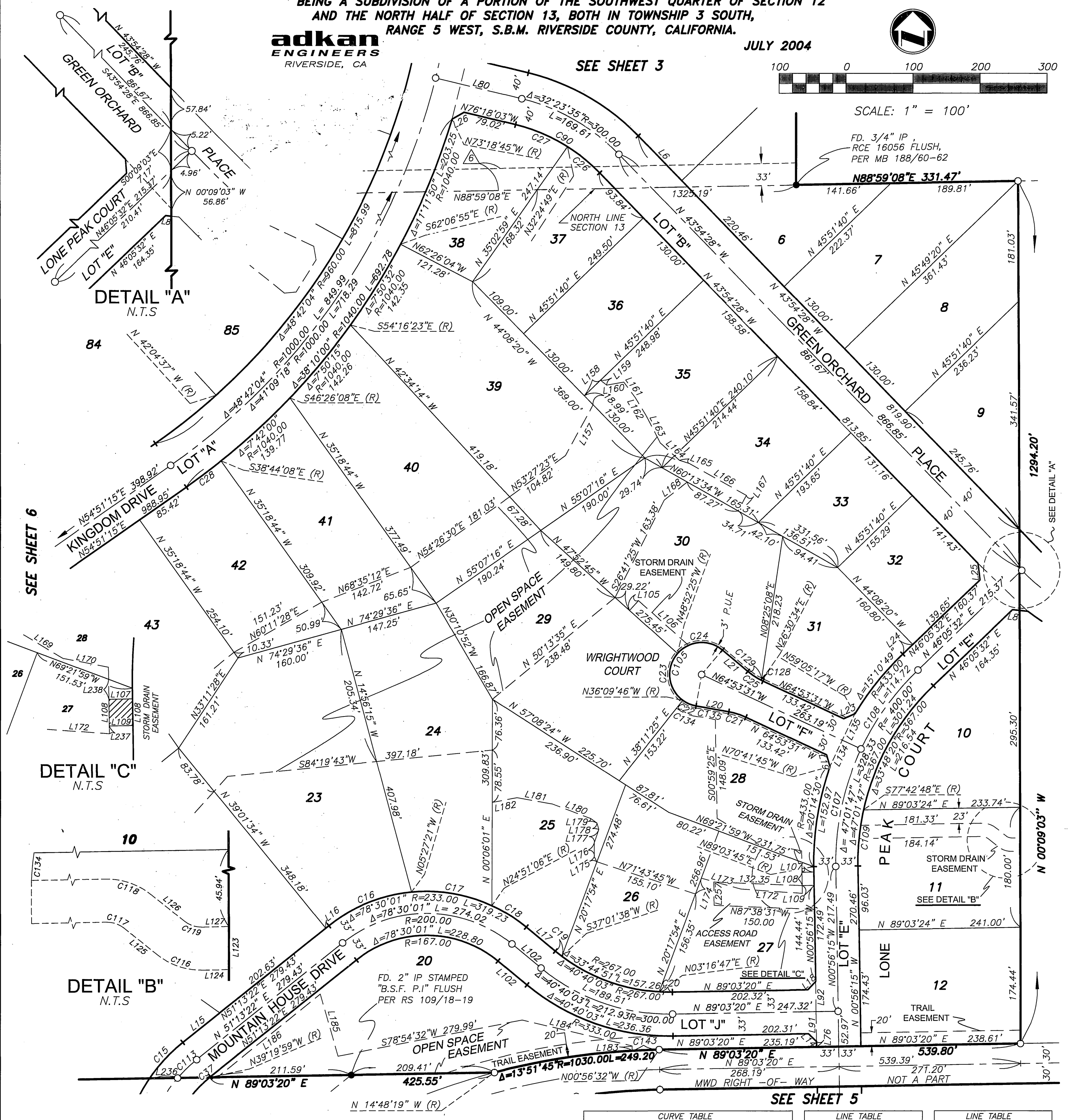


SCALE: 1" = 100'

FD. 3/4" IP  
RCE 16056 FLUSH,  
PER MB 188/60-62

SEE SHEET 3

CITY



SEE SHEET 6

SEE DETAIL "A"

DETAIL "C"  
N.T.S.

DETAIL "B"  
N.T.S.

SEE SHEET 5

### SURVEYOR'S NOTES

1. BASIS OF BEARINGS OF THIS SURVEY IS THE EAST LINE OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 13 TOWNSHIP 3 SOUTH RANGE 5 WEST AS SHOWN ON TRACT MAP 26109, MAP BOOK 280/14-17. BEING N 00°11'51" W.
2. THIS TRACT CONTAINS .219.80 ACRES.
3. DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
4. ALL FRONT LOT CORNERS ARE MONUMENTED BY A LEAD PLUG & TAG L.S. 5390 SET IN TOP OF CURB ON THE PROLONGATION OF THE LOT LINE (RIV. CO. STD. "D")
5. ALL REAR LOT CORNERS ARE MONUMENTED BY A 1" IRON PIPE TAGGED L.S. 5390 SET FLUSH WITH GROUND UNLESS OTHERWISE NOTED (RIV. CO. STD. "E")
6. ○ INDICATES SET 1" IRON PIPE, FLUSH, WITH LS 5390 TAG, UNLESS OTHERWISE NOTED.
7. ● INDICATES FOUND MONUMENT AS NOTED.
8. (( )) TM 22467 MB 188/60-62
9. [[ ]] TM 25219 MB 301/63-66
10. [ ] TM 25219-1 MB 270/21-28
11. << >> TM 26109 MB 280/14-17
12. ( ) TM 28907 MB 338/26-32
13. < > PM 29840 PMB 200/68-70
14. ((( ))) RS 35/69
15. { } RS 109/18-19
16. ALL MONUMENTS SHOWN AS "SET" SHALL BE SET IN ACCORDANCE WITH THE MONUMENTATION AGREEMENT FOR THIS MAP, UNLESS OTHERWISE NOTED.
17. // // // // INDICATES RESTRICTED ACCESS.
18. C.C.&R'S PER INSTRUMENT NO. 0121254 RECORDED 02-17-2006.
19. --- INDICATES OPEN SPACE OR STORM DRAIN EASEMENT.

### EASEMENT AND EXCEPTIONS:

△ AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 25, 1953 AS BOOK 1511 PAGE 448 OF OFFICIAL RECORDS. IN FAVOR OF: CHARLES A. WISHART

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C15	17°13'51"	245.00'	73.68'	37.12'
C16	33°19'17"	233.00'	135.51'	69.73'
C17	30°18'27"	233.00'	123.25'	63.10'
C18	14°52'17"	233.00'	60.48'	30.41'
C19	2°41'45"	267.00'	12.56'	6.28'
C20	4°13'27"	267.00'	19.69'	9.85'
C21	15°00'00"	103.00'	26.97'	13.56'
C22	26°03'18"	48.00'	21.83'	11.11'
C23	94°57'49"	48.00'	79.56'	52.35'
C24	88°58'53"	48.00'	74.55'	47.16'
C25	15°00'00"	103.00'	26.97'	13.56'
C26	13°40'43"	260.00'	62.07'	31.18'
C27	18°42'52"	260.00'	84.92'	42.84'
C28	3°35'23"	1040.00'	65.16'	32.59'
C37	0°33'21"	179.00'	1.74'	0.87'
C90	32°33'35"	260.00'	146.99'	75.52'
C105	210°00'00"	48.00'	175.93'	
C107	26°02'44"	400.00'	181.83'	92.51'
C108	20°59'03"	400.00'	146.50'	74.08'
C109	13°13'27"	367.00'	84.71'	42.54'
C113	10°43'46"	212.00'	39.70'	19.91'
C116	39°36'14"	32.50'	22.46'	11.70'
C117	39°35'53"	32.50'	22.46'	11.70'
C118	39°35'53"	32.50'	22.46'	11.70'
C119	39°36'14"	32.50'	22.46'	11.70'
C128	1°24'05"	103.00'	2.52'	1.26'
C129	13°35'55"	103.00'	24.45'	12.28'
C134	0°33'49"	367.00'	23.46'	11.73'
C135	12°08'40"	132.80'	28.17'	14.14'
C143	2°14'33"	1030.00'	40.31'	20.16'

LINE	BEARING	LENGTH
L6	N43°54'28"W	93.68'
L8	N83°46'23"W	10.51'
L14	N45°56'28"W	16.98'
L15	N51°13'22"E	70.93'
L16	N51°13'22"E	5.88'
L17	N50°16'37"W	56.54'
L18	N44°03'32"E	16.97'
L19	N15°46'59"W	18.24'
L20	N79°53'31"W	49.67'
L21	N49°53'31"W	49.67'
L23	N65°59'56"E	18.24'
L24	N46°05'32"E	20.72'
L25	N07°02'16"W	25.00'
L26	N60°11'36"E	20.65'
L76	N00°56'15"W	7.97'
L80	N76°18'03"W	132.59'
L91	N00°56'15"W	45.00'
L92	N00°56'15"W	45.00'
L102	N50°16'37"W	56.54'
L105	N42°07'15"W	20.00'
L106	N47°52'45"W	100.42'
L107	N89°03'45"E	17.62'
L108	N00°56'15"W	20.00'
L109	N89°03'45"E	17.62'
L123	N00°09'03"W	20.00'
L124	N89°03'03"E	12.20'
L125	N51°20'43"W	19.79'
L126	N51°20'43"W	19.79'
L127	N89°03'03"E	12.48'
L134	N25°06'29"E	43.79'
L135	N25°06'29"E	43.79'

LINE	BEARING	LENGTH
L157	N28°26'47"E	86.26'
L158	N45°51'40"E	33.50'
L159	S52°27'40"E	11.86'
L160	N80°00'09"E	25.92'
L161	S36°36'09"E	28.96'
L162	S30°59'27"E	30.62'
L163	S27°24'10"E	47.30'
L164	S47°23'02"E	38.77'
L165	S72°29'32"E	14.96'
L166	S60°41'40"E	98.11'
L167	S28°04'47"W	26.37'
L168	S52°04'54"W	43.80'
L169	S58°52'04"E	68.23'
L170	S78°42'07"E	69.26'
L171	S01°13'13"E	63.79'
L172	N85°47'57"W	92.61'
L173	N74°45'38"W	60.95'
L174	S20°17'54"W	25.21'
L175	N26°09'46"W	8.74'
L176	N00°00'00"E	20.35'
L177	N18°27'13"E	21.46'
L178	N15°57'42"W	9.88'
L179	N54°29'28"W	11.68'
L180	N69°09'58"W	61.04'
L181	N79°50'06"W	53.82'
L182	S79°35'08"W	37.83'
L183	N00°42'48"W	7.11'
L184	N74°45'38"W	169.11'
L185	N16°03'23"W	96.90'
L186	S50°55'08"W	197.72'
L236	S89°03'20"W	89.69'
L237	S00°56'15"E	11.78'
L238	S00°56'15"E	31.96'
L257	N00°56'15"W	35.00'



IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

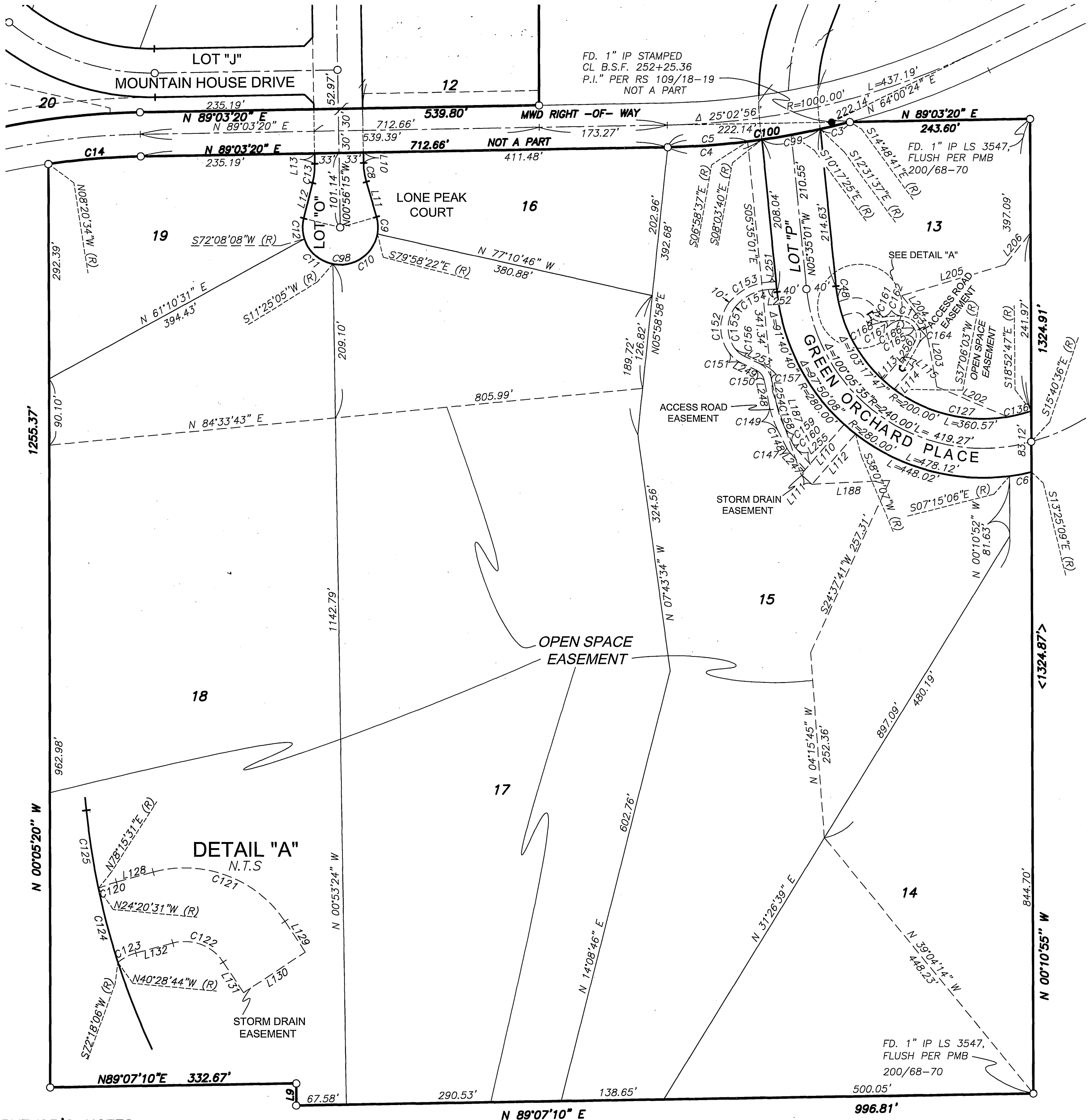
# TRACT NO. 29515

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12 AND THE NORTH HALF OF SECTION 13, BOTH IN TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. RIVERSIDE COUNTY, CALIFORNIA.

