

114
City
M.B. 411 / 11

LOTS: 44 NUMBERED
LOTS: 6 LETTERED

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 32820

BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP NO. 22871, ON FILE IN BOOK 156, PAGES 50 THROUGH 54, INCLUSIVE, OF PARCEL MAPS, RIVERSIDE COUNTY, AND A PORTION OF SECTIONS 29 AND 32, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M.
THIELMANN ENGINEERS AUGUST 2005
JENS THIELMANN ORANGE, CA R.C.E. 25742

SHEET 1 OF 8 SHEETS

RECORDER'S STATEMENT

FILED THIS 12th DAY OF October 2006
AT 8:00 A.M. IN BOOK 411 OF
MAPS AT PAGES 11-18 AT THE REQUEST
OF THE CITY CLERK OF THE CITY OF RIVERSIDE
FEE: \$21.00
NO. 2006-0752788
LARRY W. WARD, COUNTY ASSESSOR-CLERK-RECORDER
BY: Jamie H. Arnold DEPUTY
SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE, OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION AS SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO THE PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "F", INCLUSIVE.

THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES THE EASEMENTS DESIGNATED AS:
2' P.U.E., 3' P.U.E., 9.5' P.U.E., 25' P.U.E., 40' P.U.E., AND 5' X 25' P.U.E.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AN EASEMENT OVER ALL OF LOT 44 FOR STORM DRAIN FACILITIES AND RETENTION OF DRAINAGE WATERS, THE EASEMENT DESIGNATED AS "STORM DRAIN AND RETENTION BASIN EASEMENT".

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

WE ALSO HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ROADWAY SLOPES AND SUPPORTS, INCLUDING RIGHTS FOR INGRESS AND EGRESS, THE EASEMENTS DESIGNATED AS "SLOPE EASEMENT".

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO SYCAMORE CANYON BOULEVARD FROM LOTS 20, 21, 30, 31, 33, 34 AND 44; AND TO EL CERRITO DRIVE FROM LOTS 1 THROUGH 6 INCLUSIVE, LOTS 34 THROUGH 36 INCLUSIVE, AND LOT 43.

WE HEREBY REQUEST THAT THE FOLLOWING PUBLIC STREETS AND EASEMENTS WHICH ARE NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66434(g) OF THE SUBDIVISION MAP ACT:

1. LOCAL ROADS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED MARCH 23, 1967 AS INSTRUMENT NO. 24365, O.R., TITLED, "RELINQUISHMENT OF HIGHWAY RIGHT OF WAY IN THE CITY OF RIVERSIDE, ROAD 06-RIV-395-40.6 REQUEST NO. 1274, SUPPLEMENTAL". SAID DOCUMENT RELINQUISHES ROADS FOR USE AS CITY STREETS BY THE STATE OF CALIFORNIA TO THE CITY OF RIVERSIDE, RESERVING THEREFROM EASEMENTS IN FAVOR OF THE STATE OF CALIFORNIA NOTED AS NO. 6 ON SHEETS 3, 4, 6, AND 8.
2. THAT CERTAIN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO CALIFORNIA ELECTRIC POWER COMPANY FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES & INCIDENTAL PURPOSES RECORDED FEBRUARY 3, 1942 IN BOOK 526, PAGE 587, ET SEQ. O.R.;
3. THAT CERTAIN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO THE STATE OF CALIFORNIA FOR ELECTRICAL AND SLOPE PURPOSES & INCIDENTAL PURPOSES RECORDED AUGUST 22, 1966, AS INSTRUMENT NO. 85219, O.R.;
4. THAT CERTAIN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES & INCIDENTAL PURPOSES RECORDED MARCH 6, 1964 AS INSTRUMENT NO. 28958, O.R.;
5. THAT CERTAIN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO CALIFORNIA ELECTRIC POWER COMPANY FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES & INCIDENTAL PURPOSES RECORDED MAY 25, 1948 IN BOOK 907, PAGE 562, O.R.;
6. THAT CERTAIN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO SOUTHERN CALIFORNIA EDISON CO. FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES & INCIDENTAL PURPOSES RECORDED APRIL 2, 1965 AS INSTRUMENT NO. 37792, O.R.;
7. THAT CERTAIN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 7, 1963 AS INSTRUMENT NO. 118205, O.R.

WE HEREBY RESERVE TO OURSELVES, SUCCESSORS, HEIRS AND ASSIGNS, LOT 44.

CANYON ESTATES 42, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
BY: VAN DAELE COMMUNITIES, LLC, ITS MANAGING MEMBER

BY: Patrick J. Van Daele PATRICK J. VAN DAELE, PRESIDENT
BY: Jeffrey Hack JEFFREY HACK, CHIEF FINANCIAL OFFICER

TRUSTEE

UNIONBANCA MORTGAGE CORPORATION, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED JUNE 20, 2006 AS INST. NO. 2006-4425727, O.R.

BY: Julius Randall BY VICE PRESIDENT

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF Riverside) ss
ON 9/19/06 BEFORE ME, Barbara O. Koenig, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED PATRICK J. VAN DAELE, PRESIDENT AND JEFFREY HACK, CHIEF FINANCIAL OFFICER 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/THEY 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.
WITNESS MY HAND MY PRINCIPAL PLACE OF BUSINESS IS
SIGNATURE: Barbara O. Koenig
NOTARY PUBLIC IN AND FOR SAID STATE
IN Riverside COUNTY.
Barbara O. Koenig
(NAME PRINTED) MY COMMISSION EXPIRES 7/22/08

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss
ON 9/14/06 BEFORE ME, JAMES L. FURBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JULIE D. RANDALL 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/THEY 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.
WITNESS MY HAND MY PRINCIPAL PLACE OF BUSINESS IS
SIGNATURE: James L. Furber
NOTARY PUBLIC IN AND FOR SAID STATE
IN SAN DIEGO COUNTY.
JAMES L. FURBER
(NAME PRINTED) MY COMMISSION EXPIRES MAY 4, 2010

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY JOHN R. BYERLY INCORPORATED, DATED APRIL 18, 2005 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

CITY CLERK CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF 8 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT 32820;

LOTS "A" THROUGH "F" INCLUSIVE ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES;

THE EASEMENTS DESIGNATED AS 2' P.U.E., 3' P.U.E., 9.5' P.U.E., 25' P.U.E., 40' P.U.E., AND 5' X 25' P.U.E. ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES;

THE EASEMENT DESIGNATED AS "STORM DRAIN AND RETENTION BASIN EASEMENT" OVER ALL OF LOT 44 FOR STORM DRAIN FACILITIES AND RETENTION OF DRAINAGE WATERS IS HEREBY ACCEPTED.

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

THE EASEMENTS DESIGNATED AS "SLOPE EASEMENTS" FOR THE CONSTRUCTION AND MAINTENANCE OF ROADWAY SLOPES AND SUPPORTS INCLUDING RIGHTS FOR INGRESS AND EGRESS.

