

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

TRACT NO. 29628

BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE WESTERLY 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, ALONG WITH THE REMAINDER PARCEL OF TRACT No. 24082-1, AS SHOWN BY MAP ON FILE IN BOOK 233 OF MAPS, PAGES 98 AND 99, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

adkan
ENGINEERS
RIVERSIDE, CA

JANUARY 2006

RECORDER'S STATEMENT

FILED THIS 18th DAY OF October, 2006
AT 8:00 A.M. IN BOOK 411 OF
MAPS, AT PAGE 36-41 . AT THE
REQUEST OF THE RIVERSIDE CITY CLERK.
NO. 2006-0765874
FEE \$ 17.00
LARRY W. WARD, COUNTY ASSESSOR, CLERK
AND RECORDER
BY: Shirley R. Zavelle, DEPUTY

SUBDIVISION GUARANTEE:
FIRST AMERICAN TITLE COMPANY

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS, OR HAVE SOME 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 CONSENT TO THE PREPARATION AND RECORDATION OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE.

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES LOTS "A", "B", "C", "D" AND "E".

WE HEREBY RESERVE THAT EASEMENT DESIGNATED AS "54' INGRESS EGRESS EASEMENT A" AS SHOWN HEREON FOR INGRESS AND EGRESS PURPOSES, FOR THE SOLE USE AND BENEFIT OF THE LOT OWNERS OF LOT 6-18, INCLUSIVE, AND THEIR ASSIGNS, HEIRS AND SUCCESSORS.

WE HEREBY RESERVE THAT EASEMENT DESIGNATED AS "54' INGRESS EGRESS EASEMENT B" AS SHOWN HEREON FOR INGRESS AND EGRESS PURPOSES, FOR THE SOLE USE AND BENEFIT OF THE LOT OWNERS OF LOT 20-33, INCLUSIVE, AND THEIR ASSIGNS, HEIRS AND SUCCESSORS.

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 FACILITIES."

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION, TELECOMMUNICATION AND WATER FACILITIES, THOSE EASEMENTS DESIGNATED AS "54' 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, FENCING, EQUIPMENT, AND 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.

ASHTON RANCH ESTATES, L.L.C.
A CALIFORNIA LIMITED LIABILITY COMPANY

Andrew M. Bodewin
MANAGING MEMBER

Cathryn E. Bodewin
MEMBER

Andrew M. Bodewin
PRINT NAME:

Cathryn E. Bodewin
PRINT NAME:

TRUSTEE

PROVIDENT FINANCIAL CORPORATION, A CALIFORNIA CORPORATION, UNDER DEED OF TRUST RECORDED FEBRUARY 23, 2006 AS INSTRUMENT NO. 2006-0131734, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

William M. O'Lavery
BY: WILLIAM M. O'LAVERTY, VICE PRESIDENT

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

DAVID H. WRIGHT
PUBLIC UTILITIES GENERAL MANAGER

DATED: 10/3/06

BY: David H. Wright

MM
JC

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF SIX (6) SHEETS, BE, AND THE SAME IS HEREBY ACCEPTED AS, THE FINAL TRACT MAP NO. 29628.

LOTS "A", "B" AND "C" ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

LOTS "D" AND "E" ARE HEREBY ACCEPTED AS BARRIER STRIPS.

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

THOSE EASEMENTS DESIGNATED AS "54' P.U.E." ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION, TELECOMMUNICATION AND WATER FACILITIES.

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

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 CITY COUNCIL OF THE CITY OF RIVERSIDE THE 10th DAY OF October, 2006.

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

BY: Colleen J. Nicol

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 FROM 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: 9/18/06

PAUL C. SUNDEEN
CHIEF FINANCIAL OFFICER / TREASURER

BY: Paul C. Sundeen

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.

DATED: _____

CASH TAX BOND
DATED _____

NANCY ROMERO
CLERK OF THE BOARD OF SUPERVISORS

PAUL McDONNELL
COUNTY TAX COLLECTOR

BY: _____

BY: _____

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 THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE WHICH ARE ESTIMATED TO BE \$ _____.

DATED: 10-12-2006

PAUL McDONNELL
COUNTY TAX COLLECTOR

BY: Paul McDonnell
DEPUTY

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 29628 WHICH WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE ON SEPTEMBER 3, 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 AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATE: 10/6/06



THOMAS J. BOYD
R.C.E. 36170 LIC. EXP. 6/30/08
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: Oct 5/06



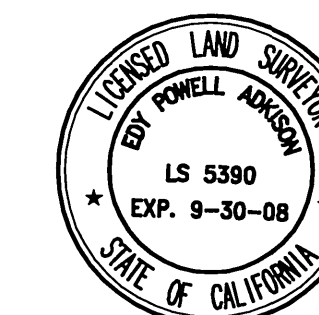
MARK S. BROWN
L.S. 5655 LIC. EXP. 9/30/07
CITY SURVEYOR

BY: Mark S. Brown

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ASHTON RANCH ESTATES, L.L.C. IN JANUARY 2006. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE SEPTEMBER 13, 2007, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED: 9-16-2006



EDY P. ADKISON, L.S. 5390
EXPIRES: SEPTEMBER 30, 2008

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

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adkan
ENGINEERS
RIVERSIDE, CA

JANUARY 2006

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
 COUNTY OF RIVERSIDE } S.S.
 ON 9/19/06 BEFORE ME, Andrew Marbo A NOTARY PUBLIC, PERSONALLY APPEARED
Andrew M. BOEWIN^{SR.} AND CATHRYN E. BOEWIN
 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

 SIGNATURE
141701 May 10, 2007
 MY COMMISSION EXPIRATION


Andrew Marbo
 PRINT NAME
ORANGE
 MY PRINCIPAL PLACE OF BUSINESS (COUNTY)

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY EARTH TECHNICS ON NOVEMBER 2, 1999 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
 COUNTY OF Riverside } S.S.
 ON 9/18/06 BEFORE ME, April Talbot A NOTARY PUBLIC, PERSONALLY APPEARED
William M. O'Lavery
 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

 SIGNATURE
1514795 9/23/08
 MY COMMISSION EXPIRATION

April Talbot
 PRINT NAME
Riverside
 MY PRINCIPAL PLACE OF BUSINESS (COUNTY)

