

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TRACT NO. 34059-1

BEING A SUBDIVISION OF A PORTION OF THE MAP OF DUFFERIN HEIGHTS PER MAP RECORDED IN BOOK 12, PAGE 7 OF MAPS, AND A PORTION OF PARCEL MAP NO. 31187 PER MAP RECORDED IN BOOK 217, PAGES 53 TO 56, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, TOGETHER WITH A PORTION OF THE SOUTH HALF OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. ACCORDING TO THE OFFICIAL GOVERNMENT PLAT THEREOF

APRIL 2010

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 SHOWN ON THE ANNEXED MAP...

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, LOT A.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE EASEMENTS "B" THROUGH "E", INCLUSIVE AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION, TELECOMMUNICATION FACILITIES TOGETHER WITH THE RIGHT OF EMERGENCY INGRESS AND EGRESS.

WE HEREBY RETAIN THE EASEMENTS INDICATED AS "OPEN SPACE," AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY DEDICATE TO THE WESTERN MUNICIPAL WATER DISTRICT EASEMENTS "B" THROUGH "E", INCLUSIVE AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF WATER FACILITIES.

WE HEREBY RETAIN EASEMENTS "B" THROUGH "E", INCLUSIVE, AS SHOWN HEREON FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP...

WE HEREBY RETAIN THE EASEMENTS INDICATED AS "PRIVATE DRAINAGE EASEMENT," AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP, FOR STORM DRAIN PURPOSES

RIVERSIDE SORRENTO HILLS, LLC

William J. Gehrke BY: WILLIAM J. GEHRKE, ITS MANAGER

John Fruciano DON FRUCIANO

Mike Fruciano MIKE FRUCIANO

Grover C. Moss GROVER C. MOSS

Linda L. Moss LINDA L. MOSS

WILLIAM J. GEHRKE AND BARBARA L. GEHRKE, TRUSTEES OF THE GEHRKE FAMILY TRUST DATED FEBRUARY 20, 1996, BENEFICIARIES UNDER DEEDS OF TRUST RECORDED APRIL 21, 2010 AS INSTRUMENT NO. 2010-0183066 AND NOVEMBER 1, 2010 AS INSTRUMENT NO. 2010-0222534 BOTH OF OFFICIAL RECORDS

William J. Gehrke Barbara L. Gehrke WILLIAM J. GEHRKE, TRUSTEE BARBARA L. GEHRKE, TRUSTEE

ARMSTRONG REALTY, INC., BENEFICIARY UNDER DEED OF TRUST RECORDED MAY 3, 2001 AS INSTRUMENT NO. 2001-192800 OF OFFICIAL RECORDS

By: Karen Lee Stanley PRINT NAME: Karen Lee Stanley TITLE: CEO

MARRON E. KELLY AND FREDA E. KELLY, BENEFICIARIES UNDER DEED OF TRUST RECORDED AUGUST 15, 2006 AS INSTRUMENT NO. 2006-0800899 OF OFFICIAL RECORDS

MARRON E. KELLY FREDA E. KELLY

EDY POWELL ADKISON AND JUDITH ELIZABETH ADKISON, BENEFICIARIES UNDER DEED OF TRUST RECORDED MARCH 8, 2006 AS INSTRUMENT NO. 2006-0185238 OF OFFICIAL RECORDS

Edy Powell Adkison Judith Elizabeth Adkison

ANTHONY J. PERKINS AND PAMELA J. PERKINS, TRUSTEES OF THE FAMILY TRUST OF ANTHONY J. PERKINS AND PAMELA J. PERKINS, BENEFICIARY UNDER DEED OF TRUST RECORDED APRIL 29, 2011 AS INSTRUMENT NO. 2011-0180091 OF OFFICIAL RECORDS

Anthony J. Perkins Trustee Pamela J. Perkins, Trustee ANTHONY J. PERKINS, TRUSTEE PAMELA J. PERKINS, TRUSTEE

JERRY M. PERKINS, BENEFICIARY UNDER DEED OF TRUST RECORDED APRIL 26, 2011 AS INSTRUMENT NO. 2011-0181620 OF OFFICIAL RECORDS

Jerry M. Perkins

SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENTS, SIGNATURE OMISSIONS, AND ADDITIONAL CERTIFICATES



CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF NINE (9) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 34059-1.

LOT "A" IS HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

EASEMENTS "B" THROUGH "E" INCLUSIVE ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION, TELECOMMUNICATION FACILITIES, TOGETHER WITH THE RIGHT OF EMERGENCY INGRESS AND EGRESS.

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 17th DAY OF DEC, 2013.

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

By: Colleen 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 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: 12/3/13

BRENT A. MASON FINANCIAL DIRECTOR / TREASURER

By: Brent A. Mason

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 PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE. ARRANGEMENTS FOR WATER SERVICE MUST BE MADE WITH THE WESTERN MUNICIPAL WATER DISTRICT.

DATE: Nov 25, 2013 By: Stephen H. Badgett, Interim PUBLIC UTILITIES GENERAL MANAGER

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: December 19, 2013

DON KENT COUNTY TAX COLLECTOR

By: Don Kent

UTILITIES EASEMENT STATEMENT

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

1. AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES AND TELECOMMUNICATION FACILITIES, AS DEDICATED AND ACCEPTED ON PARCEL MAP NO. 31187, RECORDED JUNE 14, 2006 IN BOOK 217 PAGES 53 THROUGH 56 OF PARCEL MAPS IN SAID COUNTY.

DATE: Nov 25, 2013

STEPHEN H. BADGETT INTERIM PUBLIC UTILITIES GENERAL MANAGER

By: Stephen H. Badgett EM

RECORDER'S STATEMENT

FILED THIS 24th DAY OF DECEMBER 2013 AT 12:24 P.M., IN BOOK 439 OF MAPS, AT PAGES 24-32, AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE.

NO. 2013-0592944 FEE \$ 26.00 LARRY W. WARD, ASSESSOR-COUNTY CLERK-RECORDER

By: Larry Ward, DEPUTY

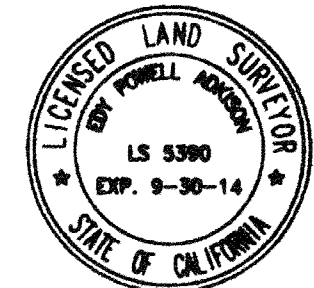
SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

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 EXECUTIVE HOME BUILDERS ON DECEMBER 28, 2008. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 3-27-2013

Edy Powell Adkison EDY P. ADKISON L.S. 5390 EXPIRATION DATE: 9-30-14



CITY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, AND THAT ALL MONUMENTS HAVE BEEN SET OR A CASH DEPOSIT SUFFICIENT TO COVER THEIR PLACEMENT HAS BEEN DEPOSITED WITH THE CITY OF RIVERSIDE

DATE: 12/03/13

CURTIS C. STEPHENS L.S. 7519, EXP. 12-31-2013 CITY SURVEYOR

By: Curtis C. Stephens



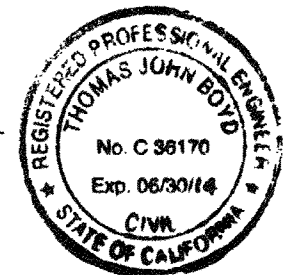
CITY ENGINEER'S CERTIFICATE

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 NO. 34059 WHICH WAS APPROVED BY THE COUNCIL OF THE CITY OF RIVERSIDE ON NOVEMBER 6, 2007 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 DRAINAGE FACILITIES AS SHOWN ON THIS MAP HAVE BEEN APPROVED; THAT THE PLANS FOR DRAINS & DRAINAGE WORKS ARE 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 HAS BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATE: 12/3/2013

THOMAS J. BOYD R.C.E. 36170 EXPIRES JUNE 30, 2014 CITY ENGINEER

By: Thomas Boyd



TAX BOND CERTIFICATE

I HEREBY CERTIFY 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: 2013

CASH OR SURETY BOND

DON KENT COUNTY TAX COLLECTOR

By: Don Kent

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

# TRACT NO. 34059-1

BEING A SUBDIVISION OF A PORTION OF THE MAP OF DUFFERIN HEIGHTS PER MAP RECORDED IN BOOK 12, PAGE 7 OF MAPS, AND A PORTION OF PARCEL MAP NO. 31187 PER MAP RECORDED IN BOOK 217, PAGES 53 TO 56, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, TOGETHER WITH A PORTION OF THE SOUTH HALF OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. ACCORDING TO THE OFFICIAL GOVERNMENT PLAT THEREOF

**adkan**  
ENGINEERS  
RIVERSIDE, CA

APRIL 2010

RIVERSIDE SORRENTO HILLS, LLC.