THE RELEASE AND RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO SYCAMORE CANYON BOULEVARD FROM LOTS 20, 21, 30, 31, 33, 34 AND 44; AND TO EL CERRITO DRIVE FROM LOTS 1 THROUGH 6 INCLUSIVE, LOTS 34 THROUGH 36 INCLUSIVE, AND LOT 43 ARE HEREBY ACCEPTED;

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

1. LOCAL ROADS DESCRIBED IN THAT CERTAIN DOC. REC. MARCH 23, 1967 AS INST. NO. 24365, O.R., TITLED, "RELINQUISHMENT OF HIGHWAY RIGHT OF WAY IN THE CITY OF RIVERSIDE, ROAD 06-RIV-395-40.6 REQUEST NO. 1274, SUPPLEMENTAL" EXCEPT FOR ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE FREEWAY ADJOINING THE HEREIN DESCRIBED PROPERTY, RELINQUISHED TO THE STATE OF CALIFORNIA PER DOC. REC. NOVEMBER 9, 1953 IN BOOK 1524, PAGE 203, O.R.; PER DOC. REC. MAY 20, 1959 AS INST. NO. 43387, O.R.; PER PER DOC. REC. AUGUST 24, 1962 AS INST. NO. 80075, O.R.; AND PER DOC. REC. APRIL 2, 1965 AS INST. NO. 37791, O.R., SAID INST. NO. 24365 RELINQUISHES ROADS FOR USE AS CITY STREETS BY THE STATE OF CALIFORNIA TO THE CITY OF RIVERSIDE;
2. THAT CERTAIN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO CALIFORNIA ELECTRIC POWER COMPANY FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES & INCIDENTAL PURPOSES RECORDED FEBRUARY 3, 1942 IN BOOK 526, PAGE 587, ET SEQ. O.R.;
3. THAT CERTAIN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO THE STATE OF CALIFORNIA IN FAVOR OF THE CITY OF RIVERSIDE SUCCESSOR IN INTEREST TO THE STATE OF CALIFORNIA FOR ELECTRICAL AND SLOPE PURPOSES RECORDED AUGUST 22, 1966, AS INSTRUMENT NO. 85219, O.R.;
4. THAT CERTAIN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES & INCIDENTAL PURPOSES RECORDED MARCH 6, 1964 AS INSTRUMENT NO. 28958, O.R.;
5. THAT CERTAIN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO CALIFORNIA ELECTRIC POWER COMPANY FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES & INCIDENTAL PURPOSES RECORDED MAY 25, 1948 IN BOOK 907, PAGE 562, O.R.;
6. THAT CERTAIN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO SOUTHERN CALIFORNIA EDISON CO. FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES & INCIDENTAL PURPOSES RECORDED APRIL 2, 1965 AS INSTRUMENT NO. 37792, O.R.;
7. THAT CERTAIN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 7, 1963 AS INSTRUMENT NO. 118205, O.R.

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

I HEREBY CERTIFY THAT THE FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 3rd DAY OF October, 2006

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

BY: Sherry Newton-Ellis

CITY TREASURER'S CERTIFICATE

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

NONE

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

DATE: 9/20/06 PAUL C. SUNDEEN
CHIEF FINANCIAL OFFICER / TREASURER

BY: Brent G. Mason

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ _____ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF 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: _____ DATE: _____

NANCY ROMERO
CLERK OF THE BOARD OF SUPERVISORS

CASH TAX BOND
PAUL MCDONNELL
COUNTY TAX COLLECTOR

BY: _____
DEPUTY

BY: _____
DEPUTY

TAX COLLECTOR'S STATEMENT

I HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES-NOW-A-LIEN-BUT-NOT

YET-PAYABLE, WHICH ARE ESTIMATED TO BE \$ _____

DATE: 10-6-2006 PAUL MCDONNELL
COUNTY TAX COLLECTOR

BY: Laurie Arnold
DEPUTY

PUBLIC UTILITIES CERTIFICATE

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

DATE: 9/20/06 DAVID H. WRIGHT
PUBLIC UTILITIES GENERAL MANAGER

BY: David Wright
M J

M.B. 411 / 11

11/12
City

M.B. 411 / 12

LOTS: 44 NUMBERED
LOTS: 6 LETTERED

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

SHEET 2 OF 8 SHEETS

TRACT NO. 32820

BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP NO. 22871, ON FILE IN BOOK 156, PAGES 50 THROUGH 54, INCLUSIVE, OF PARCEL MAPS, RIVERSIDE COUNTY, AND A PORTION OF SECTIONS 29 AND 32, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M.

THIELMANN ENGINEERS
JENS THIELMANN ORANGE, CA R.C.E. 25742

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:

FRANK A. TETLEY, HOLDER OF AN EASEMENT FOR PIPE LINES AND FLUMES AND INCIDENTAL PURPOSES, REC. APRIL 10, 1909 IN BOOK 282, PAGE 43 OF DEEDS, RIV. CO. THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE RECORD.

SOUTHERN FINANCE SERVICE, A CALIFORNIA CORPORATION, HOLDER OF AN EASEMENT FOR SANITARY SEWER, WATER LINES, AND PUBLIC UTILITY PURPOSES AND INCIDENTAL PURPOSES, PER DOC. REC. MAY 20, 1959 AS INST. NO. 43386, O.R. THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE RECORD.

STATE OF CALIFORNIA, HOLDER OF THE RELINQUISHMENT OF ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE FREEWAY ADJOINING THE HEREIN DESCRIBED PROPERTY PER THE FOLLOWING:

DOC. REC. NOVEMBER 9, 1953 IN BOOK 1524, PAGE 203 O.R.;
DOC. REC. MAY 20, 1959 AS INST. NO. 43387, O.R.;
DOC. REC. AUGUST 24, 1962 AS INSTRUMENT NO. 80075, O.R.;
DOC. REC. APRIL 2, 1965 AS INST. NO. 37791, O.R.; AND
DOC. REC. MARCH 23, 1967 AS INST. NO. 24365, O.R.

MARCH INLAND PORT AIRPORT AUTHORITY, HOLDER OF A PERPETUAL EASEMENT FOR THE PASSAGE OF AIRCRAFT AND THE RIGHT OF FLIGHT OVER THE ENTIRE TRACT AND INCIDENTAL PURPOSES PER DOC. REC. 8/11/06 AS INSTRUMENT NO. 2006-0595416.

ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MICHAEL VAN DAEL ON AUGUST 1, 2005. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN ONE YEAR FROM THE RECORDATION DATE OF THIS MAP. THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 9-12-06

Jens Thielmann
JENS THIELMANN
R.C.E. 25742
REGISTRATION EXPIRES 12/31/07

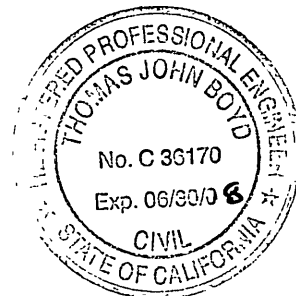


CITY ENGINEER CERTIFICATE

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 NO. 32820 WHICH WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE ON JUNE 7, 2005 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: 9/26/06

THOMAS J. BOYD
RCE 26170 Lic. Exp. 6/30/08
CITY ENGINEER
Thomas Boyd
BY



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: 9/26/06

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



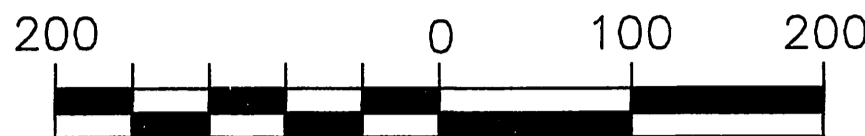
M.B. 411 / 12

TRACT NO. 32820

BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP NO. 22871, ON FILE IN BOOK 156, PAGES 50 THROUGH 54, INCLUSIVE, OF PARCEL MAPS, RIVERSIDE COUNTY, AND A PORTION OF SECTIONS 29 AND 32, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M.