M.B. 411 / 37

M.B. 411 / 37

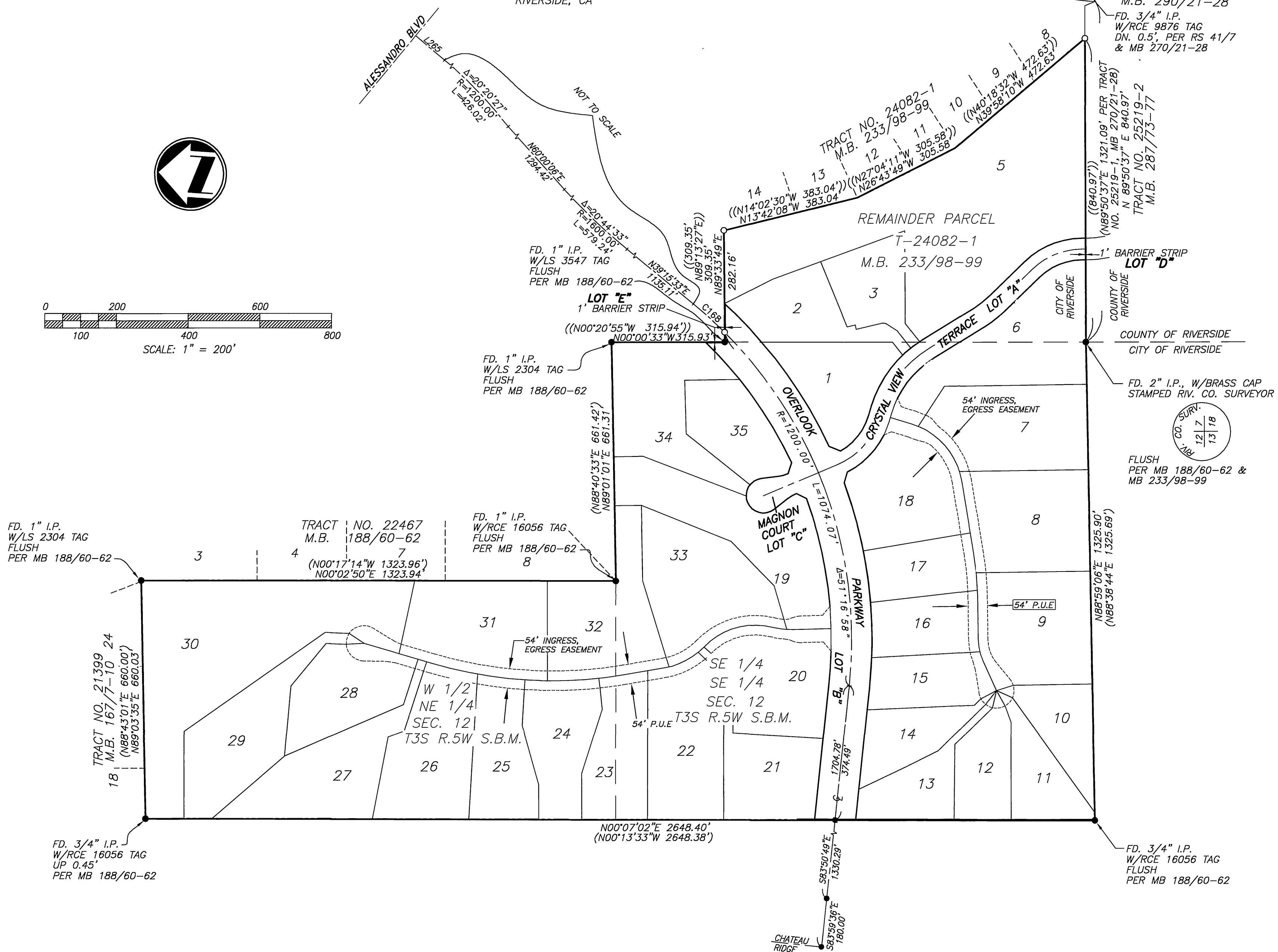
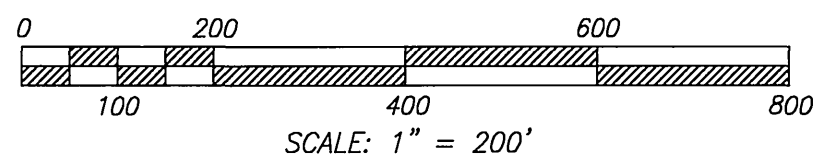
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adkan
ENGINEERS
RIVERSIDE, CA

JANUARY 2006



SURVEYOR'S NOTES

1. THE BASIS OF BEARINGS FOR THIS TRACT IS THE SOUTH LINE OF SECTION 7, T.3.S., R.4.W., BEING N89°50'37"E PER TRACT NO. 25219-1, M.B. 270/21-28, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. THIS TRACT MAP CONTAINS 72.03 ACRES, (GROSS).
3. ● INDICATES FD. MONUMENT AS NOTED
4. ○ INDICATES SET 1" IRON PIPE, TAGGED LS 5390, FLUSH, UNLESS OTHERWISE NOTED.
5. SET 1" IRON PIPE TAGGED LS 5390, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
6. SET NAIL AND LS 5390 TAG IN TOP OF CURB AT THE PROLONGATION OF THE SIDE LOT LINES.
7. () INDICATES RECORD DATA PER TRACT NO. 22467, M.B. 188/60-62, UNLESS OTHERWISE NOTED.
8. (()) INDICATES RECORD DATA PER TRACT NO. 24082-1, M.B. 233/98-99.
9. FOR OPEN SPACE EASEMENT TIES, SEE SHEET 5.
10. LOT 4 HAS BEEN ELIMINATED PER AGREEMENT WITH CITY OF RIVERSIDE PLANNING DEPARTMENT

NOTE:
LOT 4 HAS BEEN CONSOLIDATED INTO LOTS 3 AND 5 PER AGREEMENT WITH THE CITY OF RIVERSIDE PLANNING DEPARTMENT, AND DOES NOT EXIST.