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA  
COUNTY OF Riverside  
ON 3/27/13 BEFORE ME, Tammy Sue Phillips, Notary Public PERSONALLY APPEARED William J. Gerche

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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE Tammy Sue Phillips  
PRINT NAME Tammy Sue Phillips  
MY COMMISSION EXPIRES: 11-11-16  
COUNTY OF PRINCIPAL PLACE OF BUSINESS Riverside

J. FRUCIANO

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA  
COUNTY OF Riverside  
ON 3/27/13 BEFORE ME, Tammy Sue Phillips, Notary Public PERSONALLY APPEARED John Edwards

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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE Tammy Sue Phillips  
PRINT NAME Tammy Sue Phillips  
MY COMMISSION EXPIRES: 11-11-16  
COUNTY OF PRINCIPAL PLACE OF BUSINESS Riverside

D & E FRUCIANO

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA  
COUNTY OF Riverside  
ON 3-27-13 BEFORE ME, Tammy Sue Phillips, Notary Public PERSONALLY APPEARED Don Edwards  
Elissa Edwards

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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE Tammy Sue Phillips  
PRINT NAME Tammy Sue Phillips  
MY COMMISSION EXPIRES: 11-11-16  
COUNTY OF PRINCIPAL PLACE OF BUSINESS Riverside

M. FRUCIANO

### NOTARY ACKNOWLEDGMENT

STATE OF ~~CALIFORNIA~~ Colorado  
COUNTY OF Denver  
ON 4/19/13 BEFORE ME, Alan Brimmer, Notary Public PERSONALLY APPEARED Nike Fruciano

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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF Colorado THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE Alan Brimmer  
PRINT NAME Alan Brimmer  
MY COMMISSION EXPIRES: 10/17/2015  
COUNTY OF PRINCIPAL PLACE OF BUSINESS DENVER

ARMSTRONG REALTY

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA  
COUNTY OF Riverside  
ON 4-8-13 BEFORE ME, Lynette Clark, Notary Public PERSONALLY APPEARED Karen Lee Stanley

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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE Lynette Clark  
PRINT NAME Lynette Clark  
MY COMMISSION EXPIRES: Sept. 18, 2015  
COUNTY OF PRINCIPAL PLACE OF BUSINESS Riverside

M & F KELLY

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_  
ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_ PERSONALLY APPEARED \_\_\_\_\_

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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE \_\_\_\_\_  
PRINT NAME \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
COUNTY OF PRINCIPAL PLACE OF BUSINESS \_\_\_\_\_

G & L MOSS

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA  
COUNTY OF Riverside  
ON 4/27/13 BEFORE ME, Melissa Lajoie, Notary Public PERSONALLY APPEARED Archer G. Moss & Linda L. Moss

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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE Melissa Lajoie  
PRINT NAME Melissa Lajoie  
MY COMMISSION EXPIRES: April 29, 2016  
COUNTY OF PRINCIPAL PLACE OF BUSINESS Riverside

### 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 INTEREST CANNOT RIPEN INTO A FEE:  
  
THE UNITED STATES OF AMERICA, HOLDER OF INTEREST FOR DITCHES AND CANALS RESERVED IN DOCUMENT RECORDED JANUARY 15, 1896 IN BOOK 1, PAGE 270 OF PATENTS, RECORD OF RIVERSIDE COUNTY.  
  
SOUTHERN CALIFORNIA GAS COMPANY, AND SOUTHERN COUNTIES GAS COMPANY, OWNERS OF EASEMENT FOR RIGHT OF WAY FOR PIPELINE AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED AUGUST 12, 1947 IN BOOK 842, PAGE 524 AND JANUARY 24, 1948 BOOK 891, PAGE 122, JULY 7, 1952, BOOK 1382 PAGE 383 OF OFFICIAL RECORDS.  
  
QUESTAR SOUTHERN TRAILS PIPELINE COMPANY, SUCCESSOR TO FOUR CORNERS PIPELINE COMPANY, OWNER OF EASEMENT FOR RIGHT OF WAY FOR PIPELINE AND INCIDENTAL PURPOSES PER DOCUMENTS RECORDED NOVEMBER 4, 1957 IN BOOK 2172, PAGE 590 OF OFFICIAL RECORDS.  
  
JOHN FRUCIANO, OWNER OF AN EASEMENT FOR INGRESS, EGRESS, MAINTENANCE AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED JANUARY 18, 2005 AS INSTRUMENT NO. 2005-046530 OF OFFICIAL RECORDS.  
  
MARCH INLAND PORT AIRPORT AUTHORITY, OWNER OF EASEMENT FOR AVIGATION PURPOSES PER DOCUMENT RECORDED DATED: 12-29-2013 INSTRUMENT NO: 2013-0592944

### 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-WAYS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF WATER DISTRIBUTION

DATE: 11/20/2013  
BY: Derek Kawaii  
DEREK KAWAII, DIRECTOR OF ENGINEERING  
RCE 054253

### SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY: SOIL EXPLORATION COMPANY, INC. ON JUNE 22, 2010 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

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

# TRACT NO. 34059-1

BEING A SUBDIVISION OF A PORTION OF THE MAP OF DUFFERIN HEIGHTS PER MAP RECORDED IN BOOK 12, PAGE 7 OF MAPS, AND A PORTION OF PARCEL MAP NO. 31187 PER MAP RECORDED IN BOOK 217, PAGES 53 TO 56, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, TOGETHER WITH A PORTION OF THE SOUTH HALF OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. ACCORDING TO THE OFFICIAL GOVERNMENT PLAT THEREOF

**adkan**  
ENGINEERS  
RIVERSIDE, CA

APRIL 2010

A & P PERKINS

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA  
COUNTY OF Riverside

ON 4/12/13 BEFORE ME, Melissa Lazio, Notary Public PERSONALLY  
APPEARED Anthony J. Perkins WHO

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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING  
PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE Melissa Lazio  
PRINT NAME Melissa Lazio  
MY COMMISSION EXPIRES: April 28, 2016  
COUNTY OF PRINCIPAL PLACE OF BUSINESS Riverside

JERRY PERKINS

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA  
COUNTY OF Riverside

ON 4/12/13 BEFORE ME, Melissa Lazio, Notary Public PERSONALLY  
APPEARED Jerry M. Perkins WHO

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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING  
PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE Melissa Lazio  
PRINT NAME Melissa Lazio  
MY COMMISSION EXPIRES: April 28, 2016  
COUNTY OF PRINCIPAL PLACE OF BUSINESS Riverside

E & J ADKISON

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA  
COUNTY OF Riverside

ON 3/28/13 BEFORE ME, Tommy Sue Phillips, Notary Public PERSONALLY  
APPEARED Edy Powell Adkison  
Judith Elizabeth Adkison WHO

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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING  
PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE Tommy Sue Phillips  
PRINT NAME Tommy Sue Phillips  
MY COMMISSION EXPIRES: 11-11-16  
COUNTY OF PRINCIPAL PLACE OF BUSINESS Riverside

W & B GEHRKE

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA  
COUNTY OF Riverside

ON 3/27/13 BEFORE ME, Tommy Sue Phillips, Notary Public PERSONALLY  
APPEARED William J. Gehrke  
Barbara L. Gehrke WHO

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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING  
PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE Tommy Sue Phillips  
PRINT NAME Tommy Sue Phillips  
MY COMMISSION EXPIRES: 11-11-16  
COUNTY OF PRINCIPAL PLACE OF BUSINESS Riverside

**SURVEYOR'S NOTES**

BASIS OF BEARING: BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTH HALF OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. BEING NORTH 0°04'50" EAST PER PM 34/5

● - INDICATES FOUND MONUMENT AS NOTED

○ - INDICATES SET 1" P & LS 5390 TAG, FLUSH

SET 1" P & LS 5390 TAG, FLUSH AT ALL LOT CORNERS UNLESS OTHERWISE SPECIFIED

THIS MAP CONTAINS 50.22 ACRES, MORE OR LESS WITHIN THE DISTINCTIVE BORDER. SEE SHEET 4

LOT GROSS ACREAGE IS MEASURED TO THE CENTER OF THE PRIVATE STREETS AS SHOWN. LOT 1 CONTAINS THE ENTIRE STREET RIGHT OF WAY ALONG ITS FRONTAGE AND WITHIN THE DISTINCTIVE BORDER

- R1- INDICATES RECORD DATA PER PM 34/5
- R2- INDICATES RECORD DATA PER TRACT NO. 9412, MB 105/6-9
- R3- INDICATES RECORD DATA PER RS 99/45
- R4- INDICATES RECORD DATA PER PM NO. 31187, PMB 217/53-56
- R5- INDICATES RECORD DATA PER RS 53/34
- R6- INDICATES RECORD DATA PER RS 73/88
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- R8- INDICATES RECORD DATA PER RS 20/77
- R9- INDICATES RECORD DATA PER RS 118/63
- R10- INDICATES RECORD DATA PER MB 296/58-59
- R11- INDICATES MEASURED DATA, ALSO RECORD DATA PER LOT LINE ADJUSTMENT NO. LL-P10-0411, REC. 8-19-2011 AS DOC. NO. 2011-0367222, O.R.
- R12- INDICATES MEASURED DATA, ALSO RECORD DATA PER GRANT OF EASEMENT TO THE CITY OF RIVERSIDE, REC. 11/22/2012 AS DOC. NO. 2012-0551399, O.R.
- R13- INDICATES MEASURED DATA, ALSO RECORD DATA PER DEED TO CITY OF RIVERSIDE, REC. 11/10/66 AS INST. NO. 109998, O.R.