**adkan**  
ENGINEERS  
RIVERSIDE, CA

SEE SHEET 4

JULY 2004



### SURVEYOR'S NOTES

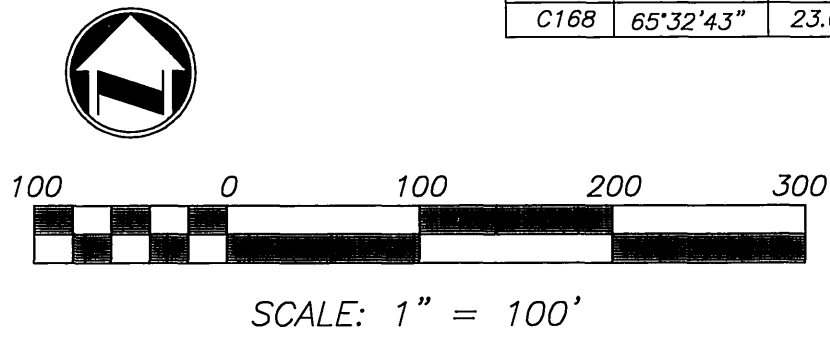
1. BASIS OF BEARINGS OF THIS SURVEY IS THE EAST LINE OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 13 TOWNSHIP 3 SOUTH RANGE 5 WEST AS SHOWN ON TRACT MAP 26109, MAP BOOK 280/14-17. BEING N 00°11'51" W.
2. THIS TRACT CONTAINS 219.80 ACRES.
3. DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
4. ALL FRONT LOT CORNERS ARE MONUMENTED BY A LEAD PLUG & TAG L.S. 5390 SET IN TOP OF CURB ON THE PROLONGATION OF THE LOT LINE (RIV. CO. STD. "D")
5. ALL REAR LOT CORNERS ARE MONUMENTED BY A 1" IRON PIPE TAGGED L.S. 5390 SET FLUSH WITH GROUND UNLESS OTHERWISE NOTED (RIV. CO. STD. "E")
6. ○ INDICATES SET 1" IRON PIPE, FLUSH, WITH LS 5390 TAG, UNLESS OTHERWISE NOTED.
7. ● INDICATES FOUND MONUMENT AS NOTED.
8. (( )) TM 22467 MB 188/60-62
9. [[ ]] TM 25219 MB 301/63-66
10. [ ] TM 25219-1 MB 270/21-28
11. << >> TM 26109 MB 280/14-17
12. ( ) TM 28907 MB 338/26-32
13. < > PM 29840 PMB 200/68-70
14. ((( ))) RS 35/69
15. { } RS 109/18-19

16. ALL MONUMENTS SHOWN AS "SET" SHALL BE SET IN ACCORDANCE WITH THE MONUMENTATION AGREEMENT FOR THIS MAP, UNLESS OTHERWISE NOTED.
17. // // // // INDICATES RESTRICTED ACCESS.
18. C.C.&R'S PER INSTRUMENT NO. ~~2006-0121254~~ RECORDED 02-17-2006
19. - - - INDICATES OPEN SPACE OR STORM DRAIN EASEMENT.

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C160	14°11'54"	28.00	6.94	3.49
C161	65°32'43"	17.00	19.45	10.94
C162	11°22'09"	107.94	21.42	10.74
C163	55°44'04"	29.20	28.40	15.44
C164	62°21'45"	25.05	27.27	15.16
C165	62°21'45"	19.05	20.73	11.53
C166	55°44'04"	23.20	22.57	12.27
C167	11°22'09"	101.94	20.23	10.15
C168	65°32'43"	23.00	26.31	14.81

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C3	2°16'48"	1030.00	40.99	20.50
C4	7°06'58"	1030.00	127.93	64.05
C6	6°09'29"	280.00	30.09	15.06
C8	15°00'00"	100.00	26.18	13.17
C9	25°57'53"	51.00	23.11	11.76
C10	91°23'27"	51.00	81.35	52.25
C11	60°43'03"	51.00	54.05	29.87
C12	31°55'37"	51.00	28.42	14.59
C13	15°00'00"	100.00	26.18	13.17
C14	7°23'54"	970.00	125.25	62.71
C48	6°09'28"	200.00	21.49	10.76
C98	21°00'00"	51.00	186.93	190.34
C99	4°27'59"	1030.00	80.29	40.17
C100	13°51'45"	1030.00	249.20	125.21
C120	9°09'07"	32.50	5.19	2.60
C121	71°41'04"	32.50	40.66	23.48
C122	71°41'04"	12.50	15.64	9.03
C123	25°17'20"	12.50	5.52	2.80
C124	5°57'26"	200.00	20.79	10.41
C125	6°09'28"	200.00	21.49	10.76
C127	55°58'51"	200.00	195.41	106.30
C136	9°25'55"	200.00	32.92	16.50
C147	14°11'54"	38.00	9.42	4.73
C148	1°35'06"	988.01	27.33	13.67
C149	13°26'50"	139.45	32.73	16.44
C150	53°03'02"	19.91	18.43	9.94
C151	29°10'32"	45.00	22.91	11.71
C152	71°44'43"	57.95	72.56	41.91
C153	46°15'37"	75.23	60.74	32.14
C154	46°03'19"	65.23	52.44	27.73
C155	71°28'21"	47.95	59.81	34.50
C156	29°10'32"	35.00	17.82	9.11
C157	53°03'02"	29.91	27.69	14.93
C158	13°23'39"	129.45	30.26	15.20
C159	1°35'06"	978.01	27.06	13.53

LINE	BEARING	LENGTH
L9	N00°07'12"W	30.00'
L10	N00°56'15"W	14.09'
L11	N15°56'15"W	49.67'
L12	N14°03'45"E	49.67'
L13	N00°56'15"W	14.08'
L110	N40°39'37"E	89.81'
L111	N49°20'23"W	20.00'
L112	N40°39'37"E	89.98'
L113	N40°39'37"E	40.21'
L114	N40°39'37"E	39.97'
L115	N49°20'23"W	20.00'
L128	N74°48'36"E	10.31'
L129	N33°30'20"W	10.00'
L130	N56°29'40"E	20.00'
L131	N33°30'20"W	10.00'
L132	N74°48'36"E	10.31'
L187	S18°44'57"E	119.39
L188	S87°14'59"W	105.21'
L202	S66°49'44"E	104.06'
L203	S10°25'58"E	85.31'
L204	S38°24'02"E	51.21'
L205	S73°21'05"W	145.79'
L206	S38°27'28"W	55.26'
L247	N41°54'47"W	29.16'
L248	N11°16'50"W	37.33'
L249	N64°19'52"W	22.03'
L251	N85°29'41"E	11.09'
L252	N85°29'41"E	11.09'
L253	N64°19'52"W	22.03'
L254	N11°16'50"W	37.20'
L255	N41°54'47"W	27.85'
L256	N29°31'57"E	39.48'
L257	N00°56'15"W	35.00'



IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TRACT NO. 29515

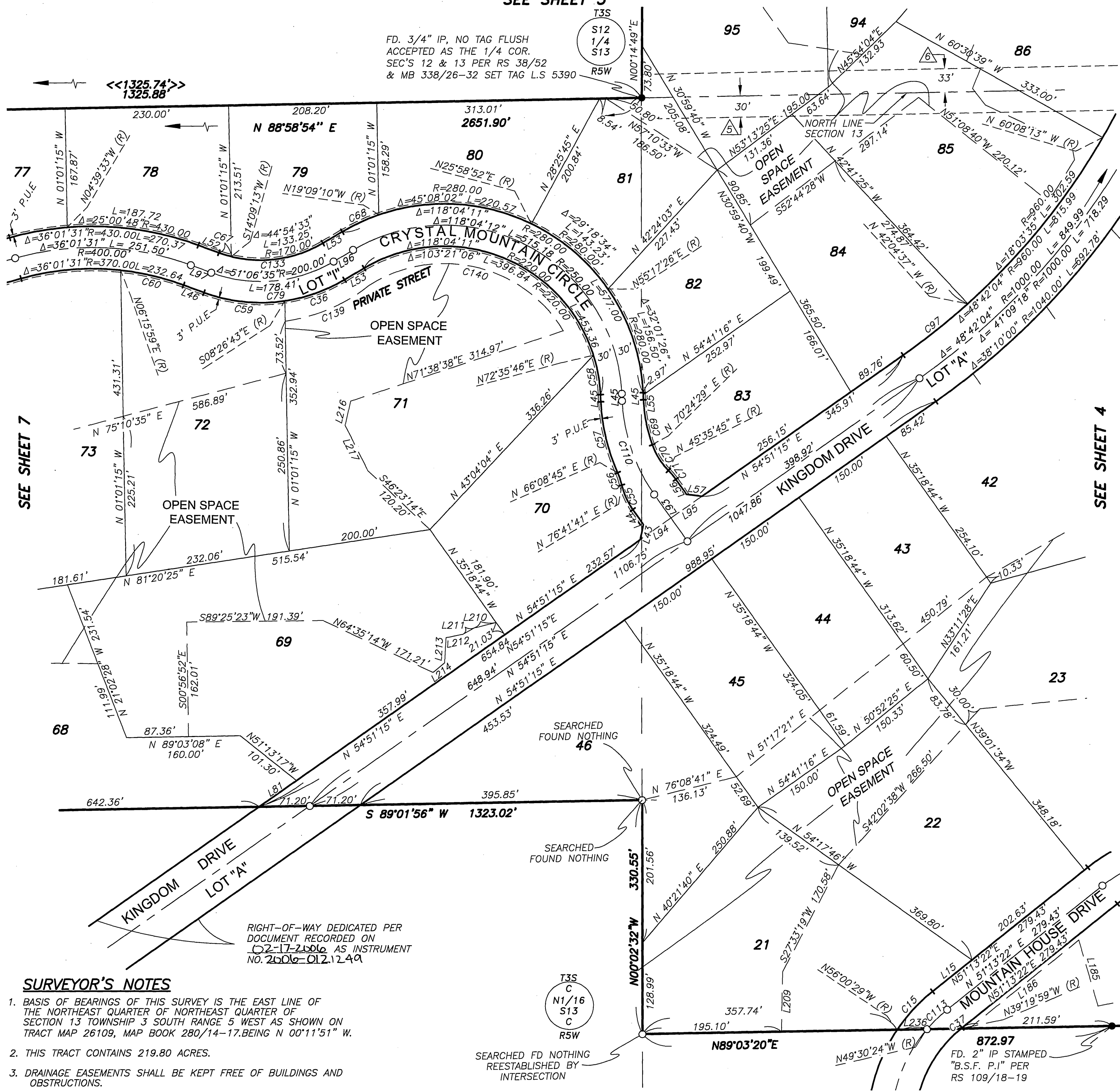
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**adkan**  
ENGINEERS  
RIVERSIDE, CA

JULY 2004

SEE SHEET 3

FD. 3/4" IP, NO TAG FLUSH ACCEPTED AS THE 1/4 COR.  
SEC'S 12 & 13 PER RS 38/52 & MB 338/26-32 SET TAG L.S. 5390

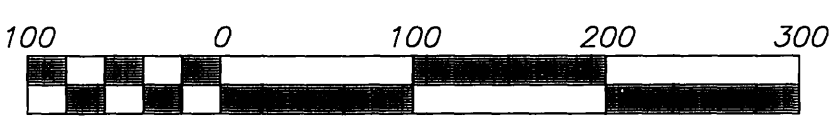


### SURVEYOR'S NOTES

1. BASIS OF BEARINGS OF THIS SURVEY IS THE EAST LINE OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 13 TOWNSHIP 3 SOUTH RANGE 5 WEST AS SHOWN ON TRACT MAP 26109, MAP BOOK 280/14-17. BEING N 00°11'51" W.
2. THIS TRACT CONTAINS 219.80 ACRES.
3. DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
4. ALL FRONT LOT CORNERS ARE MONUMENTED BY A LEAD PLUG & TAG L.S. 5390 SET IN TOP OF CURB ON THE PROLONGATION OF THE LOT LINE (RIV. CO. STD. "D").
5. ALL REAR LOT CORNERS ARE MONUMENTED BY A 1" IRON PIPE TAGGED L.S. 5390 SET FLUSH WITH GROUND UNLESS OTHERWISE NOTED (RIV. CO. STD. "E").
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13. < > PM 29840 PMB 200/68-70
14. ((( ))) RS 35/69
15. { } RS 109/18-19
16. ALL MONUMENTS SHOWN AS "SET" SHALL BE SET IN ACCORDANCE WITH THE MONUMENTATION AGREEMENT FOR THIS MAP, UNLESS OTHERWISE NOTED.
17. // // // // INDICATES RESTRICTED ACCESS.
18. C.C.&R'S PER INSTRUMENT NO. 2006-0121254 RECORDED 02-17-2006.
19. --- INDICATES OPEN SPACE OR STORM DRAIN EASEMENT.

### EASEMENT AND EXCEPTIONS:

1. AN EASEMENT FOR ROAD PURPOSES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 21, 1925 AS BOOK 651 PAGE 351 OF OFFICIAL RECORDS. IN FAVOR OF: NEWTON M. TODD
2. AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 25, 1953 AS BOOK 1511 PAGE 448 OF OFFICIAL RECORDS. IN FAVOR OF: CHARLES A. WISHART



SCALE: 1" = 100'

SEE SHEET 5

CURVE TABLE				LINE TABLE	
CURVE	DELTA	RADIUS	LENGTH	BEARING	LENGTH
C15	17°13'51"	245.00'	73.68'	N51°13'22"E	70.93'
C36	22°18'37"	230.00'	89.56'	N11°42'06"E	21.93'
C37	0°33'21"	179.00'	1.74'	N35°08'45"W	25.75'
C55	21°50'26"	100.00'	38.12'	N02°41'08"W	10.10'
C56	10°32'56"	100.00'	18.41'	N69°38'45"W	30.64'
C57	21°10'07"	280.00'	103.45'	N69°38'45"W	30.64'
C58	14°43'06"	230.00'	56.51'	N59°14'40"E	31.84'
C59	28°47'58"	230.00'	115.61'	N02°41'08"W	7.13'
C60	14°05'16"	370.00'	90.97'	N35°08'45"W	25.75'
C67	6°12'02"	170.00'	18.40'	N81°59'36"W	21.93'
C68	11°36'09"	280.00'	56.70'	N54°51'15"E	53.00'
C69	16°54'23"	220.00'	64.92'	N35°08'45"W	80.75'
C70	24°48'44"	100.00'	43.31'	N54°51'15"E	53.00'
C71	9°15'30"	100.00'	16.16'	N59°14'40"E	31.84'
C79	51°06'35"	230.00'	205.17'	N69°38'45"W	30.64'
C97	6°55'52"	960.00'	116.13'	S16°03'23"E	96.90'
C110	32°27'37"	250.00'	141.63'	N50°55'08"E	197.72'
C113	10°43'46"	212.00'	39.70'	S01°09'10"W	84.31'
C133	51°06'35"	170.00'	151.65'	N75°59'38"E	31.44'
C139	31°10'24"	240.34'	130.76'	N60°46'38"E	18.71'
C140	67°16'34"	181.21'	212.78'	N78°46'58"E	24.01'
C141	27°41'08"	208.35'	100.68'	N03°17'52"E	35.68'
				N50°27'42"E	21.24'
				S50°43'19"W	6.00'
				S12°42'46"W	34.90'
				S26°34'47"E	71.80'
				N89°03'20"E	89.69'



IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TRACT NO. 29515

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12 AND THE NORTH HALF OF SECTION 13, BOTH IN TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. RIVERSIDE COUNTY, CALIFORNIA.

