

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
TRACT NO. 27824
BEING A DIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF
SEC. 13, T.3S., R.5W., S.B.B.&M.

APRIL 2003

GABEL, COOK AND ASSOCIATES, INC.
RIVERSIDE, CA

RECORDER'S STATEMENT

FILED THIS 16th DAY OF June, 2006 AT
8:00 A.M. IN BOOK 404 OF MAPS, AT PAGES
54-60, AT THE REQUEST OF THE CITY CLERK OF
THE CITY OF RIVERSIDE, CA.

NO. 2006-0436207
FEE \$19.00

LARRY W. WARD, COUNTY ASSESSOR, CLERK,
RECORDER

BY: Shelley A. Seebold DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE
INSURANCE COMPANY

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP, THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.
WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A" THROUGH "F", INCLUSIVE.
WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES THE EASEMENT DESIGNATED AS "STORM DRAIN EASEMENT".
WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES THE EASEMENTS DESIGNATED AS 2' P.U.E. AND 3' P.U.E..
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, FENCEING, EQUIPMENT OR EARTHFILL 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 REQUEST THE FOLLOWING STREET, WHICH IS NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66434 OF THE SUBDIVISION MAP ACT: THAT CERTAIN UNNAMED STREET AS CONVEYED TO THE CITY OF RIVERSIDE JUNE 5, 1984 AS INSTRUMENT NO. 69531 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CA.

HILLS PROVENANCE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

[Signature]
MANAGING PARTNER
M. Scott Hooks
MANAGING Partner

[Signature]
MANAGING PARTNER
Craig M. Celse

TRUSTEE STATEMENT

FIRST AMERICA TITLE, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER A DEED OF TRUST RECORDED 18 FEBRUARY 2004 AS INSTRUMENT NO. 111656, AND MODIFIED BY DEED RECORDED 3 DECEMBER 2004 AS INSTRUMENT NO. 960844, BOTH OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

[Signature]
PRESIDENT
Hugo Tello

[Signature]
SECRETARY
Melissa M. Williams

TRUSTEE STATEMENT

EAST WEST INVESTMENT INC., A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED 3 DECEMBER 2004 AS INSTRUMENT NO. 960843, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

[Signature]
PRESIDENT
Nancy Tillman

[Signature]
SECRETARY
Douglas P. Krause

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF SEVEN (7) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 27824.

LOTS "A" THROUGH "E", INCLUSIVE ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.
LOT "F" IS HEREBY ACCEPTED AS A BARRIER STRIP.
THE EASEMENT SHOWN AS "OPEN SPACE EASEMENT" IS HEREBY ACCEPTED FOR OPEN SPACE PURPOSES.
THE EASEMENTS DESIGNATED AS "STORM DRAIN EASEMENT" ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES.
THE EASEMENTS DESIGNATED AS 2' P.U.E. AND 3' P.U.E. ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES.
THE FOLLOWING STREET, WHICH IS NOT SHOWN ON THE ATTACHED MAP, IS HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66434 (g) OF THE SUBDIVISION MAP ACT: THAT CERTAIN STREET CONVEYED TO THE CITY OF RIVERSIDE BY INSTRUMENT NO. 69531, RECORDED JUNE 5, 1984 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CA.
THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERETO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 6th DAY OF June, 2006

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

BY: [Signature]

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF Riverside } SS

ON 10/28/05, BEFORE ME, Shelley A. Seebold Notary Public, PERSONALLY APPEARED M. Scott Hooks AND Craig M. Celse, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

NOTARY'S NAME: Shelley A. Seebold

SIGNATURE: [Signature]

MY COMMISSION EXPIRES: 10/29/2009

MY PRINCIPAL PLACE OF BUSINESS IS Riverside, CALIFORNIA

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF Riverside } SS

ON 11/8/05, BEFORE ME, Angela Marzgo, PERSONALLY APPEARED Hugo Tello AND Melissa M. Williams, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

NOTARY'S NAME: Angela Marzgo

SIGNATURE: [Signature]

MY COMMISSION EXPIRES: May 10, 2007

MY PRINCIPAL PLACE OF BUSINESS IS Orange County, CALIFORNIA

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } SS

ON October 29, 2005, BEFORE ME, Mary Woo, PERSONALLY APPEARED Nancy Tillman AND Douglas P. Krause, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

NOTARY'S NAME: Mary Woo

SIGNATURE: [Signature]

MY COMMISSION EXPIRES: Feb. 17, 2008

MY PRINCIPAL PLACE OF BUSINESS IS Los Angeles, CALIFORNIA

404/55
CITY

M.B. 404 / 55

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
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APRIL 2003

GABEL, COOK AND ASSOCIATES, INC.
RIVERSIDE, CA

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED FOR THIS SUBDIVISION BY EARTH TECHNICS, ON THE 6TH OF MAY, 2003, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

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 \$ 21,000

DATED 5/15, 2006

PAUL MC DONNELL, COUNTY TAX COLLECTOR

BY: A.A. Rij DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 21,000 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: 5/15, 2006
NANCY ROMERO
CLERK OF THE BOARD OF SUPERVISORS

CASH TAX BOND
PAUL MC DONNELL
COUNTY TAX COLLECTOR

BY: _____

BY: A.A. Rij

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE 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 AGAINST SAID PROPERTY.