LINE TABLE		
LINE	BEARING	LENGTH
L265	N39°52'58"E	104.48

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C168	5°36'39"	1200.00'	117.52'	58.80'

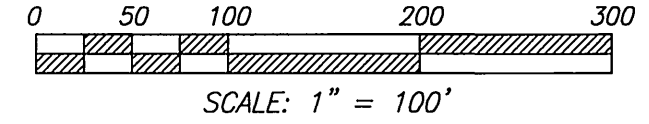
M.B. 411 / 38

M.B. 411 / 38

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

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BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE WESTERLY 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, ALONG WITH THE REMAINDER PARCEL OF TRACT No. 24082-1, AS SHOWN BY MAP ON FILE IN BOOK 233 OF MAPS, PAGES 98 AND 99, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA



CURVE	DELTA	LENGTH	RADIUS	TANGENT
C1	208°59'52"	179.59'	49.00'	134.36
C2	87°46'38"	75.07'	49.00'	27.18
C3	36°36'51"	31.31'	49.00'	17.65
C4	85°36'23"	73.21'	49.00'	32.22
C5	14°59'57"	22.77'	87.00'	13.16
C6	25°50'49"	541.34'	1200.00'	275.35
C7	6°17'39"	131.82'	1200.00'	65.97
C8	6°21'03"	133.01'	1200.00'	66.57
C9	9°51'34"	206.50'	1200.00'	103.50
C10	3°20'34"	70.01'	1200.00'	35.01
C11	15°37'37"	327.29'	1200.00'	164.66
C12	32°23'59"	113.10'	200.00'	58.10
C13	3°49'28"	13.35'	200.00'	6.67
C14	29°54'37"	104.41'	200.00'	53.42
C15	6°18'50"	22.04'	200.00'	11.03
C16	15°41'33"	54.78'	200.00'	27.56
C17	11°15'37"	39.31'	200.00'	19.71
C18	4°25'56"	15.42'	200.00'	7.73
C19	36°13'27"	143.52'	227.00'	74.24
C20	36°13'27"	109.38'	173.00'	56.58
C21	59°58'21"	181.08'	173.00'	99.82
C22	59°58'21"	237.60'	227.00'	130.98
C23	6°41'02"	20.18'	173.00'	10.10
C24	10°33'50"	41.85'	227.00'	20.98
C25	22°08'05"	19.32'	50.00'	115.41
C26	32°46'42"	28.60'	50.00'	14.70
C27	23°46'12"	20.74'	50.00'	10.52
C28	27°15'48"	23.79'	50.00'	12.13
C29	3°10'04"	63.19'	1143.00'	31.60
C30	74°06'13"	46.56'	36.00'	27.17
C31	41°20'32"	35.36'	49.00'	18.48
C36	4°29'43"	89.68'	1143.00'	44.86
C37	6°13'59"	124.34'	1143.00'	62.23
C38	14°59'54"	26.96'	103.00'	13.56
C39	15°00'00"	26.97'	103.00'	13.56
C40	5°24'54"	108.02'	1143.00'	54.05
C41	21°00'00"	175.93'	48.00'	179.14
C42	125°45'44"	109.36'	48.00'	93.72
C43	40°24'50"	33.86'	48.00'	17.67
C44	43°49'23"	36.71'	48.00'	19.31
C45	7°39'47"	160.49'	1200.00'	80.37
C46	2°42'27"	56.71'	1200.00'	28.36
C47	2°42'27"	56.71'	1200.00'	28.36
C48	15°21'25"	306.36'	1143.00'	154.10
C49	13°39'43"	272.54'	1143.00'	136.92
C50	7°03'15"	140.72'	1143.00'	70.45
C51	19°46'58"	414.33'	1200.00'	209.25
C52	26°21'16"	578.18'	1257.00'	294.30
C53	4°57'15"	108.69'	1257.00'	54.38
C54	22°32'35"	494.57'	1257.00'	250.52