**EASEMENT NOTES**

EASEMENT IN FAVOR OF MARCH INLAND PORT AUTHORITY FOR AVIATION PURPOSES PER DOCUMENT RECORDED 12-29-2013 AS INSTRUMENT NO. 2013-0592944 OF OFFICIAL RECORDS. EASEMENT IS BLANKET IN NATURE AND AFFECTS LOT 1 THROUGH 10, INCLUSIVE AND LETTERED LOT A.

EASEMENT FOR CANALS AND DITCHES RESERVED BY THE UNITED STATES OF AMERICA PER DOCUMENT RECORDED JANUARY 15, 1896 IN BOOK 1, PAGE 270 OF PATENTS, RECORDS OF RIVERSIDE COUNTY. SAID EASEMENT CANNOT BE LOCATED FROM THE RECORD.

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

# TRACT NO. 34059-1

BEING A SUBDIVISION OF A PORTION OF THE MAP OF DUFFERIN HEIGHTS PER MAP RECORDED IN BOOK 12, PAGE 7 OF MAPS, AND A PORTION OF PARCEL MAP NO. 31187 PER MAP RECORDED IN BOOK 217, PAGES 53 TO 56, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, TOGETHER WITH A PORTION OF THE SOUTH HALF OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. ACCORDING TO THE OFFICIAL GOVERNMENT PLAT THEREOF

**adkan**  
**ENGINEERS**  
RIVERSIDE, CA

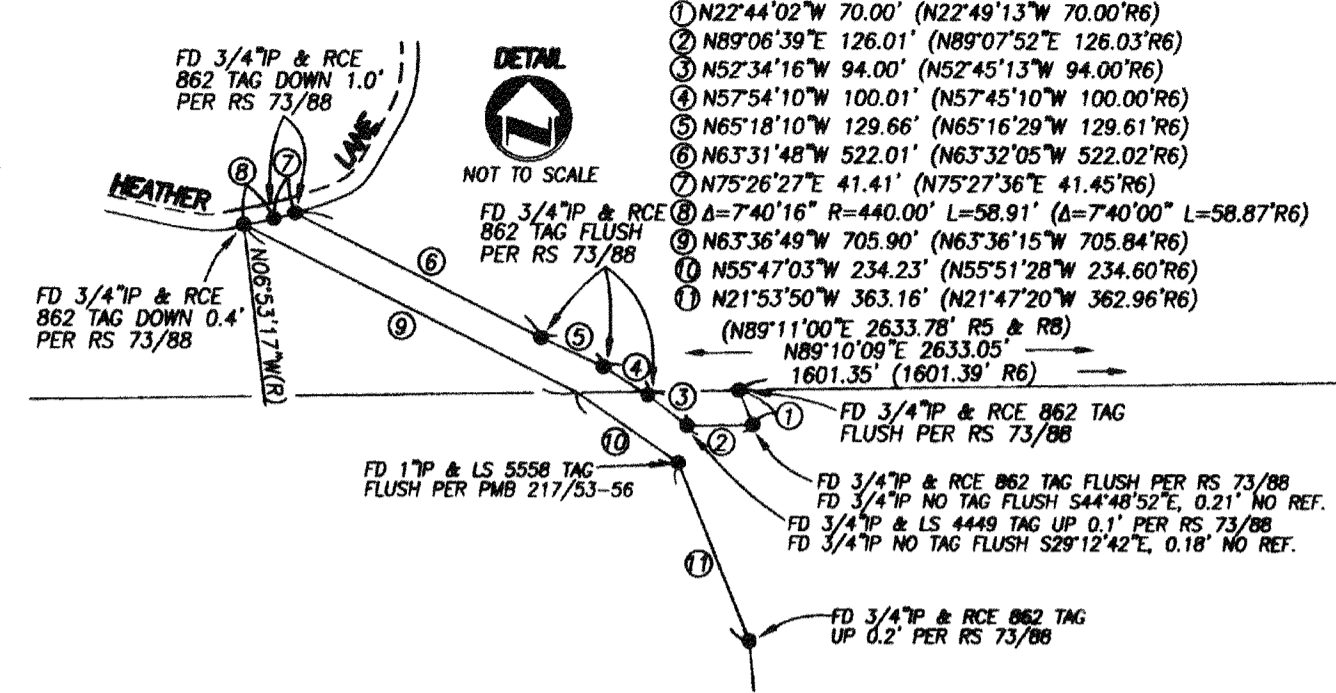
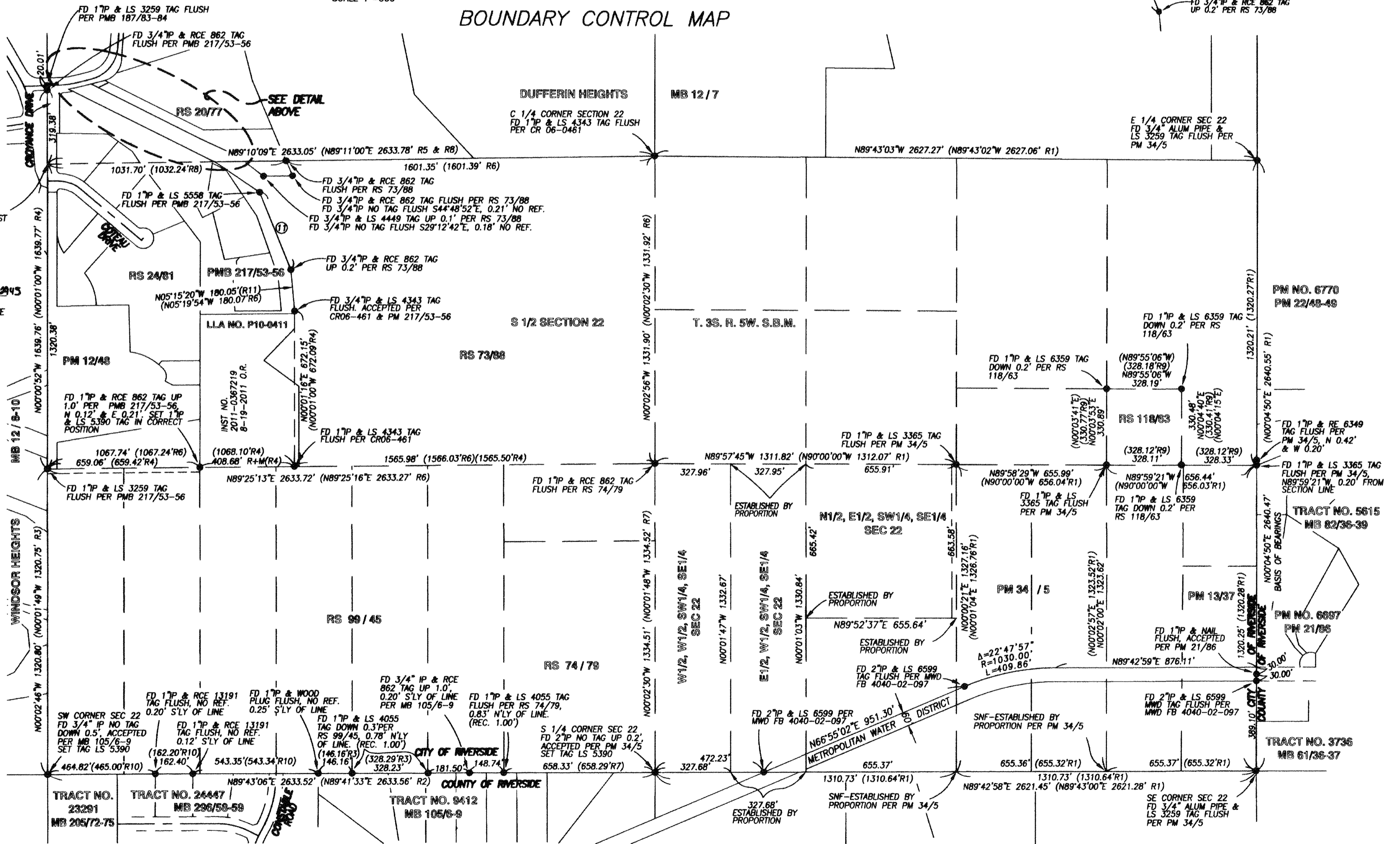
APRIL 2010

GRAPHIC SCALE



SCALE 1"=300'

## BOUNDARY CONTROL MAP



W 1/4 CORNER SECTION 22  
SNF-ESTABLISHED AT REC DIST  
(319.38') PER RS 53/34

EASEMENT IN FAVOR OF MARCH INLAND PORT  
AUTHORITY FOR AVIATION PURPOSES PER DOCUMENT  
RECORDED 12-29-2013 AS INSTRUMENT NO. 2013-0592944  
OF OFFICIAL RECORDS. EASEMENT IS BLANKET IN  
NATURE AND AFFECTS LOT 1 THROUGH 10, INCLUSIVE  
AND LETTERED LOT A.