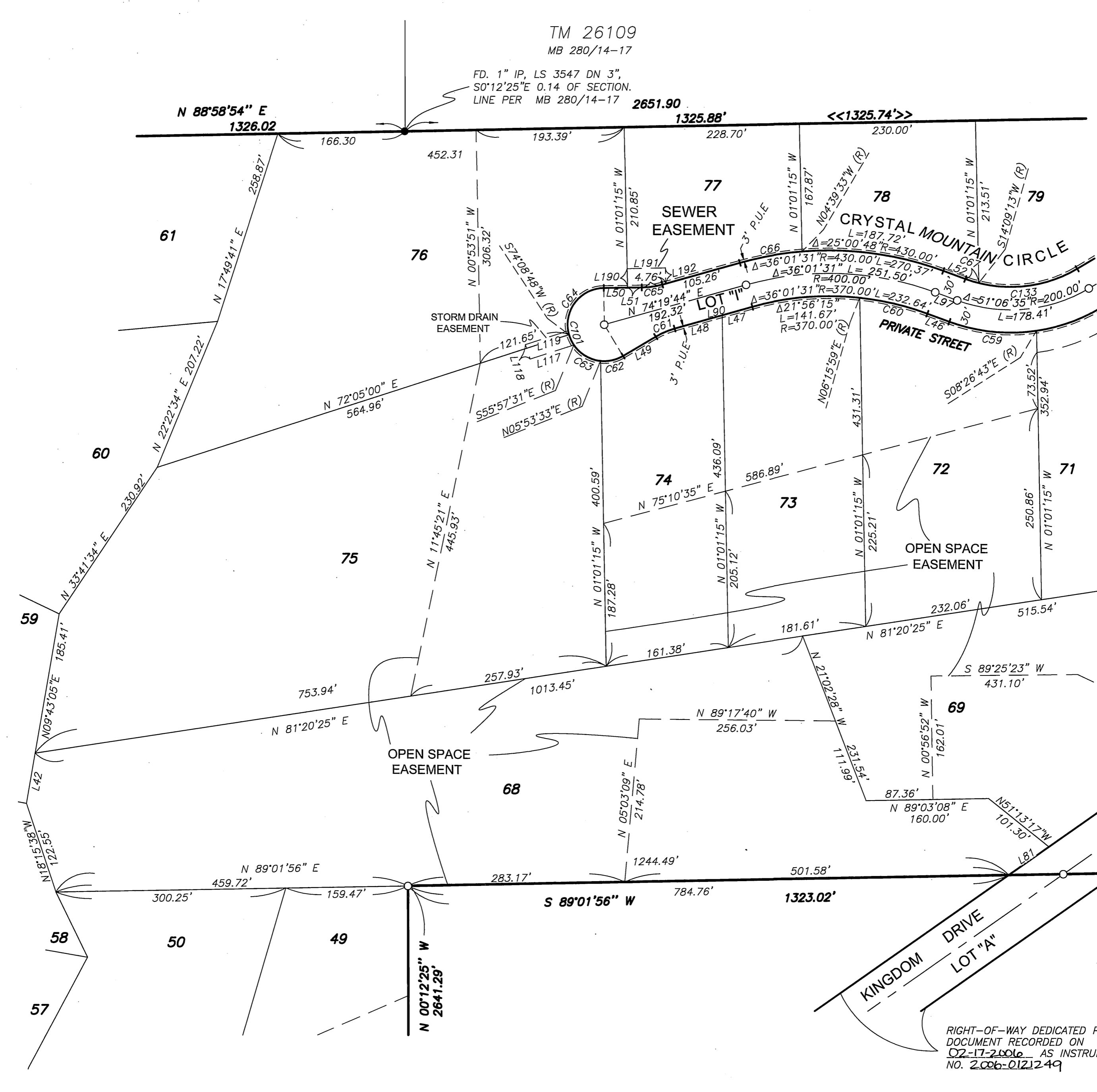
**adkan**  
ENGINEERS  
RIVERSIDE, CA

JULY 2004

397/66  
CITY

SEE SHEET 8

SEE SHEET 6



TM 26109  
MB 280/14-17

FD. 1" IP, LS 3547 DN 3",  
S0°12'25"E 0.14 OF SECTION.  
LINE PER MB 280/14-17

N 88°58'54" E  
1326.02'

2651.90

1325.88'

<<1325.74'>>

61

76

77

78

79

60

75

74

72

71

59

68

69

58

50

49

57

SEE SHEET 9

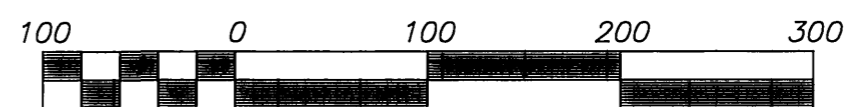
RIGHT-OF-WAY DEDICATED PER  
DOCUMENT RECORDED ON  
02-17-2006 AS INSTRUMENT  
NO. 2006-0121249

### SURVEYOR'S NOTES

1. BASIS OF BEARINGS OF THIS SURVEY IS THE EAST LINE OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 13 TOWNSHIP 3 SOUTH RANGE 5 WEST AS SHOWN ON TRACT MAP 26109, MAP BOOK 280/14-17. BEING N 00°11'51" W.
2. THIS TRACT CONTAINS 219.80 ACRES.
3. DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
4. ALL FRONT LOT CORNERS ARE MONUMENTED BY A LEAD PLUG & TAG L.S. 5390 SET IN TOP OF CURB ON THE PROLONGATION OF THE LOT LINE (RIV. CO. STD. "D")
5. ALL REAR LOT CORNERS ARE MONUMENTED BY A 1" IRON PIPE TAGGED L.S. 5390 SET FLUSH WITH GROUND UNLESS OTHERWISE NOTED (RIV. CO. STD. "E")
6. ○ INDICATES SET 1" IRON PIPE, FLUSH, WITH LS 5390 TAG, UNLESS OTHERWISE NOTED.
7. ● INDICATES FOUND MONUMENT AS NOTED.
8. (( )) TM 22467 MB 188/60-62
9. [[ ]] TM 25219 MB 301/63-66
10. [ ] TM 25219-1 MB 270/21-28
11. << >> TM 26109 MB 280/14-17
12. ( ) TM 28907 MB 338/26-32
13. < > PM 29840 PMB 200/68-70
14. ((( ))) RS 35/69
15. { } RS 109/18-19
16. ALL MONUMENTS SHOWN AS "SET" SHALL BE SET IN ACCORDANCE WITH THE MONUMENTATION AGREEMENT FOR THIS MAP, UNLESS OTHERWISE NOTED.
17. // // // // INDICATES RESTRICTED ACCESS.
18. C.C.&R'S PER INSTRUMENT NO. 2006-0121249 RECORDED 02-17-2006
19. - - - - INDICATES OPEN SPACE OR STORM DRAIN EASEMENT.

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C59	28°47'58"	115.61'	230.00'	59.05'
C60	14°05'16"	90.98'	370.00'	45.72'
C61	15°00'00"	26.97'	103.00'	13.56'
C62	36°33'48"	30.63'	48.00'	15.86'
C63	68°15'15"	57.18'	48.00'	32.53'
C64	105°10'57"	88.12'	48.00'	62.76'
C65	15°00'00"	26.97'	103.00'	13.56'
C66	11°00'42"	82.64'	430.00'	41.45'
C67	6°12'02"	18.40'	170.00'	9.21'
C79	51°06'35"	205.17'	230.00'	109.97'
C101	210°00'00"	175.93'	48.00'	179.14'
C133	51°06'35"	151.65'	170.00'	81.29'
C144	12°57'39"	103.00'	23.30'	11.70'

LINE TABLE		
LINE	BEARING	LENGTH
L42	N09°43'05"E	66.92'
L46	N69°38'45"W	30.64'
L47	N74°19'44"E	40.82'
L48	N74°19'44"E	64.45'
L49	N59°19'44"E	49.67'
L50	N89°19'44"E	30.96'
L51	N89°19'44"E	18.71'
L52	N69°38'45"W	30.64'
L81	N54°51'15"E	64.28'
L90	N74°19'44"E	105.26'
L97	N69°38'45"W	30.64'
L117	N72°08'32"E	59.84'
L118	N17°51'28"W	20.00'
L119	N72°05'00"E	58.54'
L190	N01°01'15"W	25.00'
L191	N88°58'45"E	50.00'
L192	N01°01'15"W	20.56'



SCALE: 1" = 100'

397/67  
CITY

M.B. 397/67

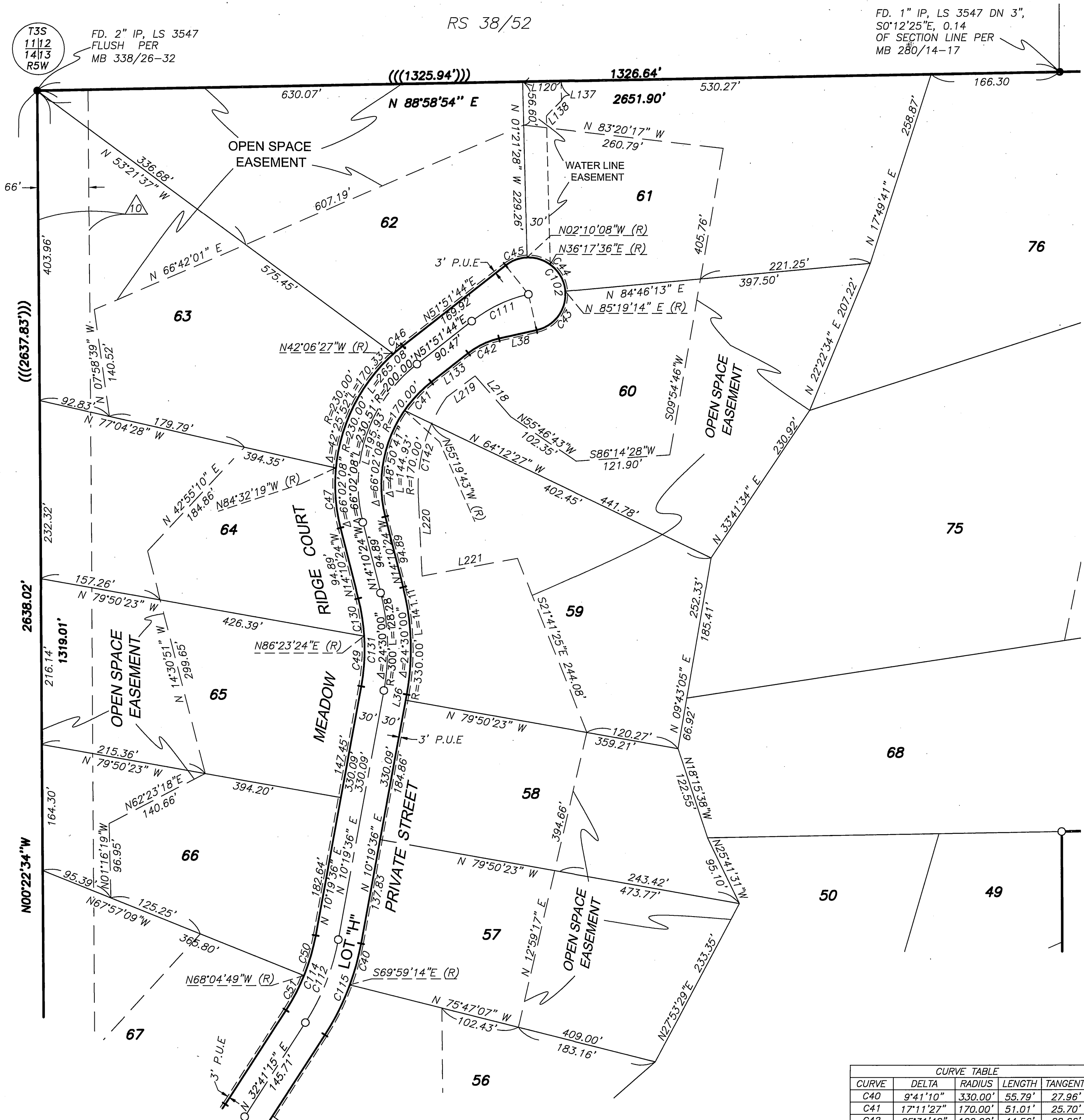
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TRACT NO. 29515

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12 AND THE NORTH HALF OF SECTION 13, BOTH IN TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. RIVERSIDE COUNTY, CALIFORNIA.

**adkan**  
ENGINEERS  
RIVERSIDE, CA

JULY 2004



FD. 1" IP, LS 3547 DN 3",  
S0°12'25"E, 0.14  
OF SECTION LINE PER  
MB 280/14-17

RS 38/52

T3S  
1112  
1413  
R5W  
FD. 2" IP, LS 3547  
FLUSH PER  
MB 338/26-32

SEE SHEET 7

SEE SHEET 9

### SURVEYOR'S NOTES

1. BASIS OF BEARINGS OF THIS SURVEY IS THE EAST LINE OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 13 TOWNSHIP 3 SOUTH RANGE 5 WEST AS SHOWN ON TRACT MAP 26109, MAP BOOK 280/14-17. BEING N 00°11'51" W.
2. THIS TRACT CONTAINS 219.80 ACRES.
3. DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
4. ALL FRONT LOT CORNERS ARE MONUMENTED BY A LEAD PLUG & TAG L.S. 5390 SET IN TOP OF CURB ON THE PROLONGATION OF THE LOT LINE (RIV. CO. STD. "D")
5. ALL REAR LOT CORNERS ARE MONUMENTED BY A 1" IRON PIPE TAGGED L.S. 5390 SET FLUSH WITH GROUND UNLESS OTHERWISE NOTED (RIV. CO. STD. "E")
6. ○ INDICATES SET 1" IRON PIPE, FLUSH, WITH LS 5390 TAG, UNLESS OTHERWISE NOTED.
7. ● INDICATES FOUND MONUMENT AS NOTED.
8. (( )) TM 22467 MB 188/60-62
9. [[ ]] TM 25219 MB 301/63-66
10. [ ] TM 25219-1 MB 270/21-28
11. << >> TM 26109 MB 280/14-17
12. ( ) TM 28907 MB 338/26-32
13. < > PM 29840 PMB 200/68-70
14. ((( ))) RS 35/69

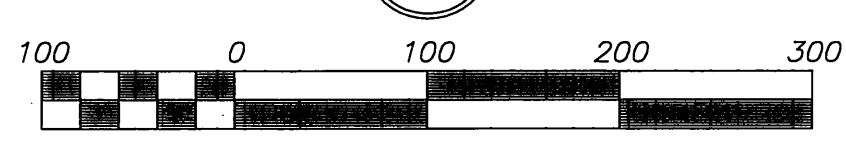
### EASEMENT AND EXCEPTIONS:

10. AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 10, 1961 AS INSTRUMENT NO. 86658 OF OFFICIAL RECORDS, IN FAVOR OF: DAVID H. CRANE, ET AL

15. { } RS 109/18-19
16. ALL MONUMENTS SHOWN AS "SET" SHALL BE SET IN ACCORDANCE WITH THE MONUMENTATION AGREEMENT FOR THIS MAP, UNLESS OTHERWISE NOTED.
17. / / / / / INDICATES RESTRICTED ACCESS.
18. C.C.&R'S PER INSTRUMENT NO. 2006-0121254 RECORDED 02-17-2006
19. --- INDICATES OPEN SPACE OR STORM DRAIN EASEMENT.

