

440 99 City

# TRACT NO. 35932-1

BEING A SUBDIVISION OF A PORTION OF LOTS 21 THROUGH 25 INCLUSIVE AND A PORTION OF LOT E OF THE MAP OF VALLEY VIEW FARMS PER MAP RECORDED IN BOOK 11 PAGE 58 OF MAPS RECORDS OF RIVERSIDE COUNTY TOGETHER WITH A PORTION OF LOTS 5 AND 12 OF BLOCK 38 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY PER MAP RECORDED IN BOOK 1 PAGE 72 OF MAPS RECORDS OF SAN BERNARDINO COUNTY AND AS SHOWN AS PARCEL 3 OF LOT LINE ADJUSTMENT NO LL-P11-0301 RECORDED MARCH 13 2012 AS DOCUMENT NO 2012-0115896 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY IN SECTION 24 T3S R6W RANCHO EL SOBRANTE DE SAN JACINTO

**adkan ENGINEERS**  
RIVERSIDE CA

APRIL 2011

## RECORDER'S STATEMENT

FILED THIS 9th DAY OF April 2014 AT 8:48 AM  
IN BOOK 440 OF MAPS AT PAGES 99-104  
AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE  
NO 2014-0128442  
FEE \$ 20.00  
LARRY W WARD ASSESSOR-COUNTY CLERK-RECORDER

BY [Signature] DEPUTY

SUBDIVISION GUARANTEE  
FIRST AMERICAN TITLE COMPANY

## OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT TITLE, OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION 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 RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC UTILITY PURPOSES LOTS A THROUGH G INCLUSIVE

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES WATER FACILITIES AND APPURTENANCES THE EASEMENTS SHOWN AS "5 PUE" "6 PUE" "10 PUE" "11 PUE" AND "15 PUE" ON THE MAP

WE HEREBY RETAIN LOTS A THROUGH G INCLUSIVE INDICATED AS "PRIVATE STREET" AS SHOWN HEREON FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT

WE HEREBY RETAIN LOTS 65 THROUGH 69 INCLUSIVE INDICATED AS "COMMON AREA" AS SHOWN HEREON FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT

WE HEREBY RETAIN THE EASEMENTS SHOWN AS "3 SIDEWALK EASEMENT" AND "7" SIDEWALK EASEMENT" AS SHOWN HEREON FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES OUR SUCCESSORS ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT

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

THAT CERTAIN EASEMENT AND RIGHT OF WAY FOR ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATIONS FACILITIES AND FOR EMERGENCY INGRESS/EGRESS PURPOSES PER DOCUMENT RECORDED FEBRUARY 16 2007 AS INSTRUMENT NO 2007-0113619 OF OFFICIAL RECORDS WITHIN THE DISTINCTIVE BORDER OF THIS MAP

2 THAT PORTION OF LOT E OF THE MAP OF VALLEY VIEW FARMS, PER MAP RECORDED IN BOOK 11 PAGE 58 OF MAPS RECORDS OF RIVERSIDE COUNTY WITHIN THE DISTINCTIVE BORDER OF THIS MAP

RICHMOND AMERICAN HOMES OF MARYLAND INC A MARYLAND CORPORATION

BY [Signature]  
(PRINT NAME) Sandra Harris  
(TITLE) VP OF LAND

## NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA  
COUNTY OF ORANGE

ON 3/5/2014 BEFORE ME, RHONDA HERRER, a Notary Public, PERSONALLY APPEARED Sandra Harris

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 [Signature]  
PRINT NAME Rhonda Herzer  
MY COMMISSION EXPIRES May 30, 2014  
COUNTY OF PRINCIPAL PLACE OF BUSINESS ORANGE

## 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.

GIRISH BALACHANDRAN  
PUBLIC UTILITIES GENERAL MANAGER

DATE April 19, 2014 BY [Signature]  
EM MB

## TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY 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 \$ 97,200.00

DATE March 27, 2014 DON KENT COUNTY TAX COLLECTOR  
This certification excludes any supplemental tax assessments not yet extended  
BY [Signature] DEPUTY

## TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 97,200.00 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 March 27, 2014 CASH OR (SURETY) TAX BOND  
This certification excludes any supplemental tax assessments not yet extended  
DON KENT COUNTY TAX COLLECTOR  
BY [Signature] DEPUTY

## 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

CFD 2006-1 Riverwalk Vista

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

DATE 3/20/2014 BRENT A MASON FINANCE DIRECTOR / TREASURER  
[Signature]

## SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY GORIAN AND ASSOCIATES ON MARCH 26 2004 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953

## 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 FOREMOST COMMUNITIES IN APRIL, 2011 I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31 2018 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 THE SURVEY IS TRUE AND COMPLETE AS SHOWN

DATE 3-4-2014

[Signature]  
EDY P ADKISON L.S. 5390  
EXPIRATION DATE 9-30-14



## CITY SURVEYOR'S STATEMENT

I HEREBY STATE 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 3/20/14

CURTIS C STEPHENS  
L.S. 7519 EXP 12-31-2015  
CITY SURVEYOR

BY [Signature]



## CITY ENGINEER'S STATEMENT

I HEREBY STATE 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 35932 WHICH WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE ON FEBRUARY 22 2011 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 THIS MAP HAVE BEEN APPROVED THAT THE PLANS FOR DRAINS, DRAINAGE WORKS AND SEWERS 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 3/20/2014

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

BY [Signature]



## CITY CLERK'S CERTIFICATE

RESOLVED THAT THIS MAP CONSISTING OF SIX (6) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO 35932-1

LOTS A THROUGH G INCLUSIVE ARE HEREBY ACCEPTED FOR PUBLIC UTILITY PURPOSES

THE PUBLIC UTILITY EASEMENTS SHOWN AS "5 PUE" "6 PUE" "10 PUE" "11 PUE" AND "15 PUE" ON THE MAP FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION TELECOMMUNICATIONS FACILITIES WATER FACILITIES AND APPURTENANCES ARE HEREBY ACCEPTED

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

1 THAT CERTAIN EASEMENT AND RIGHT OF WAY FOR ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATIONS FACILITIES AND FOR EMERGENCY INGRESS/EGRESS PURPOSES PER DOCUMENT RECORDED FEBRUARY 16 2007 AS INSTRUMENT NO 2007-0113619 OF OFFICIAL RECORDS WITHIN THE DISTINCTIVE BORDER OF THIS MAP

2 THAT PORTION OF LOT E OF THE MAP OF VALLEY VIEW FARMS PER MAP RECORDED IN BOOK 11 PAGE 58 OF MAPS RECORDS OF RIVERSIDE COUNTY WITHIN THE DISTINCTIVE BORDER OF THIS MAP