THIELMANN ENGINEERS AUGUST 2005
JENS THIELMANN ORANGE, CA R.C.E. 25742
BOUNDARY SHEET AND SHEET INDEX MAP

GRAPHIC SCALE



1" = 200'

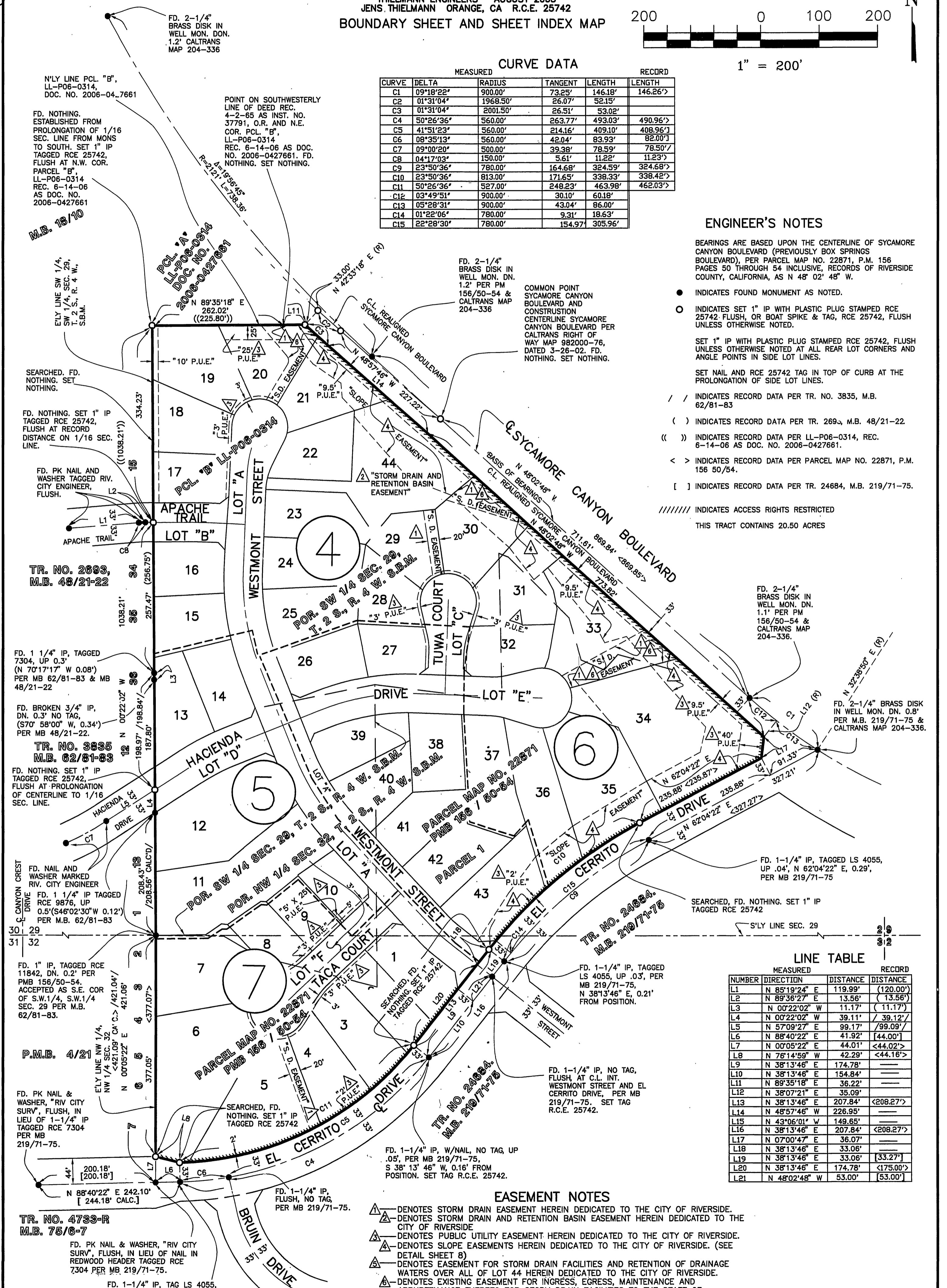
CURVE	MEASURED				RECORD
	DELTA	RADIUS	TANGENT	LENGTH	LENGTH
C1	09°18'22"	900.00'	73.25'	146.18'	146.26'>
C2	01°31'04"	1968.50'	26.07'	52.15'	
C3	01°31'04"	2001.50'	26.51'	53.02'	
C4	50°26'36"	560.00'	263.77'	493.03'	490.96'>
C5	41°51'23"	560.00'	214.16'	409.10'	408.96'>
C6	08°35'13"	560.00'	42.04'	83.93'	82.00'>
C7	09°00'20"	500.00'	39.38'	78.59'	78.50'>
C8	04°17'03"	150.00'	5.61'	11.22'	11.23'>
C9	23°50'36"	780.00'	164.68'	324.59'	324.68'>
C10	23°50'36"	813.00'	171.65'	338.33'	338.42'>
C11	50°26'36"	527.00'	248.23'	463.98'	462.03'>
C12	03°49'51"	900.00'	30.10'	60.18'	
C13	05°28'31"	900.00'	43.04'	86.00'	
C14	01°22'06"	780.00'	9.31'	18.63'	
C15	22°28'30"	780.00'	154.97'	305.96'	

ENGINEER'S NOTES

BEARINGS ARE BASED UPON THE CENTERLINE OF SYCAMORE CANYON BOULEVARD (PREVIOUSLY BOX SPRINGS BOULEVARD), PER PARCEL MAP NO. 22871, P.M. 156 PAGES 50 THROUGH 54 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AS N 48° 02' 48" W.

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES SET 1" IP WITH PLASTIC PLUG STAMPED RCE 25742 FLUSH, OR BOAT SPIKE & TAG, RCE 25742, FLUSH UNLESS OTHERWISE NOTED.
- INDICATES SET 1" IP WITH PLASTIC PLUG STAMPED RCE 25742, FLUSH UNLESS OTHERWISE NOTED AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES.
- INDICATES SET NAIL AND RCE 25742 TAG IN TOP OF CURB AT THE PROLONGATION OF SIDE LOT LINES.
- / / INDICATES RECORD DATA PER TR. NO. 3835, M.B. 62/81-83
- () INDICATES RECORD DATA PER TR. 269, M.B. 48/21-22
- (()) INDICATES RECORD DATA PER LL-P06-0314, REC. 6-14-06 AS DOC. NO. 2006-0427661.
- < > INDICATES RECORD DATA PER PARCEL MAP NO. 22871, P.M. 156 50/54.
- [] INDICATES RECORD DATA PER TR. 24684, M.B. 219/71-75.
- ////// INDICATES ACCESS RIGHTS RESTRICTED

THIS TRACT CONTAINS 20.50 ACRES



LINE TABLE

NUMBER	MEASURED		RECORD	
	DIRECTION	DISTANCE	DIRECTION	DISTANCE
L1	N 85°19'24" E	119.99'	(120.00')	
L2	N 89°36'27" E	13.56'	(13.56')	
L3	N 00°22'02" W	11.17'	(11.17')	
L4	N 00°22'02" W	39.11'	39.12'	
L5	N 57°09'27" E	99.17'	99.09'	
L6	N 88°40'22" E	41.92'	44.00'	
L7	N 00°05'22" E	44.01'	<44.02'>	
L8	N 76°14'59" W	42.29'	<44.16'>	
L9	N 38°13'46" E	174.78'		
L10	N 38°13'46" E	154.84'		
L11	N 89°35'18" E	36.22'		
L12	N 38°07'21" E	35.09'		
L13	N 38°13'46" E	207.84'	<208.27'>	
L14	N 48°57'46" W	226.95'		
L15	N 43°06'01" W	149.65'		
L16	N 38°13'46" E	207.84'	<208.27'>	
L17	N 07°00'47" E	36.07'		
L18	N 38°13'46" E	33.06'		
L19	N 38°13'46" E	33.06'	33.27'	
L20	N 38°13'46" E	174.78'	<175.00'>	
L21	N 48°02'48" W	53.00'	53.00'	