DATED 5/23, 2006

PAUL C. SUNDEEN
CITY TREASURER

BY: Paul C. Sundeen

SIGNATURE OMISSIONS CERTIFICATE

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 INTEREST CANNOT RIPEN INTO FEE:

1. THE SOUTHERN CALIFORNIA GAS COMPANY AND THE SOUTHERN COUNTIES GAS COMPANY, THE HOLDERS OF AN EASEMENT FOR PIPELINE AND GAS TRANSPORTATION PURPOSES PER DEED RECORDED 14 FEBRUARY 1948 IN BOOK 893 PAGE 234, OFFICIAL RECORDS OF RIVERSIDE COUNTY, AND ALSO THE HOLDERS OF AN EASEMENT FOR PRIVATE ROAD AND INCIDENTAL PURPOSES PER DEED RECORDED 14 MARCH 1951 IN BOOK 1252 PAGE 506, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
2. THE FOUR CORNERS OIL COMPANY, THE HOLDERS OF AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES PER DEED RECORDED 9 DECEMBER 1957 IN BOOK 2189 PAGE 304, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
3. JIM AND FRANCES DOAN, ET. AL., THE HOLDERS OF AN EASEMENT FOR ROAD PURPOSES, AND FOR BRIDLE PATH AND OTHER RECREATIONAL PURPOSES PER DEED RECORDED 14 AUGUST 1962 AS INSTRUMENT NO. 76413, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
4. THE MARCH INLAND PORT AIRPORT AUTHORITY, A CALIFORNIA AIRPORT AUTHORITY, ET. AL., THE HOLDERS OF AN EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT, MILITARY AND CIVILIAN, IN THE AIRSPACE ABOVE SAID PROPERTY AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED 26 APRIL 2004 AS INSTRUMENT NO. 2004-0303264, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

CIVIL ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME 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 H&L INVESTMENTS I, ON 7 AUGUST 1998. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; 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 THE MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: 2 Jan 2005

William D. Gabel
WILLIAM D. GABEL
R.C.E. 21740
LIC. EXPIRES 9/30/07



PUBLIC UTILITIES CERTIFICATE

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

DAVID H. WRIGHT
PUBLIC UTILITIES DIRECTOR

DATED: May 22 2006

BY: David H. Wright
MM JC

WATER FACILITIES STATEMENT

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

DATED: April 26 2006

Jeffrey D. Sims
JEFFREY D. SIMS R.C.E. 46212

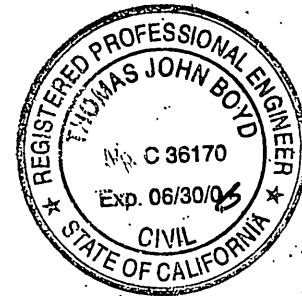
CITY ENGINEER'S CERTIFICATE

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 27824 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON 21 NOVEMBER 2002 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT THE EASEMENTS FOR SEWER AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT THE PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO MITIGATE FLOOD DAMAGE TO ALL LOTS IN THE SUBDIVISION HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATE 5/23/06

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

BY: Thomas J. Boyd



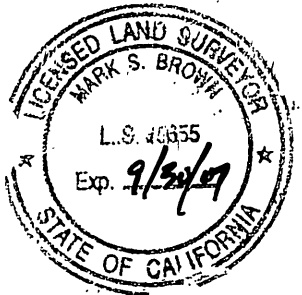
CITY SURVEYOR'S CERTIFICATE

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.

DATE May 23 2006

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

BY: Mark S. Brown



M.B. 404 / 55

404/56
CITY

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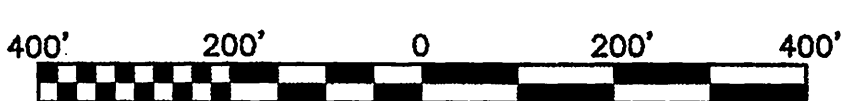
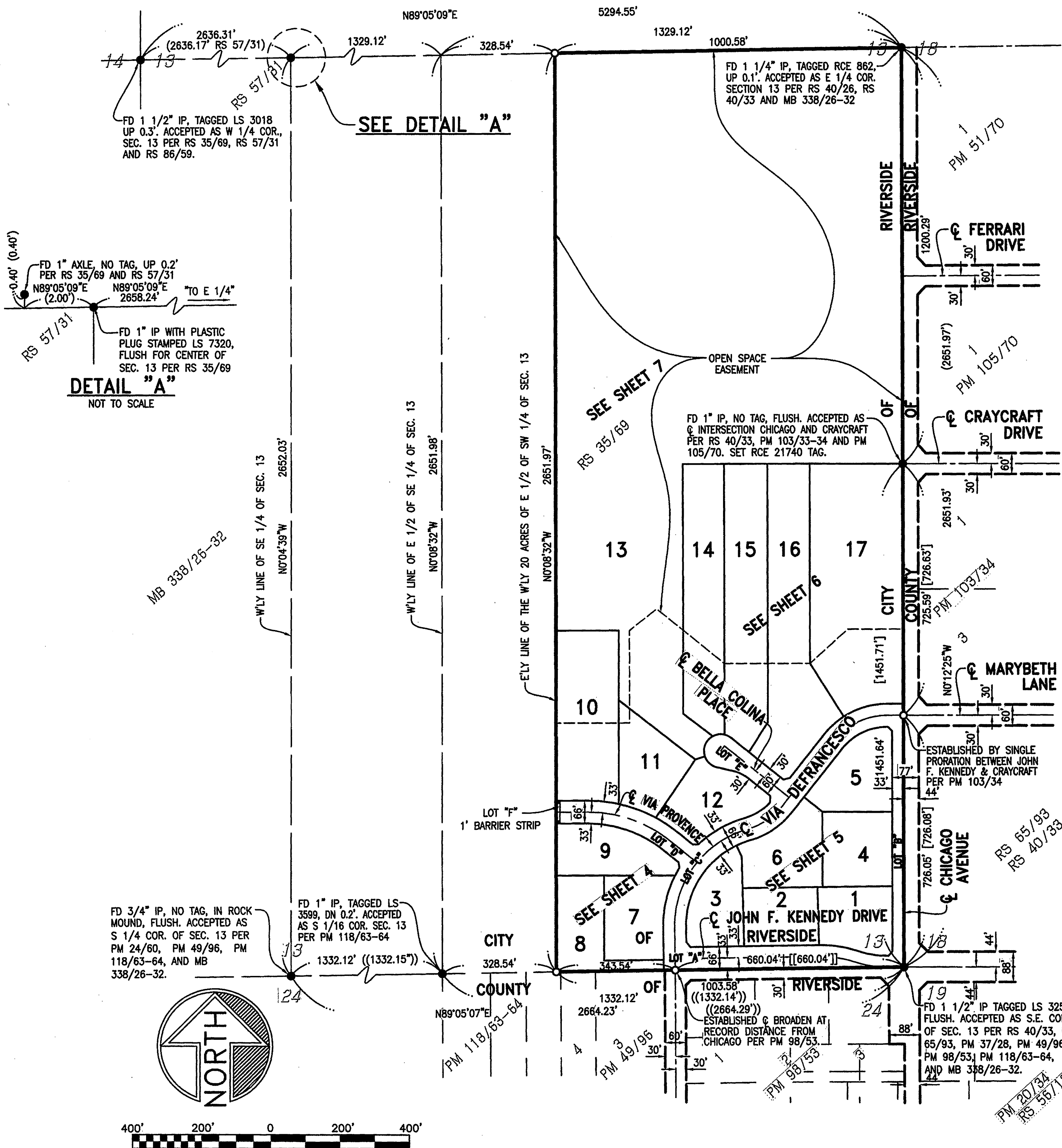
GABEL, COOK AND ASSOCIATES, INC.
 RIVERSIDE, CA