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 25th DAY OF March 2014

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

BY [Signature]

## 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

SOUTHERN CALIFORNIA GAS COMPANY & SOUTHERN CALIFORNIA GAS COMPANY AS SUCCESSOR IN INTEREST TO SOUTHERN COUNTIES GAS COMPANY HOLDER OF AN EASEMENT FOR PIPELINES, APPURTENANCES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED OCTOBER 11 1947 IN BOOK 872 PAGE 83 OF OFFICIAL RECORDS

SOUTHERN CALIFORNIA GAS COMPANY & SOUTHERN CALIFORNIA GAS COMPANY AS SUCCESSOR IN INTEREST TO SOUTHERN COUNTIES GAS COMPANY HOLDER OF AN EASEMENT FOR PIPELINES, APPURTENANCES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED DECEMBER 16, 1949 IN BOOK 1132 PAGE 197 OF OFFICIAL RECORDS AND AMENDED PER DOCUMENT RECORDED SEPTEMBER 6 2013 AS INSTRUMENT NO 2013-0436437 OF OFFICIAL RECORDS

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED EASEMENT AGREEMENT (ACCESS) EXECUTED BY AND BETWEEN FORESTAR RIVERSIDE, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY AND TRI POINTE HOMES, LLC A DELAWARE LIMITED LIABILITY COMPANY RECORDED OCTOBER 19 2011 AS INSTRUMENT NO 2011-0458895 OF OFFICIAL RECORDS

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED EASEMENT AGREEMENT (ACCESS) EXECUTED BY AND BETWEEN FORESTAR RIVERSIDE, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY AND MREC RIVERWALK LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED OCTOBER 19 2011 AS INSTRUMENT NO 2011-0458896 OF OFFICIAL RECORDS

TRI POINTE HOMES LLC HOLDER OF AN EASEMENT FOR SEWER AND STORM DRAIN AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED OCTOBER 19 2011 AS INSTRUMENT NO 2011-0458897 OF OFFICIAL RECORDS

TRI POINTE HOMES INC HOLDER OF EASEMENTS FOR PEDESTRIAN AND VEHICULAR ACCESS INGRESS AND EGRESS PURPOSES, THE INSTALLATION USE MAINTENANCE, REPAIR AND REPLACEMENT OF WATER SEWER AND DRAINAGE FACILITIES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED SEPTEMBER 30 2013 AS INSTRUMENT NO 2013-0469875 OFFICIAL RECORDS

FORESTAR RIVERSIDE, LLC HOLDER OF EASEMENTS FOR (a) PEDESTRIAN AND VEHICULAR ACCESS INGRESS AND EGRESS PURPOSES, AND (b) THE INSTALLATION, USE MAINTENANCE REPAIR AND REPLACEMENT OF WATER SEWER AND DRAINAGE FACILITIES AND OTHER UTILITIES AND THE RIGHT OF SURFACE DRAINAGE PER DOCUMENT RECORDED DECEMBER 30 2013 AS INSTRUMENT NO 2013-0599072 OF OFFICIAL RECORDS

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100

# TRACT NO. 35932-1

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF A PORTION OF LOTS 21 THROUGH 25, INCLUSIVE AND A PORTION OF LOT E OF THE MAP OF VALLEY VIEW FARMS, PER MAP RECORDED IN BOOK 11, PAGE 58 OF MAPS, RECORDS OF RIVERSIDE COUNTY, TOGETHER WITH A PORTION OF LOTS 5 AND 12 OF BLOCK 38 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, PER MAP RECORDED IN BOOK 1, PAGE 72 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, AND AS SHOWN AS PARCEL 3 OF LOT LINE ADJUSTMENT NO. LL-P11-0301, RECORDED MARCH 13, 2012, AS DOCUMENT NO. 2012-0115896 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.  
IN SECTION 24, T.3S., R.6W., RANCHO EL SOBRANTE DE SAN JACINTO

**adkan**  
ENGINEERS  
RIVERSIDE, CA

APRIL 2011

## SURVEY CONTROL MAP

SEE SHEET 3 FOR BOUNDARY CONTROL MAP  
SEE SHEETS 4 & 5 FOR DETAIL OF LOTS & STREETS

## SURVEYOR'S NOTES

### BASIS OF BEARINGS

THE CENTERLINE OF LA SIERRA AVENUE BEING NORTH 33°37'19" WEST PER TRACT NO. 32772-1, MB 416/51-56 WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

### MONUMENT NOTES

- ① - INDICATES FOUND 1"IP & LS 5022 TAG FLUSH PER TRACT NO. 32772-1, MB 416/51-56 AND CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 7, 2011 AS INST NO. 2011-0397778 OF OFFICIAL RECORDS.
- ▲ - INDICATES FOUND S&W LS 5022 FLUSH PER TRACT NO. 32772-1, MB 416/51-56 AND CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 7, 2011 AS INST NO. 2011-0397778 OF OFFICIAL RECORDS.
- ② - INDICATES FOUND 3/4"IP & RCFC&WCD TAG FLUSH PER RS 80/72-77
- - INDICATES FOUND MONUMENT AS NOTED
- - INDICATES SET 1"IP & LS 5390 TAG, FLUSH
- △ - INDICATES SET S&W LS 5390 FLUSH

SET 1"IP & LS 5390 TAG, FLUSH AT ALL REAR LOT CORNERS & ANGLE POINTS  
SET LEAD & LS 5390 TAG IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES

R+M - INDICATES RECORD AND MEASURED DATA

SNF - INDICATES SEARCHED, NOTHING FOUND

C.A. - INDICATES COMMON AREA LOT

PUE - INDICATES PUBLIC UTILITY EASEMENT

RCFC&WCD - INDICATES RIVERSIDE COUNTY FLOOD CONTROL DISTRICT & WATER CONSERVATION DISTRICT

THIS MAP CONTAINS 9.87 ACRES, MORE OR LESS WITHIN THE DISTINCTIVE BORDER.

( ) - INDICATES RECORD DATA PER REFERENCE LISTED BELOW, UNLESS OTHERWISE NOTED.