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C40	9°41'10"	330.00'	55.79'	27.96'
C41	17°11'27"	170.00'	51.01'	25.70'
C42	25°31'48"	100.00'	44.56'	22.66'
C43	82°04'18"	48.00'	68.76'	41.78'
C44	87°29'23"	48.00'	73.29'	45.94'
C45	35°58'08"	48.00'	30.13'	15.58'
C46	3°58'11"	230.00'	15.94'	7.97'
C47	19°38'05"	230.00'	78.82'	39.80'
C48	6°09'28"	200.00'	21.49'	10.76'
C49	13°56'12"	270.00'	65.67'	33.00'
C50	11°35'35"	270.00'	54.63'	27.41'
C51	10°46'04"	270.00'	50.74'	25.45'
C102	205°31'48"	48.00'	172.18'	211.87'
C111	25°31'48"	184.35'	82.14'	41.76'
C112	22°21'39"	300.00'	117.08'	59.29'
C114	22°21'39"	270.00'	105.37'	53.37'
C115	22°21'39"	330.00'	128.79'	65.22'
C130	10°33'48"	270.00'	49.78'	24.96'
C131	24°30'00"	270.00'	115.45'	58.62'
C142	38°39'55"	206.97'	139.67'	72.61'

LINE TABLE		
LINE	BEARING	LENGTH
L36	N10°19'36"E	7.39'
L38	N77°23'32"E	50.00'
L120	N88°58'54"E	50.00'
L133	N51°51'44"E	61.02'
L137	N01°01'06"W	25.40'
L138	N44°01'30"E	27.88'
L218	N40°58'30"W	70.65'
L219	S53°12'19"W	46.18'
L220	S02°40'40"E	101.23'
L221	N79°28'51"E	125.90'



SCALE: 1" = 100'

M.B. 397/67



IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TRACT NO. 29515

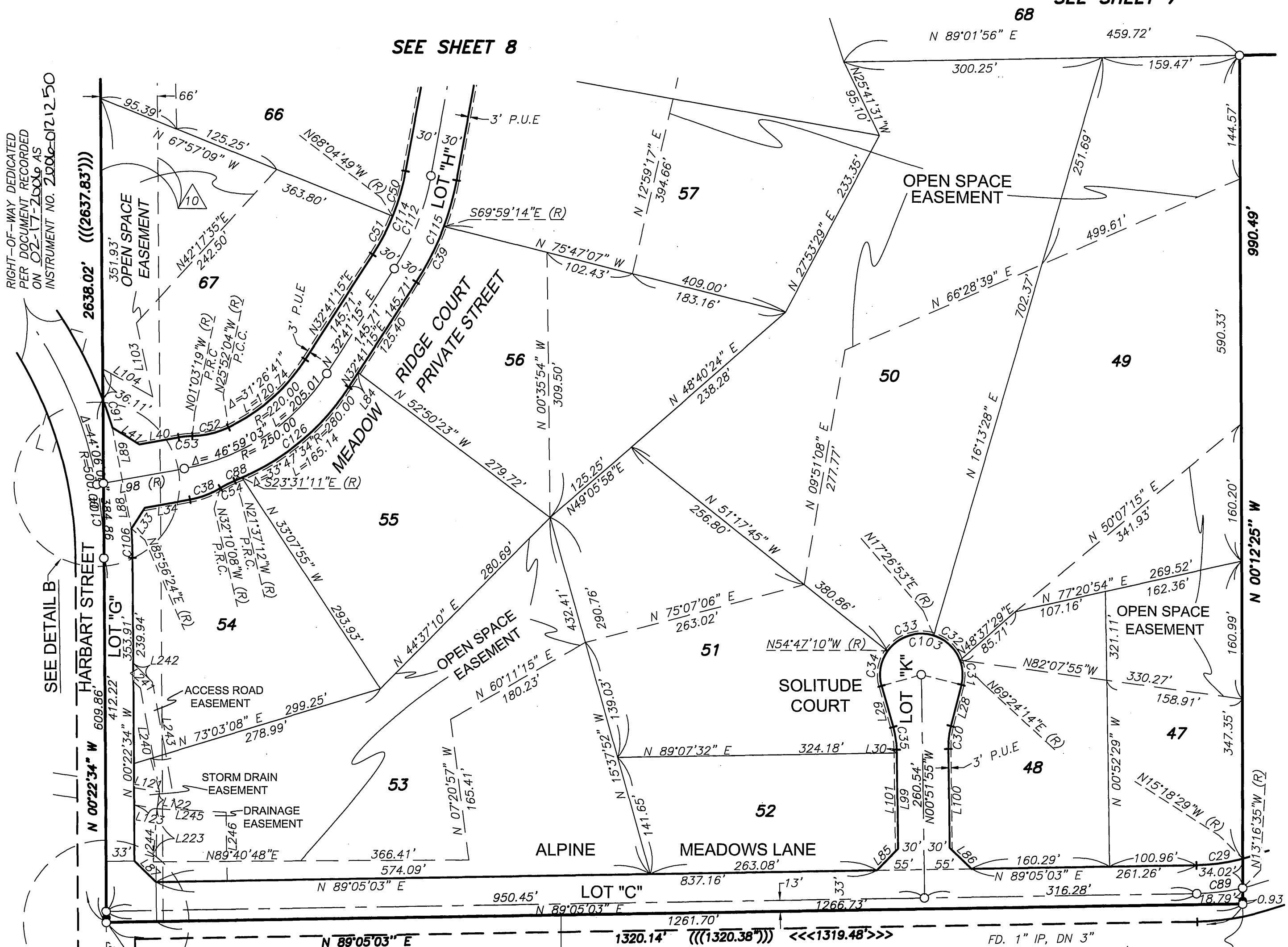
BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12 AND THE NORTH HALF OF SECTION 13, BOTH IN TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. RIVERSIDE COUNTY, CALIFORNIA.

**adkan**  
ENGINEERS  
RIVERSIDE, CA

JULY 2004

SEE SHEET 7

SEE SHEET 8



RIGHT-OF-WAY DEDICATED PER DOCUMENT RECORDED ON 02-17-2004 AS INSTRUMENT NO. 2004-012150

SEE DETAIL B

SEE DETAIL A

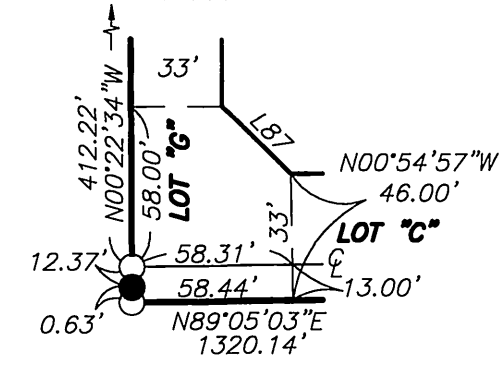
PARCEL 1  
RS 57/31

PARCEL 2  
RS 57/31

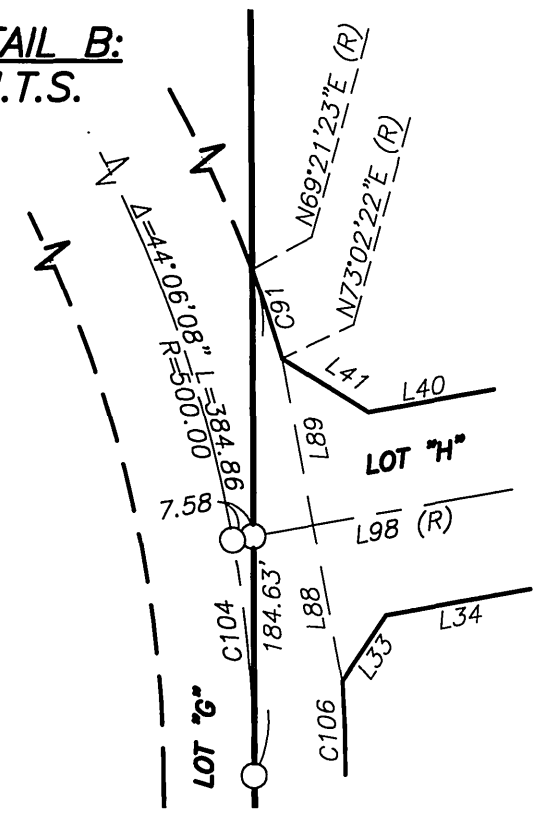
### SURVEYOR'S NOTES

1. BASIS OF BEARINGS OF THIS SURVEY IS THE EAST LINE OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 13 TOWNSHIP 3 SOUTH RANGE 5 WEST AS SHOWN ON TRACT MAP 26109, MAP BOOK 280/14-17. BEING N 00°11'51" W.
2. THIS TRACT CONTAINS 219.80 ACRES.
3. DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
4. ALL FRONT LOT CORNERS ARE MONUMENTED BY A LEAD PLUG & TAG L.S. 5390 SET IN TOP OF CURB ON THE PROLONGATION OF THE LOT LINE (RIV. CO. STD. "D")
5. ALL REAR LOT CORNERS ARE MONUMENTED BY A 1" IRON PIPE TAGGED L.S. 5390 SET FLUSH WITH GROUND UNLESS OTHERWISE NOTED (RIV. CO. STD. "E")
6. ○ INDICATES SET 1" IRON PIPE, FLUSH, WITH LS 5390 TAG, UNLESS OTHERWISE NOTED.
7. ● INDICATES FOUND MONUMENT AS NOTED.
8. (( )) TM 22467 MB 188/60-62
9. [[ ]] TM 25219 MB 301/63-66
10. [ ] TM 25219-1 MB 270/21-28
11. << >> TM 26109 MB 280/14-17
12. ( ) TM 28907 MB 338/26-32
13. < > PM 29840 PMB 200/68-70
14. ((( ))) RS 35/69
15. { } RS 109/18-19
16. ALL MONUMENTS SHOWN AS "SET" SHALL BE SET IN ACCORDANCE WITH THE MONUMENTATION AGREEMENT FOR THIS MAP, UNLESS OTHERWISE NOTED.
17. / / / / INDICATES RESTRICTED ACCESS.
18. C.C.&R'S PER INSTRUMENT NO. 2004-012154 RECORDED 02-17-2004
19. --- INDICATES OPEN SPACE OR STORM DRAIN EASEMENT.

### DETAIL A: N.T.S.



### DETAIL B: N.T.S.



### LINE TABLE

LINE	BEARING	LENGTH
L28	N14°08'05"E	49.67'
L29	N15°51'55"W	49.67'
L30	N00°51'55"W	3.73'
L33	N33°21'16"E	28.83'
L34	N79°42'28"E	53.22'
L40	N79°42'28"E	46.21'
L41	N57°57'16"W	36.96'
L84	N32°41'15"E	20.31'
L85	N44°06'34"E	35.37'
L86	N45°53'26"W	35.34'
L87	N45°38'46"W	35.19'
L88	N10°30'37"W	57.86'
L89	N10°30'37"W	61.89'
L98(R)	N79°42'28"E	102.95'
L99	N00°51'55"W	115.50'
L100	N00°51'55"W	115.45'
L101	N00°51'55"W	111.77'
L103	N12°18'25"W	88.17'
L104	N60°43'50"W	66.53'
L119	N72°05'00"E	58.54'
L121	N80°52'42"W	30.08'
L122	N09°07'18"E	20.00'
L123	N00°09'03"W	20.00'
L222	S58°05'14"W	32.01'
L223	S03°43'53"W	62.11'
L224	S15°04'25"E	40.37'
L225	N03°55'20"W	14.50'
L239	N01°01'15"W	30.00'
L240	N10°27'29"W	122.73'
L241	N45°21'32"W	11.57'
L242	N45°21'32"W	31.72'
L243	N10°27'29"W	151.45'
L244	N00°32'06"E	85.75'
L245	N87°04'24"W	80.52'
L246	N00°54'57"W	80.32'

### CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C29	14°23'32"	217.00'	54.51'	27.40'
C30	15°00'00"	103.00'	26.97'	13.56'
C31	34°43'51"	48.00'	29.10'	15.01'
C32	51°57'21"	48.00'	43.53'	23.39'
C33	72°14'03"	48.00'	60.51'	35.02'
C34	51°04'45"	48.00'	42.79'	22.94'
C35	15°00'00"	103.00'	26.97'	13.56'
C36	22°18'37"	230.00'	89.56'	45.35'
C38	21°50'27"	100.00'	38.12'	19.29'
C39	12°40'29"	330.00'	73.00'	36.65'
C50	11°35'35"	270.00'	54.63'	27.41'
C51	10°46'04"	270.00'	50.74'	25.45'
C52	24°48'45"	100.00'	43.31'	22.00'
C53	9°14'13"	100.00'	16.12'	8.08'
C54	10°32'56"	100.00'	18.41'	9.23'
C88	1°53'59"	280.00'	9.28'	4.64'
C89	12°21'38"	250.00'	53.93'	27.07'
C91	3°40'59"	533.00'	34.26'	17.14'
C103	210°00'00"	48.00'	175.93'	179.14'
C104	9°54'58"	500.00'	86.53'	43.38'
C106	3°41'02"	533.00'	34.27'	17.14'
C112	22°21'39"	300.00'	117.08'	59.29'
C114	22°21'39"	270.00'	105.37'	53.37'
C115	22°21'39"	330.00'	128.79'	65.22'
C126	35°41'33"	280.00'	174.43'	90.15'

### EASEMENT AND EXCEPTIONS:

10. AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 10, 1961 AS INSTRUMENT NO. 88658 OF OFFICIAL RECORDS. IN FAVOR OF: DAVID H. CRANE, ET AL

# TRACT NO. 29515

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12 AND THE NORTH HALF OF SECTION 13, BOTH IN TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. RIVERSIDE COUNTY, CALIFORNIA.