ENGINEERS NOTES

- 1 BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SEC. 13, T.3S., R.5W., S.B.B.&M. BEING N0°12'25"W AS SHOWN BY RS 40/33.
- 2 ● INDICATES FOUND MONUMENT AS NOTED
- 3 ○ INDICATES SET 1" O.D. IRON PIPE, TAGGED RCE 21740, FLUSH, UNLESS OTHERWISE NOTED.
- 4 SET 1" O.D. IRON PIPE, TAGGED RCE 21740, FLUSH AT ALL REAR LOT CORNERS & ANGLE POINTS IN LOT LINES, UNLESS OTHERWISE NOTED.
- 5 SET BRASS PIN & TAG RCE 21740 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED, UNLESS OTHERWISE NOTED.
- 6 () INDICATES RECORD DATA PER RS 35/69 UNLESS OTHERWISE NOTED.
- 7 (()) INDICATES RECORD DATA PER PM 118/63-64.
- 8 [] INDICATES RECORD DATA PER PM 103/33-34.
- 9 [[]] INDICATES RECORD DATA PER PM 98/53
- 10 THIS TRACT CONTAINS 61.00 ACRES GROSS.

EASEMENT NOTES

1. CENTERLINE OF AN EASEMENT 16.5 FT WIDE IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY AND SOUTHERN COUNTIES GAS COMPANY FOR PIPELINE AND GAS TRANSPORTATION PURPOSES FACILITIES AND INCIDENTAL PURPOSES PER DEED RECORDED 14 FEBRUARY 1948 IN BOOK 893 PAGE 234, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
2. CENTERLINE OF AN EASEMENT 16.5 FT WIDE IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY AND SOUTHERN COUNTIES GAS COMPANY FOR PRIVATE ROAD AND INCIDENTAL PURPOSES PER DEED RECORDED 14 MARCH 1951 IN BOOK 1252 PAGE 506, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
3. CENTERLINE OF AN EASEMENT 30 FEET WIDE IN FAVOR OF FOUR CORNERS OIL COMPANY FOR PIPELINE AND INCIDENTAL PURPOSES PER DEED RECORDED 9 DECEMBER 1957 IN BOOK 2189 PAGE 304, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
4. AN EASEMENT AS RESERVED FOR ROAD PURPOSES BY JIM AND FRANCES DOAN, ET. AL., PER DEED RECORDED 14 AUGUST 1962 AS INSTRUMENT NO. 76413, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
5. AN EASEMENT IN FAVOR OF JIM AND FRANCES DOAN FOR BRIDLE PATH AND OTHER RECREATIONAL PURPOSES OVER AN EXISTING ARROYO WHICH IS LOCATED IN THE NORTHERLY PORTION OF SAID PROPERTY PER DEED RECORDED 14 AUGUST 1962 AS INSTRUMENT NO. 76413, OFFICIAL RECORDS OF RIVERSIDE COUNTY. SAID EASEMENT CANNOT BE LOCATED FROM THE RECORDS.



INDEX MAP - BOUNDARY MAP
 SCALE: 1"=200'

M.B. 404/56

CITY 404 / 57

MR 404 / 57

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
TRACT NO. 27824
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GABEL, COOK AND ASSOCIATES, INC.
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ENGINEERS NOTES