R1 - INDICATES RECORD DATA PER TRACT NO. 32772-1, MB 416/51-56

R2 - INDICATES RECORD DATA PER RS 82/7-9

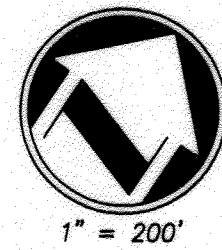
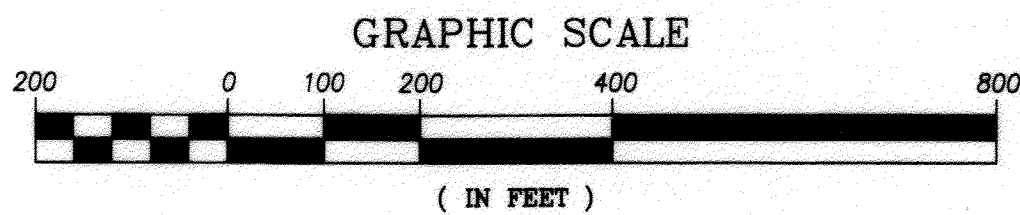
R3 - INDICATES RECORD DATA PER TRACT NO. 32772-2, MB 416/57-61

R4 - INDICATES RECORD DATA PER RS 80/72-77

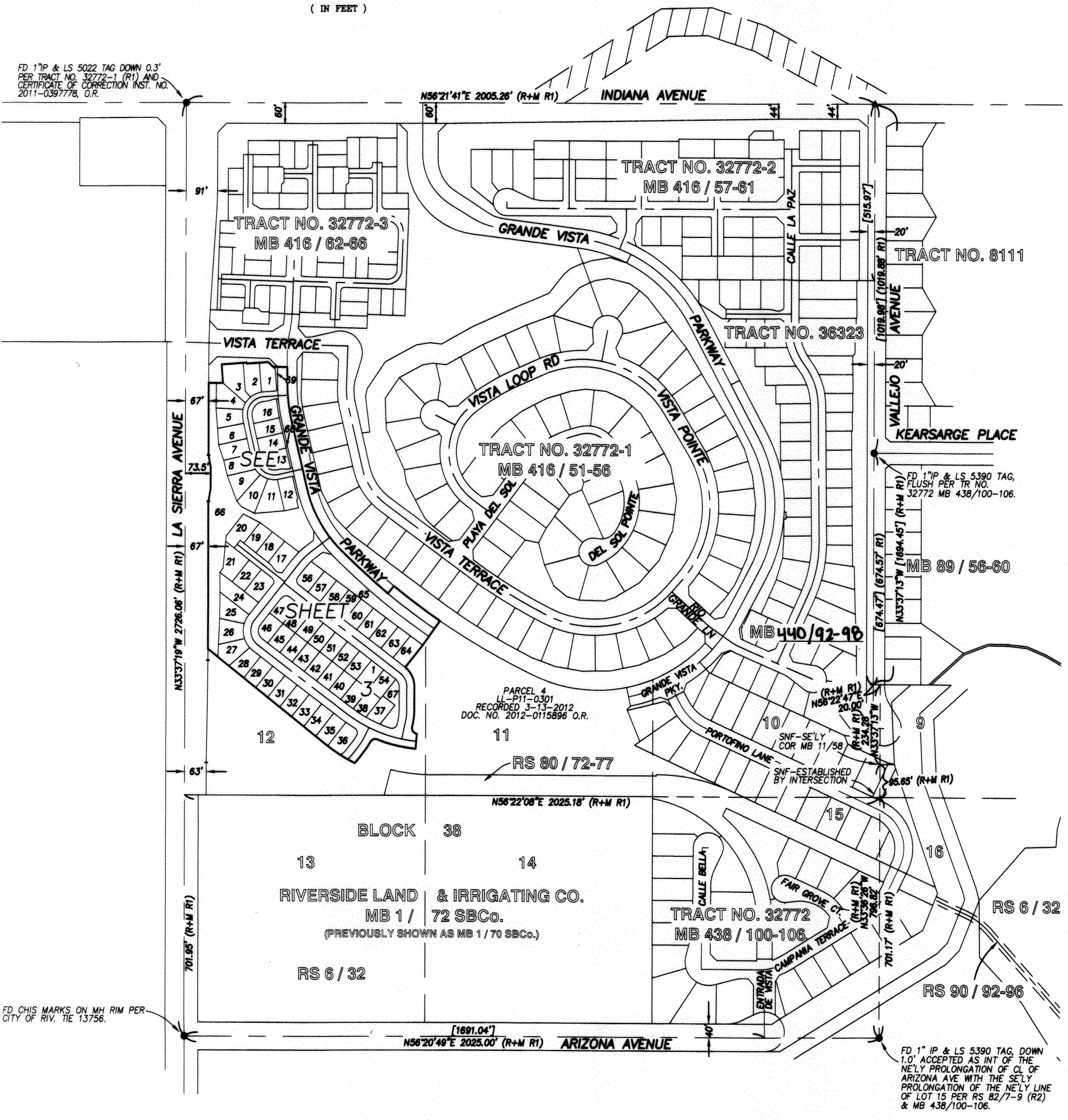
R5 - INDICATES MEASURED DATA, ALSO RECORD DATA PER LOT LINE ADJUSTMENT NO. LL-P11-0301, REC. MARCH 13, 2012 AS DOC. NO. 2012-0115896, O.R.

R6 - INDICATES RECORD DATA PER DEED RECORDED OCTOBER 21, 2005 AS DOC. NO. 2005-870872 O.R.

[ ] - INDICATES MEASURED AND RECORD DATA PER TRACT NO. 32772 MB 438/100-106.



FD 1"IP & LS 5022 TAG DOWN 0.3'  
PER TRACT NO. 32772-1 (R1) AND  
CERTIFICATE OF CORRECTION INST. NO.  
2011-0397778, O.R.



FD CHIS MARKS ON MH RIM PER  
CITY OF RIV. TIE 13756.

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4147

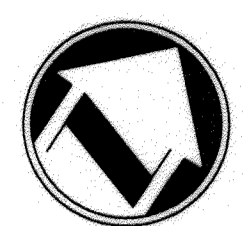
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TRACT NO. 35932-1

BEING A SUBDIVISION OF A PORTION OF LOTS 21 THROUGH 25, INCLUSIVE AND A PORTION OF LOT E OF THE MAP OF VALLEY VIEW FARMS, PER MAP RECORDED IN BOOK 11, PAGE 58 OF MAPS, RECORDS OF RIVERSIDE COUNTY, TOGETHER WITH A PORTION OF LOTS 5 AND 12 OF BLOCK 38 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, PER MAP RECORDED IN BOOK 1, PAGE 72 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, AND AS SHOWN AS PARCEL 3 OF LOT LINE ADJUSTMENT NO. LL-P11-0301, RECORDED MARCH 13, 2012, AS DOCUMENT NO. 2012-0115896 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. IN SECTION 24, T.3S., R.6W., RANCHO EL SOBRANTE DE SAN JACINTO