EASEMENT FOR CANALS AND DITCHES RESERVED BY  
THE UNITED STATES OF AMERICA PER DOCUMENT  
RECORDED JANUARY 15, 1896 IN BOOK 1, PAGE 270  
OF PATENTS, RECORDS OF RIVERSIDE COUNTY. SAID  
EASEMENT CANNOT BE LOCATED FROM THE RECORD.

WINDSOR HEIGHTS  
MB 12/9-10  
N00°00'52\"/>

SW CORNER SEC 22  
FD 3/4\"/>

TRACT NO.  
23291  
MB 205/72-75

TRACT NO. 24447  
MB 296/58-59

TRACT NO. 9412  
MB 105/6-9

ESTABLISHED BY  
PROPORTION

SNF-ESTABLISHED BY  
PROPORTION PER PM 34/5

TRACT NO. 3736  
MB 61/36-37

TRACT NO. 5615  
MB 82/36-39

TRACT NO. 6697  
PM 21/86

TRACT NO. 6770  
PM 22/48-49

TRACT NO. 6857  
PM 21/86

TRACT NO. 6857  
PM 21/86

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

# TRACT NO. 34059-1

BEING A SUBDIVISION OF A PORTION OF THE MAP OF DUFFERIN HEIGHTS PER MAP RECORDED IN BOOK 12, PAGE 7 OF MAPS, AND A PORTION OF PARCEL MAP NO. 31187 PER MAP RECORDED IN BOOK 217, PAGES 53 TO 56, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, TOGETHER WITH A PORTION OF THE SOUTH HALF OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. ACCORDING TO THE OFFICIAL GOVERNMENT PLAT THEREOF

**adkan**  
ENGINEERS  
RIVERSIDE, CA

APRIL 2010

## SURVEYOR'S NOTES

BASIS OF BEARING: BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTH HALF OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. BEING NORTH 0°04'50" EAST PER PM 34/5

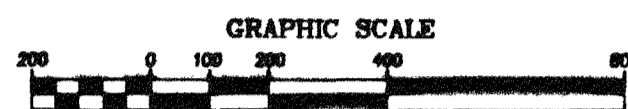
- -INDICATES FOUND MONUMENT AS NOTED
- -INDICATES SET 1" P & LS 5390 TAG, FLUSH

SET 1" P & LS 5390 TAG, FLUSH AT ALL LOT CORNERS, UNLESS OTHERWISE SPECIFIED

THIS MAP CONTAINS 50.22 ACRES, MORE OR LESS WITHIN THE DISTINCTIVE BORDER.

LOT GROSS ACREAGE IS MEASURED TO THE CENTER OF THE PRIVATE STREETS AS SHOWN. LOT 1 CONTAINS THE ENTIRE STREET RIGHT OF WAY ALONG ITS FRONTAGE AND WITHIN THE DISTINCTIVE BORDER

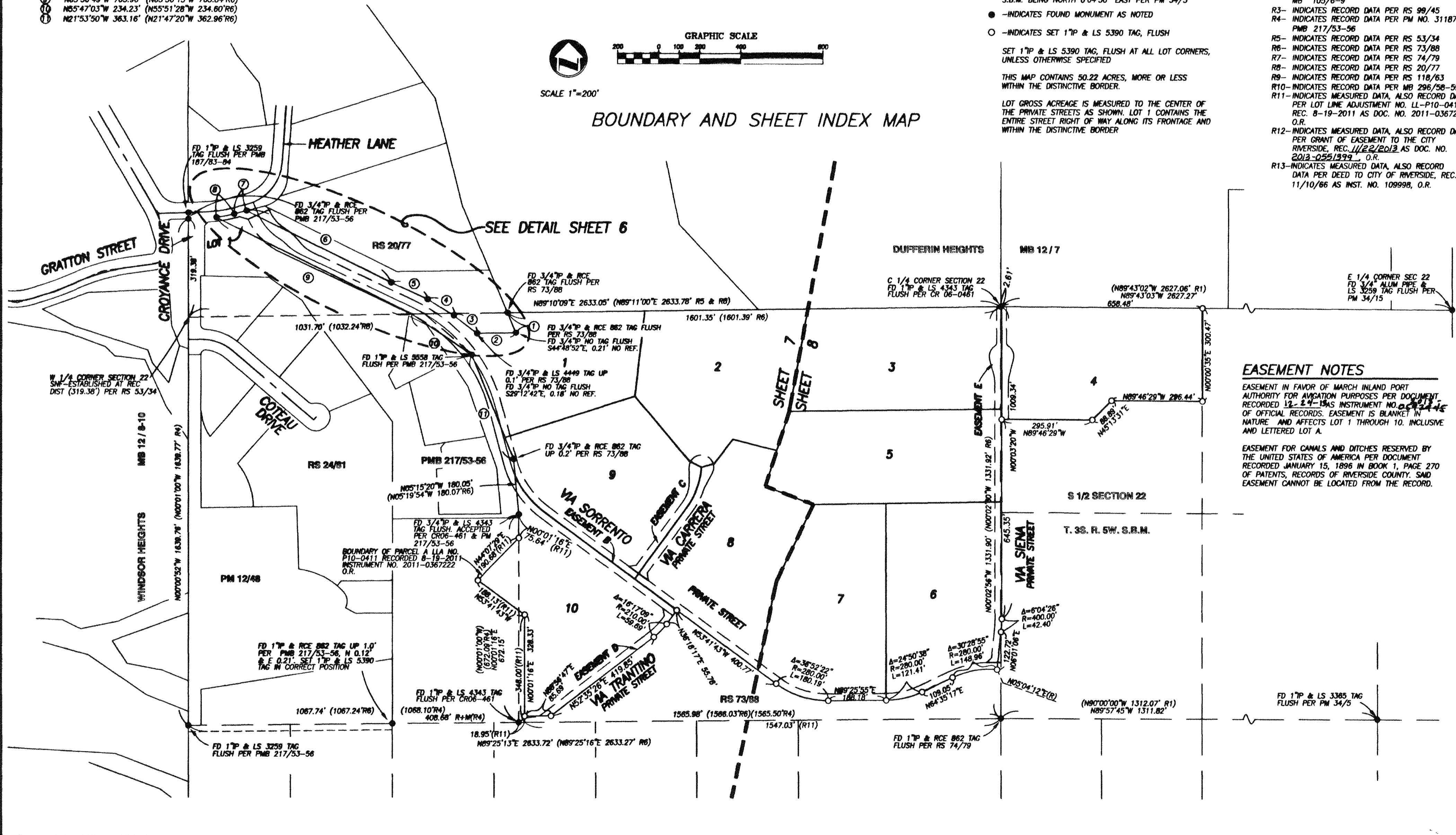
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- R5- INDICATES RECORD DATA PER RS 53/34
- R6- INDICATES RECORD DATA PER RS 73/88
- R7- INDICATES RECORD DATA PER RS 74/79
- R8- INDICATES RECORD DATA PER RS 20/77
- R9- INDICATES RECORD DATA PER RS 118/63
- R10- INDICATES RECORD DATA PER MB 296/58-59
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- R12- INDICATES MEASURED DATA, ALSO RECORD DATA PER GRANT OF EASEMENT TO THE CITY OF RIVERSIDE, REC. 11/22/2013 AS DOC. NO. 2013-0561392 O.R.
- R13- INDICATES MEASURED DATA, ALSO RECORD DATA PER DEED TO CITY OF RIVERSIDE, REC. 11/10/66 AS INST. NO. 109998, O.R.