- EASEMENT NOTES
- ▲ DENOTES STORM DRAIN EASEMENT HEREIN DEDICATED TO THE CITY OF RIVERSIDE.
 - ▲ DENOTES STORM DRAIN AND RETENTION BASIN EASEMENT HEREIN DEDICATED TO THE CITY OF RIVERSIDE
 - ▲ DENOTES PUBLIC UTILITY EASEMENT HEREIN DEDICATED TO THE CITY OF RIVERSIDE.
 - ▲ DENOTES SLOPE EASEMENTS HEREIN DEDICATED TO THE CITY OF RIVERSIDE. (SEE DETAIL SHEET 8)
 - ▲ DENOTES EASEMENT FOR STORM DRAIN FACILITIES AND RETENTION OF DRAINAGE WATERS OVER ALL OF LOT 44 HEREIN DEDICATED TO THE CITY OF RIVERSIDE.
 - ▲ DENOTES EXISTING EASEMENT FOR INGRESS, EGRESS, MAINTENANCE AND APPURTENANCE THERETO FOR STORM DRAIN FACILITIES TO THE STATE OF CALIFORNIA PER DOC. REC. MARCH 23, 1967 AS INST. NO. 24365 O.R., RECORDS OF RIVERSIDE, CALIF.

City 411/14

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

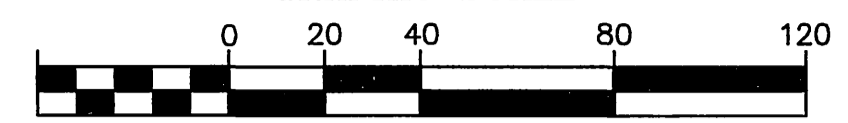
SHEET 4 OF 8 SHEETS

TRACT NO. 32820

BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP NO. 22871, ON FILE IN BOOK 156, PAGES 50 THROUGH 54, INCLUSIVE, OF PARCEL MAPS, RIVERSIDE COUNTY, AND A PORTION OF SECTIONS 29 AND 32, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M.

THIELMANN ENGINEERS AUGUST 2005
JENS THIELMANN ORANGE, CA R.C.E. 25742

GRAPHIC SCALE



1" = 40'

ENGINEER'S NOTES

- BEARINGS ARE BASED UPON THE CENTERLINE OF SYCAMORE CANYON BOULEVARD (PREVIOUSLY BOX SPRINGS BOULEVARD), PER PARCEL MAP NO. 22871, P.M. 156 PAGES 50 THROUGH 54 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AS N 48° 02' 48" W.
- INDICATES SET 1" IP WITH PLASTIC PLUG STAMPED RCE 25742 FLUSH, OR BOAT SPIKE & TAG, RCE 25742, FLUSH UNLESS OTHERWISE NOTED.
- SET 1" IP WITH PLASTIC PLUG STAMPED RCE 25742, FLUSH UNLESS OTHERWISE NOTED AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES.
- SET NAIL AND RCE 25742 TAG IN TOP OF CURB AT THE PROLONGATION OF SIDE LOT LINES.
- INDICATES RECORD DATA PER TR. NO. 3835, M.B. 62/81-83
- INDICATES RECORD DATA PER TR. 2693, M.B. 48/21-22
- INDICATES RECORD DATA PER LL-P06-0314, REC. 6-14-06 AS DOC. NO. 2006-0427661.
- INDICATES RECORD DATA PER PARCEL MAP NO. 22871, P.M. 156 50/54.
- INDICATES RECORD DATA PER TR. 24684, M.B. 219/71-75.
- INDICATES RELINQUISHED VEHICULAR AND PEDESTRIAN ACCESS RIGHTS.
- THIS TRACT CONTAINS 20.50 ACRES

MONUMENT NOTE

- INDICATES POINT ON SOUTHWESTERLY LINE OF DEED REC. 4-2-65 AS INST. NO. 37791, O.R. AND N.E. COR. PCL. "B", LL-P06-0314 REC. 6-14-06 AS DOC. NO. 2006-0427661. FD. NOTHING. SET NOTHING.

CURVE TABLE

NO.	DELTA	TANGENT	RADIUS	LENGTH
C1	02°47'41"	13.00'	533.00'	26.00'
C2	02°47'41"	12.20'	500.00'	24.39'
C3	02°47'41"	11.39'	467.00'	22.78'
C4	11°29'32"	10.06'	100.00'	20.06'
C5	24°00'06"	21.26'	100.00'	41.89'
C6	57°27'31"	26.31'	48.00'	48.14'
C7	32°50'04"	14.13'	48.00'	27.51'
C8	04°17'03"	5.61'	150.00'	11.22'
C9	53°39'09"	24.27'	48.00'	44.95'
C10	29°29'59"	12.64'	48.00'	24.72'
C11	24°09'10"	10.27'	48.00'	20.23'
C12	71°45'15"	9.04'	12.50'	15.65'
C13	24°37'27"	10.48'	48.00'	20.63'
C14	19°56'45"	372.96'	2121.00'	738.36'
C15	01°31'04"	26.07'	1968.50'	52.15'
C16	01°31'04"	26.51'	2001.50'	53.02'
C17	00°51'33"	15.01'	2001.50'	30.01'
C18	204°00'06"	—	48.00'	170.90'
C19	49°41'13"	22.22'	48.00'	41.63'
C20	210°00'00"	—	48.00'	175.93'

EASEMENT NOTES

- 1 DENOTES STORM DRAIN EASEMENT HEREIN DEDICATED TO THE CITY OF RIVERSIDE.
- 2 DENOTES STORM DRAIN AND RETENTION BASIN EASEMENT HEREIN DEDICATED TO THE CITY OF RIVERSIDE.
- 3 DENOTES PUBLIC UTILITY EASEMENT HEREIN DEDICATED TO THE CITY OF RIVERSIDE.
- 4 DENOTES SLOPE EASEMENTS HEREIN DEDICATED TO THE CITY OF RIVERSIDE. (SEE DETAIL SHEET 8)
- 5 DENOTES EASEMENT FOR STORM DRAIN FACILITIES AND RETENTION OF DRAINAGE WATERS OVER ALL OF LOT 44 HEREIN DEDICATED TO THE CITY OF RIVERSIDE.
- 6 DENOTES EXISTING EASEMENT FOR INGRESS, EGRESS, MAINTENANCE AND APPURTENANCE THERETO FOR STORM DRAIN FACILITIES TO THE STATE OF CALIFORNIA PER DOC. REC. MARCH 23, 1967 AS INST. NO. 24865 O.R. RECORDS OF RIVERSIDE, CALIF.

LINE TABLE

NO.	DIRECTION	DISTANCE
L1	N 85°19'24" E	119.99' (110.00')
L2	N 89°36'27" E	13.56' (13.56')
L3	N 02°00'23" E	27.11'
L4	N 87°35'52" W	69.51'
L5	N 02°00'23" E	27.11'
L6	N 87°35'52" W	24.51'
L7	N 89°35'18" E	75.97'
L8	N 89°35'18" E	149.08'
L9	S 26°24'14" W	49.67'
L10	N 17°00'23" E	29.32'
L11	N 89°35'18" E	36.22'

FD. NOTHING. ESTABLISHED FROM PROLONGATION OF 1/16 SEC. LINE FROM MONS TO SOUTH. SET 1" IP TAGGED RCE 25742, FLUSH AT N.W. COR. PARCEL "B", LL-P06-0314 REC. 6-14-06 AS DOC. NO. 2006-0427661

TR. NO. 2693, M.B. 48/21-22
E.L.Y. LINE SW 1/4, SW 1/4, S.B.M. SEC. 29, T. 2 S., R. 4 W., S.B.M.