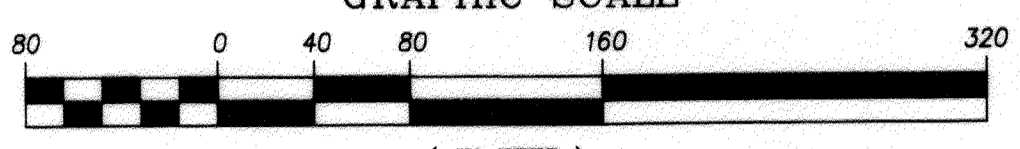
**adkan**  
ENGINEERS  
RIVERSIDE, CA

APRIL 2011



1" = 80'

GRAPHIC SCALE



( IN FEET )

## SURVEYOR'S NOTES

**BASIS OF BEARINGS**  
THE CENTERLINE OF LA SIERRA AVENUE BEING NORTH 33°37'19" WEST PER TRACT NO. 32772-1, MB 416/51-56 WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

### MONUMENT NOTES

- ① - INDICATES FOUND 1"IP & LS 5022 TAG FLUSH PER TRACT NO. 32772-1, MB 416/51-56 AND CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 7, 2011 AS INST NO. 2011-0397778 OF OFFICIAL RECORDS.
- ▲ - INDICATES FOUND S&W LS 5022 FLUSH PER TRACT NO. 32772-1, MB 416/51-56 AND CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 7, 2011 AS INST NO. 2011-0397778 OF OFFICIAL RECORDS.
- ② - INDICATES FOUND 3/4"IP & RCF&WCD TAG FLUSH PER RS 80/72-77
- - INDICATES FOUND MONUMENT AS NOTED
- - INDICATES SET 1"IP & LS 5390 TAG, FLUSH
- △ - INDICATES SET S&W LS 5390 FLUSH

SET 1"IP & LS 5390 TAG, FLUSH AT ALL REAR LOT CORNERS & ANGLE POINTS SET LEAD & LS 5390 TAG IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES

R+M - INDICATES RECORD AND MEASURED DATA  
SNF - INDICATES SEARCHED, NOTHING FOUND  
C.A. - INDICATES COMMON AREA LOT  
PUE - INDICATES PUBLIC UTILITY EASEMENT  
RCFC&WCD - INDICATES RIVERSIDE COUNTY FLOOD CONTROL DISTRICT & WATER CONSERVATION DISTRICT

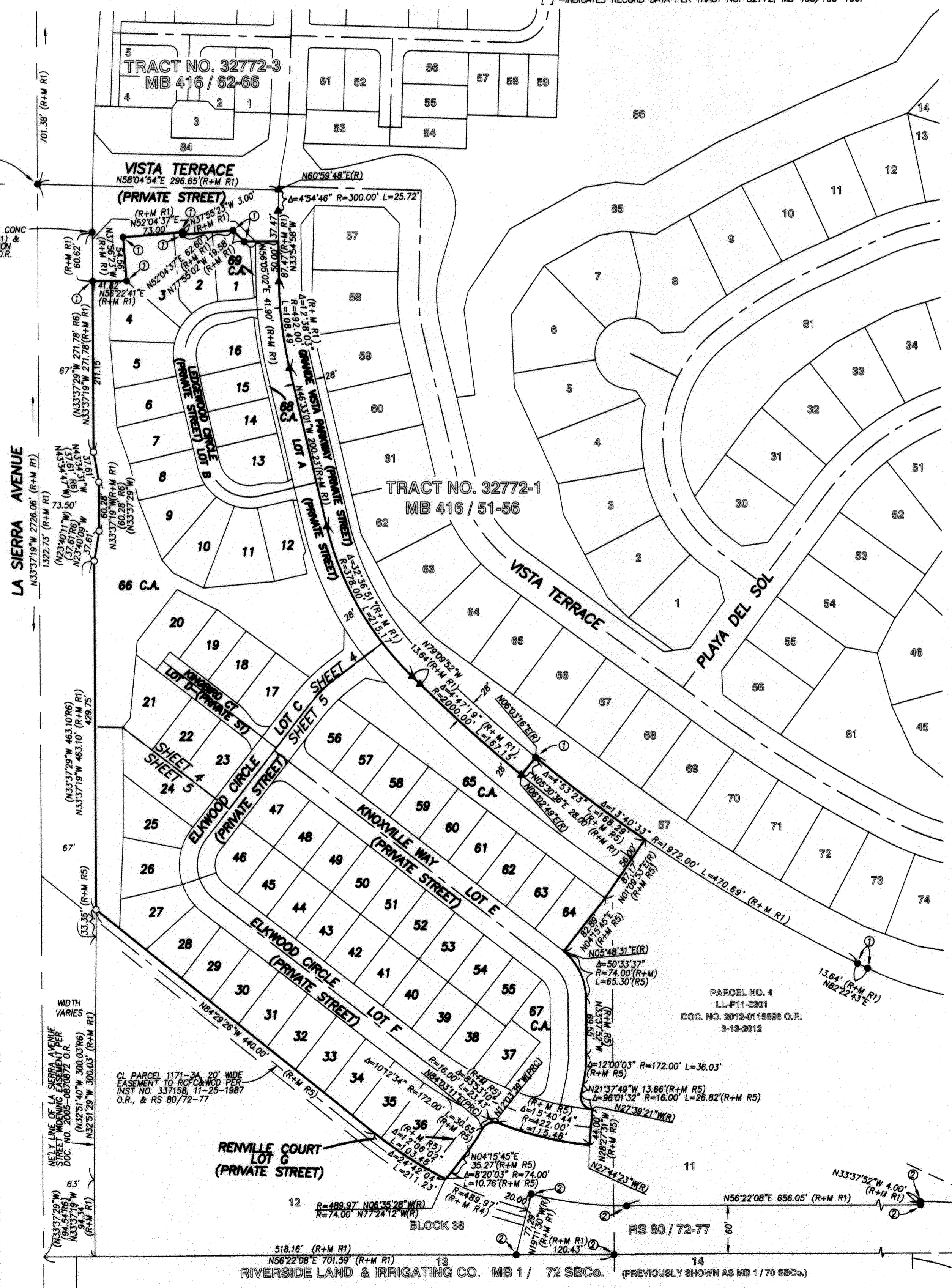
THIS MAP CONTAINS 9.87 ACRES, MORE OR LESS WITHIN THE DISTINCTIVE BORDER.

( ) - INDICATES RECORD DATA PER REFERENCE LISTED BELOW, UNLESS OTHERWISE NOTED.