SCALE 1"=200'

## BOUNDARY AND SHEET INDEX MAP

- 1 N22°44'02"W 70.00' (N22°49'13"W 70.00'R6)
- 2 N89°06'39"E 126.01' (N89°07'52"E 126.03'R6)
- 3 N52°34'16"W 94.00' (N52°45'13"W 94.00'R6)
- 4 N57°54'10"W 100.01' (N57°45'10"W 100.00'R6)
- 5 N65°18'10"W 129.66' (N65°16'29"W 129.61'R6)
- 6 N63°31'48"W 522.01' (N63°32'05"W 522.02'R6)
- 7 N75°26'27"E 41.41' (N75°27'36"E 41.45'R6)
- 8 Δ=7°40'15" R=440.00' L=58.91' (Δ=7°40'00" L=58.87'R6)
- 9 N63°36'49"W 705.90' (N63°36'15"W 705.84'R6)
- 10 N65°47'03"W 234.23' (N55°51'28"W 234.80'R6)
- 11 N21°53'50"W 363.16' (N21°47'20"W 362.96'R6)



## EASEMENT NOTES

EASEMENT IN FAVOR OF MARCH INLAND PORT AUTHORITY FOR AVIGATION PURPOSES PER DOCUMENT RECORDED 12-24-1985 INSTRUMENT NO. 881415 OF OFFICIAL RECORDS. EASEMENT IS BLANKET IN NATURE AND AFFECTS LOT 1 THROUGH 10, INCLUSIVE AND LETTERED LOT A.

EASEMENT FOR CANALS AND DITCHES RESERVED BY THE UNITED STATES OF AMERICA PER DOCUMENT RECORDED JANUARY 15, 1896 IN BOOK 1, PAGE 270 OF PATENTS, RECORDS OF RIVERSIDE COUNTY. SAID EASEMENT CANNOT BE LOCATED FROM THE RECORD.

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

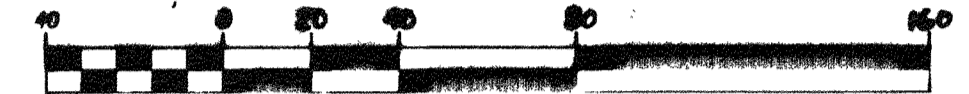
# TRACT NO. 34059-1

BEING A SUBDIVISION OF A PORTION OF THE MAP OF DUFFERIN HEIGHTS PER MAP RECORDED IN BOOK 12, PAGE 7 OF MAPS, AND A PORTION OF PARCEL MAP NO. 31187 PER MAP RECORDED IN BOOK 217, PAGES 53 TO 56, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, TOGETHER WITH A PORTION OF THE SOUTH HALF OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. ACCORDING TO THE OFFICIAL GOVERNMENT PLAT THEREOF

**adkan**  
ENGINEERS  
RIVERSIDE, CA

APRIL 2010

GRAPHIC SCALE



SCALE 1"=40'

( IN FEET )  
1 inch = 40 ft.

### SURVEYOR'S NOTES

BASIS OF BEARING: BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTH HALF OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. BEING NORTH 0°04'50" EAST PER PM 34/5

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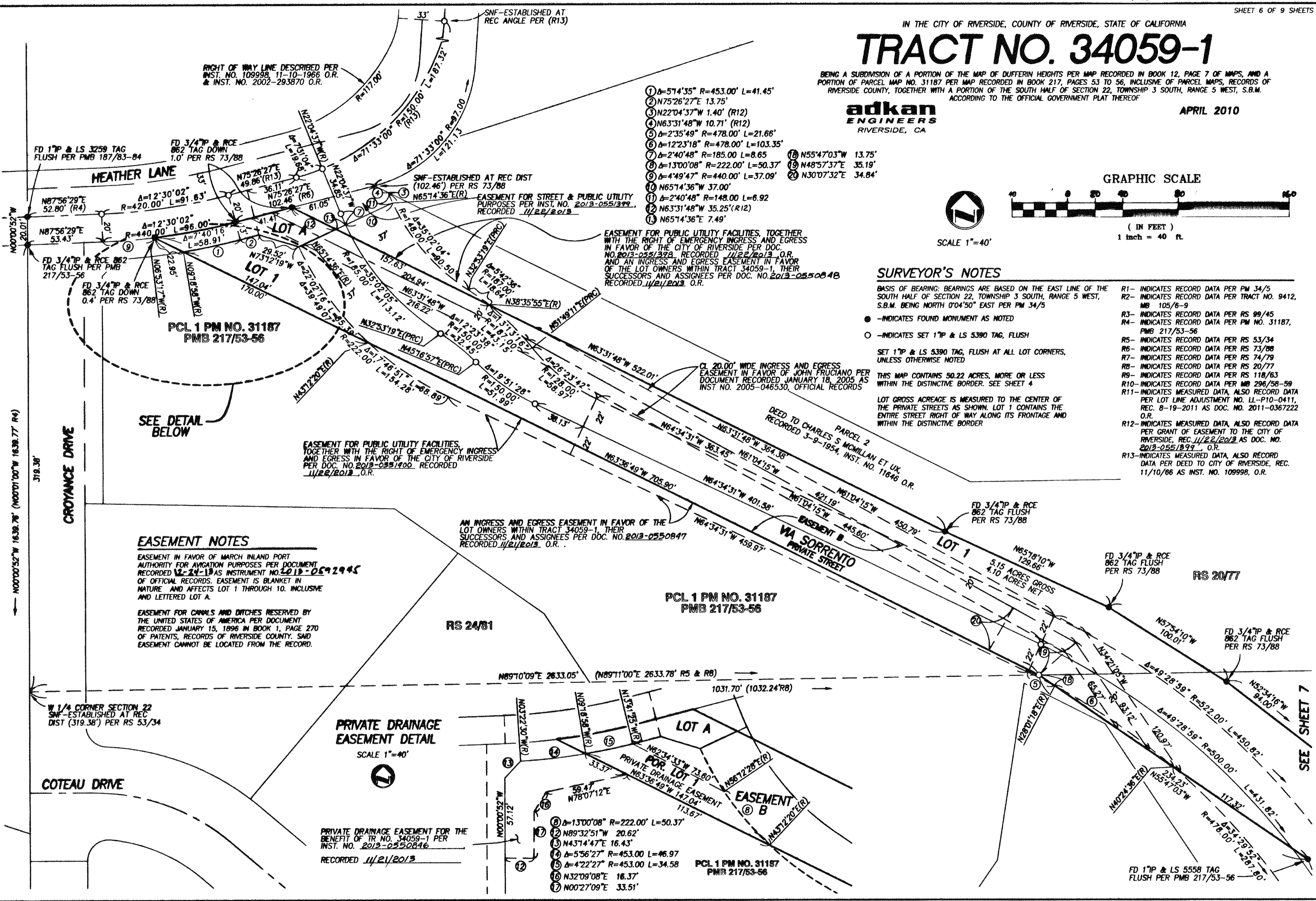
SET 1"IP & LS 5390 TAG, FLUSH AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED

THIS MAP CONTAINS 50.22 ACRES, MORE OR LESS WITHIN THE DISTINCTIVE BORDER. SEE SHEET 4

LOT GROSS ACREAGE IS MEASURED TO THE CENTER OF THE PRIVATE STREETS AS SHOWN. LOT 1 CONTAINS THE ENTIRE STREET RIGHT OF WAY ALONG ITS FRONTAGE AND WITHIN THE DISTINCTIVE BORDER

- R1- INDICATES RECORD DATA PER PM 34/5
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- R13- INDICATES MEASURED DATA, ALSO RECORD DATA PER DEED TO CITY OF RIVERSIDE, REC. 11/10/66 AS INST. NO. 109998, O.R.

- 1) Δ=51°4'35" R=453.00' L=41.45'
- 2) N75°26'27"E 13.75'
- 3) N22°04'37"W 1.40' (R12)
- 4) N63°31'48"W 10.71' (R12)
- 5) Δ=2°35'49" R=478.00' L=21.66'
- 6) Δ=12°23'18" R=478.00' L=103.35'
- 7) Δ=2°40'48" R=185.00' L=8.65
- 8) Δ=1°30'08" R=222.00' L=50.37'
- 9) Δ=4°49'47" R=440.00' L=37.09'
- 10) N65°14'36"W 37.00'
- 11) Δ=2°40'48" R=148.00' L=6.92
- 12) N63°31'48"W 35.25' (R12)
- 13) N65°14'36"E 7.49'
- 14) N55°47'03"W 13.75'
- 15) N48°57'37"E 35.19'
- 16) N30°07'32"E 34.84'



RIGHT OF WAY LINE DESCRIBED PER INST. NO. 109998, 11-10-1966 O.R. & INST. NO. 2002-293870 O.R.

SNF-ESTABLISHED AT REC ANGLE PER (R13)

HEATHER LANE

FD 1"IP & LS 3259 TAG FLUSH PER PMB 187/83-84

FD 3/4"IP & RCE 862 TAG DOWN 1.0' PER RS 73/88

N87°56'29"E 52.80' (R4)  
N87°56'29"E 53.43'

Δ=12°30'02" R=420.00' L=91.63'  
Δ=7°40'16" L=58.91'

PCL 1 PM NO. 31187  
PMB 217/53-56

SEE DETAIL BELOW

CROYANCE DRIVE

### EASEMENT NOTES

EASEMENT IN FAVOR OF MARCH INLAND PORT AUTHORITY FOR AVIGATION PURPOSES PER DOCUMENT RECORDED IN INSTRUMENT NO. 2013-0592944 OF OFFICIAL RECORDS. EASEMENT IS BLANKET IN NATURE AND AFFECTS LOT 1 THROUGH 10, INCLUSIVE AND LETTERED LOT A.