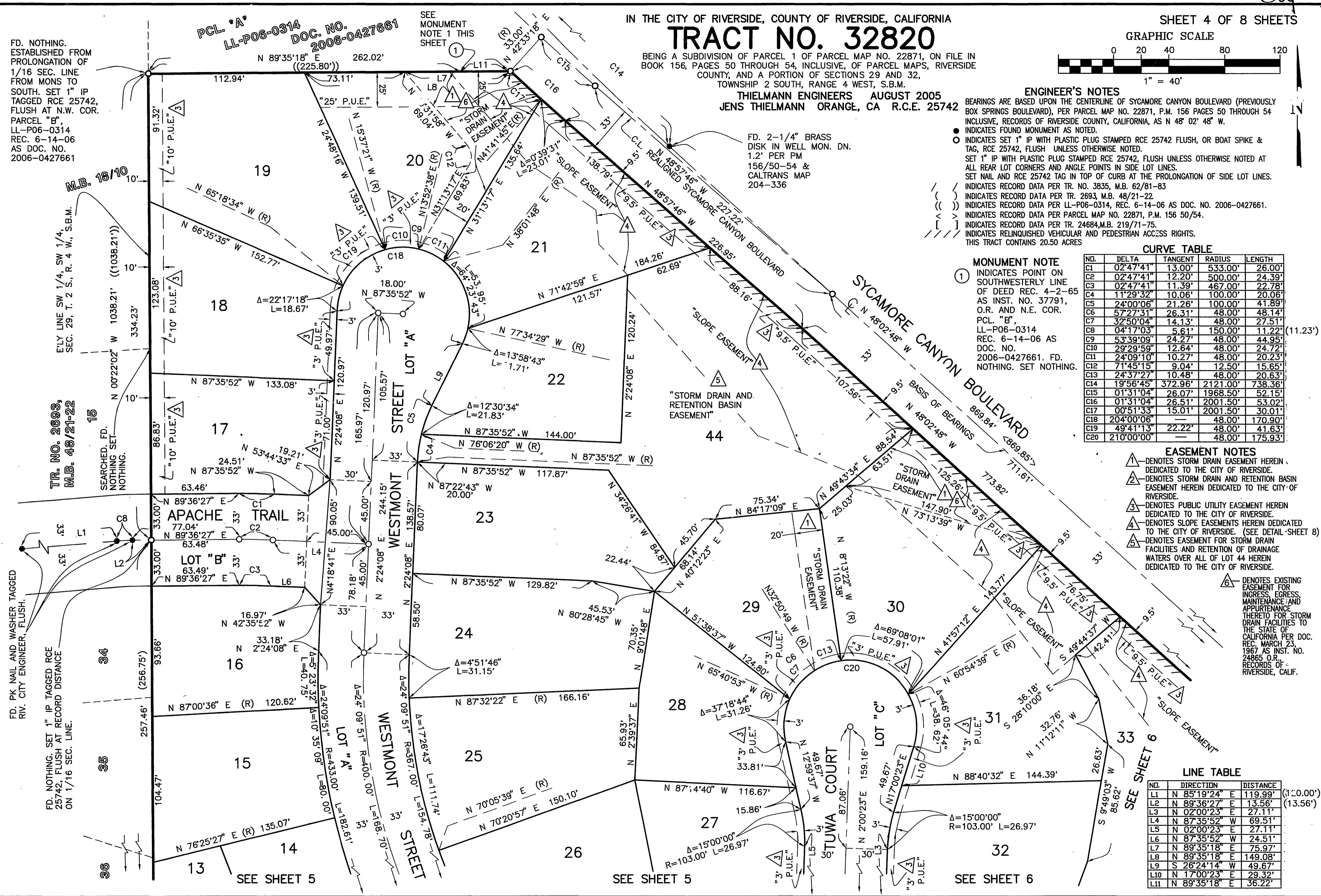
FD. PK NAIL AND WASHER TAGGED RIV. CITY ENGINEER, FLUSH.

FD. NOTHING. SET 1" IP TAGGED RCE 25742, FLUSH AT RECORD DISTANCE ON 1/16 SEC. LINE.

SEE MONUMENT NOTE 1 THIS SHEET

PCL. "A" LL-P06-0314 DOC. NO. 2006-0427661

FD. 2-1/4" BRASS DISK IN WELL MON. DN. 1.2' PER PM 156/50-54 & CALTRANS MAP 204-336



M.B. 411/14

M.B. 411/14

SEE SHEET 5

SEE SHEET 5

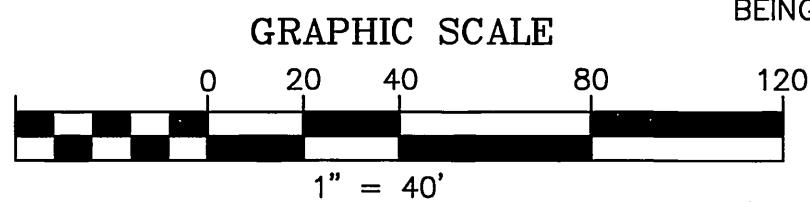
SEE SHEET 6

SEE SHEET 6

TRACT NO. 32820

BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP NO. 22871, ON FILE IN BOOK 156, PAGES 50 THROUGH 54, INCLUSIVE, OF PARCEL MAPS, RIVERSIDE COUNTY, AND A PORTION OF SECTIONS 29 AND 32, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M.

THIELMANN ENGINEERS AUGUST 2005
JENS THIELMANN ORANGE, CA R.C.E. 25742



ENGINEER'S NOTES

BEARINGS ARE BASED UPON THE CENTERLINE OF SYCAMORE CANYON BOULEVARD (PREVIOUSLY BOX SPRINGS BOULEVARD), PER PARCEL MAP NO. 22871, P.M. 156 PAGES 50 THROUGH 54 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AS N 48° 02' 48" W.

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES SET 1" IP WITH PLASTIC PLUG STAMPED RCE 25742, FLUSH OR BOAT SPIKE & TAG, RCE 25742, FLUSH UNLESS OTHERWISE NOTED.
- SET 1" IP WITH PLASTIC PLUG STAMPED RCE 25742, FLUSH UNLESS OTHERWISE NOTED AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES. SET NAIL AND RCE 25742 TAG IN TOP OF CURB AT THE PROLONGATION OF SIDE LOT LINES.
- INDICATES RECORD DATA PER TR. NO. 3835, M.B. 62/81-83
- INDICATES RECORD DATA PER TR. 2693, M.B. 48/21-22
- INDICATES RECORD DATA PER LL-P06-0314, REC. 6-14-06 AS DOC. NO. 2006-0427661.
- INDICATES RECORD DATA PER PARCEL MAP NO. 22871, P.M. 156 50/54.
- INDICATES RECORD DATA PER TR. 24684, M.B. 219/71-75.
- INDICATES RELINQUISHED VEHICULAR AND PEDESTRIAN ACCESS RIGHTS. THIS TRACT CONTAINS 20.50 ACRES