- R1 - INDICATES RECORD DATA PER TRACT NO. 32772-1, MB 416/51-56
- R2 - INDICATES RECORD DATA PER RS 82/7-9
- R3 - INDICATES RECORD DATA PER TRACT NO. 32772-2, MB 416/57-61
- R4 - INDICATES RECORD DATA PER RS 80/72-77
- R5 - INDICATES MEASURED DATA, ALSO RECORD DATA PER LOT LINE ADJUSTMENT NO. LL-P11-0301, REC. MARCH 13, 2012 AS DOC. NO. 2012-0115896, O.R.
- R6 - INDICATES RECORD DATA PER DEED RECORDED OCTOBER 21, 2005 AS DOC. NO. 2005-870872 O.R.
- [ ] - INDICATES RECORD DATA PER TRACT NO. 32772, MB 438/100-106.

FD NAIL & CITY OF RIVERSIDE TAG, FL. ACCEPTED AS CENTERLINE INTERSECTION.

FD L & LS 5022 TAG IN CONC PER TR NO. 32772-1 (R1) & CERTIFICATE OF CORRECTION INST. NO. 2011-0397778 O.R.



PARCEL NO. 4  
LL-P11-0301  
DOC. NO. 2012-0115896 O.R.  
3-13-2012

CL PARCEL 1171-3A 20' WIDE EASEMENT TO RCF&WCD PER INST NO. 337158, 11-25-1987 O.R., & RS 80/72-77

WIDY VARIES  
NELY LINE OF LA SIERRA AVENUE STREET WIDENING EASEMENT PER DOC. NO. 2005-0870872 O.R. N33°37'19" W 463.10' (R+M R1) N33°37'19" W 463.10' (R+M R1) N32°51'40" W 300.03' (R+M R5) N32°51'29" W 300.03' (R+M R1)

RENNVILLE COURT LOT G (PRIVATE STREET)

518.16' (R+M R1)  
N56°22'08" E 701.59' (R+M R1)  
RIVERSIDE LAND & IRRIGATING CO. MB 1 / 72 SBCo. (PREVIOUSLY SHOWN AS MB 1 / 70 SBCo.)

440  
102  
city

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

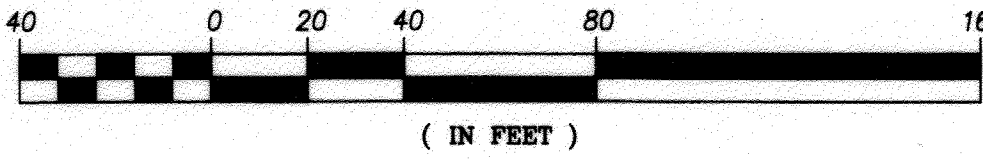
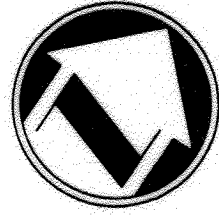
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IN SECTION 24, T.3S., R.8W., RANCHO EL SOBRANTE DE SAN JACINTO

**adkan**  
ENGINEERS  
RIVERSIDE, CA

APRIL 2011 GRAPHIC SCALE



## SURVEYOR'S NOTES

SHEET 4 OF 6 SHEETS

### BASES OF BEARINGS

THE CENTERLINE OF LA SIERRA AVENUE BEING NORTH 33°37'19" WEST PER TRACT NO. 32772-1, MB 416/51-56 WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

### MONUMENT NOTES

- ① - INDICATES FOUND 1" P & LS 5022 TAG FLUSH PER TRACT NO. 32772-1, MB 416/51-56 AND CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 7, 2011 AS INST NO. 2011-0397778 OF OFFICIAL RECORDS.
  - ▲ - INDICATES FOUND S&W LS 5022 FLUSH PER TRACT NO. 32772-1, MB 416/51-56 AND CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 7, 2011 AS INST NO. 2011-0397778 OF OFFICIAL RECORDS.
  - ② - INDICATES FOUND 3/4" P & ROFC&WCD TAG FLUSH PER RS 80/72-77
  - - INDICATES FOUND MONUMENT AS NOTED
  - - INDICATES SET 1" P & LS 5390 TAG, FLUSH
  - △ - INDICATES SET S&W LS 5390 FLUSH
- SET 1" P & LS 5390 TAG, FLUSH AT ALL REAR LOT CORNERS & ANGLE POINTS SET LEAD & LS 5390 TAG IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES

- R+M - INDICATES RECORD AND MEASURED DATA  
SNF - INDICATES SEARCHED, NOTHING FOUND  
C.A. - INDICATES COMMON AREA LOT  
PUE - INDICATES PUBLIC UTILITY EASEMENT  
ROFC&WCD - INDICATES RIVERSIDE COUNTY FLOOD CONTROL DISTRICT & WATER CONSERVATION DISTRICT
- THIS MAP CONTAINS 9.87 ACRES, MORE OR LESS WITHIN THE DISTINCTIVE BORDER.
- ( ) - INDICATES RECORD DATA PER REFERENCE LISTED BELOW, UNLESS OTHERWISE NOTED.
- R1 - INDICATES RECORD DATA PER TRACT NO. 32772-1, MB 416/51-56  
R2 - INDICATES RECORD DATA PER RS 82/7-9  
R3 - INDICATES RECORD DATA PER TRACT NO. 32772-2, MB 416/57-61  
R4 - INDICATES RECORD DATA PER RS 80/72-77  
R5 - INDICATES MEASURED DATA, ALSO RECORD DATA PER LOT LINE ADJUSTMENT NO. LL-P11-0301, REC. MARCH 13, 2012 AS DOC. NO. 2012-0115896, O.R.  
R6 - INDICATES RECORD DATA PER DEED RECORDED OCTOBER 21, 2005 AS DOC. NO. 2005-870872 O.R.  
[ ] - INDICATES RECORD DATA PER TRACT NO. 32772, MB 438/100-106.