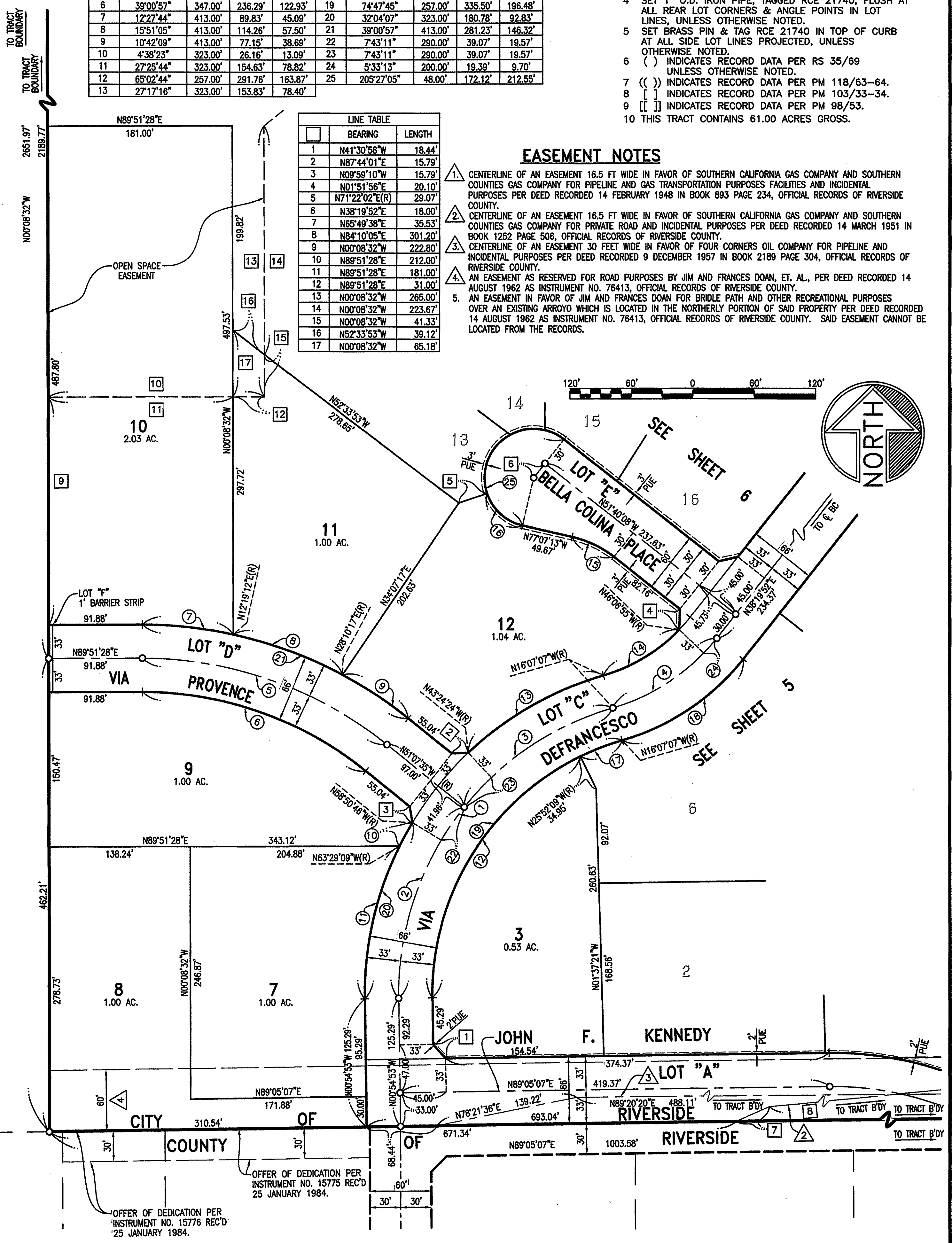
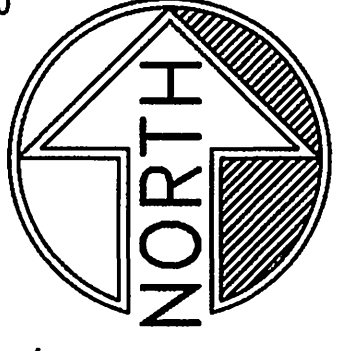
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- 5 SET BRASS PIN & TAG RCE 21740 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED, UNLESS OTHERWISE NOTED.
- 6 () INDICATES RECORD DATA PER RS 35/69 UNLESS OTHERWISE NOTED.
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- 9 [[] INDICATES RECORD DATA PER PM 98/53.
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CURVE TABLE									
○	DELTA	R	L	T	○	DELTA	R	L	T
1	74°47'45"	290.00'	378.58'	221.71'	14	29°59'48"	167.00'	87.43'	44.74'
2	39°47'18"	290.00'	201.39'	104.95'	15	25°27'05"	103.00'	45.75'	23.26'
3	35°00'27"	290.00'	177.19'	91.46'	16	58°29'15"	48.00'	49.00'	26.87'
4	35°33'00"	200.00'	124.09'	64.12'	17	9°45'02"	257.00'	43.74'	21.92'
5	39°00'57"	380.00'	258.76'	134.62'	18	35°33'00"	233.00'	144.57'	74.70'
6	39°00'57"	347.00'	236.29'	122.93'	19	74°47'45"	257.00'	335.50'	196.48'
7	12°27'44"	413.00'	89.83'	45.09'	20	32°04'07"	323.00'	180.78'	92.83'
8	15°51'05"	413.00'	114.26'	57.50'	21	39°00'57"	413.00'	281.23'	146.32'
9	10°42'09"	413.00'	77.15'	38.69'	22	7°43'11"	290.00'	39.07'	19.57'
10	4°38'23"	323.00'	26.16'	13.09'	23	7°43'11"	290.00'	39.07'	19.57'
11	27°25'44"	323.00'	154.63'	78.82'	24	5°33'13"	200.00'	19.39'	9.70'
12	65°02'44"	257.00'	291.76'	163.87'	25	20°52'05"	48.00'	172.12'	212.55'
13	27°17'16"	323.00'	153.83'	78.40'					

LINE TABLE		
□	BEARING	LENGTH
1	N41°30'58"W	18.44'
2	N87°44'01"E	15.79'
3	N09°59'10"W	15.79'
4	N01°51'56"E	20.10'
5	N71°22'02"E(R)	29.07'
6	N38°19'52"E	18.00'
7	N65°49'38"E	35.53'
8	N84°10'05"E	301.20'
9	N00°08'32"W	222.80'
10	N89°51'28"E	212.00'
11	N89°51'28"E	181.00'
12	N89°51'28"E	31.00'
13	N00°08'32"W	265.00'
14	N00°08'32"W	223.67'
15	N00°08'32"W	41.33'
16	N52°33'53"W	39.12'
17	N00°08'32"W	65.18'

EASEMENT NOTES

1. CENTERLINE OF AN EASEMENT 16.5 FT WIDE IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY AND SOUTHERN COUNTIES GAS COMPANY FOR PIPELINE AND GAS TRANSPORTATION PURPOSES FACILITIES AND INCIDENTAL PURPOSES PER DEED RECORDED 14 FEBRUARY 1948 IN BOOK 893 PAGE 234, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
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3. CENTERLINE OF AN EASEMENT 30 FEET WIDE IN FAVOR OF FOUR CORNERS OIL COMPANY FOR PIPELINE AND INCIDENTAL PURPOSES PER DEED RECORDED 9 DECEMBER 1957 IN BOOK 2189 PAGE 304, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
4. AN EASEMENT AS RESERVED FOR ROAD PURPOSES BY JIM AND FRANCES DOAN, ET. AL., PER DEED RECORDED 14 AUGUST 1962 AS INSTRUMENT NO. 76413, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
5. AN EASEMENT IN FAVOR OF JIM AND FRANCES DOAN FOR BRIDLE PATH AND OTHER RECREATIONAL PURPOSES OVER AN EXISTING ARROYO WHICH IS LOCATED IN THE NORTHERLY PORTION OF SAID PROPERTY PER DEED RECORDED 14 AUGUST 1962 AS INSTRUMENT NO. 76413, OFFICIAL RECORDS OF RIVERSIDE COUNTY. SAID EASEMENT CANNOT BE LOCATED FROM THE RECORDS.



OFFER OF DEDICATION PER INSTRUMENT NO. 15776 REC'D 25 JANUARY 1984.