EASEMENT NOTES

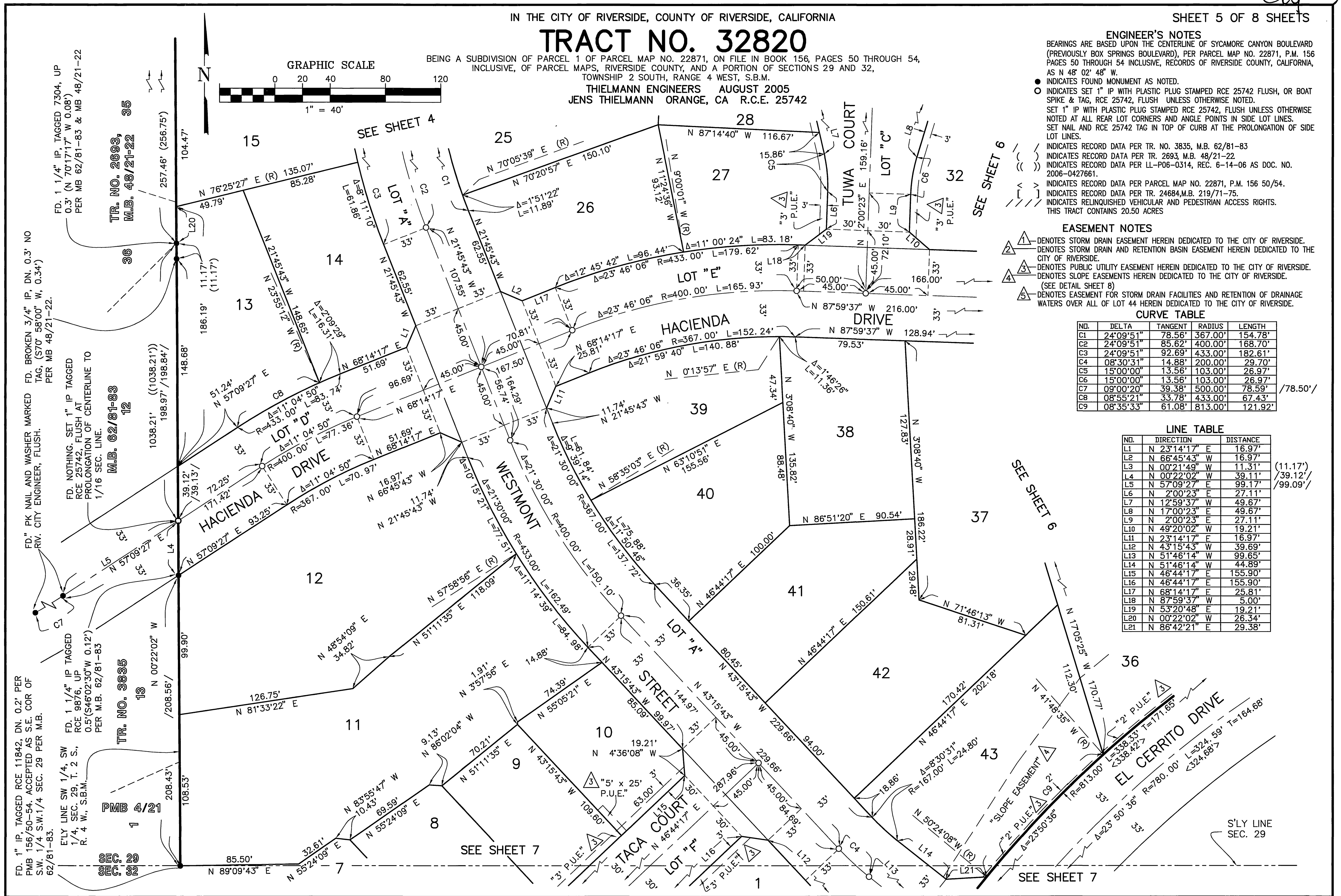
- △ DENOTES STORM DRAIN EASEMENT HEREIN DEDICATED TO THE CITY OF RIVERSIDE.
- △ DENOTES STORM DRAIN AND RETENTION BASIN EASEMENT HEREIN DEDICATED TO THE CITY OF RIVERSIDE.
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- △ DENOTES EASEMENT FOR STORM DRAIN FACILITIES AND RETENTION OF DRAINAGE WATERS OVER ALL OF LOT 44 HEREIN DEDICATED TO THE CITY OF RIVERSIDE.

CURVE TABLE

NO.	DELTA	TANGENT	RADIUS	LENGTH
C1	24°09'51"	78.56'	367.00'	154.78'
C2	24°09'51"	85.62'	400.00'	168.70'
C3	24°09'51"	92.69'	433.00'	182.61'
C4	08°30'31"	14.88'	200.00'	29.70'
C5	15°00'00"	13.56'	103.00'	26.97'
C6	15°00'00"	13.56'	103.00'	26.97'
C7	09°00'20"	39.38'	500.00'	78.59'
C8	08°55'21"	33.78'	433.00'	67.43'
C9	08°35'33"	61.08'	813.00'	121.92'

LINE TABLE

NO.	DIRECTION	DISTANCE
L1	N 23°14'17" E	16.97'
L2	N 66°45'43" W	16.97'
L3	N 00°21'49" W	11.31'
L4	N 00°22'02" W	39.11'
L5	N 57°09'27" E	99.17'
L6	N 2°00'23" E	27.11'
L7	N 12°59'37" W	49.67'
L8	N 17°00'23" E	49.67'
L9	N 2°00'23" E	27.11'
L10	N 49°20'02" W	19.21'
L11	N 23°14'17" E	16.97'
L12	N 43°15'43" W	39.69'
L13	N 51°46'14" W	99.65'
L14	N 51°46'14" W	44.89'
L15	N 46°44'17" E	155.90'
L16	N 46°44'17" E	155.90'
L17	N 68°14'17" E	25.81'
L18	N 87°59'37" W	5.00'
L19	N 53°20'48" E	19.21'
L20	N 00°22'02" W	26.34'
L21	N 86°42'21" E	29.38'



FD. PK NAIL AND WASHER MARKED FD. BROKEN 3/4" IP, DN. 0.3" NO TAG, (S70° 58'00" W, 0.34') PER MB 48/21-22.

FD. NOTHING. SET 1" IP TAGGED RCE 25742, FLUSH AT PROLONGATION OF CENTERLINE TO 1/16 SEC. LINE.

FD. 1" IP, TAGGED RCE 11842, DN. 0.2' PER PMB 156/50-54. ACCEPTED AS S.E. COR OF S.W. 1/4 S.W. 1/4 SEC. 29 PER M.B. 62/81-83.

E'LY LINE SW 1/4, SW 1/4, SEC. 29, T. 2 S., R. 4 W., S.B.M.

TR. NO. 2693, M.B. 48/21-22

TR. NO. 3835

PMB 4/21

SEC. 29

SEE SHEET 6

SEE SHEET 6

SEE SHEET 7

SEE SHEET 4

SEE SHEET 7

/78.50'/
/39.12'/
/99.09'/

S'LY LINE SEC. 29

City 411 / 16

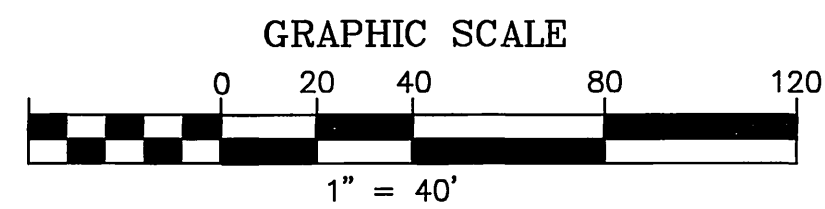
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

SHEET 6 OF 8 SHEETS

TRACT NO. 32820

BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP NO. 22871, ON FILE IN BOOK 156, PAGES 50 THROUGH 54, INCLUSIVE, OF PARCEL MAPS, RIVERSIDE COUNTY, AND A PORTION OF SECTIONS 29 AND 32, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M.