EASEMENT FOR CANALS AND DITCHES RESERVED BY THE UNITED STATES OF AMERICA PER DOCUMENT RECORDED JANUARY 15, 1896 IN BOOK 1, PAGE 270 OF PATENTS, RECORDS OF RIVERSIDE COUNTY, SAID EASEMENT CANNOT BE LOCATED FROM THE RECORD.

EASEMENT FOR PUBLIC UTILITY FACILITIES TOGETHER WITH THE RIGHT OF EMERGENCY INGRESS AND EGRESS IN FAVOR OF THE CITY OF RIVERSIDE PER DOC. NO. 2012-0551900, RECORDED 11/22/2012 O.R.

EASEMENT FOR PUBLIC UTILITY FACILITIES, TOGETHER WITH THE RIGHT OF EMERGENCY INGRESS AND EGRESS IN FAVOR OF THE CITY OF RIVERSIDE PER DOC. NO. 2013-0551398, RECORDED 11/22/2013 O.R. AND AN INGRESS AND EGRESS EASEMENT IN FAVOR OF THE LOT OWNERS WITHIN TRACT 34059-1, THEIR SUCCESSORS AND ASSIGNEES PER DOC. NO. 2013-0550848 RECORDED 11/21/2013 O.R.

CL 20.00' WIDE INGRESS AND EGRESS EASEMENT IN FAVOR OF JOHN FRUCIANO PER DOCUMENT RECORDED JANUARY 18, 2005 AS INST. NO. 2005-046530, OFFICIAL RECORDS

AN INGRESS AND EGRESS EASEMENT IN FAVOR OF THE LOT OWNERS WITHIN TRACT 34059-1, THEIR SUCCESSORS AND ASSIGNEES PER DOC. NO. 2012-0550847 RECORDED 11/21/2013 O.R.

PCL 1 PM NO. 31187  
PMB 217/53-56

RS 24/81

### PRIVATE DRAINAGE EASEMENT DETAIL

SCALE 1"=40'

PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF TR NO. 34059-1 PER INST. NO. 2012-0550846 RECORDED 11/21/2013

- 1) Δ=1°30'08" R=222.00' L=50.37'
- 2) N89°32'51"W 20.62'
- 3) N43°14'47"E 16.43'
- 4) Δ=5°56'27" R=453.00' L=46.97'
- 5) Δ=4°22'27" R=453.00' L=34.58'
- 6) N32°09'08"E 16.37'
- 7) N00°27'09"E 33.51'

PCL 1 PM NO. 31187  
PMB 217/53-56

COTEAU DRIVE

W 1/4 CORNER SECTION 22 SNF-ESTABLISHED AT REC DIST (319.38') PER RS 53/34

RS 20/77

SEE SHEET 7

2013-0592944  
ORIGINAL

439  
30

# TRACT NO. 34059-1

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF A PORTION OF THE MAP OF DUFFERIN HEIGHTS PER MAP RECORDED IN BOOK 12, PAGE 7 OF MAPS, AND A PORTION OF PARCEL MAP NO. 31187 PER MAP RECORDED IN BOOK 217, PAGES 53 TO 56, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, TOGETHER WITH A PORTION OF THE SOUTH HALF OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. ACCORDING TO THE OFFICIAL GOVERNMENT PLAT THEREOF

SHEET 7 OF 9 SHEETS



SCALE 1"=100'

GRAPHIC SCALE



## SURVEYOR'S NOTES

BASIS OF BEARING: BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTH HALF OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. BEING NORTH 0°04'50" EAST PER PM 34/5

- -INDICATES FOUND MONUMENT AS NOTED
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SET 1" P & LS 5390 TAG, FLUSH AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED

THIS MAP CONTAINS 50.22 ACRES, MORE OR LESS WITHIN THE DISTINCTIVE BORDER. SEE SHEET 4

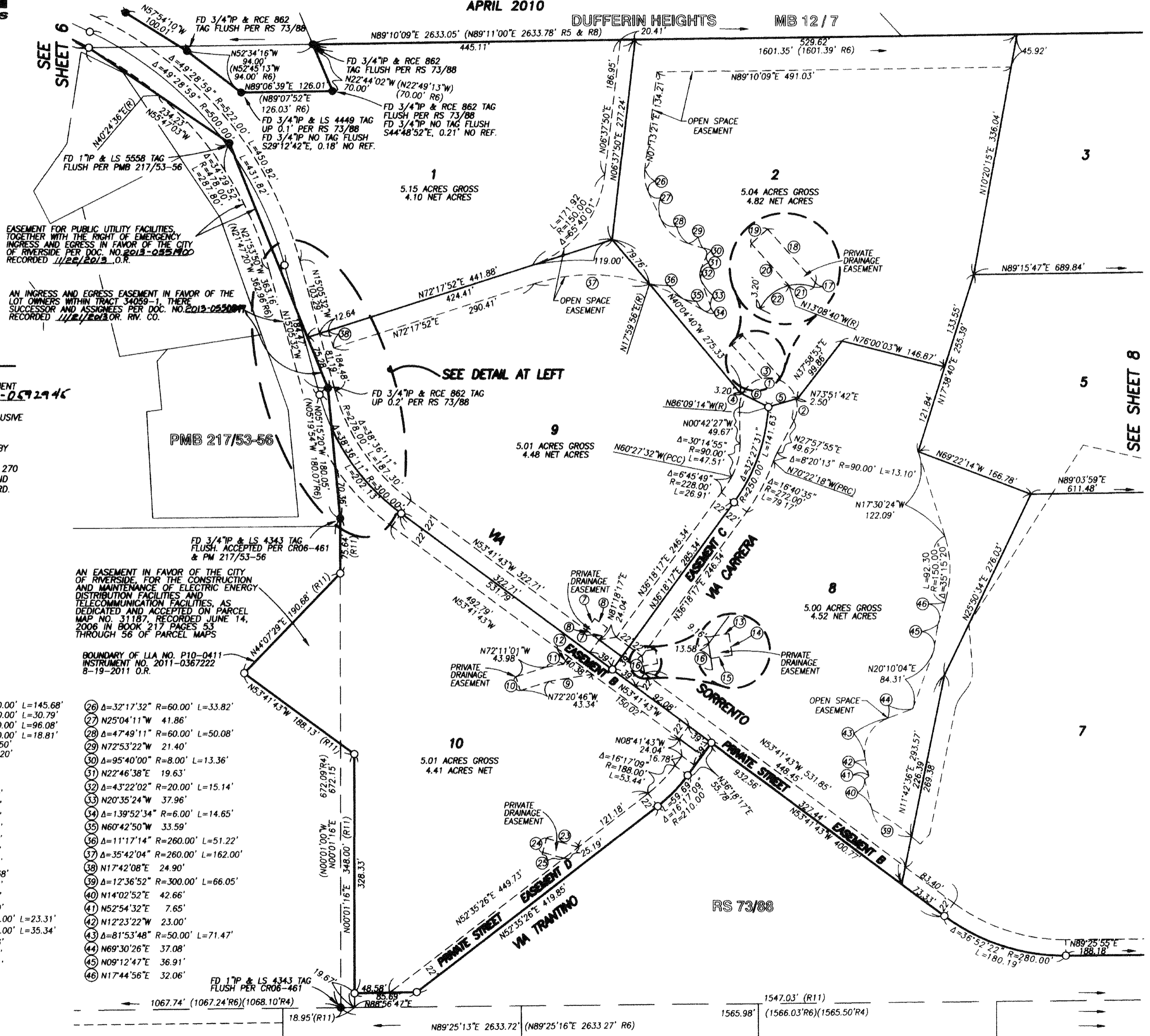
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**adkan ENGINEERS**  
RIVERSIDE, CA