OFFER OF DEDICATION PER INSTRUMENT NO. 15775 REC'D 25 JANUARY 1984.

M.B. 404 / 57

404 / 58
CITY

TRACT NO. 27824

BEING A DIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SEC. 13, T.3S., R.5W., S.B.B.&M.

APRIL 2003

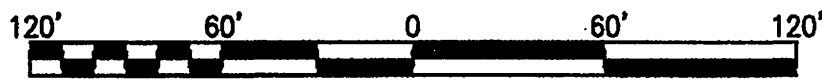
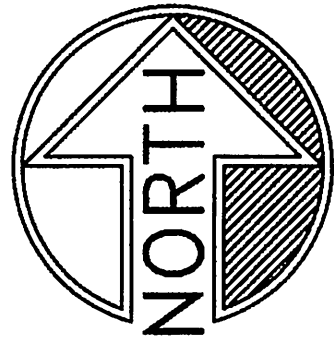
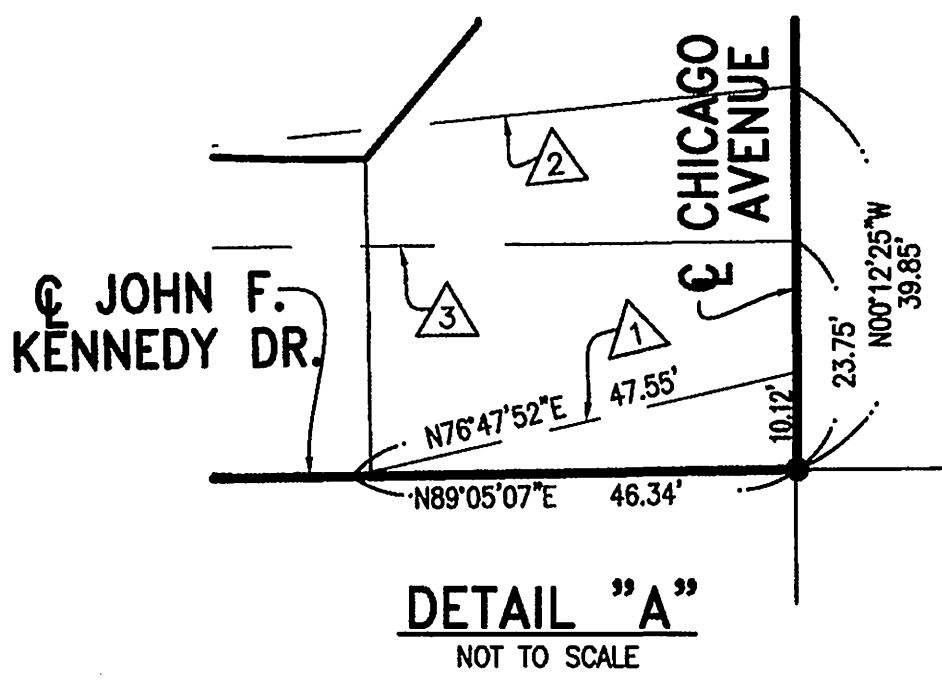
GABEL, COOK AND ASSOCIATES, INC.
RIVERSIDE, CA

ENGINEERS NOTES

- 1 BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SEC. 13, T.3S., R.5W., S.B.B.&M. BEING N0°12'25"W AS SHOWN BY RS 40/33.
- 2 ● INDICATES FOUND MONUMENT AS NOTED
- 3 ○ INDICATES SET 1" O.D. IRON PIPE, TAGGED RCE 21740, FLUSH, UNLESS OTHERWISE NOTED.
- 4 SET 1" O.D. IRON PIPE, TAGGED RCE 21740, FLUSH AT ALL REAR LOT CORNERS & ANGLE POINTS IN LOT LINES, UNLESS OTHERWISE NOTED.
- 5 SET BRASS PIN & TAG RCE 21740 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED, UNLESS OTHERWISE NOTED.
- 6 () INDICATES RECORD DATA PER RS 35/69 UNLESS OTHERWISE NOTED.
- 7 (()) INDICATES RECORD DATA PER PM 118/63-64.
- 8 [] INDICATES RECORD DATA PER PM 103/33-34.
- 9 [[]] INDICATES RECORD DATA PER PM 98/53.
- 10 THIS TRACT CONTAINS 61.00 ACRES GROSS.