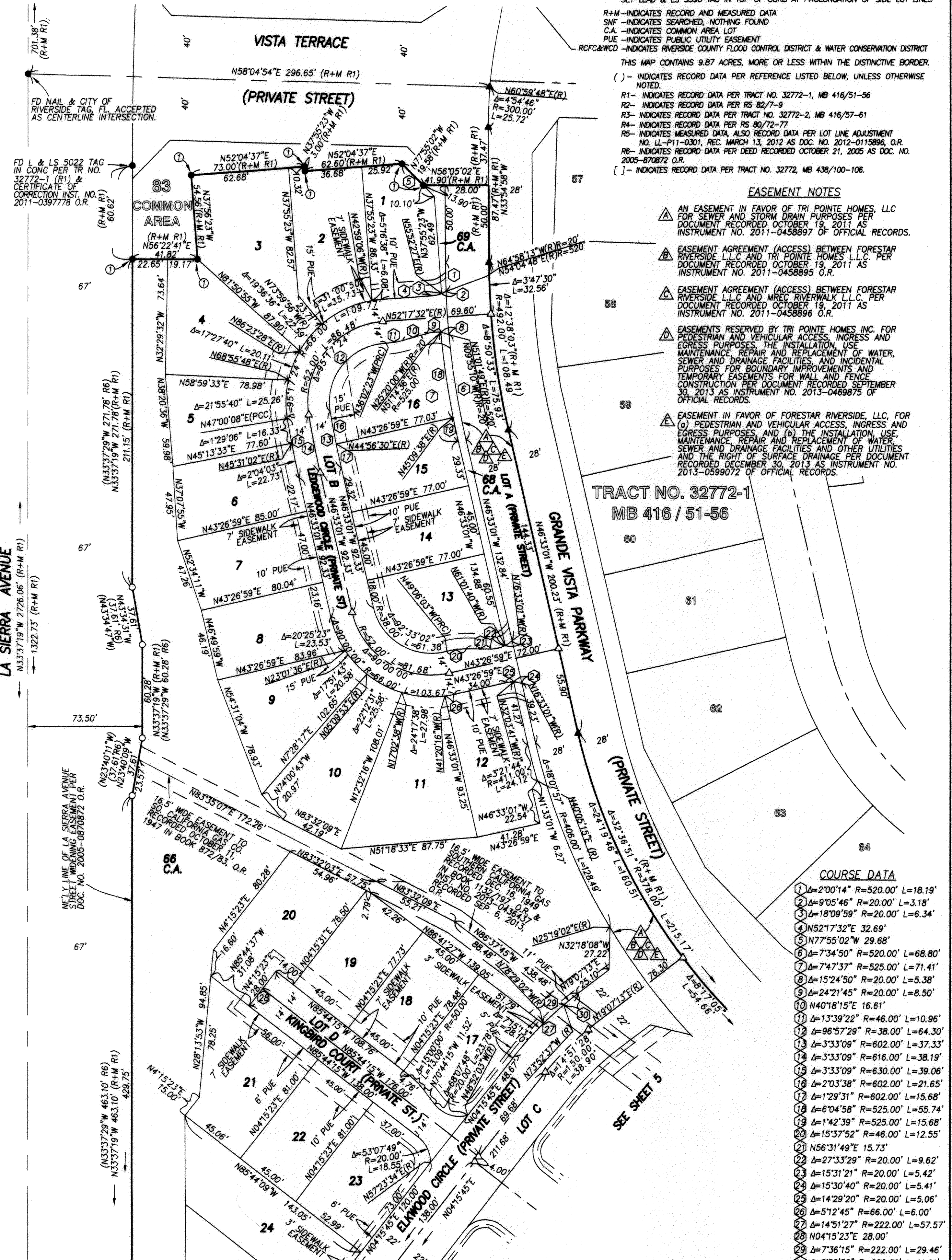
### EASEMENT NOTES

- ▲ AN EASEMENT IN FAVOR OF TRI POINTE HOMES, LLC FOR SEWER AND STORM DRAIN PURPOSES PER DOCUMENT RECORDED OCTOBER 19, 2011 AS INSTRUMENT NO. 2011-0458897 OF OFFICIAL RECORDS.
- ▲ EASEMENT AGREEMENT (ACCESS) BETWEEN FORESTAR RIVERSIDE L.L.C. AND TRI POINTE HOMES L.L.C. PER DOCUMENT RECORDED OCTOBER 19, 2011 AS INSTRUMENT NO. 2011-0458895 O.R.
- ▲ EASEMENT AGREEMENT (ACCESS) BETWEEN FORESTAR RIVERSIDE L.L.C. AND MREC RIVERWALK L.L.C. PER DOCUMENT RECORDED OCTOBER 19, 2011 AS INSTRUMENT NO. 2011-0458896 O.R.
- ▲ EASEMENTS RESERVED BY TRI POINTE HOMES INC. FOR PEDESTRIAN AND VEHICULAR ACCESS, INGRESS AND EGRESS PURPOSES; THE INSTALLATION, USE, MAINTENANCE, REPAIR AND REPLACEMENT OF WATER, SEWER AND DRAINAGE FACILITIES AND INCIDENTAL PURPOSES FOR BOUNDARY IMPROVEMENTS AND TEMPORARY EASEMENTS FOR WALL AND FENCE CONSTRUCTION PER DOCUMENT RECORDED SEPTEMBER 30, 2013 AS INSTRUMENT NO. 2013-0469875 OF OFFICIAL RECORDS.
- ▲ EASEMENT IN FAVOR OF FORESTAR RIVERSIDE, LLC, FOR (a) PEDESTRIAN AND VEHICULAR ACCESS, INGRESS AND EGRESS PURPOSES, AND (b) THE INSTALLATION, USE, MAINTENANCE, REPAIR AND REPLACEMENT OF WATER, SEWER AND DRAINAGE FACILITIES AND OTHER UTILITIES AND THE RIGHT OF SURFACE DRAINAGE PER DOCUMENT RECORDED DECEMBER 30, 2013 AS INSTRUMENT NO. 2013-0599072 OF OFFICIAL RECORDS.

TRACT NO. 32772-1  
MB 416 / 51-56

### COURSE DATA

- ① Δ=2°00'14" R=520.00' L=18.19'
- ② Δ=9°05'46" R=20.00' L=3.18'
- ③ Δ=18°09'59" R=20.00' L=6.34'
- ④ N52°17'32"E 32.69'
- ⑤ N77°55'02"W 29.68'
- ⑥ Δ=7°34'50" R=520.00' L=68.80'
- ⑦ Δ=7°47'37" R=525.00' L=71.41'
- ⑧ Δ=15°24'50" R=20.00' L=5.38'
- ⑨ Δ=24°21'45" R=20.00' L=8.50'
- ⑩ N40°18'15"E 16.61'
- ⑪ Δ=13°39'22" R=46.00' L=10.96'
- ⑫ Δ=96°57'29" R=38.00' L=64.30'
- ⑬ Δ=3°33'09" R=602.00' L=37.33'
- ⑭ Δ=3°33'09" R=616.00' L=38.19'
- ⑮ Δ=3°33'09" R=630.00' L=39.06'
- ⑯ Δ=2°03'38" R=602.00' L=21.65'
- ⑰ Δ=1°29'31" R=602.00' L=15.68'
- ⑱ Δ=6°04'58" R=525.00' L=55.74'
- ⑲ Δ=1°42'39" R=525.00' L=15.68'
- ⑳ Δ=15°37'52" R=46.00' L=12.55'
- ㉑ N56°31'49"E 15.73'
- ㉒ Δ=27°33'29" R=20.00' L=9.62'
- ㉓ Δ=15°31'21" R=20.00' L=5.42'
- ㉔ Δ=15°30'40" R=20.00' L=5.41'
- ㉕ Δ=14°29'20" R=20.00' L=5.06'
- ㉖ Δ=5°12'45" R=66.00' L=6.00'
- ㉗ Δ=14°51'27" R=222.00' L=57.57'
- ㉘ N04°15'23"E 28.00'
- ㉙ Δ=7°36'15" R=222.00' L=29.46'
- ㉚ Δ=2°59'50" R=222.00' L=11.61'