**adkan ENGINEERS**  
RIVERSIDE, CA

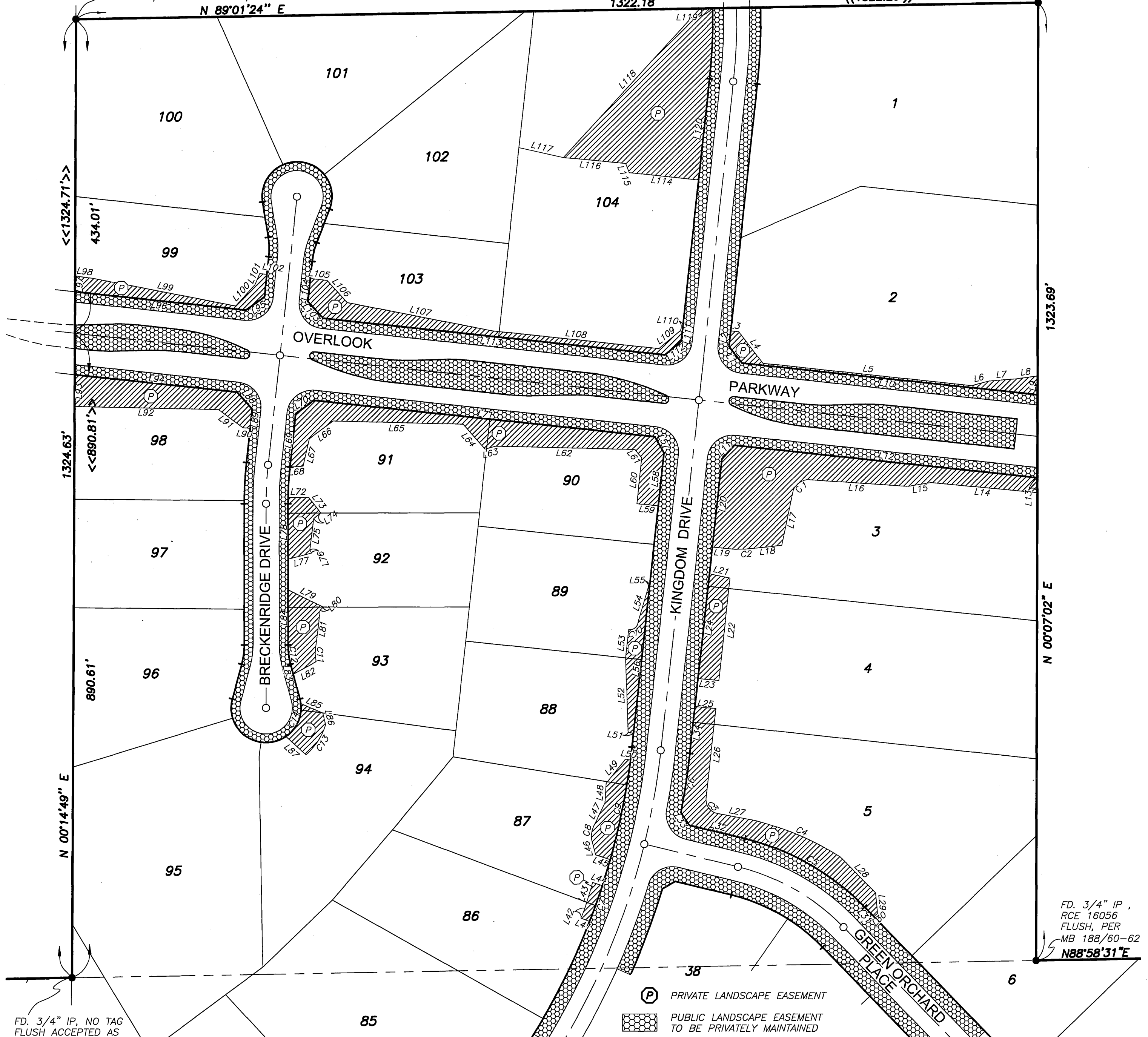
JULY 2004

## PUBLIC AND PRIVATE LANDSCAPE EASEMENTS

FD. 3/4" IP, RCE 862  
UP 4", 0.97' N & 0.27' W  
PER MB 188/61  
(1322.29')

FD. 3/4" IP, RCE 9876,  
DN 12" PER MB 188/60-62,  
MB 280/14-17 & RS 38/52

CITY



FD. 3/4" IP, NO TAG  
FLUSH ACCEPTED AS  
THE 1/4 COR. SEC 12  
& 13 PER RS 38/52  
& MB 338/26-32

FD. 3/4" IP,  
RCE 16056  
FLUSH, PER  
MB 188/60-62  
N88°58'31"E

SEE SHEET 11

### SURVEYOR'S NOTES

1. BASIS OF BEARINGS OF THIS SURVEY IS THE EAST LINE OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 13 TOWNSHIP 3 SOUTH RANGE 5 WEST AS SHOWN ON TRACT MAP 26109, MAP BOOK 280/14-17, BEING N 00°11'51" W.
2. THIS TRACT CONTAINS 219.80 ACRES.
3. DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
4. ALL FRONT LOT CORNERS ARE MONUMENTED BY A LEAD PLUG & TAG L.S. 5390 SET IN TOP OF CURB ON THE PROLONGATION OF THE LOT LINE (RIV. CO. STD. "D").
5. ALL REAR LOT CORNERS ARE MONUMENTED BY A 1" IRON PIPE TAGGED L.S. 5390 SET FLUSH WITH GROUND UNLESS OTHERWISE NOTED (RIV. CO. STD. "E").
6. ○ INDICATES SET 1" IRON PIPE, FLUSH, WITH LS 5390 TAG, UNLESS OTHERWISE NOTED.
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8. (( )) TM 22467 MB 188/60-62
9. [[ ]] TM 25219 MB 301/63-66
10. [ ] TM 25219-1 MB 270/21-28
11. << >> TM 26109 MB 280/14-17
12. ( ) TM 28907 MB 338/26-32
13. < > PM 29840 PMB 200/68-70
14. ((( ))) RS 35/69

### CURVE TABLE

CURVE	DELTA	RADIUS	LENGHT	TANGENT
C1	57°35'52"	25.25'	25.38'	13.88'
C2	6°47'57"	237.88'	28.23'	14.13'
C3	84°09'00"	19.64'	28.84'	17.73'
C4	17°34'22"	413.64'	126.86'	63.93'
C5	32°23'35"	340.00'	192.22'	98.76'
C6	4°33'28"	1040.00'	82.73'	41.39'
C7	3°07'43"	960.00'	52.42'	26.22'
C8	33°48'31"	37.32'	22.02'	11.34'
C9	8°23'45"	960.00'	140.67'	70.46'
C10	94°28'30"	10.65'	17.56'	11.52'
C11	18°53'00"	59.23'	19.52'	9.85'
C12	15°00'00"	103.00'	26.97'	13.56'
C13	32°55'35"	86.70'	49.82'	25.62'
C14	62°33'58"	48.00'	52.42'	29.17'
C16	7°25'26"	753.99'	97.69'	48.92'

### LINE TABLE

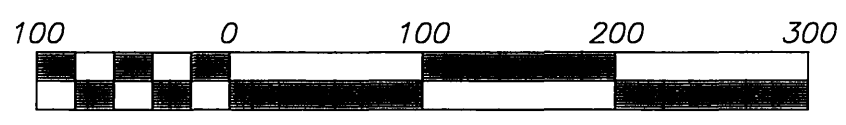
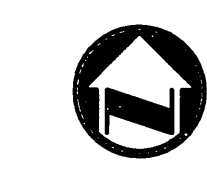
LINE	BEARING	LENGTH
L1	N37°26'59"W	28.98
L2	N06°09'11"E	21.62
L3	S83°50'55"E	11.27
L4	S37°20'46"E	54.84
L5	S83°49'52"E	288.95
L6	N74°48'47"E	24.03
L7	N85°16'05"E	36.66
L8	N82°14'48"E	30.64
L9	S00°07'02"W	25.92
L10	N83°50'49"W	408.82
L11	N41°41'27"E	25.83
L12	S83°50'49"E	418.85
L13	S00°07'02"W	20.76
L14	N84°31'18"W	146.75
L15	S80°26'21"W	31.07
L16	N86°10'34"W	139.89
L17	S11°29'30"W	77.67
L18	S84°11'36"W	36.17
L19	N84°21'03"W	31.65
L20	N06°09'11"E	122.18
L21	S78°14'37"E	28.78
L22	S06°02'29"W	142.39
L23	N83°50'49"W	28.92
L24	N06°09'11"E	145.20
L25	S83°50'49"E	28.95
L26	S06°09'11"W	124.46
L27	S79°32'43"E	53.77
L28	S44°19'31"E	69.45
L29	S05°33'10"E	28.47
L30	S46°05'32"W	6.91
L31	N43°54'28"W	18.55
L32	N76°18'03"W	79.02
L33	N32°47'42"W	20.65
L34	N06°09'11"E	65.24

### LINE TABLE

LINE	BEARING	LENGTH
L41	N69°01'02"W	12.57
L42	N21°02'21"E	14.97
L43	N16°49'04"E	36.81
L44	S71°57'33"E	13.82
L45	N71°46'53"W	21.07
L46	N14°55'43"W	22.05
L47	N25°52'37"E	32.88
L48	N03°19'37"E	26.72
L49	N38°16'09"E	42.56
L50	S81°13'42"E	6.95
L51	N82°22'37"W	7.36
L52	N02°04'39"W	103.06
L53	N06°00'59"E	39.74
L54	N16°15'10"E	52.59
L55	N89°11'05"E	1.25
L56	S06°09'11"W	204.16
L57	S29°23'05"E	25.83
L58	S06°09'11"W	73.55
L59	N83°53'36"W	29.48
L60	N05°57'26"E	63.93
L61	N39°33'51"W	14.58
L62	N88°36'09"W	191.61
L63	S74°56'19"W	15.04
L64	N41°13'42"W	45.59
L65	N88°31'48"W	178.75
L66	S53°23'43"W	40.52
L67	S12°39'37"W	39.02
L68	S85°24'59"W	18.25
L69	N06°09'11"E	74.19
L70	N53°45'20"E	31.17
L71	S83°50'49"E	470.89
L72	N89°59'29"E	28.28
L73	S37°35'15"E	27.24
L74	S49°59'58"W	12.39
L75	S06°54'27"W	42.87
L76	S23°14'27"E	5.26
L77	S75°24'32"W	33.47
L78	N00°00'37"W	76.72
L79	S63°38'20"E	54.02
L80	S42°42'42"W	6.15

### LINE TABLE

LINE	BEARING	LENGTH
L81	S06°54'13"W	51.89
L82	S61°07'54"W	35.90
L83	N15°00'37"W	14.41
L84	N00°00'37"W	76.21
L85	S65°56'09"E	33.27
L86	S13°39'52"E	16.52
L87	N47°35'40"W	37.23
L88	S41°26'58"E	31.17
L89	S06°09'11"W	26.91
L90	N83°50'49"W	10.25
L91	N52°53'27"W	41.29
L92	N88°44'22"W	198.20
L93	N00°14'49"E	43.83
L94	S83°50'49"E	224.62
L95	S53°45'20"W	31.12
L96	N83°50'49"W	236.45
L97	N00°14'49"E	21.93
L98	S82°19'33"E	25.10
L99	S78°57'03"E	199.41
L100	N42°29'39"E	39.63
L101	S22°30'50"W	16.75
L102	S83°50'49"E	9.72
L103	N41°26'58"W	31.12
L104	N06°09'11"E	31.79
L105	S83°13'51"E	23.46
L106	S41°49'04"E	40.86
L107	S78°54'55"E	203.22
L108	S83°50'33"E	230.43
L109	N49°45'21"E	37.66
L110	S85°50'02"E	3.24
L111	S06°09'11"W	14.08
L112	S49°45'21"W	28.98
L113	N83°50'49"W	472.95
L114	S83°50'49"E	95.74
L115	S22°12'10"E	13.55
L116	S84°29'57"E	85.70
L117	N77°19'35"W	62.68
L118	S42°19'34"W	278.59
L119	S89°01'24"W	17.36
L120	S06°09'11"W	140.57



SCALE: 1" = 100'



# TRACT NO. 29515

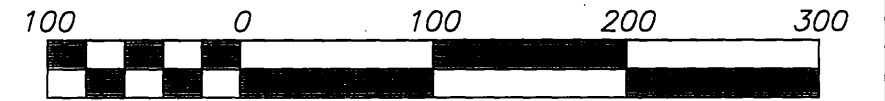
BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12 AND THE NORTH HALF OF SECTION 13, BOTH IN TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. RIVERSIDE COUNTY, CALIFORNIA.

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RIVERSIDE, CA

JULY 2004

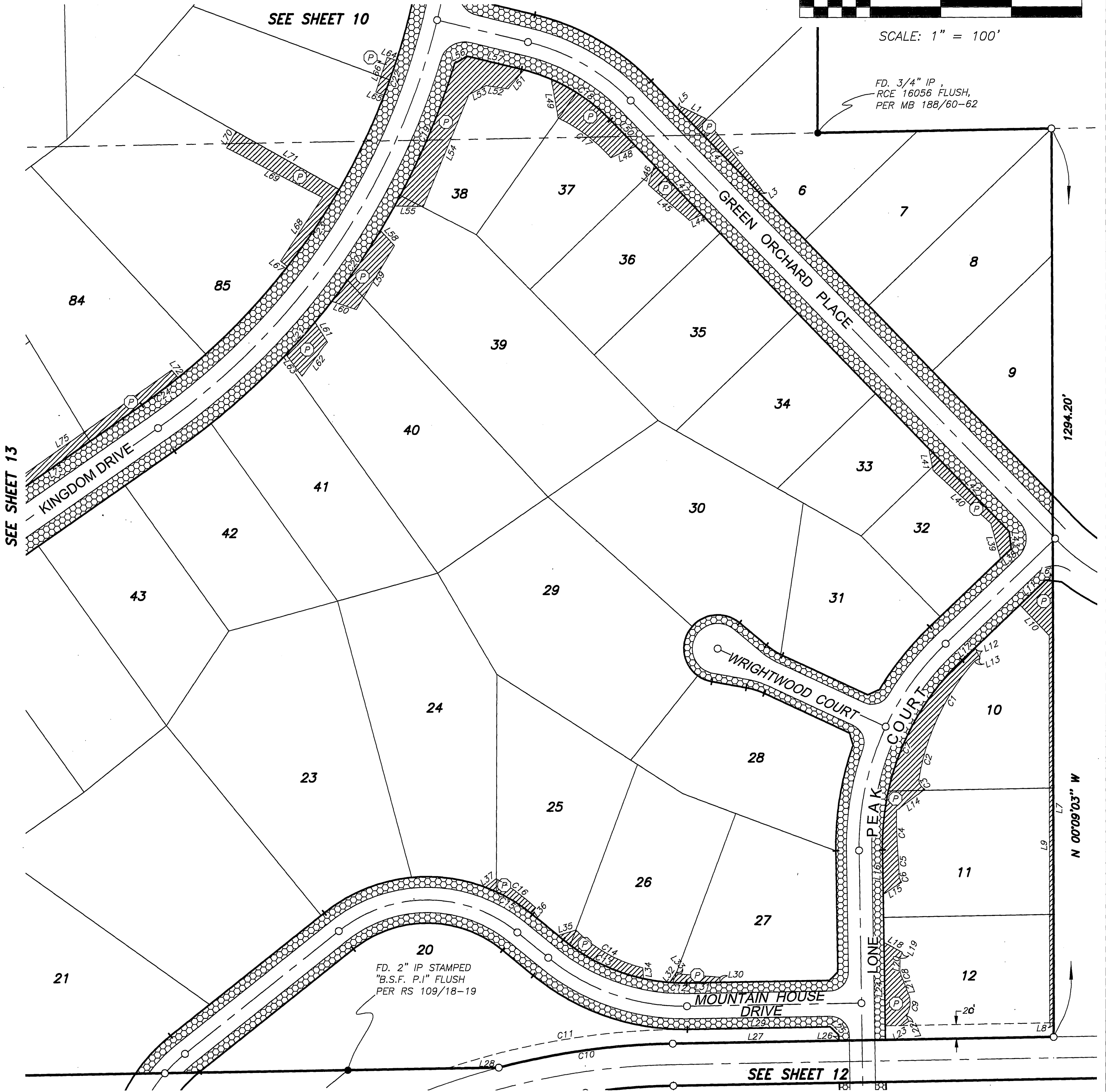


## PUBLIC AND PRIVATE LANDSCAPE EASEMENTS



SCALE: 1" = 100'