adkan
ENGINEERS
RIVERSIDE, CA

JANUARY 2006

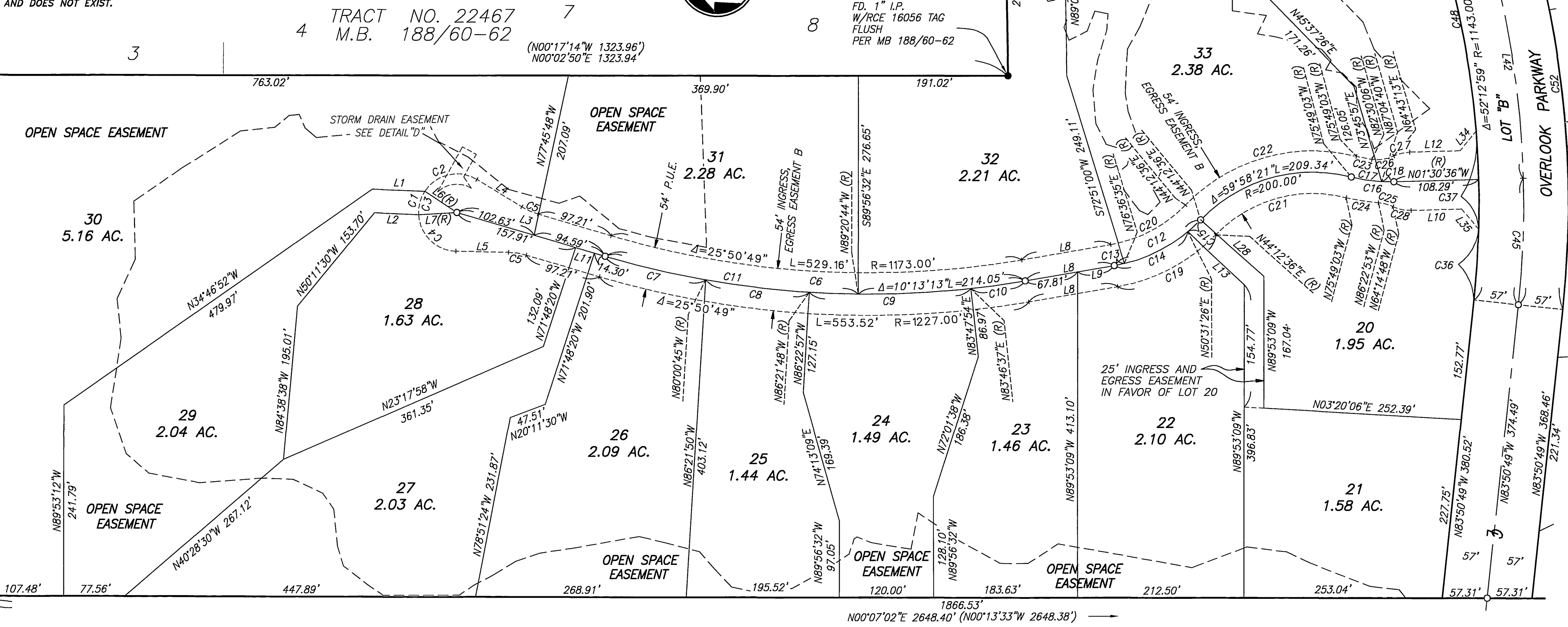
SURVEYOR'S NOTES

1. THE BASIS OF BEARINGS FOR THIS TRACT IS THE SOUTH LINE OF SECTION 7, T.3.S., R.4.W., BEING N89°50'37"E PER TRACT NO. 25219-1, M.B. 270/21-28, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. THIS TRACT MAP CONTAINS 72.03 ACRES, (GROSS).
3. ● INDICATES FD. MONUMENT AS NOTED
4. ○ INDICATES SET 1" IRON PIPE, TAGGED LS 5390, FLUSH, UNLESS OTHERWISE NOTED.
5. SET 1" IRON PIPE TAGGED LS 5390, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
6. SET NAIL AND LS 5390 TAG IN TOP OF CURB AT THE PROLONGATION OF THE SIDE LOT LINES.
7. () INDICATES RECORD DATA PER TRACT NO. 22467, M.B. 188/60-62, UNLESS OTHERWISE NOTED.
8. (()) INDICATES RECORD DATA PER TRACT NO. 24082-1, M.B. 233/98-99.

NOTE:
LOT 4 HAS BEEN CONSOLIDATED INTO LOTS 3 AND 5 PER AGREEMENT WITH THE CITY OF RIVERSIDE PLANNING DEPARTMENT, AND DOES NOT EXIST.

LINE	LENGTH	BEARING
L1	66.80'	N02°14'48"E
L2	56.06'	N02°14'48"E
L3	197.22'	S16°16'53"W
L4	67.10'	N31°16'49"E
L5	67.10'	N01°16'56"E
L6(R)	49.00'	N33°30'11"E
L7(R)	49.00'	N03°06'40"W
L8	115.15'	N09°33'57"W
L9	47.34'	N09°33'57"W
L10	64.53'	N01°30'36"W
L11	25.01'	N16°16'53"E
L12	64.64'	N01°30'36"W
L13	98.54'	N43°09'59"E
L14	65.10'	S60°49'59"E
L15	20.00'	S29°10'05"W
L16	32.61'	N60°49'55"W
L17	17.34'	S55°20'41"W
L18	107.83'	N41°33'20"E
L19	31.96'	N50°30'35"W
L20	33.53'	N49°46'39"E
L21	31.87'	N71°28'33"W
L22	31.87'	N26°11'48"E
L23	49.67'	N37°38'19"W
L24	49.67'	N07°38'26"W
L25(R)	48.00'	N01°52'39"W
L26(R)	48.00'	N38°32'11"E
L27	225.40'	N83°06'04"E
L28	57.00'	N19°55'56"W
L29	57.00'	N25°20'50"W
L30	57.00'	N20°12'05"W
L31	57.00'	N25°09'20"W
L32	58.94'	N22°38'23"W

TRACT NO. 21399
M.B. 167/7-10
FD. 1" I.P. W/LS 2304 TAG FLUSH PER MB 188/60-62



M.B. 411 / 39

M.B. 411 / 39

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

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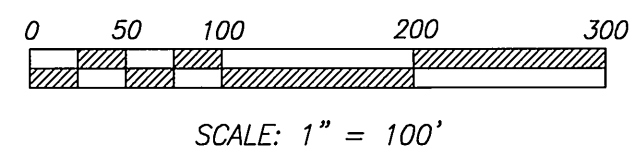
NOTE:
LOT 4 HAS BEEN CONSOLIDATED INTO LOTS 3 AND 5 PER AGREEMENT WITH THE CITY OF RIVERSIDE PLANNING DEPARTMENT, AND DOES NOT EXIST.