EASEMENT NOTES

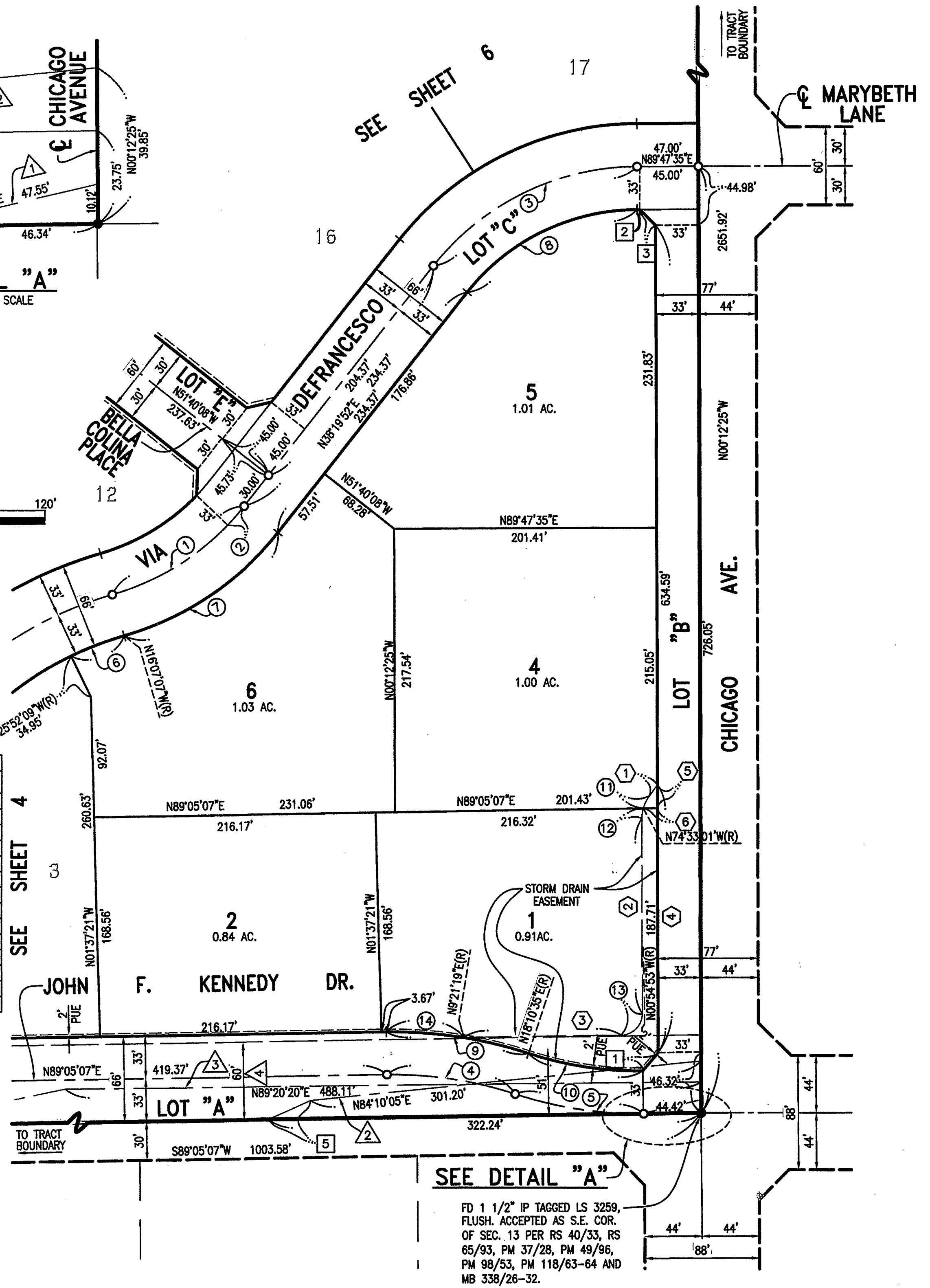
1. CENTERLINE OF AN EASEMENT 16.5 FT WIDE IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY AND SOUTHERN COUNTIES GAS COMPANY FOR PIPELINE AND GAS TRANSPORTATION PURPOSES FACILITIES AND INCIDENTAL PURPOSES PER DEED RECORDED 14 FEBRUARY 1948 IN BOOK 893 PAGE 234, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
2. CENTERLINE OF AN EASEMENT 16.5 FT WIDE IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY AND SOUTHERN COUNTIES GAS COMPANY FOR PRIVATE ROAD AND INCIDENTAL PURPOSES PER DEED RECORDED 14 MARCH 1951 IN BOOK 1252 PAGE 506, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
3. CENTERLINE OF AN EASEMENT 30 FEET WIDE IN FAVOR OF FOUR CORNERS OIL COMPANY FOR PIPELINE AND INCIDENTAL PURPOSES PER DEED RECORDED 9 DECEMBER 1957 IN BOOK 2189 PAGE 304, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
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5. AN EASEMENT IN FAVOR OF JIM AND FRANCES DOAN FOR BRIDLE PATH AND OTHER RECREATIONAL PURPOSES OVER AN EXISTING ARROYO WHICH IS LOCATED IN THE NORTHERLY PORTION OF SAID PROPERTY PER DEED RECORDED 14 AUGUST 1962 AS INSTRUMENT NO. 76413, OFFICIAL RECORDS OF RIVERSIDE COUNTY. SAID EASEMENT CANNOT BE LOCATED FROM THE RECORDS.



LINE TABLE		
	BEARING	LENGTH
1	N39°59'10"E	18.33'
2	N89°47'35"E	2.00'
3	N45°12'25"W	16.97'
4	N65°49'38"E	35.53'

CURVE TABLE				
Δ	DELTA	R	L	T
1	35°33'00"	200.00'	124.09'	64.12'
2	5°33'13"	200.00'	19.39'	9.70'
3	51°27'43"	200.00'	179.64'	96.39'
4	19°05'28"	300.00'	99.96'	50.45'
5	19°05'28"	300.00'	99.96'	50.45'
6	9°45'02"	257.00'	43.74'	21.92'
7	35°33'01"	233.00'	144.57'	74.70'
8	51°27'43"	167.00'	150.00'	80.48'
9	19°05'28"	333.00'	110.96'	56.00'
10	19°05'28"	267.00'	88.97'	44.90'
11	21°12'47"	28.50'	10.55'	5.34'
12	15°39'24"	28.50'	7.79'	3.92'
13	89°17'32"	16.50'	25.71'	16.30'
14	10°16'12"	333.00'	59.69'	29.92'

EASEMENT DATA		
	BEARING	LENGTH
1	N36°39'47"E	10.50'
2	N00°12'25"W	149.92'
3	N89°05'07"E	120.74'
4	N00°12'25"W	205.39'
5	N00°12'25"W	17.67'
6	N89°05'07"E	10.94'



SEE DETAIL "A"

FD 1 1/2" IP TAGGED LS 3259, FLUSH, ACCEPTED AS S.E. COR. OF SEC. 13 PER RS 40/33, RS 65/93, PM 37/28, PM 49/96, PM 98/53, PM 118/63-64 AND MB 338/26-32.