APRIL 2010

DUFFERIN HEIGHTS MB 12/7



## EASEMENT NOTES

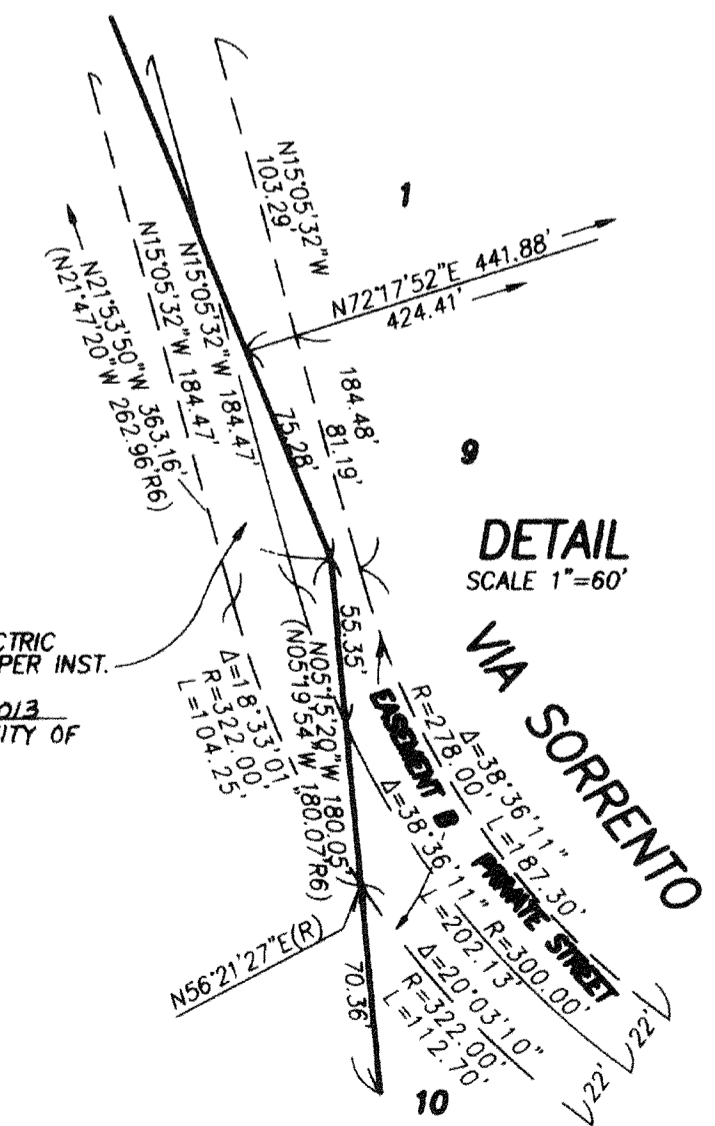
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AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES AND TELECOMMUNICATION FACILITIES, AS DEDICATED AND ACCEPTED ON PARCEL MAP NO. 31187, RECORDED JUNE 14, 2006 IN BOOK 217 PAGES 53 THROUGH 56 OF PARCEL MAPS

BOUNDARY OF LIA NO. P10-0411 INSTRUMENT NO. 2011-0367222 8-19-2011 O.R.

- ① Δ=208°40'22" R=40.00' L=145.68'
- ② Δ=44°06'13" R=40.00' L=30.79'
- ③ Δ=137°37'18" R=40.00' L=96.08'
- ④ Δ=26°56'51" R=40.00' L=18.81'
- ⑤ N73°51'42"E(R) 42.50'
- ⑥ N63°45'36"W(R) 43.20'
- ⑦ N35°49'21"E 19.76'
- ⑧ N53°41'43"W 22.00'
- ⑨ N80°49'21"E 58.62'
- ⑩ N17°39'14"W 20.00'
- ⑪ N80°49'21"E 23.84'
- ⑫ N35°49'21"E 12.44'
- ⑬ N80°49'21"W 13.44'
- ⑭ N08°56'11"W 20.00'
- ⑮ N80°49'21"E 20.00'
- ⑯ N08°41'43"W 24.04'
- ⑰ N20°14'46"E(R) 4.38'
- ⑱ N41°53'02"W 75.83'
- ⑲ N48°06'58"E 20.00'
- ⑳ N41°53'02"W 61.50'
- ㉑ Δ=33°23'26" R=40.00' L=23.31'
- ㉒ Δ=50°36'56" R=40.00' L=35.34'
- ㉓ N74°51'30"W 37.83'
- ㉔ N15°08'30"E 20.00'
- ㉕ N74°51'30"W 22.51'
- ㉖ Δ=32°17'32" R=60.00' L=33.82'
- ㉗ N25°04'11"W 41.86'
- ㉘ Δ=47°49'11" R=60.00' L=50.08'
- ㉙ N72°53'22"W 21.40'
- ㉚ Δ=95°40'00" R=8.00' L=13.36'
- ㉛ N22°46'38"E 19.63'
- ㉜ Δ=43°22'02" R=20.00' L=15.14'
- ㉝ N20°35'24"W 37.96'
- ㉞ Δ=139°52'34" R=6.00' L=14.65'
- ㉟ N60°42'50"W 33.59'
- ㊱ Δ=11°17'14" R=260.00' L=51.22'
- ㊲ Δ=35°42'04" R=260.00' L=162.00'
- ㊳ N17°42'08"E 24.90'
- ㊴ Δ=12°36'52" R=300.00' L=66.05'
- ㊵ N14°02'52"E 42.66'
- ㊶ N52°54'32"E 7.65'
- ㊷ N12°23'22"W 23.00'
- ㊸ Δ=81°53'48" R=50.00' L=71.47'
- ㊹ N69°30'26"E 37.08'
- ㊺ N09°12'47"E 36.91'
- ㊻ N17°44'56"E 32.06'



**SURVEYOR'S NOTES**

BASIS OF BEARING: BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTH HALF OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. BEING NORTH 0°04'50" EAST PER PM 34/5

- - INDICATES FOUND MONUMENT AS NOTED
- - INDICATES SET 1"IP & LS 5390 TAG, FLUSH

SET 1"IP & LS 5390 TAG, FLUSH AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED

THIS MAP CONTAINS 50.22 ACRES, MORE OR LESS WITHIN THE DISTINCTIVE BORDER. SEE SHEET 4

LOT GROSS ACREAGE IS MEASURED TO THE CENTER OF THE PRIVATE STREETS AS SHOWN. LOT 1 CONTAINS THE ENTIRE STREET RIGHT OF WAY ALONG ITS FRONTAGE AND WITHIN THE DISTINCTIVE BORDER

- R1- INDICATES RECORD DATA PER PM 34/5
- R2- INDICATES RECORD DATA PER TRACT NO. 9412, MB 105/6-9
- R3- INDICATES RECORD DATA PER RS 99/45
- R4- INDICATES RECORD DATA PER PM NO. 31187, PMB 217/53-56
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- R10- INDICATES RECORD DATA PER MB 296/58-59
- R11- INDICATES MEASURED DATA, ALSO RECORD DATA PER LOT LINE ADJUSTMENT NO. LL-P10-0411, REC. 8-19-2011 AS DOC. NO. 2011-0367222 O.R.
- R12- INDICATES MEASURED DATA, ALSO RECORD DATA PER GRANT OF EASEMENT TO THE CITY OF RIVERSIDE, REC. 11/22/2012 AS DOC. NO. 2012-0551399 O.R.
- R13- INDICATES MEASURED DATA, ALSO RECORD DATA PER DEED TO CITY OF RIVERSIDE, REC. 11/10/66 AS INST. NO. 109998, O.R.

**EASEMENT NOTES**

EASEMENT IN FAVOR OF MARCH INLAND PORT AUTHORITY FOR AVIGATION PURPOSES PER DOCUMENT RECORDED ~~12-24-1985~~ INSTRUMENT NO. **2013-0592944** OF OFFICIAL RECORDS. EASEMENT IS BLANKET IN NATURE AND AFFECTS LOT 1 THROUGH 10. INCLUSIVE AND LETTERED LOT A.

EASEMENT FOR CANALS AND DITCHES RESERVED BY THE UNITED STATES OF AMERICA PER DOCUMENT RECORDED JANUARY 15, 1896 IN BOOK 1, PAGE 270 OF PATENTS, RECORDS OF RIVERSIDE COUNTY. SAID EASEMENT CANNOT BE LOCATED FROM THE RECORD.