adkan
ENGINEERS
RIVERSIDE, CA

SURVEYOR'S NOTES

JANUARY 2006

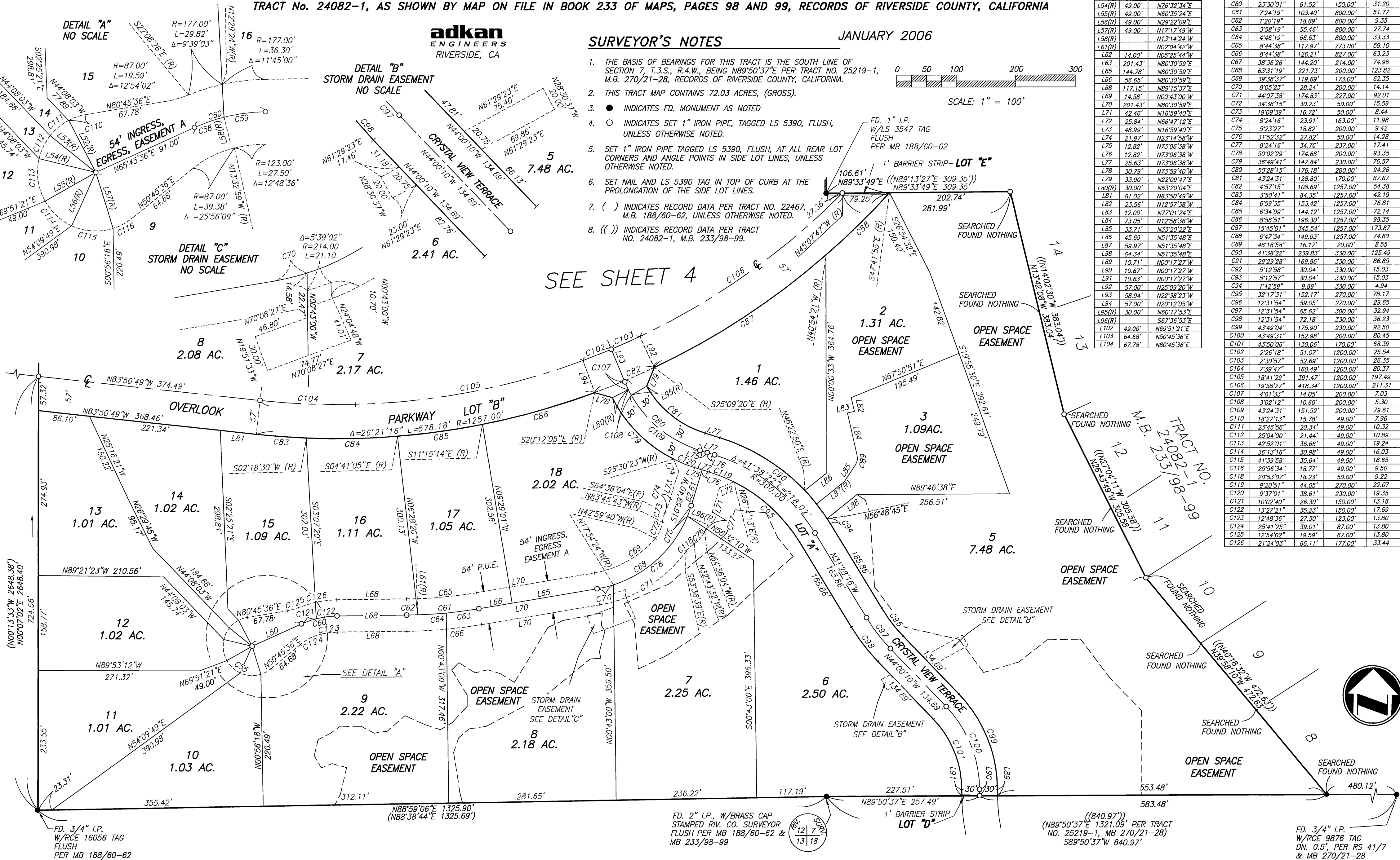
- THE BASIS OF BEARINGS FOR THIS TRACT IS THE SOUTH LINE OF SECTION 7, T.3.S., R.4.W., BEING N89°50'37"E PER TRACT NO. 25219-1, M.B. 270/21-28, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- THIS TRACT MAP CONTAINS 72.03 ACRES, (GROSS).
- INDICATES FD. MONUMENT AS NOTED
- INDICATES SET 1" IRON PIPE, TAGGED LS 5390, FLUSH, UNLESS OTHERWISE NOTED.
- SET 1" IRON PIPE TAGGED LS 5390, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
- SET NAIL AND LS 5390 TAG IN TOP OF CURB AT THE PROLONGATION OF THE SIDE LOT LINES.
- () INDICATES RECORD DATA PER TRACT NO. 22467, M.B. 188/60-62, UNLESS OTHERWISE NOTED.
- (()) INDICATES RECORD DATA PER TRACT NO. 24082-1, M.B. 233/98-99.



SEE SHEET 4

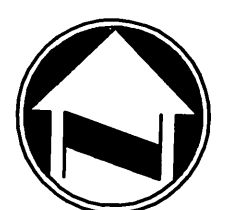
LINE	LENGTH	BEARING
L48	67.78'	N80°45'35"E
L49	65.00'	N50°05'18"E
L50	91.00'	N65°45'36"E
L52(R)	49.00'	N27°41'38"W
L53(R)	49.00'	N51°28'34"W
L54(R)	49.00'	N76°32'34"E
L55(R)	49.00'	N60°35'24"E
L56(R)	49.00'	N29°22'09"E
L57(R)	49.00'	N17°17'49"W
L58(R)	49.00'	N13°14'24"W
L61(R)	49.00'	N02°04'42"W
L62	14.00'	N05°25'44"W
L63	201.43'	N80°30'59"E
L65	144.78'	N80°30'59"E
L66	56.65'	N80°30'59"E
L68	117.15'	N89°15'37"E
L69	14.58'	N00°43'00"W
L70	201.43'	N80°30'59"E
L71	42.46'	N16°59'40"E
L72	25.84'	N66°47'12"E
L73	48.29'	N16°59'40"E
L74	21.97'	N23°14'58"W
L75	12.82'	N23°06'38"W
L76	12.82'	N23°06'38"W
L77	25.63'	N23°06'38"W
L78	25.63'	N23°06'38"W
L79	33.90'	N22°09'47"E
L80(R)	30.00'	N63°20'04"E
L81	61.02'	N83°50'49"W
L83	12.00'	N12°57'38"W
L84	73.05'	N12°58'36"W
L85	33.71'	N33°20'22"E
L86	45.69'	N51°35'48"E
L87	59.97'	N51°35'48"E
L88	64.34'	N51°35'48"E
L89	10.71'	N00°17'27"W
L90	10.67'	N00°17'27"W
L91	10.63'	N00°17'27"W
L92	57.00'	N25°09'20"W
L93	58.94'	N22°38'23"W
L94	57.00'	N20°12'05"W
L95(R)	30.00'	N60°17'53"E
L96(R)	30.00'	S67°36'53"E
L102	49.00'	N89°51'21"E
L103	64.68'	N50°45'36"E
L104	67.78'	N80°45'36"E