404/59
CITY

MR 404/59

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
TRACT NO. 27824

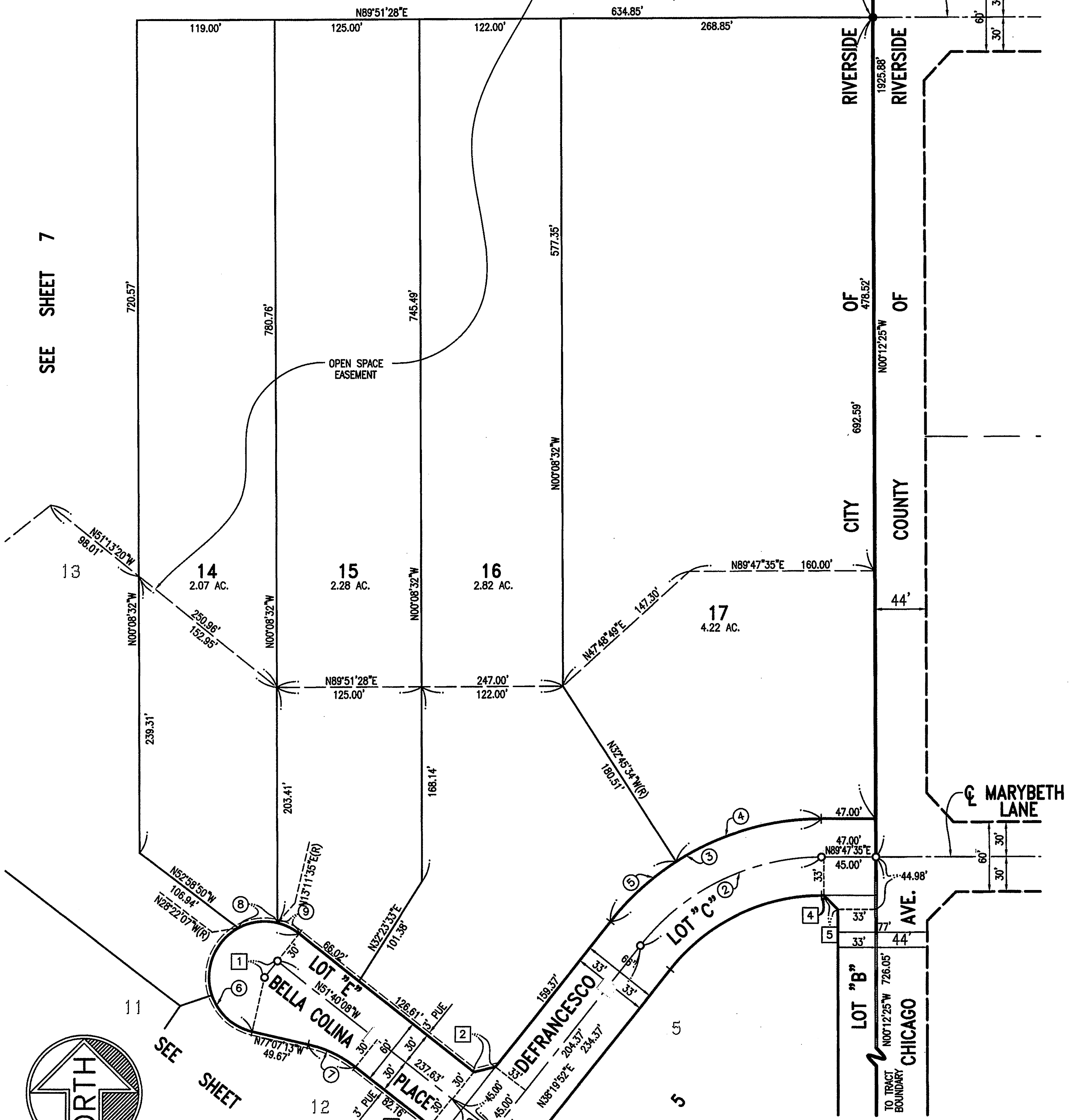
BEING A DIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF
SEC. 13, T.3S., R.5W., S.B.B.&M.

APRIL 2003

GABEL, COOK AND ASSOCIATES, INC.
RIVERSIDE, CA

SHEET 6 OF 7 SHEETS

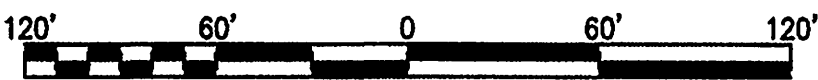
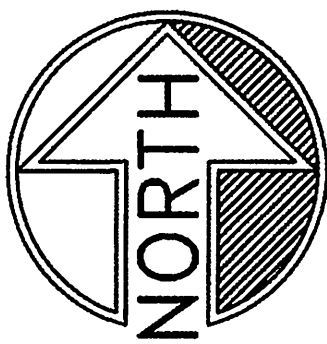
FD 1" IP, NO TAG, FLUSH. ACCEPTED AS
C INTERSECTION CHICAGO AND CRAYCRAFT
PER RS 40/33, PM 103/33-34 AND PM
105/70. SET RCE 21740 TAG.



SEE SHEET 7

SEE SHEET 4

SEE SHEET 5



CURVE TABLE				
Δ	DELTA	R	L	T
1	5°33'13"	200.00'	19.39'	9.70'
2	51°27'43"	200.00'	179.64'	96.39'
3	51°27'43"	233.00'	209.28'	112.29'
4	32°33'09"	233.00'	132.38'	68.03'
5	18°54'34"	233.00'	76.90'	38.80'
6	205°27'05"	48.00'	172.12'	212.55'
7	25°27'05"	103.00'	45.75'	23.26'
8	41°33'42"	48.00'	34.82'	18.22'
9	25°08'17"	48.00'	21.06'	10.70'

LINE TABLE		
LINE NO.	BEARING	LENGTH
1	N38°19'52"E	18.00'
2	N76°59'28"E	19.21'
3	N01°51'56"E	20.10'
4	N89°47'35"E	2.00'
5	N45°12'25"W	16.97'

ENGINEERS NOTES

- 1 BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SEC. 13, T.3S, R.5W., S.B.B.&M. BEING N0°12'25"W AS SHOWN BY RS 40/33.
- 2 ● INDICATES FOUND MONUMENT AS NOTED.
- 3 ○ INDICATES SET 1" O.D. IRON PIPE, TAGGED RCE 21740, FLUSH, UNLESS OTHERWISE NOTED.
- 4 SET 1" O.D. IRON PIPE, TAGGED RCE 21740, FLUSH AT ALL REAR LOT CORNERS & ANGLE POINTS IN LOT LINES, UNLESS OTHERWISE NOTED.
- 5 SET BRASS PIN & TAG RCE 21740 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED, UNLESS OTHERWISE NOTED.
- 6 () INDICATES RECORD DATA PER RS 35/69 UNLESS OTHERWISE NOTED.
- 7 (()) INDICATES RECORD DATA PER PM 118/63-64.
- 8 [] INDICATES RECORD DATA PER PM 103/33-34.
- 9 [[]] INDICATES RECORD DATA PER PM 98/53.
- 10 THIS TRACT CONTAINS 61.00 ACRES GROSS.