THIELMANN ENGINEERS AUGUST 2005
JENS THIELMANN ORANGE, CA R.C.E. 25742



ENGINEER'S NOTES
BEARINGS ARE BASED UPON THE CENTERLINE OF SYCAMORE CANYON BOULEVARD (PREVIOUSLY BOX SPRINGS BOULEVARD), PER PARCEL MAP NO. 22871, P.M. 156 PAGES 50 THROUGH 54 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AS N 48° 02' 48" W.
● INDICATES FOUND MONUMENT AS NOTED.
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< > INDICATES RECORD DATA PER PARCEL MAP NO. 22871, P.M. 156 50/54.
[] INDICATES RECORD DATA PER TR. 24684, M.B. 219/71-75.
[] INDICATES RELINQUISHED VEHICULAR AND PEDESTRIAN ACCESS RIGHTS.
THIS TRACT CONTAINS 20.50 ACRES

EASEMENT NOTES
① DENOTES STORM DRAIN EASEMENT HEREIN DEDICATED TO THE CITY OF RIVERSIDE.
② DENOTES STORM DRAIN AND RETENTION BASIN EASEMENT HEREIN DEDICATED TO THE CITY OF RIVERSIDE.
③ DENOTES PUBLIC UTILITY EASEMENT HEREIN DEDICATED TO THE CITY OF RIVERSIDE.
④ DENOTES SLOPE EASEMENTS HEREIN DEDICATED TO THE CITY OF RIVERSIDE.
(SEE DETAIL SHEET 8)
⑤ DENOTES EASEMENT FOR STORM DRAIN FACILITIES AND RETENTION OF DRAINAGE WATERS OVER ALL OF LOT 44 HEREIN DEDICATED TO THE CITY OF RIVERSIDE.
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FD. 2-1/4" BRASS DISK IN WELL MON. DN. 1.1' PER PM 156/50-54 & CALTRANS MAP 204-336.

FD. 2-1/4" BRASS DISK IN WELL MON. DN. 0.8' PER M.B. 219/71-75 & CALTRANS MAP 204-336.

TR. NO. 24684.
M.B. 219/71-75

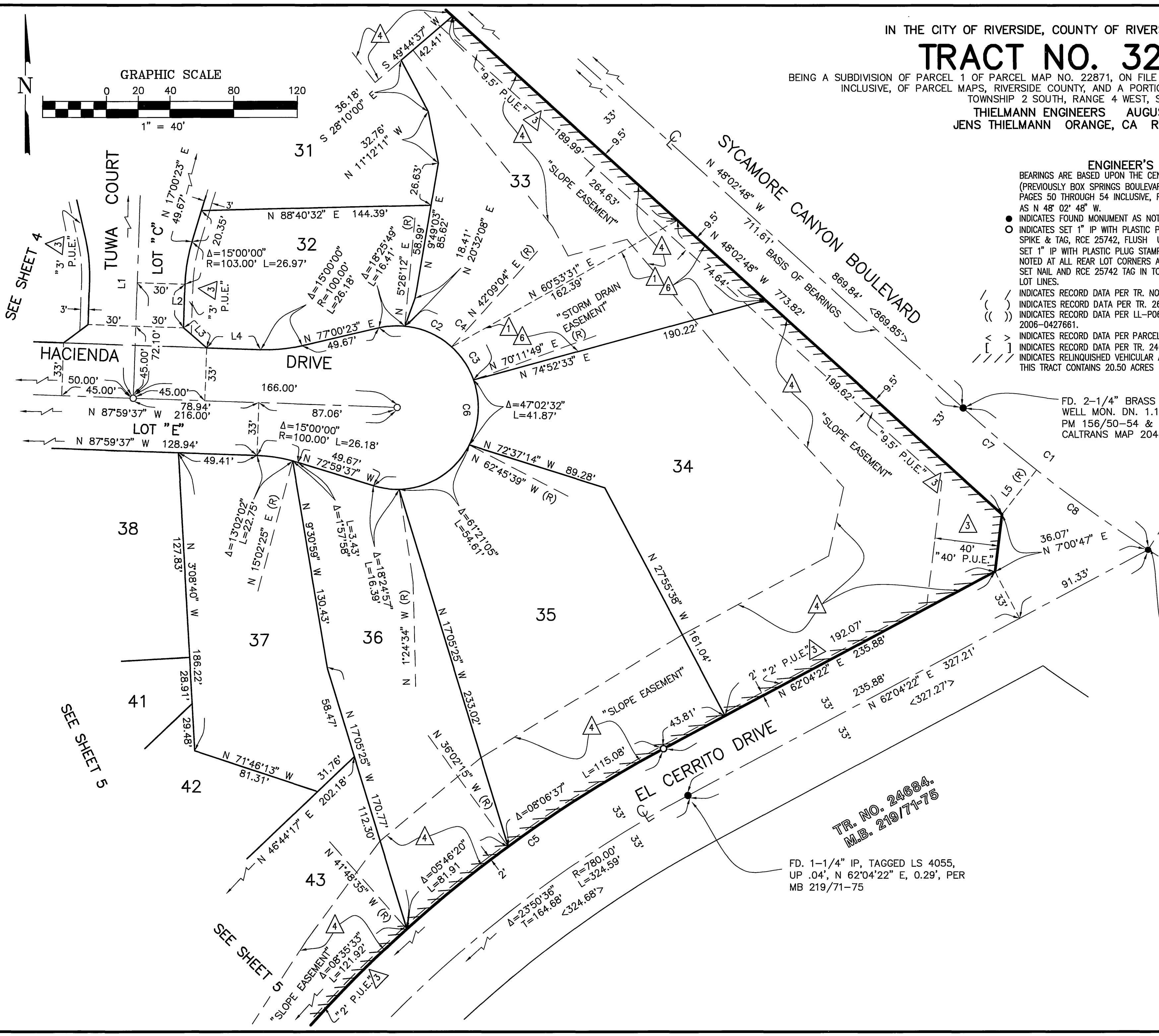
FD. 1-1/4" IP, TAGGED LS 4055, UP .04', N 62°04'22" E, 0.29', PER MB 219/71-75

LINE TABLE

NO.	DIRECTION	DISTANCE
L1	N 2°00'23" E	159.16'
L2	N 2°00'23" E	27.11'
L3	N 49°20'02" W	19.21'
L4	N 87°59'37" W	33.94'
L5	N 38°07'21" E	35.09'

CURVE TABLE

NO.	DELTA	TANGENT	RADIUS	LENGTH
C1	09°18'22"	73.25'	900.00'	146.18'
C2	36°42'52"	16.92'	51.00'	32.68'
C3	28°02'45"	12.74'	51.00'	24.96'
C4	64°45'37"	32.34'	51.00'	57.64'
C5	23°50'36"	171.65'	813.00'	338.33'
C6	210°00'00"	-	51.00'	186.92'
C7	03°49'51"	30.10'	900.00'	60.18'
C8	05°28'31"	43.04'	900.00'	86.00'



SEE SHEET 4

SEE SHEET 5

SEE SHEET 6

M.B. 411 / 16

M.B. 411 / 16

City 411/17

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

SHEET 7 OF 8 SHEETS

TRACT NO. 32820

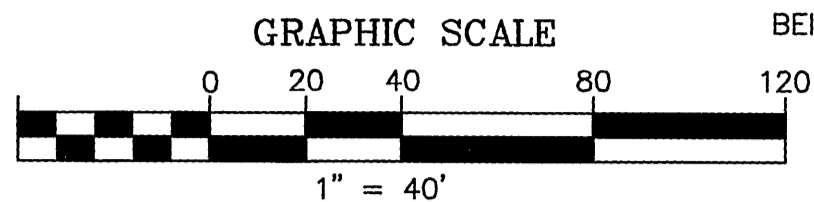
BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP NO. 22871, ON FILE IN BOOK 156, PAGES 50 THROUGH 54, INCLUSIVE, OF PARCEL MAPS, RIVERSIDE COUNTY, AND A PORTION OF SECTIONS 29 AND 32, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M.