CURVE	DELTA	LENGTH	RADIUS	TANGENT
C55	210°00'00"	179.59'	49.00'	23.03
C56	25°56'09"	45.27'	100.00'	23.03
C57	21°24'10"	61.26'	164.00'	30.99
C58	10°02'40"	26.30'	150.00'	13.18
C59	13°27'21"	35.23'	150.00'	17.70
C60	23°30'01"	61.52'	150.00'	31.20
C61	7°24'19"	103.40'	800.00'	51.77
C62	1°20'19"	18.69'	800.00'	9.35
C63	3°58'19"	55.46'	800.00'	27.74
C64	4°46'19"	66.63'	800.00'	33.33
C65	8°44'38"	117.97'	800.00'	59.10
C66	8°44'38"	126.21'	827.00'	63.23
C67	38°36'26"	144.20'	214.00'	74.96
C68	63°31'19"	221.73'	200.00'	123.82
C69	39°38'37"	119.69'	173.00'	62.35
C70	8°05'23"	28.24'	200.00'	14.14
C71	44°07'38"	174.63'	227.00'	92.01
C72	34°38'15"	30.23'	50.00'	15.59
C73	19°09'39"	16.72'	50.00'	8.44
C74	8°24'16"	23.91'	163.00'	11.98
C75	5°23'27"	18.82'	200.00'	9.42
C76	31°52'32"	27.82'	50.00'	14.28
C77	8°24'16"	34.76'	237.00'	17.41
C78	50°02'29"	174.68'	200.00'	93.35
C79	36°49'41"	147.84'	230.00'	76.57
C80	50°28'15"	176.18'	200.00'	94.26
C81	43°24'31"	128.80'	170.00'	67.67
C82	4°57'15"	108.69'	1257.00'	54.38
C83	3°50'41"	84.35'	1257.00'	42.19
C84	6°59'35"	153.42'	1257.00'	76.81
C85	6°34'09"	144.12'	1257.00'	72.14
C86	8°56'51"	196.30'	1257.00'	98.35
C87	15°45'01"	345.54'	1257.00'	173.87
C88	6°47'34"	149.03'	1257.00'	74.60
C89	46°18'58"	16.17'	20.00'	8.55
C90	41°38'22"	239.83'	330.00'	125.49
C91	29°29'28"	169.86'	330.00'	86.85
C92	51°25'8"	30.04'	330.00'	15.03
C93	51°25'8"	30.04'	330.00'	15.03
C94	14°25'9"	9.89'	330.00'	4.94
C95	32°17'11"	152.17'	270.00'	78.17
C96	12°31'54"	59.05'	270.00'	29.65
C97	12°31'54"	65.62'	300.00'	32.94
C98	12°31'54"	72.18'	330.00'	36.23
C99	43°49'04"	175.90'	230.00'	79.61
C100	43°49'04"	152.98'	200.00'	80.45
C101	43°50'06"	130.06'	170.00'	68.39
C102	2°26'18"	51.07'	1200.00'	25.54
C103	2°30'57"	52.69'	1200.00'	26.35
C104	7°39'47"	160.49'	1200.00'	80.37
C105	18°41'29"	391.47'	1200.00'	197.49
C106	19°58'27"	418.34'	1200.00'	211.31
C107	4°01'33"	14.05'	200.00'	7.03
C108	3°02'12"	10.60'	200.00'	5.30
C109	43°24'31"	151.52'	200.00'	79.61
C110	18°27'13"	15.78'	49.00'	7.96
C111	23°46'56"	20.34'	49.00'	10.32
C112	25°04'00"	21.44'	49.00'	10.89
C113	42°52'01"	36.66'	49.00'	19.24
C114	36°13'16"	30.98'	49.00'	16.03
C115	41°39'58"	35.64'	49.00'	18.65
C116	25°56'34"	18.77'	49.00'	9.50
C118	20°53'07"	18.23'	50.00'	9.22
C119	9°20'51"	44.05'	270.00'	22.07
C120	9°37'01"	38.61'	230.00'	19.35
C121	10°02'40"	26.30'	150.00'	13.18
C122	13°27'21"	35.23'	150.00'	17.69
C123	12°48'36"	27.50'	123.00'	13.80
C124	25°41'25"	39.01'	87.00'	13.80
C125	12°54'02"	19.59'	87.00'	13.80
C126	21°24'03"	66.11'	177.00'	33.44



M.B. 411 / 40

M.B. 411 / 40



FD. 3/4" I.P.
W/RCE 16056 TAG
FLUSH
PER MB 188/60-62

FD. 2" I.P., W/BRASS CAP
STAMPED RIV. CO. SURVEYOR
FLUSH PER MB 188/60-62 &
MB 233/98-99

FD. 3/4" I.P.
W/RCE 9876 TAG
DN. 0.5", PER RS 41/7
& MB 270/21-28

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

TRACT NO. 29628

BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE WESTERLY 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, ALONG WITH THE REMAINDER PARCEL OF TRACT NO. 24082-1, AS SHOWN BY MAP ON FILE IN BOOK 233 OF MAPS, PAGES 98 AND 99, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