044  
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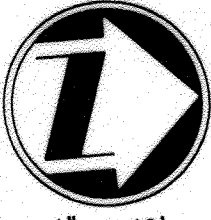
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TRACT NO. 35932-1

BEING A SUBDIVISION OF A PORTION OF LOTS 21 THROUGH 25, INCLUSIVE AND A PORTION OF LOT E OF THE MAP OF VALLEY VIEW FARMS, PER MAP RECORDED IN BOOK 11, PAGE 58 OF MAPS, RECORDS OF RIVERSIDE COUNTY, TOGETHER WITH A PORTION OF LOTS 5 AND 12 OF BLOCK 38 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, PER MAP RECORDED IN BOOK 1, PAGE 72 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, AND AS SHOWN AS PARCEL 3 OF LOT LINE ADJUSTMENT NO. LL-P11-0301, RECORDED MARCH 13, 2012, AS DOCUMENT NO. 2012-0115896 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. IN SECTION 24, T.3S., R.6W., RANCHO EL SOBRANTE DE SAN JACINTO

**adkan**  
ENGINEERS  
RIVERSIDE, CA

APRIL 2011 GRAPHIC SCALE



SEE SHEET 4

## SURVEYOR'S NOTES

### BASIS OF BEARINGS

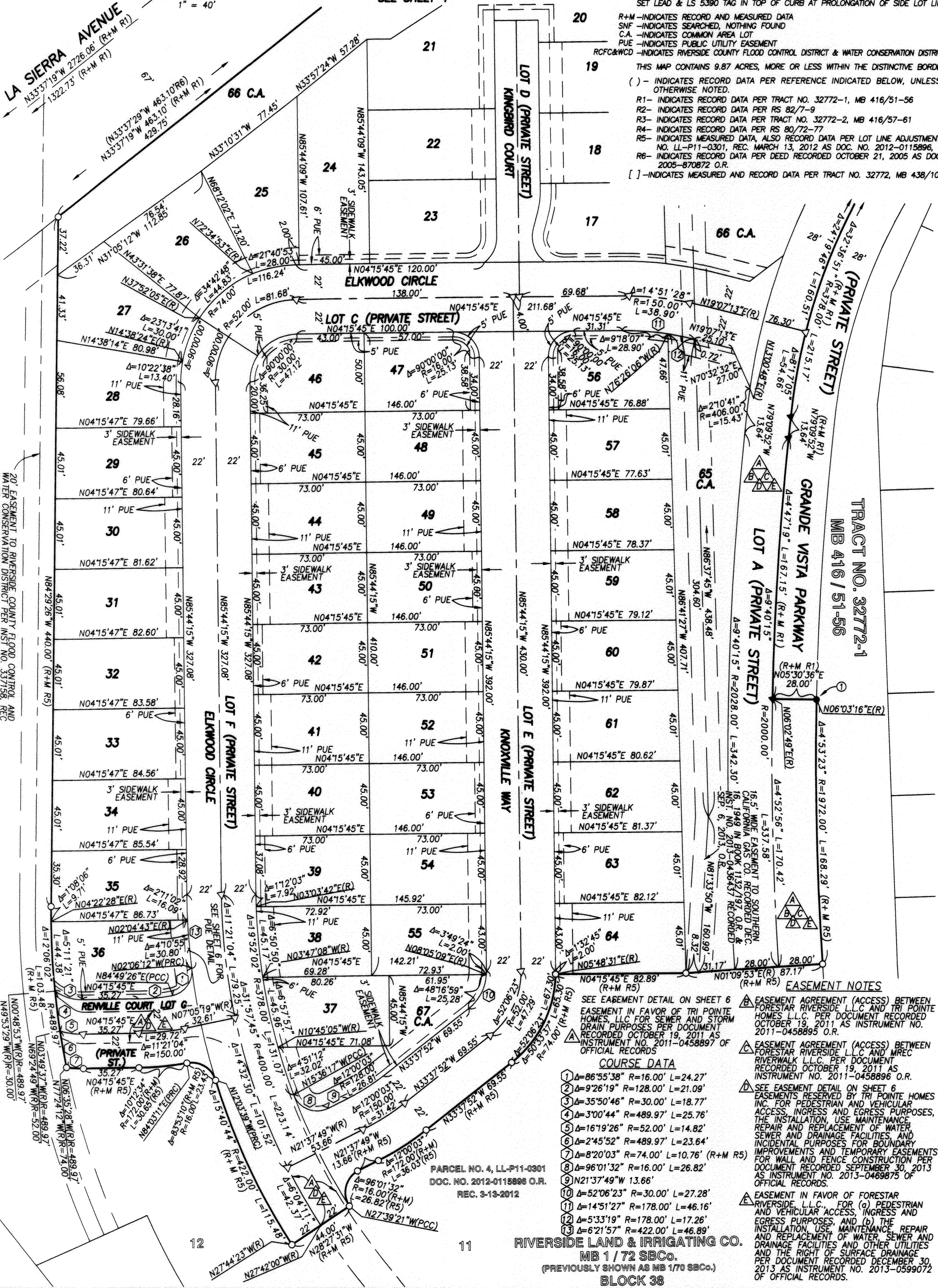
THE CENTERLINE OF LA SIERRA AVENUE BEING NORTH 33°37'19" WEST PER TRACT NO. 32772-1, MB 416/51-56 WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

### MONUMENT NOTES

- ① - INDICATES FOUND 1" P & LS 5022 TAG FLUSH PER TRACT NO. 32772-1, MB 416/51-56 AND CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 7, 2011 AS INST NO. 2011-0397778 OF OFFICIAL RECORDS.
- ▲ - INDICATES FOUND S&W LS 5022 FLUSH PER TRACT NO. 32772-1, MB 416/51-56 AND CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 7, 2011 AS INST NO. 2011-0397778 OF OFFICIAL RECORDS.
- ② - INDICATES FOUND 3/4" P & RFC&WCD TAG FLUSH PER RS 80/72-77
- - INDICATES FOUND MONUMENT AS NOTED
- - INDICATES SET 1" P & LS 5390 TAG, FLUSH
- △ - INDICATES SET S&W LS 5390 FLUSH