THIELMANN ENGINEERS AUGUST 2005
JENS THIELMANN ORANGE, CA R.C.E. 25742

ENGINEER'S NOTES

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- SET 1" IP WITH PLASTIC PLUG STAMPED RCE 25742, FLUSH UNLESS OTHERWISE NOTED AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES.
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- INDICATES RECORD DATA PER TR. NO. 3835, M.B. 62/81-83
- INDICATES RECORD DATA PER TR. 2693, M.B. 48/21-22
- INDICATES RECORD DATA PER LL-P06-0314, REC. 6-14-06 AS DOC. NO. 2006-0427661.
- INDICATES RECORD DATA PER PARCEL MAP NO. 22871, P.M. 156 50/54.
- INDICATES RECORD DATA PER TR. 24684, M.B. 219/71-75.
- INDICATES RELINQUISHED VEHICULAR AND PEDESTRIAN ACCESS RIGHTS.

THIS TRACT CONTAINS 20.50 ACRES



FD. 1" IP, TAGGED RCE 11842, DN. 0.2' PER PMB 156/50-54. ACCEPTED AS S.E. COR OF S.W. 1/4 S.W.1/4 SEC. 29 PER M.B. 62/81-83.

FD. 1-1/4" IP, TAGGED LS 4055, UP .03', PER MB 219/71-75, N 38°-13'46" E, 0.22' FROM POSITION.

FD. 1-1/4" IP, NO TAG, FLUSH, AT C.L. INT. WESTMONT STREET AND EL CERRITO DRIVE, PER MB 219/71-75. SET TAG R.C.E. 25742.

EASEMENT NOTES

- ▲ DENOTES STORM DRAIN EASEMENT HEREIN DEDICATED TO THE CITY OF RIVERSIDE.
- ▲ DENOTES STORM DRAIN AND RETENTION BASIN EASEMENT HEREIN DEDICATED TO THE CITY OF RIVERSIDE.
- ▲ DENOTES PUBLIC UTILITY EASEMENT HEREIN DEDICATED TO THE CITY OF RIVERSIDE.
- ▲ DENOTES SLOPE EASEMENTS HEREIN DEDICATED TO THE CITY OF RIVERSIDE. (SEE DETAIL SHEET 8)
- ▲ DENOTES EASEMENT FOR STORM DRAIN FACILITIES AND RETENTION OF DRAINAGE WATERS OVER ALL OF LOT 44 HEREIN DEDICATED TO THE CITY OF RIVERSIDE.

CURVE TABLE

NO.	DELTA	TANGENT	RADIUS	LENGTH
C1	08°30'31"	12.42'	167.00'	24.80'
C2	23°35'50"	110.08'	527.00'	217.05'
C3	23°50'36"	171.65'	813.00'	338.33'
C4	50°26'36"	263.77'	560.00'	493.02'
C5	41°51'23"	214.16'	560.00'	409.10'
C6	08°35'13"	42.04'	560.00'	83.93'
C7	24°37'27"	10.48'	48.00'	20.63'
C8	50°29'24"	22.63'	48.00'	42.30'
C9	23°50'36"	164.68'	780.00'	324.59'
C10	02°11'33"	10.08'	527.00'	20.16'
C11	25°51'57"	11.02'	48.00'	21.67'
C12	25°47'23"	120.65'	527.00'	237.21'
C13	210°00'00"	—	48.00'	175.93'
C14	1°22'06"	9.71'	813.00'	19.42'
C15	08°30'31"	17.33'	233.00'	34.60'
C16	08°30'31"	14.88'	200.00'	29.70'
C17	01°22'06"	9.31'	780.00'	18.63'
C18	22°28'30"	154.97'	780.00'	305.96'

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N51°46'14"W	99.65'
L2	N51°46'14"W	54.76'
L3	N51°46'14"W	55.00'
L4	N86°42'21"E	29.38'

M.B. 411/17

FD. PK NAIL & WASHER, "RIV CITY SURV", FLUSH, IN LIEU OF NAIL IN REDWOOD HEADER TAGGED RCE 7304 PER MB 219/71-75.

FD. PK NAIL & WASHER, "RIV CITY SURV", FLUSH, IN LIEU OF 1-1/4" IP TAGGED RCE 7304 PER MB 219/71-75.

FD. PK NAIL & WASHER, "RIV CITY SURV", FLUSH, IN LIEU OF NAIL IN REDWOOD HEADER TAGGED RCE 7304 PER MB 219/71-75.

FD. 1-1/4" IP, TAG LS 4055, FLUSH, PER MB 219/71-75, N 88° 40' 22" E, 1.92' FROM POSITION.

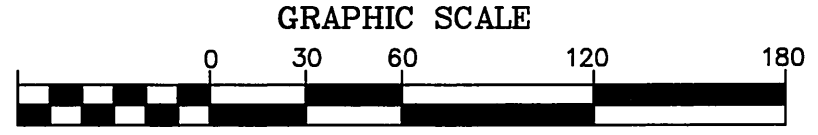
TR. NO. 4733-R
M.B. 75/6-7

TRACT NO. 32820

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THIELMANN ENGINEERS AUGUST 2005
JENS THIELMANN ORANGE, CA R.C.E. 25742

DETAIL SHEET



EASEMENT NOTES

- △ DENOTES SLOPE EASEMENTS HEREIN DEDICATED TO THE CITY OF RIVERSIDE.
- △ DENOTES EXISTING EASEMENT FOR INGRESS, EGRESS, MAINTENANCE AND APPURTENANCE THERETO FOR STORM DRAIN FACILITIES TO THE STATE OF CALIFORNIA PER DOC. REC. MARCH 23, 1967 AS INST. NO. 24365 O.R., RECORDS OF RIVERSIDE, CALIF.

1" = 60'

CURVE TABLE

NO.	DELTA	TANGENT	RADIUS	LENGTH
C1	00°51'33"	15.01'	2001.50'	30.01'
C2	00°39'31"	11.50'	2001.50'	23.01'
C3	71°45'15"	9.04'	12.50'	15.65'
C4	53°39'09"	24.27'	48.00'	44.95'
C5	29°29'59"	12.64'	48.00'	24.72'
C6	24°09'10"	10.27'	48.00'	20.23'
C7	36°42'52"	16.92'	51.00'	32.68'
C8	28°02'45"	12.74'	51.00'	24.96'
C9	64°45'37"	32.34'	51.00'	57.64'

LINE TABLE

NO.	DIRECTION	DISTANCE
L1	N 04°52'27" W	24.72'
L2	N 43°16'13" W	30.47'
L3	N 49°43'34" E	88.54'
L4	N 49°43'34" E	51.68'
L5	N 49°43'34" E	36.86'
L6	N 49°44'37" E	21.50'
L7	N 49°44'37" E	9.76'
L8	N 49°44'37" E	32.65'
L9	N 27°59'37" W	20.28'
L10	N 74°52'33" E	46.58'
L11	N 51°46'14" W	2.48'
L12	N 51°46'14" W	42.41'

SLOPE EASEMENT DETAIL

SLOPE EASEMENT DETAIL

STORM DRAIN EASEMENT DETAIL