FD. 3/4" IP,  
RCE 16056 FLUSH,  
PER MB 188/60-62



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGHT	TANGENT
C1	22°17'16"	341.26'	132.75'	67.22'
C2	9°04'43"	329.34'	52.18'	26.15'
C3	77°41'40"	15.56'	21.10'	12.53'
C4	5°40'02"	650.16'	64.31'	32.18'
C5	3°13'42"	491.26'	27.68'	13.84'
C6	39°22'35"	16.32'	11.21'	5.84'
C7	47°01'47"	367.00'	301.24'	159.69'
C8	23°09'11"	33.16'	13.40'	6.79'
C9	46°30'50"	36.41'	29.56'	15.65'
C10	13°51'45"	1030.00'	249.20'	125.21'
C11	18°24'06"	1078.14'	346.27'	174.64'
C12	5°08'47"	267.00'	23.98'	12.00'
C13	27°25'23"	267.00'	127.79'	65.14'
C14	31°30'11"	201.36'	110.71'	56.79'
C15	18°28'39"	233.00'	75.14'	37.90'
C16	13°48'11"	290.02'	69.87'	35.10'
C17	23°16'27"	232.25'	94.34'	47.83'
C18	22°34'42"	260.00'	102.46'	51.90'
C19	12°08'57"	1040.00'	220.53'	110.68'
C20	6°44'54"	1040.00'	122.49'	61.32'
C21	3°23'42"	1040.00'	61.63'	30.82'
C22	3°07'43"	960.00'	52.42'	26.22'
C23	7°52'52"	960.00'	132.05'	66.13'
C24	3°56'05"	936.95'	64.35'	32.19'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S64°10'47"E	36.79
L2	S38°21'59"E	127.38
L3	S50°25'32"W	5.71
L4	N43°54'28"W	162.35
L5	N46°49'14"E	5.80
L6	S83°46'23"E	10.51
L7	S00°09'03"E	629.74
L8	S89°03'20"W	5.60
L9	N00°07'47"W	552.18
L10	N43°40'14"W	60.42
L11	N46°05'32"E	50.60
L12	S24°30'53"E	17.13
L13	S64°21'26"W	8.54
L14	S53°19'28"W	50.22
L15	S56°33'04"W	31.27
L16	N00°56'15"W	63.25
L17	N46°05'32"E	25.96
L18	S61°50'35"E	29.41
L19	S20°05'55"W	8.85
L20	S00°04'44"E	17.54
L21	S21°23'20"E	25.39
L22	S22°53'02"E	8.47
L23	S57°42'23"W	11.08
L24	N00°56'15"W	133.48
L25	N45°56'28"W	16.98

LINE TABLE		
LINE	BEARING	LENGTH
L26	N00°56'15"W	7.97
L27	N89°03'20"E	235.19
L28	N89°03'21"E	73.48
L29	S89°03'20"W	202.31
L30	N00°56'40"W	7.31
L31	N89°03'20"E	47.32
L32	S33°07'01"W	17.90
L33	N42°11'35"W	3.89
L34	N02°48'51"W	15.32
L35	S72°37'02"W	26.33
L36	N39°02'30"E	10.26
L37	S51°36'55"W	19.49
L38	N46°05'32"E	20.85
L39	S15°17'30"E	52.75
L40	S47°23'33"E	110.73
L41	S10°56'24"E	31.83
L42	N43°54'28"W	163.53
L43	N07°02'16"W	25.00
L44	N63°48'14"E	19.22
L45	S49°03'04"E	77.57
L46	S17°21'56"W	28.81
L47	N43°54'28"W	96.95
L48	N64°48'14"E	38.79
L49	S10°01'04"E	56.14
L50	N43°54'28"W	51.79

LINE TABLE		
LINE	BEARING	LENGTH
L51	N39°50'16"E	35.12
L52	S81°17'34"E	30.93
L53	N62°11'33"E	27.91
L54	N22°05'08"E	171.73
L55	S88°57'24"E	40.82
L56	S60°11'36"W	20.65
L57	N76°18'03"W	79.02
L58	S42°34'11"E	29.31
L59	S30°44'12"W	106.06
L60	N71°19'38"W	36.76
L61	S32°06'58"E	33.55
L62	S36°24'35"W	58.54
L63	N36°05'45"W	38.26
L64	N71°57'33"W	13.82
L65	S69°01'02"E	12.57
L66	S18°02'16"W	51.75
L67	S53°11'48"E	12.34
L68	S33°15'41"W	108.73
L69	S62°33'17"E	152.79
L70	S29°29'21"W	26.95
L71	N60°30'39"W	167.70
L72	N39°01'44"W	13.99
L73	N54°51'15"E	306.76
L74	S35°08'45"E	14.80
L75	S54°39'08"W	370.11

PRIVATE LANDSCAPE EASEMENT  
 PUBLIC LANDSCAPE EASEMENT TO BE PRIVATELY MAINTAINED

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

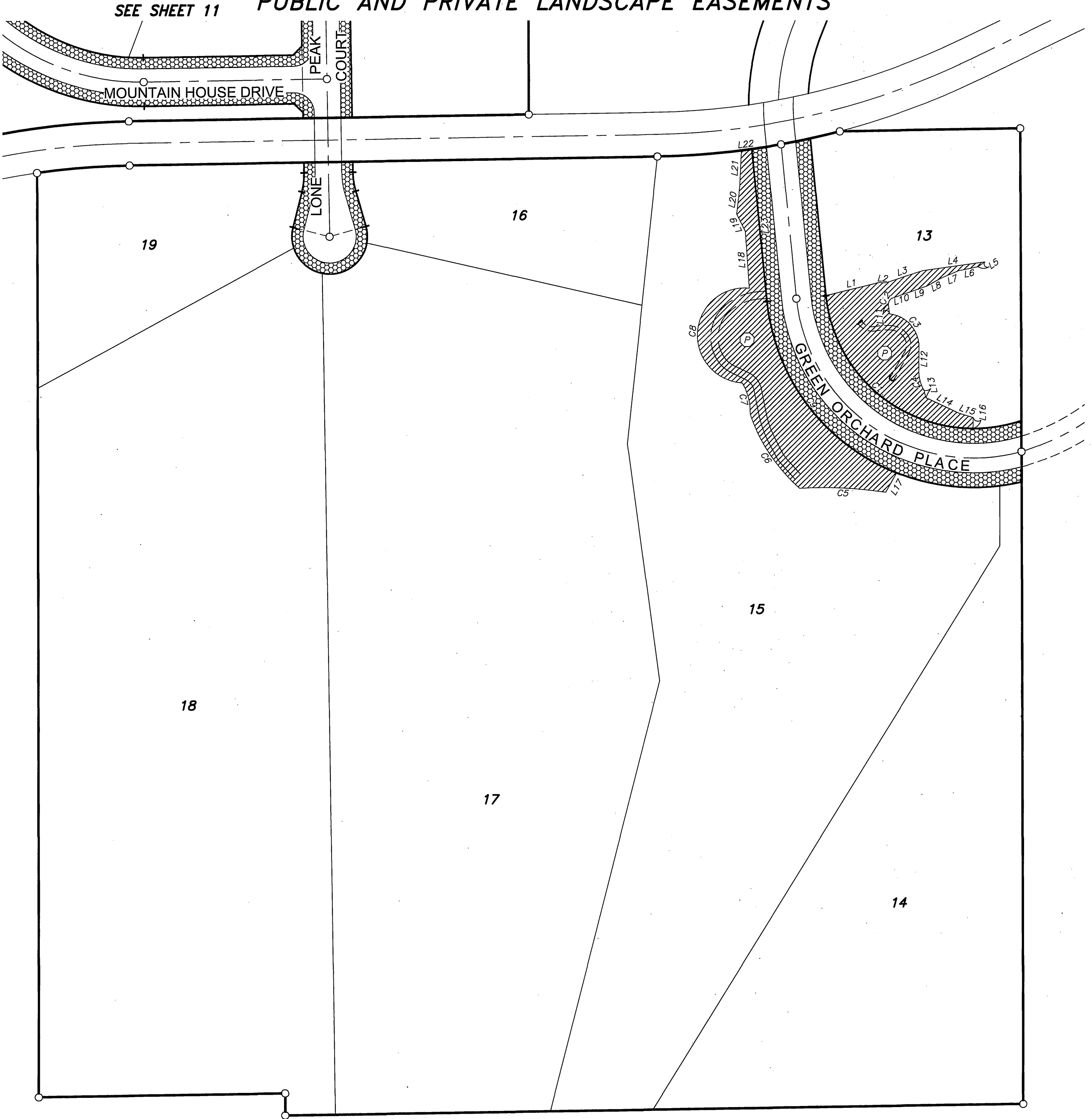
# TRACT NO. 29515

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12 AND THE NORTH HALF OF SECTION 13, BOTH IN TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. RIVERSIDE COUNTY, CALIFORNIA.

**adkan**  
ENGINEERS  
RIVERSIDE, CA

JULY 2004

## PUBLIC AND PRIVATE LANDSCAPE EASEMENTS



### SURVEYOR'S NOTES

1. BASIS OF BEARINGS FROM THIS SURVEY IS THE EAST LINE OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 13 TOWNSHIP 3 SOUTH RANGE 5 WEST AS SHOWN ON TRACT MAP 26109, MAP BOOK 280/14-17. BEING N 00°11'51" W.
2. THIS TRACT CONTAINS 219.80 ACRES.
3. DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
4. ALL FRONT LOT CORNERS ARE MONUMENTED BY A LEAD PLUG & TAG L.S. 5390 SET IN TOP OF CURB ON THE PROLONGATION OF THE LOT LINE (RIV. CO. STD. "D")
5. ALL REAR LOT CORNERS ARE MONUMENTED BY A 1" IRON PIPE TAGGED L.S. 5390 SET FLUSH WITH GROUND UNLESS OTHERWISE NOTED (RIV. CO. STD. "E")
6. ○ INDICATES SET 1" IRON PIPE, FLUSH, WITH LS 5390 TAG, UNLESS OTHERWISE NOTED.
7. ● INDICATES FOUND MONUMENT AS NOTED.
8. (( )) TM 22467 MB 188/60-62
9. [[ ]] TM 25219 MB 301/63-66
10. [ ] TM 25219-1 MB 270/21-28
11. << >> TM 26109 MB 280/14-17
12. ( ) TM 28907 MB 338/26-32
13. < > PM 29840 PMB 200/68-70
14. ((( ))) RS 35/69

CURVE	DELTA	RADIUS	LENGHT	TANGENT
C1	84°18'30"	200.00'	294.29'	181.06'
C2	73°05'48"	8.83'	11.27'	6.55'
C3	82°55'31"	45.86'	66.37'	40.52'
C4	32°06'08"	50.04'	28.04'	14.40'
C5	12°14'21"	546.46'	116.73'	58.59'
C6	29°14'27"	238.69'	121.81'	62.26'
C7	32°46'53"	77.94'	44.60'	22.93'
C8	181°57'47"	64.61'	205.18'	3771.22'
C9	62°39'30"	280.00'	306.21'	170.44'

LINE	BEARING	LENGTH
L1	N75°56'03"E	73.88
L2	S87°22'10"E	9.12
L3	N72°06'16"E	52.41
L4	N81°51'33"E	84.75
L5	S54°26'33"W	11.15
L6	S78°17'23"W	26.87
L7	S66°55'36"W	24.78
L8	S60°49'37"W	22.58
L9	S70°30'08"W	25.29
L10	S71°29'04"W	24.07
L11	S06°32'42"E	12.64
L12	S00°26'04"W	31.29
L13	S14°07'01"E	10.56
L14	S64°46'29"E	49.06
L15	S72°50'37"E	20.36
L16	S00°06'29"W	14.85
L17	S28°55'52"W	30.18
L18	N03°54'36"W	77.73
L19	N26°35'23"W	25.98
L20	N06°31'36"E	37.20
L21	N02°29'32"E	49.24
L22	N82°19'58"E	14.15
L23	S05°35'01"E	208.04

Ⓟ PRIVATE LANDSCAPE EASEMENT  
 PUBLIC LANDSCAPE EASEMENT TO BE PRIVATELY MAINTAINED



SCALE: 1" = 100'





IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TRACT NO. 29515

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12 AND THE NORTH HALF OF SECTION 13, BOTH IN TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. RIVERSIDE COUNTY, CALIFORNIA.