adkan
ENGINEERS
RIVERSIDE, CA

JANUARY 2006

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	16.58	N14°53'07"W	L80	264.69	S00°00'32"W
L2	214.85	N88°59'06"E	L81	67.12	S44°07'16"W
L3	20.78	S27°24'09"W	L82	46.55	S22°59'52"W
L4	45.24	S12°57'26"W	L83	24.64	S14°14'14"W
L5	24.93	S74°45'22"E	L84	42.61	S01°55'30"W
L6	19.69	N69°29'24"E	L85	54.36	S02°47'15"W
L7	23.29	S30°03'25"E	L86	163.18	S24°43'03"W
L8	27.53	S13°11'35"W	L87	27.90	S83°39'48"W
L9	22.92	S62°58'13"W	L88	26.87	S45°11'49"W
L10	20.98	S54°30'41"W	L89	11.47	S83°28'52"W
L11	35.24	N89°21'29"W	L90	8.42	S07°59'18"E
L12	24.39	N62°41'41"W	L91	30.79	S45°07'32"W
L13	22.24	S81°07'55"W	L92	48.13	S76°00'31"W
L14	39.37	S49°10'15"W	L93	17.06	S86°37'08"W
L15	37.26	N66°18'25"W	L94	47.96	S45°37'38"W
L16	26.88	N72°01'47"W	L95	36.92	S67°42'11"W
L17	23.20	S59°06'04"W	L96	53.70	S48°24'51"W
L18	37.14	S42°53'56"W	L97	49.95	S45°09'55"W
L19	18.50	S00°27'53"E	L98	87.21	N35°46'52"W
L20	49.35	S31°34'40"E	L99	26.79	N69°49'26"E
L21	16.79	S45°08'18"W	L100	18.20	N53°08'17"E
L22	31.77	N58°39'01"W	L101	17.85	N83°13'27"E
L23	22.07	S76°26'36"W	L102	21.09	N89°01'57"E
L24	21.58	N72°14'22"W	L103	25.24	N45°17'37"E
L25	28.37	N58°53'59"W	L104	21.78	N10°41'06"E
L26	107.64	S31°35'23"W	L105	13.84	S58°55'01"E
L27	28.72	S65°10'06"W	L106	18.71	N48°20'35"E
L28	66.48	S79°19'39"W	L107	59.76	N15°04'40"E
L29	20.63	N04°21'17"E	L108	24.38	N08°52'26"E
L30	11.38	N31°40'39"W	L109	26.08	S63°44'00"E
L31	36.01	N14°54'49"E	L110	43.76	N07°44'59"E
L32	10.90	N10°56'02"W	L111	17.39	N90°00'00"E
L33	17.96	N86°10'22"E	L112	48.12	N08°56'54"E
L34	115.93	N50°55'04"E	L113	28.14	N46°28'28"E
L35	19.49	N76°14'29"E	L114	38.09	N31°52'27"W
L36	74.09	N62°06'48"E	L115	48.92	N67°23'45"W
L37	29.76	N81°33'11"E	L116	32.75	N60°52'42"W
L38	22.19	N49°30'54"E	L117	55.82	N87°10'08"W
L39	26.51	N19°27'18"E	L118	23.76	S81°03'51"W
L40	68.96	N09°01'11"W	L119	27.65	S70°07'50"W
L42	41.16	N39°23'21"W	L120	28.08	S55°31'18"W
L43	74.31	N49°36'41"E	L121	28.51	S47°59'16"W
L44	73.36	N47°08'13"E	L122	30.97	N66°32'58"W
L45	122.22	N86°39'26"E	L123	17.84	S61°32'01"W
L46	52.98	N64°59'43"E	L124	22.19	N45°41'34"W
L47	75.62	S04°55'01"E	L125	11.86	N24°28'45"E
L48	37.70	S26°41'53"E	L126	55.55	N52°46'07"E
L49	82.10	S66°20'43"W	L127	22.70	S36°57'21"E
L50	59.18	S49°35'50"W	L128	17.24	S73°36'22"E
L51	33.84	S50°54'05"W	L129	33.05	N17°08'53"E
L52	36.14	S45°10'46"W	L130	29.63	N62°58'13"E
L53	41.07	S20°13'23"W	L131	43.12	N85°12'47"E
L54	52.28	N84°37'02"W	L132	38.55	S80°45'29"E
L55	45.64	N25°06'52"W	L133	39.78	S73°16'57"E
L56	310.68	S89°50'37"W	L134	20.06	S86°10'32"E
L57	141.35	N00°09'23"W	L135	16.87	N11°30'41"E
L58	75.54	N44°33'07"W	L136	26.93	N68°39'48"W
L59	82.24	N37°08'50"W	L137	25.94	N26°46'58"W
L60	56.14	S88°44'28"W	L138	17.73	N68°02'02"E
L61	60.26	S52°20'14"W	L139	26.46	S68°15'40"E
L62	61.71	S73°34'14"W	L140	15.09	N62°58'13"E
L63	68.65	N36°27'51"W	L141	23.78	N12°36'05"W
L64	94.26	N77°18'21"W	L142	19.17	N58°57'22"E
L65	84.25	N36°39'17"W	L143	41.43	S66°59'37"E
L66	123.51	N03°43'00"W	L144	58.18	N58°46'58"E
L67	22.31	N19°31'48"W	L145	24.38	N27°40'37"E
L68	16.75	N56°06'53"W	L146	9.09	N00°58'59"W
L69	64.34	S51°35'48"W	L147	178.17	N89°01'01"E
L70	45.69	N51°35'48"E	L148	37.49	S06°22'45"W
L71	364.76	N00°00'33"W	L149	13.95	S51°22'24"W
L72	202.74	N89°33'49"E	L150	1819.98	N00°07'02"E
L73	383.04	S13°42'08"E	L151	660.03	N89°03'35"E
L74	305.58	S26°43'49"E	L152	931.36	S00°02'50"W
L75	472.63	S39°58'10"E	L153	217.58	S87°58'27"W
L76	216.06	N00°46'00"W	L154	69.41	N10°05'12"E
L77	63.12	N25°00'37"W	L155	44.92	N14°57'56"E
L78	108.82	N42°17'33"W	L156	65.02	N39°20'26"E
L79	206.42	N89°01'01"E	L157	27.80	N19°59'35"W