SEE SHEET 7

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

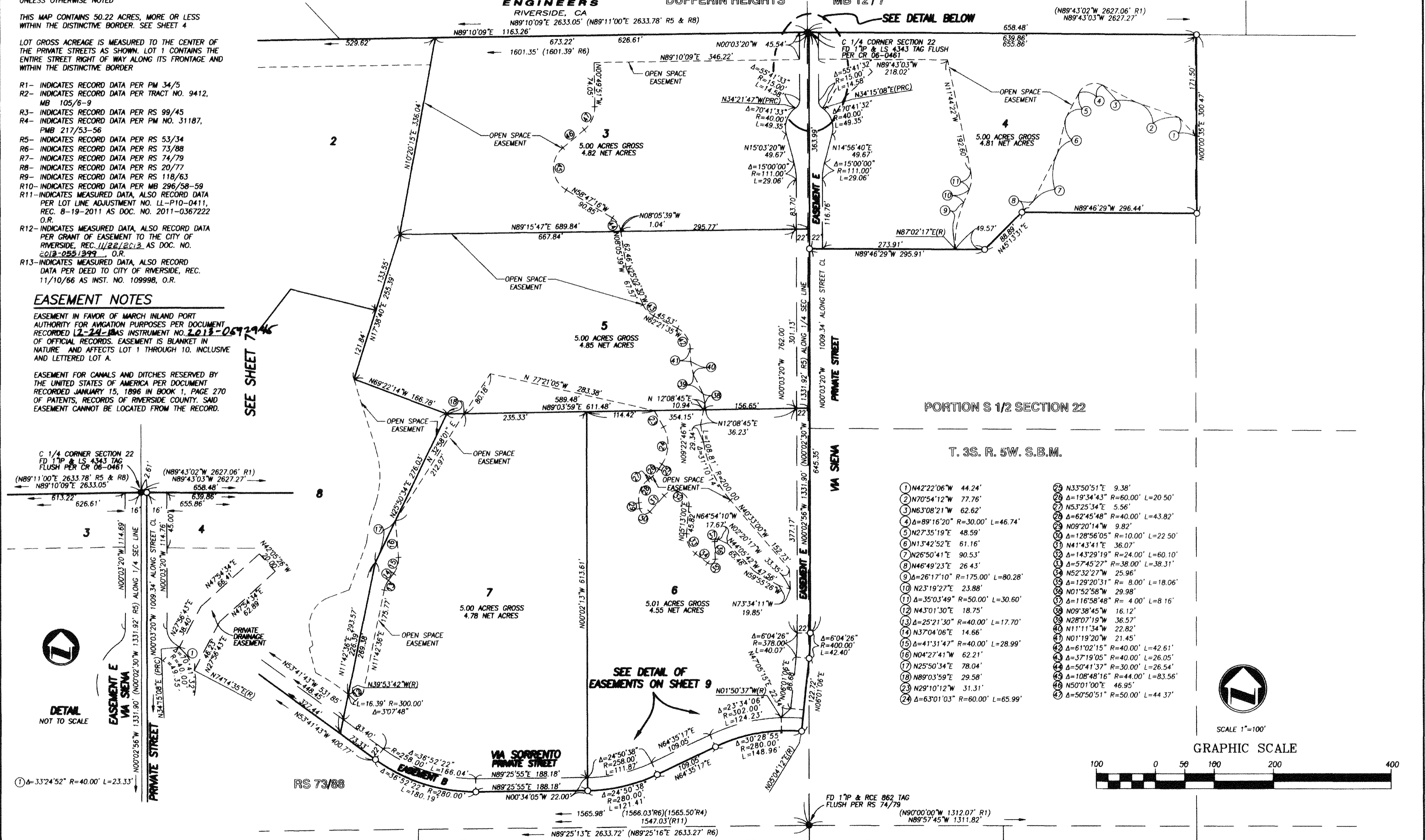
**TRACT NO. 34059-1**

BEING A SUBDIVISION OF A PORTION OF THE MAP OF DUFFERIN HEIGHTS PER MAP RECORDED IN BOOK 12, PAGE 7 OF MAPS, AND A PORTION OF PARCEL MAP NO. 31187 PER MAP RECORDED IN BOOK 217, PAGES 53 TO 56, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, TOGETHER WITH A PORTION OF THE SOUTH HALF OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. ACCORDING TO THE OFFICIAL GOVERNMENT PLAT THEREOF

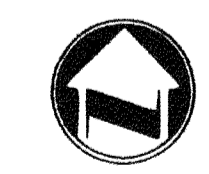
**adkan ENGINEERS**  
RIVERSIDE, CA

DUFFERIN HEIGHTS

MB 12/7 APRIL 2010



- |                                  |                                  |
|----------------------------------|----------------------------------|
| ① N42°22'06"W 44.24'             | ②③ N33°50'51"E 9.38'             |
| ② N70°54'12"W 77.76'             | ④ Δ=19°34'43" R=60.00' L=20.50'  |
| ③ N63°08'21"W 62.62'             | ⑤ N53°25'34"E 5.56'              |
| ④ Δ=89°16'20" R=30.00' L=46.74'  | ⑥ Δ=62°45'48" R=40.00' L=43.82'  |
| ⑤ N27°35'19"E 48.59'             | ⑦ N09°20'14"W 9.82'              |
| ⑥ N13°42'52"E 61.16'             | ⑧ Δ=128°56'05" R=10.00' L=22.50' |
| ⑦ N26°50'41"E 90.53'             | ⑨ N41°43'41"E 36.07'             |
| ⑧ N46°49'23"E 26.43'             | ⑩ Δ=143°29'19" R=24.00' L=60.10' |
| ⑨ Δ=26°17'10" R=175.00' L=80.28' | ⑪ Δ=57°45'27" R=38.00' L=38.31'  |
| ⑩ N23°19'27"E 23.88'             | ⑫ Δ=52°32'27"W 25.96'            |
| ⑪ Δ=35°03'49" R=50.00' L=30.60'  | ⑬ Δ=129°20'31" R= 8.00' L=18.06' |
| ⑫ N43°01'30"E 18.75'             | ⑭ N01°52'58"W 29.98'             |
| ⑬ Δ=25°21'30" R=40.00' L=17.70'  | ⑮ Δ=116°58'48" R= 4.00' L=8.16'  |
| ⑭ N37°04'06"E 14.66'             | ⑯ N09°38'45"W 16.12'             |
| ⑮ Δ=41°31'47" R=40.00' L=28.99'  | ⑰ N28°07'19"W 36.57'             |
| ⑯ N04°27'41"W 62.21'             | ⑱ N11°11'34"W 22.82'             |
| ⑰ N25°50'34"E 78.04'             | ⑲ N01°19'20"W 21.45'             |
| ⑱ N89°03'59"E 29.58'             | ⑳ Δ=61°02'15" R=40.00' L=42.61'  |
| ⑳ N29°10'12"W 31.31'             | ㉑ Δ=37°19'05" R=40.00' L=26.05'  |
| ㉑ Δ=63°01'03" R=60.00' L=65.99'  | ㉒ Δ=50°41'37" R=30.00' L=26.54'  |
|                                  | ㉓ Δ=108°48'16" R=44.00' L=83.56' |
|                                  | ㉔ N50°01'00"E 46.95'             |
|                                  | ㉕ Δ=50°50'51" R=50.00' L=44.37'  |



SCALE 1"=100'

GRAPHIC SCALE



DETAIL NOT TO SCALE

SEE DETAIL OF EASEMENTS ON SHEET 9

SEE DETAIL BELOW



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

# TRACT NO. 34059-1

BEING A SUBDIVISION OF A PORTION OF THE MAP OF DUFFERIN HEIGHTS PER MAP RECORDED IN BOOK 12, PAGE 7 OF MAPS, AND A PORTION OF PARCEL MAP NO. 31187 PER MAP RECORDED IN BOOK 217, PAGES 53 TO 56, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, TOGETHER WITH A PORTION OF THE SOUTH HALF OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. ACCORDING TO THE OFFICIAL GOVERNMENT PLAT THEREOF

**adkan**  
ENGINEERS  
RIVERSIDE, CA

APRIL 2010

## SURVEYOR'S NOTES

BASIS OF BEARING: BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTH HALF OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. BEING NORTH 0°04'50" EAST PER PM 34/5

- -INDICATES FOUND MONUMENT AS NOTED
- -INDICATES SET 1"IP & LS 5390 TAG, FLUSH

SET 1"IP & LS 5390 TAG, FLUSH AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED

THIS MAP CONTAINS 50.22 ACRES, MORE OR LESS WITHIN THE DISTINCTIVE BORDER. SEE SHEET 4

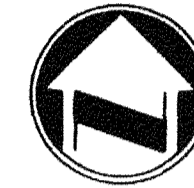
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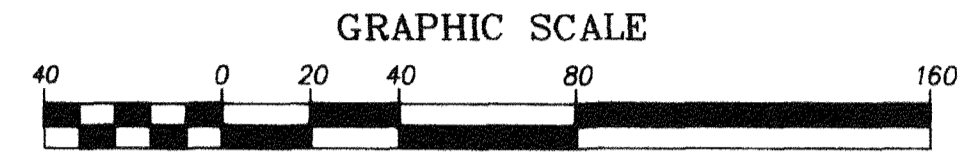
## EASEMENT NOTES

EASEMENT IN FAVOR OF MARCH INLAND PORT AUTHORITY FOR AVIGATION PURPOSES PER DOCUMENT RECORDED 12-24-13 AS INSTRUMENT NO. 2013-0592945 OF OFFICIAL RECORDS. EASEMENT IS BLANKET IN NATURE AND AFFECTS LOT 1 THROUGH 10, INCLUSIVE AND LETTERED LOT A.

EASEMENT FOR CANALS AND DITCHES RESERVED BY THE UNITED STATES OF AMERICA PER DOCUMENT RECORDED JANUARY 15, 1896 IN BOOK 1, PAGE 270 OF PATENTS, RECORDS OF RIVERSIDE COUNTY. SAID EASEMENT CANNOT BE LOCATED FROM THE RECORD.



SCALE 1"=40'



## EASEMENT DETAIL