SET 1" P & LS 5390 TAG, FLUSH AT ALL REAR LOT CORNERS & ANGLE POINTS SET LEAD & LS 5390 TAG IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES

- R+M - INDICATES RECORD AND MEASURED DATA
  - SNF - INDICATES SEARCHED, NOTHING FOUND
  - C.A. - INDICATES COMMON AREA LOT
  - PUE - INDICATES PUBLIC UTILITY EASEMENT
  - RFC&WCD - INDICATES RIVERSIDE COUNTY FLOOD CONTROL DISTRICT & WATER CONSERVATION DISTRICT
- THIS MAP CONTAINS 9.87 ACRES, MORE OR LESS WITHIN THE DISTINCTIVE BORDER.
- ( ) - INDICATES RECORD DATA PER REFERENCE INDICATED BELOW, UNLESS OTHERWISE NOTED.
- R1 - INDICATES RECORD DATA PER TRACT NO. 32772-1, MB 416/51-56
  - R2 - INDICATES RECORD DATA PER RS 82/7-9
  - R3 - INDICATES RECORD DATA PER TRACT NO. 32772-2, MB 416/57-61
  - R4 - INDICATES RECORD DATA PER RS 80/72-77
  - R5 - INDICATES MEASURED DATA, ALSO RECORD DATA PER LOT LINE ADJUSTMENT NO. LL-P11-0301, REC. MARCH 13, 2012 AS DOC. NO. 2012-0115896, O.R.
  - R6 - INDICATES RECORD DATA PER DEED RECORDED OCTOBER 21, 2005 AS DOC. NO. 2005-870872 O.R.
  - [ ] - INDICATES MEASURED AND RECORD DATA PER TRACT NO. 32772, MB 438/100-106.



20' EASEMENT TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PER INST NO. 337158, REC. 11-25-1987 O.R. PARCEL 1171-3A PER RS 80/72-77

**EASEMENT NOTES**

SEE EASEMENT DETAIL ON SHEET 6

① EASEMENT AGREEMENT (ACCESS) BETWEEN FORESTAR RIVERSIDE L.L.C. AND TRI-POINTE HOMES, L.L.C. PER DOCUMENT RECORDED OCTOBER 19, 2011 AS INSTRUMENT NO. 2011-0458895 O.R.

② EASEMENT AGREEMENT (ACCESS) BETWEEN FORESTAR RIVERSIDE L.L.C. AND MREC RIVERWALK L.L.C. PER DOCUMENT RECORDED OCTOBER 19, 2011 AS INSTRUMENT NO. 2011-0458896 O.R.

③ SEE EASEMENT DETAIL ON SHEET 6

④ EASEMENTS RESERVED BY TRI-POINTE HOMES INC. FOR PEDESTRIAN AND VEHICULAR ACCESS, INGRESS AND EGRESS PURPOSES, THE INSTALLATION, USE, MAINTENANCE, REPAIR AND REPLACEMENT OF WATER, SEWER AND DRAINAGE FACILITIES, AND INCIDENTAL PURPOSES FOR BOUNDARY IMPROVEMENTS AND TEMPORARY EASEMENTS FOR WALL AND FENCE CONSTRUCTION PER DOCUMENT RECORDED SEPTEMBER 30, 2013 AS INSTRUMENT NO. 2013-0469875 OF OFFICIAL RECORDS.

⑤ EASEMENT IN FAVOR OF FORESTAR RIVERSIDE L.L.C. FOR (a) PEDESTRIAN AND VEHICULAR ACCESS, INGRESS AND EGRESS PURPOSES, AND (b) THE INSTALLATION, USE, MAINTENANCE, REPAIR AND REPLACEMENT OF WATER, SEWER AND DRAINAGE FACILITIES AND OTHER UTILITIES AND THE RIGHT OF SURFACE DRAINAGE PER DOCUMENT RECORDED DECEMBER 30, 2013 AS INSTRUMENT NO. 2013-0599072 OF OFFICIAL RECORDS.

- COURSE DATA**
- ① Δ=86°55'38" R=16.00' L=24.27'
  - ② Δ=9°26'19" R=128.00' L=21.09'
  - ③ Δ=35°50'46" R=30.00' L=18.77'
  - ④ Δ=3°00'44" R=489.97' L=25.76'
  - ⑤ Δ=16°19'26" R=52.00' L=14.82'
  - ⑥ Δ=2°45'52" R=489.97' L=23.64'
  - ⑦ Δ=8°20'03" R=74.00' L=10.76' (R+M R5)
  - ⑧ Δ=96°01'32" R=16.00' L=26.82'
  - ⑨ Δ=21°37'49" W 13.66'
  - ⑩ Δ=52°06'23" R=30.00' L=27.28'
  - ⑪ Δ=14°51'27" R=178.00' L=46.16'
  - ⑫ Δ=5°33'19" R=178.00' L=17.26'
  - ⑬ Δ=6°21'57" R=422.00' L=46.89'

PARCEL NO. 4, LL-P11-0301  
DOC. NO. 2012-0115896 O.R.  
REC. 3-13-2012

**RIVERSIDE LAND & IRRIGATING CO.**  
MB 1 / 72 SBCo.  
(PREVIOUSLY SHOWN AS MB 1/70 SBCo.)  
BLOCK 38

44D  
104

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

# TRACT NO. 35932-1

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IN SECTION 24, T.35., R.6W., RANCHO EL SOBRANTE DE SAN JACINTO

**adkan**  
ENGINEERS  
RIVERSIDE, CA

APRIL 2011

## EASEMENT NOTES

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## DETAIL

### GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

## SURVEYOR'S NOTES

### BASIS OF BEARINGS

THE CENTERLINE OF LA SIERRA AVENUE BEING NORTH 33°37'19" WEST PER TRACT NO. 32772-1, MB 416/51-56 WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

### MONUMENT NOTES

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- ▲ - INDICATES FOUND S&W LS 5022 FLUSH PER TRACT NO. 32772-1, MB 416/51-56 AND CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 7, 2011 AS INST NO. 2011-0397778 OF OFFICIAL RECORDS.
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- - INDICATES FOUND MONUMENT AS NOTED
- - INDICATES SET 1"IP & LS 5390 TAG, FLUSH
- △ - INDICATES SET S&W LS 5390 FLUSH

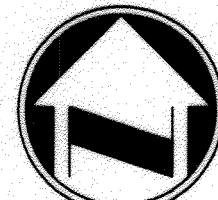
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THIS MAP CONTAINS 9.87 ACRES, MORE OR LESS WITHIN THE DISTINCTIVE BORDER.

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- [ ] - INDICATES MEASURED AND RECORD DATA PER TRACT NO. 32772, MB 438/100-106.



1" = 20'