M.B. 404/60

CITY

TRACT NO. 27824

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
BEING A DIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF
SEC. 13, T.3S., R.5W., S.B.B.&M.

SHEET 7 OF 7 SHEETS

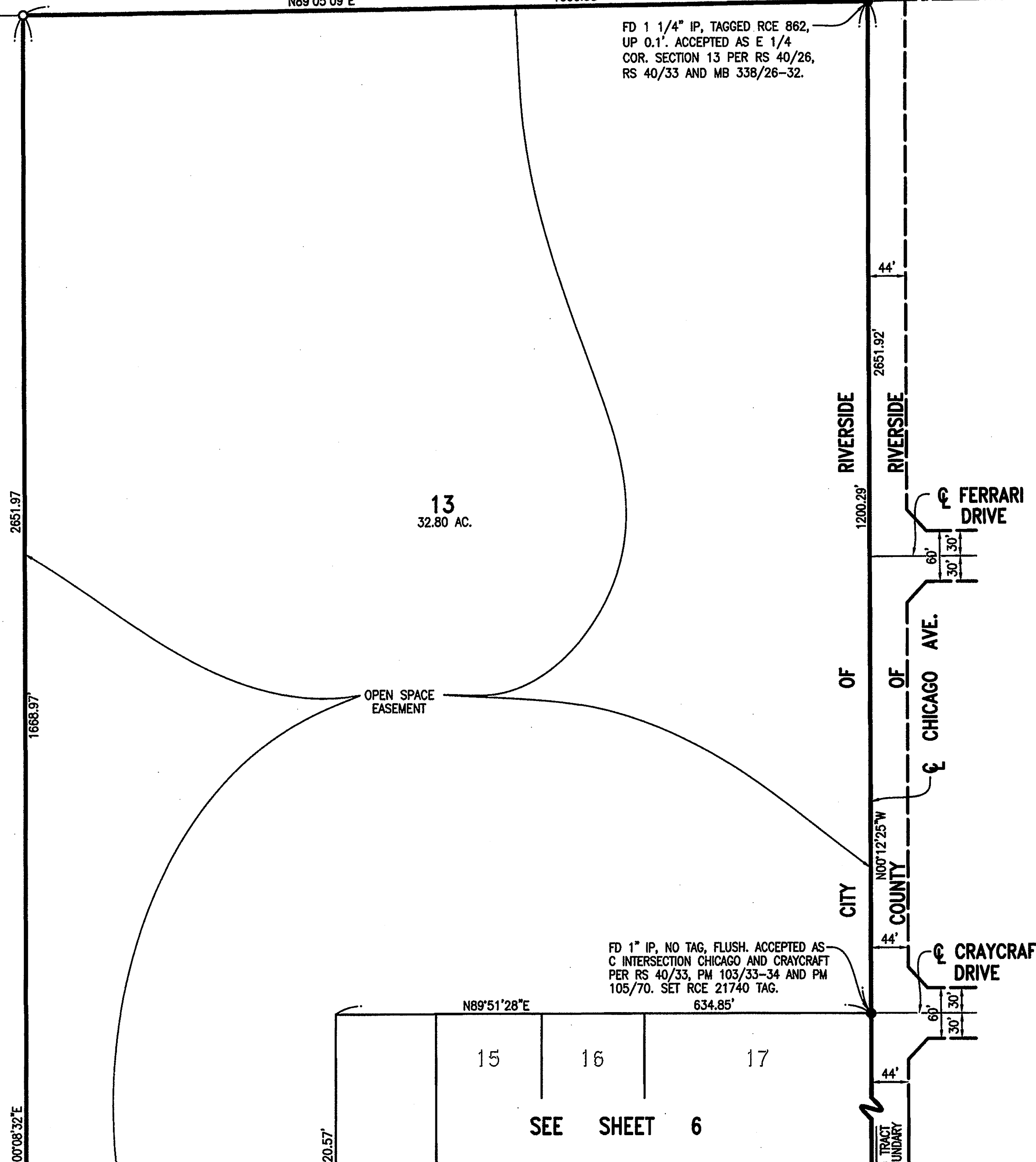
APRIL 2003

GABEL, COOK AND ASSOCIATES, INC.
RIVERSIDE, CA 92503

N89°05'09"E

1000.58'

FD 1 1/4" IP, TAGGED RCE 862,
UP 0.1'. ACCEPTED AS E 1/4
COR. SECTION 13 PER RS 40/26,
RS 40/33 AND MB 338/26-32.



OPEN SPACE
EASEMENT

13
32.80 AC.

FD 1" IP, NO TAG, FLUSH. ACCEPTED AS
C INTERSECTION CHICAGO AND CRAYCRAFT
PER RS 40/33, PM 103/33-34 AND PM
105/70. SET RCE 21740 TAG.

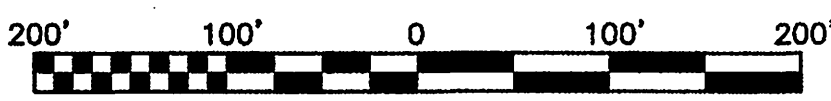
SEE SHEET 6

ENGINEERS NOTES

- 1 BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SEC. 13,, T.3S, R.5W., S.B.B.&M. BEING N0°12'25"W AS SHOWN BY RS 40/33.
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- 9 [[] INDICATES RECORD DATA PER PM 98/53.
- 10 THIS TRACT CONTAINS 61.00 ACRES GROSS.

LINE TABLE		
LINE NO.	BEARING	LENGTH
1	N38°19'52"E	18.00'
2	N71°22'02"E(R)	29.07'
3	N89°51'28"E	212.00'
4	N89°51'28"E	181.00'
5	N89°51'28"E	31.00'
6	N00°08'32"W	41.33'
7	N52°33'53"W	39.12'
8	N00°08'32"W	65.18'

CURVE TABLE				
CURVE NO.	DELTA	R	L	T
1	66°41'59"	48.00'	55.88'	31.59'
2	205°27'05"	48.00'	172.12'	212.55'
3	80°15'51"	48.00'	67.24'	40.47'



1836

M.B. 404 / 60