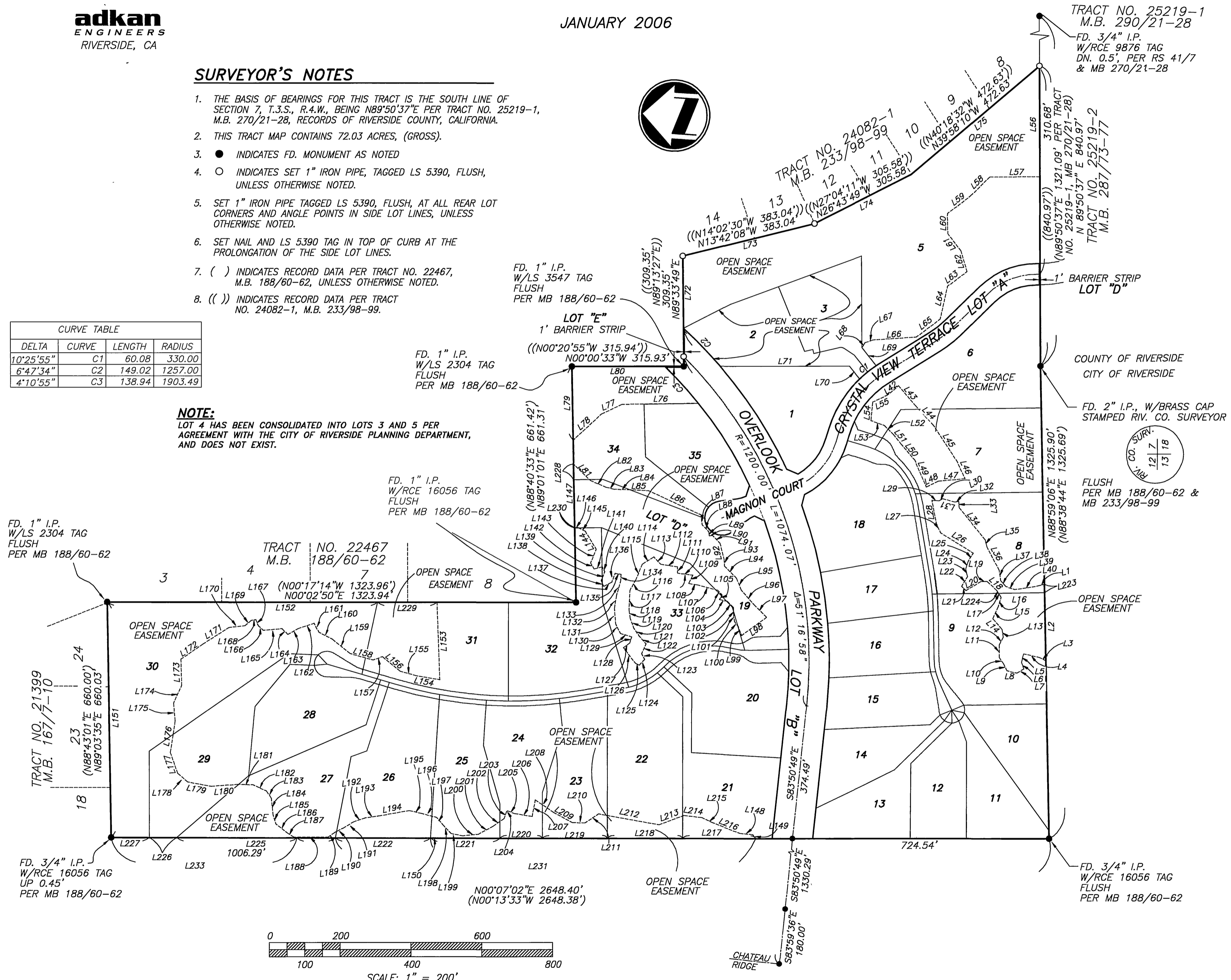
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L158	66.96	N15°27'26"E	L228	44.02	S89°01'01"W
L159	65.13	N38°43'21"E	L229	168.36	S00°02'50"W
L160	42.63	N27°02'30"E	L230	1.07	N89°01'01"E
L161	28.87	N61°10'05"E	L231	1210.93	N00°07'02"E
L162	46.37	N18°21'22"W	L232	524.15	N00°07'02"E
L163	34.24	N29°47'06"W			
L164	22.80	N46°16'09"E			
L165	53.21	N04°59'14"W			
L166	18.55	N40°19'56"E			
L167	18.86	N66°51'15"E			
L168	13.16	N06°24'22"W			
L169	23.61	N39°22'00"W			
L170	44.06	N06°07'43"W			
L171	88.19	N32°17'18"W			
L172	74.85	N34°21'46"W			
L173	73.75	S88°24'35"W			
L174	55.09	N65°01'32"W			
L175	49.94	S84°14'07"W			
L176	89.22	N81°09'47"W			
L177	61.67	S70°46'05"W			
L178	37.80	S40°29'41"W			
L179	66.07	S10°24'39"W			
L180	77.58	S04°19'05"E			
L181	41.47	S01°51'38"W			
L182	42.09	S24°44'22"W			
L183	24.55	S55°19'11"W			
L184	47.00	S84°34'07"W			
L185	26.58	S72°48'37"W			
L186	39.95	S37°43'24"W			
L187	22.40	S33°53'07"W			
L188	96.98	S00°07'02"W			
L189	22.47	S34°15'49"E			
L190	27.66	S27°25'14"E			
L191	34.93	S31°09'58"E			
L192	31.55	S18°19'24"E			
L193	41.84	S08°39'26"E			
L194	86.97	S09°57'37"E			
L195	36.03	S13°28'06"W			
L196	43.33	S14°47'10"W			
L197	27.42	S48°59'20"W			
L198	33.37	S46°39'07"W			
L199	33.02	S11°24'45"W			
L200	44.98	S06°17'52"E			
L201	45.96	S28°14'05"E			
L202	39.22	S34°06'56"E			
L203	19.84	S71°01'39"E			
L204	4.57	S36°14'55"E			
L205	20.04	S21°21'08"W			
L206	50.97	S09°26'29"W			
L207	47.07	S79°07'01"E			
L208	62.73	S34°02'03"W			
L209	59.93	S28°58'02"W			
L210	35.75	S00°42'06"W			
L211	46.00	S33°01'09"E			
L212	173.23	S10°09'43"W			
L213	74.91	S20°27'47"E			
L214	50.79	S07°14'40"W			
L215	33.76	S24°59'49"W			
L216	81.32	S21°09'27"W			
L217	206.52	N00°07'01"E			
L218	212.50	N00°07'11"E			
L219	183.63	N00°06'52"E			
L220	120.00	N00°07'02"E			
L221	195.52	N00°07'02"E			
L222	268.91	N00°07'02"E			
L223	23.25	S88°59'06"W			
L224	8.93	S59°06'04"W			
L225	447.89	N00°07'02"E			
L226	77.56	N00°07'02"E			
L227	107.48	N00°07'02"E			

DELTA	CURVE	LENGTH	RADIUS
10°25'55"	C1	60.08	330.00
6°47'34"	C2	149.02	1257.00
4°10'55"	C3	138.94	1903.49

SURVEYOR'S NOTES

- THE BASIS OF BEARINGS FOR THIS TRACT IS THE SOUTH LINE OF SECTION 7, T.3.S., R.4.W., BEING N89°50'37"E PER TRACT NO. 25219-1, M.B. 270/21-28, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- THIS TRACT MAP CONTAINS 72.03 ACRES, (GROSS).
- INDICATES FD. MONUMENT AS NOTED
- INDICATES SET 1" IRON PIPE, TAGGED LS 5390, FLUSH, UNLESS OTHERWISE NOTED.
- SET 1" IRON PIPE TAGGED LS 5390, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
- SET NAIL AND LS 5390 TAG IN TOP OF CURB AT THE PROLONGATION OF THE SIDE LOT LINES.
- () INDICATES RECORD DATA PER TRACT NO. 22467, M.B. 188/60-62, UNLESS OTHERWISE NOTED.
- (()) INDICATES RECORD DATA PER TRACT NO. 24082-1, M.B. 233/98-99.

NOTE:
LOT 4 HAS BEEN CONSOLIDATED INTO LOTS 3 AND 5 PER AGREEMENT WITH THE CITY OF RIVERSIDE PLANNING DEPARTMENT, AND DOES NOT EXIST.



M.B. 411 / 41

M.B. 411 / 41