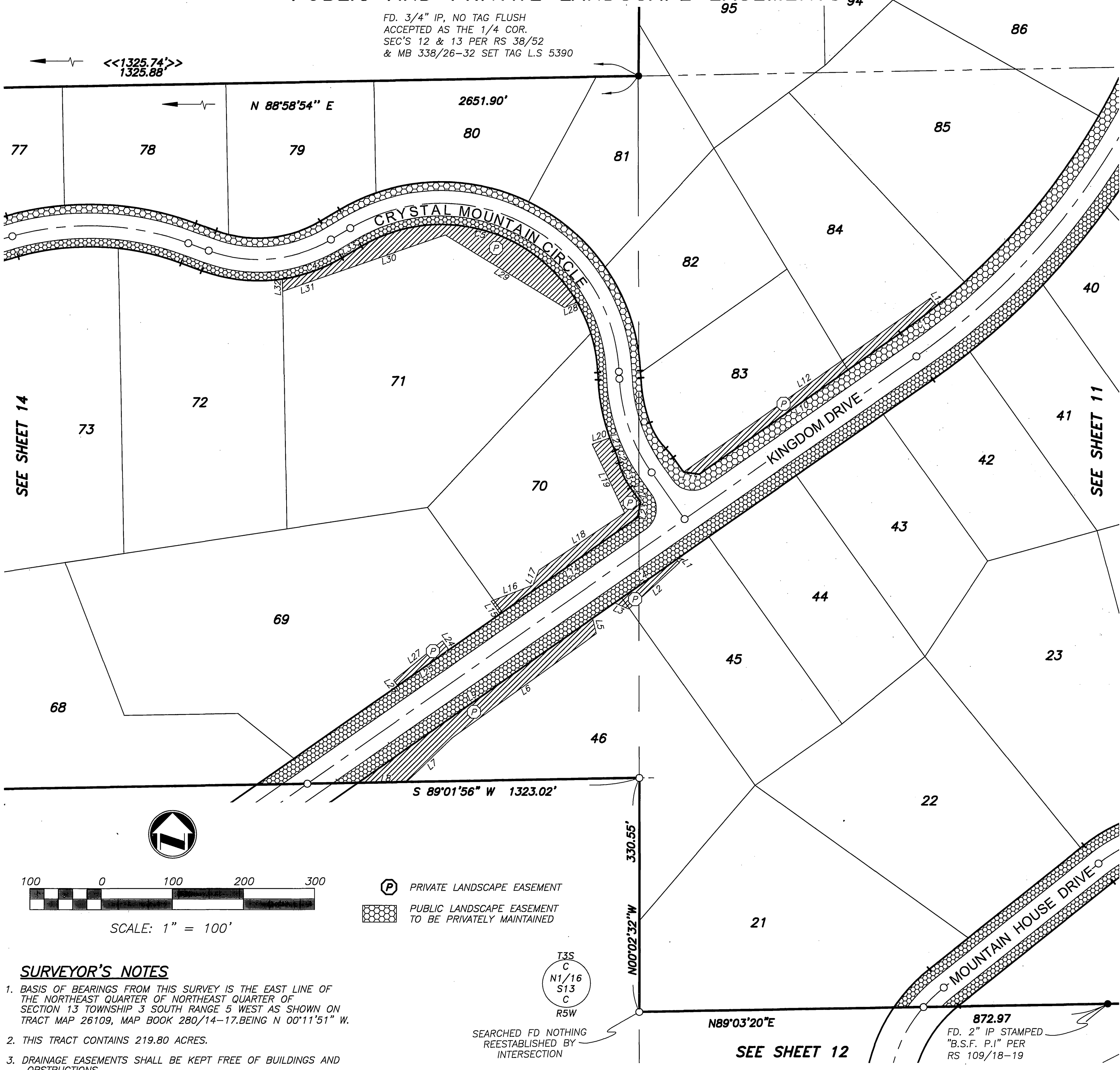
**adkan**  
ENGINEERS  
RIVERSIDE, CA

JULY 2004

## PUBLIC AND PRIVATE LANDSCAPE EASEMENTS

FD. 3/4" IP, NO TAG FLUSH  
ACCEPTED AS THE 1/4 COR.  
SEC'S 12 & 13 PER RS 38/52  
& MB 338/26-32 SET TAG L.S. 5390

CITY



### SURVEYOR'S NOTES

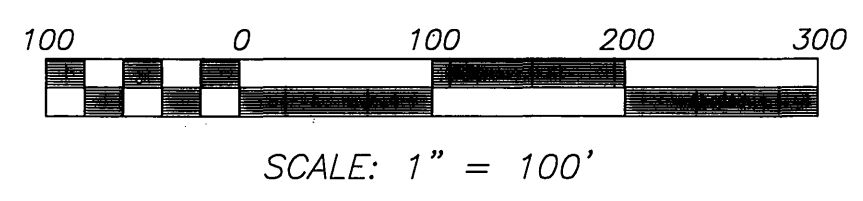
1. BASIS OF BEARINGS FROM THIS SURVEY IS THE EAST LINE OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 13 TOWNSHIP 3 SOUTH RANGE 5 WEST AS SHOWN ON TRACT MAP 26109, MAP BOOK 280/14-17. BEING N 00°11'51" W.
2. THIS TRACT CONTAINS 219.80 ACRES.
3. DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
4. ALL FRONT LOT CORNERS ARE MONUMENTED BY A LEAD PLUG & TAG L.S. 5390 SET IN TOP OF CURB ON THE PROLONGATION OF THE LOT LINE (RIV. CO. STD. "D")
5. ALL REAR LOT CORNERS ARE MONUMENTED BY A 1" IRON PIPE TAGGED L.S. 5390 SET FLUSH WITH GROUND UNLESS OTHERWISE NOTED (RIV. CO. STD. "E")
6. ○ INDICATES SET 1" IRON PIPE, FLUSH, WITH LS 5390 TAG, UNLESS OTHERWISE NOTED.
7. ● INDICATES FOUND MONUMENT AS NOTED.
8. (( )) TM 22467 MB 188/60-62
9. [[ ]] TM 25219 MB 301/63-66
10. [ ] TM 25219-1 MB 270/21-28
11. << >> TM 26109 MB 280/14-17
12. ( ) TM 28907 MB 338/26-32
13. < > PM 29840 PMB 200/68-70
14. ((( ))) RS 35/69
15. { } RS 109/18-19
16. ALL MONUMENTS SHOWN AS "SET" SHALL BE SET IN ACCORDANCE WITH THE MONUMENTATION AGREEMENT FOR THIS MAP, UNLESS OTHERWISE NOTED.
17. ///// INDICATES RESTRICTED ACCESS.
18. C.C.&R'S PER INSTRUMENT NO. 2006-021254 RECORDED 02-17-2006
19. --- INDICATES OPEN SPACE OR STORM DRAIN EASEMENT.

LINE	BEARING	LENGTH
L1	N40°08'06"W	6.19
L2	N47°36'48"E	96.93
L3	S65°54'14"E	21.39
L4	S54°51'15"W	106.56
L5	N13°41'34"W	22.32
L6	N54°00'44"E	249.74
L7	N46°05'26"E	90.34
L8	N89°01'56"E	68.01
L9	S54°51'15"W	403.42
L10	N54°51'15"E	345.92
L11	S81°59'36"E	21.94
L12	S54°42'20"W	425.27
L13	N39°01'44"W	13.99
L14	S54°51'15"W	236.17
L15	N35°08'45"W	21.88
L16	N68°59'56"E	62.86

LINE	BEARING	LENGTH
L17	N21°30'37"E	23.01
L18	N56°09'55"E	144.82
L19	N25°04'28"W	107.06
L20	N70°05'52"E	26.26
L21	S21°52'42"E	19.31
L22	S35°08'45"E	25.75
L24	S35°08'45"E	15.63
L25	S54°51'15"W	87.94
L26	N38°15'41"W	9.37
L27	N50°47'47"E	88.67
L28	S68°09'09"W	19.44
L29	N58°27'41"W	195.97
L30	S70°54'22"W	171.33
L31	S70°54'22"W	71.32
L32	N01°01'15"W	17.31
L33	N59°14'40"E	31.84

CURVE	DELTA	RADIUS	LENGHT	TANGENT
C1	3°50'25"	960.00'	64.34'	32.18'
C2	10°32'56"	100.00'	18.41'	9.23'
C3	21°50'26"	100.00'	38.12'	19.29'
C4	22°22'29"	230.00'	89.82'	45.49'
C5	90°51'07"	220.00'	348.85'	223.30'

T3S  
C  
N1/16  
S13  
C  
R5W  
SEARCHED FD NOTHING REESTABLISHED BY INTERSECTION



397/73 M.B. 397/73

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 14 OF 16 SHEETS

# TRACT NO. 29515

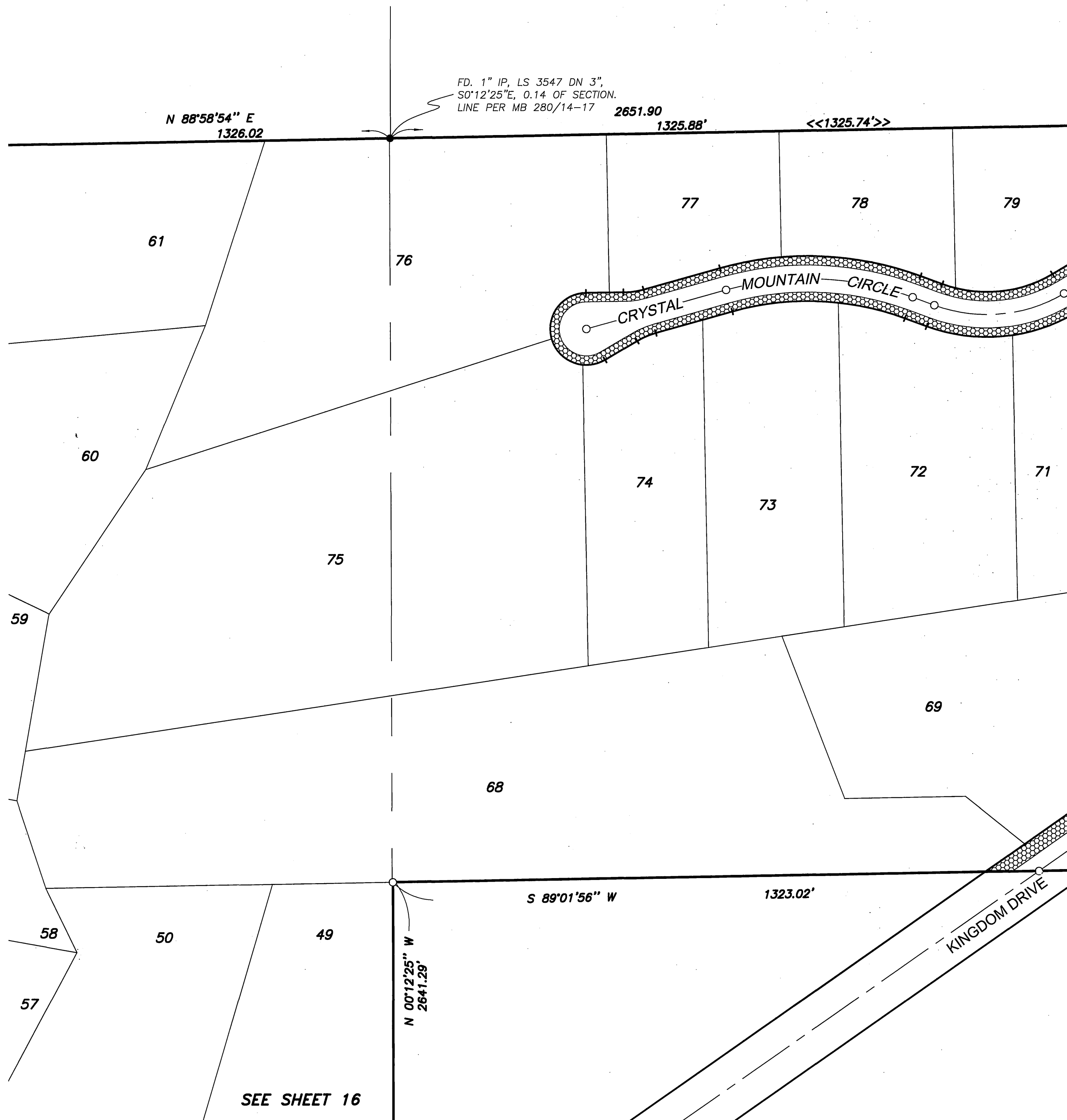
BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12 AND THE NORTH HALF OF SECTION 13, BOTH IN TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. RIVERSIDE COUNTY, CALIFORNIA.

**adkan**  
ENGINEERS  
RIVERSIDE, CA

JULY 2004

## PUBLIC AND PRIVATE LANDSCAPE EASEMENTS

CITY



### SURVEYOR'S NOTES

1. BASIS OF BEARINGS FROM THIS SURVEY IS THE EAST LINE OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 13 TOWNSHIP 3 SOUTH RANGE 5 WEST AS SHOWN ON TRACT MAP 26109, MAP BOOK 280/14-17. BEING N 00°11'51" W.
2. THIS TRACT CONTAINS 219.80 ACRES.
3. DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
4. ALL FRONT LOT CORNERS ARE MONUMENTED BY A LEAD PLUG & TAG L.S. 5390 SET IN TOP OF CURB ON THE PROLONGATION OF THE LOT LINE (RIV. CO. STD. "D")
5. ALL REAR LOT CORNERS ARE MONUMENTED BY A 1" IRON PIPE TAGGED L.S. 5390 SET FLUSH WITH GROUND UNLESS OTHERWISE NOTED (RIV. CO. STD. "E")
6. ○ INDICATES SET 1" IRON PIPE, FLUSH, WITH LS 5390 TAG, UNLESS OTHERWISE NOTED.
7. ● INDICATES FOUND MONUMENT AS NOTED.
8. (( )) TM 22467 MB 188/60-62
9. [[ ]] TM 25219 MB 301/63-66
10. [ ] TM 25219-1 MB 270/21-28
11. << >> TM 26109 MB 280/14-17
12. ( ) TM 28907 MB 338/26-32
13. < > PM 29840 PMB 200/68-70
14. ((( ))) RS 35/69

- Ⓟ PRIVATE LANDSCAPE EASEMENT
- ▨ PUBLIC LANDSCAPE EASEMENT TO BE PRIVATELY MAINTAINED

15. { } RS 109/18-19
16. ALL MONUMENTS SHOWN AS "SET" SHALL BE SET IN ACCORDANCE WITH THE MONUMENTATION AGREEMENT FOR THIS MAP, UNLESS OTHERWISE NOTED.
17. // INDICATES RESTRICTED ACCESS.
18. C.C.&R'S PER INSTRUMENT NO. 2002-0121254 RECORDED 02-17-2006
19. --- INDICATES OPEN SPACE OR STORM DRAIN EASEMENT.



SCALE: 1" = 100'

U:\Projects\Public\6500\FINAL MAPS\6500m14 W-FENCE.dwg Nov 30, 2005 1:41pm

M.B. 397/73



397/74 MB. 397/74

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

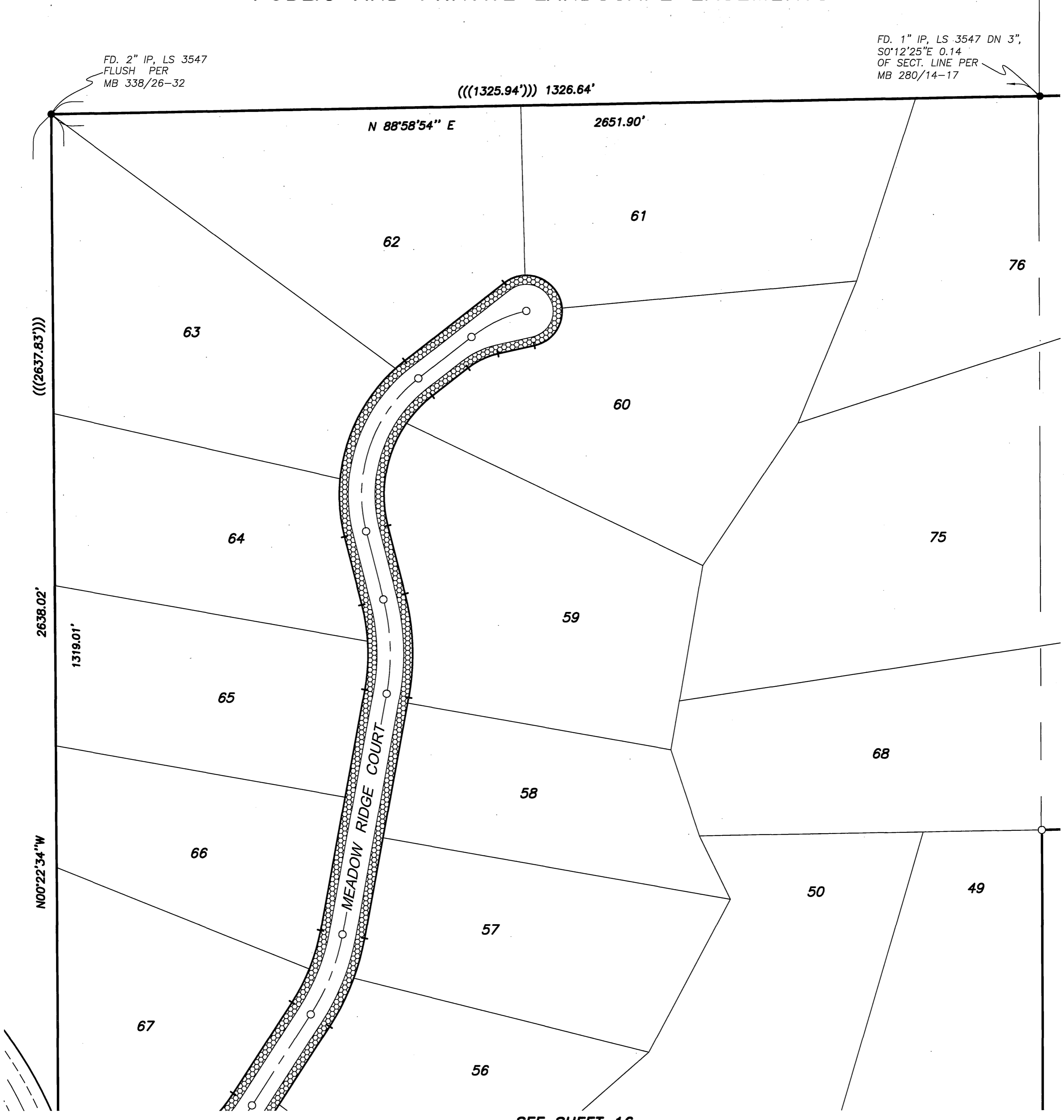
# TRACT NO. 29515

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12 AND THE NORTH HALF OF SECTION 13, BOTH IN TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. RIVERSIDE COUNTY, CALIFORNIA.

**adkan**  
ENGINEERS  
RIVERSIDE, CA

JULY 2004

## PUBLIC AND PRIVATE LANDSCAPE EASEMENTS



FD. 1" IP, LS 3547 DN 3",  
S0°12'25"E 0.14  
OF SECT. LINE PER  
MB 280/14-17

FD. 2" IP, LS 3547  
FLUSH PER  
MB 338/26-32

(((1325.94'))) 1326.64'

N 88°58'54" E

2651.90'

(((2637.83'))) 2638.02'

2638.02'

1319.01'

N00°22'34" W

SEE SHEET 14

SEE SHEET 16

### SURVEYOR'S NOTES

1. BASIS OF BEARINGS FROM THIS SURVEY IS THE EAST LINE OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 13 TOWNSHIP 3 SOUTH RANGE 5 WEST AS SHOWN ON TRACT MAP 26109, MAP BOOK 280/14-17. BEING N 00°11'51" W.
2. THIS TRACT CONTAINS 219.80 ACRES.
3. DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
4. ALL FRONT LOT CORNERS ARE MONUMENTED BY A LEAD PLUG & TAG L.S. 5390 SET IN TOP OF CURB ON THE PROLONGATION OF THE LOT LINE (RIV. CO. STD. "D")
5. ALL REAR LOT CORNERS ARE MONUMENTED BY A 1" IRON PIPE TAGGED L.S. 5390 SET FLUSH WITH GROUND UNLESS OTHERWISE NOTED (RIV. CO. STD. "E")
6. ○ INDICATES SET 1" IRON PIPE, FLUSH, WITH LS 5390 TAG, UNLESS OTHERWISE NOTED.
7. ● INDICATES FOUND MONUMENT AS NOTED.
8. (( )) TM 22467 MB 188/60-62
9. [[ ]] TM 25219 MB 301/63-66
10. [ ] TM 25219-1 MB 270/21-28
11. << >> TM 26109 MB 280/14-17
12. ( ) TM 28907 MB 338/26-32
13. < > PM 29840 PMB 200/68-70
14. ((( ))) RS 35/69

- Ⓟ PRIVATE LANDSCAPE EASEMENT
- ▨ PUBLIC LANDSCAPE EASEMENT TO BE PRIVATELY MAINTAINED

15. { } RS 109/18-19

16. ALL MONUMENTS SHOWN AS "SET" SHALL BE SET IN ACCORDANCE WITH THE MONUMENTATION AGREEMENT FOR THIS MAP, UNLESS OTHERWISE NOTED.

17. // // // // INDICATES RESTRICTED ACCESS.

18. C.C.&R'S PER INSTRUMENT NO. 2006-0121254 RECORDED 02-11-2006

19. - - - INDICATES OPEN SPACE OR STORM DRAIN EASEMENT.



SCALE: 1" = 100'

MB. 397/74

397/75  
CITY

M.B. 397/75

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 16 OF 16 SHEETS

# TRACT NO. 29515

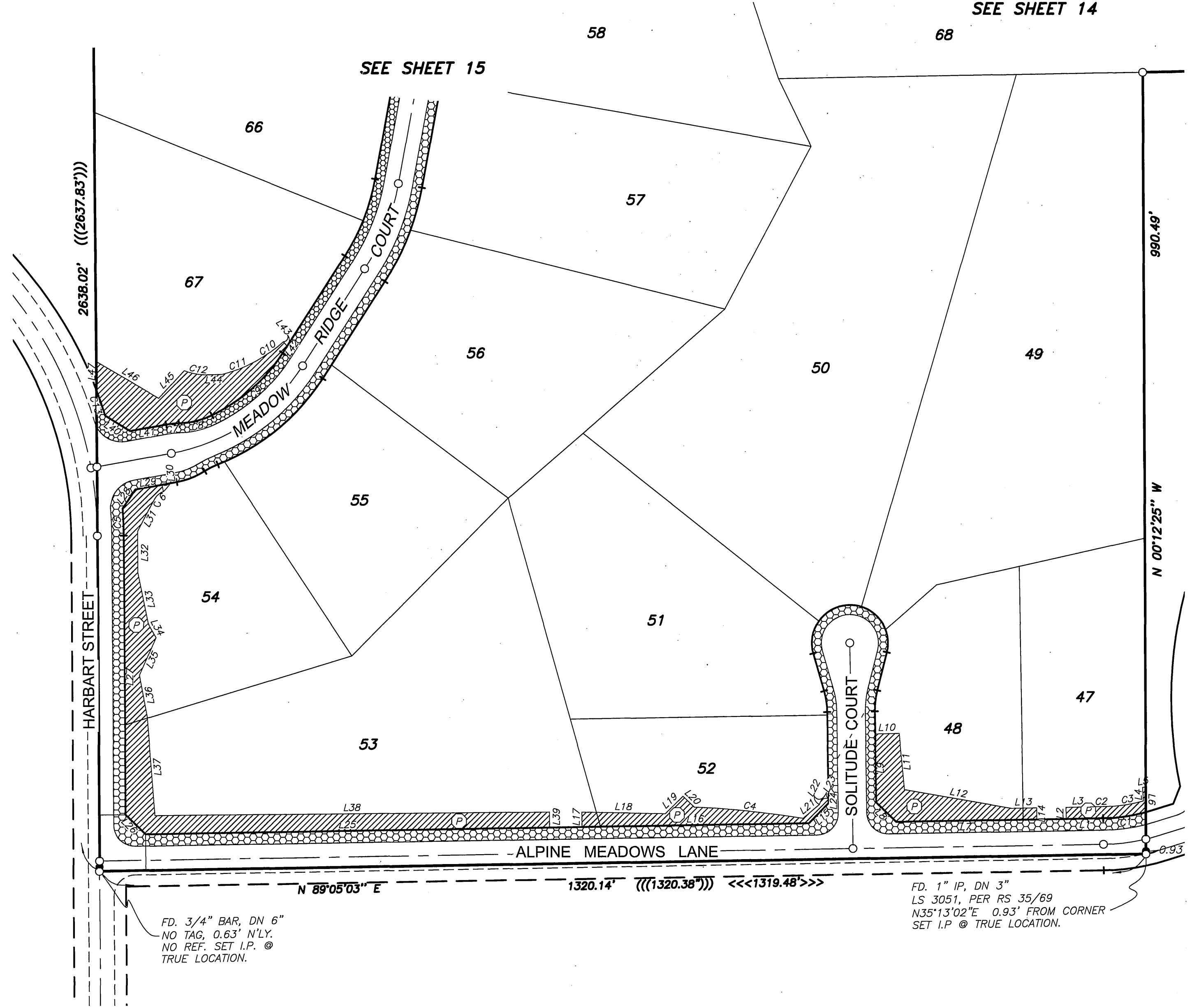
BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12  
AND THE NORTH HALF OF SECTION 13, BOTH IN TOWNSHIP 3 SOUTH,  
RANGE 5 WEST, S.B.M. RIVERSIDE COUNTY, CALIFORNIA.

**adkan**  
ENGINEERS  
RIVERSIDE, CA

JULY 2004

## PUBLIC AND PRIVATE LANDSCAPE EASEMENTS

SEE SHEET 14



FD. 3/4" BAR, DN 6"  
NO TAG, 0.63' N'LY.  
NO REF. SET I.P. @  
TRUE LOCATION.

FD. 1" IP, DN 3"  
LS 3051, PER RS 35/69  
N35°13'02"E 0.93' FROM CORNER  
SET I.P. @ TRUE LOCATION.

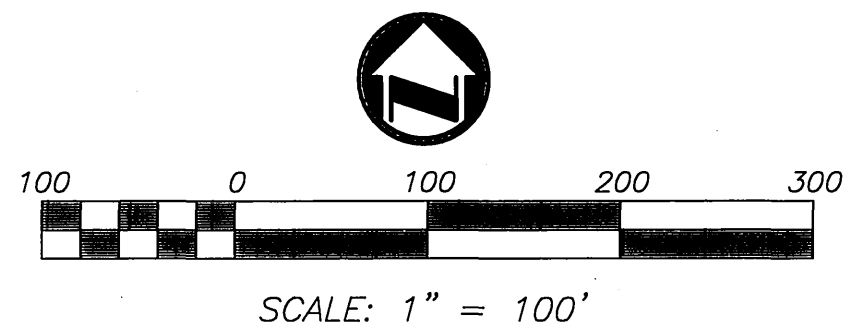
### SURVEYOR'S NOTES

1. BASIS OF BEARINGS FROM THIS SURVEY IS THE EAST LINE OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 13 TOWNSHIP 3 SOUTH RANGE 5 WEST AS SHOWN ON TRACT MAP 26109, MAP BOOK 280/14-17. BEING N 00°11'51" W.
2. THIS TRACT CONTAINS 219.80 ACRES.
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4. ALL FRONT LOT CORNERS ARE MONUMENTED BY A LEAD PLUG & TAG L.S. 5390 SET IN TOP OF CURB ON THE PROLONGATION OF THE LOT LINE (RIV. CO. STD. "D")
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13. < > PM 29840 PMB 200/68-70
14. ((( ))) RS 35/69
15. { } RS 109/18-19
16. ALL MONUMENTS SHOWN AS "SET" SHALL BE SET IN ACCORDANCE WITH THE MONUMENTATION AGREEMENT FOR THIS MAP, UNLESS OTHERWISE NOTED.
17. // indicates RESTRICTED ACCESS.
18. C.C.&R'S PER INSTRUMENT NO. 2002-0121254 RECORDED 02-11-2004.
19. --- INDICATES OPEN SPACE OR STORM DRAIN EASEMENT.

LINE	BEARING	LENGTH
L1	S89°05'03"W	46.59
L2	N00°54'57"W	14.64
L3	N89°05'03"E	30.38
L4	N02°46'00"W	17.04
L5	N80°35'12"E	3.86
L6	S00°12'25"E	31.91
L7	N89°05'03"E	177.45
L8	S45°53'26"E	35.34
L9	S00°51'55"E	86.97
L10	S89°08'05"W	30.37
L11	N05°27'58"W	71.74
L12	N80°01'36"W	136.51
L13	S89°05'03"W	32.49
L14	N00°01'52"E	14.64
L15	N44°06'34"E	35.37
L16	N89°05'03"E	286.50
L17	S00°02'23"E	18.79
L18	N88°54'05"W	105.15
L19	S45°19'24"W	31.40
L20	N46°18'11"W	19.95
L21	S49°21'36"W	27.02
L22	N25°22'06"E	8.34
L23	S89°08'05"W	7.83
L24	N00°51'55"W	6.02
L25	N89°05'03"E	509.84
L26	S45°38'46"E	35.19
L27	S00°22'34"E	353.91
L28	S33°21'16"W	28.83
L29	S79°42'28"W	34.41
L30	N10°17'32"W	8.77
L31	N27°13'59"E	47.37
L32	N00°07'59"W	52.07
L33	N11°17'59"W	65.92
L34	N29°46'10"W	20.46
L35	N23°50'11"E	52.19
L36	N10°29'58"W	54.08
L37	N04°29'04"W	125.03
L38	S89°31'56"W	497.80
L39	N00°00'00"E	19.57
L40	S57°57'16"E	36.96
L41	N79°42'28"E	46.20
L42	N32°41'15"E	10.35
L43	N40°36'06"W	7.10
L44	S88°34'07"W	14.94
L45	S42°35'11"W	47.44
L46	N59°25'17"W	91.54
L47	S00°22'34"E	36.09

Ⓟ PRIVATE LANDSCAPE EASEMENT  
 PUBLIC LANDSCAPE EASEMENT TO BE PRIVATELY MAINTAINED

CURVE	DELTA	RADIUS	LENGHT	TANGENT
C1	14°23'32"	217.00'	54.51'	27.40'
C2	1°15'56"	1248.76'	27.58'	13.79'
C3	11°23'42"	202.25'	40.22'	20.18'
C4	7°08'53"	1106.51'	138.04'	69.11'
C5	3°41'02"	533.00'	34.27'	17.14'
C6	39°09'03"	20.25'	13.84'	7.20'
C7	9°14'13"	100.00'	16.12'	8.08'
C8	24°48'44"	100.00'	43.31'	22.00'
C9	31°26'41"	220.00'	120.74'	61.93'
C10	13°18'12"	186.68'	43.34'	21.77'
C11	14°52'09"	174.93'	45.40'	22.83'
C12	25°56'41"	73.76'	33.40'	16.99'
C13	3°40'59"	532.99'	34.26'	17.14'



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M.B. 397/75